VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA
Thursday, October 16, 2025 at 7:00 PM

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

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of September 18, 2025
3. Conditional Use and Site Plan Review — W204N16700 Jackson Drive — Jackson Elementary School — West Bend School District
4. Review and Discussion of Revised Zoning Code Updates — Articles 1–4 (Rev. 10/06/25) (Draft)
5. Citizens/Village Staff to Address the Plan Commission
6. Adjourn

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

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

VILLAGE OF JACKSON

PLAN COMMISSION MEETING

Thursday, September 18, 2025 at 7:00 PM

Minutes

1. Call to Order and Roll Call

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

   Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Kruepke, Duane Hafemeister, Dan Reik, and Matt Van Eperen
   Members Excused: Jon Molkentin
   Members Absent: None
   Staff Present: Inspections and Zoning Director Collin Johnson and Clerk Jackie Schuh

2. Approval of Minutes for the Plan Commission Meeting of August 21, 2025

   The motion to approve Minutes for the Plan Commission Meeting of August 21, 2025, was made by Tr. Emmrich and seconded by Tr. Kruepke.

   Vote: 6 ayes, 0 nays. Motion carried.

3. Certified Survey Map for Parcels: V3_0188, V3_018900C, V3_019300A, V3_019300B, and V3_019300D - West Bend School District

   The motion to recommend the Village Board approve the Certified Survey Map for Parcels V3_0188, V3_018900C, V3_019300A, V3_019300B, and V3_019300D, for the West Bend School District, was made by Tr. Emmrich and seconded by Tr. Kruepke.

   Vote: 6 ayes, 0 nays. Motion carried.

4. Ordinance #25-11 - Rezoning of Parcels: V3_018900C, V3_019300A, and V3_019300B from M-2 General Manufacturing District to I-1 Institutional and Public Service District, and Parcel: V3_019300D from Planned Unit Development to I-1 Institutional and Public Service District - West Bend School District

   The motion to recommend the Village Board approve Ordinance #25-11 Rezoning of Parcels V3_018900C, V3_019300A, and V3_019300B from M-2 General Manufacturing District to I-1 Institutional and Public Service District, and Parcel V3_019300D from Planned Unit Development to I-1 Institutional and Public Service District for the West Bend School District was made by Tr. Emmrich and seconded by D. Hafemeister.

   Vote: 6 ayes, 0 nays. Motion carried.

5. Citizens/Village Staff to Address the Plan Commission

   None.

DRAFT

6. Adjourn

The motion to adjourn the meeting was made by Tr. Emmrich and seconded by M. Van Eperen.

Vote: 6 ayes, 0 nays. Motion carried. The meeting adjourned at 7:04 PM.

Respectfully Submitted,

Jacqueline Schuh
Village Clerk
Village of Jackson

DRAFT

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: October 16, 2025

Agenda Item: Item #3

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Heidtke, Village Administrator

From: Collin Johnson, Director of Inspections and Zoning

Subject: Conditional Use and Site Plan Review for W204 N16700 Jackson Drive – Jackson Elementary School - West Bend School District

---

Description:

West Bend School District is proposing to construct a new elementary school on land it currently owns along Jackson Drive in the Village of Jackson. The parcel consists of 17.298 acres (749,567 sf.) and consists largely of undeveloped agricultural lands. The parcel also contains two existing buildings which were home to the Jackson Fire Department and Village Public Works Department. All structures, including existing pavement and other site improvements will be removed as part of the overall site preparation work.

The new elementary school will be 85,845 square feet in total area. While enrollment is anticipated to be around 400 students including kindergarten through fifth grades, the school is designed for an enrollment capacity of 500 students.

The proposed site includes the primary school building, visitor and staff parking areas, and an interior courtyard containing a playground and outdoor learning area. Significant green space is also planned and includes three bio-retention ponds for stormwater management located in the northeast, southeast and east areas of the site. It should be noted that the bio-retention ponds are designed as “dry ponds” rather than “wet ponds” using soil, vegetation, and microbes to filter and treat runoff. The ponds are designed to hold water for a maximum 24-hour period and will dry out between rain events.

The site will be accessed from two locations. Primary access for the public will be from Jackson Drive, and the other access point will be from Spruce Street to the east. Public access from Jackson Drive consists of a one-way traffic lane that includes separate drop-off and pick-up areas for parents located along the west side of the school and will be accessible from Jackson Drive. A separate driveway providing access to the visitor parking lot is also planned. All traffic accessing the west side of the site will travel in a south to north direction with exit access onto Jackson Drive provided at the northernmost driveway. Buses and staff will enter the site from a designated driveway and access loop along the east side of the site. The loop includes a designated student drop-off and pick-up area for buses. An emergency lane with controlled access for both the fire department and police department is also planned along the north end of the site.

Site parking will consist of four parking lots. The visitor parking lot along the west side of the school will include 28 parking spaces, including three designated ADA parking spaces, two of which are van accessible. Staff parking lots are located along the east side of the site and a will contain 52 parking spaces in the primary lot and 18 additional spaces with four spaces designated for ADA parking in the smaller lot directly east of the building. The District currently employs 61 full and part-time staff at Jackson Elementary working first and second shift therefore, the proposed available parking for staff is more than adequate. It is also anticipated that transient staff will utilize the visitor parking lot located on the west side of the building. Eighty parking

spaces are also provided near the south end of the site and are designated as overflow parking with integrated basketball play areas. Overall, a total of 178 parking stalls are proposed. This is consistent with ordinance requirements.
Security measures include designated public and staff entrances, fencing of all outdoor student areas as well as video monitoring of the school grounds.

Public street improvements include upgrades to local intersections to include accessible handicap ramps with tactical warning pads, crosswalk markings and signage, school zone signage, and a designated turning lane on Jackson Drive into the school property. Certain sections of nearby streets will also be marked “No Parking” to limit on-street parking as well as improve pedestrian safety and facilitate easier access for emergency vehicles.

Comprehensive Plan & Zoning Impacts:

The property is classified as Government and Institutional under the Village Comprehensive Plan and is zoned I-1 Institutional & Public Service District. The proposed use is consistent with designated Comprehensive Plan and Zoning classifications.

Ordinance Section 48-150 below outlines the zoning regulations applicable to I-1 zoning districts:

> **Sec. 48-150. I-1 Institutional and Public Service District.**
>
> (a) Generally. The I-1 Institutional and Public Service District is intended to eliminate the ambiguity of maintaining, in unrelated use districts, areas which are under public or public-related ownership and where the use for public purpose is anticipated to be permanent.
>
> (b) Permitted uses. None; all uses are conditional uses.
>
> (c) Lot area and width. Lots shall be a minimum of 8,000 square feet in area and shall not be less than 70 feet in width at the setback line.
>
> (d) 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.

Site Plan:

See attached location map and Certified Survey Map

Signage:

Proposed signage is included in the site plans and elevation drawings and may vary slightly from the current renderings. Signage will require separate plan review and permitting from the Village.

Additional Staff Comments:

Inspections and Zoning:

- Staff recommends approval of the Conditional Use request and proposed Site Plan for Jackson Elementary, subject to the conditions detailed in the proposed motion below.

Jackson PD:

- The courtyard isn't visible from the adjacent streets. Recommend camera coverage in this area and increased lighting to prevent vandalism/ damage to property, etc.

Public Works:

- **Traffic and Signage:** We recommend following all proposed surrounding area corrections and modifications, also to include all site plan additions, modifications, and corrections related to crosswalks, turn lanes, and signage as shown in the submitted traffic plan, and as discussed in our pre submittal meeting.
- **New Sanitary Sewer:** The proposed plan appears acceptable. The new sewer will discharge from the northeast corner of the building to a manhole in the parking lot, with an additional segment connecting to the existing manhole in Spruce Street.
- **Old Sanitary Sewer:** The existing sanitary lateral must be abandoned and capped at the main in Jackson Drive, and all existing pipe removed.
- **New Water Main:** The proposed route is acceptable. We will require:
    - A new 8-inch valve and tee on the main in Jackson Drive to serve as the connection point.
    - A new 8-inch valve at the end of Spruce Street to terminate the new water main connection.
    - A single connection point to service the new building.
- **Old Water Main:** The plans are currently unclear. However, we will require:
    - Termination and capping of the existing water main at Spruce Street.
    - Termination and capping of the existing water main and 8" valve at Jackson Drive.
    - Complete removal of the existing water main from underground.

Engineering:

- As shown on the plans, a 25’ setback for parking and driveways per section 48-177 (a) (3) is required from residential district lot lines or a street line opposite a residential district. Along the west side of the property, a small portion of the drive isle encroaches into the 25’ setback from the northeast corner of lot 16640 Jackson Drive. (See Sheet C103A)
- One the north side of the school, there are dashed lines. Is this for a future addition? (See Sheet C103A)
- Per Section 38-178 of the Village of Jackson Code, a concrete driveway apron shall be installed between the sidewalk and street. Please revise the driveway aprons to be concrete.
- Per Section 44-175 (c) (1) Interceptors or retainers shall be installed by the user at their expense when, in the opinion of the engineer, such are necessary for the proper handling of liquid wastes containing grease. It appears that there is a grease interceptor at the south side of the building west of the generator that is not called out on the plans. Please confirm this is a grease interceptor. (See Sheet C105E)
- An easement should be shown over the proposed watermain through the site. It is our understanding that the Village wants the watermain to be a part of Village infrastructure and not private.
- Stormwater management calculations have not been provided and reviewed for the site and will need to be submitted and reviewed.

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing for re-zoning and conditional use review.

Notice Requirements:

- Posting on the agenda
- Notification of all contiguous property owners
- Publication of a Class II Legal Notice is also required prior to the Public Hearing

Potential Motions:

Motion to recommend the Village Board approve the conditional use request and proposed site plan for the new Jackson Elementary School located at W204 N16700 Jackson Drive, subject to the following conditions:

1. Recording of the updated Certified Survey Map with the Washington County Register of Deeds.
2. The execution of a definitive Development Agreement for the use of the subject property as a school, which development agreement shall include such terms and conditions as determined by the Village Board, including adequate provisions for the inspection, acceptance, and financial security for any improvements to be dedicated to the Village as well as traffic, parking, and pedestrian accommodations as determined by the Village Board.
3. Review and approval of the completed Stormwater Management Plan including the execution and recording of a post-construction stormwater management plan for the property.
4. The location of the west vehicle lane shall be reconfigured to remove the encroachment from the 25-foot setback area as indicated in the Consulting Engineers comments included in the Staff Memo.
5. Prior to the issuance of any permits, the developer/owner must reimburse the Village for any charge-back fees and other related charges that may be outstanding.
6. The developer/owner is solely responsible for ensuring the proposed project complies with any private restrictions (e.g., covenants) and easements that may apply to the subject property.

Attachments:

1. Plan Commission Application
2. Letter of Intent and Proof of Ownership
3. Location Map and Certified Survey Map (CSM)
4. Site and Development Plans with Elevation Renderings
5. Civil and Landscaping Plans

Village of Jackson

PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ **COMMERCIAL** ☐ **INDUSTRIAL** ☐ **RESIDENTIAL** ☐ **OTHER** _____

☒ **CONDITIONAL USE**
- ☒ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing Cond. Use ONLY)*

☐ **PLANNED UNIT DEVELOPMENT**
- ☐ *New*
- ☐ *Amendment*
- ☐ *Special Use* *(For existing PUD ONLY)*

☐ **CERTIFIED SURVEY MAP**
☐ **CONCEPT PLAN**
☐ **COMP. PLAN AMENDMENT**
☐ **OTHER** _____

Property Address: W204 N16700 Jackson Drive **Unit:** _____ **Jackson, WI**

Parcel #: V3-019300A - D **Lot Size:** 618.378 **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): Timothy Harder, Dir. of Facilities and Technology

Mailing Address: 735 S. Main St, West Bend **State** WI **Zip** 53095

Office: (262) 306-4800 **Cell:** (____) _____ **Fax:** (____) _____

Email: tharder@wbsd-schools.org

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): West Bend School District No. 1

Address: 735 S. Main St, West Bend **State** WI **Zip** 53095

Office: (262) 306-4800 **Cell:** (____) _____ **Fax:** (____) _____

Email: jwimmer@wbsd-schools.org

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION *(Circle One)*

Firm Name: EUA

Primary Contact: Charles Robertson

Address: 333 E. Chicago St, Milwaukee **State** WI **Zip** 53202

Office: (414) 291-8169 **Cell:** (____) _____ **Fax:** (____) _____

Email: charlier@eua.com

1. **Briefly explain what you are requesting to be reviewed and/approved:**

    a. We are requesting a Conditional Use and Site Plan Review for the use and operation of a public elementary school intended to serve children up to the fifth grade level.

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

    a. The property will be used for curricular and extra-curricular activities typically associated with the operation of a new elementary school serving approximately 400 students with the ability to handle additional enrollment if needed.

3. **Hours of Operation:**
    a. Monday through Friday, 7:30 AM to 4:00 PM. evening events (e.g., parent-teacher conferences, school performances, community use of facilities) may occur between 5:00 PM and 10:00 PM on weekdays and 7:00 AM to 10:00 PM on the weekends.

4. **Provide a brief overview of proposed daily on-site operations:**
    a. Student Capacity: The facility is designed to accommodate up to 500 students.
    b. Traffic and Parking: On-site parking will be provided for staff and visitors. A designated drop-off and pick-up loop will be constructed to manage student transportation efficiently and safely. Traffic flow will be coordinated with local authorities to minimize disruption to surrounding areas.
    c. Safety and Security: The school will implement secure entry systems, surveillance cameras, and regular safety drills in compliance with state and local guidelines.
    d. Outdoor Facilities: The site will include playgrounds, green space, and outdoor learning areas. All outdoor facilities will be fenced and maintained to ensure student safety.
    e. Deliveries and Waste Management: Deliveries will be scheduled during non-peak hours. Waste and recycling services will be contracted with licensed providers, with bins located in screened areas to minimize visual impact.
    f. Noise and Lighting: All lighting will be downward-facing and comply with Village ordinances. Noise levels will be consistent with typical school operations and will not exceed acceptable thresholds.

5. **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.:**

    a. Vehicle Traffic: The site will experience concentrated traffic during peak arrival and dismissal periods while school is in session. To ensure safe and efficient

circulation dedicated traffic loops will be provided for both vehicle and bus pick-up and drop-off. Delivery vehicles, waste collection, and other service-related traffic will be scheduled during off-peak hours to minimize disruption.

b. Mechanical Equipment:A site-mounted air-conditioning chiller and a natural gas-powered backup generator will be installed. The chiller will operate seasonally, typically from late spring through early fall, whenever the building requires cooling. The backup generator will be tested no more than once per month and will activate automatically during power outages to maintain essential building operations.

6. **Describe all business, properties and other entities located adjacent to the proposed use:**

    a. There are currently five different entities located adjacent to the proposed Jackson Elementary school. Along the South property line, there is the Jackson Area Community Center and a Natural Gas Meter Station. Along the East property line, there are (5) five different apartment buildings and their associated garages. Most of the West property line is bordered by Jackson Drive, except for a single residential parcel located at approximately the mid-point along the west side of the property. Lastly, the North side of the property is bordered by the rear yards of several residential properties located along Main Street. The area directly adjacent to the school property on the North falls within the Village's Floodway District, and is mostly wooded and contains an unnamed waterway.

7. **Describe any proposed, development, on-site improvements, or other construction remodeling activities:**

    a. Existing buildings on the site will be razed and a new elementary school will be constructed. New site green space, drive lanes, parking lots, sidewalks, playgrounds, and landscaping will be provided to serve the new school. In addition, an existing public water main will be re-routed around the south side of the new building, and a new water service will be provided to the building. Likewise, a new sanitary service will be provided to the school building from the West end of Spruce St. Lastly, (3) three separate storm water management facilities will be constructed on the site to meet local and state storm water management requirements for the project.

8. **Describe any proposed grade, and/or stormwater management plan.**

    a. In general, the existing grades on the site decrease in elevation from the southwest corner (Elev. 891) to the northeast corner (Elev. 874). The proposed grading will maintain the same general topography, with the building located in the north central portion of the site with a floor elevation of 884.00. The west half

of the building and the drive lanes and parking lot on the west side of the building will drain to a new bio-retention basin located along Jackson Drive, which will ultimately drain to the waterway to the North. The East half of the building, the playground areas and the southeast parking lot will drain to a new bio-retention basin located in the southeast corner of the site, which will ultimately drain to the municipal storm sewer located in Hickory Lane to the south. Lastly, the drive lanes and parking lot on the east side of the building will drain to a new bio-retention basin located in the northeast corner of the site, which will ultimately drain to the waterway to the North.

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

a. There are three driveway and sidewalk access points off of Jackson Drive on the west side of the site and one driveway and sidewalk access point at the northeast corner of the site off of Spruce Street. Sidewalks are provided to link parking lots with primary building entrances on the east and west sides of the proposed building. Additionally, sidewalks are provided within the courtyard creating a walking circuit with connections to a playground, outdoor classroom, benches and a gathering space.
b. The landscape improvements include a diversity of canopy trees, ornamental trees, evergreen trees, flowering deciduous shrubs, evergreen shrubs, flowering perennials and ornamental grasses. Since this is a school project, the plantings selected do not have thorns, fruit, berries, nuts, are non-toxic and can tolerate de-icing salts if not applied excessively. Foundation plantings are provided in high visually impactful areas such as the west side of the building, the building entrance at the southeast corner of the building and along the building walls that form the courtyard space. Shrubs and ornamental plantings are provided along the west side of the fence that encloses the hard surface play/overflow parking area to provide visual relief and direct attention towards the main building entrance on the west side of the building. Evergreen trees are provided to provide visual relief between the hard surface play area and the parking lot southeast of the school building. Canopy trees are incorporated within the parking lots and play areas to provide shade and vertical interest, and within open areas of the site to provide a campus feel. The three bio-retention basins that are incorporated into the design to address storm water management will be vegetated with native grasses and flowering native wildflowers that can tolerate the extremes of being inundated with water during storm events and dry during periods of drought. Overall, the landscape will provide a variety of textures, forms, colors, and seasonal interest to enhance the Village of Jackson.

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

a. Exterior, building mounted cameras will be provided. Site lighting will be provided. In addition, a 6-foot high chain-link fence will also be provided around the playground areas of the site.

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

a. The new building will be equipped with a NFPA 13 Sprinkler System and Centrally Monitored Fire Alarm System. A Fire Department Access road is provided on the north side of the building and fire department apparatus access is provided and code compliant throughout the drive aisles of the parking lots. Fire hydrants are provided as depicted on the submitted utility plans.

12. Describe the projected traffic circulation and impacts:

a. Staff will arrive at the east entrance of the site at Spruce St and will park in the staff parking lot throughout the school day.
b. Guardian pick-up and drop-off will occur at the west side of the site. Entrance will occur at the southwest corner entrance of the site and vehicles will queue in two lanes. Student pick-up and drop-off will occur at the main entrance on the west side of the building.
c. Bus pick-up and drop-off will occur on the west side of the building.
d. Impacts of the proposed traffic patterns are detailed in the Traffic Analysis Report conducted by TADI, inc.

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

a. For the I-1 Institutional and Public Service District, the minimum building setback from the right-of-way of all streets is 30 feet. The side yard setback on each side of all buildings shall be a minimum of 12 feet, and the rear yard setback shall not be less than 25 feet. The minimum driveway and parking stall setback is 25 feet from a residential district lot line or a street line opposite a residential district. The zoning code does not specify any height limitations for the I-1 Institutional and Public Service District.

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

a. See Exhibit

15. Does this project require other Jurisdictional Approval from other Governmental or Regulatory entities?

a. Yes, the construction documents for the project will be submitted for Plan Review to the Wisconsin Department of Safety and Professional Services (DSPS). This will include plan review and approval from the state of Wisconsin of the following disciplines:
    i. Commercial Building
    ii. HVAC
    iii. Plumbing (Building and Site)
    iv. Fire Suppression
    v. Fire Alarm
    vi. Stormwater Management Plan

16. Describe any proposed signage including type, size, and location:

a. Site Mounted Signage
    i. A monument sign will be provided
    ii. Wayfinding signage will be provided
b. Building Mounted Signage
    i. West Entrance and East Entrance signage
    ii. Perimeter Door Access Signage

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

a. Masonry: Three different types of face brick are proposed:
    i. Brick Type 1 “BR-1”
        1. Manufacturer: Belden Brick, Co
            a. Belden Dutch Gray Velour 21-31 (50%)
            b. Belden Sea Gray Velour 1 (50%)
        2. Size: Utility - 3-⅝” x 3-⅝” x 11-⅝”
        3. Bond: ⅓ Running Bond
    ii. Brick Type 2 “BR-2”
        1. Manufacturer: Belden Brick, Co
            a. Belden No 8530 A 18-28 (100%)
        2. Size: Utility - 3-⅝” x 3-⅝” x 11-⅝”
        3. Bond: ⅓ Running Bond
    iii. Brick Type 3 “BR-3”
        1. Manufacturer: Belden Brick, Co
            a. Belden Dutch Gray Velour 21-31 (50%)
            b. Belden Sea Gray Velour 1 (50%)
        2. Size: Alternating Utility 3-⅝” x 3-⅝” x 11-⅝” and Norman Brick 2-¼” x 3-⅝” x 11-⅝”
        3. Bond: Vertical Running Bond
b. Composite Metal Panel:
    i. MP-1

1. Fastener Method: Concealed over Rainscreen
2. Color: MZG Grey
3. Sheen: Mica

. MP-2
1. Fastening Method: Concealed over Rainscreen
2. Color: MZG Grey
3. Sheen: Satin

iii. MP-3
1. Fastening Method: Concealed over Rainscreen
2. Color: CAG Grey
3. Sheen: Satin

c. Pre-Finished Wood Look Aluminum Panel
   i. Metal Panel Types 4 and 5
      1. Manufacturer: Parklex Prodema
      2. Color: Rustik Matte
      3. Applications:
         a. Soffit (Horizontal Plane/Downward Facing)
         b. Vertical Wall Application
      4. Installation Method: Rainscreen
d. Glazing:
   i. Shop-Fabricated, Site Build Aluminum Framed Windows
      1. Color: Clear Anodized

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

a. There are two areas of the school parcel that have site specific features/constraints. The first is along the north property line where there are existing wetlands, floodplain and a 30-foot wide pipeline easement. The second area is along the south property line where there is a 50-foot wide pipeline easement.

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

a. Per the zoning code, the minimum number of parking spaces required for colleges, secondary and elementary schools is one space for each employee, plus one space for each five students of 16 years of age or more. Since the Jackson Elementary School won't have any students 16 years of age or older, the required parking will be based solely on staffing levels. Currently, the staff/teacher number is estimated to be 60, which means a minimum of 60 parking stalls are required.
b. Parking on the site is currently broken into 3 distinct areas, which are as follows:

1) West Visitor Parking Lot - 25 standard parking stalls and 3 accessible parking stalls.
2) East Staff Parking Lot - 67 standard parking stalls and 4 accessible parking stalls.
3) South Overflow Parking Lot - 84 standard parking stalls.

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

a. Evergreen trees are strategically positioned to provide screening/buffering along the north side of the Jackson Drive neighbor's property that the school site surrounds on the west side of the site. In addition, the intent is to maintain the existing vegetation that provided screening/buffering along the south and east sides of the Jackson Drive neighbor's property. Evergreen trees are also provided to provide screening/buffering from the meter station at the southwest corner of the site. Canopy and evergreen trees are proposed along the east side of the site to provide building and parking lot screening/buffering for the multi-family residential properties to the east of the school site. Lastly, evergreen trees are proposed around the mechanical/dumpster enclosure area at the southeast corner of the building to provide screening/buffering.

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

a. Refuse generated at the new elementary school will be collected and stored in dumpsters located at the southeast corner of the building. These dumpsters will be enclosed within a black vinyl-coated chain link fence to provide both security and visual screening.
b. Waste and recycling services will be provided by a contracted vendor, with collection occurring periodically during regular business hours. The dumpster enclosure will be accessed via the parking lot drive, which connects to Spruce Street, allowing for convenient and unobstructed service vehicle access.

22. Projected Sewer/Wastewater Usage: 350,000 gal/year

23. Projected Water Usage: 1,400,000 gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Timothy Harder

Applicant Signature:

Co-Applicant Name (Print): Jennifer Wimmer

C0-Applicant Signature:

Date of Application: Friday, September 26

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

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

QUESTIONS?

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

TERMS OF THIS PERMIT

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

- - - - - - - - - - THIS PAGE FOR VILLAGE USE ONLY - - - - - - - - - -

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: 9/26/2025

Amount: $ 175.00

Payment Type: CH / ~~CC~~ / ~~CASH~~

Check/Rcpt. #: 272276

Received By: C.Johnson

VILLAGE OF JACKSON
N168W19851 MAIN ST
JACKSON, WI 53037

Receipt Nbr: 303412
Date: 9/26/2025
Check

RECEIVED FROM WEST BEND SCHOOL DISTRICT $175.00

Type of Payment	Description	Amount
Accounting	Account Nbr: 100-00-45730-000-000 PLANNING / ZONING FEES WBSD CONDITION USE APP / CK #272276	175.00
TOTAL RECEIVED		175.00

Receipt Memo: WBSD CONDITION USE APP / CK #272276

From: West Bend School District
735 S. Main Street
West Bend, WI 53095
(262) 335-5459

Date: September 26, 2025

To: Village of Jackson
N168W20733 Main Street
Jackson, WI 53037

Subject: Letter of Intent – Request for Conditional Use Permit for New Elementary School

Dear Village Officials,

The West Bend School District respectfully submits this Letter of Intent to request approval for a Conditional Use Permit to allow site improvements and the construction and operation of a new elementary school within the Village of Jackson.

The proposed project includes:

- Demolition of existing structures
- Construction of a new elementary school facility
- Operation of the school for daily academic use and evening extracurricular, community, and athletic events

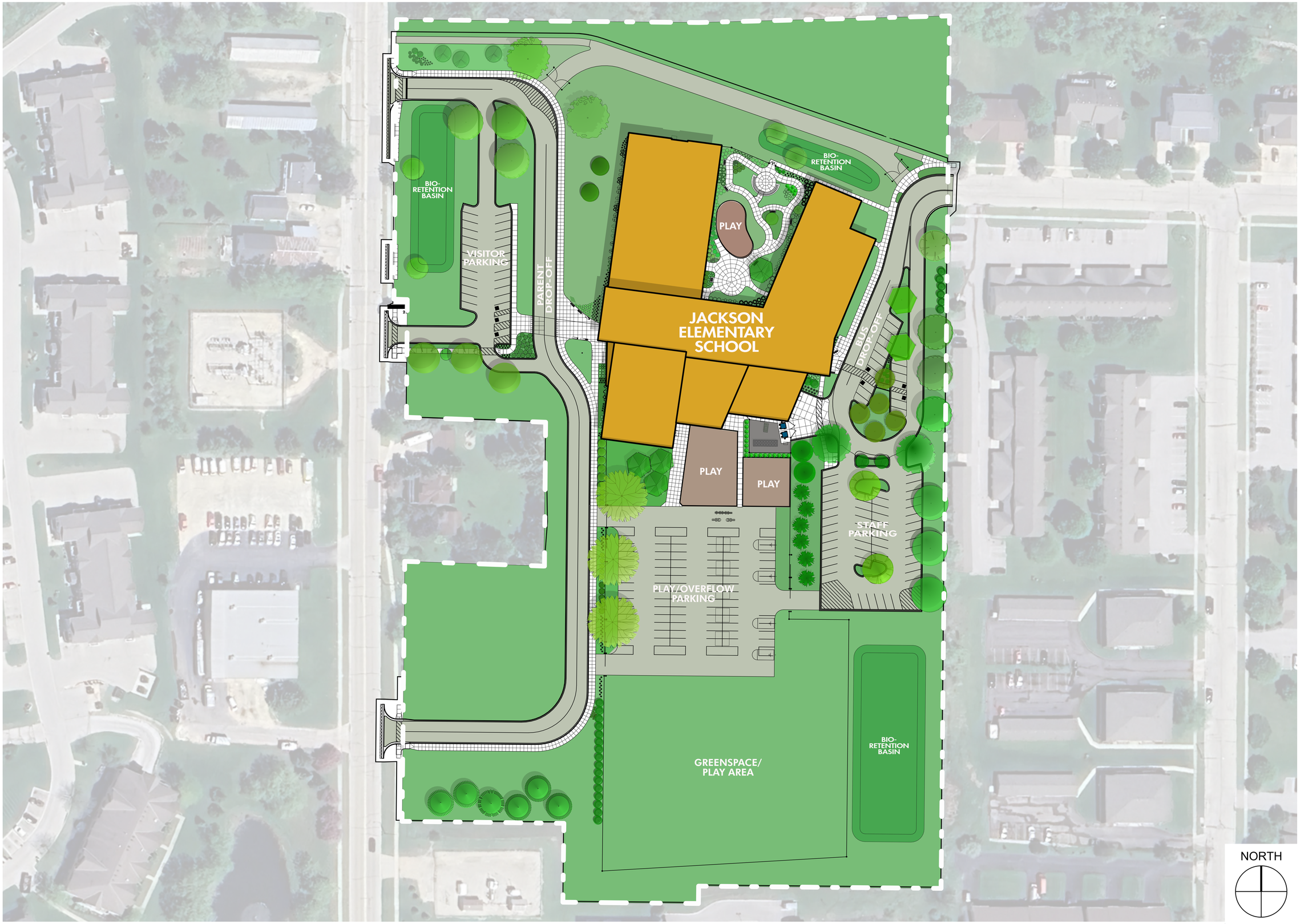
This facility will serve both educational and community needs. We are committed to working closely with Village staff to ensure compliance with all applicable zoning and permitting requirements.

Thank you for your consideration.

Sincerely,



Timothy Harder
Director of Facilities and Technology
West Bend School District
Email Address: tharder@wbsd-schools.org
Phone Number: 262-335-5630



COLOR SITE PLAN

© 2024 Eppstein Uhen Architects, Inc.

Jackson Elementary School

323178-01
09/26/2025

VIEW FROM JACKSON DRIVE



MAIN ENTRY FROM PARENT DROP OFF

COURTYARD LOOKING SOUTH

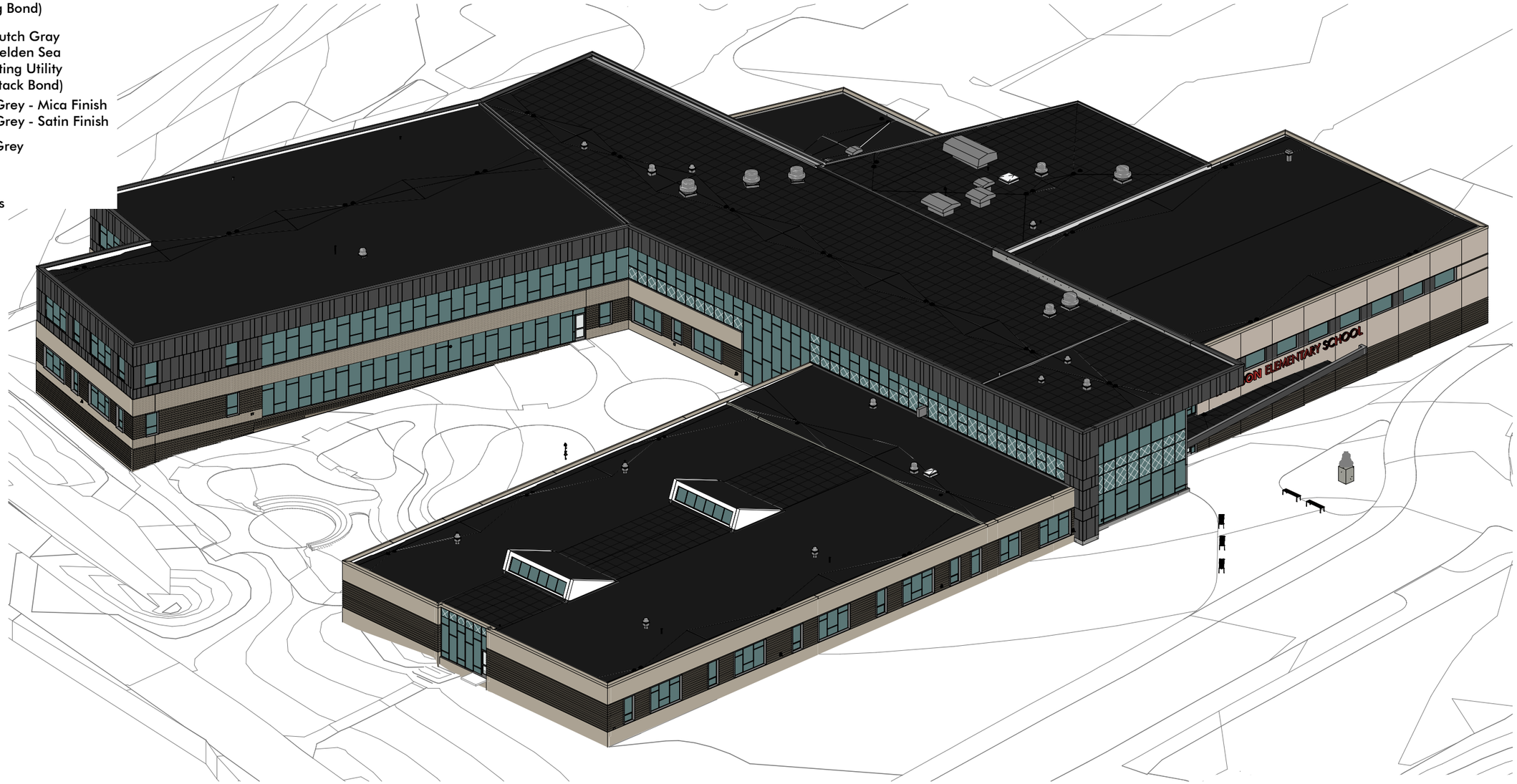
STAFF ENTRY



AERIAL VIEW

EXTERIOR MATERIAL LEGEND

- **BR-1**: 50% Belden Dutch Gray Velour 21-31, 50% Belden Sea Gray Velour (Utility Brick, Running Bond)
- **BR-2**: Belden 8530A 18-28 (Utility Brick, Running Bond)
- **BR-3**: 50% Belden Dutch Gray Velour 21-31, 50% Belden Sea Gray Velour (Alternating Utility and Norman Brick, Stack Bond)
- **MP-1**: Alpolic MZG Grey - Mica Finish
  MP-2: Alpolic MZG Grey - Satin Finish
- **MP-3**: Alpolic CAG Grey
- **GL-1**: Vision Glass
- **GL-2**: Spandrel Glass

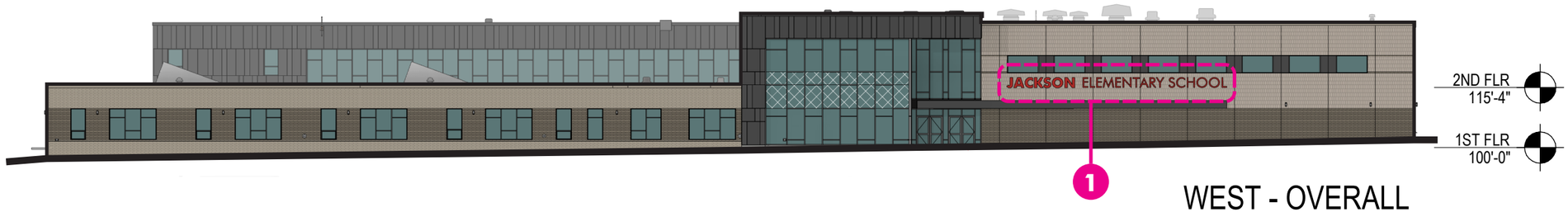


0 15′ 30′ 60′

SCALE: 1” = 30’- 0”

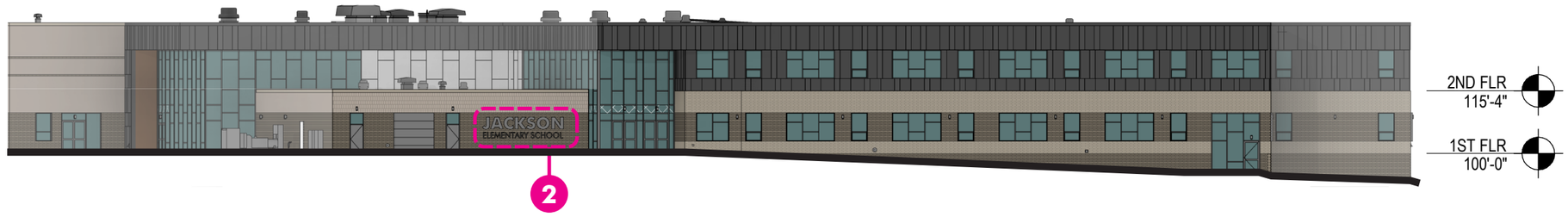
EXTERIOR MATERIAL LEGEND

- **BR-1**: 50% Belden Dutch Gray Velour 21-31, 50% Belden Sea Gray Velour (Utility Brick, Running Bond)
- **BR-2**: Belden 8530A 18-28 (Utility Brick, Running Bond)
- **BR-3**: 50% Belden Dutch Gray Velour 21-31, 50% Belden Sea Gray Velour (Alternating Utility and Norman Brick, Stack Bond)
- **MP-1**: Alpolic MZG Grey - Mica Finish
  MP-2: Alpolic MZG Grey - Satin Finish
- **MP-3**: Alpolic CAG Grey
- **GL-1**: Vision Glass
- **GL-2**: Spandrel Glass



