

AGENDA  
PLAN COMMISSION MEETING  
Thursday, May 28, 2020 at 7:00 p.m.  
Jackson Village Hall  
N168 W20733 Main Street  
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of February 27, 2020
3. Planned Unit Development Amendment – JYM Investments/Joseph Merkel – Storage Units & Maintenance Building
4. Planned Unit Development Amendment – Kettle Marine/Brett Cottrell Marine Dealership
5. Planned Unit Development – Liberty Self-Storage – Self-Storage Facility
6. Planned Unit Development – Design 2 Construct/James Blise – Spec Office / Industrial Building
7. Planned Unit Development – Snow Studs – Office / Industrial Building
8. Citizens to Address the Plan Commission
9. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

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

DRAFT MINUTES  
PLAN COMMISSION MEETING  
Thursday, February 27, 2020 at 7:00 p.m.  
Jackson Village Hall  
N168 W20733 Main Street  
Jackson, WI 53037

1. Call to Order and Roll Call  
Pres. Schwab called the meeting to order at 7:00 p.m.  
Members Present: Keith Berben, Tr. Emmrich, Tr. Kruepke, Jon Molkentin, Dan Reik and Jon Weil  
Village Board Members Present: Trustees Kurtz and Lippold  
Staff Present: Collin Johnson, Brian Kober, John Walther and Jilline Dobratz.
2. Approval of Minutes for the Plan Commission Meeting of January 30, 2020  
Motion by Tr. Emmrich, second by Jon Molkentin to approve the Plan Commission minutes of January 30, 2020.  
Vote: 7 ayes, 0 nays. Motion carried.
3. Concept Plan – John and Steve Kreuser – Self-Storage Building  
John and Steve Kreuser were present to answer any questions.  
Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve the Concept Plan – John and Steve Kreuser – Self-Storage Building as presented and per staff comments.  
Vote: 7 ayes, 0 nays. Motion carried.
4. Planned Unit Development Amendment – Design 2 Construct/J & M Ltd – Storage Building  
Mark Hertzfeldt, Design 2 Construct, was present and gave background information. The building is for the property owner to use for personal storage. It is not for lease. Stormwater management will be easier. The only utility is electrical, no plumbing will be put in. They are not proposing any additional parking lot lighting. The lighting on the building and doors will be downcast lights that will not reach any of the neighbors.  
Motion by Jon Molkentin, second by Jon Weil to recommend the Village Board approve the Planned Unit Development Amendment – Design 2 Construct/J & M Ltd – Storage Building per staff comments.  
Vote: 6 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried
5. Certified Survey Map – Town of Jackson, Behrens 1927 LLC – Sherman Road  
Brian Behrens was present and commented that he and his wife are the owners of the property. It is the last lot left on the Prairie Meadows Estate. It is currently about 5.1 acres and they are asking for a redivision of the lot.  
Motion by Jon Molkentin, second by Tr. Kruepke to recommend the Village Board take no exception to the Certified Survey Map – Town of Jackson, Behrens 1927 LLC – Sherman Road per staff comments.

Tr. Emmrich inquired on what the plans are with the parcels. Brian Behrens stated the plan is to sell the smaller parcel as an individual lot. The larger parcel of the two will be sold with the balance of the property. This is in the limited water service area.

Vote: 7 ayes, 0 nays. Motion carried.

6. Certified Survey Map – Town of Jackson, Steve Weinand – 4310 Jackson Drive

Steve Weinand was present and stated he has 10 acres, living on five acres. He would like to divide to in half for another five-acre single family residential lot. Motion by Pres. Schwab, second by Jon Weil to recommend the Village Board take no exception to the Certified Survey Map – Town of Jackson, Steven Weinand – 4310 Jackson Drive.

Vote: 7 ayes, 0 nays. Motion carried

7. Resolution #20-02 – Reaffirming Plan Commission Approval of Village of Jackson Comprehensive Plan 2050

John Walther explained the Comprehensive Plan has already been approved. The Village passed the procedures for adopting the Comprehensive Plan. The procedure stated; after the Public Hearing, the Plan Commission will make its recommendation to the Village Board as to the approval. The Plan Commission is reaffirming the Village Board approved resolution. SEWRPC will insert Resolution #20-02 into the Comprehensive Plan and then it will be published.

Motion by Tr. Kruepke, second by Tr. Emmrich to approve Resolution #20-02 – Reaffirming Plan Commission Approval of Village of Jackson Comprehensive Plan 2050.

Vote: 7 ayes, 0 nays. Motion carried

8. Citizens to Address the Plan Commission

None.

9. Adjourn

Motion by Pres. Schwab, second by Tr. Emmrich to adjourn.

Vote: 7 ayes, 0 nays. Meeting adjourned at 7:12 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*  
Village Clerk

**VILLAGE OF JACKSON DEVELOPMENT APPLICATION FORM**  
(Due 1<sup>st</sup> Friday of the month for that month's Planning Commission Meeting)

Name of Applicant Joseph J. Merkel  
 Contact JOE Address/ZIP W198N11333 Jamestown rd. G-Town Phone # 262-623-1487  
 E-mail Address merkeljoseph@yahoo.com E-mail Address where Agenda/Staff comments are to be sent. SAME  
 Name of Owner Joseph J. merkel Address/ZIP SAME Phone# SAME  
 Owner Representative/Developer Joseph J. merkel  
 Proposed Use of Site STORAGE units & maintenance Buildings Present Zoning multi-Family

| ACTION REQUESTED                                        | FEE   | SUBMITTAL REQUIREMENTS                                                         | TYPE OF INFORMATION DESCRIBED<br>(See page 5)                     | PAPER COPIES | USB DRIVE |
|---------------------------------------------------------|-------|--------------------------------------------------------------------------------|-------------------------------------------------------------------|--------------|-----------|
| CONCEPT PLAN                                            | \$50  | 1,2,6,13                                                                       | 1) Complete Application (all pages)                               |              | XXX       |
|                                                         |       |                                                                                | 2) Describe what you intend to do (paragraph)                     |              | XXX       |
| CONDITIONAL USE                                         | \$150 | 1,2,3,4,5,6,7,14,15,16,18,19,20                                                | 3) Address Labels of adjacent owners to be notified (500' / 200') | labels       |           |
|                                                         |       |                                                                                | 4) Owner acknowledgement of the request                           | 1            |           |
| PLANNED UNIT DEVELOPMENT                                | \$150 | 1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20                                         | 5) Impact Statement                                               |              | XXX       |
|                                                         |       |                                                                                | 6) Location Map                                                   |              | XXX       |
| REZONING                                                | \$200 | 1,2,(3),4,6,9 or 10 (500' for rezoning<br>200' for Cond. Use or PUD Site Plan) | 7) Development Plan / Site Plan                                   |              | XXX       |
|                                                         |       |                                                                                | 8) Preliminary Plat                                               |              | XXX       |
| CERTIFIED SURVEY MAP (CSM)                              | \$150 | 1,2,3,6,10,20                                                                  | 9) Final Plat                                                     |              | XXX       |
|                                                         |       |                                                                                | 10) Certified survey Map                                          |              | XXX       |
| MINOR SUBDIVISION                                       | \$150 | 1,2,3,5,6,10,15,16,17,18,20                                                    | 11) Annexation Petition                                           |              | XXX       |
|                                                         |       |                                                                                | 12) Annexation Map                                                | 1            | XXX       |
| Extra-territorial Plat or CSM                           | \$150 | 1,2,6,9 / 10                                                                   | 13) Sketch Plan                                                   |              | XXX       |
|                                                         |       |                                                                                | 14) Landscape Plan                                                | 4 (24x36)    | XXX       |
| Extra-territorial Plat outside<br>Sanitary Service Area | \$50  | 1,2,6,9 / 10                                                                   | Engineering Review - Infrastructure                               |              |           |
|                                                         |       |                                                                                | 15) Grading/Drainage Plan                                         | 4 (24x36)    | XXX       |
| PRELIMINARY PLAT                                        | \$300 | 1,2,3,5,6,9,15,16,17,18                                                        | 16) Water / Sewer / Storm Sewer Plans                             | 4 (24x36)    | XXX       |
|                                                         |       |                                                                                | 17) Street / Right of Way cross sections                          | 4 (24x36)    | XXX       |
| FINAL PLAT / Final Plat Reappl..                        | \$100 | 1,2,3,5,6,9,15,16,17,18,20                                                     | 18) Erosion Control Plan                                          | 4 (24x36)    | XXX       |
|                                                         |       |                                                                                | 19) Proposed colors / materials <u>site plan</u>                  |              | XXX       |
| ANNEXATION / ATTACHMENT                                 | \$200 | 1,2,3,4,5,6,11,12,21                                                           | 20) Developers Agreement                                          |              | XXX       |
|                                                         |       |                                                                                | 21) Annexation Agreement (includes pre-annex agreements)          |              | XXX       |
| STREET EASEMENT/ VACATION                               | \$150 | 1,2,3,4,6,9                                                                    | 22) other -                                                       |              | XXX       |
| VARIANCE                                                | \$150 | 1,2,3,4,6,7                                                                    |                                                                   |              |           |

I certify the information and exhibits submitted are true and correct to the best of my knowledge, and that in filing this application I am acting with knowledge and consent of those persons listed above and owner(s) without whose consent the requested action cannot be lawfully acted upon.

Name Joseph J. merkel Signature Joseph J. merkel Date 11-27-19

Office Use: Date Received 12-2-19 Date Paid 12-2-19 Receipt # 225339 Amount Paid \$ 150.00  
12-9-19 12-9-19 225340 \$ 25.00



# VILLAGE OF JACKSON

☐ Special Use    ☐ Conditional Use    ☐ Planned Unit Development

Permit # \_\_\_\_\_

The Village of Jackson, hereby grants a ☐ Special Use ☐ Conditional Use ☐ Planned Unit Development

Permit to:

Name of Business/Applicant: Joseph J. Merkel

For a property located at (address): Sherman Heights Condo style apartments

Phone number of Business/Applicant: 262-623-1487

For (land use, activity, sign, site plan, other): change site plan from approved  
4-12-unit storage Buildings w/ maintenance garage TO 2-12  
unit storage Buildings w/ maintenance garage

Impact Mitigation (noise, smoke, dust, odors, etc. affecting adjacent properties): construction  
Noise from 7:00 A.M. TO 5:30 P.M. during construction

Hours of Operation: 7:00 AM TO 5:30 P.M.

Comprehensive/Master Plan Compatibility: Storage units for Residents of Sherman  
Heights only

Building Materials (type, color): Brick sandtone, siding clay & Tan, Roof  
weather wood TO match Building @ W206 N1600L-25 &  
W206 N1640-64 Stone Brook dr.

Setbacks from rights-of-way and property lines: P.U.D.

Screening/Buffering: These storage Buildings ARE the Buffer for Twin  
Bridges condos

Landscape Plan (sizes, species, location): \_\_\_\_\_

Signing (dimensions, colors, lighting, location): None at this time

Lighting (wattage, style, pole location and height, coverage): TO Be determined

Traffic flow, pedestrian circulation (curb to street width), (parking one/both/neither side(s),  
(sidewalk/pedestrian way width and material): None

Storm-water Management: ONE Grading Plan

Erosion Control: ONE Plans

Fire Hydrant Location(s): Existing

Knox Box, Posting Site (No Trespass signing), Emergency Telephone #'s: JOE merkel 262-623-1487  
YONG merkel 414-839-3013

Hazardous Material Storage: NONE

Alarm Systems: NONE

Site Features/Constraints: upon completion of construction access only  
FROM Stone Brook DR.

TO Remove Woods Fill land & wetlands I am requesting village  
permission TO install a temporary culvert & have access to the job  
from Sherman Rd. during construction. Once complete Remove  
Culvert & RESTORE the ditch

Parking (no. of spaces, handicapped parking, and dimensions): NONE Required

Tree and shrub preservation: WETLANDS North of Project TO Be  
Preserved

Setbacks/height limitations: SET BACKS Per proposed plan. Building  
HEIGHTS NOT TO EXCEED 16'

Wastewater Usage Projected: 1-2,000 gal/year      Water Usage Projected: \_\_\_\_\_ gal/year  
IN office & maintenance Building

Duration and Review of Conditional Use (expiration, when reviewed: upon complaint, specified period):

## TERMS OF THIS PERMIT

1. This permit shall become effective upon 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. The permit 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 the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (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.

Granted by: Village Board \_\_\_\_\_ Date \_\_\_\_\_ Over the Counter \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
John Walther, Administrator

\_\_\_\_\_  
Joseph I. markel \_\_\_\_\_, Owner  
Please print name

Applications shall be submitted by 4:00 PM on the Friday of the month to be considered by the Planning Commission that month. In some cases, more than the number of copies on the face of this form will be required. Only complete applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay by being incomplete.

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

#### **EXPLANATION OF TYPES OF INFORMATION (From face of application form):**

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

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

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 225339**Date:** 12/11/2019**Check****RECEIVED  
FROM**

JJ MERKEL CONTRACTOR INC

\$150.00

| <u>Type of Payment</u> | <u>Description</u>                     | <u>Amount</u> |
|------------------------|----------------------------------------|---------------|
| Accounting             | Account Nbr: 100-00-45730-000-000      | 150.00        |
|                        | PLANNING / ZONING FEES                 |               |
|                        | STORAGE UNITS & MAINTENANCE / CK #7317 |               |
| <hr/>                  |                                        |               |
| TOTAL RECEIVED         |                                        | 150.00        |

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Receipt Memo: PLAN COMMISSION APPLICATION / CK #7317

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 225340**Date:** 12/11/2019**Check****RECEIVED  
FROM**

JJ MERKEL CONTRACTOR INC

\$25.00

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

Accounting

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

25.00

PLANNING / ZONING FEES

PLAN COMMISSION LABEL FEE / CK #7325

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TOTAL RECEIVED25.00

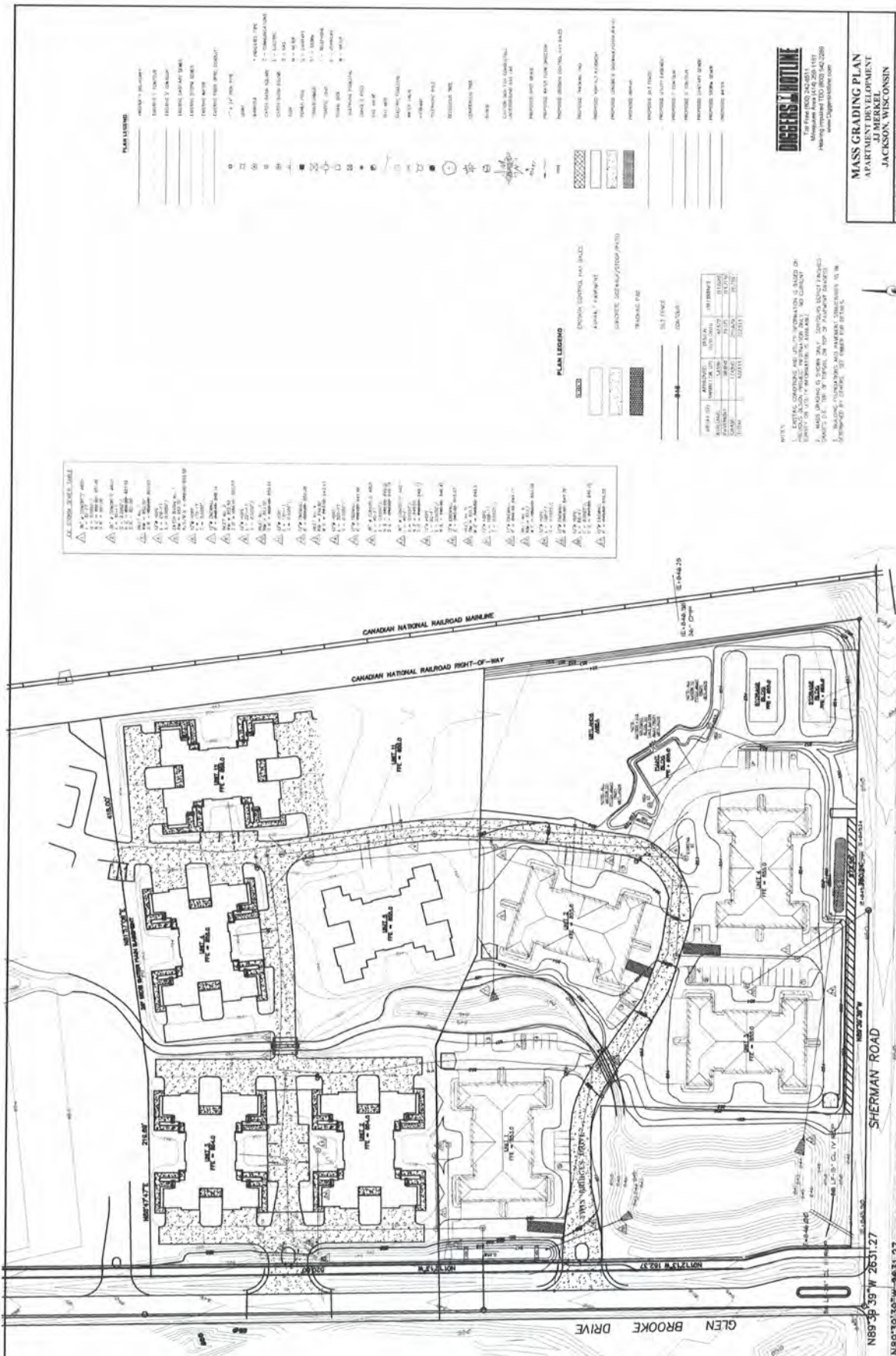
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Receipt Memo:

PLAN COMMISSION LABELS / CK #7325







**Sherman Heights Grading Plan**  
Scale: 1" = 50 ft

## DISCREETLY MOTIVATED

**DRUGS & HOTLINE**  
Toll Free (800) 242-6511  
Mississippi Area (414) 258-1181  
Hearing Impaired TDD (800) 542-2269  
www.duggan-hotline.com

**S GRADING PLAN**  
TMENT DEVELOPMENT  
J MERKEL  
KSON, WISCONSIN

|                     |                    |
|---------------------|--------------------|
| APPROVED BY:<br>LWJ | DATE<br>12/12/2015 |
| REVISIONS           | DATE               |

ENGINEERING, LLC.  
www.enr.com

1





[illegible]

**DIGGERS HOTLINE**  
Toll Free (800) 342-8514  
Missoula Area (414) 258-1161  
Hearing Impaired TDD (800) 542-2958

**MASS GRADING PLAN**  
**PARTMENT DEVELOPMENT**  
**JJ MERKEL**  
**JACKSON, WISCONSIN**

[illegible]

**Sherman Heights Grading Plan**  
Scale: 1" = 50 ft



Maintenance Building  
Jackson W 53037

Date: 11-14-10

Job:

Revisions:

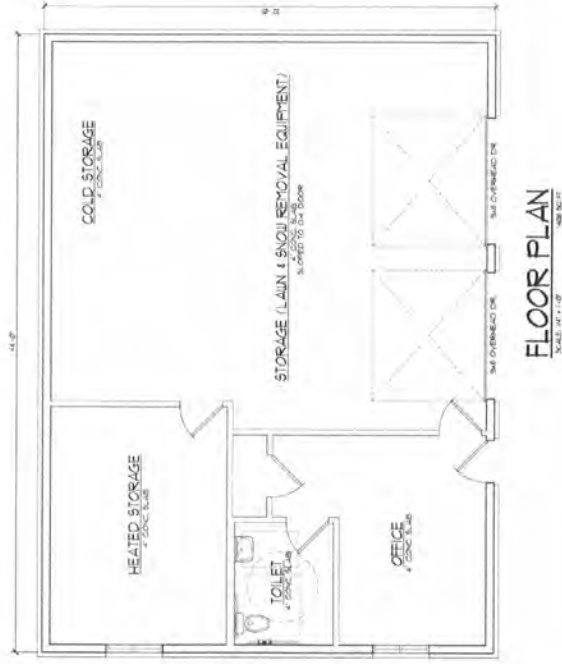
date comments

Approved 2002

Drawn:

DEFINING ARCHITECTURE  
14772 Grand Drive  
Gauge Mills WI 54631  
(761) 205-3333  
celining-architect@comcast.net

JJ MERKEL CONTRACTOR, INC  
W192N1333 Janssview Road  
Germantown WI 53022  
(261) 255-4111  
(261) 613-1481 Cell  
merkelj05@earthlink.net



Maintenance Building  
Jackson, WI 53037

Date: 11-14-10

Job:

Revisions:

Date/Comments:

Approved: UDS

Drawn:

DEFINING ARCHITECTURE

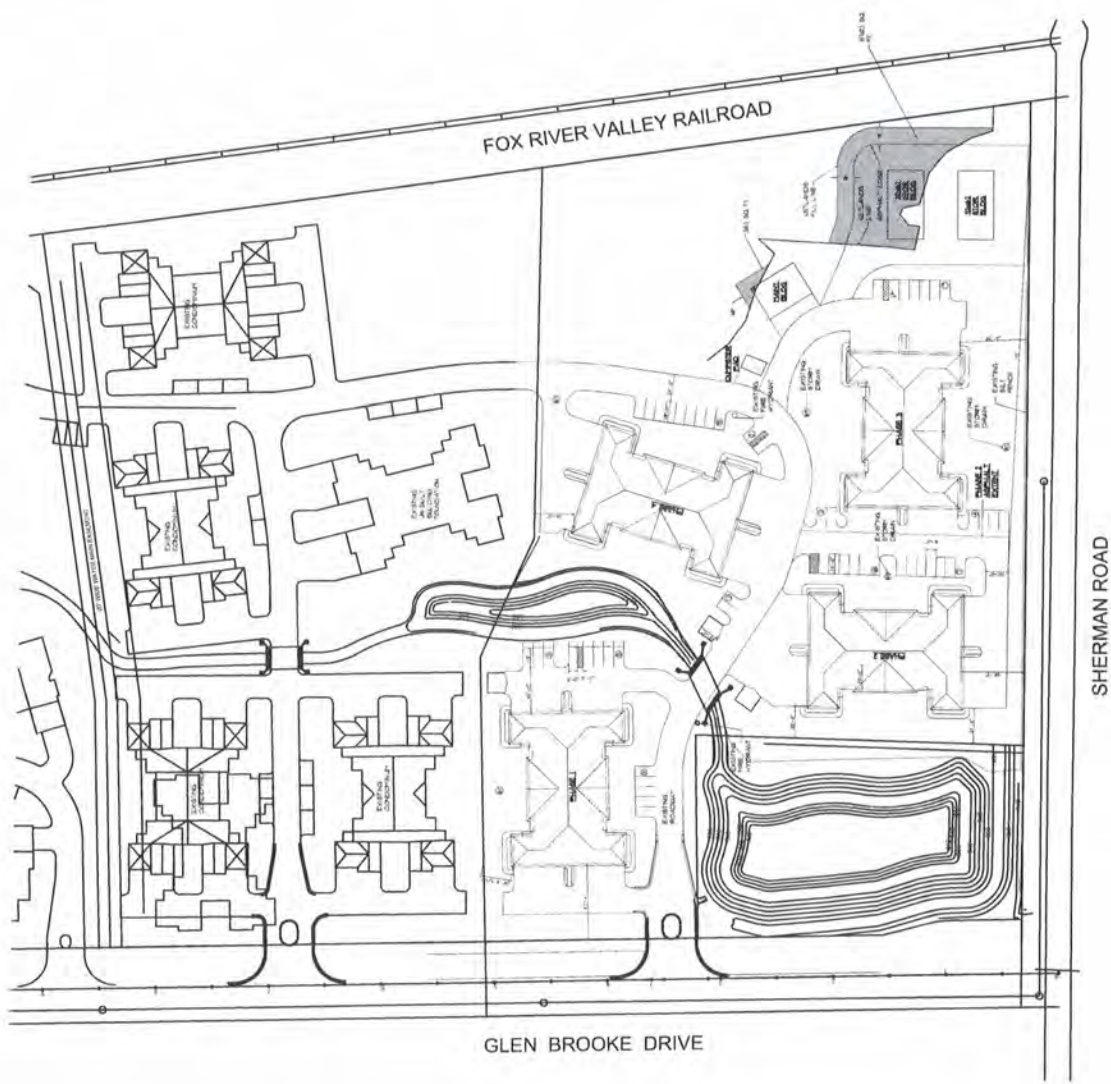
14772 Grand Drive  
Gale Mills WI 53463  
(261)305-3885  
office@defining-architecture.com

MERKEL CONTRACTOR, INC  
11920 N 1333rd Avenue Road  
Germantown WI 53032  
(261)255-4772  
(261)613-1457 Cell  
merkel\_contractor@yahoo.com



FLOOR PLAN  
SCALE: 1/4" = 1'-0"





8'000 SQ. FT.  
 383 SQ. FT.  
 3086 TOTAL SQ. FT. (10000 SQ. FT. LIMIT)

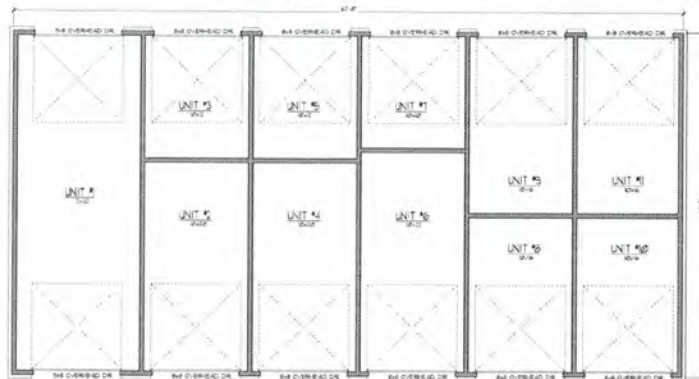
**Sherman Heights Wetlands Plan**  
 Scale: 1" = 50 ft



**SIDE ELEVATIONS**  
SCALE: 1/2" = 1'-0"



**FRONT/REAR ELEVATIONS**  
SCALE: 1/2" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/2" = 1'-0"

|                                                                                                                                   |                                 |
|-----------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>JJ MERCEL CONTRACTOR, INC.</b><br>1050 N. 133rd Avenue Road<br>Gardnerville, NV 89411<br>(775) 853-1481<br>jmercel@comcast.net |                                 |
| <b>DEBING ARCHITECTURE</b><br>1477 Spring Drive<br>Suite 100<br>Gardnerville, NV 89411<br>(775) 853-1481<br>debing@comcast.net    |                                 |
| Drawn:                                                                                                                            |                                 |
| Approved:                                                                                                                         |                                 |
| Date:                                                                                                                             | 11-14-19                        |
| Job:                                                                                                                              | Storage Units Jackson, WY 83021 |
| Sheet:                                                                                                                            | A-1                             |



**SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



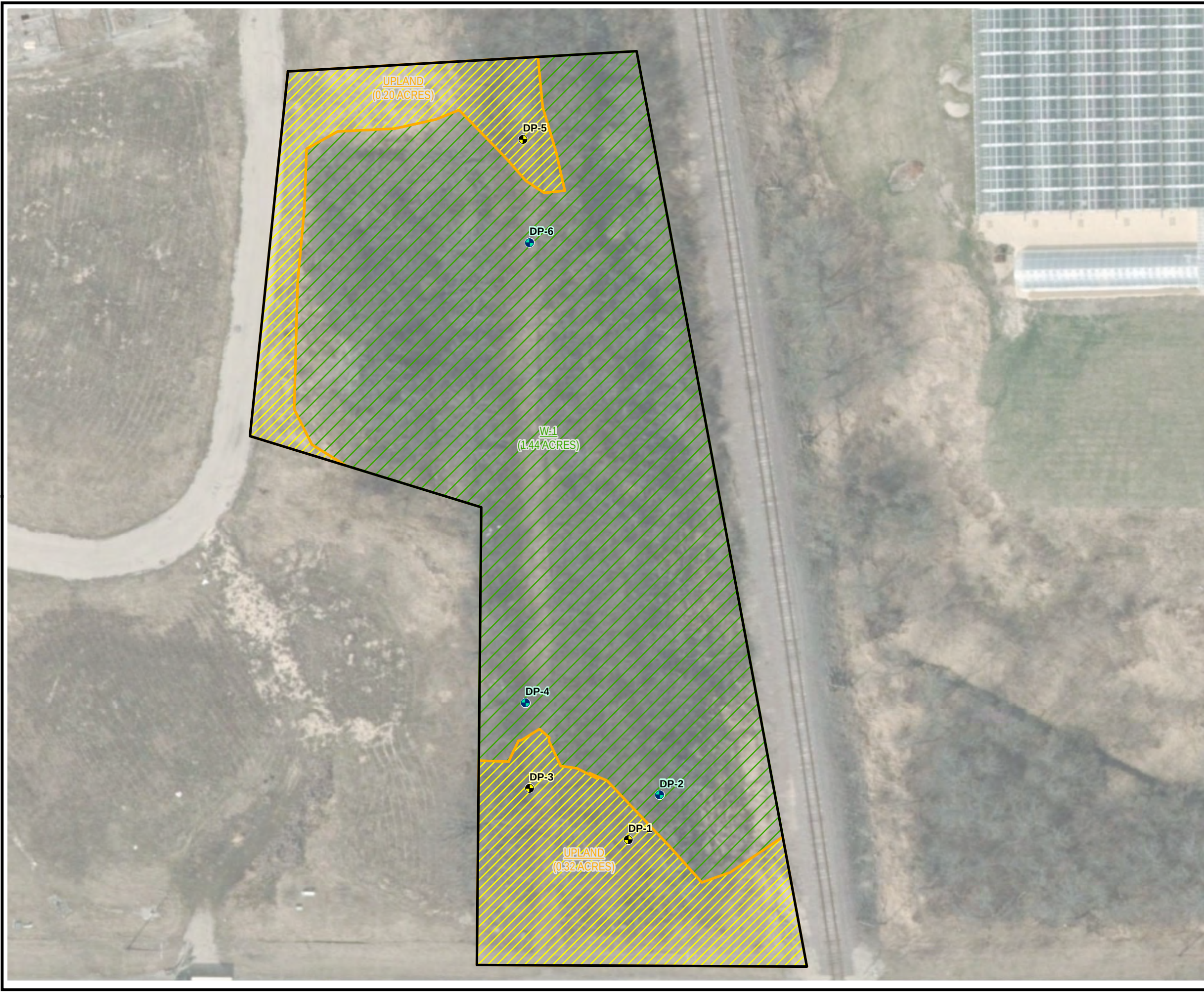
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

|                                                                                                                           |           |
|---------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>JI MERCEL CONTRACTOR, INC.</b><br>1000 333 Avenue Road<br>Jackson, MI 49201<br>(734) 355-4333<br>jmercelcontractor.com |           |
| <b>DEPING ARCHITECTURE</b><br>14775 Spring Drive<br>Oak Park, IL 60463<br>(708) 355-3855<br>deping@deping.com             |           |
| Drawn:                                                                                                                    |           |
| Approved:                                                                                                                 |           |
| Date:                                                                                                                     | Comments: |
| Job:                                                                                                                      |           |
| Date:                                                                                                                     | 11-14-10  |
| <b>Maintenance Building</b><br>Jackson, MI 49201                                                                          |           |
| Sheet<br><b>A-1</b>                                                                                                       |           |





LEGEND

 STUDY AREA

 WETLAND SAMPLE POINT

 UPLAND SAMPLE POINT

 TRC DELINEATED WETLAND

 UPLAND

NOTES

1. BASE MAP IMAGERY FROM WASHINGTON COUNTY, 2015.

0

50

100

Feet

1" = 50'

1:600

PROJECT:

JJ MERKEL CONTRACTOR, INC.  
SHERMAN ROAD WETLAND AND WATERWAY DELINEATION  
WASHINGTON COUNTY, WI

TITLE:

WETLAND DELINEATION MAP

DRAWN BY:

S. MAJOR

CHECKED BY:

APPROVED BY:

DATE:

MAY 2019

PROJ. NO.:

326865

EXHIBIT A



150 North Patrick Blvd.  
Suite 180  
Brookfield, WI 53045  
Phone: 262.879.1212

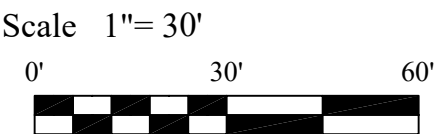
FILE NO.:

326865-005\W\Delim.mxd



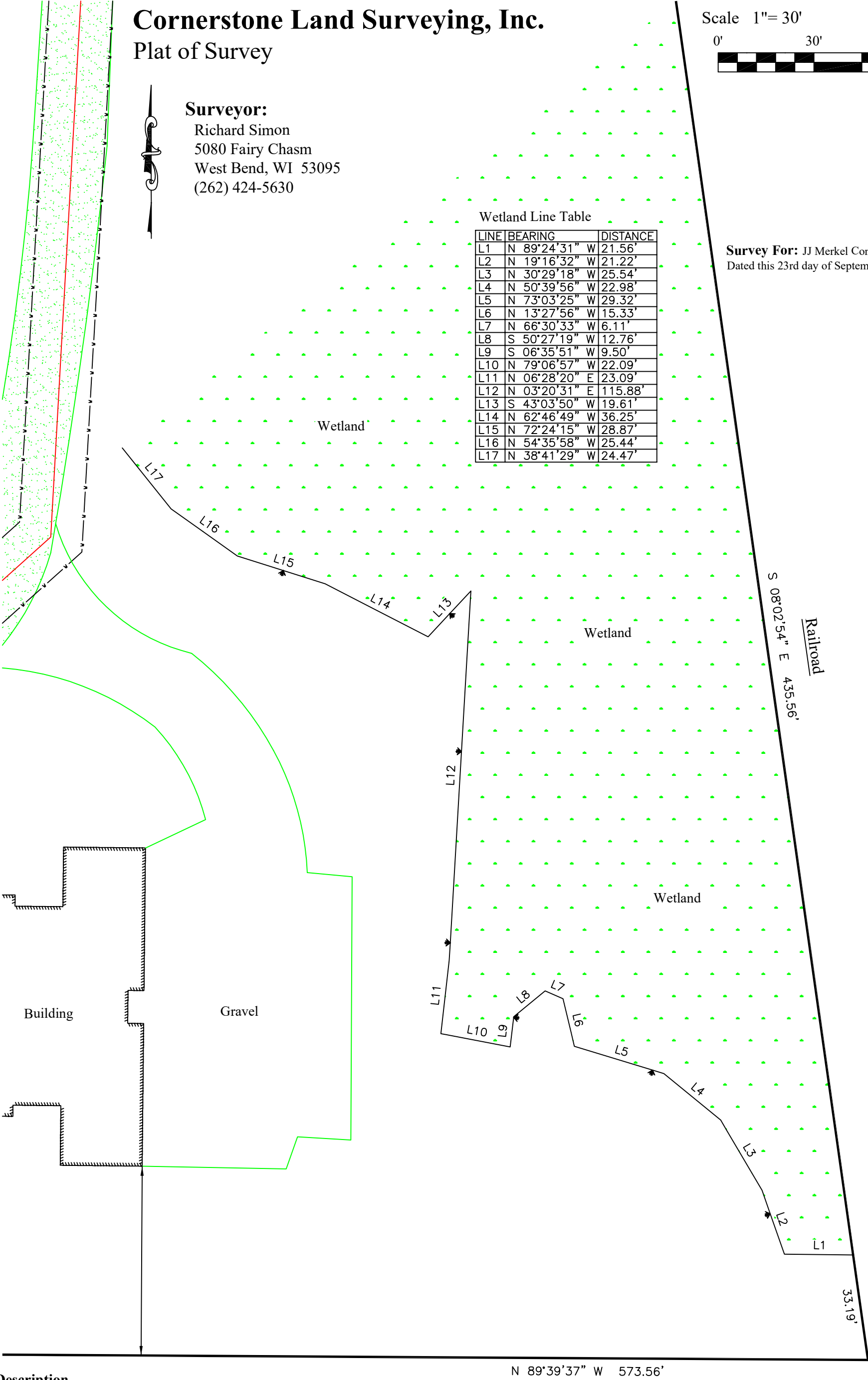
Cornerstone Land Surveying, Inc.  
Plat of Survey

Surveyor:  
Richard Simon  
5080 Fairy Chasm  
West Bend, WI 53095  
(262) 424-5630



Survey For: JJ Merkel Construction, Inc.  
Dated this 23rd day of September , 2019

| Wetland Line Table |               |          |
|--------------------|---------------|----------|
| LINE               | BEARING       | DISTANCE |
| L1                 | N 89°24'31" W | 21.56'   |
| L2                 | N 19°16'32" W | 21.22'   |
| L3                 | N 30°29'18" W | 25.54'   |
| L4                 | N 50°39'56" W | 22.98'   |
| L5                 | N 73°03'25" W | 29.32'   |
| L6                 | N 13°27'56" W | 15.33'   |
| L7                 | N 66°30'33" W | 6.11'    |
| L8                 | S 50°27'19" W | 12.76'   |
| L9                 | S 06°35'51" W | 9.50'    |
| L10                | N 79°06'57" W | 22.09'   |
| L11                | N 06°28'20" E | 23.09'   |
| L12                | N 03°20'31" E | 115.88'  |
| L13                | S 43°03'50" W | 19.61'   |
| L14                | N 62°46'49" W | 36.25'   |
| L15                | N 72°24'15" W | 28.87'   |
| L16                | N 54°35'58" W | 25.44'   |
| L17                | N 38°41'29" W | 24.47'   |

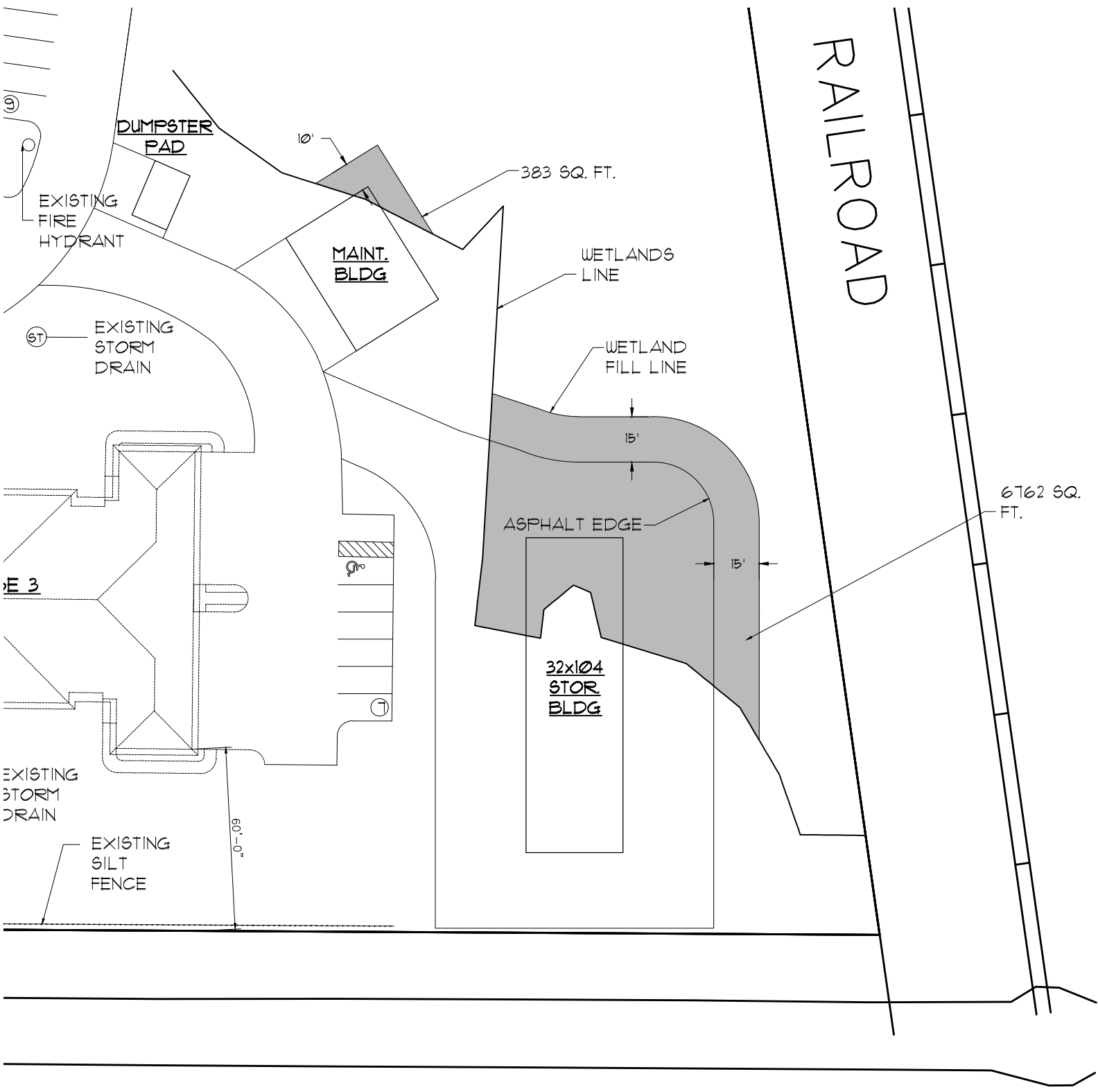


**Description**  
Lot 1 Certified Survey Map No. 6741 being a Redivision of part of Lot 1 of Certified Survey Map No. 5798, being a part of the Southeast ¼ of the Southeast ¼ of Section 19, Township 10 North, Range 20 East, Village of Jackson, Washington County, Wisconsin

**Notes:**  
1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.  
2) No Title Policy furnished therefore completeness of easements is not warranted.

South Line of the Southeast ¼ of Section 19-10-20

**Sherman Road** (66' R/W)

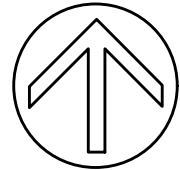


6762 SQ. FT  
383 SQ. FT

7145 TOTAL SQ. FT (10,000 SQ. FT. LIMIT)

# Sherman Heights Wetlands Plan

Scale: 1" = 50 ft



North



April 24, 2020

GP-SE-2019-67-04068

JYM Investments, LLC.  
Joseph Merkel  
W198 N11333 Jamestree Road  
Germantown, WI 53022

RE: Coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, located in the Village of Jackson, Washington County, also described as being in the SE1/4 of the SE1/4 of Section 19, Township 10 North, Range 20 East.

Dear Mr. Merkel:

Thank you for submitting an application for coverage under the wetland statewide general permit for wetland fill or disturbance for residential, commercial, or industrial development, s. 281.36, Wis. Stats.

You have certified that your project meets the eligibility criteria and conditions for this activity. Based upon your signed certification you may proceed with your project to fill 0.16 acres of wetlands. Please take this time to re-read the permit eligibility standards and conditions. The eligibility standards can be found on your application checklist or in the statewide general permit WDNR-GP1-2017 (found at <http://dnr.wi.gov/topic/waterways/construction/wetlands.html>). The permit conditions are attached to this letter. You are responsible for meeting all general permit eligibility standards and permit conditions. This includes notifying the Department before starting the project, and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first. This permit coverage constitutes the state of Wisconsin's wetland water quality certification under USCS s. 1341 (Clean Water Act s. 401).

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes. If you need to modify your project please contact your local Water Management Specialist, Marty Dillenburg at (920) 296-6507 or email [marty.dillenburg@wisconsin.gov](mailto:marty.dillenburg@wisconsin.gov) to discuss your proposed modifications.

The Department of Natural Resources appreciates your willingness to comply with wetland regulations, which help to protect the water quality, fish and wildlife habitat, natural scenic beauty and recreational value of Wisconsin's wetland resources for future generations. Please be sure to obtain any other local, state or federal permits that are required before starting your project.

If you have any questions, please call me at (920) 296-6507 or email [marty.dillenburg@wisconsin.gov](mailto:marty.dillenburg@wisconsin.gov).

Sincerely,



Marty Dillenburg  
Water Management Specialist

cc: Jeff Felland, (608) 242-6610, Consultant, MSA Professional Services  
U.S. Army Corps of Engineers, usace\_requests\_wi@usace.army.mil  
Jamie Ludovic, Director of Central Services, Washington County  
Dan Nehls, (262) 339-3666, Conservation Warden, Wisconsin DNR

## **WDNR-GP1-2017 Permit Conditions – Residential/Commercial/Industrial**

You agree to comply with the following conditions:

1. **Application.** You shall submit a complete application package to the Department as outlined in the application materials and section 2 of this permit. If requested, you shall furnish the Department, within a reasonable timeframe, any information the department needs to verify compliance with the terms and conditions of this permit.
2. **Certification.** Acceptance of general permit WDNR-GP1-2017 and efforts to begin work on the activities authorized by this general permit signifies that you have certified the project meets all eligibility standards outlined in Section 1 of this permit and that you have read, understood and have agreed to follow all terms and conditions of this general permit.
3. **Reliance on Applicant's Data.** The determination by this office that a confirmation of authorization is not contrary to wetland water quality standards will be based upon the information provided by the applicant and any other information required by the DNR.
4. **Project Plans.** This permit does not authorize any work other than what is specifically described in the notification package and plans submitted to the Department and you certified is in compliance with the terms and conditions of WDNR-GP1-2017
5. **Expiration.** This WDNR-GP1-2017 expires on October 31, 2022. The time limit for completing work authorized by the provisions of WDNR-GP1-2017 ends 5 years after the date on which the discharge is considered to be authorized under WDNR-GP1-2017 or until the discharge is completed, whichever occurs first.
6. **Other Permit Requirements.** You are responsible for obtaining any other permit or approval that may be required for your project by local zoning ordinances, other local authority, other state permits and by the U.S. Army Corps of Engineers before starting your project.
7. **Authorization Distribution.** You must supply a copy of the permit coverage authorization to every contractor working on the project.

8. **Project Start.** You shall notify the Department before starting construction.
9. **Permit Posting.** You must post a copy of this permit coverage letter at a conspicuous location on the project site prior to the execution of the permitted activity, and remaining at least five days after stabilization of the area of permitted activity. You must also have a copy of the permit coverage letter and approved plan available at the project site at all times until the project is complete.
10. **Permit Compliance.** The department may modify or revoke coverage of this permit if the project is not constructed in compliance with the terms and conditions of this permit, or if the Department determines the project will be detrimental to wetland water quality standards. Any act of noncompliance with this permit constitutes a permit violation and is grounds for enforcement action. Additionally, if any applicable conditions of this permit are found to be invalid or unenforceable, authorization for all activities to which that condition applies is denied.
11. **Construction Timing.** Once wetland work commences, all wetland construction activities must be continuous until the permitted activity is completed and the site is stabilized.
12. **Construction.** No other portion of the wetland may be disturbed beyond the area designated in the submitted plans.
13. **Project Completion.** Within one week of completion of the regulated activity, you shall submit to the Department a statement certifying the project is in compliance with all the terms and conditions of this permit, and photographs of the activities authorized by this permit. This statement must reference the Department-issued docket number, and be submitted to the Department staff member that authorized coverage.
14. **Proper Maintenance.** You must maintain the activity authorized by WDNR-GP1-2017 in good condition and in conformance with the terms and conditions of this permit utilizing best management practices. Any structure or fill authorized shall be properly maintained to ensure no additional impacts to the remaining wetlands.
15. **Site Access.** Upon reasonable notice, you shall allow access to the site to any Department employee who is investigating the project's construction, operation, maintenance or permit compliance with the terms and conditions of WDNR-GP1-2017 and applicable laws.
16. **Erosion and siltation controls.** The project site shall implement erosion and sediment control measures that adequately control or prevent erosion, and prevent damage to wetlands as outlined in NR 151.11(6m), Wis. Adm. Code.
17. **Equipment use.** The equipment used in the wetlands must be low ground weight equipment as specified by the manufacturer specifications.
18. **Invasive Species.** All project equipment shall be decontaminated for removal of invasive species prior to and after each use on the project site by utilizing other best management practices to avoid the spread of invasive species as outlined in NR 40, Wis. Adm. Code. For more information, refer to <http://dnr.wi.gov/topic/Invasives/bmp.html>.



19. **Federal and State Threatened and Endangered Species.** WDNR-GP1-2017 does not affect the DNR's responsibility to insure that all authorizations comply with Section 7 of the Federal Endangered Species Act, s. 29.604, Wis. Stats and applicable State Laws. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. No activity is authorized which is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Federal Endangered Species Act and/or State law or which is likely to destroy or adversely modify the critical habitat of a species as identified under the Federal Endangered Species Act.
20. **Special Concern Species.** If the Wisconsin National Heritage Inventory lists a known special concern species to be present in the project area you will take reasonable action to prevent significant adverse impacts or to enhance the habitat for the species of concern.
21. **Historic Properties and Cultural Resources.** WDNR-GP1-2017 does not affect the DNR's responsibility to insure that all authorizations comply with Section 106 of the National Historic Preservation Act and s. 44.40, Wis. Stats. No DNR authorization under this permit will be granted for projects found not to comply with these Acts/laws. Information on the location and existence of historic resources can be obtained from the State Historic Preservation Office and the National Register of Historic Places. If cultural, archaeological, or historical resources are unearthed during activities authorized by this permit, work must be stopped immediately and the State Historic Preservation Officer must be contacted for further instruction.
22. **Preventive Measures.** Measures must be adopted to prevent potential pollutants from entering a wetland or waterbody. Construction materials and debris, including fuels, oil, and other liquid substances, will not be stored in the construction area in a manner that would allow them to enter a wetland or waterbody as a result of spillage, natural runoff, or flooding. If a spill of any potential pollutant should occur, it is the responsibility of the permittee to remove such material, to minimize any contamination resulting from this spill, and to immediately notify the State Duty Officer at **1-800-943-0003**.
23. **Suitable fill material.** All fill authorized under this permit must consist of clean suitable soil material, as defined by s. NR 500.03(214), Wis. Admin. Code, free from hazardous substances as defined by s. 289.01(11), Wis. Stats., and free from solid waste as defined by s. 289.01(11) and (33), Wis. Stats.
24. **Standard for Coverage.** Wetland impacts from the project will cause only minimal adverse environmental impacts as determined by the Department.
25. **Transfers.** Coverage under this permit is transferable to any person upon prior written approval of the transfer by the Department.
26. **Limits of State Liability.** In authorizing work, the State Government does not assume any liability, including for the following:
- a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
  - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the State in the public interest.
  - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

- d. Design or construction deficiencies associated with the permitted work.
- e. Damage claims associated with any future modification, suspension, or revocation of this WDNR-GP1-2017.

27. **Reevaluation of Decision.** The Department may suspend, modify or revoke authorization of any previously authorized activity and may take enforcement action if any of the following occur:

- a. The applicant fails to comply with the terms and conditions of WDNR-GP1-2017.
- b. The information provided by the applicant in support of the permit application proves to have been false, incomplete, or inaccurate.
- c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

# Wetland and Waterway Delineation Report

June 17, 2019

TRC Project No. 326865.0000.0000

## Sherman Road

W206 N16001 Stonebrook Drive  
Jackson, WI 53037

### Prepared For:

JJ Merkel Contractor, Inc.  
W198N11333 Jamestree Road  
Germantown, WI 53022

### Prepared By:

Lesley Brotkowski  
WDNR Assured Wetland Delineator  
TRC Environmental Corporation  
150 N. Patrick Blvd., Suite 180  
Brookfield, WI 53045



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## APPENDICES

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## 1.0 Introduction

On behalf of JJ Merkel Contractor, Inc., TRC Environmental Corporation (TRC) conducted a wetland and waterway delineation within a designated Study Area on Sherman Road (Figure 1, Appendix A). The Study Area was approximately 1.90 acres and located in Section 19, Township 10 North, Range 20 East in the Village of Jackson, Washington County, Wisconsin.

### Landowner's Name and Contact Information:

Joe Merkel  
JYM Investments, LLC  
W198N11333 Jamestree Road  
Germantown, WI 53022

The purpose of this wetland and waterway delineation was to determine the current location and extent of wetlands and waterways within a designated Study Area for planning purposes. Our study is presented here in terms of methodology, results, and conclusions.

The wetland and waterway delineation was conducted by TRC scientist Lesley Brotkowski on May 17, 2019. Lesley Brotkowski was the lead investigator and is the author of this report.

### 1.1 Statement of Qualifications

TRC has extensive experience managing and conducting wetland delineations across the United States. TRC's biologists and ecologists have been trained to properly and consistently apply the methods set forth in the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplements. They have direct experience identifying and documenting indicators of hydrophytic vegetation, wetland hydrology, and hydric soil and are experienced in dealing with naturally problematic and disturbed conditions.

TRC's large natural resources staff have the capability to coordinate wetland survey teams to meet fast-track project schedules and satisfy the challenges of complex or controversial projects.

**Ms. Lesley Brotkowski**, WDNR Assured Wetland Delineator and Senior Ecologist, earned a Master's Degree in Ecology and Conservation Biology from the University of Illinois at Urbana-Champaign. Ms. Brotkowski has experience with a variety of wetland delineation, habitat assessment, conservation, and restoration projects throughout Wisconsin and has completed the Advanced Wetland Delineation, Field Indicators of Hydric Soils, and Grasses, Sedges, and Rushes workshops provided by UW-La Crosse. Ms. Brotkowski is a part of the Wetland Delineation Professional Assurance Initiative of the Wisconsin Department of Natural Resources (WDNR). This means her work is assured for purposes of State of Wisconsin wetland delineations.

### 1.2 Agency Regulatory Authority

The wetlands and/or waterways identified in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of Wisconsin Department of Natural Resources (WDNR), and local jurisdiction under county, town, city, or village.



## 2.0 Methods

This wetland and waterway delineation was conducted in accordance with the guidelines of the 1987 Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0, 2012) and in general accordance with Wisconsin Department of Natural Resources guidelines. National Wetland Indicator status and taxonomic nomenclature is referenced from The National Wetland Plant List (Lichvar et al., 2016). National Wetland Indicator status is based on the Northcentral and Northeast Region, NGL sub-region. Indicators of hydric soil are based on the Field Indicators of Hydric Soils in the United States guide Version 8.1 (Vasilas et. al., 2017). This report has also been prepared in accordance with the guidelines set forth in the "Guidance for Submittal of Delineation Reports to the St. Paul District Corps of Engineers and the Wisconsin Department of Natural Resources" document issued March 4, 2015.

### 2.1 Off-Site Review

Prior to conducting fieldwork, several maps were reviewed including the United States Geological Survey (USGS) 7.5' Quadrangle Map, Natural Resource Conservation Service (NRCS) Soil Survey Map, Wisconsin Wetland Inventory (WWI) Map, and aerial imagery. These sources were used to identify areas likely to contain wetlands and waterways.

Precipitation data from approximately 90 days prior to the field investigation were obtained from a weather station near the Study Area and compared with 30-year average precipitation data obtained from a NRCS WETS Table for the County where the Study Area was located to determine if antecedent hydrologic conditions at the time of the site visit were normal, wetter, or drier than the normal range.

### 2.2 On-Site Field Investigation

Areas having wetland indicators within the Study Area were evaluated in the field by TRC wetland scientist Lesley Brotkowski on May 17, 2019. Sample points were located in areas exhibiting wetland and upland characteristics to document the presence and/or absence of wetlands and to provide support for the delineated wetland boundaries. At each sample point, data were collected to document the vegetation and hydrophytic vegetation indicators, soil profile and hydric soil indicators, and wetland hydrology indicators.

Plant species were identified at each sample point and their wetland indicator status; obligate wetland (OBL), facultative wetland (FACW), facultative (FAC), facultative upland (FACU), or upland (UPL); was determined by referencing The National Wetland Plant List (Lichvar et al., 2016). Soil pits were dug to the depth needed to document a hydric soil indicator or confirm the absence of indicators. Soil color was determined using a Munsell soil color chart. The sample point plots and soil pits were evaluated for presence of wetland hydrology indicators.

The wetland boundaries were delineated and staked using wire pin flags. Wetland boundaries were generally determined by distinct to subtle differences in the abundance of hydrophytic vegetation and non-hydrophytic vegetation, presence versus absence of hydric soil indicators, and presence versus absence of wetland hydrology indicators.

## 3.0 Results

### 3.1 Off-Site Review

The County Contour Map (Appendix A, Figure 2) showed elevations ranging from 848 to 861 feet above sea level. Based on the contour map apparent surface water flow would be from higher elevations around the edges of the Study Area to lower elevations in the middle of the Study Area.

According to the NRCS Soil Survey map (Appendix A, Figure 3) three mapped soil units are located within the Study Area. The soils mapped within the Study Area are listed on Table 1 below.

**Table 1 Mapped Soils**

| Map Unit Symbol | Soil Series Name                           | Drainage Class          | Hydric Rating % | % of Study Area |
|-----------------|--------------------------------------------|-------------------------|-----------------|-----------------|
| BsA             | Brookston silt loam, 0 to 2 percent slopes | Poorly drained          | 95              | 63.24           |
| FsB             | Fox silt loam, 2 to 6 percent slopes       | Well drained            | 0               | 13.75           |
| NnA             | Nenno silt loam, 1 to 3 percent slopes     | Somewhat poorly drained | 10              | 23.01           |

The Wisconsin Wetland Inventory (WWI) map (Appendix A, Figure 4) depicted one wetland within the Study Area. The type of wetland shown on the WWI map within the Study Area is listed in Table 2 below.

**Table 2 Mapped WWI Wetland Types**

| Map Unit Symbol | Description                                            |
|-----------------|--------------------------------------------------------|
| T3K             | Forested, Broad-leaved deciduous, Wet Soil, Palustrine |

A review of aerial imagery from 1995, 2000, 2005, 2010, and 2015 (Appendix A, Figures 5-9) shows the Study Area as primarily wooded with an access road through the central portion of the site. A building appeared in the western portion of the Study Area on the 2000 aerial and was removed on the 2010 aerial. The aerial review shows recent grading activity north and west of the Study Area and railroad tracks to the east.

Prior to conducting the field visit, antecedent precipitation data were analyzed. Data were obtained from a nearby weather station (Jackson (WI) USC00473930) and compared to data from a nearby WETS station (Germantown, WI). The most recent rainfall event prior to the site visit was 0.01 inches, which occurred on May 10, 2019. Precipitation for the 14 days prior to the site visit was 0.92 inches. The precipitation data for the 90-day period prior to the field visit (Appendix B, Table 3) were entered into a WETS analysis worksheet (Appendix B, Table 4) to weight the information from each preceding month to analyze hydrologic conditions. Based on this analysis, the antecedent hydrologic conditions were

considered to be within a normal range, suggesting that climatic/hydrologic conditions were normal for this time of year.

## **3.2 On-Site Field Investigation**

### **3.2.1 Site Description**

The Study Area is located along the north side of Sherman road and is bordered by railroad tracks to the east and a site under active development to the west. The Study Area is comprised of wooded habitat and an abandoned access road. Surface water from the surrounding landscape generally drains towards the Study Area.

Historic fill was observed in the abandoned access road and grading of soil was observed in the northern, western (adjacent to development access road), and southern (adjacent to Sherman Road) portions of the Study Area. Thus, soils in these areas were disturbed and normal circumstances were not present at these locations.

### **3.2.2 Uplands**

Upland plant communities observed in the Study Area included woodland and grassy areas closer to Sherman Road. Sample points DP-1, DP-3, and DP-4 were paired with wetland sample points to document the delineated wetland boundaries. Sample Point DP-1 was located in an upland area where there was a mapped WWI wetland that was not actually a wetland.

### **3.2.3 Wetlands**

One wetland (W-1) was delineated. The delineated wetland boundary and sample points are shown on a map (Exhibit A) in Appendix C. Data and photographs were collected and recorded on Wetland Determination Data Forms at six sample points to document wetland and upland locations (Appendix D).

#### Wetland W-1 (Hardwood Swamp and Fresh (Wet) Meadow)

Wetland W-1 was approximately 1.44 acres within the Study Area and consisted of a mix of Hardwood Swamp and Fresh (Wet) Meadow plant communities. Wetland W-1 was not contained entirely within the Study Area. The boundary of wetland W-1 extends beyond the Study Area offsite to the north, west, and east. Three wetland data points (DP-2, DP-4, and DP-6) were taken within W-1 and three upland sample points (DP-1, DP-3 and DP-5) were taken in adjacent upland areas.

Dominant vegetation within wetland W-1 in the tree stratum consisted of *Fraxinus pennsylvanica* (green ash) and *Quercus bicolor* (swamp white oak). Dominant vegetation within the sapling/shrub stratum consisted of *Rhamnus cathartica* (common buckthorn), *Cornus racemosa* (gray dogwood), and *Acer negundo* (boxelder). Dominant vegetation in the herbaceous stratum consisted of *Phalaris arundinacea* (reed canary grass), *Carex stipata* (awl-fruit sedge), *Rhamnus cathartica*, *Geranium maculatum* (spotted geranium), and *Hydrophyllum virginianum* (Virginia waterleaf). Primary wetland hydrology indicators included Surface Water (A1), High Water Table (A2), Saturation (A3), and Aquatic Fauna (B13);

secondary indicators included Geomorphic Position (D2), and a positive FAC-Neutral Test (D5). Hydric soil indicators included Redox Dark Surface (F6).

The boundary of wetland W-1 was based on subtle to distinct topographic breaks, the boundary between hydrophytic and non-hydrophytic vegetation, the boundary between the presence and absence of wetland hydrology indicators, and the boundary between hydric and non-hydric soil.

#### **3.2.4 Professional Opinion On Wetland Susceptibility Per NR 151**

Table 5 in Appendix E lists a professional opinion on wetland susceptibility, based on a request by the WDNR, to do so per revised NR 151 guidance (Guidance #3800-2015-02). Please note that the final determination of wetland susceptibility rests with the WDNR.

## **4.0 Conclusions**

Based on the wetland delineation completed by TRC, one wetland (W-1) was delineated totaling 1.44 acres of wetlands within the 1.90-acre Study Area. No other aquatic resources were observed within the Study Area.

Wetlands and other aquatic resources delineated and identified in this report are a professional finding based on current regulatory guidelines published by the USACE and WDNR at the time the resources were delineated. Unknown and future conditions that affect observations of field indicators or change in interpretation of regulatory policy or methods may modify future findings.

The ultimate authority to determine the location of the wetland boundary and jurisdictional authority over the wetlands and other aquatic resources identified in this report resides with the USACE and WDNR. Decisions made by staff of these regulatory agencies may result in modifications to the location of the wetland or other aquatic resource boundaries shown in this report. In addition, the USACE and WDNR have jurisdictional authority to determine which features are exempt from regulation or non-jurisdictional. If the client proposes to modify a potentially exempt or non-jurisdictional feature, a WDNR Artificial Determination Exemption and USACE Approved Jurisdictional Determination (AJD) would be needed. Furthermore, municipalities, townships and counties may have local zoning authority over certain areas or types of wetlands and waterways. The determination that a wetland or waterway is subject to regulatory jurisdiction is made independently by the agencies.

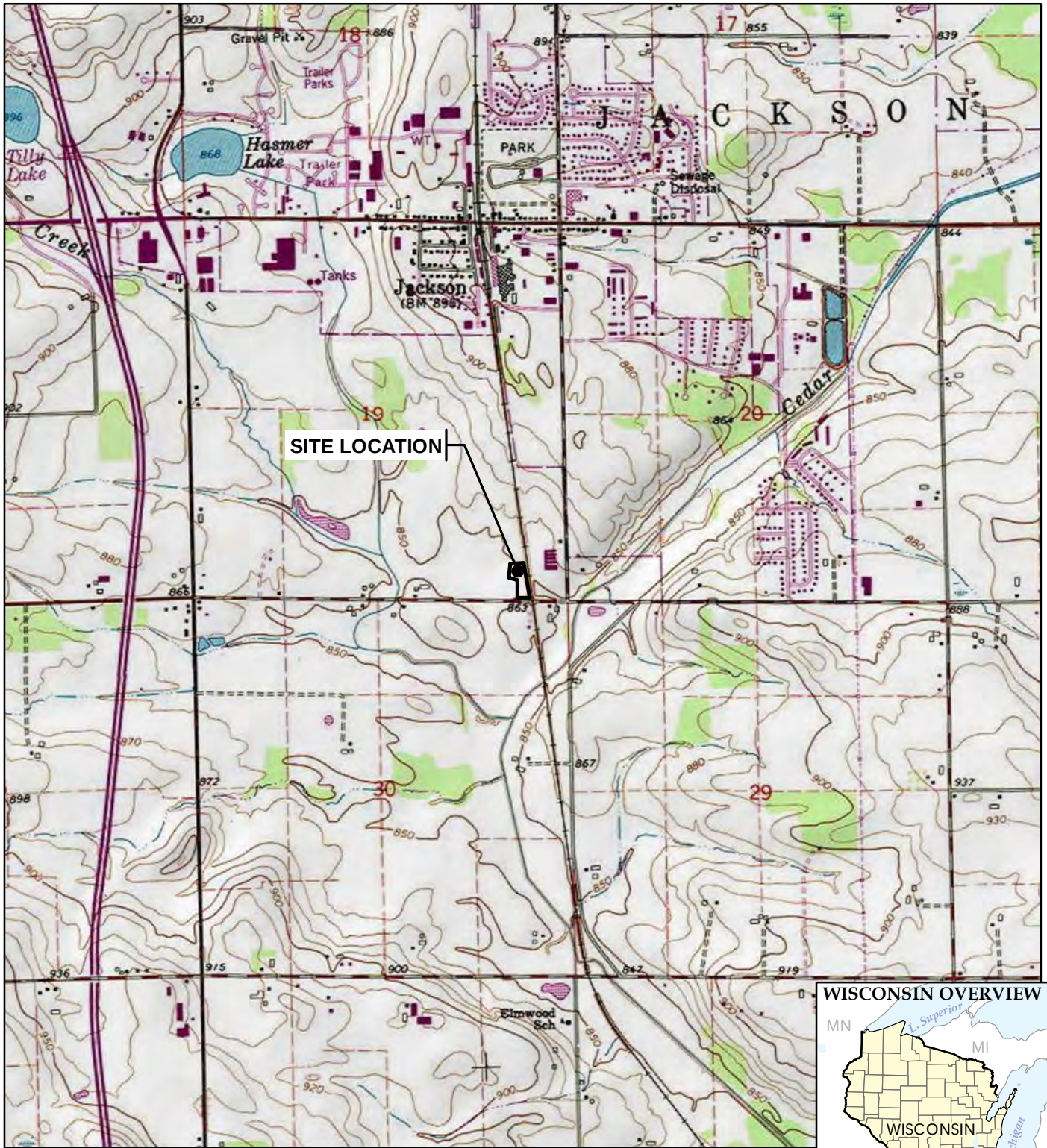
Any activity in a delineated wetland or below the Ordinary High Water Mark of other aquatic resources may require USACE and WDNR permits, and local government permits. If the Client proceeds to change, modify or utilize the property in question without obtaining authorization from the appropriate regulatory agency, it will be done at the Client's own risk and TRC Environmental Corporation shall not be responsible or liable for any resulting damages.

## 5.0 References

- Charts, Munsell Soil Color. 1994. "Munsell color." Macbeth Division of Kollmorgen Instruments Corporation, New Windsor, NY 12553.
- Eggers, Steve D. and Donald M. Reed. 1997. Wetland Plants and Plant Communities of Minnesota and Wisconsin. 2<sup>nd</sup> Ed. U.S. Army Corps of Engineers, St. Paul District.
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- Lichvar, R.W., M. Butterwick, N.C. Melvin, and W.N. Kirchner. 2016. The National Wetland Plant List: 2016 Update of Wetland Ratings. *Phytoneuron* 2014-41: 1-42.
- Midwestern Regional Climate Center cli-MATE Database (Web Address: <http://mrcc.isws.illinois.edu/CLIMATE/>)
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- U.S. Army Corps of Engineers. 2012. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0)*, ed. J.S. Wakeley, R. W. Lichvar, C.V. Noble, and J.F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- USDA Natural Resources Conservation Service Web Soil Survey (Web Address: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx> )
- USDA NRCS Climate Analysis by County Web Site (WETS). (Web Address: <http://www.wcc.nrcs.usda.gov/climate/wetlands.html> )
- Vasilas, L. M., G. W. Hurt, and J.F. Berkowitz. 2017. "Field indicators of hydric soils in the United States." US Dep. Agric., NRCS, in cooperation with the National Technical Committee for Hydric Soils. Version 8.1.
- Wisconsin Department of Natural Resources, 2016. Surface Water Data Viewer: <http://dnrm.wisconsin.gov/sl/?Viewer=SWDV>.



## **Appendix A: Figures**



BASE MAP FROM USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE SERIES.



