
PLANNING COMMISSION AGENDA
Monday, March 28, 2022 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting called to order

2. Roll Call/Introductions

3. Approval of Minutes

4. Citizens' Comments

5. Public Hearing Items

- A. **CONDITIONAL USE REVIEW** – Review a request for a Conditional Use to allow the indoor storage of twelve commercial vehicles and four trailers associated with a home occupation business located at 7215 Botting Road submitted by Jorge Ornelas, Applicant and Owner. (Parcel ID No. 104-04-22-12-060-000)
- B. **CONDITIONAL USE REVIEW** – Review a request for a conditional use to allow the construction and utilization of a 150-foot telecommunication tower located at 8338 Douglas Avenue submitted by Chad Krahel, Applicant, Timothy Christensen, Owner. (Parcel ID No. 104-04-22-01-058-020)
- C. **CONDITIONAL USE AND BUILDING, SITE, AND OPERATIONS PLAN REVIEW** – Review a request for a conditional use and building, site, and operations plan to construct a ±28,638 square-foot speculative commercial building with outdoor storage on the parcel located north of 7301 USH 41 submitted by Matthew Mehning, Applicant, Rose Investments LLC, Owner. (Parcel ID No. 104-04-22-07-97-000)

6. Non-Public Hearing Items

- A. **BUILDING, SITE & OPERATIONS REVIEW** – Review a building, site, and operation plan for the construction of a ±188,358 square-foot industrial building located on 4 Mile Road, directly south of 13108 4 Mile Road submitted by Likewise Partners LLC, Applicant, Wispark, Owner. (Parcel ID No. 104-04-22-30-015-240)
- B. **BUILDING, SITE & OPERATIONS REVIEW** – Review a building, site, and operations plan to construct a ±2,880 square-foot, 2-story, bathhouse, inground swimming pool, and expanded pool decking located at 8425 STH 38 submitted by Scott Bender, Applicant, Bear Country Holdings LLC, Owner. (Parcel ID No. 104-04-22-04-017-000)
- C. **BOUNDARY AGREEMENT REVIEW** – Review a building, site, and operations plan to construct a ±1,250 square-foot garage and a ±422 square-foot open air shelter located on a commercial site located at 3039 W. 6 ½ Mile Road submitted by Scott Maier, Applicant, Mustafar Group LLC, Owner. (Parcel ID No. 168-04-21-12-038-030)

7. Adjournment

Dated March 24, 2022

Joslyn Hoeffert
Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows: If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body. To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a "meeting" within the meaning of Wisconsin's open meeting law. Nevertheless, only the commission's agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

1. Meeting called to order

President Dobbs called the meeting to order at 6:00 pm at the Village Hall, 5043 Chester Lane, Racine, WI.

2. Roll Call/Introductions

Members present: Joseph Minorik, Bill Folk, Nancy Pierce, Trustee Weatherston, Tom Knitter, Tim Just, and President Dobbs.

Absent: None.

Also present: Development Director Peter Wagner, Director of Public Services Tony Bunkelman, and Village Attorney Elaine Ekes. Trustee Martin was also present.

3. Approval of Minutes

Motion by Folk to approve the minutes from January 31, 2021. Seconded by Trustee Weatherston. Motion carried unanimously.

4. Citizens' Comments

None.

5. Non-Public Hearing Items

Motion by Trustee Weatherston to take the agenda out of order starting with items 5D and 5E and then continue with the remaining agenda items. Seconded by Pierce. Motion carried unanimously.

5D. BUILDING, SITE, AND OPERATIONS PLAN REVIEW– Review a building, site, and operations plan for the construction and utilization of a ±1,860 square-foot addition to the existing animal hospital with an expanded parking lot located at 4630 Douglas Avenue submitted by Ryan Rudie, Applicant, Thomas & Jaenne Torhorst Trust, Owner. (Parcel ID No. 104-04-23-29-165-000)

The applicant is proposing to construct a 1,860 square-foot addition to the existing veterinary clinic located at 4630 Douglas Avenue. The applicant has acquired land behind the existing property of 8,250 square-feet of greenspace. In addition, they will be expanding the parking lot resulting in the removal of the existing detached building in the rear yard.

The existing façade of the building will be replaced with a metal roof that will be slate gray. The concrete walls will be repainted with an ivory finish, and the existing stucco panels below the windows will be painted gray. The side concrete masonry units' walls will be painted to match the existing building.

The addition is a little taller than the existing building but does not exceed the 35-foot height limit for the zoning district. A dog run will be provided behind the building to accommodate the animal's needs.

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The parking lot currently has 9 stalls. With the new lot added there will be a total of 30 stalls including two ADA stalls. The lot will be paved primarily with asphalt. A dumpster enclosure will also be installed and be made from similar materials as the building with the matching color palette. The submitted lighting plan does comply with the current code. There is no new landscaping being proposed as this addition will be in the back of the building. The Fire Department reviewed this proposed addition and had no concerns that needed to be addressed. Prior to any building permits being issued, the applicant will need to submit a site grading and drainage plan for review and approval by the Engineering Department.

Tim Just abstained from voting.

Motion by Trustee Weatherston to approve and recommend to the Village Board the Building, Site, and Operations plan for a 2,860 square-foot addition to an existing veterinary clinic with expanded parking lot be approved for the property located at 4630 Douglas with the conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed through the building, site, and operation plan review process.
2. This expanded use will not adversely affect the surrounding properties.

Seconded by Pierce. Motion carried, 6/7.

5E. ZONING CODE DISCUSSION – Review draft Chapter 11, Signs and Chapter 16, Adult Orientated Businesses of the Village of Caledonia Zoning Code.

These are the final two chapters presented for the Zoning Code. Wagner discussed the changes that were made to Chapter 11. He would like direction from the Planning Commission as to what they would like contained in this Chapter. This Chapter will be brought back to the Planning Commission later.

Wagner explained Chapter 16 to the Commission. Racine County adopted an Ordinance to cover Chapter 16. Detail was provided in the Ordinance that was adopted by Racine County and staff thought this was an excellent model to follow. Attorney Ekes explained the draft Ordinance. The proposed ordinance would allow this business to be located only in an M3 district.

5A. CERTIFIED SURVEY MAP – Review a certified survey map creating three lots for the parcel located at 6 Mile Road, directly east of 6618 6 Mile Road, submitted by Michael and Geri Mainland, Owner. (Parcel ID No. 104-04-22-11-040-010)

There was a previous CSM done on this property in 2019. Three lots are being proposed due to only being allowed to create four lots within 5 years. The three lots would consist of a 9.7-acre lot, an 8.8-acre lot, and a 7.3-acre lot. The existing parcel is currently vacant and used for agriculture purposes. The current parcel is zoned A-2. Since this is A-2, zoning requires 150' of frontage and a minimum of 40,000 square-feet. This property is located outside of the Sanitary Sewer & Water Service Areas. The applicant will have to conduct Soil tests to ensure that each lot is buildable. Wells will also need to be placed on the sites when homes are constructed.

Access from the proposed lots is from 6 Mile Road (County Trunk Highway G). The owner will need to obtain approval for any accesses from Racine County. A previous wetland delineation was done in 2018, which is suitable for 5 years. Bunkelman is requesting that the delineation report be provided.

Motion by Trustee Weatherston to approve and recommend to the Village Board a Waiver Modification from Ordinance 14-1-5-g-3-b for Mainland CSM to allow the lots of the CSM to exceed the 2.5 to 1 length to width ratio subject to the following factors:

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1. The parent parcel is located outside of the Sanitary Sewer and Water Service Area.
2. The property is approximately 26 acres with approximately 717' of Frontage on County Trunk Highway G.
3. The number of lots proposed has a density that is more restrictive than the 0.2 dwelling units per acre.

Seconded by Knitter. Motion carried unanimously.

Motion by Pierce to approve and recommend to the Village Board a Waiver Modification from ordinance 18-1-4-d-3-b for the Mainland CSM to allow for an additional lot to be created with frontage on a Principal Thoroughfare without the construction of a Local Road Subject to the following factors:

1. The property is approximately 26 acres with approximately 717' of frontage on County Trunk Highway G.
2. Racine County controls access to County Trunk Highway G. Racine County will need to determine if an individual access will be allowed, or a Public Road be constructed. Racine County will need to provide in writing if access will be granted for the individual lots.

Seconded by Trustee Weatherston. Motion carried unanimously.

Motion by Pierce to conditionally approve the Mainland Concept CSM on parcel 51-104-04-22-11-040-010 subject to the following 11 conditions outlined in Bunkelman's memo with the modifications to limit the access to one access from the existing access.

1. The Zoning setbacks & Minimum Frontage requirements for the A-2 Zoning District listed on the CSM and the setback lines are shown on the lots.
2. The CSM shall show locations of passing soil tests for POWTS on all the lots of the CSM.
3. Access for the 3 parcels along County Trunk Highway G is granted by Racine County. Access points shall be shown if determined by Racine County. If Racine County indicates that there shall be No Access Restrictions along County Trunk Highway G those shall be shown on the CSM.
4. The owner shall decide if an Overall Storm Water Management Plan and store water facilities are installed for the entire CSM at this time or if individual Storm Water Management Plan will be submitted at the time of the Building Permits for the lots. An appropriate note shall be placed on the CSM indicating the preference of the owner for an Overall Storm Water Management Plan or Individual Storm Water Management Plans.
5. Storm Water Management Plans either overall or individual will need to be approved by the Caledonia Utility District.
6. Wetlands are shown on the CSM. The 2018 Wetland Delineation Report shall be submitted with the Final CSM.
7. A waiver modification is granted to allow for the width to length ratio of lots to exceed 2.5 to 1.
8. A waiver modification is granted to allow a lot to be created along a Principal Thoroughfare without the construction of a Local Road.
9. The CSM is subject to the Land Division per Lot fee.
10. The Owner agrees to execute all agreements and make the necessary deposits with the approval of the CSM.
11. The Final CSM is submitted within 1 year of approval of the concept CSM.

Seconded by Folk. Motion carried unanimously.

5B. LAND ACQUISITION – Review Plan Commission Resolution 2022-02 recommending the transfer of ownership of two parcels (totaling ±0.11 acres) located along Lakeshore Drive from

Racine County to the Village of Caledonia submitted by Village of Caledonia, Applicant, Racine County, Owner. (Parcel ID Nos. 104-04-23-08-290-010 & 104-04-23-08-011-000)

The Village was offered by the County to take over two foreclosed lots located by the lake. Both lots are located by Chapla Park. There is no ability to develop this parcel in anyway. Staff recommends that we accept this transfer of ownership. President Dobbs brought up the idea of getting better access to Chapla Park.

Motion by Trustee Weatherston to approve the transfer of ownership of two vacant parcels along Lakeshore Drive from Racine County to the Village of Caledonia (Parcel ID Nos. 104-04-23-08-011-000 and 104-04-23-08-290-010). Seconded by Pierce. Motion carried unanimously.

5C. SIGN PLAN REVIEW – Review a proposed master sign plan for the industrial development, ProBio RE LLC located at 4011 Nicholson Road submitted by Dan Radke, Applicant, ProBio RE LLC, Owner. (Parcel ID No. 104-04-22-27-017-000)

The applicant is requesting approval of a master sign plan for the industrial development located at 4011 Nicholson Road. The applicant would like to install a greater number of signs than what is allowed and to install one wall sign that exceeds size limitations. A total of three signs are being proposed: one monument sign and two wall signs.

Motion by Knitter to approve and recommend approval to the Village Board the Sign Plan submitted by Dan Radke on behalf of ProBio RE LLC as presented for the property located at 4011 Nicholson Road for the following reasons:

1. The proposed number, height, and size of signs are permissible through the sign plan review process.

Seconded by Trustee Weatherston. Motion carried unanimously.

5F. ROAD NAME CHANGE - Review a request to name the existing Village roadway to Smerchek Lane submitted by the Village of Caledonia.

The improved Right of Way was constructed in 2019 and was dedicated for public road use per the Certified Survey Map 3032 as part of the Deback Farms Business Park. Deback was unsure of a name for this road and asked the Village if they had any suggestions. The Fire Department suggested naming this road after a fallen Firefighter.

7. Adjournment

Motion to adjourn by Knitter. Seconded by Pierce. Motion carried unanimously.
Meeting adjourned at 7:22 pm.

Respectfully submitted,
Megan O'Brien
Deputy Village Clerk



Meeting Date: March 28, 2022

PLAN COMMISSION REPORT

Item No. 5a

Proposal: Conditional Use

Description: Review a request to approve a conditional use to allow the indoor storage of twelve commercial vehicles and four trailers associated with a home occupation business located at 7215 Botting Road

Applicant(s): Jorge Ornelas

Address(es): 7215 Botting Road

Suggested Motion: That the Plan Commission recommends that the Village Board approves the Conditional Use allowing a home occupation business to store inside two existing barns, twelve commercial vehicles and four commercial trailers with conditions outlined in Exhibit A for the following reason:

1. The proposed use is allowed through the conditional use review process.

Owner(s): Jorge Ornelas

Tax Key(s): 104-04-22-12-060-000

Lot Size(s): 26.58 acres

Current Zoning District(s): A-2, General Farming and Residential District II

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Agricultural, Rural Residential, and Open Land

Background: The applicant is requesting a conditional use to allow for the indoor storage of 12 commercial vehicles and 4 commercial trailers associated with a home occupation business that operates at 7215 Botting Road. The A-2 Zoning District allows this type of use as a conditional use.

Currently, the homeowner runs a concrete installation business from his home where commercial vehicles are stored indoors and are utilized offsite Monday through Friday. No business operations occur on the property. Vehicles would leave the property in the morning and return in the evening. The applicant has stated that vehicles will not be traveling to the property throughout the day but rather leave first thing in the morning and return during the evening. The hours the business operates is between 7am and 6pm. The commercial vehicles will consist of the following:

- 1 14' box truck
- 3 dump trucks
- 8 light duty pickup trucks
- 4 utility trailers, not to exceed 16'

The applicant has also stated that the vehicles and trailers would travel south on Botting Road utilizing 6 Mile Road to get to and from project destinations.

Staff has a concern regarding the operation of non-agricultural businesses in agricultural zoned districts, as they may become a nuisance to neighbors if business operations expand. The applicant has reached out to their neighbors and provided signed testimonials regarding their approval of the request. To address potential nuisances and operations outside of a conditional use, staff included a condition that specifically states if there are three violations in an 18-month timeframe, the conditional use permit will be revoked, and the applicant will no longer be able to utilize the property as outlined in the permit. Due to the location of the property and its proximity to a County Trunk Highway, staff believes the utilization of the existing barns for indoor storage for vehicles is suitable at this location.

If the Plan Commission is comfortable with the requested conditional use, a suggested motion has been drafted for consideration.

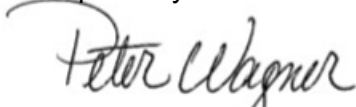
EXHIBIT A – CONDITIONS

7215 Botting Road – Indoor Storage Commercial Vehicles & Trailers

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit. If 3 violations of the terms and conditions of this permit within an 18-month period will result in the revocation of the conditional use permit.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. **Plans.** The proposed use (indoor storage of vehicles and trailers) must be located within the identified buildings shown on the site plan received March 1, 2022.
4. **Equipment and Vehicles.** This conditional use authorizes the indoor storage of the following:
 - 1 14' box truck
 - 3 dump trucks
 - 8 light duty pickup trucks
 - 4 utility trailers not to exceed 16' in length

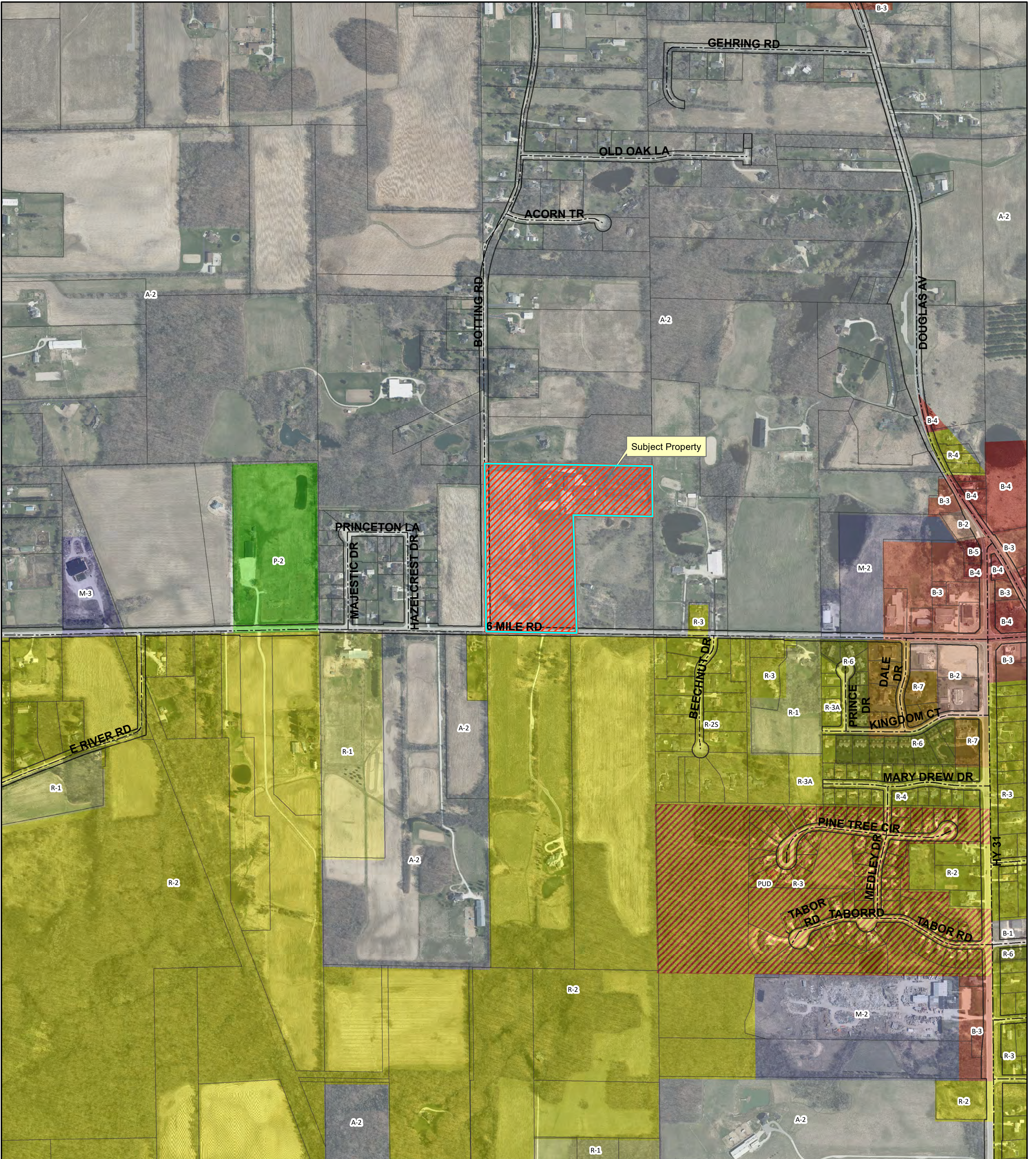
5. **Parking/Storage/Maintenance.** No equipment or materials associated with the home occupation business shall be outdoors. All trailer and vehicle maintenance must be conducted inside of the existing barns.
6. **Travel Routes.** Commercial vehicles and trailers will enter and exit the property at Botting Road and travel south to 6 Mile Road. Travel on Botting Road north with commercial vehicles is prohibited.
7. **Hazardous Fluids Storage and Containment.** Any oil or hazardous fluids must be stored in a designated containment area that complies with all Wisconsin Department of Natural Resources regulations. There must be no discharge of any oils or hazardous fluids to the private onsite wastewater treatment systems that services the property.
8. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
9. **Expiration.** This approval will expire six (6) months from the date of the Village's final approval unless substantial work has commenced following such grant.
10. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
11. **Amendments to Conditional Use Permit.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
12. **Hours of Operation.** The departure and arrival of commercial vehicles and trailers will occur between the hours of 7:00am and 6:00pm, Monday through Saturday. Any expansion of these hours of operation will require approval by the Plan Commission and Village Board as an amendment of the conditional use.
13. **Agreement.** Accepting the conditional use approval means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Jorge Ornelas and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
14. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Respectfully submitted:



Peter Wagner, AICP
Development Director

LOCATION MAP 7215 Botting Road



Legend



7215_Botting_Road



1. Property owner is asking for Conditional Use on any given day for up to 12 vehicles and 4 Trailers to be stored inside the barn shown facing east and west, and transported periodically off site for use elsewhere. The vehicles would include a 14' box truck, 3 dump trucks, and 8 - light duty pickup trucks and four utility trailers no longer than 16'.
2. The vehicles would leave on Monday's thru Saturday's, between the hours of 7:00 am to 6:00 pm.
3. The vehicles would always be empty when coming and going from the property. And also, would always travel south on Botting Road to 6 Mile Rd and return the same way.
4. I've discussed this with the neighbors to the north, to the west of my property who have all indicated to me that this isn't a problem for them. The properties to the immediate south of my property are farm fields and any residential properties are west of Botting Road.