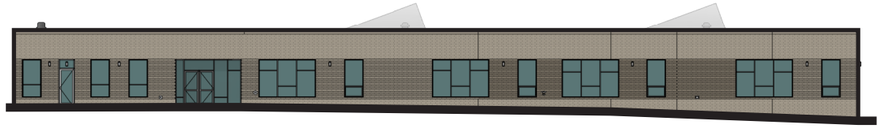
WEST - OVERALL

1/32" = 1'-0"



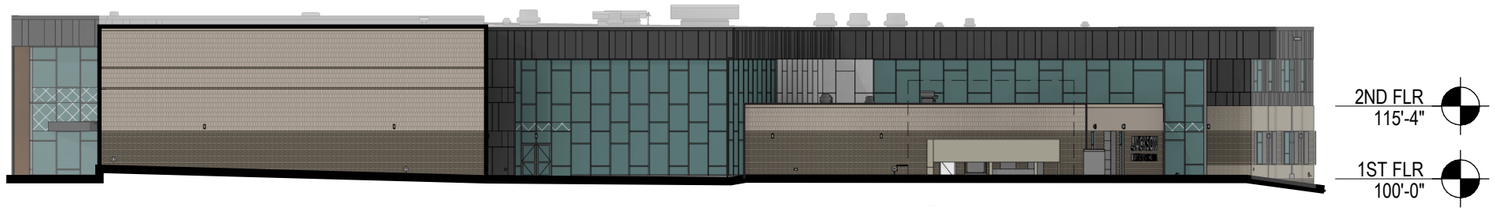
EAST - OVERALL

1/32" = 1'-0"



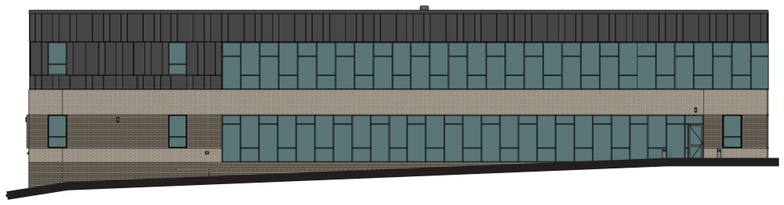
EAST - COURTYARD

1/32" = 1'-0"



SOUTH - OVERALL

1/32" = 1'-0"



WEST - COURTYARD

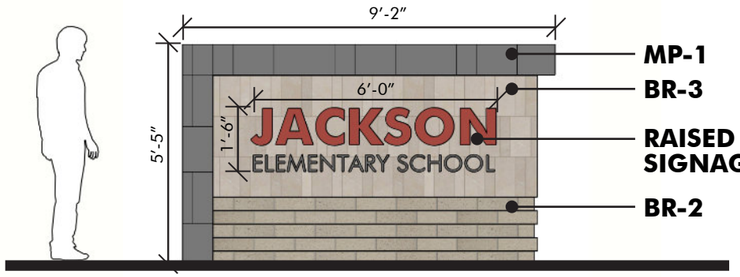
1/32" = 1'-0"



NORTH - OVERALL

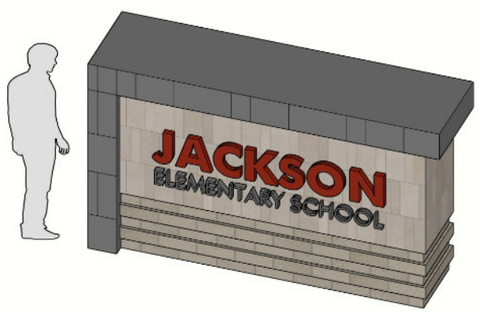
1/32" = 1'-0"

EXTERIOR SIGNAGE



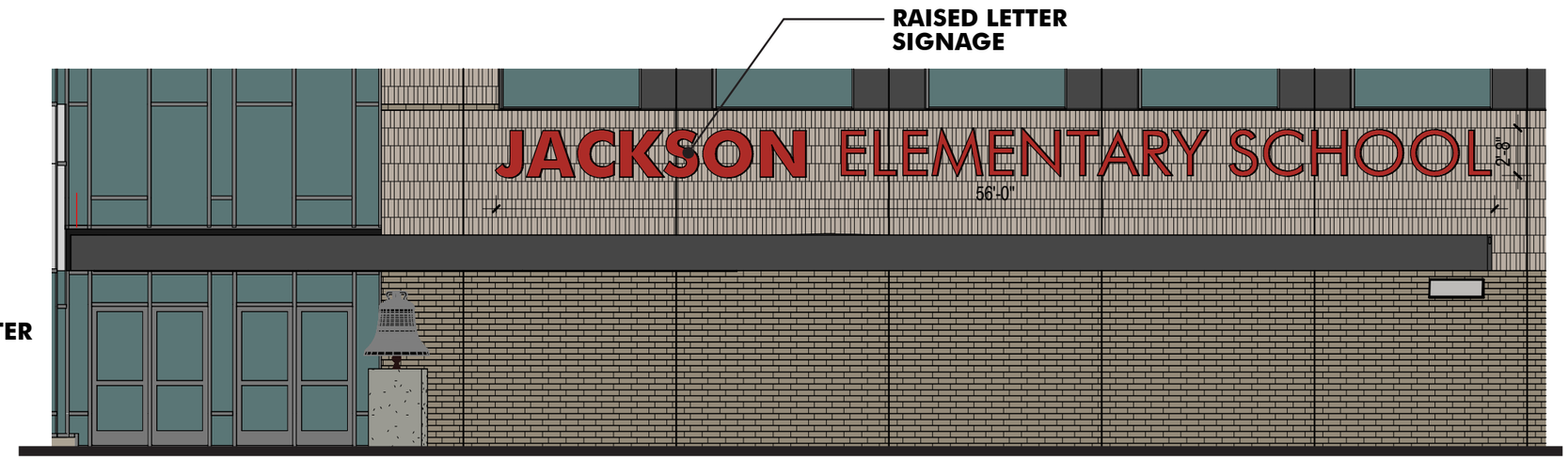
MONUMENT SIGN

NORTH & SOUTH ELEVATION



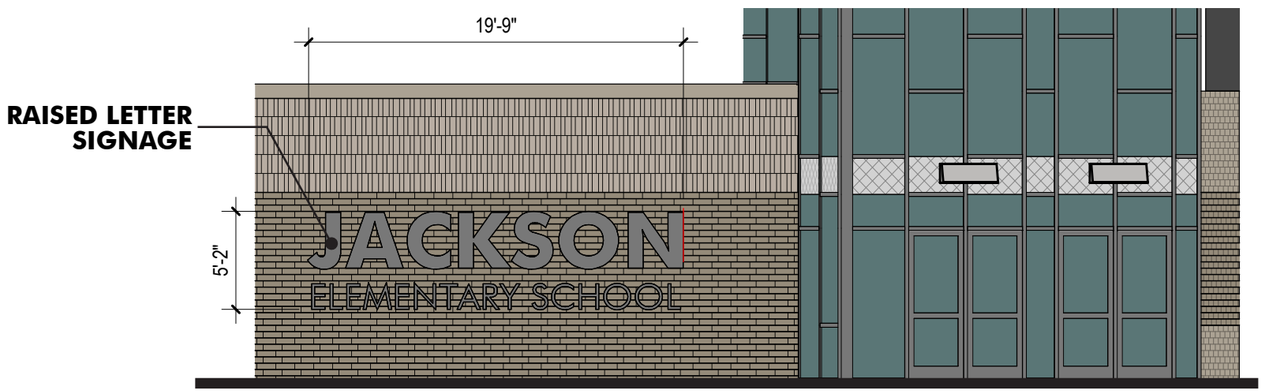
MONUMENT SIGN

3D VIEW



1 MAIN ENTRY SIGNAGE ELEVATION

1/8" = 1'-0"



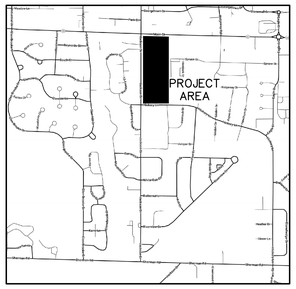
2 EAST ENTRY SIGNAGE ELEVATION

1/8" = 1'-0"

OVER

PLAT OF SURVEY WITH TOPOGRAPHY

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE

HORIZONTAL DATUM IS REFERENCED TO WisCRS NAD83 (2011) WASHINGTON COUNTY.
VERTICAL DATUM IS NGVD 1929, REFERENCED TO A CHISELED CROSS SET AT THE S.W CORNER OF TRANSFORMER, REFERENCE BENCHMARK ELEV.: 877.836

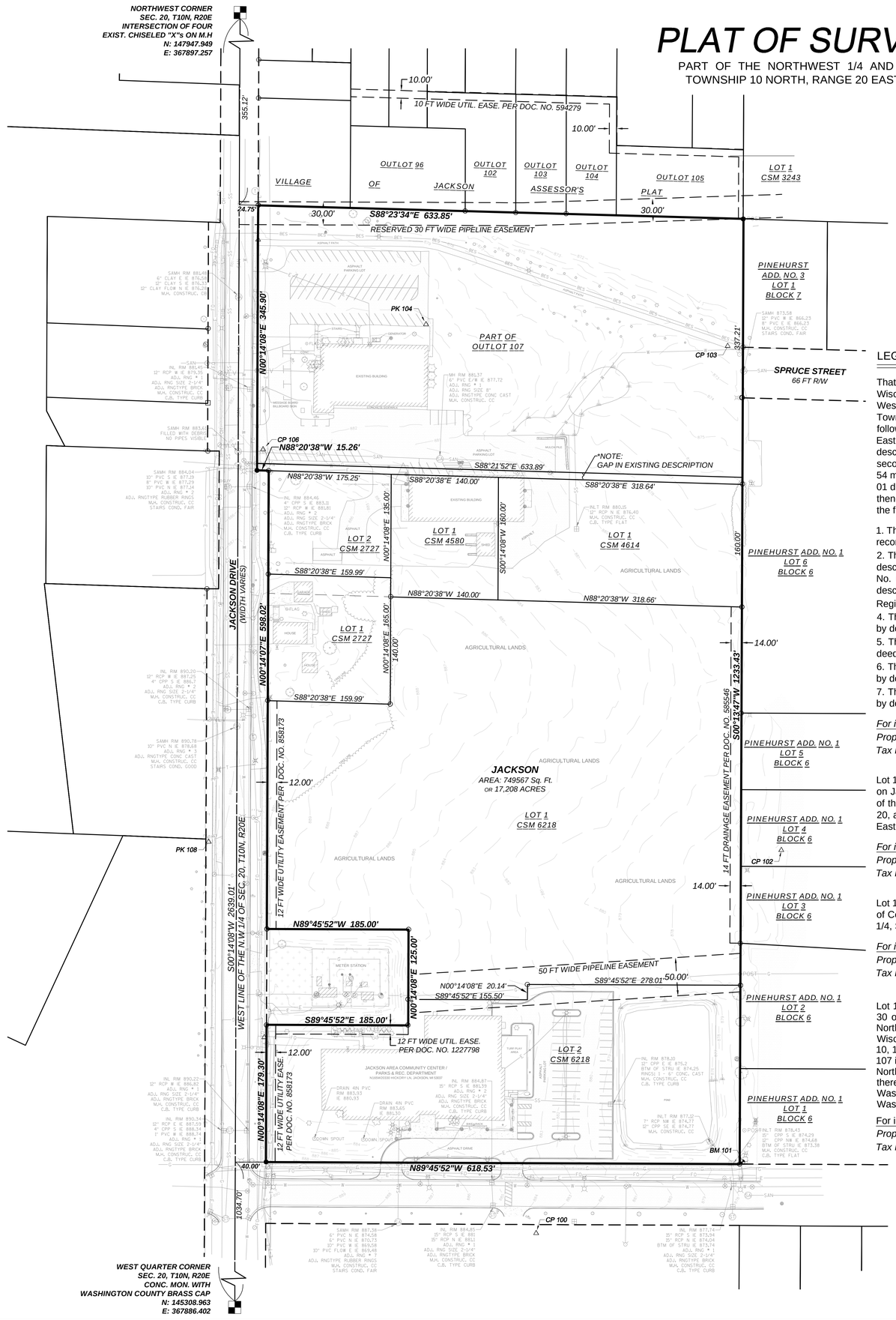
DIGGERS HOTLINE

Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS:
20250302480, 20250302482,
20250302610, 20250302611.

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG, IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- GUY = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- CO = CLEANOUT
- FLAG = FLAG POLE
- UMP = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- VLV = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = SAND / CRUSHED AGG. SURFACE



CONTROL POINTS				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	146250.694	368283.476	886.049	PK NAIL SET
101	146343.922	368552.905	877.836	BENCHMARK - CHISEL CROSS SET AT SW CORNER OF TRANSFORMER
102	146750.643	368603.460	875.891	PK NAIL SET
103	147408.561	368533.523	873.900	PK NAIL SET
104	147436.819	368139.685	881.126	PK NAIL SET
106	147273.603	367926.923	883.024	PK NAIL SET
108	146761.441	367855.945	892.463	PK NAIL SET

PROVIDED BY KNIGHT BARRY TITLE GROUP.

LEGAL DESCRIPTION: FILE #: 2315408 EFFECTIVE DATE: FEBRUARY 17, 2025.

That part of Outlot One Hundred Seven (107) in ASSESSOR'S PLAT of the Village of Jackson, Washington County, Wisconsin in the Northwest 1/4 of Northwest 1/4 - Section 20, Township 10 North - Range 20 East and that part of the West Half of the Northwest Quarter of the NORTHWEST Quarter (W 1/2 NW1/4 NW1/4) of Section Twenty (20), Township Ten (10) North of Range Twenty (20) East, Village of Jackson, Washington County, Wisconsin, described as follows, viz: Commencing at the northwest corner of Section 20-10-20; thence South 01 degree 54 minutes 30 seconds East, 355.00 feet along the West line of the Northwest 1/4 (C/L of Jackson Drive) to the place of beginning of this description; thence North 89 degrees 29 minutes 30 seconds East, 145.00 feet; thence North 01 degree 54 minutes 30 seconds West, 155.00 feet; thence North 89 degrees 29 minutes 30 seconds East, 348.00 feet; thence South 01 degree 54 minutes 30 seconds East, 64.00 feet; thence North 89 degrees 29 minutes 30 seconds East, 165.00 feet; thence South 01 degree 54 minutes 30 seconds East, 428.00 feet; thence South 89 degrees 29 minutes 30 seconds West, 658.00 feet; thence North 01 degree 54 minutes 30 seconds West, 337.00 feet to the place of beginning, EXCEPTING THEREFROM the following 7 described parcels:

1. That portion thereof heretofore conveyed to Alan W. Page and Debra A. Page, husband and wife as described by deed recorded in the Washington County Registry in Volume 1469 of Records on page 190, as Document No. 680472.
2. That portion thereof heretofore conveyed to Mark J. Palmer and Carrie S. Palmer, his wife, f/k/a Carrie S. Swanson as described by deed recorded in the Washington County Registry in Volume 1469 of Records on page 192, as Document No. 680473. 3. That portion thereof heretofore conveyed to Leroy Kannenberg and Rita Kannenberg, his wife as described by deed recorded in the Washington County

Registry in Volume 1469 of Records on page 194, as Document No. 680474.

4. That portion thereof heretofore conveyed to Robb E. Schulz and Katherine A. Schulz, husband and wife as described by deed recorded in the Washington County Registry in Volume 1469 of Records on page 196, as Document No. 680475.
5. That portion thereof heretofore conveyed to Herbert C. Sponholz and Patricia A. Sponholz, his wife as described by deed recorded in the Washington County Registry in Volume 1469 of Records on page 198, as Document No. 680476.
6. That portion thereof heretofore conveyed to Joseph P. Povlich and Cindy Lee Povlich, husband and wife as described by deed recorded in the Washington County Registry in Volume 1469 of Records on page 200, as Document No. 680477.
7. That portion thereof heretofore conveyed to Robert Mehnert and Delores M. Mehnert, husband and wife as described by deed recorded in the Washington County Registry in Volume 1469 of Records on page 202, as Document No. 680478.

For informational purposes only:
Property Address: W204N16722 Jackson Dr, Jackson, WI 53037
Tax Key Number: V3-0188

Lot 1 of Certified Survey Map No. 6218 recorded in the office of the Register of Deeds for Washington County, Wisconsin, on January 25, 2008 in Volume 46 of Certified Survey Maps, at Page 280 to 286, as Document No. 1181468, being part of the Outlot 107 of Assessor's Plat of the Village of Jackson, located in the Northwest 1/4 of the Northwest 1/4 of Section 20, and a part of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4 of Section 20, Town 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

For informational purposes only:
Property Address: Jackson Dr., WI
Tax Key Number: V3-019300D

Lot 1, of Certified Survey Map No. 4314, Recorded in the Washington County Registry on January 10, 1996, in Volume 31 of Certified Survey Maps on pages 82-84, as Document NO. 708060 and being part of the Northwest 1/4 of the Northwest 1/4, Section 29, Township 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin.

For informational purposes only:
Property Address: Jackson Dr., WI
Tax Key Number: V3-019300B

Lot 1 of Certified Survey Map No. 4580, recorded in the Washington County Registry on November 14, 1995 in Volume 30 of Certified Survey Maps in pages 349-351, as Document No. 704223 and being part of the Northwest 1/4 of the Northwest 1/4, of Section 20, Township 10 North, Range 20 East, in the Village of Jackson, Washington County, Wisconsin. Lot Two (2) of CERTIFIED SURVEY MAP NO. 2727, recorded in the Washington County Registry on January 10, 1985 in Volume 15 of Certified Survey Maps on pages 113-114, as Document No. 475068 and being a part of Out Lot 107 in ASSESSOR'S PLAT of the Village of Jackson in the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin, EXCEPTING THEREFROM that portion thereof heretofore conveyed to Salvador and Kathleen Milella, as joint tenants as described by deed recorded in the Washington County Registry as Document No. 1145673, and as corrected by Affidavit of Correction, recorded in the Washington County Registry as Document No. 1214157.

For informational purposes only:
Property Address: W204N16690 Jackson Dr, Jackson, WI 53037
Tax Key Number: V3-018900C

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the above described property was surveyed on 02/11/2025 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian E. Sandberg S-2500
March 12th, 2025.

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
JACKSON ELEMENTARY SCHOOL

LOCATION:
JACKSON DR., & HICKORY LANE, JACKSON, WI 53037

CLIENT:
eua

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 60'
0 30' 60' 120'

SEAL:
WISCONSIN BRIAN SANDBERG S-2500 PORT WASHINGTON, WISCONSIN LAND SURVEYOR

all in

SHEET:
PLAT OF SURVEY WITH TOPOGRAPHY

PROJECT MANAGER:	M.F
PROJECT NUMBER:	25.0245
DATE:	03/12/2025

SHEET NUMBER:
SU101

FILENAME: S:_SiteDsgn\Eppstein\250240 West Bend School District\250245 Jackson Elementary School\Survey\DWG\250245_Plat.dwg

PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, WASHINGTON COUNTY, WISCONSIN.





VICINITY MAP

NOT TO SCALE

HORIZONTAL DATUM IS REFERENCED TO WisCRS NAD83 (2011) WASHINGTON COUNTY.

VERTICAL DATUM IS NGVD 1929, REFERENCED TO A CHISELED CROSS SET AT THE S.W CORNER OF TRANSFORMER, REFERENCE BENCHMARK ELEV.: 877.836

Scale: 0 20 40 80

Scale: 1" = 40'

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

REGISTER'S HOTLINE TICKETS:
20250302480, 20250302482,
20250302610, 20250302611.

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1 1/4" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- (MH) = MANHOLE TYPE NOTED
- (SA) = SANITARY SEWER MANHOLE
- (ST) = STORM SEWER MANHOLE
- (E) = ELECTRIC MANHOLE
- (T) = TELEPHONE MANHOLE
- (W) = WATER MANHOLE
- = UTILITY METER
- (GW) = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- (CO) = CLEANOUT
- (FLAG) = FLAG POLE
- (MP) = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- (VLV) = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- 3 = MINOR CONTOUR
- 5 = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- W = WATER MAIN
- ST = STORM SEWER
- SAN = SANITARY SEWER
- G = NATURAL GAS MAIN
- T = UNDERGROUND TELEPHONE
- E = UNDERGROUND ELECTRIC
- OH = OVERHEAD UTILITY LINES
- FO = UNDERGROUND FIBER OPTIC
- TV = UNDERGROUND CABLE TV
- C = COMMUNICATION CONDUIT
- (P) = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = WETLANDS

eua

milwaukee | madison | green bay | denver | atlanta

333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

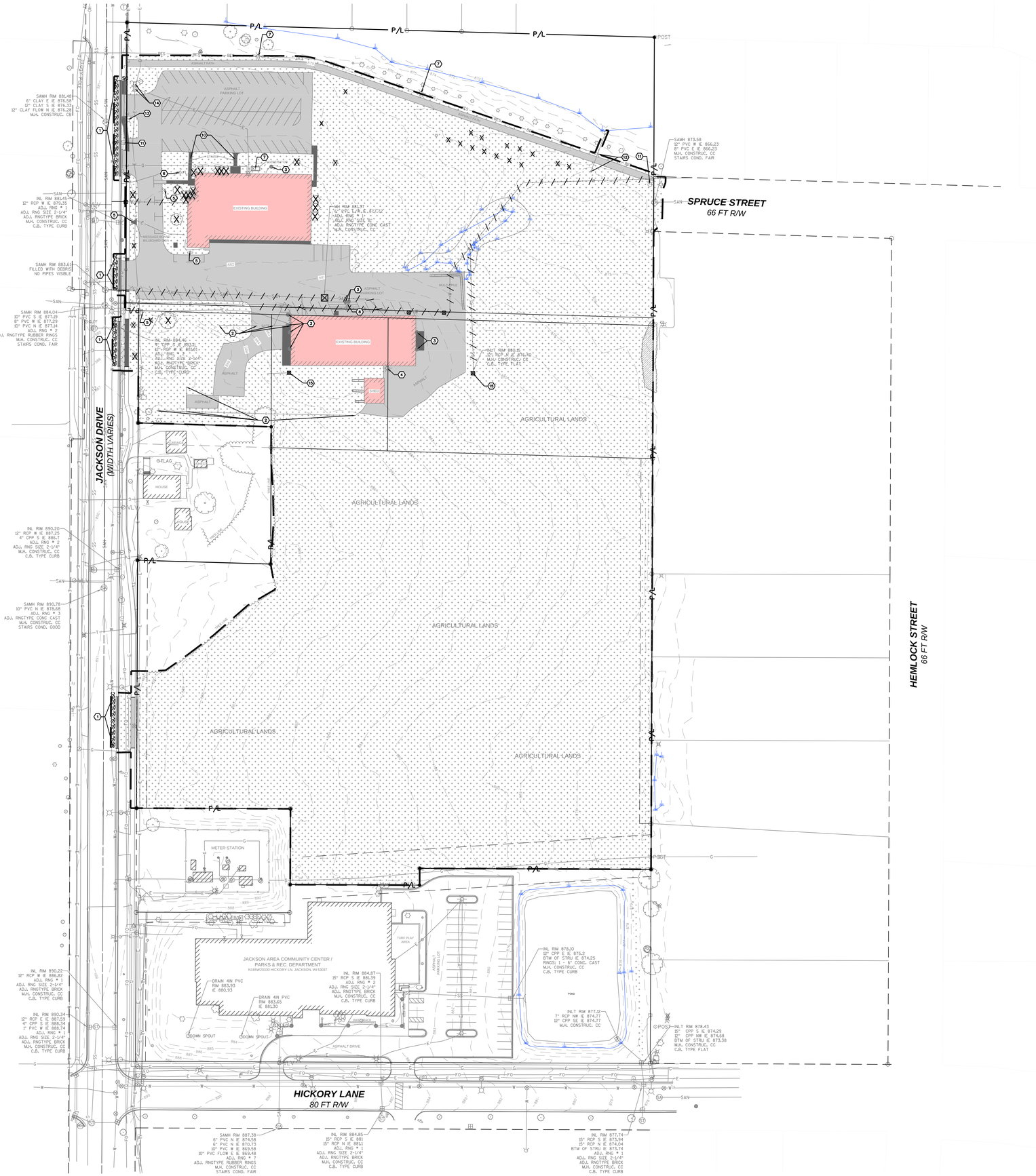
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

EXISTING SITE CONDITIONS PLAN

C100

© 2023 Epstein Uhen Architects, Inc.



milwaukee | madison | green bay | denver | atlanta

333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

Scale: 0 25 50 100
Scale: 1" = 50'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR & GRUB VEGETATION, REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- EXISTING BUILDING & FOUNDATION TO BE RAZED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- SCSCSCSC — SAWCUT FULL DEPTH
- X — TREES & STUMPS TO BE REMOVED
- AB — DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- CAUTION — KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- —UTILITY STRUCTURE REMOVAL/ABANDONMENT

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

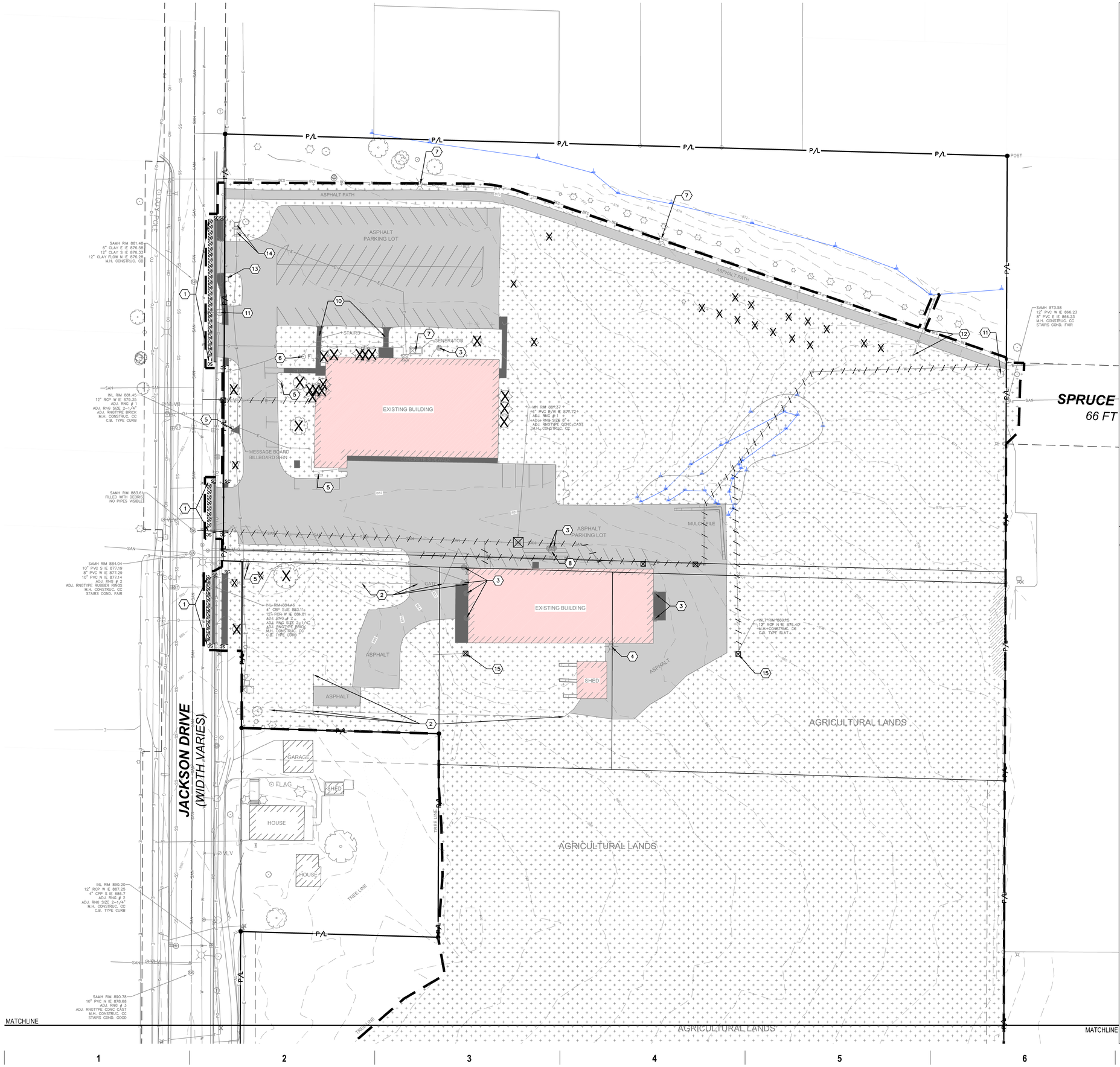
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

OVERALL SITE DEMOLITION PLAN

C101

© 2023 Eppstein Uhen Architects, Inc.



Scale: 0 15 30 60

Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR & GRUB VEGETATION. REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- EXISTING BUILDING & FOUNDATION TO BE RAZED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- SCSCSCSC SAWCUT FULL DEPTH
- X TREES & STUMPS TO BE REMOVED
- AB DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- CAUTION KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- UTILITY STRUCTURE REMOVAL/ABANDONMENT
- 1 SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- 2 REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS
- 3 REMOVE & DISPOSE OF EXISTING BOLLARD
- 4 REMOVE & DISPOSE OF EXISTING LIGHT POLES. REFER TO SITE ELECTRICAL PLANS.
- 5 REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING
- 6 REMOVE & DISPOSE OF EXISTING FLAG POLE INCLUDING POST & FOOTING
- 7 REMOVE & DISPOSE OF EXISTING GENERATOR
- 8 REMOVE & DISPOSE OF EXISTING HYDRANT
- 9 EXISTING LIGHT POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 10 REMOVE & DISPOSE OF CONCRETE STAIRS INCLUDING ANY FOOTINGS.
- 11 EXISTING HYDRANT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 12 REMOVE & DISPOSE OF EXISTING CULVERT
- 13 EXISTING UTILITY PEDESTAL TO BE RELOCATED. CONTRACTOR COORDINATE RELOCATION WITH UTILITY OWNER.
- 14 EXISTING GENERATOR TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 15 REMOVE & DISPOSE OF EXISTING STORM SEWER STRUCTURE.

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

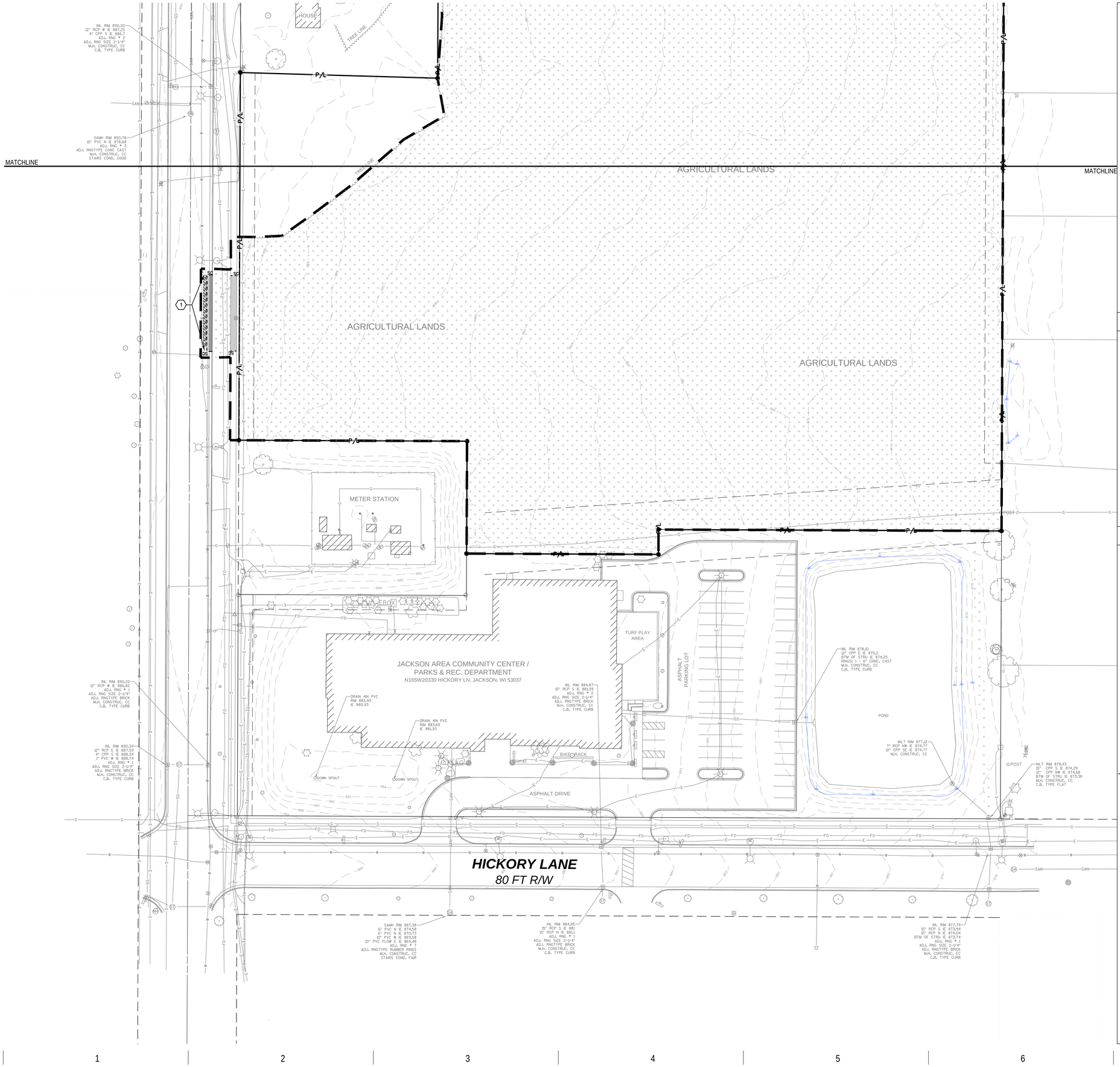
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE DEMOLITION PLAN - AREA A

C101A

© 2023 Eppstein Uhen Architects, Inc.



Scale:
0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE. IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED. UNUSED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CONCRETE & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. CONCRETE & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- CLEAR & GRUB VEGETATION. REMOVE ROOTS & STUMPS. REMOVE & DISPOSE OF OFFSITE.
- EXISTING BUILDING & FOUNDATION TO BE RAZED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- SAWCUT FULL DEPTH
- X — TREES & STUMPS TO BE REMOVED
- AB — DENOTES UTILITIES TO BE ABANDONED IN PLACE.
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
- CAUTION — KNOWN UTILITY AND POTENTIAL CONFLICT EXIST
- —UTILITY STRUCTURE REMOVAL/ABANDONMENT
- 1 — SAWCUT APPROXIMATELY 2' OF ASPHALT PAVEMENT OFF THE EDGE OF THE ROADWAY TO PROVIDE A SMOOTH EDGE FOR INSTALLATION OF NEW PAVEMENT.
- 2 — REMOVE & DISPOSE OF EXISTING CHAIN-LINK FENCE INCLUDING POSTS & FOOTINGS
- 3 — REMOVE & DISPOSE OF EXISTING BOLLARD
- 4 — REMOVE & DISPOSE OF EXISTING LIGHT POLES. REFER TO SITE ELECTRICAL PLANS.
- 5 — REMOVE & DISPOSE OF EXISTING SIGN INCLUDING POST & FOOTING
- 6 — REMOVE & DISPOSE OF EXISTING FLAG POLE INCLUDING POST & FOOTING
- 7 — REMOVE & DISPOSE OF EXISTING GENERATOR
- 8 — REMOVE & DISPOSE OF EXISTING HYDRANT
- 9 — EXISTING LIGHT POLE TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 10 — REMOVE & DISPOSE OF CONCRETE STAIRS INCLUDING ANY FOOTINGS.
- 11 — EXISTING HYDRANT TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 12 — REMOVE & DISPOSE OF EXISTING CULVERT
- 13 — EXISTING UTILITY PEDESTAL TO BE RELOCATED. CONTRACTOR COORDINATE RELOCATION WITH UTILITY OWNER.
- 14 — EXISTING GENERATOR TO REMAIN. CONTRACTOR TO PROTECT THROUGHOUT CONSTRUCTION.
- 15 — REMOVE & DISPOSE OF EXISTING STORM SEWER STRUCTURE.

