



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

Thursday, August 20, 2026 at 7:00 PM

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

1. Call to Order and Roll Call
2. Citizens/Village Staff to Address the Plan Commission (Please sign-in with the Clerk prior to speaking. Please note this is a business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)
3. Approval of Minutes for the Plan Commission Meeting of July 16, 2026
4. Conditional Use and Site Plan Review - N174 W21370 Alcan Drive - Germantown Iron and Steel
5. Conditional Use and Site Plan Review – W208 N16900 N. Center Street – Washington County Sports Center Inc. d/b/a WCSC Gymnastics
6. Conditional Use and Site Plan Review – N172 W21930 Caymus Court – Houseware Distributors, Inc. (HDI)
7. Review and Discussion of Revised Zoning Code Updates including Articles 18, 20, 23 – Tim Schwecke – CivikTec
8. Adjourn

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

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

VILLAGE OF JACKSON
PLAN COMMISSION MEETING
Thursday, July 16, 2026 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. Engelhardt, Jon Molkentin, Dan Reik, and Duane Hafemeister, and Matt Van Eperen

Members Excused: Tr. Emmrich

Members Absent: None

Staff Present: Administrator Jen Heidtke, Inspections and Zoning Director Collin Johnson, and Clerk Lisa Heiser

2. Citizens/Village Staff to Address the Plan Commission (Please sign-in with the Clerk prior to speaking. Please note this is a business meeting, not a public hearing. People wishing to speak on an item on the agenda should present their comments under this agenda item. Each commenter will be limited to a total of 2 minutes.)

None.

3. Approval of Minutes for the Plan Commission Meeting of June 18, 2026

The motion to approve the minutes of the June 18, 2026, Plan Commission meeting was made by M. Van Eperen and seconded by D. Hafemeister.

Vote: 6 ayes, 0 nays. Motion carried.

4. Ordinance #26-08 - Rezoning of Parcel V3_053300D from Planned Unit Development District (PUD) to R-6 Mixed Residential District

The motion to recommend the Village Board approve Ordinance #26-08 Rezoning of Parcel V3_053300D from Planned Unit Development District (PUD) to R-6 Mixed Residential District was made by M. Van Eperen and seconded by J. Molkentin.

Vote: 6 ayes, 0 nays. Motion carried.

5. Review and Discussion of Revised Zoning Code Updates including Articles 14,15,17,19,21,22,24 & 25 and Preliminary Results of Online Survey - Tim Schwecke - CivikTec

Tim Schwecke presented the updates and provided the preliminary results of the Online Survey. Discussion ensued. No action was taken.

6. Adjourn

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

Vote: 6 ayes, 0 nays. Motion carried. The meeting adjourned at 8:26 PM.

Respectfully Submitted,

Lisa Heiser
Village Clerk
Village of Jackson

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: August 20, 2026

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: Conditional Use and Site Plan Review – N174 W21370 Alcan Drive –
Germantown Iron and Steel

Background and Analysis:

The applicant, GIS Real Estate Holdings, LLC d/b/a Germantown Iron and Steel is proposing to construct an exterior crane bay to aid in their material handling needs at their Alcan Drive location in the Village of Jackson Northwest Business Park.

The 10,000 square foot, 50-foot wide by 200-foot-long and 30'10" high exterior framed structure will be located along the north side of their existing building and would allow trucks to back under it for unloading of heavy steel materials used in their fabrication processes. It consists of a heavy steel frame and gray ribbed steel siding along the north and west elevations.

The parcel is bordered to the north by P.W. Walsh Company, a machinery rigging and moving company and to the south by Jamies Truck & Trailer Painting who performs painting and minor body work for semi-tractors and trailers.

Comprehensive Plan & Zoning Impacts:

The property is designated as Industrial under the current Comprehensive Plan and zoned Planned Unit Development (PUD). The updated zoning map will designate the parcel as M-1 Limited Manufacturing.

This district is intended to allow primarily indoor industrial storage, office, and other associated business and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, and other potential nuisances. Outdoor uses are limited to those that are accessory to indoor principal uses. Architectural, site design, landscaping, and other requirements are intended to ensure compatibility with nearby residential, institutional, and conservancy uses.

The M-1 Limited Manufacturing District has dimensional standards that include a 30-foot front yard setback, a 12-foot side yard setback, and a 25-foot rear yard setback. A maximum building height of 35 feet is also established. Manufacturing uses are allowed by right. The proposed structure is well within the setback areas.

The consulting Village Engineer has reviewed the plans and has indicated there are no concerns related to stormwater management since the building will not increase the impervious surface of the parcel.

A conditional use approval is required to operate the proposed entity within the current Planned Unit Development District.

Site Plan:

See attached location map and site plan.

Additional Staff Comments:

Fire Department

Extend gravel drive located along the north end of the property around the new structure and connect it to the existing paved lot area to provide full 360° access.

Review Procedures:

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

Notice Requirements:

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

Potential Action:

Motion to recommend the Village Board approve the conditional use request and site plan for Germantown Iron and Steel, to construct a steel frame crane bay at N174 W21370 Alcan Drive, conditioned upon the following:

1. Owner shall extend the existing gravel access road located along the north side of the property to the east providing full access around the proposed new structure.

Attachments:

1. Plan Commission Application
2. Location Map and Site Plan
3. Civil Plans and Building Elevations

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

- ☒ **COMMERCIAL** ☐ **INDUSTRIAL** ☐ **RESIDENTIAL** ☐ **OTHER** _____
- ☒ **CONDITIONAL USE** ☐ **PLANNED UNIT DEVELOPMENT** ☐ **CERTIFIED SURVEY MAP**
- ☐ *New* ☐ *New* ☐ **CONCEPT PLAN**
- ☒ *Amendment* ☐ *Amendment* ☐ **COMP. PLAN AMENDMENT**
- ☐ *Special Use* ☐ *Special Use* ☐ **OTHER** _____
- (For existing Cond. Use ONLY)* *(For existing PUD ONLY)*

Property Address: N174W21370 Alcan Dr, Jackson, WI 53037 Unit: Jackson, WI

Parcel #: V3 048900J006 Lot Size: 6.3 Acres sq. ft. Building Area: 10,000 Frame sq. ft.

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

APPLICANT INFORMATION

Name(s): GIS Real Estate Holdings LLC

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): GIS Real Estate Holdings LLC

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

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

Firm Name: Excel Engineering, Inc

Primary Contact: Devin Winter, P.E.

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

Briefly explain what you are requesting to be reviewed and/or approved: Exterior framed crane bay addition to the north of the existing building.No walls.

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

Hours of Operation: Monday-Friday 7 AM - 3:30 PM.

Provide a brief overview of proposed daily on-site operations: Material handling and processing including designing, estimating, welding, and fabrication.

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.: Same as existing.

Describe all businesses, properties and other entities located adjacent to the proposed use: North: P.W Walsh & Co.(machinery moving & rigging).West: LiftMoehr (boat accessories supplier),Jamies Truck & Trailer Paint(truck repair shop).East:On Demand Transportation Services (shipping company).South:FireSudz (cleaning products supplier)

Describe any proposed, development, on-site improvements, or other construction/remodeling activities: Exterior framed crane bay addition to the north of the existing building that will improve unloading of material delivery.

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

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

Describe any proposed on-site security measures including site lighting: N/A

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

Describe the projected traffic circulation and impacts: N/A

List all setbacks from rights-of-way and property lines and height limitations: South and East setbacks of 40 feet. North and West setbacks of 20 feet.

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

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

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: N/A

If construction is proposed, describe proposed exterior building materials (type, color, etc.): Concrete foundations, steel frame.

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

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: N/A

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

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

Projected Sewer/Wastewater Usage: N/A gal/year

Projected Water Usage: N/A 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): Kyle Frost

Applicant Signature: Kyle Frost

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 7/9/26

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.

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: 7/20/2026

Amount: \$ 175.00

Payment Type: CH / ~~CASH~~

Check/Rcpt. #: 1002532

Received By: CMJ

July 16, 2026

Project Narrative

Project: Germantown Iron & Steel
N174W21370 Alcan Drive
Jackson, WI 53037

Germantown Iron & Steel is requesting review and approval for a conditional use permit amendment for a new exterior framed crane bay located on the north side of their existing building. The property is 6.30 acres and is zoned PUD (IND).

Germantown Iron & Steel is a steel fabrication and manufacturing company that currently operates out of their 53,000 square feet facility in Jackson, WI. The proposed project will include a 10,000 square foot exterior framed crane bay. The crane bay will be located just north of the existing facility and will be constructed with concrete foundation columns, steel beams, and be open to the elements. The current space is used as vehicular areas and/or outside storage. The crane bay will allow for more efficient loading and unloading of materials.

The area disturbed by the project will be 475 square feet. This area will be from the removal of asphalt and base for concrete foundations to be placed. No changes will be needed for the landscaping or utilities for the site. Vehicle traffic will not be changed as current flow in and out of the site will remain the same. This addition will have minimum impact on the surrounding areas or future development of the site.



COMMITMENT FOR TITLE INSURANCE
Schedule A

File #: 2411862
Revision: 2411862

Knight Barry Title Advantage LLC
123 South 6th Avenue
West Bend, WI 53095

Completed on: 07/06/2026 11:05 AM
Last Revised on: 07/06/26 11:07 AM
Printed on: 07/06/2026 11:08 AM

Title Contact: Debbie Armstrong ([REDACTED])
Closing Contact: [REDACTED]

COMMITMENT DATE

June 29, 2026 at 08:00 AM

1. POLICY TO BE ISSUED

ALTA OWNERS POLICY (07/01/21)

Proposed Amount of Insurance: \$0.00
(the purchase price)

Proposed Insured: TBD
(the buyer)

2. TITLE TO THE FEE SIMPLE ESTATE
OR INTEREST IN THE LAND IS AT THE
COMMITMENT DATE VESTED IN
(the owner)

GIS Real Estate Holdings, LLC

3. THE LAND IS DESCRIBED AS
FOLLOWS
(the legal description)

See "Exhibit A" attached.

This page is only a part of the 2021 ALTA Commitment for Title Insurance underwritten by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy and the Commitment Conditions (located at <https://www.knightbarry.com/cover/fa/21>); Schedule A; Schedule B, Part 1 Requirements; and Schedule B, Part 2 Exceptions. *All italicized words in this Commitment are for informational purposes only and for the convenience of the reader and are not part of the ALTA Commitment form.*

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

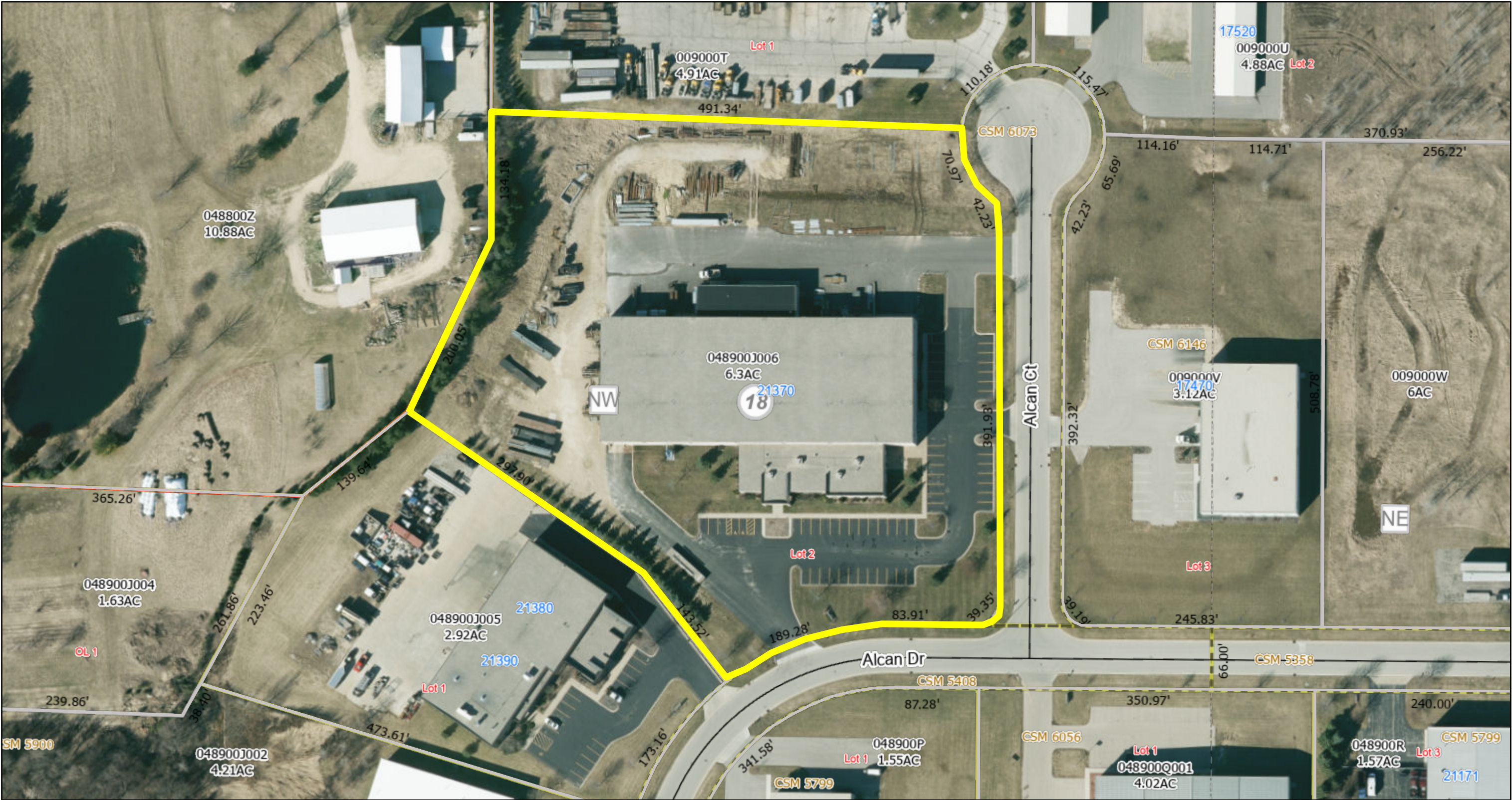
Receipt Nbr: 314762**Date:** 7/20/2026**Check****RECEIVED FROM** EXCEL ENGINEERING, INC.

\$475.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Received on account 100-00-45730-000-000	175.00
	PLANNING / ZONING FEES	
	GIS COND USE & SITE PLAN / CK #102532	
	Received on account 100-00-43540-000-000	300.00
	BLDG INSP - EROSION PERMITS	
	PERMIT #26-20539 / CK #102532	
TOTAL RECEIVED		475.00

Receipt Memo: GIS COND USE, SITE, #26-20539/ CK#102532

N174 W21370 Alcan Drive



7/20/2026, 4:05:29 PM

Address Point

Current Parcel

Parcel Taxkey & Acreage

Certified Survey Number

Lot Number

Local Road Labels

Local Road

Municipality

Right-of-Way

Plat

Certified Survey Map

Lot

PLSS Quarter

PLSS Section

PLSS Boundary

Red: Red

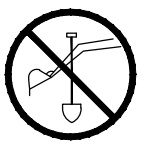
Green: Green

Blue: Blue

0 80 160 320 ft

0 20 40 80 m

CRANE ADDITION FOR: GERMANTOWN IRON & STEEL JACKSON, WI



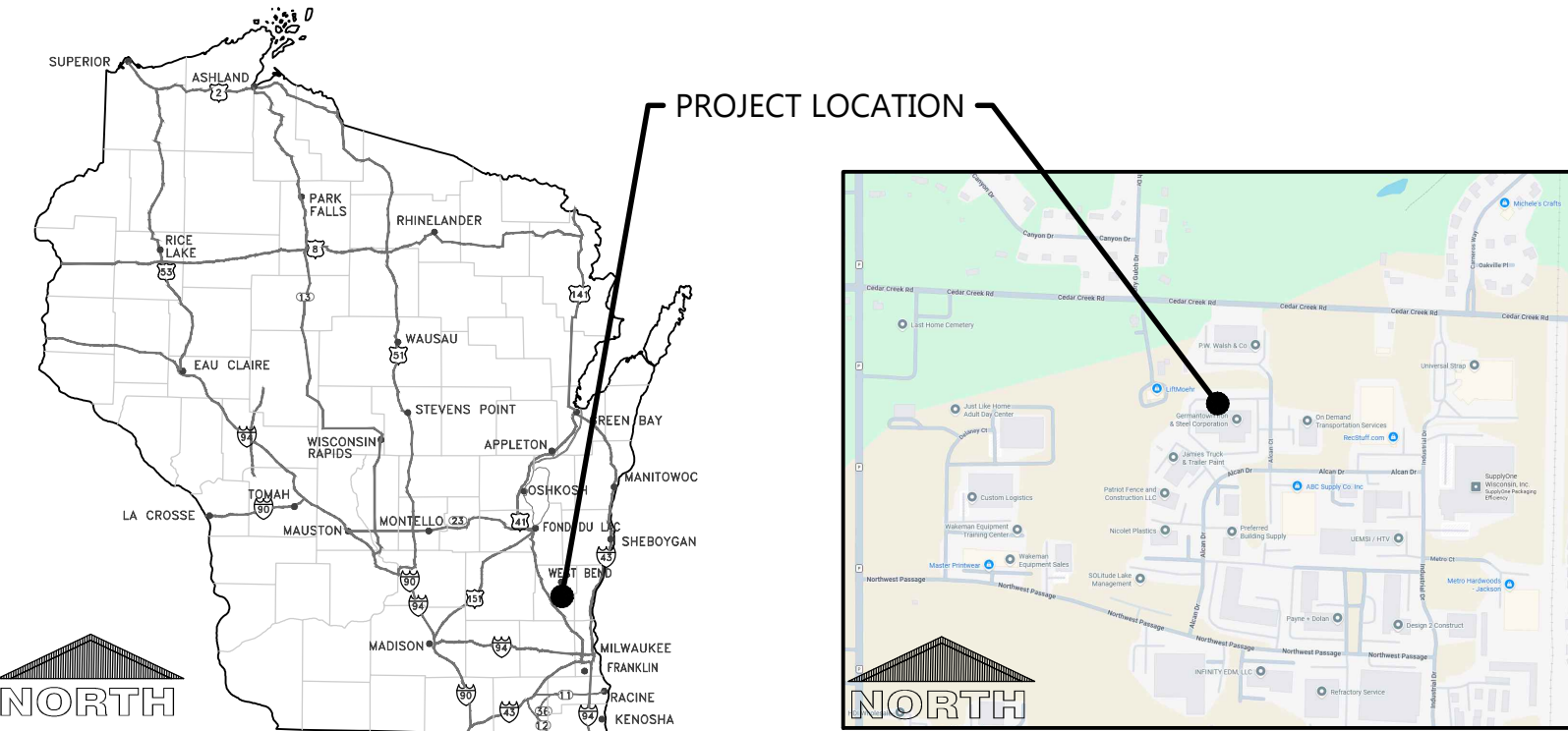
TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800-542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



PROJECT CONTACTS

OWNER INFORMATION: GERMANTOWN IRON & STEEL CORPORATION KYLE BROST N174W21370 ALCAN DR. JACKSON, WI 53037 Phone: (262) 677-2530 Email: KyleF@gogis.com	CIVIL: DEVIN WINTER, PE Phone: (262) 522-1777 E-mail: devin.winter@excelengineer.com	CITY PLANNER: COLLIN JOHNSON Phone: (262) 677-9696 E-mail: collin.johnson@villageofjacksonwi.gov	CITY FIRE CHIEF: AARON SWANEY Phone: (262) 677-3811 E-mail: aswaney@jacksonwi.gov	CITY BUILDING INSPECTOR: COLLIN JOHNSON Phone: (262) 677-9696 E-MAIL: collin.johnson@villageofjacksonwi.gov	CITY DIRECTOR OF PUBLIC WORKS: JACK STREHLER Phone: (262) 677-0707 E-mail: jack.straehler@villageofjacksonwi.gov
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LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- CONTRACTOR SHALL CONTACT RYAN WILGREEN FOR COMPLETION OF FOOTING CERTIFICATION AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCORE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
CO.1	COVER SHEET
CO.2	SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE GRADING, UTILITY, AND EROSION CONTROL PLAN

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.			
SYM.		IDENTIFICATION	
SPOT ELEVATIONS			
			PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
[000.00]	EXISTING GRADE SPOT ELEVATIONS	[000.00] TC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
[000.00] BG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL; BG-FINISHED SURFACE GRADE AT BACK OF WALL; FG-FINISHED SURFACE GRADE AT FRONT OF WALL	[000.00] TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
[000.00] FG		[000.00] BW	
EXISTING SITE SYMBOLS			
—	EXISTING SIGN	Ø	EXISTING UTILITY POLE
♿	EXISTING HANDICAP PARKING STALL	Ø→	EXISTING UTILITY POLE WITH GUY WIRE
⊗	EXISTING WATER VALVE IN BOX	⊗→	EXISTING STREET LIGHT
⊗	EXISTING WATER VALVE IN MANHOLE	⊗	EXISTING TELEPHONE PEDESTAL
×	EXISTING WATER SERVICE VALVE	⊗	EXISTING ELECTRIC PEDESTAL
⊗	EXISTING WELL	⊗	EXISTING ELECTRIC BOX
⊗	EXISTING STORM CATCH BASIN	⊗	EXISTING FLOOD LIGHT
⊗	EXISTING STORM CURB INLET	⊗	EXISTING TELEPHONE MANHOLE
⊗	EXISTING SQUARE CATCH BASIN	⊗	EXISTING CABLE TV PEDESTAL
⊗	EXISTING LIGHT POLE	⊗	EXISTING GAS VALVE
■	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	⊗	EXISTING HEDGE
●	3/4" REBAR SET WEIGHING 1.50 LB/FT.	⊗	EXISTING WOODED AREA
□	1-1/4" REBAR FOUND	⊗	EXISTING MARSH AREA
○	3/4" REBAR FOUND	⊗	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
⊗	2" IRON PIPE FOUND	⊗	EXISTING CONIFEROUS TREE
▲	1" IRON PIPE FOUND	⊗	EXISTING SHRUB
⊗	SECTION CORNER	⊗	EXISTING STUMP
PROPOSED SITE SYMBOLS			
—	PROPOSED SIGN	⊗	PROPOSED STORM FIELD INLET - ST FI
♿	PROPOSED HANDICAP PARKING STALL	⊗	PROPOSED LIGHT POLE
⊗	PROPOSED WATER VALVE IN BOX	→	PROPOSED DRAINAGE FLOW
⊗	PROPOSED WATER VALVE IN MANHOLE	→	PROPOSED APRON END SECTION
×	PROPOSED WATER SERVICE VALVE	⊗	SOIL BORING
⊗	PROPOSED WELL	⊗	CENTER LINE
⊗	PROPOSED STORM CATCH BASIN - ST CB	⊗	PROPOSED CLEANOUT
⊗	PROPOSED STORM CURB INLET - ST CI	⊗	PROPOSED DOWNSPOUT TO GRADE
		⊗	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
—	EXISTING CHAINLINK FENCE	—	POL — ⊗ — EXISTING POLISH SEWER AND MANHOLE
—	EXISTING WOOD FENCE	—	P — ⊗ — EXISTING PROCESS SEWER AND MANHOLE
—	EXISTING BARBED WIRE FENCE	—	CLW — — EXISTING CLEAR WATER LINE
—	EXISTING CURB AND GUTTER	—	FO — — EXISTING UNDERGROUND FIBER OPTIC LINE
—	EXISTING GUARD RAIL	—	E — — EXISTING UNDERGROUND ELECTRIC CABLE
—	EXISTING GROUND CONTOUR	—	T — — EXISTING UNDERGROUND TELEPHONE CABLE
—	EXISTING STORM SEWER AND MANHOLE	—	G — — EXISTING UNDERGROUND GAS LINE
—	EXISTING SANITARY SEWER AND MANHOLE	—	OU — — EXISTING OVERHEAD UTILITY LINE
—	EXISTING WATER LINE AND HYDRANT	—	RAILROAD TRACKS
—	INTERIOR PROPERTY LINE	—	RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
—	PROPOSED CHAINLINK FENCE	—	POL — ⊗ — PROPOSED POLISH SEWER AND MANHOLE
—	PROPOSED WOOD FENCE	—	P — ⊗ — PROPOSED PROCESS SEWER AND MANHOLE
—	PROPOSED BARBED WIRE FENCE	—	CLW — — PROPOSED CLEAR WATER LINE
—	PROPOSED CURB AND GUTTER	—	FO — — PROPOSED UNDERGROUND FIBER OPTIC LINE
—	PROPOSED GUARD RAIL	—	E — — PROPOSED UNDERGROUND ELECTRIC CABLE
—	PROPOSED GROUND CONTOUR	—	T — — PROPOSED UNDERGROUND TELEPHONE CABLE
—	PROPOSED STORM SEWER AND MANHOLE - ST MH	—	G — — PROPOSED UNDERGROUND GAS LINE
—	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	—	OU — — PROPOSED OVERHEAD UTILITY LINE
—	PROPOSED WATER LINE AND HYDRANT	—	— — — — — MATCHLINE
—	PROPOSED PROPERTY LINE	—	— — — — — GRADING/SEEDING LIMITS



Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

CRANE ADDITION FOR:
GERMANTOWN IRON & STEEL
ALCAN DRIVE • JACKSON, WISCONSIN 53037

PROFESSIONAL SEAL



07/16/2026

SHEET DATES

ISSUED FOR APPROVAL
IFA JULY 16, 2026

JOB NUMBER

260194300

SHEET NUMBER

C0.1

CIVIL COVER SHEET

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.

31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TYRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS, UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCABRY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMMERS.
- F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 1581 STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK-FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 90 PERCENT.
2. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
3. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
- I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCABRY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

- A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151. THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS, TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
1. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE D-M PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
2. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
3. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
4. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
5. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN 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 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL BROODEN THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
7. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
- C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 20 00 AGGREGATE BASE & ASPHALT PAVEMENT

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 400 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID. GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.
- B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPS SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
- C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- A. **TOPSOIL:** CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILE ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATAZINIE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION:** LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- SEEDING LAWNS:**
- B. 1. PERMANENT LAWN AREAS SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.4-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.), STRAW AND MULCH SHALL BE LAID AT 100LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNr TECHNICAL STANDARDS 1058 & 1059.
3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNr TECHNICAL STANDARDS 1058 & 1059.
- C. **SEEDED LAWN MAINTENANCE:** CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5'X5'. CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.



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PROJECT INFORMATION

CRANE ADDITION FOR:
GERMANTOWN IRON & STEEL
ALCAN DRIVE • JACKSON, WISCONSIN 53037

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

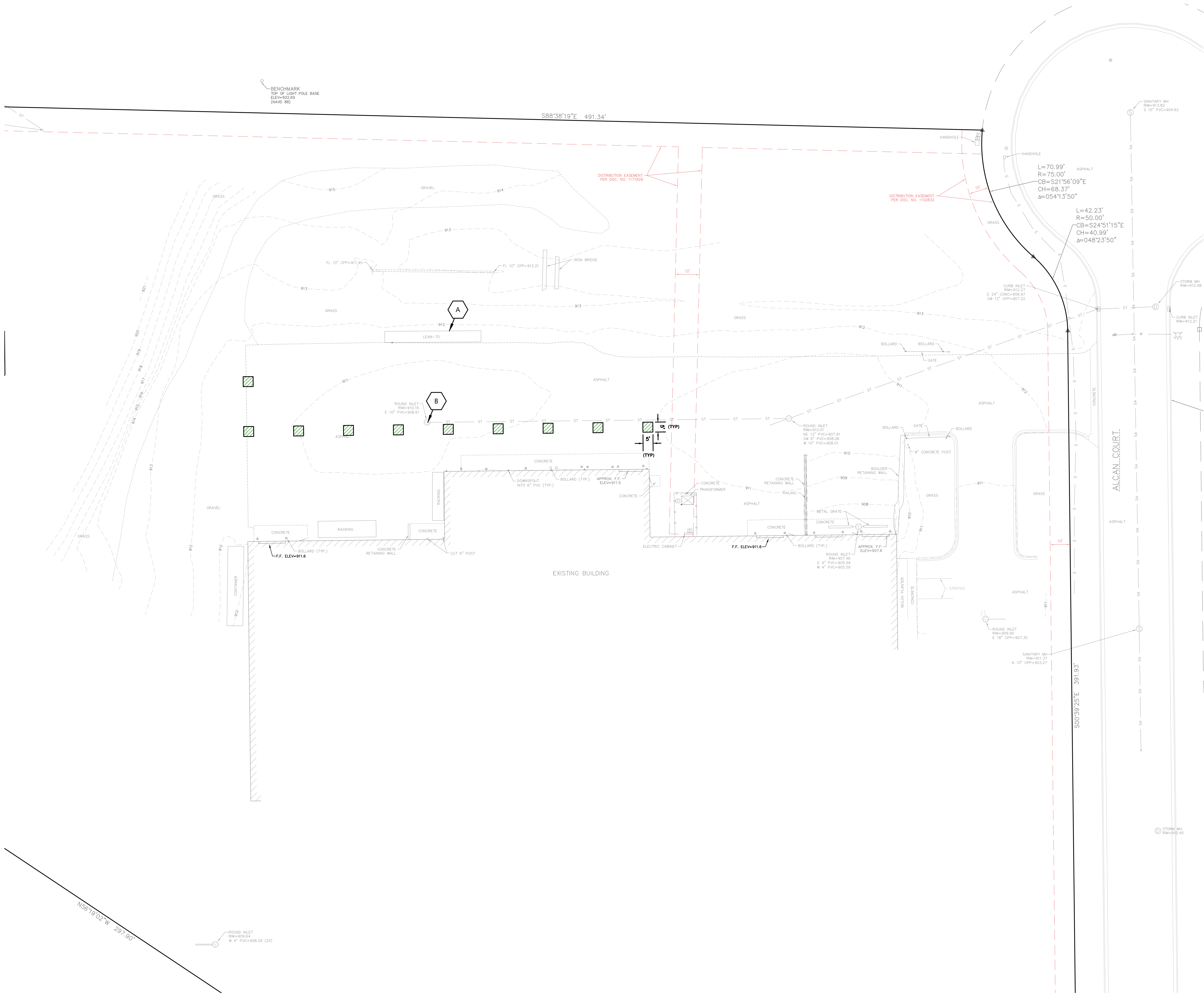
IFA JULY 16, 2026

JOB NUMBER

260194300

SHEET NUMBER

C0.2



GENERAL NOTES:

- CONTRACTOR TO RESTORE ANY DISTURBED AREA UPON COMPLETION OF IMPROVEMENTS.