5. The nearest residential neighbor to the north, whose home is located about 435' from the outbuildings where the equipment will be stored, has written a letter of support which is attached. The nearest neighbor's home to the east is located about 1,060' from the outbuildings where the equipment will be stored. The nearest neighbor's home to the west is located about 1,116' from the outbuildings where the equipment will be stored. The nearest neighbor's home to the south on 6 Mile Rd is located about 1,513' from the outbuildings where the equipment will be stored. (the ARCGIS measuring tool was used to calculate the distances.)



Village of Caledonia Planning Committee
C/O Peter Wagner
5043 Chester Lane
Racine, WI 53402

March 1, 2022

Dear Mr. Wagner,

I'm writing to give my support to the request of my neighbor for Conditional Use Request to be considered on the March 28, 2022 Planning Committee agenda.

I live at 7233 Botting Road in Caledonia. My home is located about 400' to the north of Jorge Ornelas family at 7215 Botting Rd.

I have owned my property since August 27, 2021 and have found that the Ornelas' have been wonderful neighbors. The improvements they've made since I've moved in next door have added greatly to the character of the neighborhood. I can tell you that none of the activities in terms of vehicles leaving and returning to the properties have been an issue for my family and me in any way.

I hope this helps in the committee's consideration in granting the Ornelas' request for Conditional Use.

Sincerely,

Ryan Christman
7233 Botting Road
Caledonia WI 53402

A handwritten signature in dark ink, appearing to read 'Ryan Christman', is written over a light blue horizontal line.

Village of Caledonia Planning Committee
C/O Peter Wagner
5043 Chester Lane
Racine, WI 53402

March 1, 2022

Dear Mr. Wagner,

We're writing to give our support to the request of our neighbor for Conditional Use Request to be considered on the March 28, 2022 Planning Committee agenda.

We live on the west side of Botting Road in Caledonia across from the Jorge Ornelas family at 7215 Botting Rd. Our homes are located about 1,100 ft from their property.

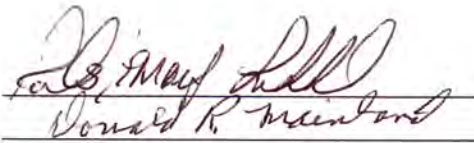
We have owned our properties for decades and since the Ornelas' family has moved in, they have been wonderful neighbors. The improvements they've made since they've moved in across the road have improved the neighborhood.

We can tell you that none of the activities in terms of vehicles leaving and returning to the properties have been an issue for us in any way.

We hope this helps in the committee's consideration in granting the Ornelas' request for Conditional Use.

Sincerely,

The Mainland Family


Donald R. Mainland



Meeting Date: March 28, 2022

Item No. **5b**

PLAN COMMISSION REPORT

Proposal: Conditional Use/BSO Review

Description: Review a request to approve a conditional use and site plan for a proposed cell tower located at 8338 Douglas Avenue.

Applicant(s): Chad Krahel (Bridger Tower Corporation)

Address(es): 8338 Douglas Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that a conditional use and building, site, and operational plan for the construction of a 150-foot cell tower for the property located at 8338 Douglas Avenue be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use review process.
2. The proposed use will not adversely affect the surrounding property values.

Owner(s): Timothy Christensen

Tax Key(s): 104-04-22-01-058-020

Lot Size(s): 2.999 acres

Current Zoning District(s): A-2, General Farming and Residential District II

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Low Density Residential

Background: The applicant is requesting approval of a conditional use and building, site, and operation plans for a wireless communications tower facility located at 8338 Douglas Avenue. The tower will be 150-foot-tall monopole and include a 4-foot lighting rod and located in the western portion of the property. The applicant will lease a 30'x30' equipment area that will be fenced-in as shown on the submitted site plan.

The proposed tower complies with the Title 16, Chapter 9: Mobile Tower Siting regulations of the Village Municipal Code. Engineering had no concerns or issues with the proposed siting of the facility. Due to the rural nature of this area, the proposed tower and equipment area will have little to no negative impact on surrounding area. If the Plan Commission is comfortable with the proposed communications tower, staff has drafted a suggested motion for consideration.

EXHIBIT A CONDITIONS

Bridger Tower Corporation Cell Tower Located at 8338 Douglas Avenue

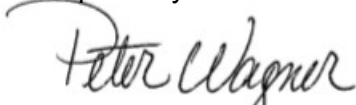
1. **Building Permit.** The applicant must obtain building permit from the Village and pay all applicable zoning and building fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must always be kept at the project site until the project has been completed.
2. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Applicant, and any other users of the Property Owner with respect to the uses on the Property.
4. **Plans.** The proposed use (150' mobile service monopole with a 4' lighting rod and associated ground equipment) must be located, conducted and utilized in compliance with the plans and documents received by the Village Planning Department on February 28, 2022.
5. **Lease Agreement.** Prior to the issuance of the building permit the applicant must provide a lease agreement or binding lease memorandum which shows on its face that it does not preclude the site owner from entering into leases on the site with other provider(s); the legal descriptions and amount of property leased; in the event of abandonment, the Village reserves the right to remove the tower at the property owner's expense.
6. **Abandonment.** Any mobile service support structure and facilities not in operation for a continuous period of twelve (12) months shall be considered abandoned. In such circumstances, the owner of the mobile service support structure and facility of the property where the structure and facility are located must remove the support structure and all supporting equipment, buildings, and foundations to a depth of five (5) feet, and must restore the location to its natural condition (except any grading may remain in the after-condition as determined by the zoning administrator) within ninety (90) days of receipt of notice from the zoning administrator. If removal and restoration to the satisfaction of the zoning administrator does not occur within the said ninety (90) days, the zoning administrator may remove and salvage said mobile service support structure and facility and restore the site at the expense of the mobile service provider or property owner. The

applicant must submit a copy of a signed agreement, which may be the lease agreement, between the property owner and the owner of the mobile service facility detailing requirements for abandonment and subsequent removal based on the provisions of Section 16-9-7(a). Said agreement must also identify that the agreement must be binding on future property owner(s) and future owner(s) of the mobile service support structure and facility. The mobile service support structure and facility must be recorded in the Register of Deed's Office and a copy of the deed must be filed with the Zoning Administrator prior to the issuance of the building permit.

7. **Liability.** The Village does not warrant any mobile service support structure against design or structural failure. The Village does not certify that the design is adequate for any tower and the Village hereby accepts no liability through the issuance of a conditional use permit or building permit.
8. **Illumination Not Allowed.** Mobile service support structures must not be illuminated except as required by the Wisconsin Division of Aeronautics or the Federal Aviation Administration.
9. **Security For Removal.** The applicant shall provide to the Village, prior to the issuance of the permit, a performance bond in the amount of twenty thousand dollars (\$20,000.00) to guarantee that the tower and all supporting equipment, buildings, and foundations will be removed when no longer in operation. The Village must be named as obligee in the bond, and it must approve the bonding company. The face of the bond must reflect that the Village will be given notice if the bonding company cancels the bond. If, prior to the removal of the tower, tower removal rates exceed twenty thousand dollars (\$20,000.00), the Village reserves the right to require a corresponding increase in the bond amount.
10. **Pre-Development Agreement.** The applicant must execute a Pre-Development Agreement with the Village of Caledonia at an amount determined by the Village of Caledonia. Contact the Village of Caledonia at 262-835-4451 to execute the Pre-Development agreement.
11. **Continued Compliance.** Upon written inquiry by the Plan Commission, the permit holder under this section shall have the burden of presenting credible evidence establishing to a reasonable degree of certainty the continued compliance with all conditions placed upon the conditional use permits. Failure to establish compliance with all conditions placed upon the conditional use will be grounds for revocation.
12. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (copy attached), as adopted by the Village of Caledonia.
13. **Expiration.** This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project will be required to go through the conditional use review process.

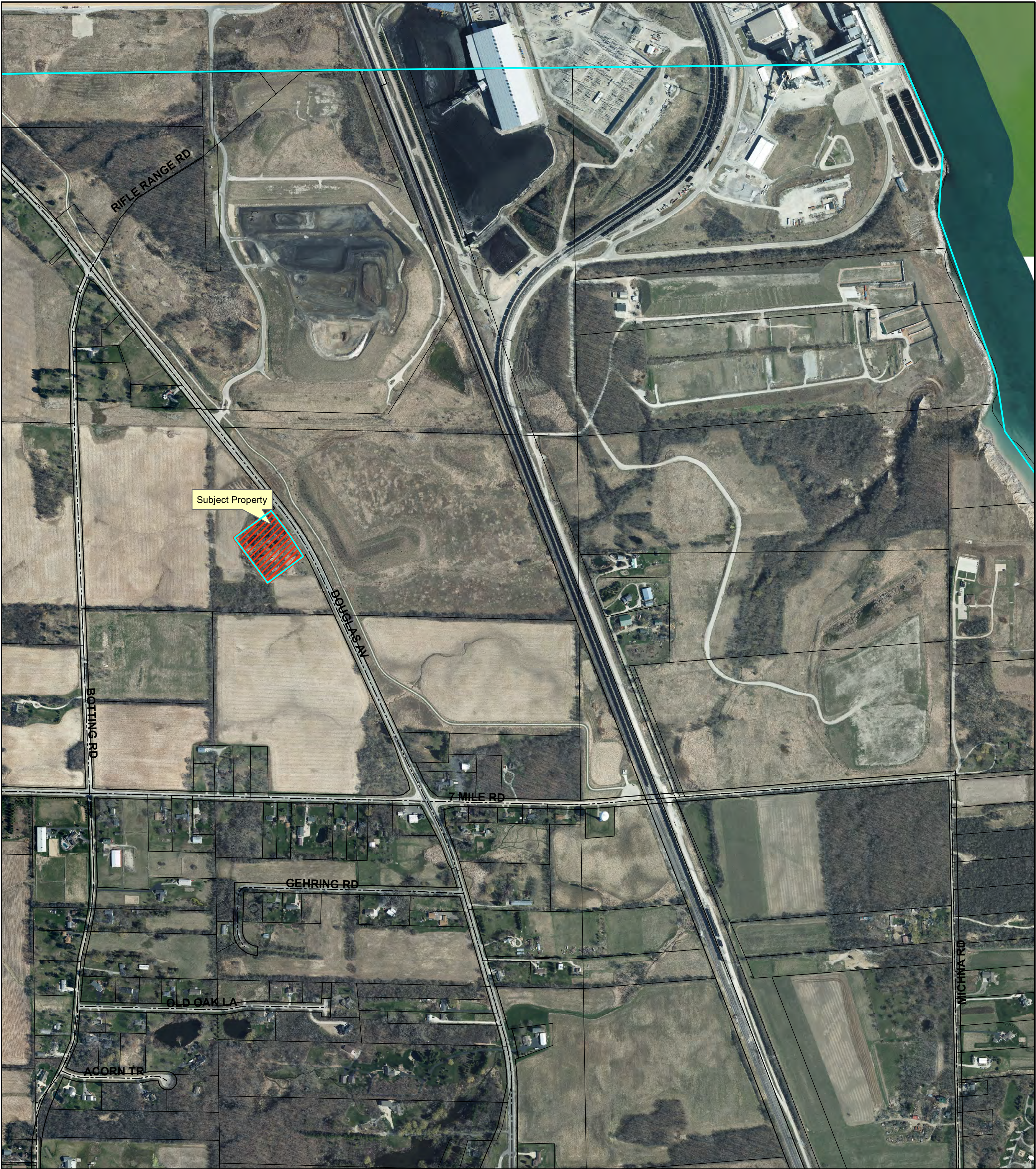
14. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
 15. **Property Maintenance Required.** A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.
 16. **Access.** The applicants must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
 17. **Compliance with Law.** The applicants are responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state and federal regulations, including Titles 14 and 16 of the Village of Caledonia Code of Ordinances.
 18. **Reimburse Village Costs.** Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
 19. **Amendments to Conditional Use Approval. No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval.** All addition, deletion, and/or change requests must be submitted to the Caledonia Zoning Administrator in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
 20. **Agreement.** Your accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Chad Krahel, Bridger Tower Corporation, Timothy Christensen, and their heirs, successors, and assigns are responsible for full compliance with the above conditions.
 21. **Subsequent Owner or Operator.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
-

Respectfully submitted:



Peter Wagner, AICP
Development Director

LOCATION MAP 8338 Douglas Avenue



Legend



8338_Douglas_Avenue



DISH WIRELESS SITE ID:
MWMKE00018A

BRIDGER SITE ID:
US-WI-5436

SITE ADDRESS:

**8338 DOUGLAS AVE
RACINE, WI 53402**

WISCONSIN CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	WISCONSIN CBC/2015 IBC W/ WI AMENDMENTS
MECHANICAL	WISCONSIN CBC/2015 IMC W/ WI AMENDMENTS
ELECTRICAL	WISCONSIN ELECTRICAL CODE/2017 NEC W/ WI AMENDMENTS

SHEET INDEX

SHEET NO.	SHEET TITLE
T-1	TITLE SHEET
Z-1	PARCEL BOUNDARY SITE PLAN
Z-2	OVERALL SITE PLAN
Z-3	OVERALL AERIAL SITE PLAN
Z-4	ENLARGED SITE PLAN
Z-5	TOWER ELEVATION

SCOPE OF WORK

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:

TOWER SCOPE OF WORK:

- INSTALL (3) PROPOSED PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (3) PROPOSED SECTOR FRAMES
- INSTALL PROPOSED JUMPERS
- INSTALL (6) PROPOSED RRJUS (2 PER SECTOR)
- INSTALL (1) PROPOSED OVER VOLTAGE PROTECTION DEVICE (OVP)
- INSTALL (1) PROPOSED HYBRID CABLE

GROUND SCOPE OF WORK:

- INSTALL (1) PROPOSED METAL PLATFORM
- INSTALL (1) PROPOSED ICE BRIDGE
- INSTALL (1) PROPOSED PPG CABINET
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED TELCO-FIBER BOX
- INSTALL (1) PROPOSED GPS UNIT
- INSTALL (1) PROPOSED SAFETY SWITCH (IF REQUIRED)
- INSTALL (1) PROPOSED FIBER HD (IF REQUIRED)
- INSTALL (1) PROPOSED METER SOCKET

SITE PHOTO



UNDERGROUND SERVICE ALERT - DIGGER'S HOTLINE
UTILITY NOTIFICATION CENTER OF WISCONSIN
(800) 242-8811
WWW.DIGGERSHOTLINE.COM

CALL 3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

SITE INFORMATION

PROPERTY OWNER: TIM CHRISTIANSEN
ADDRESS: 4128 WALSH RD
RACINE, WI 53402

TOWER TYPE: MONOPOLE

TOWER CO SITE ID: X

TOWER APP NUMBER: X

COUNTY: RACINE

LATITUDE (NAD 83): 42° 40' 58.75" N
43.70103000

LONGITUDE (NAD 83): 87° 50' 38.85" W
-87.84488000

ZONING JURISDICTION: VILLAGE OF CALEDONIA

ZONING DISTRICT: A-1

PARCEL NUMBER: 104-04-22-01-058-020

OCCUPANCY GROUP: U

CONSTRUCTION TYPE: II-B

POWER COMPANY: WE ENERGIES

TELEPHONE COMPANY: X

PROJECT DIRECTORY

APPLICANT: VERTICAL BRIDGE DEVELOPMENT, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

TOWER OWNER: VERTICAL BRIDGE DEVELOPMENT, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

SITE DESIGNER: RAMAKER
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
CONTACT: ADAM ENDERMANN
PHONE: (808) 644-2201

SITE ACQUISITION: VERTICAL BRIDGE DEVELOPMENT, LLC
750 PARK OF COMMERCE DRIVE
SUITE 200
BOCA RATON, FL 33487

CONSTRUCTION MANAGER: TBD

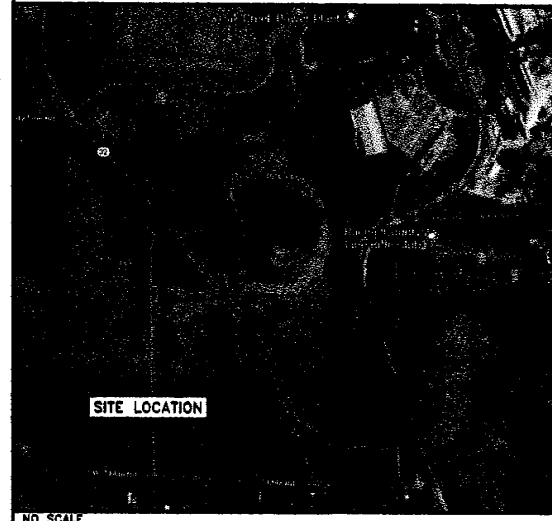
RF ENGINEER: TBD

DIRECTIONS

DIRECTIONS FROM GENERAL MITCHELL AIRPORT, MILWAUKEE:

HEAD EAST TOWARD ARRIVALS/BAGGAGE CLAIM AND MAKE A SLIGHT LEFT ONTO ARRIVALS/BAGGAGE CLAIMS. KEEP LEFT TO CONTINUE ON W-118 W. THEN TAKE THE I-41 S/I-94 E EXIT ON THE LEFT TOWARDS CHICAGO. MERGE ONTO I-41/I-94 E AND TAKE EXIT 322 TOWARD W RYAN RD. TURN LEFT ONTO W RYAN RD AND CONTINUE STRAIGHT ONTO W-100 E/W RYAN RD. FINALLY TURN RIGHT ONTO W-32 S/S CHICAGO RD.