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com
kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

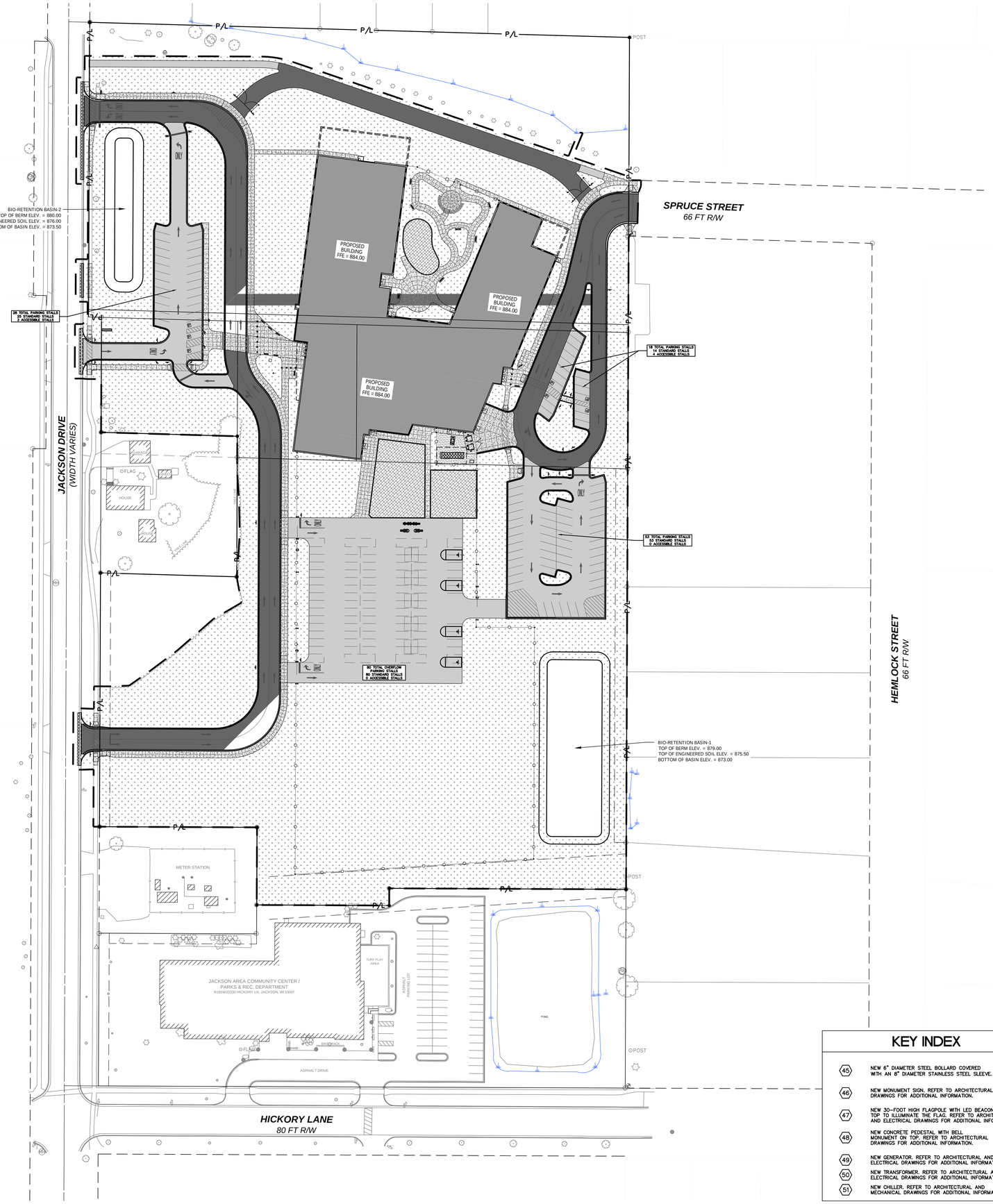
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE DEMOLITION PLAN - AREA B

C101B

© 2023 Eppstein Uhen Architects, Inc.



DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

PROJECT LIMITS
PROPERTY LINE
EASEMENT LINE
AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
NEW ASPHALTIC CONCRETE (LIGHT DUTY) — 1/C202
NEW ASPHALTIC CONCRETE (HEAVY DUTY) — 1/C202
NEW CONCRETE SLAB (LIGHT DUTY) — 2/C202, 3/C202
NEW CONCRETE SLAB (HEAVY DUTY) — 2/C202, 3/C202
NEW SOFT SURFACE PLAYGROUND AREA CONSISTING OF 2" THICK POURED-IN-PLACE RUBBER SURFACING OVER 4" OF NO. 1 WASHED STONE. FINAL COLOR OF RUBBER SURFACING TO BE SELECTED BY OWNER. — 2/C205
NEW POLYMER-BASED DECOMPOSED GRANITE PATH. AGGREGATE COLOR TO BE SELECTED BY OWNER.
NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 4/C202
NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 4/C202
NEW 18" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 5/C202
NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 5/C202

1. NEW 24" BARRIER LOW-SIDE CONCRETE CURB & GUTTER — 6/C202
2. NEW 24" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER — 6/C202
3. NEW 24" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER — 7/C202
4. NEW 30" BARRIER LOW-SIDE CONCRETE CURB & GUTTER — 8/C202
5. NEW 30" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER — 8/C202
6. NEW 30" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER — 9/C202
7. NEW 24" MOUNTABLE LOW-SIDE CONCRETE CURB & GUTTER — 10/C202
8. NEW 24" MOUNTABLE HIGH-SIDE CONCRETE CURB & GUTTER — 10/C202
9. 10' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 24" BARRIER LOW-SIDE CURB & GUTTER — 4/C202, 6/C202
10. 10' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 24" BARRIER HIGH-SIDE CURB & GUTTER — 4/C202, 6/C202
11. 10' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 30" BARRIER HIGH-SIDE CURB & GUTTER — 4/C202, 8/C202
12. 10' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 30" DEPRESSED HIGH-SIDE CURB & GUTTER — 4/C202, 8/C202
13. 8' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 18" DEPRESSED LOW-SIDE CURB & GUTTER — 4/C202, 5/C202
14. 10' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 24" MOUNTABLE LOW-SIDE CURB & GUTTER — 4/C202, 10/C202
15. 15' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 18" DEPRESSED LOW-SIDE CURB & GUTTER — 4/C202, 5/C202
16. 12' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 18" DEPRESSED HIGH-SIDE CURB & GUTTER — 4/C202, 5/C202
17. 26' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 18" DEPRESSED HIGH-SIDE CURB & GUTTER — 4/C202, 5/C202
18. 10' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 24" MOUNTABLE HIGH-SIDE CURB & GUTTER — 4/C202, 10/C202
19. 10' TRANSITION FROM 24" BARRIER HIGH-SIDE CURB & GUTTER TO 24" MOUNTABLE HIGH-SIDE CURB & GUTTER — 6/C202, 10/C202
20. TRUNCATED DOME DETECTABLE WARNING FIELDS — 1/C203
21. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 2/C203
22. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 3/C203
23. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 4/C203
24. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 5/C203
25. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 6/C203
26. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 7/C203
27. NEW 6" DIAMETER STEEL BOLLARD — 3/C204
28. NEW 6"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA — 1/C205
29. NEW FOUR SQUARE COURTS — 3/C205
30. NEW HOP SCOTCH COURTS — 4/C205
31. NEW BASKETBALL COURTS — 5/C205, 6/C205, 7/C205
32. NEW STEEL MANUAL SECURITY GATE — 1/C206
33. NEW BENCH. BELSON OUTDOORS LIVINGSTON COLLECTION 6' LONG STEEL PARK BENCH. BENCH TO BE SURFACE MOUNTED AND POWDER COATED RED. MODEL NO. LVF-6-HS-FS
34. NEW BIKE RACK. BELSON OUTDOORS 13 BIKE HEAVY-DUTY WINDER/WAVE BIKE RACK WITH 11 LOOPS. BIKE RACK TO BE SURFACE MOUNTED AND POWDER COATED RED. MODEL NO. HW238-13-SF-P
35. NEW 6'-0" HIGH BLACK VINYL COATED CHAIN-LINK FENCE WITH BLACK PRIVACY SLATS — 4/C206
36. NEW 6'-0" HIGH BLACK VINYL COATED CHAIN-LINK FENCE — 4/C206
37. NEW 6'-0" HIGH X 20'-0" WIDE BLACK VINYL COATED CHAIN-LINK FENCE DOUBLE-SWING GATE WITH BLACK PRIVACY SLATS — 3/C206
38. NEW 6'-0" HIGH X 5'-0" WIDE BLACK VINYL COATED CHAIN-LINK FENCE SINGLE-SWING GATE — 8/C206
39. NEW 6'-0" HIGH X 39'-0" WIDE BLACK VINYL COATED CHAIN-LINK FENCE MANUAL CANTILEVERED SLIDING GATE — 6/C206
40. NEW 5'-0" HIGH STEEL ORNAMENTAL FENCE — 6/C206
41. NEW 5'-0" HIGH X 8'-0" WIDE STEEL ORNAMENTAL FENCE DOUBLE-SWING GATE — 6/C206
42. NEW CONCRETE SEAT WALL — 6/C206
43. NEW CONCRETE STAIRS WITH HANDRAILS — 6/C206
44. MEMORIAL BENCH

KEY INDEX

45. NEW 6" DIAMETER STEEL BOLLARD COVERED WITH AN 8" DIAMETER STAINLESS STEEL SLEEVE. — 3/C204
46. NEW MONUMENT SIGN. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
47. NEW 30-FOOT HIGH FLAGPOLE WITH LED BEACON AT THE TOP TO ILLUMINATE THE FLAG. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
48. NEW CONCRETE PEDESTAL WITH BELL MONUMENT ON TOP. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
49. NEW GENERATOR. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
50. NEW TRANSFORMER. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
51. NEW CHILLER. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com
kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

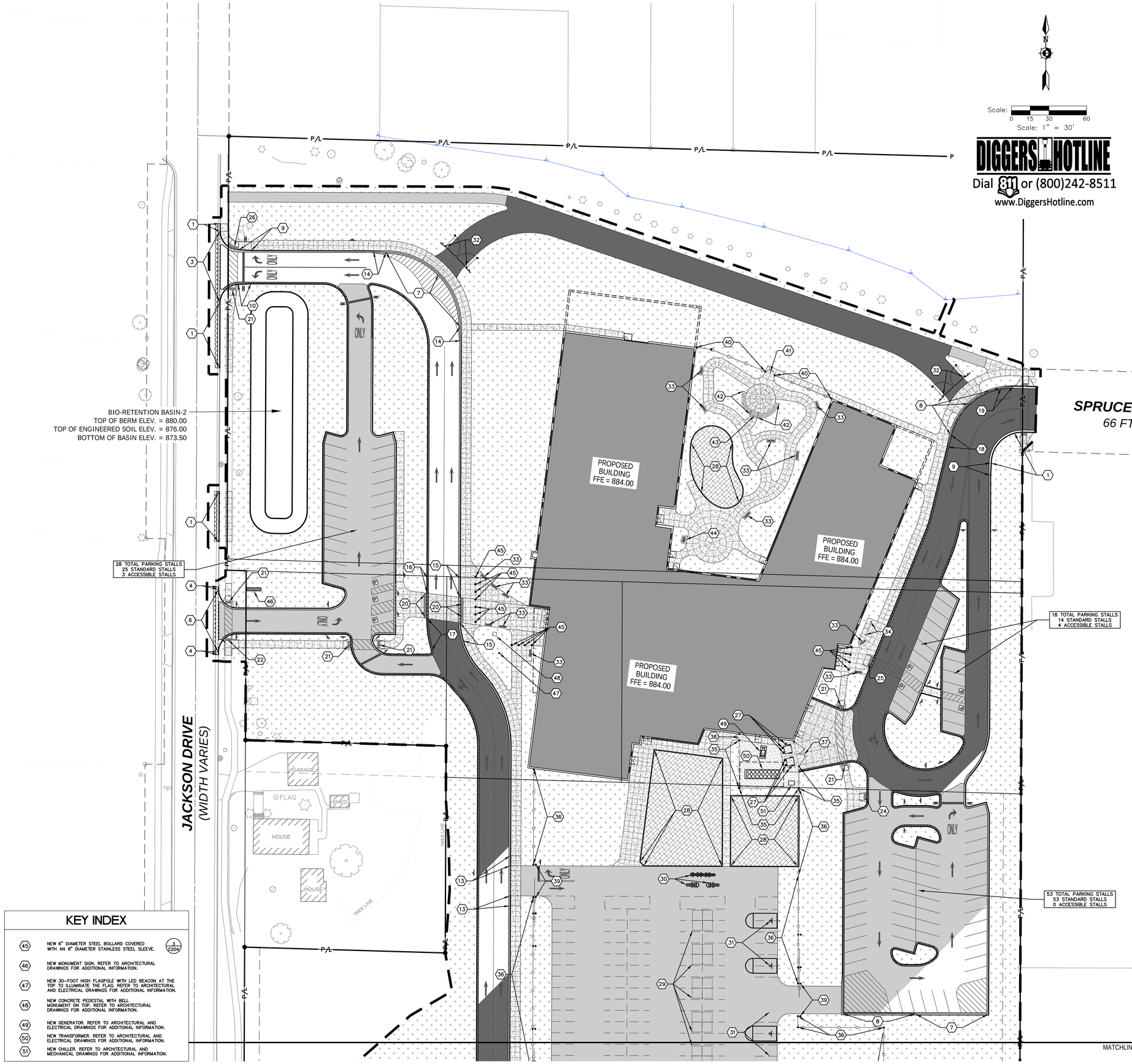
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

OVERALL SITE LAYOUT PLAN

C102

© 2023 Eppstein Uhen Architects, Inc.



Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

45	NEW 6" DIAMETER STEEL BOLLARD COVERED WITH AN 8" DIAMETER STAINLESS STEEL SLEEVE.	3 C204
46	NEW MONUMENT SIGN. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.	
47	NEW 30-FOOT HIGH FLAGPOLE WITH LED BEACON AT THE TOP TO ILLUMINATE THE FLAG. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.	
48	NEW CONCRETE PEDESTAL WITH BELL MONUMENT ON TOP. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.	
49	NEW GENERATOR. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.	
50	NEW TRANSFORMER. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.	
51	NEW CHILLER. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.	

KEY INDEX

	PROJECT LIMITS	
P/L	PROPERTY LINE	
EASE	EASEMENT LINE	
	AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.	
	NEW ASPHALTIC CONCRETE (LIGHT DUTY)	1 C202
	NEW ASPHALTIC CONCRETE (HEAVY DUTY)	1 C202
	NEW CONCRETE SLAB (LIGHT DUTY)	2 C202, 3 C202
	NEW CONCRETE SLAB (HEAVY DUTY)	2 C202, 3 C202
	NEW SOFT SURFACE PLAYGROUND AREA CONSISTING OF 2" THICK POURED-IN-PLACE RUBBER SURFACING OVER 4" OF NO. 1 WASHED STONE. FINAL COLOR OF RUBBER SURFACING TO BE SELECTED BY OWNER.	2 C205
	NEW POLYMER-BASED DECOMPOSED GRANITE PATH. AGGREGATE COLOR TO BE SELECTED BY OWNER.	
	NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	4 C202
	NEW 18" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	5 C202
	NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED	5 C202
1	NEW 24" BARRIER LOW-SIDE CONCRETE CURB & GUTTER	6 C202
2	NEW 24" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER	6 C202
3	NEW 24" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER	7 C202
4	NEW 30" BARRIER LOW-SIDE CONCRETE CURB & GUTTER	8 C202
5	NEW 30" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER	8 C202
6	NEW 30" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER	9 C202
7	NEW 24" MOUNTABLE LOW-SIDE CONCRETE CURB & GUTTER	10 C202
8	NEW 24" MOUNTABLE HIGH-SIDE CONCRETE CURB & GUTTER	10 C202
9	10' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 24" BARRIER LOW-SIDE CURB & GUTTER	4 C202, 6 C202
10	10' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 24" BARRIER HIGH-SIDE CURB & GUTTER	4 C202, 6 C202
11	10' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 30" BARRIER HIGH-SIDE CURB & GUTTER	4 C202, 8 C202
12	10' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 30" DEPRESSED HIGH-SIDE CURB & GUTTER	4 C202, 8 C202
13	8' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 18" DEPRESSED LOW-SIDE CURB & GUTTER	4 C202, 5 C202
14	10' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 24" MOUNTABLE LOW-SIDE CURB & GUTTER	4 C202, 10 C202
15	15' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 18" DEPRESSED LOW-SIDE CURB & GUTTER	4 C202, 5 C202
16	12' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 18" DEPRESSED HIGH-SIDE CURB & GUTTER	4 C202, 5 C202
17	26' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 18" DEPRESSED HIGH-SIDE CURB & GUTTER	4 C202, 5 C202
18	10' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 24" MOUNTABLE HIGH-SIDE CURB & GUTTER	4 C202, 10 C202
19	10' TRANSITION FROM 24" BARRIER HIGH-SIDE CURB & GUTTER TO 24" MOUNTABLE HIGH-SIDE CURB & GUTTER	6 C202, 10 C202
20	TRUNCATED DOME DETECTABLE WARNING FIELDS	1 C203
21	NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	2 C203
22	NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	3 C203
23	NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	4 C203
24	NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	5 C203
25	NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	6 C203
26	NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS	7 C203
27	NEW 6" DIAMETER STEEL BOLLARD	3 C204
28	NEW 6"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA	1 C205
29	NEW FOUR SQUARE COURTS	3 C205
30	NEW HOP SCOTCH COURTS	4 C205
31	NEW BASKETBALL COURTS	5 C205, 6 C205, 7 C205
32	NEW STEEL MANUAL SECURITY GATE	1 C206
33	NEW BENCH. BELSON OUTDOORS LIVINGSTON COLLECTION 6' LONG STEEL PARK BENCH. BENCH TO BE SURFACE MOUNTED AND POWDER COATED RED. MODEL NO. LVF-6-HS-FS	
34	NEW BIKE RACK. BELSON OUTDOORS 13 BIKE HEAVY-DUTY WINDER/WAVE BIKE RACK WITH 11 LOOPS. BIKE RACK TO BE SURFACE MOUNTED AND POWDER COATED RED. MODEL NO. HW238-13-SF-P	
35	NEW 6'-0" HIGH BLACK VINYL COATED CHAIN-LINK FENCE WITH BLACK PRIVACY SLATS	4 C206
36	NEW 6'-0" HIGH BLACK VINYL COATED CHAIN-LINK FENCE	4 C206
37	NEW 6'-0" HIGH X 20'-0" WIDE BLACK VINYL COATED CHAIN-LINK FENCE DOUBLE-SWING GATE WITH BLACK PRIVACY SLATS	5 C206
38	NEW 6'-0" HIGH X 5'-0" WIDE BLACK VINYL COATED CHAIN-LINK FENCE SINGLE-SWING GATE	8 C206
39	NEW 6'-0" HIGH X 39'-0" WIDE BLACK VINYL COATED CHAIN-LINK FENCE MANUAL CANTILEVERED SLIDING GATE	8 C206
40	NEW 5'-0" HIGH STEEL ORNAMENTAL FENCE	6 C206
41	NEW 5'-0" HIGH X 8'-0" WIDE STEEL ORNAMENTAL FENCE DOUBLE-SWING GATE	8 C206
42	NEW CONCRETE SEAT WALL	6 C206
43	NEW CONCRETE STAIRS WITH HANDRAILS	6 C206
44	MEMORIAL BENCH	

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

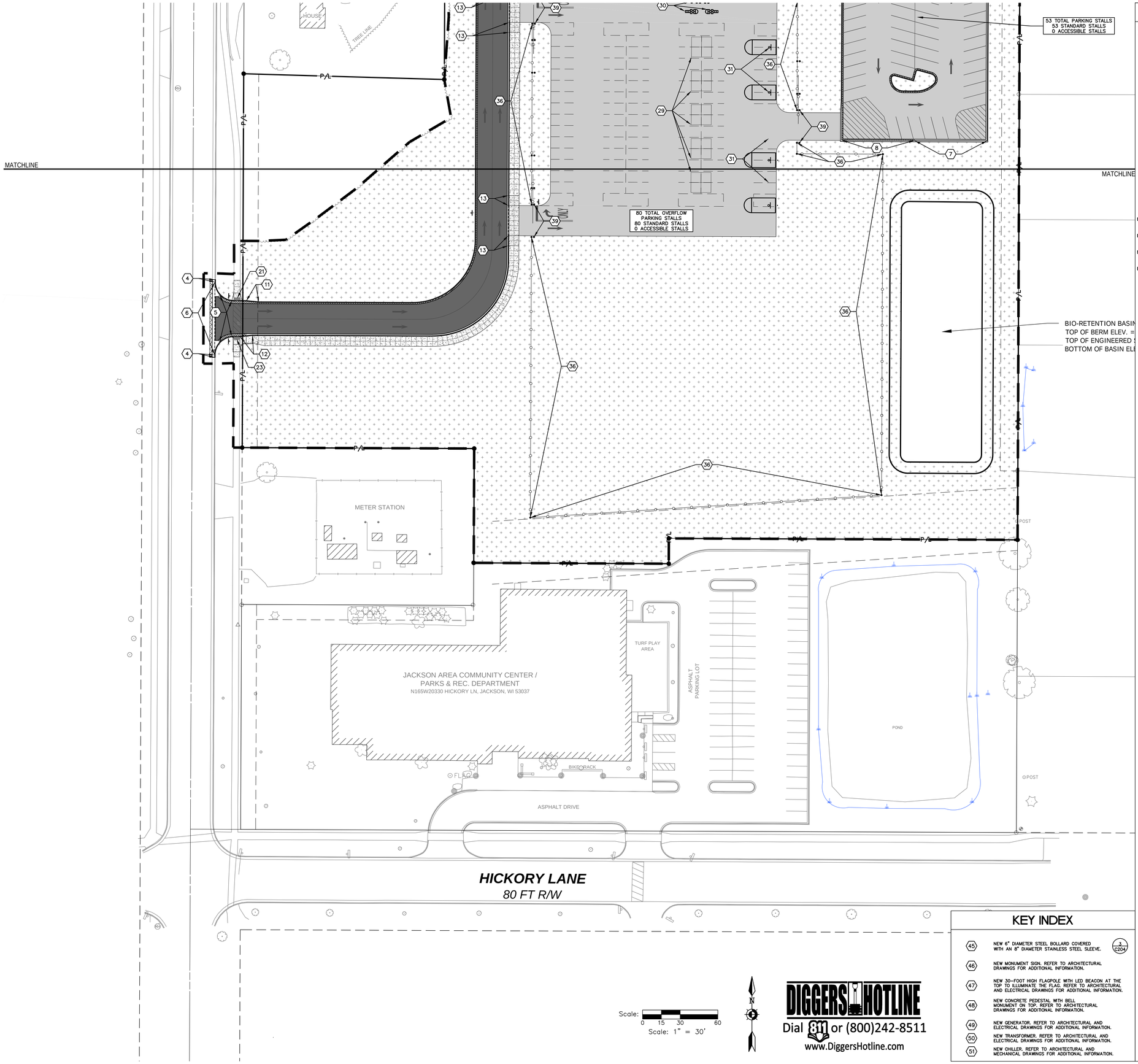
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE LAYOUT PLAN - AREA A

C102A

© 2023 Eppstein Uhen Architects, Inc.



KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY) — 1/C202
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) — 1/C202
- NEW CONCRETE SLAB (LIGHT DUTY) — 2/C202, 3/C202
- NEW CONCRETE SLAB (HEAVY DUTY) — 2/C202, 3/C202
- NEW SOFT SURFACE PLAYGROUND AREA CONSISTING OF 2" THICK POURED-IN-PLACE RUBBER SURFACING OVER 4" OF NO. 1 WASHED STONE. FINAL COLOR OF RUBBER SURFACING TO BE SELECTED BY OWNER. — 2/C205
- NEW POLYMER-BASED DECOMPOSED GRANITE PATH. AGGREGATE COLOR TO BE SELECTED BY OWNER.
- NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 4/C202
- NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 4/C202
- NEW 18" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 5/C202
- NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 5/C202

1. NEW 24" BARRIER LOW-SIDE CONCRETE CURB & GUTTER — 6/C202
2. NEW 24" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER — 6/C202
3. NEW 24" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER — 7/C202
4. NEW 30" BARRIER LOW-SIDE CONCRETE CURB & GUTTER — 8/C202
5. NEW 30" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER — 8/C202
6. NEW 30" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER — 9/C202
7. NEW 24" MOUNTABLE LOW-SIDE CONCRETE CURB & GUTTER — 10/C202
8. NEW 24" MOUNTABLE HIGH-SIDE CONCRETE CURB & GUTTER — 10/C202
9. 10' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 24" BARRIER LOW-SIDE CURB & GUTTER — 4/C202, 6/C202
10. 10' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 24" BARRIER HIGH-SIDE CURB & GUTTER — 4/C202, 6/C202
11. 10' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 30" BARRIER HIGH-SIDE CURB & GUTTER — 4/C202, 8/C202
12. 10' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 30" DEPRESSED HIGH-SIDE CURB & GUTTER — 4/C202, 8/C202
13. 8' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 18" DEPRESSED LOW-SIDE CURB & GUTTER — 4/C202, 5/C202
14. 10' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 24" MOUNTABLE LOW-SIDE CURB & GUTTER — 4/C202, 10/C202
15. 15' TRANSITION FROM 18" BARRIER LOW-SIDE CURB & GUTTER TO 18" DEPRESSED LOW-SIDE CURB & GUTTER — 4/C202, 5/C202
16. 12' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 18" DEPRESSED HIGH-SIDE CURB & GUTTER — 4/C202, 5/C202
17. 26' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 18" DEPRESSED HIGH-SIDE CURB & GUTTER — 4/C202, 5/C202
18. 10' TRANSITION FROM 18" BARRIER HIGH-SIDE CURB & GUTTER TO 24" MOUNTABLE HIGH-SIDE CURB & GUTTER — 4/C202, 10/C202
19. 10' TRANSITION FROM 24" BARRIER HIGH-SIDE CURB & GUTTER TO 24" MOUNTABLE HIGH-SIDE CURB & GUTTER — 6/C202, 10/C202
20. TRUNCATED DOME DETECTABLE WARNING FIELDS — 1/C203
21. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 2/C203
22. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 3/C203
23. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 4/C203
24. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 5/C203
25. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 6/C203
26. NEW ACCESSIBILITY RAMP WITH TRUNCATED DOME DETECTABLE WARNING FIELDS — 7/C203
27. NEW 6" DIAMETER STEEL BOLLARD — 3/C204
28. NEW 6"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA — 1/C205
29. NEW FOUR SQUARE COURTS — 3/C205
30. NEW HOP SCOTCH COURTS — 4/C205
31. NEW BASKETBALL COURTS — 5/C205, 6/C205, 7/C205
32. NEW STEEL MANUAL SECURITY GATE — 1/C206
33. NEW BENCH. BELSON OUTDOORS LIVINGSTON COLLECTION 6' LONG STEEL PARK BENCH. BENCH TO BE SURFACE MOUNTED AND POWDER COATED RED. MODEL NO. LVF-6-HS-FS
34. NEW BIKE RACK. BELSON OUTDOORS 13 BIKE HEAVY-DUTY WINDER/WAVE BIKE RACK WITH 11 LOOPS. BIKE RACK TO BE SURFACE MOUNTED AND POWDER COATED RED. MODEL NO. HW238-13-SF-P
35. NEW 6'-0" HIGH BLACK VINYL COATED CHAIN-LINK FENCE WITH BLACK PRIVACY SLATS — 4/C206
36. NEW 6'-0" HIGH BLACK VINYL COATED CHAIN-LINK FENCE — 4/C206
37. NEW 5'-0" HIGH X 20'-0" WIDE BLACK VINYL COATED CHAIN-LINK FENCE DOUBLE-SWING GATE WITH BLACK PRIVACY SLATS — 5/C206
38. NEW 6'-0" HIGH X 5'-0" WIDE BLACK VINYL COATED CHAIN-LINK FENCE SINGLE-SWING GATE — 6/C206
39. NEW 6'-0" HIGH X 39'-0" WIDE BLACK VINYL COATED CHAIN-LINK FENCE MANUAL CANTILEVERED SLIDING GATE — 6/C206
40. NEW 5'-0" HIGH STEEL ORNAMENTAL FENCE — 8/C206
41. NEW 5'-0" HIGH X 8'-0" WIDE STEEL ORNAMENTAL FENCE DOUBLE-SWING GATE — 6/C206
42. NEW CONCRETE SEAT WALL — 6/C206
43. NEW CONCRETE STAIRS WITH HANDRAILS — 6/C206
44. MEMORIAL BENCH
45. NEW 6" DIAMETER STEEL BOLLARD COVERED WITH AN 8" DIAMETER STAINLESS STEEL SLEEVE. — 3/C204
46. NEW MONUMENT SIGN. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
47. NEW 30-FOOT HIGH FLAGPOLE WITH LED BEACON AT THE TOP TO ILLUMINATE THE FLAG. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
48. NEW CONCRETE PEDESTAL WITH BELL MONUMENT ON TOP. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
49. NEW GENERATOR. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
50. NEW TRANSFORMER. REFER TO ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
51. NEW CHILLER. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

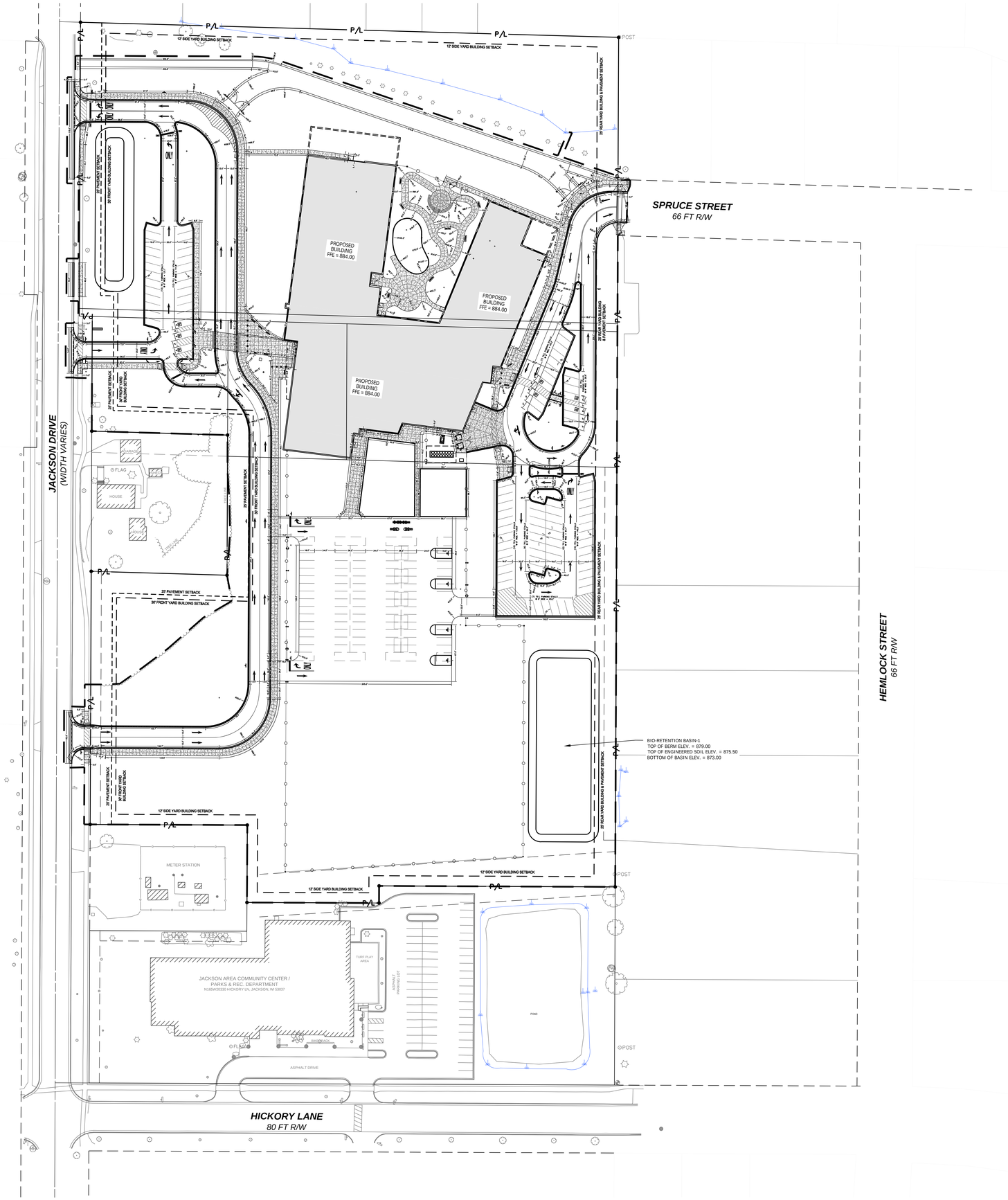
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE LAYOUT PLAN - AREA B

C102B

© 2023 Eppstein Uhen Architects, Inc.



BIO-RETENTION BASIN-1
TOP OF BERM ELEV. = 879.00
TOP OF ENGINEERED SOIL ELEV. = 875.50
BOTTOM OF BASIN ELEV. = 873.00

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- 1 — PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 2 — PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 3 — PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 4 — PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, 4" YELLOW (DOUBLE) (SEE WDOT PAVEMENT MARKING S.D.D.)
- 5 — PAVEMENT MARKING INTERSECTION, LATEX PAVEMENT MARKING PAINT, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)
- 6 — PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING
- 7 — NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS — 6/C2.11
- 8 — NEW ACCESSIBLE PARKING SYMBOL — 6/C2.11
- 9 — NEW ACCESSIBLE SIGNS — 6/C2.11

SIGN INDEX

A — STOP — R1-1, 30" X 30"

B — DO NOT ENTER — R5-1, 30" X 30" — 4/C2.12

C — ONE WAY — R6-2, 24" X 30"

D — R3-2, 24" X 24" — 4/C2.12

E — ENTRANCE ONLY — 18" X 24" — SIGN SHALL HAVE BLACK LETTERING, WITH WHITE BACKGROUND AND BLACK BORDER — 4/C2.12

F — EXIT ONLY — 12" X 18" — SIGN SHALL HAVE BLACK LETTERING, WITH WHITE BACKGROUND AND BLACK BORDER — 4/C2.12

G — AUTHORIZED VEHICLES ONLY BEYOND THIS POINT — 12" X 18" — SIGN SHALL HAVE GREEN LETTERING, WITH WHITE BACKGROUND AND GREEN BORDER — 4/C2.12

N

Scale: 0 25 50 100
Scale: 1" = 50'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

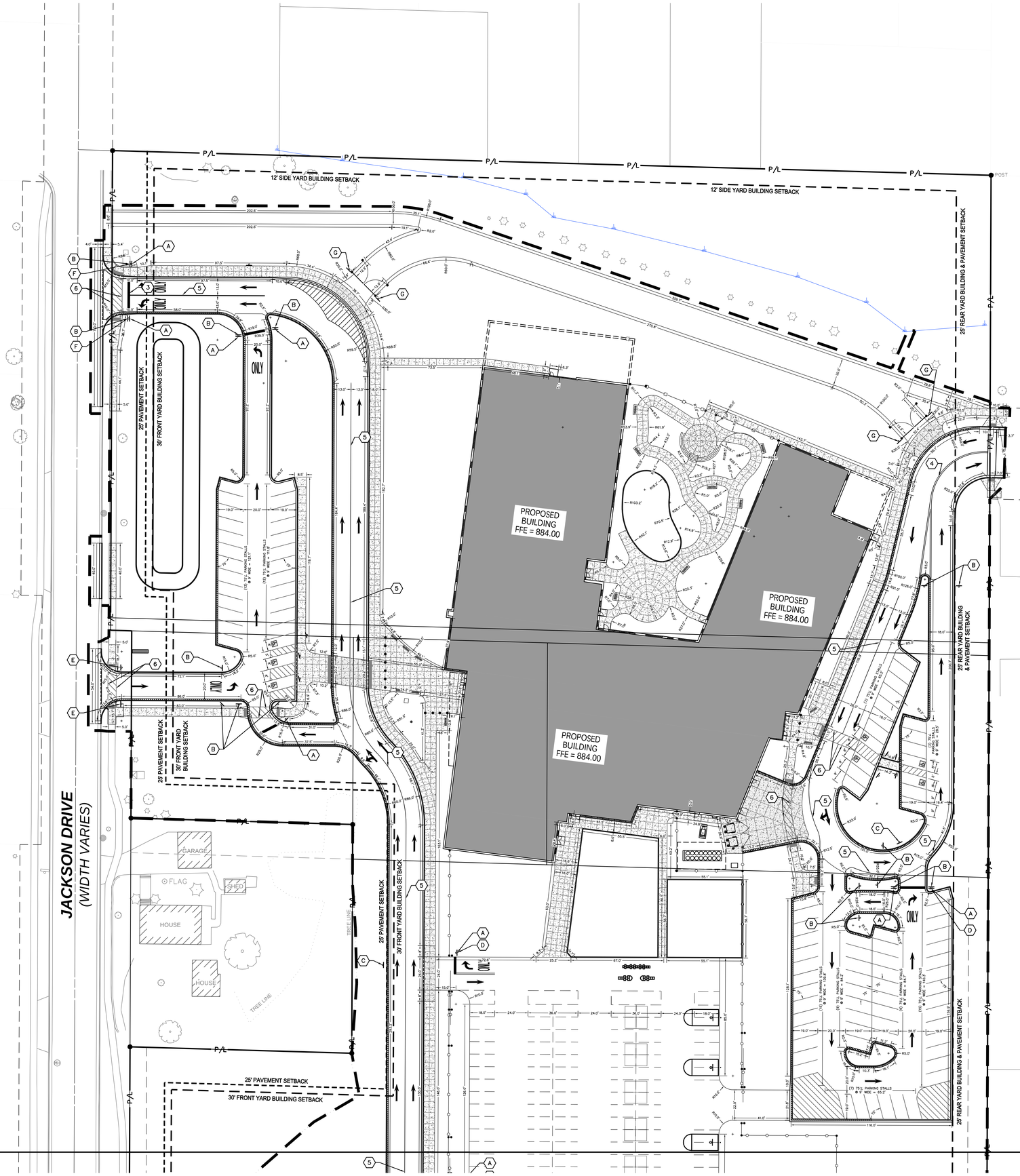
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

OVERALL SITE SIGNAGE & TRAFFIC CONTROL PLAN

C103

© 2023 Eppstein Uhen Architects, Inc.