LEGEND:

- SAWCUT & REMOVE PAVEMENT & BASE

KEYNOTES

- REMOVE LEAN-TO. COORDINATE WITH OWNER FOR NEW LOCATION
- PROTECT



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C1.0



CIVIL EXISTING SITE AND DEMOLITION PLAN

CRANE ADDITION FOR:
GERMANTOWN IRON & STEEL
ALCAN DRIVE • JACKSON, WISCONSIN 53037

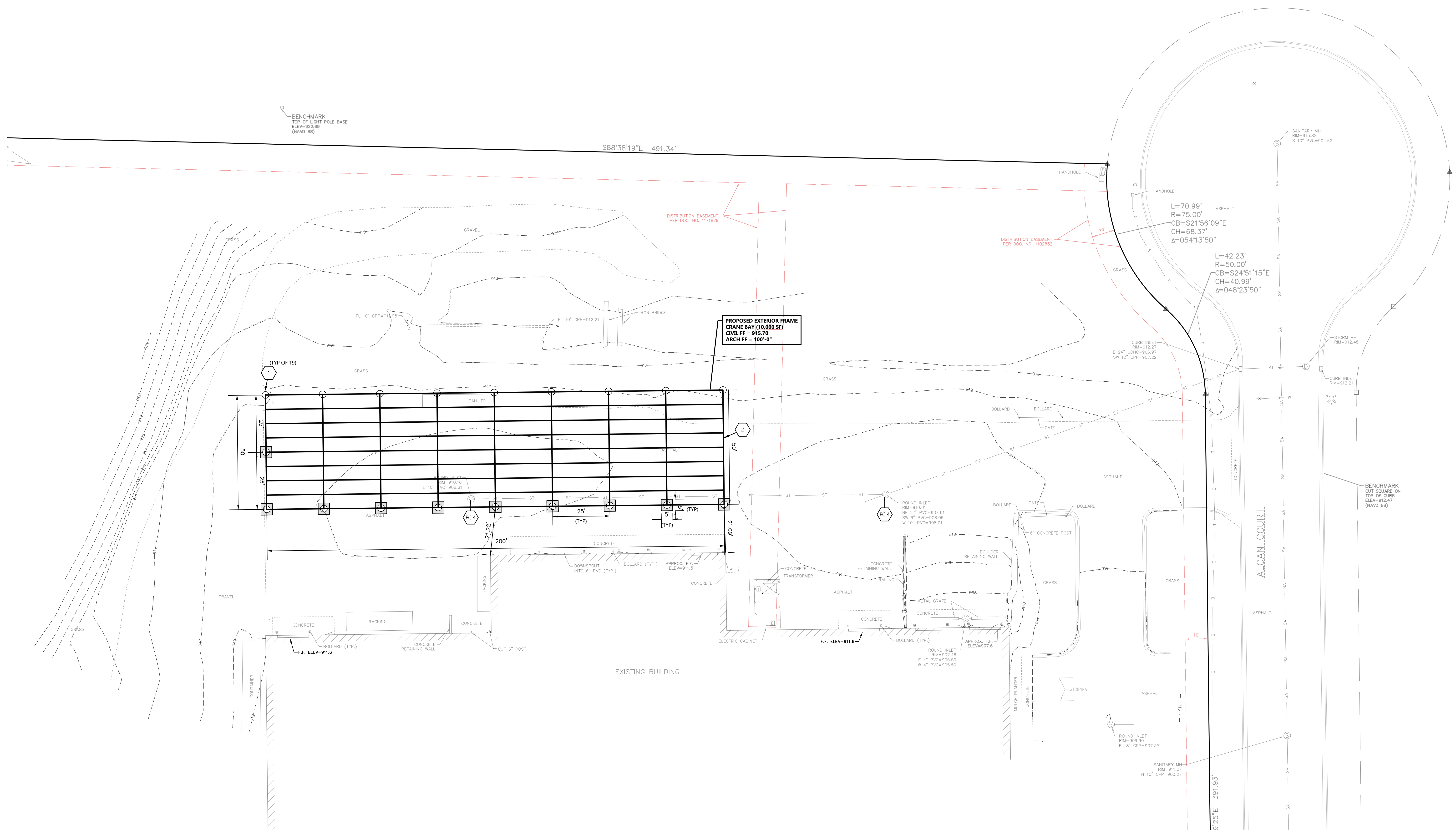
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- CONTRACTOR TO RESTORE ANY DISTURBED AREA UPON COMPLETION OF IMPROVEMENTS.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

1	FOUNDATION COLUMNS. (SEE STRUCTURAL PLAN)
2	CRANE FRAME (TYP)
EC 4	INLET PROTECTION

HATCH	PAVEMENT SECTION
	HEAVY DUTY ASPHALT

EXISTING ZONING: PUD (IND) WITH CUP
PROPOSED ZONING: PUD (IND) WITH CUP
PROPOSED USE: INDUSTRIAL
AREA OF SITE DISTURBANCE: 475 SF



INSET #1

INTERIOR FLAP STITCHING

12 INCH TYPE FF FABRIC FLAPS
INSIDE ALL FOUR SIDES
STITCHED ONLY ON TOP

REPLACEABLE
INTERIOR FILTER

STITCHED IN ALL FOUR
CORNERS

TYPE FF OR TYPE R
GEOTEXTILE FABRIC

REPLACEABLE FILTER

LENGTH AND WIDTH DIMENSIONS
SHALL BE PER PLAN

SIDE FLAP (TYPE FF)

2.0"

FRONT LIFTING FLAP
(SEE NOTE #5)

INTERIOR FLAP STITCHING
(SEE NOTE #5)

SEE INSET #1 FOR
REPLACEABLE
INTERIOR FILTER

TYPE FF GEOTEXTILE FABRIC
(FRONT, BACK, AND BOTTOM
TO BE A SINGLE PIECE OF FF
FABRIC)

FLAP POCKET
(SEE NOTE #5)

USE REIN. STEEL
PIPE, OR 2" x 4" FOR
REMOVAL

SEE INSET #1 FOR
FILTER DIMENSIONS

4" x 4" OPENINGS w/
WOOD BLOCK CORNERS
SHALL BE HEAT CUT
(ONE HOLE ON EACH OF
THE FOUR SIDES)

TAPER BOTTOM OF BAG
TO MAINTAIN 3" OF
SEPARATION BETWEEN
THE BAG AND THE
STRUCTURE AT THE
OVERFLOW HOLES
(SEE NOTE #1)

NOT TO SCALE

INSET #2

OVERFLOW OPENING FOR
INLETS w/ CURB
BOARDS

FLAP POCKET
(SEE NOTE #5)

REBAR
(OR EQUIVALENT)
(SEE NOTE #5)

NOT TO SCALE

NOTES

1. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. FRONT LIFTING FLAP SHALL BE A MAXIMUM OF 12" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCOMMODATE 2" x 4" REIN. STEEL. WOOD BLOCK CORNERS SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES

1. WHEN REMOVING OR MAINTAINING INSET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

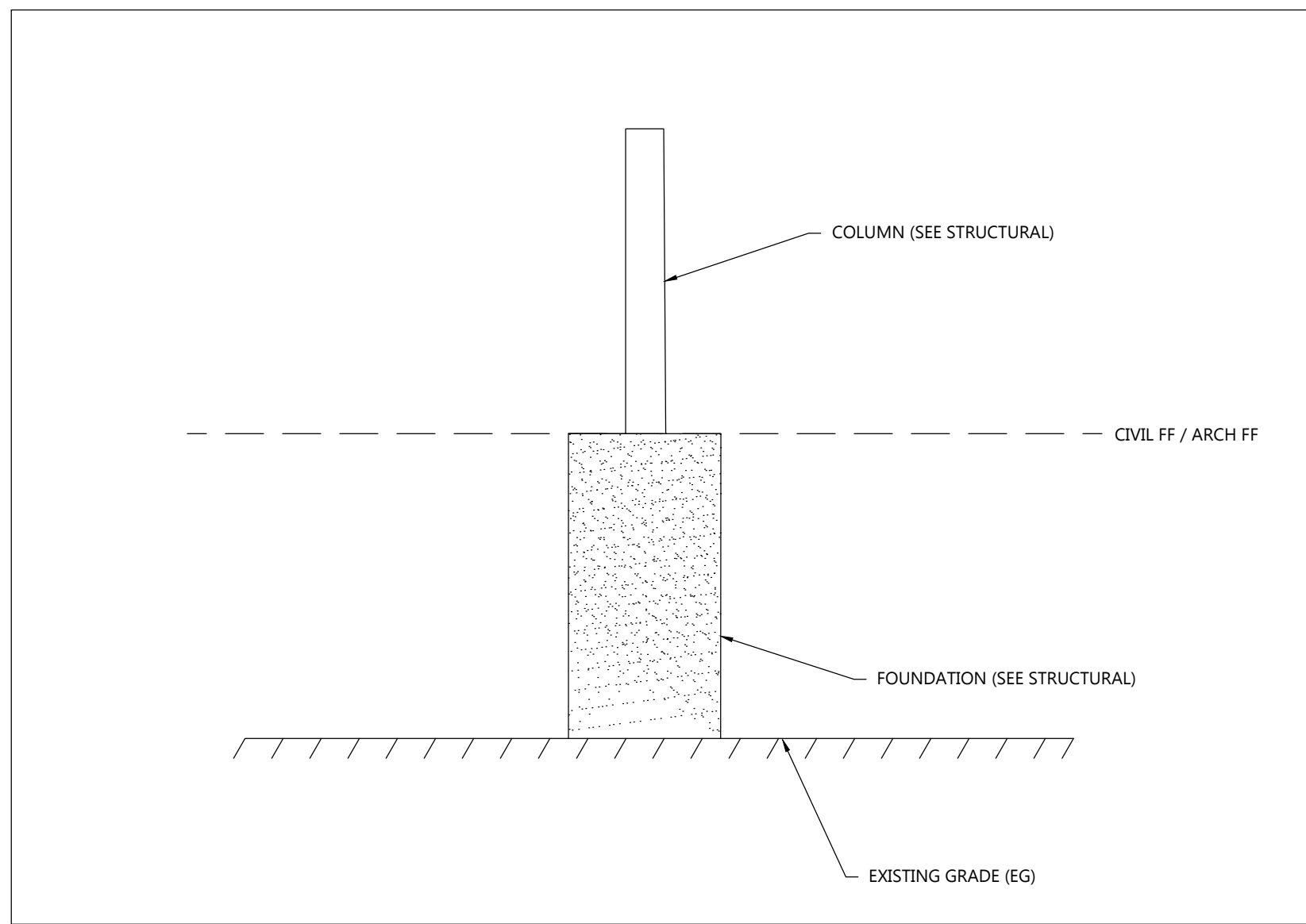
CAN BE INSTALLED IN INLETS
WITH OR WITHOUT CURB BOXES

**WISCONSIN
DEPT. OF HIGHWAY TRANSPORTATION**

1000
TECHNICAL DRAWING NO.
10000
REVISED BY
NOT TO SCALE

INLET PROTECTION DETAIL

FINISH FLOOR EXHIBIT
NOT TO SCALE

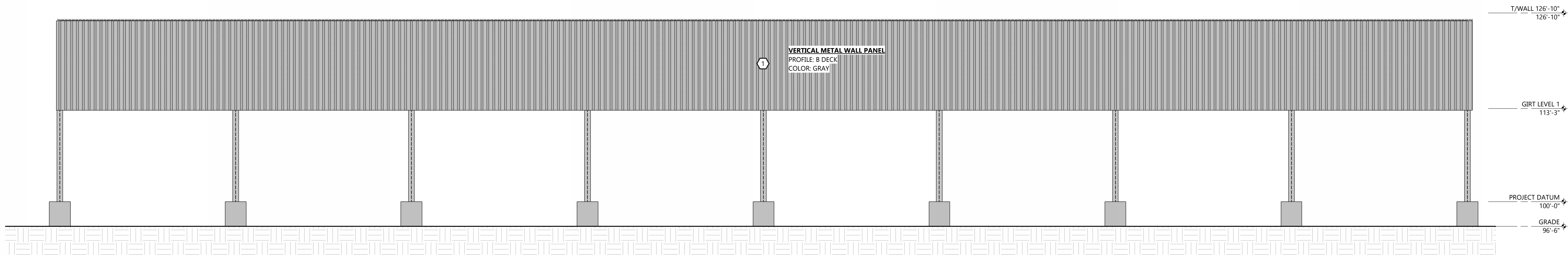


SCALE: 1" = 20'

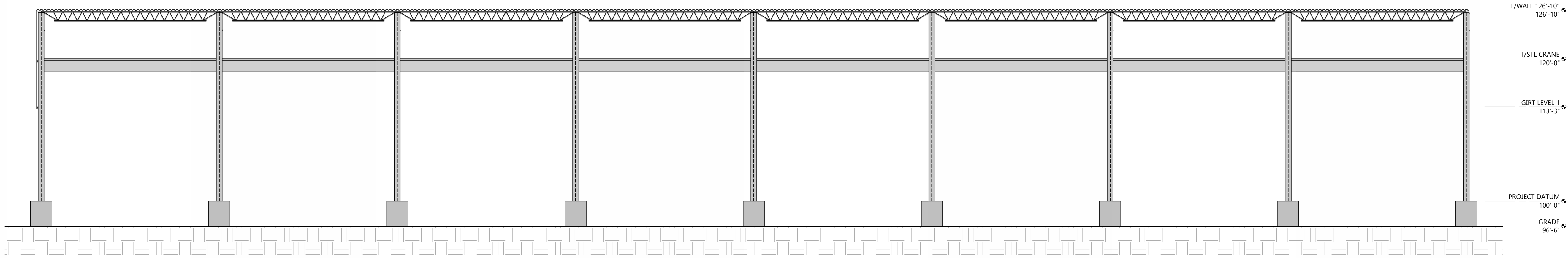
0' 0 20' 40'

NORTH

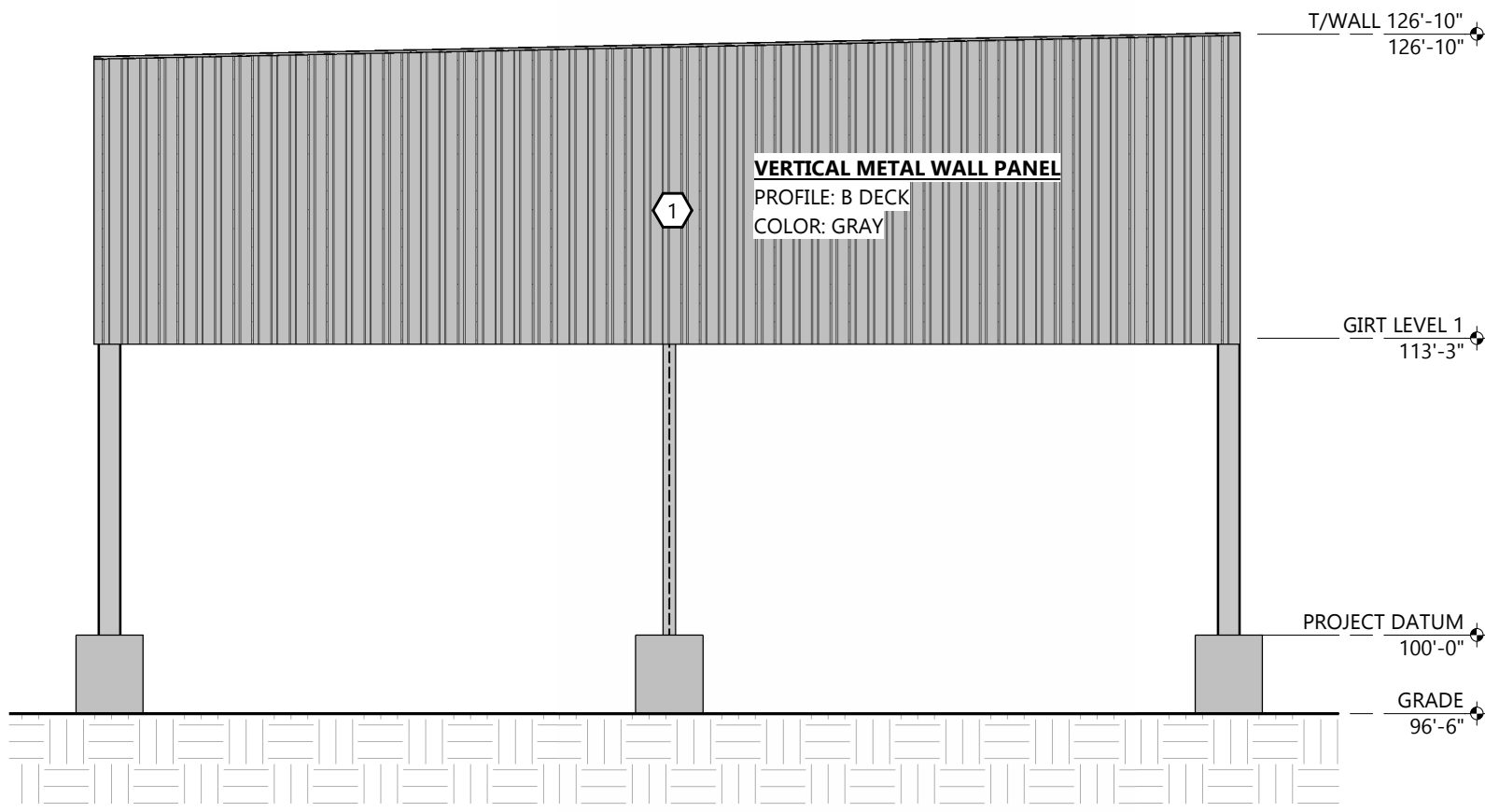
CIVIL SITE GRADING, UTILITY, AND EROSION CONTROL PLAN



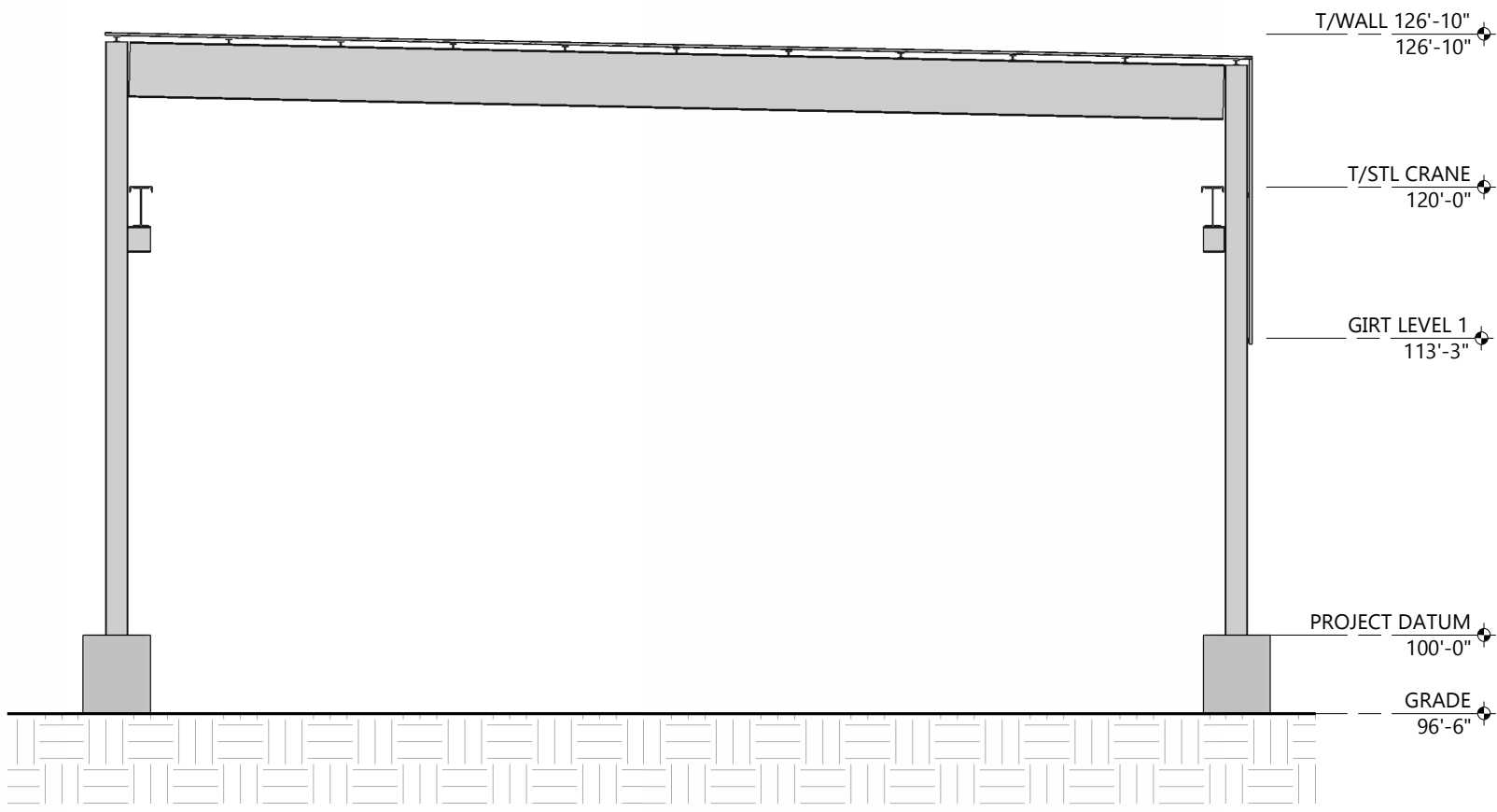
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

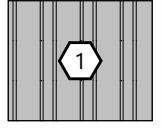


WEST ELEVATION
SCALE: 1/8" = 1'-0"



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

EXTERIOR MATERIAL KEY



VERTICAL METAL WALL PANEL
PROFILE: B DECK
COLOR: GRAY



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SHEET DATES

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JOB NUMBER

260194300

SHEET NUMBER

A2.0

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: August 20, 2026

Agenda Item: Item #5

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 – W208 N16900 N. Center Street – Washington County Sports Center, Inc. d/b/a WCSC Gymnastics – Jack Anderson, Executive Director

Background and Analysis:

The applicant, Washington County Sports Center is a non-profit organization offering gymnastics, recreational sports, fitness, and educational programs in Washington County promoting health, inclusivity, and community engagement for all ages.

WCSC intends to operate an instructor-led recreational gymnastics, ninja, movement education, and youth fitness program for children ages 2-12. The 45-to-60-minute classes would include a maximum of 10 children receiving individualized instruction in a safe and positive environment.

Additional functions include homeschool programing, adaptive recreation for children with diverse abilities, birthday parties, specialty workshops, clinics, and occasional community events as well as opportunities to collaborate with community organizations, including Special Olympics and other local partners.

The multi-tenant, partially sprinklered building currently houses a commissary kitchen and a retail warehouse business. This location previously housed a retail used book and media center which opened in 2019 and ceased operations shortly thereafter. The two-story, 2,800 square foot tenant space includes a large lobby area, offices and restrooms on the first floor and two larger rooms of 500 sf. and 600 sf. each on the second floor. This portion of the building is not sprinklered and therefore, total occupancy is limited to a maximum of 49 persons however, it is anticipated that occupancy would not reach that amount.

Site features include 17 parking spaces including one ADA accessible space as well as on-street parking along the building frontage.

Comprehensive Plan & Zoning Impacts:

The property is designated as Industrial under the current Comprehensive Plan and zoned M-1 Limited Manufacturing District. There are no anticipated current or future impacts to the Comprehensive Plan. The M-1 Limited Manufacturing District is intended to provide for manufacturing, industrial, and related uses of a limited nature and size in situations where such uses are not located in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulation.

Under the proposed new zoning map, the parcel will remain as an M-1 Limited Manufacturing District. General Commercial uses including instructional studios, such as what is being proposed here, would be allowed under a Conditional Use approval.

A conditional use approval is required to operate the proposed entity within the current M-1 Limited Manufacturing zoning district.

Site Plan:

See attached location map and site plan

Additional Staff Comments:

None

Building Inspection and Zoning

Staff initially had concerns relating to the community and birthday party events that were mentioned in the application; however, in discussing these with the Executive Director, he has assured me that all special events such these will be limited to a maximum of 10 participants

Review Procedures:

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

Notice Requirements:

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

Potential Action:

Motion to recommend the Village Board approve the conditional use request and site plan for Washington County Sports Center, Inc. to operate a recreational gymnastics and youth fitness center at W208 N16900 N. Center Street, subject to the following conditions:

1. Parking lot shall be re-striped and include at least one van accessible parking space with appropriate signage.
2. Occupancy shall be limited to that number of persons posted for each room or space.
3. All signage must comply with the Village of Jackson Sign Code.

Attachments:

1. Plan Commission Application
2. Location Map and Building Floor Plan

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

- ☒ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____
- ☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP
- ☐ New ☐ New ☐ CONCEPT PLAN
- ☐ Amendment ☐ Amendment ☐ COMP. PLAN AMENDMENT
- ☐ Special Use ☐ Special Use ☐ OTHER _____
- (For existing Cond. Use ONLY) (For existing PUD ONLY)

Property Address: W208 N16900 N. CENTER ST Unit: — Jackson, WI

Parcel #: V3-0043 Lot Size: 55,321 sq. ft. Building Area: 26,368 sq. ft. Lease Area 2,875

Current Zoning: ☐ B-1 ☐ B-2 ☒ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y NO

APPLICANT INFORMATION

Name(s): Washington County Sports Center, Inc dba WCSC Gymnastics JACK ANDERSON / EXEC. Director

BUSINESS INFORMATION (If New Business)

Legal Business Name: Washington County Sports Center, Inc

D/B/A: WCSC Gymnastics FEIN #: 99-4649077

PROPERTY OWNER INFORMATION

Name(s): SPABAU REALTY LLC - SAM BAYMAN

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: _____

Primary Contact: N/A

Address: _____ State _____ Zip _____

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

Email: _____

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

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

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

Hours of Operation: _____

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

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

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

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

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

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

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

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

Washington County Sports Center, Inc.

Application Responses - Page 2 of 5

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

Washington County Sports Center, Inc. (WCSC), a Wisconsin nonprofit 501(c)(3) organization, is requesting approval to occupy and operate a children's recreational gymnastics and youth fitness center within an existing commercial building. The facility will provide instructor-led recreational gymnastics, ninja, movement education, and youth fitness programs in a safe, structured, and fun environment.

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

Washington County Sports Center, Inc. (WCSC) will utilize approximately 2,800 square feet of the leased space to provide recreational gymnastics, ninja, preschool movement, and youth fitness classes for children ages 2–12. Programs encourage physical activity, healthy lifestyles, confidence, balance, coordination, flexibility, strength, teamwork, and social development. Classes are limited to no more than 10 children and are 45–60 minutes in length, providing individualized instruction in a safe and positive environment. WCSC also plans to offer daytime homeschool classes, adaptive recreational programming for children with diverse abilities, and opportunities to collaborate with community organizations, including Special Olympics and other local partners. The space will include a small office, parent waiting area, and equipment storage. All activities occur indoors.

3. Hours of Operation:

Monday–Friday: 10:00 AM–8:00 PM

Saturday: 8:00 AM–6:00 PM

Sunday: Scheduled only for birthday parties, special workshops, clinics, team practices, private lessons, and other special events as needed.

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

Children attend scheduled recreational classes in groups of no more than 10 participants. Each class lasts approximately 45–60 minutes and is led by qualified instructors focusing on coordination, balance, flexibility, strength, confidence, teamwork, and physical fitness through fun activities. The facility will also offer homeschool programming, adaptive recreation, birthday parties, specialty workshops, clinics, and occasional community events. Parents may remain in a designated waiting/viewing area. Daily operations include administrative work, equipment setup, maintenance, and cleaning. All activities take place indoors under staff supervision.

5. Describe any potential environmental impacts:

The proposed use is a low-impact indoor recreational facility. No outdoor storage, manufacturing, smoke, dust, hazardous materials, industrial equipment, excessive vibration, or unusual odors will be generated. Noise will be limited to normal indoor children's recreational activities. Existing HVAC systems will be utilized. Vehicle traffic will consist primarily of staggered drop-off and pick-up for 45–60 minute classes, minimizing traffic and parking impacts.

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

The property is located within an established commercial/light industrial business park consisting primarily of office, warehouse, and light commercial businesses. The proposed children's recreational facility is compatible with neighboring commercial uses.

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

Only minor interior tenant improvements are proposed, including gymnastics equipment, safety mats, office furnishings, storage shelving, and other non-structural fixtures. No structural or exterior building alterations are proposed.

8. Describe any proposed grading and/or stormwater management plan:

No grading, excavation, paving, or modifications to existing stormwater management systems are proposed.

9. Describe any proposed landscape plan/improvements:

No exterior improvements are proposed. Existing landscaping, parking areas, driveways, sidewalks, and site features will remain unchanged.

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

The facility will utilize the property's existing exterior lighting. Interior safety measures include security cameras, controlled public access during business hours, continuous staff supervision whenever children are present, and established emergency procedures.

11. Describe any existing or proposed Life Safety Systems:

The facility will utilize the building's existing life safety systems, including emergency exits, exit lighting, fire extinguishers, and any existing fire alarm and fire suppression systems. WCSC will comply with all applicable building, fire, life safety, and occupancy codes and maintain emergency response and evacuation procedures.

Describe the projected traffic circulation and impacts: _____

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

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

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

☐ No ☐ Yes If yes, explain: _____

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

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

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

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

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

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

Projected Sewer/Wastewater Usage: 25,000 gal/year

Projected Water Usage: 25,000 gal/year

Washington County Sports Center, Inc. Application Responses - Page 3 of 5

Describe the projected traffic circulation and impacts:

Washington County Sports Center, Inc. (WCSC) is a small, community-focused recreational gymnastics and youth fitness center serving children ages 2–12. Classes are intentionally limited to no more than 10 participants and are 45 to 60 minutes in length, with staggered scheduling throughout the day. Traffic will primarily consist of parents briefly dropping off or remaining during their child's scheduled class before returning for pickup. The facility will also host homeschool classes, adaptive recreation programs, birthday parties, specialty workshops, and occasional community events by appointment or scheduled registration. Due to the small class sizes and staggered scheduling, traffic and parking demands are expected to remain low and should have minimal impact on surrounding businesses or public roadways.

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

No changes are proposed to the existing building footprint, setbacks, property lines, or building height. Washington County Sports Center will occupy an existing commercial tenant space with no modifications to the building's exterior dimensions.

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

Washington County Sports Center, Inc. (WCSC) is a Wisconsin nonprofit corporation recognized by the Internal Revenue Service as a 501(c)(3) tax-exempt organization. The organization provides recreational youth gymnastics, movement education, and youth fitness programming. Coaches maintain nationally recognized certifications through USA Gymnastics and AAU Gymnastics and follow established safety and instructional guidelines. WCSC will comply with all applicable Village of Jackson, State of Wisconsin, and local building, fire, health, and occupancy requirements.

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

■ No

No additional governmental approvals are anticipated beyond any permits, inspections, or occupancy approvals required by the Village of Jackson.

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

A professionally designed exterior business sign identifying **WCSC Gymnastics** is proposed near the primary entrance in compliance with Village of Jackson sign regulations. The sign will provide clear identification for visitors while maintaining a professional appearance consistent with the surrounding commercial businesses. Interior directional signage and limited window graphics may also be installed to assist participants and visitors.

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

No exterior construction or modifications to the building's appearance, exterior materials, or architectural features are proposed.

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

The facility will operate entirely indoors within an existing commercial building and is designed to provide a safe, welcoming, and family-friendly environment.

Washington County Sports Center, Inc. (WCSC) is not a traditional large-scale competitive gymnastics club. WCSC is a small, community-focused junior recreational gymnastics and youth fitness center serving children ages 2–12. Programs emphasize fun, physical activity, movement education, confidence building, balance, coordination, strength, flexibility, teamwork, and healthy lifestyles rather than high-volume competitive training.

Classes are intentionally limited to no more than 10 children and are 45 to 60 minutes in length, allowing instructors to provide individualized attention while maintaining a safe, positive, and enjoyable learning environment.

WCSC's instructors maintain nationally recognized coaching certifications through USA Gymnastics and AAU Gymnastics.

WCSC plans to offer homeschool programming, adaptive recreational opportunities, birthday parties, specialty workshops, and opportunities to collaborate with organizations such as Special Olympics and other local partners to promote inclusive recreation.

WCSC will occupy approximately 2,800 square feet within a small two-story leased tenant space. As a tenant, WCSC is not the property owner and will only be responsible for minor interior improvements associated with its occupancy. Any major building improvements, structural modifications, exterior improvements, or site modifications remain the responsibility of the property owner.

The facility also includes a small administrative office, parent waiting area, and equipment storage. All activities will take place indoors, and the proposed use is expected to have minimal impact on surrounding businesses and the community.

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

The existing parking lot provides sufficient parking for participants, families, and staff. Because classes are limited to 10 children and are scheduled in staggered 45- to 60-minute sessions, parking demand is expected to remain low throughout the day. Existing ADA-accessible parking spaces will continue to accommodate visitors with disabilities. No additional parking improvements are proposed.

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

No additional screening or buffering is proposed. The proposed indoor recreational use is compatible with surrounding commercial businesses and is expected to generate minimal noise, traffic, or other impacts on neighboring properties.

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

The facility will utilize the property's existing refuse and recycling collection services. Waste generated will consist primarily of normal office, classroom, and household-type refuse associated with a children's recreational facility. No hazardous materials, industrial waste, or regulated waste products will be generated.

Projected Sewer/Wastewater Usage:

Approximately 25,000 gallons per year.