1" = 2,000'  
1:24,000

0 2,000 4,000  
FEET

#### WISCONSIN OVERVIEW



150 North Patrick Blvd.  
Suite 180  
Brookfield, WI 53045  
Phone: 262.879.1212

TRC - GIS

PROJECT:

**JJ MERKEL CONTRACTOR, INC.  
SHERMAN ROAD WETLAND AND WATERWAY DELINEATION  
WASHINGTON COUNTY, WI**

TITLE:

**SITE LOCATION MAP**

DRAWN BY:

S. MAJOR

CHECKED BY:

A. LARSEN

APPROVED BY:

L. BROTKOWSKI

DATE:

JUNE 2019

PROJ. NO.:

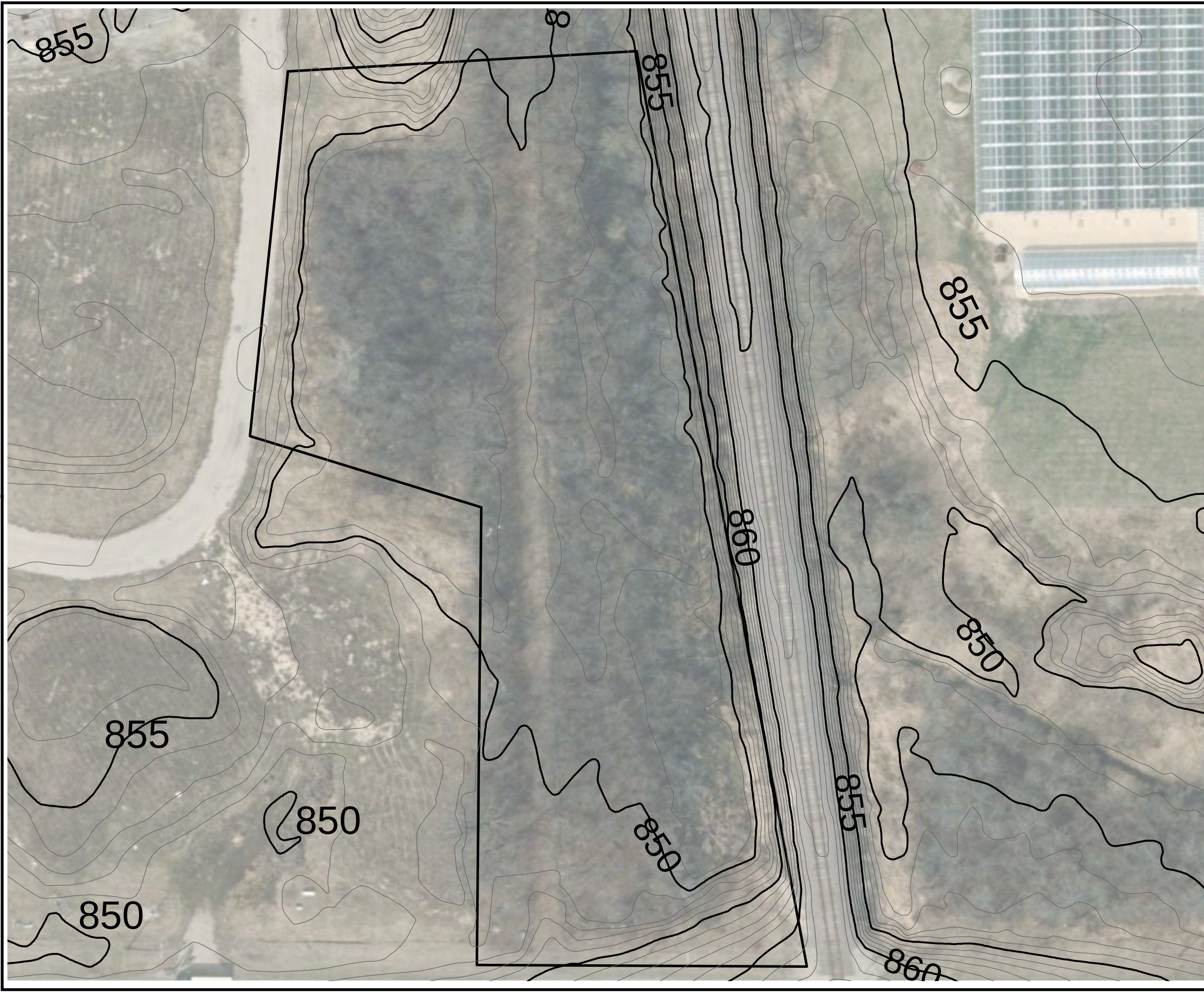
326865

FILE:

326865-001slm.mxd

**FIGURE 1**





**LEGEND**

 STUDY

 5' INDEX CONTOUR

 INTERMEDIATE CONTOUR

**NOTES**

1. BASE MAP IMAGERY FROM WASHINGTON COUNTY GIS, 2015.

2. CONTOURS FROM WASHINGTON COUNTY GIS SERVER.



050100

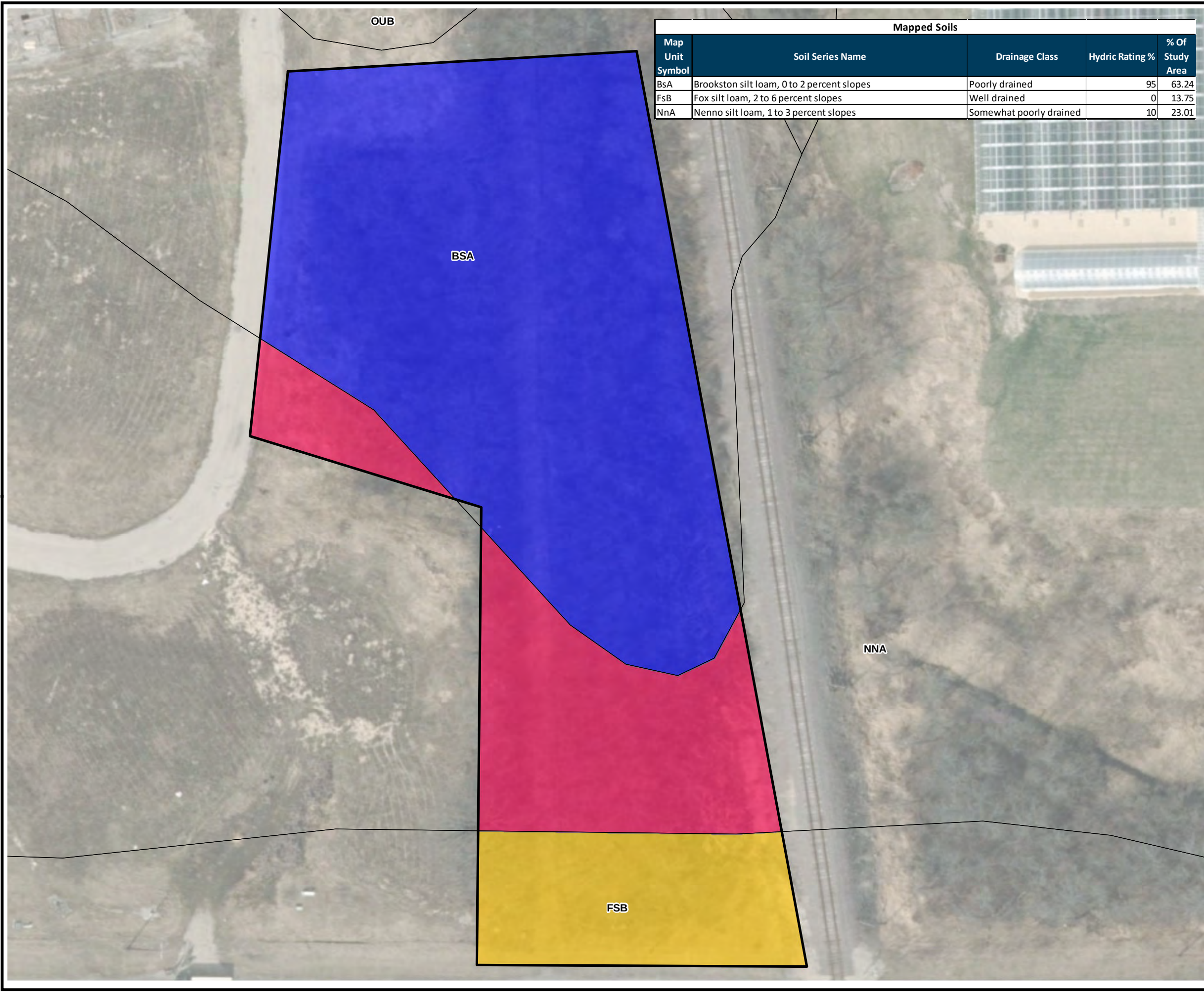
Feet

1" = 50'

1:600

|                                                                                       |               |                                                                                                      |        |
|---------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------|--------|
| PROJECT:                                                                              |               | JJ MERKEL CONTRACTOR, INC.<br>SHERMAN ROAD WETLAND AND WATERWAY DELINEATION<br>WASHINGTON COUNTY, WI |        |
| TITLE:<br><br>CONTOUR MAP                                                             |               |                                                                                                      |        |
| DRAWN BY:                                                                             | S. MAJOR      | PROJ. NO.:                                                                                           | 326865 |
| CHECKED BY:                                                                           | A. LARSEN     | FIGURE 2                                                                                             |        |
| APPROVED BY:                                                                          | L. BROTKOWSKI |                                                                                                      |        |
| DATE:                                                                                 | JUNE 2019     |                                                                                                      |        |
|  |               | 150 North Patrick Blvd.<br>Suite 180<br>Brookfield, WI 53045<br>Phone: 262.879.1212                  |        |
| FILE NO.:                                                                             |               | 326865-002ctr.mxd                                                                                    |        |





LEGEND

 STUDY AREA

 BSA- BROOKSTON SILT LOAM, 0 TO 2 PERCENT SLOPES

 FSB- FOX SILT LOAM, 2 TO 6 PERCENT SLOPES

 NNA- NENNO SILT LOAM, 1 TO 3 PERCENT SLOPES

NOTES

1. BASE MAP IMAGERY FROM WASHINGTON COUNTY, 2015.

2. SOILS DATA ACQUIRED FROM USDA/NRCS SSURGO SOILS DATABASE.

050100

Feet

1" = 50'

1:600

PROJECT:

JJ MERKEL CONTRACTOR, INC.  
SHERMAN ROAD WETLAND AND WATERWAY DELINEATION  
WASHINGTON COUNTY, WI

TITLE:

SOILS MAP

DRAWN BY: S. MAJOR

CHECKED BY: A. LARSEN

APPROVED BY: L. BROTKOWSKI

DATE: JUNE 2019

PROJ. NO.: 326865

FIGURE 3

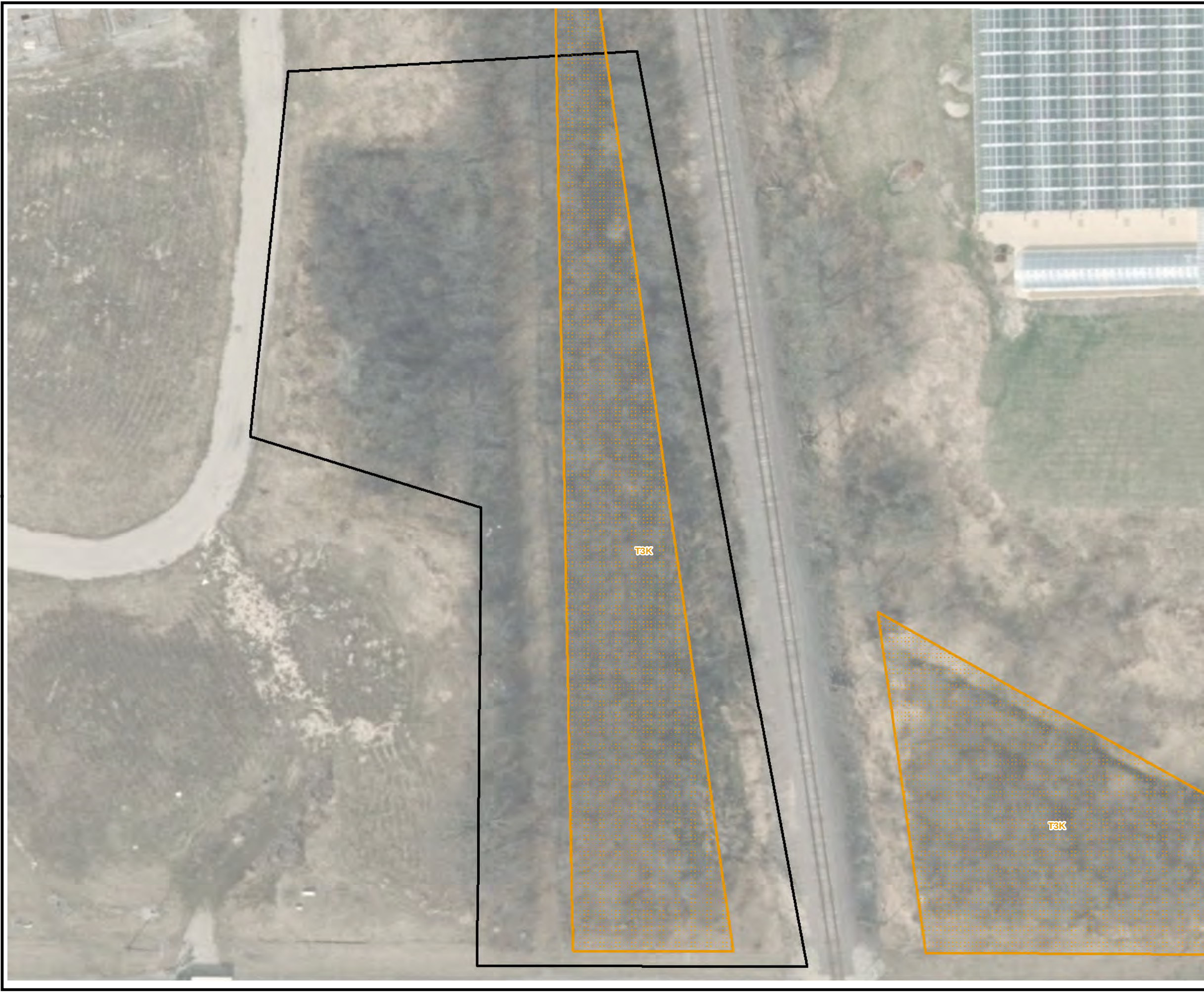


150 North Patrick Blvd.  
Suite 180  
Brookfield, WI 53045  
Phone: 262.879.1212

FILE NO:

326865-003soilsx.mxd





**LEGEND**

 STUDY AREA

 WISCONSIN WETLAND INVENTORY (WWI) WETLAND

**NOTES**

1. BASE MAP IMAGERY FROM WASHINGTON COUNTY, 2015.

2. WISCONSIN WETLAND INVENTORY WETLANDS FROM WISCONSIN DNR GEODATABASE.



050100

Feet

1 " = 50 '  
1:600

PROJECT:

JJ MERKEL CONTRACTOR, INC.  
SHERMAN ROAD WETLAND AND WATERWAY DELINEATION  
WASHINGTON COUNTY, WI

TITLE:

WISCONSIN WETLAND INVENTORY MAP

DRAWN BY: S. MAJOR

CHECKED BY: A. LARSEN

APPROVED BY: L. BROTKOWSKI

DATE: JUNE 2019

PROJ. NO.: 326865

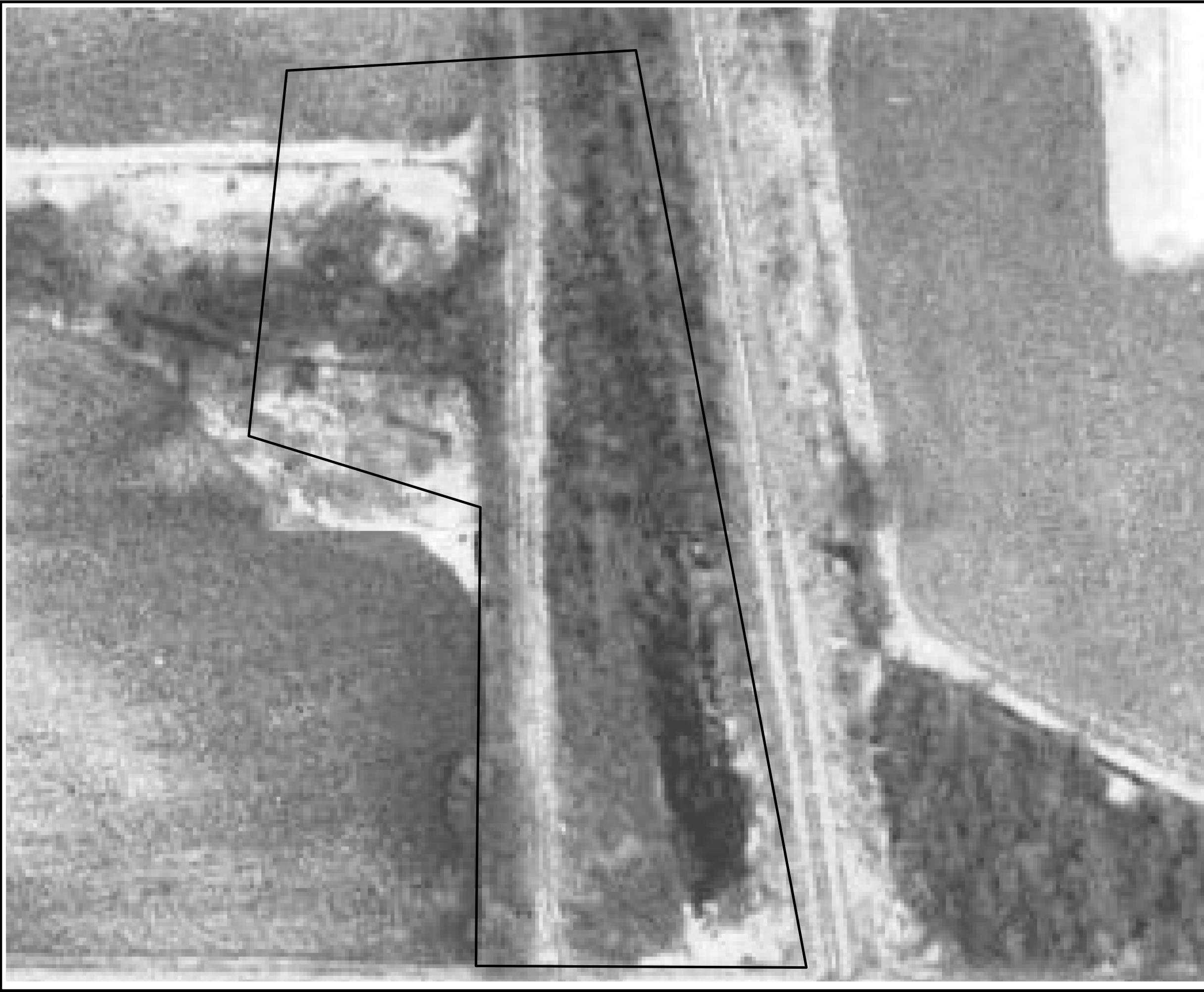
FIGURE 4



150 North Patrick Blvd.  
Suite 180  
Brookfield, WI 53045  
Phone: 262.879.1212

FILE NO.: 326865-004WWI.mxd



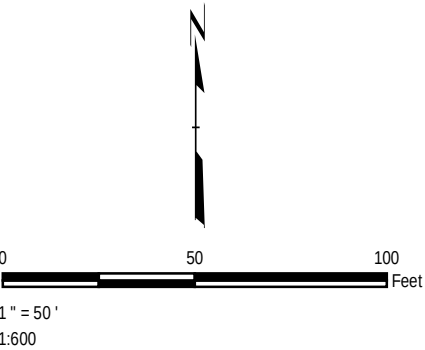


LEGEND

 STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM WASHINGTON COUNTY GIS, 1995.



|                                                                                       |               |                                                                                                      |        |
|---------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------|--------|
| PROJECT:                                                                              |               | JJ MERKEL CONTRACTOR, INC.<br>SHERMAN ROAD WETLAND AND WATERWAY DELINEATION<br>WASHINGTON COUNTY, WI |        |
| TITLE:                                                                                |               | 1995 AERIAL MAP                                                                                      |        |
| DRAWN BY:                                                                             | S. MAJOR      | PROJ. NO.:                                                                                           | 326865 |
| CHECKED BY:                                                                           | A. LARSEN     | FIGURE 5                                                                                             |        |
| APPROVED BY:                                                                          | L. BROTKOWSKI |                                                                                                      |        |
| DATE:                                                                                 | JUNE 2019     |                                                                                                      |        |
|  |               | 150 North Patrick Blvd.<br>Suite 180<br>Brookfield, WI 53045<br>Phone: 262.879.1212                  |        |
| FILE NO.:                                                                             |               | 326865-006Aerial.mxd                                                                                 |        |

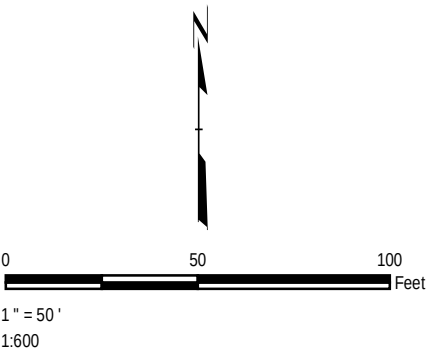


LEGEND

 STUDY AREA

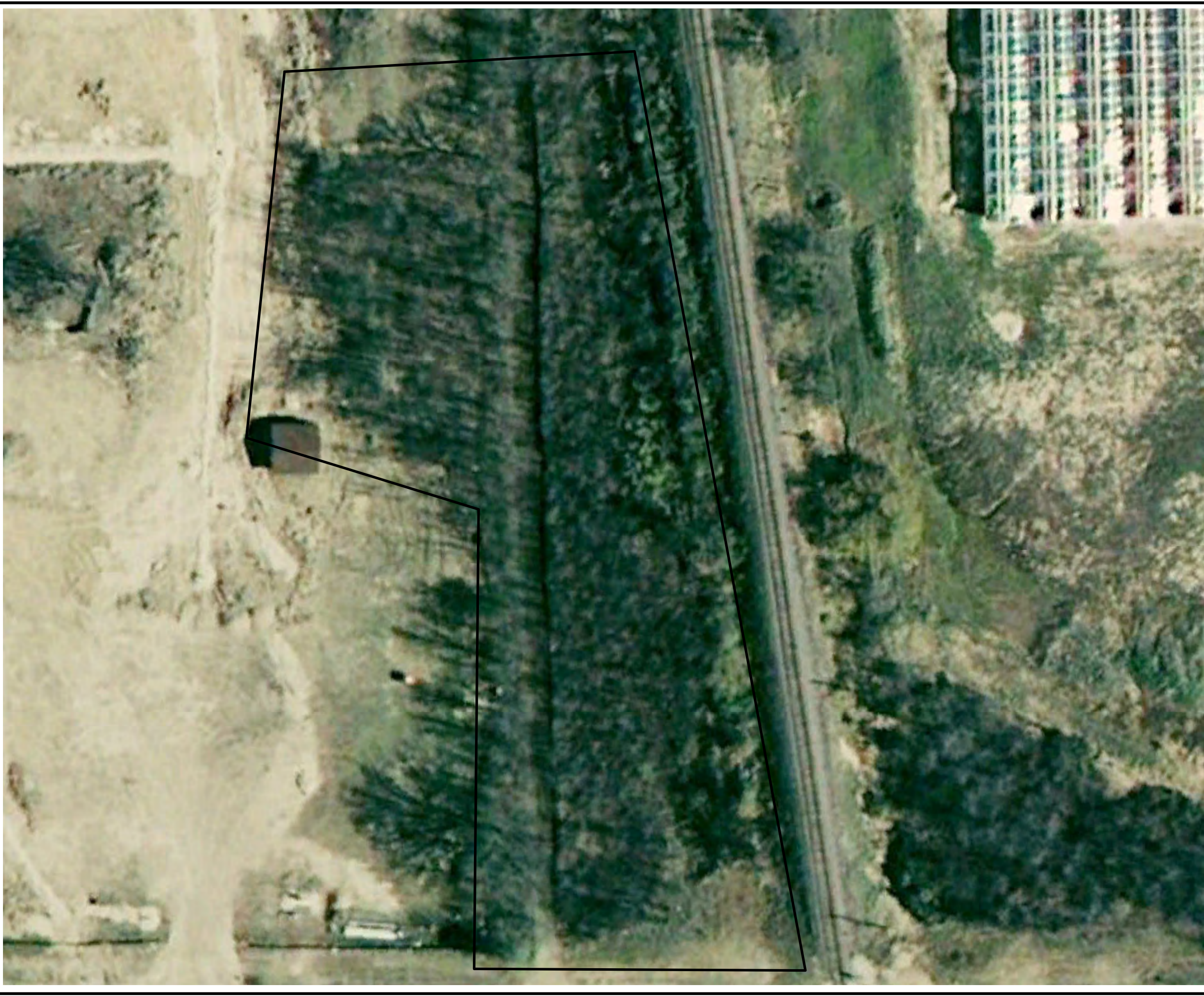
NOTES

1. BASE MAP IMAGERY FROM WASHINGTON COUNTY GIS, 2000.



|                                                                                                               |               |                                                                                     |        |
|---------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|--------|
| PROJECT: JJ MERKEL CONTRACTOR, INC.<br>SHERMAN ROAD WETLAND AND WATERWAY DELINEATION<br>WASHINGTON COUNTY, WI |               |                                                                                     |        |
| TITLE: 2000 AERIAL MAP                                                                                        |               |                                                                                     |        |
| DRAWN BY:                                                                                                     | S. MAJOR      | PROJ. NO.:                                                                          | 326865 |
| CHECKED BY:                                                                                                   | A. LARSEN     | FIGURE 6                                                                            |        |
| APPROVED BY:                                                                                                  | L. BROTKOWSKI |                                                                                     |        |
| DATE:                                                                                                         | JUNE 2019     |                                                                                     |        |
|                          |               | 150 North Patrick Blvd.<br>Suite 180<br>Brookfield, WI 53045<br>Phone: 262.879.1212 |        |
| FILE NO.:                                                                                                     |               | 326865-007Aerial.mxd                                                                |        |



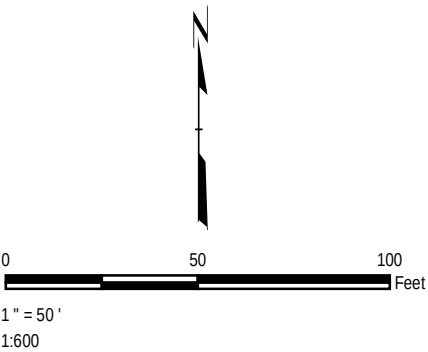


LEGEND

 STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM GOOGLE EARTH PRO, 2005.



|                                                                                       |  |                                                                                     |  |
|---------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------|--|
| PROJECT:                                                                              |  | JJ MERKEL CONTRACTOR, INC.                                                          |  |
| SHERMAN ROAD WETLAND AND WATERWAY DELINEATION<br>WASHINGTON COUNTY, WI                |  |                                                                                     |  |
| TITLE:                                                                                |  |                                                                                     |  |
| 2005 AERIAL MAP                                                                       |  |                                                                                     |  |
| DRAWN BY:                                                                             |  | S. MAJOR                                                                            |  |
| CHECKED BY:                                                                           |  | A. LARSEN                                                                           |  |
| APPROVED BY:                                                                          |  | L. BROTKOWSKI                                                                       |  |
| DATE:                                                                                 |  | JUNE 2019                                                                           |  |
|                                                                                       |  | PROJ. NO.: 326865                                                                   |  |
|                                                                                       |  | FIGURE 7                                                                            |  |
|  |  | 150 North Patrick Blvd.<br>Suite 180<br>Brookfield, WI 53045<br>Phone: 262.879.1212 |  |
| FILE NO.:                                                                             |  | 326865-008Aerial.mxd                                                                |  |



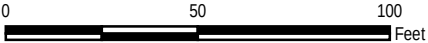


LEGEND

 STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM WASHINGTON COUNTY GIS, 2010.



1" = 50'  
1:600

|                                                                                                                           |               |                                                                                     |        |
|---------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|--------|
| PROJECT:<br><b>JJ MERKEL CONTRACTOR, INC.<br/>SHERMAN ROAD WETLAND AND WATERWAY DELINEATION<br/>WASHINGTON COUNTY, WI</b> |               |                                                                                     |        |
| TITLE:<br><b>2010 AERIAL MAP</b>                                                                                          |               |                                                                                     |        |
| DRAWN BY:                                                                                                                 | S. MAJOR      | PROJ. NO.:                                                                          | 326865 |
| CHECKED BY:                                                                                                               | A. LARSEN     | <b>FIGURE 8</b>                                                                     |        |
| APPROVED BY:                                                                                                              | L. BROTKOWSKI |                                                                                     |        |
| DATE:                                                                                                                     | JUNE 2019     |                                                                                     |        |
|                                      |               | 150 North Patrick Blvd.<br>Suite 180<br>Brookfield, WI 53045<br>Phone: 262.879.1212 |        |
| FILE NO.:                                                                                                                 |               | 326865-009Aerial.mxd                                                                |        |



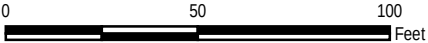


LEGEND

 STUDY AREA

NOTES

1. BASE MAP IMAGERY FROM WASHINGTON COUNTY GIS, 2015.



1" = 50'  
1:600

|                                                                                       |  |                            |  |
|---------------------------------------------------------------------------------------|--|----------------------------|--|
| PROJECT:                                                                              |  | JJ MERKEL CONTRACTOR, INC. |  |
| SHERMAN ROAD WETLAND AND WATERWAY DELINEATION<br>WASHINGTON COUNTY, WI                |  |                            |  |
| TITLE:                                                                                |  |                            |  |
| 2015 AERIAL MAP                                                                       |  |                            |  |
| DRAWN BY:                                                                             |  | S. MAJOR                   |  |
| CHECKED BY:                                                                           |  | A. LARSEN                  |  |
| APPROVED BY:                                                                          |  | L. BROTKOWSKI              |  |
| DATE:                                                                                 |  | JUNE 2019                  |  |
|  |  | 150 North Patrick Blvd.    |  |
|                                                                                       |  | Suite 180                  |  |
|                                                                                       |  | Brookfield, WI 53045       |  |
|                                                                                       |  | Phone: 262.879.1212        |  |
| FILE NO.:                                                                             |  | 326865-010Aerial.mxd       |  |

**Appendix B:**  
**Antecedent Precipitation Data / WETS Analysis**



| Table 3. Antecedent Precipitation Data |      |                     |      |                     |      |
|----------------------------------------|------|---------------------|------|---------------------|------|
| February 16, 2019 - May 16, 2019       |      |                     |      |                     |      |
| Precipitation Data Source Location     |      |                     |      |                     |      |
| Jackson (WI) USC00473930               |      |                     |      |                     |      |
| 3rd Month Prior                        |      | 2nd Month Prior     |      | 1st Month Prior     |      |
| Date                                   | PPT  | Date                | PPT  | Date                | PPT  |
| 2/16/2019                              | 0.00 | 3/18/2019           | 0.00 | 4/17/2019           | 0.16 |
| 2/17/2019                              | 0.00 | 3/19/2019           | 0.00 | 4/18/2019           | 0.08 |
| 2/18/2019                              | 0.13 | 3/20/2019           | 0.00 | 4/19/2019           | 0.00 |
| 2/19/2019                              | 0.00 | 3/21/2019           | 0.01 | 4/20/2019           | 0.00 |
| 2/20/2019                              | 0.00 | 3/22/2019           | 0.00 | 4/21/2019           | 0.00 |
| 2/21/2019                              | 0.35 | 3/23/2019           | 0.00 | 4/22/2019           | 0.00 |
| 2/22/2019                              | 0.00 | 3/24/2019           | 0.00 | 4/23/2019           | 1.37 |
| 2/23/2019                              | 0.00 | 3/25/2019           | 0.00 | 4/24/2019           | 0.00 |
| 2/24/2019                              | 0.36 | 3/26/2019           | 0.00 | 4/25/2019           | 0.00 |
| 2/25/2019                              | 0.00 | 3/27/2019           | 0.00 | 4/26/2019           | 0.25 |
| 2/26/2019                              | 0.00 | 3/28/2019           | 0.00 | 4/27/2019           | 0.00 |
| 2/27/2019                              | 0.08 | 3/29/2019           | 0.00 | 4/28/2019           | T    |
| 2/28/2019                              | 0.01 | 3/30/2019           | 0.00 | 4/29/2019           | 0.02 |
| 3/1/2019                               | 0.00 | 3/31/2019           | 0.00 | 4/30/2019           | 0.32 |
| 3/2/2019                               | 0.03 | 4/1/2019            | 0.00 | 5/1/2019            | 0.23 |
| 3/3/2019                               | 0.00 | 4/2/2019            | 0.01 | 5/2/2019            | 0.04 |
| 3/4/2019                               | 0.00 | 4/3/2019            | 0.06 | 5/3/2019            | M    |
| 3/5/2019                               | 0.00 | 4/4/2019            | 0.00 | 5/4/2019            | 0.00 |
| 3/6/2019                               | 0.00 | 4/5/2019            | 0.00 | 5/5/2019            | 0.00 |
| 3/7/2019                               | 0.00 | 4/6/2019            | 0.00 | 5/6/2019            | 0.34 |
| 3/8/2019                               | 0.00 | 4/7/2019            | 0.00 | 5/7/2019            | 0.06 |
| 3/9/2019                               | 0.00 | 4/8/2019            | 0.09 | 5/8/2019            | 0.00 |
| 3/10/2019                              | 0.62 | 4/9/2019            | 0.00 | 5/9/2019            | 0.51 |
| 3/11/2019                              | 0.00 | 4/10/2019           | 0.00 | 5/10/2019           | 0.01 |
| 3/12/2019                              | 0.00 | 4/11/2019           | 0.33 | 5/11/2019           | 0.00 |
| 3/13/2019                              | 0.02 | 4/12/2019           | 0.23 | 5/12/2019           | 0.00 |
| 3/14/2019                              | 0.11 | 4/13/2019           | 0.00 | 5/13/2019           | 0.00 |
| 3/15/2019                              | 0.11 | 4/14/2019           | 0.00 | 5/14/2019           | 0.00 |
| 3/16/2019                              | 0.00 | 4/15/2019           | 0.36 | 5/15/2019           | 0.00 |
| 3/17/2019                              | 0.00 | 4/16/2019           | 0.01 | 5/16/2019           | 0.00 |
| <b>Total = 1.82</b>                    |      | <b>Total = 1.10</b> |      | <b>Total = 3.39</b> |      |

PPT - Precipitation in inches

T - Trace

M - Missing





**Table 4. WETS Analysis**

Project Site: Sherman Road  
 Period of interest: March - May, 2019  
 County: Washington

**Long-term rainfall records (from WETS table)**

|                  | Month | 3 years in 10<br>less than | Normal | 3 years in 10<br>greater than |
|------------------|-------|----------------------------|--------|-------------------------------|
| 1st month prior: | May   | 2.23                       | 3.66   | 4.44                          |
| 2nd month prior: | April | 2.54                       | 3.66   | 4.30                          |
| 3rd month prior: | March | 1.24                       | 1.90   | 2.34                          |
| Sum =            |       | <b>9.22</b>                |        |                               |

**Site determination**

| Site<br>Rainfall (in) | Condition<br>Dry/Normal*/Wet | Condition**<br>Value | Month<br>Weight | Product   |
|-----------------------|------------------------------|----------------------|-----------------|-----------|
| 3.39                  | Normal                       | 2                    | 3               | 6         |
| 1.10                  | Dry                          | 1                    | 2               | 2         |
| 1.82                  | Normal                       | 2                    | 1               | 2         |
| Sum =                 | <b>6.31</b>                  |                      | Sum*** =        | <b>10</b> |

\*Normal precipitation with 30% to 70% probability of occurrence

Determination:

Wet

Dry

X

Normal

\*\*Condition value:

\*\*\*If sum is:

Dry = 1

6 to 9

then period has been drier than normal

Normal = 2

10 to 14

then period has been normal

Wet = 3

15 to 18

then period has been wetter than normal

Precipitation data source: Jackson (WI) USC00473930

WETS Station: Germantown, WI (1981 - 2010)

Reference: Donald E. Woodward, ed. 1997. *Hydrology Tools for Wetland Determination*, Chapter 19. Engineering Field Handbook. U.S. Department of Agriculture, Natural Resources Conservation Service, Fort Worth, TX.



**Appendix C:**  
**Wetland and Waterway Delineation Map**





**LEGEND**

 STUDY AREA

 WETLAND SAMPLE POINT

 UPLAND SAMPLE POINT

 TRC DELINEATED WETLAND

**NOTES**

1. BASE MAP IMAGERY FROM WASHINGTON COUNTY, 2015.

  
0 50 100 Feet  
1" = 50'  
1:600

PROJECT:

JJ MERKEL CONTRACTOR, INC.  
SHERMAN ROAD WETLAND AND WATERWAY DELINEATION  
WASHINGTON COUNTY, WI

TITLE:

WETLAND & WATERWAY DELINEATION MAP

DRAWN BY: S. MAJOR

CHECKED BY: A. LARSEN

APPROVED BY: L. BROTKOWSKI

DATE: JUNE 2019

PROJ. NO.: 326865

EXHIBIT A



150 North Patrick Blvd.  
Suite 180  
Brookfield, WI 53045  
Phone: 262.879.1212

FILE NO:

326865-005\W\Delim.mxd



**Appendix D:**  
**Wetland Determination Data Forms**

# **WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: Sherman Road City/County: Jackson, Washington Sampling Date: 2019-May-17  
 Applicant/Owner: Joseph Merkel State: Wisconsin Sampling Point: DP-01  
 Investigator(s): Lesley Brotkowski Section, Township, Range: 19-T10N-R20E  
 Landform (hillslope, terrace, etc.): Back slope Local relief (concave, convex, none): Convex Slope (%): 1-3  
 Subregion (LRR or MLRA): LRR K Lat: 43.30977 Long: -88.16425 Datum: WGS84  
 Soil Map Unit Name: Fox silt loam, 2 to 6 percent slopes WWI classification: T3K

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## **SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

|                                                                                                                                                                      |                                                                     |                                       |                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------|
| Hydrophytic Vegetation Present?                                                                                                                                      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is the Sampled Area within a Wetland? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Hydric Soil Present?                                                                                                                                                 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, optional Wetland Site ID:     |                                                                     |
| Wetland Hydrology Present?                                                                                                                                           | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                                       |                                                                     |
| Remarks: (Explain alternative procedures here or in a separate report)                                                                                               |                                                                     |                                       |                                                                     |
| <p>Based on the absence of all three parameters, this area is an upland. Sample point is located in an area of a WWI mapped wetland to document wetland absence.</p> |                                                                     |                                       |                                                                     |

## **HYDROLOGY**

|                                                                                                                                                                                                  |                                                                     |                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Wetland Hydrology Indicators:</b>                                                                                                                                                             |                                                                     |                                                                                                |
| <b>Primary Indicators (minimum of one is required; check all that apply)</b>                                                                                                                     |                                                                     | <b>Secondary Indicators (minimum of two required)</b>                                          |
| <input type="checkbox"/> Surface Water (A1)                                                                                                                                                      | <input type="checkbox"/> Water-Stained Leaves (B9)                  | <input type="checkbox"/> Surface Soil Cracks (B6)                                              |
| <input type="checkbox"/> High Water Table (A2)                                                                                                                                                   | <input type="checkbox"/> Aquatic Fauna (B13)                        | <input type="checkbox"/> Drainage Patterns (B10)                                               |
| <input type="checkbox"/> Saturation (A3)                                                                                                                                                         | <input type="checkbox"/> Marl Deposits (B15)                        | <input type="checkbox"/> Moss Trim Lines (B16)                                                 |
| <input type="checkbox"/> Water Marks (B1)                                                                                                                                                        | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                 | <input type="checkbox"/> Dry-Season Water Table (C2)                                           |
| <input type="checkbox"/> Sediment Deposits (B2)                                                                                                                                                  | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) | <input type="checkbox"/> Crayfish Burrows (C8)                                                 |
| <input type="checkbox"/> Drift Deposits (B3)                                                                                                                                                     | <input type="checkbox"/> Presence of Reduced Iron (C4)              | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)                             |
| <input type="checkbox"/> Algal Mat or Crust (B4)                                                                                                                                                 | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) | <input type="checkbox"/> Stunted or Stressed Plants (D1)                                       |
| <input type="checkbox"/> Iron Deposits (B5)                                                                                                                                                      | <input type="checkbox"/> Thin Muck Surface (C7)                     | <input type="checkbox"/> Geomorphic Position (D2)                                              |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)                                                                                                                               | <input type="checkbox"/> Other (Explain in Remarks)                 | <input type="checkbox"/> Shallow Aquitard (D3)                                                 |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)                                                                                                                                 |                                                                     | <input type="checkbox"/> Microtopographic Relief (D4)                                          |
|                                                                                                                                                                                                  |                                                                     | <input type="checkbox"/> FAC-Neutral Test (D5)                                                 |
| <b>Field Observations:</b>                                                                                                                                                                       |                                                                     |                                                                                                |
| Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                                                                                       | Depth (inches): <input type="text"/>                                | Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                                                                                         | Depth (inches): <input type="text"/>                                |                                                                                                |
| Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                                                                                          | Depth (inches): <input type="text"/>                                |                                                                                                |
| (includes capillary fringe)                                                                                                                                                                      |                                                                     |                                                                                                |
| Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:<br>USGS topo map, contour map, NRCS soils map, WWI map, aerial imagery, WETS Analysis |                                                                     |                                                                                                |
| Remarks:                                                                                                                                                                                         |                                                                     |                                                                                                |
| <p>The criterion for wetland hydrology is not met. Based on WETS analysis, antecedent hydrologic conditions are within a normal range.</p>                                                       |                                                                     |                                                                                                |

VEGETATION -- Use scientific names of plants.

Sampling Point: DP-01

| Tree Stratum (Plot size: 30' r )                 |                   |                   |                  | Dominance Test worksheet:                                                                                     |                     |
|--------------------------------------------------|-------------------|-------------------|------------------|---------------------------------------------------------------------------------------------------------------|---------------------|
|                                                  | Absolute % Cover  | Dominant Species? | Indicator Status |                                                                                                               |                     |
| 1. <i>Fraxinus pennsylvanica</i>                 | 35                | Yes               | FACW             | Number of Dominant Species That Are OBL, FACW, or FAC:                                                        | 2 (A)               |
| 2. _____                                         | _____             | _____             | _____            | Total Number of Dominant Species Across All Strata:                                                           | 5 (B)               |
| 3. _____                                         | _____             | _____             | _____            | Percent of Dominant Species That Are OBL, FACW, or FAC:                                                       | 40 (A/B)            |
| 4. _____                                         | _____             | _____             | _____            | <b>Prevalence Index worksheet:</b>                                                                            |                     |
| 5. _____                                         | _____             | _____             | _____            | <b>Total % Cover of:</b>                                                                                      | <b>Multiply By:</b> |
| 6. _____                                         | _____             | _____             | _____            | OBL species                                                                                                   | 0 x 1 = 0           |
| 7. _____                                         | _____             | _____             | _____            | FACW species                                                                                                  | 35 x 2 = 70         |
|                                                  | 35 = Total Cover  |                   |                  | FAC species                                                                                                   | 40 x 3 = 120        |
| <b>Sapling/Shrub Stratum (Plot size: 15' r )</b> |                   |                   |                  | FACU species                                                                                                  | 130 x 4 = 520       |
| 1. <i>Lonicera X bella</i>                       | 20                | Yes               | FACU             | UPL species                                                                                                   | 10 x 5 = 50         |
| 2. <i>Prunus virginiana</i>                      | 20                | Yes               | FACU             | Column Totals                                                                                                 | 215 (A) 760 (B)     |
| 3. <i>Rhamnus cathartica</i>                     | 20                | Yes               | FAC              | Prevalence Index = B/A = 3.5                                                                                  |                     |
| 4. _____                                         | _____             | _____             | _____            | <b>Hydrophytic Vegetation Indicators:</b>                                                                     |                     |
| 5. _____                                         | _____             | _____             | _____            | ____ 1- Rapid Test for Hydrophytic Vegetation                                                                 |                     |
| 6. _____                                         | _____             | _____             | _____            | ____ 2 - Dominance Test is > 50%                                                                              |                     |
| 7. _____                                         | _____             | _____             | _____            | ____ 3 - Prevalence Index is ≤ 3.0 <sup>1</sup>                                                               |                     |
|                                                  | 60 = Total Cover  |                   |                  | ____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)   |                     |
| <b>Herb Stratum (Plot size: 5' r )</b>           |                   |                   |                  | ____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)                                                |                     |
| 1. <i>Erythronium albidum</i>                    | 75                | Yes               | FACU             | <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic |                     |
| 2. <i>Rhamnus cathartica</i>                     | 20                | No                | FAC              | <b>Definitions of Vegetation Strata:</b>                                                                      |                     |
| 3. <i>Fragaria virginiana</i>                    | 15                | No                | FACU             | <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.   |                     |
| 4. <i>Carex pensylvanica</i>                     | 10                | No                | UPL              | <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.      |                     |
| 5. _____                                         | _____             | _____             | _____            | <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. |                     |
| 6. _____                                         | _____             | _____             | _____            | <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.                                          |                     |
| 7. _____                                         | _____             | _____             | _____            | Hydrophytic Vegetation Present? Yes ____ No <input checked="" type="checkbox"/>                               |                     |
| 8. _____                                         | _____             | _____             | _____            |                                                                                                               |                     |
| 9. _____                                         | _____             | _____             | _____            |                                                                                                               |                     |
| 10. _____                                        | _____             | _____             | _____            |                                                                                                               |                     |
| 11. _____                                        | _____             | _____             | _____            |                                                                                                               |                     |
| 12. _____                                        | _____             | _____             | _____            |                                                                                                               |                     |
|                                                  | 120 = Total Cover |                   |                  |                                                                                                               |                     |
| <b>Woody Vine Stratum (Plot size: 30' r )</b>    |                   |                   |                  |                                                                                                               |                     |
| 1. _____                                         | _____             | _____             | _____            |                                                                                                               |                     |
| 2. _____                                         | _____             | _____             | _____            |                                                                                                               |                     |
| 3. _____                                         | _____             | _____             | _____            |                                                                                                               |                     |
| 4. _____                                         | _____             | _____             | _____            |                                                                                                               |                     |
|                                                  | 0 = Total Cover   |                   |                  |                                                                                                               |                     |

Remarks: (Include photo numbers here or on a separate sheet.)

The criterion for hydrophytic vegetation is not met. Upland woodland.



## SOIL

Sampling Point: DP-01

[illegible]

Photo of Sample Plot



DP-1 facing northeast

# WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Sherman Road City/County: Jackson, Washington Sampling Date: 2019-May-17  
 Applicant/Owner: Joseph Merkel State: Wisconsin Sampling Point: DP-02  
 Investigator(s): Lesley Brotkowski Section, Township, Range: 19-T10N-R20E  
 Landform (hillslope, terrace, etc.): Toe slope Local relief (concave, convex, none): Concave Slope (%): 1-3  
 Subregion (LRR or MLRA): LRR K Lat: 43.30983 Long: -88.16418 Datum: WGS84  
 Soil Map Unit Name: Nenno silt loam, 1 to 3 percent slopes WWI classification: T3K  
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

|                                                                                        |                                                                     |                                       |                                                                     |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------|
| Hydrophytic Vegetation Present?                                                        | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Is the Sampled Area within a Wetland? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Hydric Soil Present?                                                                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If yes, optional Wetland Site ID:     | W-1                                                                 |
| Wetland Hydrology Present?                                                             | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |                                       |                                                                     |
| Remarks: (Explain alternative procedures here or in a separate report)                 |                                                                     |                                       |                                                                     |
| Based on the presence of all three parameters, this area is a wetland. Wetland ID: W-1 |                                                                     |                                       |                                                                     |

## HYDROLOGY

|                                                                                                                                                                                                                                                 |                                                                     |                                                                     |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|----------|
| <b>Wetland Hydrology Indicators:</b>                                                                                                                                                                                                            |                                                                     |                                                                     |          |
| <b>Primary Indicators (minimum of one is required; check all that apply)</b>                                                                                                                                                                    |                                                                     | <b>Secondary Indicators (minimum of two required)</b>               |          |
| <input checked="" type="checkbox"/> Surface Water (A1)                                                                                                                                                                                          | <input type="checkbox"/> Water-Stained Leaves (B9)                  | <input type="checkbox"/> Surface Soil Cracks (B6)                   |          |
| <input checked="" type="checkbox"/> High Water Table (A2)                                                                                                                                                                                       | <input checked="" type="checkbox"/> Aquatic Fauna (B13)             | <input type="checkbox"/> Drainage Patterns (B10)                    |          |
| <input checked="" type="checkbox"/> Saturation (A3)                                                                                                                                                                                             | <input type="checkbox"/> Marl Deposits (B15)                        | <input type="checkbox"/> Moss Trim Lines (B16)                      |          |
| <input type="checkbox"/> Water Marks (B1)                                                                                                                                                                                                       | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                 | <input type="checkbox"/> Dry-Season Water Table (C2)                |          |
| <input type="checkbox"/> Sediment Deposits (B2)                                                                                                                                                                                                 | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) | <input type="checkbox"/> Crayfish Burrows (C8)                      |          |
| <input type="checkbox"/> Drift Deposits (B3)                                                                                                                                                                                                    | <input type="checkbox"/> Presence of Reduced Iron (C4)              | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)  |          |
| <input type="checkbox"/> Algal Mat or Crust (B4)                                                                                                                                                                                                | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) | <input checked="" type="checkbox"/> Stunted or Stressed Plants (D1) |          |
| <input type="checkbox"/> Iron Deposits (B5)                                                                                                                                                                                                     | <input type="checkbox"/> Thin Muck Surface (C7)                     | <input checked="" type="checkbox"/> Geomorphic Position (D2)        |          |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)                                                                                                                                                                              | <input type="checkbox"/> Other (Explain in Remarks)                 | <input type="checkbox"/> Shallow Aquitard (D3)                      |          |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)                                                                                                                                                                                |                                                                     | <input type="checkbox"/> Microtopographic Relief (D4)               |          |
|                                                                                                                                                                                                                                                 |                                                                     | <input checked="" type="checkbox"/> FAC-Neutral Test (D5)           |          |
| <b>Field Observations:</b>                                                                                                                                                                                                                      |                                                                     |                                                                     |          |
| Surface Water Present?                                                                                                                                                                                                                          | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Depth (inches):                                                     | <u>1</u> |
| Water Table Present?                                                                                                                                                                                                                            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Depth (inches):                                                     | <u>0</u> |
| Saturation Present?                                                                                                                                                                                                                             | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Depth (inches):                                                     | <u>0</u> |
| (includes capillary fringe)                                                                                                                                                                                                                     |                                                                     |                                                                     |          |
| <b>Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:</b>                                                                                                                               |                                                                     |                                                                     |          |
| USGS topo map, contour map, NRCS soils map, WWI map, aerial imagery, WETS Analysis                                                                                                                                                              |                                                                     |                                                                     |          |
| <b>Remarks:</b>                                                                                                                                                                                                                                 |                                                                     |                                                                     |          |
| The criterion for wetland hydrology is met. Based on WETS analysis, antecedent hydrologic conditions are within a normal range. Aquatic fauna included a snail shell at DP-2. A frog was also observed in open water in this wetland near DP-2. |                                                                     |                                                                     |          |



VEGETATION -- Use scientific names of plants.

Sampling Point: DP-02

| Tree Stratum (Plot size: 30' r )                 |                  |                   |                  | Dominance Test worksheet:                                                                                     |                     |
|--------------------------------------------------|------------------|-------------------|------------------|---------------------------------------------------------------------------------------------------------------|---------------------|
|                                                  | Absolute % Cover | Dominant Species? | Indicator Status |                                                                                                               |                     |
| 1. <i>Fraxinus pennsylvanica</i>                 | 20               | Yes               | FACW             | Number of Dominant Species That Are OBL, FACW, or FAC:                                                        | 5 (A)               |
| 2. _____                                         | _____            | _____             | _____            | Total Number of Dominant Species Across All Strata:                                                           | 6 (B)               |
| 3. _____                                         | _____            | _____             | _____            | Percent of Dominant Species That Are OBL, FACW, or FAC:                                                       | 83.3 (A/B)          |
| 4. _____                                         | _____            | _____             | _____            | <b>Prevalence Index worksheet:</b>                                                                            |                     |
| 5. _____                                         | _____            | _____             | _____            | <b>Total % Cover of:</b>                                                                                      | <b>Multiply By:</b> |
| 6. _____                                         | _____            | _____             | _____            | OBL species                                                                                                   | 35 x 1 = 35         |
| 7. _____                                         | _____            | _____             | _____            | FACW species                                                                                                  | 35 x 2 = 70         |
|                                                  | 20 = Total Cover |                   |                  | FAC species                                                                                                   | 35 x 3 = 105        |
| <b>Sapling/Shrub Stratum (Plot size: 15' r )</b> |                  |                   |                  | FACU species                                                                                                  | 10 x 4 = 40         |
| 1. <i>Cornus racemosa</i>                        | 20               | Yes               | FAC              | UPL species                                                                                                   | 0 x 5 = 0           |
| 2. <i>Rhamnus cathartica</i>                     | 15               | Yes               | FAC              | Column Totals                                                                                                 | 115 (A) 250 (B)     |
| 3. <i>Lonicera X bella</i>                       | 10               | Yes               | FACU             | Prevalence Index = B/A =                                                                                      | 2.2                 |
| 4. <i>Salix interior</i>                         | 5                | No                | FACW             | <b>Hydrophytic Vegetation Indicators:</b>                                                                     |                     |
| 5. _____                                         | _____            | _____             | _____            | 1- Rapid Test for Hydrophytic Vegetation                                                                      |                     |
| 6. _____                                         | _____            | _____             | _____            | ✓ 2 - Dominance Test is >50%                                                                                  |                     |
| 7. _____                                         | _____            | _____             | _____            | ✓ 3 - Prevalence Index is ≤ 3.0 <sup>1</sup>                                                                  |                     |
|                                                  | 50 = Total Cover |                   |                  | 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)        |                     |
| <b>Herb Stratum (Plot size: 5' r )</b>           |                  |                   |                  | Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)                                                     |                     |
| 1. <i>Carex stipata</i>                          | 35               | Yes               | OBL              | <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic |                     |
| 2. <i>Phalaris arundinacea</i>                   | 10               | Yes               | FACW             | <b>Definitions of Vegetation Strata:</b>                                                                      |                     |
| 3. _____                                         | _____            | _____             | _____            | <b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.   |                     |
| 4. _____                                         | _____            | _____             | _____            | <b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.      |                     |
| 5. _____                                         | _____            | _____             | _____            | <b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. |                     |
| 6. _____                                         | _____            | _____             | _____            | <b>Woody vines</b> – All woody vines greater than 3.28 ft in height.                                          |                     |
| 7. _____                                         | _____            | _____             | _____            | Hydrophytic Vegetation Present? Yes ✓ No _____                                                                |                     |
| 8. _____                                         | _____            | _____             | _____            |                                                                                                               |                     |
| 9. _____                                         | _____            | _____             | _____            |                                                                                                               |                     |
| 10. _____                                        | _____            | _____             | _____            |                                                                                                               |                     |
| 11. _____                                        | _____            | _____             | _____            |                                                                                                               |                     |
| 12. _____                                        | _____            | _____             | _____            |                                                                                                               |                     |
|                                                  | 45 = Total Cover |                   |                  |                                                                                                               |                     |
| <b>Woody Vine Stratum (Plot size: 30' r )</b>    |                  |                   |                  |                                                                                                               |                     |
| 1. _____                                         | _____            | _____             | _____            |                                                                                                               |                     |
| 2. _____                                         | _____            | _____             | _____            |                                                                                                               |                     |
| 3. _____                                         | _____            | _____             | _____            |                                                                                                               |                     |
| 4. _____                                         | _____            | _____             | _____            |                                                                                                               |                     |
|                                                  | 0 = Total Cover  |                   |                  |                                                                                                               |                     |

Remarks: (Include photo numbers here or on a separate sheet.)

The criterion for hydrophytic vegetation is met. Hardwood Swamp plant community.

## SOIL

Sampling Point: DP-02

[illegible]

Photo of Sample Plot



DP-2 facing northeast



# **WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: Sherman Road City/County: Jackson, Washington Sampling Date: 2019-May-17  
 Applicant/Owner: Joseph Merkel State: Wisconsin Sampling Point: DP-03  
 Investigator(s): Lesley Brotkowski Section, Township, Range: 19-T10N-R20E  
 Landform (hillslope, terrace, etc.): Back slope Local relief (concave, convex, none): Convex Slope (%): 1-3  
 Subregion (LRR or MLRA): LRR K Lat: 43.30985 Long: -88.16444 Datum: WGS84  
 Soil Map Unit Name: Nenno silt loam, 1 to 3 percent slopes WWI classification: None  
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## **SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

|                                                                              |                                                                     |                                                                                                           |
|------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Hydrophytic Vegetation Present?                                              | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                                                                                                           |
| Hydric Soil Present?                                                         | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Wetland Hydrology Present?                                                   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, optional Wetland Site ID:                                                                         |
| Remarks: (Explain alternative procedures here or in a separate report)       |                                                                     |                                                                                                           |
| <p>Based on the absence of all three parameters, this area is an upland.</p> |                                                                     |                                                                                                           |

## **HYDROLOGY**

|                                                                                                                                            |                                                                     |                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| <b>Wetland Hydrology Indicators:</b>                                                                                                       |                                                                     |                                                                                                       |
| <b>Primary Indicators (minimum of one is required; check all that apply)</b>                                                               |                                                                     | <b>Secondary Indicators (minimum of two required)</b>                                                 |
| <input type="checkbox"/> Surface Water (A1)                                                                                                | <input type="checkbox"/> Water-Stained Leaves (B9)                  | <input type="checkbox"/> Surface Soil Cracks (B6)                                                     |
| <input type="checkbox"/> High Water Table (A2)                                                                                             | <input type="checkbox"/> Aquatic Fauna (B13)                        | <input type="checkbox"/> Drainage Patterns (B10)                                                      |
| <input type="checkbox"/> Saturation (A3)                                                                                                   | <input type="checkbox"/> Marl Deposits (B15)                        | <input type="checkbox"/> Moss Trim Lines (B16)                                                        |
| <input type="checkbox"/> Water Marks (B1)                                                                                                  | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                 | <input type="checkbox"/> Dry-Season Water Table (C2)                                                  |
| <input type="checkbox"/> Sediment Deposits (B2)                                                                                            | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) | <input type="checkbox"/> Crayfish Burrows (C8)                                                        |
| <input type="checkbox"/> Drift Deposits (B3)                                                                                               | <input type="checkbox"/> Presence of Reduced Iron (C4)              | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)                                    |
| <input type="checkbox"/> Algal Mat or Crust (B4)                                                                                           | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) | <input type="checkbox"/> Stunted or Stressed Plants (D1)                                              |
| <input type="checkbox"/> Iron Deposits (B5)                                                                                                | <input type="checkbox"/> Thin Muck Surface (C7)                     | <input type="checkbox"/> Geomorphic Position (D2)                                                     |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)                                                                         | <input type="checkbox"/> Other (Explain in Remarks)                 | <input type="checkbox"/> Shallow Aquitard (D3)                                                        |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)                                                                           |                                                                     | <input type="checkbox"/> Microtopographic Relief (D4)                                                 |
|                                                                                                                                            |                                                                     | <input type="checkbox"/> FAC-Neutral Test (D5)                                                        |
| <b>Field Observations:</b>                                                                                                                 |                                                                     |                                                                                                       |
| Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                                 | Depth (inches): _____                                               | <b>Wetland Hydrology Present?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                                   | Depth (inches): _____                                               |                                                                                                       |
| Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                                    | Depth (inches): _____                                               |                                                                                                       |
| (includes capillary fringe)                                                                                                                |                                                                     |                                                                                                       |
| Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:                                 |                                                                     |                                                                                                       |
| USGS topo map, contour map, NRCS soils map, WWI map, aerial imagery, WETS Analysis                                                         |                                                                     |                                                                                                       |
| Remarks:                                                                                                                                   |                                                                     |                                                                                                       |
| <p>The criterion for wetland hydrology is not met. Based on WETS analysis, antecedent hydrologic conditions are within a normal range.</p> |                                                                     |                                                                                                       |

VEGETATION -- Use scientific names of plants.

Sampling Point: DP-03

| Tree Stratum (Plot size: <u>30' r</u> )                 | Absolute<br>% Cover | Dominant<br>Species? | Indicator<br>Status |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
|---------------------------------------------------------|---------------------|----------------------|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--|--------------|--|--|-------------|---|-------|---|--|--------------|----|-------|----|--|-------------|-----|-------|-----|--|--------------|-----|-------|-----|--|-------------|---|-------|---|--|---------------|-----|-----|-----|-----|-------------------------------------|--|--|--|--|
| 1. <i>Quercus alba</i>                                  | 20                  | Yes                  | FACU                | <b>Dominance Test worksheet:</b><br>Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A)<br>Total Number of Dominant Species Across All Strata: <u>7</u> (B)<br>Percent of Dominant Species That Are OBL, FACW, or FAC: <u>42.9</u> (A/B)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 2. <i>Fraxinus pennsylvanica</i>                        | 15                  | Yes                  | FACW                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 3. <i>Tilia americana</i>                               | 15                  | Yes                  | FACU                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 4. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 5. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 6. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 7. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 50 = Total Cover                                        |                     |                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| <b>Sapling/Shrub Stratum (Plot size: <u>15' r</u> )</b> |                     |                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 1. <i>Rhamnus cathartica</i>                            | 70                  | Yes                  | FAC                 | <b>Prevalence Index worksheet:</b><br><table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%; text-align: left;">Total % Cover of:</th> <th style="width: 10%;"></th> <th style="width: 10%;">Multiply By:</th> <th style="width: 10%;"></th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>OBL species</td> <td>0</td> <td>x 1 =</td> <td>0</td> <td></td> </tr> <tr> <td>FACW species</td> <td>15</td> <td>x 2 =</td> <td>30</td> <td></td> </tr> <tr> <td>FAC species</td> <td>100</td> <td>x 3 =</td> <td>300</td> <td></td> </tr> <tr> <td>FACU species</td> <td>125</td> <td>x 4 =</td> <td>500</td> <td></td> </tr> <tr> <td>UPL species</td> <td>0</td> <td>x 5 =</td> <td>0</td> <td></td> </tr> <tr> <td>Column Totals</td> <td>240</td> <td>(A)</td> <td>830</td> <td>(B)</td> </tr> <tr> <td colspan="5">Prevalence Index = B/A = <u>3.5</u></td> </tr> </tbody> </table>               | Total % Cover of: |  | Multiply By: |  |  | OBL species | 0 | x 1 = | 0 |  | FACW species | 15 | x 2 = | 30 |  | FAC species | 100 | x 3 = | 300 |  | FACU species | 125 | x 4 = | 500 |  | UPL species | 0 | x 5 = | 0 |  | Column Totals | 240 | (A) | 830 | (B) | Prevalence Index = B/A = <u>3.5</u> |  |  |  |  |
| Total % Cover of:                                       |                     | Multiply By:         |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| OBL species                                             | 0                   | x 1 =                | 0                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| FACW species                                            | 15                  | x 2 =                | 30                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| FAC species                                             | 100                 | x 3 =                | 300                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| FACU species                                            | 125                 | x 4 =                | 500                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| UPL species                                             | 0                   | x 5 =                | 0                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| Column Totals                                           | 240                 | (A)                  | 830                 | (B)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| Prevalence Index = B/A = <u>3.5</u>                     |                     |                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 2. <i>Lonicera X bella</i>                              | 20                  | Yes                  | FACU                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 3. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 4. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 5. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 6. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 7. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 90 = Total Cover                                        |                     |                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| <b>Herb Stratum (Plot size: <u>5' r</u> )</b>           |                     |                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 1. <i>Erythronium albidum</i>                           | 70                  | Yes                  | FACU                | <b>Hydrophytic Vegetation Indicators:</b><br>____ 1- Rapid Test for Hydrophytic Vegetation<br>____ 2 - Dominance Test is > 50%<br>____ 3 - Prevalence Index is ≤ 3.0 <sup>1</sup><br>____ 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)<br>____ Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)<br><sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic<br><br><b>Definitions of Vegetation Strata:</b><br><b>Tree</b> – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.<br><b>Sapling/shrub</b> – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.<br><b>Herb</b> – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.<br><b>Woody vines</b> – All woody vines greater than 3.28 ft in height. |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 2. <i>Hydrophyllum virginianum</i>                      | 25                  | Yes                  | FAC                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 3. <i>Rhamnus cathartica</i>                            | 5                   | No                   | FAC                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 4. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 5. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 6. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 7. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 8. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 9. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 10. _____                                               | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 11. _____                                               | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 12. _____                                               | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 100 = Total Cover                                       |                     |                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| <b>Woody Vine Stratum (Plot size: <u>30' r</u> )</b>    |                     |                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 1. _____                                                | _____               | _____                | _____               | <b>Hydrophytic Vegetation Present?</b> Yes ____ No <u>✓</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 2. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 3. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 4. _____                                                | _____               | _____                | _____               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |
| 0 = Total Cover                                         |                     |                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |  |              |  |  |             |   |       |   |  |              |    |       |    |  |             |     |       |     |  |              |     |       |     |  |             |   |       |   |  |               |     |     |     |     |                                     |  |  |  |  |

**Remarks: (Include photo numbers here or on a separate sheet.)**

The criterion for hydrophytic vegetation is not met. Upland woodland.

## SOIL

Sampling Point: DP-03

[illegible]



Photo of Sample Plot



DP-3 facing northwest

# WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Sherman Road City/County: Jackson, Washington Sampling Date: 2019-May-17  
 Applicant/Owner: Joseph Merkel State: Wisconsin Sampling Point: DP-04  
 Investigator(s): Lesley Brotkowski Section, Township, Range: 19-T10N-R20E  
 Landform (hillslope, terrace, etc.): Foot slope Local relief (concave, convex, none): Concave Slope (%): 1-3  
 Subregion (LRR or MLRA): LRR K Lat: 43.30997 Long: -88.16444 Datum: WGS84  
 Soil Map Unit Name: Nenno silt loam, 1 to 3 percent slopes WWI classification: None  
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

|                                                                                        |                                                                     |                                       |                                                                     |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------|
| Hydrophytic Vegetation Present?                                                        | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Is the Sampled Area within a Wetland? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Hydric Soil Present?                                                                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If yes, optional Wetland Site ID:     | W-1                                                                 |
| Wetland Hydrology Present?                                                             | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |                                       |                                                                     |
| Remarks: (Explain alternative procedures here or in a separate report)                 |                                                                     |                                       |                                                                     |
| Based on the presence of all three parameters, this area is a wetland. Wetland ID: W-1 |                                                                     |                                       |                                                                     |

## HYDROLOGY

|                                                                                                                                 |                                                                     |                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Wetland Hydrology Indicators:</b>                                                                                            |                                                                     |                                                                     |
| <b>Primary Indicators (minimum of one is required; check all that apply)</b>                                                    |                                                                     | <b>Secondary Indicators (minimum of two required)</b>               |
| <input type="checkbox"/> Surface Water (A1)                                                                                     | <input type="checkbox"/> Water-Stained Leaves (B9)                  | <input type="checkbox"/> Surface Soil Cracks (B6)                   |
| <input type="checkbox"/> High Water Table (A2)                                                                                  | <input type="checkbox"/> Aquatic Fauna (B13)                        | <input type="checkbox"/> Drainage Patterns (B10)                    |
| <input type="checkbox"/> Saturation (A3)                                                                                        | <input type="checkbox"/> Marl Deposits (B15)                        | <input type="checkbox"/> Moss Trim Lines (B16)                      |
| <input type="checkbox"/> Water Marks (B1)                                                                                       | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                 | <input type="checkbox"/> Dry-Season Water Table (C2)                |
| <input type="checkbox"/> Sediment Deposits (B2)                                                                                 | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) | <input type="checkbox"/> Crayfish Burrows (C8)                      |
| <input type="checkbox"/> Drift Deposits (B3)                                                                                    | <input type="checkbox"/> Presence of Reduced Iron (C4)              | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)  |
| <input type="checkbox"/> Algal Mat or Crust (B4)                                                                                | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) | <input checked="" type="checkbox"/> Stunted or Stressed Plants (D1) |
| <input type="checkbox"/> Iron Deposits (B5)                                                                                     | <input type="checkbox"/> Thin Muck Surface (C7)                     | <input checked="" type="checkbox"/> Geomorphic Position (D2)        |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)                                                              | <input type="checkbox"/> Other (Explain in Remarks)                 | <input type="checkbox"/> Shallow Aquitard (D3)                      |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)                                                                |                                                                     | <input type="checkbox"/> Microtopographic Relief (D4)               |
|                                                                                                                                 |                                                                     | <input checked="" type="checkbox"/> FAC-Neutral Test (D5)           |
| <b>Field Observations:</b>                                                                                                      |                                                                     |                                                                     |
| Surface Water Present?                                                                                                          | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Depth (inches): <input type="text"/>                                |
| Water Table Present?                                                                                                            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Depth (inches): <input type="text"/>                                |
| Saturation Present?                                                                                                             | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Depth (inches): <input type="text"/>                                |
| (includes capillary fringe)                                                                                                     |                                                                     |                                                                     |
| <b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                           |                                                                     |                                                                     |
| <b>Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:</b>               |                                                                     |                                                                     |
| USGS topo map, contour map, NRCS soils map, WWI map, aerial imagery, WETS Analysis                                              |                                                                     |                                                                     |
| <b>Remarks:</b>                                                                                                                 |                                                                     |                                                                     |
| The criterion for wetland hydrology is met. Based on WETS analysis, antecedent hydrologic conditions are within a normal range. |                                                                     |                                                                     |

VEGETATION -- Use scientific names of plants.