N

Scale: 0 15 30 60

Scale: 1" = 30'

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

KEY INDEX

	PROJECT LIMITS	
P/L	PROPERTY LINE	
EASE	EASEMENT LINE	
1	PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
2	PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
3	PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
4	PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, 4" YELLOW (DOUBLE) (SEE WDOT PAVEMENT MARKING S.D.D.)	
5	PAVEMENT MARKING INTERSECTION, LATEX PAVEMENT MARKING PAINT, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
6	PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4—INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING	
7	NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS	6 C2.11
8	NEW ACCESSIBLE PARKING SYMBOL	6 C2.11
9	NEW ACCESSIBLE SIGNS	6 C2.11

SIGN INDEX

A	STOP R1–1 30" X 30"			
B	DO NOT ENTER R5–1 30" X 30"			4 C2.12
C	ONE WAY R6–2 24" X 30"			
D	R3–2 24" X 24"			4 C2.12
E	ENTRANCE ONLY 18" X 24"	SIGN SHALL HAVE BLACK LETTERING, WITH WHITE BACKGROUND AND BLACK BORDER		4 C2.12
F	EXIT ONLY 12" X 18"	SIGN SHALL HAVE BLACK LETTERING, WITH WHITE BACKGROUND AND BLACK BORDER		4 C2.12
G	AUTHORIZED VEHICLES ONLY BEYOND THIS POINT 12" X 18"	SIGN SHALL HAVE GREEN LETTERING, WITH WHITE BACKGROUND AND GREEN BORDER		4 C2.12

eua

milwaukee | madison | green bay | denver | atlanta

333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

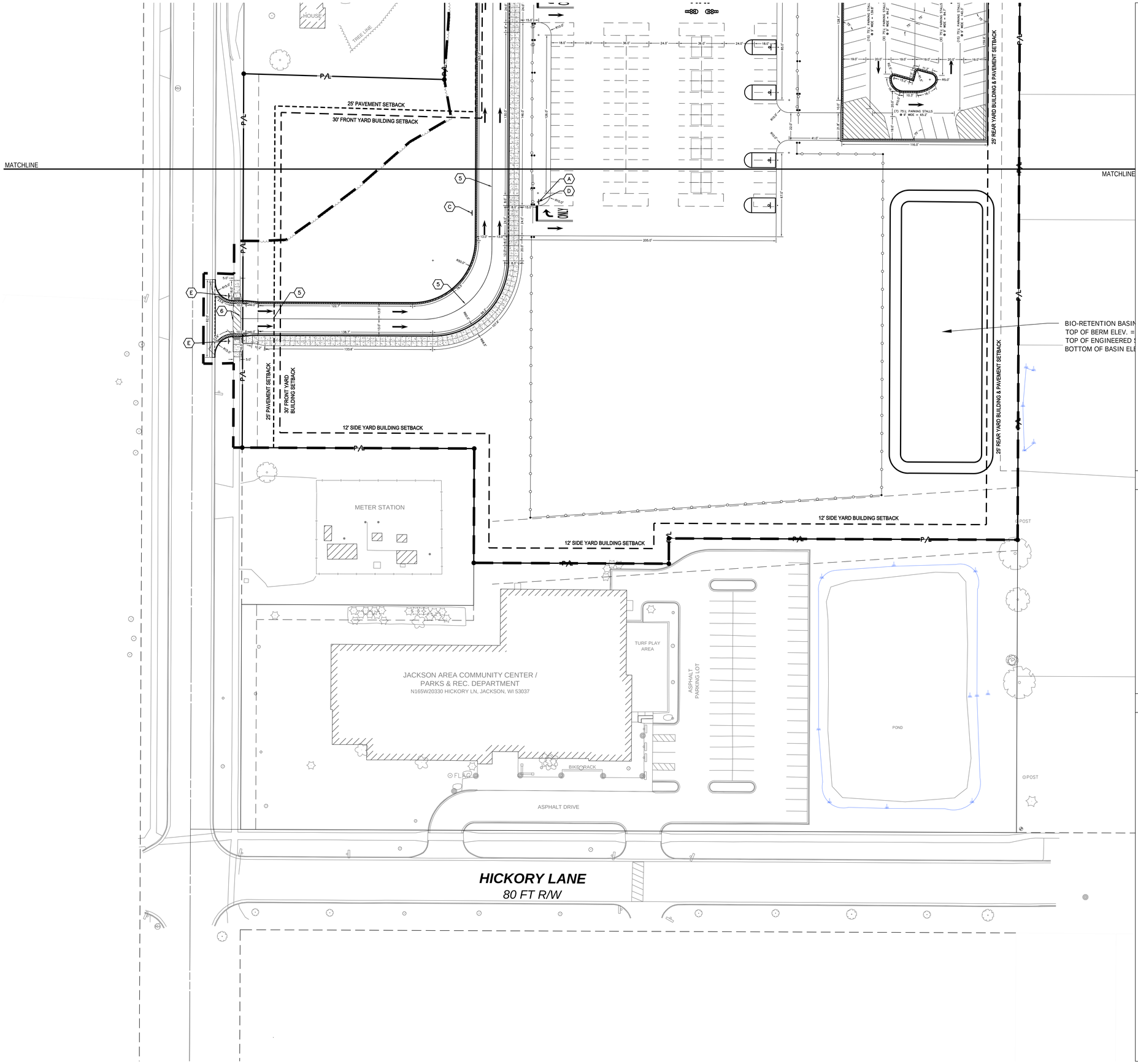
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA A

C103A

© 2023 Eppstein Uhen Architects, Inc.



KEY INDEX

	PROJECT LIMITS	
P/L	PROPERTY LINE	
EASE	EASEMENT LINE	
1	PAVEMENT MARKING ARROWS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
2	PAVEMENT MARKING WORDS, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
3	PAVEMENT MARKING STOP LINE, LATEX PAVEMENT MARKING PAINT, WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
4	PAVEMENT MARKING MAINLINE, LATEX PAVEMENT MARKING PAINT, 4" YELLOW (DOUBLE) (SEE WDOT PAVEMENT MARKING S.D.D.)	
5	PAVEMENT MARKING INTERSECTION, LATEX PAVEMENT MARKING PAINT, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)	
6	PAVEMENT MARKING CROSSWALK, LATEX PAVEMENT MARKING PAINT, WHITE, 4-INCH WIDE DIAGONAL STRIPING, 3' O.C. SPACING	
7	NEW 4" WHITE PAINT 36" O.C. FOR DIAGONALS	6 C2.11
8	NEW ACCESSIBLE PARKING SYMBOL	6 C2.11
9	NEW ACCESSIBLE SIGNS	6 C2.11

SIGN INDEX

A	STOP R1-1 30" X 30"		
B	DO NOT ENTER R5-1 30" X 30"		4 C2.12
C	ONE WAY R6-2 24" X 30"		
D	R3-2 24" X 24"		4 C2.12
E	ENTRANCE ONLY 18" X 24"	SIGN SHALL HAVE BLACK LETTERING, WITH WHITE BACKGROUND AND BLACK BORDER	4 C2.12
F	EXIT ONLY 12" X 18"	SIGN SHALL HAVE BLACK LETTERING, WITH WHITE BACKGROUND AND BLACK BORDER	4 C2.12
G	AUTHORIZED VEHICLES ONLY BEYOND THIS POINT 12" X 18"	SIGN SHALL HAVE GREEN LETTERING, WITH WHITE BACKGROUND AND GREEN BORDER	4 C2.12

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

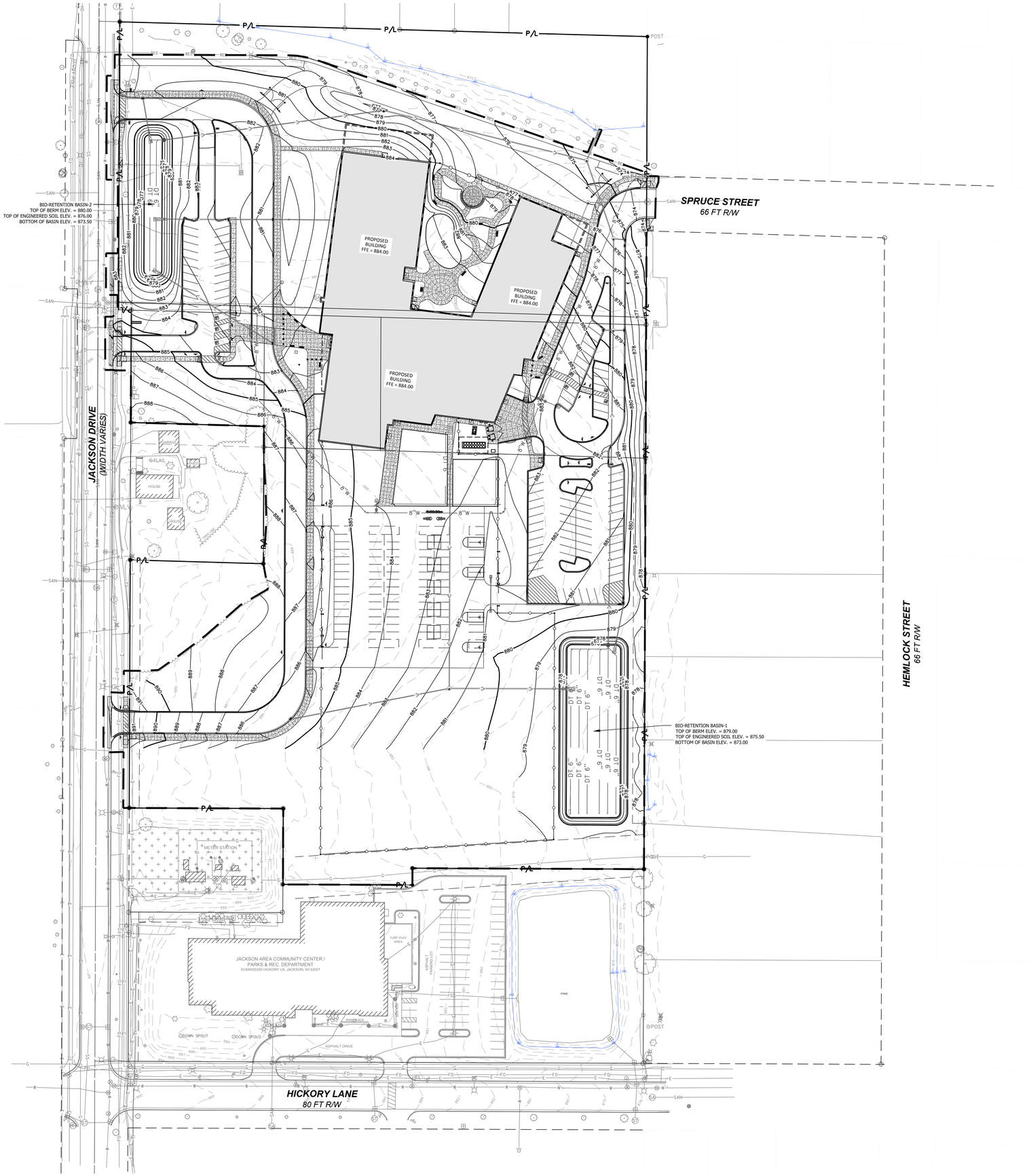
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER JM
PROJECT NUMBER 323178-01

SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA B

C103B

© 2023 Eppstein Uhen Architects, Inc.



GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- 999 — EXISTING CONTOUR MINOR
- 999 — EXISTING CONTOUR MAJOR
- 999 — PROPOSED CONTOUR MINOR
- 999 — PROPOSED CONTOUR MAJOR

Scale: 0 25 50 100
Scale: 1" = 50'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

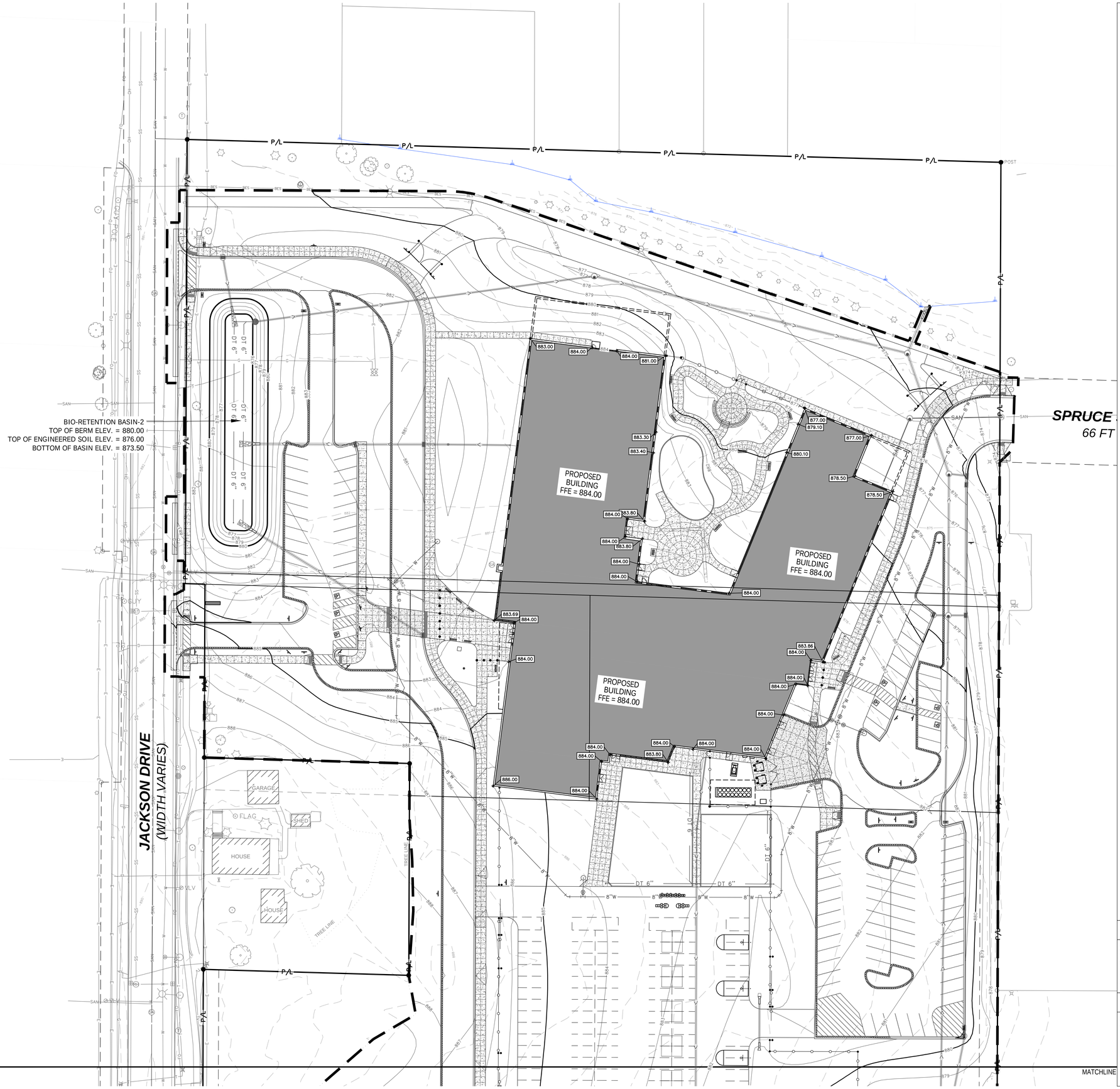
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

OVERALL SITE GRADING PLAN

C104

© 2023 Eppstein Uhen Architects, Inc.



GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- 999 — EXISTING CONTOUR MINOR
- 999 — EXISTING CONTOUR MAJOR
- 999 — PROPOSED CONTOUR MINOR
- 999 — PROPOSED CONTOUR MAJOR

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

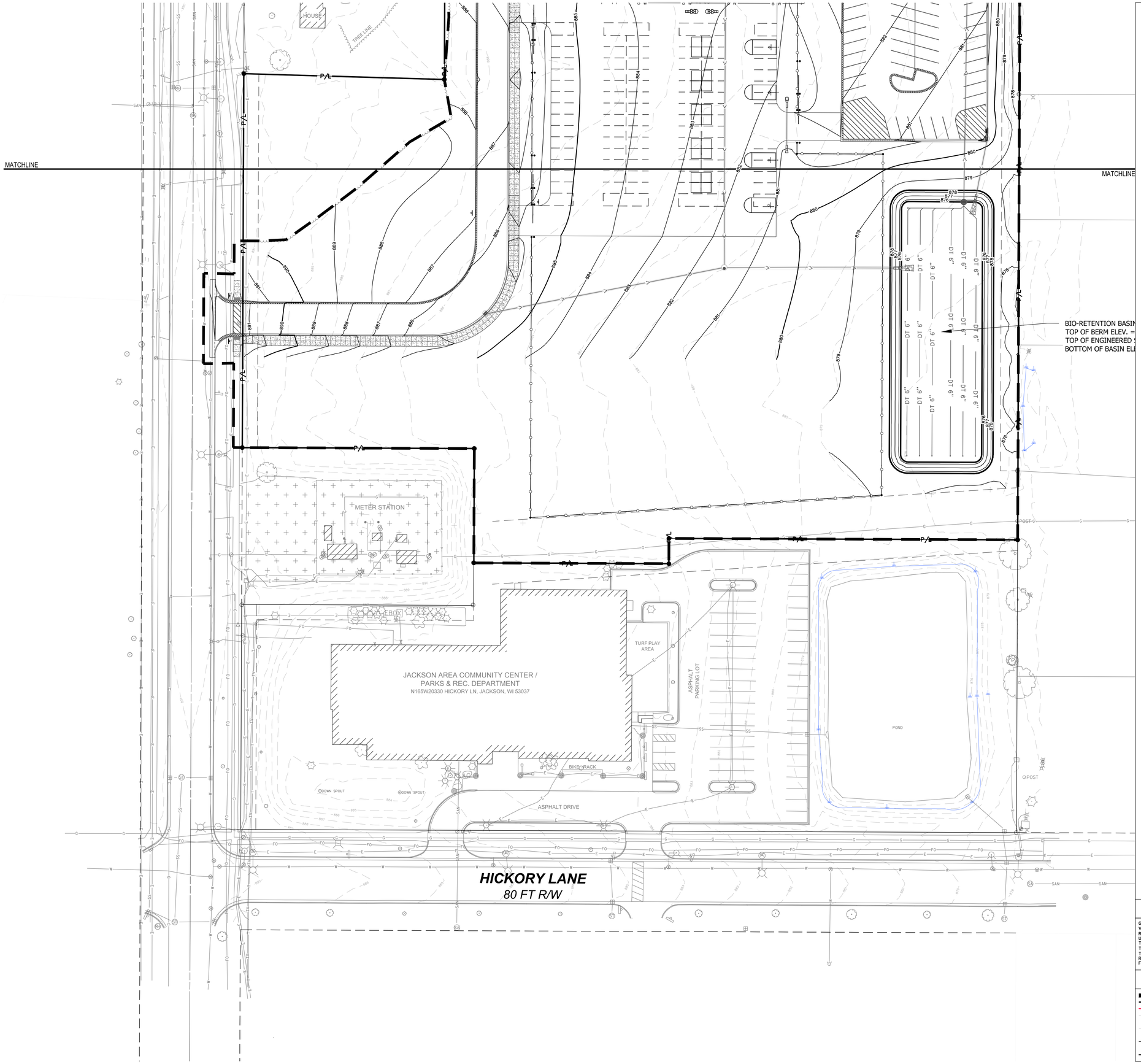
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE GRADING PLAN - AREA A

C104A

© 2023 Eppstein Uhen Architects, Inc.



GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- 999 — EXISTING CONTOUR MINOR
- 999 — EXISTING CONTOUR MAJOR
- 999 — PROPOSED CONTOUR MINOR
- 999 — PROPOSED CONTOUR MAJOR

Scale: 0 15 30 60

Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

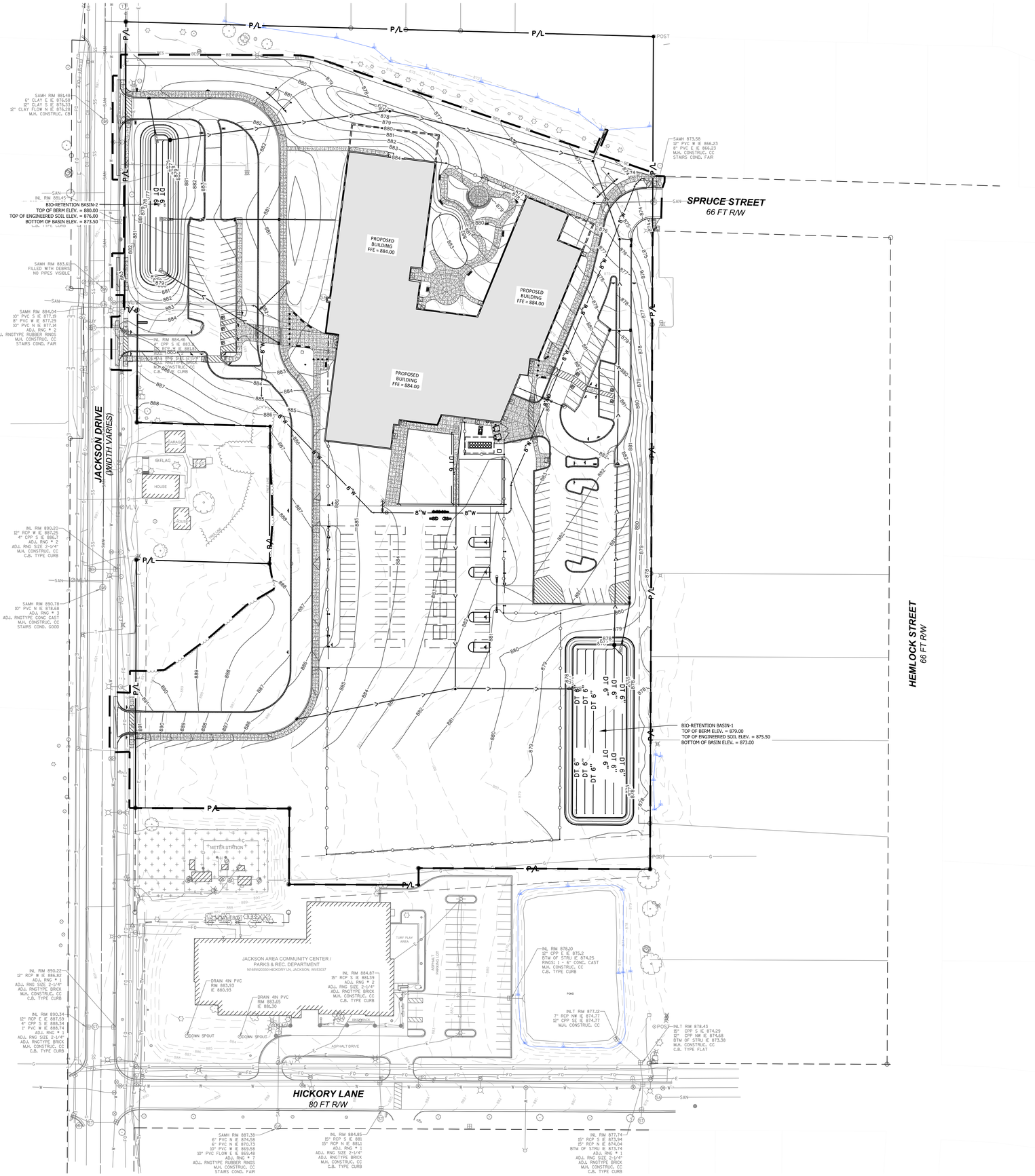
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

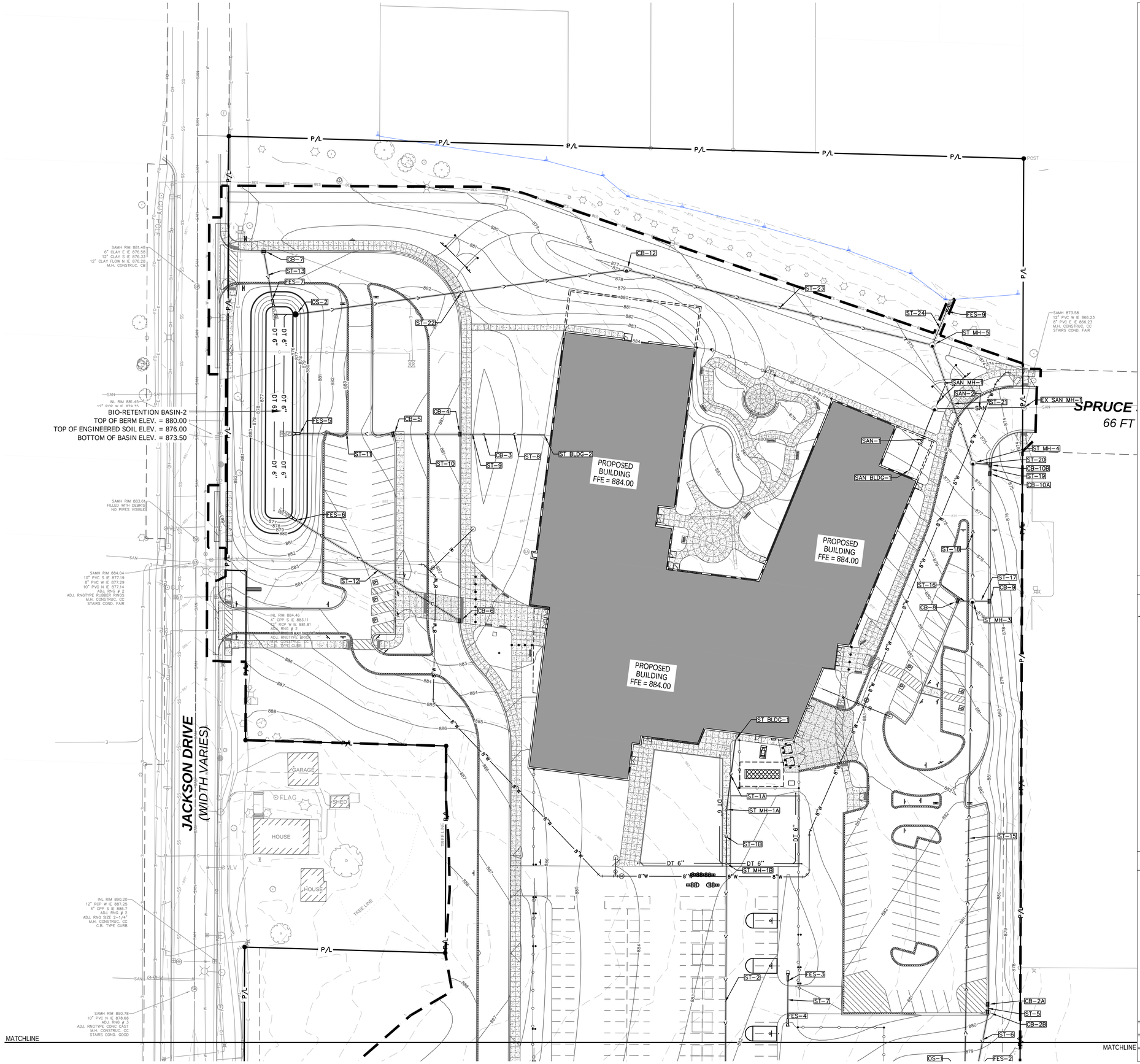
PROJECT MANAGER	JM
PROJECT NUMBER	323178-01

SITE GRADING PLAN - AREA B

C104B

© 2023 Eppstein Uhen Architects, Inc.


SPRUCE STREET
66 FT R/W
JACKSON DRIVE
(WIDTH VARIES)
HEMLOCK STREET
66 FT R/W
HICKORY LANE
80 FT R/W
PROPOSED BUILDING FFE = 884.00
PROPOSED BUILDING FFE = 884.00
PROPOSED BUILDING FFE = 884.00
BIO-RETENTION BASIN-2
TOP OF BERM ELEV. = 880.00
TOP OF ENGINEERED SOIL ELEV. = 876.00
BOTTOM OF BASIN ELEV. = 873.50
BIO-RETENTION BASIN-1
TOP OF BERM ELEV. = 879.00
TOP OF ENGINEERED SOIL ELEV. = 875.50
BOTTOM OF BASIN ELEV. = 873.00
JACKSON AREA COMMUNITY CENTER / PARKS & REC. DEPARTMENT
N165W20330 HICKORY LN, JACKSON, WI 53037
SAMH RIM 881.48
6" CLAY E IE 876.58
12" CLAY S IE 876.33
12" CLAY FLOW N IE 876.28
MJA, CONSTRUC, CB1
INL RIM 881.45
SAMH RIM 883.61
FILLED WITH DEBRIS
NO PIPES VISIBLE
SAMH RIM 884.04
10" PVC S IE 877.19
8" PVC W IE 877.25
10" PVC N IE 877.14
ADJ. RNGTYPE RUBBER RINGS
MJA, CONSTRUC, CC
STAIRS COND, FAIR
INL RIM 884.46
6" CPP S IE 881.96
12" CPP E IE 881.71
MJA, CONSTRUC, CC
C.B. TYPE CURB
INL RIM 890.20
12" RCP W IE 887.25
4" CPP S IE 886.7
ADJ. RNG * 2
ADJ. RNG SIZE 2-1/4"
MJA, CONSTRUC, CC
C.B. TYPE CURB
SAMH RIM 890.78
10" PVC N IE 878.68
ADJ. RNG * 3
ADJ. RNGTYPE CONC CAST
MJA, CONSTRUC, CC
STAIRS COND, GOOD
INL RIM 890.22
12" RCP W IE 886.82
ADJ. RNG * 1
ADJ. RNG SIZE 2-1/4"
ADJ. RNGTYPE BRICK
MJA, CONSTRUC, CC
C.B. TYPE CURB
INL RIM 890.34
12" RCP E IE 887.59
4" CPP S IE 888.34
1" PVC W IE 888.74
ADJ. RNG * 1
ADJ. RNG SIZE 2-1/4"
ADJ. RNGTYPE BRICK
MJA, CONSTRUC, CC
C.B. TYPE CURB
SAMH RIM 873.58
10" PVC W IE 866.23
8" PVC E IE 866.23
MJA, CONSTRUC, CC
STAIRS COND, FAIR
INL RIM 884.87
15" RCP S IE 881.39
ADJ. RNG * 2
ADJ. RNG SIZE 2-1/4"
ADJ. RNGTYPE BRICK
MJA, CONSTRUC, CC
C.B. TYPE CURB
INL RIM 878.30
12" CPP E IE 875.2
BTM OF STRU IE 874.25
RINGS: 1 - 6" CONC. CAST
MJA, CONSTRUC, CC
C.B. TYPE CURB
INLT RIM 877.12
7" RCP NW IE 874.77
12" CPP SE IE 874.77
MJA, CONSTRUC, CC
INLT RIM 878.43
15" CPP S IE 874.29
12" CPP NW IE 874.68
BTM OF STRU IE 873.38
MJA, CONSTRUC, CC
C.B. TYPE FLAT
SAMH RIM 887.38
6" PVC N IE 874.58
6" PVC N IE 870.73
10" PVC W IE 869.58
10" PVC FLOW E IE 869.48
ADJ. RNG * 7
ADJ. RNGTYPE RUBBER RINGS
MJA, CONSTRUC, CC
STAIRS COND, FAIR
INL RIM 884.85
15" RCP S IE 881
15" RCP N IE 881
ADJ. RNG * 1
ADJ. RNG SIZE 2-1/4"
ADJ. RNGTYPE BRICK
MJA, CONSTRUC, CC
C.B. TYPE CURB
INL RIM 877.74
15" RCP S IE 873.94
15" RCP N IE 874.04
BTM OF STRU IE 873.74
ADJ. RNG * 1
ADJ. RNG SIZE 2-1/4"
ADJ. RNGTYPE BRICK
MJA, CONSTRUC, CC
C.B. TYPE CURB
DRAIN 4IN PVC
RIM 883.93
IE 880.93
DRAIN 4IN PVC
RIM 883.65
IE 881.30
GOOSENECK
GOOSENECK
GOOSENECK



N

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- STORM MANHOLE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- RCP APRON ENDWALL
- RIP RAP
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

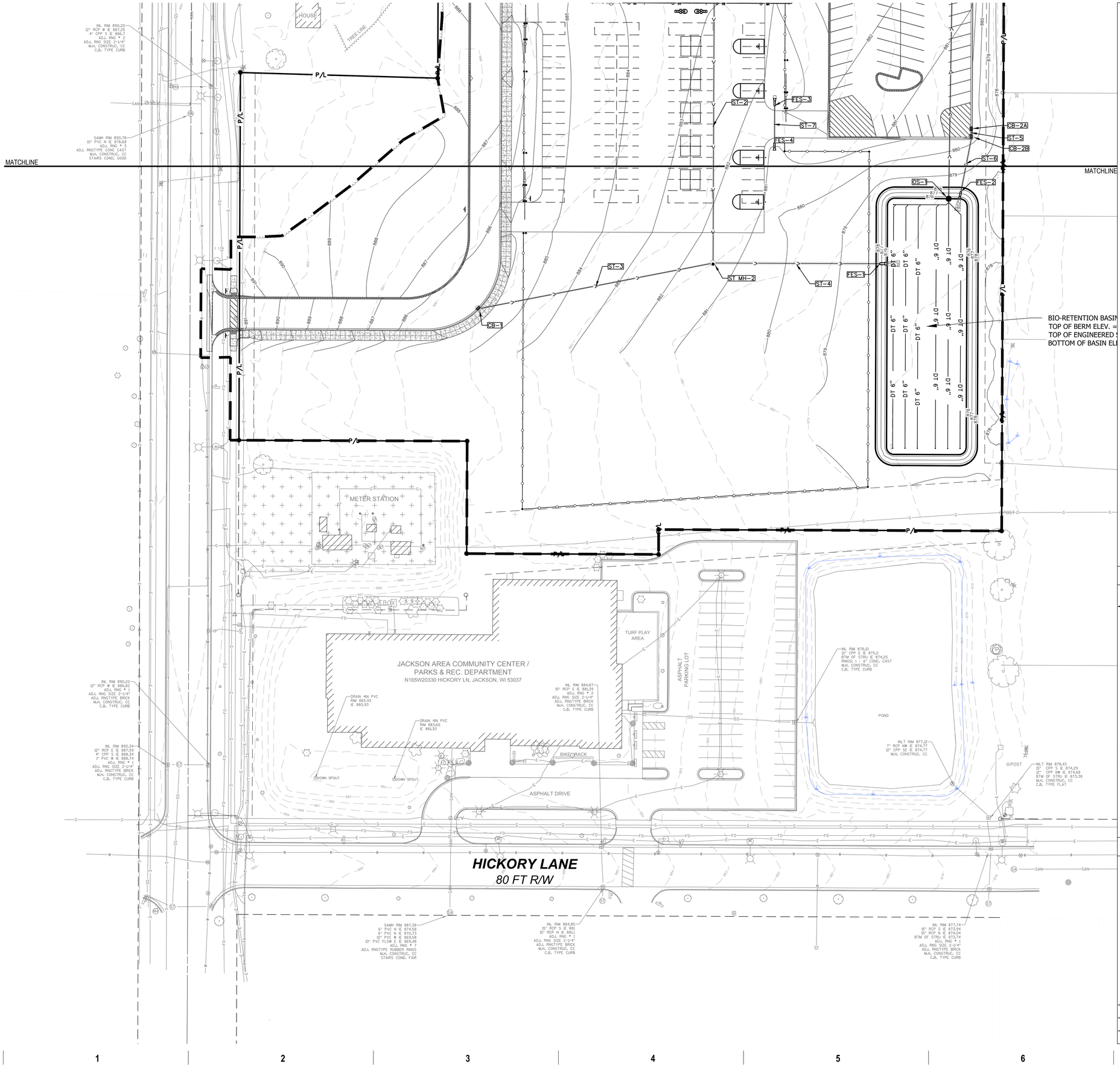
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE UTILITY PLAN - AREA A

C105A

© 2023 Eppstein Uhen Architects, Inc.



Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

- PROJECT LIMITS
- PROPERTY LINE
- EASEMENT LINE
- STORM MANHOLE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- RCP APRON ENDWALL
- RIP RAP
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE UTILITY PLAN - AREA B

C105B

© 2023 Eppstein Uhen Architects, Inc.