Projected Water Usage:

Approximately 25,000 gallons per 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):

JACK ANDERSON / EXECUTIVE DIRECTOR

Applicant Signature:

[Signature]

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

7/27/2026

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: _____

Amount: \$ _____

Payment Type: CH / CC / CASH

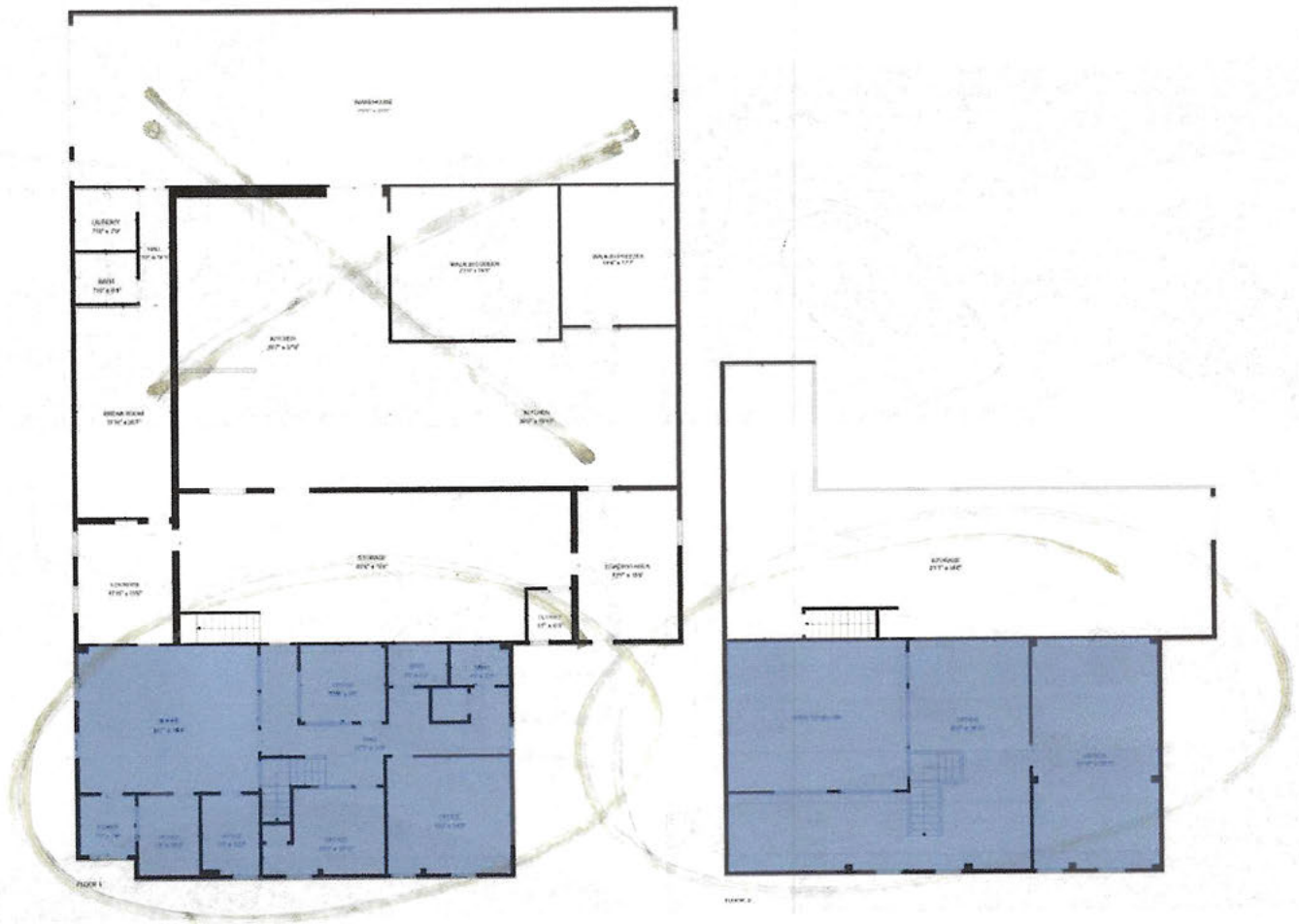
Check/Rcpt. #: _____

Received By: _____

OFFICE

W208N16900 N. CENTER STREET

Jackson, WI 53037



LEASE INFORMATION

Lease Type:	MG
Total Space:	2,875 - 8,925 SF

Lease Term:	Negotiable
Lease Rate:	\$8.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office	Available	2,875 - 8,925 SF	Modified Gross	\$8.50 SF/yr	-



COLDWELL BANKER
COMMERCIAL
REALTY

Washington County

Owner (s):
SPABAU REALTY LLC

Location:
SE-SE,Sect. 18, T10N,R20E

Mailing Address:
**SPABAU REALTY LLC
3370 JACKSON DR
JACKSON, WI 53037**

School District:
6307 - WEST BEND SCHOOL

Request Mailing Address Change

Tax Parcel ID Number:Tax District: Status:
0043 V3-VILLAGE OF JACKSON Active

Alternate Tax Parcel Number:Government Owned:Acres:
0.6400

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
V OF JACKSON ASSRS PLAT SE SE N252' OL 25 DOC 1493923+1541232+1558198 (ASSMT INC V3-0042+0045+0046)

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*
**W208N16910 N CENTER ST JACKSON, WI 53037
W208N16898 N CENTER ST JACKSON, WI 53037
W208N16900 N CENTER ST JACKSON, WI 53037**

Taxes

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2025	☐	\$9,749.67	\$0.00	\$9,749.67	\$584.98	\$292.49	\$0.00	\$10,627.14
2024	☐	\$9,403.19	\$0.00	\$9,403.19	\$1,692.57	\$846.29	\$0.00	\$11,942.05
2023	☐	\$8,643.85	\$0.00	\$8,643.85	\$2,593.16	\$1,296.58	\$0.00	\$12,533.59
2022	☐	\$9,144.61	\$9,144.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	☐	\$9,842.14	\$9,842.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	☐	\$10,224.79	\$10,224.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	☐	\$9,820.98	\$9,820.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	☐	\$9,486.76	\$9,486.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	☐	\$9,514.13	\$9,514.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016	☐	\$10,494.49	\$10,494.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015	☐	\$10,591.43	\$10,591.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014	☐	\$10,374.09	\$10,374.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013	☐	\$12,003.21	\$12,003.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	☐	\$12,009.87	\$12,009.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	☐	\$12,177.63	\$12,177.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$35,102.78

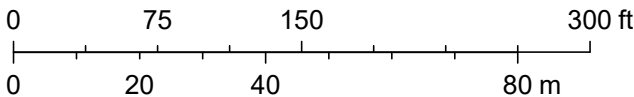
W208 N16900 N. Center Street



7/28/2026, 8:43:22 AM

- | | | |
|--------------------------|-------------------------|---|
| ● Address Point | Certified Survey Number | Assessor Plat; Cemetery Plat; Subdivision |
| — Railroad Centerlines | Lot Number | Lot |
| Road Centerline STH, CTH | Landhook | PLSS Quarter |
| — State Highway | Local Road Labels | PLSS Section |
| □ Current Parcel | Local Road | PLSS Boundary |
| Parcel Taxkey & Acreage | Municipality | Ortho2024 |
| — Leader Lines | Plat | Red: Red |
| Subdivision Name | Certified Survey Map | Green: Green |
| Condominium Name | Condominium | Blue: Blue |

1:1,200

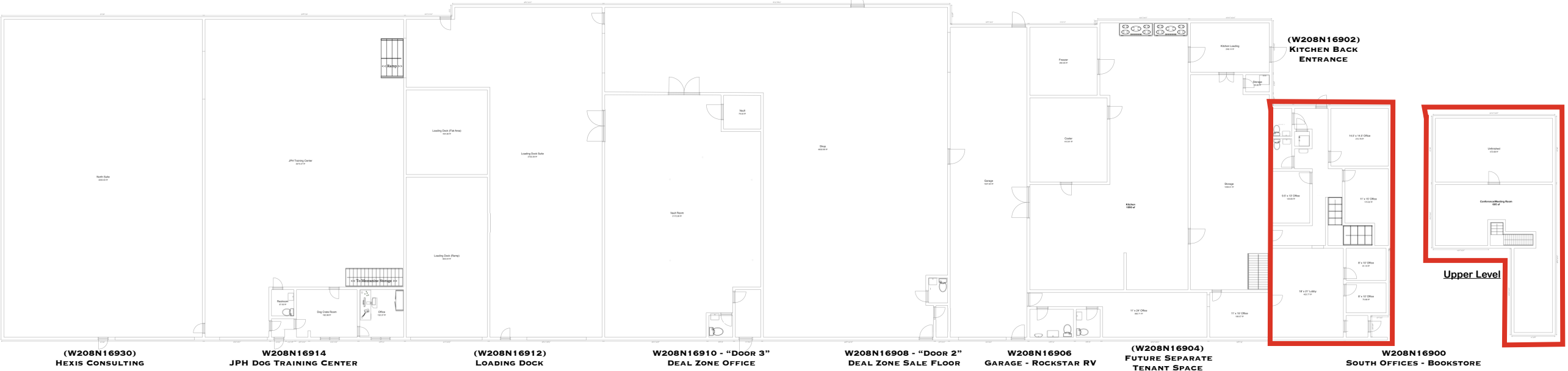




Shed
(located in NE corner
of North Parking Lot)

(W208N16946)

SPABAU REALTY LLC
W208N16900 N. CENTER ST.
ASSIGNED ADDRESSES



N. CENTER ST.

STAFF MEMO

Village of Jackson Plan Commission

Meeting Date: August 20, 2026

Agenda Item: Item #6

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 – N172 W21930 Caymus Court –
Houseware Distributors, Inc. (HDI)

Background and Analysis:

Houseware Distributors, Inc. (HDI) completed construction of their current 70,000 square foot facility which includes 5,000 square feet of office space in August of 2022. HDI distributes various product lines including toys, school supplies, cleaning items, hygiene items, personal electronics, spices, kitchen essentials and a variety of other household products. General hours of operation are Monday through Friday from 8:00am to 4:30pm with extended fourth quarter holiday hours during nights and weekends. Employment totals include nine office employees and three warehouse employees.

HDI is now looking to expand their existing operation by adding roughly 30,000 additional square feet, two additional loading docks, and one at-grade accessible overhead garage door. The addition would be located at the east end of the existing building. Construction materials will match the current building and include painted precast concrete panels, aluminum glazing, and matching steel personnel and overhead garage doors. Building elevations and color renderings are included as part of the packet.

Building and site lighting includes the addition of six perimeter wall packs for building security along the west, south, and east elevations. Photometrics and fixture specifications are provided as part of the packet as well.

The current site includes 37 parking stalls, three of which are ADA accessible. Four of those existing stalls will be eliminated leaving a total of 33 spaces. No additional parking is required as the current available parking is more than adequate for current employment levels and visitor traffic.

Construction of the addition would require acquisition of roughly 0.156 acres from the adjacent parcel owner to the east. The new parcel would be nearly 6.69 acres (291,416 sf.) in total area. A signed Letter of Interest from the prospective buyers to the prospective seller is attached to demonstrate the preliminary land purchase agreement. An updated Certified Survey Map (CSM) is included as part of this review.

Expansion of the adjacent driveway upon the adjacent Elite Tool property will provide the necessary fire lane access and turning requirements for fire department access the east and north sides of the building. These improvements will be necessary and are included as a condition of approval.

Proposed landscaping, while minimal, is typical for a building of this type and is representative of nearby development. A landscape buffer which includes four Norway Spruce trees is shown along the south side of the new loading dock area along with some foundational plantings along the north side of the loading docks.

Stormwater management is addressed through a regional stormwater system.

Comprehensive Plan & Zoning Impacts:

The property is designated as Industrial under the current Comprehensive Land Use Plan and is currently

zoned Planned Unit Development (PUD). The parcel will be designated as M-1 Limited Manufacturing District under the proposed new zoning map. The M-1 Limited Manufacturing District is intended to allow primarily indoor industrial storage, office, and other associated business and support uses. Allowable uses are geared toward activities which are not associated with high levels of noise, odor, particulate emissions, and other potential nuisances. Outdoor uses are limited to those that are accessory to indoor principal uses. Architectural, site design, landscaping, and other requirements are intended to ensure compatibility with nearby residential, institutional, and conservancy uses.

The M-1 Limited Manufacturing District, under the proposed zoning map, requires a minimum lot area of 10,000 square feet, a minimum lot width of 60 feet, a minimum front yard of 30 feet, a minimum side yard of 12 feet and a minimum rear yard of 20 feet. If permitted to be constructed with the 5-foot side yard setback as proposed, this building would be classified as a non-conforming under the updated zoning code.

Currently, a conditional use and site plan approval is required for the building expansion within the current Planned Unit Development zoning district.

Site Plan:

See attached location map, site plan, and Certified Survey Map

Additional Staff Comments:

Building Inspection and Zoning

Staff recommends approval of the Conditional Use Permit and Site Plan as submitted.

Public Works & Engineering

Plan review comments are attached as a separate document to this memo. All items noted in the engineering report will be verified as part of the plan review process.

Review Procedures:

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

Notice Requirements:

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

Potential Action:

Motion to recommend the Village Board approve the conditional use request and site plan request, and the Certified Survey Map for Parcel: V3_008700R for Houseware Distributors, Inc. (HDI) to construct a 29,800 square foot addition N172 W21930 Caymus Court, subject to the following conditions:

1. Fire department access improvements to Parcel: V3_008700S (*Elite Tool property*) including an improved paved turning radius within the main access driveway and a graveled "Y" turn area as shown on the site plan shall be fully completed prior to occupancy being granted.
2. All signage must comply with the Village of Jackson Sign Code.

Attachments:

1. Plan Commission Application
2. Location Map, Site Plan, and Certified Survey Map
3. Architectural Renderings
4. Civil Plans
5. Photometrics and Lighting Details

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☐ COMMERCIAL ☐ INDUSTRIAL ☐ RESIDENTIAL ☐ OTHER _____

☐ CONDITIONAL USE ☐ PLANNED UNIT DEVELOPMENT ☐ CERTIFIED SURVEY MAP

☐ New ☐ New ☐ CONCEPT PLAN

☐ Amendment ☐ Amendment ☐ COMP. PLAN AMENDMENT

☐ Special Use ☐ Special Use ☐ OTHER _____

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

Property Address: N172 W21930 Caymus Ct. Unit: Jackson, WI
Parcel #: 008700R Lot Size: 5.256 acres sq. ft. Building Area: 29,800 Addition 100,028 Total sq. ft.
Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other _____ Floodplain: Y / N

APPLICANT INFORMATION

Name(s): Doug Forton - Design 2 Construct
Mailing Address: _____ State WI Zip _____
Office: _____ Cell: _____ Fax: (_____) _____
Email: _____

BUSINESS INFORMATION (If New Business)

Legal Business Name: Houseware Distributors Inc.
D/B/A: _____ FEIN #: 39 - 1433297
Mailing Address: _____ State WI Zip _____
Office: _____ Cell: _____ Fax: (_____) _____
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): Anne Blaedow and Sara Depies
Address: _____ State WI Zip _____
Office: _____ Cell: _____ Fax: (_____) _____
Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Design 2 Construct
Primary Contact: Doug Forton
Address: _____ State WI Zip _____
Office: _____ Cell: _____ Fax: (_____) _____
Email: _____

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

Briefly explain what you are requesting to be reviewed and/or approved: Please refer to the included project narrative

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

In addition to the existing 5,000 SF of office and 65,000 SF of warehouse space HDI will be adding 29,800 SF of warehouse. HDI is a wholesale distributor of toys, school supplies, health and beauty items and home goods.

Hours of Operation: Same as current 8am - 4:30pm with extended hours in the 4th quarter that may occasionally include weekends

Provide a brief overview of proposed daily on-site operations: Storage, shipping and receiving of goods from 4 existing loading docks and 2 new truck docks. Approximately 4 to 6 trucks per day.

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

Shipping and receiving trucks throughout the day, fork lifts inside the warehouse

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

Warehouse/light industrial to the North, South and East. Nothing to the West

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

Please refer to the included project narrative

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

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

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

Please refer to the included landscape plan

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

Please refer to the provided photometric plan and project narrative

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

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

Describe the projected traffic circulation and impacts: There might be one or 2 extra trucks a week. no extra passenger vehicles.

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

Front yard setback: 40'-0", Side yard setbacks 30'-0" and a side/rear yard setback of 5'-0"

Side yard building setback on Elite Tool's site (West side) is being revised to 55' so that HDI's building addition is compliant with the building code.

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

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

☐ No ☐ Yes If yes, explain: _____

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

No signage approvals requested at this time.

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

Please refer to the included project narrative

Describe any site-specific features/constraints, etc.: The new addition will require that the building have only a 5'

setback on the east side. Additional land needs to be acquired from Elite Tool the neighbor to the east in order to make this addition work. A signed offer to purchase letter is attached and the two neighbors are in agreement in principal.

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

35 total parking stalls including 3 ADA stalls, 21 future stalls available if necessary

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

None proposed

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

An existing trash enclosure is provided on the South side of the building

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD gal/year

ACKNOWLEDGEMENT & SIGNATURES

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

You MUST sign and date this Application!

Applicant Name (Print): Doug Forton

Applicant Signature: _____

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 7/30/2026

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: _____ Amount: \$ _____ Payment Type: CH / CC / CASH Check/Rcpt. #: _____ Received By: _____
--

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 315813**Date:** 7/31/2026**Check****RECEIVED
FROM** DESIGN 2 CONSTRUCT

\$325.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	PLANNING / ZONING FEES	325.00
	PLAN COMMISSION/HDI	

TOTAL RECEIVED	325.00
-----------------------	---------------

Receipt Memo: PLAN COMMISSION/HDI/CK#04525

July 28, 2026

Cody Bokath
N172 W21890 Caymus Ct
Jackson, WI 53037

Re: Offer to Purchase Land Located Between HDI (N172 W21930 Caymus Ct, Jackson, WI 53037) and Elite Tool (N172 W21890 Caymus Ct, Jackson, WI 53037)

Dear Cody Bokath:

On behalf of HDI Wholesale, I am writing to express our interest in purchasing the parcel of land located between our neighboring commercial properties at N172 W21930 Caymus Ct, Jackson, WI 53037 and N172 W21890 Caymus Ct, Jackson, WI 53037. The property is generally identified as 6,821 S.F in the southwest corner of Elite Tools property located at N172 W21890 Caymus Ct, Jackson, WI 53037 and is referred to in this letter as the "Property."

We propose the following general terms:

Purchase Price: \$100,000/acre at 0.156 acres (6,821 SF) which would be \$15,600. After survey work and Village Approval at Plan Commission is completed an exact figure will be determined.

Earnest Money: Amount to be determined, to be deposited with the Title Company following execution of a mutually acceptable purchase agreement.

Due Diligence Period: 90 days following acceptance of the purchase agreement.

Closing Date: Within 45 days after completion of the due diligence period.

Closing Costs: Closing Costs will be the responsibility of the Buyer

The proposed purchase would be contingent upon the Buyer's review and approval of matters including, but not limited to:

1. A current survey and confirmation of the Property's boundaries and acreage.
2. Marketable title to the Property, free of unacceptable liens, easements, encroachments, restrictions, or other title defects.
3. Applicable zoning, land-use requirements, and governmental approvals.
4. Environmental conditions and any environmental assessments considered necessary by the Buyer.
5. Availability and location of utilities, access, drainage, and other site conditions.

6. The Buyer's ability to combine, divide, or otherwise use the Property in connection with the neighboring commercial properties.
7. Any required approval by the Buyer's owners, members, lenders, or governing body.
8. Agreement to revise the east building setback on your property to 55' from the property line. This include the future parking stalls as well as the parking lot drive aisle and fire access drive aisle.

The Property would be conveyed by Warranty Deed, together with all rights, easements, and appurtenances benefiting the Property. Real estate taxes, assessments, and other customary items would be prorated as of the closing date.

The Buyer would be permitted reasonable access to the Property during the due diligence period to conduct surveys, inspections, environmental testing, soil testing, and other investigations, provided that the Buyer repairs any physical damage caused by those activities.

This letter is intended only as an expression of interest and an outline of the principal terms upon which the Buyer may be willing to purchase the Property. Except for any confidentiality or access provisions separately agreed to in writing, this letter is non-binding and does not create an obligation for either party to proceed with the transaction. Neither party will be legally bound unless and until a definitive purchase agreement has been negotiated, approved, signed, and delivered by both parties.

We appreciate your consideration and welcome the opportunity to discuss the proposed purchase. Please contact Anne or Sara with any questions or to discuss the next steps.

Sincerely,

Anne Blaadow and Sara Depies
HDI Wholesale
N172 W21930 Caymus Ct
Jackson, WI 53037

Acknowledged as a Basis for Further Negotiation:

Cody Bokath

Date: 7/29/2026

N172 W21930 Caymus Court



8/5/2026, 2:59:03 PM

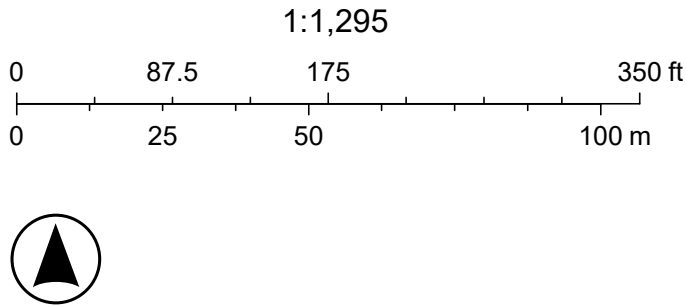
- Address Point
- Road Centerline STH, CTH
- County Highway
- Current Parcel

- Parcel Taxkey & Acreage
- Certified Survey Number
- Lot Number
- PLSS Monument

- Local Road Labels
- Local Road
- Municipality
- Right-of-Way

- Plat
- Certified Survey Map
- Lot
- PLSS Quarter
- PLSS Section

- PLSS Boundary
- Ortho2024
- Red: Red
- Green: Green
- Blue: Blue



CERTIFIED SURVEY MAP

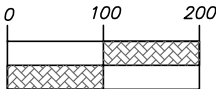
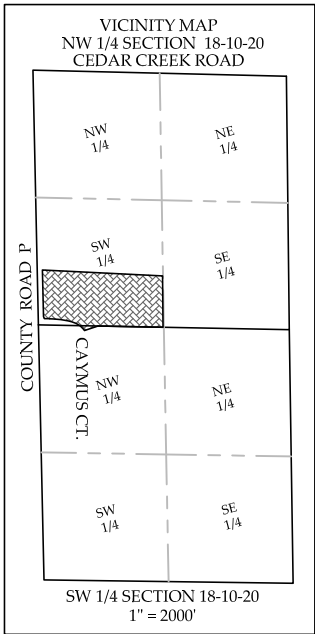
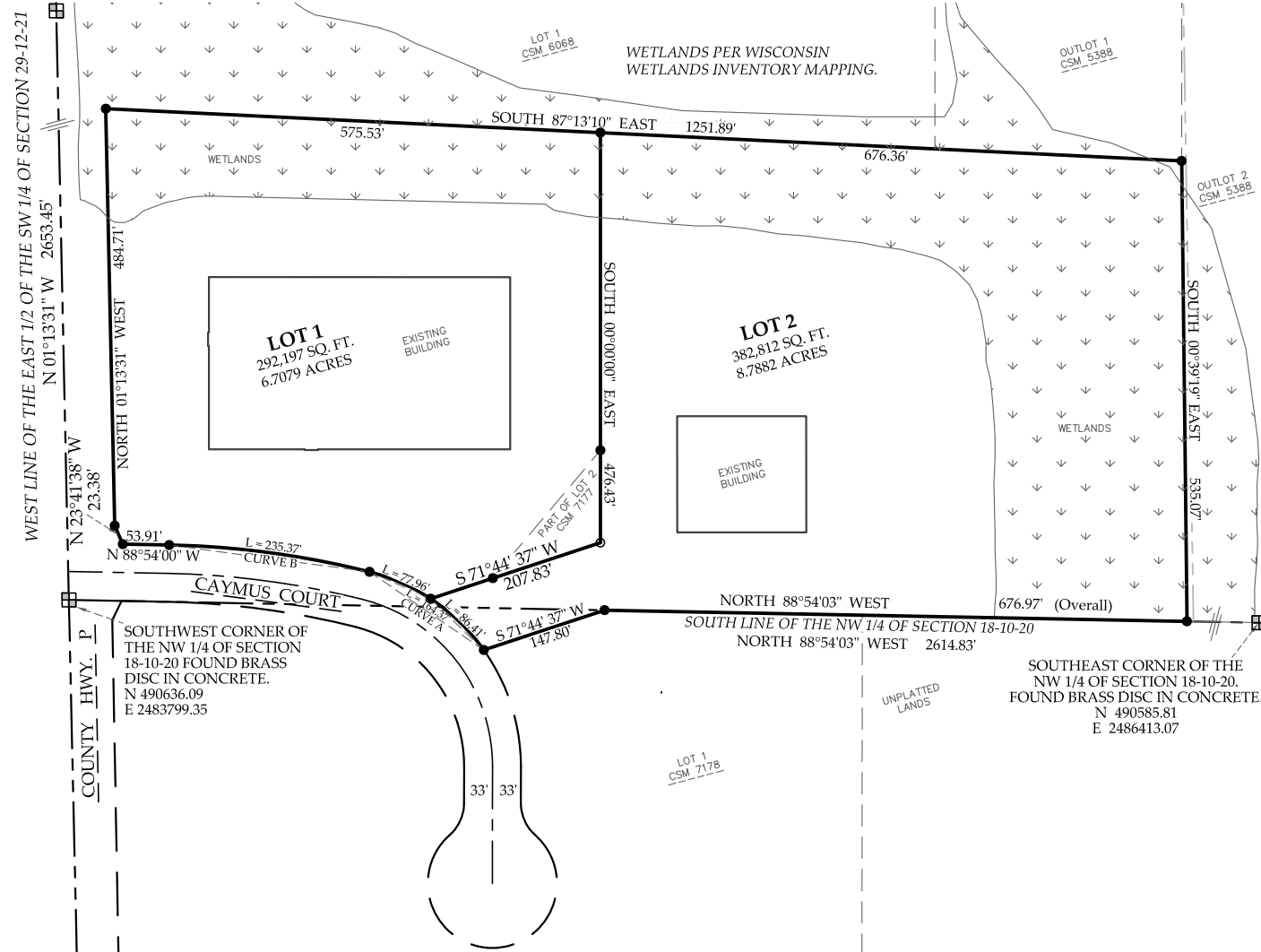
LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7177, RECORDED AS DOCUMENT NO. 1548844, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

PRELIMINARY

NORTHWEST CORNER OF THE NW 1/4 OF SECTION 18-10-20
FOUND BRASS DISC IN CONCRETE.
N 493288.64
E 2483742.62

OWNER OF NEW LOT 1:
CAYMUS CORNER LLC
N172 W21930 CAYMUS CT.
JACKSON, WI 53037

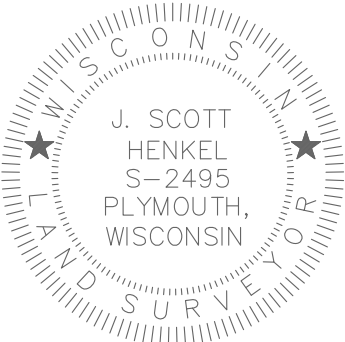
OWNER OF NEW LOT 2:
CB & MB INVESTMENTS, LLC
N172 W21890 CAYMUS CT.
JACKSON, WI 53037



CURVE	LOT	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
A	RoW	164.37'	233.00'	N 55°38'08" W	160.980'	40°25'07"
	LOT 2	86.41'	233.00'	N 46°03'00" W	85.911'	21°15'12"
B	LOT 1	77.96'	233.00'	N 66°15'34" W	75.599'	19°09'55"
	LOT 1	235.37'	1033.00'	N 82°22'21" W	234.866'	13°03'19"

LEGEND

- 1" IRON PIPE FOUND, OR AS NOTED
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET, OR AS NOTED. (RECORDED AS)



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

PSE

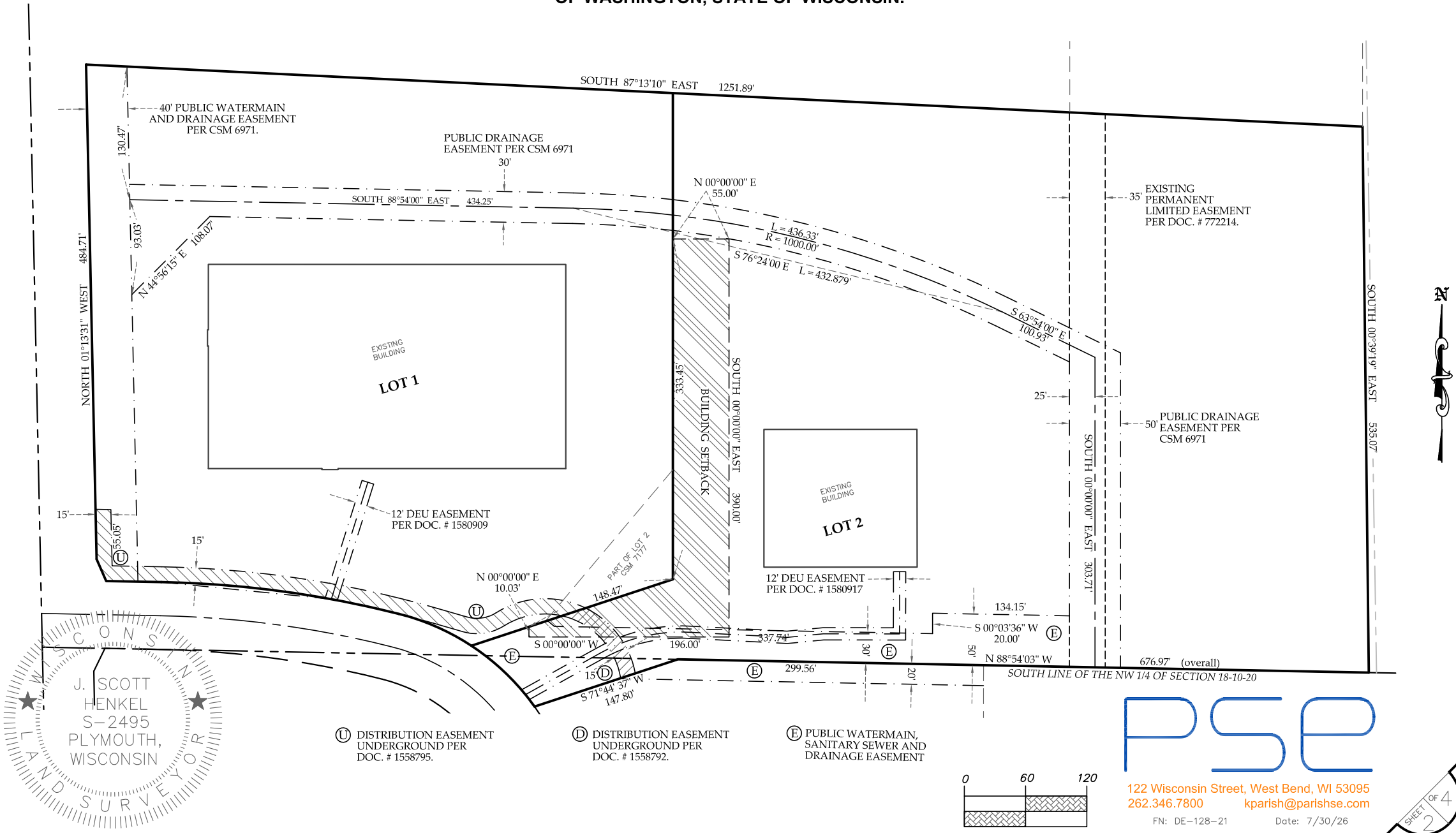
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: DE-128-21 Date: 7/30/26

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

CERTIFIED SURVEY MAP

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7177, RECORDED AS DOCUMENT NO. 1548844, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



CERTIFIED SURVEY MAP

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SURVEYOR’S CERTIFICATE

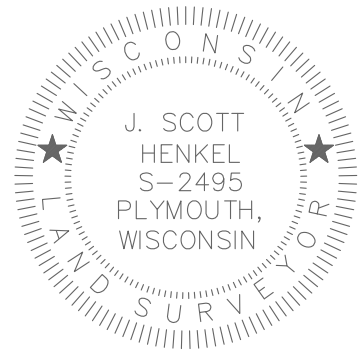
I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS: OWNER OF NEW LOT 1, CAYMUS CORNERS LLC, AND OWNER OF NEW LOT 2, CB & MB INVESTMENTS, LLC:

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7177, RECORDED AS DOCUMENT NO. 1548844, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

CONTAINING 675,006 SQUARE FEET // 15.4960 ACRES, MORE OR LESS.