Sampling Point: DP-04

| Tree Stratum (Plot size: 30' r )                 | Absolute % Cover | Dominant Species? | Indicator Status |
|--------------------------------------------------|------------------|-------------------|------------------|
| 1. <i>Fraxinus pennsylvanica</i>                 | 25               | Yes               | FACW             |
| 2. <i>Quercus bicolor</i>                        | 20               | Yes               | FACW             |
| 3. _____                                         | _____            | _____             | _____            |
| 4. _____                                         | _____            | _____             | _____            |
| 5. _____                                         | _____            | _____             | _____            |
| 6. _____                                         | _____            | _____             | _____            |
| 7. _____                                         | _____            | _____             | _____            |
|                                                  | 45 = Total Cover |                   |                  |
| <b>Sapling/Shrub Stratum (Plot size: 15' r )</b> |                  |                   |                  |
| 1. <i>Rhamnus cathartica</i>                     | 80               | Yes               | FAC              |
| 2. <i>Lonicera X bella</i>                       | 5                | No                | FACU             |
| 3. _____                                         | _____            | _____             | _____            |
| 4. _____                                         | _____            | _____             | _____            |
| 5. _____                                         | _____            | _____             | _____            |
| 6. _____                                         | _____            | _____             | _____            |
| 7. _____                                         | _____            | _____             | _____            |
|                                                  | 85 = Total Cover |                   |                  |
| <b>Herb Stratum (Plot size: 5' r )</b>           |                  |                   |                  |
| 1. <i>Hydrophyllum virginianum</i>               | 30               | Yes               | FAC              |
| 2. <i>Rhamnus cathartica</i>                     | 10               | Yes               | FAC              |
| 3. _____                                         | _____            | _____             | _____            |
| 4. _____                                         | _____            | _____             | _____            |
| 5. _____                                         | _____            | _____             | _____            |
| 6. _____                                         | _____            | _____             | _____            |
| 7. _____                                         | _____            | _____             | _____            |
| 8. _____                                         | _____            | _____             | _____            |
| 9. _____                                         | _____            | _____             | _____            |
| 10. _____                                        | _____            | _____             | _____            |
| 11. _____                                        | _____            | _____             | _____            |
| 12. _____                                        | _____            | _____             | _____            |
|                                                  | 40 = Total Cover |                   |                  |
| <b>Woody Vine Stratum (Plot size: 30' r )</b>    |                  |                   |                  |
| 1. _____                                         | _____            | _____             | _____            |
| 2. _____                                         | _____            | _____             | _____            |
| 3. _____                                         | _____            | _____             | _____            |
| 4. _____                                         | _____            | _____             | _____            |
|                                                  | 0 = Total Cover  |                   |                  |

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

**Prevalence Index worksheet:**

| Total % Cover of:        | Multiply By:       |
|--------------------------|--------------------|
| OBL species <u>0</u>     | x 1 = <u>0</u>     |
| FACW species <u>45</u>   | x 2 = <u>90</u>    |
| FAC species <u>120</u>   | x 3 = <u>360</u>   |
| FACU species <u>5</u>    | x 4 = <u>20</u>    |
| UPL species <u>0</u>     | x 5 = <u>0</u>     |
| Column Totals <u>170</u> | (A) <u>470</u> (B) |

Prevalence Index = B/A = 2.8

**Hydrophytic Vegetation Indicators:**

\_\_\_\_ 1- Rapid Test for Hydrophytic Vegetation

☒ 2 - Dominance Test is >50%

☒ 3 - Prevalence Index is ≤ 3.0<sup>1</sup>

\_\_\_\_ 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

\_\_\_\_ Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ☒ No \_\_\_\_

**Remarks: (Include photo numbers here or on a separate sheet.)**

The criterion for hydrophytic vegetation is met. Hardwood Swamp plant community.



## SOIL

Sampling Point: DP-04

[illegible]

Photo of Sample Plot



DP-4 facing northwest

# WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Sherman Road City/County: Jackson, Washington Sampling Date: 2019-May-17  
 Applicant/Owner: Joseph Merkel State: Wisconsin Sampling Point: DP-05  
 Investigator(s): Lesley Brotkowski Section, Township, Range: 19-T10N-R20E  
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Convex Slope (%): 1-3  
 Subregion (LRR or MLRA): LRR K Lat: 43.31079 Long: -88.16442 Datum: WGS84  
 Soil Map Unit Name: Brookston silt loam, 0 to 2 percent slopes WWI classification: None  
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐ Soil ☒ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☐ No ☒  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

|                                                                                                                                                      |                                                                     |                                       |                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------|
| Hydrophytic Vegetation Present?                                                                                                                      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Is the Sampled Area within a Wetland? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Hydric Soil Present?                                                                                                                                 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, optional Wetland Site ID:     |                                                                     |
| Wetland Hydrology Present?                                                                                                                           | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                                       |                                                                     |
| Remarks: (Explain alternative procedures here or in a separate report)                                                                               |                                                                     |                                       |                                                                     |
| Based on the absence of all three parameters, this area is an upland. Circumstances not normal due to disturbed soil from historic access road fill. |                                                                     |                                       |                                                                     |

## HYDROLOGY

|                                                                                                                                                                                                  |                                                                     |                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Wetland Hydrology Indicators:</b>                                                                                                                                                             |                                                                     |                                                                                                |
| <b>Primary Indicators (minimum of one is required; check all that apply)</b>                                                                                                                     |                                                                     | <b>Secondary Indicators (minimum of two required)</b>                                          |
| <input type="checkbox"/> Surface Water (A1)                                                                                                                                                      | <input type="checkbox"/> Water-Stained Leaves (B9)                  | <input type="checkbox"/> Surface Soil Cracks (B6)                                              |
| <input type="checkbox"/> High Water Table (A2)                                                                                                                                                   | <input type="checkbox"/> Aquatic Fauna (B13)                        | <input type="checkbox"/> Drainage Patterns (B10)                                               |
| <input type="checkbox"/> Saturation (A3)                                                                                                                                                         | <input type="checkbox"/> Marl Deposits (B15)                        | <input type="checkbox"/> Moss Trim Lines (B16)                                                 |
| <input type="checkbox"/> Water Marks (B1)                                                                                                                                                        | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                 | <input type="checkbox"/> Dry-Season Water Table (C2)                                           |
| <input type="checkbox"/> Sediment Deposits (B2)                                                                                                                                                  | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) | <input type="checkbox"/> Crayfish Burrows (C8)                                                 |
| <input type="checkbox"/> Drift Deposits (B3)                                                                                                                                                     | <input type="checkbox"/> Presence of Reduced Iron (C4)              | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)                             |
| <input type="checkbox"/> Algal Mat or Crust (B4)                                                                                                                                                 | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) | <input type="checkbox"/> Stunted or Stressed Plants (D1)                                       |
| <input type="checkbox"/> Iron Deposits (B5)                                                                                                                                                      | <input type="checkbox"/> Thin Muck Surface (C7)                     | <input type="checkbox"/> Geomorphic Position (D2)                                              |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)                                                                                                                               | <input type="checkbox"/> Other (Explain in Remarks)                 | <input type="checkbox"/> Shallow Aquitard (D3)                                                 |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)                                                                                                                                 |                                                                     | <input type="checkbox"/> Microtopographic Relief (D4)                                          |
|                                                                                                                                                                                                  |                                                                     | <input type="checkbox"/> FAC-Neutral Test (D5)                                                 |
| <b>Field Observations:</b>                                                                                                                                                                       |                                                                     |                                                                                                |
| Surface Water Present?                                                                                                                                                                           | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Water Table Present?                                                                                                                                                                             | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                                                                                                |
| Saturation Present?                                                                                                                                                                              | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |                                                                                                |
| (includes capillary fringe)                                                                                                                                                                      |                                                                     |                                                                                                |
| Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:<br>USGS topo map, contour map, NRCS soils map, WWI map, aerial imagery, WETS Analysis |                                                                     |                                                                                                |
| Remarks:                                                                                                                                                                                         |                                                                     |                                                                                                |
| The criterion for wetland hydrology is not met. Based on WETS analysis, antecedent hydrologic conditions are within a normal range.                                                              |                                                                     |                                                                                                |



VEGETATION -- Use scientific names of plants.

Sampling Point: DP-05

| Tree Stratum (Plot size: 30' r )                 | Absolute % Cover | Dominant Species? | Indicator Status |  |  |
|--------------------------------------------------|------------------|-------------------|------------------|--|--|
| 1. _____                                         | _____            | _____             | _____            |  |  |
| 2. _____                                         | _____            | _____             | _____            |  |  |
| 3. _____                                         | _____            | _____             | _____            |  |  |
| 4. _____                                         | _____            | _____             | _____            |  |  |
| 5. _____                                         | _____            | _____             | _____            |  |  |
| 6. _____                                         | _____            | _____             | _____            |  |  |
| 7. _____                                         | _____            | _____             | _____            |  |  |
|                                                  | 0                | = Total Cover     |                  |  |  |
| <b>Sapling/Shrub Stratum (Plot size: 15' r )</b> |                  |                   |                  |  |  |
| 1. <i>Rhamnus cathartica</i>                     | 25               | Yes               | FAC              |  |  |
| 2. <i>Prunus virginiana</i>                      | 20               | Yes               | FACU             |  |  |
| 3. <i>Lonicera X bella</i>                       | 15               | Yes               | FACU             |  |  |
| 4. <i>Rubus allegheniensis</i>                   | 5                | No                | FACU             |  |  |
| 5. _____                                         | _____            | _____             | _____            |  |  |
| 6. _____                                         | _____            | _____             | _____            |  |  |
| 7. _____                                         | _____            | _____             | _____            |  |  |
|                                                  | 65               | = Total Cover     |                  |  |  |
| <b>Herb Stratum (Plot size: 5' r )</b>           |                  |                   |                  |  |  |
| 1. <i>Geranium maculatum</i>                     | 60               | Yes               | FACU             |  |  |
| 2. <i>Hydrophyllum virginianum</i>               | 20               | Yes               | FAC              |  |  |
| 3. <i>Sanguinaria canadensis</i>                 | 10               | No                | FACU             |  |  |
| 4. <i>Fragaria virginiana</i>                    | 5                | No                | FACU             |  |  |
| 5. <i>Rhamnus cathartica</i>                     | 5                | No                | FAC              |  |  |
| 6. _____                                         | _____            | _____             | _____            |  |  |
| 7. _____                                         | _____            | _____             | _____            |  |  |
| 8. _____                                         | _____            | _____             | _____            |  |  |
| 9. _____                                         | _____            | _____             | _____            |  |  |
| 10. _____                                        | _____            | _____             | _____            |  |  |
| 11. _____                                        | _____            | _____             | _____            |  |  |
| 12. _____                                        | _____            | _____             | _____            |  |  |
|                                                  | 100              | = Total Cover     |                  |  |  |
| <b>Woody Vine Stratum (Plot size: 30' r )</b>    |                  |                   |                  |  |  |
| 1. _____                                         | _____            | _____             | _____            |  |  |
| 2. _____                                         | _____            | _____             | _____            |  |  |
| 3. _____                                         | _____            | _____             | _____            |  |  |
| 4. _____                                         | _____            | _____             | _____            |  |  |
|                                                  | 0                | = Total Cover     |                  |  |  |

**Dominance Test worksheet:**

|                                                         |    |       |
|---------------------------------------------------------|----|-------|
| Number of Dominant Species That Are OBL, FACW, or FAC:  | 2  | (A)   |
| Total Number of Dominant Species Across All Strata:     | 5  | (B)   |
| Percent of Dominant Species That Are OBL, FACW, or FAC: | 40 | (A/B) |

**Prevalence Index worksheet:**

| Total % Cover of:        | Multiply By: |             |
|--------------------------|--------------|-------------|
| OBL species              | 0            | x 1 = 0     |
| FACW species             | 0            | x 2 = 0     |
| FAC species              | 50           | x 3 = 150   |
| FACU species             | 115          | x 4 = 460   |
| UPL species              | 0            | x 5 = 0     |
| Column Totals            | 165          | (A) 610 (B) |
| Prevalence Index = B/A = |              | 3.7         |

**Hydrophytic Vegetation Indicators:**

\_\_\_\_ 1- Rapid Test for Hydrophytic Vegetation

\_\_\_\_ 2 - Dominance Test is > 50%

\_\_\_\_ 3 - Prevalence Index is ≤ 3.0<sup>1</sup>

\_\_\_\_ 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

\_\_\_\_ Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes \_\_\_\_ No ☒

**Remarks: (Include photo numbers here or on a separate sheet.)**

The criterion for hydrophytic vegetation is not met. Upland woodland.

## SOIL

Sampling Point: DP-05

[illegible]

Photo of Sample Plot



DP-5 facing south



# **WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: Sherman Road City/County: Jackson, Washington Sampling Date: 2019-May-17  
 Applicant/Owner: Joseph Merkel State: Wisconsin Sampling Point: DP-06  
 Investigator(s): Lesley Brotkowski Section, Township, Range: 19-T10N-R20E  
 Landform (hillslope, terrace, etc.): Foot slope Local relief (concave, convex, none): Concave Slope (%): 1-3  
 Subregion (LRR or MLRA): LRR K Lat: 43.31064 Long: -88.16441 Datum: WGS84  
 Soil Map Unit Name: Brookston silt loam, 0 to 2 percent slopes WWI classification: None  
 Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐ Soil ☒ or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☐ No ☒  
 Are Vegetation ☐ Soil ☐ or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## **SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.**

|                                                                                                                                                                                           |                                                                     |                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| Hydrophytic Vegetation Present?                                                                                                                                                           | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |                                                                                                           |
| Hydric Soil Present?                                                                                                                                                                      | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Wetland Hydrology Present?                                                                                                                                                                | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If yes, optional Wetland Site ID: W-1                                                                     |
| Remarks: (Explain alternative procedures here or in a separate report)                                                                                                                    |                                                                     |                                                                                                           |
| <p>Based on the presence of all three parameters, this area is a wetland. Circumstances not normal due to disturbed soil from historic access road fill.<br/>         Wetland ID: W-1</p> |                                                                     |                                                                                                           |

## **HYDROLOGY**

|                                                                                                                                                                                                  |                                                                     |                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <b>Wetland Hydrology Indicators:</b>                                                                                                                                                             |                                                                     |                                                                                                |
| <b>Primary Indicators (minimum of one is required; check all that apply)</b>                                                                                                                     |                                                                     | <b>Secondary Indicators (minimum of two required)</b>                                          |
| <input type="checkbox"/> Surface Water (A1)                                                                                                                                                      | <input type="checkbox"/> Water-Stained Leaves (B9)                  | <input type="checkbox"/> Surface Soil Cracks (B6)                                              |
| <input type="checkbox"/> High Water Table (A2)                                                                                                                                                   | <input type="checkbox"/> Aquatic Fauna (B13)                        | <input type="checkbox"/> Drainage Patterns (B10)                                               |
| <input checked="" type="checkbox"/> Saturation (A3)                                                                                                                                              | <input type="checkbox"/> Marl Deposits (B15)                        | <input type="checkbox"/> Moss Trim Lines (B16)                                                 |
| <input type="checkbox"/> Water Marks (B1)                                                                                                                                                        | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                 | <input type="checkbox"/> Dry-Season Water Table (C2)                                           |
| <input type="checkbox"/> Sediment Deposits (B2)                                                                                                                                                  | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) | <input type="checkbox"/> Crayfish Burrows (C8)                                                 |
| <input type="checkbox"/> Drift Deposits (B3)                                                                                                                                                     | <input type="checkbox"/> Presence of Reduced Iron (C4)              | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)                             |
| <input type="checkbox"/> Algal Mat or Crust (B4)                                                                                                                                                 | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) | <input checked="" type="checkbox"/> Stunted or Stressed Plants (D1)                            |
| <input type="checkbox"/> Iron Deposits (B5)                                                                                                                                                      | <input type="checkbox"/> Thin Muck Surface (C7)                     | <input checked="" type="checkbox"/> Geomorphic Position (D2)                                   |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)                                                                                                                               | <input type="checkbox"/> Other (Explain in Remarks)                 | <input type="checkbox"/> Shallow Aquitard (D3)                                                 |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)                                                                                                                                 |                                                                     | <input type="checkbox"/> Microtopographic Relief (D4)                                          |
|                                                                                                                                                                                                  |                                                                     | <input checked="" type="checkbox"/> FAC-Neutral Test (D5)                                      |
| <b>Field Observations:</b>                                                                                                                                                                       |                                                                     |                                                                                                |
| Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                                                                                       | Depth (inches): <u>          </u>                                   | Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>                                                                                                         | Depth (inches): <u>          </u>                                   |                                                                                                |
| Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>                                                                                                          | Depth (inches): <u>0</u>                                            |                                                                                                |
| (includes capillary fringe)                                                                                                                                                                      |                                                                     |                                                                                                |
| Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:<br>USGS topo map, contour map, NRCS soils map, WWI map, aerial imagery, WETS Analysis |                                                                     |                                                                                                |
| Remarks:                                                                                                                                                                                         |                                                                     |                                                                                                |
| <p>The criterion for wetland hydrology is met. Based on WETS analysis, antecedent hydrologic conditions are within a normal range.</p>                                                           |                                                                     |                                                                                                |

VEGETATION -- Use scientific names of plants.

Sampling Point: DP-06

| Tree Stratum (Plot size: 30' r )          |                                 |  | Absolute % Cover | Dominant Species? | Indicator Status |
|-------------------------------------------|---------------------------------|--|------------------|-------------------|------------------|
| 1.                                        |                                 |  |                  |                   |                  |
| 2.                                        |                                 |  |                  |                   |                  |
| 3.                                        |                                 |  |                  |                   |                  |
| 4.                                        |                                 |  |                  |                   |                  |
| 5.                                        |                                 |  |                  |                   |                  |
| 6.                                        |                                 |  |                  |                   |                  |
| 7.                                        |                                 |  |                  |                   |                  |
|                                           |                                 |  | 0                | = Total Cover     |                  |
| Sapling/Shrub Stratum (Plot size: 15' r ) |                                 |  | Absolute % Cover | Dominant Species? | Indicator Status |
| 1.                                        | <i>Rhamnus cathartica</i>       |  | 10               | Yes               | FAC              |
| 2.                                        | <i>Acer negundo</i>             |  | 5                | Yes               | FAC              |
| 3.                                        |                                 |  |                  |                   |                  |
| 4.                                        |                                 |  |                  |                   |                  |
| 5.                                        |                                 |  |                  |                   |                  |
| 6.                                        |                                 |  |                  |                   |                  |
| 7.                                        |                                 |  |                  |                   |                  |
|                                           |                                 |  | 15               | = Total Cover     |                  |
| Herb Stratum (Plot size: 5' r )           |                                 |  | Absolute % Cover | Dominant Species? | Indicator Status |
| 1.                                        | <i>Phalaris arundinacea</i>     |  | 30               | Yes               | FACW             |
| 2.                                        | <i>Hydrophyllum virginianum</i> |  | 20               | Yes               | FAC              |
| 3.                                        | <i>Geranium maculatum</i>       |  | 15               | Yes               | FACU             |
| 4.                                        | <i>Scirpus atrovirens</i>       |  | 5                | No                | OBL              |
| 5.                                        |                                 |  |                  |                   |                  |
| 6.                                        |                                 |  |                  |                   |                  |
| 7.                                        |                                 |  |                  |                   |                  |
| 8.                                        |                                 |  |                  |                   |                  |
| 9.                                        |                                 |  |                  |                   |                  |
| 10.                                       |                                 |  |                  |                   |                  |
| 11.                                       |                                 |  |                  |                   |                  |
| 12.                                       |                                 |  |                  |                   |                  |
|                                           |                                 |  | 70               | = Total Cover     |                  |
| Woody Vine Stratum (Plot size: 30' r )    |                                 |  | Absolute % Cover | Dominant Species? | Indicator Status |
| 1.                                        |                                 |  |                  |                   |                  |
| 2.                                        |                                 |  |                  |                   |                  |
| 3.                                        |                                 |  |                  |                   |                  |
| 4.                                        |                                 |  |                  |                   |                  |
|                                           |                                 |  | 0                | = Total Cover     |                  |

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 80 (A/B)

**Prevalence Index worksheet:**

| Total % Cover of:                   |           | Multiply By: |                |
|-------------------------------------|-----------|--------------|----------------|
| OBL species                         | <u>5</u>  | x 1 =        | <u>5</u>       |
| FACW species                        | <u>30</u> | x 2 =        | <u>60</u>      |
| FAC species                         | <u>35</u> | x 3 =        | <u>105</u>     |
| FACU species                        | <u>15</u> | x 4 =        | <u>60</u>      |
| UPL species                         | <u>0</u>  | x 5 =        | <u>0</u>       |
| Column Totals                       | <u>85</u> | (A)          | <u>230</u> (B) |
| Prevalence Index = B/A = <u>2.7</u> |           |              |                |

**Hydrophytic Vegetation Indicators:**

     1- Rapid Test for Hydrophytic Vegetation

☒ 2 - Dominance Test is >50%

☒ 3 - Prevalence Index is ≤ 3.0<sup>1</sup>

     4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)

     Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)

<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ☒ No

**Remarks: (Include photo numbers here or on a separate sheet.)**

The criterion for hydrophytic vegetation is met. Fresh (Wet) Meadow plant community.

## SOIL

Sampling Point: DP-06

[illegible]

Photo of Sample Plot



DP-6 facing south



**Appendix E:**  
**Professional Opinion on Wetland Susceptibility**

**Table 5: Opinion of Susceptibility for NR 151 Setback Purposes**

Note: Final authority on NR 151 protective areas rests with WDNR, but the following is TRC's opinion of each wetland's NR 151 protective area category.

| <u>Wetland #</u> | <u>Least<br/>Susceptible</u> | <u>Moderately<br/>Susceptible</u> | <u>Highly<br/>Susceptible</u> |
|------------------|------------------------------|-----------------------------------|-------------------------------|
| W-1              |                              | X                                 |                               |
|                  |                              |                                   |                               |
|                  |                              |                                   |                               |
|                  |                              |                                   |                               |
|                  |                              |                                   |                               |
|                  |                              |                                   |                               |
|                  |                              |                                   |                               |

**Definitions of Susceptibility Per WDNR Administrative Code:**

Least Susceptible: Degraded wetlands dominated by invasive species ( $\geq 90\%$ ) such as reed canary grass. Protective area = 10% of avg wetland width, but no less than 10' or more than 30'.

Moderately Susceptible: Fens, sedge meadows, bogs, low prairies, conifer swamps, shrub swamps, other forested wetlands, fresh wet meadows, shallow marshes, deep marshes and seasonally flooded basins. Protective area = 50'.

Highly Susceptible: Outstanding/exceptional resource waters, wetlands in areas of special natural resource interest as specified in s. NR 103.04. Protective area = 75'.



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

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**  
☐ Special Use      ☒ Special Use      ☐ **OTHER** \_\_\_\_\_  
(For existing CU ONLY)      (For existing PUD ONLY)

Property Address: W220N16712 County Road P Unit: \_\_\_\_\_ Jackson, WI

Parcel #: 051500B Lot Size: 7.51 Acres sq. ft. Building Area: \_\_\_\_\_ sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other \_\_\_\_\_ ☐ Floodplain

**APPLICANT INFORMATION**

Name(s): Brett Cottrell

Mailing Address: W220N16712 County Road P, Jackson State WI Zip 53037

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (262) 689-1699 Fax: (\_\_\_\_) \_\_\_\_\_

Email: brettccm7518@gmail.com

**BUSINESS INFORMATION** (If New Business)

Legal Business Name: Kettle Marine

D/B/A: \_\_\_\_\_ FEIN #: 84-3326587

Mailing Address: W220N16712 County Road P, Jackson State WI Zip 53037

Office: (262) 663-1111 (pending) Cell: (262) 689-1699 Fax: (\_\_\_\_) \_\_\_\_\_

Email: admin@KettleMarine.com

Website: www.KettleMarine.com

**PROPERTY OWNER INFORMATION**

Name(s): Jackson HP LLC

Address: N173W21010 Northwest Passage Way State WI Zip 53037

Office: (262) 677-9933 Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: phil@design2construct.com

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

Firm Name: Design 2 Construct

Primary Contact: Phil Eckert

Address: N173W21010 Northwest Passage Way State WI Zip 53037

Office: (262) 677-9933 Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: phil@design2construct.com



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

Briefly explain what you are requesting to be reviewed and/or approved: Marine Dealership  
at the address listed.

Provide a brief overview of proposed use(s) of entire property and/or lease space: Retail sales  
of Boats. PDI and prep of boats.

Hours of Operation: Monday through Friday 9A.M.-6P.M., Saturday  
9A.M.-1P.M.

Provide a brief overview of proposed daily on-site operations: Movement of retail  
boats and storage boats in and out of building.

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: None

Describe all businesses, properties and other entities located adjacent to the proposed use: Amenden Insulation,  
Great Rates.

Proposed, development, on-site improvements or other construction/remodeling activities: Showroom  
and Storage warehouse.

Proposed grading and/or stormwater management plan: none

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Existing

Proposed on-site security measures including site lighting: Existing

Life Safety Systems – Existing or Proposed (Includes fire hydrants, fire suppression & fire alarm systems): Existing

Projected traffic circulation and impacts: None

Setbacks from rights-of-way and property lines and height limitations: Existing

Status of State/Federal License(s) or Certificate(s) required for operation: Existing

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

Describe any proposed signage including type and location: Single fare located on front of building see sign permit application.

Exterior Building Materials (type, color, etc.): Existing

Site Specific Features/Constraints: None

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): Existing

Proposed screening/buffering from adjacent properties: None

Proposed provisions for refuse and recycling collection/storage: Existing

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.*

Applicant Name (Print):

Brett Cottrell

Applicant Signature:

[Signature]

Co-Applicant Name (Print):

\_\_\_\_\_

CO-Applicant Signature:

\_\_\_\_\_

Date of Application:

3/4/2020

## **You MUST sign and date this Application!**

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

## **QUESTIONS?**

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

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

## **TERMS OF THIS PERMIT**

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

## LETTER OF INTENDED USE

MARCH 5, 2020



**W220 N1671 Co Rd P, Jackson, WI 53037 :: 262-665-1111**

Kettle Marine is excited about dropping anchor in the Village of Jackson, WI and building lasting relationships with boating enthusiasts in the Midwest while striving to be the best in every area of the marine business. Our core values are based on honesty, integrity and to provide excellent customer service. We are a dynamic organization that constantly seeks areas of growth and innovation.

Founded in 2019, Kettle Marine launched as a local, family-owned marine dealership with two longtime friends and business partners at the helm. We desire to meet the increasing needs of a growing number of boat enthusiasts in Wisconsin<sup>1</sup> and the Midwest with a marine dealership.

With over 50 years of combined success in similar dealership operations, the owners are recognized in the national powersports industry for their business acumen and attention to detail in retail and service-based operations. Their dealerships earn quarterly awards for customer service benchmarks.

Kettle Marine will be selling and storing a wide range of fishing and pontoon boats from three brands; AlumaCraft®, Tahoe® Pontoon and Premier Pontoon®. We will also sell outboard motors from Mercury®, Evinrude® (both companies have manufacturing facilities in Wisconsin which is important to us) and Yamaha®. We will also sell boating accessories and safety equipment to enhance the boat ownership experience.

***Brett Cottrell***

ss://BRETT COTTRELL  
General Manager  
KETTLE MARINE, INC.

1. NMMA 2018 Boating Economic Impact Study  
<https://www.nmma.org/statistics/publications/economic-impact-infographics>



# **IMPACT STATEMENT**

**MARCH 5, 2020**

## **KETTLE MARINE**

**W220 N1671 Co Rd P, Jackson, WI 53037**

### **DAILY OPERATIONS**

Kettle Marine will be selling and storing a wide range of fishing and pontoon boats from three brands; AlumaCraft®, Tahoe® Pontoon and Premier Pontoon®. We'll be selling outboard motors from Mercury®, Evinrude® (both companies have manufacturing facilities in Wisconsin, which is important to us) and Yamaha®. We will also sell boating accessories and safety equipment to enhance the ownership experience.

A. HOURS OF OPERATION: Monday through Friday 9:00 a.m. to 5:00 p.m. and Saturday 9:00 a.m. to 1:00 p.m. CST. Our full time of staff six may arrive earlier or stay later for business purposes.

B. UNUSUAL CONDITIONS: With our 26 year history of operating powersports dealerships without incident we adhere to the strictest national, state and local guidelines for employee and public safety and there will be no special attention warranted. We are good neighbors and stewards of our environment.

C. VEHICLE TRIP GENERATION: Our estimation monthly vehicle trips total 392 in and out of the dealership. This includes employees, customers and vendors.

D. PARKED VEHICLES: We have a large existing parking lot with 78 marked vehicle spaces. These spaces will be used by customers, employees and seasonal boat displays. We estimate having 50-100 marine products for sale, securely stored on site.

E. PROPOSED SIGNS: Kettle Marine has submitted a Sign Permit Application here within for 6 signs to decorate the storefront representing the dealership name and brands we sell. We will also have no parking signs in closed areas and a directional sign indicating new boat delivery areas for customers.

F. CONSTRUCTION: Improvements to the building's interior by the building owner to accommodate boat displays in a showroom and offices for staff. This building was once the home of Wickes Lumber whose operations were sold in 2002<sup>3</sup>, but has not had permanent occupancy since that time. Kettle Marine is adding 21<sup>st</sup> century phone and internet technologies to support business operations. We expect upgrades to be completed by March 9, 2020. Kettle Marine currently has partial occupancy permit as of February 28, 2020.

G. ANTICIPATED USER PROFILES: N/A

H. WATER CONSUMPTION: The property currently has a water well and wastewater storage tank system and we expect no impact to the Village of Jackson Water/Sewer Utility. For toilets and fixtures we estimate usage of 60 gallons a day<sup>3</sup>.

I. SEWAGE: Since this property has water well and wastewater storage tank system we expect not impact on the Village of Jackson Water/Sewer Utility.

2. Wickes Lumber Operations Sold – Milwaukee Business Journal, Oct. 31, 2002  
<https://www.bizjournals.com/milwaukee/stories/2002/10/28/daily42.html>

3. Village of Jackson – Typical Water Use report  
<https://www.villageofjackson.com/?SEC=20E1FB71-5A7E-441A-8F7D-30FE049D43F6>

## **WAREHOUSE STORAGE AGREEMENT**

This WAREHOUSE STORAGE AGREEMENT (the "Agreement"), is entered into as of January 1, 2020, by and between Jackson HP, LLC, a Wisconsin Limited Liability Company ("Landlord"), and Kettle Marine, Inc., a Wisconsin Corporation ("Tenant").

### **I. WAREHOUSE STORAGE FACILITIES**

Landlord shall make available to Tenant approximately 25,000 square feet of warehouse/retail space in the building located at W220 N16712 County Highway P, Village of Jackson, Wisconsin 53037. Such space shall be separately demised and secured at the commencement of this Agreement and shall consist of 13,000 square feet of finished space and 12,000 square feet of warehouse space. Landlord shall not be responsible to furnish any racking systems, personnel, materials, equipment, supplies or other accessories for the use of Tenant. Landlord will provide an allowance of \$50,000.00 towards finishing the space to the Tenant's specifications, and Tenant will be responsible for all other costs to prepare the space for its use.

### **II. TERM**

The Term of this Agreement shall commence on February 1, 2020 (the "Commencement Date") and shall continue through January 31, 2023 (the "Term"). The Term may be extended after the expiration of the initial term based on mutual agreement of the Landlord and Tenant.

### **III. RENTAL PAYMENT/SECURITY DEPOSIT**

Rent is due and payable on or before the first day of each month during the Term, beginning on February 1, 2020. No rent is due for any occupancy granted prior to the Commencement Date. For the first year of the Term of this Agreement, monthly base rent in the amount of \$7,333.00 is due; for the second year of the Term of this Agreement, monthly base rent in the amount of \$8,375.00 is due; for the third year of the Term of this Agreement, monthly base rent in the amount of \$8,700.00 is due.

This is a "modified gross" Agreement, Tenant shall be responsible for fifty percent (50%) of all real estate taxes, insurance premiums and snowplowing charges incurred during the Term. Tenant shall also be responsible for gas and electric utilities consumed within the space. Other common area maintenance and water/sewer charges are the responsibility of the Landlord.

Tenant shall be required to pay to Landlord a refundable security deposit in the amount of \$8,000.00.

#### **IV. TENANT'S INSURANCE AND LIABILITY**

During the Term, Tenant shall maintain, at its expense, a property insurance policy with limits adequate to cover its property stored in the facility. Landlord does not take any responsibility for Lessee's stored items, nor does it provide any insurance coverage for them.

Tenant shall also maintain, at its expense, comprehensive general liability insurance adequate to cover its activities while in the facility, and any other damage that may be caused to the facility or property of others. Tenant shall be liable for damages or the loss of or injury to the facility or to property owned by others due to Tenant's failure to exercise due care in regard to the use of the facility.

If the quality or conditions of the product(s) stored in the facility by Tenant are deemed by Landlord to create a hazard to other property, the facility or persons, Landlord shall immediately notify Tenant and Tenant shall remove such product(s) from the facility, at Tenant's expense.

The Tenant hereby agrees to provide a certificate of insurance evidencing such coverages and naming Landlord as an additional insured as his interests apply. Such certificate shall provide that insurance coverage shall not be canceled or altered without thirty (30) days advance written notice to Landlord.

#### **V. LANDLORD'S INSURANCE**

During the Term, Landlord shall maintain, at its expense, property insurance with coverage equal to or greater than the replacement value of the building, along with comprehensive general liability coverage of at least \$1,000,000 and statutory workers' compensation coverage, if applicable.

The cancellation or termination of this Agreement by either party hereto shall not affect the insurance coverage for losses occurring during the Term.

Upon request from Tenant, Landlord hereby agrees to provide a certificate of insurance evidencing such coverages and naming Tenant as an additional insured as his interests apply. Such certificate shall provide that insurance coverage shall not be canceled or altered without thirty (30) days advance written notice to Lessee.



## **VI. NOTICE OF LOSS**

Tenant shall promptly notify Landlord of any loss or damage, howsoever caused, to the facility or to products stored on the premises.

Likewise, Landlord shall promptly notify Tenant of any loss or damage, howsoever caused, to the facility or to products stored on the premises.

## **VII. COMPLIANCE WITH LAWS, ORDINANCES, RULES AND REGULATIONS**

Tenant and Landlord shall comply with all applicable laws, ordinances, rules and regulations of federal, state, local and other governmental authorities and entities governing the facility. Tenant shall use the warehouse space primarily for storage and for minor material staging. Tenant shall not use the space for any painting or staining of materials.

## **VIII. TERMINATION**

Tenant may not terminate this Agreement prior to the end of the term. Landlord may terminate this Agreement if the Tenant fails to perform any material term, condition or obligation hereof to the satisfaction of the Landlord.

## **IX. RELOCATION**

Landlord shall have the option, after providing a minimum of 30 days' notice to Tenant, to relocate Tenant to another similar space within the property or in the Jackson area, at no cost to the Tenant.

## **X. OPTION TO PURCHASE**

Tenant shall have the option, during the Term of this Agreement, to purchase the entire property from Landlord, should a bona fide offer to purchase be presented to Landlord during said term. Upon receiving notice from Landlord of receipt of such offer, Tenant shall have 10 days to present Landlord with an offer to purchase, based on the same or better terms and conditions of the received offer.

Tenant shall have the option, at the end of the Term of this Agreement, to purchase the entire property from Landlord. If Tenant desires to exercise this option, Tenant must provide notice at least 6 months prior to the end of the Term. Upon receiving such notice, an appraisal of the property will be ordered and paid for by Tenant. Purchase price would be determined by such appraisal, however, should Landlord determine, for any reason, that the appraisal does not fairly represent the then current market value of the property, then at Landlord's expense, a second appraisal shall be



ordered. Sale price shall be determined based on the higher of the two appraisals.

#### **XI. ASSIGNMENT**

Neither party shall, without the prior written consent of the other party (which consent shall not be unreasonably withheld), assign this Agreement by operation of law or otherwise. Notwithstanding the foregoing consent requirement, but without releasing the parties of their obligations under this Agreement, either party may assign this Lease to one of its wholly-owned affiliates.

#### **XII. APPLICABLE LAW**

This Agreement shall be governed by, enforced, interpreted and construed under the laws of the State of Wisconsin. Venue for any action to enforce this Agreement shall be in the County of Washington, State of Wisconsin for any such action filed in state court or in the United States District Court for the District in which the facility is located for any such action filed in federal court.

#### **XIII. NOTICE**

Any notice or other communication required or permitted to be given under this Lease shall be in writing (including facsimile or similar transmission) and mailed (by U.S. certified mail, return receipt requested, postage prepaid), sent or delivered (including by way of overnight courier service):

If to Landlord, addressed to:

Jackson HP, LLC  
N173 W21010 Northwest Passage Way  
Jackson, WI 53037

If to Tenant, addressed to:

Kettle Marine, Inc.  
W220 N16712 County Highway P  
Jackson, WI 53037

or to such other address as Landlord or Tenant shall give notice to the other by like means. All such notices, demands, and communications, if mailed, shall be effective upon the earlier of (1) actual receipt by the addressee, (2) the date shown on the return receipt of such mailing, or (3) three days after deposit in the mail. All such notices, demands, and communications, if not mailed, shall be effective upon the earlier of (1) actual receipt by the addressee, (2) with respect to delivery by overnight

courier service, the day after deposit with the courier service, if delivery on such day by such courier is confirmed with the courier or the recipient orally or in writing.

#### **XIV. ACCESS**

The Landlord shall have the right, at any time and without any notice required, to enter the premises for any purpose whatsoever.

#### **XV. MISCELLANEOUS PROVISIONS**

The headings contained herein are inserted for convenience only and shall not be deemed to have any substantive meaning.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable in any manner, the remaining provisions of this Agreement shall nonetheless continue in full force and effect without being impaired or invalidated in any way. In addition, if any provision of this Agreement may be modified by a court of competent jurisdiction such that it may be enforced, then that provision shall be so modified and as modified shall be fully enforced.

Except as otherwise stated in this Agreement, this Agreement contains the entire understanding of the parties with respect to its subject matter, and supersedes all prior or contemporaneous agreements, understandings and negotiations. No modification or alteration of this Agreement shall be deemed effective unless in writing and signed by the parties.

The terms used in this Agreement, regardless of the number and gender in which they are used, shall be construed to include the other number (singular or plural), and other genders (masculine, feminine or neuter), as the context or sense of this Agreement or any paragraph or clause may require.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which shall constitute one Agreement. The signature of any party to any counterpart shall be deemed to be a signature to, and may be appended to, any other counterpart. Facsimile signatures shall be deemed effective as originals.

Each party agrees to sign and deliver all documents, instruments, certificates and applications reasonably necessary to consummate the transactions contemplated by this Agreement.

Each of the parties acknowledges that they and their counsel have reviewed this Agreement or had the opportunity to review this Agreement and suggested changes to its language. Therefore, any rule of construction that any ambiguity shall be construed against the drafter of



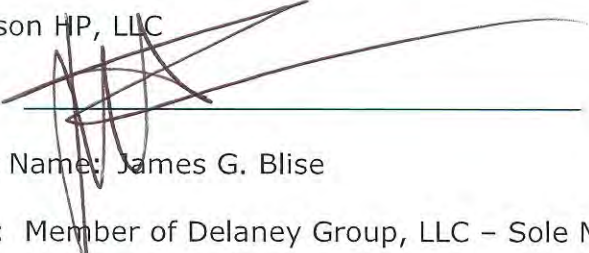
this Agreement shall not apply in interpreting the provisions of this Agreement.

This Agreement is solely for the benefit of the parties hereto and shall not confer upon third parties any remedy claims or actions or other right.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first set forth above.

**LANDLORD:**

Jackson HP, LLC

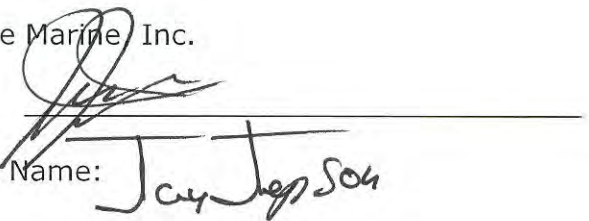
By: 

Print Name: James G. Blise

Title: Member of Delaney Group, LLC – Sole Member of Jackson HP, LLC

**TENANT:**

Kettle Marine Inc.

By: 

Print Name: Jay Johnson







**TRANSACTION INFORMATION**

**Name:** BRETT  
COTTRELL

**Utility Account #:**

**Building Permit #:**

**Parking Ticket #:**

**TRANSACTION  
REFERENCE 28109482  
#:**

**TRANSACTION 03/04/2020  
DATE/TIME: 16:47:08  
EST**

**General:** KETTLE  
MARINE -  
PUD PLAN  
COMMISSION  
APPLICATION  
WITH VOJ  
PROVIDED  
MAILING  
LABELS.

**BILLING INFORMATION**

**NAME:** BRETT COTTRELL

**ADDRESS:** W220 N16712 CO RD P

**CITY, STATE** JACKSON, WI 53037  
**ZIP:**

**PHONE #:** 262-689-1699

**CARD #:** xxxx-xxxx-xxxx-4884

**The service fee is not  
refundable.**

**PAYMENT INFORMATION**

**APPROVAL #:** 01253G

**PAYMENT AMOUNT:** \$175.00

**SERVICE FEE:** \$5.00

**TOTAL AMOUNT:** \$180.00

**ATTENTION CARDHOLDER:**

If you have questions about the processing of your payment, please call GovPayNet at 888-604-7888.

**Thank you for using GovPayNet**

BUILDING DESIGN FOR:  
**PROPOSAL 19-00190**

SHEET TITLE

PARTIAL EXISTING FLOOR PLAN  
EXISTING & NEW VENTILATION

REVISIONS

PROJECT DATA

DATE: 08.17.2019  
JOB NO: 19-00190  
STATUS: PRELIMINARY  
DESIGN BY: DLH  
CHECKED:

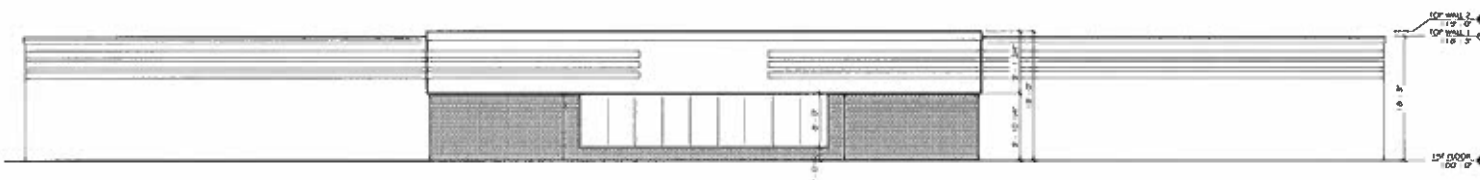
**A2.0**



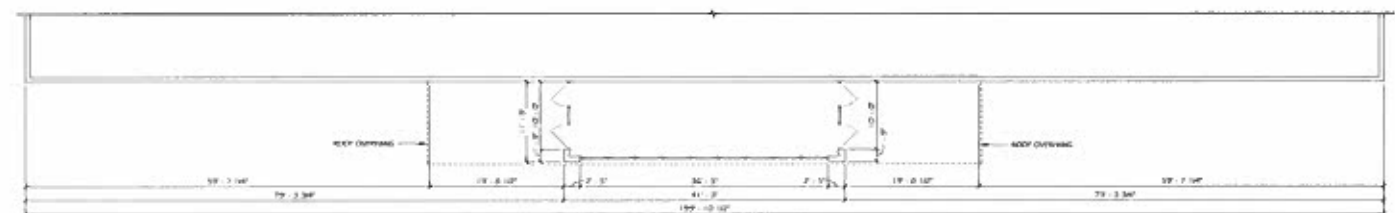
4 PARTIAL NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



1 PARTIAL EXISTING FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# EMERGENCY/EGREE LIGHTING NOTES:

ALL EXISTING EMERGENCY AND EGREE LIGHTING TO REMAIN WITH THE EXCEPTION OF THE NEW EMERGENCY & EGREE LIGHTS INDICATED ON THIS PLAN. NEW EMERGENCY AND EGREE LIGHTING TO MATCH EXISTING FUTURE TYPE.

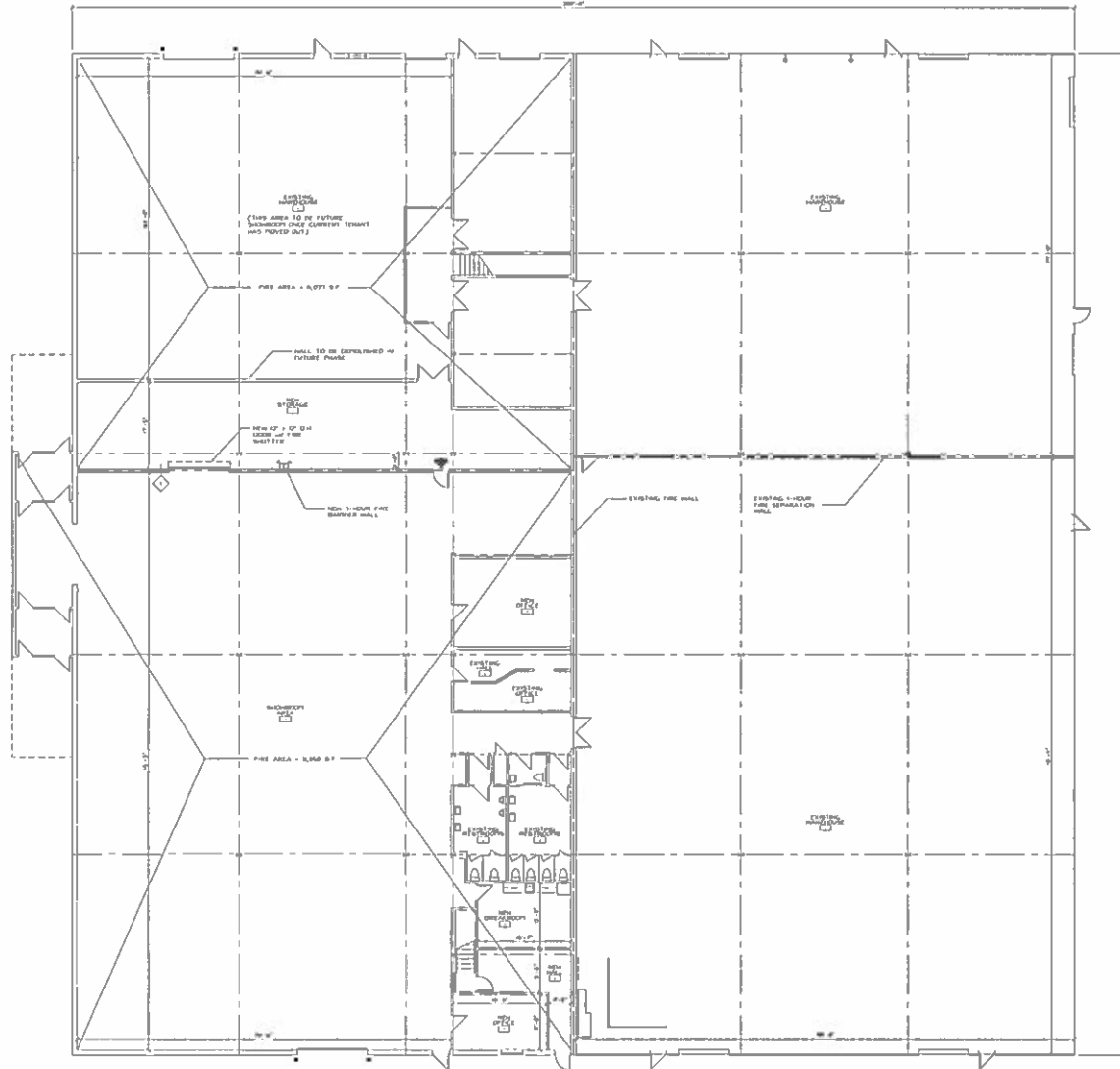
## PARTITION TYPES:

NO. SKETCH DESCRIPTION

(STUD WALL TYPES)



(1) LAYERS OF 1/2" GYPSUM TYPE X HALLOWARD (EACH FACE) ON 4" TYPICAL STUDS, 24" O.C.  
3-HOUR FIRE RATING PER ASSEMBLY TYP 2000  
ACTUAL THICKNESS: 4"



1 FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"  
BUILDING AREA: APPROX. 40,366 SF

**DESIGN**  
**12**  
**CONSTRUCT**  
DEVELOPMENT CORPORATION

8173 W21840  
NORTHWEST PALMARE WAY  
JACKSON, WI 53037  
PHONE 262.877.8023  
FAX 262.877.9034  
info@design12construct.com

BUILDING DESIGN FOR:  
**KETTLE MARINE**  
W220 N16712 COUNTY HIGHWAY P  
JACKSON, WI 53037

SHEET TITLE  
FIRST FLOOR PLAN

REVISIONS

PROJECT DATA  
DATE: 01.20.2020  
JOB NO: 20-00103  
REVISED: 01.20.2020  
PROJECT: KETTLE MARINE  
DRAWN BY: PA-AJ-1  
SHEET NO: RPS

A2.1



**DESIGN**  
**I2I**  
**CONSTRUCT**  
 DEVELOPMENT CORPORATION

8173 W21010  
 NORTHWEST PASSAGE WAY  
 JACKSON, WI 53037

PHONE 262.677.8833  
 FAX 262.677.8834  
 info@design2construct.com

BUILDING DESIGN FOR:  
**KETTLE MARINE**  
 W220 N16712 COUNTY HIGHWAY P  
 JACKSON, WI 53037

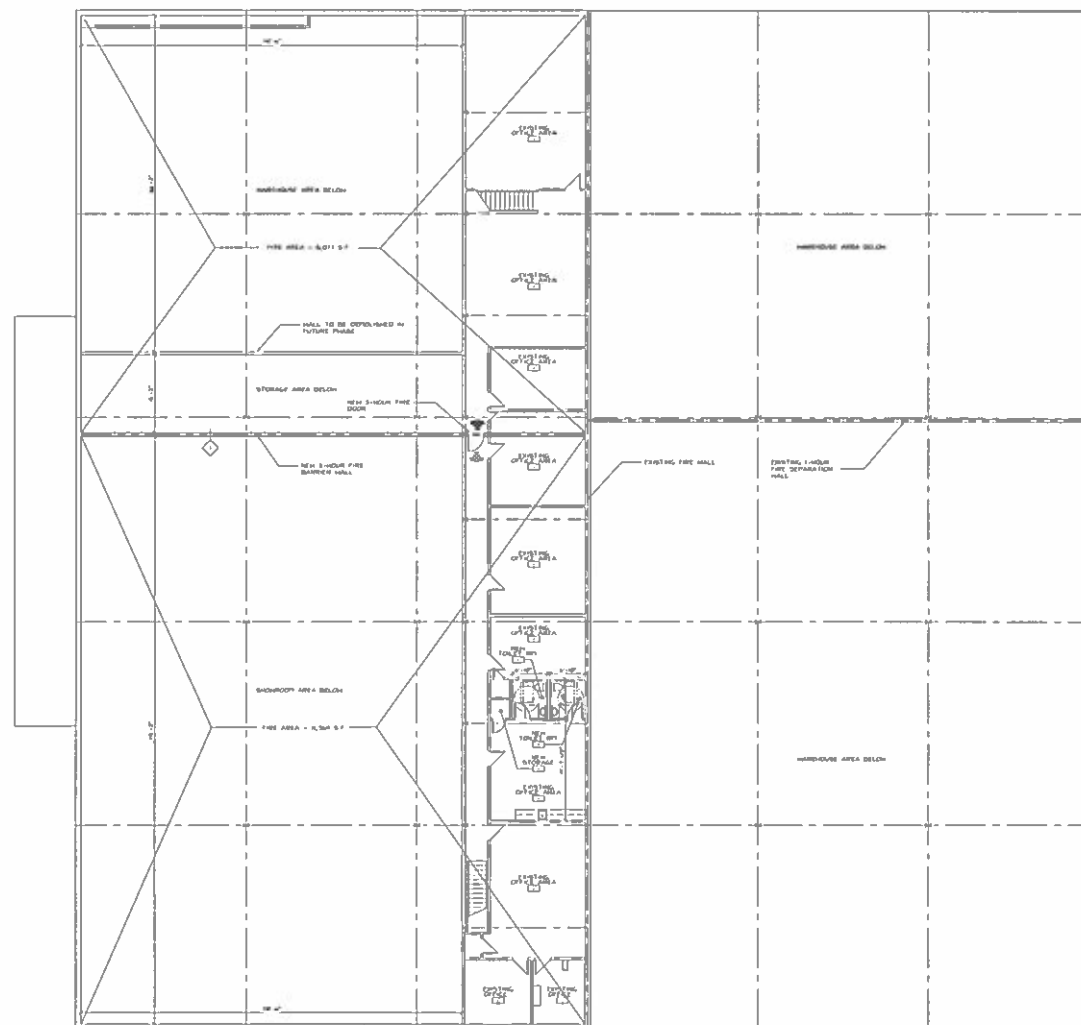
SHEET TITLE  
 SECOND FLOOR PLAN

REVISIONS

PROJECT DATA

|             |            |
|-------------|------------|
| DATE        | 01.20.2020 |
| JOB NO.     | 20-00103   |
| SHEET NO.   | 02-02.2    |
| DESIGNED BY | SPS        |

**A2.2**



**1 SECOND FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"



## **SIGN PERMIT APPLICATION**

DEPARTMENT OF BUILDING INSPECTION  
W194 N16660 Eagle Drive, Jackson, WI 53037  
Phone: 262.677.9696  
Email: collin.johnson@villageofjackson.com

PERMIT #: \_\_\_\_\_ - \_\_\_\_\_

### **TENANT INFORMATION:**

Business Name: Kettle Marine

Business Address: W220 N16712 Co Rd P Suite #: \_\_\_\_\_ Jackson, WI

☒ New Business Business Phone: (262) 665-1111 (pending) cell: 262.689-1111  
☐ Existing Business Business Email: brett@kettlemarine.com, julie@kettlemarine.com

Sign Location: W220 N16712 Co Rd P - West side, front face

Sign Location Zoning District: B-1

### **SIGN TYPE:** (Check all that apply)

|                                          |                                       |                                                 |                                                     |                                                  |
|------------------------------------------|---------------------------------------|-------------------------------------------------|-----------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Temporary       | <input type="checkbox"/> Permanent    | <input checked="" type="checkbox"/> Illuminated | <input checked="" type="checkbox"/> Non-Illuminated | <input checked="" type="checkbox"/> Single-Sided |
| <input type="checkbox"/> Awning          | <input type="checkbox"/> Monument     | <input type="checkbox"/> Construction           | <input type="checkbox"/> Church/School              | <input type="checkbox"/> Two-Sided               |
| <input type="checkbox"/> Banner          | <input type="checkbox"/> Freestanding | <input type="checkbox"/> Real Estate            | <input type="checkbox"/> Window                     | <input type="checkbox"/> Special Event           |
| <input checked="" type="checkbox"/> Wall | <input type="checkbox"/> Projecting   | <input type="checkbox"/> Non-Profit             | <input type="checkbox"/> Wire/Wind                  | <input type="checkbox"/> Other                   |

If Temporary, list dates of display: \_\_\_\_\_  
(Maximum of two (2) times per year for a twelve (12) weeks)

### **SIGN INFORMATION:**

Sign Width: \_\_\_\_\_ Height: \_\_\_\_\_ = Sq. Ft.: \_\_\_\_\_ x 1 or 2 Sides = TOTAL Sq. Ft.: \_\_\_\_\_

Sign Copy: 6 signs various sizes and monikers

### **APPLICANT INFORMATION:**

|                                 |              |                                                           |                            |
|---------------------------------|--------------|-----------------------------------------------------------|----------------------------|
| Name:<br>Brett Cottrell         |              | Phone:<br>262-689-1111                                    |                            |
| Address:<br>W220 N16712 Co Rd P |              | Email:<br>brett@kettlemarine.com & julie@kettlemarine.com |                            |
| City:<br>Jackson                | State:<br>WI | Zip:<br>53037                                             | Contact:<br>Brett Cottrell |

### **PERMIT FEES:**

Permanent Sign: \$60.00 each

Temporary Sign: \$60.00 each (per display period)

#### **The following: attachments are required:**

- Colored Artwork/Renderings of sign(s)
- Scaled drawings
- Map or elevations showing proposed location

#### **For Office Use Only**

Date Received: \_\_\_\_\_

Amount: \$ \_\_\_\_\_

Payment Type: CA / CH / CC / RCPT

Check/Receipt #: \_\_\_\_\_

Received By: \_\_\_\_\_

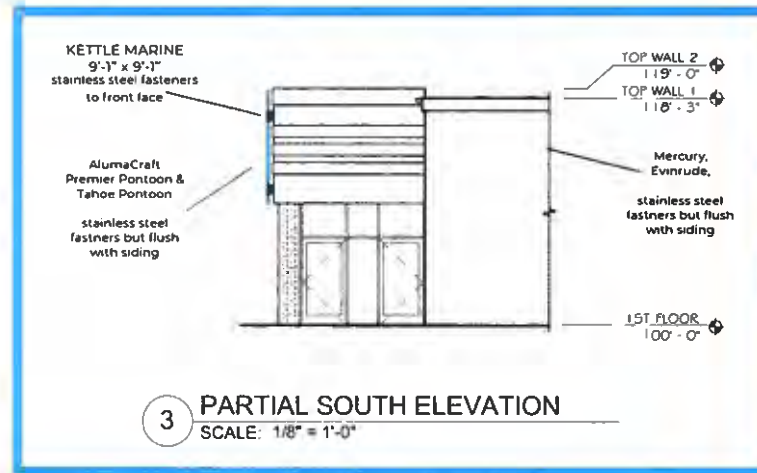


**KETTLE MARINE**  
W229 N161712 Co Rd P  
Jackson, WI 53037

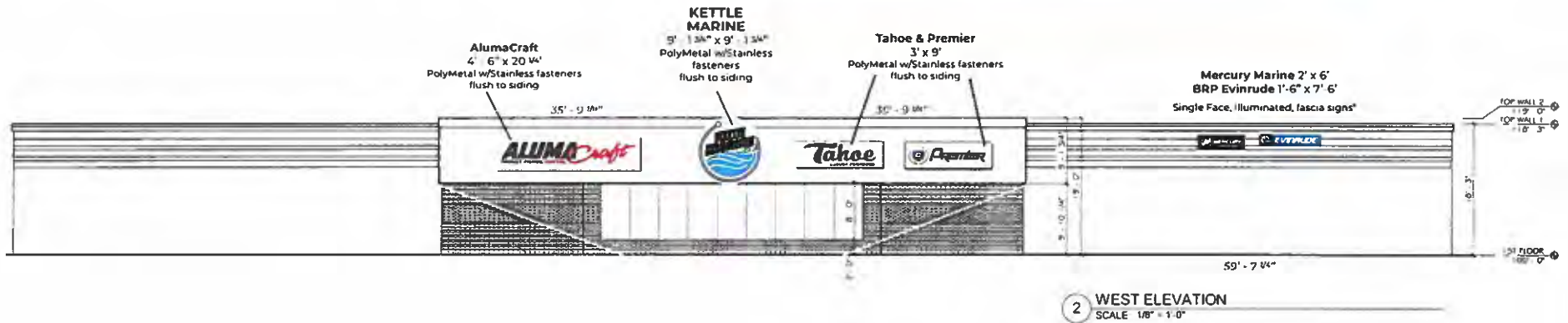
**Applicant:** Brett Cottrell, General Manager  
Cell: (262) 689-1699  
Brett@KettleMarine.com

## VILLAGE OF JACKSON Sign Permit Application

Submit Date: 02/29/20



ELEVATIONS  
PROVIDED BY



\*Single face illuminated fascia sign  
Aluminum sign cabinet with 3/16" polycarbonate faces, 3M vinyl graphics applied 1st surface, digitally printed & face applied with GPS coating. Retainers painted to match vinyl face colors. 5000K White LED illumination throughout.

## EXTERIOR SIGNS PROPOSED



# VILLAGE OF JACKSON PLAN COMMISSION APPLICATION FORM

(Meetings are held the LAST Thursday of the month. Applications are DUE the 1<sup>st</sup> Friday of the month PRIOR to that month's Planning Commission Meeting)

Name of Applicant/Agent: Keller, Inc - Dave Uttech  
 Address: W204 N11509 Goldendale Rd. City: Germantown State: WI Zip: 53022  
 Phone #: (262) 894-8820 E-mail: duttech@kellerbuilds.com  
 Property Owner: \_\_\_\_\_ Primary Contact Person: \_\_\_\_\_  
 Address: 1583 St. Augustine Cir. City: Hubertus State: WI Zip: 53033  
 Phone #: (414) 312-1663 E-mail: kreuserjo49@gmail.com  
 SUBJECT PROPERTY ADDRESS: Lot #2 Alcan Ct. Parcel No. V3\_009000U

| ACTION REQUESTED                                     | FEE          | SUBMITTAL REQUIREMENTS                                                         | TYPE OF INFORMATION DESCRIBED (See reverse)                         | Paper Copy | USB DRIVE |
|------------------------------------------------------|--------------|--------------------------------------------------------------------------------|---------------------------------------------------------------------|------------|-----------|
| CONCEPT PLAN                                         | \$50         | 1,2,6,13                                                                       | ✓ 1) Complete Application (all pages)                               | Yes        | Yes       |
| ✓ <b>CONDITIONAL USE</b>                             | <b>\$150</b> | <b>1,2,3,4,5,6,7,14,15,16,18,19,20</b>                                         | ✓ 2) Describe the intended use and operation                        | Yes        | Yes       |
| ✓ <b>PLANNED UNIT DEVELOPMENT</b>                    | <b>\$150</b> | <b>1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20</b>                                  | ✓ 3) Address Labels of adjacent owners to be notified (500' / 200') | Yes        | Yes       |
|                                                      |              |                                                                                | ✓ 4) Property owner acknowledgement of the request                  | Yes        | Yes       |
|                                                      |              |                                                                                | ✓ 5) Impact Statement                                               | Yes        | Yes       |
|                                                      |              |                                                                                | ✓ 6) Location Map                                                   | Yes        | Yes       |
| REZONING                                             | \$200        | 1,2,(3),4,6,9 or 10 (500' for rezoning<br>200' for Cond. Use or PUD Site Plan) | ✓ 7) Development Plan / Site Plan                                   | Yes        | Yes       |
|                                                      |              |                                                                                | 8) Preliminary Plat                                                 | Yes        | Yes       |
| CERTIFIED SURVEY MAP (CSM)                           | \$150        | 1,2,3,6,10,20                                                                  | 9) Final Plat                                                       | Yes        | Yes       |
|                                                      |              |                                                                                | 10) Certified Survey Map                                            | Yes        | Yes       |
| MINOR SUBDIVISION                                    | \$150        | 1,2,3,5,6,10,15,16,17,18,20                                                    | 11) Annexation Petition                                             | Yes        | Yes       |
|                                                      |              |                                                                                | 12) Annexation Map                                                  | Yes        | Yes       |
| Extra-territorial Plat or CSM                        | \$150        | 1,2,6,9 / 10                                                                   | 13) Sketch Plan                                                     |            | Yes       |
|                                                      |              |                                                                                | ✓ 14) Landscape and Buffer Plan                                     | 4 (24x36)  | Yes       |
| Extra-territorial Plat outside Sanitary Service Area | \$50         | 1,2,6,9 / 10                                                                   | <b>Engineering Review - Infrastructure</b>                          |            |           |
|                                                      |              |                                                                                | ✓ 15) Grading / Drainage Plan                                       | 4 (24x36)  | Yes       |
| PRELIMINARY PLAT                                     | \$300        | 1,2,3,5,6,9,15,16,17,18                                                        | ✓ 16) Water / Sanitary Sewer / Storm Sewer Plans                    | 4 (24x36)  | Yes       |
|                                                      |              |                                                                                | ✓ 17) Street / Right of Way cross sections                          | 4 (24x36)  | Yes       |
| FINAL PLAT / Final Plat Reappl.                      | \$100        | 1,2,3,5,6,9,15,16,17,18,20                                                     | ✓ 18) Erosion Control Plan                                          | 4 (24x36)  | Yes       |
|                                                      |              |                                                                                | ✓ 19) Proposed colors / materials                                   |            | Yes       |
| ANNEXATION / ATTACHMENT                              | \$200        | 1,2,3,4,5,6,11,12,21                                                           | ✓ 20) Developers Agreement                                          |            | Yes       |
|                                                      |              |                                                                                | ✓ 21) Annexation Agreement (includes pre-annex agreements)          |            | Yes       |
| STREET EASEMENT/ VACATION                            | \$150        | 1,2,3,4,6,9                                                                    | ✓ 22) Other -                                                       |            | Yes       |
| VARIANCE                                             | \$150        | 1,2,3,4,6,7                                                                    |                                                                     |            |           |
| LABELS (If provided by the Village)                  | \$25         |                                                                                | Submit additional fee unless providing mailing labels               | Yes        |           |

OFFICE USE ONLY: Date Received \_\_\_\_\_ Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_ Amount Paid \$ \_\_\_\_\_



Village of Jackson  
PLAN COMMISSION APPLICATION

Application/Permit #: 20 - 007 SUP

**PROPERTY INFORMATION**

- ☒ **COMMERCIAL** ☐ **INDUSTRIAL** ☐ **RESIDENTIAL** ☐ **OTHER** \_\_\_\_\_
- ☒ **CONDITIONAL USE** ☐ **SPECIAL USE** ☐ **PLANNED UNIT DEVELOPMENT (PUD)**
- (See Ch. 48, Article III, Div. 5) (See Ch. 48, Article III, Div. 6) (See Ch. 48, Article III, Div. 2, Sec. 48-241)
- ☒ New ☐ New ☐ New
- ☐ Amended ☐ Amended ☐ Amended

Subject Property Address: Lot #2 Alcan Ct. Unit: \_\_\_\_\_ Jackson, WI

Parcel #: V3-009000U Lot Size: 4.875 sq. ft. Building Area: 82,575 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☒ PUD ☐ Other \_\_\_\_\_ ☐ Floodplain

**APPLICANT INFORMATION**

Name(s): John and Steve Kreuser

Mailing Address: 1583 Saint Augustine Circle, Hubertus State WI Zip 53033

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (414) 312-1663 Fax: (\_\_\_\_) \_\_\_\_\_

Email: kreuserjo49@gmail.com

**BUSINESS INFORMATION**

Legal Business Name: Liberty Self-Storage

D/B/A: \_\_\_\_\_ FEIN #: \_\_\_\_\_

Mailing Address: 1583 St. Augustine Cir. Hubertus State WI Zip 53033

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (414) 312-1663 Fax: (\_\_\_\_) \_\_\_\_\_

Email: kreuserjo49@gmail.com

Website: \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Office: (\_\_\_\_) \_\_\_\_\_ Cell: (\_\_\_\_) \_\_\_\_\_ Fax: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

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

Firm Name: Keller, Inc.

Primary Contact: Dave Uttech

Address: W204 N11509 Goldendale Rd. Germantown State WI Zip 53022

Office: (262) 250-9710 Cell: (262) 894-8820 Fax: (\_\_\_\_) \_\_\_\_\_

Email: duttech@kellerbuilds.com

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

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

Approval of the plans for a self-storage facility located on Lot 2, Alcan Court in the Jackson Northwest Business Park. We believe this is a discrete location for the placement of a multi-storage facility which provides safe and convenient access.