STORM SEWER STRUCTURE TABLE

STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:
CB-1	48" DIAMETER (R-3067-R)	885.09		ST-3, 12" E INV = 881.09	881.09
CB-2A	2' X 3' RECTANGULAR (R-3067-R)	879.98		ST-5, 12" S INV = 876.64	875.14
CB-2B	48" DIAMETER (R-3067-R)	879.91	ST-5, 12" N INV = 876.58	ST-6, 12" S INV = 876.45	874.95
CB-3	18" NYLOPLAST DRAIN (1899CGS)	880.16	ST-8, 12" E INV = 877.52	ST-9, 15" W INV = 877.52	876.02
CB-4	2' X 3' RECTANGULAR (R-3067-R)	880.54	ST-9, 15" E INV = 877.34	ST-10, 15" W INV = 877.09	875.59
CB-5	48" DIAMETER (R-3067-R)	881.69	ST-10, 15" E INV = 876.69	ST-11, 18" W INV = 876.44	874.94
CB-6	48" DIAMETER (R-3067-R)	882.09		ST-12, 15" NW INV = 877.08	875.58
CB-7	48" DIAMETER (R-3067-R)	880.24		ST-13, 12" S INV = 876.35	874.85
CB-8	48" DIAMETER (R-3067-R)	878.96		ST-16, 12" E INV = 874.89	873.39
CB-9	2' X 3' RECTANGULAR (R-3067-R)	878.58		ST-17, 12" W INV = 874.58	873.08
CB-10A	2' X 3' RECTANGULAR (R-3067-R)	875.22		ST-19, 12" N INV = 871.86	870.36
CB-10B	2' X 3' RECTANGULAR (R-3067-R)	874.87	ST-19, 12" S INV = 871.79	ST-20, 12" W INV = 871.79	870.29
CB-12	48" DIAMETER (R-2052-D)	876.63	ST-22, 12" W INV = 872.14	ST-23, 15" E INV = 872.14	870.64
FES-1	18" RCP APRON ENDWALL		ST-4, 18" W INV = 875.50		
FES-2	12" RCP APRON ENDWALL		ST-6, 12" N INV = 876.00		
FES-3	12" RCP APRON ENDWALL			ST-7, 12" S INV = 880.97	
FES-4	12" RCP APRON ENDWALL		ST-7, 12" N INV = 880.67		
FES-5	18" RCP APRON ENDWALL		ST-11, 18" E INV = 876.00		
FES-6	15" RCP APRON ENDWALL		ST-12, 15" SE INV = 876.00		
FES-7	12" RCP APRON ENDWALL		ST-13, 12" N INV = 876.00		
FES-9	12" RCP APRON ENDWALL		ST-24, 18" SW INV = 871.00		
OS-1	48" OUTLET STRUCTURE	877.50	DT, 6" N INV = 873.00	ST-15, 12" N INV = 873.00	
OS-2	48" OUTLET STRUCTURE	878.00	DT, 6" W INV = 873.50	ST-22, 12" E INV = 873.50	
ST BLDG-1	N/A			ST-1A, 10" S INV = 878.00	
ST BLDG-2	N/A			ST-8, 12" W INV = 878.00	
ST MH-1A	18" NYLOPLAST DRAIN (1899CGS)	883.34	ST-1A, 10" N INV = 877.44	ST-1B, 10" S INV = 877.34	875.84
ST MH-1B	18" NYLOPLAST DRAIN (1899CGS)	883.13	ST-1B, 10" N INV = 876.91	ST-2, 15" S INV = 876.49	876.49
ST MH-2	48" DIAMETER (R-1661)	881.44	ST-2, 15" N INV = 875.83 ST-3, 12" W INV = 878.20	ST-4, 18" E INV = 875.83	875.83
ST MH-3	48" DIAMETER (R-1661)	878.90	ST-17, 12" E INV = 874.44 ST-16, 12" W INV = 874.78 ST-15, 12" S INV = 872.05	ST-18, 15" N INV = 872.00	872.00
ST MH-4	48" DIAMETER (R-1661)	875.83	ST-20, 12" E INV = 871.72 ST-18, 15" S INV = 871.70	ST-21, 15" N INV = 871.65	871.39
ST MH-5	48" DIAMETER (R-1661)	874.60	ST-23, 15" W INV = 871.20 ST-21, 15" S INV = 871.20	ST-24, 18" NE INV = 871.15	871.15

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:
EX SAN MH-1	N/A	873.58±	SAN-2, 6" W INV = 868.23	EX SAN, 8" E INV = 866.23	
SAN BLDG-1	N/A			SAN-1, 6" N INV = 870.00	
SAN MH-1	48" DIAMETER (R-1661)	875.96	SAN-1, 6" S INV = 869.47	SAN-2, 6" E INV = 868.94	868.94

STORM SEWER PIPE TABLE

PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	GPM:
ST-1A	ST BLDG-1	ST MH-1A	878.00	877.44	55.94'	1.00%	10" SDR 35 PVC	
ST-1B	ST MH-1A	ST MH-1B	877.34	876.91	43.02'	1.00%	10" SDR 35 PVC	
ST-2	ST MH-1B	ST MH-2	876.49	875.83	221.13'	0.30%	15" DUAL WALL HDPE	
ST-3	CB-1	ST MH-2	881.09	878.20	193.61'	1.49%	12" DUAL WALL HDPE	
ST-4	ST MH-2	FES-1	875.83	875.50	135.25'	0.24%	18" CLASS IV RCP	
ST-5	CB-2A	CB-2B	876.64	876.58	6.33'	1.00%	12" DUAL WALL HDPE	
ST-6	CB-2B	FES-2	876.45	876.00	45.55'	0.99%	12" CLASS IV RCP	
ST-7	FES-3	FES-4	880.97	880.67	30.18'	1.00%	12" CLASS IV RCP	
ST-8	ST BLDG-2	CB-3	878.00	877.52	48.26'	1.00%	12" DUAL WALL HDPE	
ST-9	CB-3	CB-4	877.52	877.34	18.50'	1.00%	15" DUAL WALL HDPE	
ST-10	CB-4	CB-5	877.09	876.69	53.43'	0.75%	15" DUAL WALL HDPE	
ST-11	CB-5	FES-5	876.44	876.00	74.70'	0.59%	18" CLASS IV RCP	
ST-12	CB-6	FES-6	877.08	876.00	153.04'	0.71%	15" CLASS IV RCP	
ST-13	CB-7	FES-7	876.35	876.00	39.31'	0.89%	12" CLASS IV RCP	
ST-15	OS-1	ST MH-3	873.00	872.05	378.15'	0.25%	12" DUAL WALL HDPE	
ST-16	CB-8	ST MH-3	874.89	874.78	11.15'	1.00%	12" DUAL WALL HDPE	
ST-17	CB-9	ST MH-3	874.58	874.44	14.00'	1.00%	12" DUAL WALL HDPE	
ST-18	ST MH-3	ST MH-4	872.00	871.70	110.13'	0.27%	15" DUAL WALL HDPE	
ST-19	CB-10A	CB-10B	871.86	871.79	6.95'	1.00%	12" DUAL WALL HDPE	
ST-20	CB-10B	ST MH-4	871.79	871.72	14.50'	0.50%	12" DUAL WALL HDPE	
ST-21	ST MH-4	ST MH-5	871.65	871.20	99.36'	0.45%	15" CLASS IV RCP	
ST-22	OS-2	CB-12	873.50	872.14	266.30'	0.51%	12" DUAL WALL HDPE	
ST-23	CB-12	ST MH-5	872.14	871.20	251.06'	0.37%	15" DUAL WALL HDPE	
ST-24	ST MH-5	FES-9	871.15	871.00	29.31'	0.50%	18" CLASS IV RCP	

SANITARY SEWER PIPE TABLE

PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	DFU:
SAN-1	SAN BLDG-1	SAN MH-1	870.00	869.47	52.80'	1.00%	6" SCH 40 PVC	
SAN-2	SAN MH-1	EX SAN MH-1	868.94	868.23	71.35'	1.00%	6" SDR 35 PVC	

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

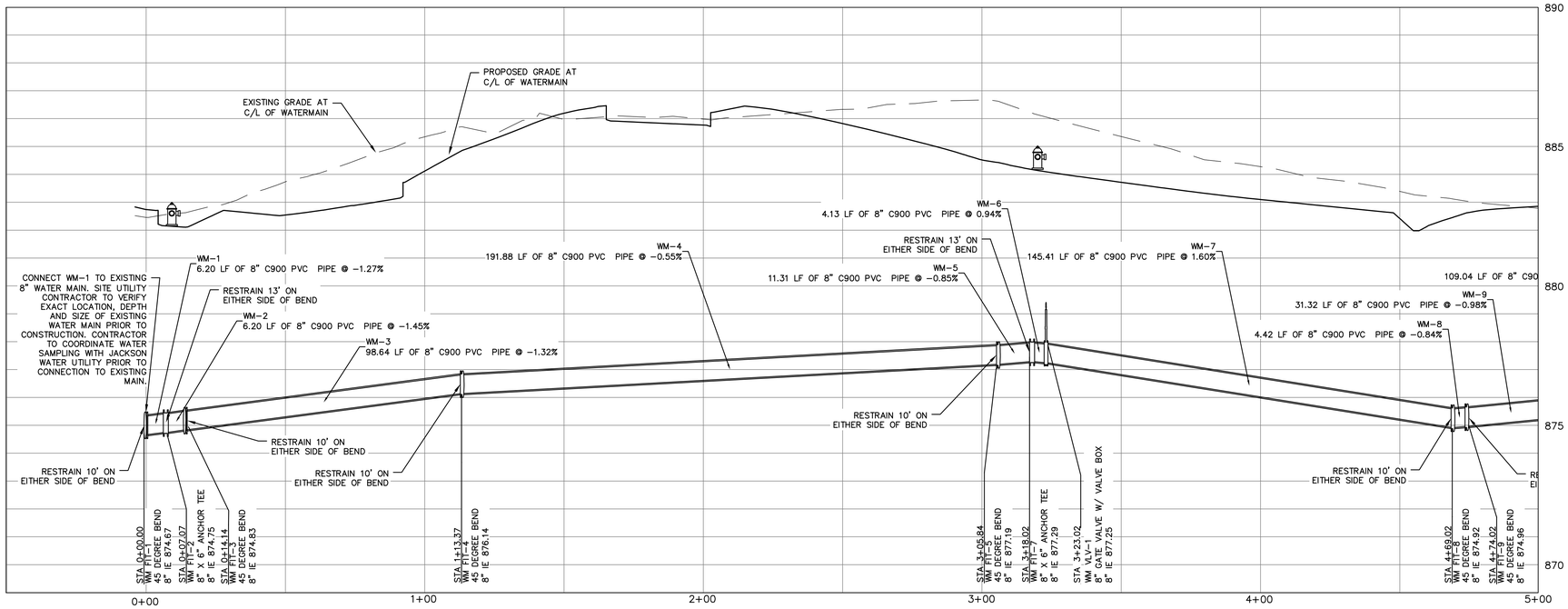
PROJECT MANAGER JM

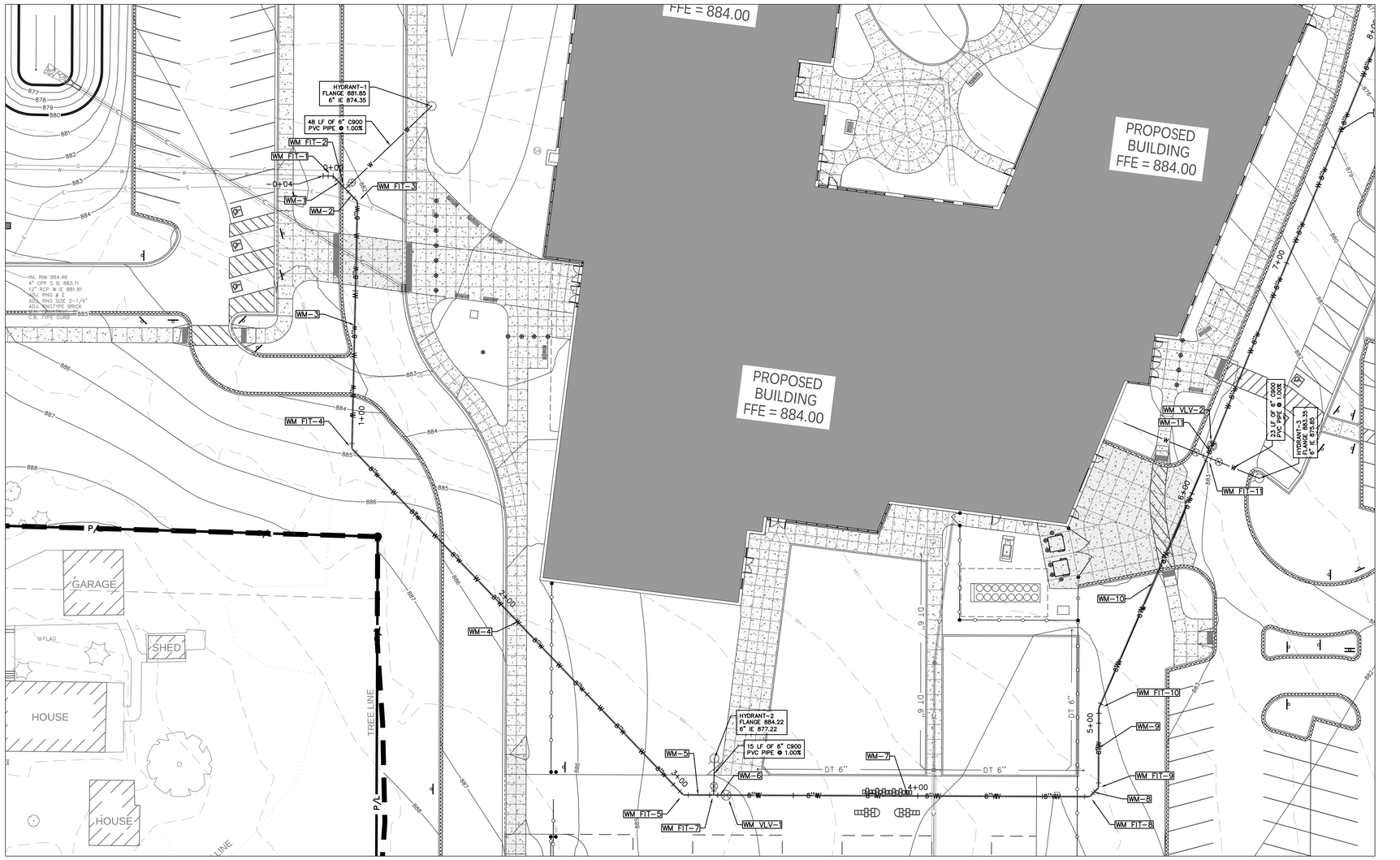
PROJECT NUMBER 323178-01

SITE UTILITY TABLES

C105C

© 2023 Eppstein Uhen Architects, Inc.





1 2 3 4 5 6 7

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

N

Scale:
0 10 20 40
Scale: 1" = 20' HOR.
Scale: 1" = 2' VERT.

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO MDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- STORM MANHOLE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- RCP APRON ENDWALL
- RIP RAP
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

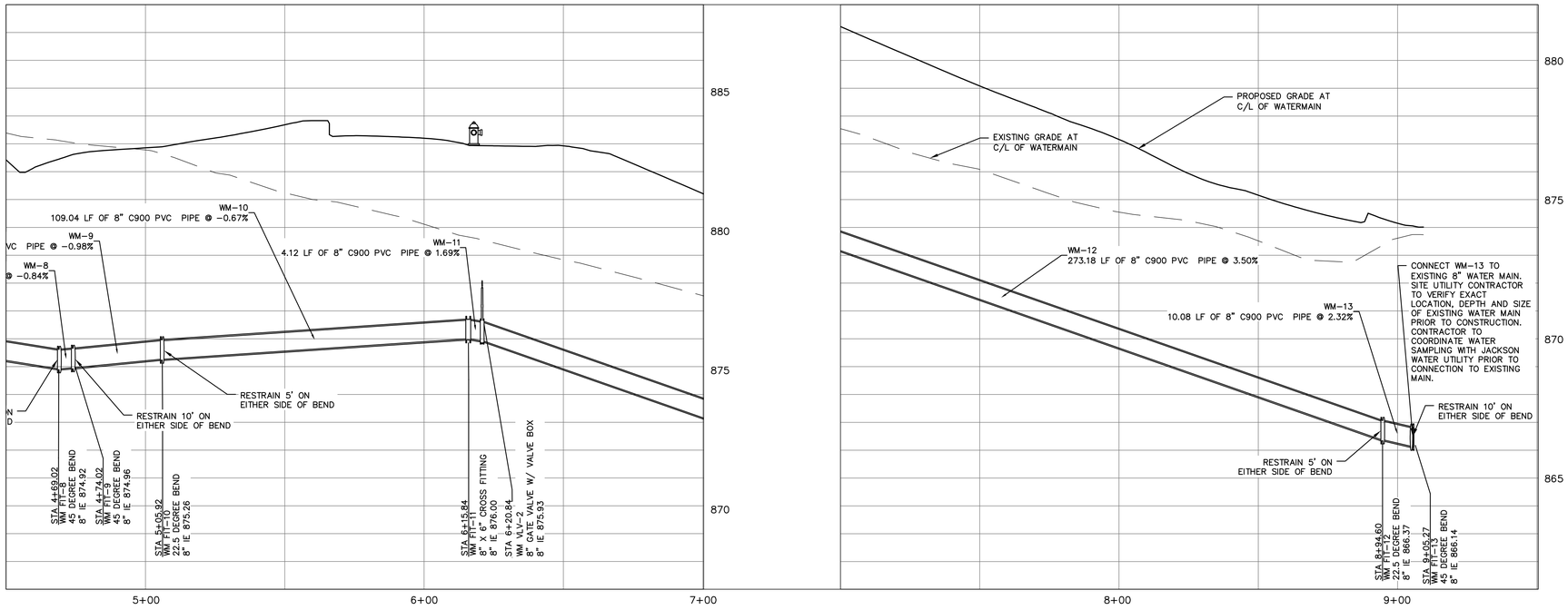
PROJECT MANAGER JM

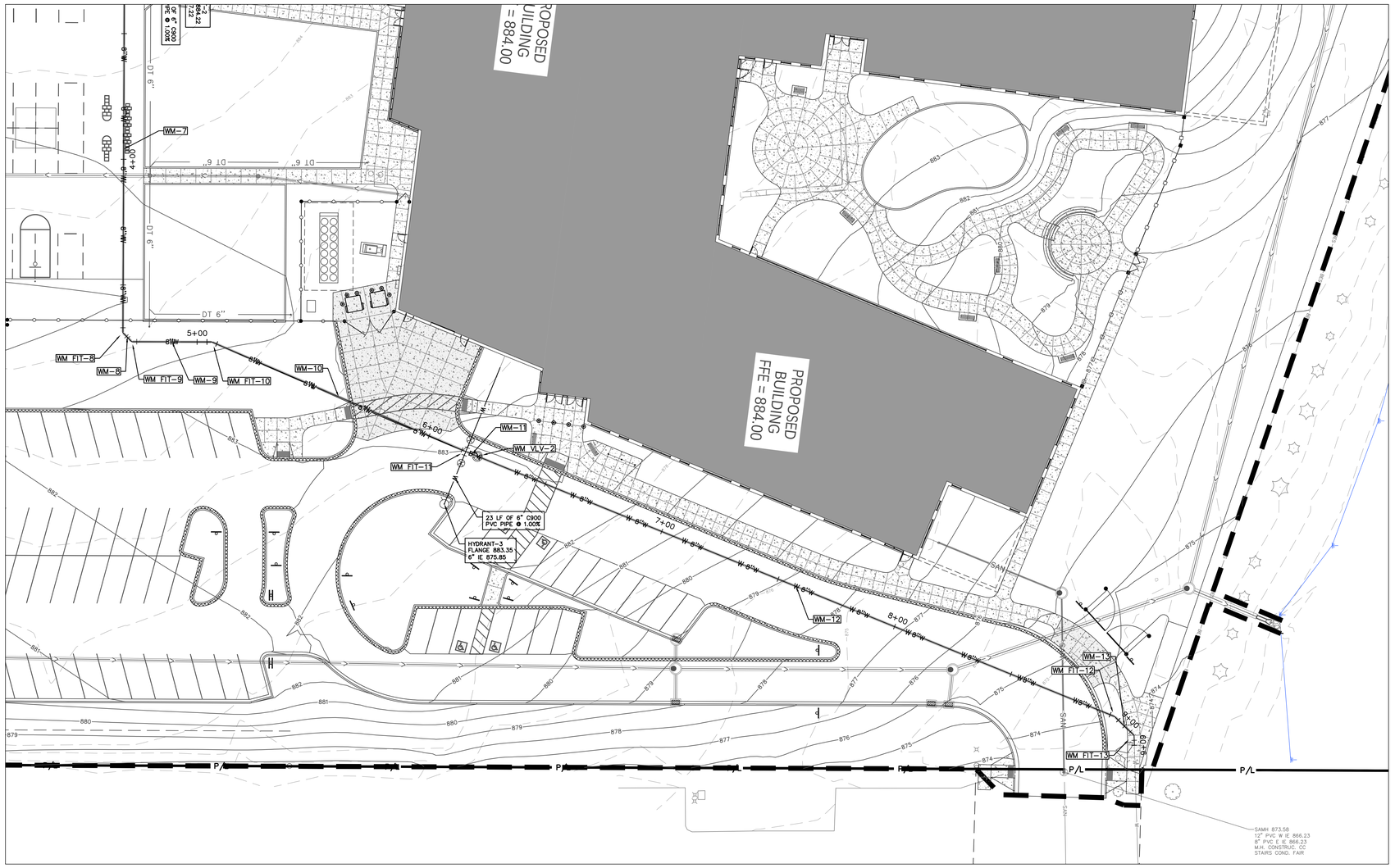
PROJECT NUMBER 323178-01

PUBLIC WATERMAIN PLAN & PROFILE STA. 0+00 TO 5+00

C105D

© 2023 Eppstein Uhen Architects, Inc.





UTILITY NOTES

CAUTION

KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY INSTALLATION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES..

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO MDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- STORM MANHOLE
- STORM CATCH BASIN WITH CURB BOX FRAME & GRATE
- RCP APRON ENDWALL
- RIP RAP
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SAN — SANITARY SEWER
- W — WATER MAIN

Scale: 0 10 20 40
Scale: 1" = 20' HOR.
Scale: 1" = 2' VERT.

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

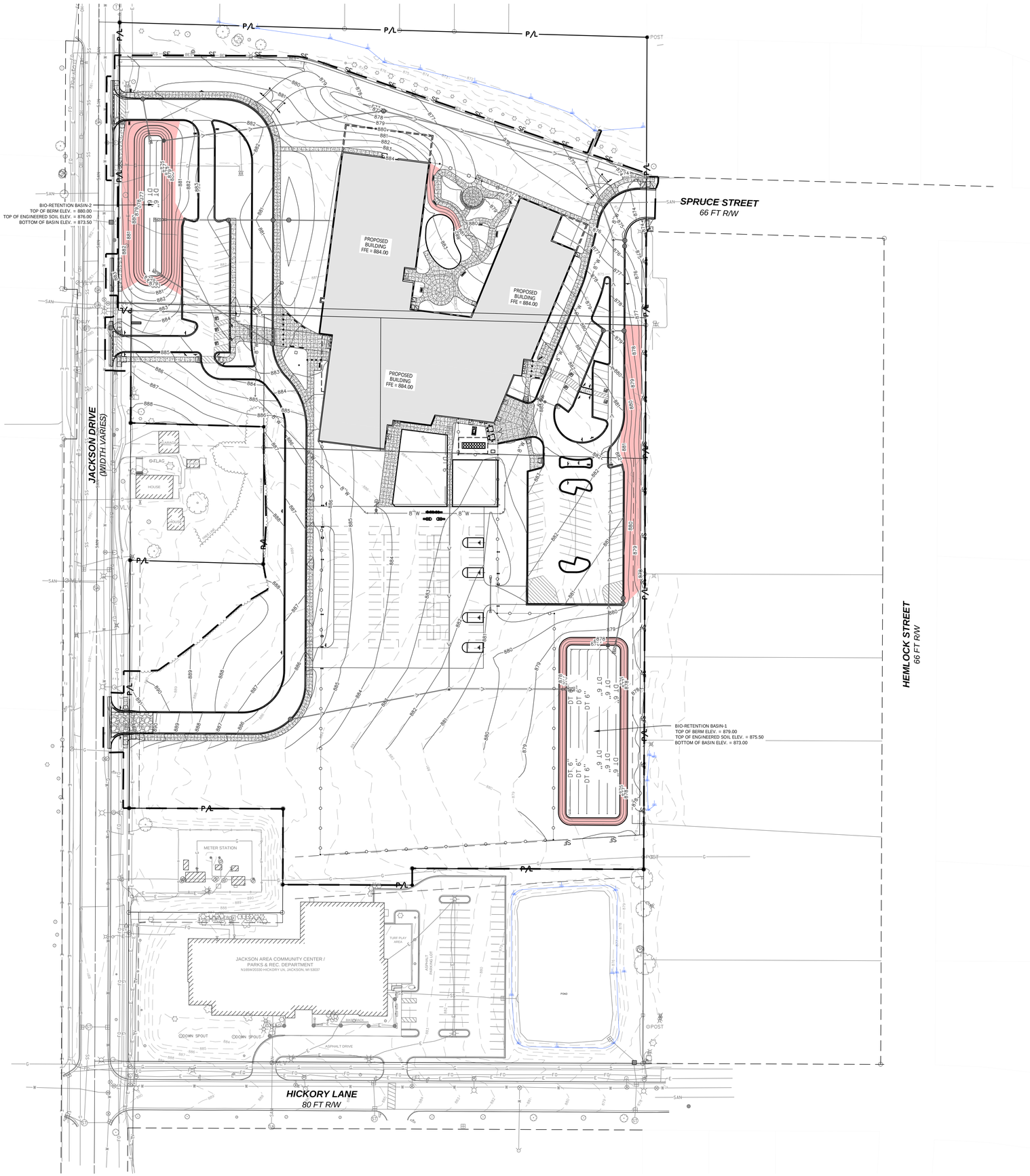
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

PUBLIC WATERMAIN PLAN & PROFILE STA. 5+00 TO 9+05.27

C105E

© 2023 Eppstein Uhen Architects, Inc.



Scale:
0 25 50 100
Scale: 1" = 50'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

----- – PRESIDENT

---- STREET
----, WI ----
PHONE: (----) ----------

PROJECT ENGINEER:

THOMAS PEREZ, P.E.
KAPUR & ASSOCIATES, INC.
7711 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE: (414) 351-8668

CONSTRUCTION MANAGER:

----- – PROJECT MANAGER
---- CONSTRUCTION
---- STREET
----, WI ----
PHONE: (----) ----------

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- INSTALL CLASS III TRM, TYPE B FROM WISDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDNR TECHNICAL BULLETIN 1053 — 1/C202
- SF — FILTER FABRIC FENCE — 1/C202
- SSCK — SILT SOCK — 1/C202
- TRIANGULAR SILT DIKES — 1/C202
- STONE TRACKING PAD REQUIRED, LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. — 1/C202
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. — 1/C202
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED — 1/C202

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

PROJECT MANAGER JM

PROJECT NUMBER 323178-01

OVERALL SITE EROSION CONTROL PLAN

C106

© 2023 Eppstein Uhen Architects, Inc.

BIO-RETENTION BASIN-2
TOP OF BERM ELEV. = 880.00
TOP OF ENGINEERED SOIL ELEV. = 876.00
BOTTOM OF BASIN ELEV. = 873.50

PROPOSED BUILDING FFE = 884.00

PROPOSED BUILDING FFE = 884.00

PROPOSED BUILDING FFE = 884.00

JACKSON DRIVE *(WIDTH VARIES)*

SPRUCE *66 FT*

MATCHLINE

MATCHLINE

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:
----- – PRESIDENT

----- STREET
-----, WI -----
PHONE: (----) ----------

PROJECT ENGINEER:

THOMAS PEREZ, P.E.
KAPUR & ASSOCIATES, INC
7711 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE: (414) 351-6668

CONSTRUCTION MANAGER:
----- – PROJECT MANAGER
----- CONSTRUCTION
----- STREET
-----, WI -----
PHONE: (----) ----------

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
- USE CLASS I, TYPE A FROM WSDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
- USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- INSTALL CLASS III TRM, TYPE B FROM WSDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDNR TECHNICAL BULLETIN 1053 — 1 C202
- SF — FILTER FABRIC FENCE — 1 C202
- SSCK — SILT SOCK — 1 C202
- TRIANGULAR SILT DIKES — 1 C202
- STONE TRACKING PAD REQUIRED, LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. — 1 C202
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. — 1 C202
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED — 1 C202

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

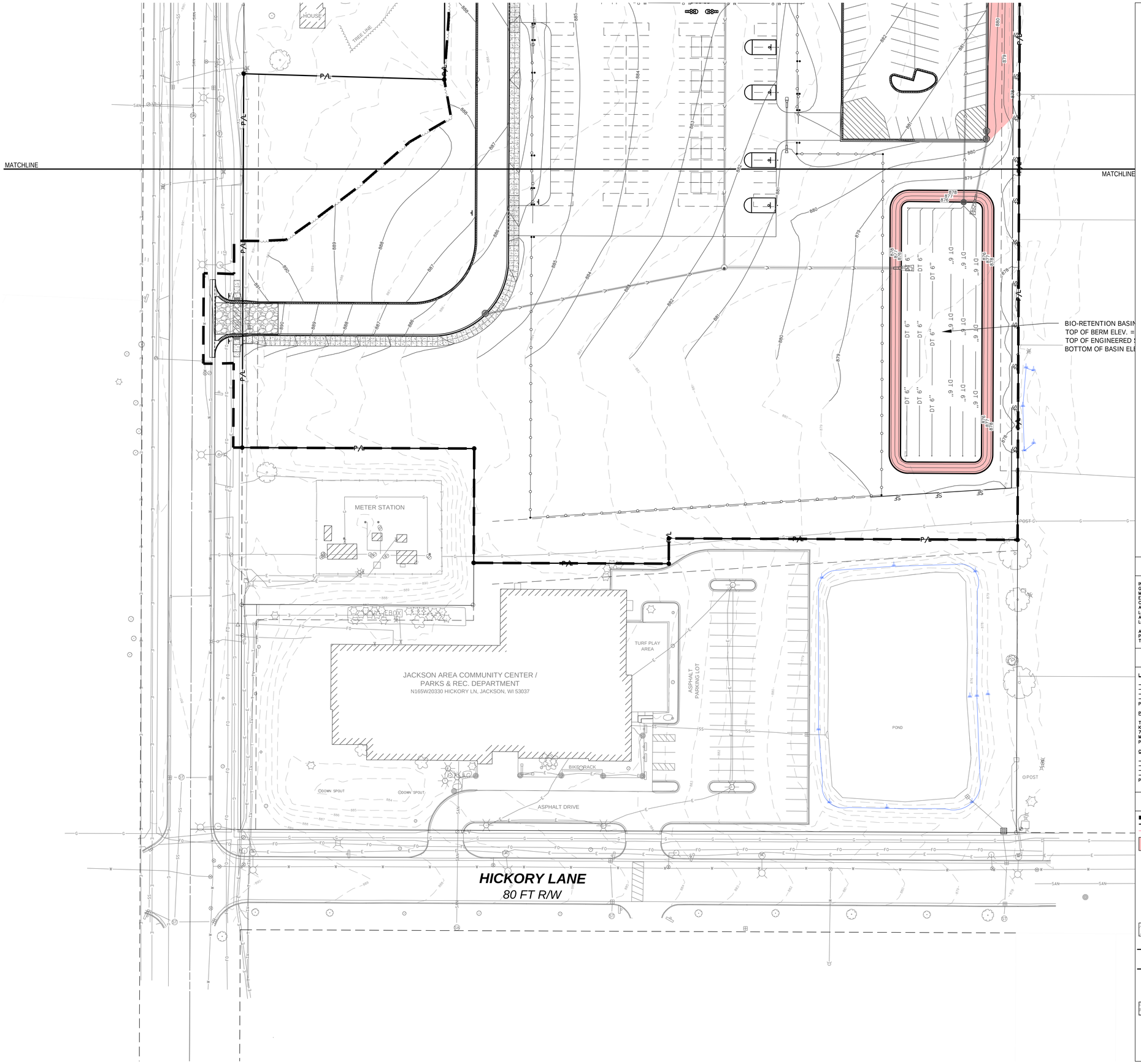
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER JM
PROJECT NUMBER 323178-01

SITE EROSION CONTROL PLAN - AREA A

C106A

© 2023 Eppstein Uhen Architects, Inc.



Scale:
0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS AND WPDES PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

POINTS OF CONTACT

LAND OWNER:

----- – PRESIDENT

----- STREET
-----, WI -----
PHONE: (----) ----------

PROJECT ENGINEER:

THOMAS PEREZ, P.E.
KAPUR & ASSOCIATES, INC
7711 NORTH PORT WASHINGTON ROAD
MILWAUKEE, WI 53217
PHONE: (414) 351-6668

CONSTRUCTION MANAGER:

----- – PROJECT MANAGER
----- CONSTRUCTION
----- STREET
-----, WI -----
PHONE: (----) ----------

KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- INSTALL EROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES
  USE CLASS I, TYPE A FROM WISDOT PRODUCT APPROVED LIST FOR ALL SIDE SLOPES
  USE CLASS II, TYPE B FOR ALL DRAINAGE SWALES. INSTALL EROSION MAT ON THE BOTTOM OF AND A MINIMUM OF 2 FEET VERTICALLY UP THE SIDE SLOPES OF ALL DRAINAGE SWALES. CLASS I, TYPE A MAY BE USED FOR THE REMAINDER OF THE SIDE SLOPES IN DRAINAGE SWALES EXCEEDING 2 FEET VERTICALLY.
- INSTALL CLASS III TRM, TYPE B FROM WISDOT PRODUCT APPROVED LIST. CLASS I, TYPE A MUST ALSO BE INSTALLED IN THIS AREA PER WDNR TECHNICAL BULLETIN 1053 — 1 C202
- SF — FILTER FABRIC FENCE — 1 C202
- SSCK — SILT SOCK — 1 C202
- TRIANGULAR SILT DIKES — 1 C202
- STONE TRACKING PAD REQUIRED, LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. — 1 C202
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. — 1 C202
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED — 1 C202

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE EROSION CONTROL PLAN - AREA B

C106B

© 2023 Eppstein Uhen Architects, Inc.

EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT:
   http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

   ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WisDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE:
   http://wisconsindot.gov/Documents/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/pal-7-14.pdf

   A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER DURING A 24–HOUR PERIOD.

   B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.

   C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO ½ THE DESIGN DEPTH OF THE DEVICE FOR TYPES A–C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

   D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.

   E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.
3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF–SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:

   A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.

   B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WisDOT TYPE R GEOTEXTILE FABRIC.

   C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.

   D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.

   E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.

   F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF ½ INCH OF RAIN OR MORE DURING A 24–HOUR PERIOD.

   G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.
4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT–LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:

   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.

   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.

   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.

   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.

   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.

   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

   H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

   I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.

   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

   L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.

   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ½ THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND–DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.

   C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.

   D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.

   E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

   F. IN THE SUMMER–SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.

   G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

   H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

   I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

   J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE–SEED DRIVEN OVER AREAS AS NEEDED.

   K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.

   L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.

   M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.

   N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.

   O. WHEN NON–CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.

   P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE–SEED AND RE–STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.
6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE–CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF ½ INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE _____ AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN _____ DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS. RE–GRADE EXISTING ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.
4. SILT FENCE, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
5. FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES, CONSTRUCT THE STORM WATER POND TO FINISH GRADES WITH CLAY LINER PER PROJECT PLANS AND DETAILS. CONTRACTOR SHALL CONSTRUCT POND INLETS AND OUTLET STRUCTURE FOR USE DURING CONSTRUCTION (REFER TO DETAIL ~~~~ ON SHEET ~~~~ FOR ADDITIONAL INFORMATION). CONTRACTOR SHALL IMMEDIATELY STABILIZE THE POND BANKS, INLETS, AND OUTLET STRUCTURE.
6. STORM WATER POND SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24–HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREATMENT SURFACE AREA AS MEASURED FROM THE INVERT OF THE PRINCIPAL OUTLET. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
7. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
8. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
9. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
10. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
11. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
12. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
13. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
14. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE SEDIMENT BASIN/STORM WATER POND SHALL BE DREDGED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE STORM WATER POND IS RETURNED TO THE SLOPES AND GRADES SHOWN ON THE PROJECT PLANS AND DETAILS.
15. IF REQUIRED, FINAL "AS–BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
16. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
17. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

TABLE 1 – MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS

TABLE FROM WI DNR GUIDANCE DOC # 3800–2015–06

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON–SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNDR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON–SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON–SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON–SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:

   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.

   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.

   C. MAINTENANCE ACTIVITIES

   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE, APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER. DATE AND TIME APPLIED. WEATHER CONDITIONS DURING APPLICATION. METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

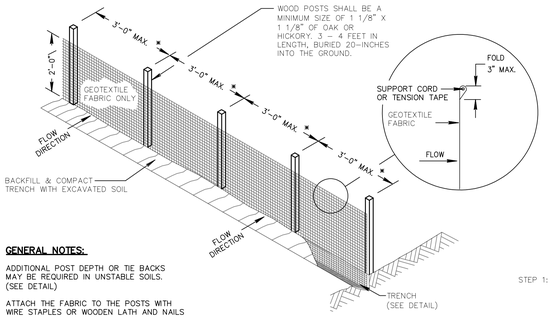
REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING –
http://dnr.wi.gov/topic/stormwater/documents/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER –
http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/USACOE.