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

J. SCOTT HENKEL, PLS 2495



OWNER’S CERTIFICATE – LOT 1

AS OWNER, CAYMUS CORNER LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

ANNE MARIE BLAEDOW, AGENT

STATE OF WISCONSIN
COUNTY :SS

PERSONALLY CAME BEFORE ME THIS DAY OF , 202 ,
TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES:



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: DE-128-21 Date: 7/30/26

CERTIFIED SURVEY MAP
LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 7177, RECORDED AS DOCUMENT NO. 1548844, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN FRACTIONAL SECTION 18, TOWNSHIP 10 NORTH, RANGE 20 EAST, VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER’S CERTIFICATE – LOT 2

AS OWNER, **CB & MB INVESTMENTS, LLC**, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

STATE OF WISCONSIN

DAVID J. WEISS, AGENT

:SS

COUNTY

PERSONALLY CAME BEFORE ME THIS DAY OF , 202 ,

TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES:

VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS DAY OF , 202 .

BRIAN HECKENDORF, CHAIRMAN

LISA HEISER, SECRETARY

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS DAY OF , 202 .

BRIAN HECKENDORF, VILLAGE PRESIDENT

LISA HEISER, VILLAGE CLERK

4

OF

4

WISCONSIN

J. SCOTT HENKEL

S-2495

PLYMOUTH, WISCONSIN

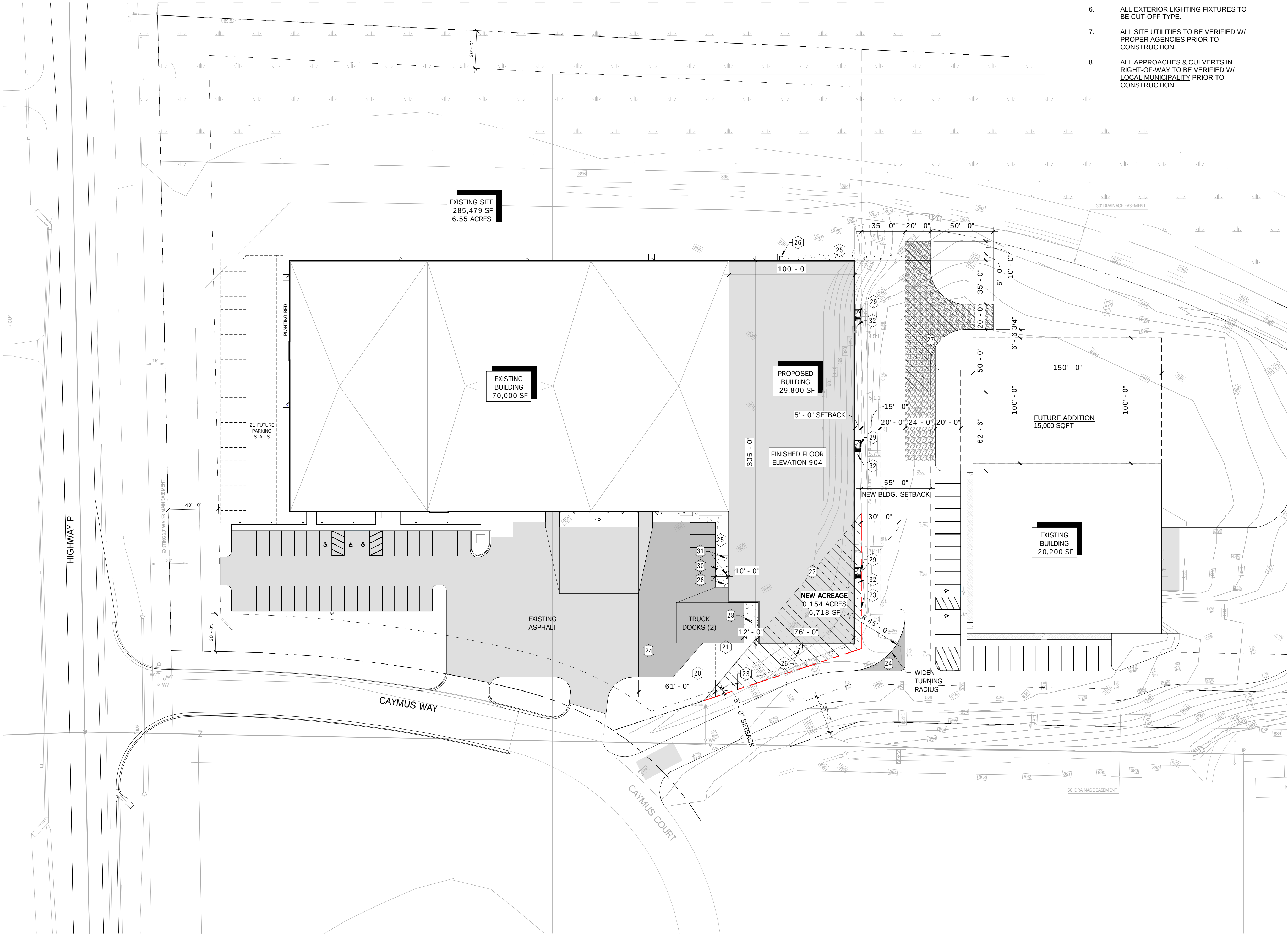
LAND SURVEYOR

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: DE-128-21 Date: 7/30/26

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



SITE NOTE LEGEND

- 20 REMOVE EXISTING ASPHALT DRIVE AND PARKING
- 21 NEW RETAINING WALL
- 22 EXISTING PROPERTY LINE
- 23 PROPOSED PROPERTY LINE REVISION
- 24 NEW ASPHALT PARKING AREA
- 25 NEW CONCRETE SIDEWALK
- 26 NEW CONCRETE STOOP
- 27 NEW GRAVEL FIRE TRUCK TURN AROUND
- 28 NEW CONCRETE APRON AND CATCH BASIN
- 29 NEW STEEL LANDING AND STAIR TO FIRE ACCESS DOOR
- 30 NEW CONCRETE APRON
- 31 NEW CONCRETE FILLED PIPE BOLLARDS W/ YELLOW POLYCARBONATE COVERS
- 32 NEW CONCRETE LANDING

SITE GENERAL NOTES:

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

SITE DATA:

SITE AREA:	EXISTING: 285,479 SF 6.55 ACRES NEW: 6,718 SF 0.155 ACRES TOTAL: 292,197 SF 6.70 ACRES
EXISTING BUILDING:	70,000 SF
AREA OF PROPOSED BUILDING:	29,800 SF
TOTAL BUILDING FOOTPRINT:	100,028 SF (34.3% OF SITE)
EXISTING HARD SURFACE AREA:	30,146 SF
CONCRETE AREA:	2,020 SF
HEAVY DUTY PAVING:	18,860 SF
LIGHT DUTY PAVING:	9,266 SF
PROPOSED HARD SURFACE AREA:	8,905 SF
CONCRETE AREA:	1,465 SF
HEAVY DUTY PAVING:	7,440 SF
LIGHT DUTY PAVING:	0 SF
EXISTING ASPHALT TO BE REMOVED:	5,180 SF
TOTAL HARD SURFACE AREA	33,871 SF (11.6% OF SITE)
TOTAL GREEN SPACE AREA:	158,298 SF (54.1% OF SITE)
ZONING DISTRICT:	PUD
ALLOWABLE BUILDING HEIGHT:	50'-0"
BUILDING HEIGHT:	29'-0"
FRONT YARD SETBACK:	40'-0"
SIDE YARD SETBACK:	5'-0"
REAR YARD SETBACK:	30'-0"
PARKING STALL REQUIREMENTS:	
OFFICE:	30
STORAGE:	94
TOTAL # OF STALLS REQ'D:	124
TOTAL PARKING PROVIDED:	35 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	3
FUTURE PARKING STALLS:	21

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

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

BUILDING DESIGN FOR:
HDI ADDITION

N172W21930 CAYMUS CT
JACKSON, WI 53037

SHEET TITLE
ARCHITECTURAL SITE PLAN

REVISIONS

PROJECT DATA
DATE 07.27.2026
JOB NO. 25-00131
SET USE PLAN COMMISSION
DRAWN BY DF
SHEET NO.

A1.04

1 ARCHITECTURAL SITE PLAN - OPTION 4
SCALE: 1" = 40'-0"



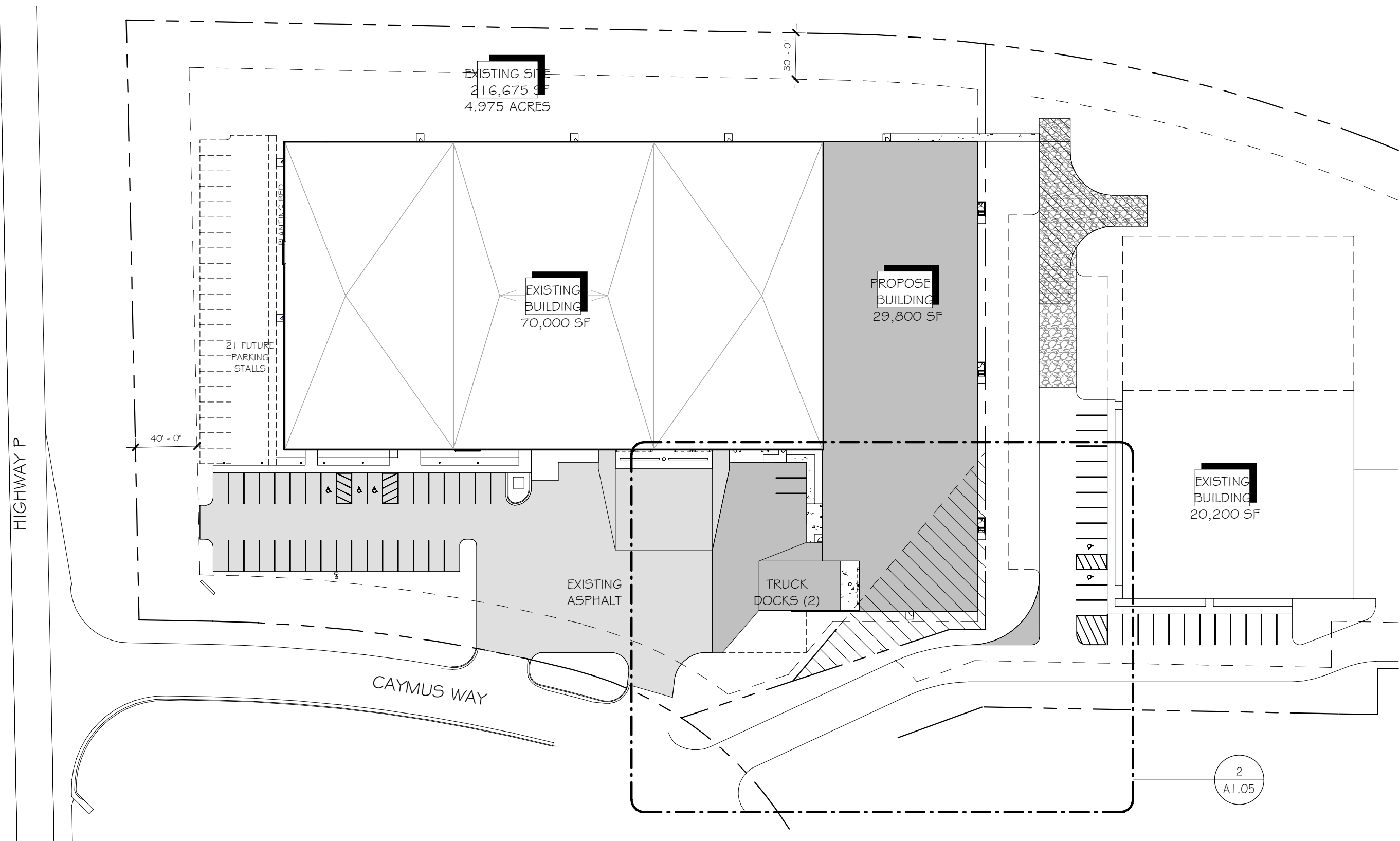
RENDERINGS ARE FOR ILLUSTRATION
PURPOSES ONLY. ITEMS REPRESENTED HERE
ARE NOT INTENDED TO PRESENT AN EXACT
REPRESENTATION OF THE FINAL PRODUCT
AND MAY DIFFER.





RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY. ITEMS REPRESENTED HERE ARE NOT INTENDED TO PRESENT AN EXACT REPRESENTATION OF THE FINAL PRODUCT AND MAY DIFFER.

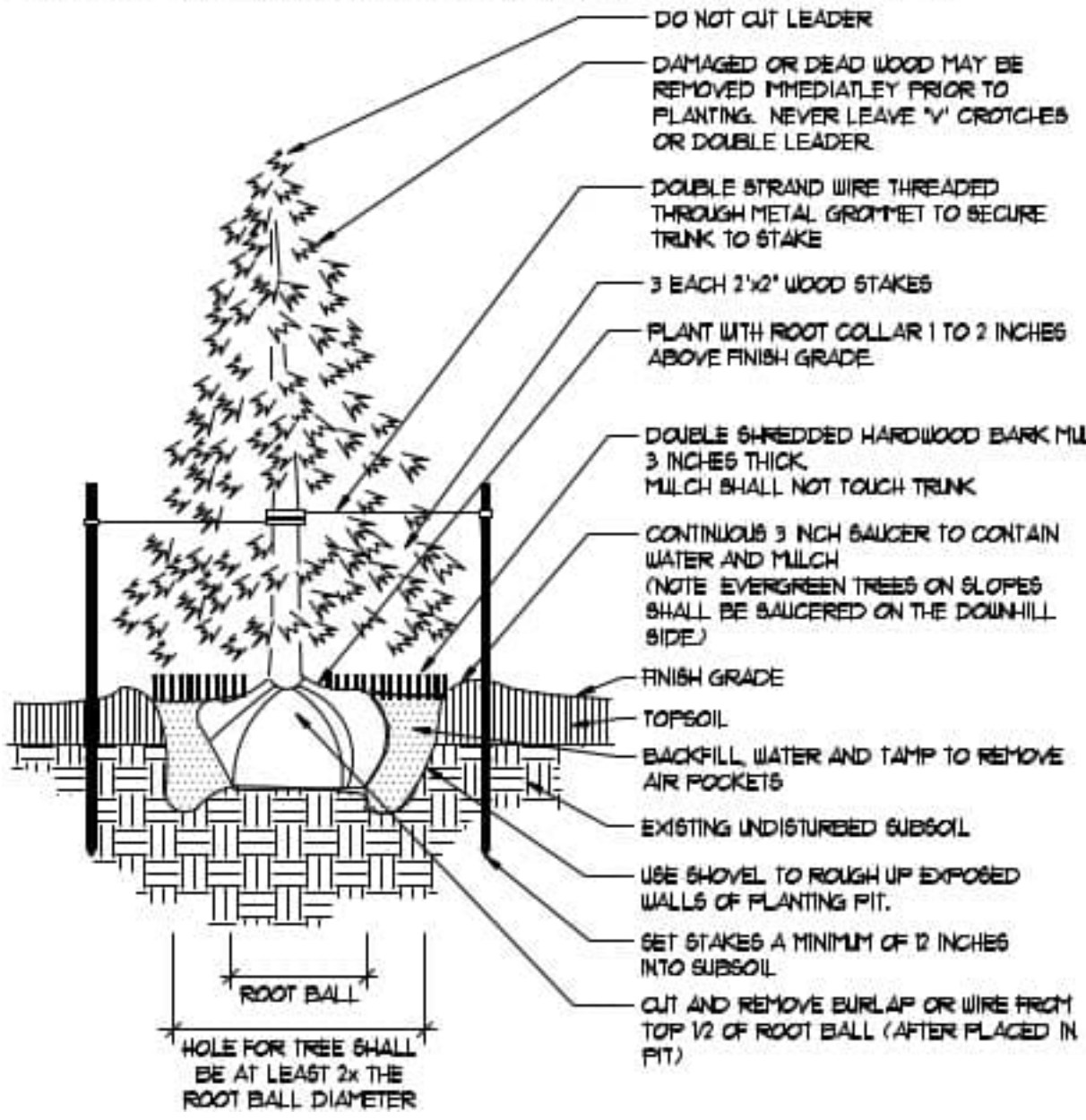




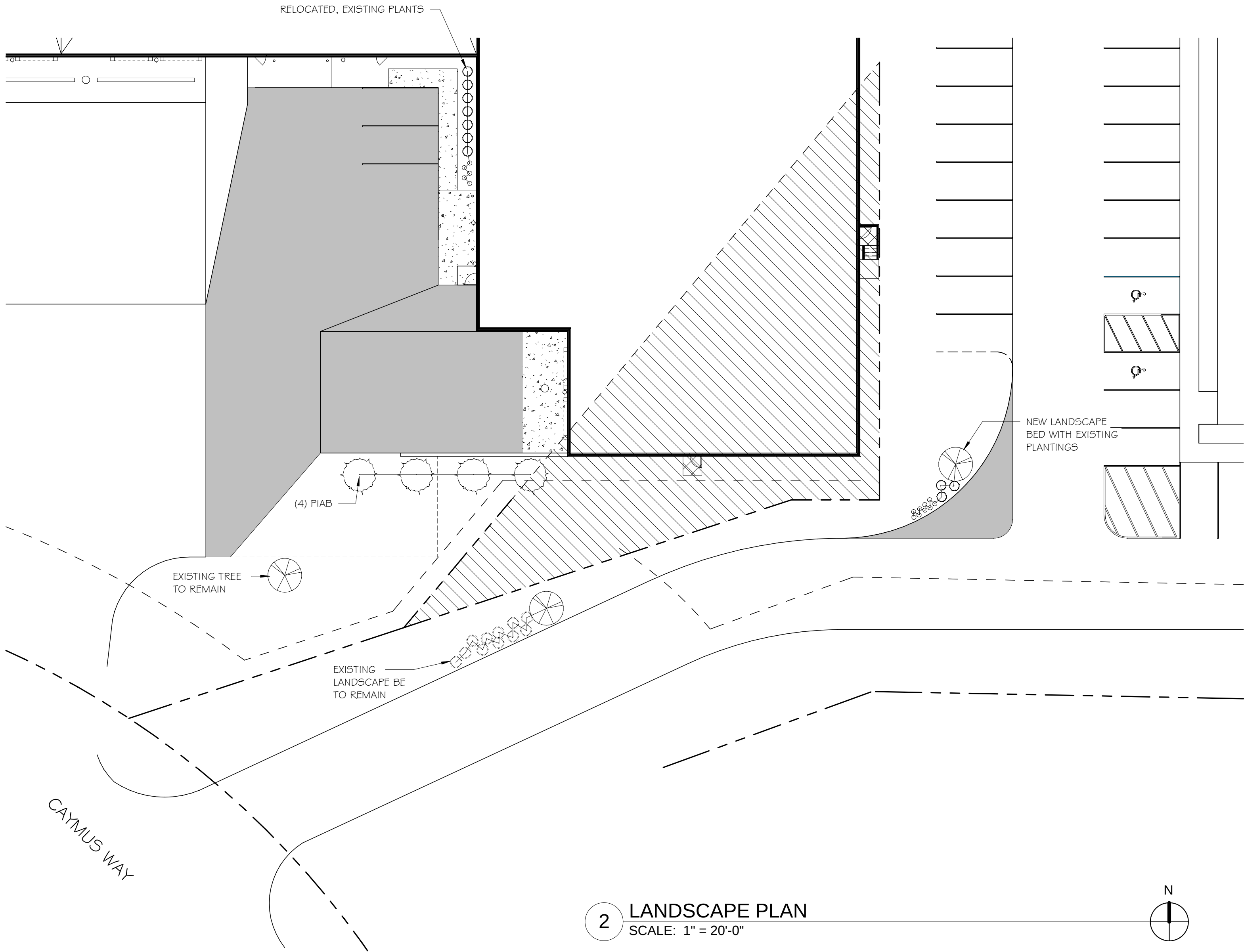
1 ARCHITECTURAL SITE PLAN

PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE		ROOTS
				MATURE	AT...	
PIAB	4	PICEA ABIES	NORWAY SPRUCE	50 – 60'	6' TALL	B & B

- EVERGREEN TREE STAKING AND PLANTING NOTES
1. STAKING - ONLY EVERGREEN TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE EVERGREEN TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE 1/3 UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE EVERGREEN TREE. 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.
 2. PRUNING - CLEANLY PRUNE ONLY DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.
 3. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.
 4. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



3 EVERGREEN TREE PLANTING



2 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

GENERAL CONSTRUCTION NOTES:

ALL GYPSUM WALLBOARD IS TO BE 5/8" THICK (UNLESS NOTED OTHERWISE), IN LONGEST LENGTHS AVAILABLE, SCREW ATTACHED TO STUDS OR FURRING. ALL METAL STUDS AND FURRING ARE TO BE 25 GAUGE (MIN.), AND SPACED 24" O.C. (MAX.). PROVIDE METAL CORNER BEADS AND USG NO. 200B METAL TRIMS AT ALL EXPOSED WALLBOARD EDGES. TAPE AND FINISH ALL JOINTS, EVEN IF NOT EXPOSED TO VIEW. PROVIDE MOISTURE-RESISTANT GYPSUM WALLBOARD AT ALL WET AREAS (LUNCH ROOM, TOILET ROOMS, ETC.).

ALL SINGLE-FACED PARTITIONS ARE TO EXTEND TO 4" (MIN.) ABOVE THE ADJACENT CEILING LINE. PROVIDE LATERAL BRACING TO STRUCTURE ABOVE, OR TIE BACK TO MASONRY WALLS.

ALL COMPONENTS OF DOUBLE-FACED PARTITIONS ARE TO EXTEND TO PRECAST CONCRETE PLANK ABOVE CEILING, UNLESS NOTED OTHERWISE. ALL PENETRATIONS IN SUCH PARTITIONS SHALL BE INSULATED OR CAULKED SO AS TO MINIMIZE SOUND TRANSMISSION.

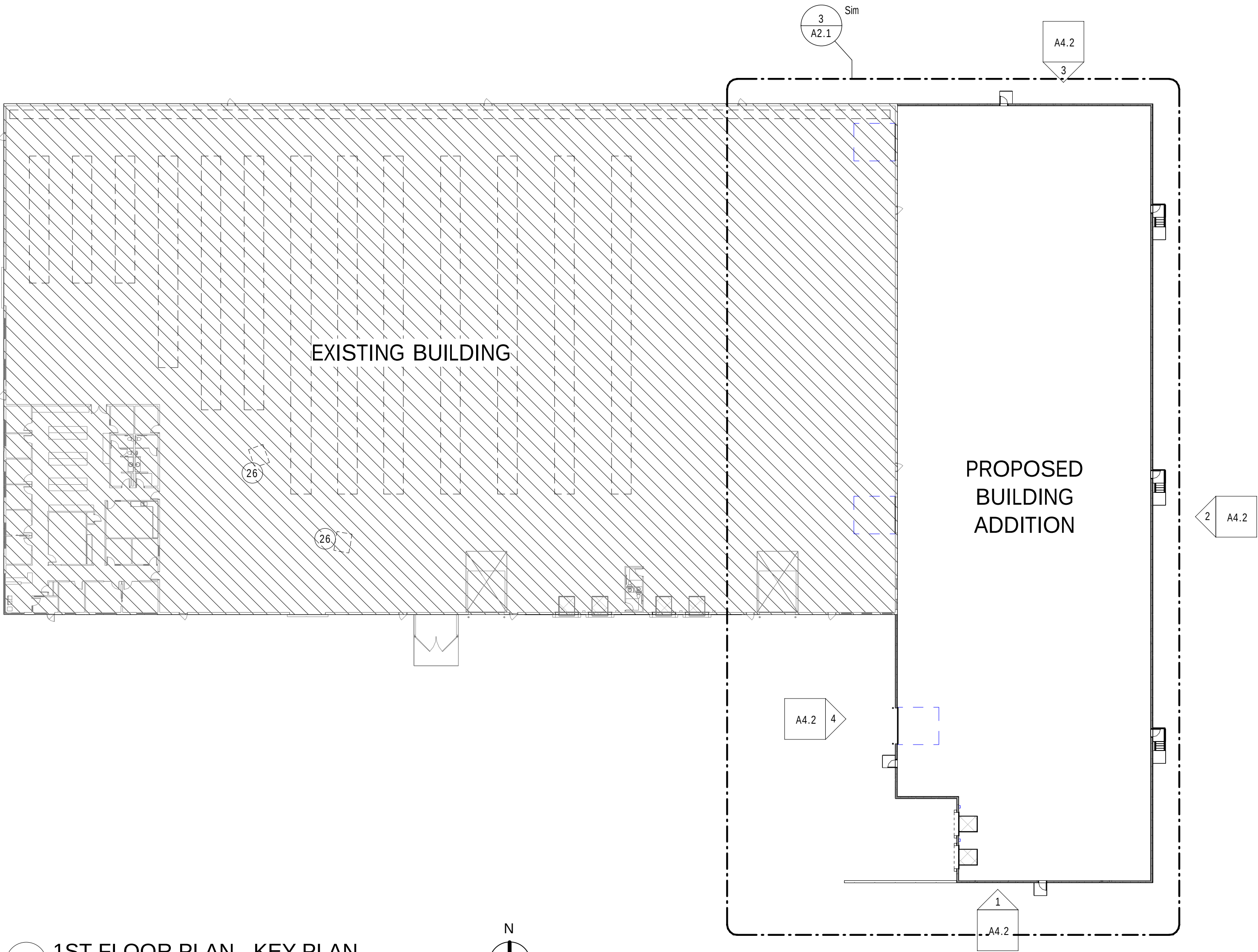
ALL PARTIAL HEIGHT PARTITIONS ARE TO EXTEND TO HEIGHT (INDICATED IN INCHES) ADJACENT TO CONSTRUCTION NOTE. HEIGHT INDICATED IS TO TOP OF WOOD CAP (AT BASEMENT) OR TOP OF GWB (AT FIRST FLOOR).

ALL DOUBLE-FACED PARTITIONS (FULL OR PARTIAL HEIGHT) ARE TO BE INSULATED WITH FULL THICKNESS SOUND INSULATION BATTS. SOUND INSULATION IS TO EXTEND TO FULL HEIGHT OF WALL.

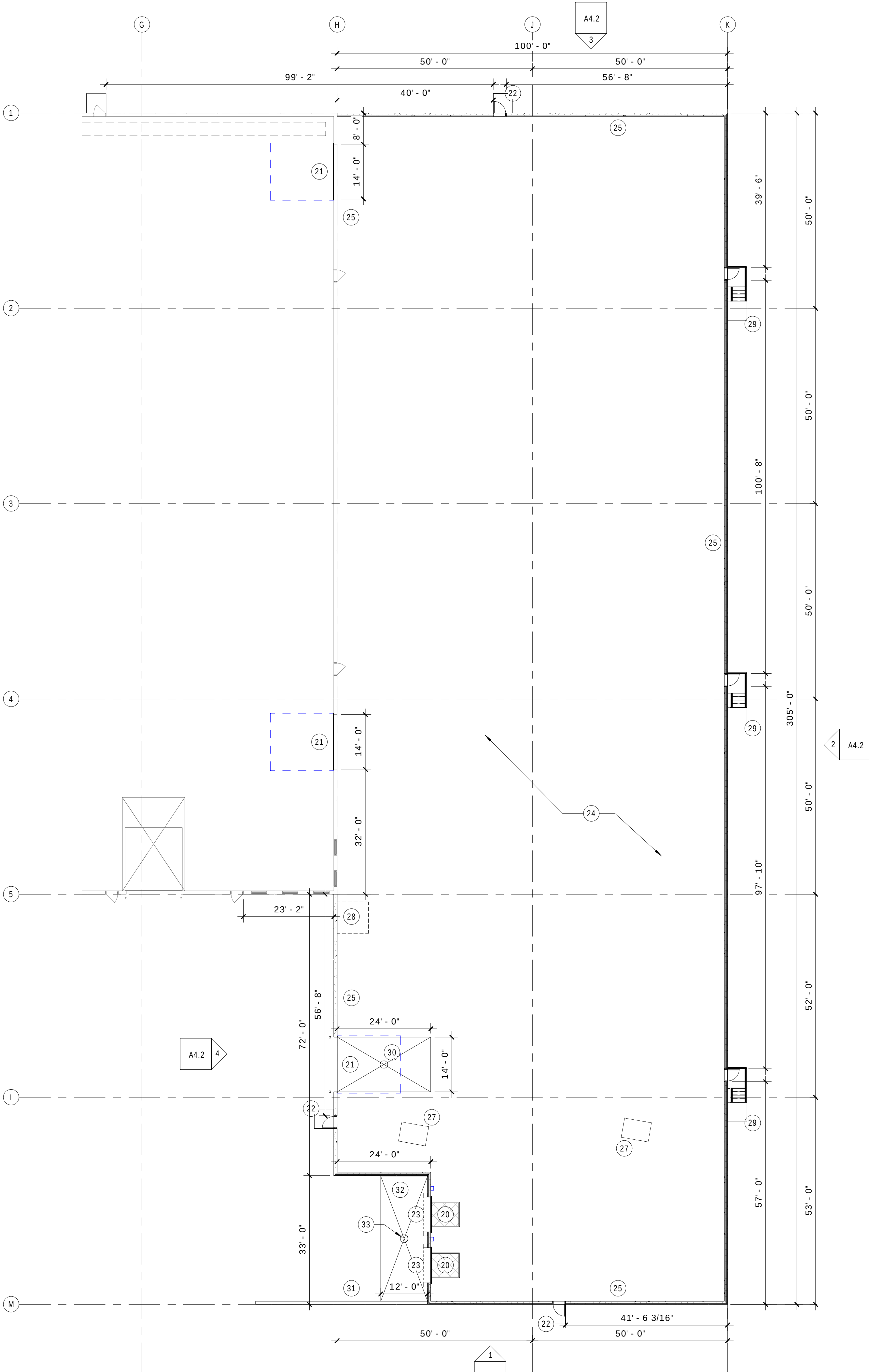
ALL DOUBLE STUD PARTITIONS ARE TO HAVE 5/8" GYPSUM WALLBOARD GUSSETS (8" WIDE) SCREW ATTACHED TO ROWS OF STUDS AT 4'-0" O.C. (MAX. VERTICALLY) FOR PARTITION STABILITY.

CONSTRUCTION NOTE LEGEND

- 20 HYDRAULIC DOCK LEVELER (ALL DOCK DOORS)
21 14' x 14' OVERHEAD DOOR W/ ELECTRIC DOOR OPERATOR
22 CONCRETE STOOP, SEE STRUCTURAL
23 9' x 10' DOCK DOOR W/ ELECTRIC DOOR OPERATOR, DOCK SEAL, AND BUMPERS
24 DRYFALL PAINT EXPOSED STRUCTURE CEILINGS
25 PAINT ALL PRECAST WALLS, BOTH INTERIOR AND EXTERIOR
26 REMOVE EXISTING UNIT HEATER, SALVAGE FOR REUSE IN PROPOSED BUILDING ADDITION
27 NEW LOCATION FOR UNIT HEATER, SALVAGED FROM EXISTING BUILDING
28 FUTURE TOILET ROOM - PROVIDE PLUMBING STUBS
29 CONCRETE LANDING
30 CATCH BASIN - SET 1 1/2" BELOW FINISHED FLOOR. PITCH FLOOR TO DRAIN PER PLAN
31 PRECAST RETAINING WALL
32 CONCRETE APRON
33 CATCH BASIN



2 1ST FLOOR PLAN - KEY PLAN
SCALE: 1/32" = 1'-0"



3 1ST FLOOR PLAN - PHASE 2 BUILDING ADDITION
SCALE: 1/16" = 1'-0"

ADDITION: 29,800 SF

SHEET TITLE

FIRST FLOOR PLAN - OVERALL

REVISIONS

PROJECT DATA

DATE

0727.2026

JOB NO.