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

We propose building a self-storage facility with large and medium sized storage units. Larger units would be approx 15' wide x 45' deep to accommodate customers that have a need to store larger format items like travel trailers, fifth wheels, pontoon boats, etc. All units would be furnished with electricity and the larger format units would provide indoor lights, wall outlets and overhead garage door openers with press key pads for security and access. Site would be ADA compliant. Exterior lighting would be wall mounted, downward facing LED's to minimize light pollution while providing sufficient lighting for security.

Hours of operation:

Customers would have access to their storage units 24/7.

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

Minimal impact to the neighboring community. Access would be provided from the cul-de-sac entrance on Alcan Court. Units are to be used for tenant storage of property.

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.:

Minimal environmental impact is anticipated to the site or adjacent properties. Snow removal will be maintained on the property, with the site graded so that water will sheet drain to existing swales.

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

- North Adjacent: Cedar Creek Rd. with residential across the street.
- East Adjacent: Residential property (1.84 Acres) & SE adjacent: 70,000SF Building Badger Tire & Wheel (Commercial /Industrial).
- South Adjacent: Vacant 3.12 Acre Lot (Industrial Park Lot) & SW adjacent: 50,000SF Germantown Iron & Steel (Commercial/Industrial).
- East Adjacent: P.W. Walsh & Company 50,000 SF (Commercial/Industrial)

Proposed, development, on-site improvements or other construction/remodeling activities:

Phase one would be the construction of 2 buildings (see site plan). One building would consist of larger units (15'x45') and the second would consist of smaller units (10'x20').

Proposed grading and/or stormwater management plan:

Site will be designed to sheet drain to North, East, South & West swales which will drain offsite to the industrial park's regional storm detention areas per the master grading plan for the development.

Proposed landscape plan/improvements including driveways, sidewalks vegetative plantings, etc:

Please see proposed site plan for location of drives and planting areas. Proposed entry driveway will enter from Alcan Ct. with landscaping to be provided consistent with review conducted with Village Staff. Proposed plantings on the East and West property lines to provided side yard buffers. Plantings to the North with openings to allow for sight lines between the buildings from Cedar Creek road. Sight lines provided for improved visibility from the road and increased security as requested by Village Police.

Proposed on-site security measures including site lighting:

Lighting to be provided via LED lights mounted to the buildings. 24/7 video security recording will be provided on each building. The landscape plan will allow for the creation of sight lines between plantings from Cedar Creek Road to the North.

Life Safety Systems — Existing or Proposed (including fire hydrants, fire suppression & fire alarm systems):

Fire hydrants per Village code. Other items per code.

Projected traffic circulation and impacts:

Minimal impact to the Business Park.

Setbacks from rights-of-way and property lines and height limitations:

- North property line setback: 30' road setback.
- East property line setback: 15' side yard setback.
- South property line setback: 30' road setback.
- West property line setback: 15' side yard setback.
- Building heights are designed to be 11' (for smaller buildings) and 18' (for larger buildings) +/- Maximum height.

Status of State/Federal License(s) or Certificate(s) required for operation: N/A

Does the project require other jurisdictional Approvals from other Governmental or Regulatory entities?

No

Describe any proposed signage including type and location:

Building mounted signs on the gable of building 1 facing South and the North facing gables of building 2 and 5.

Exterior Building Materials (type, color, etc.):

- Roofing: 29 gauge Fabral "Grand Rib 3" exposed fasteners
- Siding: 29 gauge Fabral "Grand Rib 3" exposed fastener
- Soffit/Fascia: Rollex Prefinished Aluminum w/prefinished aluminum "K" style gutters and downspouts

Site Specific Features/Constraints:

N/A: Site was master graded as pad ready for industrial park development.

Parking (Total No. of spaces plus number of dedicated handicapped parking and type):

Parking facilities to be provided per code. Minimal to no parking spaces are expected to be needed.

Proposed screening/buffering from adjacent properties:

See comments above and site plan.

Provisions for refuse and recycling collection / storage:

None provided: As this is not a typical feature provided by multi-storage operators.

Projected Sewer/Wastewater Usage: Zero gal/year

Projected Water Usage: Zero gal/year



## **ACKNOWLEDGEMENT & SIGNATURES**

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

**Applicant Name (Print):**

John Kreuser

**Applicant Signature:**

John Kreuser

**Co-Applicant Name (Print):**

\_\_\_\_\_

**CO-Applicant Signature:**

\_\_\_\_\_

**Date of Application:**

April 3, 2020

***You MUST sign and date this Application!***

**SUBMIT TO:**

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

**QUESTIONS?**

Village Clerk: For **general questions** related to filling out of forms or questions related to village meetings.

Phone: (262) 677-9001 x11

Email: [jilline.dobratz@villageofjackson.com](mailto:jilline.dobratz@villageofjackson.com)

Building Inspector: For inquiries concerning **building codes, zoning, or technical questions.**

Phone: (262) 677-9696

Email: [collin.johnson@villageofjackson.com](mailto:collin.johnson@villageofjackson.com)

**TERMS OF THIS PERMIT**

1. This permit shall become effective upon 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. The permit 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 the use permit shall be in strict conformity to the approval site, building, and operation plans which were filed in connection with the application for this permit (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: John Walther, 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:               | 4-3-20                                          |
| Amount: \$                   | 150.00                                          |
| Payment Type:                | <input checked="" type="radio"/> CH / CC / CASH |
| Check/Rcpt. #:               | 3241                                            |
| Received By:                 | <i>[Signature]</i>                              |

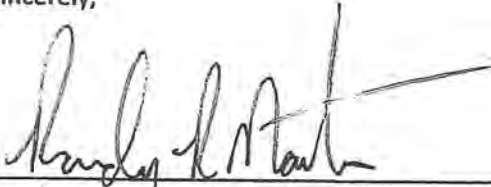
JR LAND HOLDINGS, LLC  
4991 Hron Road  
West Bend, WI 53095

Mr. John Walther  
Village Administrator  
Village of Jackson  
W194 N16660 Eagle Drive  
Jackson, WI 53037

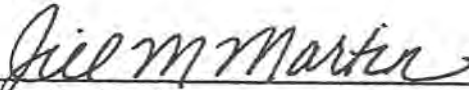
Dear Mr. Walther,

This letter is to inform the Village of Jackson that the current ownership, JR Land Holdings, LLC, Owner of Lot 2 Alcan Court, Parcel ID V3-009000U in the Village of Jackson, WI is aware and in support of John A. and Steven J. Kreuser and/or Assigns making a PUD application to the Village of Jackson for subject Property. John A. and Steven J. Kreuser and/or Assigns currently have an accepted offer to purchase Subject with JR Land Holdings, LLC.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Martin", written over a horizontal line.

Randy Martin, Member  
JR Land Holdings, LLC

A handwritten signature in black ink, appearing to read "Jill Martin", written over a horizontal line.

Jill Martin, Member  
JR Land Holdings, LLC

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 229107

Date: 4/06/2020

Check

RECEIVED  
FROM KREUSER

\$150.00

| <u>Type of Payment</u> | <u>Description</u>     | <u>Amount</u> |
|------------------------|------------------------|---------------|
| Accounting             | PLANNING / ZONING FEES | 150.00        |
|                        | PLAN COMM#20-007       |               |

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

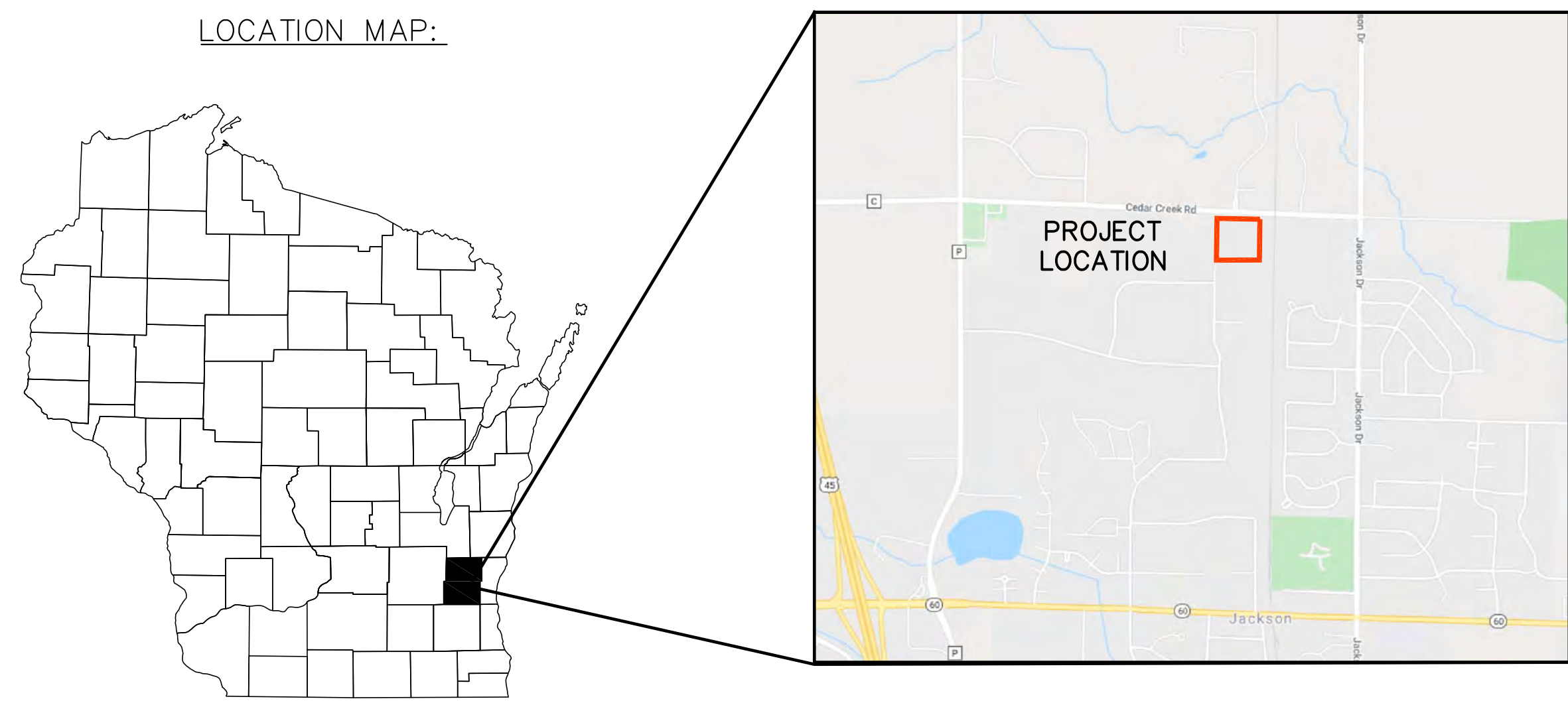
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Receipt Memo: PALN COMM#20-007/CK#3741

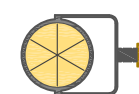


# LIBERTY SELF STORAGE BUILDING, PARKING LOT & UTILITY CONSTRUCTION VILLAGE OF JACKSON, WISCONSIN

LOCATION MAP:



| CIVIL SHEET INDEX: |                            |
|--------------------|----------------------------|
| SHEET              | SHEET TITLE                |
| C-100              | COVER                      |
| C-101              | CONSTRUCTION NOTES         |
| C-102              | EXISTING CONDITIONS SURVEY |
| C-103              | PROPOSED SITE PLAN         |
| C-104              | EROSION CONTROL PLAN       |
| C-105              | EROSION CONTROL DETAILS    |
| C-106              | GRADING PLAN               |
| C-107              | UTILITY PLAN               |
| C-108              | UTILITY DETAILS            |
| C-109              | LANDSCAPE PLAN             |



**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; [www.quamengineering.com](http://www.quamengineering.com)

| PROJECT CONTACTS:                                                                                                                                                                                                                                                                                                                            | BENCHMARK:                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>OWNER:<br/>JR LAND HOLDINGS LLC<br/>W208N16927 N CENTER<br/>JACKSON WI 53037</p> <p>CIVIL:<br/>QUAM ENGINEERING, LLC<br/>ATTN: KEVIN PARISH<br/>122 WISCONSIN STREET<br/>WEST BEND, WI 53095</p> <p><b>DIGGERSHOTLINE</b><br/>Dial <b>811</b> or (800)242-8511<br/><a href="http://www.DiggersHotline.com">www.DiggersHotline.com</a></p> | <p><u>SITE BENCHMARK:</u><br/>SOUTHWEST PROPERTY CORNER IRON PIPE<br/>ELEV=915.00</p> <p>NOTES:<br/>THE CONTRACTOR SHALL REFER TO THE MUNICIPAL<br/>STANDARD SPECIFICATIONS, WATER SPECIFICATIONS,<br/>WISDOT, AND STANDARD SPECIFICATIONS FOR SEWER &amp;<br/>WATER CONSTRUCTION IN WISCONSIN.</p> |



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 BE NOT 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 UNDERLIT, 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 OW, OP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 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 DOWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DOWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPED 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 ADSXLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
7. 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.
8. 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.
9. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
10. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
11. 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.
12. ALL STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.
13. 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.
14. 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.
15. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
16. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF JACKSON PRIOR TO CONNECTING TO THE 8" WATER MAIN IN ALCAN COURT.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. 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 1-1/2" 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 0.025 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A. ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:
  - 8. 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.

LIBERTY SELF STORAGE

CONSTRUCTION NOTES  
DATED: APRIL 3, 2020

C-101

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Residential and Commercial Site Design Consultants

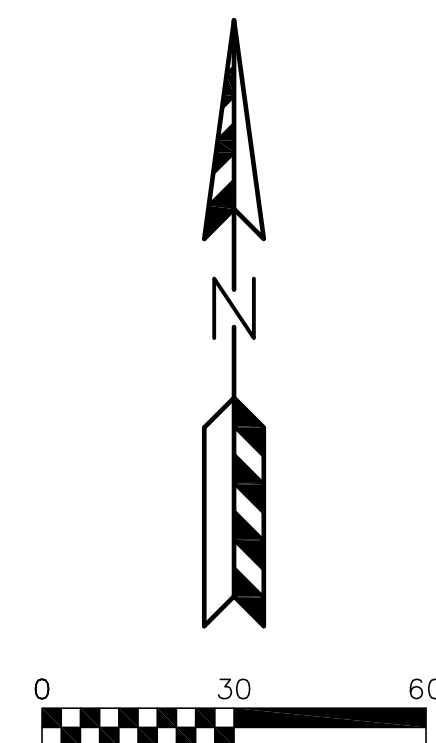
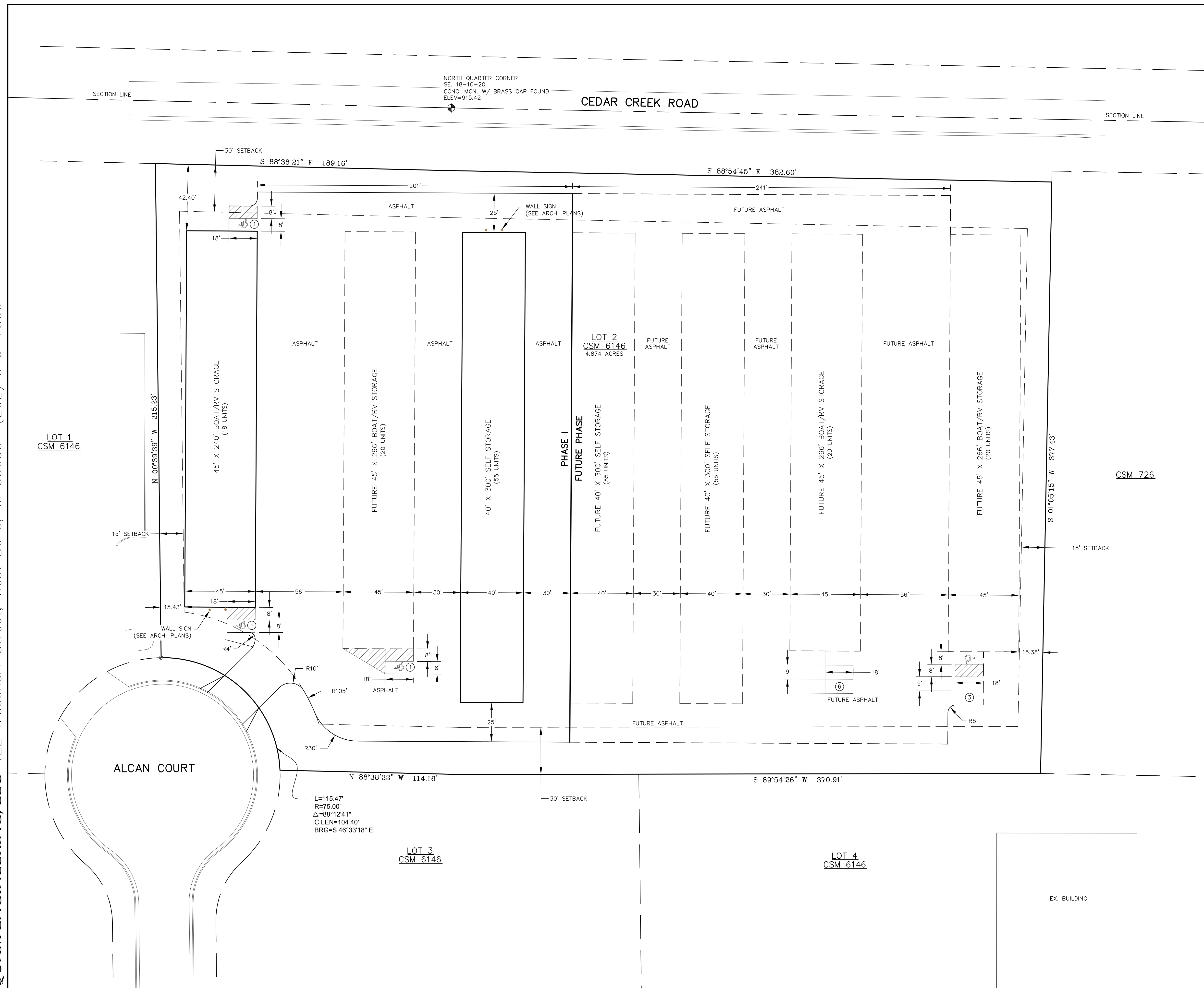


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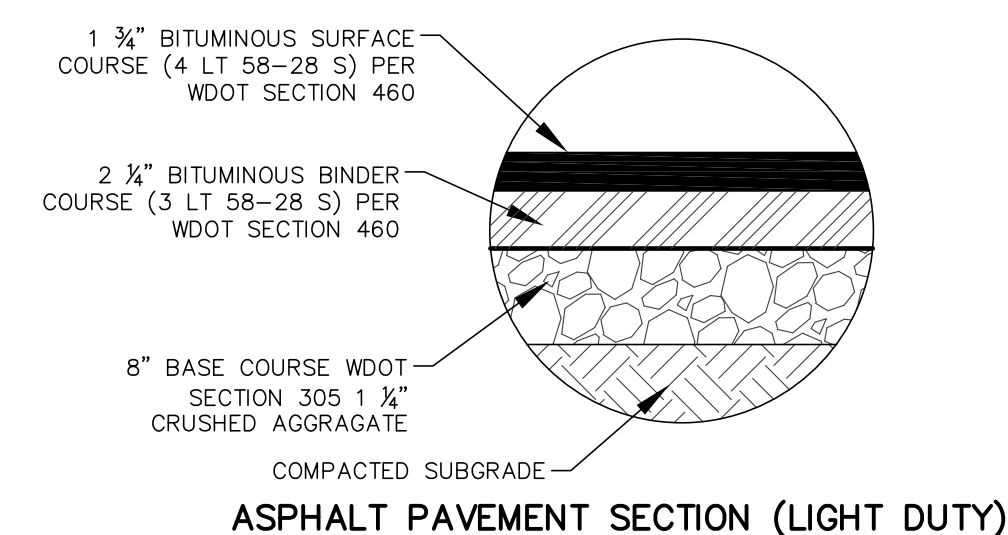




**LEGEND:**

⑧ — PARKING STALLS IN A ROW

| SITE INFORMATION BLOCK             |                            |
|------------------------------------|----------------------------|
| Site Address                       | <u>LOT 2 - CSM 6146</u>    |
| Site acreage (total)               | <u>4.874 ACRES</u>         |
| Existing Impervious Area           | <u>0.00 ACRES</u>          |
| Area of Disturbance                | <u>4.72 ACRES</u>          |
| Current Zoning                     | <u>PUD (ND)</u>            |
| Setbacks Building/Pavement         |                            |
| Front                              | <u>30'</u>                 |
| Side                               | <u>15'</u>                 |
| Rear                               | <u>30'</u>                 |
| Number of Parking stalls required: | <u>11</u>                  |
| Number of Parking stalls provided: | <u>12</u>                  |
| Surface Coverage Total:            |                            |
| Impervious                         | 80,781 SQ FT (1.85 Acres)  |
| Future Impervious                  | 97,090 SQ FT (2.23 Acres)  |
| Pervious                           | 34,468 SQ FT (0.79 Acres)  |
| Total                              | 212,331 SQ FT (4.87 Acres) |
| Impervious Percentage              | 83.8%                      |



LIBERTY SELF STORAGE  
PROPOSED SITE PLAN  
DATED: APRIL 3, 2020

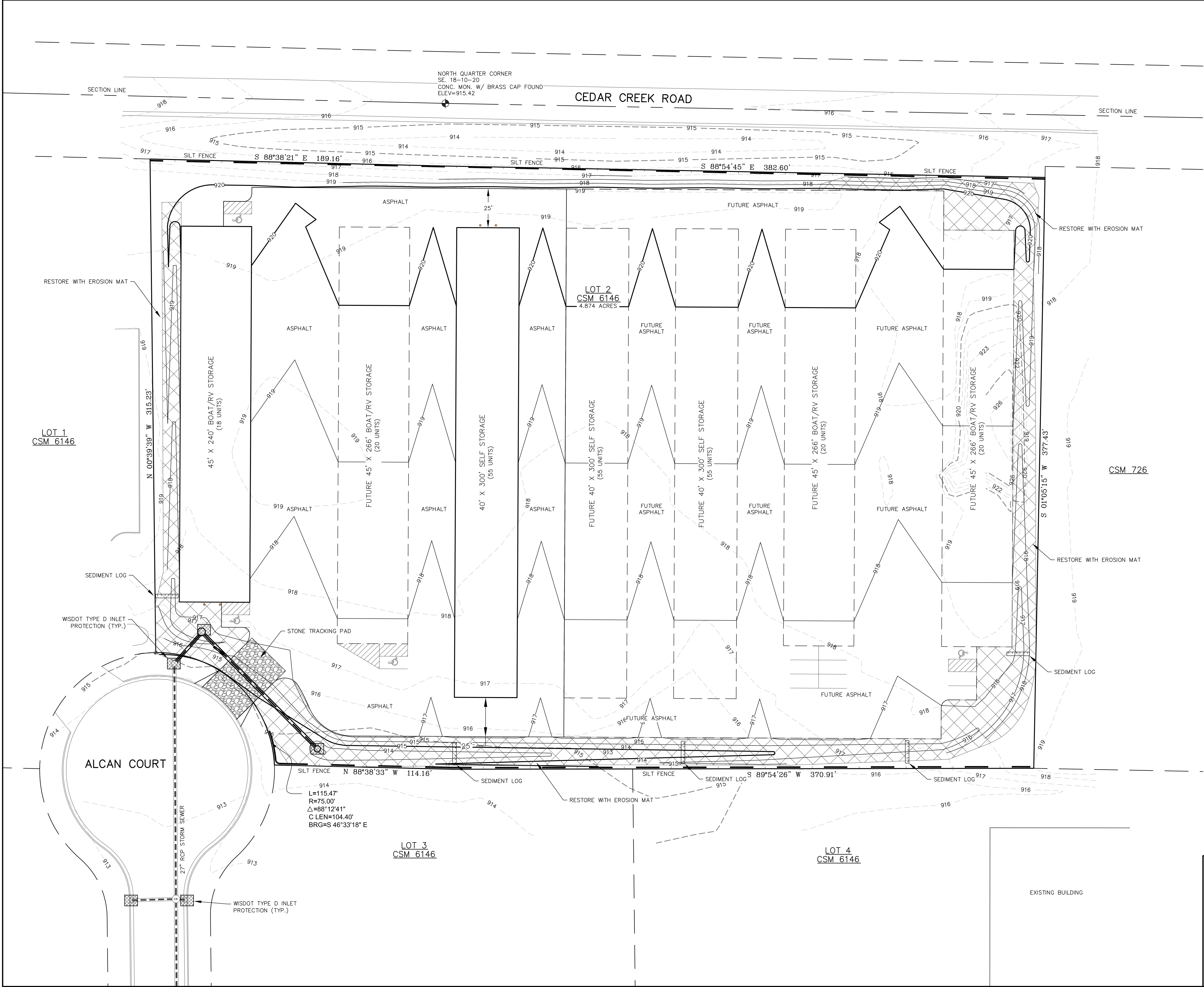
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LIBERTY SELF STORAGE

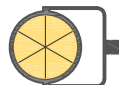
EROSION CONTROL PLAN

DATED: APRIL 3, 2020

C-104

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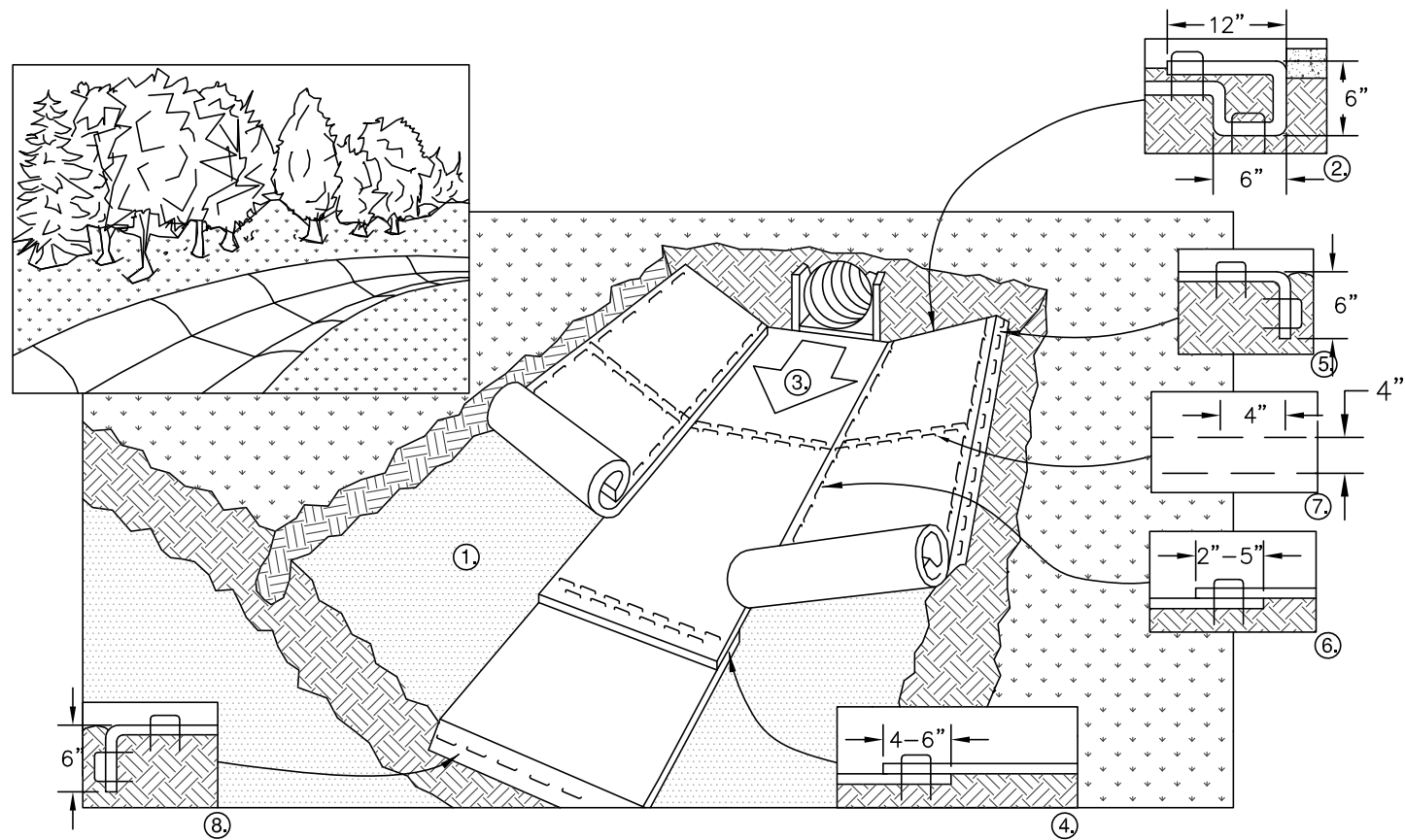
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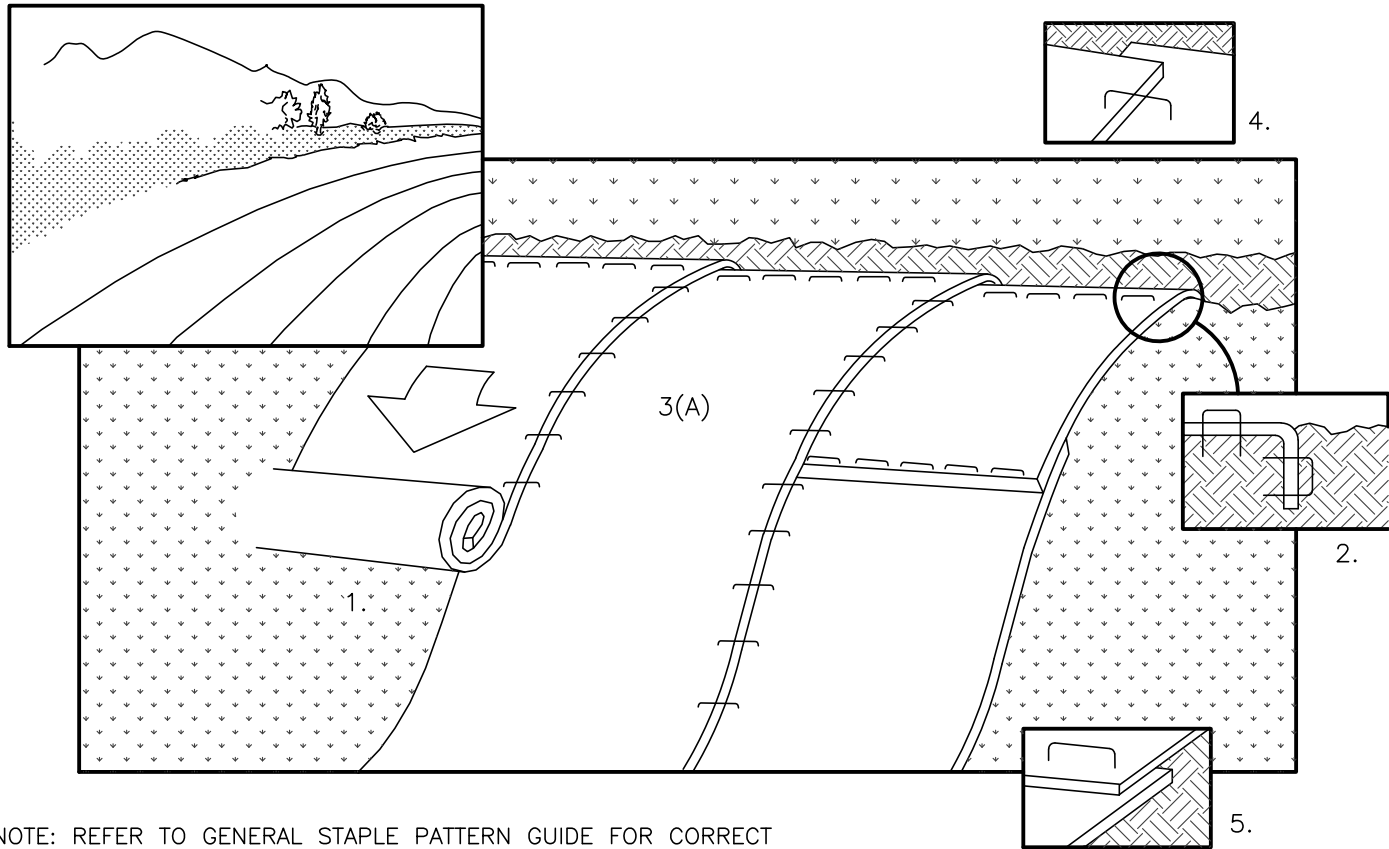
| MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%          |                                                      |                                                     |
|-------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|
| SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP? | MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS) |                                                     |
|                                                       | LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST  | LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH |
| YES                                                   | 90                                                   | 90                                                  |
| NO                                                    | 60                                                   | 30                                                  |



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

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

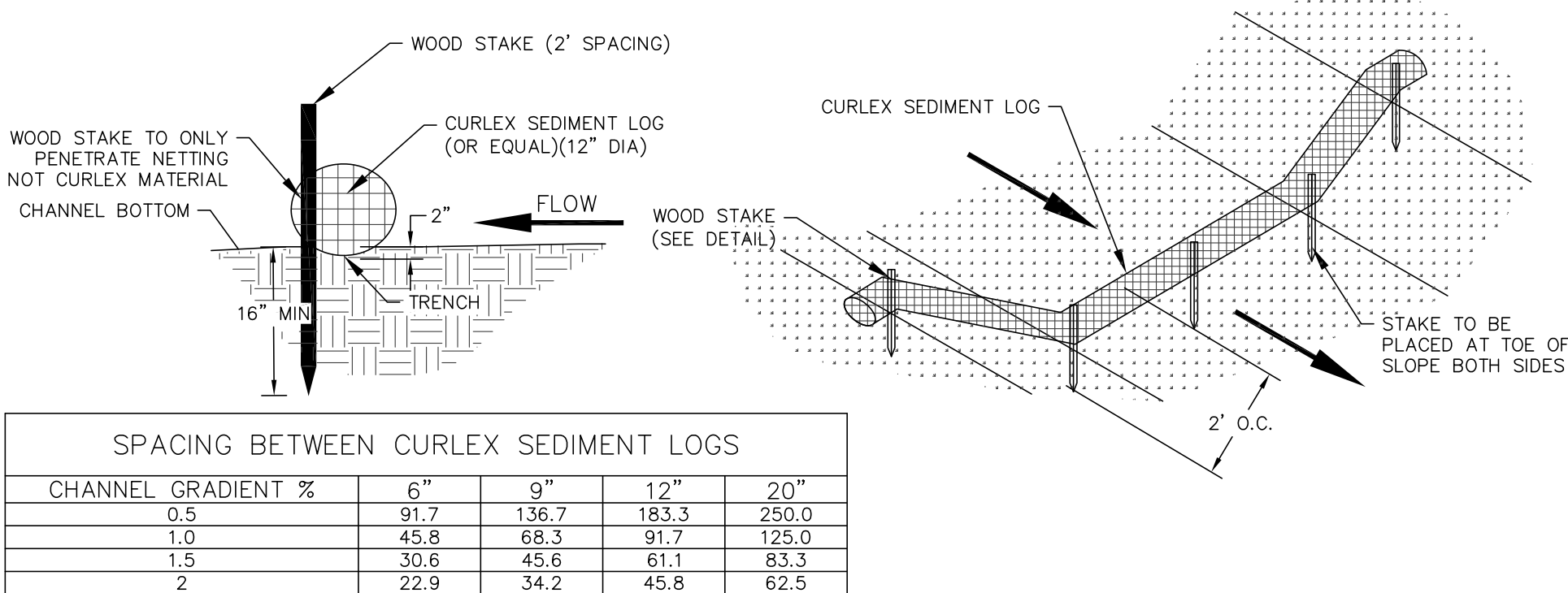
**EROSION CONTROL MAT – CHANNEL INSTALLATION**



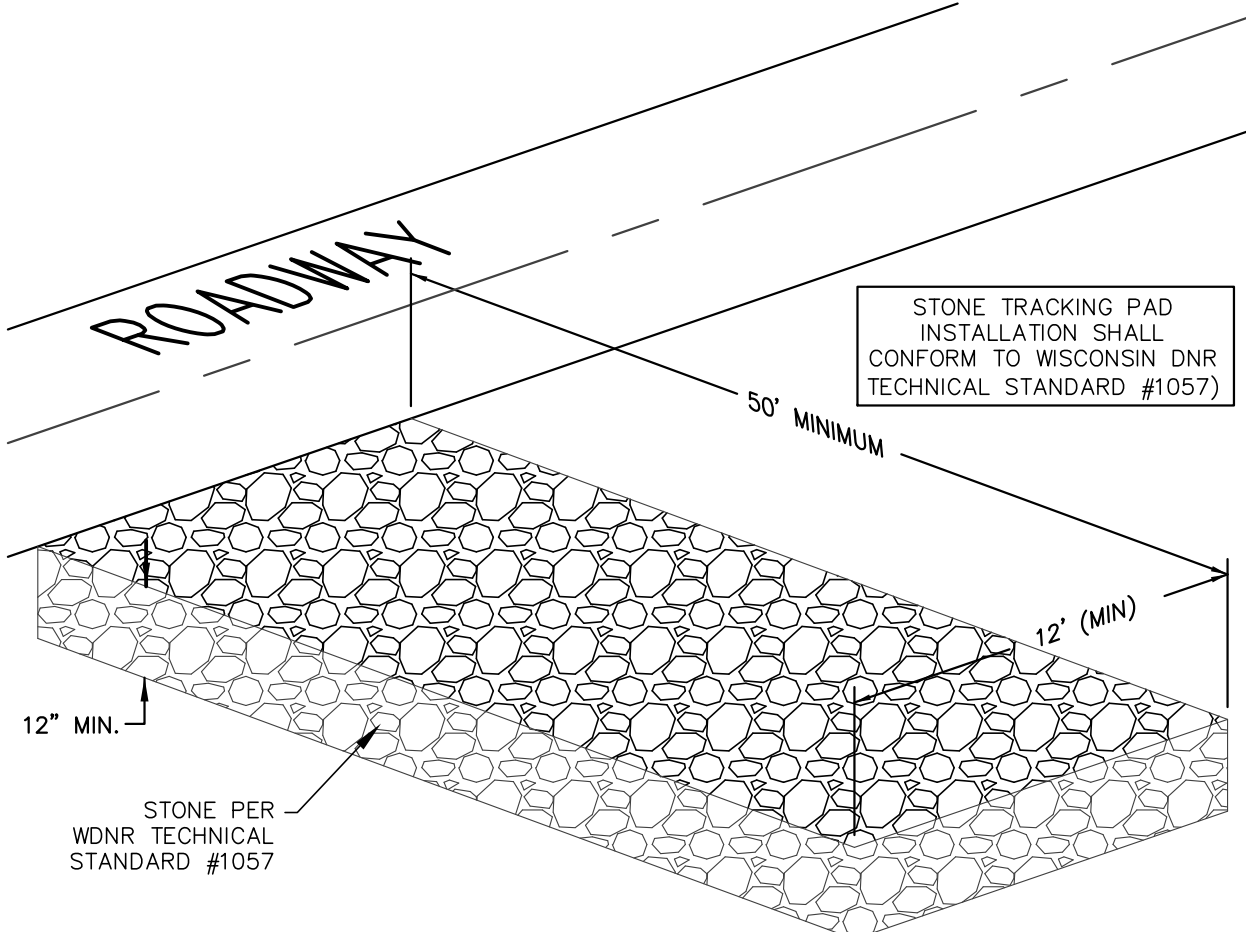
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

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

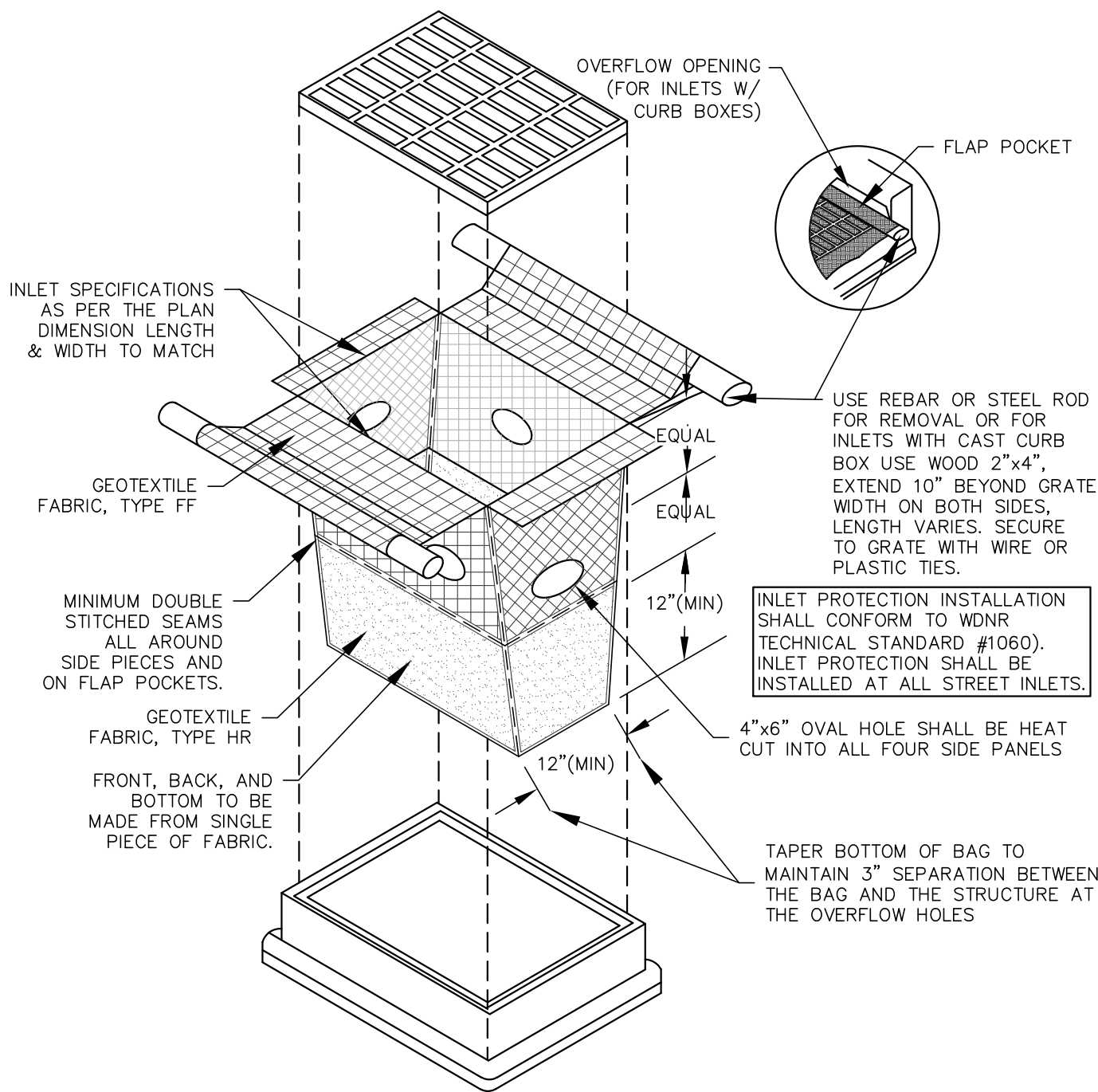
**EROSION CONTROL MAT – SLOPE INSTALLATION**



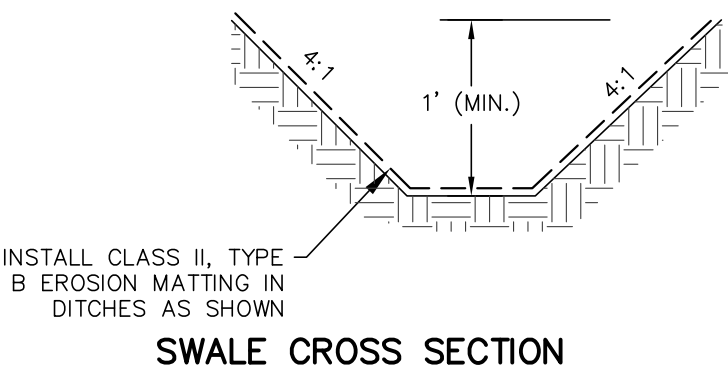
**SEDIMENT LOG DETAIL**



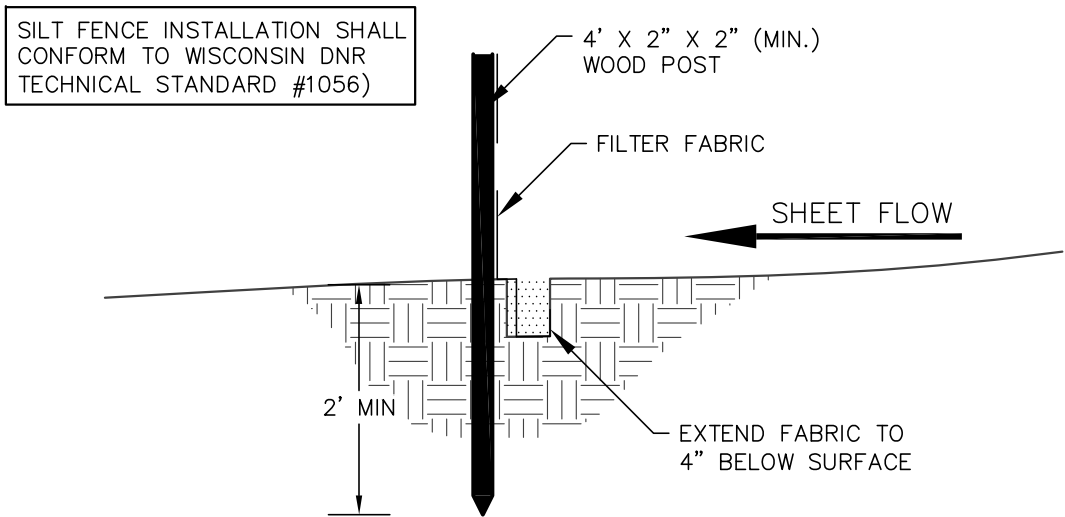
**STONE TRACKING PAD DETAIL**



**TYPE D-HR INLET PROTECTION DETAIL**



**SWALE CROSS SECTION**

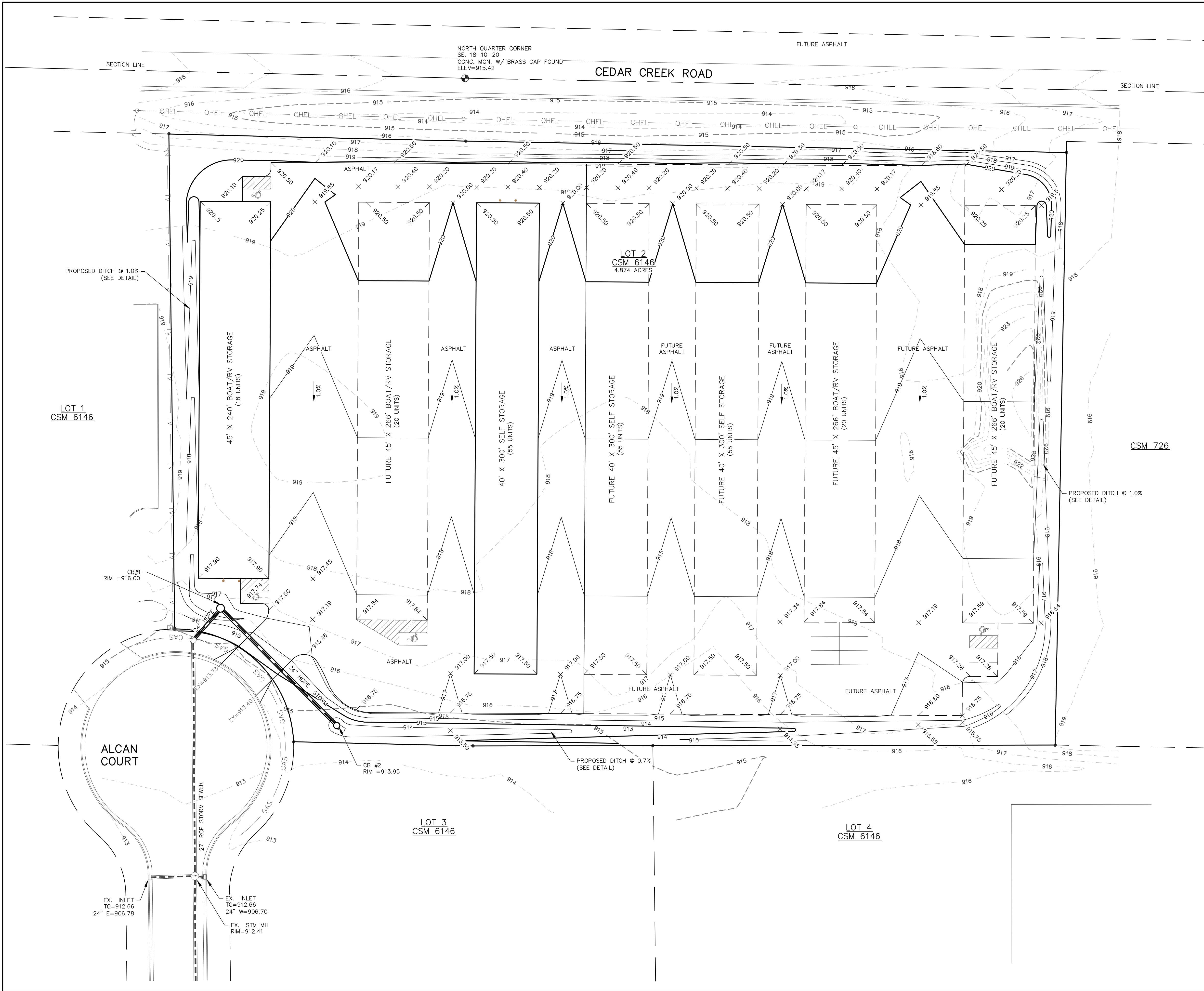


**SILT FENCE CONSTRUCTION (SHEET FLOW)**

PROJECT NAME  
EROSION CONTROL DETAILS  
DATED: APRIL 3, 2020

C-105





LIBERTY SELF STORAGE  
GRADING PLAN  
DATED: APRIL 3, 2020

C-106

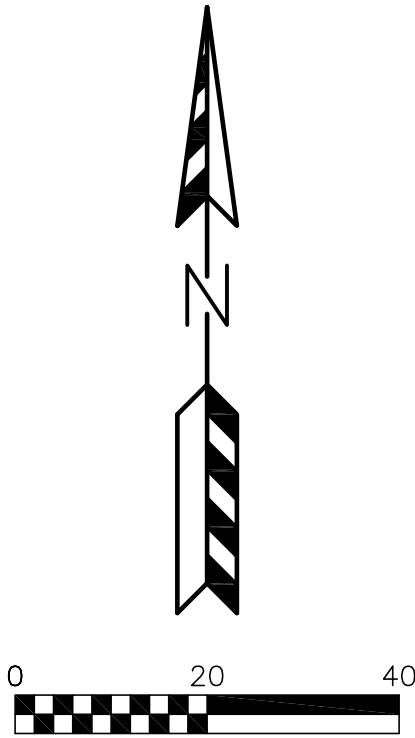
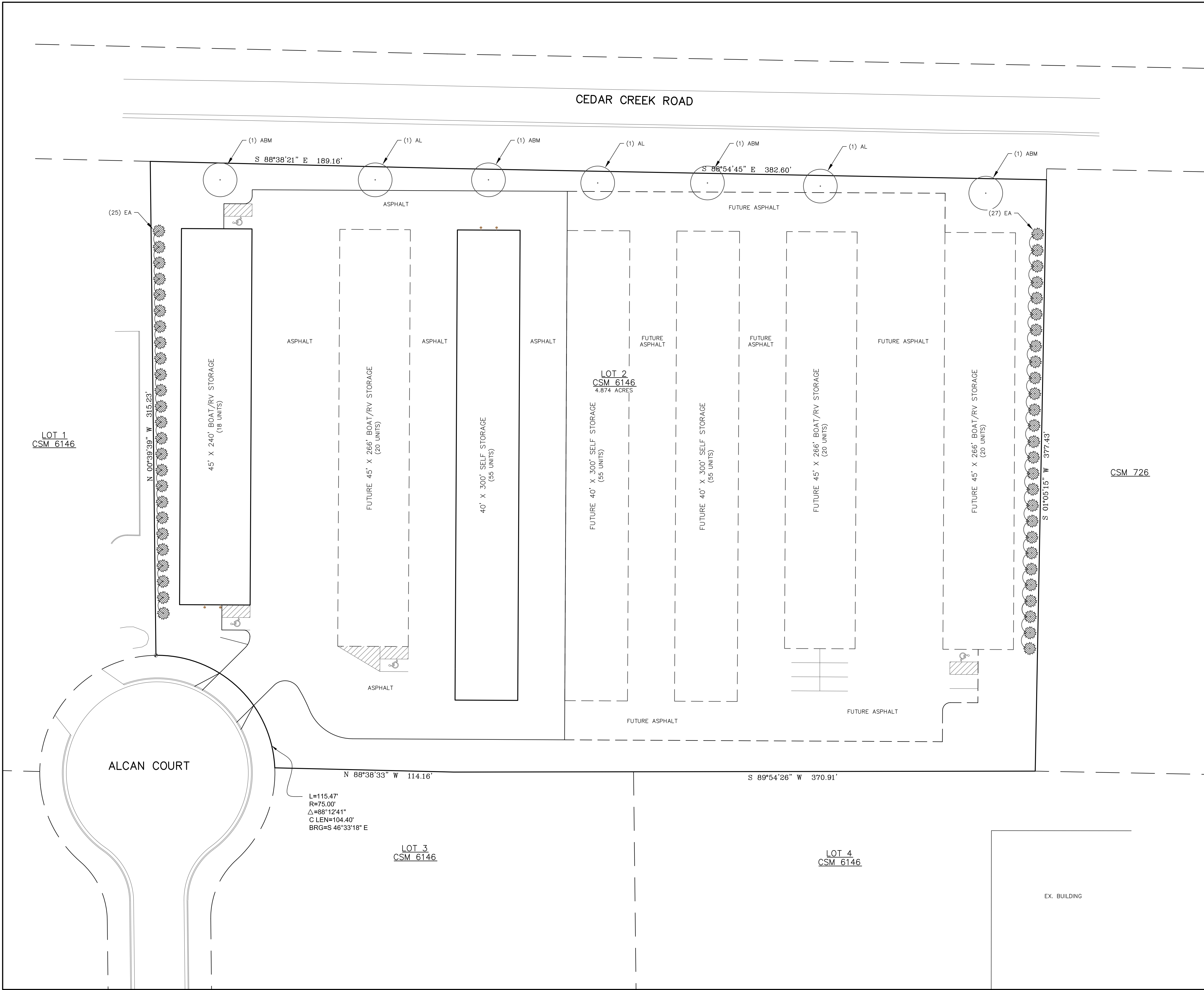












| PLANT LIST |      |      |                          |      |
|------------|------|------|--------------------------|------|
| KEY        | QUAN | SIZE | COMMON NAME              | ROOT |
| ABM        | 7    |      | DECIDUOUS SHRUBS         |      |
|            | 4    | 2"   | AUTUMN BLAZE MAPLE       | BB   |
|            | 3    | 2"   | AMERICAN LINDEN          | BB   |
| EA         | 52   |      | UPRIGHT EVERGREEN SHRUBS |      |
|            | 52   | 4'   | EMERALD ARBORVITAE       | BB   |

NOTES:

- Designated lawn areas to receive a minimum of 6" of topsoil, premium bluegrass seed mix, starter fertilizer, and straw or straw mat mulch.
- Foundation planting beds and designated planting beds to be mulched with shredded hardwood bark mulch spread to a depth of 3".
- Individual trees and shrub groupings in lawn areas to receive shredded hardwood bark mulch plant rings (4" diameter) spread to a depth of 3".
- Designated planting beds to be separated from lawn areas with 5" black vinyl edging.
- Owner will be responsible for landscape maintenance after completion and acceptance of the project.

LIBERTY SELF STORAGE  
LANDSCAPE PLAN  
DATED: APRIL 3, 2020

C-109

QUAM ENGINEERING, LLC  
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; www.quamengineering.com



SHEET INDEX

- C1.0
- SITE PLAN
- A1.0
- FLOOR PLAN
- A2.0
- ELEVATIONS
- A3.0
- SECTIONS
- T2.0
- SPECIFICATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)  
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

| FLOOR AREAS              | PROPOSED    |
|--------------------------|-------------|
| BUILDING #1              | 10,800 S.F. |
| BUILDING #2              | 12,000 S.F. |
| BUILDING AREA SUB-TOTALS | 22,800 S.F. |

HIGH PILE STORAGE                    YES/NO  
FIRE ALARM SYSTEM                YES/NO

OCCUPANCY

S-1 - MODERATE HAZARD STORAGE  
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE VB CONSTRUCTION  
SPRINKLED    YES/NO  
FIREWALL     YES/NO

ALLOWABLE AREA

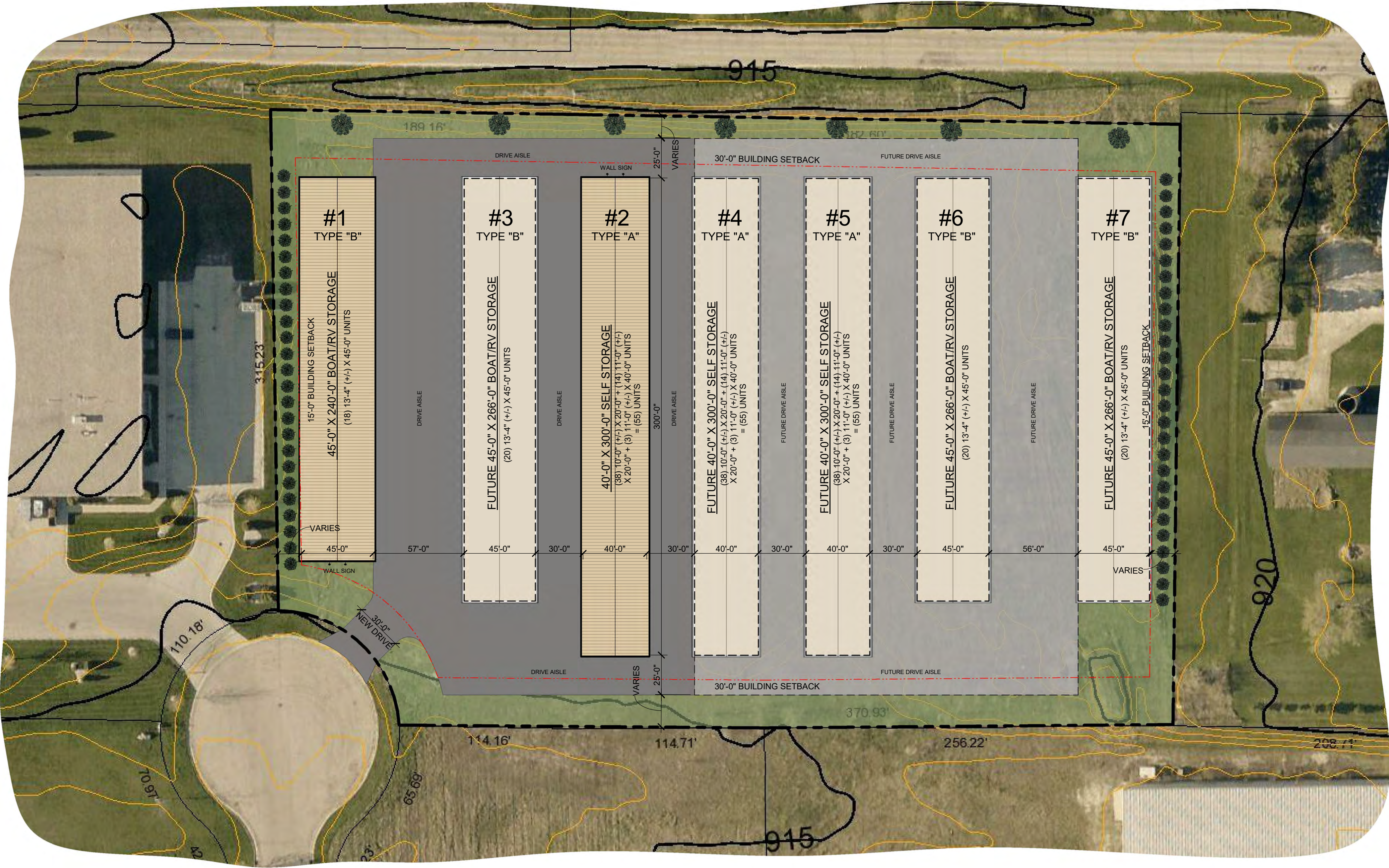
TABULAR FLOOR AREA:            9,000 S.F.  
FRONTAGE INCREASE:            6,750 S.F.  
SPRINKLER INCREASE:            N/A  
TOTAL ALLOWABLE AREA:        15,750 S.F.  
ALLOWABLE FIRE AREA:        12,000 S.F.

BUILDING/SITE CONTENT

BUILDING SIZE                    22,800 S.F.            10.7%  
HARD SURFACE                  57,845 S.F.           27.2%  
GREEN SPACE                   132,160 S.F.           62.1%  
PARCEL SIZE (APPROX.)        212,805 S.F.           4.89 ACRES  
PARKING PROVIDED               N/A

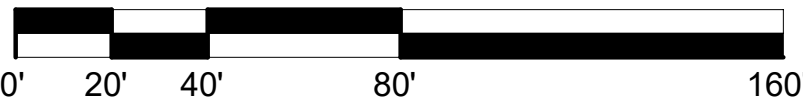
ZONING INFORMATION

ZONING:                            PUD  
FRONT YARD SETBACK:        30'-0"  
SIDE YARD SETBACK:         15'-0"  
REAR YARD SETBACK:        30'-0"



CONCEPTUAL SITE PLAN

1" = 40'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN  
ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE  
AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA  
WHEN AVAILABLE IS REQUIRED.