VICINITY MAP



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



RAMAKER

855 COMMUNITY DRIVE
SAUK CITY, WISCONSIN 53583



1951 EAST 400TH ROAD
LEDONPTON, KS 66050

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:
LMS AWS AWS

CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
-	-	-

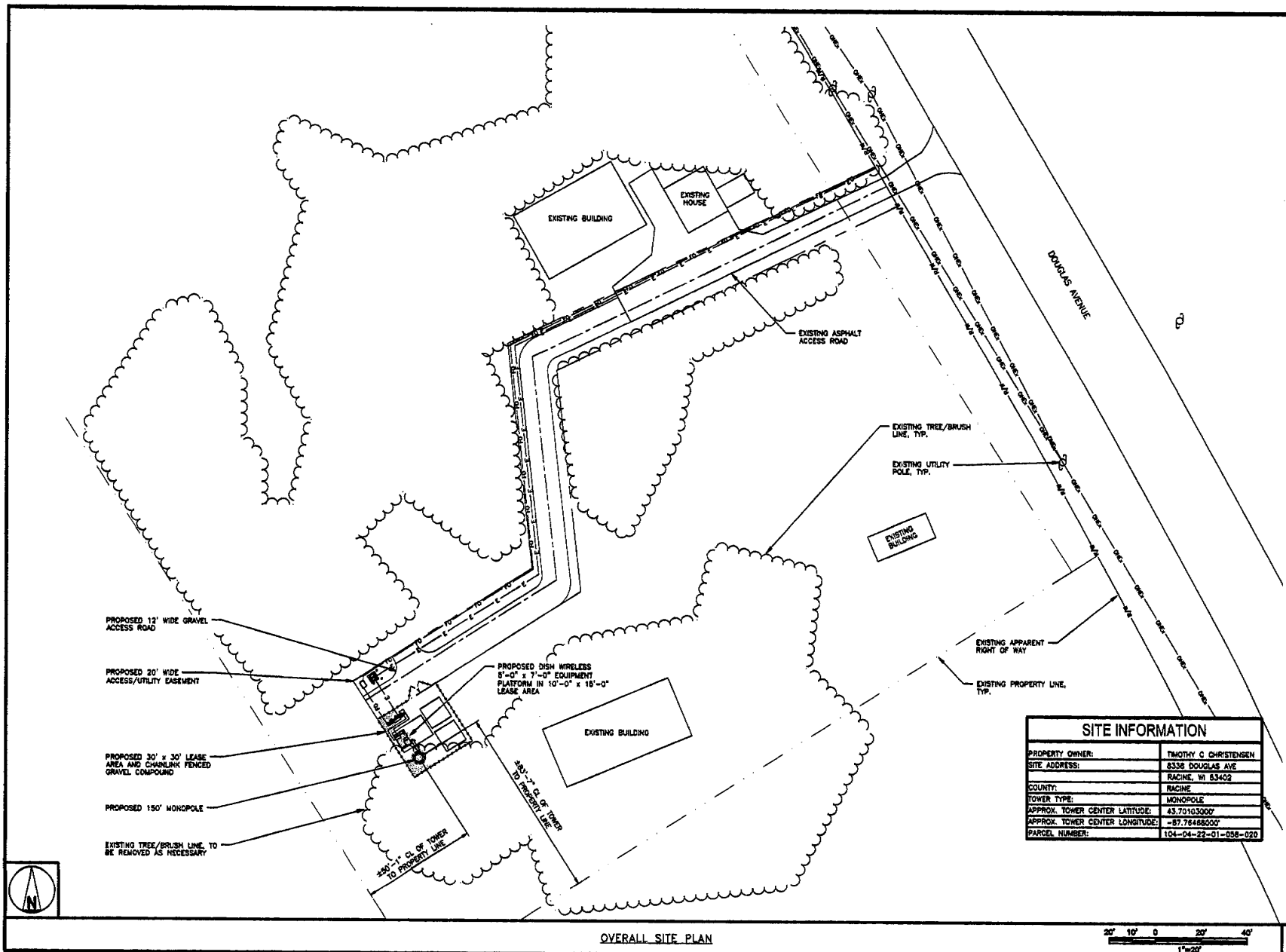
AME PROJECT NUMBER
63205

PROJECT INFORMATION
MWMKE00018A
US-WI-5436
8338 DOUGLAS AVE
RACINE, WI 53402

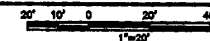
SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1



OVERALL SITE PLAN



dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



RAMAKER

employee owned
(808) 643-4100 www.ramaker.com

855 COMMUNITY DRIVE
SALT CITY, WISCONSIN 53583

verticalbridge

1851 EAST 400TH ROAD
LECOMPTON, KS 66050

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CONSTRUCTION DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
1	10/1/04	ISSUED FOR PERMIT
2	10/1/04	ISSUED FOR PERMIT
3	10/1/04	ISSUED FOR PERMIT
4	10/1/04	ISSUED FOR PERMIT
5	10/1/04	ISSUED FOR PERMIT
6	10/1/04	ISSUED FOR PERMIT
7	10/1/04	ISSUED FOR PERMIT
8	10/1/04	ISSUED FOR PERMIT
9	10/1/04	ISSUED FOR PERMIT
10	10/1/04	ISSUED FOR PERMIT

ASR PROJECT NUMBER
55205

PROJECT INFORMATION
MWMKE00018A
US-WI-5436
8338 DOUGLAS AVE
RACINE, WI 53402

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER

Z-2

[illegible]

9. 11. 2013

[illegible]

1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780

15. 四、五月份

THE UNIVERSITY OF CHICAGO

UNRECORDED
US-WI-154515
BESS DOUGLAS WIFE
RACINE, WI 53401

PROJECT TITLE
PROJECT
SITE PLAN

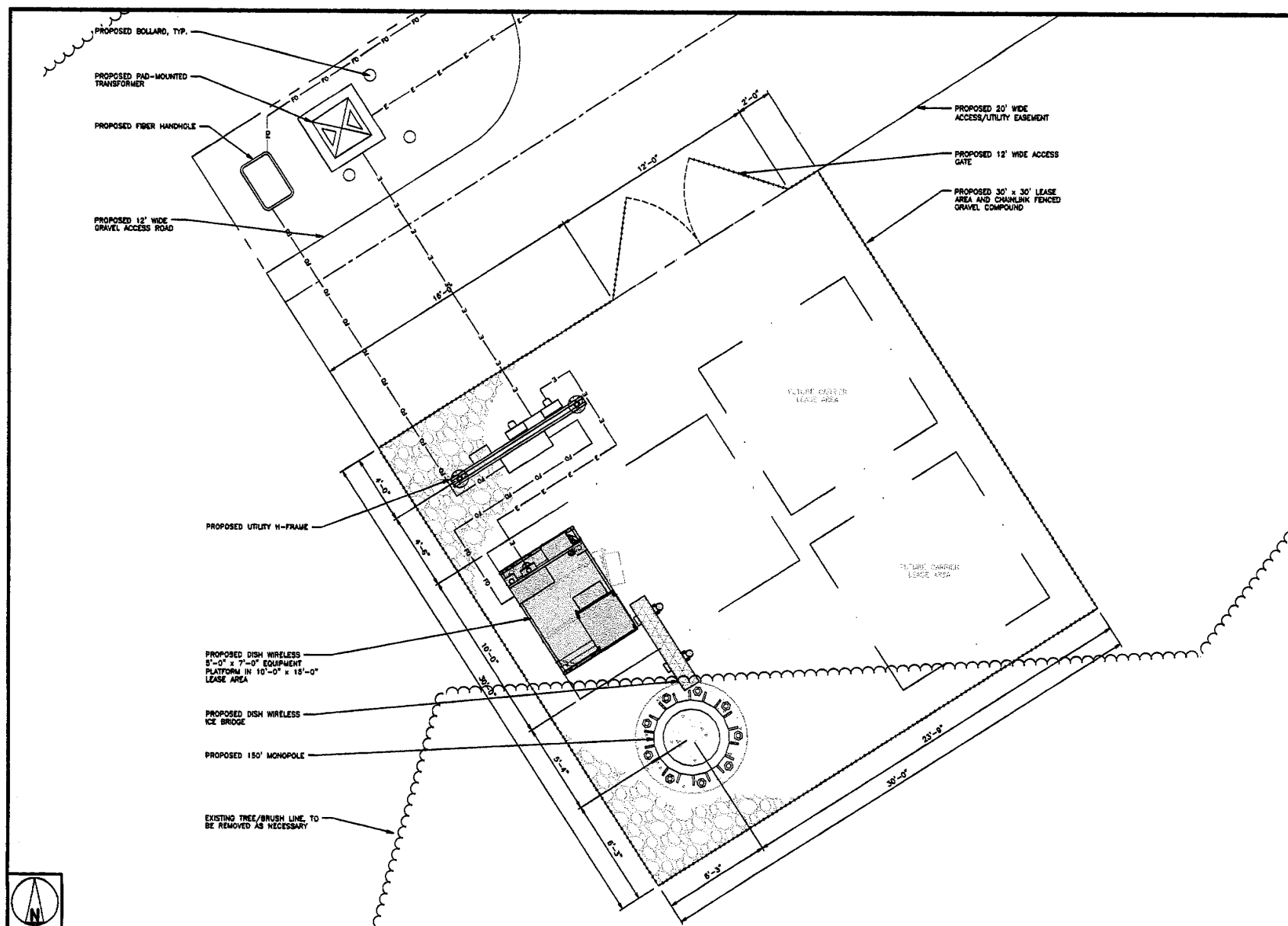
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225

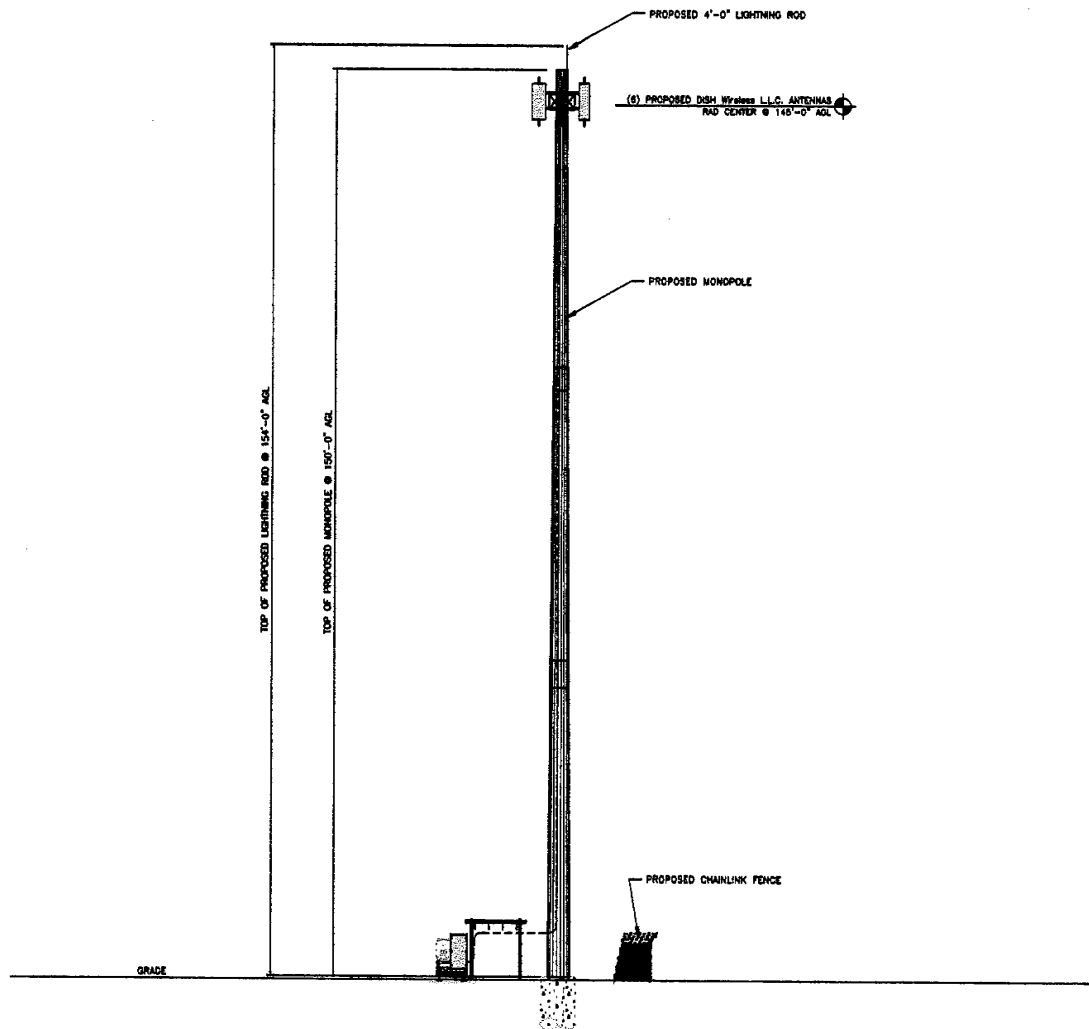
CALL LETTERS: 5TE 3400



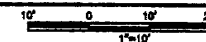
.....



Z-3



TOWER ELEVATION



dish
wireless.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



RAMAKER

employee-owned
(808) 643-4100 www.ramaker.com

885 COMMUNITY DRIVE
BALK CITY, WISCONSIN 53663

verticalbridge

1851 EAST 400TH ROAD
LEICESTER, MS 38650

IT IS A VIOLATION OF LAW FOR ANY PERSON
UNDER A PROFESSIONAL SEAL AND LICENSE TO SIGN
TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
LHS	AMS	AMS

**CONSTRUCTION
DOCUMENTS**

SUBMITTALS		
REV	DATE	DESCRIPTION

AME PROJECT NUMBER
53205

PROJECT INFORMATION
**MWMKE00018A
US-WI-5436
8338 DOUGLAS AVE
RACINE, WI 53402**

SHEET TITLE
**PROPOSED TOWER
ELEVATION**

SHEET NUMBER

Z-4



Meeting Date: March 28, 2022

PLAN COMMISSION REPORT

Item No. **5c**

Proposal: Conditional Use

Description: Review a request for a conditional use and a proposed building, site, and operation plan to construct a ±28,638 square-foot speculative commercial building with 14 acres of outdoor storage for the parcel located north of 7301 USH 41.

Applicant(s): Matt Mehring

Address(es): 6 ½ Mile Road

Suggested Motion: That the Plan Commission recommends that the Village Board approve a request for a conditional use and building, site, and operations plan to construct a ±28,638 square-foot speculative commercial building with outdoor storage on the parcel located north of 7301 USH 41 with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use and building, site, and operation plan review process.
2. The proposed commercial building complies with the B-3 zoning regulations.

Owner(s): Rose Investments LLC

Tax Key(s): 104-04-22-07-097-000

Lot Size(s): 26.3 acres

Current Zoning District(s): B-3, Commercial Service District, A-2, General Farming and Residential District II

Overlay District(s): ☒ Yes ☐ No

Wetlands: Commercial Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Commercial and Medium Density Residential

Background: The applicant is requesting approval of the construction and utilization of a ±28,638 square-foot speculative commercial building with 14 acres of outdoor storage for the parcel located north of 7301 USH 41. This building may accommodate up to four tenants.

The proposed building will have exterior materials consisting of precast concrete panels with metal and glass accents. The use of these materials complies with the Village design guidelines of quality exterior materials such as but not limited to glass, brick, stone, wood, and decorative block. Using varying shades

of grey, the building establishes a sense of bottom, middle, and top which complies with Village design guidelines. The north and south building elevations include two windows which help breakup the expanse of wall and provide natural light into the building. The west elevation of the building consists of glass, concrete panels, and steel accents. The dark grey areas along with a steel canopy creates a focus as to where the main entrances of the building are located. On the east elevation there are six overhead doors to accommodate various commercial uses and cannot be seen from the public right-of-way. To help create a sense of four-sided architecture, staff recommends including a dark gray band on the north, south, and east elevations of the building. Building height and yard setbacks comply with zoning regulations.

The applicant has indicated a proposed location for a dumpster area on the property but has not provide enclosure details. The size and location will depend on future use of the building and may change. When the dumpster enclosure area is determined, the applicant will need to design the enclosure with similar materials and colors as the main building prior to occupancy. Chain-link fencing is not acceptable enclosure materials.

The applicant is proposing 21 parking stalls in front of the building, which complies with parking stall regulations and is within the 3.5 stalls per 1,000 square feet of commercial space regulation. Staff is concerned with the proposed 87-foot-wide drive aisle between the building and front lot line. Staff recommends reducing this aisle to at least 40 feet and increasing the amount of green space along the roadway with more robust landscaping. The applicant is proposing to pave the north and south driveways and the front of the building with asphalt. The applicant will need to get approval for access to USH 41. A recent meeting with the WisDOT indicated that the northwest access drive will not be granted. As a result, the site plan will need to be amended to reflect this change. Directly behind the building, for the first 50 feet, will be paved with concrete. Beyond the concrete pavement, the applicant is proposing to install approximately 14 acres of gravel to accommodate outdoor storage of tractor-trailers. Staff has concerns regarding the amount of proposed gravel for an unspecified commercial use. Staff recommends illustrating the tractor parking stalls on the site plan to better show how trailers may be stored in the rear portion of the property.

Staff recommends reducing the gravel area to approximately 5.3 acres in rear yard so that outdoor parking of trailers is set back from the north lot line approximately 550 feet and reduced 300 westwards. When the property is further developed, an expansion of the gravel parking area can be considered as part of a future site plan review. Removing the gravel parking area on the north side of the property will provide a buffer between the business operation and residents to the north. A 30-foot-wide gravel access road would be allowed with the first 30 feet being asphalted to reduce the dragging of gravel and debris onto the Village Road. The gravel area will be connected to the parcel to the south through a gravel driveway. A cross access easement will need to be recorded and noted on the site plan. Prior to installation of the gravel access road to the south, the applicant will need to receive approval from the DNR to fill wetlands in the area. In the conditions of approval, staff is requiring that the applicant identify a road reservation in this area to comply with the WisDOT highway access plan.

The applicant is proposing a small berm with vegetation along the northern portion of the site along 6 ½ Mile Road to help screen business operations. Staff has a concern that the proposed berm is not designed to screen trailers and operations, but rather creates a table. This is due to the small elevation difference on the south side of the berm. The difference in elevation is 1.5 feet. Staff recommends modifying the berm so that there is a 4-foot elevation difference on both sides of the berm. At least a 4-foot, decorative, privacy fence should be installed in addition to the vegetation to provide immediate screening of equipment and operations from the residents on the north side of 6 ½ Mile Road.

The applicant has provided a photometric plan that has been reviewed by staff and determined to be compliant with Village lighting standards. Staff include lighting regulations in the conditions of approval.

The proposed landscape plan does not meet the minimum requirements for landscaping of a commercial development along the front of the building. Along USH 41, a tree is planted every 50 feet which meets a landscape requirement. However, there is no secondary plantings of shrubs or plantings to help screen the parking lot from the road. The applicant will need to amend the landscape plan to meet requirements. Shrubs, plantings, and ornamental grasses are proposed along the west elevation of the building. Along the southern border of the site, only turf grass is proposed. As there is a residential dwelling to the south, staff recommends planting a combination of evergreens and shrubs or possibly a privacy fence to provide screening from traffic that access and exit the site. On the northwestern portion of the property, the residential property to the north has a robust line of evergreens and other foliage that will screen operations to the south. Staff has no recommendations regarding landscaping on this portion of the property as no driveway access will be permitted per the WisDOT. Towards the north central portion of the property, the applicant proposes a line of evergreens. This will compliment the existing vegetation on adjacent site and should help screen the view to the east. Along the north lot line along 6 ½ Mile Road, several evergreens, trees, and shrubs are proposed on top of a berm to help screen the property. As stated earlier, staff recommends adding a decorative privacy fence to provide immediate screening from business operations. No landscaping is proposed for the remainder of the site as it will be undeveloped and utilized for stormwater management and possibly farming.

Engineering has reviewed the proposed grading and stormwater management facilities on the site have the following concerns:

- When a tenant is identified, a traffic impact analysis (TIA) may be required pending anticipated traffic. Any roadway modifications recommended from a TIA will be the responsibility of the applicant.
- The proposed development is inconsistent with the WisDOT Highway Access Plan for the area. As a result, a road reservation should be identified on the parcel going north south to be consistent with this plan.
- A cross-access and maintenance easement for the connecting driveway needs to be submitted and shown on the site plan.
- Pave the first 30 feet of driveway entrance for 6 ½ Mile Road to reduce gravel and debris dragged onto the Village Road.
- Illustrate on the site plan where light and heavy asphalt will be installed
- Modification to the site plan to include a swale along the south side of the parcel to prevent runoff to the home on the south.
- The proposed stormwater plan shows discharging of stormwater to a storm water pond on the adjacent parcel. This is not permitted. Staff recommends creating an outlot containing the storm water pond that services both parcels. This would require a CSM and modification to the site plan.
- There shall be curb along the South side of the asphalt area with storm sewer inlets to capture storm water and route to the Storm Water Pond.
- There shall be a swale along the North property line with a minimum 1.5' capacity to direct runoff away from the abutting property to the North.

Staff has reviewed and determined that proposed commercial building is allowed by the underlying zoning and complies with zoning requirements. However, the landscaping, grading and stormwater concerns as identified in this report requires the applicant to modify the site plan significantly. Staff recommends holding the item and have the applicant modify the site plan as recommended by staff and bring back to the Plan Commission at a future date. If the Plan Commission is comfortable with the proposed site plan or if the applicant is agreeable to staff's recommendations and modifications and the Plan Commission does not need to see revisions, a suggested motion is drafted at the beginning of this report. If recommending approval, staff recommends approval subject to the following conditions:

EXHIBIT A
Rose Investments LLC, 6 ½ Mile Road

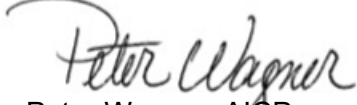
1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agents, and any other users of the Property Owner with respect to the uses on the Property.
3. **Plans.** The proposed commercial building with outdoor storage of trailers shall be located, constructed, and utilized in accordance with the plans and documents dated **February 9, 2022.**
4. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
5. **Sanitary Sewer and Watermain Waiver.** A waiver of sanitary sewer and watermain connection requirements will need to be granted as part of this conditional use permit. The applicant must comply with the requirements under Village Ordinance 16-2-1 for developing without sanitary sewer and watermain and the requirements outlined in Village Resolution 2006-41. A deed restriction setting forth connection requirements shall be recorded with the Racine County Register or Deeds. Sanitary Sewer and Watermain waivers are needed prior to permit issuance. The proposed use requires minimal sanitary sewer and watermain at this time and these services are not available at this time.
6. **Engineering Department.** The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
7. **Parking.** Parking at the site must be in compliance with the submitted plans. All truck/trailer, employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each conventional vehicle parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Each truck/trailer parking space shall be a minimum of twelve feet wide and sixty feet in length as illustrated on the submitted plan. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.
8. **Landscaping.** Landscaping at the site must be in compliance with the approved Landscaping Plan dated **February 9, 2022.**
9. **Lighting.** Lighting at the site must be in compliance with the approved Lighting Plan dated February 4, 2022. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
10. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.