25-00131

SET USE

PRELIMINARY

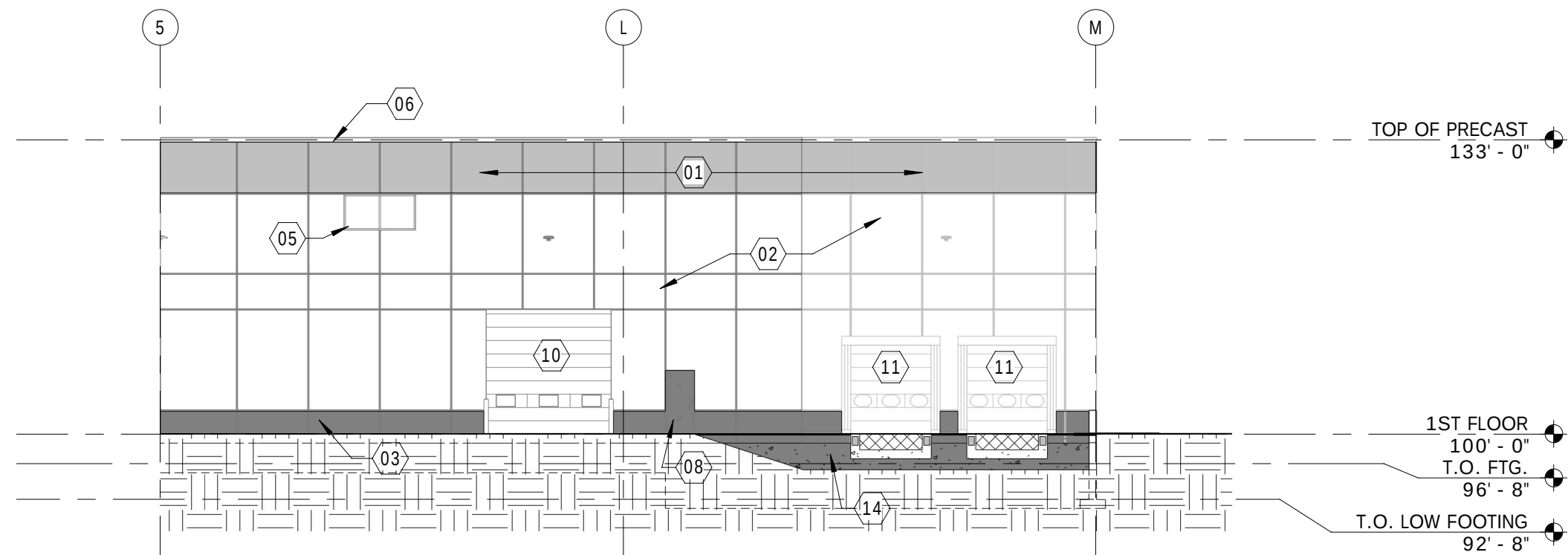
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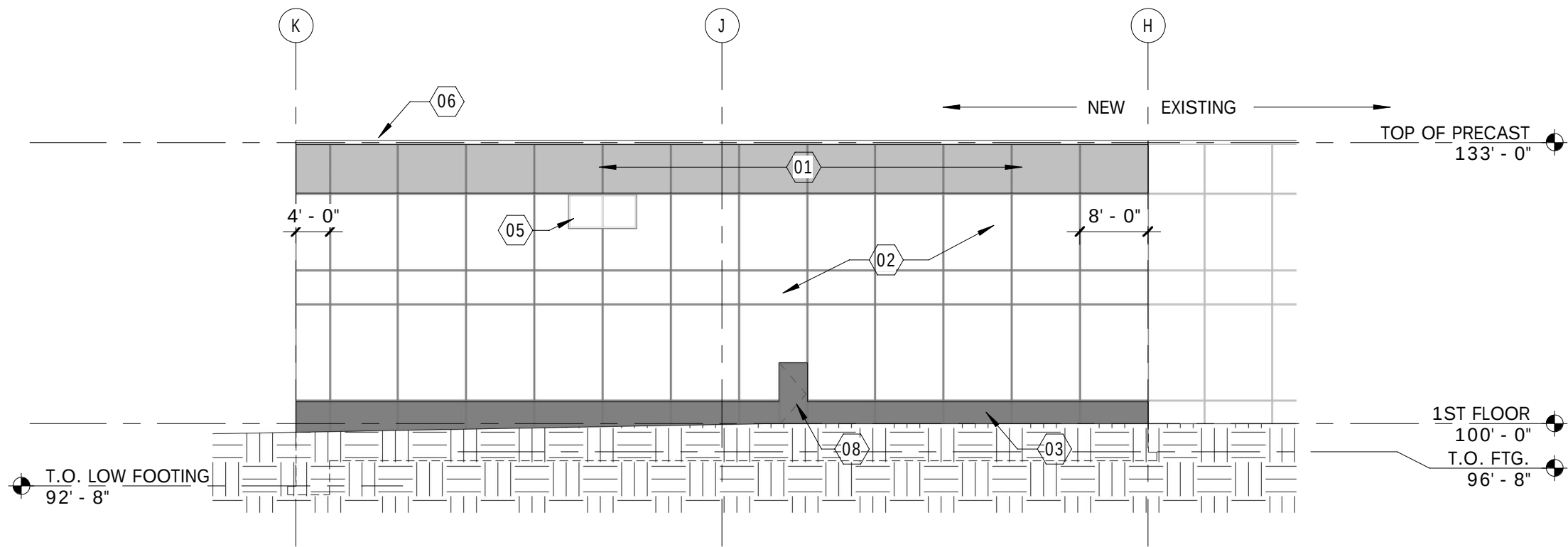
SHEET NO.

ELEVATION NOTE LEGEND

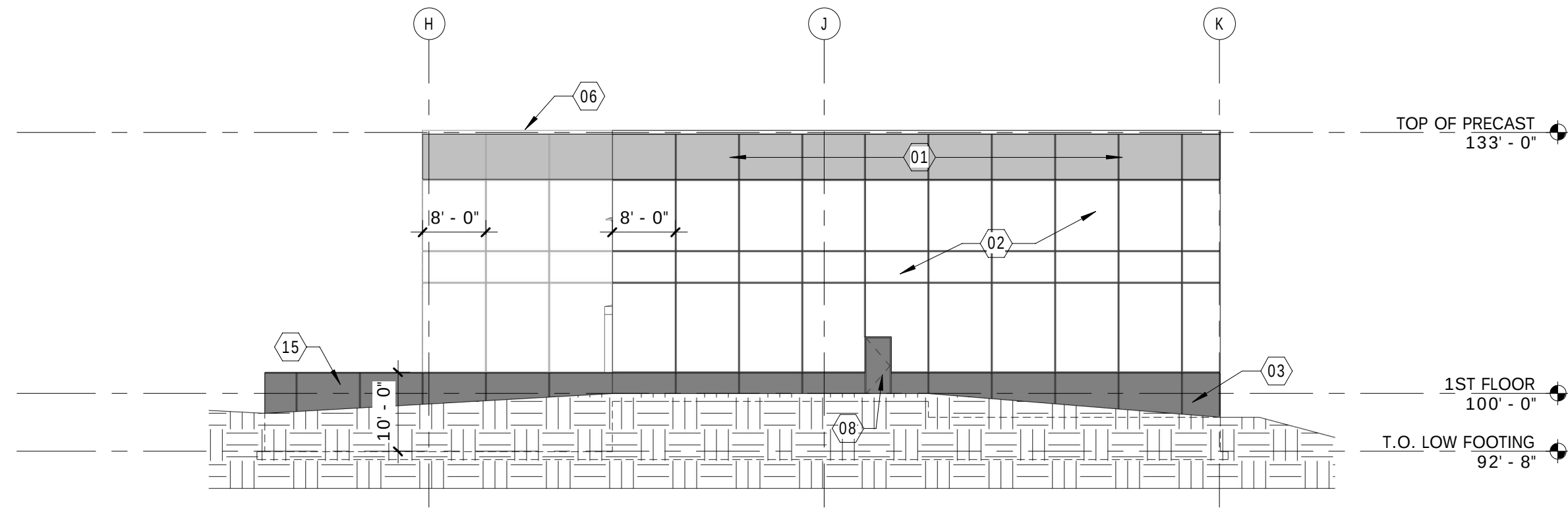
- 01 PAINTED PRECAST - SW7612 MOUNTAIN STREAM
02 PAINTED PRECAST - SW7017 DORIAN GRAY
03 PAINTED PRECAST - SW7019 GAUNTLET GRAY
04 NOT USED
05 CLEAR ANNODIZED ALUMINUM STOREFRONT WITH TINTED GLAZING
06 METAL ROOF EDGE TRIM - WHITE
07 NOT USED
08 PAINTED HOLLOW METAL DOOR
09 NOT USED
10 14' X 14' AUTOMATIC, INSULATED, OVERHEAD DOOR - WHITE WITH INSULATED GLASS PANELS
11 LOADING DOCK DOOR - WHITE
12 NOT USED
13 NOT USED
14 PAINTED CONCRETE FOUNDATION - SW7019 GAUNTLET GRAY
15 PAINTED PRECAST RETAINING WALL - SW7019 GAUNTLET GRAY
16 STEEL GRATE LANDING, STAIRS AND STEEL HANDRAIL - PAINTED SW7019 GAUNTLET GRAY



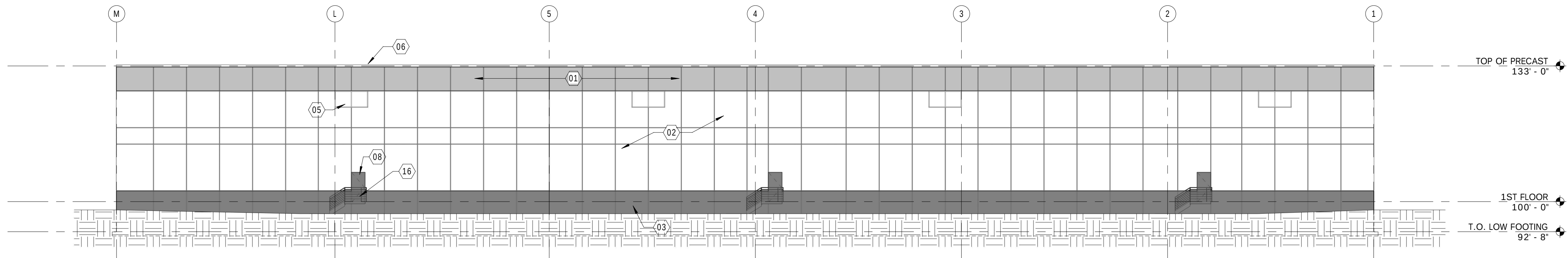
4 WEST ELEVATION - ADDITION
SCALE: 1/16" = 1'-0"



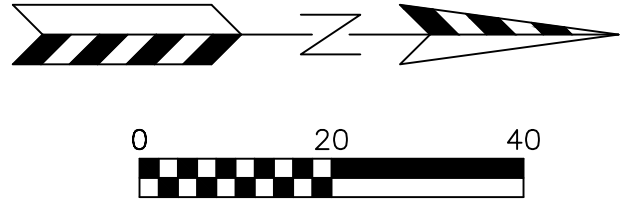
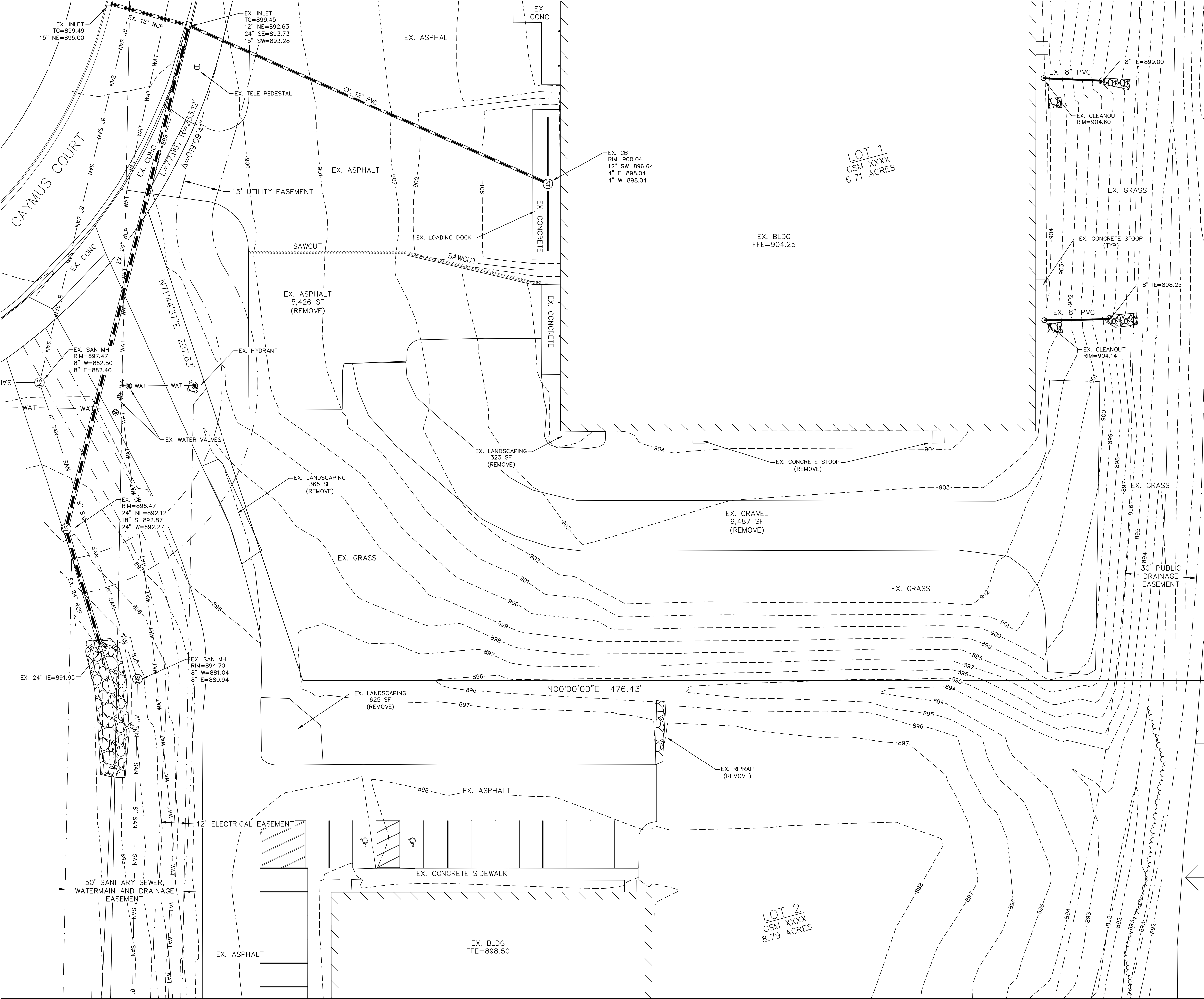
3 NORTH ELEVATION - ADDITION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION - ADDITION
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - ADDITION
SCALE: 1/16" = 1'-0"



- LEGEND:
- 896 -- -- EXISTING MINOR CONTOUR.
 - 895 -- -- EXISTING MAJOR CONTOUR.
 - OHEL — — OVERHEAD ELECTRIC LINE.
 - BuEI — — BURIED ELECTRIC LINE.
 - BuTel — — BURIED TELEPHONE LINE.
 - FO — — FIBER OPTIC LINE.
 - GAS — — GAS LINE.
 - SAN — — SANITARY SEWER MAIN OR LATERAL.
 - WAT — — WATER MAIN OR SERVICE.
 - — — — — STORM SEWER LINE.
 - [ELEC] — — ELECTRIC METER.
 - [GAS] — — GAS METER.
 - [X] — — GAS VALVE.
 - [FH] — — FIRE HYDRANT.
 - [PP] — — POWER POLE.
 - [SN] — — SANITARY SEWER MANHOLE.
 - [ST] — — STORM SEWER MANHOLE.
 - [S] — — STORM SEWER INLET.
 - [T] — — TELEPHONE PEDESTAL.
 - [TRAN] — — TRANSFORMER.
 - [WV] — — WATER VALVE.

REVISIONS:	
NO.	DATE DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**HDI EXPANSION
N172 W2130 CAYMUS COURT
JACKSON, WI 53037**

PLAN TITLE:
**EXISTING
CONDITIONS &
DEMOLITION
PLAN**

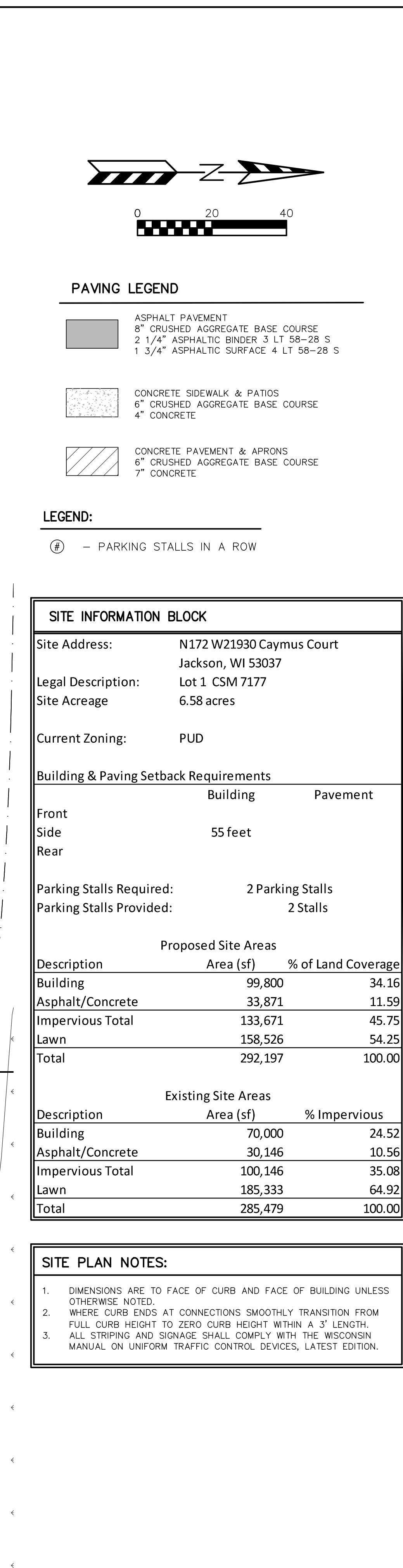
DRAWN BY:
APB
DESIGNED BY:
JDR
CHECKED BY:
JDR

PLAN DATE:
7/30/2026

PROJECT NO:
\DE-128-21

PRELIMINARY

SHEET NO:
C1.01

[illegible]

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**HDI EXPANSION
N172 W21930 CAYMUS COURT
JACKSON, WI 53037**

PLAN TITLE:

**PROPOSED
SITE PLAN**

DRAWN BY:
APB

DESIGNED BY:
JDR

CHECKED BY:
JDR

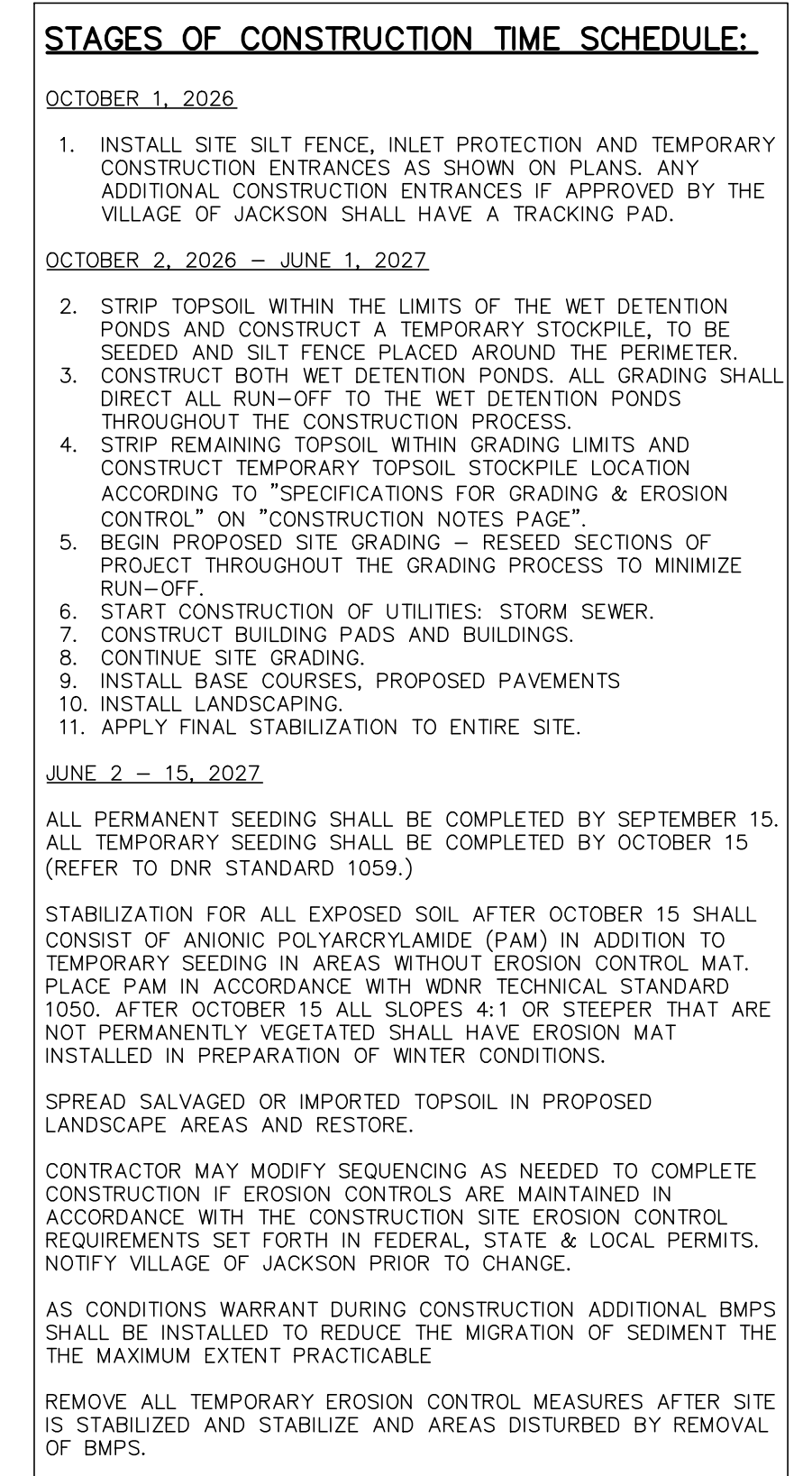
PLAN DATE:
7/31/2026

PROJECT NO:
\DE-128-21

PRELIMINARY

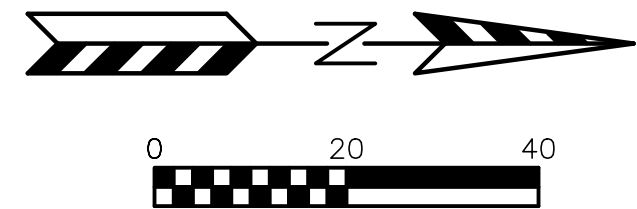
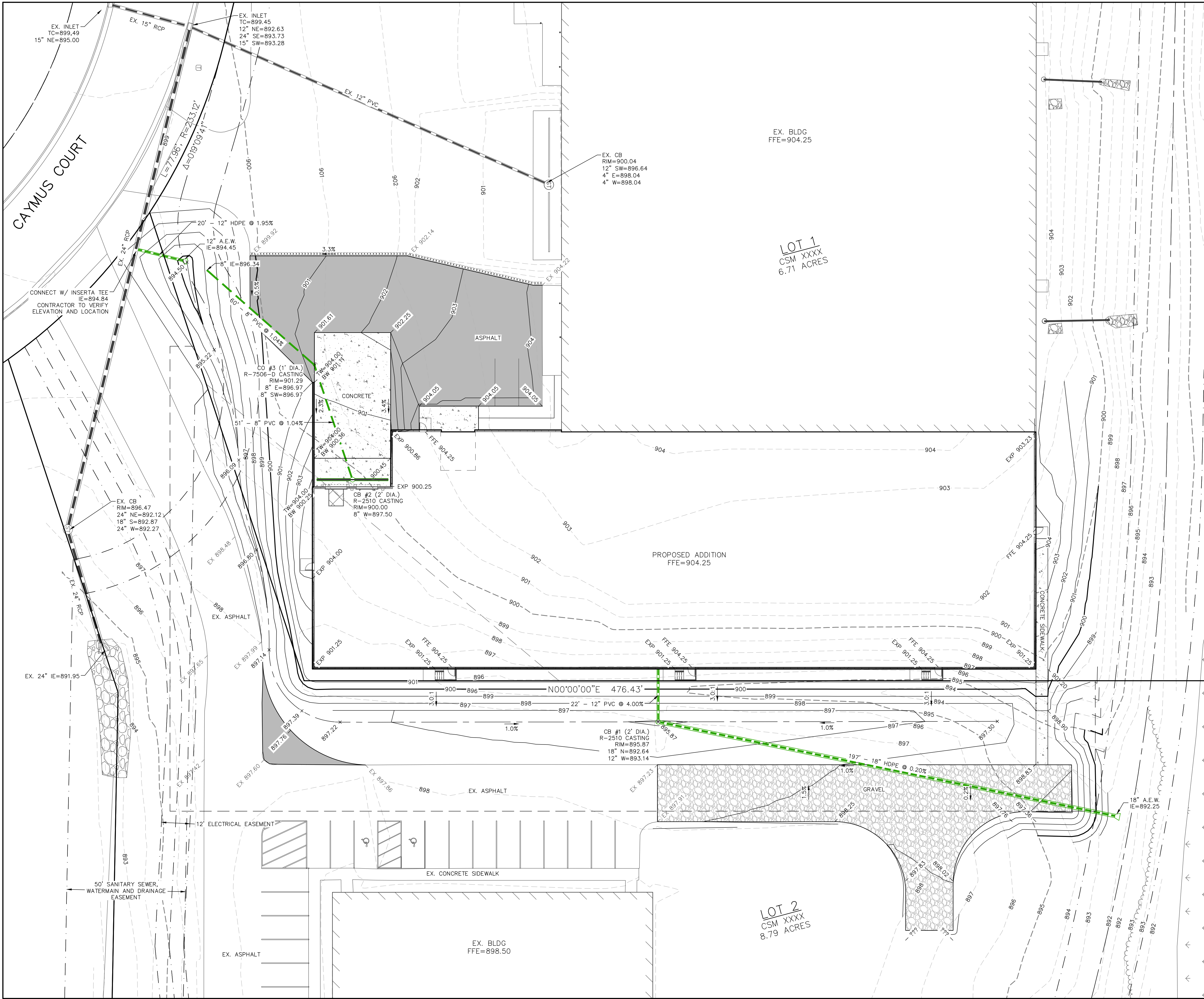
SHEET NO:

C1.02



SHEET NO:

C1.03



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

- LEGEND:
- 936 --- EXISTING MINOR CONTOUR.
 - 935 --- EXISTING MAJOR CONTOUR.
 - 936 --- PROPOSED MINOR CONTOUR.
 - 935 --- PROPOSED MAJOR CONTOUR.
 - EX 934.23 - EXISTING SPOT ELEVATION.
 - 934.23 - PROPOSED CURB FLANGE ELEVATION.
 - TC 934.23 - PROPOSED TOP OF CURB ELEVATION.
 - SW 934.23 - PROPOSED SIDEWALK ELEVATION.
 - EP 934.23 - PROPOSED EDGE OF PAVEMENT ELEVATION.
 - EXP 934.23 - PROPOSED BUILDING EXPOSURE ELEVATION.
 - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**HDI EXPANSION
N172 W2130 CAYMUS COURT
JACKSON, WI 53037**

PLAN TITLE:
**GRADING
PLAN**

DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
7/31/2026

PROJECT NO:
\DE-128-21

PRELIMINARY

SHEET NO:
C1.04

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

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

SPECIFICATIONS FOR PRIVATE UTILITIES:

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

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON-FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

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

RESTORATION NOTES:

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

REVISIONS:	
NO.	DATE DESCRIPTION



PROJECT TITLE:
**HDI EXPANSION
N172 W21930 CAYMUS COURT
JACKSON, WI 53037**

PLAN TITLE:
**CONSTRUCTION
NOTES**

DRAWN BY:
APB

DESIGNED BY:
JDR

CHECKED BY:
JDR

PLAN DATE:
7/30/2026

PROJECT NO:
\DE-128-21

PRELIMINARY

SHEET NO:

C2.01

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**HDI EXPANSION
N172 W21930 CAYMUS COURT
JACKSON, WI 53037**

PLAN TITLE:

SITE & UTILITY DETAILS

DRAWN BY:

APB

DESIGNED BY:

JDR

CHECKED BY:

JDR

PLAN DATE:

7/30/2026

PROJECT NO:

\DE-128-21

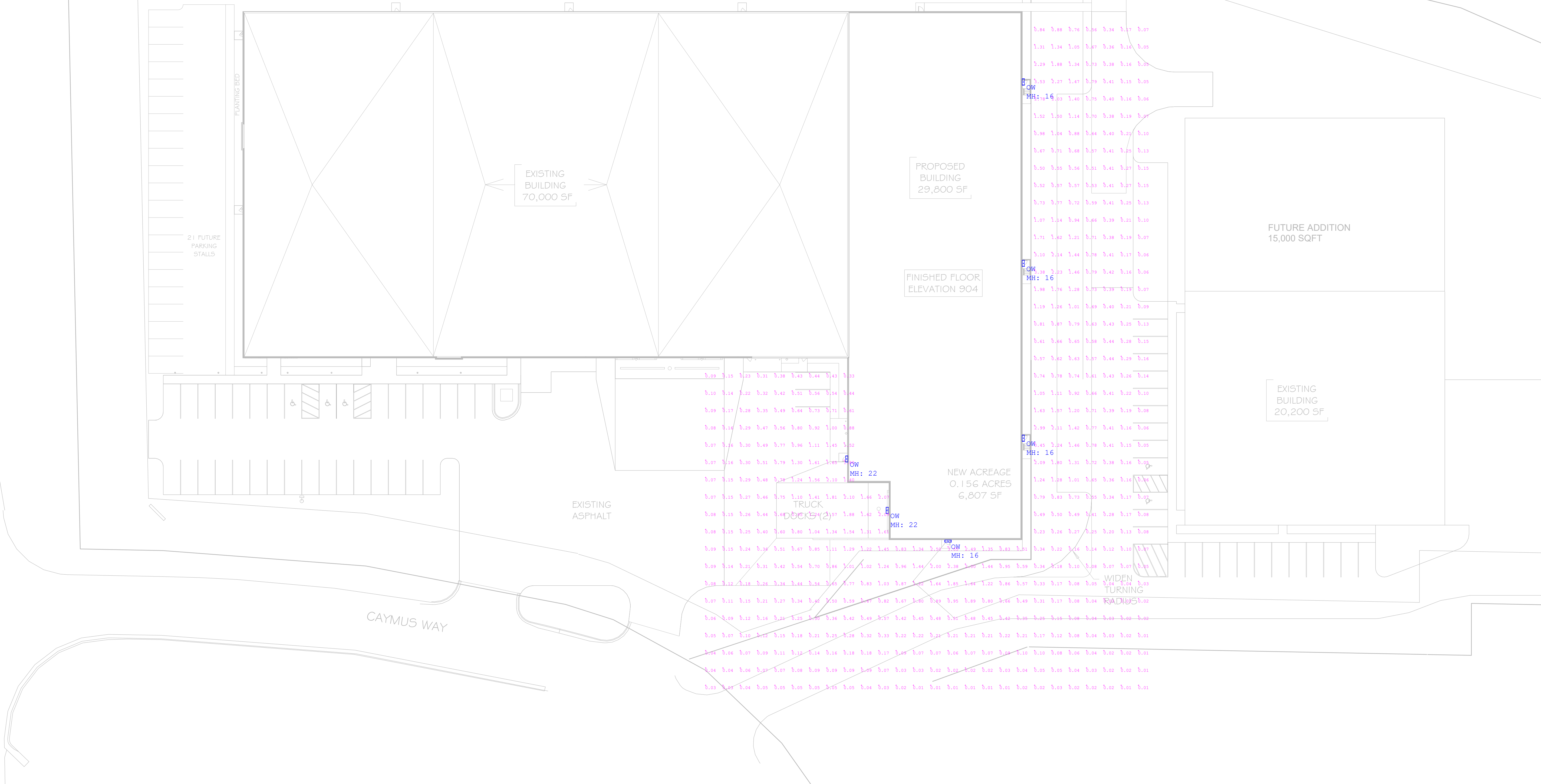
PRELIMINARY

SHEET NO:

C2.02

NOTES

1. LIGHTING AND PHOTOMETRIC LAYOUT PROVIDED ARE INTENDED FOR DESIGN INTENT ONLY. THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION OR INSTALLATION PURPOSES.
2. ACTUAL FIELD CONDITIONS, ARCHITECTURAL ELEMENTS, AND FINAL EQUIPMENT SELECTIONS MAY AFFECT LIGHTING PERFORMANCE AND MUST BE VERIFIED BY THE CUSTOMER. ENTERPRISE LIGHTING IS NOT RESPONSIBLE FOR VARIATION IN INSTALLED LIGHT LEVELS DUE TO UNVERIFIED FIELD CONDITIONS.
3. STANDARD REFLECTANCE OF 80/50/20 FOR CLOSED CEILINGS AND 50/50/20 FOR OPEN CEILINGS UNLESS NOTED OTHERWISE.
4. STANDARD CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE, POINTS ARE @ GRADE FOR OUTDOOR POINTS.
5. EGRESS CALC POINTS ARE @ FINISHED FLOOR.