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES  
N216 State Road 55  
P.O. Box 620  
Kaukauna, WI 54130  
PHONE (920) 766-5795 /  
1-800-236-2534  
FAX (920) 766-5004

MILWAUKEE  
W204 N11509  
Goldendale Rd  
Cremontown, WI 53022  
PHONE (262) 250-9710  
1-800-236-2534  
FAX (262) 250-9740

www.kellerbuilds.com

WISCONSIN

JACKSON,

LIBERTY SELF-STORAGE

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REVISIONS

|   |            |     |
|---|------------|-----|
| 1 | 03.31.2020 | TDP |
| 2 |            |     |
| 3 |            |     |
| 4 |            |     |
| 5 |            |     |
| 6 |            |     |

PROJECT MANAGER:  
D. UTTECH

DESIGNER:  
C. MANSKE

DRAWN BY:  
TDP

EXPEDITOR:  
-----

SUPERVISOR:  
-----

PRELIMINARY NO:  
P20080

CONTRACT NO:  
-----

DATE:  
03.23.2020

SHEET:  
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED FOR:

LIBERTY SELF-STORAGE

JACKSON,

WISCONSIN





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MADISON  
711 Lake Dr.  
San Prairie, WI 53590  
PHONE (608) 318-2336  
PHONE (608) 318-2337

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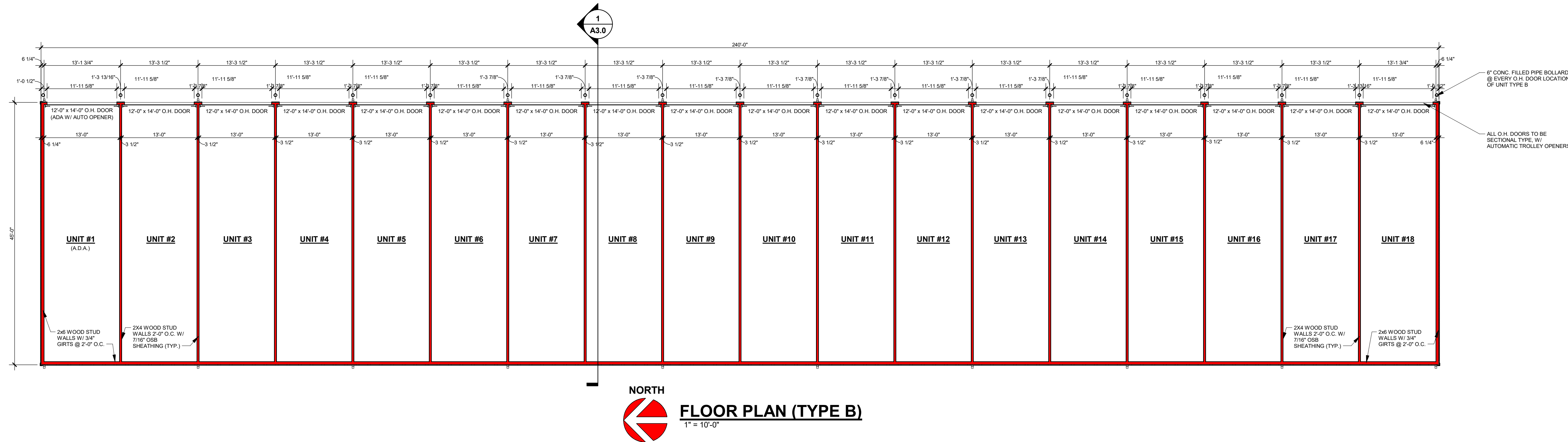
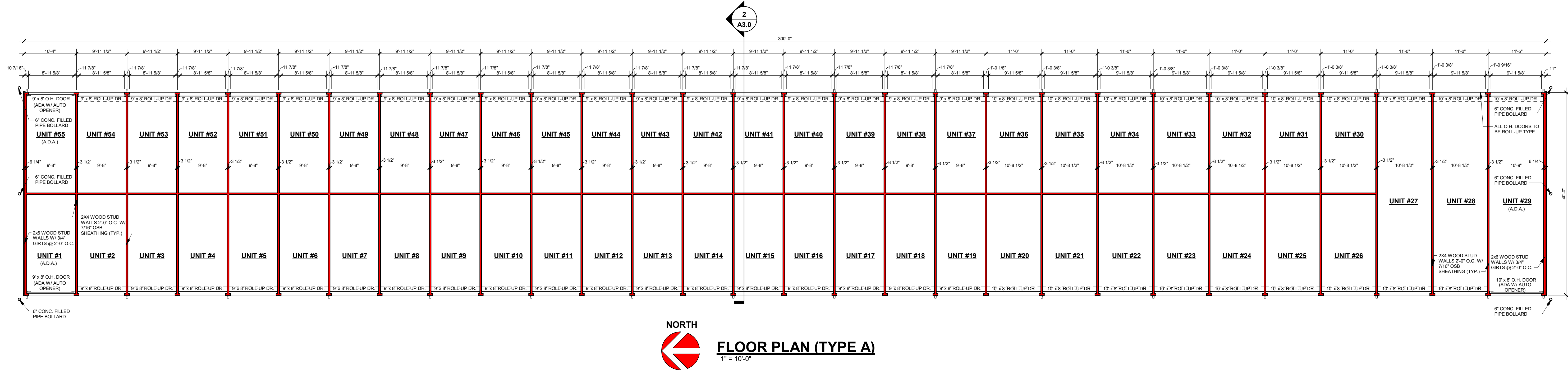
-----

DATE:

03.23.2020

SHEET:

**A1.0**







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CONTRACT NO:

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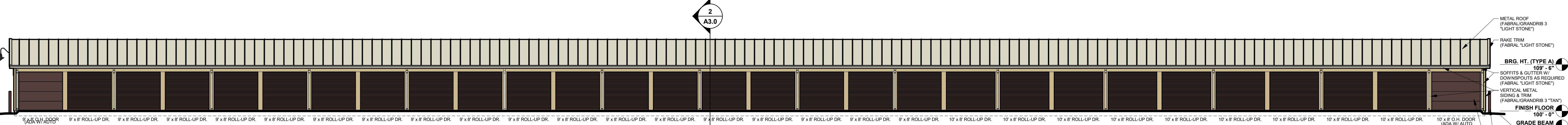
DATE:

03.23.2020

SHEET:

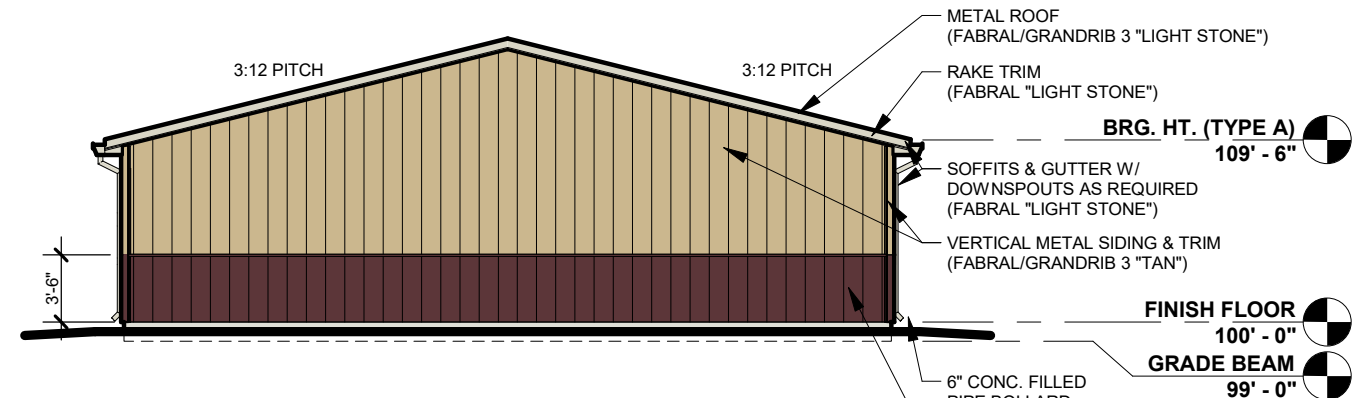
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PRELIMINARY - NOT FOR CONSTRUCTION



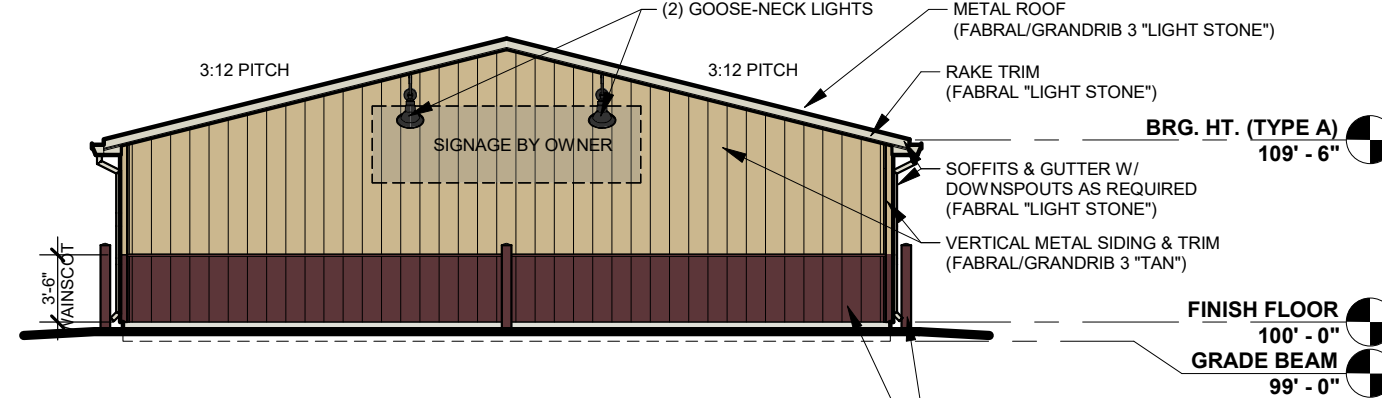
**WEST ELEVATION (TYPE A)**

1" = 10'-0"



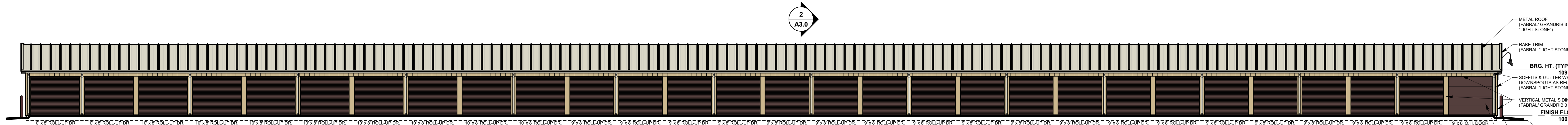
**SOUTH ELEVATION (TYPE A)**

1" = 10'-0"



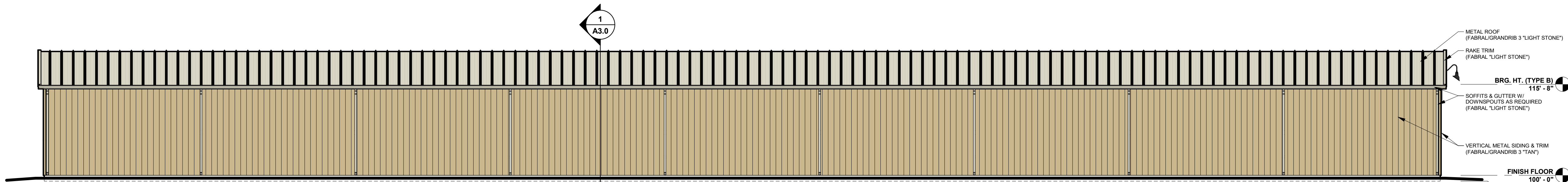
**NORTH ELEVATION (TYPE A)**

1" = 10'-0"



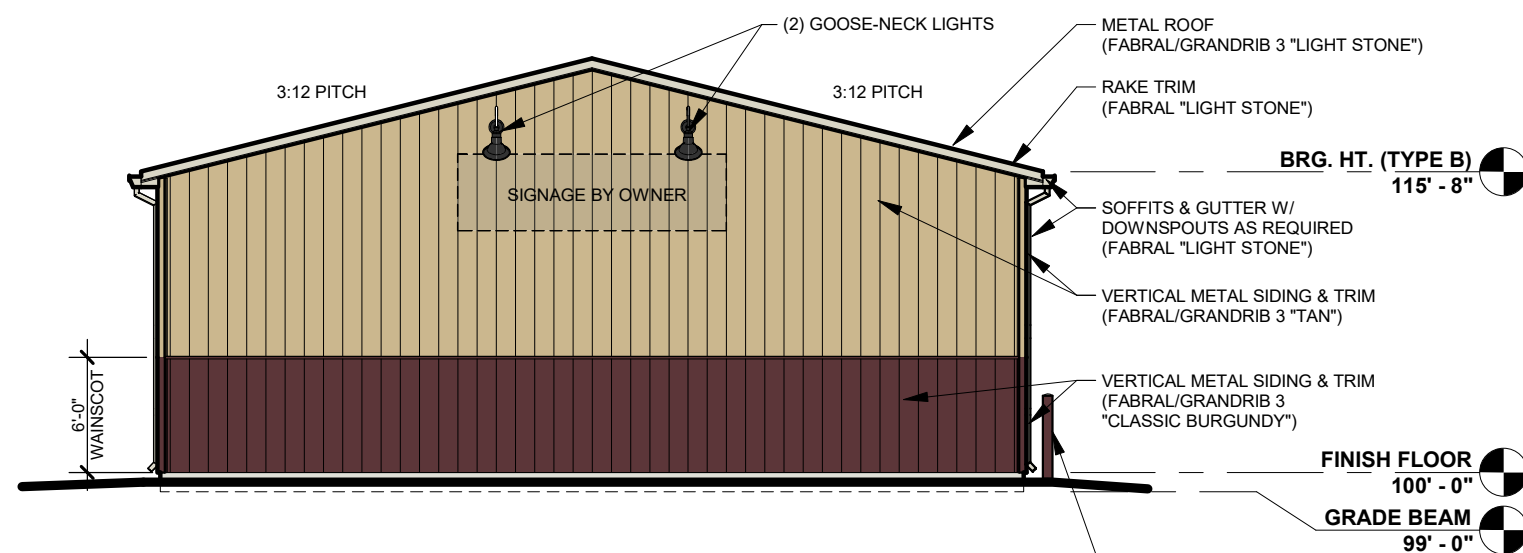
**EAST ELEVATION (TYPE A)**

1" = 10'-0"



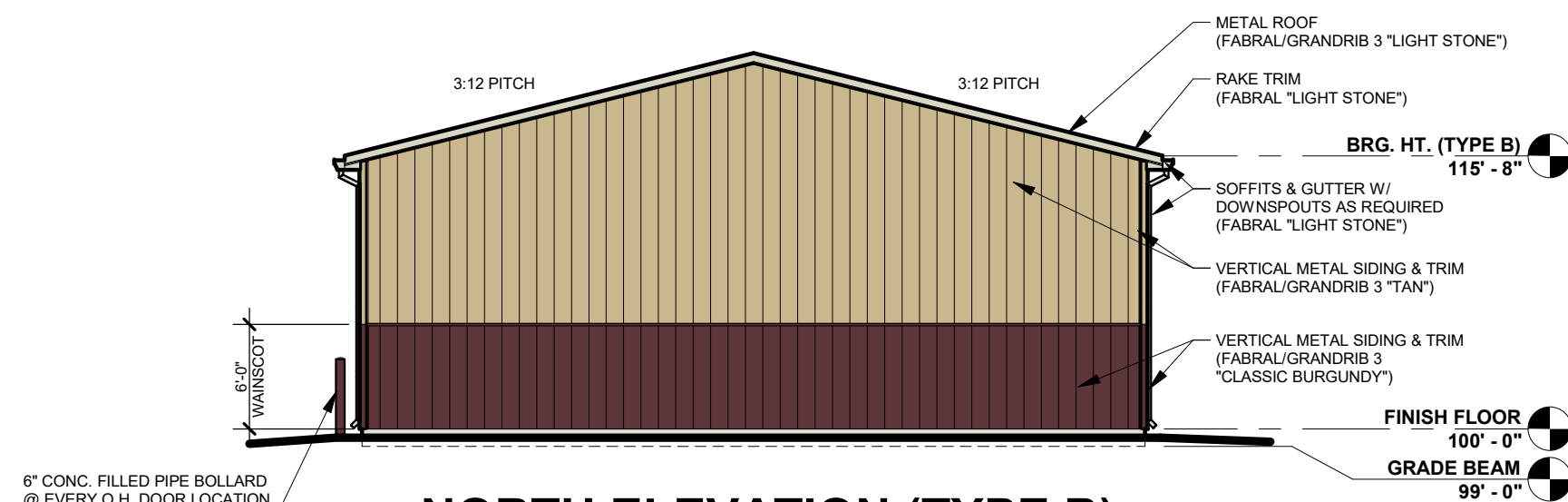
**WEST ELEVATION (TYPE B)**

1" = 10'-0"



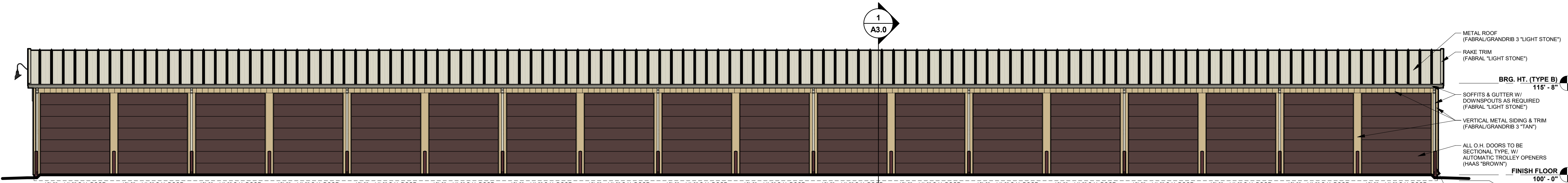
**SOUTH ELEVATION (TYPE B)**

1" = 10'-0"



**NORTH ELEVATION (TYPE B)**

1" = 10'-0"



**EAST ELEVATION (TYPE B)**

1" = 10'-0"





# **LIBERTY SELF-STORAGE**

JACKSON,

WISCONSIN





# **LIBERTY SELF-STORAGE**

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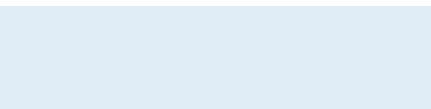


# FABRAL®

METAL WALL AND ROOF SYSTEMS

## ENDURACOTE®

COLOR CHART - SMP PAINT SYSTEM



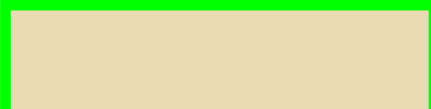
Brite White 824 IR=.60



White 899 IR=.54



Ivory 883 IR=.62



Light Stone 887 IR=.51



Tan 855 IR=.38



Hickory Moss 870 IR=.36



Cocoa Brown 856 IR=.35



Dark Brown 859 IR=.30



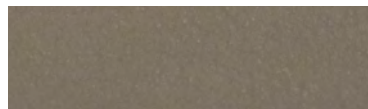
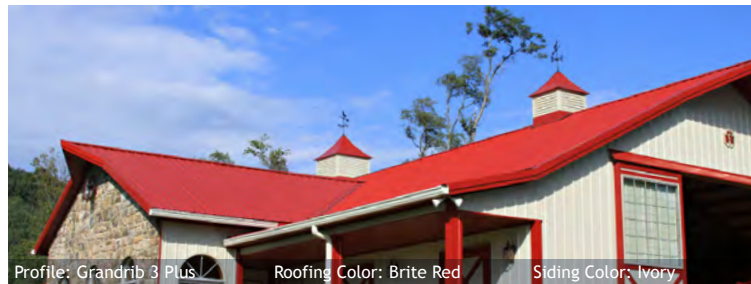
Antique Bronze 854 IR=.29



Patina Green 893 IR=.38



Evergreen 875 IR=.27



Crinkle Ash SR=.43



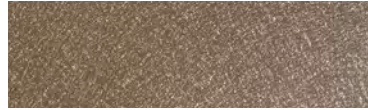
Crinkle Rural Red SR=.35



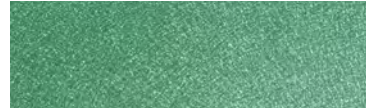
Crinkle Matte Black SR=.31



Crinkle Charcoal SR=.33



Crinkle Burnished Slate SR=.31



Crinkle Evergreen SR=.33

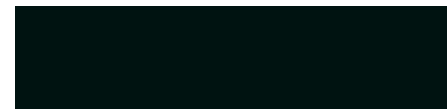
Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available. Colors may appear different when viewed at different angles & under different lighting conditions.

Due to product improvements, changes & other factors, we reserve the right to change or delete information herein without prior notice.

\*\*Subject to premium pricing.



\*All colors are ENERGY STAR® approved



Hartford Green 821 IR=.29



Caribbean Blue 881 IR=.27



Gallery Blue 826 IR=.29



Brick Red 898 IR=.31



Brite Red 845 IR=.32



Classic Burgundy 853 IR=.26



Ash Gray 848 IR=.38



Light Gray 889 IR=.31



Charcoal Gray 851 IR=.35



True Black 882 IR=.30



Copper Penny 939 \*\* IR=.48  
IR = Initial Reflectivity

## VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

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

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

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

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



**Applications shall be submitted NO LATER than 4:00 PM on the 1<sup>st</sup> Friday of the month to be considered at that month's meeting.**

In some cases, additional copies of a submittal may be required. Only COMPLETE applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay.

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

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

---

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

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

Village of Jackson  
PLAN COMMISSION APPLICATION

Application/Permit #: \_\_\_\_\_ - \_\_\_\_\_

**PROPERTY INFORMATION**

☒ **COMMERCIAL**                      ☒ **INDUSTRIAL**                      ☐ **RESIDENTIAL**                      ☐ **OTHER** \_\_\_\_\_

☒ **CONDITIONAL USE**                      ☐ **PLANNED UNIT DEVELOPMENT**                      ☐ **CERTIFIED SURVEY MAP**  
☒ *New*                                      ☐ *New*                                      ☐ **CONCEPT PLAN**  
☐ *Special Use*                              ☐ *Special Use*                              ☐ **OTHER** \_\_\_\_\_  
*(For existing CU ONLY)*                      *(For existing PUD ONLY)*

**Property Address:** S/E corner of Delaney Court and Northwest Passage **Unit:** Jackson, WI

**Parcel #:** 048900A007 **Lot Size:** 145,802 **sq. ft.** **Building Area:** 36,456 **sq. ft.**

**Current Zoning:** ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other \_\_\_\_\_ ☐ Floodplain

**APPLICANT INFORMATION**

**Name(s):** Mark Hertzfeldt - Design 2 Construct

**Mailing Address:** N173W21010 Northwest Passage , fJackson **State** WI **Zip** 53037

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

**Email:** mhertzfeldt@design2construct.com

**BUSINESS INFORMATION** *(If New Business)*

**Legal Business Name:** TBD

**D/B/A:** \_\_\_\_\_ **FEIN #:** \_\_\_\_\_ - \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Office:** ( \_\_\_\_\_ ) \_\_\_\_\_ **Cell:** ( \_\_\_\_\_ ) \_\_\_\_\_ **Fax:** ( \_\_\_\_\_ ) \_\_\_\_\_

**Email:** \_\_\_\_\_

**Website:** \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

**Name(s):** James Blise - Delaney Group. LLC

**Address:** N173W21010 Northwest Passage , fJackson **State** WI **Zip** 53037

**Office:** ( 262 ) 677-9933 **Cell:** ( 262 ) 224-1333 **Fax:** ( 262 ) 677-9934

**Email:** jblise@design2construct.com

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

**Firm Name:** Design 2 Construct

**Primary Contact:** Mark Hertzfeldt

**Address:** N173W21010 Northwest Passage , fJackson **State** WI **Zip** 53037

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

**Email:** mhertzfeldt@design2construct.com



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

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

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

As this is a Spec building the proposed uses are not known at this time.

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Hours of Operation: TBD

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

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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.: TBD

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

All adjacent uses are commercial or industrial buildings that are a combination of Factory/ fabrication and warehousing uses

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Proposed, development, on-site improvements or other construction/remodeling activities: \_\_\_\_\_

Please refer to the included project narrative

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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 in the industrial park

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Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: \_\_\_\_\_

Please refer to the included landscape plan

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Proposed on-site security measures including site lighting: \_\_\_\_\_

Please refer to the provided photometric plan and project narrative

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Life Safety Systems – Existing or Proposed (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.

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Projected traffic circulation and impacts: The existing traffic circulation in this area is well established.  
This project will have no impact on the existing traffic.

Setbacks from rights-of-way and property lines and height limitations: \_\_\_\_\_  
Front yard setback: 40'-0", Side and rear yard setback 20'-0"

Status of State/Federal License(s) or Certificate(s) required for operation: \_\_\_\_\_  
TBD

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

Describe any proposed signage including type and location: \_\_\_\_\_  
No signage approvals requested at this time. All signage will come back to plan commission at a later date.

Exterior Building Materials (type, color, etc.): Please refer to the included project narrative

Site Specific Features/Constraints: None

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): \_\_\_\_\_  
47 total parking stalls including 3 ADA stalls, 30 future stalls available if necessary

Proposed screening/buffering from adjacent properties: None prooposed

Proposed provisions for refuse and recycling collection/storage: Trash enclosure provided on the north 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.*

**Applicant Name (Print):** Mark Hertzfeldt \_\_\_\_\_

**Applicant Signature:**  \_\_\_\_\_

**Co-Applicant Name (Print):** \_\_\_\_\_

**CO-Applicant Signature:** \_\_\_\_\_

**Date of Application:** 04.24.2020 \_\_\_\_\_

## **You MUST sign and date this Application!**

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

## **QUESTIONS?**

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

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

## **TERMS OF THIS PERMIT**

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

**VILLAGE APPROVAL:**

☐ **TEMPORARY**      *Expiration Date:* \_\_\_\_\_, 20\_\_\_\_

**Plan Commission Approval:**      *Meeting Date:* \_\_\_\_\_, 20\_\_\_\_

**Village Board Approval:**      *Meeting Date:* \_\_\_\_\_, 20\_\_\_\_

**In-House Approval (O-T-C):**      *Date:* \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
*Approved by:* John Walther, 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 / CA

**Check/Receipt #:** \_\_\_\_\_

**Received By:** \_\_\_\_\_

**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 230406**Date:** 5/04/2020**Check****RECEIVED  
FROM** DESIGN 2 CONSTRUCT / DELANEY GROUP**\$150.00**

| <u>Type of Payment</u> | <u>Description</u>                     | <u>Amount</u> |
|------------------------|----------------------------------------|---------------|
| Accounting             | Account Nbr: 100-00-45730-000-000      | 150.00        |
|                        | PLANNING / ZONING FEES                 |               |
|                        | CUP APPLICATION / DELANEY / CK #108249 |               |

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|                       |               |
|-----------------------|---------------|
| <b>TOTAL RECEIVED</b> | <b>150.00</b> |
|-----------------------|---------------|

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**Receipt Memo:** CUP APPLICATION / DELANEY / CK #108249





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

April 24, 2020

Re: Project Narrative:

**Introduction:**

Attached to this project narrative you will find the graphical information regarding the proposed business development located on the southeast corner of Delaney Court and Northwest Passage.

**Existing Site:**

The existing site is approximately 3.47 acres and is currently vacant. The site frontage is along Delaney Court on the west, Existing Commercially zoned lot on the north and east and Northwest Passage to the south. The parcel has the option to be accessed from both Delaney Court and Northwest Passage.

**New Site:**

This proposal is to utilize the existing vacant site for a development that will provide spec office and Industrial. Access for the site will be in the northwest corner and the center of the south property line. The parking for the site will be provided along the south side of the site with proposed parking expansion if necessary, along the west. Site lighting will be accomplished utilizing light bollards along the sidewalk serving the building entry points. Full cut off wall packs will be provided along the north side of the building to provide lighting for the loading docks and service entrances.

**New Building:**

The proposed site submitted for your review will be used to construct a new 36,456 s.f. speculative office / industrial building. The building can provide for up to four individual tenants. The building primary facades face south to the proposed parking field along Northwest Passage and west to Delaney Court.

The building materials are proposed as Precast wall panel. The Precast panel will be painted two different colors as shown in the provided rendering. Dark aluminum window frames with tinted glass for all fenestration and decorative canopies are provided at the main entrances.

Building signage is not addressed in this submittal. All building signage for future tenants will be submitted to the Plan Commission at a later date for approval. A monument sign is proposed at the site access point on Northwest Passage. This sign will be submitted to the Plan Commission for approval at a later date.

N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

Storm water management for this site will be accomplished utilizing the existing regional pond system located in the industrial park.

**Plan of Operation:**

As mentioned, the building is being developed as Spec Space, therefore the specific plan of operation for the individual tenants will be presented to Village Staff when under consideration.

**Impact Statement:**

The impacts of this development upon the Village of Jackson utilities, water consumption, sewage generation, traffic etc... are not able to be quantified at this point. These items can be assessed when individual tenants are approved and installed in the building.

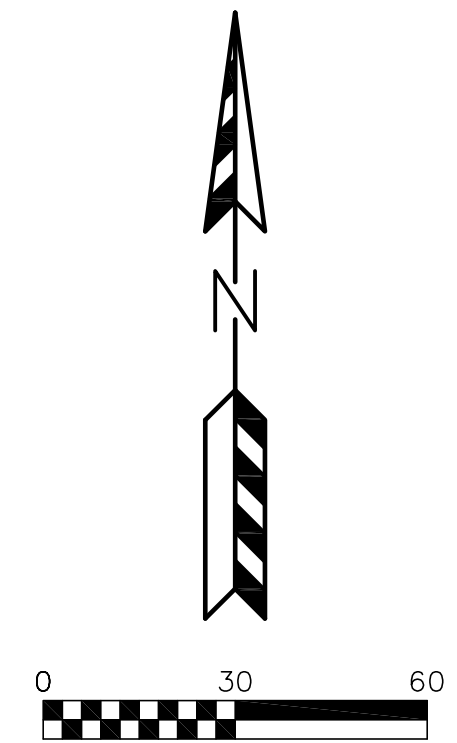
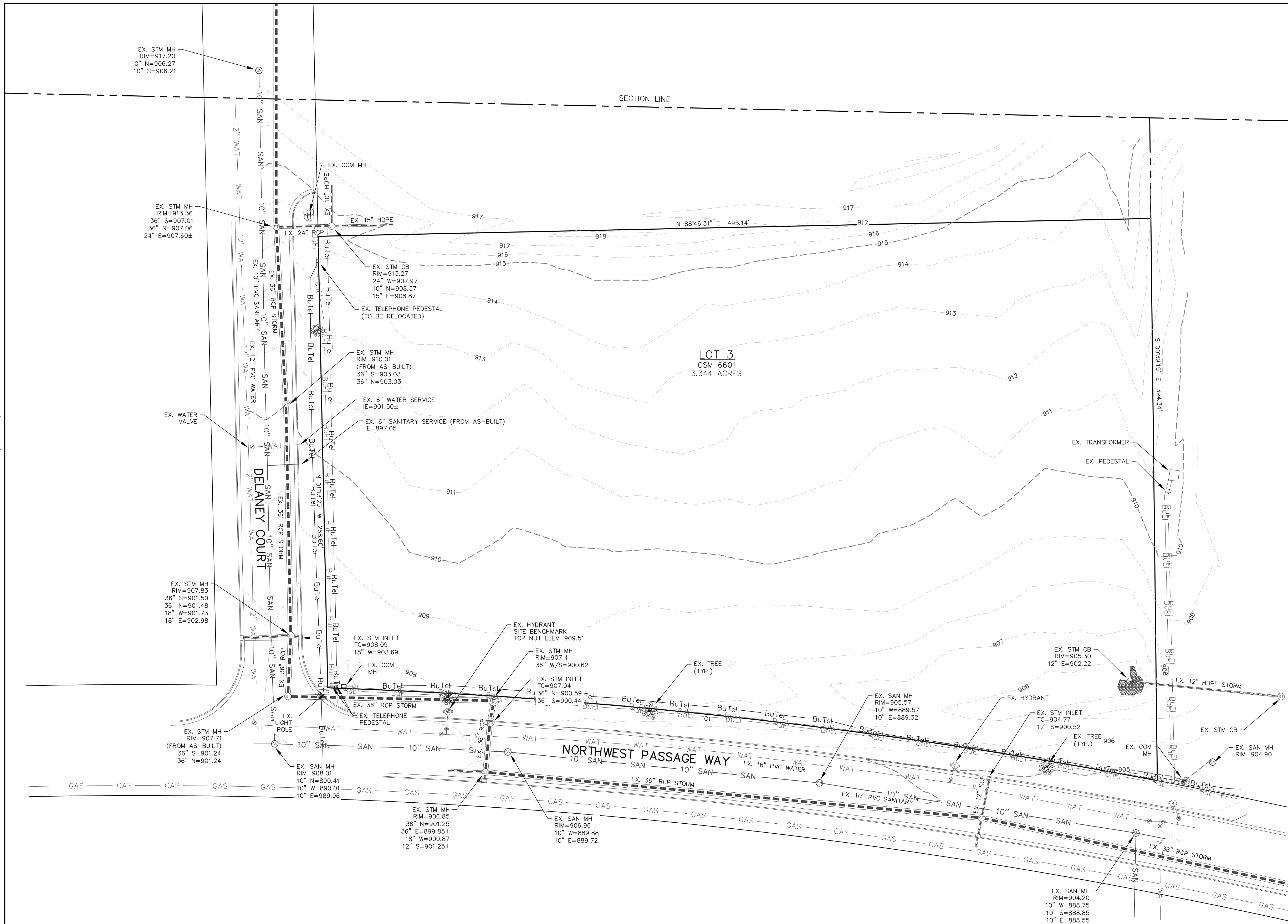
We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This involves the development of an existing site zoned for commercial development and is consistent with the nature of the surrounding neighborhood which is currently a mix of commercial development. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

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

Sincerely,  
Mark Hertzfeldt

A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a faint, light-colored oval border.

Design 2 Construct



C1 RADIUS=3233.00'  
CENTRAL  $\angle$ =08°48'08"  
ARC LENGTH=496.68'  
CHORD LENGTH=496.19'  
CHORD BEARING=N83°36'51"W  
BK TANGENT BEARING=N79°12'47"W  
AH TANGENT BEARING=N88°00'55"W

LEGEND:

- |                                                                                       |                                   |
|---------------------------------------------------------------------------------------|-----------------------------------|
| — 896 —                                                                               | — EXISTING MINOR CONTOUR.         |
| — -895- —                                                                             | — EXISTING MAJOR CONTOUR.         |
| — OHEL —                                                                              | — OVERHEAD ELECTRIC LINE.         |
| — BuEl —                                                                              | — 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.               |
|  | — ELECTRIC METER.                 |
|  | — GAS METER.                      |
|  | — GAS VALVE.                      |
|  | — FIRE HYDRANT.                   |
|  | — POWER POLE.                     |
|  | — SANITARY SEWER MANHOLE.         |
|  | — STORM SEWER MANHOLE.            |
|  | — STORM SEWER INLET.              |
|  | — TELEPHONE PEDESTAL.             |
|  | — TRANSFORMER.                    |
|  | — WATER VALVE.                    |

DELANEY VI  
EXISTING CONDITIONS PLAN  
DATED: APRIL 29, 2020

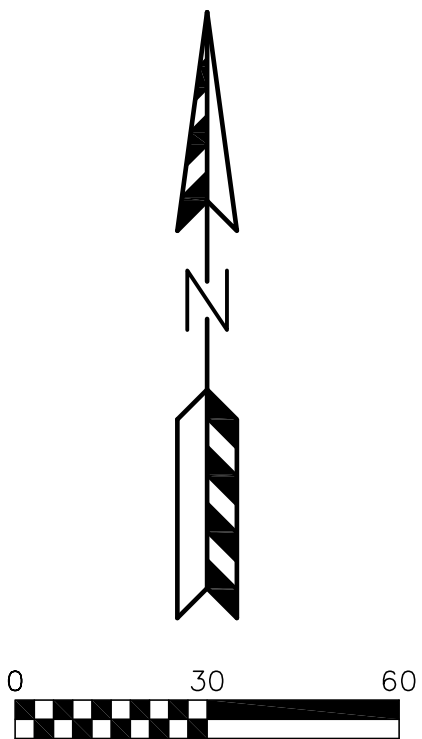
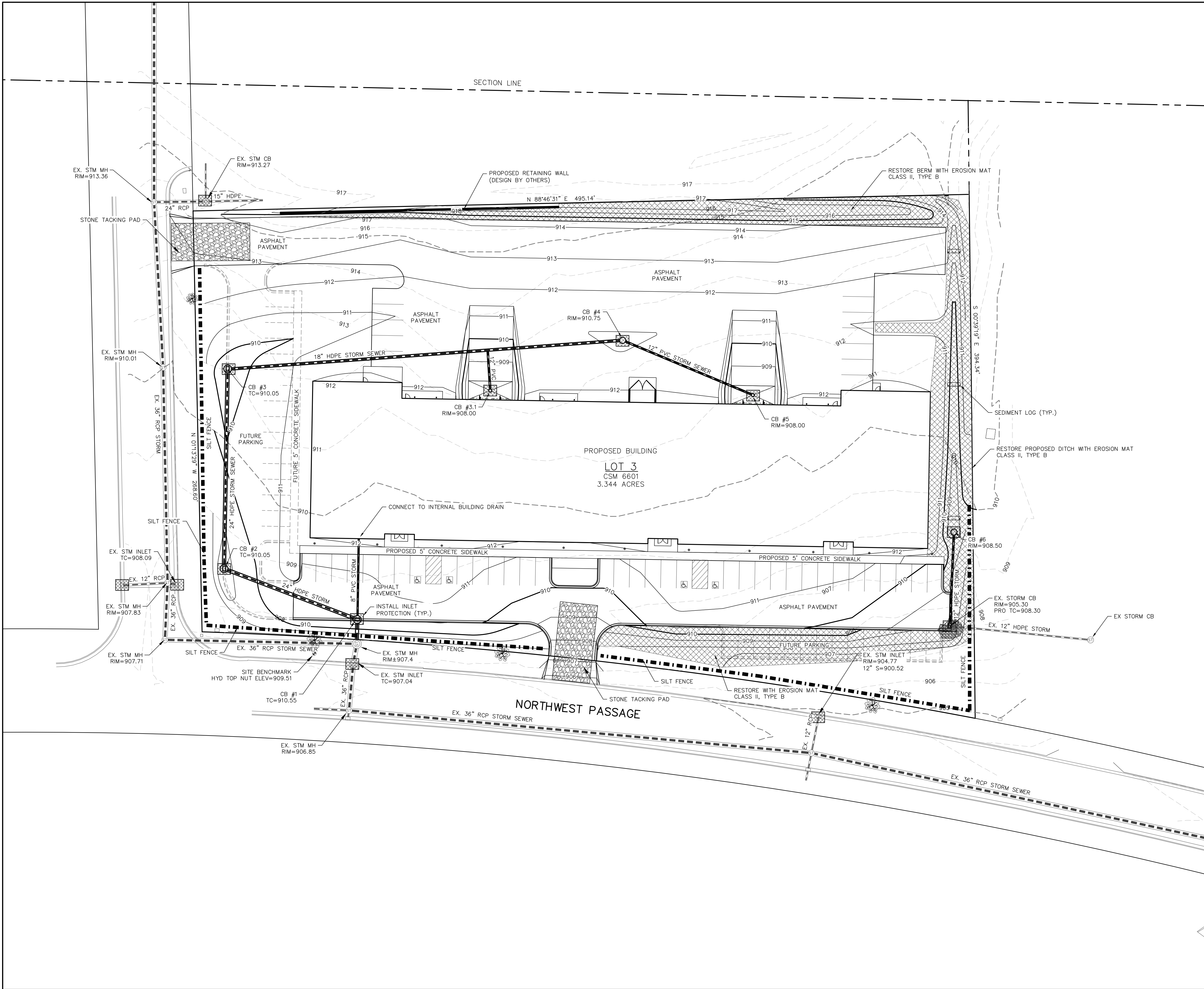
C-101

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants



122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; [www.quamengineering.com](http://www.quamengineering.com)





**TIME SCHEDULE:**  
JUNE 15, 2020  
INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF JACKSON SHALL HAVE A TRACKING PAD.  
JUNE 16, 2020 – OCTOBER 1, 2020  
STRIP TOPSOIL AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "EROSION CONTROL NOTES" ON EROSION CONTROL DETAILS SHEET C-103.  
BEGIN PROPOSED SITE GRADING INCLUDING BUILDING PAD PREPARATION.  
START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER LATERAL AND STORM SEWER.  
CONTINUE SITE GRADING  
CONSTRUCT BASE COURSES, PROPOSED ASPHALT BINDER, PROPOSED SIDEWALKS AND PROPOSED CURB AND GUTTER.  
OCTOBER 2 – 15, 2020  
SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE WITH TEMPORARY LANDSCAPING.  
ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)  
STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.  
APRIL 1 – 15, 2021  
CONSTRUCT PROPOSED ASPHALT SURFACE, PERMANENT SEEDING AND RESTORATION OF ALL DISTURBED AREAS WITH PERMANENT LANDSCAPING.  
CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF JACKSON PRIOR TO CHANGE.  
AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE  
REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

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

- LEGEND:**
- 702 ———— — EXISTING MINOR CONTOUR.
  - 700 ———— — EXISTING MAJOR CONTOUR.
  - 702 ———— — PROPOSED MINOR CONTOUR.
  - 700 ———— — PROPOSED MAJOR CONTOUR.
  - — PROPOSED STORM SEWER.
  - — EXISTING STORM SEWER.
  - — INSTALL WDOT TYPE D INLET PROTECTION.
  - — INSTALLED SILT FENCE

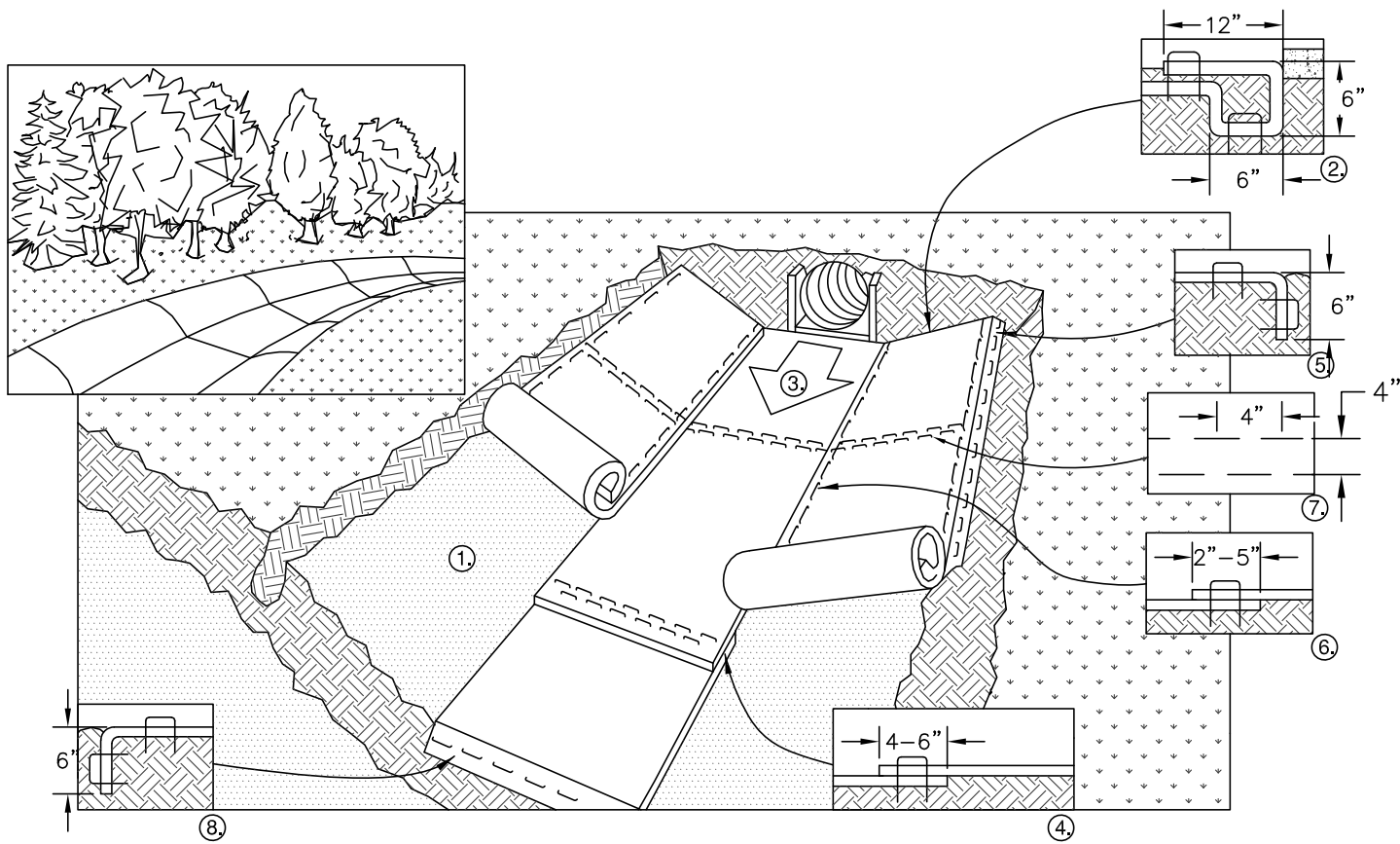
DELANEY VI  
EROSION CONTROL PLAN  
DATED: MAY 1, 2020

C-102

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; www.quamengineering.com



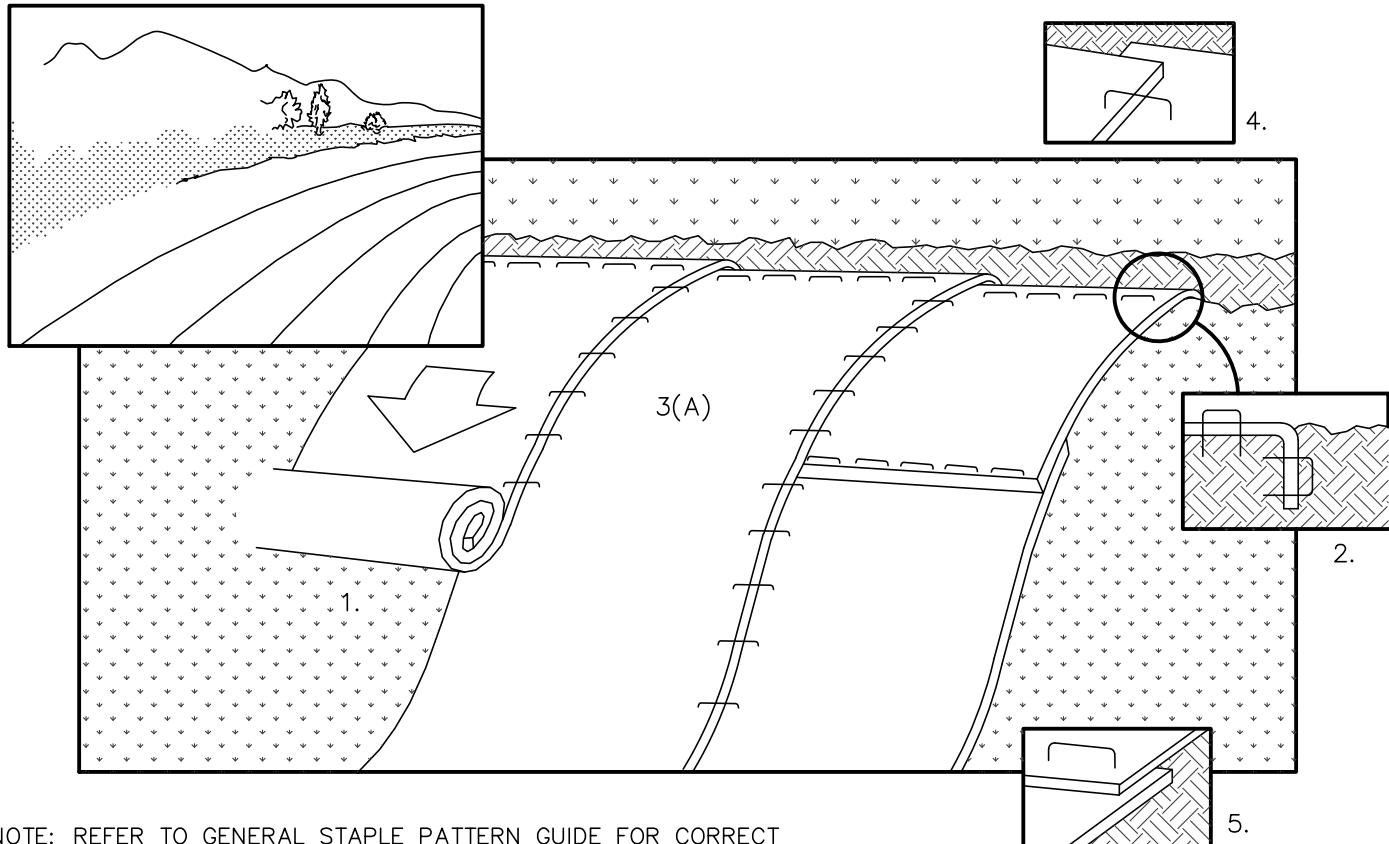
| MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%          |                                                      |                                                     |
|-------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|
| SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP? | MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS) |                                                     |
|                                                       | LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST  | LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH |
| YES                                                   | 90                                                   | 90                                                  |
| NO                                                    | 60                                                   | 30                                                  |



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

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

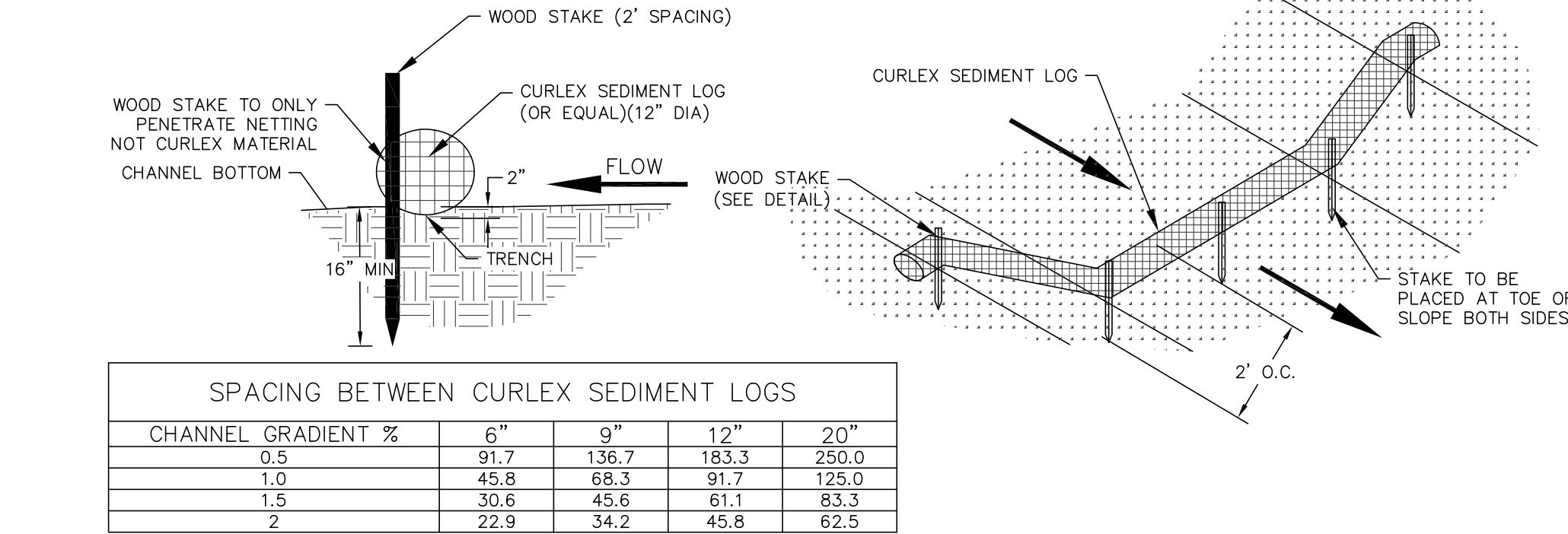
EROSION CONTROL MAT – CHANNEL INSTALLATION



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

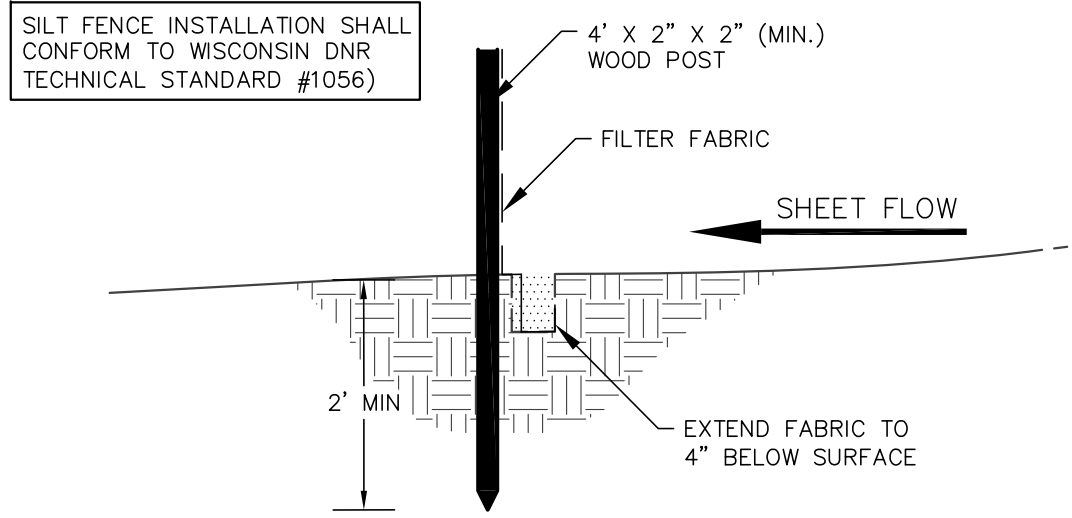
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.  
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT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

EROSION CONTROL MAT – SLOPE INSTALLATION

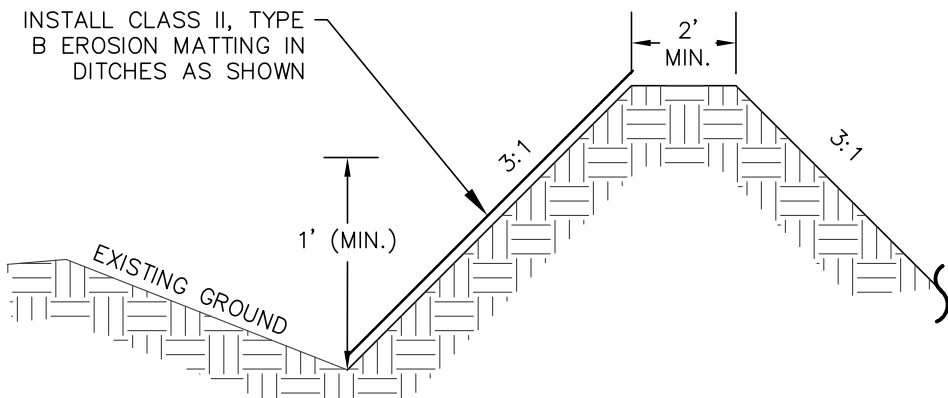


| SPACING BETWEEN CURLEX SEDIMENT LOGS |      |       |       |       |
|--------------------------------------|------|-------|-------|-------|
| CHANNEL GRADIENT %                   | 6"   | 9"    | 12"   | 20"   |
| 0.5                                  | 91.7 | 136.7 | 183.3 | 250.0 |
| 1.0       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

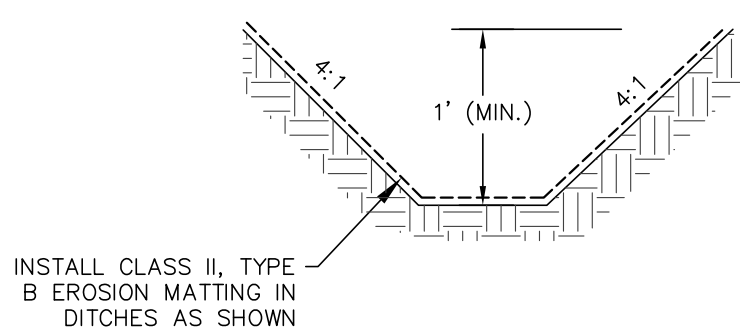
SEDIMENT LOG DETAIL



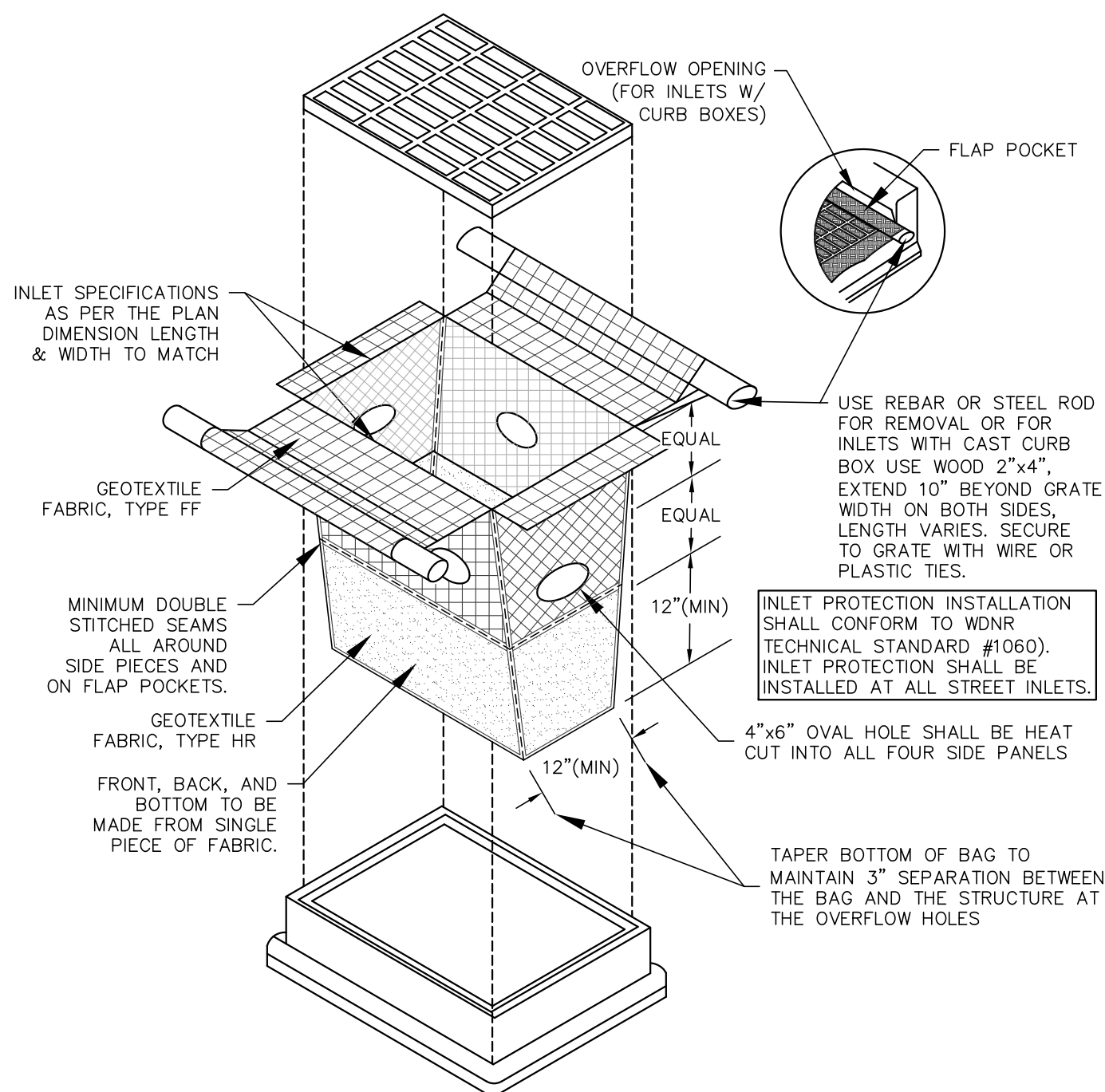
SILT FENCE CONSTRUCTION (SHEET FLOW)



BERM/DITCH DETAIL



DITCH CROSS SECTION



TYPE D-HR INLET PROTECTION DETAIL

EROSION CONTROL NOTES:

THE STONE TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

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.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH EROSION MAT (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

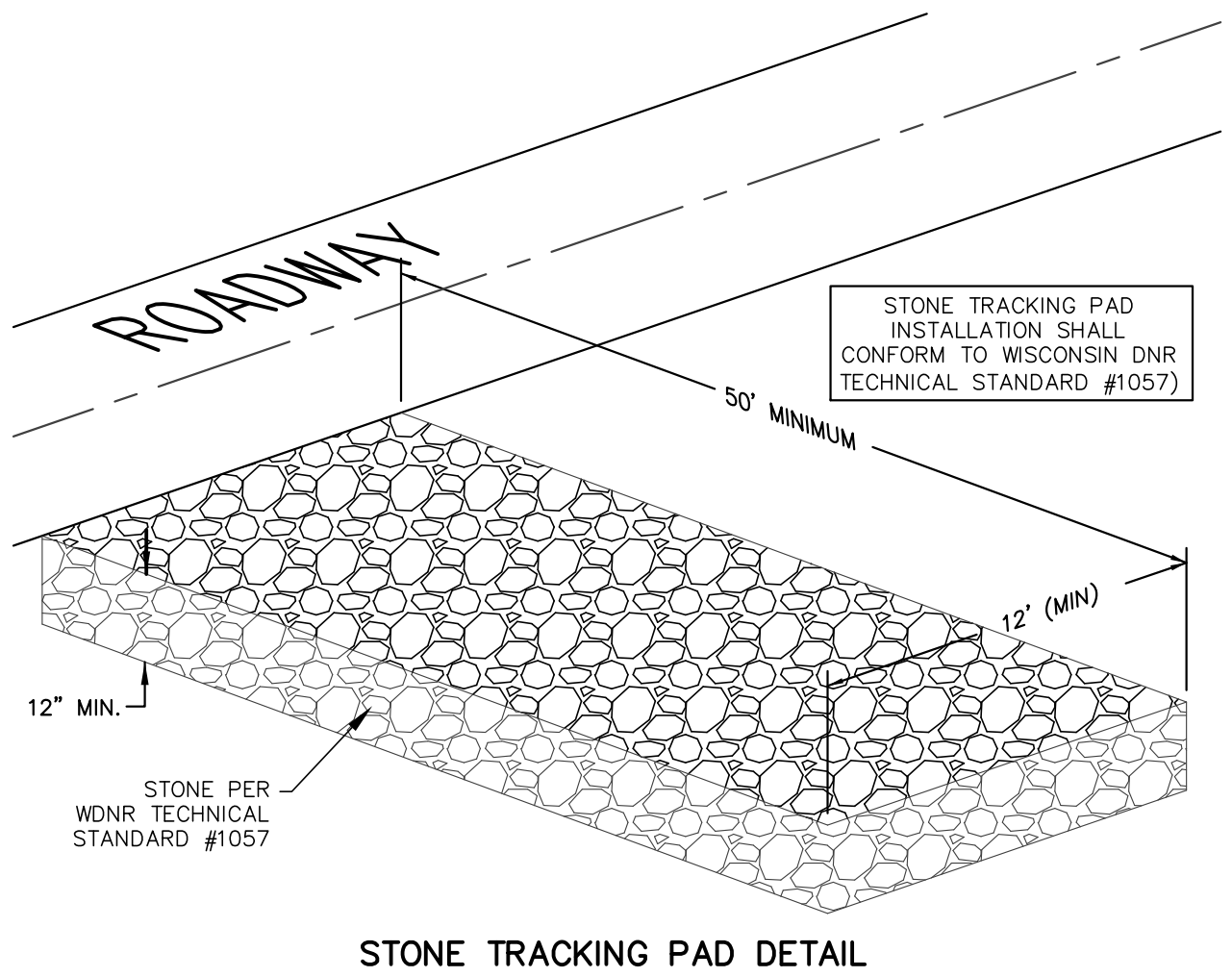
RESTORATION NOTES:

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 SEED WITH OLDS "MONOM" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

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%.

ALL FINISH GRADED AREAS SHALL BE SEEDDED 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 SEEDDED 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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.



STONE TRACKING PAD DETAIL

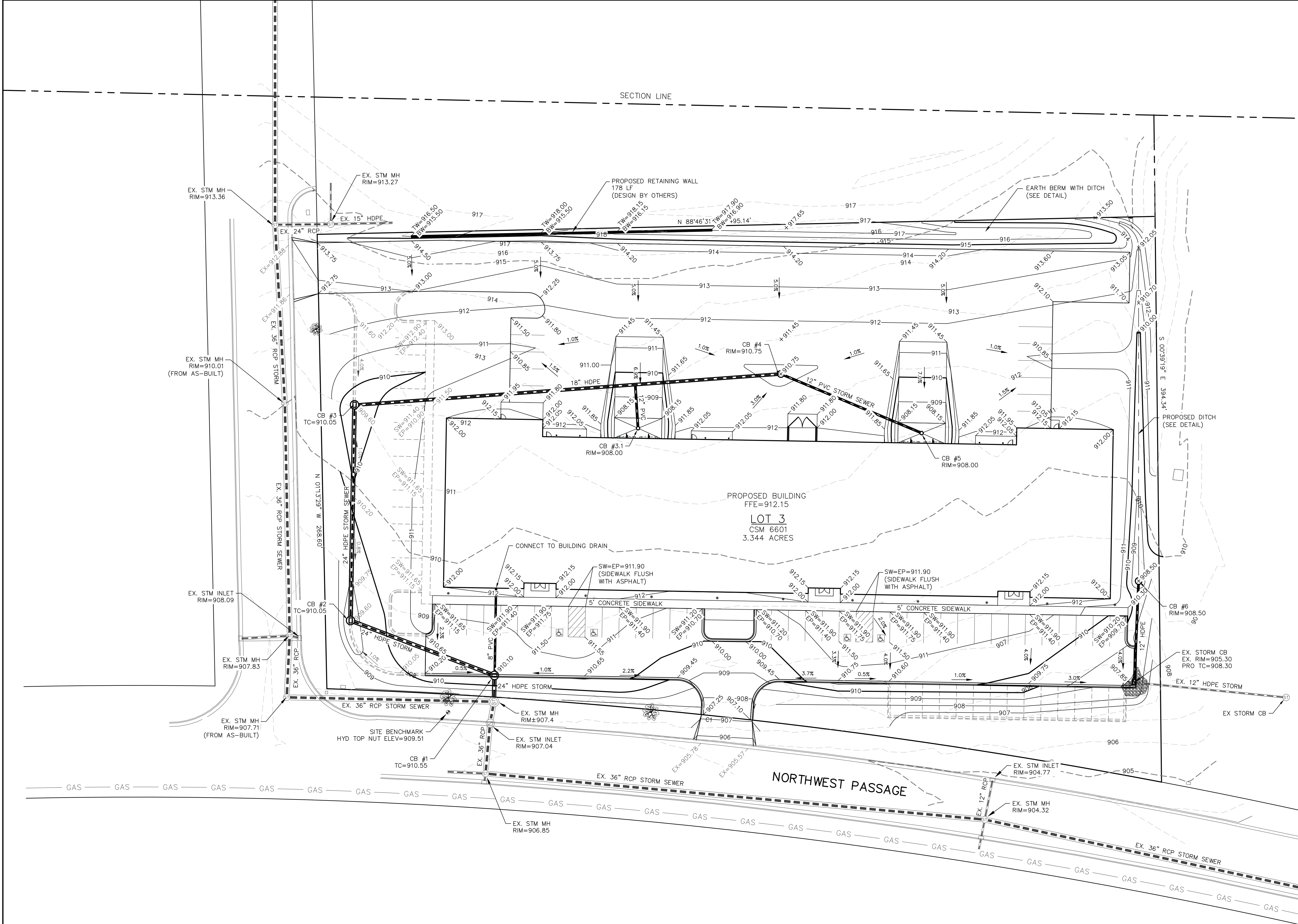
DELANEY VI  
EROSION CONTROL DETAILS  
DATED: APRIL 29, 2020

C-103



122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; www.quamengineering.com





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

- LEGEND:**
- 906 --- EXISTING MINOR CONTOUR.
  - 905 --- EXISTING MAJOR CONTOUR.
  - 906 --- PROPOSED MINOR CONTOUR.
  - 905 --- PROPOSED MAJOR CONTOUR.
  - EX=904.23 - EXISTING SPOT ELEVATION.
  - 907.23 - PROPOSED SPOT ELEVATION.
  - PROPOSED STORM SEWER.
  - EXISTING STORM SEWER.

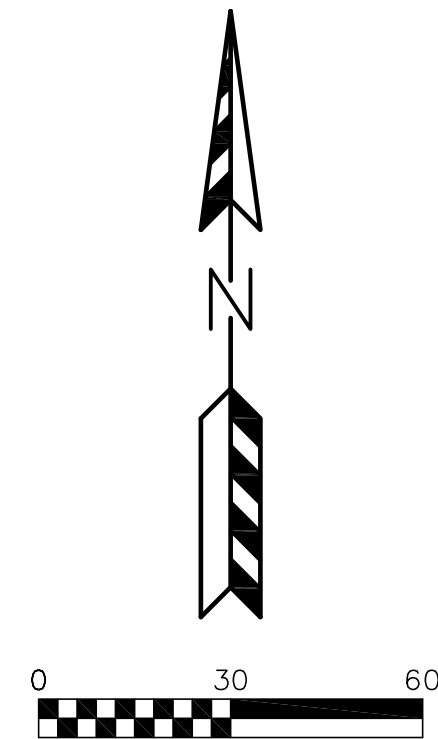
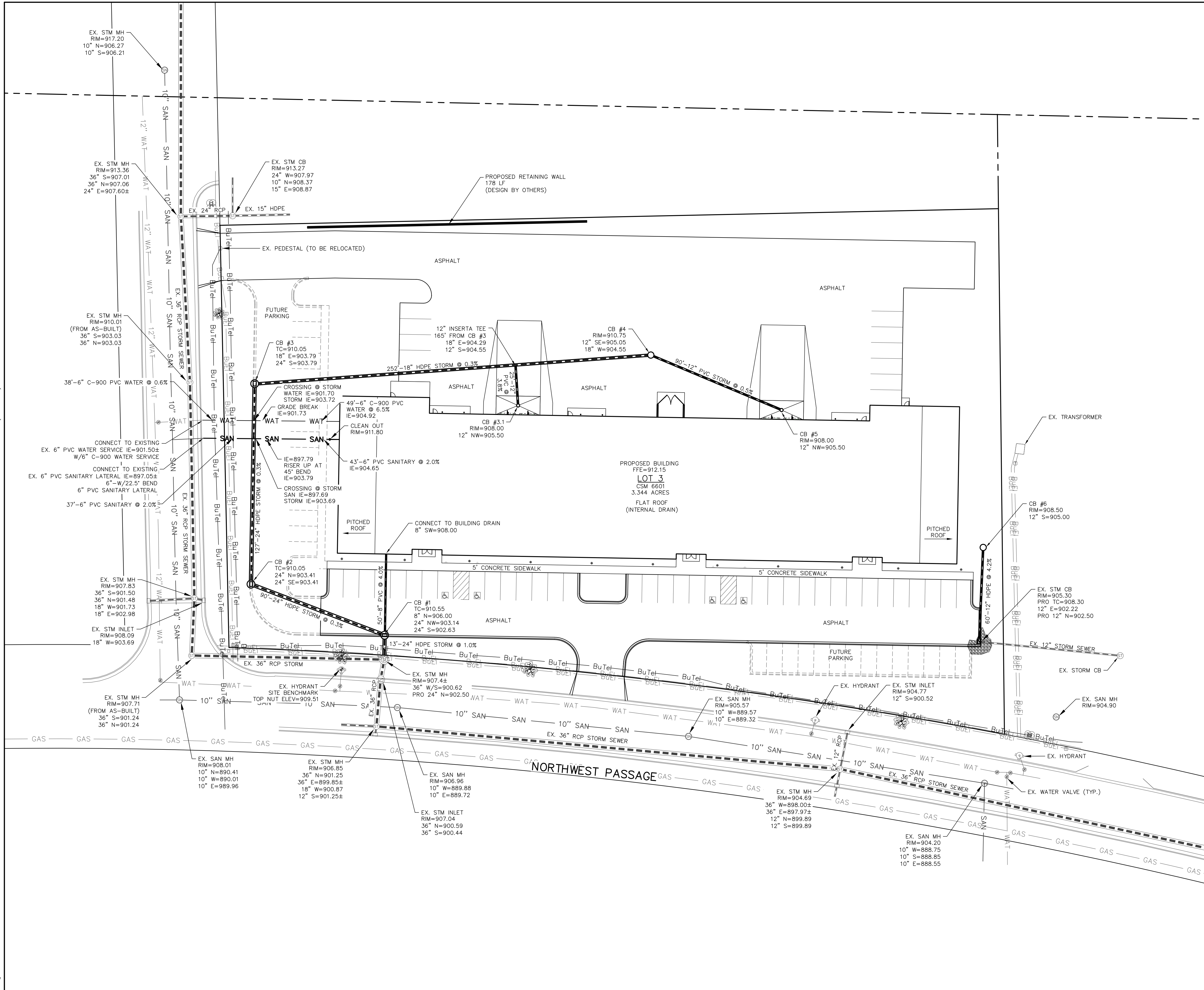
DELANEY VI  
GRADING PLAN  
DATED: MAY 1, 2020

C-104

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

122 Wisconsin Street, West Bend, Wisconsin 53095  
Phone (262) 346-7800; www.quamengineering.com





UTILITY NOTES:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

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.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.

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.

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.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILITIES PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OR THE AREAS DISTURBED DURING CONSTRUCTION.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

ALL WORK WITHIN THE VILLAGE RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT.