-
11. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (a copy is attached), as adopted by the Village of Caledonia.
 12. **Property Maintenance Required.** A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building facade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.
 13. **Expiration.** This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Caledonia Plan Commission and the Village Board grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
 14. **Access.** The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
 15. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
 16. **Reimburse Village Costs.** Applicant shall reimburse to the Village all costs incurred by the Village for review of this site plan review including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
 17. **Amendments to Conditional Use Approval.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Village Development Director, may be made at a staff level, if authorized by the Village Development Director.
 18. **Driveway Access.** The driveways shown on the plans will require Right of Way access permits from the Wisconsin Department of Transportation and the Village of Caledonia. The Wisconsin Department of Transportation will require a Right of Way Access permit for the access to the East Frontage Road and the Village of Caledonia will require a Right of Way Access permit for the access to 6 ½ Mile Road. The plans will need to be revised to remove the North access to the East Frontage Road per discussion with the Wisconsin Department of Transportation on March 22, 2022. 6 ½ Mile Road in the Village of Caledonia is considered a Primary Thoroughfare. This designation allows for 1 driveway access to 6 ½ Mile Road. The plans will need to be revised to place the proposed driveway access on 6 ½ Mile Road in the future public road Right of Way as described below. In accordance with Wisconsin Department of Transportation and Village of Caledonia requirements, the property owner shall pay all costs of construction to provide access, including the acceleration and deceleration lanes if required. The property owner shall pay any costs that the Village may be obligated by the Wisconsin Department of Transportation to pay under the Right of Way Access permit on the East Frontage Road to make public improvements within the East Frontage Road. The property owner shall also pay any costs for the Right of Way

Access permit and/or a Road Opening permit on 6 ½ Mile Road to make public improvements within the 6 ½ Mile Road. The Village may require a cash bond or letter of credit be posted to ensure the performance under these requirements. The driveway accesses shall be constructed in accordance with Village specifications and any Wisconsin Department of Transportation specifications to ensure stability for heavy truck traffic. All costs for the driveway accesses and any public improvements in the East Frontage Road or the 6 ½ Mile Road, including but not limited to turn lanes, bypass lanes, acceleration and deceleration lanes are the responsibility of the property owner.

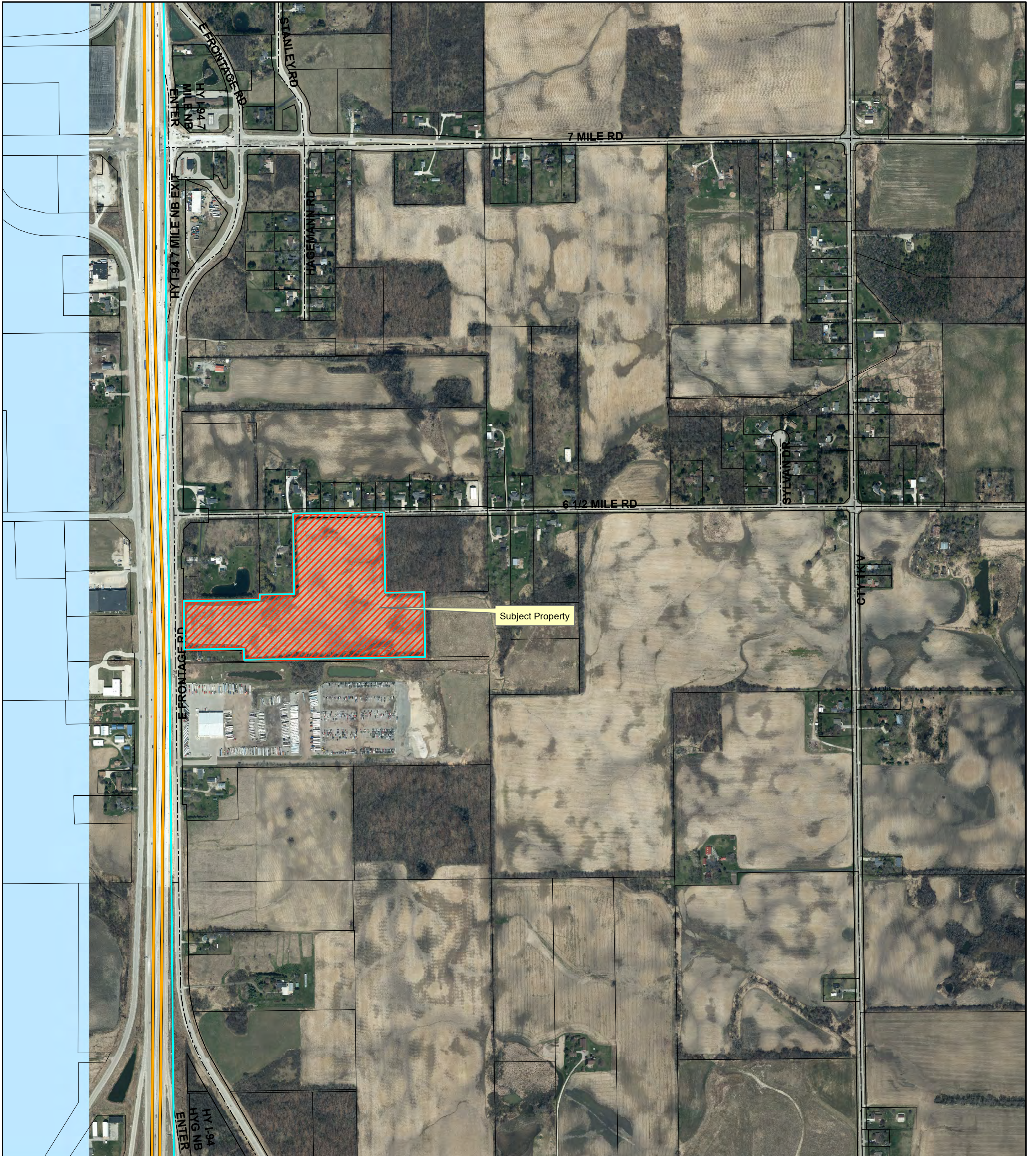
19. **Road Reservation.** The property owner shall reserve areas for a future public road Right of Way on the parcel. A future road that runs North and South shall be shown on the plans and shall be reserved for a future public road Right of Way. The future public road Right of Way shall have a width of 80 feet. Additional slope and access easements may be necessary in locations, lengths and widths determined to be necessary by the Village Public Services Director. The North and South road Right of Way shall be in conformance with the I-94 Frontage Roads Access Management Vision (State Line to South Milwaukee County Line Racine & Kenosha Counties) 2017 Updated Map Series. The property owner shall layout said North and South road Right of Way on this property in conjunction with the future development of the adjacent property to the South (also owned by the property owner) to ensure continuity of the North and South Right of Way between 6 ½ Mile Road and the existing road reservation on the property to the South. The plans shall be revised to reflect the North and South Right of Way as necessary for continuity. This condition will require that the property owner enter into a Road Reservation Agreement with the Village in a form acceptable to the Village Board. The Road Reservation Agreement shall provide that the Village shall have the option at any time to require the dedication of the Right of Way. The Road Reservation Agreement shall also provide that if the parcel of land is further developed that the Village or the Wisconsin Department of Transportation may require that the road be constructed prior to or as a condition of any future development. Future development includes but is not limited to, land divisions, additional buildings, rezoning, land use plan amendments, or modifications to the conditional use permit. If the property over which this conditional use is further developed triggering the dedication of the road Right of Way, the property owner at the time shall be responsible for all costs to construct and improve the road Right of Way, including but not limited to the preparation of plans and specifications, entering into a development agreement with the Village, and posting certain security to ensure the construction of the road to Village and Wisconsin Department of Transportation standards and requirements. Unless otherwise approved by the Village, such improvements shall be constructed prior to receiving approvals for the future development requested. If the Village requires that the road dedication occur prior to future development on the property, the property owner recognizes that it may be assigned a portion of the costs for improving the road Right of Way. However, nothing herein requires that Village to improve the road Right of Way or pay for roadway improvements unless the Village so desires. The Road Reservation Agreement shall be in a form acceptable to the Village and shall be submitted to the Village Public Services Director & Village Development Director for review and approval by the Village Attorney and the Village Board. The Road Reservation Agreement shall run with the property and be recorded at the Racine County Register of Deeds Office.
20. **Agreement.** Your accepting the site plan review approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Matt Mehring, Rose Investments LLC, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
21. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Respectfully submitted by:


A handwritten signature in black ink, appearing to read "Peter Wagner". The signature is written in a cursive, flowing style.

Peter Wagner, AICP
Development Director

LOCATION MAP 6 1/2 Mile Road



Legend

 6.5_Mile_Road

Hribar North

2/7/2022

Project Narrative

Applicant/General Contractor/Architect

Anderson Ashton Design/Build
Matthew Mehring, President
2746 South 166th Street
New Berlin, WI 53151
Phone: (262) 786-4640
mmehring@andersonashton.com

Civil Engineer

CJ Engineering
Randall S. Bruckner, PE
9205 W. Center St., Ste 214
Milwaukee, WI 53222
Phone: (414) 443-1312 x223
randy@cj-engineering.com

Owner

Rose Investments, LLC
Steven Hribar, President
7213 Hwy 41
Caledonia, WI 53108
Phone: (414) 397-8795
stevenhribar@msn.com

Landscape Architect

Heller & Associates, LLC
W. David Heller, ASLA, Principal
PO Box 1359
Lake Geneva, WI 53147
Phone: (414) 614-9733
david@wdavidheller.com

3. Rose Investments, LLC is proposing to construct a 28,638 square foot multi-tenant commercial building at 7213 Highway 41. The lot is currently zoned B-3 Commercial Service District Planned Business District and is currently vacant with no current structures. The proposed structure and use comply with its zoning.
4. The lot is currently vacant with no current structures.
5. The proposed land use for the subject property will consist of but not limited to typical product and material loading and unloading as related to future tenant use limited by occupancy guidelines. The proposed gravel lot is intended to accommodate the short term and long term storage of trailers and containers.
6. Per the Caledonia Land Use Plan: 2035, the commercial development is strictly located on the west 2/3 of the property and the remaining east 1/3 will be left as open space or used for storm water management.
7. The existing conditions consist of open space, farmed lands in good condition surrounded by a treeline. Wetlands have been located along the northern boundary of Phase 1 and 2 of the Amston development and encroach slightly onto Hribar North development as delineated by Dave Meyer, Assured Delineator, Wetland & Waterway Consulting on 09-07-2021. The existing site drains primarily from the west to east/southeast with slopes predominately ranging from 1% to 7% and either sheet drains to the wetlands along the southern boundary or to the properties to the east.

8. Project number of employees and daily customers are not available at this time but shall be commiserate with the available parking stalls provided.

9. The proposed building as currently designed will be 28,638 square feet (0.66 acres), new impervious surfaces consisting of asphalt and concrete will be approximately 56,494 square feet (1.30 acres), new pervious surface material consisting of gravel will be approximately 617,433 square feet (14.17 acres) and with the remaining landscaped areas will be approximately 443,063 square feet (10.17 acres).

10. Site density statistics are as follows:

FAR (floor area ratio): _____ 2.5%
LSA (landscape surface area): _____ 38.7%
Pervious gravel area: _____ 53.9%
Impervious surface area: _____ 4.9%

11-13. All future tenants, site uses, traffic generation and operational considerations will be required to comply with zoning requirements and permitted uses per Racine County Municode Sec.VI. – B3 General Commercial District.

14. The proposed building will consist of insulated precast panel (painted) construction with aluminum storefront windows, tinted low-e glazing & entry systems and prefabricated canopies. Loading area functions are solely located on the east side of the proposed building. Proposed building and site lighting are LED downlight wall packs and can lighting at entrances. All main entrances are along the west façade facing Highway 41.

15. This proposal does not consider building expansion plans at this time.



HRIBAR

7213 INTERSTATE 41,
CALEDONIA, WI 53108

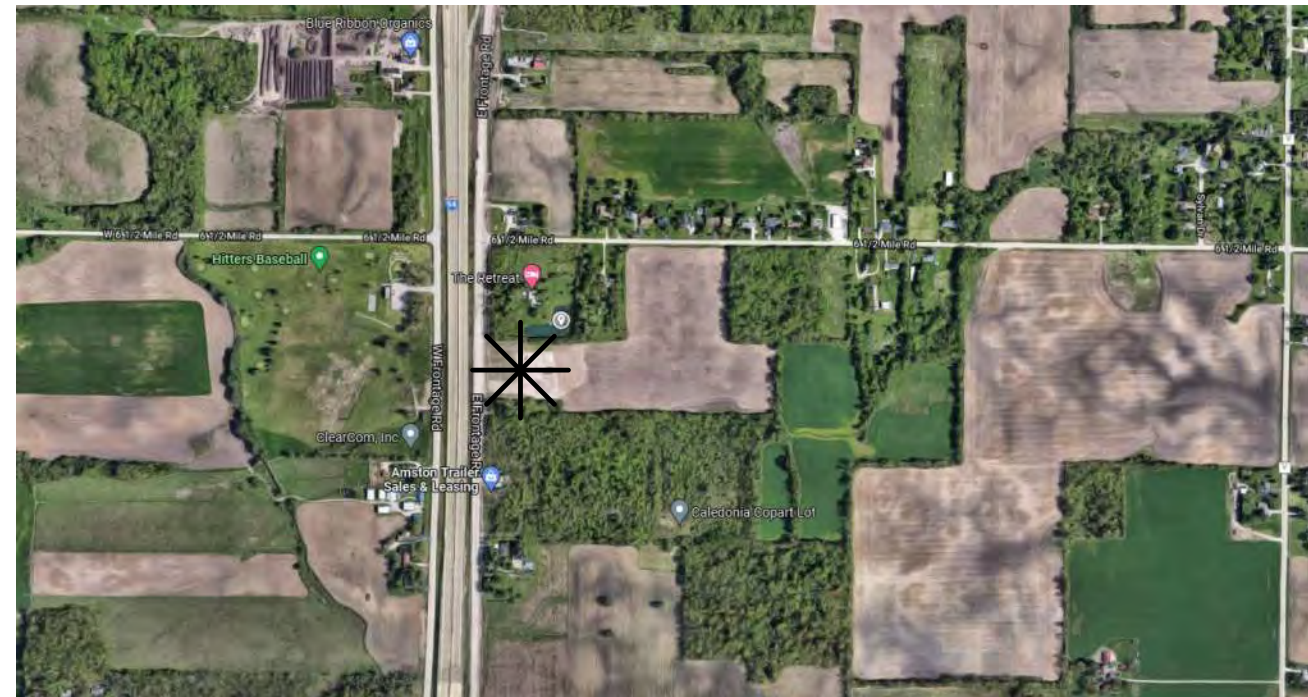


SOUTHEAST



FRONT BIRDS VIEW

VICINITY MAP



OWNER MAILING ADDRESS

ROSE INVESTMENTS, LLC
STEVE HRIBAR
7213 US 41 CALEDONIA, WI 53108

SUPERVISING PROFESSIONAL

PROFESSIONAL STAMP & DATE

THESE PLANS ARE THE SOLE PROPERTY OF ANDERSON-
ASHTON, INC. AND SHALL NOT BE COPIED OR USED BY ANY
COMPANY OR INDIVIDUALS UNLESS SPECIFICALLY
AUTHORIZED BY THE FOLLOWING SUPERVISING
PROFESSIONAL LISTED BELOW:

ROBERT STENSBERG, #12238-5
NADINE LOVE-FILER, #34212-6

2746 S. 166th STREET
NEW BERLIN, WI 53151

PLAN REVISIONS

REV	DESCRIPTION	SHEETS	DATE
	BSC SUBMITTAL	ALL SHEETS	2/9/2022

DRAWING INDEX

TITLE	
T101	COVER SHEET
CIVIL	
P-1	PLAT OF SURVEY
CIVIL	
C1.0	SITE PLAN
C2.0	SITE GRADING & STORM SEWER PLAN
C3.0	EROSION CONTROL PLAN
C4.0	SITE DETAILS
LANDSCAPE	
L1.0	OVERALL LANDSCAPE PLAN
L1.1	ENLARGED LANDSCAPE PLAN
L1.2	ENLARGED LANDSCAPE PLAN
A-SITE	
AS01	ARCHITECTURAL SITE PLAN
ARCHITECTURAL	
A101	PLANS
A200	ELEVATIONS
ELECTRICAL	
E-S-0	PHOTOMETRIC PLAN (POINT BY POINT)
E-S-1	FIXTURES
E-S-2	FIXTURES

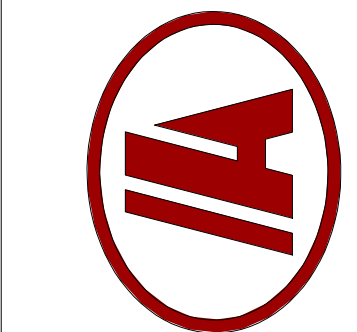


FRONT ELEVATION



NORTHWEST

ANDERSON-
ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
Phone: (262) 786-6640
WWW.ANDERSONASHTON.COM



PROPOSED NEW BUILDING FOR:

HRIBAR

7213 INTERSTATE 41, CALEDONIA, WI 53108

DRAFTED BY: SS
DESIGNER: RS
ISSUE: 2/9/2022 3:41:48 PM
SUBMITTAL DATE: 2/9/2022
DESIGN NO. P-02111
CONSTRUCTION NO. .

T101

COPYRIGHT PROTECTED 2022

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 22 EAST IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN, BOUNDED AS FOLLOWS: BEGIN AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 7 LOCATED N 89°11'32" E 822.94 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 7, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST 10 ACRES OF THE WEST 21 ACRES OF THE NORTH 31 ACRES OF THE SOUTHWEST FRACTIONAL 1/4 OF SAID SECTION; CONTINUE THENCE N 89°11'32" E 748.13 FEET ON THE EAST-WEST 1/4 LINE TO THE NORTHEAST CORNER OF SAID EAST 10 ACRES; RUN THENCE S 00°56'24" E 33.00 FEET TO A 3/4" DIAMETER IRON ROD STAKE; CONTINUE THENCE S 00°56'24" 549.26 FEET TO A 3/4" DIAMETER IRON ROD STAKE AT THE SOUTHEAST CORNER OF SAID EAST 10 ACRES; THENCE N 89°11'32" E 281.62 FEET TO A 3/4" DIAMETER IRON ROD STAKE AT THE NORTHEAST CORNER OF THE WEST 20 ACRES OF THE SOUTH 25 ACRES OF THE NORTH 56 ACRES OF SAID SOUTHWEST FRACTIONAL 1/4 SECTION; THENCE S 00°56'24" E 470.24 FEET TO A 3/4" DIAMETER IRON ROD STAKE AT THE SOUTHEAST OF SAID WEST 20 ACRES; THENCE S 89°13'08" E 390.24 FEET ON THE SOUTH LINE OF SAID NORTH 56 ACRES TO A 3/4" DIAMETER IRON ROD STAKE; THENCE N 00°56'24" W 80.00 FEET TO A 3/4" DIAMETER IRON ROD STAKE ON THE EAST LINE OF INTERSTATE HIGHWAY "94" RIGHT-OF-WAY; THENCE N 00°56'24" W 390.24 FEET ON SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 31 ACRES OF SAID SOUTHWEST FRACTIONAL 1/4; THENCE N 89°11'32" E 735.94 FEET, THENCE N 00°56'24" W 549.26 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE LANDS DEDICATED TO INTERSTATE HIGHWAY "94" BY RIGHT OF WAY PLAT NO 1035-01-21-4.02

ALSO EXCEPTING THEREFROM: THAT PART OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 22 EAST, IN THE TOWN OF CALEDONIA, RACINE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION LOCATED N 89°11'32" E 822.94 FEET FROM A STANDARD RACINE COUNTY MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION; RUN THENCE N 89°11'32" E 91.00 FEET ALONG THE NORTH LINE OF SAID SECTION THENCE S 00°56'24" E 582.26 FEET PARALLEL TO THE WEST LINE OF SAID SECTION; THENCE S 89°11'32" W 91.00 FEET PARALLEL TO THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE N 00°56'24" W 586.26 FEET PARALLEL TO THE WEST LINE OF SAID SECTION TO THE POINT OF BEGINNING.