Luminaire Schedule		Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
Symbol										
		6	OW	Single	DSXW1 LED P6 40K 70CRI T4M MVOLT (mounting) (finish)	LITHONIA	0.950	7292	48	288

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.57	3.55	0.01	57.00	355.00



COMMENTS		DATE	#										
REVISIONS													

DRAWN BY : JT	DATE : JULY 30, 2026	SCALE : 1" = 30'
---------------	----------------------	------------------

HDI ADDITION	FRANKLIN, WISCONSIN	SITE LIGHTING LAYOUT
--------------	---------------------	----------------------



Enterprise Lighting Ltd
Manufacturers' Representative

Date: Jul 31, 2026

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700

Job Name
HDI - Addition
ELL26-149419
Jackson WI

Bid Date
Jul 30, 2026

Submittal Date
Jul 31, 2026



Enterprise Lighting Ltd
Manufacturers' Representative

Transmittal

Enterprise Lighting, LTD.
 2007 Pewaukee Rd.
 Waukesha WI 53188
 Phone: (262) 953-2700
From: Bonnie Bartlein

Project **HDI - Addition**
Quote# ELL26-149419
Location Jackson WI
 Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|--|---|--------|
| ☒ Drawings | ☐ Specifications | Other: |
| ☐ Prints | ☐ Information | |
| ☐ Plans | ☐ Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| ☐ Prior Approval | ☐ Resubmittal for Approval | ☐ Record |
| ☒ Approval | ☐ Corrections | Bids due on: |
| ☐ Approval as Submitted | ☐ Your Use | Other: |
| ☐ Approval as Noted | ☐ Review and Comment | |

Type

OW

MFG

Lithonia Exterior

Part

DSXW1 LED P6 40K 70CRI T4M MVOLT
 SRM STD FINISH



Job Name:
HDI - Addition

Catalog Number:

DSXW1 LED P6 40K 70CRI T4M
MVOLT SRM STD FINISH
Notes:

Type:**OW**

ELL26-149419

**d"series**

D-Series Size 1 LED Wall Luminaire



Specifications Luminaire

Width: 13-3/4"
(34.9 cm) **Weight:** 12 lbs
(5.4 kg)

Depth: 10"
(25.4 cm)

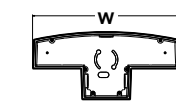
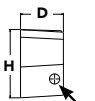
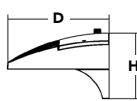
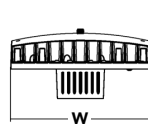
Height: 6-3/8"
(16.2 cm)

Back Box (BBW, E20WC)

Width: 13-3/4"
(34.9 cm) **BBW Weight:** 5 lbs
(2.3 kg)

Depth: 4"
(10.2 cm) **E20WC Weight:** 10 lbs
(4.5 kg)

Height: 6-3/8"
(16.2 cm)



For 3/4" NPT side-entry
conduit (BBW only)

Catalog
Number

Notes

Type

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

Introduction

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

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED							
Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	P1 2000 Lumens	27K 2700K	70CRI 70CRI	T2S Type 2 Short	MVOLT	Shipped included	Shipped installed
	P2 2200 Lumens	30K 3000K	80CRI 80CRI	T2M Type 2 Medium	120 ⁵	SRM Surface mounting bracket	PE Photoelectric cell, button type ⁸
	P3 3200 Lumens	35K 3500K	AMCRI Amber CRI	T3LG Type 3 Low Glare ⁴	208 ⁵	BBW Surface-mounted back box (for conduit entry) ⁷	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
	P4 4300 Lumens	40K 4000K		T3M Type 3 Medium	240 ⁵		PIR 180° motion/ambient light sensor, <15' mtg ht ⁹
	P5 5200 Lumens	50K 5000K		T4M Type 4 Medium	277 ⁵		PIRH 180° motion/ambient light sensor, 15-30' mtg ht ⁹
	P6 7200 Lumens	57K 5700K		TFTM Forward Throw Medium	347 ^{5,6}		PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ⁹
	P7 10000 Lumens	AMBPC Amber PC ³ AMBLW Amber LW ^{1,3}		BLC3 Back Light Control Type 3 ⁴	480 ^{5,6} HVOLT ⁶		PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ⁹
				BLC4 Back Light Control Type 4 ⁴			E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant ¹⁰
							E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant ¹⁰

STD FINISH = Specify

Other Options	Finish (required)
Shipped installed	Shipped separately¹²
SF Single fuse (120, 277 or 347V) ^{5,11}	BSW Bird-deterrent spikes
DF Double fuse (208, 240 or 480V) ^{5,11}	VG Vandal guard
HS House-side shield ¹²	DDL Diffused drop lens
SPD Separate surge protection	
	DDBXD Dark bronze
	DBLXD Black
	DNAXD Natural aluminum
	DWHXD White
	DSSXD Sandstone
	DDBTXD Textured dark bronze
	DBLBXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

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

NOTES

- Only available with P1 and P6 Packages.
- Not available with 57K.
- Only Available with AMCRI.
- Not available with HS Option.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.

- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3. Not available with DMG.
- Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
- Not available with E20WC and E10WH.
- Also available as a separate accessory; see Accessories information.



1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW1-LED
Rev. 5/18/26

Performance Data

Lumen Output

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

Package	Dist. Type	System Watts	30K, 70CRI		40K, 70CRI		50K, 70CRI	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
P1	T2M	12	1,840	149	1,965	159	1,993	161
	T3M	12	1,786	144	1,908	154	1,934	156
	T4M	12	1,821	147	1,946	157	1,973	159
	TFTM	12	1,816	147	1,940	157	1,967	159
	BLC4	12	1,382	112	1,476	119	1,497	121
P2	T2M	15	2,189	150	2,339	160	2,371	163
	T3M	15	2,126	146	2,271	156	2,302	158
	T4M	15	2,168	149	2,316	159	2,348	161
	TFTM	15	2,161	148	2,309	158	2,341	161
	BLC4	15	1,645	113	1,757	121	1,781	122
P3	T2M	21	3,064	146	3,273	155	3,318	158
	T3M	21	2,974	141	3,177	151	3,222	153
	T4M	21	3,033	144	3,240	154	3,285	156
	TFTM	21	3,024	144	3,231	153	3,275	156
	BLC4	21	2,302	109	2,459	117	2,493	118
P4	T2M	29	3,997	139	4,269	149	4,329	151
	T3M	29	3,880	135	4,145	145	4,203	147
	T4M	29	3,957	138	4,227	147	4,286	149
	TFTM	29	3,945	138	4,214	147	4,273	149
	BLC4	29	3,002	105	3,207	112	3,252	113
P5	T2M	37	4,977	134	5,317	143	5,391	145
	T3M	37	4,832	130	5,162	139	5,233	141
	T4M	37	4,928	132	5,264	142	5,337	144
	TFTM	37	4,913	132	5,248	141	5,321	143
	BLC4	37	3,739	101	3,994	107	4,050	109
P6	T2M	48	6,867	142	7,335	152	7,437	154
	T3M	48	6,667	138	7,122	148	7,220	150
	T4M	48	6,798	141	7,262	151	7,363	153
	TFTM	48	6,778	140	7,241	150	7,341	152
	BLC4	48	5,158	107	5,511	114	5,587	116
P7	T2M	73	9,819	135	10,490	145	10,635	147
	T3M	73	9,533	131	10,184	140	10,325	142
	T4M	73	9,722	134	10,385	143	10,529	145
	TFTM	73	9,693	134	10,354	143	10,498	145
	BLC4	73	7,377	102	7,880	109	7,989	110

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.82

Electrical Load

Performance Package	LEDs	Drive Current (mA)	System Watts	Current (A)					
				120V	208V	240V	277V	347V	480V
DSXW1 P1	10	375	12	0.10	0.06	0.05	0.04	-	-
DSXW1 P2	10	450	15	0.12	0.07	0.06	0.05	0.04	0.03
DSXW1 P3	10	650	21	0.18	0.10	0.09	0.08	0.06	0.05
DSXW1 P4	10	875	29	0.24	0.14	0.12	0.10	0.08	0.06
DSXW1 P5	10	1125	37	0.30	0.18	0.16	0.14	0.11	0.08
DSXW1 P6	20	750	48	0.39	0.24	0.20	0.18	0.14	0.10
DSXW1 P7	20	1150	73	0.60	0.36	0.31	0.27	0.21	0.15

Motion Sensor Default Settings

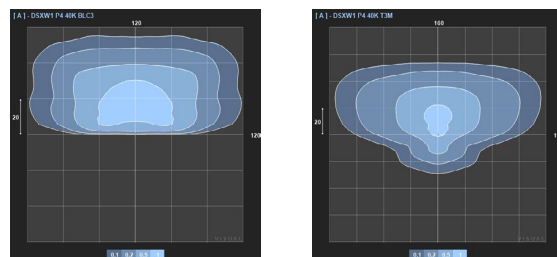
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

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

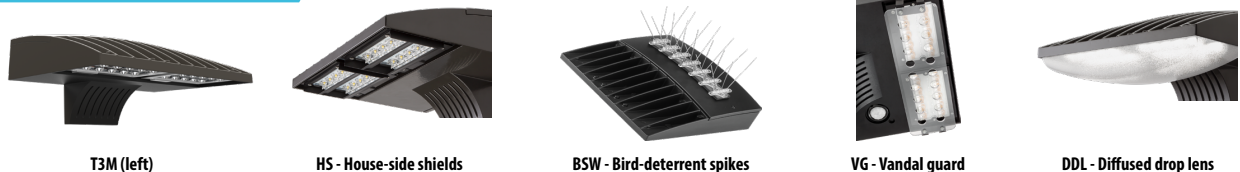
Photometric Diagrams

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

Isofootcandle plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20").



Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE

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

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L80/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. Driver is 0-10V dimming. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

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

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT

BAA – Buy American Act: This product is available in a version that qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. BABA – Build America Buy America: This product is available in a version that qualifies as produced in the United States under the definitions of the Build America, Buy America Act, as implemented by 2 C.F.R. Part 184 and other agency implementing regulations, including Department of Transportation regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

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

Date: August 10, 2026

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

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

Subject: Zoning Code Update Project – Plan Commission meeting on August 20, 2026

The consultant team has completed three additional articles of the draft zoning code for the Plan Commission's review and discussion:

- Article 18 – Architectural Standards
- Article 20 – Landscaping and Buffers
- Article 23 – Signs, together with Appendix D (Dimensional Standards)

Architectural Standards and Landscaping/Buffers

The Village's current zoning code provides limited direction regarding the outward appearance of new development, including building design, landscaping, and buffering. As a result, these articles represent a significant opportunity to establish clear expectations for the appearance and quality of new development. The Plan Commission is encouraged to review these provisions with a fresh perspective. In particular, consider whether the proposed standards appropriately balance the Village's desire for attractive, well-designed development with the need to provide property owners and developers with reasonable flexibility. The goal is to establish standards that are clear and predictable without unnecessarily dictating architectural style or creating undue obstacles to development.

For the landscaping and buffer provisions, consider how the proposed standards address transitions between different land uses, screening of parking and service areas, preservation and enhancement of existing vegetation, and the overall appearance of developed sites.

Sign Regulations

Article 23 establishes the basic regulations that apply to signs, including the different types of signs that may be permitted and the general standards applicable to their construction and placement. Appendix D provides the proposed dimensional standards for signs (e.g., maximum sign area and height) within the various zoning districts.

At this stage, the dimensional standards in Appendix D should be considered placeholders for discussion purposes. The initial focus should be on the broader policy question: What types of signs should be allowed in each zoning district?

Once the Plan Commission has worked through that question and established the desired character for signage in the various districts, the Commission can then evaluate the appropriate limitations on sign area, height, illumination, number, placement, and other related details. This approach allows the Commission to first establish the overall direction of the regulations before fine-tuning the dimensional standards.

Plan Commission Review

As with the other portions of the zoning code previously presented to the Plan Commission, the Commission should focus its review on identifying policy issues, significant concerns, and provisions that warrant additional discussion.

Next Steps

With the completion of Articles 18, 20, and 23, the consultant team can prepare the first complete draft of the zoning code. Reviewing the regulations as a complete document will provide the Plan Commission with an opportunity to see how the various articles, appendices, zoning districts, use regulations, and development standards work together as an integrated zoning code. This full-draft review will also help identify any inconsistencies, gaps, or provisions that may need to be refined based on how the individual components function together.

Enclosures:

Articles 18, 20, and 23, and Appendix D, all dated August 7, 2026

ARTICLE 18
ARCHITECTURAL STANDARDS

50-2500 Legislative findings

The Village Board makes the following legislative findings regarding architectural standards:

- (1) The exterior design of a building has a substantial and long-lasting effect on surrounding properties and the overall character of the Village.
- (2) Buildings and especially those within a largely developed area should fit into the context in which they occur.
- (3) Architectural design standards should allow for a variety of architectural styles and be flexible to the greatest extent possible.
- (4) The standards in this article are intended to provide meaningful guidance to property owners, design professionals, and public officials.
- (5) The standards in this article are intended to promote the public health, safety, and welfare and are reasonably related to the public purpose of achieving an attractive, functional, and prosperous community.

50-2501 Applicability

The standards in this article apply to all residential buildings with 3 or more dwelling units, mixed-use, and non-residential development as follows, unless otherwise defined:

- 1. All new buildings
- 2. Building expansions/additions

Specific architectural standards for single-family, two-family residential, and two-unit townhouses are included in Appendix B.

50-2502 Four-sided architecture

- a. **Description.** Four-sided architecture refers to a building design where all four sides of the building are aesthetically pleasing and functional. While there may be different materials, colors, and design elements on the various sides of the building, the overall intent is to create a unified theme for the entire building. This can be accomplished through the design of roof lines, use of similar architectural detailing, and building materials.
- b. **Where required.** All new principal buildings and major additions must incorporate four-sided architecture when located in the zoning districts specified in Table 18-1.

Table 18-1. Four-sided architecture

	Base zoning district
Four-sided architecture is required	C-1 Community Business; C-2 Main Street Mixed Use Corridor; PSC-2 Institutional
Four-sided architecture is required. However, the rear building elevation is not required to comply with the architectural standards if it does not face a residential zoning district or a residential PDD.	PSC-1 Infrastructure; PSC-3 Park and Recreation; M-1 Limited Manufacturing; M-2 General Manufacturing

50-2503 Transition in building heights

If the building is located within 60 feet of a residential property, the height of the building must not be more than 25 percent higher than the maximum building height in the residential district. Beyond the 30-foot area, the building may extend the full height as allowed by the zoning district in which it is located.

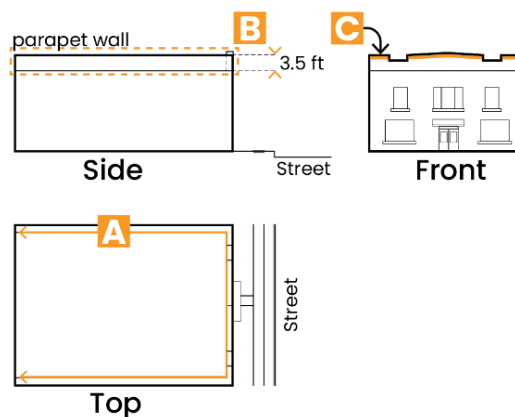
50-2504 Form and proportion

- a. **Description.** The form and proportion of a building's elevation and roof are basic form-giving characteristics that are important in relating a new building to other buildings and to its setting.
- b. **General standards.** The form and proportion of buildings must comply with the following requirements:
 - (1) Elements of a building must be emphasized to visually distinguish the building's first floor, upper floors, and roof. Color, exterior materials, and/or details must be utilized to express this division.
 - (2) Building components and appurtenances, including doors, windows, canopies and trim, must maintain proportion to each other and to the building as a whole.
 - (3) Buildings located on corner lots must include a prominent architectural feature of greater height or emphasis at the corner where the two public streets meet.

50-2505 Flat roofs

- a. **Generally.** A building with a flat roof must be surrounded by a parapet wall on the front and side facades.
- b. **Visibility.** When a flat roof is visible from a street or from an adjoining property when viewed 5 feet above the existing grade, the height of the parapet must be at least 3.5 feet above the roof surface to minimize the amount of the flat roof that is visible.
- c. **Coping.** At least 80 percent of the front façade must incorporate coping.

Exhibit 18-1. General standards for flat roofs

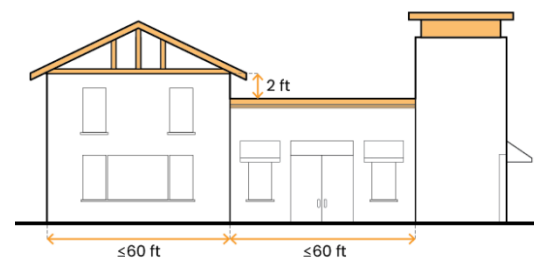


Note: Letters in the illustration correspond to the subsections in § 50-2505.

50-2506 Roofline articulation

- a. **Description.** Roofline articulation refers to the intentional variation in a building's roof form that, when well designed, reduces perceived mass and scale, creates architectural interest, and promotes compatibility with surrounding development, particularly in areas with a residential character.
- b. **General standards.** For commercial and institutional buildings, a change in the roofline must occur at least every 60 feet (Exhibit 18-2). The following elements may be used to create an articulated roof design:
 - (1) distinctions in roof pitch, such as through the use gables, dormers, shed dormers, flat roofs, or towers, that are visually apparent as seen from the ground,
 - (2) variation in roof materials,
 - (3) variation of at least 2 feet in building section height, and
 - (4) any other solution as approved by the Zoning Administrator that achieves the intent of this section.

Exhibit 18-2. Roofline articulation



50-2507 Fenestration and entrances

- a. Description.** The fenestration of building facades is the orderly arrangement of openings within the elevations of the building.
- b. General standards.** Fenestration and entrances on buildings must comply with the following requirements:
- (1) Openings must form a unified composition in proportion to the building elevation.
 - (2) Special attention must be given to designing a primary building entrance, one that is distinguishable from the remainder of the building elevation, and incorporates changes in mass, surface, or finish to give emphasis.
 - (3) Building entrances must be designed to be clearly identifiable and easily recognizable from parking lots and pedestrian circulation routes.
 - (4) Design, quality of material, scale and character of a building, especially the location of the entryway, must help identify its importance and be compatible with entrances of adjacent buildings.
 - (5) The hierarchy of entrances through scale, detailing, and design features must be clearly expressed.
 - (6) Entrances of freestanding buildings must be located and be clearly identifiable from the adjacent street or service drive.
 - (7) Primary pedestrian entrances must include two or more of the following elements: roof overhang, canopies, awnings, decorative light fixtures, portico, seating area, pedestrian arcade, gardens, or courtyard.
- c. Minimum transparency.** Each floor must meet the minimum glazing requirements in Table 18-2. For the purpose of this subsection, the façade is any area visible to the public, from any area or building, or from any residence and is measured from the finished grade to the interior ceiling or the bottom of the roof system as applicable (Exhibit 18-3). In meeting the required minimum area requirements, a false window with glazing can be used.

Exhibit 18-3. Elements of fenestration

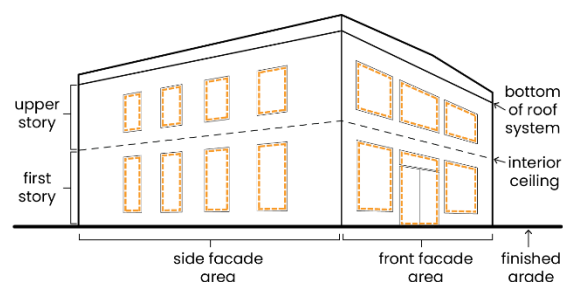


Table 18-2. Minimum glazing requirements

Base zoning district	First story			Upper stories		
	Front	Side	Rear	Front	Side	Rear
Multi-family with 3 or more units; and townhouses with 3 or more units in a residential district	10%	5%	5%	10%	5%	5%
C-1 Community Business	30%	20%	none	20%	10%	none
C-2 Main Street Mixed Use Corridor	30%	20%	none	20%	10%	none
PSC-1 Infrastructure	none	none	none	none	none	none
PSC-2 Institutional	30%	20%	none	20%	10%	none
PSC-3 Park and Recreation	30% if public assembly; none if there is no public assembly	20% if public assembly; none if there is no public assembly	none	20% if public assembly; none if there is no public assembly	10% if public assembly; none if there is no public assembly	none
M-1 Limited Manufacturing	15%	15%	none	10%	5%	none
M-2 General Manufacturing	15%	15%	none	10%	5%	none

50-2508 Exterior building materials and details**a. General standards.** Exterior building materials must comply with the following requirements:

- (1) Materials must achieve a cohesive and consistent architectural character in new construction through the use of exterior building materials and details that are similar to or compatible with adjacent buildings, except when adjacent buildings consist of substandard materials or lack sufficient detail as required by this section.
- (2) Materials must be selected to adequately suit the type of building and style in which it is intended to serve.
- (3) In any building in which the structural frame is exposed to public view, the structural materials must also meet these standards.
- (4) A primary facade material must be used consistently on all non-residential building elevations to limit the number of compatible secondary facade materials.
- (5) For a building in an industrial zoning district designed for future expansion, one building side may use a different exterior material than the remainder of the building, provided the material is integrated into and compatible with the overall building design. The different material must be one of the appropriate facade materials, and the site and building plans must show the feasibility of the proposed future building expansion. The different material may only be located on a side of the building, which is not visible from the street.

b. Appropriate exterior building materials. Appropriate exterior building materials for new multi-family buildings with 3 or more dwelling units and townhouses with 3 or more dwelling units are listed in Table 18-3. Appropriate exterior building materials for new buildings and additions in the applicable zoning districts are listed in Table 18-4. Upon petition, the Plan Commission can modify these requirements as applied to a specific project as a special exception after considering the nature of the building, its location and visibility.

Exhibit 18-4 illustrates successful applications of the various permitted primary exterior building materials on a variety of building types. The Zoning Administrator may grant an administrative adjustment to allow alternative equivalent material if the applicant submits the material warranty, durability specifications, sample material, and photographs of the material on structures similar to the proposed structure or development and the administrator determines that the materials provide similar durability and visual quality.

c. Prohibited exterior building materials. The Zoning Administrator may grant an administrative adjustment to allow the use of a prohibited material on a building addition when the existing building is constructed of the same prohibited material. In granting such approval, the Zoning Administrator may require enhancements to the facade, additional landscaping, or other means to improve the aesthetics of the building. The Zoning Administrator must consider the following in making their decision:

- (1) The prevailing material(s) used on buildings in the same area.
- (2) The extent to which the building is visible from any public road and adjoining properties.

Table 18-3. Appropriate exterior building materials by building type

	Multi-family 3 or more dwelling units	Townhouse 3 or more dwelling units
Brick (natural or faux panels)	X	X
Stone (natural or cultured)	X	X
Decorative ceramic tile	X	X
Concrete block, split face	30% max.	50% max.
Hard-coat stucco ^[1]	X	X
Glass as an accent	X	X
Architectural metal panels with a flush non-profiled face and concealed anchors	X	X
Corrugated metal panels	30% max.	50% max.
Fiber-cement siding and panels ^[2]	X	X
Engineered wood siding and panels ^[3]	X	X
Vinyl and aluminum siding	X	-
At least __ percent of the street side façade must be masonry	20% min.	20% min.
Masonry on the street side façade must wrap around the outside building corner at least 2 feet when there is a change of façade material	X	X

Note: Any building material not included in this table is not allowed.

Table 18-4. Appropriate exterior building materials by zoning district

	C-1	C-2	PSC-1	PSC-2	PSC-3	M-1	M-2
Brick (natural or faux panels)	X	X	X	X	X	X	X
Stone (natural or cultured)	X	X	X	X	X	X	X
Decorative ceramic tile	X	X	X	X	X	X	X
Concrete block, split face	25% max.	25% max.	50% max.	25% max.	X	X	X
Hard-coat stucco	X	X	X	X	X	X	X
EIFS stucco	Above ground floor only	Above ground floor only	X	X	X	X	X
Glass as an accent	X	X	X	X	X	X	X
Glass as a major component	-	X	X	X	-	-	-
Curtain wall system with glass and metal panels	X	30% max.	X	X	X	X	X
Concrete panels, tilt-up or precast (flat face)	30% max.	20% max.	50% max.	30% max.	50% max.	X	X
Concrete panels, tilt-up or precast (textured face)	30% max.	50% max.	50% max.	60% max.	60% max.	X	X
Architectural metal panels with a flush non-profiled face and concealed anchors	30% max.	20% max.	70% max.	20% max.	X	X	X
Corrugated metal panels	-	20% max.	20% max.	20% max.	X	X	X
Fiber-cement siding and panels	X	X	X	X	X	X	X
Engineered wood siding and panels	X	X	X	X	X	X	X
Vinyl and aluminum siding	X	-	-	-	X	X	-
Adaptive façade materials (maximum wall area)	-	10% max.	10% max.	10% max.	10% max.	10% max.	10% max.
Engineered textile facade	-	10% max.	10% max.	10% max.	10% max.	10% max.	10% max.
At least __ percent of the street side façade must be masonry	25% min.	25% min.	na	15% min.	15% min.	na	na
Masonry on the street side façade must wrap around the outside building corner at least 2 feet when there is a change of façade materials	X	X	X	X	X	-	-

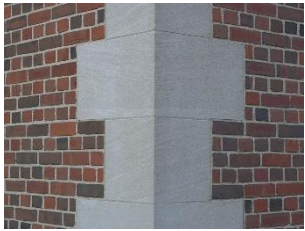
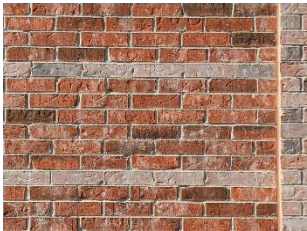
Key for Zoning Districts:

C-1 Community Business; **C-2** Main Street Mixed Use Corridor; **PSC-1** Infrastructure; **PSC-2** Institutional; **PSC-3** Park and Recreation; **M-1** Limited Manufacturing; **M-2** General Manufacturing

Note: Any building material not included in this table is not allowed.

Exhibit 18-4. Photo gallery of selected exterior building materials

Brick



Stone (natural or cultured)



Decorative ceramic tile



Concrete block, split-face



Stucco



Glass as an accent



Exhibit 18-4. Photo gallery of selected exterior building materials

Glass as a major component



Concrete panels, tilt-up or precast (detailed/textured face)



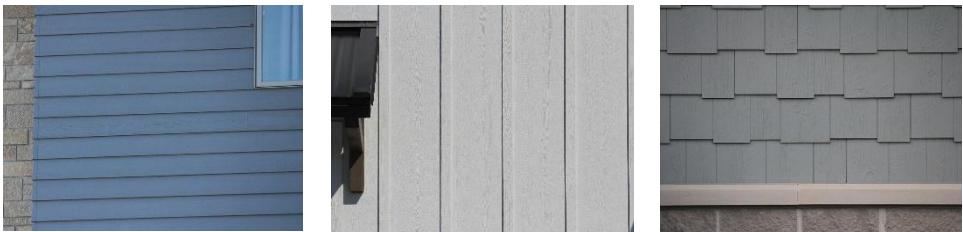
Architectural metal panels with a flush non-profiled face and concealed anchors



Corrugated (ribbed) metal panels



Fiber-cement and engineered wood siding and panels



Vinyl and aluminum siding



Exhibit 18-4. Photo gallery of selected exterior building materials

Reclaimed or adaptive
façade materials
(corrugated roofing,
barnwood)



Engineered textile
façade

**50-2509 General architectural requirements**

Building materials are critical in establishing the character and aesthetic for the area. Buildings require appropriate and respectful attention in the materials selected for facades. The following uses shall be consistent with the following standards for all buildings and building complexes:

- (1) Buildings exceeding 80 feet in width of a public street facing facade must minimize the effects of size and scale with the use of variable rooflines, door and window openings, facade protrusions and recesses of at least 3 feet, and use of porticos, overhangs, arcades, arches, and/or outdoor patios.
- (2) Multifamily buildings exceeding 80 feet in width of a public street facing facade must highlight individual dwelling units by using separate entrances for ground-level units and/or by using changes in building materials to break the building into multiple smaller building masses. Garages in multifamily buildings must either be integrated into the building design when attached or designed with the same architectural treatment as the principal structure when detached.
- (3) Accessory structures must be consistent with the primary building in terms of its character, roof shapes, building materials, colors and architectural details.
- (4) Building facades must incorporate unified and complimentary finished materials, and to promote longevity and durability. Materials that are appropriate are listed in § 50-2508.
- (5) Variation in architectural detail, mass and proportion of individual buildings may be used to provide visual interest where more than one building is located on a single parcel.
- (6) Roofs are elements of buildings which significantly affect the architectural character. The roof is vital to the overall design theme of a building since it is related to its mass, scale, form, and proportion. For all visible roofs, roofing materials and construction must be high quality, such as, standing-seam metal, slate, cedar, or architectural shingles. Roofing materials and shape must be compatible with the architectural style of the building and with surrounding buildings and roofs.
- (7) All buildings, or groupings or nodes of buildings and structures, must be designed to be sensitive to existing views, or view corridors, and the contexts of the surrounding natural and built environment.

50-2510 Exterior building colors

- a. **Color choices.** Exterior building colors must be nonreflective and subtle, in neutral or earth tone hues. The use of high-intensity colors, or fluorescent colors is prohibited. Building trim and architectural accents may incorporate brighter colors; however, such colors must be muted, non-metallic, and non-fluorescent, and may not be used for branding or to identify a specific tenant or use. Standard corporate and trademark colors not meeting these requirements may be used provided the area does not exceed 10 percent of the wall area and the area can be repainted.

- b. **Minimum number.** At least two differentiating colors must be used in the design of building exteriors.

50-2511 Exterior lighting

Exterior lighting on a building must comply with Article 22.