Dial  or (800)242-8511

www.DiggersHotline.com

STORM SEWER CASTINGS:

| STRUCTURE        | STRUCTURE DIAMETER | NEENAH CASTING OR EQUIVALENT |
|------------------|--------------------|------------------------------|
| CATCH BASIN #1   | 5" DIA.            | R-3067                       |
| CATCH BASIN #2   | 5" DIA.            | R-2560                       |
| CATCH BASIN #3   | 5" DIA.            | R-2560                       |
| CATCH BASIN #4   | 4" DIA.            | R-2504                       |
| CATCH BASIN #3.1 | 3" DIA.            | R-2504                       |
| CATCH BASIN #5   | 3" DIA.            | R-2504                       |
| CATCH BASIN #6   | 4" DIA.            | R-2560                       |

DELANY VI

## UTILITY PLAN

DATED: MAY 1, 2020

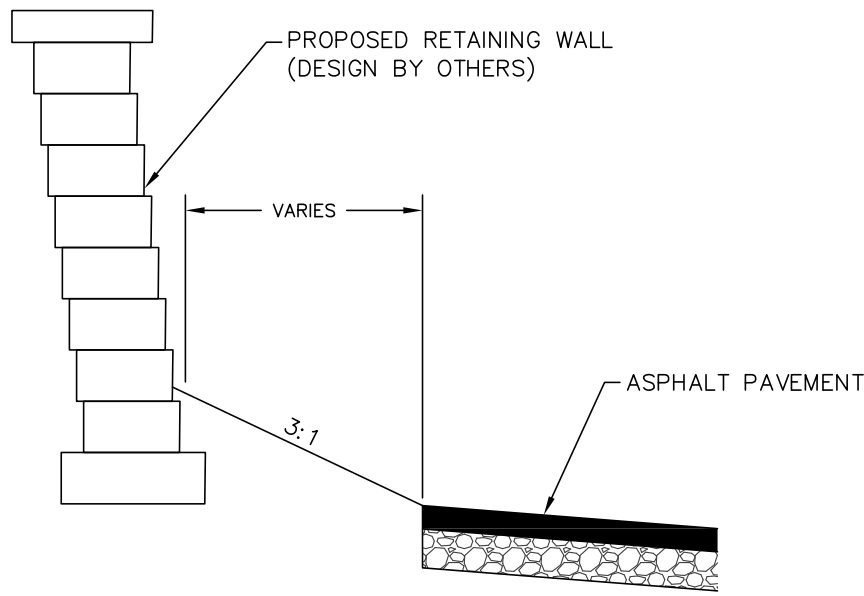
C-105

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

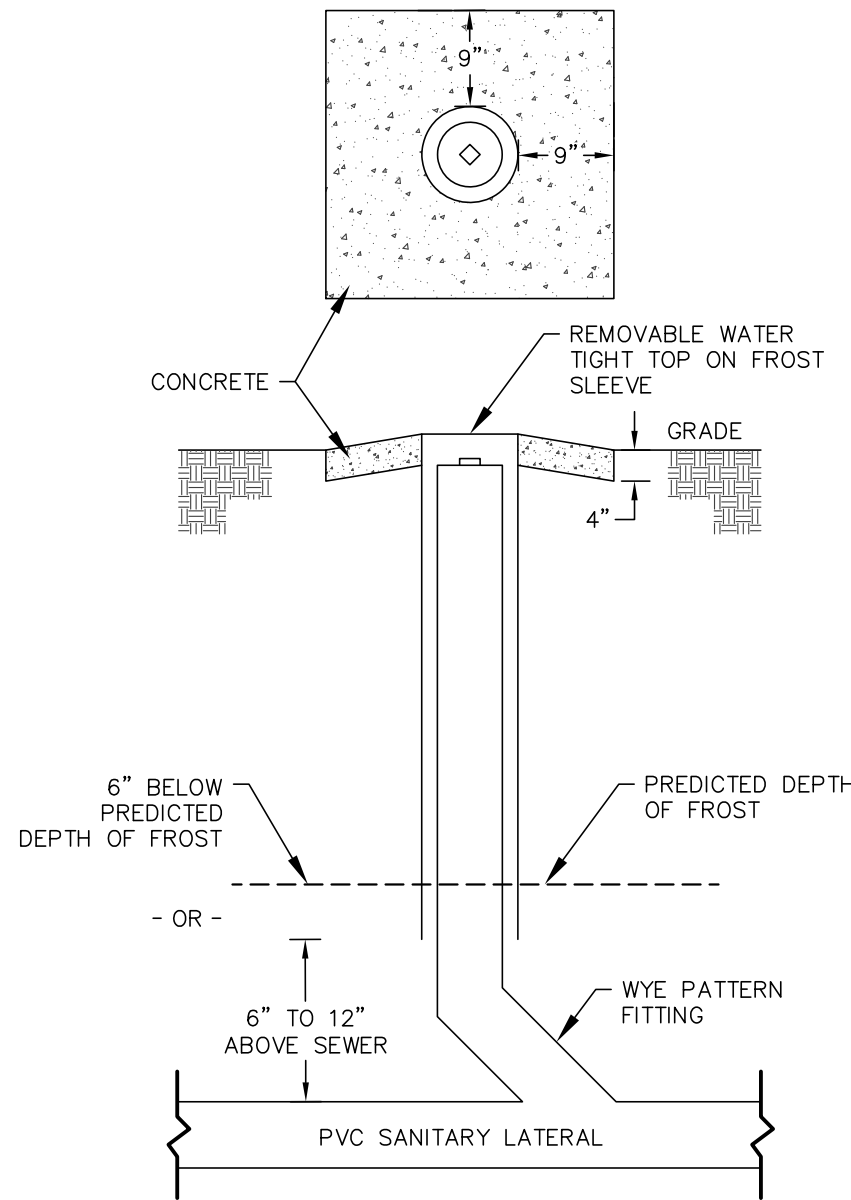


122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; [www.quamengineering.com](http://www.quamengineering.com)

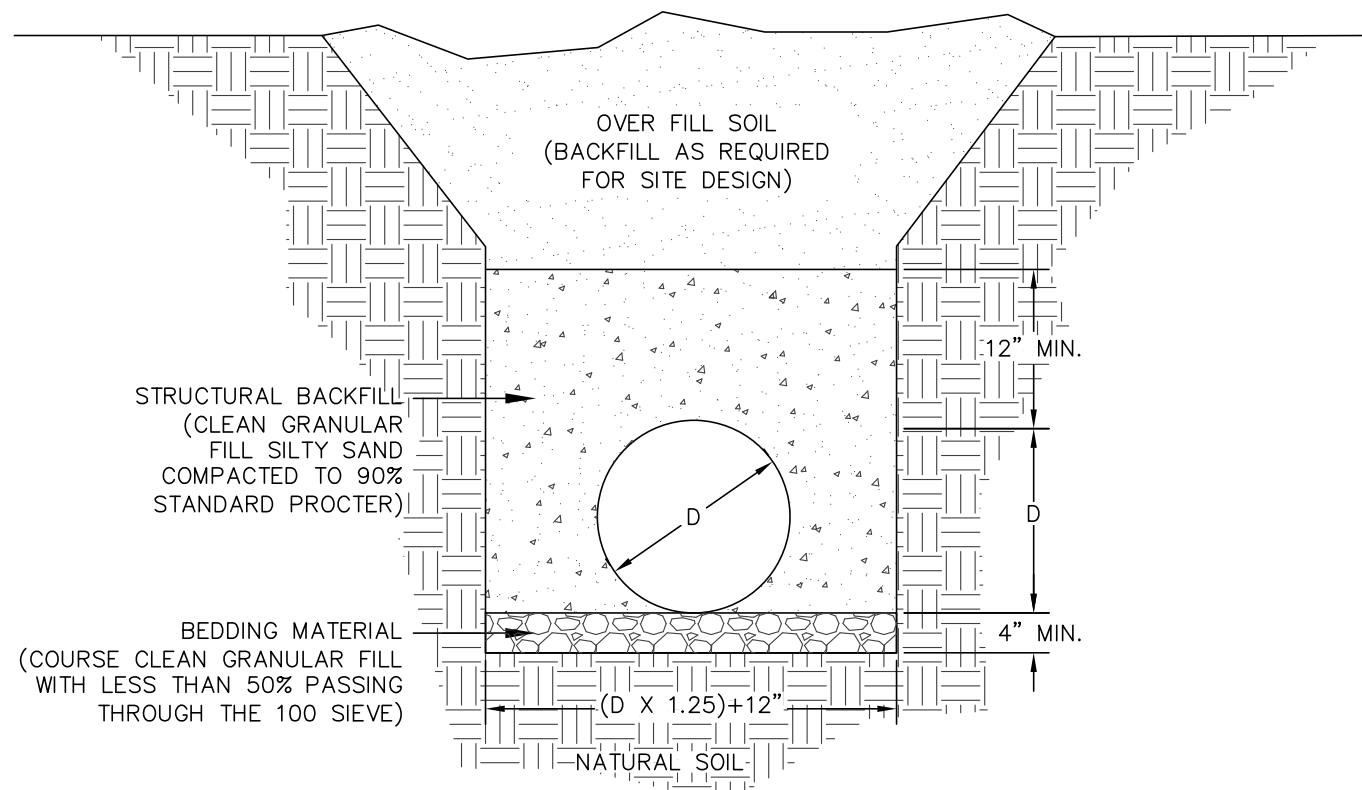




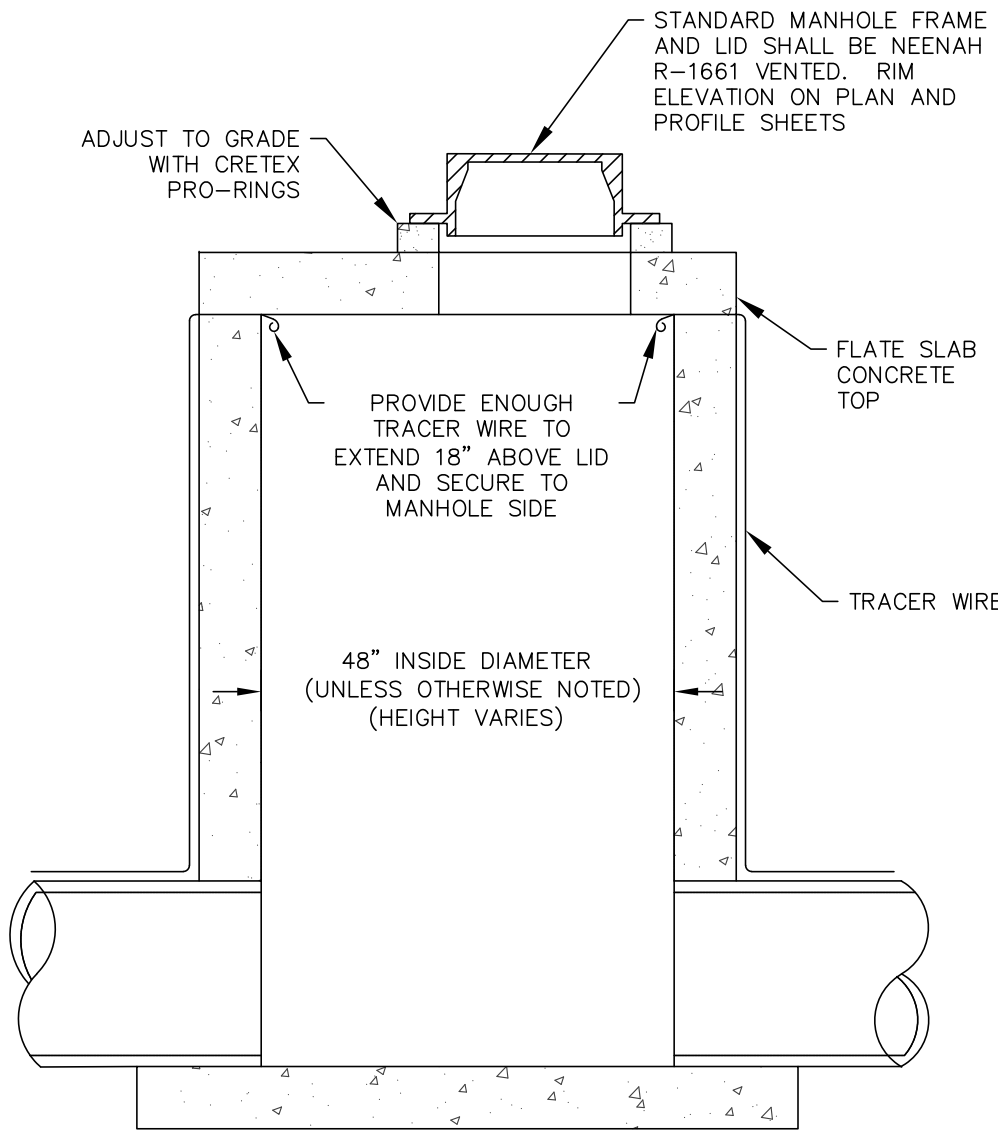
RETAINING WALL DETAIL



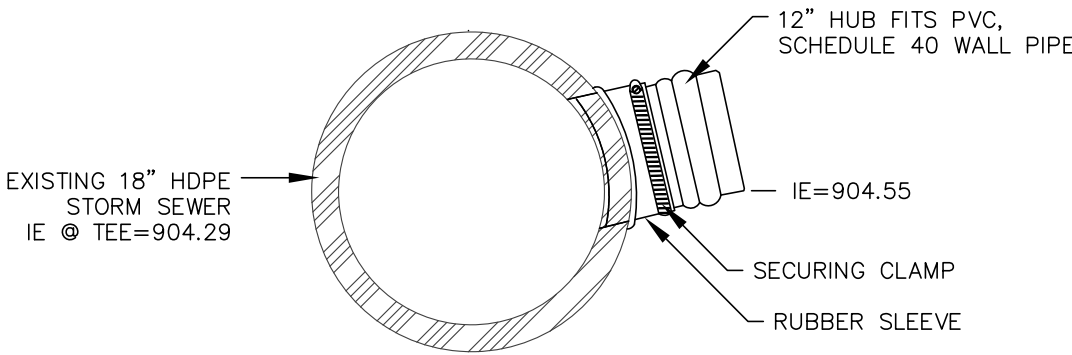
CLEAN OUT WITH FROST SLEEVE DETAIL



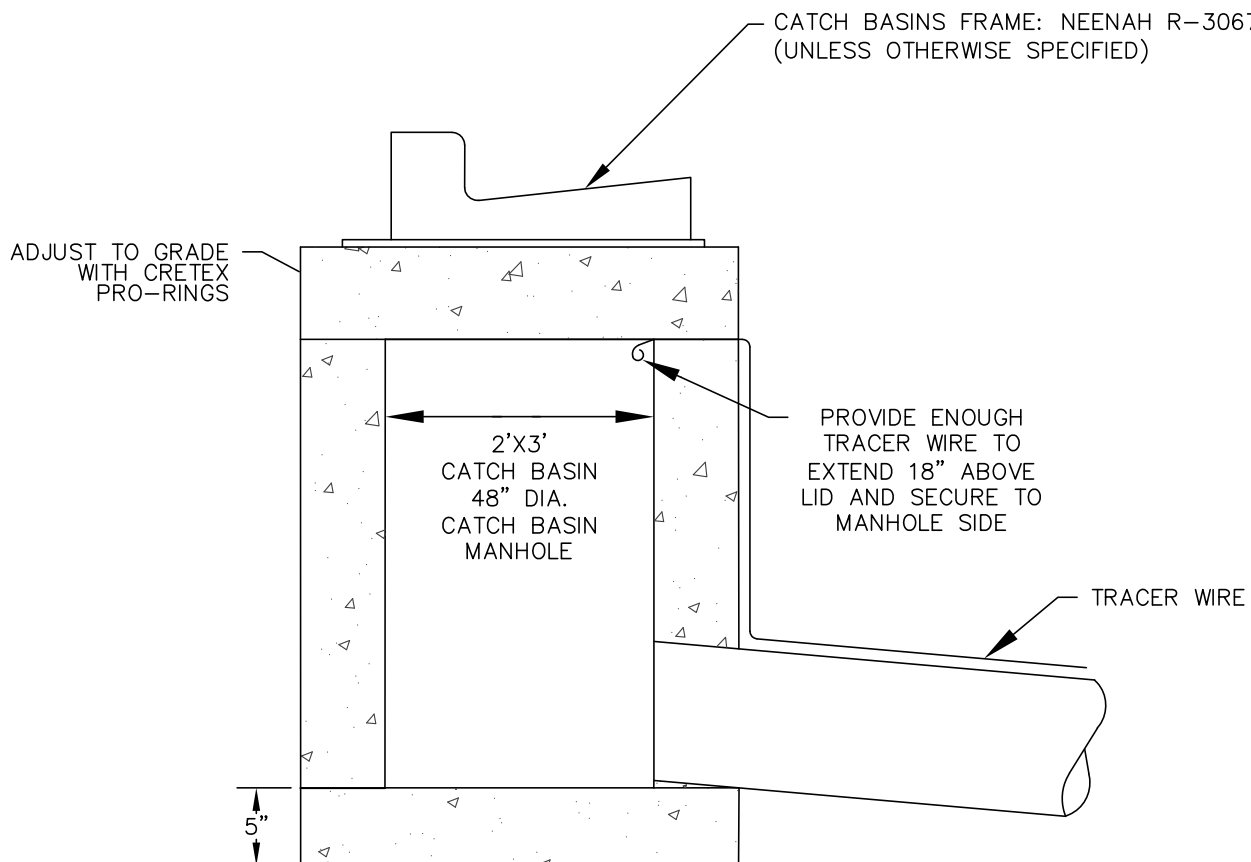
HDPE PIPE BEDDING DETAIL



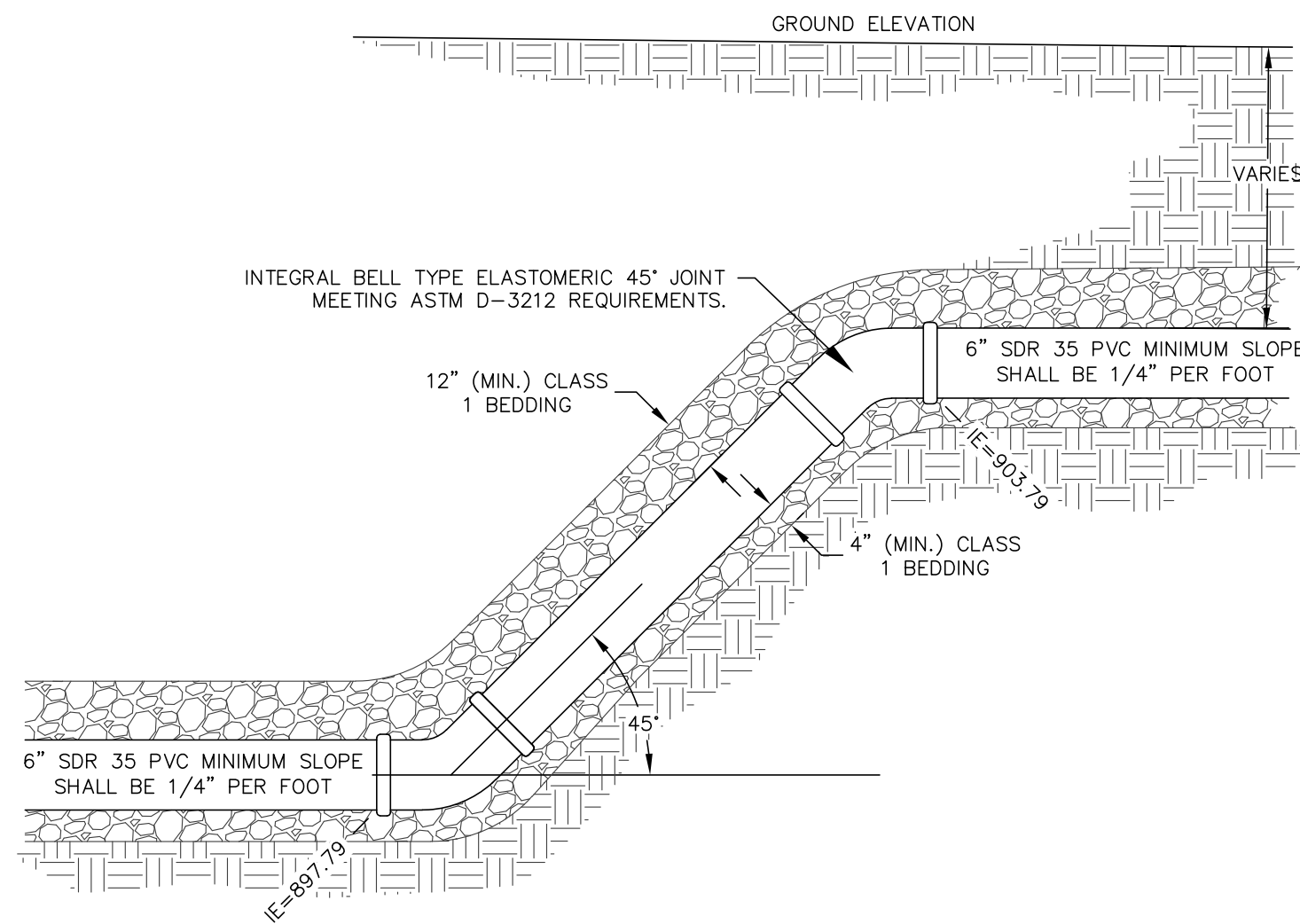
STORM MANHOLE DETAIL



INSERTA TEE DETAIL



INLET/CATCH BASIN DETAIL



SANITARY LATERAL RISER DETAIL

DELANY VI  
UTILITY DETAILS  
DATED: APRIL 29, 2020

C-106



| LIGHT FIXTURE KEY |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                   |   |   |   |   |
| TYPE              | D1                                                                                  | D2                                                                                  | L                                                                                   | Q                                                                                   |
| SUPPLIER          | LITHONIA LIGHTING                                                                   | LITHONIA LIGHTING                                                                   | LITHONIA LIGHTING                                                                   | LITHONIA LIGHTING                                                                   |
| DESCRIPTION       | EXTERIOR D-SERIES LED WALL PACK                                                     | LIGHT BOLLARD                                                                       | 4" EXTERIOR CAN                                                                     | ELA LT24 WALL MOUNTED REMOTE EMERGENCY LIGHTING                                     |
| MODEL #           | DSXW1-LED-10C-530A (9C-144-MVOLT-DOBXD)                                             | DSXB1-LED-10C-700-40 K-SYM-MVOLT-DOBXD                                              | LDN4-WL                                                                             | ELA - W - T-LT24                                                                    |
| # OF LAMPS        | N/A                                                                                 | N/A                                                                                 | 1                                                                                   | N/A                                                                                 |
| LAMP TYPE         | LED                                                                                 | LED                                                                                 | LED                                                                                 | LED                                                                                 |
| MOUNTING          | WALL MOUNTED                                                                        | GROUND MOUNTED                                                                      | RECESSED                                                                            | WALL MOUNTED                                                                        |
| COMMENT           |                                                                                     |                                                                                     | WET LISTED                                                                          |                                                                                     |
|                   |  |  |  |  |

SITE NOTE LEGEND



- 01 DOCK LOCKS AT ALL DOCK DOORS
- 02 CATCH BASIN AND TRENCH DRAIN
- 03 6" CONCRETE APRON
- 04 CONCRETE STOOP
- 05 LIGHT BOLLARD (D2) ON CONCRETE BASE FLUSH TO GRADE
- 06 CONCRETE FILLED 6" STEEL BOLLARD W/ POLYCARBONATE COVER
- 07 PROPOSED MONUMENT SIGN. APPROVALS UNDER A SEPERATE SUBMITTAL. PROVIDE POWER
- 08 CANOPY
- 09 LED WALL PACK / FULL CUT-OFF FIXTURE (D1)
- 10 ROOF ACCESS LADDER
- 11 APPROXIMATE LOCATION OF WATER ENTRY TO BUILDING
- 12 APPROXIMATE LOCATION OF SANITARY ENTRY TO BUILDING
- 13 TRASH ENCLOSURE AND CONCRETE PAD
- 14 ACCESSIBLE PARKING SIGN
- 15 RECESSED CAN EMERGENCY EGRESS LIGHT FIXTURE (L)
- 16 WALL MOUNTED EMERGENCY EGRESS LIGHT FIXTURE (Q)

SITE DATA:

|                            |                           |
|----------------------------|---------------------------|
| SITE AREA:                 | 145,802 SF<br>3.47 ACRES  |
| AREA OF PROPOSED BUILDING: | 36,456 SF (25.0% OF SITE) |
| TOTAL HARD SURFACE AREA:   | 63,806 SF (43.2% OF SITE) |
| CONCRETE AREA:             | 3,948 SF                  |
| HEAVY DUTY PAVING:         | 41,335 SF                 |
| LIGHT DUTY PAVING:         | 17,658 SF                 |
| TOTAL GREEN SPACE AREA:    | 46,360 SF (31.8% OF SITE) |
| ZONING DISTRICT:           | PUD                       |
| ALLOWABLE BUILDING HEIGHT: | 50'-0"                    |
| BUILDING HEIGHT:           | 24'-0"                    |
| FRONT YARD SETBACK:        | 40'-0"                    |
| SIDE YARD SETBACK:         | 20'-0"                    |
| REAR YARD SETBACK:         | 20'-0"                    |
| TOTAL PARKING PROVIDED:    | 49 (INCL. H.C. STALLS)    |
| HANDICAP PARKING REQUIRED: | 2                         |
| HANDICAP PARKING PROVIDED: | 3                         |
| FUTURE PARKING STALLS:     | 30                        |

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. ALL ROOF TOP MECHANICAL UNITS TO BE PAINTED TO MATCH BUILDING.
- 6. SEE LANDSCAPE PLAN FOR ALL PLANTING LOCATIONS.
- 7. ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE.
- 8. ALL SITE UTILITIES TO BE VERIFIED W/ PROPER AGENCIES PRIOR TO CONSTRUCTION.
- 9. ALL APPROACHES & CULVERTS IN RIGHT-OF-WAY TO BE VERIFIED W/ VILLAGE OF JACKSON PRIOR TO CONSTRUCTION.



N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
**DELANEY VI**  
NORTHWEST PASSAGE  
JACKSON, WI 53037

SHEET TITLE

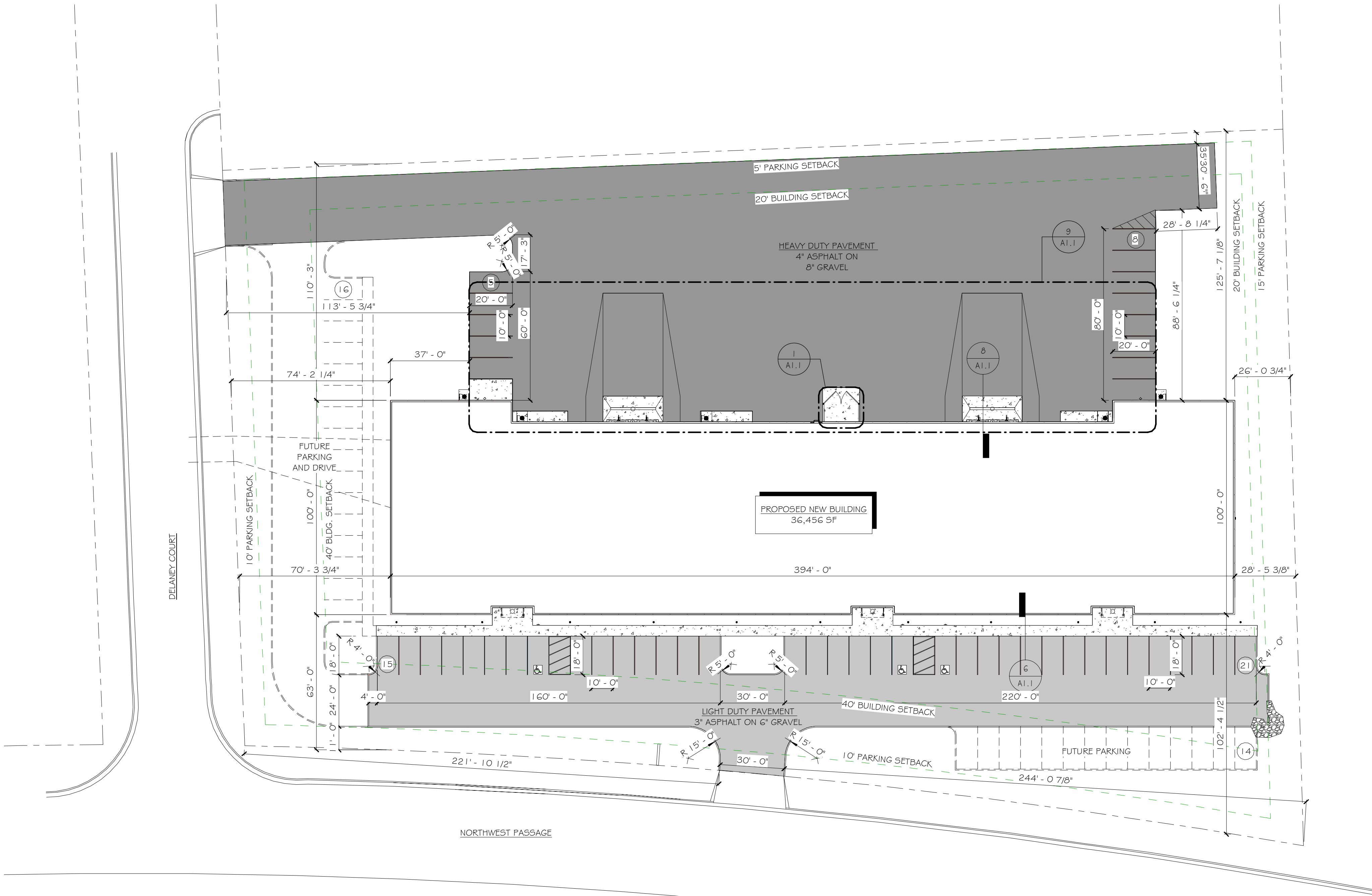
ARCHITECTURAL SITE PLAN

REVISIONS

PROJECT DATA

|           |                  |
|-----------|------------------|
| DATE      | 06.15.2020       |
| JOB NO.   | 20-00122         |
| SET USE   | PERMIT & BIDDING |
| DRAWN BY  | DLH              |
| SHEET NO. |                  |

A1.0

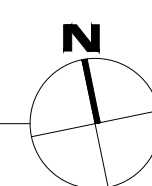
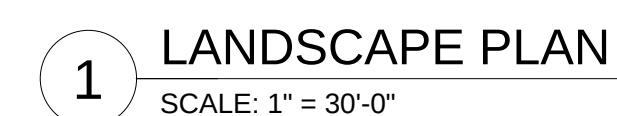


1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"







**DESIGN**  
**2**  
**CONSTRUCT**  
**DEVELOPMENT CORPORATION**

N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
**DELANEY VI**  
NORTHWEST PASSAGE  
JACKSON, WI 53037

SHEET TITLE

---

LANDSCAPE PLAN

## REVISIONS

PROJECT DATA

DATE \_\_\_\_\_

JOB NO. 06.15.2020

20-00122

---

SET USE

PERMIT & BIDDING  
FILE NAME

C3-A1.2

MH

---

SHEET NO.

## A1.2



%%DELANEY COURT

%%UNORTHWEST PASSAGE

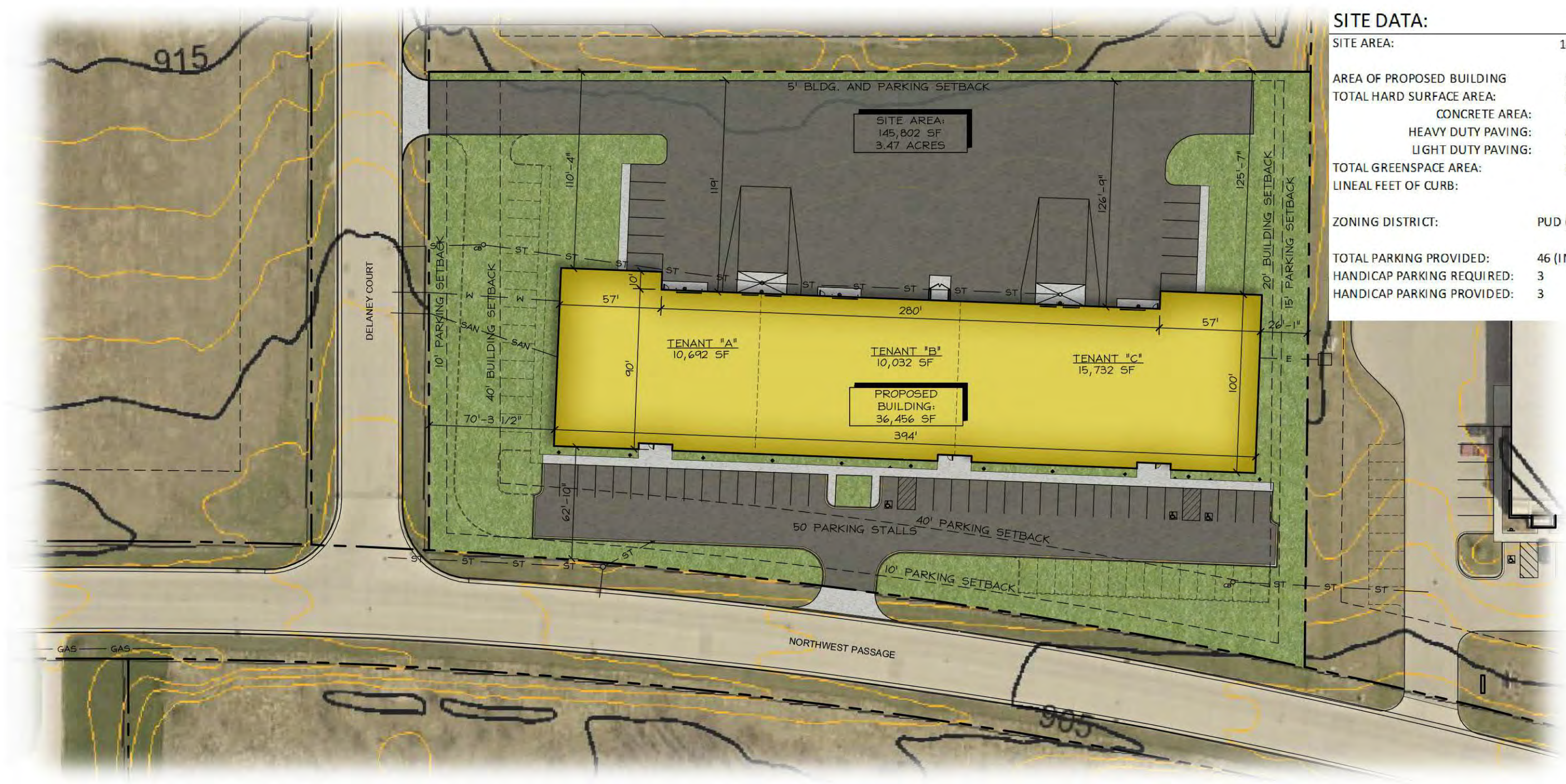
Plan View  
Scale - 1" = 20ft

%%UPROPOSED NEW BUILDING  
38,486 SF

%%HEAVY DUTY PAVEMENT  
4" ASPHALT ON  
8" GRAVEL







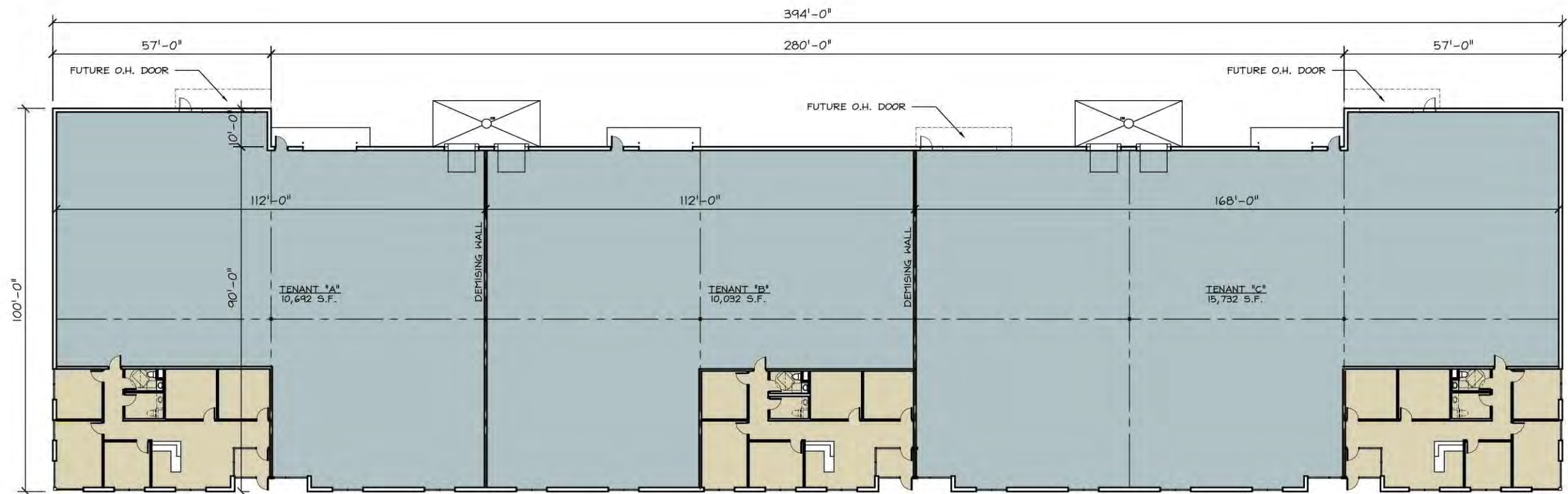
**SITE DATA:**

|                            |                            |
|----------------------------|----------------------------|
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| AREA OF PROPOSED BUILDING  | 36,456 S.F. (25% OF SITE)  |
| TOTAL HARD SURFACE AREA:   | 62,588 S.F. (51% OF SITE)  |
| CONCRETE AREA:             | 3,630 S.F.                 |
| HEAVY DUTY PAVING:         | 41,469 S.F.                |
| LIGHT DUTY PAVING:         | 17,489 S.F.                |
| TOTAL GREENSPACE AREA:     | 34,380 S.F. (24% OF SITE)  |
| LINEAL FEET OF CURB:       | 427 L.F.                   |
| ZONING DISTRICT:           | PUD (IND)                  |
| TOTAL PARKING PROVIDED:    | 46 (INCL. H.C. STALLS)     |
| HANDICAP PARKING REQUIRED: | 3                          |
| HANDICAP PARKING PROVIDED: | 3                          |

1 SITE PLAN CONCEPT  
SCALE: 1" = 60'-0"







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













## VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

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

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

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

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



**Applications shall be submitted NO LATER than 4:00 PM on the 1<sup>st</sup> Friday of the month to be considered at that month's meeting.**

In some cases, additional copies of a submittal may be required. Only COMPLETE applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay.

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

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

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

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

Village of Jackson  
PLAN COMMISSION APPLICATION

Application/Permit #: \_\_\_\_\_ - \_\_\_\_\_

**PROPERTY INFORMATION**

☒ **COMMERCIAL**                      ☒ **INDUSTRIAL**                      ☐ **RESIDENTIAL**                      ☐ **OTHER** \_\_\_\_\_

☒ **CONDITIONAL USE**                      ☐ **PLANNED UNIT DEVELOPMENT**                      ☐ **CERTIFIED SURVEY MAP**  
☒ *New*                                      ☐ *New*                                      ☐ **CONCEPT PLAN**  
☐ *Special Use*                              ☐ *Special Use*                              ☐ **OTHER** \_\_\_\_\_  
*(For existing CU ONLY)*                      *(For existing PUD ONLY)*

**Property Address:** S/E corner of Delaney Court and Northwest Passage **Unit:** Jackson, WI

**Parcel #:** 048900A007 **Lot Size:** 145,802 **sq. ft.** **Building Area:** 36,456 **sq. ft.**

**Current Zoning:** ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☐ Other \_\_\_\_\_ ☐ Floodplain

**APPLICANT INFORMATION**

**Name(s):** Mark Hertzfeldt - Design 2 Construct

**Mailing Address:** N173W21010 Northwest Passage , fJackson **State** WI **Zip** 53037

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

**Email:** mhertzfeldt@design2construct.com

**BUSINESS INFORMATION** *(If New Business)*

**Legal Business Name:** TBD

**D/B/A:** \_\_\_\_\_ **FEIN #:** \_\_\_\_\_ - \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Office:** ( \_\_\_\_\_ ) \_\_\_\_\_ **Cell:** ( \_\_\_\_\_ ) \_\_\_\_\_ **Fax:** ( \_\_\_\_\_ ) \_\_\_\_\_

**Email:** \_\_\_\_\_

**Website:** \_\_\_\_\_

**PROPERTY OWNER INFORMATION**

**Name(s):** James Blise - Delaney Group. LLC

**Address:** N173W21010 Northwest Passage , fJackson **State** WI **Zip** 53037

**Office:** ( 262 ) 677-9933 **Cell:** ( 262 ) 224-1333 **Fax:** ( 262 ) 677-9934

**Email:** jblise@design2construct.com

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

**Firm Name:** Design 2 Construct

**Primary Contact:** Mark Hertzfeldt

**Address:** N173W21010 Northwest Passage , fJackson **State** WI **Zip** 53037

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

**Email:** mhertzfeldt@design2construct.com



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

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

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

As this is a Spec building the proposed uses are not known at this time.

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Hours of Operation: TBD

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

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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.: TBD

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

All adjacent uses are commercial or industrial buildings that are a combination of Factory/ fabrication and warehousing uses

---

Proposed, development, on-site improvements or other construction/remodeling activities: \_\_\_\_\_

Please refer to the included project narrative

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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 in the industrial park

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Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: \_\_\_\_\_

Please refer to the included landscape plan

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Proposed on-site security measures including site lighting: \_\_\_\_\_

Please refer to the provided photometric plan and project narrative

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Life Safety Systems – Existing or Proposed (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.

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Projected traffic circulation and impacts: The existing traffic circulation in this area is well established.  
This project will have no impact on the existing traffic.

Setbacks from rights-of-way and property lines and height limitations: \_\_\_\_\_  
Front yard setback: 40'-0", Side and rear yard setback 20'-0"

Status of State/Federal License(s) or Certificate(s) required for operation: \_\_\_\_\_  
TBD

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

Describe any proposed signage including type and location: \_\_\_\_\_  
No signage approvals requested at this time. All signage will come back to plan commission at a later date.

Exterior Building Materials (type, color, etc.): Please refer to the included project narrative

Site Specific Features/Constraints: None

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): \_\_\_\_\_  
47 total parking stalls including 3 ADA stalls, 30 future stalls available if necessary

Proposed screening/buffering from adjacent properties: None prooposed

Proposed provisions for refuse and recycling collection/storage: Trash enclosure provided on the north 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.*

**Applicant Name (Print):** Mark Hertzfeldt \_\_\_\_\_

**Applicant Signature:**  \_\_\_\_\_

**Co-Applicant Name (Print):** \_\_\_\_\_

**CO-Applicant Signature:** \_\_\_\_\_

**Date of Application:** 04.24.2020 \_\_\_\_\_

## **You MUST sign and date this Application!**

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

## **QUESTIONS?**

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

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

## **TERMS OF THIS PERMIT**

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

**VILLAGE APPROVAL:**

☐ **TEMPORARY**      *Expiration Date:* \_\_\_\_\_, 20\_\_\_\_

**Plan Commission Approval:**      *Meeting Date:* \_\_\_\_\_, 20\_\_\_\_

**Village Board Approval:**      *Meeting Date:* \_\_\_\_\_, 20\_\_\_\_

**In-House Approval (O-T-C):**      *Date:* \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
*Approved by:* John Walther, 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 / CA

**Check/Receipt #:** \_\_\_\_\_

**Received By:** \_\_\_\_\_





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

April 24, 2020

Re: Project Narrative:

**Introduction:**

Attached to this project narrative you will find the graphical information regarding the proposed business development located on the southeast corner of Delaney Court and Northwest Passage.

**Existing Site:**

The existing site is approximately 3.47 acres and is currently vacant. The site frontage is along Delaney Court on the west, Existing Commercially zoned lot on the north and east and Northwest Passage to the south. The parcel has the option to be accessed from both Delaney Court and Northwest Passage.

**New Site:**

This proposal is to utilize the existing vacant site for a development that will provide spec office and Industrial. Access for the site will be in the northwest corner and the center of the south property line. The parking for the site will be provided along the south side of the site with proposed parking expansion if necessary, along the west. Site lighting will be accomplished utilizing light bollards along the sidewalk serving the building entry points. Full cut off wall packs will be provided along the north side of the building to provide lighting for the loading docks and service entrances.

**New Building:**

The proposed site submitted for your review will be used to construct a new 36,456 s.f. speculative office / industrial building. The building can provide for up to four individual tenants. The building primary facades face south to the proposed parking field along Northwest Passage and west to Delaney Court.

The building materials are proposed as Precast wall panel. The Precast panel will be painted two different colors as shown in the provided rendering. Dark aluminum window frames with tinted glass for all fenestration and decorative canopies are provided at the main entrances.

Building signage is not addressed in this submittal. All building signage for future tenants will be submitted to the Plan Commission at a later date for approval. A monument sign is proposed at the site access point on Northwest Passage. This sign will be submitted to the Plan Commission for approval at a later date.

N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

Storm water management for this site will be accomplished utilizing the existing regional pond system located in the industrial park.

**Plan of Operation:**

As mentioned, the building is being developed as Spec Space, therefore the specific plan of operation for the individual tenants will be presented to Village Staff when under consideration.

**Impact Statement:**

The impacts of this development upon the Village of Jackson utilities, water consumption, sewage generation, traffic etc... are not able to be quantified at this point. These items can be assessed when individual tenants are approved and installed in the building.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This involves the development of an existing site zoned for commercial development and is consistent with the nature of the surrounding neighborhood which is currently a mix of commercial development. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

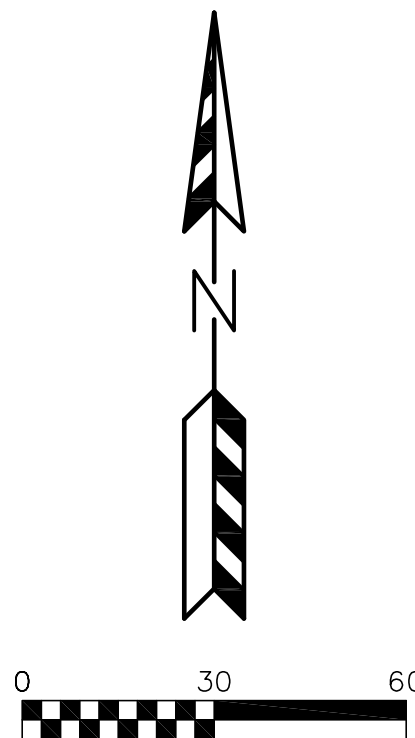
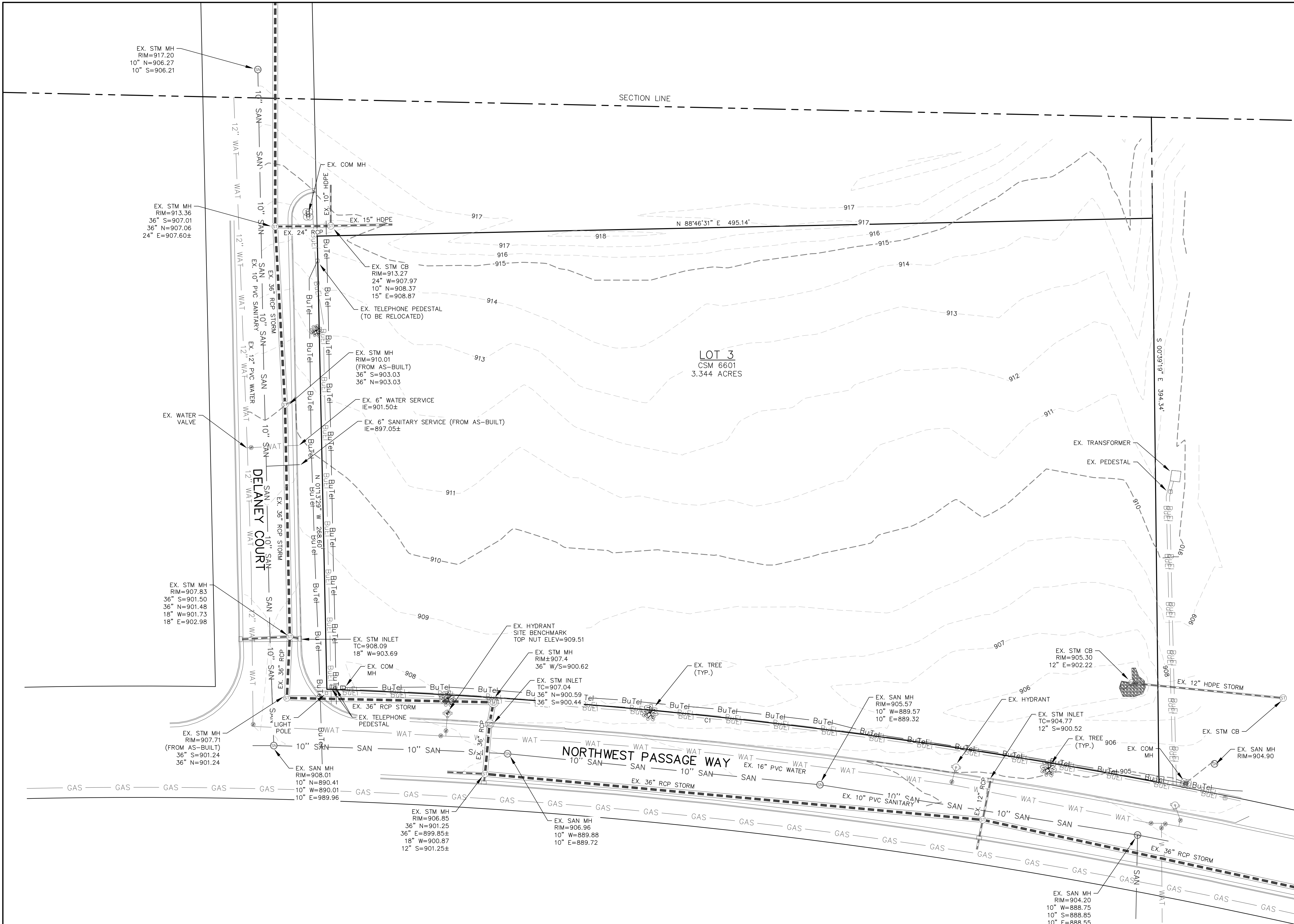
If you have any questions or concerns regarding this proposed development please feel free to contact my office.

Sincerely,  
Mark Hertzfeldt

A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a faint, light-colored oval border.

Design 2 Construct





C1 RADIUS=3233.00'  
CENTRAL  $\angle$ =08°48'08"  
ARC LENGTH=496.68'  
CHORD LENGTH=496.19'  
CHORD BEARING=N83°36'51"W  
BK TANGENT BEARING=N79°12'47"W  
AH TANGENT BEARING=N88°00'55"W

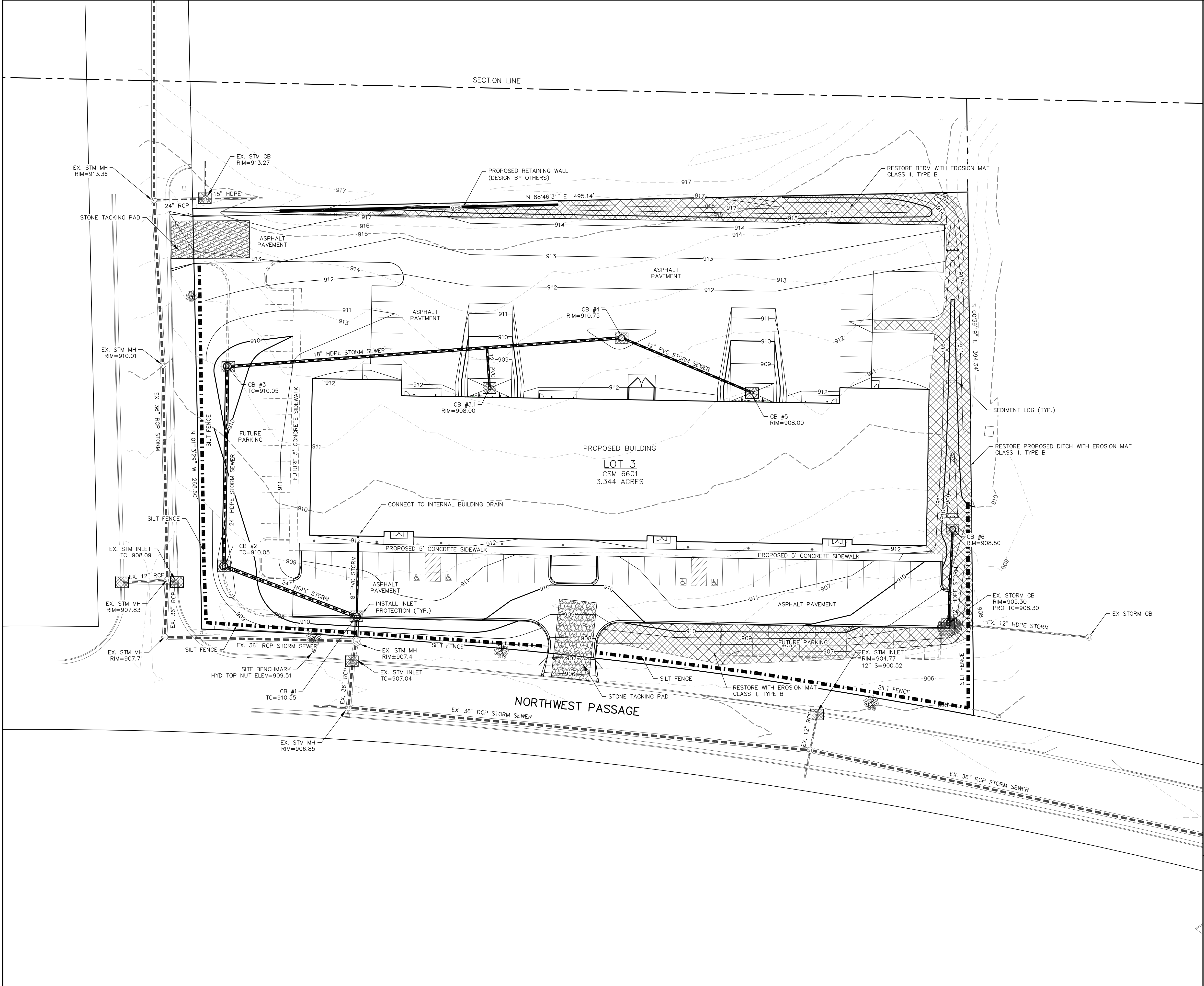
LEGEND:

- 896 - EXISTING MINOR CONTOUR.
- 895 - EXISTING MAJOR CONTOUR.
- OHEL - OVERHEAD ELECTRIC LINE.
- BuEl - 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 - STORM SEWER LINE.
- ELEC - ELECTRIC METER.
- GAS - GAS METER.
- GV - GAS VALVE.
- FH - FIRE HYDRANT.
- PP - POWER POLE.
- SN - SANITARY SEWER MANHOLE.
- ST - STORM SEWER MANHOLE.
- SI - STORM SEWER INLET.
- TP - TELEPHONE PEDESTAL.
- TRAN - TRANSFORMER.
- WV - WATER VALVE.

DELANEY VI  
EXISTING CONDITIONS PLAN  
DATED: APRIL 29, 2020

C-101





**TIME SCHEDULE:**  
JUNE 15, 2020  
INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF JACKSON SHALL HAVE A TRACKING PAD.  
JUNE 16, 2020 - OCTOBER 1, 2020  
STRIP TOPSOIL AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "EROSION CONTROL NOTES" ON EROSION CONTROL DETAILS SHEET C-103.  
BEGIN PROPOSED SITE GRADING INCLUDING BUILDING PAD PREPARATION.  
START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER LATERAL AND STORM SEWER.  
CONTINUE SITE GRADING  
CONSTRUCT BASE COURSES, PROPOSED ASPHALT BINDER, PROPOSED SIDEWALKS AND PROPOSED CURB AND GUTTER.  
OCTOBER 2 - 15, 2020  
SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE WITH TEMPORARY LANDSCAPING.  
ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)  
STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.  
APRIL 1 - 15, 2021  
CONSTRUCT PROPOSED ASPHALT SURFACE, PERMANENT SEEDING AND RESTORATION OF ALL DISTURBED AREAS WITH PERMANENT LANDSCAPING.  
CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF JACKSON PRIOR TO CHANGE.  
AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE  
REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

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

- LEGEND:**
- 702 - EXISTING MINOR CONTOUR.
  - 700 - EXISTING MAJOR CONTOUR.
  - 702 - PROPOSED MINOR CONTOUR.
  - 700 - PROPOSED MAJOR CONTOUR.
  - PROPOSED STORM SEWER.
  - EXISTING STORM SEWER.
  - INSTALL WDOT TYPE D INLET PROTECTION.
  - INSTALLED SILT FENCE

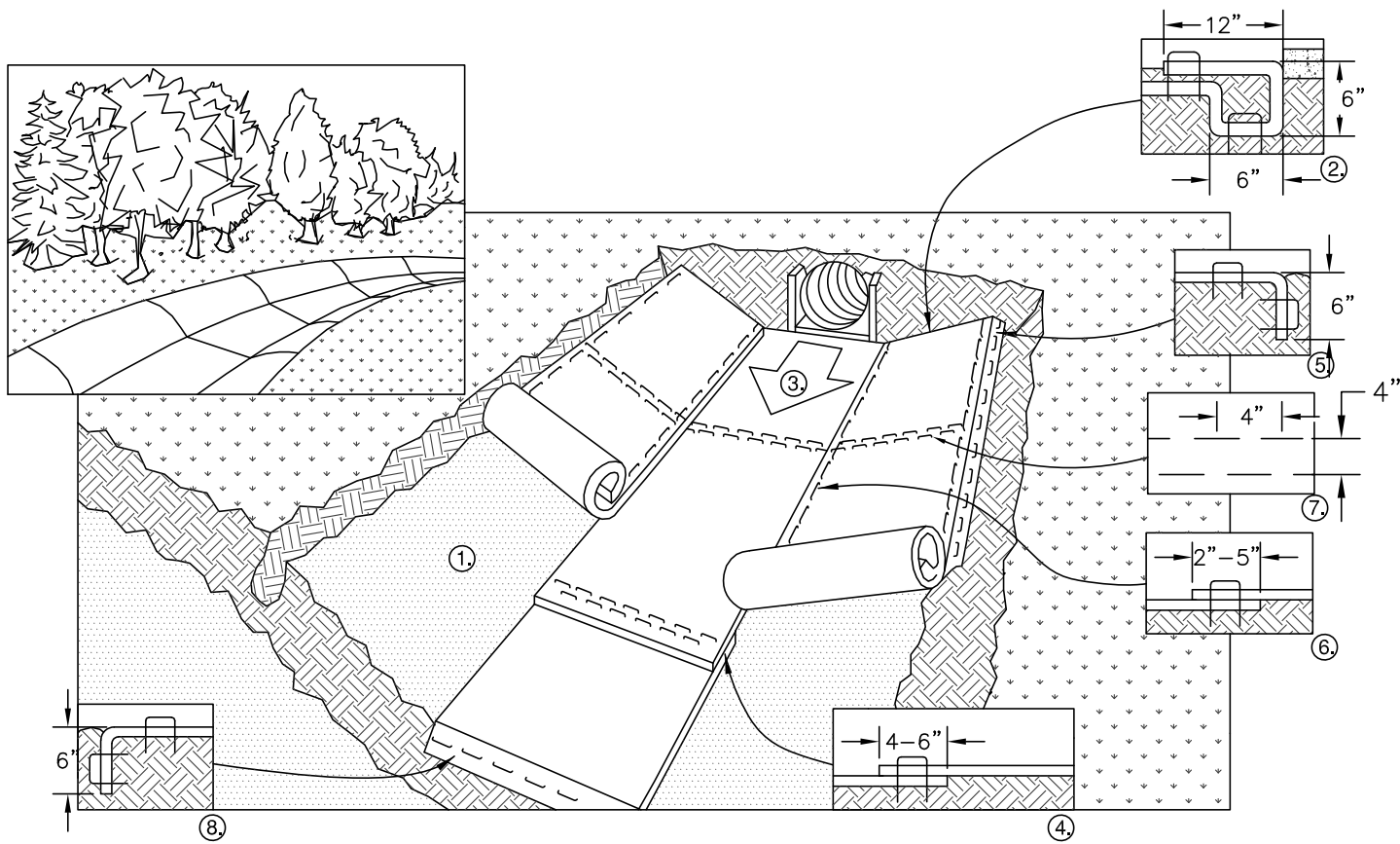
DELANEY VI  
EROSION CONTROL PLAN  
DATED: MAY 1, 2020

C-102

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants  
122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; www.quamengineering.com



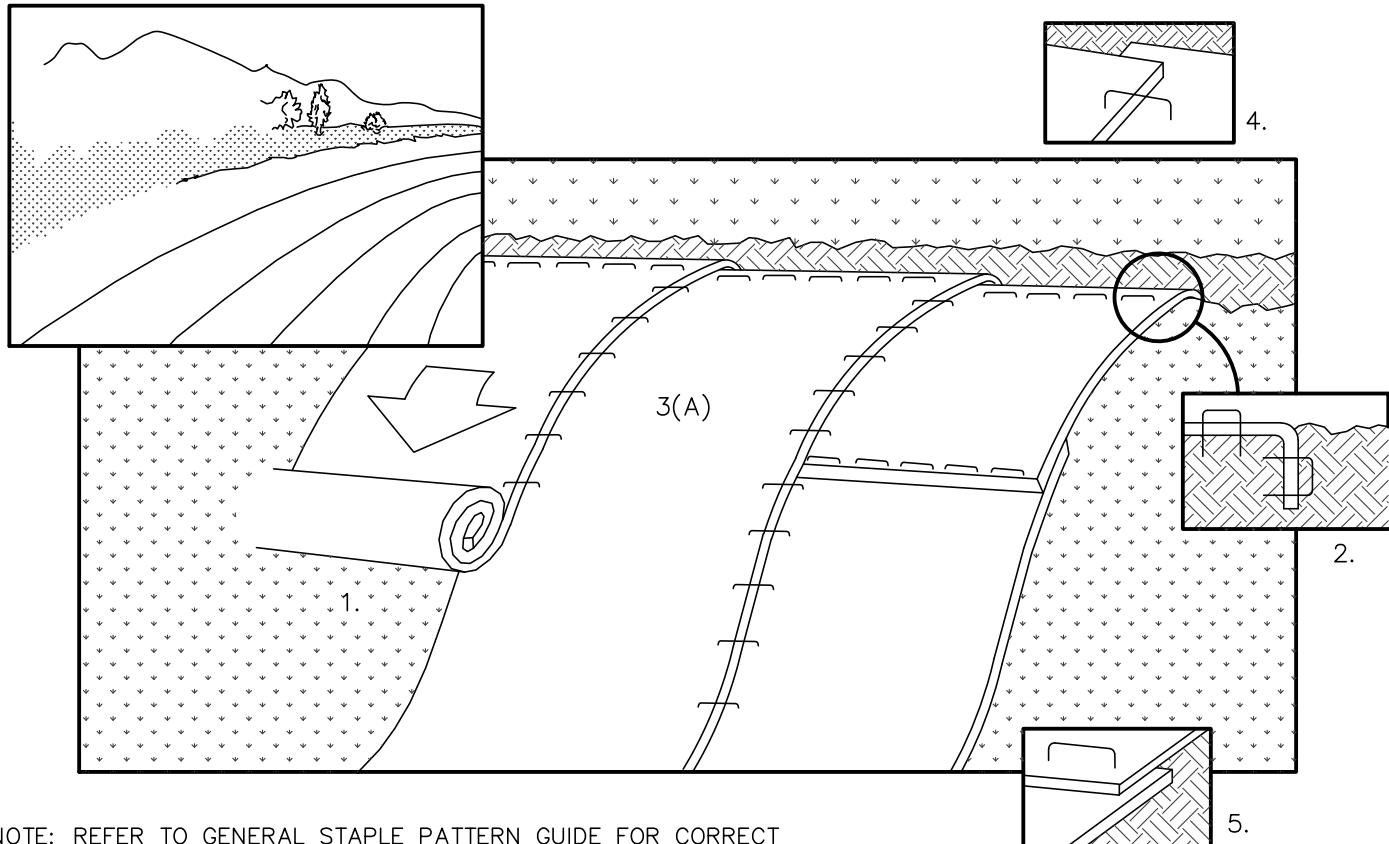
| MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%          |                                                      |                                                     |
|-------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------|
| SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP? | MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS) |                                                     |
|                                                       | LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST  | LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH |
| YES                                                   | 90                                                   | 90                                                  |
| NO                                                    | 60                                                   | 30                                                  |



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

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

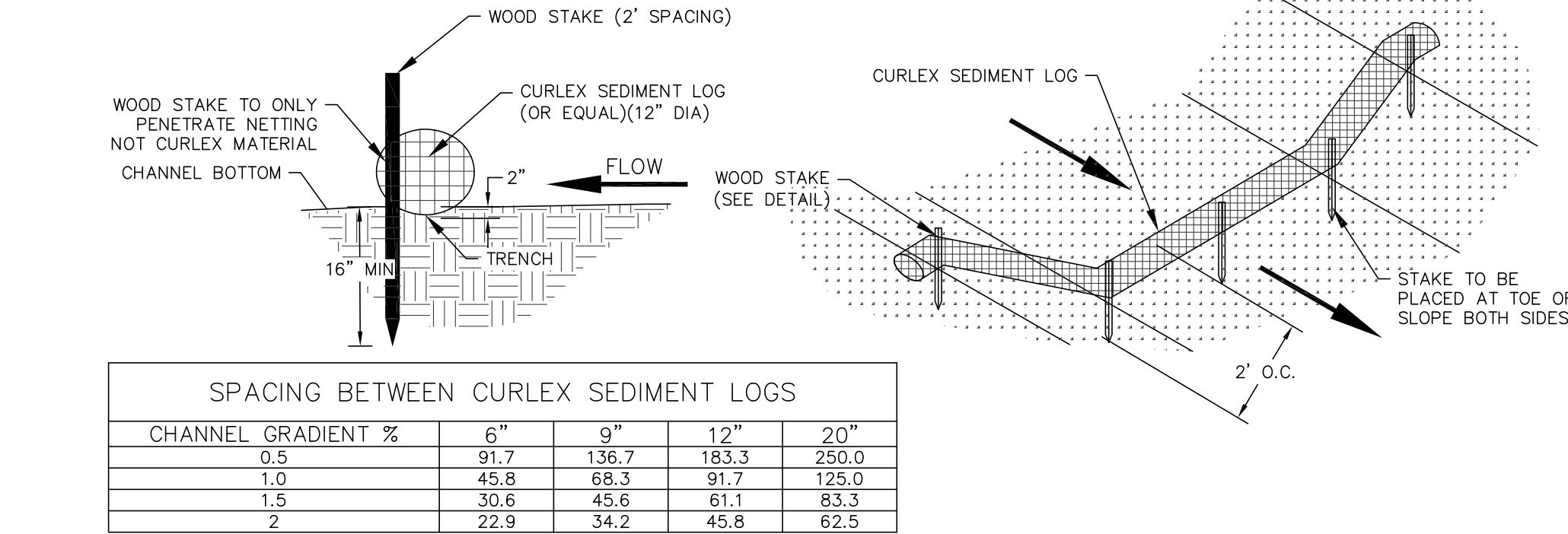
**EROSION CONTROL MAT – CHANNEL INSTALLATION**



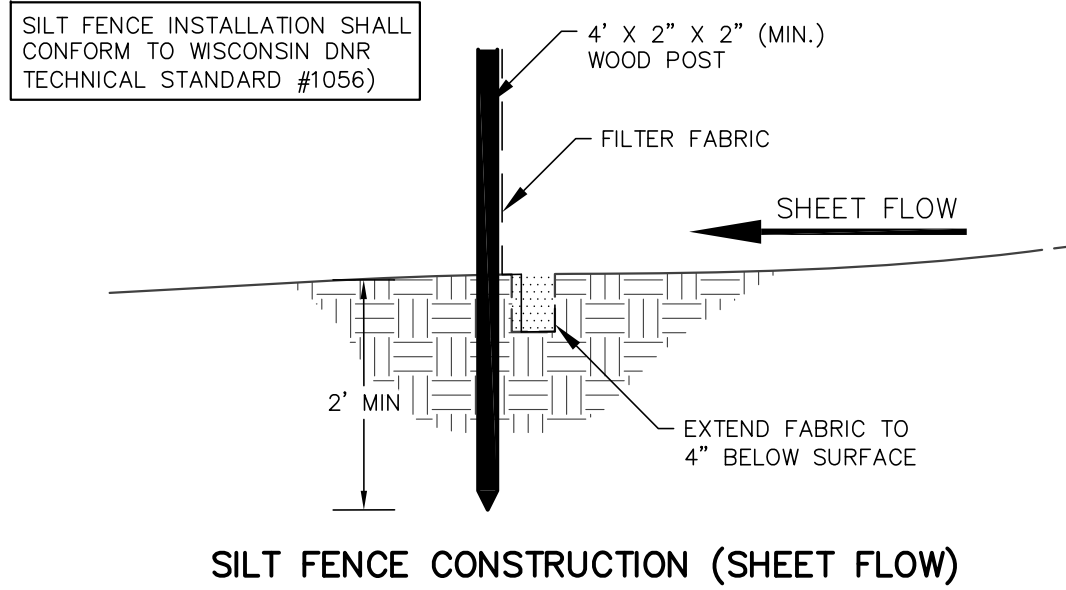
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