GENERAL NOTES:

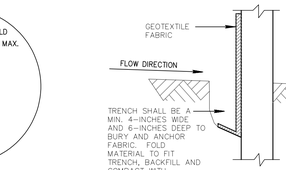
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

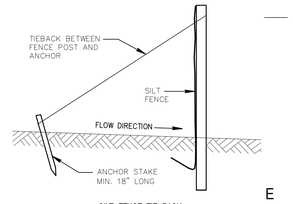
•8'–0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS: (1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES. (2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

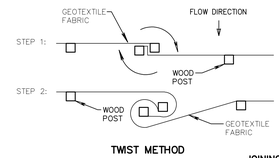
AXONIMETRIC VIEW



TRENCH DETAIL

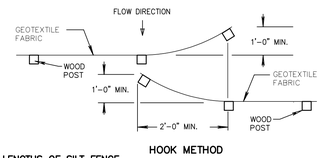


SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



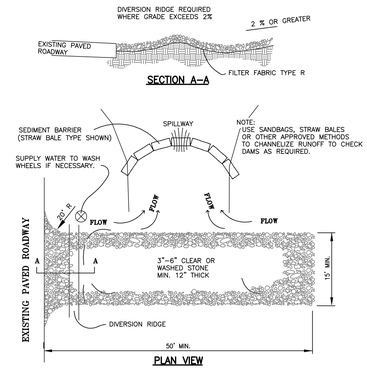
TWIST METHOD

JOINING TWO LENGTHS OF SILT FENCE



HOOK METHOD

1 FILTER FABRIC SILT FENCE DETAIL
N.T.S.



GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3– TO 6–INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

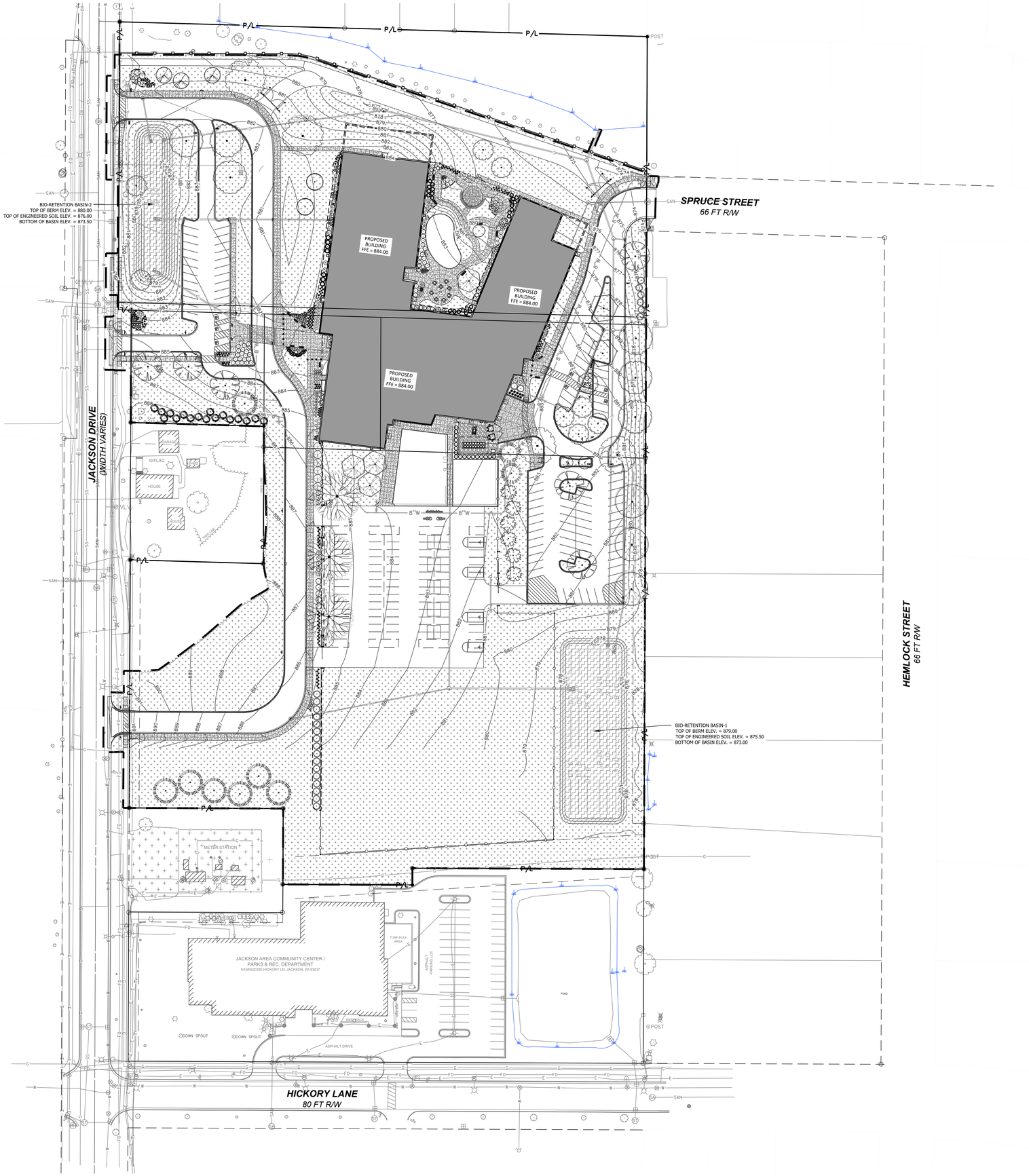
LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH C



milwaukee | madison | green bay | denver | atlanta

333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

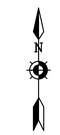
JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN



Scale: 0 25 50 100
Scale: 1" = 50'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- TEMPORARY TREE PROTECTION FENCE — 1 / L202
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- MIX 1: 3" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 18-INCHES O.C. — 2 / L201, 9 / L201
- BIO-RETENTION BASIN NATIVE SEEDING AREA COVERED WITH STRAW EROSION BLANKET. REFER TO CIVIL AND LANDSCAPE DETAILS. — 5 / L202, 6 / L202
- KAFKA POLYMER STABILIZED GRANITE (SEE CIVIL PLANS)
- ROOF DRAIN SPLASH PAD: 4'-6" DIAMETER FIELDSTONE COBBLES ON WEED BARRIER FABRIC — 4 / L202

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

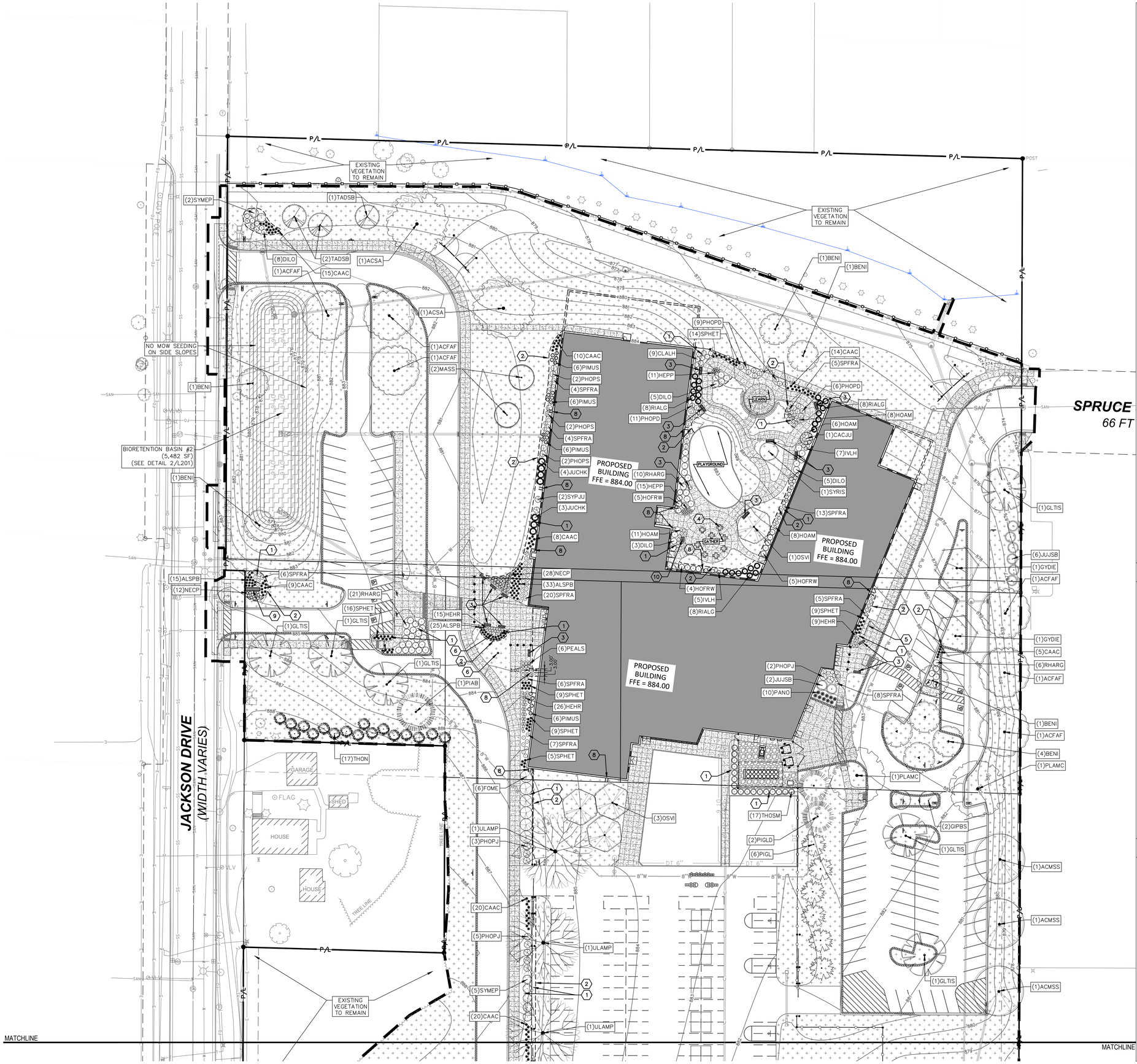
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

OVERALL SITE LANDSCAPE PLAN

L101

© 2023 Eppstein Uhen Architects, Inc.



Scale: 0 15 30 60

Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- TEMPORARY TREE PROTECTION FENCE (1 L202)
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- MIX 1: 3" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 18--INCHES O.C. (2 L201) (9 L201)
- BIO--RETENTION BASIN NATIVE SEEDING AREA COVERED WITH STRAW EROSION BLANKET. REFER TO CIVIL AND LANDSCAPE DETAILS. (5 L202) (6 L202)
- KAFKA POLYMER STABILIZED GRANITE (SEE CIVIL PLANS)
- ROOF DRAIN SPLASH PAD: 4"--6" DIAMETER FIELDSTONE COBBLES ON WEED BARRIER FABRIC (4 L202)
- (10)HEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE; QUANTITY OF PLANTS IN THE PLANT GROUPING; LEADER LINE; PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1. SHREDDED HARDWOOD MULCH (6 L201)
2. ALUMINUM EDGING AT PLANTING BED (8 L201)
3. 6' LONG BENCH (SEE CIVIL PLANS)
4. TYPICAL TABLE AND CHAIRS (SEE CIVIL PLANS)
5. BIKE RACK (SEE CIVIL DRAWINGS)
6. FLAGPOLE (SEE CIVIL DRAWINGS)
7. BELL (SEE CIVIL DRAWINGS)
8. ROOF DRAIN/SCUPPER SPLASH PAD (2' WIDE ALONG BUILDING FOUNDATION AND 3' OUT FROM BUILDING FOUNDATION UNLESS DIMENSIONED .OTHERWISE ON PLAN. CENTER UNDER SCUPPER.) (4 L202)
9. MONUMENT SIGN (SEE CIVIL AND ARCHITECTURAL PLANS)
10. MEMORIAL BENCH (SEE CIVIL PLANS)

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

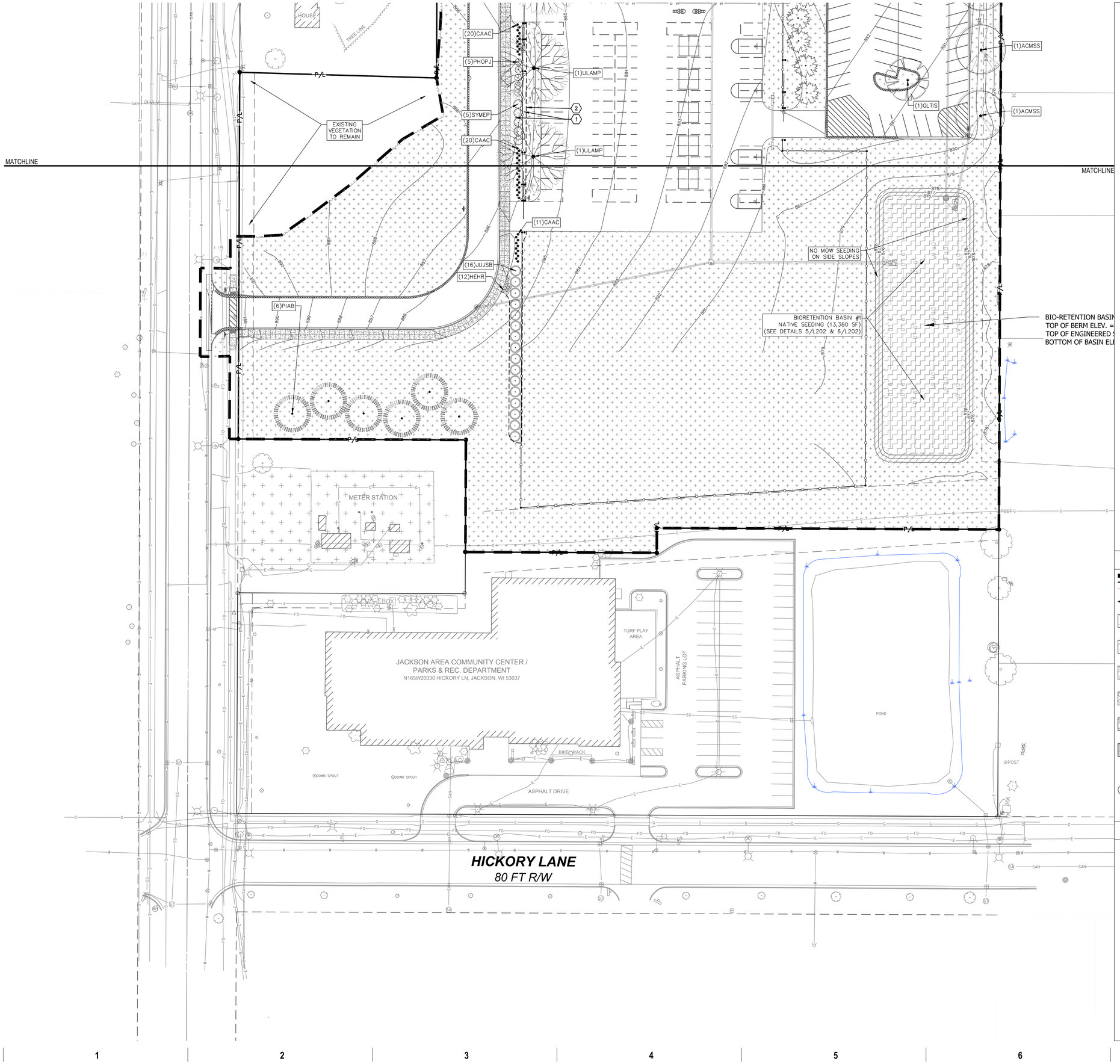
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE LANDSCAPE PLAN - AREA A

L101A

© 2023 Eppstein Uhen Architects, Inc.



KEY INDEX

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- TEMPORARY TREE PROTECTION FENCE — 1 / L202
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- MIX 1: 3" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 18-INCHES O.C. — 2 / L201, 9 / L201
- BIO-RETENTION BASIN NATIVE SEEDING AREA COVERED WITH STRAW EROSION BLANKET. REFER TO CIVIL AND LANDSCAPE DETAILS. — 5 / L202, 6 / L202
- KAFKA POLYMER STABILIZED GRANITE (SEE CIVIL PLANS)
- ROOF DRAIN SPLASH PAD: 4"-6" DIAMETER FIELDSTONE COBBLES ON WEED BARRIER FABRIC — 4 / L202
- (10)HEPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- 7 — QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1. SHREDDED HARDWOOD MULCH — 6 / L201
2. ALUMINUM EDGING AT PLANTING BED — 8 / L201
3. 6' LONG BENCH (SEE CIVIL PLANS)
4. TYPICAL TABLE AND CHAIRS (SEE CIVIL PLANS)
5. BIKE RACK (SEE CIVIL DRAWINGS)
6. FLAGPOLE (SEE CIVIL DRAWINGS)
7. BELL (SEE CIVIL DRAWINGS)
8. ROOF DRAIN/SCUPPER SPLASH PAD (2' WIDE ALONG BUILDING FOUNDATION AND 3' OUT FROM BUILDING FOUNDATION UNLESS DIMENSIONED .OTHERWISE ON PLAN. CENTER UNDER SCUPPER.) — 4 / L202
9. MONUMENT SIGN (SEE CIVIL AND ARCHITECTURAL PLANS)
10. MEMORIAL BENCH (SEE CIVIL PLANS)

Scale: 0 15 30 60
Scale: 1" = 30'

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com
kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE LANDSCAPE PLAN - AREA B

L101B

© 2023 Eppstein Uhen Architects, Inc.

Plant Schedule

Code	Scientific Name	Common Name	Quantitiy	Spacing	Install Size	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 3/L201)						
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	6	Per Plan	2.5" caliper B&B	50'/40'
ACMSS	Acer miyabei 'Morton'	State Street Miyabei Maple	3	Per Plan	2.5" caliper B&B	50'/40'
ACSA	Acer saccharum	Sugar Maple	2	Per Plan	2.5" caliper B&B	50'-75'/50'
GIBPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo (male)	2	Per Plan	2.5" caliper B&B	40'/15'
GLTIS	Gleditsia tricanthos 'Shademaster' PP1,515	Shademaster Honeylocust	6	Per Plan	2.5" caliper B&B	60'/35'
GYDIE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2	Per Plan	2.5" caliper B&B	50'/35'
PLAMC	Platanus x acerfolia 'Morton Circle'	Exclamation London Planetree	2	Per Plan	2.5" caliper B&B	60'/45'
TADSB	Taxodium distichum 'Mickelson'	Shawnee Brave Bald Cypress	3	Per Plan	2.5" caliper B&B	60'/20'
ULAMP	Ulmus americana 'Princeton'	Princeton Elm	3	Per Plan	2.5" caliper B&B	60'-80'/40'-60'
Ornamental Trees: (Install in accordance with detail 3/L201)						
BENI	Betula nigra	River Birch	9	Per Plan	8' multi-stem B&B	40'-70'/35'-50'
CACJU	Carpinus caroliniana 'J.N. Upright'	Firespice Musclewood	1	Per Plan	2" caliper B&B	20'/8'-10'
MASS	Malus x 'Spring Snow'	Spring Snow Crabapple	2	Per Plan	2" caliper B&B	20-25'/15-20'
OSVI	Ostrya virginiana	Ironwood, Hophornbeam	4	Per Plan	2" caliper B&B	25'-40'/15'-30'
SYRIS	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	1	Per Plan	2" caliper B&B	25'/15'
Evergreen Trees: (Install in accordance with detail 4/L201)						
JUJSB	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	24	Per Plan	6' tall B&B	17'/7'-9'
PIAB	Picea albes	Norway Spruce	7	Per Plan	6' tall B&B	50'-70'/25'-30'
PIGL	Picea glauca	White Spruce	6	Per Plan	6' tall B&B	40'-60'/10'-20'
PIGLD	Picea glauca var. densata	Black Hills Spruce	2	Per Plan	6' tall B&B	25'-45'/15'-25'
THON	Thuja occidentalis 'Nigra'	Dark Green Arborvitae	17	Per Plan	6' tall B&B	20'-30'/8'-10'
THOSM	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	17	Per Plan	4' tall B&B	20'-25'/3'-5'
Deciduous Shrubs: (Install in accordance with detail 7/L201)						
CLALH	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	9	Per Plan	18" tall pot	3'-5'/3'-4'
DILO	Diervilla lonicera	Dwarf Bush Honeysuckle	22	Per Plan	18" tall pot	2'-3'/4'-5'
FOME	Forsythia x 'Meadowlark'	Meadowlark Forsythia	6	Per Plan	36" tall pot	8'-10'/8'-10'
IVLH	Itea virginica 'Little Henry'	Little Henry Sweetspire	12	Per Plan	18" tall pot	2'-3'/3'
PHOPD	Physocarpus opulifolius 'Donna May' PP22,634	Little Devil Ninebark	26	Per Plan	24" tall pot	3'-4'/3'-4'
PHOPJ	Physocarpus opulifolius 'Jefam' PPAF	Amber Jubilee Ninebark	10	Per Plan	36" tall pot	5'-6'/4'-6'
PHOPS	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	6	Per Plan	24" tall pot	5'-6'/4'-5'
RHARG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	37	Per Plan	18" spread pot	2'-3'/6'-8'
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	24	Per Plan	18" tall pot	3'-5'/3'-5'
SPFRA	Spiraea x fritschiana 'JN Select A'	Pink-a-licious Fritsch Spirea	73	Per Plan	18" tall pot	2'-3'/2'-3'
SYMEP	Syringa meyeri 'Palibin'	Meyer Lilac (Dwarf Korean Lilac)	7	Per Plan	24" tall pot	4'-5'/5'-7'
SYPJU	Syringa patula 'JN Upright Select' PPAF	Violet Uprising Lilac	2	Per Plan	24" tall pot	4'-6'/4'-5'
Evergreen Shrubs: (Install in accordance with detail 7/L201)						
JUCHK	Juniperus chinensis 'Pfitzeriana Kallay'	Kallays Compact Juniper	7	Per Plan	18" spread pot	3'/6'-8'
PIMUS	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	24	Per Plan	18" spread pot	3'/3'
Perennials: (Install in accordance with detail 5/L201)						
ALSPB	Allium 'Summer Peek-a-Boo'	Summer Peek-a-Boo Globe Lily	73	Per Plan	#1 cont.	8"-12"/18"-24"
CAAC	Calamagrostis x acutiflora Karl Foerster	Karl Foerster Reed Grass	112	Per Plan	#1 cont.	4'-5'/18"-24"
HEHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	62	Per Plan	#1 cont.	12"-18"/16"-24"
HEPP	Heuchera x 'Palace Purple'	Palace Purple Coralbells	26	Per Plan	#1 cont.	12"-18"/14"-16"
HOAM	Hosta 'August Moon'	August Moon Hosta	33	Per Plan	#1 cont.	20"/24"-30"
HOFRW	Hosta x 'Francis Williams'	Francis Williams Hosta	14	Per Plan	#1 cont.	18"-33"/4'-5'
NECP	Nepeta 'Cat's Pajamas' PP31,127	Cat's Pajamas Catmint	40	Per Plan	#1 cont.	12"-14"/18"-20"
PANO	Panicum virgatum 'Northwinds'	Northwinds Switch Grass	10	Per Plan	#1 cont.	4'-5'/24"-30"
PEALS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	6	Per Plan	#1 cont.	24"-30"/18"-24"
SPHET	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	62	Per Plan	#1 cont.	18"-24"/18"-24"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

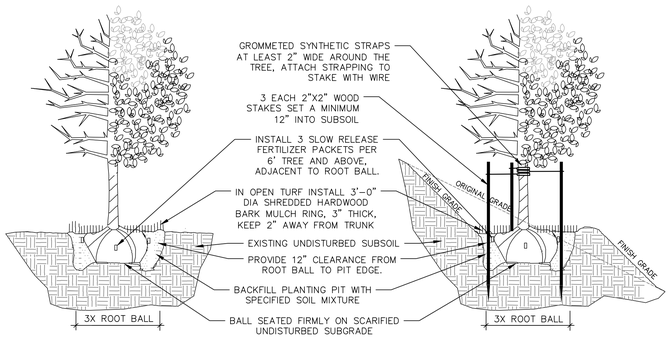
1 / L201 PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

Bio-Retention Basin Plant Plug Schedule

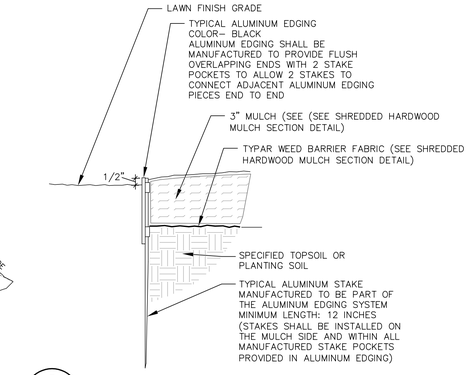
Code	Scientific Name	Common Name	Bio #2 Quantity	Soldier Spacing	Install Size	Mature Size (Height/Spread)
Bio-mix: (Space according to detail 9/L201)						
BIOMIX 1	Aster ericoides	Heath Aster	148	18" o.c.	3" plug	18"-24"/12"-18"
BIOMIX 1	Aster novae-angliae	New England Aster	148	18" o.c.	3" plug	48"-60"/18"-24"
BIOMIX 1	Physostegia virginiana	Obedient Plant	148	18" o.c.	3" plug	24"-48"/18"-24"
BIOMIX 1	Verbena hastata	Blue Vervain	148	18" o.c.	3" plug	36"-48"/18"-24"
BIOMIX 1	Liatris spicata	Marsh Blazing Star	148	18" o.c.	3" plug	36"-48"/12"-24"
BIOMIX 1	Monarda fistulosa	Wild Bergamot	148	18" o.c.	3" plug	36"-48"/24"-36"
BIOMIX 1	Rudbeckia hirta	Black-eyed Susan	148	18" o.c.	3" plug	36"-48"/12"-18"
BIOMIX 1	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	148	18" o.c.	3" plug	42"-48"/18"-24"
BIOMIX 1	Tradescanta ohiensis	Spiderwort	148	18" o.c.	3" plug	24"-36"/12"-18"
BIOMIX 1	Ratibida pinnata	Yellow Coneflower	148	18" o.c.	3" plug	36"-48"/12"-18"
BIOMIX 1	Carex bebbi	Bebb's Sedge	182	18" o.c.	3" plug	12"-24"/8"-12"
BIOMIX 1	Bromus ciliatus	Fringed Brome Grass	148	18" o.c.	3" plug	20"-40"/12"-18"
BIOMIX 1	Panicum virgatum	Switch Grass	148	18" o.c.	3" plug	60"-108"/24"-36"
BIOMIX 1	Elymus canadensis	Canada Wild Rye	148	18" o.c.	3" plug	24"-48"/10"-12"
BIOMIX 1	Elymus virginius	Virginia Wild Rye	148	18" o.c.	3" plug	24"-48"/18"-24"
BIOMIX 1	Carex vulpinoidea	Fox Sedge	182	18" o.c.	3" plug	12"-36"/24"-36"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, labels and the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity. Native plugs of same species shall be planted in groupings of a minimum 20 plugs.

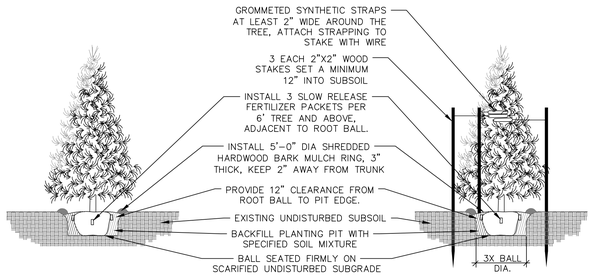
2 / L201 BIORETENTION BASIN PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



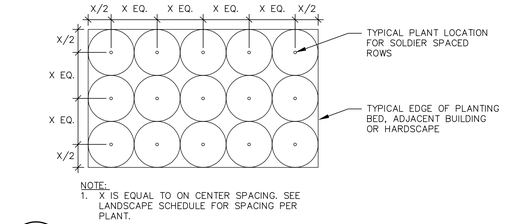
3 / L201 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



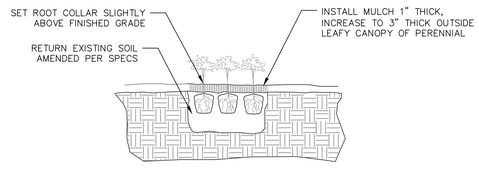
8 / L201 ALUMINUM EDGING AT PLANTING BED SECTION
N.T.S.



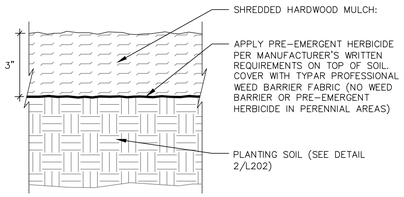
4 / L201 EVERGREEN TREE PLANTING & STAKING
N.T.S.



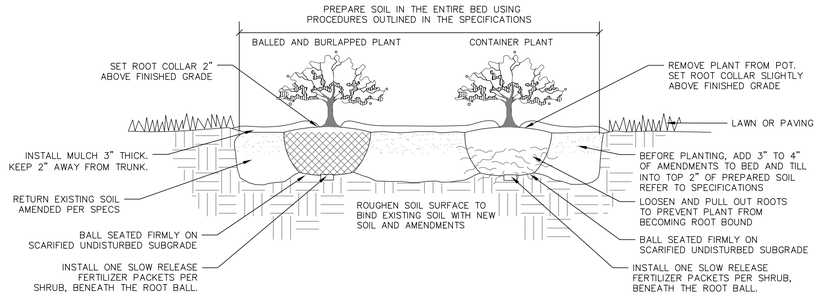
9 / L201 PERENNIALS AND GROUNDCOVERS SPACING: SOLDIER
N.T.S.



5 / L201 PERENNIAL PLANTING
N.T.S.



6 / L201 SHREDDED HARDWOOD MULCH SECTION
N.T.S.



7 / L201 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. BARK MULCH TO BE FRESHLY ACQUIRED HARDWOOD SHREDDED BARK MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. ALL PLANTING AREAS TO RECEIVE A 3–INCH THICK LAYER OF SHREDDED HARDWOOD BARK MULCH OVER TYPAR PROFESSIONAL WEED FABRIC WITH EDGING. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT HARDWOOD SHREDDED BARK MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI–STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM.
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE).
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'–0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'–0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'–0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY, STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1–800–476–9453 FAX: 608–296–2741.
20. DECORATIVE STONE MULCH TO BE 3–INCHES DEEP OVER WEED FABRIC WITH ALUMINUM EDGING. CONTRACTOR TO INSTALL WHERE INDICATED ON SITE LANDSCAPE PLAN.
21. DECORATIVE STONE MULCH TO BE 3/4–INCH TO 1 1/2–INCH DIAMETER MISSISSIPPI RIVER ROCK FROM HALQUIST STONE. CONTRACTOR TO CONTACT HALQUIST STONE N51 W23563 LISBON ROAD SUSSEX, WI 53089 TELEPHONE (262)246–9000 EMAIL: INFO@HALQUISTSTONE.COM.
22. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

10 / L201 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

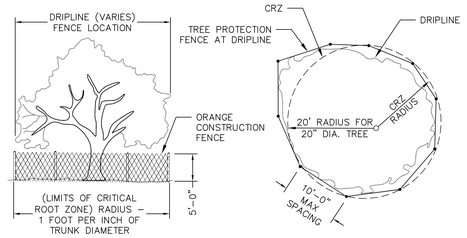
PROJECT MANAGER JM

PROJECT NUMBER 323178-01

SITE LANDSCAPE DETAILS

L201

© 2023 Eppstein Uhen Architects, Inc.

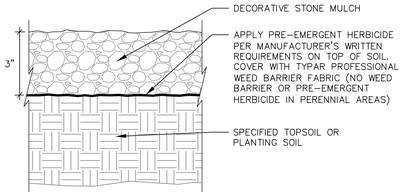


NOTES:
1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING AS SHOWN.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD–UP WITHIN TREE DRIPLINES.
4. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER.
5. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BY BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
6. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROOT SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRINING MUST BE DONE AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).
9. CONTRACTOR SHALL REMOVE TREE PROTECTION FENCING AND REPAIR LANDSCAPE DAMAGED BY REMOVAL ACTIVITIES WHEN ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.

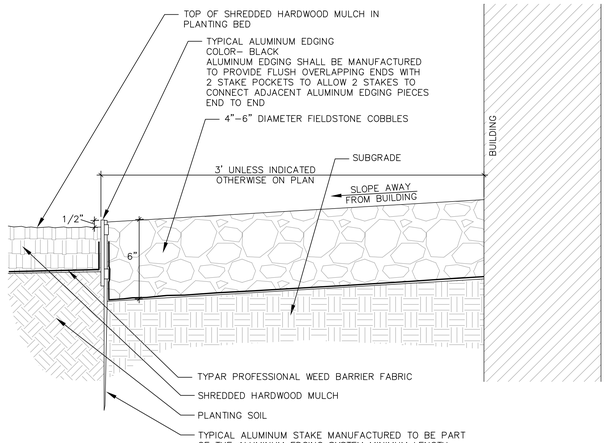
1 / L202 TREE PROTECTION FENCE PLAN AND SECTION
N.T.S.

NOTE:
1. PLACE ROOT BALL ON TOP OF COMPACTED SPECIFIED PLANTING SOIL OR EXISTING UNDISTURBED SUBGRADE.
2. EXISTING SOIL THAT IS REMOVED SHALL IMMEDIATELY HAULED OFF–SITE AND LEGALLY DISPOSED OF. SOIL THAT IS REMOVED SHALL NOT BE STOCKPILED ON–SITE.

2 / L202 SOIL FOR PLANTING BED AREAS SECTION
N.T.S.



3 / L202 DECORATIVE STONE MULCH SECTION
N.T.S.



4 / L202 ROOF DRAIN SPLASH PAD SECTION
N.T.S.

Bioretention Basin Native Seed Mix

Wet Mesic to Dry Mesic
Full Sun
Seeding rate= 8.00 PLS LBS/Acre
94.00 Seeds/Square Foot

Seed Mix to be "Rainwater Renewal" Seed Mix produced by Agrecol (phone 1-608-223-3571) - or approved equal

The seed mix shall contain the following wildflowers, grasses, sedges & rushes:

Scientific Name	Common Name	Oz/Acre
Wildflowers		
Asclepias incarnata	Marsh (Red) Milkweed	3.00
Aster ericoides	Heath Aster	0.10
Aster novae-angliae	New England Aster	1.50
Baptisia leucantha (alba)	White Wild Indigo	4.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.80
Eupatorium perfoliatum	Boneset	0.50
Liatris pycnostachya	Prairie Blazing Star	2.50
Liatris spicata	Marsh Blazing Star	5.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Monarda fistulosa	Wild Bergamot	1.50
Physostegia virginiana	Obedient Plant	1.50
Pycnanthemum virginianum	Mountain Mint	0.30
Ratibida pinnata	Yellow Coneflower	2.25
Rudbeckia hirta	Black-Eyed Susan	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Solidago ohioensis	Ohio Goldenrod	0.50
Tradescantia ohioensis	Ohio Spiderwort	1.25
Verbena hastata	Blue Vervain	1.00
Vernonia fasciculata	Ironweed	1.00
Grasses, Sedges & Rushes		
Bromus ciliatus	Fringed Brome	20.00
Calamagrostis canadensis	Blue Joint Grass	1.00
Carex bebbii	Bebb's Oval Sedge	2.00
Carex crawfordii	Crawford's Sedge	1.00
Carex crinita	Fringed Sedge	0.75
Carex stipata	Common Fox Sedge	1.50
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus canadensis	Canada Wild Rye	24.00
Elymus virginicus	Virginia Wild Rye	32.00
Glyceria grandis	Reed Manna Grass	1.00
Panicum virgatum	Switchgrass	3.50
Scirpus atrovirens	Dark-Green Bulrush	0.50
Scirpus cyperinus	Wool Grass	0.30
Sorghastrum nutans	Indian Grass	5.00
Spartina pectinata	Prairie Cordgrass	3.00
Nurse Crop		
Annual Rye		
Spring Seeding: 1/8 lb per 1000 square feet		
Fall Seeding: 1/3 lb per 1000 square feet		
-or-		
Seed Oats		
Spring Seeding: 1-1/2 lb per 1000 square feet		
Fall Seeding: 3 lb per 1000 square feet		

Mulch the seeding with blown straw after native seed and nurse crop installation. Cover seeded areas with slopes equal to or greater than 4:1 with straw erosion mat that has a fabric with minimum 1/2-inch x 1/2-inch webbed openings. (See Erosion Control Plan). Install 4' tall temporary wood stakes 6' on center with signage reading "Native Seeding - Please do not enter" around the perimeter of the native seeded area along with plastic yellow tape between the top of the stakes to delineate it from the lawn area so that it is not accidentally mowed along with the lawn during the establishment period.

5 / L202 BIO–RETENTION BASIN NATIVE SEED MIX
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

NATIVE PRAIRIE PLANTING BED PREPARATION

I. SITE PREPARATION METHODS

TO PREPARE YOUR SITE FOR PLANTING, FIRST REMOVE THE EXISTING VEGETATION. THIS MAY CONSIST OF PERENNIAL WEEDS, ANNUAL WEEDS, OR BOTH. EXISTING WEEDS WILL COMPETE WITH PRAIRIE SEEDS FOR NUTRIENTS, MOISTURE, AND SUNLIGHT. ALTHOUGH IT IS NEARLY IMPOSSIBLE TO REMOVE ALL ANNUAL WEED SEEDS FROM THE SEEDBANK STORED IN THE SOIL, IT IS CRUCIAL TO KILL AND/OR REMOVE PERENNIAL WEEDS AND RHIZOMES BEFORE PLANTING. PERENNIAL WEEDS SUCH AS QUACKGRASS, BROMEGRASS, CANADA THISTLE, CANADA GOLDENROD AND RED CLOVER CAN INHIBIT THE GROWTH AND DEVELOPMENT OF YOUR PRAIRIE. ELIMINATING ALL PERENNIAL WEEDS PRIOR TO SEEDING IS ESSENTIAL TO SUCCESS WITH THE PRAIRIE.

SITE PREPARATION OPTIONS VARY ACCORDING TO THE VEGETATION TYPE THAT WILL BE CONVERTED TO A PRAIRIE PLANTING:

A. OLD FIELDS– FIELDS THAT HAVE BEEN ABANDONED AND ALLOWED TO GROW UP INTO GRASSES AND WEEDS REQUIRE AT LEAST ONE FULL YEAR FOR PROPER SITE PREPARATION. TWO YEARS OF WEED CONTROL IS EVEN BETTER, DUE TO THE PRESENCE OF ESTABLISHED PERENNIAL WEEDS AND WEED SEEDS IN THE SOIL. DO NOT RUSH SITE PREPARATION IN OLD FIELDS. KILL ALL THE WEEDS FIRST!