50-2512 Building-mounted mechanical equipment

- a. **Generally.** Certain buildings require mechanical equipment that, by necessity or industry practice, must be located entirely or partially outside the building. Such equipment may generate noise or have an appearance that detracts from surrounding properties. This section relates to building-mounted mechanicals. Ground-mounted building mechanicals are addressed in Article 19.
- b. **Roof-mounted mechanicals.** Roof-mounted mechanical equipment must be hidden from view at all points along the perimeter of the subject property with screening walls or covers that are similar or complementary in material to those used on the facades of the building (Exhibit 18-5).
- c. **Wall-mounted mechanicals.** Wall-mounted mechanicals must be placed out of site from adjoining public streets and screened with landscaping, walls or fences.

Exhibit 18-5. An example of roof-top mechanicals hidden behind screening



50-2513 Specific standards for multi-family buildings with 3 or more units

- a. Attached garages should not be the predominant architectural feature visible from a street. Where individual attached garages are provided, they should be located and designed so the garage is accessed from the rear or side of the building or otherwise configured to minimize its visual prominence.
- b. Detached garages should be designed and located so they do not become the predominant architectural feature on the site.
- c. Multi-family buildings with interior corridors should have secured access doors that limit entry to residents of the building.
- d. Buildings that include attached or underground parking should have secured access doors that limit entry to residents of the building.

50-2514 through 50-2599 reserved

ARTICLE 20 LANDSCAPING AND BUFFERS

DIVISION 1 GENERAL PROVISIONS

50-2700 Legislative findings

The Village Board makes the following legislative findings:

- (1) A healthy environment is an indication of a healthy community.
- (2) Landscaping helps to maintain and increase property values, which helps to protect public and private investment in a community.
- (3) Landscaping provides lasting social, economic, environmental, and aesthetic benefits to the community.
- (4) Landscaping helps to reduce the “heat-island” effect by shading parking lots, streets, and other hard-surfaced areas.
- (5) Flexible standards allow alternative design options that may better fit the needs of the landowner and that may be needed to address unique site characteristics.
- (6) Landscaped buffers are needed between parcels of incompatible land uses, and as the degree of incompatibility increases, the amount of buffering (width and landscaping) should increase.
- (7) Xeriscape planting techniques help promote water and energy conservation.
- (8) A variety of landscape plants is needed to ensure that the effect of a single disease (e.g., Dutch elm disease) or pest (e.g., emerald ash borer) on landscape plants is minimized.

50-2701 Purpose

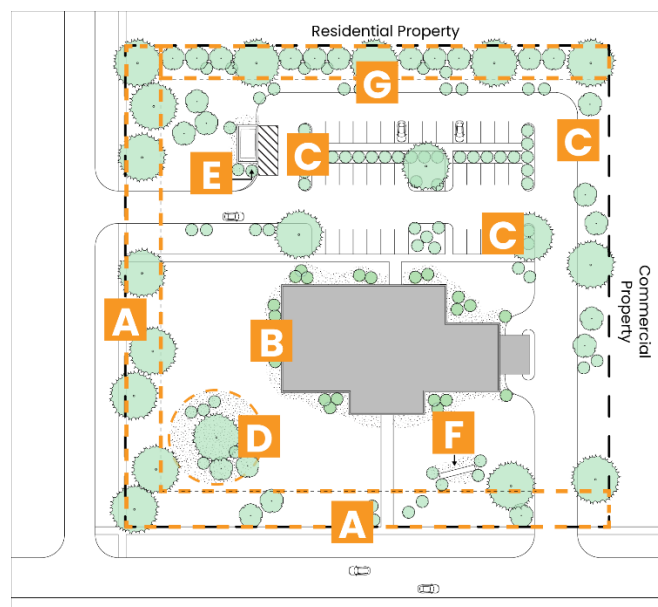
This division is established to promote the public health, safety, and welfare and is intended to accomplish the following purposes:

- (1) make the Village of Jackson more attractive and aesthetically pleasing;
- (2) provide flexible standards where possible, rather than overly prescriptive requirements;
- (3) improve the aesthetic appearance of the built environment;
- (4) ensure that land uses of different intensity have sufficient buffering between them to minimize negative effects;
- (5) create aesthetically pleasing tree-lined streetscapes;

Divisions

1. General provisions
2. Landscaping
3. Buffers

Exhibit 20-1. General applicability of landscape and buffer requirements



Key:

- A Street frontage (§ 50-2720)
- B Building foundation (§ 50-2721)
- C Parking lot (§ 50-2722)
- D Interior lot (§ 50-2723)
- E Refuse enclosure and ground-mounted mechanicals (§ 50-2724)
- F Monument sign (§ 50-2725)
- G Buffer (Division 3)

- (6) promote economic development by providing a high quality of life;
- (7) promote and improve public health and safety by providing shade, improving air quality, supporting groundwater recharge, reducing stormwater runoff, and minimizing noise, glare, and heat; and
- (8) encourage the preservation, expansion, protection, and proper maintenance of the community forest.

50-2702 Applicability

The provisions of this article apply to different areas of a parcel as generally depicted in Exhibit 20-1.

50-2703 Landscape plan

A landscape plan consists of a completed worksheet as may be used by the Zoning Administrator and a plan view drawing that shows where the required plants will generally be planted. Such drawing must be drawn at the same scale as the site plan drawing.

50-2704 Description of landscape points and classification of plant species

- a. **Generally.** The required level of landscape plants is stated in terms of landscape points. As shown in Table 20-1, points are assigned to each of the plant categories based on its mature height. The second part of the table shows where each plant types can be used to satisfy the minimum number of points by location.
- b. **Prohibited plants.** Plants specifically designated as invasive by the Wisconsin Department of Natural Resources or other state agency may not be planted and may not be used to meet the requirements of this article.
- c. **Plant hardiness.** Selected plants should be hardy in the area where they are planted (Zone 5a/b).

Table 20-1. Plant materials – Type and point value

Type and point value	Botanical name	Common name
Tall deciduous trees (50 points)	<i>Acer</i> spp.	maple: red ^[1] , silver ^[1] , sugar ^[1]
	<i>Carya</i> spp.	<i>hickory</i> : bitternut ^[1] , shagbark ^[1]
	<i>Celtis occidentalis</i>	hackberry ^[1]
	<i>Fraxinus</i> spp.	ash (Only those not susceptible to the emerald ash borer)
	<i>Ginkgo biloba</i>	ginkgo (female only)
	<i>Gleditsia triacanthos</i>	honey locust ^[1]
	<i>Gymnocladus dioicus</i>	espresso Kentucky coffeetree
	<i>Quercus</i> spp.	oak: red ^[1] , white ^[1] , pin, bur ^[1]
	<i>Tilia</i> spp.	linden: basswood ^[1] , redmond, silverleaf
	<i>Ulmus</i> spp.	American, accolade, cathedral, new horizon, Princeton, triumph (Elm hybrids only)
Medium deciduous trees (25 points)	<i>Aesculus glabra</i>	Ohio buckeye
	<i>Betula</i> spp.	birch: river ^[1] , paper ^[1]
	<i>Phellodendron amurense</i> "Macho"	Macho amur corktree
	<i>Prunus</i> spp.	cherry: choke ^[1] , pin ^[1]
	<i>Prunus Mackii</i>	amur chokecherry
Low deciduous trees (15 points)	<i>Amelanchier</i> spp.	serviceberry
	<i>Crataegus</i> spp.	hawthorn: cockspur ^[1] , dotted ^[1] , downy ^[1] , Washington
	<i>Malus</i> spp.	crabapple spp.
	<i>Sorbus</i> spp.	mountain ash: European, showy ^[1]

Table 20-1. Plant materials – Type and point value

Type and point value	Botanical name	Common name
	<i>Syringa reticulata</i>	ivory silk
	<i>Syringa vulgaris</i>	common lilac
	<i>Prunus americana</i>	American plum
	<i>Ostrya virginiana</i>	ironwood
Tall evergreen trees (40 points)	<i>Abies concolor</i>	white fir
	<i>Picea</i> spp.	spruce: Norway, white, Black Hills
	<i>Pinus</i> spp.	pine: red ^[1] , white ^[1] , Scots
	<i>Tsuga canadensis</i>	Canada hemlock
Medium evergreen trees (20 points)	<i>Thuja occidentalis</i>	American arborvitae
Low evergreen trees (12 points)	<i>Juniperus</i> spp.	juniper: mountbatten, redcedar ^[1]
	<i>Thuja</i> spp.	arborvitae: pyramidal, techny
Tall deciduous shrubs (5 points)	<i>Cornus</i> spp.	dogwood: gray ^[1] , pagoda, red ^[1]
	<i>Rhus</i> spp.	sumac: smooth ^[1] , staghorn ^[1]
	<i>Syringa</i> spp.	lilac: Chinese, hyacinth
	<i>Viburnum</i> spp.	viburnum: arrowwood, wayfaringtree, nannyberry ^[1]
Medium deciduous shrubs (3 points)	<i>Corylus americana</i>	American filbert, hazelnut
	<i>Cotoneaster</i> spp.	cotoneaster
	<i>Forsythia</i> spp.	forsythia: border, early, weeping
	<i>Rosa</i> spp.	rose: Virginia, rugosa
Low deciduous shrubs (1 point)	<i>Berberis thunbergii</i>	Japanese barberry
	<i>Spiraea</i> spp.	spirea: froebel, snowmound
Medium evergreen shrubs (5 points)	<i>Juniperus chinensis</i>	juniper: pfizer
	<i>Taxus</i> spp.	yew: Japanese
Low evergreen shrubs (3 points)	<i>Juniperus</i> spp.	juniper: sargent, creeping, Andorra
Perennials (1 point)	<i>Aster</i> spp.	aster
	<i>Rudbeckia hirta</i>	black-eyed Susan
	<i>Liatris</i> spp.	blazing star
	<i>Mepeta</i> spp.	catmint
	<i>Aquilegia</i> spp.	columbine
	<i>Exhineacea</i> spp.	coneflower
	<i>Hemerocallis</i> spp.	daylily
	<i>Hosta</i> spp.	hosta
	<i>Brunnera macrophylla</i>	jack frost
	<i>Alchemilla</i> spp.	lady's mantel
	<i>Lilium</i> spp.	lily
	<i>Pachysandra</i> spp.	pachysandra
	<i>Paeonia</i> spp.	peony
Ornamental grasses (5 points)	various	

Notes:

[1] Native to Wisconsin

[2] Only those species that are not susceptible to the emerald ash borer may be used

See "A guide to selecting landscape plants for Wisconsin," E.R. Hasselkus, University of Wisconsin-Extension, Publication A2865 for more plants.
The above table may include plants that are not suitable for Zone 5b.

Table 20-1. Plant materials - Applicability

Type	Street frontage (§ 50-2720)	Building foundation (§ 50-2721)	Parking lot (§ 50-2722)	Interior lot (§ 50-2723)	Refuse enclosure and ground- mounted mechanicals (§ 50-2724)	Monument sign (§ 50-2725)	Buffer (Division 3)
Tall deciduous trees	X	-	X	X	-	-	X
Medium deciduous trees	-	-	X	X	-	-	X
Low deciduous trees	-	-	X	X	-	-	X
Tall evergreen trees	-	-	X	X	-	-	X
Medium evergreen trees	-	-	X	X	-	-	X
Low evergreen trees	-	X	X	X	-	-	X
Tall deciduous shrubs	-	X	X	X	X	X	X
Medium deciduous shrubs	-	X	X	X	X	X	X
Low deciduous shrubs	-	X	X	X	X	X	X
Medium evergreen shrubs	-	X	X	X	X	X	X
Low evergreen shrubs	-	X	X	X	X	X	X
Perennials	-	X	X	X	X	X	X
Ornamental grasses	-	X	X	X	X	X	X

50-2705 Specifications for landscaping materials

- Generally.** All plant material must be healthy, vigorous, and free of disease and insects.
- Minimum planting size.** Trees and shrubs must meet the minimum planting size established in Table 20-2. Further, trees and shrubs must meet the specifications contained in the most current edition of American Standard for Nursery Stock for the corresponding planting size.^[1]
- Turf.** Turf areas may be sodded or seeded. In areas subject to erosion, sod must be used. Sod must be commercially grown and clean and free of weeds, noxious pests, and diseases.
- Mulch.** Where mulch is used as a ground treatment, it must be applied to a maximum depth of 4 inches. A landscape fabric may be placed between the soil and mulch to impede weed growth.

Editorial notes:

[1] Commentary: This publication is published by the American Nursery & Landscape Association and is an approved American National Standard (ANSI Z60.1-2004).

50-2706 Credit for preserving existing trees and shrubs

- Generally.** Landscape plantings as required by this article may be satisfied in whole, or in part, by preserving existing trees and shrubs on the subject property.

Table 20-2. Minimum planting size

Plant category	Minimum planting size
Tree	
Tall deciduous tree	2 ½" caliper
Medium deciduous tree	1 ½" caliper
Low deciduous tree	1" caliper
Tall evergreen tree	5' tall
Medium evergreen tree	4' tall
Low evergreen tree	3' tall
Shrub	
Tall deciduous shrub	24" tall
Medium deciduous shrub	18" tall
Low deciduous shrub	18" tall
Tall evergreen shrub	24" tall
Medium evergreen shrub	18" tall
Low evergreen shrub	12" tall

- b. Allocation of credits.** An existing tree shall be credited based on its size as shown in Table 20-3. An existing shrub is credited on a one-for-one basis regardless of size.

c. Location of trees and shrubs. A tree eligible for credit must be located within 10 feet of a required buffer or parking lot to which the credit is to be applied or within the street terrace. A shrub eligible for credit must be located within the area to which the credit is to be applied.

d. Condition of trees to be used as credit. In order to use an existing tree or shrub as credit, the following conditions must be satisfied:

(1) The area within the critical root radius (1.5 feet for every diameter inch or 6 feet away from the tree trunk, whichever is greater), must be preserved in its natural state or covered with pervious landscape material and must be retained at original grade with no trenching, cutting of any roots, or compaction of soil.

(2) Prior to the commencement of any land-disturbing activity and during the life of the construction project, a temporary barrier must be placed around the tree at the drip line or 6 feet away from the tree trunk, whichever is greater. Such barrier may consist of a plastic mesh or snow fence with poles not more than 15 feet apart.

(3) The existing stock shall not be damaged from skinning, barking, and the like.

(4) The existing stock must be healthy and free from disease, damage, and active insect infestation potentially lethal to the tree.

Table 20-3. Allowable tree credits

Caliper of existing tree	Number of trees credited
2 inches up to 12 inches	1
12 inches and greater	2

Table 20-4. Minimum separation from specified objects

	Tree	Shrub
Fire hydrant	8'	6'
Utility pole	20'	6'
Utility cabinet and pedestal	8'	6'
Street intersection	20'	10'
- 20-5
- Page 87 of 107

50-2707 General design and placement guidelines

- a. **Random placement.** To the extent possible, plants must be randomly placed to give a natural appearance.
- b. **Planting beds.** Where required, shrubs must be placed in planting beds with mulch.
- c. **Proximity to specified features.** Trees and shrubs must be separated from driveways, fire hydrants, utility poles, and utility pedestals and cabinets as listed in Table 20-4.
- d. **Proximity to overhead utility lines and the like.** Trees and shrubs must not be placed where they will require frequent pruning to avoid interference with overhead utility lines, buildings, or other structures.
- e. **Landscaping within vision triangle.** Landscaping within a vision triangle must be consistent with the standards in § 50-2408.
- f. **Integration with natural amenities.** When a site abuts a natural amenity such as a stream, park, or other open space, the landscape plan must integrate with and respect the natural integrity of the amenity.
- g. **Integration with stormwater facilities.** Detention and retention ponds must be designed to be physically, functionally, and visually integrated into adjacent landscape areas.
- h. **Snow storage.** Landscape plants should not be located in areas reserved for snow storage, except when such plants are salt-tolerant and will not be otherwise damaged.

Exhibit 20-2. An example of where not to plant a tree or install a light pole



50-2708 Plant diversity

- a. **Tree species.** The maximum number of required trees in the same genus must comply with the proportions established in Table 20-5. For example, if three tree species are required, a species in three different genera must be used (e.g., Quercus - oaks, Acer - maples, Pinus - pines).
- b. **Shrub species.** It is recommended that the proportion of required shrubs and ground cover follow the standards established in Table 20-5, except that different species within the same genus may be used.

50-2709 Maintenance

- a. **Generally.** All landscaping must be maintained in good condition to present a healthy, neat, and orderly appearance, free from refuse, weeds, and debris.
- b. **Responsibilities.** The current landowner is responsible for maintaining the vegetation, irrigation system, screening devices, and other landscape components as may be required by this division.
- c. **Maintenance practices.** Maintenance consists of regular and normal maintenance practices of landscaping including weeding, irrigation, fertilizing, pruning, and mowing. Plant materials that exhibit significant levels of insects, pests, diseases, or damage must be treated as appropriate.
- d. **Replacement,** generally. Plant materials which were planted as required by this division or which were used as a credit and which die or are irreparably damaged must be removed and replaced with living plant materials consistent with the approved landscape plan or as required by this division.

Table 20-5. Plant diversity requirements and recommendations

Required number of plants	Maximum proportion of tree species in same genus	Recommended proportion of same species for shrubs
11 to 20	30%	25%
21 to 30	25%	20%
31 to 40	20%	15%
41 to 50	15%	10%
51 and more	10%	10%

- e. **Replacement following a natural disaster.** Plant materials that were planted as required by this division or which were used as a credit and which die or are irreparably damaged due to a natural disaster, such as area-wide flooding or high wind, must, within 2 years of such event, be removed and replaced with plant materials consistent with the approved landscape plan or as required by this division. With just cause, the Village Board may on a case-by-case basis grant an extension of 2 additional years upon written request, or pass a resolution granting a blanket extension to all affected properties in the Village.
- f. **Staking.** Stakes and cables used to support a tree should be removed within 24 months of planting.

50-2710 Use of low-water-adaptive vegetation

The use of low-water-adaptive vegetation should be incorporated into landscape designs to the extent possible. When the total amount of landscaping in a project, excluding terrace areas, exceeds 5,000 square feet, at least 30 percent of the required vegetation should be low-water-adaptive vegetation and planted in one or more groupings.

50-2711 Berms

- a. **Maximum slope and form.** To facilitate maintenance and efficient irrigation water usage, a berm may not exceed a slope of 3:1 (i.e., for every 3 feet of horizontal run the vertical height is one foot). A berm should be graded to appear as a curvilinear, naturalistic form.
- b. **Construction.** A berm should be compacted during the construction process to minimize settling.
- c. **Stabilization.** A berm must be covered with turf or mulch along with required plant materials.
- d. **Effect on stormwater flow.** A berm may not be designed or constructed in a manner that diverts the natural flow of stormwater onto adjacent properties.
- e. **Placement with respect to existing trees and shrubs.** No portion of a berm may be placed within the critical root zone (1.5 feet for every diameter inch) of an existing tree.
- f. **Placement within vision triangle.** A berm located within a vision triangle must comply with the standards in § 50-2408.

50-2712 Timing

Required landscaping, screening, and buffers must be installed before issuance of an occupancy permit for the use or uses. If weather conditions during the late fall to early spring seasons do not allow proper installation, the building inspector may grant temporary occupancy, provided the property owner and Village enter into a written agreement, with a financial guarantee, that requires completion no later than July 1 or as specified in the agreement.

50-2713 through 50-2719 reserved

DIVISION 2 LANDSCAPING

50-2720 Street frontage landscape requirements

- a. **Applicability.** Street frontage landscaping is for a new building or when an existing building is expanded by 50 percent or more.
- b. **Minimum amount required.** A minimum of 1 landscape points are required for every linear foot of frontage along a public or private street.

- c. **Placement on lot.** Plants required by this section must be located on the subject property within 10 feet of the public right-of-way or 20 feet of a private street. Plantings may be placed within the terrace area if approved by the Zoning Administrator.
- d. **Suitable plant types.** Only tall and medium deciduous trees can be used for street frontage plantings. If there are overhead utility lines, low deciduous trees may be substituted at a ratio of 2 points per lineal foot of street frontage when the Zoning Administrator determines there is no other option. The following trees may not be used as street trees because of undesirable traits (e.g., weak wood, form, fruit/nut litter):
 - (1) silver maple,
 - (2) box elder,
 - (3) butternut,
 - (4) black walnut, and
 - (5) any other tree so designated by the Zoning Administrator.

50-2721 Building foundation landscape requirements

- e. **Applicability.** Building foundation landscaping is required for a new building or for that part of a building expansion.
- f. **Minimum amount required.** A minimum of 3 landscape points are required, on a prorated basis, for every lineal foot of building foundation perimeter.
- g. **Placement on lot.** Plants required by this section must be placed so that, at maturity, the dripline of each plant is generally located within 20 feet of the building foundation. As a general rule, plants must be distributed around the entire perimeter of the building. Such landscaping shall not be located in those areas required for landscaping as street frontages or parking areas.
- h. **Suitable plant types.** Tall and medium trees may not be used to meet building foundation landscape requirements.
- i. **Anticipated future development.** Where an approved site plan depicts a future building extension, the foundation landscaping requirement is calculated by measuring the length of the total perimeter. However, foundation plantings need only be installed based on the landscape points calculated from the portions of the building perimeter that will not be affected by building extension. If this results in point requirements which are not met through the initial planting, then such requirement must be met within 5 years of building permit issuance, or as extended in writing by the Zoning Administrator.

Exhibit 20-3. An example of a foundation planting



50-2722 Pavement landscape requirements

- a. **Applicability.** Pavement landscaping is required (1) for a new parking area, (2) for that part of pavement being added, when the existing principal building is expanded and the total added area is less than 50 percent of the building's size as of [date], 2026, or (3) for the existing parking area and the pavement area being added, when the existing principal building is expanded and the total added area is 50 percent or more of the building's size as of [date], 2026.
- b. **Minimum amount required.** A minimum of 5 landscape points is required for every 100 square feet of paved area.
- c. **Suitable plant types.** At least 60 percent of the required landscape points must be allocated to tall or medium trees, and at least 20 percent must be allocated to shrubs.

- d. **Placement on lot.** Plants must be installed in landscape islands located within or extending into the paved area, or generally within 15 feet of the perimeter of the paved area. For parking lots with more than 75 parking stalls, at least 35 percent of the required landscaping must be located within landscape islands in the interior of the parking lot. Each interior landscape island must be at least 10 feet wide, contain a minimum of 360 square feet of planting area, and include at least one large deciduous tree. Interior landscape islands should be evenly distributed throughout the parking lot. The layout should emphasize islands that support healthy plant growth, efficient vehicle circulation, and long-term site maintenance. Linear islands located between rows of parking stalls are preferred over small islands located only at the ends of parking rows.
- e. **Bioretention areas.** Bioretention areas that are used to treat stormwater runoff from parking areas should be integrated into landscape areas as may be required.

50-2723 Lot interior landscape requirements

Interior landscaping is not required. However, if it is not possible to install some of the landscaping in the required places, those points may be installed as interior landscaping.

50-2724 Landscaping for refuse enclosure and ground-mounted mechanicals

- a. **Applicability.** A refuse enclosure or ground-mounted building mechanical equipment located within 200 feet of a lot line must be landscaped in accordance with this section, in addition to any required fencing.
- b. **Minimum amount required.** A minimum of 3 landscape points is required for every lineal foot around the perimeter of the refuse enclosure or the area used for ground-mounted building mechanicals. While the total number of landscape points is based on the entire perimeter, plants should be placed along those sides that are most visible from customer parking areas, public streets, and adjoining residential properties.
- c. **Suitable plant types.** Suitable plants include a mix of medium evergreen trees (e.g., American arborvitae), shrubs, perennials, and ornamental grasses (Table 20-1).

50-2725 Landscaping for monument signs

- a. **Applicability.** A monument sign must be landscaped in accordance with this section, except in industrial zoning districts.
- b. **Minimum amount required.** At least 30 landscape points must be provided around the base of a monument sign.
- c. **Suitable plant types.** Suitable plants include a mix of medium evergreen trees (e.g., American arborvitae), shrubs, perennials, and ornamental grasses (Table 20-1).

50-2726 Parking lot screening

- a. **Applicability.** Unless a buffer is required by this article, an off-street parking area with four or more parking spaces must provide screening as described in this section when located within 25 feet of a front lot line or within 25 feet of a side or rear lot line that abuts a residential property (Exhibit 20-4). This requirement also applies to existing parking areas that are expanded or substantially reconfigured.
- b. **Minimum standards.** The property owner may select Option A, B, C, and D for a parking area facing a side or rear lot line and Option C and D for a parking area facing the front lot line (Exhibits 20-4 and 20-5).

Exhibit 20-4. Parking lot screening

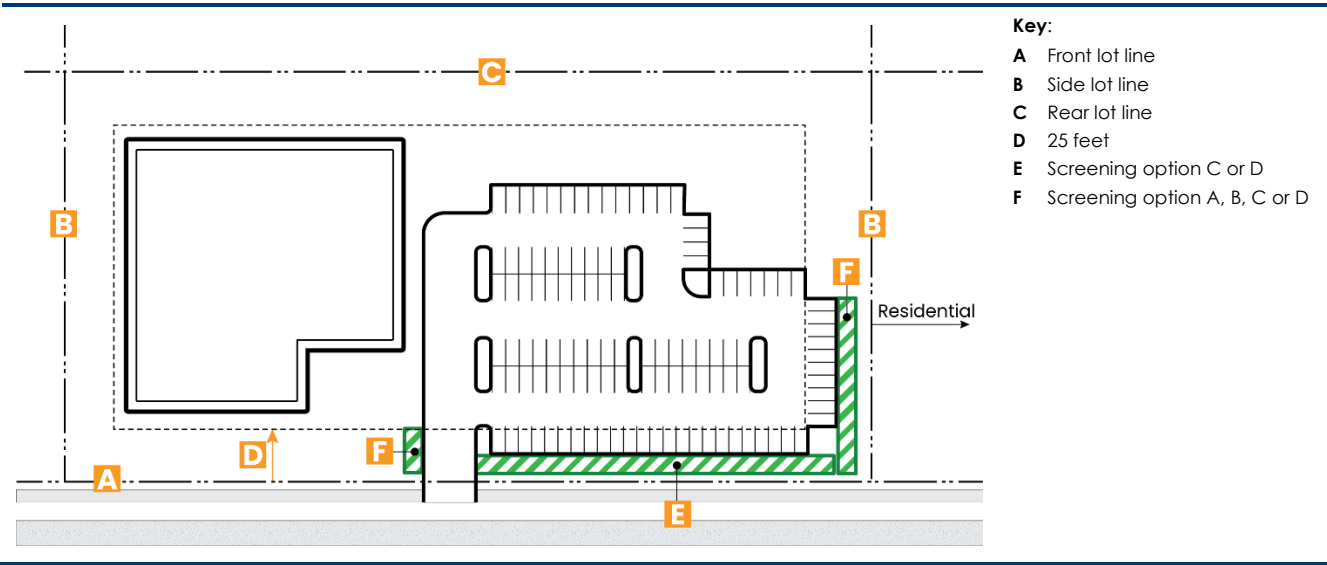


Exhibit 20-5. Minimum parking lot screening options

Width of landscape area	Required fencing	Perennials and ornamental grasses	Ornamental trees and Shrubs
Option A – 2 feet	Decorative masonry wall, 32 to 38 inches above grade	1 landscape point per 2 feet of frontage placed between the fence and the street / lot line	None required
Option B – 5 feet	Decorative metal fence with masonry piers, 32 to 38 inches above grade	1 landscape point per 3 feet of frontage placed between the fence and the street / lot line	2 landscape points per foot of frontage with 60 percent of the points placed between the fence and the street / lot line
Option C – 8 feet	Decorative metal fence, 32 to 38 inches above grade	2 landscape points per foot of frontage placed between the fence and the street / lot line	4 landscape points per foot of frontage with 60 percent of the points placed between the fence and the street / lot line
Option D – 10 feet	Decorative metal fencing is optional	4 landscape points per foot of frontage placed between the fence and the street / lot line	6 landscape points per foot of frontage

50-2727 through 50-2739 reserved

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DIVISION 3 BUFFERS

50-2740 Buffers – general provisions

- a. **Applicability.** A buffer is required at the time of development along the side and rear lot lines of the lot being developed when it abuts another lot in a different zoning district. As a condition of approving a conditional use, the Plan Commission may require that a buffer be incorporated into the project's overall design. The standard imposed is based on the degree of incompatibility between the adjoining use and the conditional use.
- b. **Responsible party.** When two adjoining parcels are vacant and they are located in different zoning districts, one half of the required buffer must be located on each parcel (i.e., one half of the required width and one half of the required plants). When a vacant parcel adjoins a developed parcel and each are located in different zoning districts, the buffer must be located on the parcel being developed. When two adjoining parcels are developed and one is proposed to be redeveloped, the buffer must be located on the redeveloped parcel unless half of the required buffer already exists on the adjoining parcel.
- c. **Relationship of fencing and plantings.** When a fence or berm is used in conjunction with plantings, one-half of the required number of landscape points must be planted between the fence or berm and the property line.
- d. **Use of buffer.** A buffer must be undeveloped, except that the Zoning Administrator may allow the following in a buffer:
 - (1) an unpaved fire lane,^[1]
 - (2) utility boxes and cabinets when necessary,
 - (3) a paved bicycle/pedestrian path or a paved sidewalk when necessary to allow for proper on-site and off-site pedestrian circulation,
 - (4) a paved vehicular access between the adjoining parcels provided it is located in the least intrusive location and is located generally perpendicular to the property boundary line,
 - (5) stormwater management facilities, and
 - (6) other structures and features deemed compatible by the administrator.

If a utility easement is located along the property boundary line where a buffer is also required, the width of the easement may be used to satisfy the width requirement of the buffer, in whole or in part, provided none of the required landscaping and/or fencing is located within the utility easement.
- e. **Multi-use developments and mixed use.** For multi-use developments on a single lot, the use nearest the property line determines the buffer requirement for that area. For mixed uses (two or more uses in the same structure), the higher intensity use determines the buffer requirement.
- f. **Longevity.** Buffers must be maintained in perpetuity. However, the Zoning Administrator may terminate a buffer when (1) the parcel containing the buffer is rezoned to the same zoning classification as the adjoining parcel or (2) when the adjoining parcel is rezoned to the same zoning classification as the parcel with the buffer.
- g. **Ownership.** When a buffer is required in a subdivision, it must be held in common by a homeowners association or incorporated into the adjoining lots.

Editorial notes:

[1] Commentary: A number of products have been introduced in recent years that allow grass to grow in a plastic-type mesh that can support a fire truck.

50-2741 Determination of required buffer

The determination of a buffer requirement is a two-step process as follows:

Step One – Identification of required buffer standard. The required buffer standard is determined using Exhibit 20-44. First determine which of the two zoning districts allows the most intense development. Next, find that zoning designation at the top of the table and then move down the column to the cell where the zoning designation of the other district intersects. If a buffer is required, a letter will be shown in that cell. If the parcel being developed

adjoins land in the town, that municipality's zoning classification that most closely corresponds to the Village's zoning classification is used to determine buffer requirements.