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

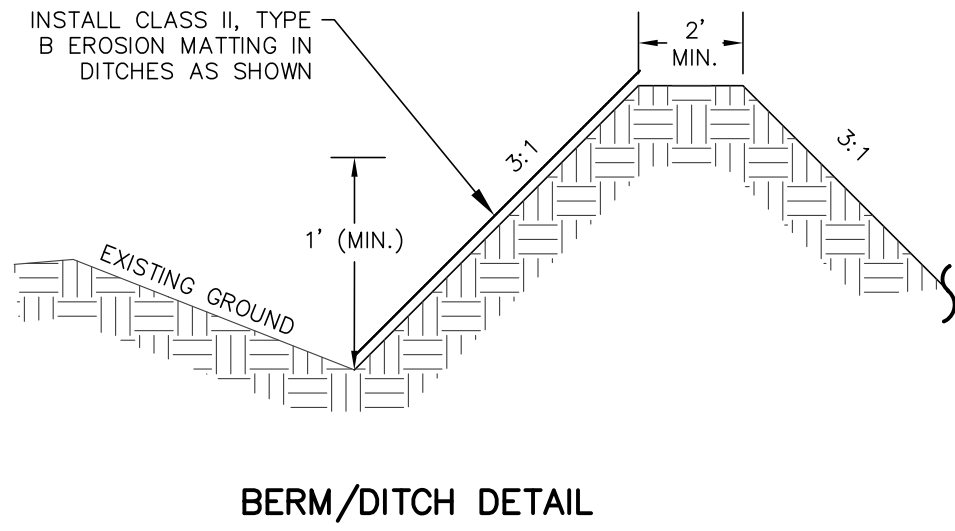
**EROSION CONTROL MAT – SLOPE INSTALLATION**



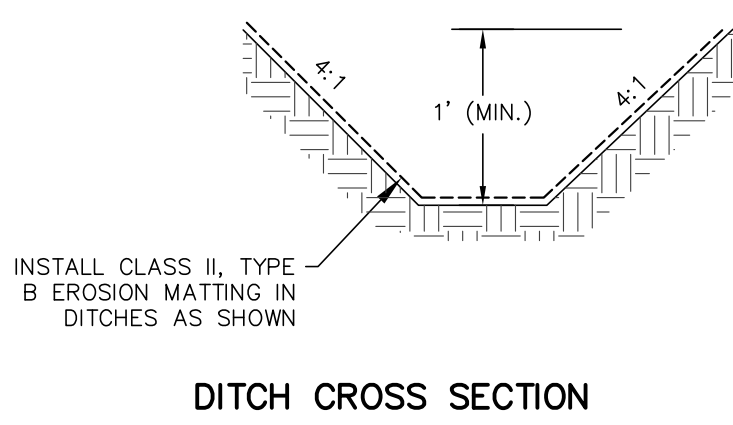
**SEDIMENT LOG DETAIL**



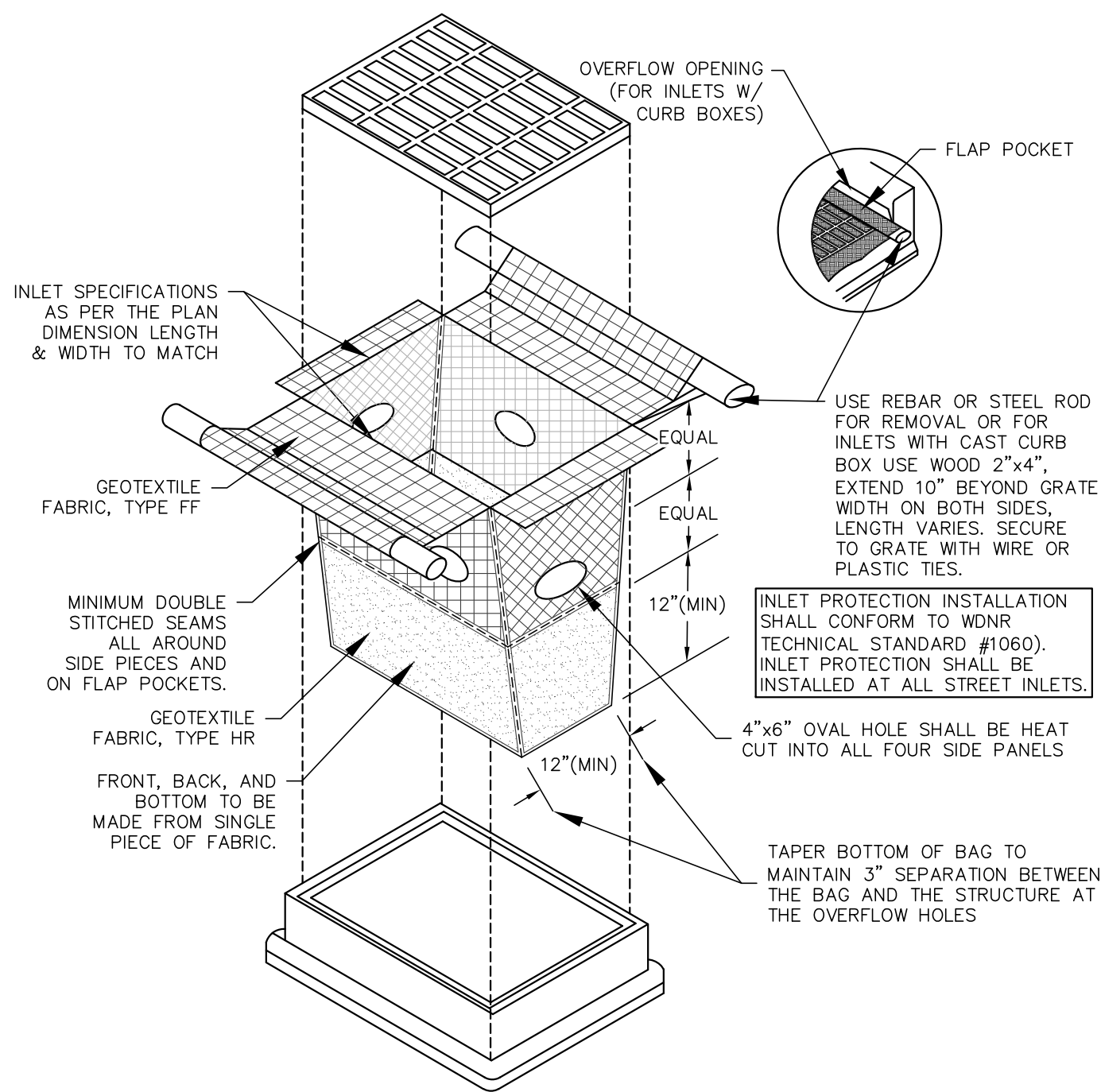
**SILT FENCE CONSTRUCTION (SHEET FLOW)**



**BERM/DITCH DETAIL**



**DITCH CROSS SECTION**



**TYPE D-HR INLET PROTECTION DETAIL**

**EROSION CONTROL NOTES:**

THE STONE TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

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.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

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.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH EROSION MAT (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

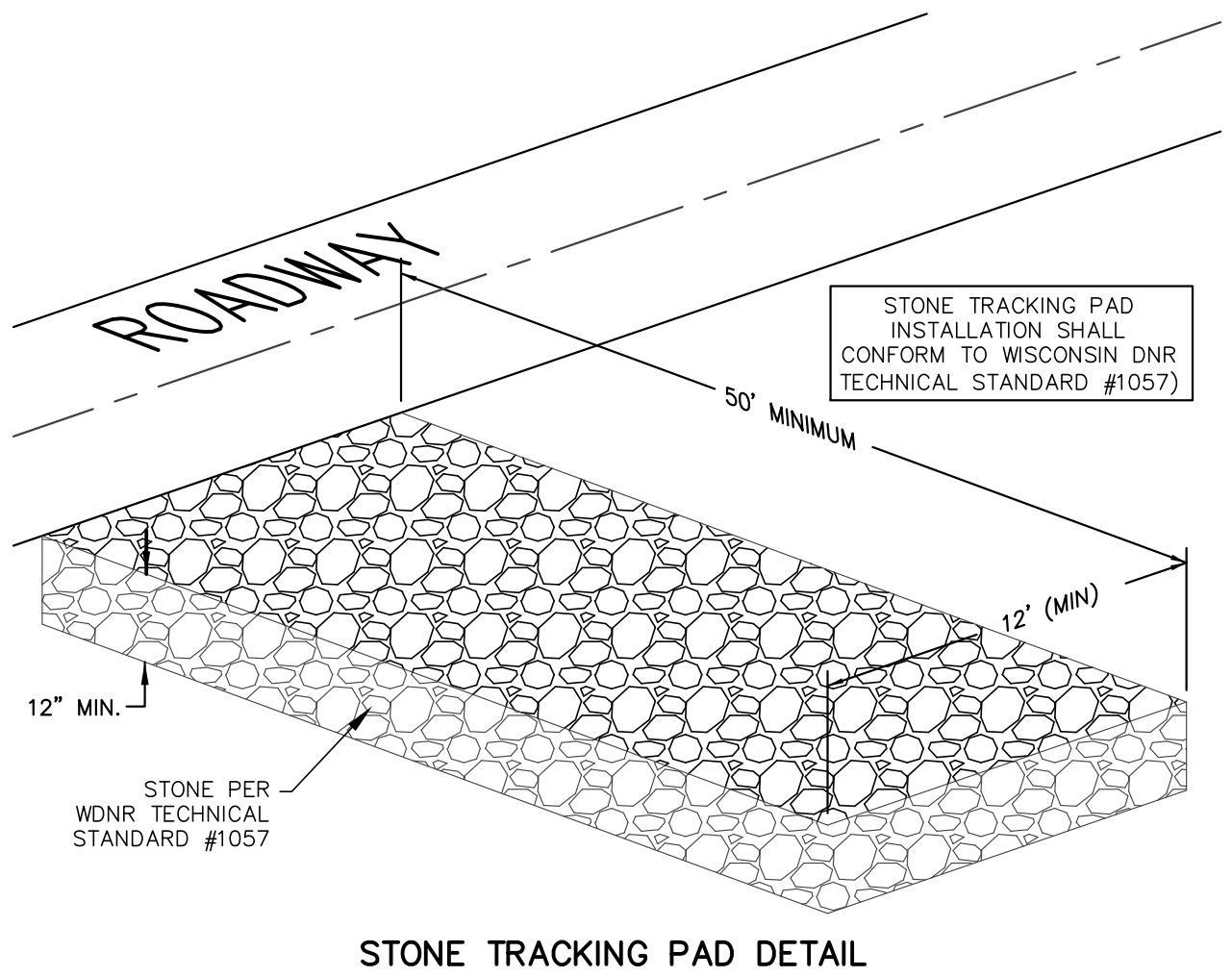
**RESTORATION NOTES:**

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 SEED WITH OLDS "MONOM" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

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%.

ALL FINISH GRADED AREAS SHALL BE SEEDDED 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 SEEDDED 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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.



**STONE TRACKING PAD DETAIL**

DELANEY VI

EROSION CONTROL DETAILS  
DATED: APRIL 29, 2020

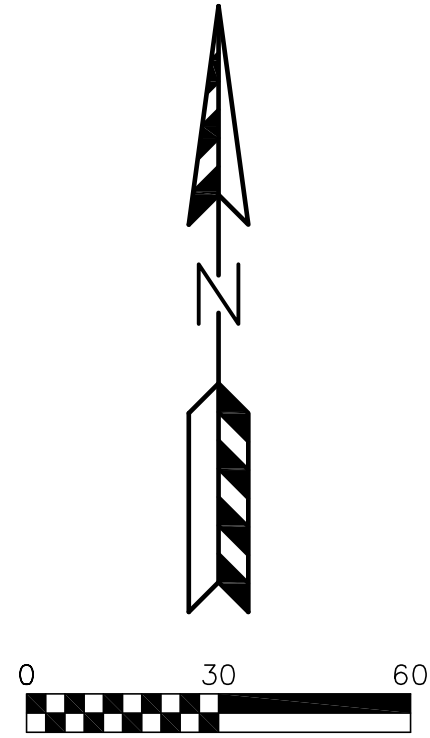
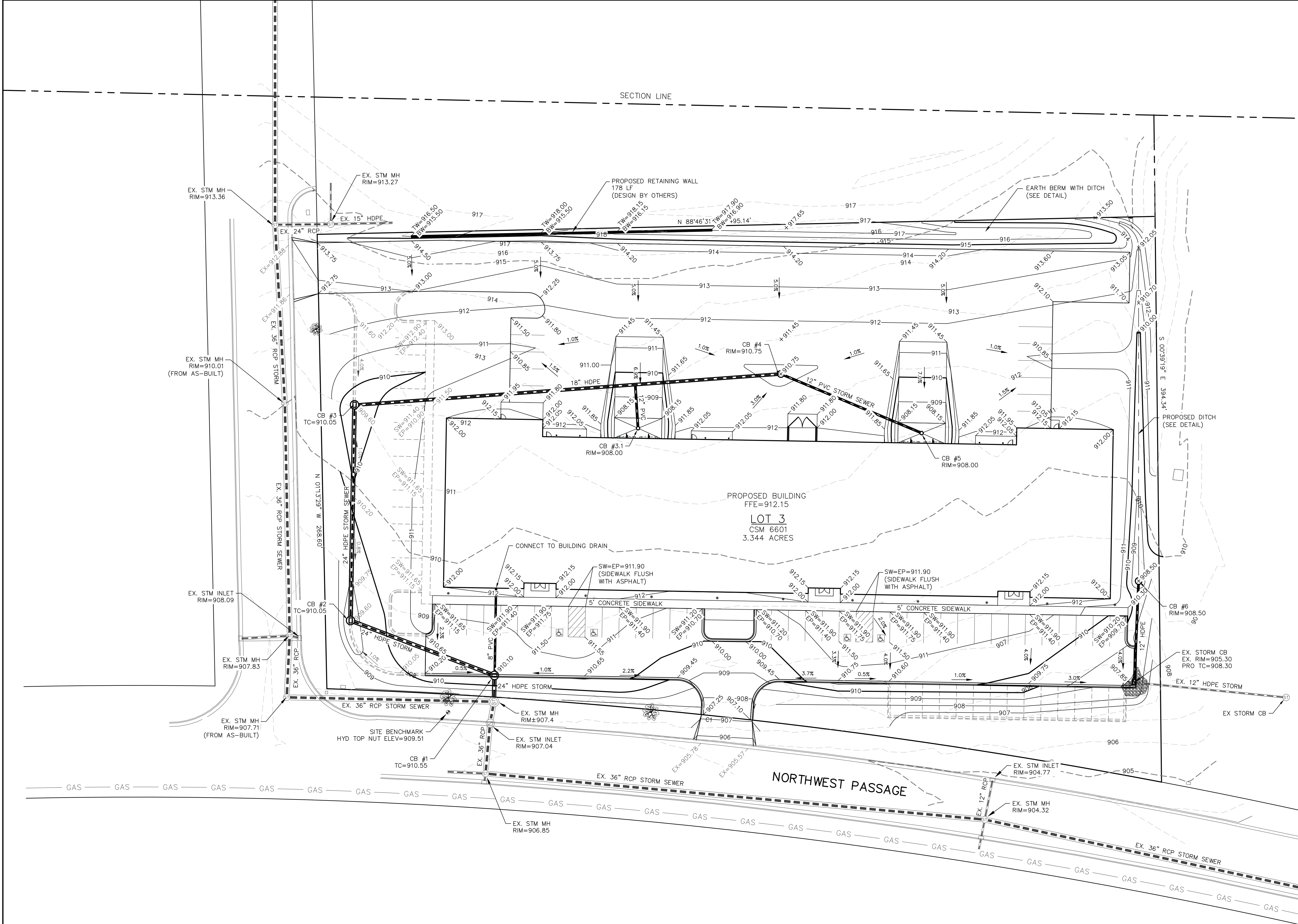
C-103

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Residential and Commercial Site Design Consultants



122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; www.quamengineering.com





**DIGGERSHOTLINE**

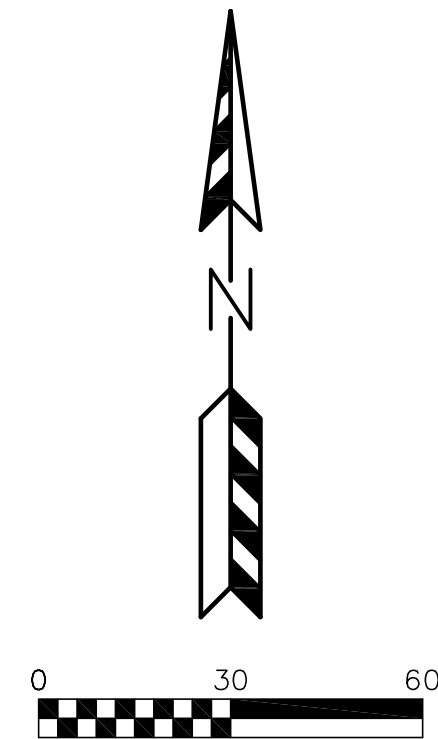
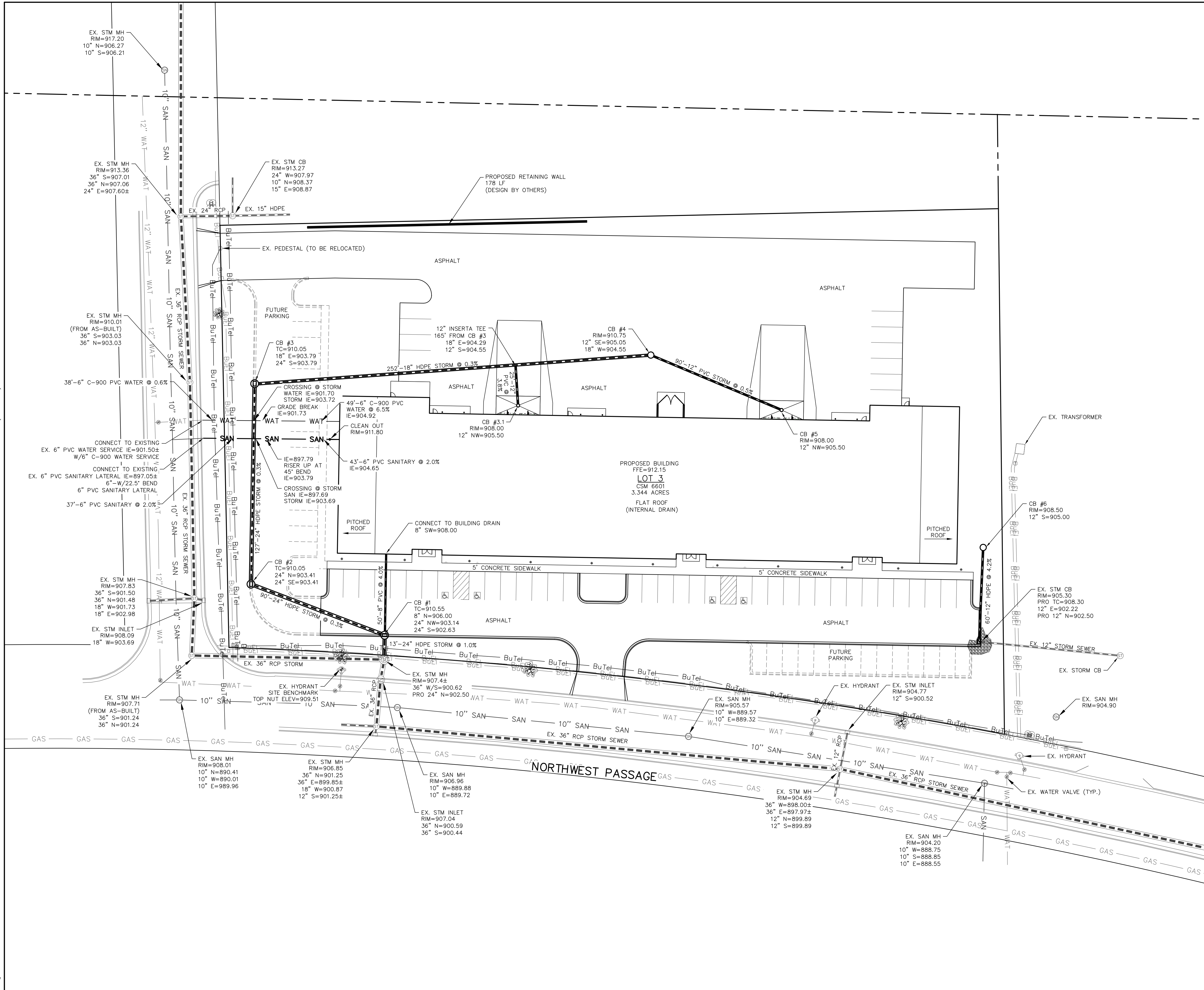
Dial 811 or (800)242-8511  
www.DiggersHotline.com

- LEGEND:**
- 906 --- EXISTING MINOR CONTOUR.
  - 905 --- EXISTING MAJOR CONTOUR.
  - 906 --- PROPOSED MINOR CONTOUR.
  - 905 --- PROPOSED MAJOR CONTOUR.
  - EX=904.23 - EXISTING SPOT ELEVATION.
  - 907.23 - PROPOSED SPOT ELEVATION.
  - PROPOSED STORM SEWER.
  - EXISTING STORM SEWER.

DELANEY VI  
GRADING PLAN  
DATED: MAY 1, 2020

C-104





UTILITY NOTES:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

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.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.

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.

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.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILITIES PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OR THE AREAS DISTURBED DURING CONSTRUCTION.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.

WATER MAIN SHALL BE AWWA C900 CLASS 150, DR-18 PVC UNLESS INDICATED OTHERWISE.

ALL STORM SEWER SHALL BE HDPE SMOOTH WALL INTERIOR CORRUGATED PIPE AS MANUFACTURED BY ADS OR APPROVED EQUAL. PIPE SHALL HAVE WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.

ALL WORK WITHIN THE VILLAGE RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT.



Dial  or (800)242-8511

www.DiggersHotline.com

STORM SEWER CASTINGS:

| STRUCTURE        | STRUCTURE DIAMETER | NEENAH CASTING OR EQUIVALENT |
|------------------|--------------------|------------------------------|
| CATCH BASIN #1   | 5' DIA.            | R-3067                       |
| CATCH BASIN #2   | 5' DIA.            | R-2560                       |
| CATCH BASIN #3   | 5' DIA.            | R-2560                       |
| CATCH BASIN #4   | 4' DIA.            | R-2504                       |
| CATCH BASIN #3.1 | 3' DIA.            | R-2504                       |
| CATCH BASIN #5   | 3' DIA.            | R-2504                       |
| CATCH BASIN #6   | 4' DIA.            | R-2560                       |

DELANY VI

## UTILITY PLAN

DATED: MAY 1, 2020

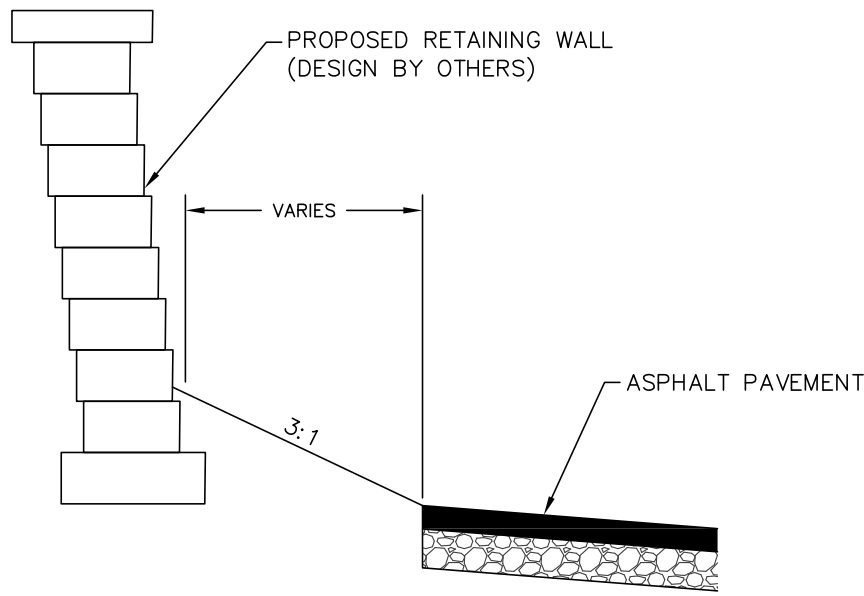
C-105

**QUAM ENGINEERING, LLC**  
Residential and Commercial Site Design Consultants

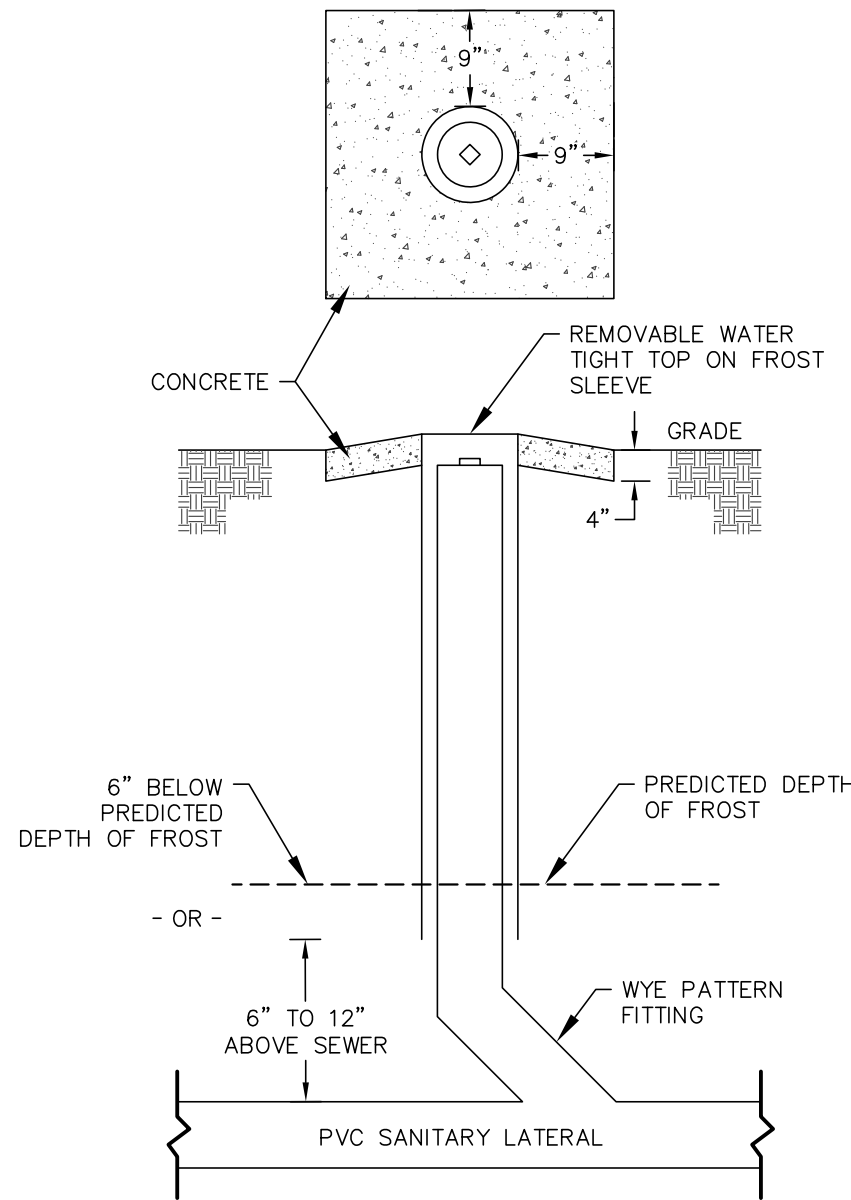


122 Wisconsin Street; West Bend, Wisconsin 53095  
Phone (262) 346-7800; [www.quamengineering.com](http://www.quamengineering.com)

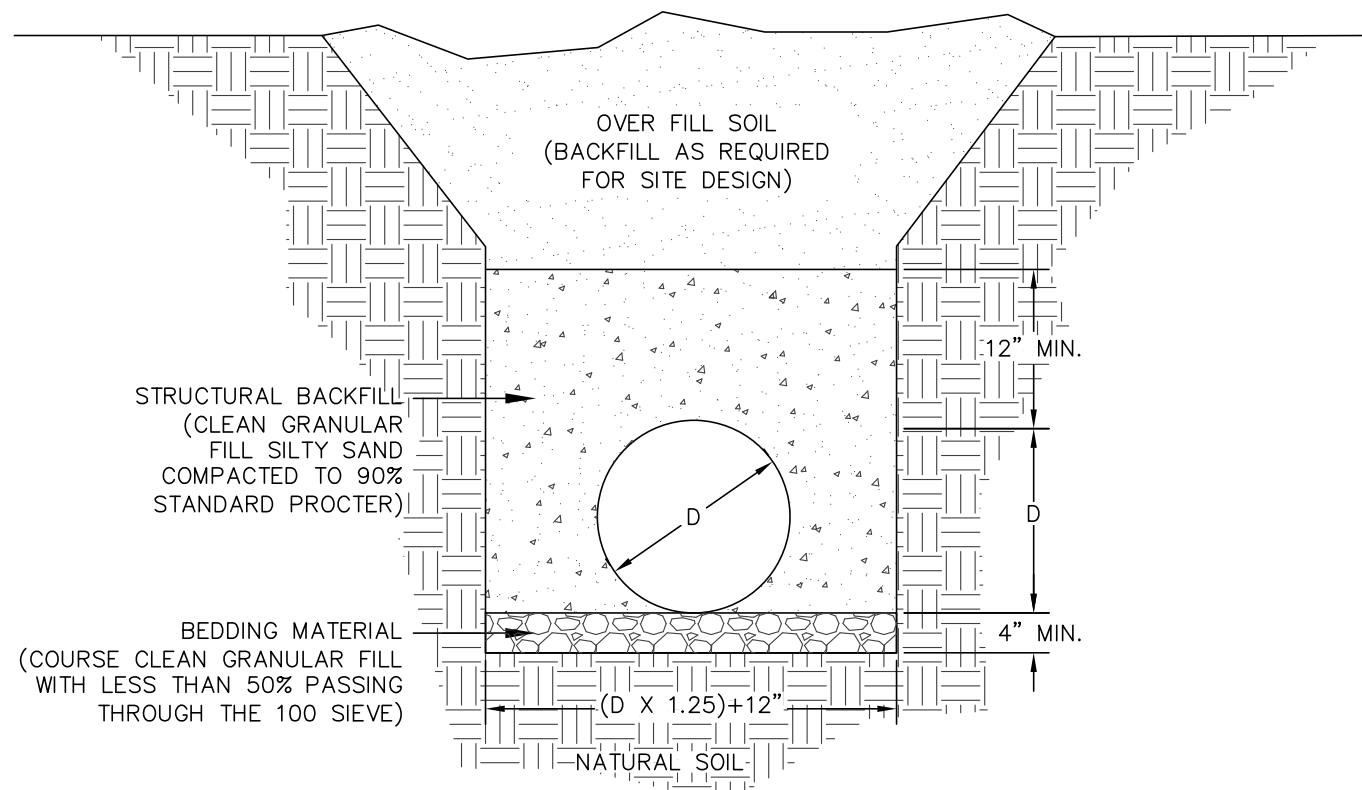




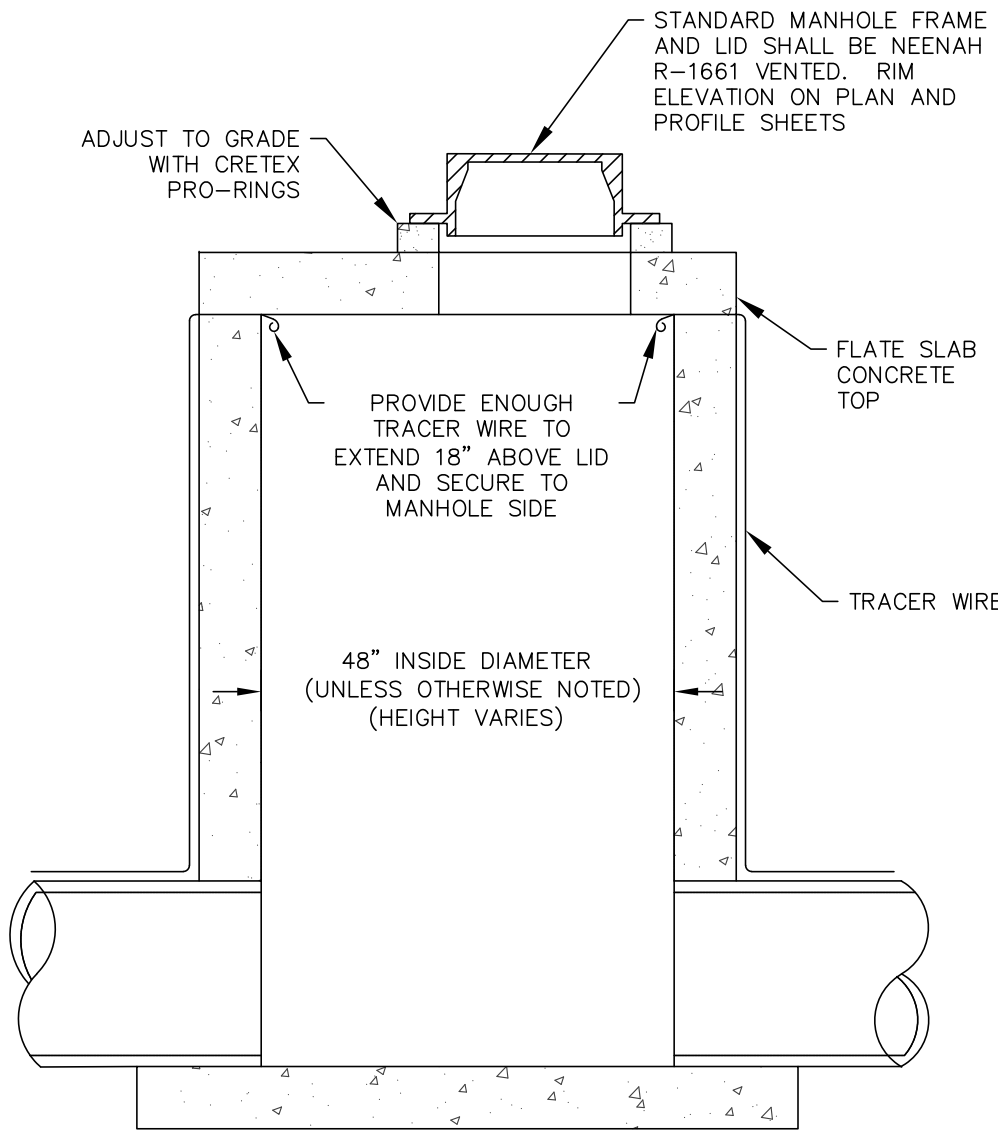
RETAINING WALL DETAIL



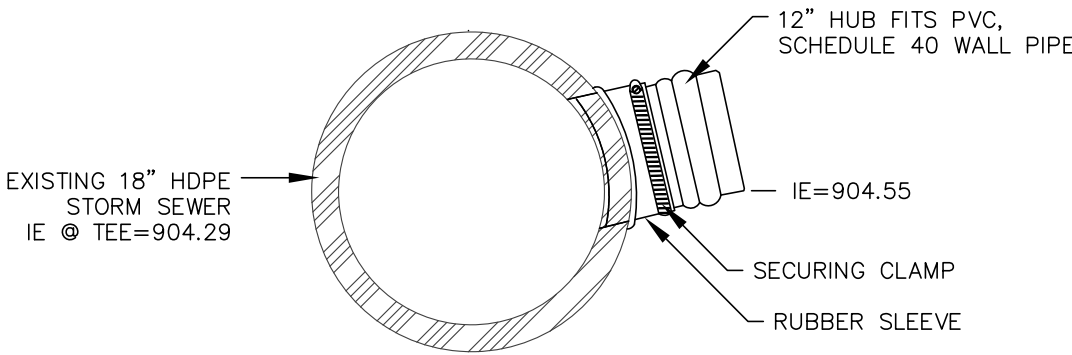
CLEAN OUT WITH FROST SLEEVE DETAIL



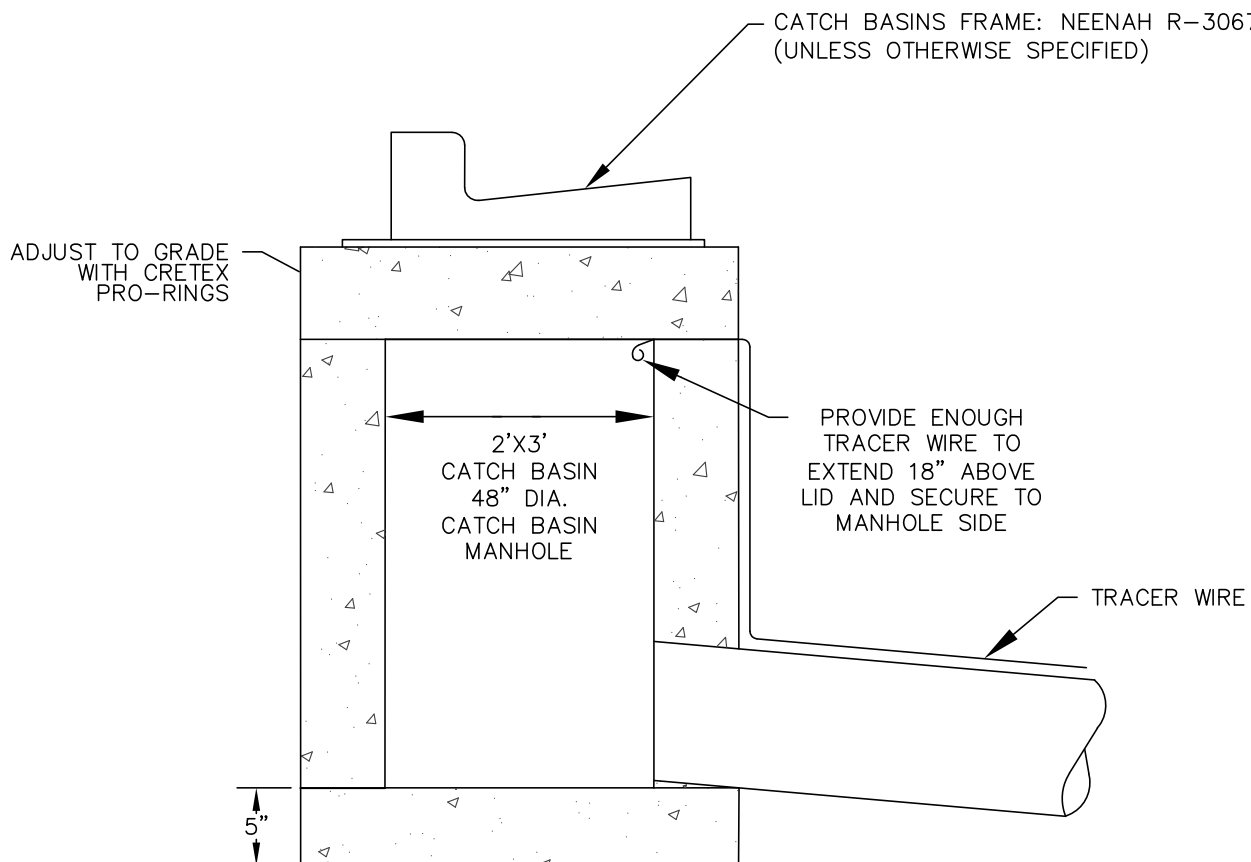
HDPE PIPE BEDDING DETAIL



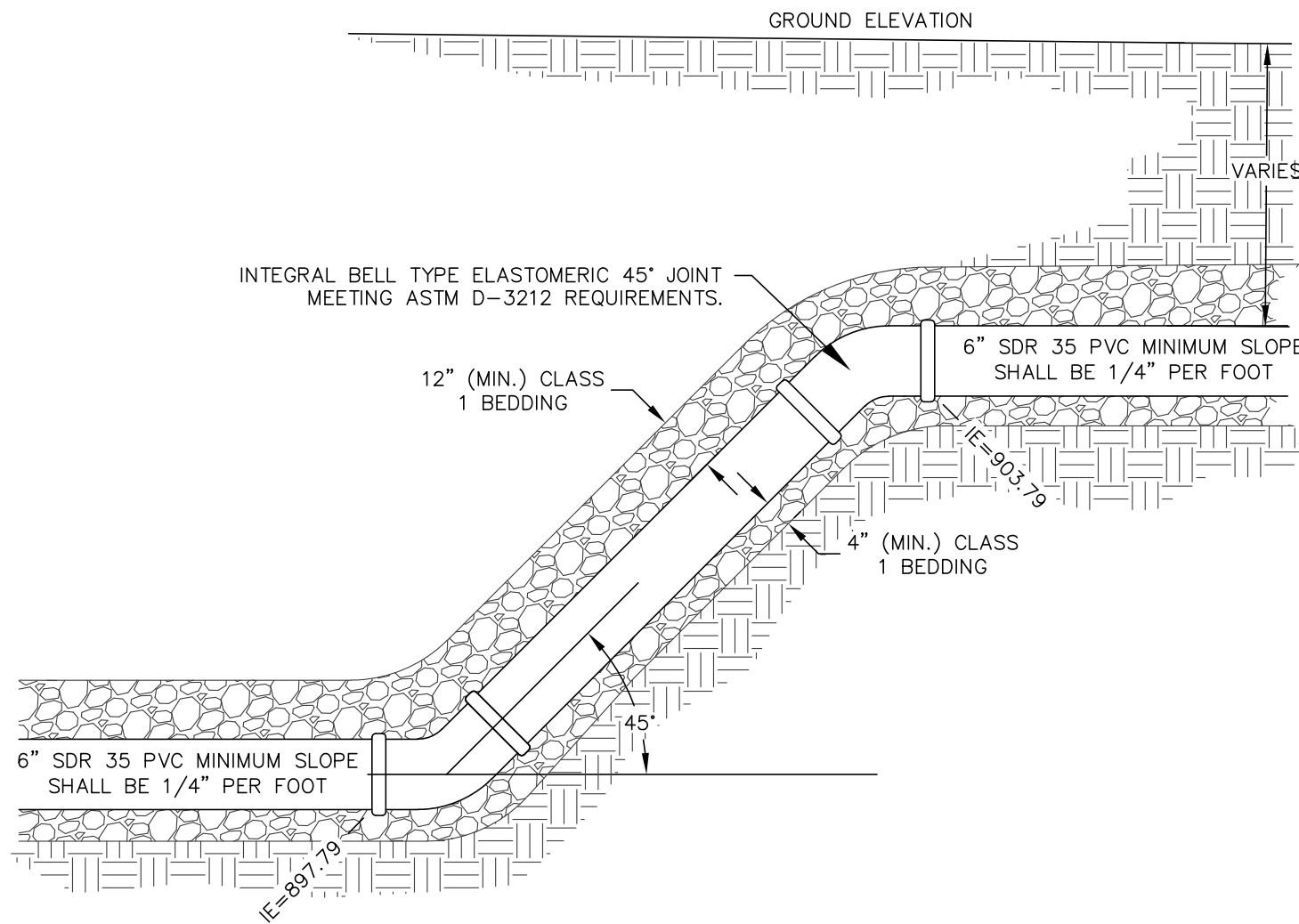
STORM MANHOLE DETAIL



INSERTA TEE DETAIL



INLET/CATCH BASIN DETAIL



SANITARY LATERAL RISER DETAIL

DELANY VI  
UTILITY DETAILS  
DATED: APRIL 29, 2020

C-106



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| LIGHT FIXTURE KEY |                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                   |   |   |   |   |
| TYPE              | D1                                                                                  | D2                                                                                  | L                                                                                   | Q                                                                                   |
| SUPPLIER          | LITHONIA LIGHTING                                                                   | LITHONIA LIGHTING                                                                   | LITHONIA LIGHTING                                                                   | LITHONIA LIGHTING                                                                   |
| DESCRIPTION       | EXTERIOR D-SERIES LED WALL PACK                                                     | LIGHT BOLLARD                                                                       | 4" EXTERIOR CAN                                                                     | ELA LT24 WALL MOUNTED REMOTE EMERGENCY LIGHTING                                     |
| MODEL #           | DSXW1-LED-10C-530A (9C-144-MVOLT-DOBXD)                                             | DSXB1-LED-10C-700-40 K-SYM-MVOLT-DOBXD                                              | LDN4-WL                                                                             | ELA - W - T-LT24                                                                    |
| # OF LAMPS        | N/A                                                                                 | N/A                                                                                 | 1                                                                                   | N/A                                                                                 |
| LAMP TYPE         | LED                                                                                 | LED                                                                                 | LED                                                                                 | LED                                                                                 |
| MOUNTING          | WALL MOUNTED                                                                        | GROUND MOUNTED                                                                      | RECESSED                                                                            | WALL MOUNTED                                                                        |
| COMMENT           |                                                                                     |                                                                                     | WET LISTED                                                                          |                                                                                     |
|                   |  |  |  |  |

## SITE NOTE LEGEND



- DOCK LOCKS AT ALL DOCK DOORS
- CATCH BASIN AND TRENCH DRAIN
- 6" CONCRETE APRON
- CONCRETE STOOP
- LIGHT BOLLARD (D2) ON CONCRETE BASE FLUSH TO GRADE
- CONCRETE FILLED 6" STEEL BOLLARD W/ POLYCARBONATE COVER
- PROPOSED MONUMENT SIGN. APPROVALS UNDER A SEPERATE SUBMITTAL. PROVIDE POWER
- CANOPY
- LED WALL PACK / FULL CUT-OFF FIXTURE (D1)
- ROOF ACCESS LADDER
- APPROXIMATE LOCATION OF WATER ENTRY TO BUILDING
- APPROXIMATE LOCATION OF SANITARY ENTRY TO BUILDING
- TRASH ENCLOSURE AND CONCRETE PAD
- ACCESSIBLE PARKING SIGN
- RECESSED CAN EMERGENCY EGRESS LIGHT FIXTURE (L)
- WALL MOUNTED EMERGENCY EGRESS LIGHT FIXTURE (Q)

## SITE DATA:

|                            |                           |
|----------------------------|---------------------------|
| SITE AREA:                 | 145,802 SF<br>3.47 ACRES  |
| AREA OF PROPOSED BUILDING: | 36,456 SF (25.0% OF SITE) |
| TOTAL HARD SURFACE AREA:   | 63,806 SF (43.2% OF SITE) |
| CONCRETE AREA:             | 3,948 SF                  |
| HEAVY DUTY PAVING:         | 41,335 SF                 |
| LIGHT DUTY PAVING:         | 17,658 SF                 |
| TOTAL GREEN SPACE AREA:    | 46,360 SF (31.8% OF SITE) |
| ZONING DISTRICT:           | PUD                       |
| ALLOWABLE BUILDING HEIGHT: | 50'-0"                    |
| BUILDING HEIGHT:           | 24'-0"                    |
| FRONT YARD SETBACK:        | 40'-0"                    |
| SIDE YARD SETBACK:         | 20'-0"                    |
| REAR YARD SETBACK:         | 20'-0"                    |
| TOTAL PARKING PROVIDED:    | 49 (INCL. H.C. STALLS)    |
| HANDICAP PARKING REQUIRED: | 2                         |
| HANDICAP PARKING PROVIDED: | 3                         |
| FUTURE PARKING STALLS:     | 30                        |

## SITE GENERAL NOTES:

- PROPOSED BUILDING IS ONE STORY.
- MAXIMUM % GRADE AT RIGHT-OF-WAY TO BE 8%.
- DUMPSTER ENCLOSURE TO BE LOCATED AS SHOWN ON PLAN. EXACT SIZE OF DUMPSTER ENCLOSURE TO BE DETERMINED PER OWNER'S REQUIREMENTS.
- SEE GRADING PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS.
- ALL ROOF TOP MECHANICAL UNITS TO BE PAINTED TO MATCH BUILDING.
- SEE LANDSCAPE PLAN FOR ALL PLANTING LOCATIONS.
- ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE.
- ALL SITE UTILITIES TO BE VERIFIED W/ PROPER AGENCIES PRIOR TO CONSTRUCTION.
- ALL APPROACHES & CULVERTS IN RIGHT-OF-WAY TO BE VERIFIED W/ VILLAGE OF JACKSON PRIOR TO CONSTRUCTION.



N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037

PHONE 262.677.9933  
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:  
**DELANEY VI**  
NORTHWEST PASSAGE  
JACKSON, WI 53037

## SHEET TITLE

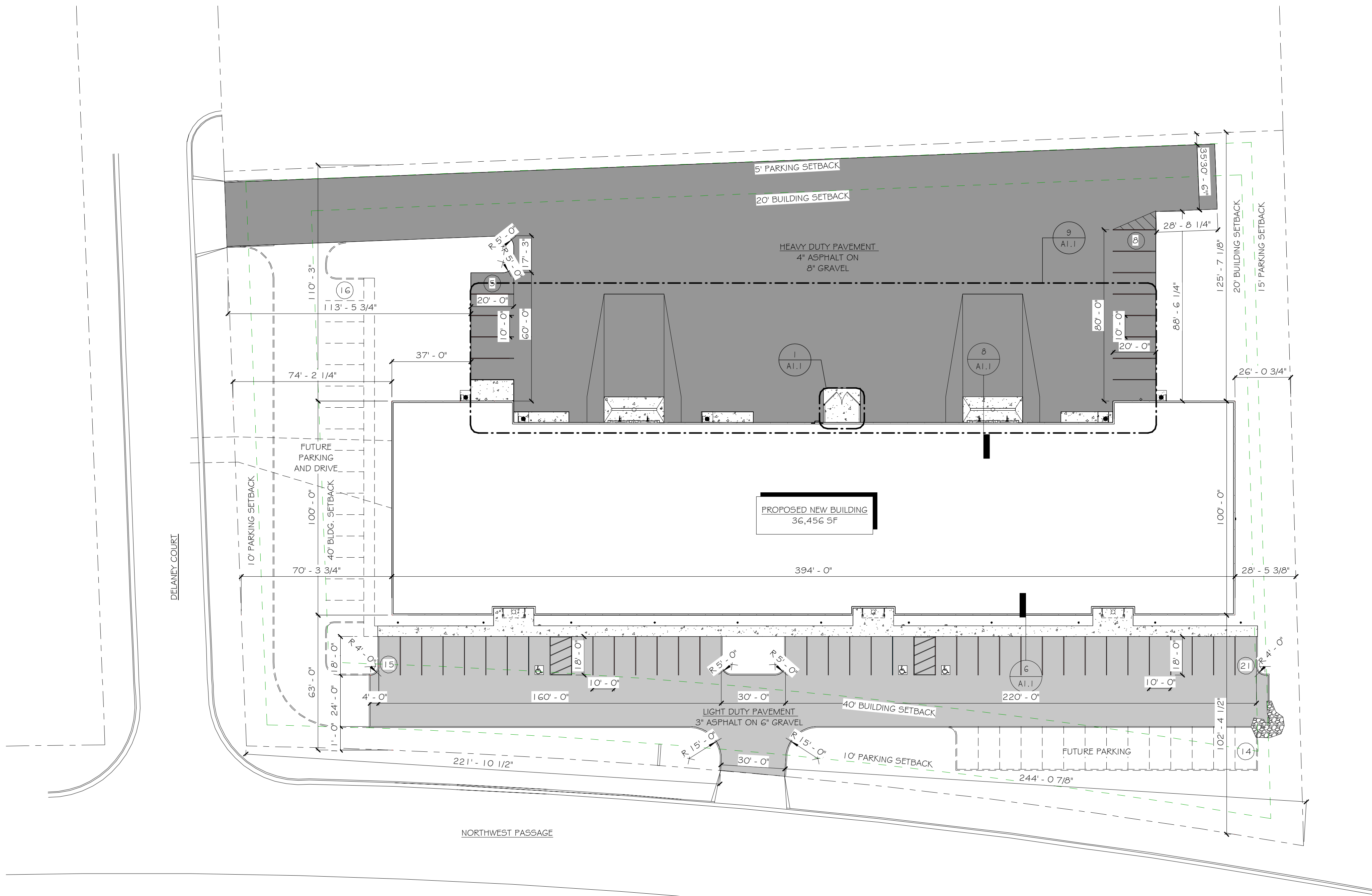
ARCHITECTURAL SITE PLAN

## REVISIONS

## PROJECT DATA

|           |                  |
|-----------|------------------|
| DATE      | 06.15.2020       |
| JOB NO.   | 20-00122         |
| SET USE   | PERMIT & BIDDING |
| DRAWN BY  | DLH              |
| SHEET NO. |                  |

A1.0



1

## ARCHITECTURAL SITE PLAN

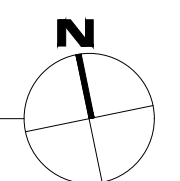
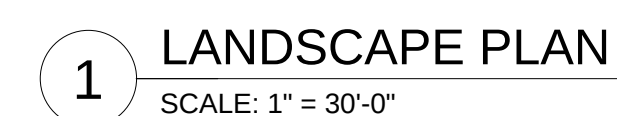
SCALE: 1" = 30'-0"







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





%%DELANEY COURT

%%UNORTHWEST PASSAGE

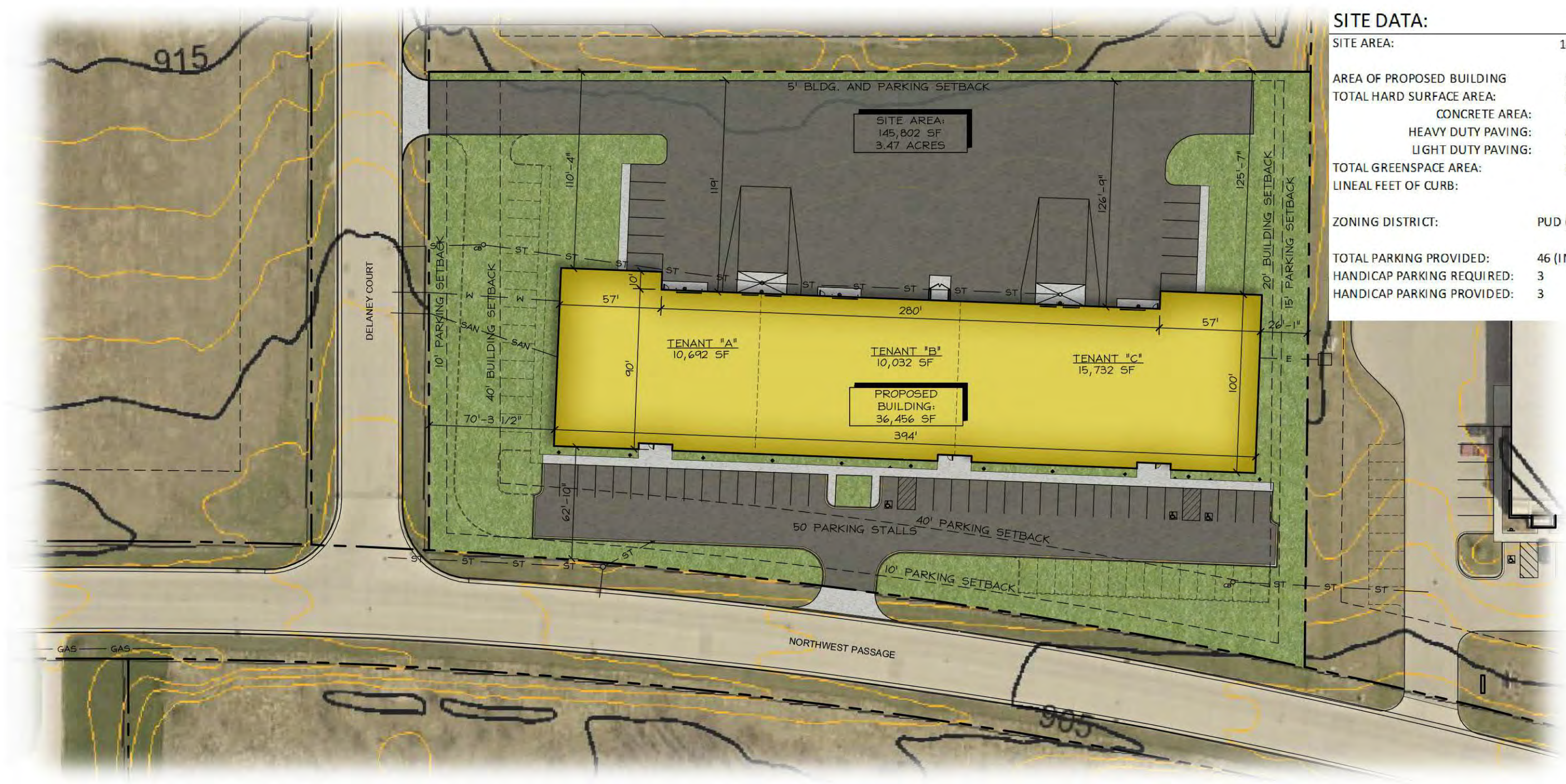
Plan View  
Scale - 1" = 20ft

%%UPROPOSED NEW BUILDING  
36,456 SF

%%HEAVY DUTY PAVEMENT  
4" ASPHALT ON  
8" GRAVEL







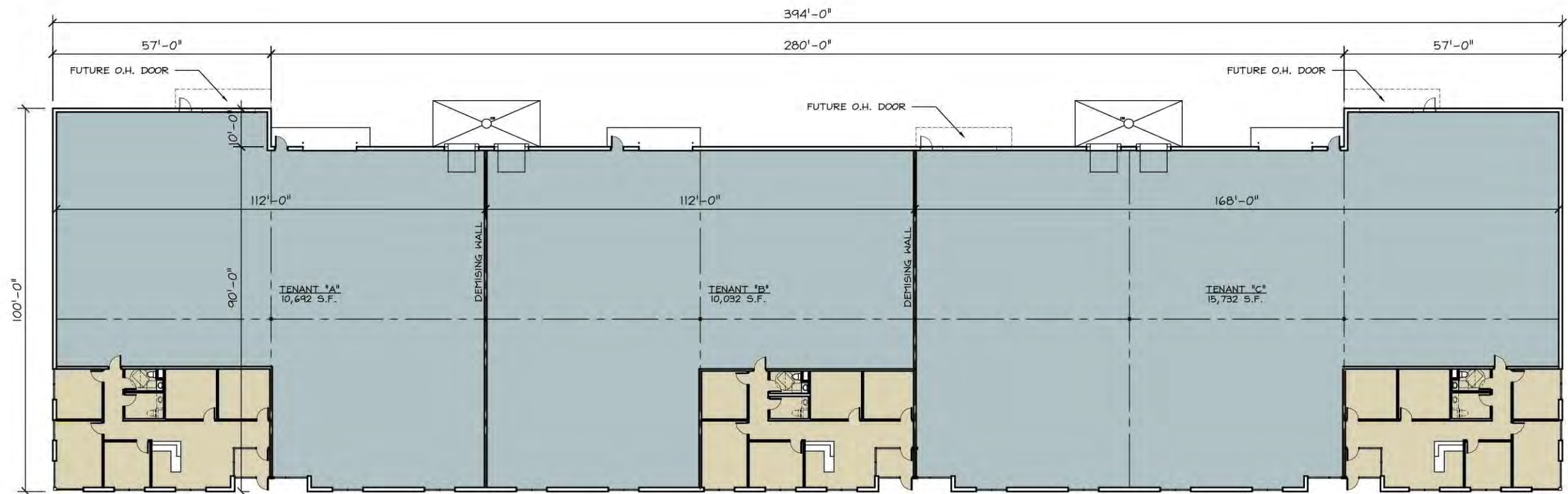
**SITE DATA:**

|                            |                            |
|----------------------------|----------------------------|
| SITE AREA:                 | 145,802 S.F.<br>3.47 ACRES |
| AREA OF PROPOSED BUILDING  | 36,456 S.F. (25% OF SITE)  |
| TOTAL HARD SURFACE AREA:   | 62,588 S.F. (51% OF SITE)  |
| CONCRETE AREA:             | 3,630 S.F.                 |
| HEAVY DUTY PAVING:         | 41,469 S.F.                |
| LIGHT DUTY PAVING:         | 17,489 S.F.                |
| TOTAL GREENSPACE AREA:     | 34,380 S.F. (24% OF SITE)  |
| LINEAL FEET OF CURB:       | 427 L.F.                   |
| ZONING DISTRICT:           | PUD (IND)                  |
| TOTAL PARKING PROVIDED:    | 46 (INCL. H.C. STALLS)     |
| HANDICAP PARKING REQUIRED: | 3                          |
| HANDICAP PARKING PROVIDED: | 3                          |

1 SITE PLAN CONCEPT  
SCALE: 1" = 60'-0"







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



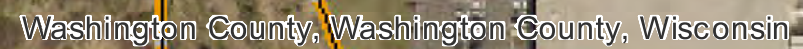








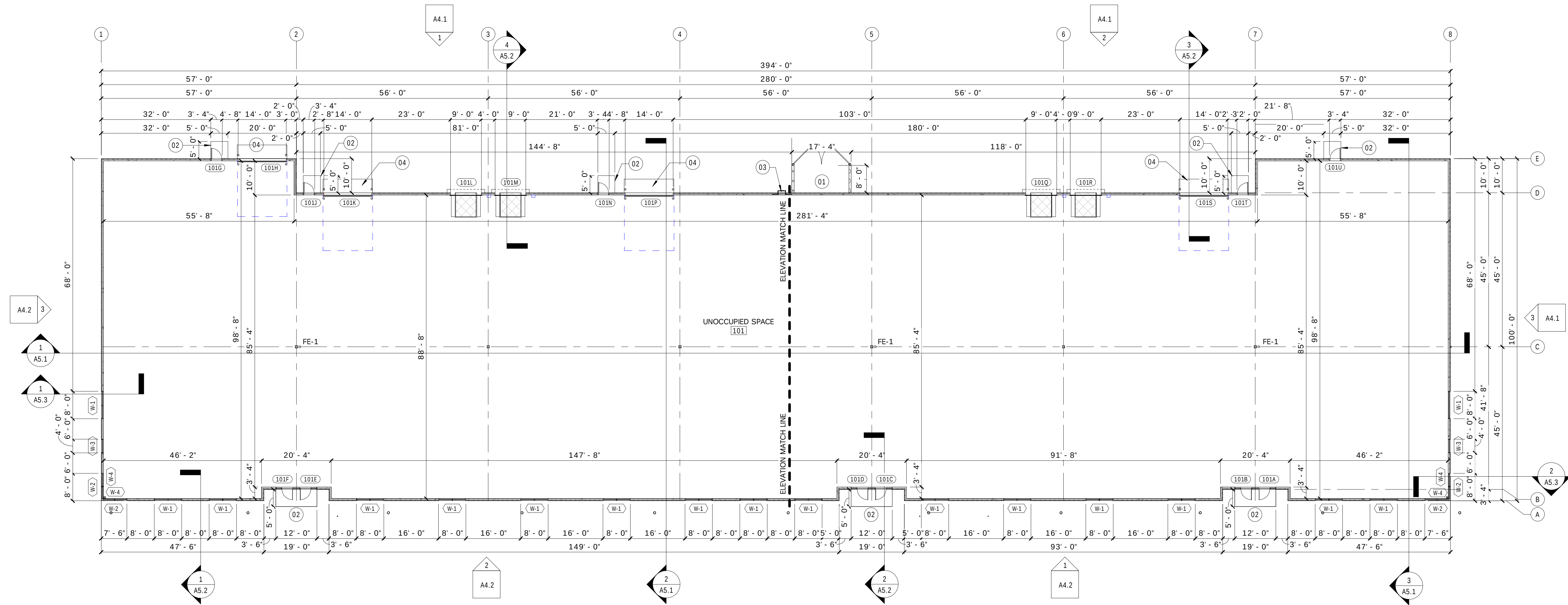






CONSTRUCTION NOTE LEGEND (XX)

- 01 TRASH ENCLOSURE  
02 CONCRETE STOOP  
03 ROOF ACCESS LADDER WITH PERSONAL FALL ARREST SYSTEM  
04 CONCRETE APRON

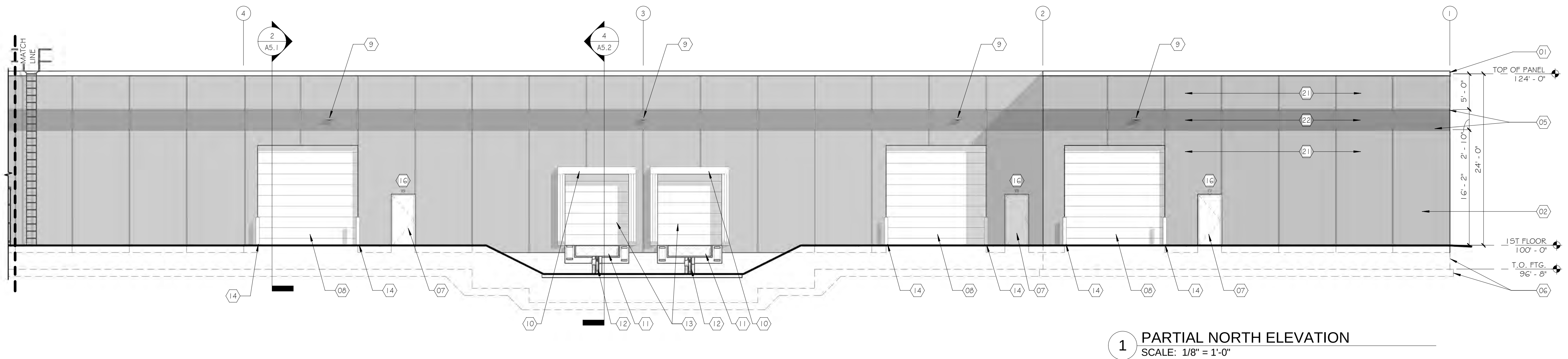
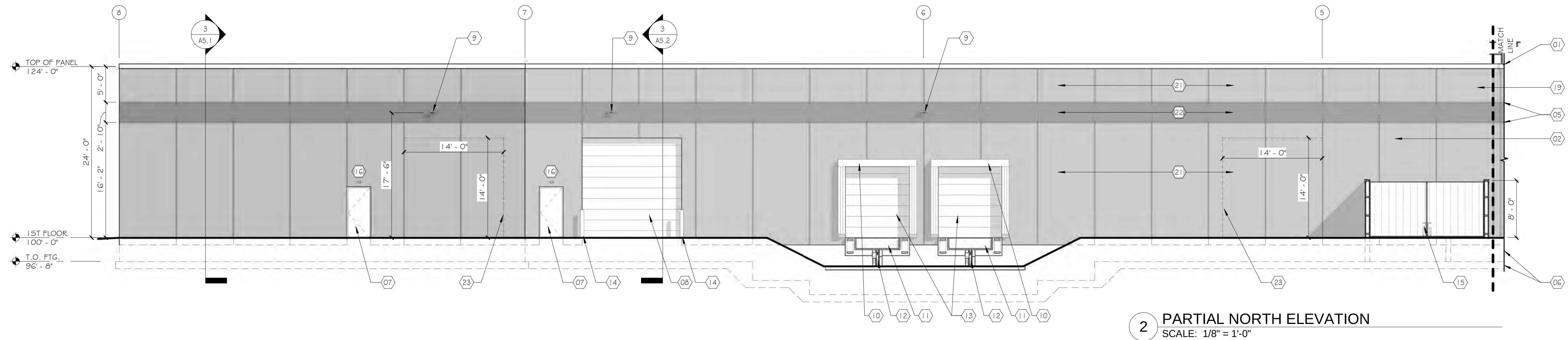
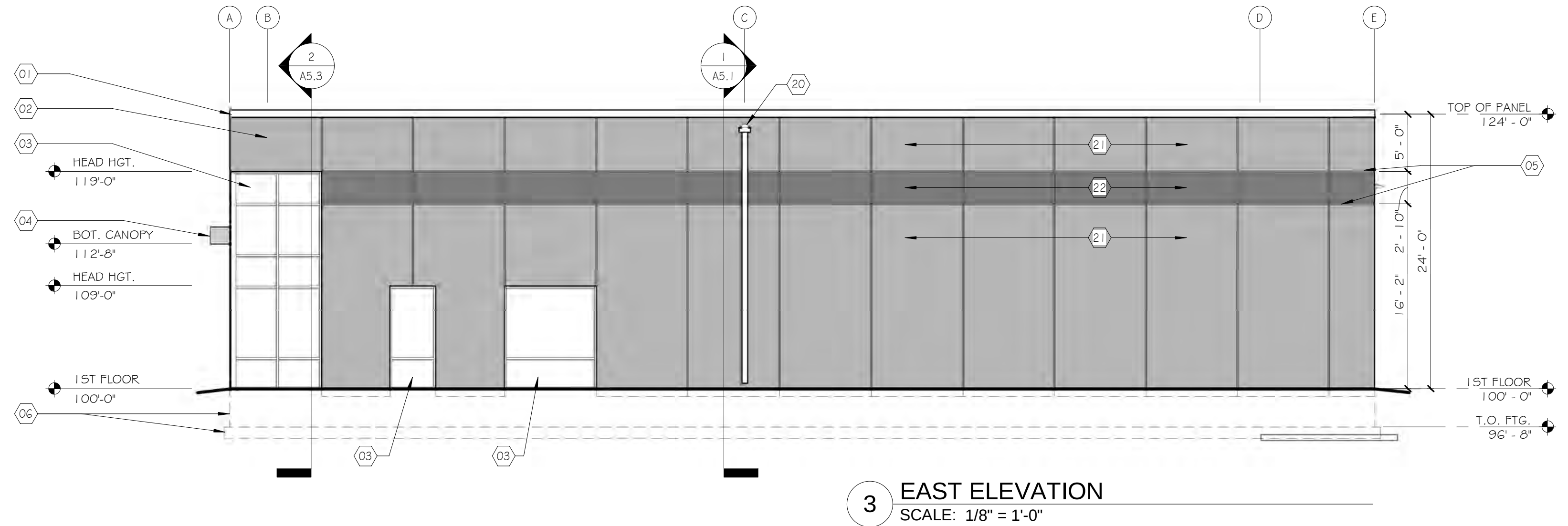