NOTES

- LEGAL DESCRIPTION FROM NELSON MADSEN & BARBER SURVEY DATED SEPTEMBER 29, 1988 AND INFORMATION FROM RACINE COUNTY PUBLIC RECORD.
- THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS: 1,143,912 SQUARE FEET OR 26,260 ACRES.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE, AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 550101C00790 WITH A DATE OF IDENTIFICATION OF 05/02/2012, IN COMMUNITY NO. 550528, VILLAGE OF CALEDONIA, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
- DUE TO SNOW AND ICE CONDITIONS AT TIME OF SURVEY, NOT ALL IMPROVEMENTS AND/OR PHYSICAL FEATURES MAY BE SHOWN.



I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

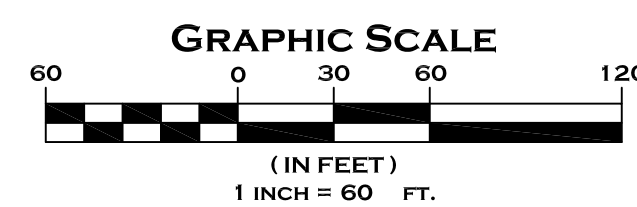
DECEMBER 9, 2021

Christopher A. Jackson
CHRISTOPHER A. JACKSON, P.L.S.
REGISTERED LAND SURVEYOR S-2851

PLAT OF SURVEY WITH TOPOGRAPHY
FOR

HRIBAR NORTH
6 1/2 MILE ROAD AND E FRONTAGE ROAD
CALEDONIA, WI

DRAWN BY:	NJF	DATE:	FEB. 22, 2021
CHECKED BY:	MJB	DRAWING NO.	P - 1
CSE Job No.:	21 - 002	SHEET	1 OF 3

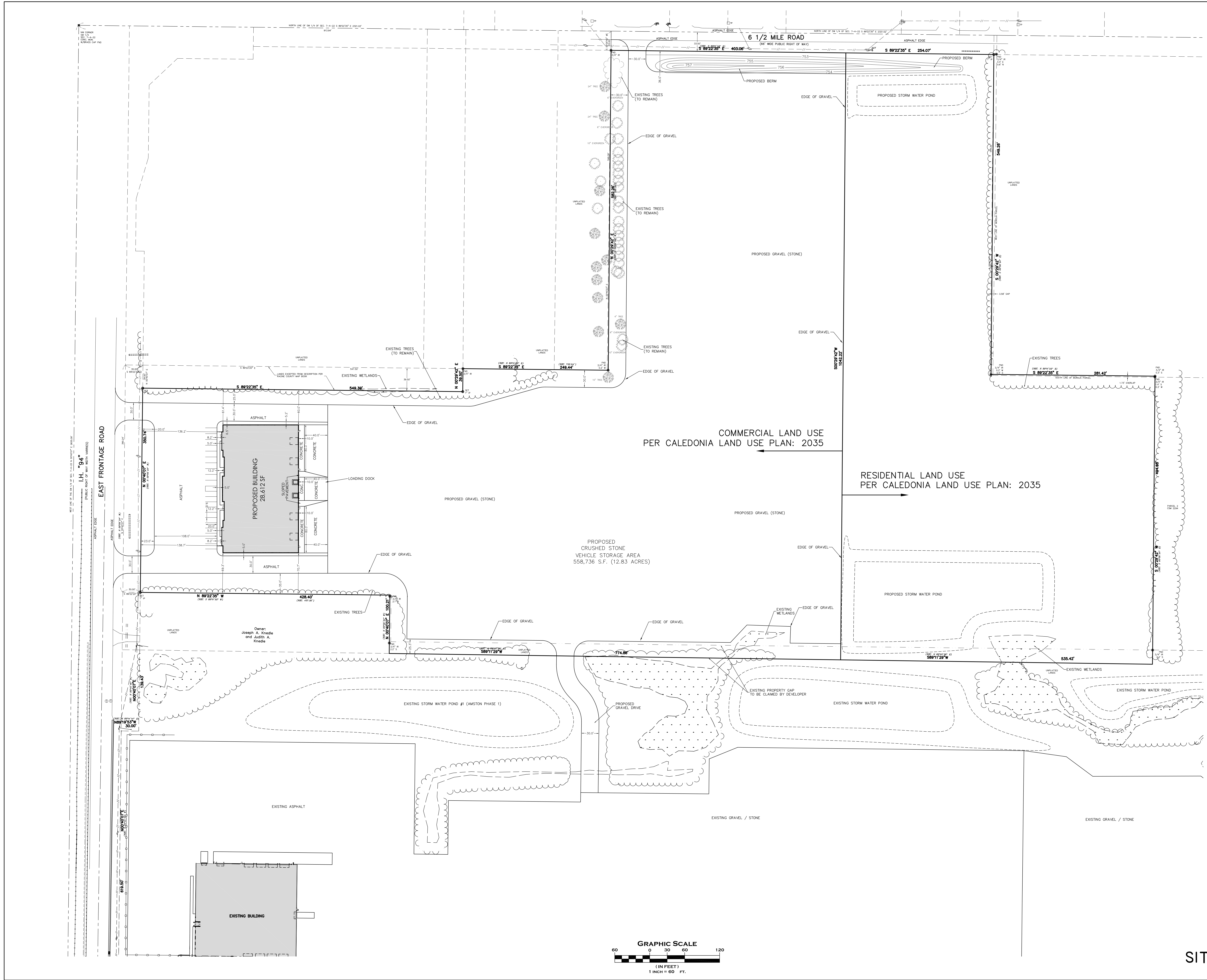


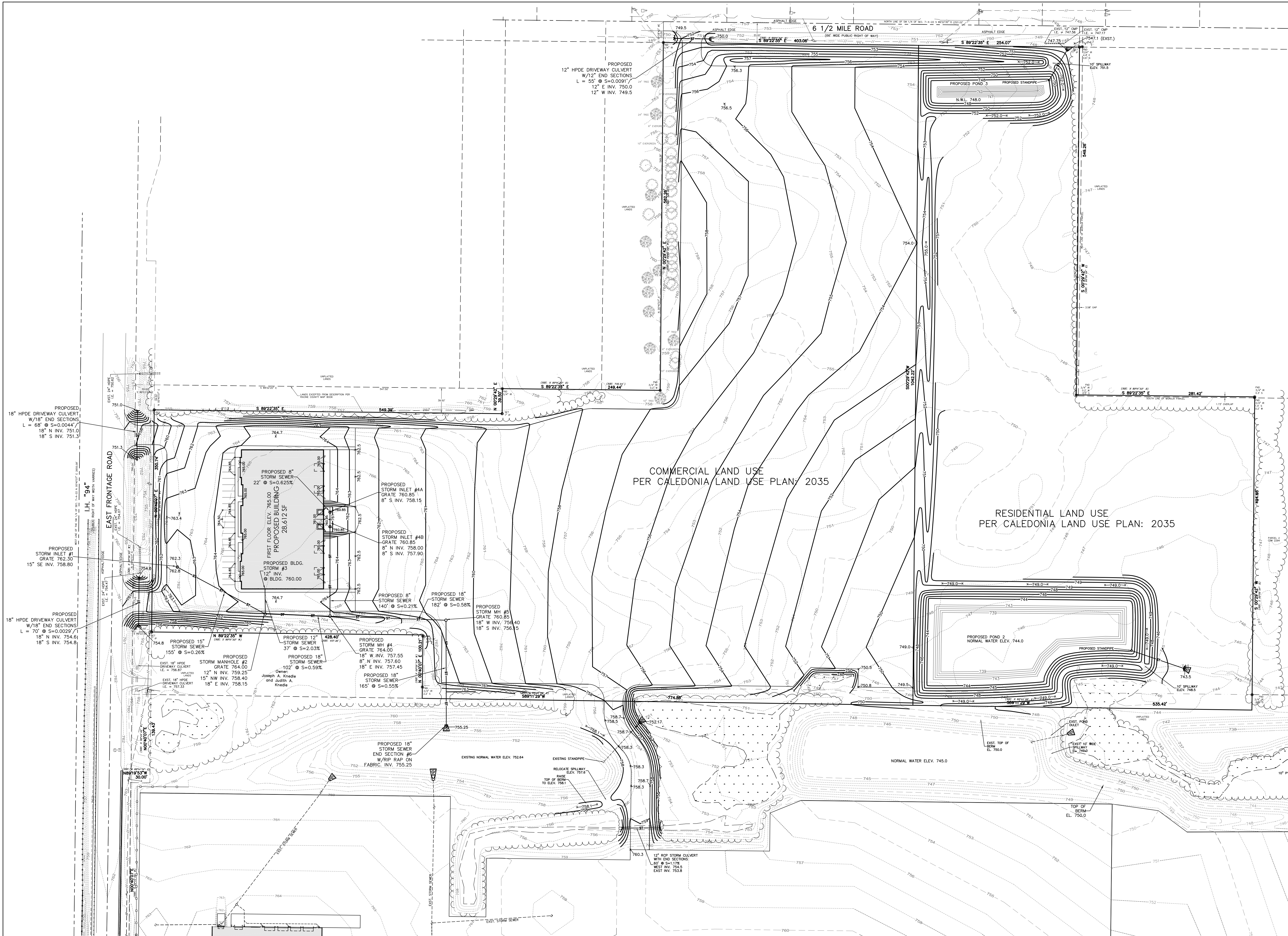


HRIBAR NORTH
CALEDONIA, WI

CJE NO.: 2109R4
DECEMBER 8, 2021
FEBRUARY 3, 2022

SITE PLAN **C1.0**

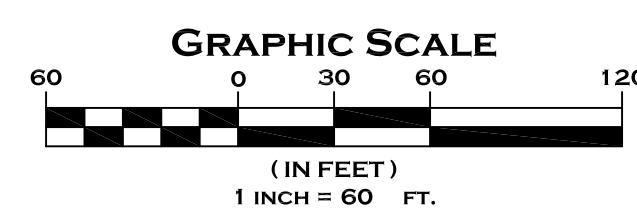




HRIBAR NORTH
CALEDONIA, WI

CJE NO.: 2109R4
DECEMBER 8, 2021
FEBRUARY 3, 2022

LEGEND	
---	EXISTING CONTOUR
---	EXISTING ELEVATION
---	PROPOSED CONTOUR
---	PROPOSED ELEVATION
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER

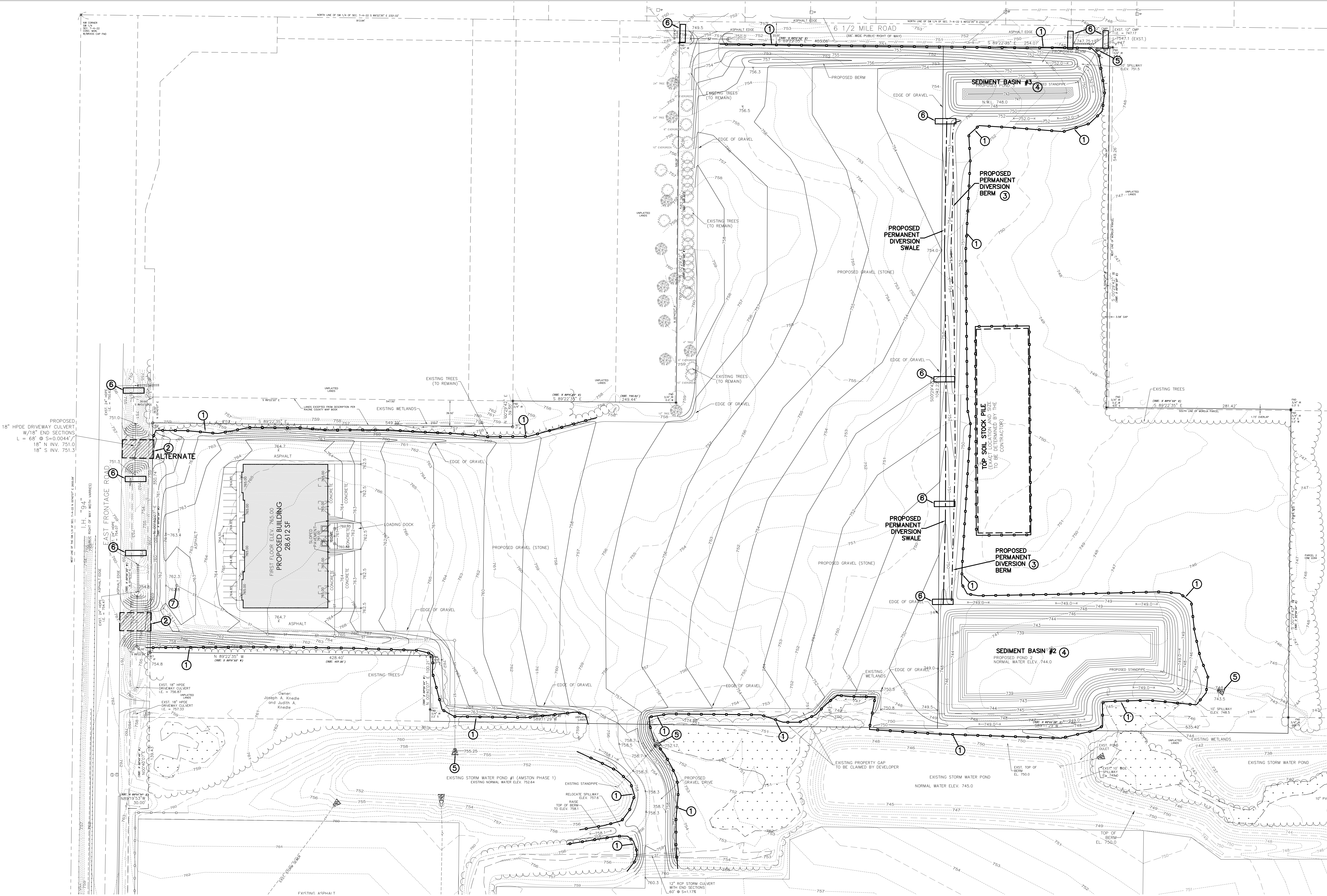


**SITE GRADING &
STORM SEWER PLAN** **C2.0**

HRIBAR NORTH CALEDONIA, WI

EROSION CONTROL PRACTICES SCHEDULE

- ① SILT FENCE
- ② CONSTRUCTION EXIT
- ③ DIVERSION BERM
- ④ SEDIMENT BASIN
- ⑤ OUTLET PROTECTION
- ⑥ DITCH CHECK
- ⑦ INLET GRATE SCREEN



LEGEND

759	EXISTING CONTOUR
757.5	EXISTING ELEVATION
756	PROPOSED CONTOUR
756.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
---	SILT FENCE LOCATION

CONSTRUCTION SCHEDULE

- OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
- FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
- INSTALL CONSTRUCTION EXIT.
- INSTALL SILT FENCE.
- INSTALL DITCH CHECKS ALONG EAST FRONTAGE ROAD AND 6-1/2 MILE ROAD DITCHES.
- STRIP TOP SOIL IN THE LOCATIONS OF TEMPORARY SEDIMENT BASINS #2 & #3 AND STOCKPILE AT LOCATION SHOWN. INSTALL TEMPORARY SEDIMENT BASINS COMPLETE WITH STANDPIPES, OUTLET PROTECTION AND SPILLWAYS. PROVIDE TEMPORARY OR PERMANENT STABILIZATION.
- INSTALL PERMANENT DIVERSION BERM/SWALE ALONG THE EAST SIDE OF THE PROPOSED PARKING AREA INCLUDING DITCH CHECKS AND TEMPORARILY/PERMANENTLY STABILIZE.
- STRIP TOPSOIL FOR THE REST OF THE DISTURBED AREA AND STOCKPILE AT LOCATION SHOWN.
- TEMPORARY SEED AND SURROUND WITH SILT FENCE.
- ROUGH GRADE SITE.
- BEFORE BUILDING CONSTRUCTION, UTILIZE DEWATERING BAG AS NECESSARY DURING EXCAVATION FOR BUILDING CONSTRUCTION. DIRECT RUNOFF FROM BAG TO THE STORM WATER POND.
- INSTALL STORM SEWER COMPLETE WITH INLET GRATE SCREEN AND OUTLET PROTECTION.
- ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY. REPORTS TO BE KEPT ON SITE AND PROVIDED UPON REQUEST.
- PROVIDE IMMEDIATE TEMPORARY STABILIZATION OF ANY DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD EXCEEDING 14 DAYS.
- INSTALL STONE PARKING AREA.
- FINAL GRADE ALL REMAINING OPEN SPACE AREAS AND TOPSOIL CRITICAL SLOPES; SEED AND MULCH ALL DISTURBED AREAS.
- AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE REMAINING DISTURBED AREAS.
- ESTIMATED TIME BEFORE FINAL STABILIZATION - 12 MONTHS DURING GROWING SEASON.

MAINTENANCE PLAN

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. REPORTS SHALL BE PERFORMED ON EROSION AND SEDIMENT CONTROL PRACTICES AND BE KEPT ON SITE AND PROVIDED UPON REQUEST.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING IMMEDIATELY.