Exhibit 20-6. Standards for a buffer between different zoning districts

Other zoning district	Zoning district allowing the greatest intensity or density															
	RD-1 RD-2 RD-3	RD-4	RD-5	RD-9	RT-10 RT-11	MRH	C-1	C-2	PSC-1	PSC-2	PSC-3	PSC-4	M-1	M-2	CON	UT
RD-1, RD-2, RD-3		-	A	B	-	A	A	A	C	A	-	-	B	C	-	-
RD-4			A	B	-	A	A	A	B	A	-	-	B	C	-	-
RD-5				B	A	A	-	A	B	A	-	-	B	C	-	-
R-9					B	A	-	A	B	A	-	-	B	C	-	-
RT-10, RT-11						A	A	A	C	A	-	-	B	C	-	-
MRH							A	A	A	-	-	-	B	C	-	-
C-1								A	A	-	-	-	B	C	-	-
C-2									A	-	-	-	B	B	-	-
PSC-1										-	-	-	B	C	-	-
PSC-2											-	-	A	A	-	-
PSC-3												-	-	-	-	-
PSC-4													-	-	-	-
M-1														-	-	-
M-2															-	-
CON																-
UT																

Zoning Districts Key:

RD-1 Single-Family Residential; **RD-2** Single-Family Residential; **RD-3** Single-Family Residential; **RD-4** Single- and Two-Family Residential; **RD-5** Multiple-Family Residential; **RD-9** Manufactured Home Community; **RT-10** Single-Family Residential; **RT-11** Single-Family Residential; **MRH** Mixed Residential Housing; **C-1** Community Business; **C-2** Main Street Mixed Use Corridor; **PSC-1** Infrastructure; **PSC-2** Institutional; **PSC-3** Park and Recreation; **PSC-4** Railroad; **M-1** Limited Manufacturing; **M-2** General Manufacturing; **CON** Conservancy; **UT** Urban Transition

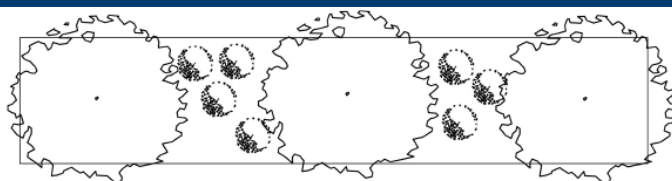
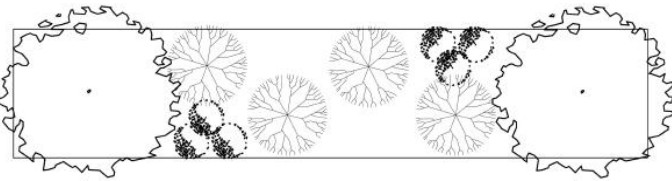
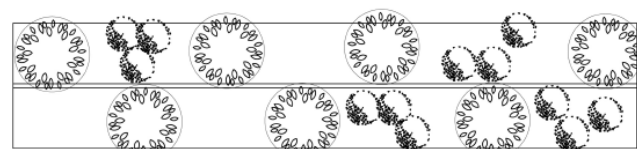
Notes:

1. A dash "-" means that a buffer is not required.
2. For A, B, C, and D see Exhibit 20-7 for the width of the buffer and related landscaping requirements. While standards for "D" are included, that buffer is currently not required.

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Step Two – Identification of detailed buffer requirements. In the next step, the developer chooses how the required standard will be met. For each standard, a variety of width, landscaping point, berm, and fence combinations are possible as listed in Exhibit 20-7. Different landscaping point options may be used along the length of a buffer, provided no such segment is less than 100 feet.

Exhibit 20-7. Detailed buffer requirements

				Example schematic [2]	
A	Width	Points per lineal foot	Required fence or berm [1]		
A-1	8'	1.5	Solid fence [3,4,5]	A-4	
A-2	10'	2.0	-		
A-3	15'	1.5	-		
A-4	20'	1.25	-		
B					
B-1	15'	1.0	Solid fence [3,4,5]	B-3	
B-2	15'	3.0	-		
B-3	20'	2.0	-		
B-4	25'	1.5	-		
B-5	30'	1.25	-		
C					
C-1	15'	2.0	Solid fence [3,4,5]	C-3	
C-2	15'	4.5	-		
C-3	20'	4.5	-		
C-4	25'	4.0	-		
C-5	30'	2.75	-		
C-6	30'	2.25	4' berm		
D					
D-1	20'	2.0	Solid fence [3,4,5]	D-1	
D-2	25'	3.25	-		
D-3	30'	2.75	-		
D-4	35'	2.5	-		
D-5	40'	2.0	-		
D-6	40'	1.5	4' berm		

Notes:

[1] A dash "-" means not applicable

[2] All schematics are intended to be illustrative.

[3] Maximum height is controlled by standards in [Appendix B](#).

[4] When a fence is used, at least 50 percent of the required plant materials must be located on the exterior side (the side away from the center of the subject property) of the fence. If at the time of development, there is a fence on the adjoining property, this planting requirement does not apply.

[5] When a fence is used to enclose an activity or storage area, a fence may not be used in the buffer.

50-2742 through 50-2799 reserved

ARTICLE 23

SIGNS

50-3000 Legislative findings

The Village Board makes the following legislative findings relating to signs:

- (1) Sign regulations in this article (i) promote the public welfare, health, and safety of people using the public roads and other public travelways; (ii) advance the aesthetic goals of the Village while allowing creative and effective signage; and (iii) reduce the visual clutter caused by advertising signage which is a significant cause of unsafe traffic and visibility conditions.
- (2) Sign regulations in this article are not intended to control the content of a message, except as allowed by law, or to unduly restrict the appearance of a sign.
- (3) The limitations placed on signs by this article are deemed to be the minimum necessary to accomplish the purposes of this article.

50-3001 Purpose

This article promotes the public health, safety, and general welfare and is intended to:

- (1) encourage the effective use of signs as a means of communication in the Village;
- (2) maintain and enhance the aesthetic environment and the Village's ability to attract sources of economic development and growth;
- (3) promote the desired community and neighborhood character and aesthetics described in the Village's comprehensive plan;
- (4) protect the safety of the public by requiring proper maintenance of signs and establishing minimum design and construction standards;
- (5) improve pedestrian and traffic safety by reducing distractions and obstructions and discouraging visual competition;
- (6) minimize the possible adverse effect of signs on nearby public and private property; and
- (7) enable the fair and consistent enforcement of these restrictions.

50-3002 Applicability

All signs located in the Village must comply with this article, except for the following which are exempt:

- (1) A traffic control sign and other similar regulatory signage when located on public property along a roadway or other travelway when placed by or authorized by the federal government, the State of Wisconsin, Washington County, or the Village of Jackson.
- (2) A sign inside of a building that does not meet the definition of a window sign.
- (3) A legal notice posted on private property as may be required or authorized by municipal, state, or federal law.
- (4) A scoreboard associated with an outdoor athletic field, which is to be reviewed as part of a site plan review.
- (5) A sports league sponsor sign (banner or rigid) that is temporarily affixed to a fence on an outdoor athletic field, which is subject to other regulations as may be adopted by the Village Board.
- (6) A sign that is not visible from a public right-of-way.

50-3003 Prohibited signs

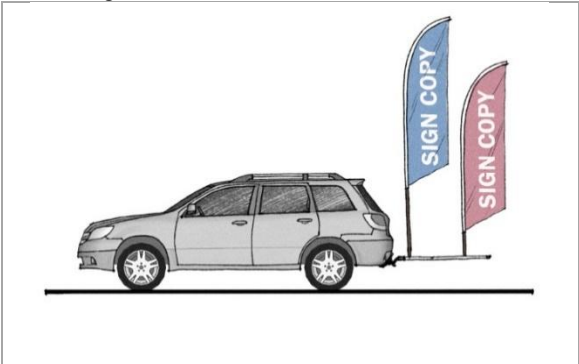
- a. **Intent.** Some specific signs and classes of signs, provide little value while harming community aesthetics and/or the public welfare.
- b. **Undefined signs.** A sign not specifically allowed in this article is prohibited.
- c. **Unauthorized signs on public property.** A sign located on public property, including a public right-of-way, is prohibited unless specifically approved by the jurisdiction having authority over such public property.
- d. **Vehicle signs.** Vehicle signs are prohibited.
- e. **Inflatable signs.** Inflatable signs are prohibited.
- f. **Roof signs.** Roof signs are prohibited.
- g. **Projected signs.** Projected signs (e.g., holographic) are prohibited.
- h. Any sign that does not comply with state law, including § 944.21, Wis. Stats., is prohibited.

Exhibit 23-1. Sample of prohibited signs

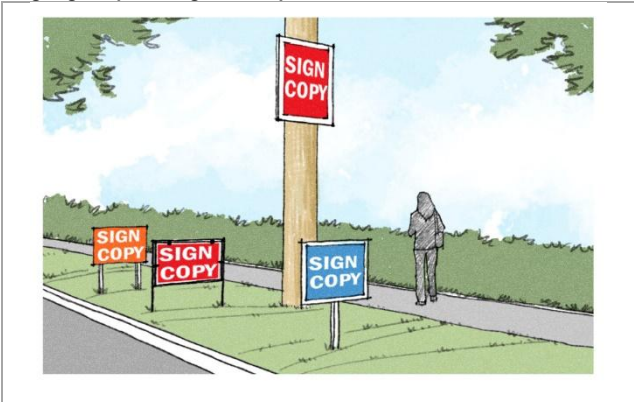
Vehicle sign



Vehicle sign



Signage in public right-of-way



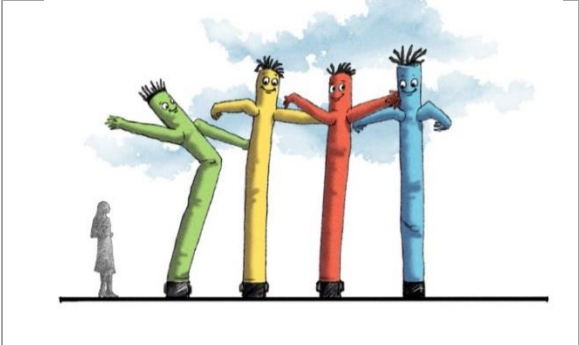
Projected (holographic) sign



Inflatable sign



Inflatable sign



Roof sign



50-3004 Dangerous and unmaintained signs

- a. **Intent.** In order to ensure public welfare and safety, and to promote community aesthetics, dangerous, and unmaintained signs shall be ordered removed from the property upon which they are located.
- b. **Abandoned signs.** All signs or sign messages should be removed for any business within 30 days by the owner or lessee of the premises, when the business it advertises is no longer conducted.
- c. **Dilapidated or deteriorated signs.** The Village Board or Zoning Administrator may seek the removal of a sign determined to be deteriorated or dilapidated subject to the procedures and requirements set forth in state law, including § 66.0413, Wis. Stats.
- d. **Maintenance and repair.** A sign that is allowed under this article, including nonconforming signs, must be maintained so that it is (1) safe, (2) clean, (3) in proper working condition, and (4) structurally sound. A sign must be kept neatly painted, including exposed wood and metal surfaces that are not galvanized or of rust-resistant material. A sign or part thereof made of a fabric or any fabric-like material must not be torn, ripped, or frayed. The Zoning Administrator shall have the authority at any time to inspect and order the painting, repair, alteration, or removal of a sign which constitutes a hazard to the safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or change in local conditions.

50-3005 General standards for all signs

- a. A sign may not resemble, imitate, or approximate traffic or railroad signs, signals, or devices.
- b. A sign may not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices.
- c. A sign may not cause glare, mislead or confuse traffic, or impair driver visibility on public ways, private roadways, or adjoining properties.
- d. A sign may not be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, stairway, fire escape, or driveway.
- e. A sign may not be attached to a standpipe or fire escape.
- f. A sign may not be attached to a tree or painted on rocks.
- g. Balloons, ribbons, or any other attention-getting devices may not be attached to a sign, including any supports.
- h. A sign may not flash, blink, strobe, or be animated, except as specifically allowed in this article.
- i. A sign may not oscillate or rotate or move in any other manner.
- j. A sign may not emit any sound, odor, or visible matter (e.g., bubbles, steam).
- k. A sign must comply with any state and local building codes as applicable.
- l. When a sign is authorized to contain electrical power or when a sign is illuminated by one or more external light fixtures, the electric wire providing the electric power to the sign or the light fixture must be placed underground.
- m. A sign may not be placed on a telecommunication tower, except as required or permitted by this chapter.
- n. A sign must be designed and constructed to withstand wind pressure of not less than 40 pounds per square foot of area, and receive dead loads as required by the Village's building code or other regulation.
- o. A sign must comply with state law, including § 944.21, Wis. Stats.

50-3006 Electronic message displays (EMDs)

- a. **Findings.** The Village Board makes the following findings regarding electronic message displays (EMDs):
 - (1) Electronic displays are designed to produce sufficient brightness to ensure clear legibility during daylight hours. However, daytime brightness settings are inappropriate for night-time viewing.
 - (2) Electronic displays that are too bright at night can be offensive and reduce the legibility of the display copy.

- (3) Technology exists to control lighting levels, with scheduled dimming based on sunset-sunrise tables or with photocells.
- (4) Appropriate standards are necessary to ensure electronic displays do not become a nuisance to surrounding property owners or pedestrians or a distraction to passing motorists.

b. **General standards.** An electronic message display when allowed by this article must comply with the following minimum standards:

- (1) An electronic message display must be equipped with technology the sign owner can use to program lighting levels to comply with the lighting standards in this section (i.e., automatic dimming).
- (2) Except for time and temperature displays, the message shall remain static at least 60 second before the next message appears.
- (3) No part of the message can flash, fade in or out, or otherwise create the appearance of movement.
- (4) There shall be no transition between messages (i.e., no traveling, scrolling, dissolving, or fading).
- (5) The electronic message display must be turned off by 11:00 pm each day or 30 minutes after the close of the business on the premises whichever is later and shall remain off until 5:00 am or one hour before the business is open, whichever is earlier, the following day.
- (6) An electronic message display must be placed, designed, and constructed to be an integral part of the sign to which it is attached.
- (7) An electronic message display must be located more than 100 feet from an electronic message display on an adjoining parcel.
- (8) By installing an electronic message display the property owner agrees to cooperate with the Zoning Administrator in testing the illuminance of the display.
- (9) Lighting levels may not exceed 0.1 footcandles over ambient lighting conditions at the lot line of a residential property or 0.2 footcandles over ambient lighting conditions at the lot line of a commercial, industrial, or institutional property.
- (10) Lighting levels may not exceed 0.3 footcandles over ambient lighting conditions when measured at the specified distance in the Table 23-1, based on the size of the display. The publication titled "Night-time Brightness Level Recommendations for On-Premise Electronic Message Centers," as published by the International Sign Association, describes how lighting levels are to be measured. A copy of this publication is available from the Building Inspector.

Table 23-1. Determining the point of measurement

Sign area (square feet)	Measurement distance (feet)
10	32
15	39
20	45
25	50
30	55
35	59
40	63

Note: The sign areas listed in this table are for illustration only. The Village sign regulations may not allow the sign areas listed. For signs areas not listed, the measurement distance is calculated with the following formula:

$$\text{Measurement distance} = \sqrt{\text{Area of sign area (in square feet)} \times 100}$$

50-3007 Electric signs

A sign contractor or other qualified individual may install electric signs and install ballasts, high-voltage transformers, lighting tubes, and other components, but may not do any work that is otherwise regulated by the National Electrical Code or other City regulation such as connecting an electric sign to the primary branch circuit.

50-3008 Awning signs

- a. The awning, whether existing or proposed, must be conforming to all applicable regulations.
- b. The awning, whether existing or proposed, must be made of an opaque material.
- c. The awning must be located above the primary public entrance or windows that face the parking lot or public street.

- d. An awning sign must complement the scale and proportion of the awning, and compliment the architectural style of the building on which it is to be attached.
- e. When located above a walkway, the bottom edge of the awning must be at least 8 feet above the surface of the walkway.
- f. The sign shall only be placed on the valance (i.e., the vertical flap of the canopy) that is parallel to the face of the building.
- g. If the awning extends over public property (e.g., above a public sidewalk in a street right-of-way), the property owner must obtain a hold harmless agreement, or equivalent written approval, from the entity having jurisdiction over the public property.

50-3009 Marquee signs

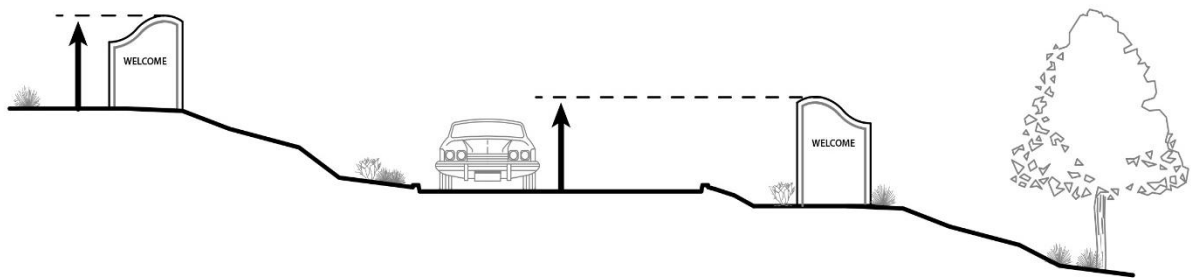
- a. The marquee, whether existing or proposed, must be conforming to all applicable regulations.
- b. The marquee must be located above the primary public entrance.
- c. A marquee sign must complement the scale and proportion of the marquee, and compliment the architectural style of the building on which it is to be attached.
- d. When located above a walkway, the bottom edge of the marquee must be at least 8 feet above the surface of the walkway beneath the canopy.
- e. The sign shall only be placed on the vertical surface of the marquee.
- f. If the marquee extends over public property (e.g., above a public sidewalk in a street right-of-way), the property owner must obtain a hold harmless agreement, or equivalent written approval, from the entity having jurisdiction over the public property.
- g. The area of a marquee sign without a distinctive border or background is the smallest rectangle encompassing all words, letters, figures, emblems, and other elements of the sign message. The area of a marquee sign with a distinctive border and/or background is the smallest rectangle encompassing the border or background.

50-3010 Monument signs

- a. A monument sign must comply with all applicable building regulations, along with any additional construction standards in this article.
- b. Lighting for a monument sign must comply with the National Electrical Code (NEC).
- c. Balloons, ribbons, or any other attention-getting devices may not be attached to a monument sign, including the support structure.
- d. Landscaping must be provided as set forth in § 50-2725.
- e. The base of a monument sign must be covered with brick, stone, split-face masonry block, wood, stucco, or other material that matches or is similar to and complements the exterior building materials on the principal building.
- f. The width of the base of a monument sign must be at least 80 percent of the width of the sign face.
- g. A monument sign must be located at least 5 feet from a public street right-of-way.
- h. A monument sign must be located at least 15 feet from an access drive.
- i. A monument sign must be self-supporting (i.e., no guy wires or the like).
- j. A monument sign must be attached to a permanent foundation set in the ground that complies with the requirements of the International Building Code (IBC) adopted at the time of the permit application.
- k. A monument sign may not unreasonably obstruct the view of a conforming sign on another property.
- l. Electric service to a monument sign must be concealed (e.g., placed underground).

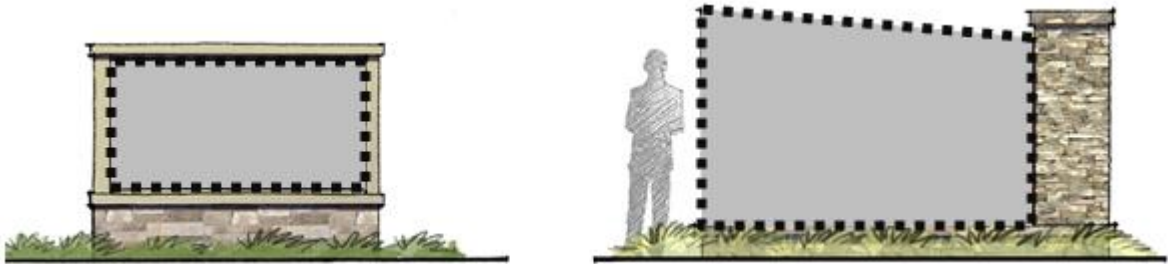
- m. A monument sign may not be placed within the clear vision triangle except as may be allowed by the municipal code.
- n. If internally illuminated, the sign face of a monument sign must be constructed with an opaque surface to allow internal light to project only through the cut-out lettering and/or logos.
- o. The height of monument sign is measured from the surrounding grade to the top of sign. If the monument sign is located within 50 feet of the edge of the street and the surrounding grade is below the grade of the abutting street, then the sign height is measured from the street grade to the top of the sign as depicted in Exhibit 23-2.

Exhibit 23-2. Measuring the height of a monument sign



- p. The area of a monument sign is the actual area of the sign face. If a monument sign is three-dimensional, the sign area is the area of the object projected on a flat surface (Exhibit 23-3). The horizontal base, the vertical pillars, brackets, and other supports are not included in the area calculation.

Exhibit 23-3. Measuring the area of a monument sign



50-3011 Projecting signs

- a. A projecting sign must complement the scale, proportion, and architectural style of the building on which it is to be attached.
- b. The bottom of the projecting sign must be at least 8 feet above grade and the top of the sign must not extend higher than the face of the building wall on which it is attached.
- c. If a projecting sign extends over public property (e.g., above a public sidewalk in a street right-of-way), the property owner must obtain a hold harmless agreement, or equivalent written approval, from the entity having jurisdiction over the public property.
- d. The area of a projecting sign is the area of the sign face. If a projecting sign is three-dimensional, the sign area is the largest area of the object projected on a flat surface. Brackets and other supports are not included in the area calculation.
- e. The maximum distance a projecting sign can extend past the face of the building on which it is attached is based on the distance from the grade below the sign to the bottom of the sign as follows:

- 2.5 feet from building face for a sign 8 to 10 feet above grade
- 3 feet from building face for a sign 11 to 13 feet above grade
- 4 feet from building face for sign 14 to 16 feet above grade
- 5 feet from building face for a sign more than 16 feet above grade

In no event can a projecting sign be closer than 3 feet to the curb line of a street or internal vehicle use area including internal drives and parking areas.

50-3012 Pylon signs

- a. A pylon sign must comply with all applicable building regulations, along with any additional construction standards in this chapter.
- b. Lighting for a pylon sign must comply with the National Electrical Code (NEC).
- c. Balloons, ribbons, or any other attention-getting devices may not be attached to a pylon sign, including the support structure.
- d. A pylon sign may be double-faced provided the two faces are parallel to one another.
- e. A pylon sign may not have more than two sign areas.
- f. A pylon sign may not incorporate a three-dimensional sign feature.
- g. A pylon sign must be located at least 15 feet from an access drive.
- h. A pylon sign must be located at least 5 feet from a public street right-of-way.
- i. A pylon sign must be self-supporting (i.e., no guy wires or the like).
- j. A pylon sign must be attached to a permanent foundation set in the ground that complies with the requirements of the International Building Code (IBC) adopted at the time of the permit application. If the height of the sign is 15 feet or more, the petitioner must provide a design approved by a professional engineer, qualified to provide such certification.
- k. A pylon sign may not unreasonably obstruct the view of a conforming sign on another property.
- l. Electric service to a pylon sign must be concealed (e.g., placed underground).
- m. A pylon sign may not be placed within the vision clearance area except as allowed by the Municipal Code.
- n. If internally illuminated, the sign face of a pylon sign must be constructed with an opaque surface to allow internal light to project only through the cut-out lettering and/or logos.
- o. The area of a pylon sign is the actual area of the sign face.
- p. The bottom of the pylon sign face must be at least 8 feet above the ground surface.

50-3013 Suspended signs

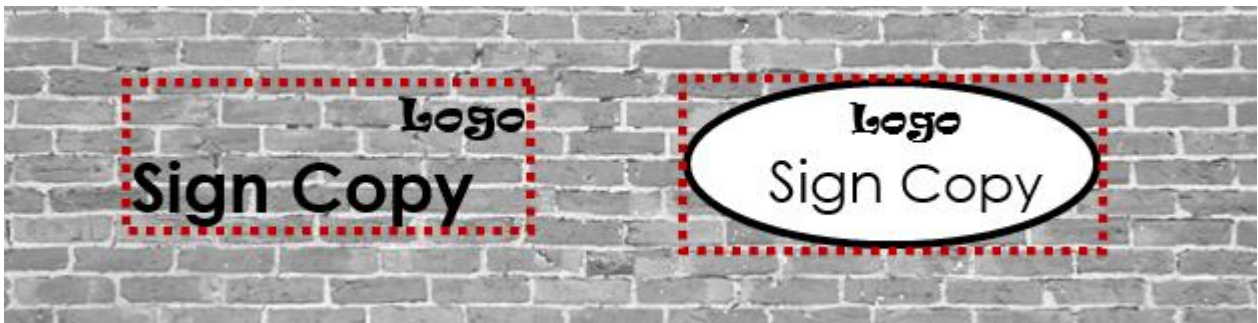
- a. The feature to which the suspended sign is attached must be conforming to all applicable regulations.
- b. A suspended sign must be perpendicular to the face of the exterior wall.
- c. The bottom of a suspended sign must be at least 8 feet above the surface of the walkway beneath the sign.
- d. A suspended sign must be located above the primary public entrance.
- e. If a suspended sign extends over public property (e.g., above a public sidewalk in a street right-of-way), and the arcade, awning, or marquee to which it is attached is not subject to a hold harmless agreement, or written equivalent, the property owner must obtain a hold harmless agreement, or written equivalent approval, from the entity having jurisdiction over the public property.

- f. The area of a suspended sign is the actual area of the sign face. If a suspended sign is three-dimensional, the sign area is the area of the object projected on a flat surface. Brackets and other supports are not included in the area calculation.

50-3014 Wall signs

- a. A wall sign must comply with all applicable building regulations, along with any additional construction standards in this article.
- b. Lighting for a wall sign must comply with the National Electrical Code (NEC).
- c. Balloons, ribbons, or any other attention-getting devices may not be attached to a wall sign.
- d. A wall sign must complement the scale, proportion, and architectural style of the building on which it is to be attached.
- e. A wall sign must not project from the wall on which it is attached by more than 8 inches.
- f. A wall sign must not extend above the wall face on which the sign is located.
- g. A wall sign shall be placed on an exterior wall that is designed and constructed with sufficient strength to support such signage.
- h. If a wall sign is internally lit (e.g., cabinet sign), the background of the sign face must be opaque to allow the internal light to project only through the cut-out lettering and/or logos. Channel letters may be opaque with backlit halo lighting or translucent.
- i. The area of a wall sign without a distinctive border or background is the smallest rectangle encompassing all words, letters, figures, emblems, and other elements of the sign message. The area of a wall sign with a distinctive border and/or background is the smallest rectangle encompassing the border or background.

Exhibit 23-4. Measuring the area of a wall sign



50-3015 Window signs

- a. A window sign may not be placed on a door window or window so as to constitute a hazard for pedestrian or guest traffic and safety.
- b. A window sign may be painted/adhered on the interior or exterior pane of glass. All other signs must be placed within the building.
- c. The area of a window sign without a distinctive border and/or background is the smallest rectangle encompassing all words, letters, figures, emblems, and other elements of the sign message. The area of a window sign with a distinctive border and/or background is the smallest rectangle encompassing the border or background.

Exhibit 23-5. Measuring the area of a window sign



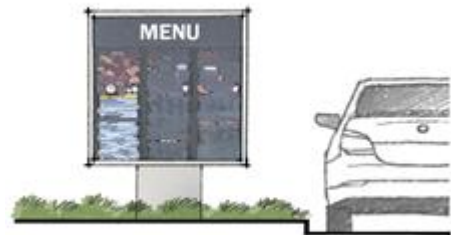
50-3016 Permissible signage by location

Appendix D specifies what type of signs are allowed in various parts of the Village along with related standards and requirements. Except for supplemental signs, signs are permitted only on developed properties, except within public parks where signs may be permitted as otherwise provided in this chapter. For purposes of this section, a property is presumed to be developed if it contains a building with an assessed value of \$25,000 or more. On undeveloped properties, only supplemental signs are permitted in accordance with § 50-3018.

50-3017 Permissible signage by use

- a. **Generally.** In addition to the signage that is allowed by sign district (above), additional signage is allowed for those land uses listed in this section. In the event the land use associated with the additional signage as allowed in this section is no longer in operation, such signage must be removed within 30 days following the cessation of the specified use.
- b. **Restaurant with drive-through.** A parcel with a restaurant with a drive-through may have two menu boards for each drive-through lane, provided (1) the menu board is placed within 6 feet of the drive-through lane, (2) the total of all menu boards is no more than 32 square feet for each drive-through lane; and (3) orders are taken via the menu board. The menu board may be static or consist of an electronic message display in whole or in part (Exhibit 23-6).
- c. **Restaurant with drive-in service.** A parcel with a restaurant with drive-in service may have a menu board, provided (1) the menu board is next to the parking space, (2) the menu board is no more than 3 square feet; and (3) orders are taken via the menu board.

Exhibit 23-6. An example of a menu board



d. **Fuel station.** A parcel with a fuel station as may be allowed by the Village's zoning regulations may have a fuel canopy with signage on the vertical face, provided (1) the sign does not extend above or below the horizontal edge of the canopy face, (2) the sign faces a public road, and (3) the sign copy does not exceed 25 percent of the canopy face per side (Exhibit 23-7).

e. **Multi-tenant commercial building with single entrance.** A building with a single entrance serving multiple businesses may place a business directory on the wall, provided (1) the sign area does not exceed 7 square feet, (2) the edge of the sign face is located within 2 feet of the entrance/adjointing windows, and (3) the sign copy is static (Exhibit 23-8).

f. **Movie theater.** A movie theater may have additional wall signage on the front face of the building, provided (1) each individual sign does not exceed 6 square feet, (2) the wall signs are grouped together in a single row; (3) lighting is limited to gooseneck fixtures; (4) the sign copy is static, and (5) the number of signs is limited based on the number screens as follows: 1 screen – 2 signs; 2 screens – 3 signs; 3 screens – 5 signs; 4 screens – 7 signs; 5 screens – 9 signs; and 6 screens or more – 11 signs (Exhibit 23-9)

g. **Business park identification.** Where a business park contains 6 or more buildable parcels, a monument sign may be placed at an entrance to the business park (1) within the public right-of-way, with the approval from the governmental entity having jurisdiction over the right-of-way; (2) in an outlot, provided the outlot is owned by the Village or jointly owned by all of the property owners within the business park; or (3) within an easement, provided the easement is approved by the Village and all of the property owners in the business park have a real estate interest in the easement. A monument sign must comply with the following standards:

Maximum area: 32 square feet per side

Maximum height: 6 feet

Illumination: Internal, gooseneck fixtures, ground-mounted

Display type: Static

Permit requirements: A sign permit issued by the Zoning Administrator is required

h. **Subdivision identification.** Where a residential subdivision contains 5 or more buildable parcels, a monument sign may be placed at an entrance to the subdivision (1) within the public right-of-way, with the approval from the governmental entity having jurisdiction over the right-of-way; (2) in an outlot, provided the outlot is owned by the Village or jointly owned by all of the property owners within the subdivision; or (3) within an easement, provided the easement is approved by the Village and all of the property owners in the subdivision have a real estate interest in the easement. A monument sign must comply with the following standards:

Maximum area: 32 square feet per side

Maximum height: 6 feet

Exhibit 23-7. An example of a fuel canopy



Exhibit 23-8. An example of a multi-tenant building

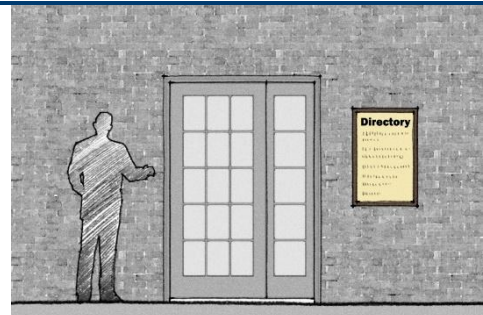


Exhibit 23-9. An example of movie theater placards



Illumination: Internal, gooseneck fixtures, ground-mounted

Display type: Static

Permit requirements: A sign permit issued by the Zoning Administrator is required

- i. **Multi-family building.** A multi-family building with more than 12 dwelling units may have a monument sign consistent with the following standards:

Maximum area: 24 square feet per side

Maximum height: 6 feet

Illumination: Internal, gooseneck fixtures, ground-mounted

Display type: Static

Permit requirements: A sign permit issued by the Zoning Administrator is required

50-3018 Supplemental signage

In addition to the signs otherwise permitted by this chapter, each property may display supplemental signage as provided in Appendix D. Supplemental signage may consist of wall signs (permanent or temporary), freestanding signs, or a combination of both, subject to the maximum sign area and other standards established in Appendix D. Supplemental signage may be used for any lawful message, including commercial and noncommercial speech, political messages, and signs advertising that the property is for sale, rent, or lease.

50-3019 through 50-3099 reserved