1. HERBICIDING
   A) MOW AND RAKE OR BURN THE EXISTING VEGETATION TO THE GROUND IN LATE FALL OR EARLY SPRING.
   B) APPLY A GLYPHOSPHATE HERBICIDE (SUCH AS "ROUNDUP") THREE TIMES THROUGHOUT THE GROWING SEASON AT 6–8 WEEK INTERVALS WHEN PLANTS ARE GREEN AND ACTIVELY GROWING. (MID–SPRING, MID–SUMMER, EARLY FALL). DO NOT SPRAY WHEN WINDS EXCEED 10 MILES PER HOUR TO PREVENT OVERSPRAY INTO AREAS TO BE PROTECTED.
   C) IF PERENNIAL WEEDS ARE STILL PRESENT ON THE SITE AFTER A FULL YEAR OF HERBICIDING, DO NOT SEED. LEAVE THE SOIL UNDISTURBED OVER WINTER, AND APPLY ONE MORE HERBICIDE TREATMENT IN LATE SPRING OF THE FOLLOWING YEAR TO KILL ANY REMAINING WEEDS. IF IN DOUBT, WAIT, SPRAY FOR A SECOND YEAR, AND SEED IN THE FALL.
   D) WHEN ALL THE VEGETATION IS DEAD, WORK THE GROUND TO CREATE A PREPARED SEED BED. PLANT SEED ACCORDING TO DIRECTIONS IN SECTION IV.
   E) IF PLANTING IN FALL, THE SEED CAN BE SCATTERED INTO THE DEAD VEGETATION WITHOUT TILLING SO LONG AS EXPOSED SOIL IS VISIBLE BELOW THE VEGETATION. THE SEED WILL WORK ITS WAY DOWN INTO THE SOIL OVER WINTER, AND GERMINATE THE FOLLOWING SPRING. THIS IS A "DORMANT" SEEDING. FALL DORMANT SEEDINGS TYPICALLY RESULTS IN HIGHER GERMINATION OF WILDFLOWER SEEDS, BUT LOWER GERMINATION OF WARM SEASON PRAIRIE GRASSES. SPRING SEEDINGS RESULT IN HIGHER GERMINATION OF WARM SEASON PRAIRIE GRASSES, AND SOMEWHAT LOWER GERMINATION OF CERTAIN WILDFLOWER SEEDS.

2. CULTIVATING
   A) MOW AND RAKE, OR BURN OFF THE EXISTING VEGETATION TO THE GROUND IN LATE FALL OR EARLY SPRING.
   B) CULTIVATE TO A DEPTH OF FOUR TO FIVE INCHES EVERY TWO TO THREE WEEKS FROM SPRING THROUGH FALL.
   C) BEFORE PLANTING, MAKE SURE ALL THE EXISTING WEEDS HAVE BEEN KILLED. THIS PROCEDURE MAY REQUIRE TWO CONSECUTIVE YEARS OF CULTIVATING TO KILL PERNICIOUS, NOXIOUS WEEDS.
   D) PLANT IN FALL OR THE FOLLOWING SPRING INTO A PREPARED BED.

II. FINAL SEED AND PLANT BED PREPARATION

JUST PRIOR TO PLANTING, PREPARE THE SOIL ACCORDING TO THE TYPE OF PLANTING METHOD USED.

A. SEEDING BY HAND BROADCASTING, OR MECHANICALLY USING A BRILLION DROP SEEDER OR SIMILAR IMPLEMENT REQUIRES A WELL–TILLED, FINELY GRADED SURFACE. A BRILLION SEEDER IS EXCELLENT FOR SEEDING ONTO TILLED UP SOILS ON AREAS OF ONE HALF ACRE OR LARGER. ITS HEAVY CAST IRON PACKING WHEELS ENSURE FIRM SEED TO SOIL CONTACT.

B. NO–TILL DRILLS OR SLIT SEEDERS (TYE, TRUAX, ETC) REQUIRES A SMOOTH, LEVEL SOIL SURFACE, BUT LITTLE OR NO TILLING. TILLING WILL ONLY EXPOSE MORE WEEDS FROM THE SOIL BELOW, AND IS NOT RECOMMENDED WHEN USING NO–TILL DRILLS AND SLIT–SEEDERS.

A FINAL PRE–PLANTING TIP
IF PLANTING IN LATE SPRING OR EARLY SUMMER, APPLY ROUND–UP TO THE SITE WHEN NEWLY–SPROUTED WEEDS ARE TWO TO THREE INCHES TALL TO REDUCE WEED DENSITIES. WAIT 7 DAYS AFTER SPRAYING, TILL THE SOIL VERY LIGHTLY, LESS THAN ONE INCH IN DEPTH IF POSSIBLE (TILLING DEEPER WILL ONLY BRING UP MORE WEED SEEDS). PLANT IMMEDIATELY. IF YOU PREFER TO AVOID USING HERBICIDES, WAIT FOR A GOOD SPRING RAIN AFTER THE SITE IS FINE–GRADED. THIS WILL STIMULATE WEED SEEDS TO GERMINATE. FIVE TO SEVEN DAYS AFTER THE RAIN, TILL THE SOIL VERY LIGHTLY, NO MORE THAN ONE INCH IN DEPTH. A FIELD DRAG WORKS ADMIRABLY FOR THIS JOB. THIS WILL KILL THE NEWLY GERMINATED WEEDS BEFORE THEY EMERGE FROM THE GROUND. DO THE DRAGGING OR TILLING IN MID–MORNING OF A WARM SUNNY DAY, SO THAT THE WEED SEEDLINGS WILL BE KILLED BY HEAT. PLANT IMMEDIATELY.

PLANTING THE NATIVE PRAIRIE

III. SEED PRE–TREATMENT OPTIONS

SEED SHALL BE "DRY STRATIFIED" PRIOR TO SHIPPING TO HELP BREAK SEED DORMANCY. SOME WILDFLOWER SEEDS GERMINATE BEST WHEN SEEDED IN FALL IN A DORMANT SEEDING. THE EXPOSURE TO COLD, DAMP CONDITIONS SIGNALS TO THE SEED THAT WINTER HAS OCCURRED, AND THAT IT WILL BE SAFE TO GERMINATE WHEN THE SOIL WARMS UP IN SPRING. SOME WILDFLOWERS BENEFIT GREATLY FROM A PROCESS CALLED "DAMP STRATIFICATION," WHICH MIMICS THE EFFECTS OF WINTER ON THE SEED. THESE PROCEDURES ARE OUTLINED BELOW.

A. BREAKING SEED DORMANCY
   1. DRY STRATIFICATION SEED IS EXPOSED TO COLD TEMPERATURES FOR ONE MONTH OR LONGER. ALL PRAIRIE NURSERY SEED IS DRY STRATIFIED, UNLESS PURCHASED PRIOR TO MID–JANUARY.
   2. DAMP STRATIFICATION SEED IS MIXED WITH MOISTENED INERT MATERIAL AND STORED COLD FOR TEN DAYS TO THREE MONTHS. MANY PRAIRIE WILDFLOWER SEEDS SHOW IMPROVED GERMINATION WITH DAMP STRATIFICATION, WHILE PRAIRIE GRASSES GENERALLY EXHIBIT LITTLE OR NO INCREASE IN GERMINATION.

   TO DAMP STRATIFY YOUR SEEDS–
   IN A PLASTIC BAG OR RE–SEALABLE CONTAINER, MIX SEED WITH AN EQUAL VOLUME OF MOIST (NOT WET) SAWDUST OR CLEAN BUILDER'S SAND (IF MOISTURE CAN BE SQUEEZED OUT OF THE SAWDUST OR SAND, IT IS TOO WET). REFRIGERATE AT 34–38 DEGREES F (DO NOT FREEZE!). MOST FLOWER SEEDS REQUIRE THREE TO FOUR WEEKS OF TREATMENT. LEGUME SEEDS GENERALLY ONLY REQUIRE TEN TO FIFTEEN DAYS. SOME FLOWERS REQUIRE TWO TO THREE MONTHS.

   NOTE– WHEN PLANTING MOIST STRATIFIED SEED, IT IS IMPORTANT NOT TO LET IT DRY OUT AFTER PLANTING. THE GERMINATION PROCESS IS INITIATED BY DAMP STRATIFICATION. FOR BEST RESULTS, THE SOIL SHOULD BE KEPT MOIST FOR THE FIRST FEW WEEKS AFTER PLANTING.

IV. PLANTING YOUR SEED

A. WHEN TO PLANT
   1. FALL– (SEPT. 1 UP TO SOIL FREEZE–UP)
      ADVANTAGES–
      1) SEED OVER WINTERS AS IT WOULD IN NATURE AND COMES UP IN SPRING ON ITS OWN SCHEDULE WHEN CONDITIONS ARE RIGHT. THIS BREAKS MOST SEED DORMANCIES NATURALLY OVER WINTER.
      2) IN GENERAL, FLOWER SPECIES EXHIBIT INCREASED SPRING GERMINATION WITH FALL SEEDING.
      3) RECOMMENDED FOR DROUGHTY, SANDY SOILS BECAUSE SEED GERMINATES EARLIER IN THE SEASON, WHEN MOISTURE LEVELS ARE OPTIMAL, AND BEFORE SUMMER HEAT.
      4) RECOMMENDED FOR CLAY SOILS, AS CLAY IS EASIER TO WORK IN THE FALL THAN IN SPRING, AND SEEDS WILL GERMINATE EARLIER IN THE SEASON. CLAY SOILS OFTEN REMAIN WET WELL INTO THE SPRING, AND BY THE TIME THEY CAN BE SAFELY WORKED, THE HEAT AND DROUGHT OF SUMMER ARE OFTEN RIGHT AROUND THE CORNER. FALL SEEDING ON CLAY SOILS ENCOURAGES EARLIER GERMINATION AND BETTER ROOT DEVELOPMENT PRIOR TO THE ONSET OF SUMMER.

      DISADVANTAGES–
      1) WARM SEASON GRASS SEED TYPICALLY EXHIBITS REDUCED GERMINATION.
      2) THERE IS NO OPPORTUNITY FOR EARLY SPRING WEED CONTROL BY CULTIVATION OR HERBICIDING.
      3) BE CAREFUL ON EROSION–PRONE SITES. PLANT FALL SEEDINGS NO LATER THAN SEPTEMBER, WITH AN ANNUAL RYE OR OATS NURSE CROP TO HELP HOLD THE SOIL OVER THE FALL AND WINTER.

   2. EARLY SPRING– (MARCH–APRIL)
      ADVANTAGES–
      1) IN GENERAL, RESULTS IN BETTER FLOWER GERMINATION THAN PLANTING IN LATE SPRING.
      2) WATERING IS GENERALLY NOT AS CRITICAL, AS SPRING RAINS FULFILL THIS NEED.
      3) WARM SEASON GRASS SEED GENERALLY HAS BETTER GERMINATION THAN IN FALL
      4) BEST OPTION FOR SANDY SOILS IF UNABLE TO PLANT IN FALL.

      DISADVANTAGES–
      1) LIMITED OPPORTUNITY FOR EARLY, COOL SEASON WEED CONTROL.
      2) NOT RECOMMENDED FOR HEAVY SOILS, AS IT IS DIFFICULT TO WORK THESE SOILS IF WET IN SPRING.

   3. LATE SPRING– (MAY TO JUNE)
      ADVANTAGES–
      1) MORE TIME FOR GOOD SOIL PREPARATION – PARTICULARLY IMPORTANT ON HEAVY SOILS.
      2) MORE TIME FOR SPRING WEED CONTROL PRIOR TO SEEDING.
      3) OPTIMAL PLANTING TIME FOR WARM SEASON GRASSES.

      DISADVANTAGES–
      1) INCREASED CHANCE FOR LOW MOISTURE CONDITIONS LATER IN THE SEASON.
      2) REDUCED GERMINATION OF SOME FLOWER SPECIES.

   4. DORMANT OVERSEEDING FOR AREAS OF ALREADY ESTABLISHED PRAIRIE TO ADD SPECIES OR FILL VOIDS– SOIL TEMPERATURE BELOW 55 DEGREES FAHRENHEIT PREFERABLY BEFORE SNOW COVER (TYPICALLY LATE NOVEMBER TO DECEMBER)

B. PLANTING METHODS
   1. HAND BROADCASTING SEED
      A) START WITH A FRESHLY–TILLED SEED BED FREE OF ROCKS OR SOIL CLUMPS GREATER THAN TWO INCHES IN DIAMETER.
      B) MIX ALL SEED (INCLUDING THE NURSE CROP) WITH SLIGHTLY DAMPENED SAWDUST OR VERMICULITE (APPROXIMATELY TWO BUSHEL BASKETS OF SAWDUST PER 1000 SQUARE FEET, OR ONE PICKUP TRUCK PER ACRE).
      C) DIVIDE THE SEED MIXTURE INTO TWO EQUAL GROUPS.
      D) HAND BROADCAST ONE HALF OF THE SEED EVENLY OVER THE ENTIRE SITE.
      E) HAND BROADCAST THE SECOND HALF OF THE SEED OVER THE SITE, WALKING PERPENDICULAR TO THE DIRECTION WALKED WHEN SEEDING THE FIRST HALF. THIS ENSURES EVEN SEED DISTRIBUTION.
      F) COVER THE SEED LIGHTLY, WITH ONE–EIGHTH TO ONE–FOURTH INCH OF SOIL WITH A RAKE OR DRAG.
      G) FIRM SEED IN THE SOIL BY ROLLING THE SITE WITH A CULTIPACKER, ROLLER, TRUCK OR TRACTOR TIRES
      H) MULCH THE DESIGNATED PLANTING AREA WITH APPROXIMATELY 1 INCH OF WEED FREE STRAW SUCH AS WINTER WHEAT OR MARSH HAY. THE MULCH WILL HELP TO CONTROL EROSION ON STEEP SLOPES AND KEEP SAND OR CLAY SOILS MOIST DURING THE GERMINATION PERIOD. IF WORKING ON STEEP SLOPES, COVER THE MULCHED AREA WITH THE SPECIFIED STRAW EROSION MAT WITH TWO INCH OPENINGS TO ALLOW FOR UN–IMPEDED WILDFLOWER SEEDLING DEVELOPMENT. INSTALL STRAW EROSION MAT AS SPECIFIED.

   2. MECHANICAL PLANTING OF PRAIRIE SEED ON AREAS GREATER THAN ONE ACRE, IT IS MORE EFFICIENT TO PLANT USING A BROADCAST OR A NO–TILL SEEDER. THE BROADCAST PLANTER SPREADS THE SEED OVER THE SOIL WHEREAS THE NO–TILL SEEDERS PLANT THE SEED IN ROWS BY OPENING SLITS IN THE SOIL. THE BROADCAST SEEDER RECOMMENDED BY PRAIRIE NURSERY IS THE "BRILLION" DOUBLE BOX AGRICULTURAL MODEL, TYPICALLY USED TO SEED ALFALFA AND GRASS MIXTURES BUT EQUIPPED WITH NATIVE GRASS BRISTLE BRUSHES IN THE LARGER FRONT BOX RATHER THAN THE STANDARD STEEL WIRE AGITATORS. NO–TILL SEEDERS COMMONLY USED FOR PRAIRIE PLANTINGS INCLUDE THE TRUAX DRILL, THE TYE WILDFLOWER AND NATIVE GRASS SEEDER, AND JOHN DEERE SEEDERS. ON STEEP SLOPES, MULCHING AND/OR EROSION FABRIC SHALL BE INSTALLED TO PREVENT THE SEED FROM WASHING PRIOR TO ITS ESTABLISHMENT. FOR HYDRO–MULCHING, ONLY USE A CELLULOSE–BASED MULCH AND DO NOT USE A TACKIFIER. ALTHOUGH GRASSES ARE ABLE TO PENETRATE THROUGH A TACKIFIER, THE WILDFLOWER SEEDLINGS TYPICALLY CANNOT.

   3. OVER SEEDING TO ADD SPECIES OR FILL VOIDS IN AN EXISTING NATIVE PRAIRIE
      A) CONDUCT SEEDING AT TIME INDICATED ABOVE.
      B) DO NOT TILL OR DISTURB THE SOIL OF THE EXISTING NATIVE PRAIRIE.
      B) MIX ALL SEED (DO NOT USE A NURSE CROP) WITH SLIGHTLY DAMPENED SAWDUST OR VERMICULITE (APPROXIMATELY TWO BUSHEL BASKETS OF SAWDUST PER 1000 SQUARE FEET, OR ONE PICKUP TRUCK PER ACRE).
      C) DIVIDE THE SEED MIXTURE INTO TWO EQUAL GROUPS.
      D) HAND BROADCAST ONE HALF OF THE SEED EVENLY OVER THE ENTIRE SITE. FOCUS ON AREAS THAT ARE THIN OR AREAS OF BARE SOIL.
      E) HAND BROADCAST THE SECOND HALF OF THE SEED OVER THE SITE, WALKING PERPENDICULAR TO THE DIRECTION WALKED WHEN SEEDING THE FIRST HALF. THIS ENSURES EVEN SEED DISTRIBUTION.
      F) DO NOT TILL THE SOIL OR APPLY MULCH TO THE OVER SEEDING. FREEZE THAW CYCLES THROUGH THE WINTER WILL WORK THE SEED INTO THE SOIL SO THAT IT CAN GERMINATE IN THE SPRING OF THE FOLLOWING 1 OR 2 YEARS.

NATIVE PRAIRIE MAINTENANCE

V. POST PLANTING MAINTENANCE

A. YEAR ONE – (BY CONTRACTOR)
WEED CONTROL DURING THE FIRST GROWING SEASON IS ESSENTIAL. THE PERENNIAL PRAIRIE SEEDLINGS GROW SLOWLY, AND ARE EASILY OUT–COMPETED BY THE FASTER–GROWING WEEDS THAT WILL INEVITABLY GERMINATE. SEEDED AREAS SHALL BE MOWED TO A HEIGHT OF 6 INCHES APPROXIMATELY THREE TIMES DURING THE FIRST GROWING SEASON. WHEN WEEDS REACH A HEIGHT OF 12–16 INCHES, THE ENTIRE PLANTING SHALL BE MOWED BACK TO 6 INCHES. AS A GENERAL RULE OF THUMB, ANYTHING THAT GROWS TALLER THAN 8 INCHES IN THE FIRST YEAR IS PROBABLY A WEED. MOWING AT 6 INCHES WILL CUT BACK TALLER WEEDS, WHILE LEAVING THE SHORTER PRAIRIE SEEDLINGS UNHARMED. USE A STRING TRIMMER OR WEED EATER ON SMALL AREAS. ON LARGER AREAS, A FLAIL MOWER IS THE BEST CHOICE. FLAIL MOWERS CHOP UP THE WEEDS AS THEY ARE CUT, INSTEAD OF LAYING THE CUT WEEDS ON TOP OF THE PRAIRIE SEEDLINGS. IF A FLAIL MOWER IN NOT AVAILABLE, A ROTARY MOWER OR SICKLE BAR MOWER MAY BE USED. BE SURE TO MOW BEFORE ANY WEEDS SET SEED, TO PREVENT FUTURE WEED INFESTATION. DO NOT PULL WEEDS IN THE FIRST YEAR, AS THIS WILL DISTURB OR DESTROY THE DEVELOPING PRAIRIE SEEDLINGS. AT THE END OF THE FALL OF THE FIRST GROWING SEASON, LEAVE THE DEAD VEGETATION AND STUBBLE STANDING, TO HELP INSULATE THE SEEDLINGS AND REDUCE WINTER FROST HEAVING.

B. YEAR TWO (BY OWNER)
DURING THE SPRING OF THE SECOND YEAR, MOW THE STANDING RESIDUAL VEGETATION TO THE GROUND IN EARLY SPRING, AND RAKE OFF THE CUTTINGS. IF BIENNIAL WEEDS SUCH AS SWEET CLOVER, BURDOCK, WILD PARSNIP, ETC. ARE A PROBLEM, MOW AGAIN AT APPROXIMATELY 12 INCHES WHEN THE MAJORITY OF BIENNIAL WEEDS ARE IN FULL FLOWER. MAKE SURE TO MOW THEM BEFORE THEY MAKE SEED! EXPECT THIS SECOND MOWING FOR CONTROLLING BIENNIAL WEEDS TO OCCUR AROUND MID–JUNE.

C. YEAR THREE AND BEYOND (BY OWNER)
BEGINNING IN THE SPRING OF THE THIRD YEAR, THE PRAIRIE CAN BE BURNED FOR THE FIRST TIME TO MAINTAIN ITS DIVERSITY AND VIGOR. BURNING IN MID–SPRING HELPS SET BACK NON–NATIVE COOL SEASON WEEDS AND GRASSES SUCH AS QUACKGRASS, BLUEGRASS, BROMEGRASS, ETC. BURNING ALSO ENCOURAGES EARLIER SOIL WARMING IN SPRING, WHICH FAVORS GROWTH OF THE HEAT–LOVING WARM SEASON PRAIRIE PLANTS. IF BURNING IS NOT POSSIBLE, THE PRAIRIE CAN BE MOWED AS CLOSELY TO THE GROUND AS POSSIBLE, AND THEN THE MOWED MATERIAL RAKED OFF TO EXPOSE THE SOIL AND ENCOURAGE WARMING.

TIMING IS VERY IMPORTANT WHEN BURNING OR MOWING YOUR PRAIRIE. THE GOAL IS TO ALLOW UNDESIRABLE COOL SEASON PLANTS TO BEGIN ACTIVE GROWTH PRIOR TO BURNING OR MOWING, SO THAT THEY WILL BE HARMED IN THE PROCESS. THE OPTIMAL DATE FOR BURNING OR MOWING CAN VARY BY AS MUCH AS A MONTH IN ANY GIVEN YEAR, DUE TO DIFFERENCES IN WEATHER. HOWEVER, WE CAN USE PLANTS AS OUR CALENDAR TO ENSURE OPTIMAL TIMING. THE BEST TIME TO BURN OR MOW MOST PRAIRIES IS WHEN THE BUDS OF THE SUGAR MAPLE TREE (ACER SACCHARUM) BEGIN TO BREAK OPEN IN SPRING. THIS USUALLY WILL OCCUR SOMETIME BETWEEN APRIL 1 AND MAY 15, DEPENDING UPON THE LOCATION AND THE WEATHER IN ANY GIVEN YEAR.

IT IS RECOMMENDED THAT YOU DIVIDE YOUR PRAIRIE INTO TWO "MANAGEMENT UNITS." BURN OR MOW ONE HALF EVERY OTHER YEAR, ALTERNATING FROM YEAR TO YEAR SO THAT EACH HALF IS BURNED ONCE EVERY TWO YEARS. THIS HELPS PREVENT INVASION BY WOODY PLANTS, AS WELL AS COOL SEASON WEEDS. BURNING OR MOWING LESS FREQUENTLY THAN EVERY OTHER YEAR CAN RESULT IN TREES AND SHRUBS GAINING A FOOTHOLD IN YOUR PRAIRIE. LEAVING ONE HALF UNBURNED OR UNMOWED ALSO LEAVES BUTTERFLY AND MOTH PUPAE AND EGGS INTACT, SO THAT THEY CAN RE–POPULATE THE ECOSYSTEM THAT YEAR. BURNING EVERY YEAR IS GENERALLY NOT RECOMMENDED, AS IT TENDS TO INCREASE THE DOMINANCE OF THE WARM SEASON PRAIRIE GRASSES AND CERTAIN PRAIRIE FLOWERS. BURNING OR MOWING EVERY OTHER YEAR HELPS CREATE VARYING CONDITIONS FROM YEAR TO YEAR, MAINTAINING MAXIMUM PLANT AND ANIMAL DIVERSITY.

6 / L202 NATIVE PRAIRIE SEEDING NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

eua
milwaukee | madison | green bay | denver | atlanta
333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com
kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

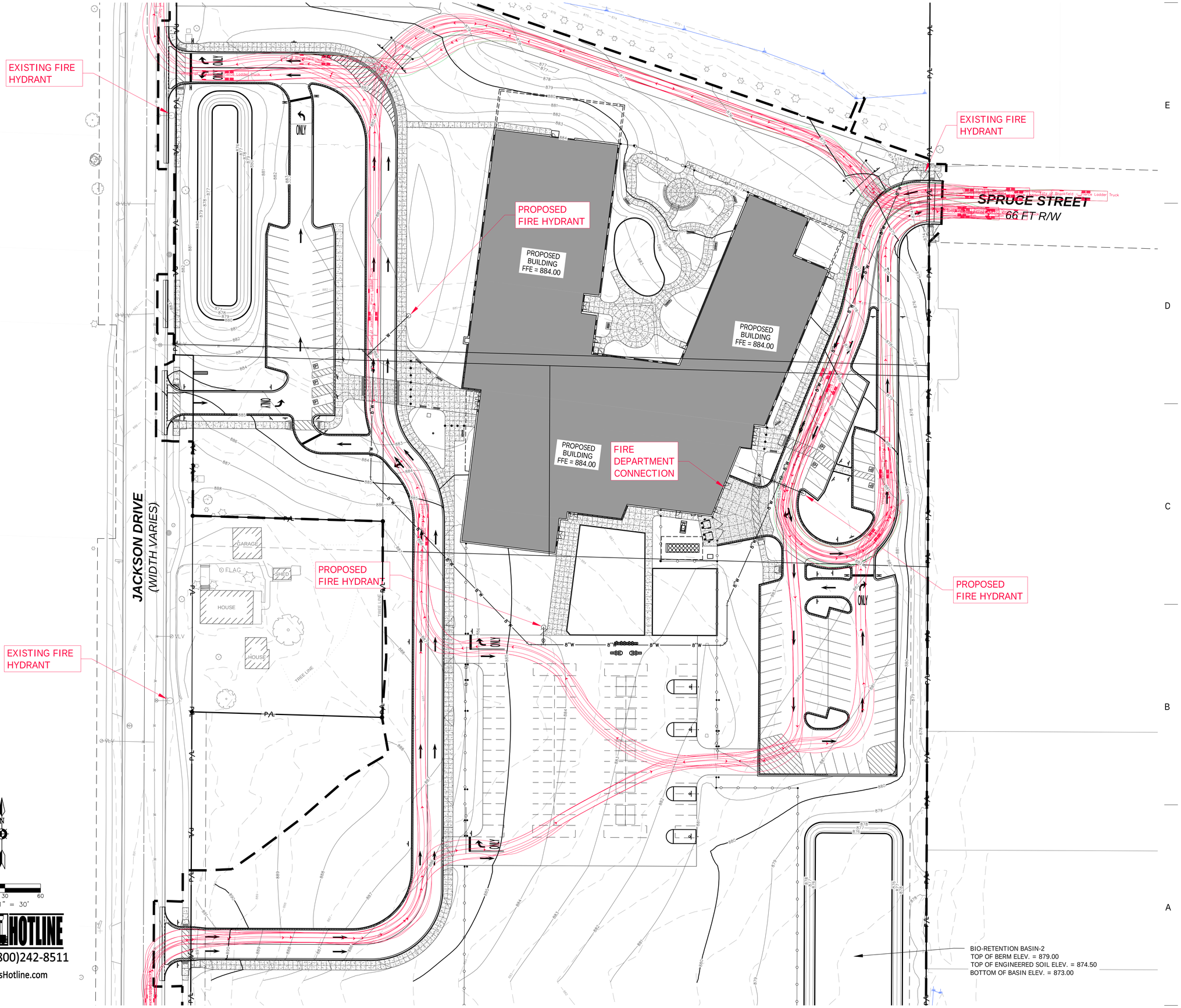
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

PROJECT MANAGER JM
PROJECT NUMBER 323178-01

SITE LANDSCAPE DETAILS

L202

© 2023 Eppstein Uhen Architects, Inc.



N

Scale: 0 15 30 60

Scale: 1" = 30'

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

eua

milwaukee | madison | green bay | denver | atlanta

333 East Chicago Street
Milwaukee, WI 53202
(414) 271-5350
www.eua.com

kapur

PROJECT INFORMATION

JACKSON ELEMENTARY SCHOOL

JACKSON DRIVE
JACKSON, WI 53037

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
09/26/2025	PLAN COMMISSION SUBMITTAL

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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

PROJECT MANAGER JM

PROJECT NUMBER 323178-01

EMERGENCY ACCESS EXHIBIT WITH FIRE TRUCK MOVEMENTS

1

© 2023 Eppstein Uhen Architects, Inc.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: October 16, 2025

Agenda Item: Item #4

To: Brian Heckendorf, Village President
Village of Jackson Plan Commission
Jen Heidtke, Village Administrator

From: Collin Johnson, Director of Inspections and Zoning

Subject: Review and Discussion of Revised Zoning Code Updates – Articles 1-4 *(DRAFT 10/6/25)*

Description:

CiviTec Consulting has provided the first of several proposed revisions to the current zoning code. Those revisions are referenced at Articles 1-4 attached hereto. Articles 1-4 cover the following categories:

1. General Provisions
2. Interpretation, Construction, and Definitions
3. Administrative Bodies
4. General Procedural Requirements

A separate memo from Civi Tek is attached for reference.

Comprehensive Plan & Zoning Impacts:

Not Applicable

Site Plan:

Not Applicable

Signage:

Not Applicable

Additional Staff Comments:

Inspections and Zoning:

Staff recommends the proposed Articles 1-4 be placed on file. *(NOTE: Full adoption of these articles will occur as part of the overall zoning code update.)*

Review Procedures:

The Plan Commission is advisory; and the Village Board makes the final decision following a public hearing for re-zoning and conditional use review.

Notice Requirements:

- Posting on the agenda

Potential Motions:

Motion to place DRAFT Articles 1-4 on file.

1. Civi TeK Memo
2. Articles 1-4 *(DRAFT 10/6/25)*

Date: October 6, 2025

To: Village of Jackson Plan Commission
Jen Heidtke, Village Administrator
Collin Johnson, Director of Inspections & Zoning

From: Tim Schwecke, Civi Tek Consulting
Craig Huebner, Graef

Subject: Zoning Code Update Project – Articles 1-4

The consultant team has begun drafting various components of the Village's new zoning code. Draft sections are first provided to Village staff for review and comment. Once staff is satisfied with the revised content, the drafts are shared with the Plan Commission for your review. Each part of the code will be labeled as a "Discussion Draft" and dated for reference.

Rather than presenting the entire draft at one time, we will be sharing the code in small batches to allow focused review and discussion. The first four articles, dated October 6, 2025, are attached for your review. These articles cover the foundational provisions commonly included in local zoning regulations.

A few key items are highlighted below for your attention:

Article 1. General Provisions

- None

Article 2. Interpretation, Construction and Definitions

- General definitions will be included as an appendix for easy reference.

Article 3. Administrative Bodies

- None

Article 4. General Procedural requirements

- § 50-204 is new
- § 50-205 is new
- § 50-206 is new
- The provisions related to site visits are new. (Division 4)
- The provisions related to neighborhood meetings are new. (Division 5)
- The provisions related to financial guarantees are new. (Division 6)

If you have any specific comments/questions regarding the first four articles, we'll discuss those at the November Plan Commission meeting.

CHAPTER 50
ZONING

ARTICLE 1
GENERAL PROVISIONS

50-01 Title

This chapter shall be known as "Zoning" and may be referred to herein as "this chapter" or the "village's zoning regulations."

50-02 Authority

This chapter is adopted under the authority granted under § 62.23, Wis. Stats., as amended, and other provisions referenced in other parts of this chapter.

50-03 Jurisdiction

This chapter applies to the area within the corporate limits of the Village of Jackson, the boundary of which may change over time through annexations and detachments.[1]

Editorial notes:
[1] An annexation removes land from a town and adds it to a city or village. A detachment removes land from a city or village and adds it to a town or to another city or village.

50-04 Legislative findings

a. General findings. The village board makes the following legislative findings:

(1) The village board adopted a comprehensive plan pursuant to § 66.1001, Wis. Stats., and has made various amendments since initial adoption.

(2) This chapter is intended to be consistent with the overall intent of the village's comprehensive plan, as may be amended.

b. Other findings. Other legislative findings are included in various articles, divisions, and sections of this chapter as may be appropriate.

50-05 Purpose

a. General purpose. This chapter promotes public health, safety, and welfare and is intended to:

(1) Implement the village's comprehensive plan to the extent possible under zoning, as authorized by Wisconsin Statutes, and to promote public health, safety, comfort, convenience, prosperity and general welfare of the community;

(2) Encourage reasonable flexibility of development design through appropriate innovation;

(3) Isolate or control the location of unavoidable nuisance producing uses;

(4) Foster a more rational pattern of relationship between non-industrial and industrial uses for the mutual benefit of all;

(5) Limit urban sprawl and facilitate the sustainable development of land with adequate provisions for transportation, water, sewerage, schools, parks, light, air, and open spaces for all residents;

(6) Encourage the thoughtful redevelopment of those uses of land, buildings, and structures consistent with the intent and purposes of this chapter and which contributes positively to the character, development, and taxable value of property in each district;

(7) Enhance quality of life for Jackson residents through the preservation of historically significant neighborhoods and districts such as the downtown area, strengthening public resources that build social connection such as urban gardens, markets, parks, waterfronts, and open spaces, and strengthening public health through access to resources such as healthy foods, outdoor recreation, healthcare, active transportation, and clean air and water; and

(8) Define the powers and duties of the administrative officers and bodies, as provided in this chapter;

b. Specific purposes. Consistent with § 62.23 (7)(c), Wis. Stats., this chapter is also intended to:

(1) Secure safety from fire, panic, and other dangers;

(2) Promote health and general welfare;

(3) Provide adequate light and air, including access to sunlight for solar collectors and to wind for wind energy systems;

(4) Encourage the protection of groundwater resources;

(5) Prevent the overcrowding of land;

(6) Facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

(7) Preserve burial sites, as defined in § 157.70 (1)(b), Wis. Stats.

c. Other purposes. Other purposes may be included in various articles, divisions, and sections as may be appropriate.

50-06 Re-enactment and repeal

This chapter carries forward by re-enactment some of the provisions of the regulations governing zoning and related matters which the village board adopted under authority of state law prior to the effective date of this chapter. This chapter is not intended to repeal those regulations in their entirety, but rather to re-enact and continue in force such existing provisions so that all rights and liabilities that have accrued thereunder are preserved and may be enforced, unless explicitly surrendered by specific provisions of this chapter. If a provision in the regulations which were in effect on the date this chapter became effective is not specifically carried forward in this chapter, such provision is repealed. As to the effect of this section on existing land uses refer to Article 24.

50-07 Compliance

a. Generally. Except as specifically provided, the provisions of this chapter apply to all development within the Village of Jackson. No development shall be undertaken without the prior authorizations required by this chapter and other applicable rules and regulations of the Village of Jackson.

b. Exception for a previously granted permit or other approval. If a permit or other approval has been previously granted and the authorized work, in whole or in part, is no longer allowed under the current zoning regulations, the holder of the permit is authorized to establish the use or undertake the authorized work within one year of the date of the approval. If the authorized work does not commence within that time period and continue in good faith to completion, such permit or other approval shall lapse and be null and void without any further action by the village.

c. Exception for the establishment of a use, structure, or building not requiring authorization. If prior to the adoption of this chapter, or amendment thereto, a lawful land use, structure, or building is actively being established that did not require a permit or other approval under the zoning regulations in effect at that time, that work may continue to completion even when such land use, structure, or building (1) now requires a permit or other authorization under this chapter, (2) is being developed contrary to this chapter, or (3) is otherwise prohibited under this chapter. If such work does not continue in good faith to completion, any work must thereafter conform to this chapter.

50-08 Liability

The Village of Jackson and its officials, agencies, employees, agents, and assigns are not liable for any flood damage, sanitation problems, structural damage, or other damages or loss of property value that may occur as a result of reliance upon and conformance with this chapter.

50-09 Severability

If any section, clause, provision, or portion of this chapter is determined to be unconstitutional or otherwise invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected by such ruling. If any application of this chapter to a particular structure or parcel is determined to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such ruling shall not apply to any other structure or parcel not specifically included in the ruling.

50-10 Relationship of this chapter to other regulations

In addition to meeting the requirements contained in this chapter, development must comply with all applicable regulations of federal and state agencies. In all cases, the strictest of the applicable provisions apply.

50-11 Relationship of this chapter to private agreements

This chapter is not intended to repeal, abrogate, annul, impair, or interfere with any easement, covenant, deed restriction, or other private agreement governing land development. However, when this chapter imposes a greater restriction than the aforementioned, the provisions of this chapter apply.

50-12 Additional local regulations

In addition to meeting the regulations in this chapter, development must comply with all applicable regulations in the municipal code, including the following and any amendments thereto:

(1) Chapter 8 – Buildings and Construction

(2) Chapter 10 – Businesses

(3) Chapter 16 – Environment (Floodplains)

(4) Chapter 18 – Fire Prevention and Protection

(5) Chapter 26 – Manufactured and Mobile Homes

(6) Chapter 34 – Solid Waste

(7) Chapter 35 – Stormwater Management

(8) Chapter 38 – Subdivisions

In all cases, the strictest of the applicable provisions shall apply.

50-13 No defense to nuisance action

Compliance with the standards and requirements in this chapter does not constitute an absolute defense to an action to abate a public or private nuisance.

50-14 Applicability to public entities

This chapter applies to all publicly-owned land to the fullest extent allowed by state and federal law. When a public entity undertakes any development that is exempted by state or federal law from this chapter, in whole or in part, it is strongly encouraged to meet the provisions of this chapter.

50-15 Relief from other provisions

Nothing in these provisions shall relieve any person from satisfying any condition or requirement associated with a previous approval issued under this chapter, or any local, state, or federal law or requirement.

50-16 Applicability to projects under the purview of the Public Service Commission

This chapter applies to projects under the purview of the Wisconsin Public Service Commission (PSC) to the fullest extent allowed by state law.[1] The plan commission and/or the village board may submit a written request to the PSC outlining those standards and/or requirements of this chapter that the PSC should impose as conditions of project approval, if approval is to be granted.