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 - OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs./Acre	Percent Purity
Oats	131	95
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97
* Fall Seeding		

LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 - MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) - SEE WDNR TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

SITE DEWATERING

DEWATERING TO CONFORM WITH WDNR CONSERVATION PRACTICE STANDARD 1061
DEWATERING WILL BE REQUIRED FOR THE REMOVAL OF THE TEMPORARY SEDIMENT BASIN. ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON A VEGETATED/STABILIZED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNR TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

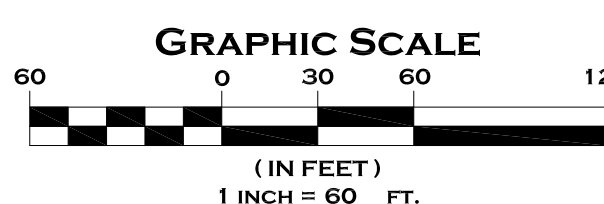
EROSION MATTING

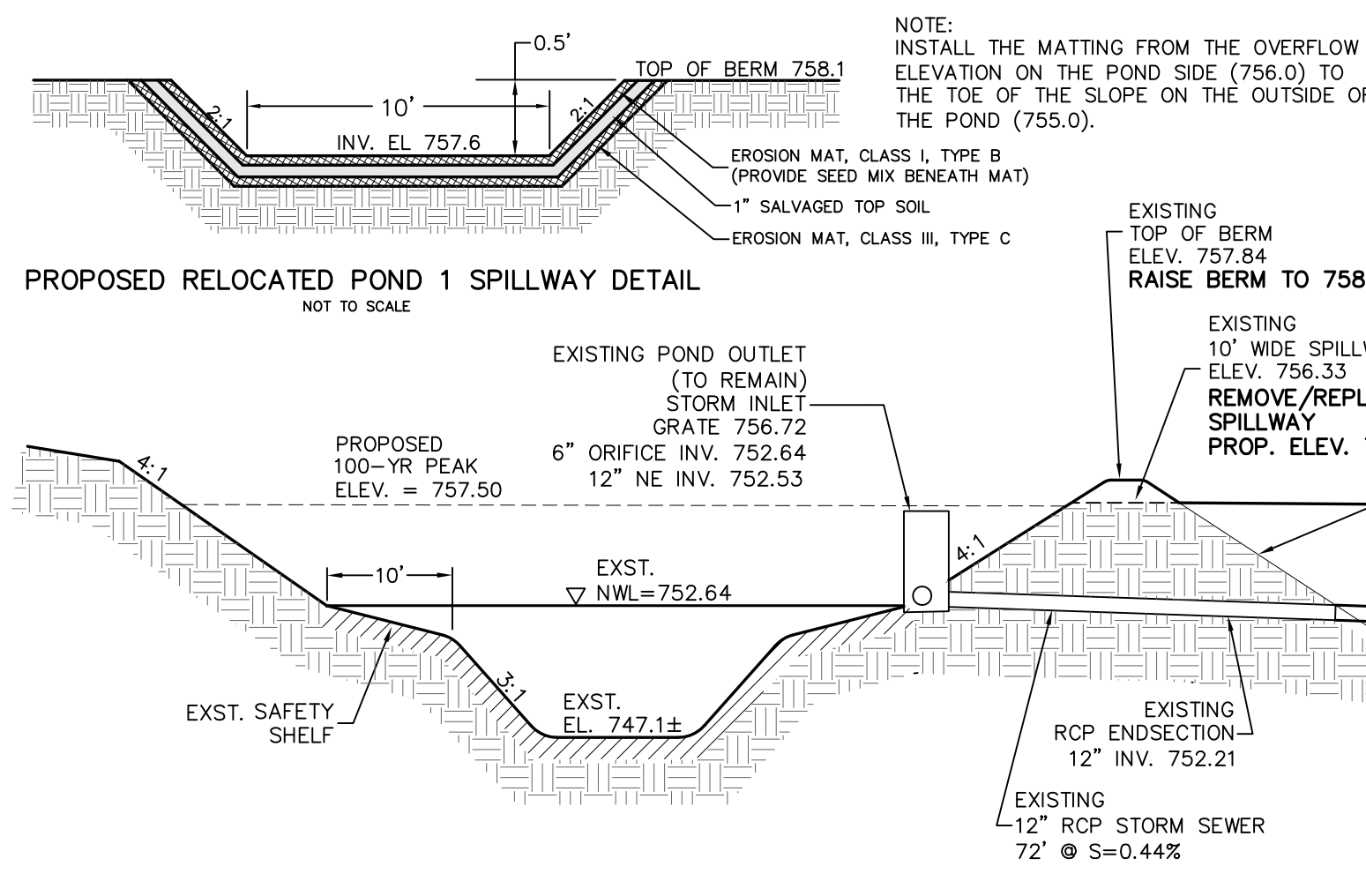
AFTER FINISH GRADING AND TOPSOILING AND FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER WSDOT EROSION CONTROL PAL (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

PRESCRIPTIVE COMPLIANCE AREAS:

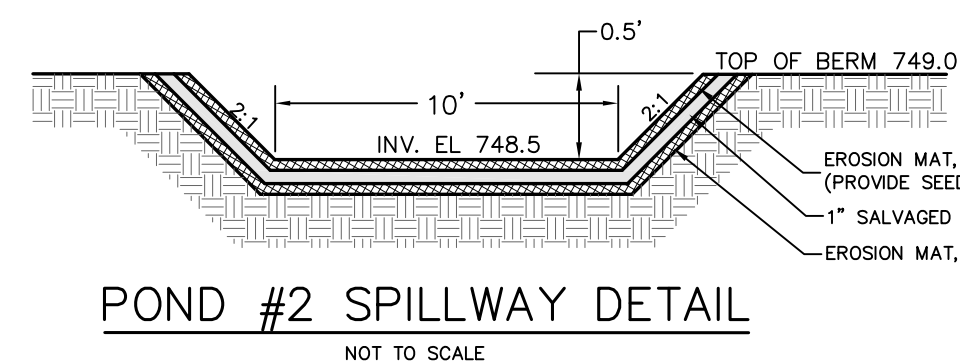
PER WDNR NR151.11 WS. ADM. CODE MAXIMUM PERIOD OF BARE SOIL EXPOSURE FOR SLOPES EXCEEDING 20% SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP			MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
			LAND DISTURBANCE BETWEEN SEPT. 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPT. 15TH
YES	90		90	
NO	60		30	

CJE NO.: 2109R4
DECEMBER 8, 2021
FEBRUARY 3, 2022

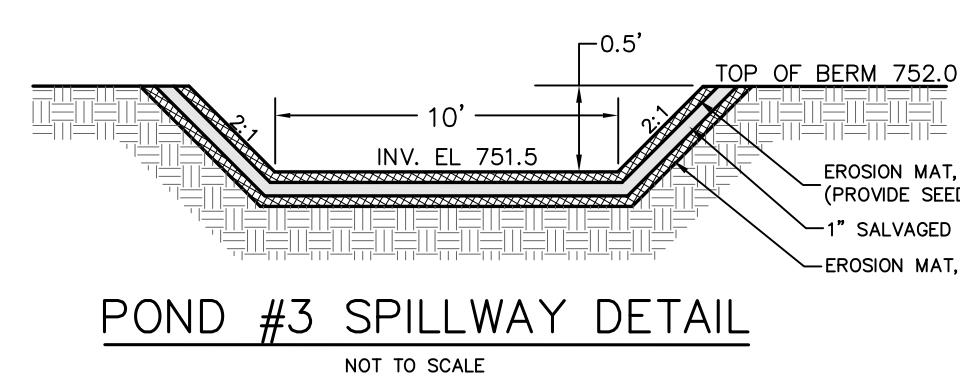
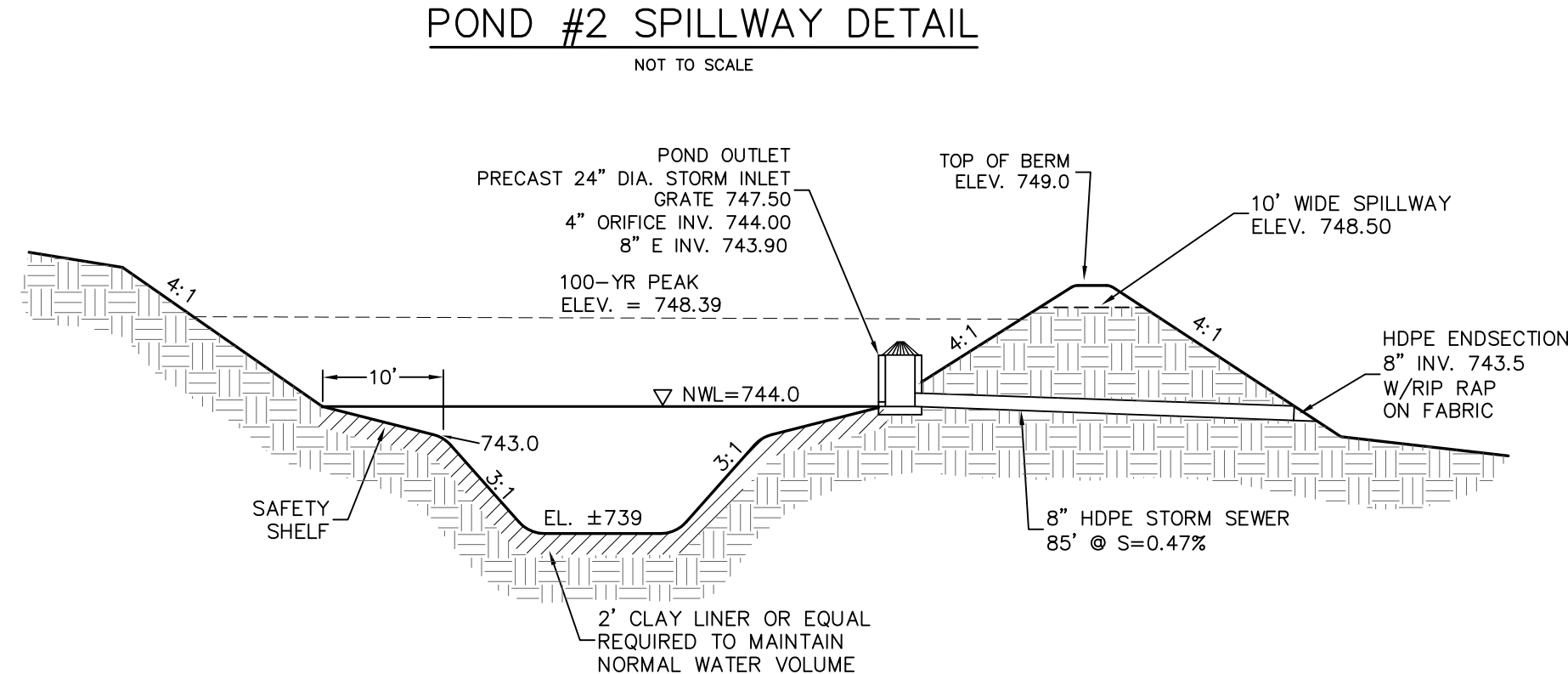




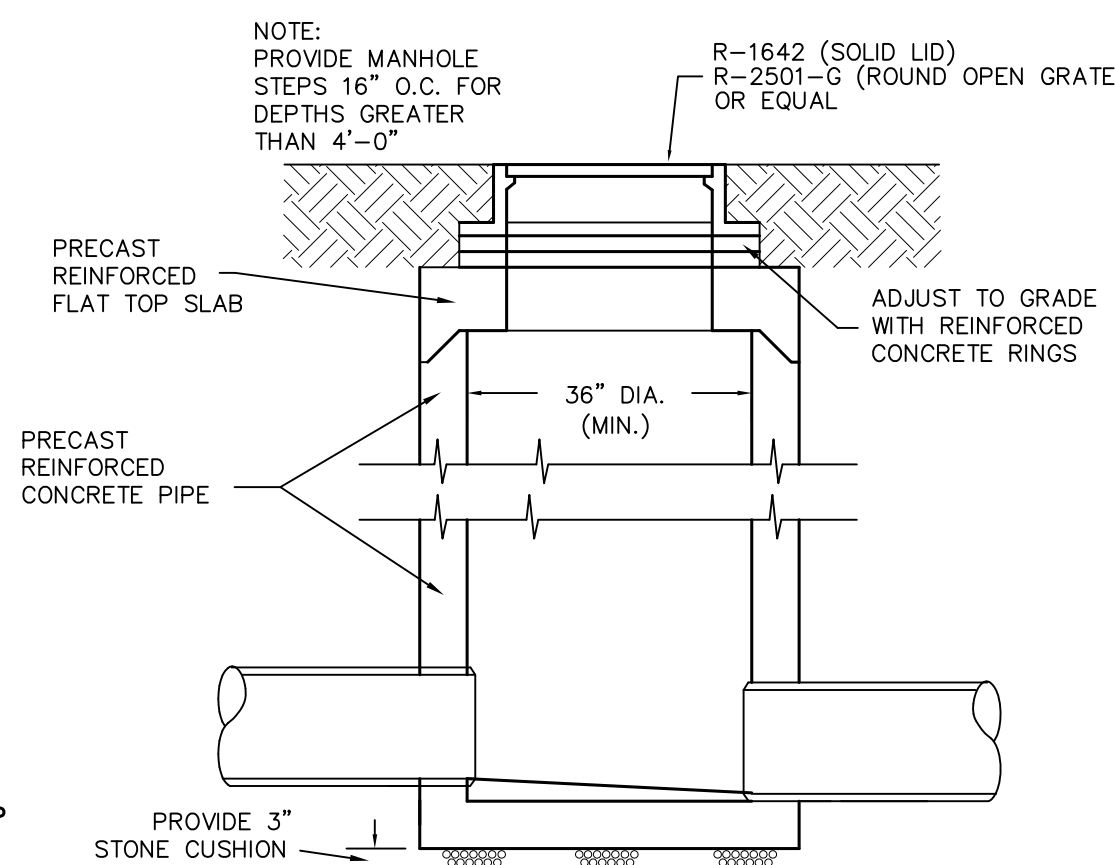
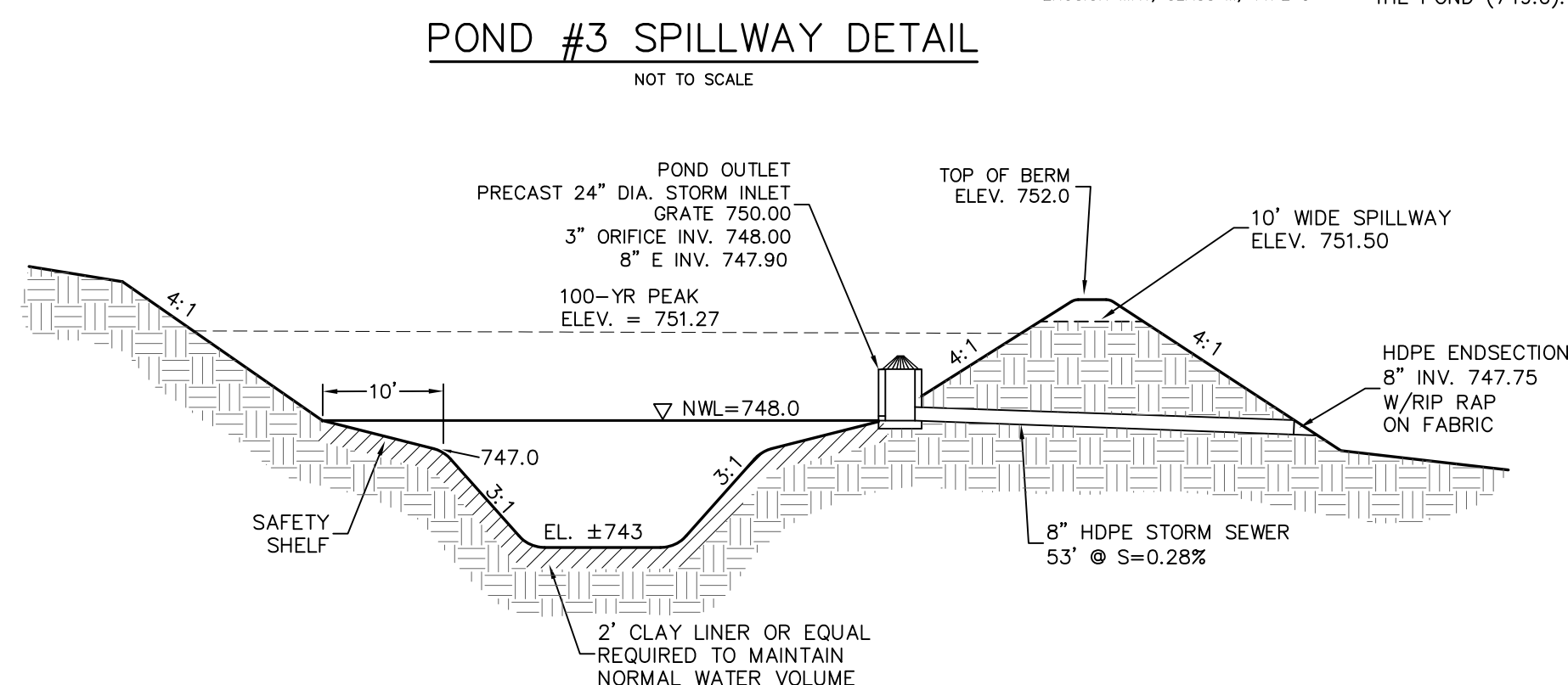
**PROPOSED CHANGES TO
EXISTING ASBUILT POND #1 (AMSTON PHASE 1)**
NOT TO SCALE