1 FIRST FLOOR PLAN - OVERALL  
SCALE: 1/16" = 1'-0"



ELEVATION NOTE LEGEND

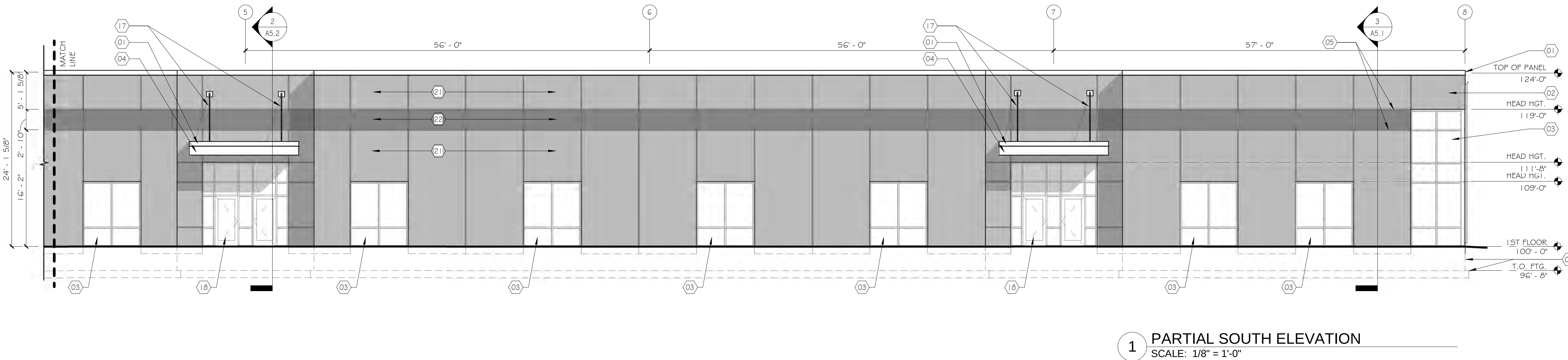
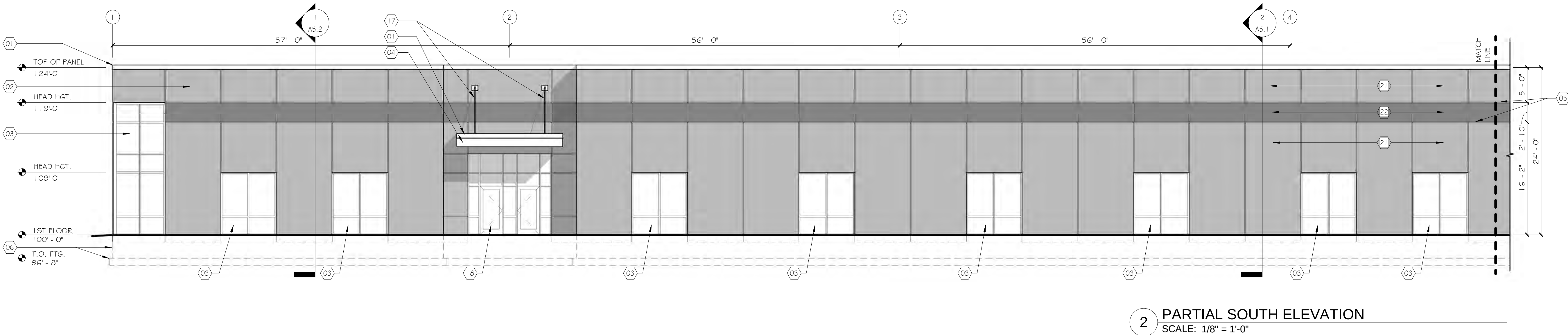
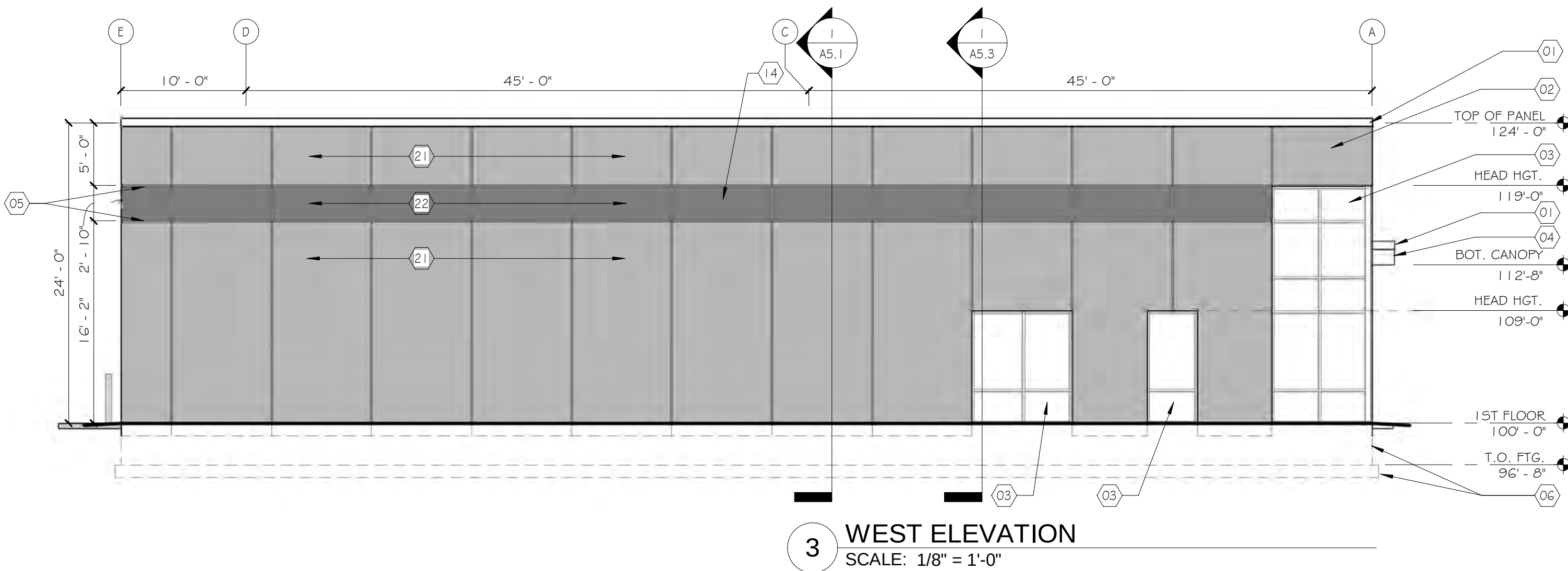
- 01 PREFINISHED METAL COPING  
02 PRECAST CONCRETE WALL PANEL  
03 PREFINISHED, THERMALLY BROKEN ALUMINUM FRAME W/  
TINTED, INSULATED GLASS  
04 PREFINISHED METAL FASCIA  
05 V-GROOVE REVEAL  
06 FOUNDATION WALL AND FOOTING  
07 INSULATED HOLLOW METAL DOOR AND FRAME, PAINTED  
(U=0.4)  
08 14' x 14' PREFINISHED STEEL INSULATED OVERHEAD  
DOOR (U=0.15)  
09 LED WALL PACK / FULL CUT-OFF FIXTURE  
10 DOCK SEAL  
11 MECHANICAL DOCK LEVELER  
12 DOCK LOCK  
13 9' x 10' PREFINISHED STEEL INSULATED OVERHEAD DOOR  
(U=0.15)  
14 4" HIGH PIPE BOLLARD WITH YELLOW POLYCARBONATE  
COVER  
15 TRASH ENCLOSURE GATE  
16 EMERGENCY EXIT LIGHT  
17 CANOPY TIE BACK RODS  
18 PREFINISHED, THERMALLY BROKEN ALUMINUM  
STOREFRONT W/ TINTED, INSULATED GLASS  
19 ROOF ACCESS LADDER WITH PERSONAL FALL ARREST  
SYSTEM  
20 THRU WALL SCUPPER WITH DOWNSPOUT  
21 PAINTED PRECAST COLOR "A"  
22 PAINTED PRECAST COLOR "B"  
23 FUTURE OVERHEAD DOOR, 14' X 14' - SEE STRUCTURAL  
XX



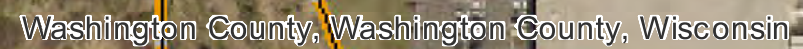


ELEVATION NOTE LEGEND

- 01 PREFINISHED METAL COPING  
02 PRECAST CONCRETE WALL PANEL  
03 PREFINISHED, THERMALLY BROKEN ALUMINUM FRAME W/  
TINTED, INSULATED GLASS  
04 PREFINISHED METAL FASCIA  
05 V-GROOVE REVEAL  
06 FOUNDATION WALL AND FOOTING  
07 INSULATED HOLLOW METAL DOOR AND FRAME, PAINTED  
(U=0.4)  
08 14' x 14' PREFINISHED STEEL INSULATED OVERHEAD  
DOOR (U=0.15)  
09 LED WALL PACK / FULL CUT-OFF FIXTURE  
10 DOCK SEAL  
11 MECHANICAL DOCK LEVELER  
12 DOCK LOCK  
13 9' x 10' PREFINISHED STEEL INSULATED OVERHEAD DOOR  
(U=0.15)  
14 4' HIGH PIPE BOLLARD WITH YELLOW POLYCARBONATE  
COVER  
15 TRASH ENCLOSURE GATE  
16 EMERGENCY EXIT LIGHT  
17 CANOPY TIE BACK RODS  
18 PREFINISHED, THERMALLY BROKEN ALUMINUM  
STOREFRONT W/ TINTED, INSULATED GLASS  
19 ROOF ACCESS LADDER WITH PERSONAL FALL ARREST  
SYSTEM  
20 THRU WALL SCUPPER WITH DOWNSPOUT  
21 PAINTED PRECAST COLOR "A"  
22 PAINTED PRECAST COLOR "B"  
XX



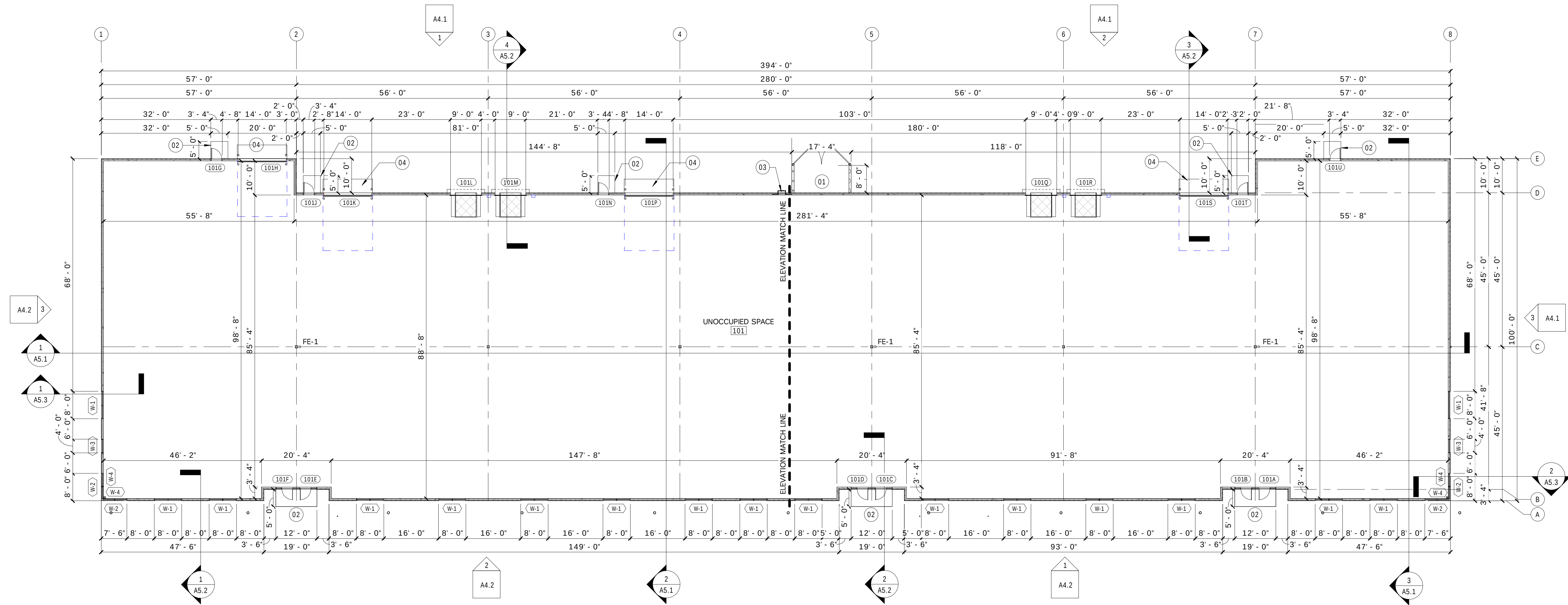






CONSTRUCTION NOTE LEGEND (XX)

- 01 TRASH ENCLOSURE  
02 CONCRETE STOOP  
03 ROOF ACCESS LADDER WITH PERSONAL FALL ARREST SYSTEM  
04 CONCRETE APRON

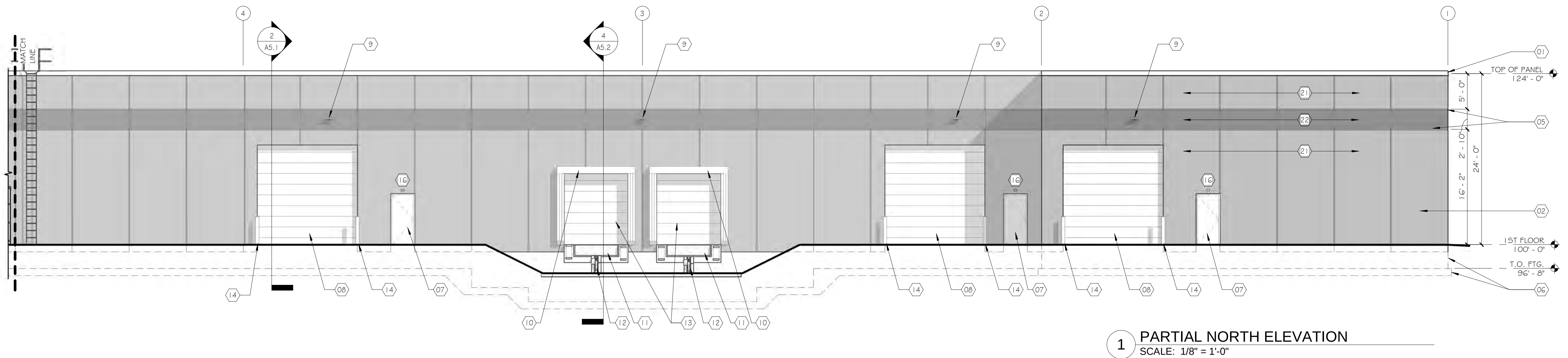
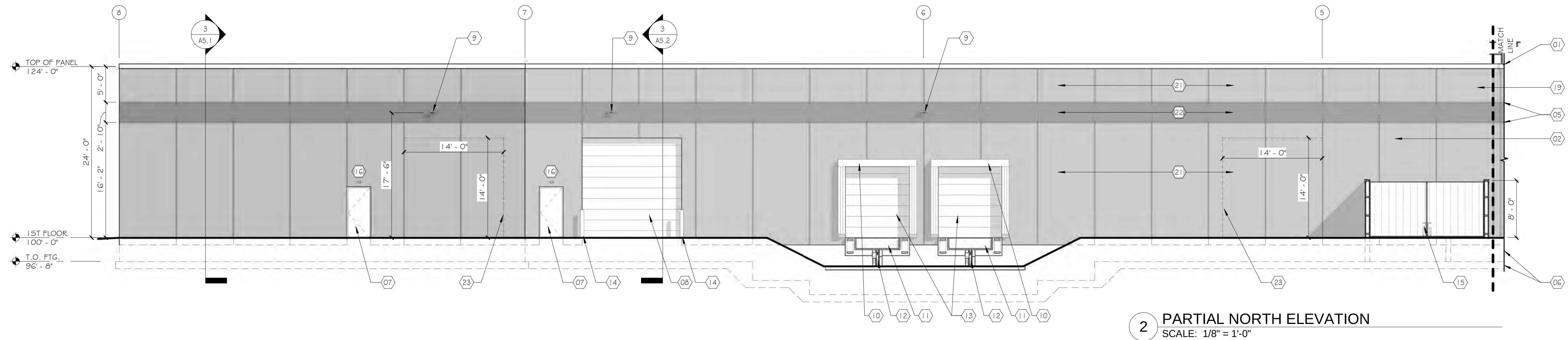
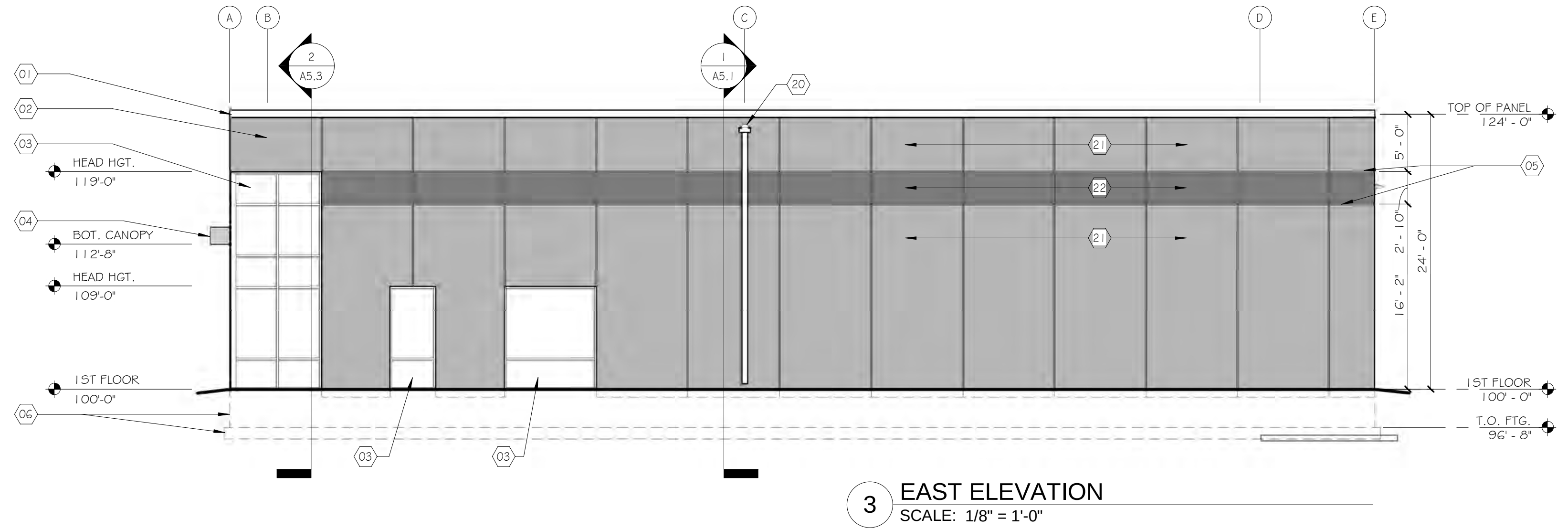


1 FIRST FLOOR PLAN - OVERALL  
SCALE: 1/16" = 1'-0"



ELEVATION NOTE LEGEND

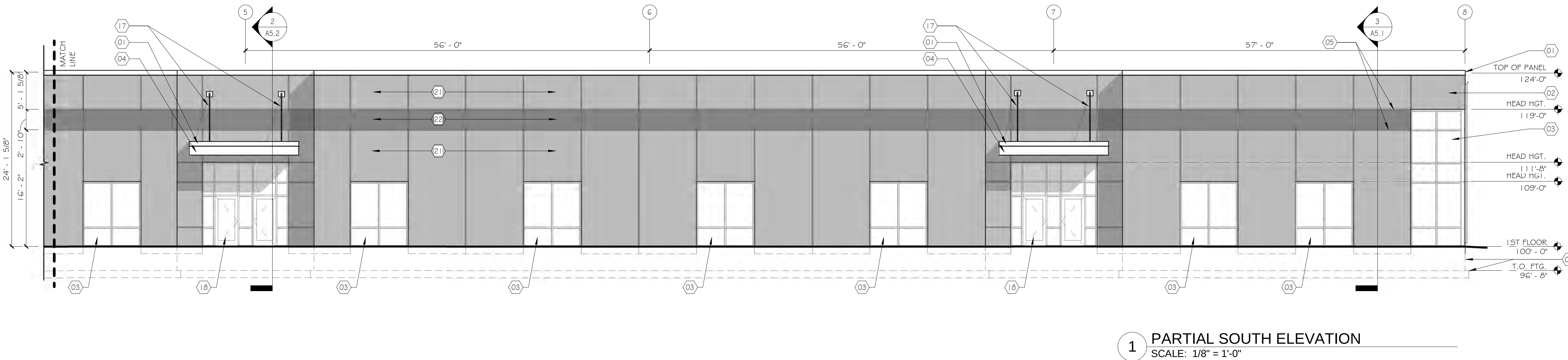
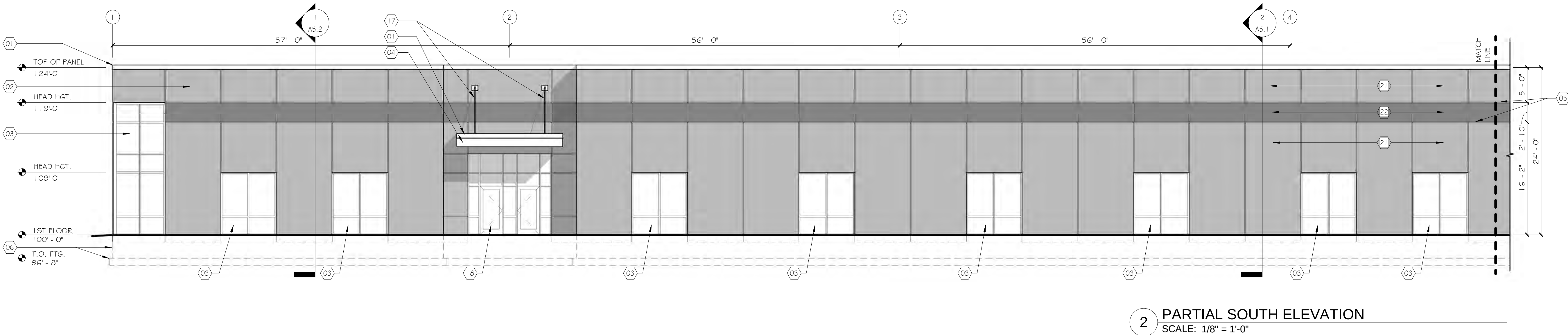
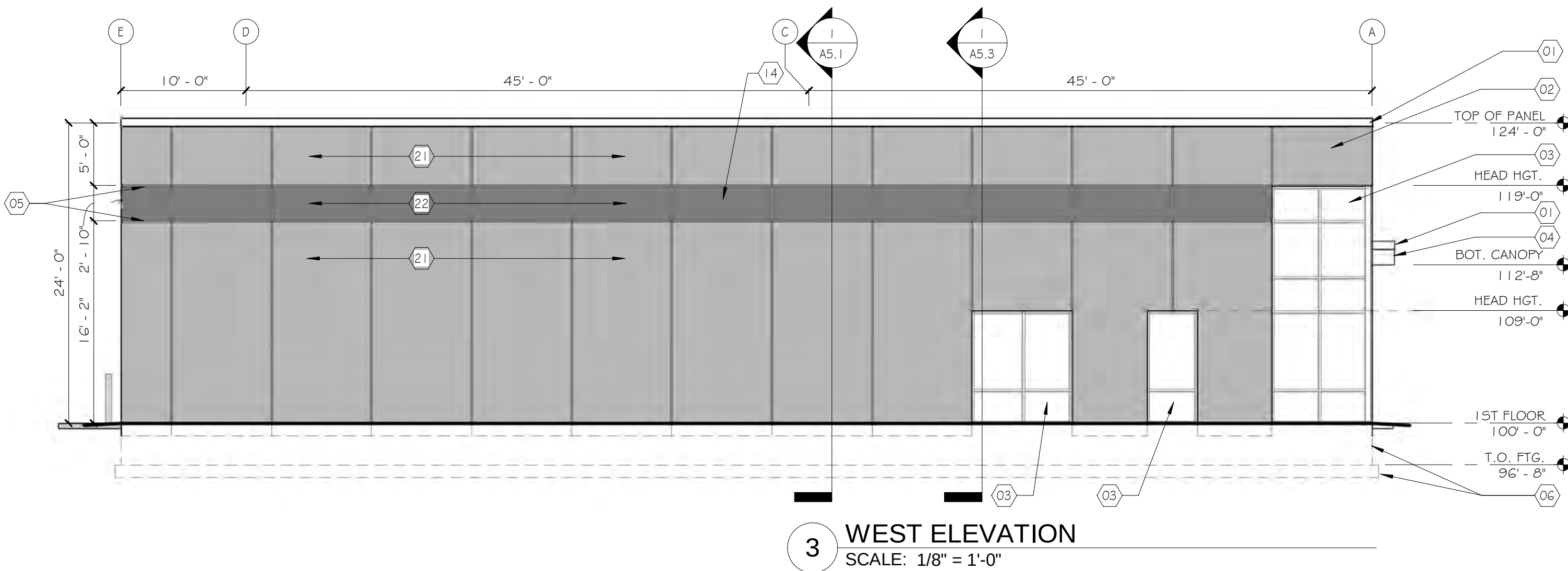
- 01 PREFINISHED METAL COPING  
02 PRECAST CONCRETE WALL PANEL  
03 PREFINISHED, THERMALLY BROKEN ALUMINUM FRAME W/  
TINTED, INSULATED GLASS  
04 PREFINISHED METAL FASCIA  
05 V-GROOVE REVEAL  
06 FOUNDATION WALL AND FOOTING  
07 INSULATED HOLLOW METAL DOOR AND FRAME, PAINTED  
(U=0.4)  
08 14' x 14' PREFINISHED STEEL INSULATED OVERHEAD  
DOOR (U=0.15)  
09 LED WALL PACK / FULL CUT-OFF FIXTURE  
10 DOCK SEAL  
11 MECHANICAL DOCK LEVELER  
12 DOCK LOCK  
13 9' x 10' PREFINISHED STEEL INSULATED OVERHEAD DOOR  
(U=0.15)  
14 4" HIGH PIPE BOLLARD WITH YELLOW POLYCARBONATE  
COVER  
15 TRASH ENCLOSURE GATE  
16 EMERGENCY EXIT LIGHT  
17 CANOPY TIE BACK RODS  
18 PREFINISHED, THERMALLY BROKEN ALUMINUM  
STOREFRONT W/ TINTED, INSULATED GLASS  
19 ROOF ACCESS LADDER WITH PERSONAL FALL ARREST  
SYSTEM  
20 THRU WALL SCUPPER WITH DOWNSPOUT  
21 PAINTED PRECAST COLOR "A"  
22 PAINTED PRECAST COLOR "B"  
23 FUTURE OVERHEAD DOOR, 14' X 14' - SEE STRUCTURAL  
XX





ELEVATION NOTE LEGEND

- 01 PREFINISHED METAL COPING  
02 PRECAST CONCRETE WALL PANEL  
03 PREFINISHED, THERMALLY BROKEN ALUMINUM FRAME W/  
TINTED, INSULATED GLASS  
04 PREFINISHED METAL FASCIA  
05 V-GROOVE REVEAL  
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21 PAINTED PRECAST COLOR "A"  
22 PAINTED PRECAST COLOR "B"  
XX





## VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

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

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

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

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



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

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

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

---

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

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

**Village of Jackson**  
**PLAN COMMISSION APPLICATION**

Application/Permit #: \_\_\_\_\_ - \_\_\_\_\_

**PROPERTY INFORMATION**

☒ **COMMERCIAL**      ☒ **INDUSTRIAL**      ☐ **RESIDENTIAL**      ☐ **OTHER** \_\_\_\_\_

☒ **CONDITIONAL USE**      ☐ **PLANNED UNIT DEVELOPMENT**      ☐ **CERTIFIED SURVEY MAP**  
☒ *New*      ☐ *New*      ☐ **CONCEPT PLAN**  
☐ *Special Use*      ☐ *Special Use*      ☐ **OTHER** \_\_\_\_\_  
*(For existing CU ONLY)*      *(For existing PUD ONLY)*

**Property Address:** SW corner of Alcan Drive and Alcan Court      **Unit:** \_\_\_\_\_ **Jackson, WI**

**Parcel #:** 048900P      **Lot Size:** 67,518 **sq. ft.**      **Building Area:** 10,000 **sq. ft.**

**Current Zoning:** ☐ B-1    ☐ B-2    ☐ M-1    ☐ M-2    ☐ I-1    ☒ **PUD**    ☐ Other \_\_\_\_\_    ☐ Floodplain

**APPLICANT INFORMATION**

**Name(s):** Doug Forton - Design 2 Construct

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

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

**Email:** dforton@design2construct.com

**BUSINESS INFORMATION** *(If New Business)*

**Legal Business Name:** Snow Studs

**D/B/A:** \_\_\_\_\_      **FEIN #:** \_\_\_\_\_ - \_\_\_\_\_

**Mailing Address:** 4580 Church Drive      West Bend      **State** WI      **Zip** 53095

**Office:** (888 ) 234-9822      **Cell:** ( )      **Fax:** ( )

**Email:** dave@snowstuds.com

**Website:** snowstuds.com

**PROPERTY OWNER INFORMATION**

**Name(s):** Dave Pichler

**Address:** 4580 Church Drive      West Bend      **WI State**      **53095 Zip**

**Office:** (888 ) 234-9822      **Cell:** ( )      **Fax:** ( )

**Email:** dave@snowstuds.com

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

**Firm Name:** Design 2 Construct

**Primary Contact:** Doug Forton

**Address:** N173W21010 Northwest Passage      Jackson      **WI State**      **53037 Zip**

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

**Email:** dforton@design2construct.com



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

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

Provide a brief overview of proposed use(s) of entire property and/or lease space: Please refer to the attached narrative

Hours of Operation: The business will operate between 7am and 4pm Monday thru Friday with the potential for occational Saturday hours

Provide a brief overview of proposed daily on-site operations: Fabrication and sales of traction products for snowmobiles

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: None

Describe all businesses, properties and other entities located adjacent to the proposed use: All adjacent properties are developed with similar Commercial / Industrial uses

Proposed, development, on-site improvements or other construction/remodeling activities: Please refer to the attached documents

Proposed grading and/or stormwater management plan: This site will utilize the existing regional stormwater management pond

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: Please refer to the attached documents

Proposed on-site security measures including site lighting: Minimal building lighting using full cut off fixtures

Life Safety Systems – Existing or Proposed (Includes fire hydrants, fire suppression & fire alarm systems): The proposed building will not utilize fire suppression or fire alarm systems

Projected traffic circulation and impacts: Other than the vehicle trips from 6 employees the business will see  
Traffic from general deliveries, UPS or Fed Ex, once per day and on average 1-2 semi-truck deliveries per week.

Setbacks from rights-of-way and property lines and height limitations: \_\_\_\_\_  
Proposed street setback of 40'-0" , side setback of 20'-0"

Status of State/Federal License(s) or Certificate(s) required for operation: None

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

☒ No ☐ Yes If yes, explain: \_\_\_\_\_

Describe any proposed signage including type and location: \_\_\_\_\_  
A proposed monument sign on Alcan drive and building signage will be submitted to the plan commission  
for review at a later date

Exterior Building Materials (type, color, etc.): The buildnig will be a mixture of painted masonry and  
pre-finished insulated metal panel, aluminum storefront, windows and hollow metal doors  
Please refer to the attached rendering for additional clarification of the proposed materials.

Site Specific Features/Constraints: None

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): \_\_\_\_\_  
15 total parking stalls with 1 required ADA stall

Proposed screening/buffering from adjacent properties: None

Proposed provisions for refuse and recycling collection/storage: Recycling and Refuse is handled within 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.

Applicant Name (Print):



Applicant Signature:

Doug Forton

Co-Applicant Name (Print):

CO-Applicant Signature:

Date of Application:

05.01.2020

## **You MUST sign and date this Application!**

SUBMIT TO:

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

## **QUESTIONS?**

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.

Phone: (262) 677-9001 x11

Email: [jilline.dobratz@villageofjackson.com](mailto:jilline.dobratz@villageofjackson.com)

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**

Phone: (262) 677-9696

Email: [collin.johnson@villageofjackson.com](mailto:collin.johnson@villageofjackson.com)

## **TERMS OF THIS PERMIT**

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

**VILLAGE APPROVAL:**

☐ TEMPORARY      Expiration Date: \_\_\_\_\_, 20\_\_\_\_

Plan Commission Approval:      Meeting Date: \_\_\_\_\_, 20\_\_\_\_

Village Board Approval:      Meeting Date: \_\_\_\_\_, 20\_\_\_\_

In-House Approval (O-T-C):      Date: \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
*Approved by: John Walther, 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 / CA

Check/Receipt #: \_\_\_\_\_

Received By: \_\_\_\_\_



**VILLAGE OF JACKSON**

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

**Receipt Nbr:** 230438**Date:** 5/04/2020**Check****RECEIVED  
FROM** DESIGN 2 CONSTRUCT**\$150.00**

| <u>Type of Payment</u> | <u>Description</u>                       | <u>Amount</u> |
|------------------------|------------------------------------------|---------------|
| Accounting             | Account Nbr: 100-00-45730-000-000        | 150.00        |
|                        | PLANNING / ZONING FEES                   |               |
|                        | CUP APPLICATION / SNOW STUDS /CK #108250 |               |

---

|                       |               |
|-----------------------|---------------|
| <b>TOTAL RECEIVED</b> | <b>150.00</b> |
|-----------------------|---------------|

---

**Receipt Memo:** CUP APPLICATION / SNOW STUDS /CK #108250



N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

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

May 01, 2020

Re: Project Narrative:

**Introduction:**

Attached to this project narrative you will find the graphical information regarding the proposed business development located on the southwest corner of Alcan Court and Alcan Drive.

**Existing Site:**

The existing site is approximately 1.55 acres and is currently vacant. The site frontage is along Alcan Drive on the north and west, Existing Commercially zoned lots on the south and east. The parcel can only be accessed from Alcan Court

**New Site:**

This proposal is to utilize the existing vacant site for a development that will provide a new Office / Industrial building for Snow Studs. Access for the site will be in the southwest corner of the property. The parking for the site will be provided along the west and north side of the site. Site lighting will be accomplished utilizing two full cut off wall packs on the south and north side of the building to provide lighting for the loading docks and service entrances. Two recessed light fixtures will be installed in the main entry canopy.

**New Building:**

The proposed site submitted for your review will be used to construct a new 10,000 s.f. office / industrial building with the potential for a future 12,800 sf building addition. The building primary facades face north and west along Alcan Drive. The building materials are proposed as painted masonry and pre-finished insulated metal wall panel. The metal wall panel will be finished with two distinct colors. Clear anodized aluminum window frames with tinted glass for all fenestration. A decorative canopy is provided at the main entrances.

Building signage is not addressed in this submittal. All building signage will be submitted to the Plan Commission at a later date for approval. A monument sign is proposed at the site access point on Alcan Drive. This sign will be submitted to the Plan Commission for approval at a later date.



Storm water management for this site will be accomplished utilizing the existing regional pond system located in the industrial park.

**Plan of Operation:**

There will be up to 6 employees working at this business Monday thru Friday 7am to 4pm. There is a potential for the occasional Saturday work day as well. The business fabricates, stocks, sells and ships products associated with traction devices for snowmobiles.

**Impact Statement:**

The impacts of this development upon the Village of Jackson utilities, water consumption, sewage generation are not able to be quantified at this point. Traffic will entail 6 employees and delivers from general companies such as UPS once per day and on average 1-2 semi-truck deliveries per week.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This involves the development of an existing site zoned for commercial development and is consistent with the nature of the surrounding neighborhood which is currently a mix of commercial development. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

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

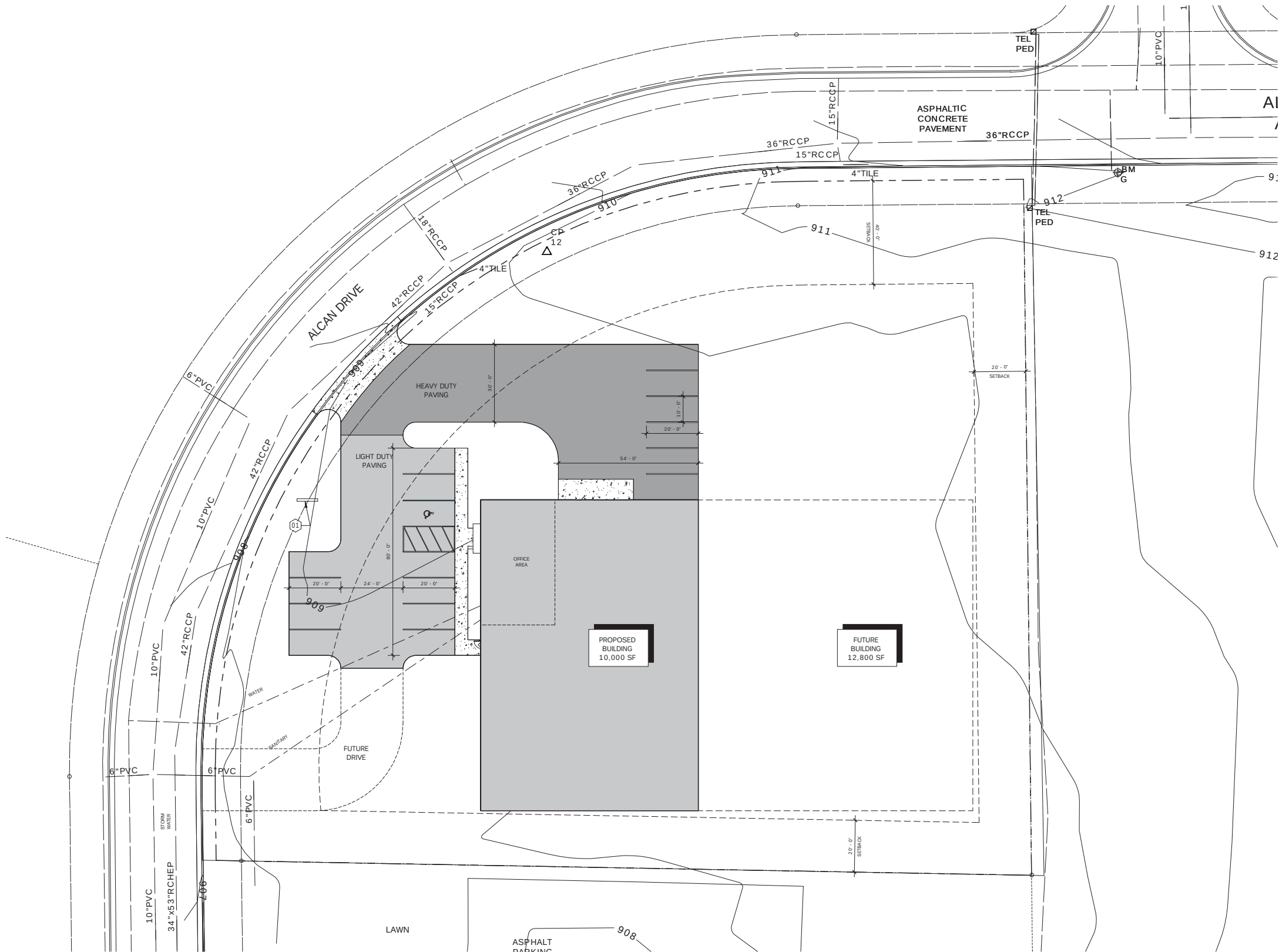
Sincerely,  
Mark Hertzfeldt

A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a faint, light gray oval border.

Design 2 Construct

SITE NOTE LEGEND

01 MONUMENT SIGN BY OWNER, PROVIDE POWER



SITE DATA:

|                            |                         |
|----------------------------|-------------------------|
| SITE AREA:                 | 67,518 SF<br>1.55 ACRES |
| AREA OF PROPOSED BUILDING: | 10,000 SF               |
| AREA OF FUTURE BUILDING:   | 12,800 SF               |
| TOTAL BUILDING FOOTPRINT:  | 22,800 SF               |
| TOTAL HARD SURFACE AREA:   | 10,969 SF (16% OF SITE) |
| CONCRETE AREA:             | 696 SF                  |
| HEAVY DUTY PAVING:         | 5,688 SF                |
| LIGHT DUTY PAVING:         | 4,604 SF                |
| TOTAL GREEN SPACE AREA:    | 46,549 SF (72% OF SITE) |
| ZONING DISTRICT:           | PUD                     |
| ALLOWABLE BUILDING HEIGHT: | 50'-0"                  |
| BUILDING HEIGHT:           | 26'-0"                  |
| FRONT YARD SETBACK:        | 40'-0"                  |
| SIDE YARD SETBACK:         | 20'-0"                  |
| REAR YARD SETBACK:         | 20'-0"                  |
| TOTAL PARKING PROVIDED:    | 17 (INCL. H.C. STALLS)  |
| HANDICAP PARKING REQUIRED: | 1                       |
| HANDICAP PARKING PROVIDED: | 1                       |
| FUTURE PARKING STALLS:     | 0                       |

1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'-0"



N173 W21010  
NORTHWEST PASSAGE WAY  
JACKSON, WI 53037  
PHONE 262.677.9933  
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BUILDING DESIGN FOR:  
SNOW STUDS  
ALCAN DRIVE  
JACKSON, WI 53037

SHEET TITLE

ARCHITECTURAL SITE PLAN

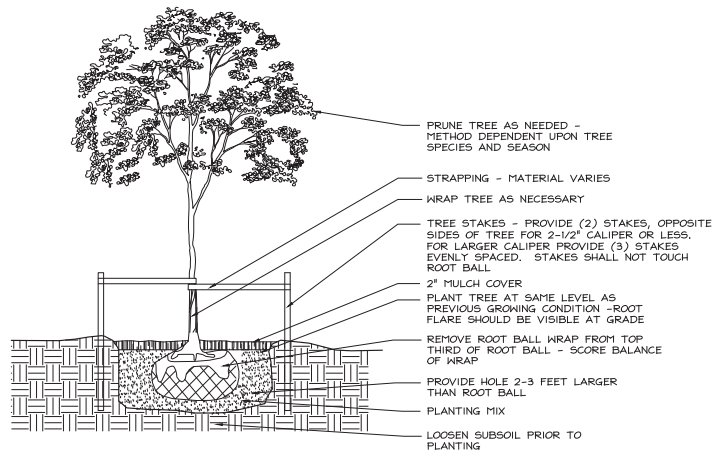
REVISIONS

PROJECT DATA

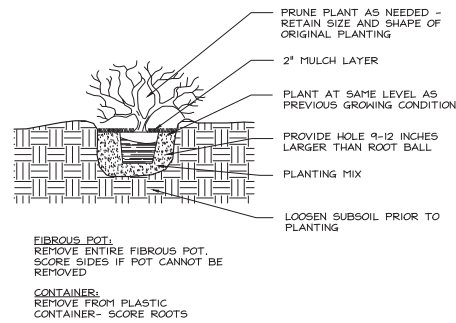
|           |             |
|-----------|-------------|
| DATE      | 04.30.2020  |
| JOB NO.   | 20-00116    |
| SET USE   | PRELIMINARY |
| DRAWN BY  | SPS         |
| SHEET NO. |             |

A1.0

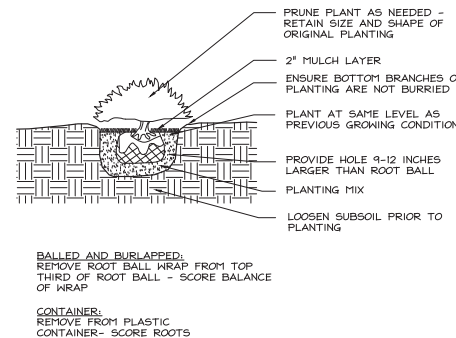




4 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NTS



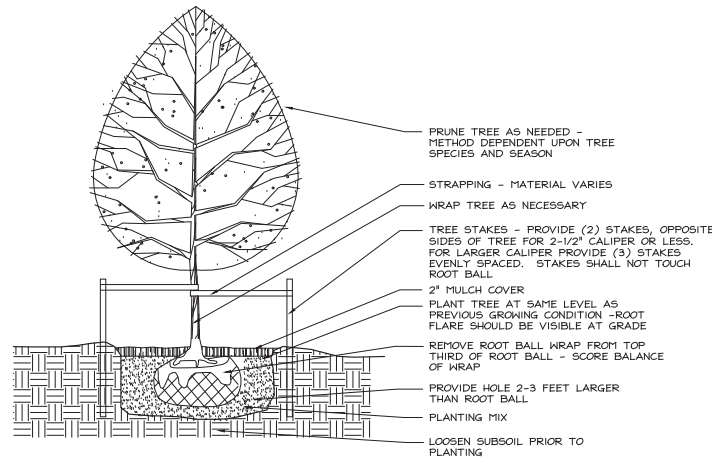
5 CONIFEROUS SHRUB PLANTING DETAIL  
SCALE: NTS



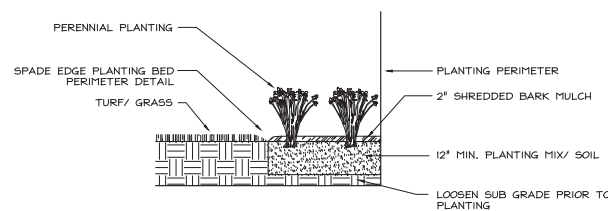
6 DECIDUOUS SHRUB PLANTING DETAIL  
SCALE: NTS

| PLANT SCHEDULE |        |                     |                              |            |              |       |
|----------------|--------|---------------------|------------------------------|------------|--------------|-------|
| KEY            | QTY    | BOTANICAL NAME      | COMMON NAME                  | PLANT SIZE |              | ROOTS |
|                |        |                     |                              | MATURE     | AT PLANTING  |       |
| D1             | 4      | ACER PLATANOIDES    | NORWAY MAPLE, EMERALD LUSTRE | 50- 60'    | 2-1/2' CAL   | B & B |
| D2             | 2      | CRATAEGUS CRUSGALLI | HAWTHORN, THORNLESS COCKSPUR | 12'        | 2-1/2' CAL   | B & B |
| E1             | 1      | PICEA ABIES         | NORWAY SPRUCE                | 40-60'     | 8' HIGH      | B & B |
| E2             | 5      | CORNUS SERICEA      | CARDINAL DOGWOOD             | 8-12'      | 24' HIGH     | POT   |
| G1             | 2B     | ---                 | KARL FOERSTER GRASSES        | 3-5'       | 12- 18' HIGH | POT   |
| S1             | 40-10' | ---                 | BLACKEYED SUSAN              | ---        | 1/8" O C     | ---   |
| S2             | ---    | SPIRAEA JAPONICA    | GOLDSMOUND SPIRUE            | 12'        | 30' HIGH     | POT   |
| 83             | ---    | HEMEROCALLIS        | DAYLILY STRELA D'ORO         | ---        | 24' HIGH     | ---   |

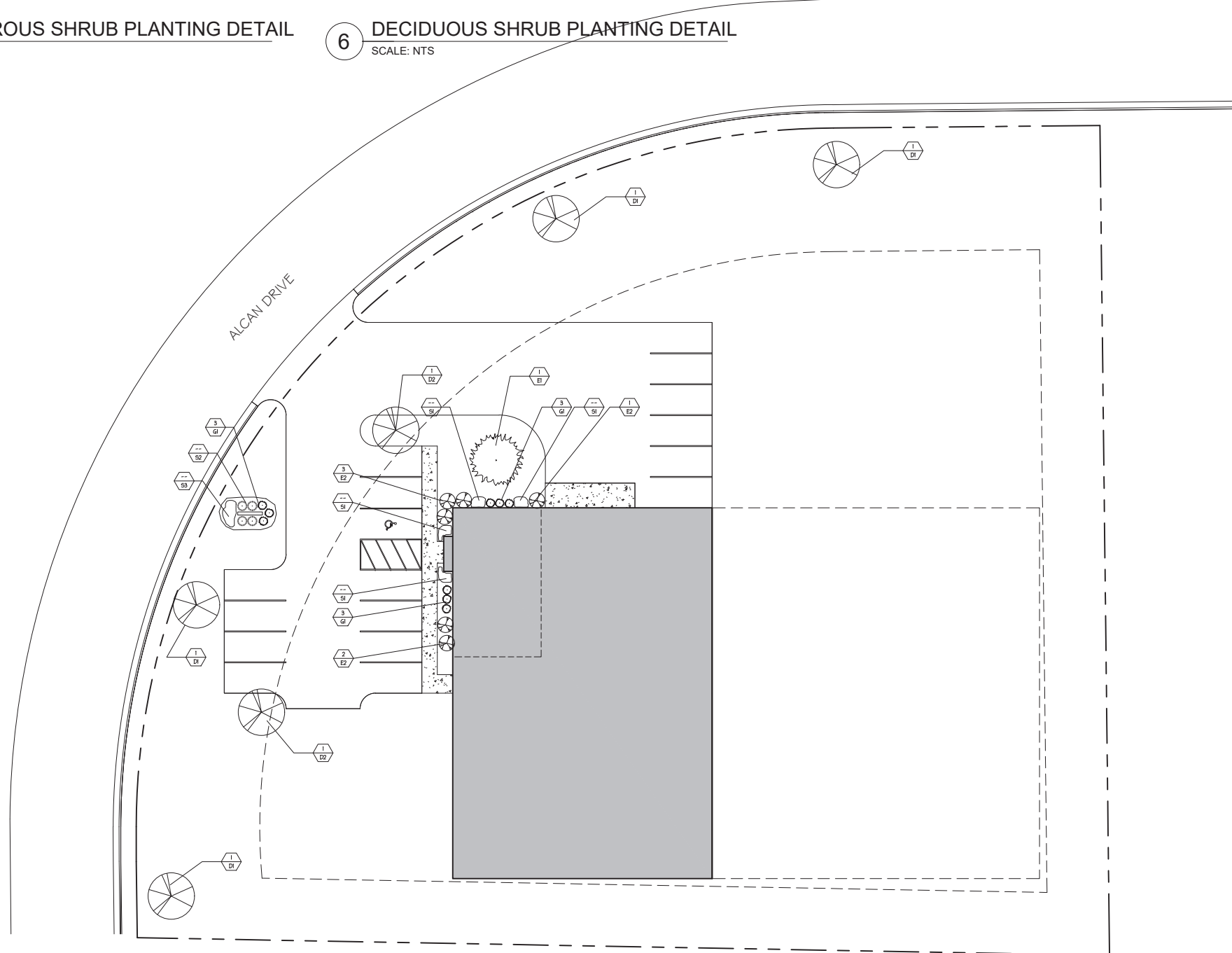
NEW PLANTS ARE TO BE OF REASONABLE GROWTH  
TREES TO HAVE 2-1/2\"/>



3 CONIFEROUS TREE PLANTING DETAIL  
SCALE: NTS



2 PERENNIAL BED PLANTING DETAIL  
SCALE: NTS



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

### CONSTRUCTION NOTE LEGEND

GENERAL:

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.



**SNOW STUDS**  
ALCAN DRIVE  
JACKSON, WI 53037

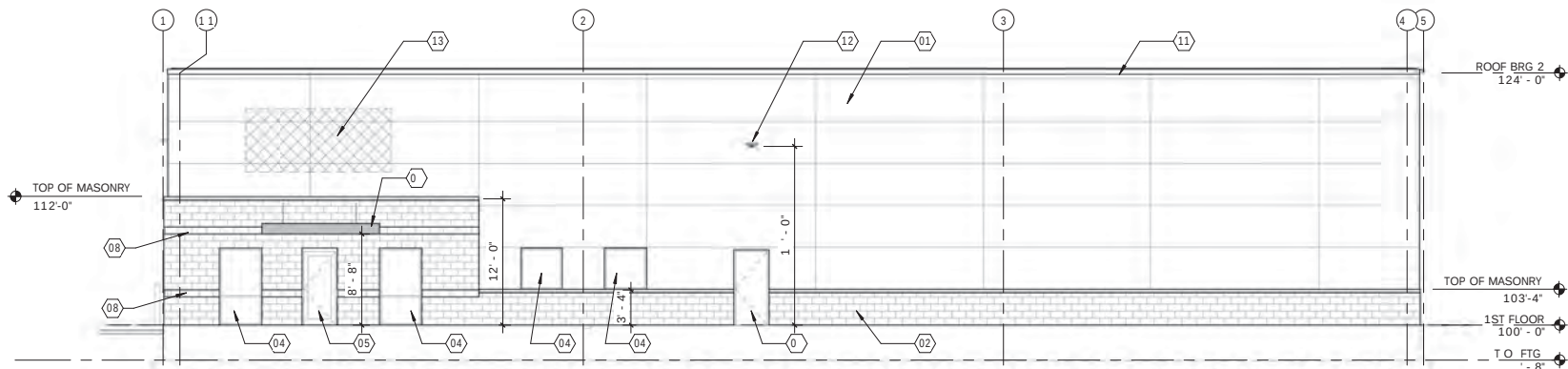
## A2.1

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



ELEVATION NOTE LEGEND

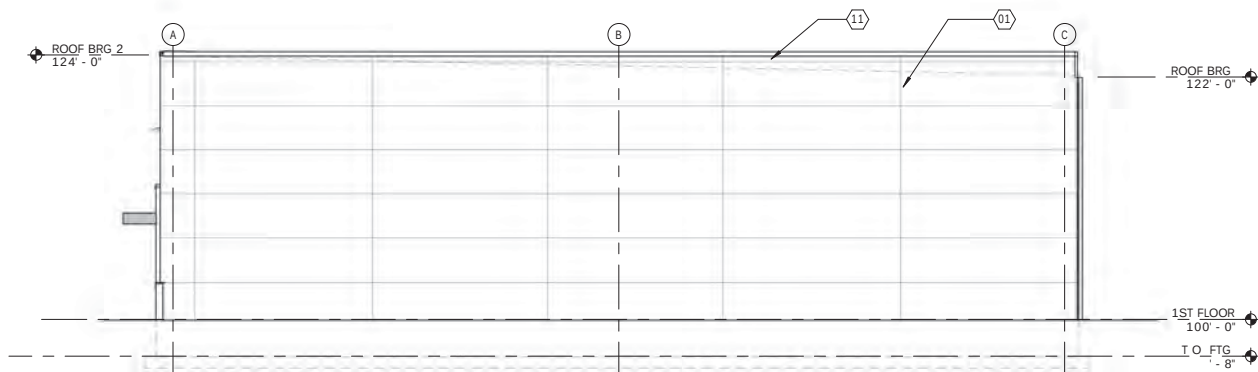
- 01 PREFINISHED INSULATED METAL PANEL  
02 PAINTED CONCRETE BLOCK  
03 PREFINISHED METAL GUTTER AND DOWNSPOUT  
04 PREFINISHED ALUMINUM WINDOW - DOUBLE THERMAL BREAK  
05 PREFINISHED ALUMINUM ENTRY DOOR - WITH INSULATED GLASS  
06 METAL CANOPY, WITH TWO (2) RECESSED CAN DOWNLIGHTS  
07 INSULATED HOLLOW METAL DOOR, PAINTED  
08 1/2" REVEAL WITH ACCENT PAINT COLOR  
09 INSULATED OVERHEAD DOOR WITH INSULATED VISION GLASS  
10 CONCRETE FILLED STEEL BOLLARD WITH POLYCARBONATE COVER  
11 PREFINISHED METAL TRIM  
12 FULL CUT OFF LED WALL PACK LIGHT FIXTURE  
13 BUILDING SIGNAGE - BY OWNER, PROVIDE POWER



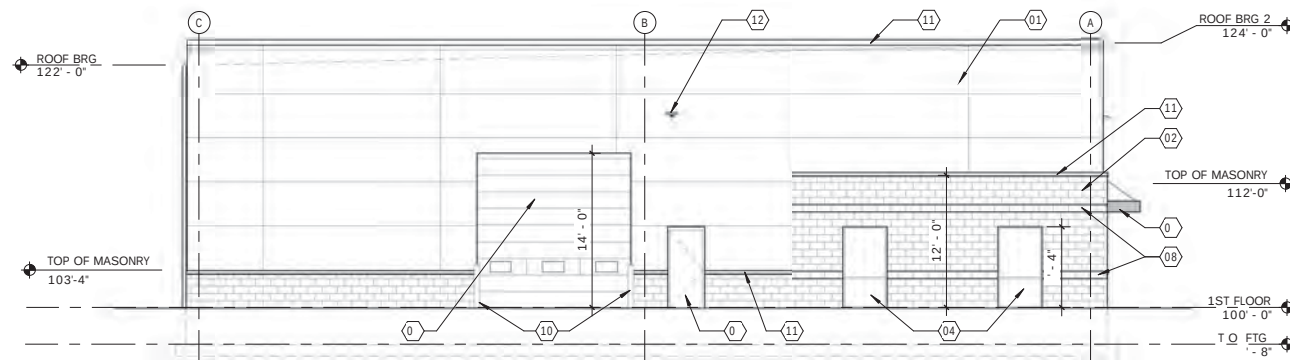
4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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









PROJECT  
SITE

1.55AC

LOT 1  
048900Q001  
4.02AC

LOT 1  
048900K  
1.65AC

LOT 3  
048900R  
1.57AC

LOT 2  
048900Q002  
1.22AC

LOT 4  
048900S  
5.31AC

## STAFF REVIEW COMMENTS

### Plan Commission Meeting – May 28, 2020

#### 1. Planned Unit Development Amendment – JYM Investments LLC / Joseph Merkel – Storage Units and Maintenance Building – Stonebrook Drive

##### Building Inspection

- WI-DNR Wetland fill permit was issued April 24, 2020.
- There are no impacts to the regulated floodplain.
- Water and sewer impact fees are applicable to the office/garage building.
- Separation distance between all buildings is sufficient.
- A minimum of one accessible storage unit is required.
- Office and accessible storage unit shall have at least one designated ADA accessible parking space.
- Recommend prohibiting exterior storage and/or parking of vehicles, recreational vehicles, trailers, etc.
- Recommend limiting use of storage facilities by tenants of Sherman Heights Apartments only.
- Recommend use of garage/office building by JJ Merkel Contractors, Inc. and/or Sherman Heights only.
- Any proposed signage may require separate permitting.

##### Public Works/Engineering

- How will the “Use of storage facilities by tenants of Sherman Heights apartments only” be enforced? Recommend a deed restriction to be recorded with the property.

##### Police Department

- Agree with the recommendations from Building Inspection (use by tenants only, no exterior storage, etc.)
- Recommend sufficient lighting on buildings.

##### Fire Department

- Distance between building and access looks great.
- Extinguisher within 75 feet of each other.

##### Administrative/Planning

- No additional comments.



**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – May 28, 2020**

**2. Planned Unit Development Amendment – Kettle Marine / Brett Cottrell – Marine Dealership – W220N6712 County Road P**

**Building Inspection**

- Use approval and proposed signage approval are both part of this consideration.
- Use includes interior showroom and office/sales space, rear repair area, and warehouse and exterior storage.
- A Temporary Occupancy has been granted effective 2/28/20. Original expiration date was 4/12/20. (Note: This was extended due to the COVID-19 pandemic and delays in State plan submittal/review.)
- Tenant is also utilizing an adjacent fenced area to store boat trailers and similar equipment. Recommend limiting exterior storage to that associated with Kettle Marine only. This would eliminate the potential use of the area for secured storage potentially available to the public.
- Showroom & Office areas are not in compliance with code requirements relating to fire area. Owner must submit state approved plans indicating how they will comply with the code requirements concerning fire area limitations or provide an acceptable alternative solution.
- Tenant is also using the rear warehouse area. This area was NOT included in the original scope or occupancy application submitted to the Village. Significant work has been done in this area including the installation of unit heaters, installation of a crane unit without engineering, and the installation of spray foam insulation also not included in the original scope of work. The insulation remains exposed and is a significant fire hazard. Permits for this work have not been obtained to date.
- Proposed exterior wall signage is limited to a maximum area of 300 sq. ft. by per Ordinance Section 48-301(2). The proposed signage has a total area of 233 sq. ft. and is compliant with Village Ordinance. However, the current proposal does not include potential future use of the existing pole/ground sign. This would require a separate submittal and approval.
- UPDATE: The State plan review has been placed on **HOLD** effective 5/7/20 and has requested information re-submittal regarding 13 separate plan deficiencies.

**Public Works/Engineering**

- Recommend the property owner request sewer and water from the Village, so plans can be started on how to serve the area.

**Police Department**

- No comments.

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – May 28, 2020**

**Fire Department**

- Being there has not been approved plans for the remodel, I am asking for denial of the application. The plans are not meeting sprinkler or fire wall requirements.
- If they are going to have a repair shop, it will need to be under 5,000 S.F. which is not included in the drawings. Over 5000 S.F. will require sprinklers.
- Fire extinguisher needed every 75ft.

**Administrative/Planning**

- No additional comments.

**3. Planned Unit Development – Liberty Self-Storage – Self-Storage Facility – Lot 2, Alcan Court**

**Building Inspection**

- Updated Civil plans show installation of a single fire hydrant with access to a private hydrant adjacent to the SW corner of the parcel.
- ADA parking appears to be compliant with code requirements. General parking appears to be adequate for assumed use.
- Buildings are limited to a maximum area of 12,000 sq. ft. each.

**Public Works/Engineering**

- Storm water will be discharged to the region pond in the industrial park, although, the proposal should address the increase of impervious area on the site, and how the surface water will discharge into the storm sewer system to meet Article III. Post-Construction Stormwater Management in the Village Code. The Village has allowed asphalt in the setback areas, although, the design did not infringe in proper storm water management. Some of the impervious areas may have to be reduced in order to meet the storm water management ordinance.
- A stormwater management plan per Village Code Section 35-64 shall be submitted for review.

**Police Department**

- No comments.

**Fire Department**

- Will require approved Fire Hydrant locations. We have met and have agreed on location. New drawing will be needed to show where they are located.



## STAFF REVIEW COMMENTS

### Plan Commission Meeting – May 28, 2020

- 25 ft required at each end of the buildings for turning radius of fire apparatus.
- Plans should be put in place for snow removal. Hydrants must be kept clear at all times.

#### Administrative/Planning

- No additional comments.

#### 4. Planned Unit Development – Design 2 Construct / James Blise – Spec Office / Industrial Building – Southeast Corner of Delaney Court & Northwest Passage

#### Building Inspection

- Proposal includes construction of a 36,500 sq. ft. spec-office/industrial building for up to four tenants on a 3.4-acre site zoned PUD (Industrial) and located in the Business Park. The current renderings indicate just three tenant spaces.
- The parcel abuts Custom Logistics, a shipping, receiving warehousing, assembly and distribution facility and Lumber Sales to the north. Reinke & Schomann, a custom metals manufacturer abuts the property to the east.
- All future tenants may be required to submit PUD Amendment applications for review and approval by the Village. Generally, the proposed use is consistent with surrounding uses.
- Recommend a personnel access door be included in the refuse enclosure.
- Architecturally, the building is consistent with the surrounding structures.
- Site landscaping is typical.

#### Public Works/Engineering

- Storm water will be discharged to the region pond in the industrial park, although, the proposal should address the increase of impervious area on the site, and how the surface water will discharge into the storm sewer system to meet Article III. Post-Construction Stormwater Management in the Village Code. A stormwater management plan per Village Code Section 35-64 shall be submitted for review.
- A sampling manhole on the sanitary sewer lateral will be required. The location of the manhole shall be in the street right of way near the property line. Maintenance of the manhole is the responsibility of the property owner.

#### Police Department

- No comments.

#### Fire Department

- State approved fire suppression and fire alarm plans required
- Fire suppression and fire alarm systems required.
- Knox box required with approved location by fire department.

**STAFF REVIEW COMMENTS**  
**Plan Commission Meeting – May 28, 2020**

- Hydrant location is good.

Administrative/Planning

- No additional comments

**5. Planned Unit Development – Snow Studs – Office / Industrial Building – Southwest Corner of Alcan Drive & Alcan Court**

Building Inspection

- Proposal includes construction of a 10,000 sq. ft. industrial building on a vacant 1.55-acre site. The proposed tenant single tenant currently operates in another leased space within the Village. There is potential for a future building expansion of an additional 12,800 sq. ft. for a total building area of 22,800 sq. ft.
- The parcel abuts ABC Supply, a building materials supplier to the east and Preferred Hardwoods, a custom moulding and lumber supplier, operates to the south. The proposed use is consistent with surrounding uses.
- Architecturally, the building is consistent with the surrounding structures.
- There is no reference to an outside refuse storage area or enclosure. Developer should address this need and include a door for personnel access to the enclosure area.
- Site landscaping is typical.

Public Works/Engineering

- Storm water will be discharged to the region pond in the industrial park, although, the proposal should address the increase of impervious area on the site, and how the surface water will discharge into the storm sewer system to meet Article III. Post-Construction Stormwater Management in the Village Code. A stormwater management plan per Village Code Section 35-64 shall be submitted for review.
- A sampling manhole on the sanitary sewer lateral will be required. The location of the manhole shall be in the street right of way near the property line. Maintenance of the manhole is the responsibility of the property owner.
- There was not a utility plan in the plan set for review. Please submit a utility plan including the water, sanitary, and storm sewer layouts and connections.

Police Department

- No comments.



STAFF REVIEW COMMENTS  
Plan Commission Meeting – May 28, 2020

Fire Department

- Fire alarm system preferred due to no sprinkler system.
  - o *Building Insp. Note: IBC 907.2.4 does not require the installation of a fire alarm system where Group F-Factory buildings are less than two stories in height or where occupant load exceeds 500. It should be noted that commercial building codes are uniform in WI and while the desire for a F/A system is understandable, it cannot be mandated at this time.*
- Although building is under 12,000 sq. ft, plans show an expansion of 12,000 sq. ft to existing 10,000 sq. ft building. This would require sprinkler system or complete fire wall with automatic drop-down door and fire doors.
  - o *Building Insp. Note: IBC 903.2.4 requires installation of a fire suppression system where the fire area exceeds 12,000 sq. ft. While the initial building size would not mandate installation, accommodations should be made during the initial construction phase to accommodate any future fire sprinkler requirement.*
- Knox box required with approved location by fire department.

Administrative/Planning

- No additional comments