Editorial notes:
[1] See § 196.491(3)(i), Wis. Stats., and also American Transmission Co., LLC v. Dane County, 2009 WI App. 126

50-17 Repeal of conflicting provisions

All other ordinances or parts of ordinances of the village that are inconsistent or conflicting with this chapter, to the extent of the inconsistency only, are repealed.

50-18 Copyright protection

This chapter contains images that are copyright protected and are denoted as such. All such images are used with the permission of the copyright holder for the exclusive purposes of this chapter. Any images subject to copyright protection may be reproduced as part of this chapter and are subject to the open records law of Wisconsin but may not be used in other works without the permission of the copyright holder.

50-19 through 50-49 reserved

The remainder of this page left intentionally blank.

ARTICLE 2
INTERPRETATION, CONSTRUCTION, AND DEFINITIONS

50-50 General rules

a. Generally. In the interpretation and application of this chapter, all provisions shall be liberally construed in favor of the village so the true intent and meaning of this chapter is carried out as set forth in § 50-05.

b. Minimum requirements. The interpretation and application of any provision of this chapter shall be held to be the minimum requirement adopted for the promotion of public health, safety, and general welfare and not be deemed a limitation or repeal of any other power granted by state statute.

50-51 Interpretation

In the event a question arises concerning any provision or the application of any provision of this chapter, interpretations shall be issued consistent with Article 5 (Specific Procedure Requirements).

50-52 Delegation of authority

If a provision in this chapter states that an elected official, department supervisor, or some other employee is to perform some act, such individual may designate, delegate, or authorize a subordinate to perform the act unless state law or the provision clearly specifies otherwise.

50-53 Internal conflicts

More specific provisions of this chapter shall be followed in lieu of more general provisions unless the context otherwise requires. Additionally, the most restrictive provisions shall apply.

50-54 Website

The village may create and maintain a website to share the key aspects of this chapter, including the zoning map, in an interactive platform. If there is any discrepancy between that website and this chapter, this chapter controls.

50-55 Use of graphics, illustrations, headings, references, and editorial notes

a. Purpose. Graphics, illustrations, headings, references, statutory citations, and editorial notes are included to improve the readability of this chapter and increase reader comprehension. Specifically, graphics and illustrations are included to help the reader visualize the meaning of the text. Headings and subheadings generally state the content of that section and are intended to help the reader quickly find information. References are included when the section is related to a state or local law or another section in this chapter. These are included to help the reader understand the relationship among various provisions. Editorial notes are included to supplement and/or further clarify a sentence or provision but are not part of this chapter.

b. Interpretation. A graphic, illustration, heading, reference, statutory citation, or commentary note does not govern, limit, modify, or in any manner affect the scope, meaning, or intent of any provision in this chapter.

c. Effect of deficiency. No provision in this chapter shall be held invalid by reason of any deficiency in any graphic, illustration, heading, reference, statutory citation, or editorial note.

50-56 Reference to state and federal law

If a provision in this chapter references a specific state or federal law, such reference shall be interpreted to mean the most current version of the referenced section at the time the reference is applied. If a referenced section is repealed and replaced by another section with comparable subject matter, the replacement section shall

control. If a referenced section is repealed and not replaced, the repealed section shall control if it is determined by the village attorney that the village has the authority to apply the repealed language.

50-57 Interpretation of boundaries and designations for zoning districts

a. Boundary line interpretations. Interpretations regarding boundaries of zoning districts shall be made in accordance with the following rules:

(1) **Municipal boundaries**. Boundaries shown as following, or approximately following, any municipal boundary shall be construed as following such line.

(2) **Section lines**. Boundaries shown as following, or approximately following, a section line, half-section line, or quarter-section line shall be construed as following such line.

(3) **Centerlines**. Boundaries shown as following, or approximately following, any railroad, alley, road, street, highway, or similar feature shall be construed as following the centerline of such feature.

(4) **Property lines**. Boundaries shown as following, or approximately following, any platted lot line or other property line shall be construed as following such line. In the event adjoining property owners transfer land as allowed by state law and both of the original lots were in different zoning districts, the zoning district boundary line can only be changed with a revision of the zoning map as set forth in Article 5.

(5) **Natural boundaries**. Boundaries shown as following, or approximately following, any natural feature such as a stream, river, other bodies of water, or topographical features, such as a watershed boundary, shall be construed as following such natural feature as verified by field inspection when necessary.

b. Street abandonment. In the event a public road, street, or alley is officially vacated or abandoned, the zoning provisions applicable to the land to which it reverted shall apply to such vacated or abandoned road, street, or alley, unless otherwise provided by village action.

50-58 General rules of interpretation

In the construction of this chapter, the following shall be observed, unless such construction would be inconsistent with the text or with the manifest intent of this chapter:

(1) **Gender**. Words of the masculine gender include the feminine and neuter, and vice versa.

(2) **Singular and plural words.** Words in the singular include the plural and words in the plural include the singular.

(3) **Tense**. Words in the present tense include the past and future tense, and the future tense includes the present tense.

(4) **"Must", "shall" and "will"**. The words "must", "shall" and "will" are mandatory.

(5) **"May" or "should"**. The words "may" and "should" are permissive.

(6) **"Includes" or "including"**. The words "includes" or "including" do not limit a provision to the specific example(s) listed, but are intended to extend their meaning to all other instances or circumstances of like kind or character.

(7) **"Such as"**. The phrase "such as" does not limit a provision to the specific example(s) listed but is intended to extend its meaning to all other instances or circumstances of like kind or character.

(8) **Conjunctions**. When used at the end of a series, the word "and" indicates that all listed items apply. When the word "or" is used at the end of a series, it indicates that one or more of the listed items apply.

50-59 Computation of time

When a time period is specified in this chapter, the first day of the period is the first day after the event that triggered the time clock to start. If the last day of the time period is a Saturday, Sunday, or a legal holiday

recognized by the state of Wisconsin, that day is excluded and the time period is extended to the next business day.

50-60 Land use descriptions

For the purpose of this chapter, land uses that are permissible in one or more of the zoning districts are described as set forth in Appendix B. For organizational purposes, similar land uses are grouped together to form a series. The first __ series are for principal land uses, accessory land uses are found in Series __ and __, and temporary land uses are found in Series __.

50-61 General definitions

a. Words and phrases not defined. Unless specifically defined in this section, words and phrases used in this chapter shall be interpreted to give them the meaning they have in common usage and to give this chapter its most reasonable application.

b. Words and phrases defined. For the purpose of this chapter, certain words and phrases are defined in Appendix E and shall have the meaning ascribed to them, except where the context clearly indicates a different meaning.

50-62 through 50-99 reserved

The remainder of this page left intentionally blank.

ARTICLE 3
ADMINISTRATIVE BODIES

Divisions

1. Plan Commission
2. Zoning Board of Appeals
3. Zoning Administrator

DIVISION 1
PLAN COMMISSION

50-100 Establishment

A plan commission is established pursuant to § 62.23 (1), Wis. Stats., to undertake the responsibilities as defined in this chapter and as allowed by state law.

50-101 Authority

a. Generally. The plan commission has such powers as may be necessary to enable it to perform its functions and promote the proper planning for the Village of Jackson, whether enumerated in this section or not.[1]

b. Staff. The plan commission may employ, or contract for the services of, such professional planning technicians and staff as are considered necessary for the discharge of the duties and responsibilities of the commission, provided such expense does not exceed the appropriation that may be made for the commission by the village board for such purpose.[2]

c. Comprehensive plan. The plan commission may by resolution recommend to the village board the adoption of or amendment to an adopted comprehensive plan.[3]

d. Development review. The plan commission must render decisions and recommendations relating to development applications required by this chapter.

e. Amendments to this chapter. The plan commission may recommend amendments to this chapter, including the zoning map.[5]

f. Official map. The plan commission may recommend amendments to the village's official map adopted pursuant to § 62.23 (6), Wis. Stats.[4,5]

g. Recommendations upon referral. Upon referral by the village board or other public body or officer of the village having final authority thereon, the plan commission must review and make a report with any recommendations on (1) the location and architectural design of any public building; (2) the location of any statue or other memorial; (3) the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; (4) the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; (5) all plats of lands in the village or within the territory over which the village is given platting jurisdiction by Ch. 236, Wis. Stats.; (6) the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and (7) the amendment or repeal of this chapter. Unless such report is made within 30 days, or such longer period as may be stipulated by the village board, the council or other public body or officer, may take final action without it.[6]

h. Miscellaneous powers. The plan commission may make reports and recommendations relating to the planning and development of the village to public officials and agencies; public utility companies; civic, educational, professional and other organizations; and citizens. It may recommend to the village president or village board, programs for public improvements and the financing thereof. All public officials shall, upon

request, furnish to the commission, within a reasonable time, such available information as it may require for its work.[7]

Editorial notes:
[1] See § 62.23 (4), Wis. Stats.
[2] See § 62.23 (1)(e), Wis. Stats.
[3] See § 62.23 (2), Wis. Stats.
[4] See § 62.23 (6)(c), Wis. Stats.
[5] Commentary: An official map depicts existing and planned public infrastructure and facilities, including planned streets.
[6] See § 62.23 (5), Wis. Stats.
[7] See § 62.23 (4), Wis. Stats.

50-102 Composition and appointment of members

a. Number and appointment. The plan commission consists of 7 members as follows: the village president, who shall be the presiding officer; 2 village trustees; and 4 citizen members who are not elected or appointed village officials.

b. Terms. Each citizen member of the plan commission shall be appointed to a 3-year term.[1] The term of any village-elected or appointed official shall coincide with the term of their elected or appointed term of office. The term of the village president shall coincide with their elected term.

c. Citizen appointments. The citizen members shall be persons of recognized experience and qualification and reside in the village. Unless otherwise noted, all members shall be appointed by the village president and approved by the village board. Appointments shall be made by the village president during the month of April for terms that expire in April or at any other time if a vacancy occurs during the middle of a term.

d. Vacancies. Vacancies on the plan commission must be filled for the unexpired term of any member whose term becomes vacant.

e. Conditions for removal. A citizen member must be removed from the plan commission and the member's office declared vacant when the member moves outside of the village. If the village president or a village-elected or appointed official resigns or is removed from their office, their term on the commission shall automatically terminate.

Editorial notes:
[1] See § 62.23 (1)(d), Wis. Stats.
[2] See § 62.23 (1)(a), Wis. Stats.

50-103 Officers

a. Chair. The village president shall act as chair and be a voting member of the plan commission.

b. Vice-Chair. A village trustee, elected by the commission, shall act as vice-chair.

c. Second vice-chair. A member of the plan commission who is elected by the commission shall serve as second vice-chair. This election will take place annually at the May plan commission meeting.

d. Recording secretary. The village clerk shall serve as the recording secretary for the plan commission but may not participate in any deliberations or any vote. (verify current practice)

50-104 Commission procedures

The plan commission may adopt rules of procedure to carry out its purposes. Such rules must conform to this chapter, other village regulations, and state law and be filed in the office of the village clerk.[1]

Editorial notes:
[1] See § 62.23 (2), Wis. Stats.

50-105 Meetings

a. Open meetings. Meetings of the plan commission are open to the public unless conducted in closed session as authorized by state law.

b. Location. Meetings, except for site visits described in Article 4, must be conducted in the village hall or in such other public place as may be selected by the commission.

c. **Schedule**. The plan commission must establish a regular schedule of meetings. Other meetings may be held at the call of the chair and at such other times as the commission may determine.

d. **Presiding officer**. If the chair is absent for a meeting, the vice-chair shall run the meeting. If both the chair and vice-chair are absent, the second vice-chair shall run the meeting. If the chair, vice-chair, and second vice-chair are absent, the secretary shall call the meeting to order and the commission shall appoint a chair for that meeting by majority vote.

e. **Minutes**. The plan commission must keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.

50-106 Voting and quorum

a. **Requirements for quorum**. A quorum of the plan commission consists of 4 members. If there is not a quorum, the meeting must be adjourned and the meeting minutes should reflect that a quorum was not present and the meeting was adjourned.

b. **Requirements for voting**. Unless otherwise prescribed by state law, a decision of the plan commission must be approved by a majority vote of the members voting at a meeting in which a quorum is in attendance.

c. **Disqualification or voluntary abstention**. A member of the plan commission must abstain from voting on a particular issue or be disqualified by majority vote of the remaining members present when (1) the member has a direct financial interest in the outcome of the matter at issue; (2) the member has such close personal ties to the applicant, the project, or to a party opposing the application that the member cannot reasonably be expected to exercise sound judgment in the public interest; (3) the member would violate the code of ethics set forth in Ch. 19, Wis. Stats., (4) the member would violate the code of ethics set forth in Chapter 2 of the municipal code; (5) participation in the matter might violate the letter or spirit of a member's code of professional responsibility; or (6) another law precludes participation. If a member abstains or is disqualified, they may participate in the meeting as a member of the public.

50-107 Compensation

Citizen members of the plan commission may be compensated for their service on the commission.

50-108 Official oath

Citizen members of the plan commission must take the official oath as required by § 19.01, Wis. Stats. The village clerk must keep a copy of such oaths.

50-109 through 50-119 reserved

DIVISION 2
ZONING BOARD OF APPEALS

50-120 Establishment

A zoning board of appeals is established pursuant to § 62.23 (7)(e), Wis. Stats., to undertake the responsibilities as defined in this chapter and as allowed by state law.

50-121 Authority

a. Administrative appeals. The zoning board of appeals shall hear and decide administrative appeals consistent with the requirements in Article 5 where it is alleged that the zoning administrator erred in the administration of the zoning code. In exercising these powers, the board may compel the administrative official to act as required or reverse or affirm, in whole or in part, or modify the order, requirement, decision, or determination being appealed and may make such order, requirement, decision, or determination as ought to be made and to that end shall have all the powers of the officer from whom the appeal is taken.[1]

b. Variances. The zoning board of appeals shall hear and decide variances consistent with the requirements in Article 5.[2]

c. Amendments to this chapter. The zoning board of appeals may recommend amendments to this chapter.

d. Employees. The zoning board of appeals may employ a secretary and other employees.[3]

Editorial notes:
[1] See § 62.23 (7)(e)(4), Wis. Stats.
[2] See § 62.23 (7)(e)(7)(b), Wis. Stats.
[3] See § 62.23 (7)(e)(2), Wis. Stats.

50-122 Authority of chair

The chair of the zoning board of appeals or acting chair may administer oaths and compel the attendance of witnesses.[1] The chair may request the attendance of the zoning administrator and the building inspector.

Editorial notes:
[1] See § 62.23 (7)(e)(3), Wis. Stats.

50-123 Composition and appointment of members

a. Number and appointment. The zoning board of appeals consists of 5 regular members as appointed by the village president, subject to confirmation by the village board.[1] At the first regular board meeting in April of the year in which a term or terms expire, the village president shall designate the successors to the village board.

b. Alternates. The village president must appoint 2 alternates to the zoning board of appeals for staggered 3-year terms. Annually, at the first regular village board meeting in April, the village president shall designate one of the alternate members as first alternate and the other as second alternate.[2]

c. Terms. Each regular member on the zoning board of appeals will hold office for a period of 3 years which terminates April 30 of the year in which the term expires.[3] Terms should be staggered. If a successor is not appointed to fill an expired term, the incumbent shall remain at the position until a successor is appointed.

d. Considerations in making appointments. Regular members and alternate members of the zoning board of appeals must reside in the Village of Jackson. A village employee may not serve as a regular member or as an alternate.

e. Vacancies. Vacancies on the zoning board of appeals shall be filled for the unexpired term of any member or alternate whose term becomes vacant.

f. Conditions for removal. The village president may remove a regular member or an alternate from the zoning board of appeals for cause upon written charges and after a public hearing.[4]

Editorial notes:
[1] See § 62.23 (7)(e)(2), Wis. Stats.
[2] See § 62.23 (7)(e)(2), Wis. Stats.
[3] See § 62.23 (7)(e)(2), Wis. Stats.
[4] See § 62.23 (7)(e)(2), Wis. Stats.

50-124 Officers

a. Chair. The village president shall appoint one of the regular members as the chair of the zoning board of appeals.[1]

b. Other. The board may designate other officers deemed necessary.

Editorial notes:

[1] See § 62.23 (7)(e)(2), Wis. Stats.

50-125 Board procedures

The zoning board of appeals may adopt rules of procedure to carry out its purposes. Such rules must conform to this chapter, other village regulations, and state law and be filed in the office of the village clerk.

50-126 Recording secretary

The village clerk shall serve as the recording secretary for the zoning board of appeals but may not participate in any deliberations or any vote. (verify current practice)

50-127 Meetings

a. Open meetings. Meetings of the zoning board of appeals are open to the public unless conducted in closed session as authorized by state law.[1]

b. Location. Meetings, except for site visits described in Article 4, must be conducted in the village hall or in such other public place as may be selected by the board.

c. Schedule. The zoning board of appeals shall meet at the call of the chair and at other times as the board may determine.

d. Presiding officer. If the chair is absent for a meeting, the recording secretary shall call the meeting to order and the board shall appoint a chair for that meeting.

e. Minutes. The zoning board of appeals must keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.[2]

Editorial notes:
[1] See § 62.23 (7)(e)(3), Wis. Stats.
[2] See § 62.23 (7)(e)(3), Wis. Stats.

50-128 Voting and quorum

a. Requirements for quorum. A quorum consists of 3 voting members. If there is not a quorum, the meeting must be adjourned and the meeting minutes should reflect that a quorum was not present and the meeting was adjourned.

b. Requirements for voting. A decision of the zoning board of appeals shall be by majority vote of the members present at a meeting in which a quorum is in attendance and voting.[1]

c. Disqualification or voluntary abstention. A member of the zoning board of appeals must abstain from voting on a particular issue or be disqualified by majority vote of the remaining members present when (1) the member has a direct financial interest in the outcome of the matter at issue; (2) the member has such close personal ties to the applicant, the project, or to a party opposing the application that the member cannot reasonably be expected to exercise sound judgment in the public interest; (3) the member would violate the code of ethics set forth in Ch. 19, Wis. Stats., (4) the member would violate the code of ethics set forth in Chapter 2 of the municipal code; (5) participation in the matter might violate the letter or spirit of a member's code of professional responsibility; or (6) another law precludes participation. If a member abstains or is disqualified, they may participate in the meeting as a member of the public.

d. Voting by alternates. The first alternate may vote only when one of the regular members of the zoning board of appeals is absent or is not able to vote on a pending matter. The second alternate may vote only when the first alternate is absent or is not able to vote or when more than one regular member is absent or is not able to vote.[2]

Editorial notes:
[1] See § 62.23 (7)(e)(3m), Wis. Stats.
[2] See § 62.23 (7)(e)(2), Wis. Stats.

50-129 Role of an alternate in meetings

An alternate that is not otherwise voting on a matter on the agenda may participate in the deliberations by asking questions and sharing their perspective.

50-130 Compensation

The members of the zoning board of appeals may not be compensated.

50-131 Official oath

Members of the zoning board of appeals must take the official oath as required by § 19.01, Wis. Stats. The village clerk shall keep a copy of such oaths.

50-132 through 50-149 reserved

DIVISION 3
ZONING ADMINISTRATOR

50-150 Establishment

The position of zoning administrator is established to undertake the responsibilities as defined in this chapter and state law.

50-151 Authority

The zoning administrator shall administer, supervise, and enforce the provisions of this chapter and in furtherance of those duties shall have the authority to:

(1) Meet with applicants to advise them of the requirements of this chapter;

(2) Issue administrative permits;

(3) Revoke or modify any administratively-issued permit or interpretation with reasonable cause;

(4) Keep a written record of permits issued, interpretations made, inspections, work approved, enforcement activities, and other similar official actions;

(5) Prepare staff reports consistent with this chapter and make recommendations as may be required or deemed appropriate;

(6) Work with the village clerk in the preparation of meeting agendas for the plan commission and zoning board of appeals;

(7) Develop, amend, and utilize application forms, checklists, and other forms they deem appropriate to administer the development review processes set forth in this chapter;

(8) Recommend amendments to this chapter and to other chapters of the municipal code of the Village of Jackson relating to land use and development;

(9) Undertake enforcement proceedings as may be requested; and

(10) Undertake any other activity not enumerated in this section but necessary to administer and enforce this chapter.

50-152 Conflict of interest

The zoning administrator must not perform work on a proposed or approved development project in which they have a direct financial interest in the outcome of the matter at issue or otherwise have a conflict of interest.

50-153 through 50-199 reserved

The remainder of this page left intentionally blank.

ARTICLE 4
GENERAL PROCEDURAL REQUIREMENTS

Divisions

1. Generally
2. Notice requirements
3. Public hearings
4. Site visits
5. Neighborhood meetings
6. Financial guarantees

DIVISION 1
GENERALLY

50-200 Legislative findings

The village board makes the following legislative findings:

(1) Development review procedures should be easily understood and well-structured and only involve those steps and requirements that are needed to properly review the application. Excessive procedural requirements add unnecessary costs to development projects.

(2) The general public, property owners in the area, and affected agencies have a right to know about proposed development projects and have meaningful participation in the review process to the extent allowed or required by this chapter.

(3) Enforcing the rules and regulations contained in this chapter is an important function of government.

50-201 Purpose

The development review requirements and procedures in this chapter are intended to:

(1) Provide efficient and timely review of applications and ensure fairness and due process,

(2) Ensure that applications are reviewed consistently by establishing criteria in making recommendations and final decisions, and

(3) Ensure complete and timely compliance.

50-202 Authority to file an application

Unless otherwise specified in this chapter, the owner of the property or their agent must sign the application submitted for review.

50-203 Permission to enter subject property

Submission of an application as may be required in this chapter authorizes village officials and employees, or other designated agents to enter the subject property to verify information in the application and to conduct other site investigations as may be necessary to review the application. This does not authorize any individual to enter any building on the subject property in the absence of the property owner or his or her authorized agent. Failure to allow access to the subject property is sufficient grounds to deny the application.

50-204 Burden of proof

a. **Application review process**. During the application review process, the applicant has the burden of proof to show that the application should be approved based on the decision criteria relating to that application.

b. **Appeal of an administrative decision**. During an administrative appeal proceeding, the petitioner has the burden of proof to show that such decision is not consistent with this chapter.

c. **Enforcement proceedings**. During an enforcement proceeding, the zoning administrator or administrative unit taking enforcement action has the burden of proof to show that the action or development is in violation of this chapter.

50-205 Effect of an outstanding violation

If the zoning administrator determines that a parcel is in violation of this chapter, no permit or approval of any kind shall be granted under this chapter that would benefit such parcel, except to correct the violation or as may be required by state law.

50-206 Effect of an outstanding obligation

No permit or approval of any kind shall be granted by the village that would benefit a parcel for which taxes, assessments, special assessments, or other required payments are delinquent and unpaid.

50-207 Concurrent review

To the extent possible, a development project requiring multiple reviews should be done concurrently. When one approval is a condition precedent to approval of another application, the approvals must be issued in the requisite order.

50-208 Application fees and other charges

a. **Assessment of fees**. From time to time, the village board may establish application fees and other charges it deems necessary in the administration of this chapter.

b. **After the fact fees**. The village board may establish an "after-the-fact" fee for any procedure it deems appropriate. Payment of such fees does not release the applicant from full compliance with this chapter nor from prosecution for a violation of this chapter.

c. **Timing for payment**. Application fees must be paid at the time the application is submitted for review.

d. **Refunds**. Application fees are non-refundable, except when village staff accepts the payment in error.

50-209 Non-confidentiality of submitted information

All written information that an applicant submits during a pre-submittal meeting or at any point in the review process is considered part of the public record subject to disclosure under state and local law.

50-210 Nature of staff comments

Any statements or recommendations that are made by the zoning administrator, village staff and officials, and other representatives prior to or during the application review process are not binding on the decision-making body responsible for making the final decision.

50-211 Withdrawal of application

a. Timing of withdrawal. An applicant may withdraw an application anytime after submittal, but prior to a final decision.

b. Effect of withdrawal. A request to withdraw an application terminates the review process and no decision shall be made. Upon request, the zoning administrator may, in his or her sole discretion, return the petitioner's application fee if the village has not done any work to process the application.

c. Retention of application materials. A withdrawn application and related review documents should be kept as a permanent public record and is subject to the village's record retention policy.

50-212 Appeals

If an application for a development project is approved under this chapter, the applicant may, upon receipt of the decision notice and satisfaction of all precedent conditions of approval, commence the work as authorized under the approval with the understanding that an aggrieved person may file an appeal with the appropriate review body. Prior to the end of the appeal period, all such work proceeds at the risk of the applicant. Similarly, any work that is done while an appeal is pending is done at the risk of the applicant.

50-213 Revocation or modification of an approval

If a development project is approved under this chapter, the review authority granting final approval may revoke or modify an approval if it is determined that information in the application or otherwise provided by the applicant or the applicant's agent was incomplete, false, misleading, or inaccurate and such information would have altered its decision to approve the application or the conditions of approval which were or were not imposed.

50-214 Application review schedule

The zoning administrator must make the current review schedules available to the public and may post them on the village's website.

50-215 Application forms

The zoning administrator must prepare application forms and may amend them from time to time.

50-216 Other approvals

It is the responsibility of those undertaking development projects within the village to obtain all applicable permits and other approvals as may be required by the Village of Jackson, Washington County, and federal and state authorities as may be required.

50-217 Building permit

A building permit for the construction of a new building or the expansion of an existing building may not be issued until such time as a zoning permit has been issued or a written determination is made that one is not required.

50-218 through 50-229 reserved

DIVISION 2
NOTICE REQUIREMENTS

50-230 Generally

The type of notice that is given for each of the various procedures outlined in this article is dictated by the nature of the decision. Administrative decisions, such as a zoning permit, involve very little discretion. Either the proposed development meets the standards in this chapter, or it does not. In contrast, there are other decisions that involve more discretion and judgment based on particular circumstances. The review of a conditional use application, for example, involves discretion on the part of those involved in making recommendations, and a final determination whether the application should be approved or not. As a general rule, notice for an application is not given for administrative decisions. More notice is given when a proposed action could potentially affect other parties, including nearby property owners, other governmental bodies, and the general public. This division describes the different types of notice and related requirements.

50-231 Cost to provide notice

The village pays the costs related to the provision of notice required under this division, unless otherwise specified in the adopted fee schedule.

50-232 Public hearing notice

a. Generally. When required in Article 5, the official responsible for processing the application must place public hearing notice in the official newspaper as set forth in this section.

b. Time requirements. A Class 1 public hearing notice must be published one time at least 7 days before the meeting or hearing. A Class 2 public hearing notice must be published once each week for 2 consecutive weeks, the last one occurring at least 7 days before the meeting or hearing.[1]

c. Content. The notice must include the information listed in Exhibit 4-1.

Editorial notes:
[1] See §§ 985.01 (1m) and 985.07, Wis. Stats.

50-233 Property owner notice

a. Generally. When required in Article 5, the zoning administrator must mail a notice to property owners within 100 feet of the subject property involved in the application as set forth in this section. In the event an outlot associated with a certified survey map or subdivision is located within the 100-foot area and lot owners within the certified survey map or subdivision have a property interest in the outlot, each of those property owners do not need to be sent a notice.

b. Additional notice. When the applicant also owns the land adjoining the subject property involved in the application, the administrator must mail a notice to those property owners within 100 feet of such property.

c. Time requirements. The notice must be mailed by regular mail at least 10 business days prior to the date of the meeting at which the matter will be considered.

d. Content. The notice must include the information listed in Exhibit 4-1.

e. Source of names and addresses. The names and addresses of property owners are those listed on the tax records maintained by Washington County.

f. Failure to receive notice. The failure of a person to receive notice as described in this section does not invalidate or otherwise have any effect upon a public hearing or other action taken on the application.

g. Affidavit of mailing. The person sending the notices should prepare an affidavit of mailing to certify that notice was provided as described in this section. Such affidavit must be kept as a public record.

50-234 Distribution list notice [1]

a. Establishment of distribution list. The village clerk must maintain a list of persons who submit a written request to receive notice of any proposed regulation or amendment thereof that may affect the allowable use of the person's property.

b. When notice is required. The body conducting the public hearing must send a notice, which contains a copy of the proposed regulation or amendment, to each person on the distribution list whose property, the allowable use of which may be affected by the proposed regulation or amendment.

c. Method of distribution of notices. The notice shall be by mail or in any reasonable form that is agreed to by the person and the village clerk.

d. Establishment of charges. The village board may from time to time adopt a resolution establishing a processing fee that shall be charged to each person on the list who is sent a notice. The amount of that fee may not exceed the approximate cost of providing the notice to the person.

e. Effect of failure to send notice. An ordinance or amendment shall take effect if the body conducting the meeting fails to send the notice as required by this section.

Editorial notes:
[1] See § 62.23 (7)(d)(4), Wis. Stats.

50-235 Meeting agenda notice

When required, the body responsible for acting on the application must place the item on its meeting agenda.

50-236 Content of required notice

Notices must include the information listed in Exhibit 4-1.

Exhibit 4-1. Content of notice

	Public Hearing Notice (§ 50-232)	Property Owner Notice (§ 50-233)	Distribution List Notice (§ 50-234)
Applicant name	X	X	X
Subject property address or other description by which the public can locate the subject property	X	X	X
Nature of the application	X	X	X
A description of the proposed project or request	X	X	X
Name of body or official who will consider the application	X	X	X
Date, time and location of the public hearing	X	X	X
Location where the public can view the application	X	X	X
General location map (or available from the village clerk during normal office hours)	X	X	-

Key: An "X" means that the indicated information is required; a dash "-" means that the indicated information is not required

1. If the proposed amendment would have the effect of changing the allowable use of any property, the notice must include either a map showing the property affected by the amendment or a description of the property affected by the amendment and a statement that a map may be obtained from the village clerk.

50-237 through 50-249 reserved

DIVISION 3
PUBLIC HEARINGS

50-250 Legislative findings

The village board makes the following legislative findings relating to public hearings:

(1) Public hearings should be conducted in an orderly, timely, and efficient manner.

(2) Public input is important and should be encouraged.

50-251 General requirements

a. Meetings to be public. All public hearings must be conducted in the village hall or in such other public place as may be selected by the body conducting the hearing.

b. Notice of meetings. Notice of public hearings must be given as provided for in Division 2 of this article.

50-252 General procedure

When conducting a public hearing, the presiding officer may follow the following steps listed in this section as a general guideline. As such, the steps listed below are intended to provide a general format for all participants. For matters of little complexity or controversy, the presiding officer may use their discretion in applying the procedures as appropriate.

1. Announce the purpose and subject of the public hearing.
2. Determine whether public notice as required by this chapter has been provided. If notice has not been provided, the hearing must be postponed until such time as proper notice has been provided.
3. Ask if any member of the body conducting the public hearing has a conflict of interest in regard to the matter being discussed and excuse those who do.
4. Ask if any member of the body conducting the public hearing believes another member has a conflict of interest in regard to the matter being discussed. If so, and following a discussion of the alleged conflict of interest, the members (except the member with the alleged conflict) must determine by vote whether a reasonable person may conclude that the member has a conflict of interest and should be removed from the pending decision.
5. Ask the applicant to describe the proposal.
6. Ask the staff to present a staff report, if required.
7. Allow members of the body conducting the public hearing to direct questions to the applicant and staff, if present.
8. Ask for statements from the public.
9. Read aloud written comments that were submitted when the individual submitting the comments is not in attendance, subject to the time limitations the presiding office may establish.
10. Call for discussion of the members of the body conducting the public hearing during which time they may ask questions of a member of the public, the applicant, and the staff, if present.
11. Ask the applicant if they want to (1) respond to any comment made by an individual during the proceeding, (2) submit additional information, (3) amend the application, or (4) request a continuance.
12. Announce that the body will not accept any additional comment from the applicant or any member of the public once the public hearing is closed.
13. Ask for a motion and second and vote to close the public hearing.

50-253 Continuances

a. **Prior to start of public hearing**. In the event the applicant or the applicant's agent is not present for the public hearing, the body conducting the public hearing may authorize a continuance.

b. **During a public hearing**. Prior to the close of the public hearing, the applicant may request a continuance and the body conducting the public hearing may agree to the continuance upon a showing of good cause. Likewise, the body conducting the public hearing may ask the applicant for a continuance but the applicant is not required to grant such request. If the applicant does not grant a continuance, the body must act on the information available at that time.

c. **Effect**. A continuance stops the time clock, if any, for making a decision.

d. **Notice requirements**. A public hearing may be continued to a later date without again providing public notice, provided the location, date, and time for the continued hearing are announced at the time of the continuance.

50-254 Public comment

a. **Time limitations on public comment**. The presiding officer may impose a time limit on members of the public who wish to address the body conducting the public hearing to assure completion of the agenda in a timely manner. The time limit may not be less than 2 minutes.

b. **Written comment**. Prior to the close of the public hearing, members of the public may submit written comments to the body conducting the public hearing. Such documents must be retained and made part of the public record for the proceeding. If a person submits written comments, a member of the reviewing authority should read the comments into the record and for the benefit of all attending, but the time dedicated to reading such written comments is subject to the same time limits imposed upon those providing oral comments at the public hearing. For example, if speakers have a 2-minute time limit, the reading of any written comment will stop at 2 minutes. Materials supporting any written comment can be identified by reference and do not need to be read into the record.

50-255 through 50-269 reserved

DIVISION 4
SITE VISITS

50-270 Authorization

The plan commission, zoning board of appeals, and village board may conduct a site visit to inspect a property as it relates to a pending development application, provided the site visit is stated on the meeting agenda.

50-271 Open meeting requirements

A site visit is a public meeting and must comply with Wisconsin's open meeting requirements and the requirements of the Americans with Disabilities Act (ADA). Any person who would like to attend a site visit should notify the village clerk in advance of the date. The village clerk will follow established procedures in complying with such request.

50-272 Rules of conduct

a. **Participation**. To ensure everyone hears what is being said during a site visit, participants should stay together as they tour the subject property.

b. **Comments**. No recommendations can be offered, and no decisions can be made during a site visit.

c. **Overview of site visit**. When the review authority reconvenes their meeting or public hearing, the presiding officer should initiate a discussion of the members to document the major points that were discussed and/or observations made on the site visit.

50-273 through 50-279 reserved

DIVISION 5
NEIGHBORHOOD MEETINGS

50-280 Generally

A developer may hold a neighborhood meeting before submitting a development application to the Village for review to inform neighbors of a potential development project and to establish a forum for those attending the meeting to learn more about the project, ask questions, and offer any feedback. Having heard the feedback, the developer has the opportunity to modify their proposal and/or provide more information with their application that is submitted to the village for review. Nothing in this division precludes a developer from meeting with any person or group to discuss their project before or after holding a neighborhood meeting.

50-281 Meetings to be public

A neighborhood meeting must be held in a public place (e.g., school, community center) within or near the neighborhood to the extent possible.

50-282 Coordination with village

The developer should work with the Zoning Administrator in scheduling a neighborhood meeting to ensure staff are able to attend if so requested.

50-283 Notice of meeting

The developer hosting a neighborhood meeting should send a written notice to those property owners within 400 feet of the subject property at least 14 days in advance of the scheduled date. The same notice should also be sent to the Zoning Administrator at least 14 days before the scheduled date so that the Village can publish a notice indicating that elected officials may be in attendance but not participating in the meeting.

50-284 Staff attendance

Village staff and elected officials may attend a neighborhood meeting to listen to the developer's presentation and any feedback from those in attendance. Village staff will not directly participate in the formal presentation but may respond to questions relating to the Village's review process.

50-285 through 50-289 reserved

DIVISION 6
FINANCIAL GUARANTEES

50-290 Performance bond

For the purpose of this chapter, a performance bond is not an acceptable financial guarantee, unless otherwise required to be allowed by Wisconsin Statutes.

50-291 Letter of credit

a. Form. The letter of credit must be irrevocable and in a form acceptable to the village attorney.

b. Amount. The amount of the letter of credit must conform to the amount established in this chapter. If an amount is not specified in this chapter, the village board can establish the amount. (verify current practice)

c. Acceptance required. A letter of credit is not accepted by the village until formal action by the village board upon the recommendation of the village attorney. (verify current practice)

d. Minimum requirements for issuer. The bank, savings and loan, or other financial institution issuing the letter of credit must be authorized to do business in the state of Wisconsin and have a financial standing acceptable to the village attorney.

e. Obligation of private party. The provision of a letter of credit does not remove the burden of performing the work the letter of credit is intended to guarantee.

50-292 Cash deposit

a. Generally. If a cash deposit is provided under this chapter, the village is not obligated to pay interest thereon. Any such cash deposit shall remain in the custody of the village treasurer.

b. Amount. The amount of the cash deposit must conform to the amount established in this chapter. If an amount is not specified in this chapter, the village board can establish the amount.

c. Acceptance required. A cash deposit is not accepted by the village until formal action by the village board. (verify current practice)

d. Agreement required. A cash deposit agreement must be entered in a form acceptable to the village attorney. (If desired, the consultant can provide an example of this agreement.)

e. Obligation of private party. The provision of a cash deposit does not remove the burden of performing the work the cash deposit is intended to guarantee.

f. Administrative fee. When a cash deposit is offered as a financial guarantee, the village may charge a fee for the additional work required of the village to monitor and handle the cash deposit. The amount of such fee must be set by the village board from time-to-time by resolution.

50-293 Insufficient funds

If the village exercises its right to use a financial guarantee and the cost of performing the authorized work exceeds the amount of the financial guarantee, the village must send a bill to the property owner for the outstanding balance. If the property owner does not pay such costs within 30 days after billing, such costs constitute a special charge under § 66.0628, Wis. Stats., or as otherwise authorized by state law.

50-294 through 50-299 reserved

The remainder of this page left intentionally blank.