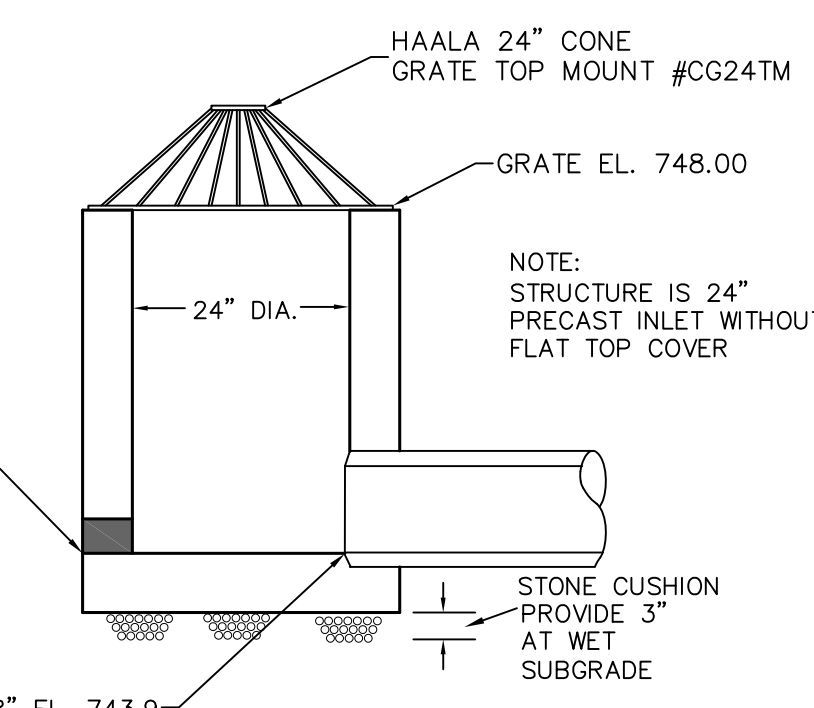
STORM WATER POND #2 DETAIL
NOT TO SCALE



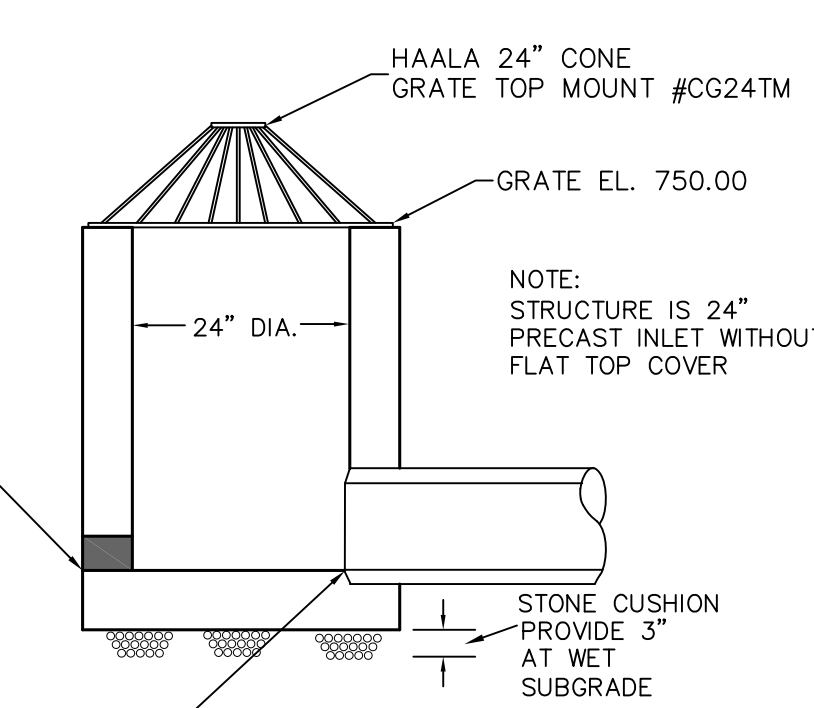
STORM WATER POND #3 DETAIL
NOT TO SCALE



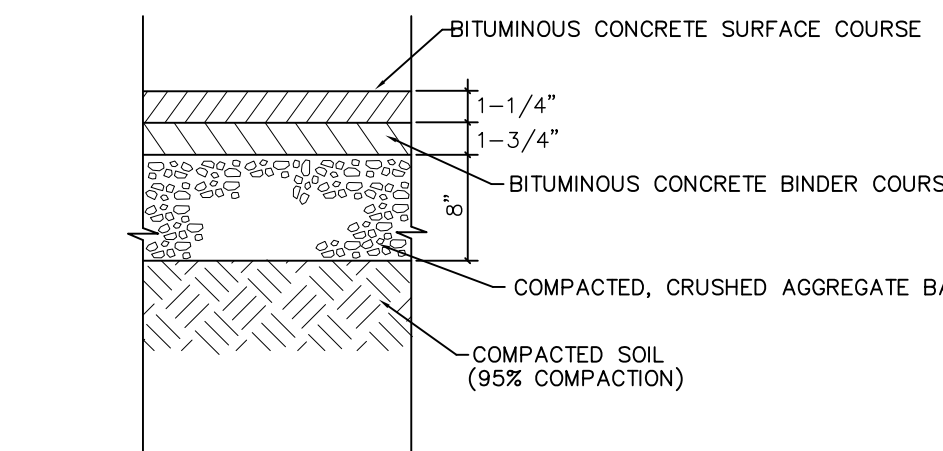
PRECAST STORM MH/INLET
NOT TO SCALE



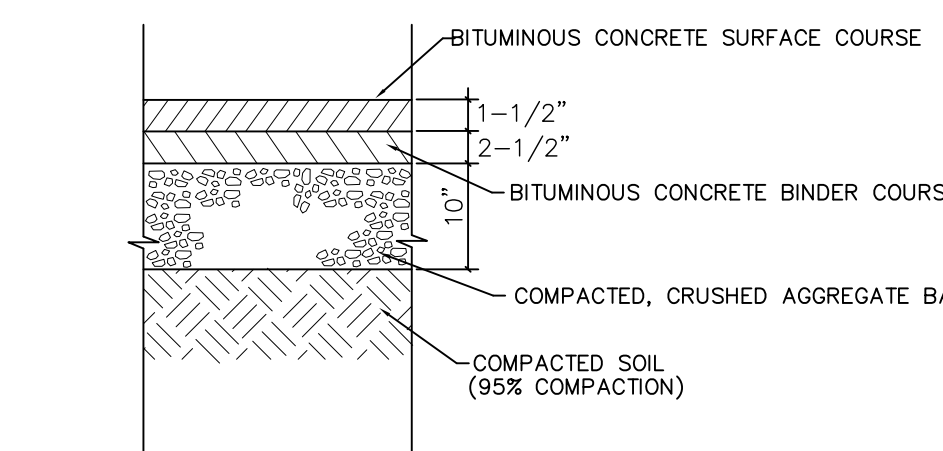
PRECAST 24\"/>



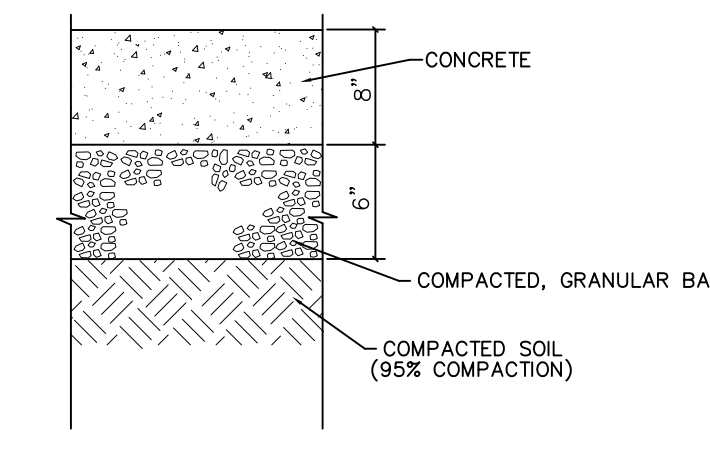
PRECAST 24\"/>



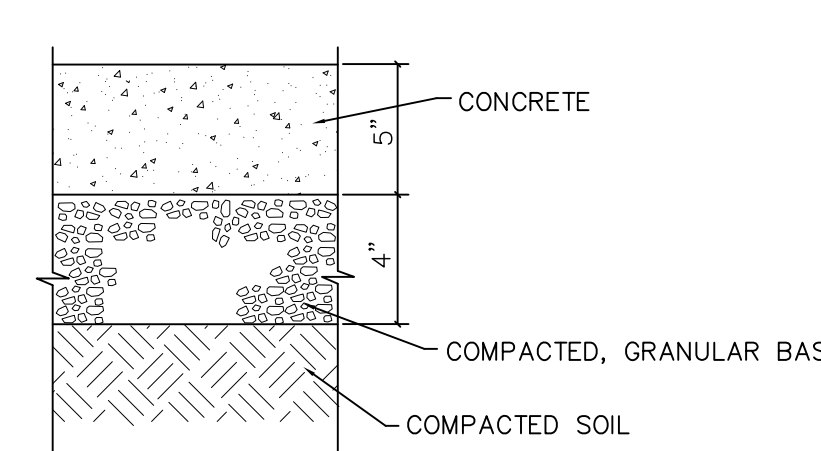
**STANDARD DUTY ASPHALT PAVEMENT
(PARKING AREA)**
NOT TO SCALE



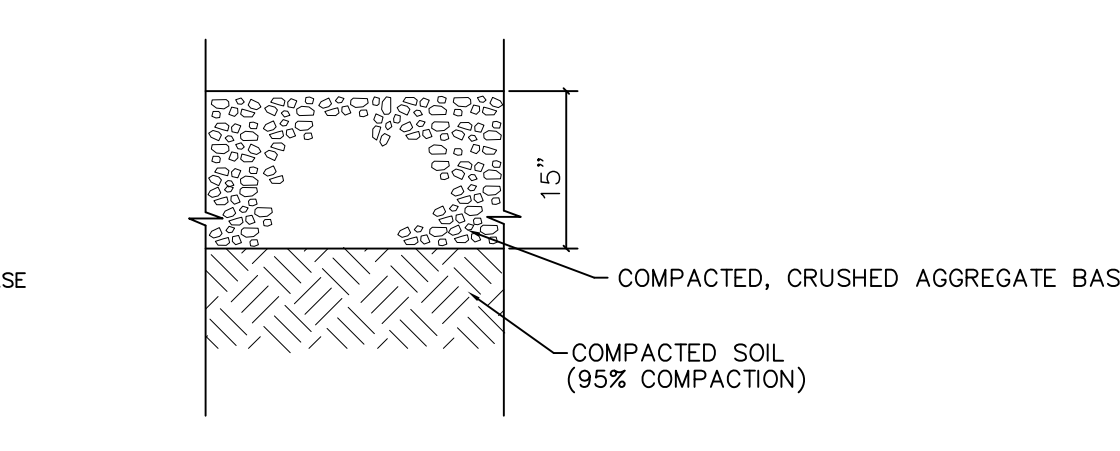
**HEAVY DUTY ASPHALT PAVEMENT
(TRUCK TRAFFIC AREA)**
NOT TO SCALE



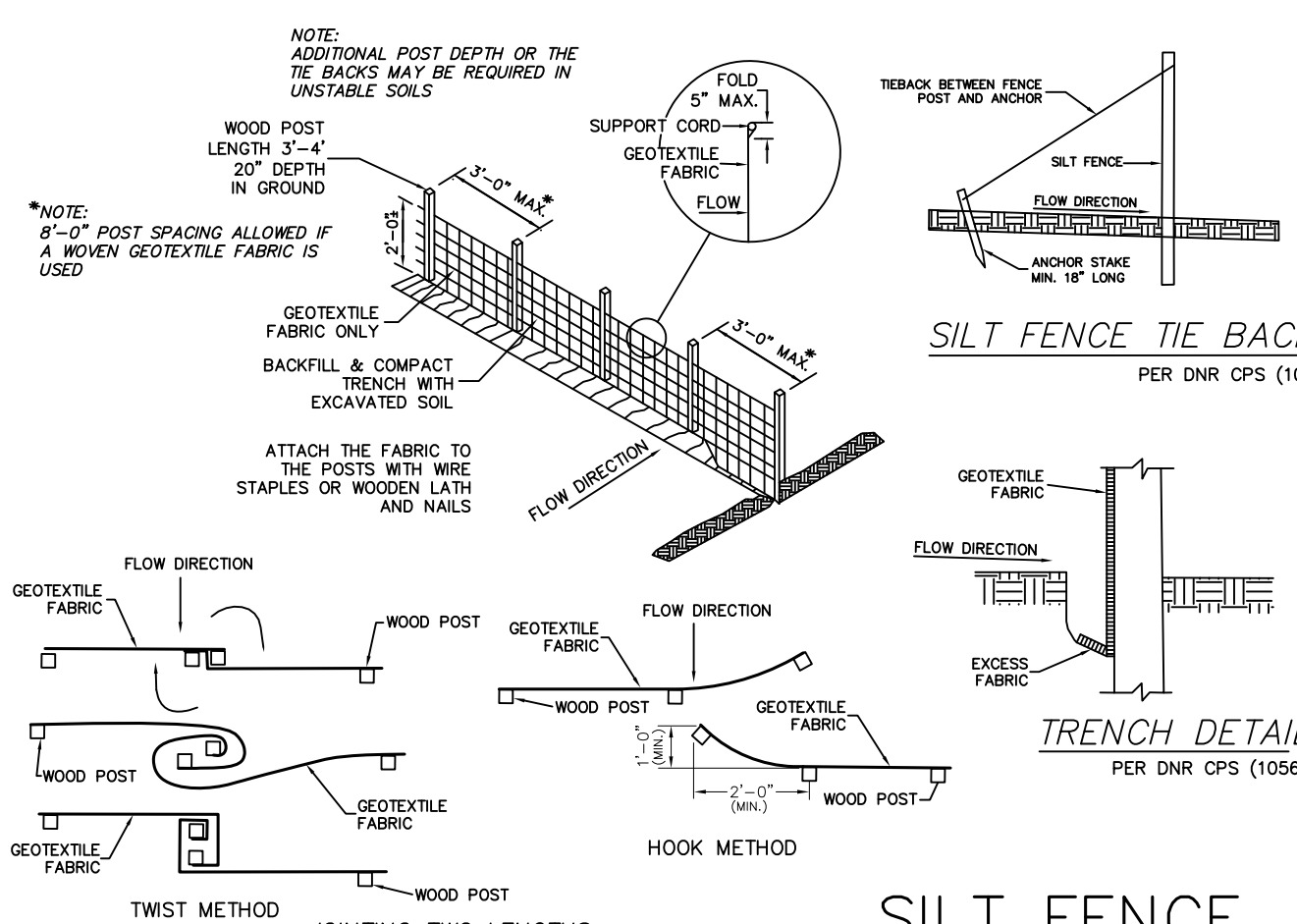
**CONCRETE PAVEMENT
(LOADING DOCKS)**
NOT TO SCALE



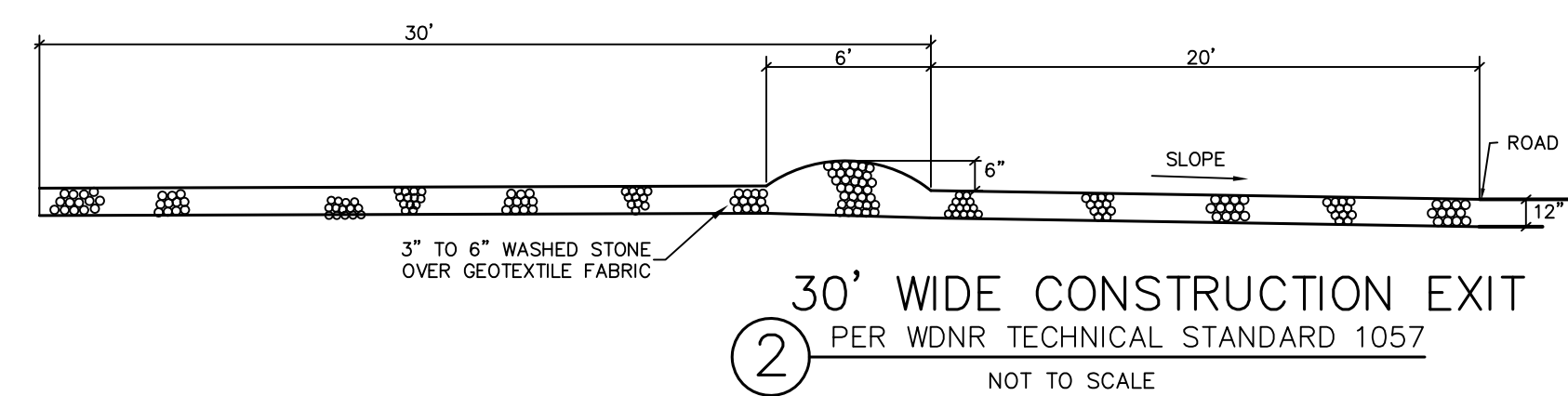
CONCRETE SIDEWALK
NOT TO SCALE



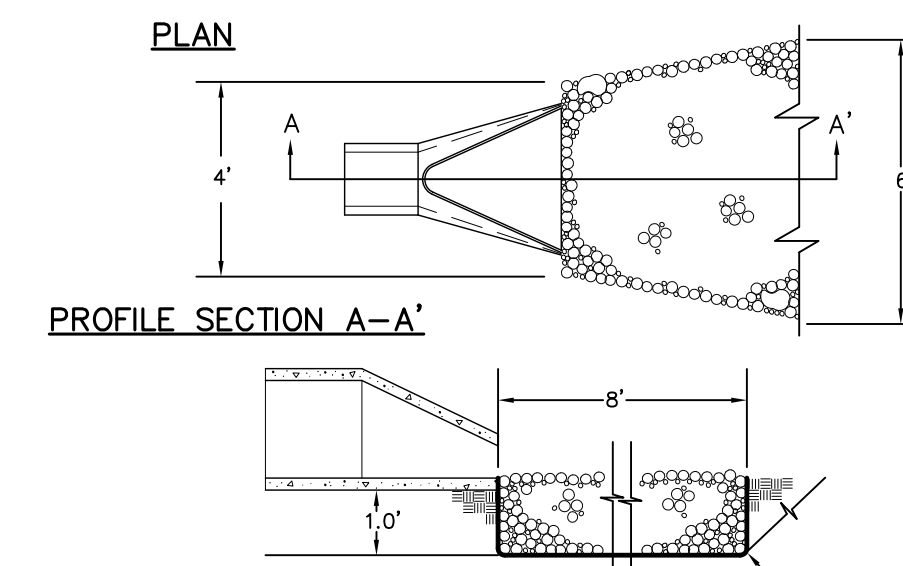
**STONE PARKING AREA
(VEHICLE STORAGE AREA)**
NOT TO SCALE



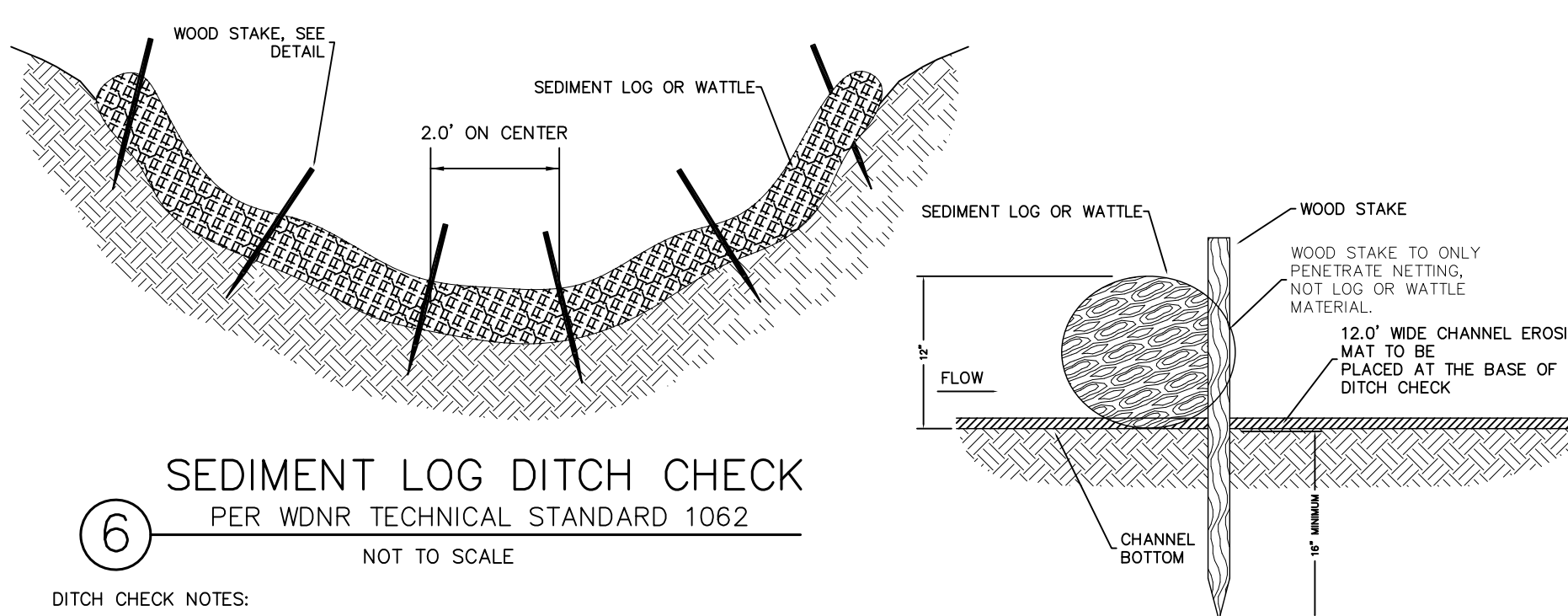
SILT FENCE
PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE



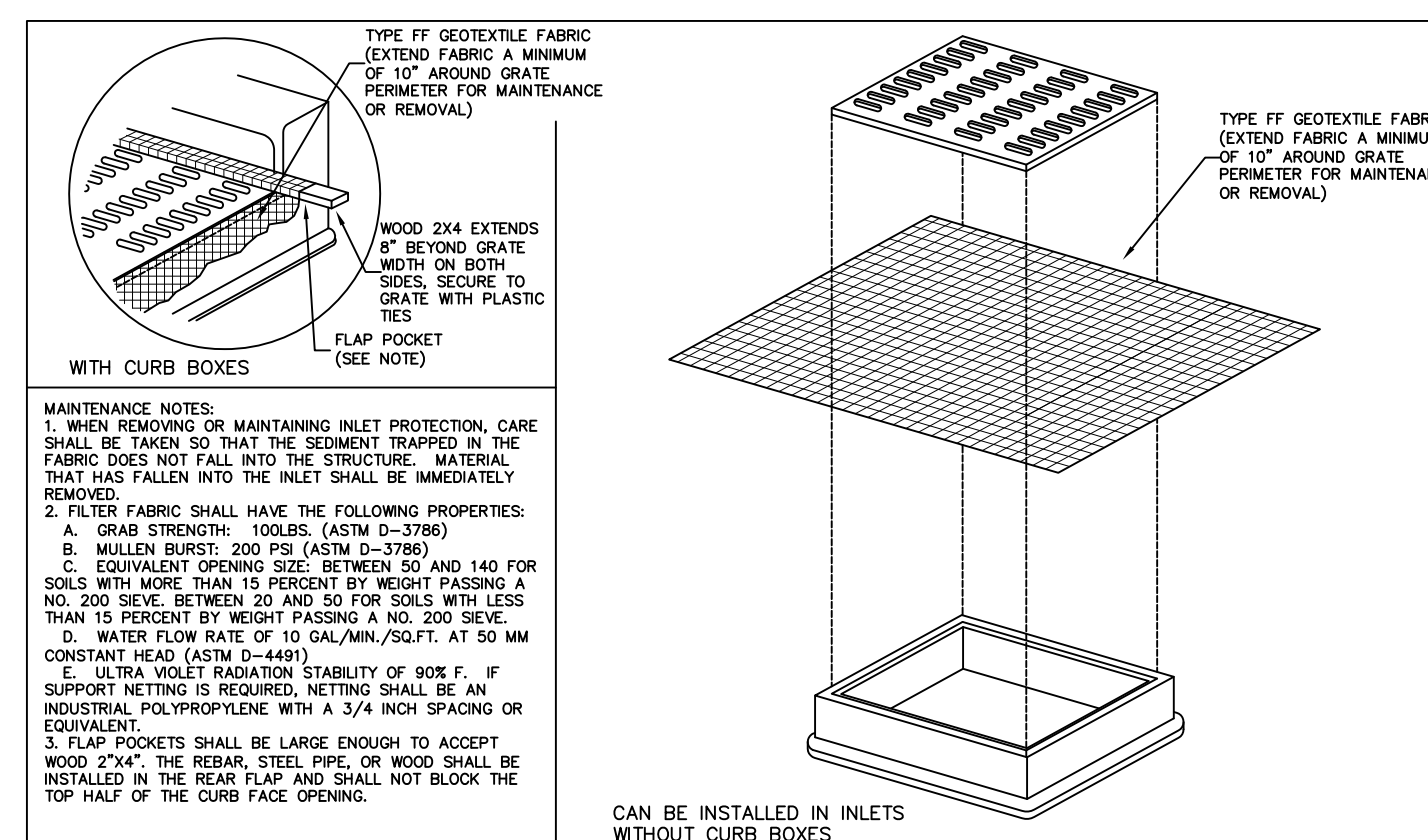
30' WIDE CONSTRUCTION EXIT
PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE



OUTLET PROTECTION FOR ENDSECTION
NOT TO SCALE



SEDIMENT LOG DITCH CHECK
PER WDNR TECHNICAL STANDARD 1062
NOT TO SCALE



INLET GRATE SCREEN
PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE



Scale: 1" = 60'0"

L 1.0

**HELLER &
ASSOCIATES, LLC**
LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

2.3.22 ISSUE TO OWNER
2.7.22 REVISED CIVIL

OVERALL LANDSCAPE PLAN

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET NUMBER





15. **Project Completion:** Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

PLANTING & HARDSCAPE DETAILS

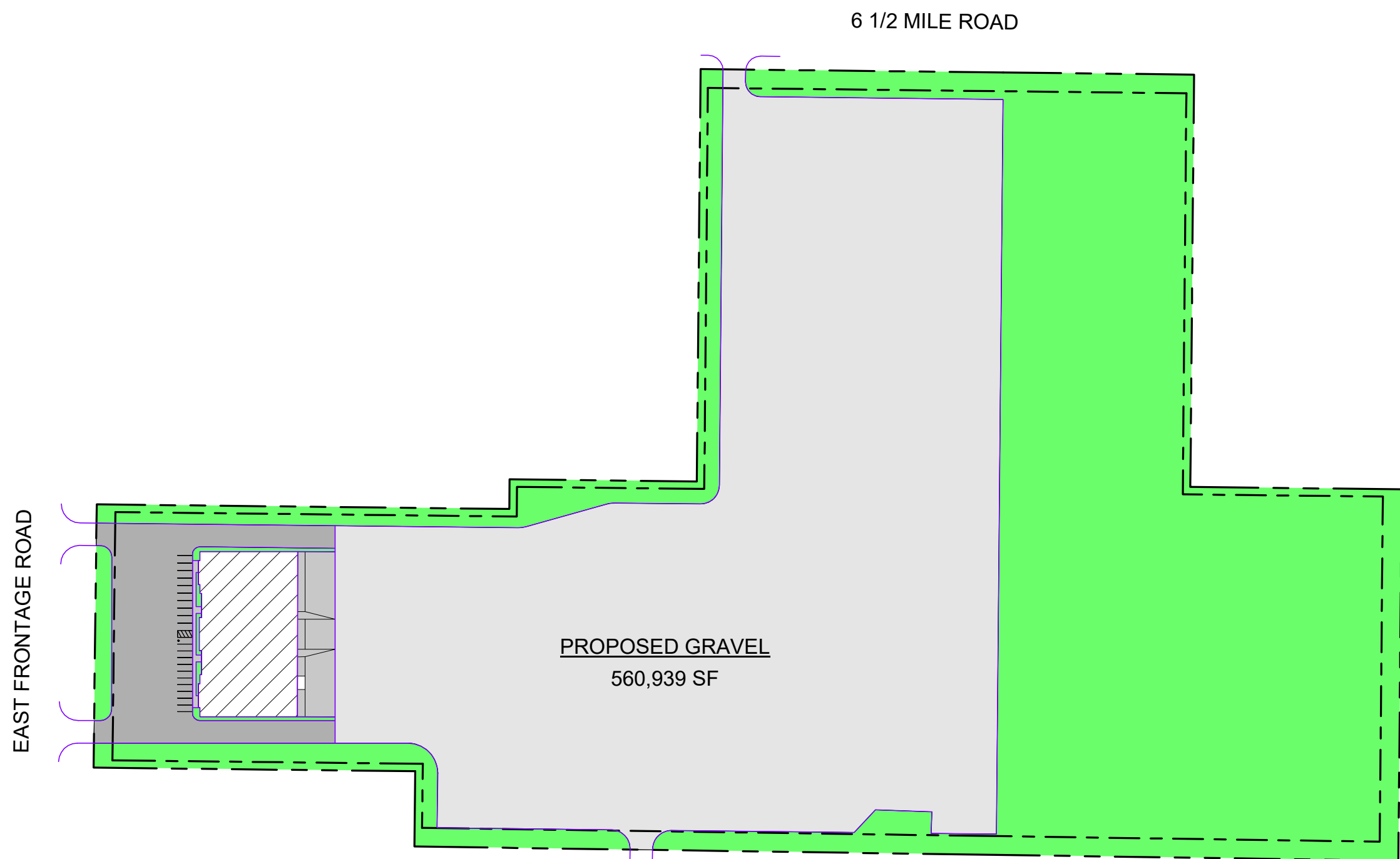
L 1.2

L1.2



2

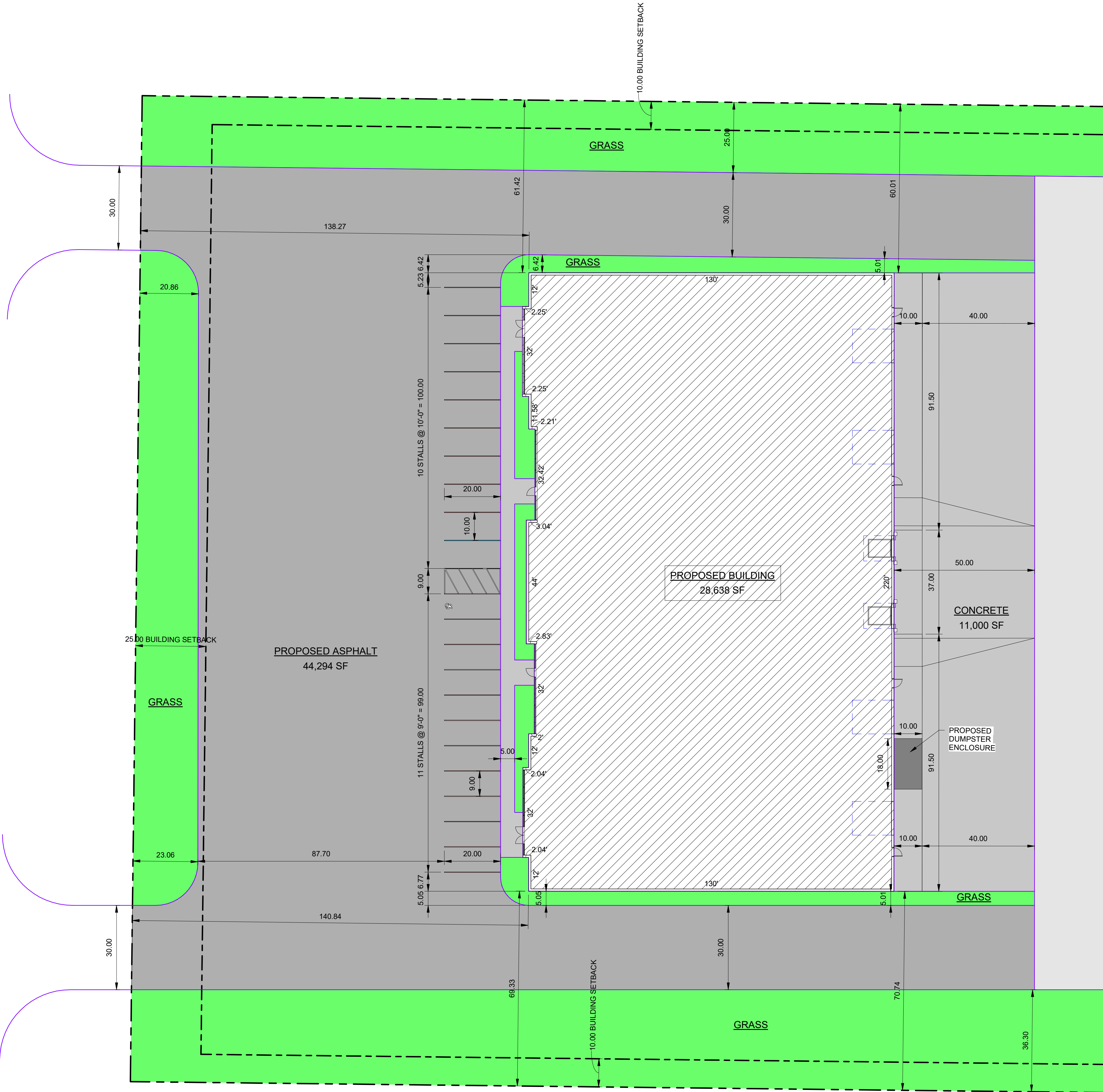
ARCHITECTURAL SITE PLAN OVERALL
1" = 160'-0"



1

BUILDING ARCHITECTURAL SITE PLAN
1" = 20'-0"

EAST FRONTAGE ROAD



GENERAL SITE NOTES:

1. VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.
2. REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.
3. STRIP AND REMOVE ALL REMAINDER VEGETATION & X" +/- TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. STOCKPILE REUSABLE, UNCONTAMINATED TOPSOIL, AND PROVIDE FOR ALL EXCESS MATERIAL TO BE TRUCKED OFF SITE. RESPREAD SALVAGED TOPSOIL OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.
4. CUT (OR FILL) THE BUILDING AREA +5.0' BEYOND PERIMETER OF THE BUILDING
5. CUT THE FLOOR AREA TO THE SUB-GRADE ELEVATION. (THE PERIMETER FOUNDATION FOOTINGS TO BE EXCAVATED BY CONC. CONTR. TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN). BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART #1926 IF REQ'D BY THE G.C. FOR THE PROJECT
6. PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.
7. ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY AND APPROVED BY ANDERSON-ASHTON.
8. ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY. INTERIOR BACKFILL MATERIAL SHALL BE 3/4" CLEAR STONE.
9. ALL BACKFILL & FILL MATERIALS SHALL BE INSPECTED AND APPROVED BY ANDERSON-ASHTON PRIOR TO PLACEMENT. ALL FILL MATERIALS SHALL BE COMPACTED IN 8" MAX. LIFTS @ 95% MODIFIED PROCTOR.
10. PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS to +/- 0.10'
11. PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.
12. RETURN AFTER THE BUILDING IS ENCLOSED & FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND UTILITY TRENCHES.
13. GRADING CONTRACTOR SHALL FIX AND REPAIR PARKING AREA AND DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL AND/OR GRAVEL BASE BEFORE PAVING BEGINS. GRADING CONTRACTOR SHALL SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES BEFORE PAVING BEGINS.
14. GRADING CONTRACTOR SHALL BE PREPARED TO HANDLE ALL SPOILS WHICH MAY INCLUDE ON SITE STORAGE AND TRUCKING OFF SITE. GRADER TO GET PRIOR APPROVAL FROM G.C. FOR PLACEMENT OF STOCKPILE SITES PRIOR TO STARTING STRIPPING OF TOPSOIL.
15. AWARDED GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES
16. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN DISTANCE OF 10' MEASURED PERP. TO THE FACE OF THE FOUNDATION WALL.

ASPHALT PAVING WORK

1. FURNISH AND INSTALL A 8" CRUSHED AGGREGATE BASE AT THE ASPHALT PAVING PARKING AREAS.
2. FINE GRADE AND COMPACT STONE BASE.
3. FURNISH AND INSTALL A 4" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT TRUCK/DRIVE AREAS
4. FURNISH AND INSTALL ALL PARKING STALL STRIPING, H.C. SYMBOLS, & H.C. SIGNS ON METAL POSTS.

SITE STATISTICS		
NAME	AREA	AREA RATIO
CONCRETE	12,200 SF	1%
GRASS	505,439 SF	44%
PROPOSED ASPHALT	44,294 SF	4%
PROPOSED BUILDING	28,638 SF	2%
PROPOSED GRAVEL	560,939 SF	49%
GRAND TOTAL	1,151,510 SF	100%

ZONING

ZONED:	B-3
MIN. BUILDING SETBACKS (FT):	STREET YARD: 25' INTERIOR SIDE YARD: 10' REAR YARD: 25'
MAX. BUILDING HEIGHTS (FT):	PRINCIPAL BUILDING: 35'

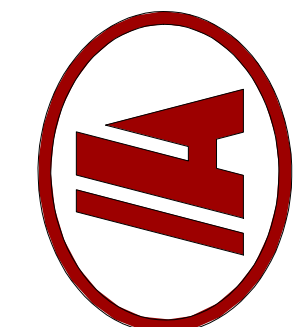
PARKING

PARKING REQUIREMENTS: PARKING RATIOS SHALL NOT EXCEED 3.5 PARKING SPACES FOR EVERY 1,000 GROSS SQUARE FEET OF BUSINESS, COMMERCIAL, INDUSTRIAL, RECREATIONAL OR INSTITUTIONAL USE UNLESS SPECIALLY ALLOWED AS PART OF A PLANNED UNIT DEVELOPMENT.

MAX STALLS:	101
TOTAL STALLS PROPOSED:	21
TOTAL ACCESSIBLE STALLS REQUIRED:	1
TOTAL ACCESSIBLE STALLS PROPOSED:	(1)

THIS IS A SCHEMATIC DRAWING, NOT A WORKING DRAWING. ANDERSON-ASHTON DESIGN/BUILD ASSOCIATES, INC. (A/A) IS AN ENGINEERING FIRM ASSOCIATED WITH DESIGN DEVELOPMENT AND/OR CONSTRUCTION ENGINEERING DESIGN, REGULATORY APPROVAL, ETC. NORMALLY, A/A WILL BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING OUTLINE SPECIFICATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DEFINING OWNER CONTRACTOR/ARCHITECT AREAS OF RESPONSIBILITY TO BE DEVELOPED IN A CONTRACTUAL AGREEMENT.

ANDERSON-ASHTON
DESIGN / BUILD
7215 South 16th Street
New Berlin, WI 53151
Phone: (262) 786-4464
www.anderson-ashton.com



PRELIMINARY NOT FOR CONSTRUCTION

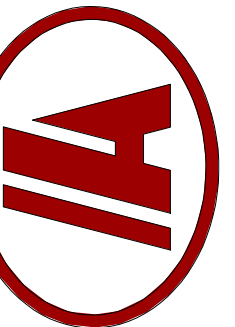
PROPOSED NEW BUILDING FOR:
HRIBAR

7213 INTERSTATE 41, CALEDONIA, WI 53108

DRAFTED BY: UH
DESIGNER: RS
ISSUE: 2/9/2022 11:44:30 AM
SUBMITTAL DATE: 2/9/2022
DESIGN NO.: P-02111
CONSTRUCTION NO.: -

ARCHITECTURAL SITE PLAN

AS01



PRELIMINARY NOT FOR CONSTRUCTION


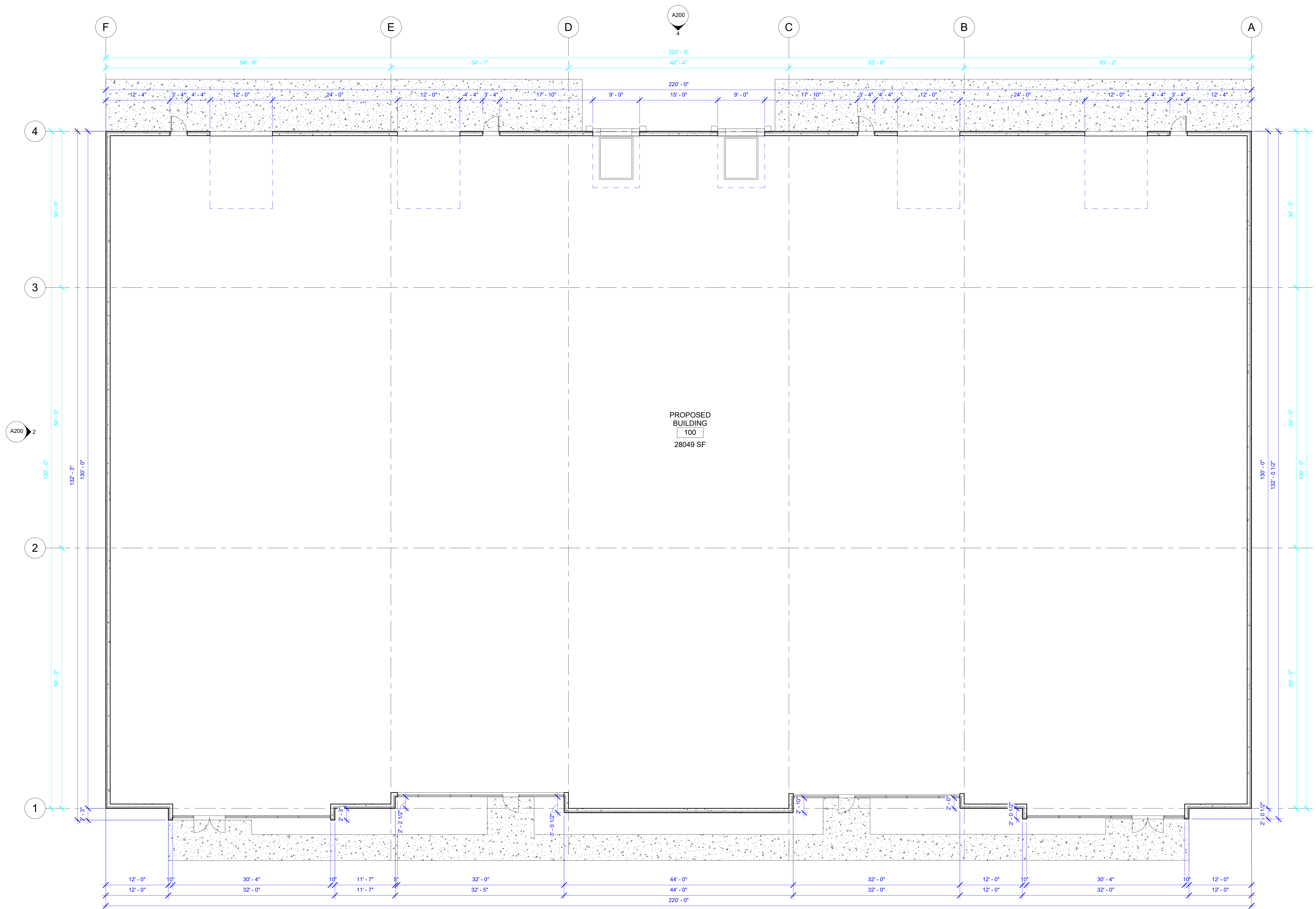
HRIBAR

7213 INTERSTATE 41, CALEDONIA, WI 53108

DRAFTED BY:	SS
DESIGNER:	RS
ISSUE:	2/9/2022 3:41:41 PM
SUBMITTAL DATE:	2/9/2022
DESIGN NO.	P-02111
CONSTRUCTION NO.	-

LANE

A101



FLOOR PLAN
1/8" = 1'-0"



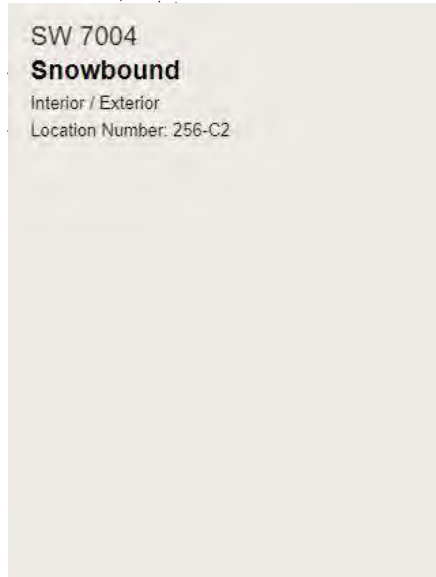
CANOPY / COPING - MIDNIGHT BRONZE



LOW-E GLAZING - GREEN TINT



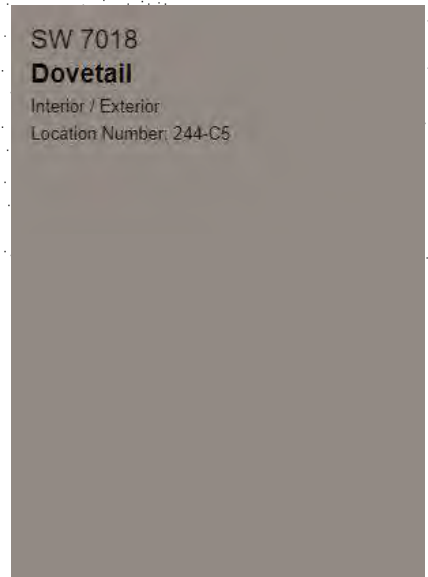
STOREFRONT SYSTEM - CLEAR ANODIZED



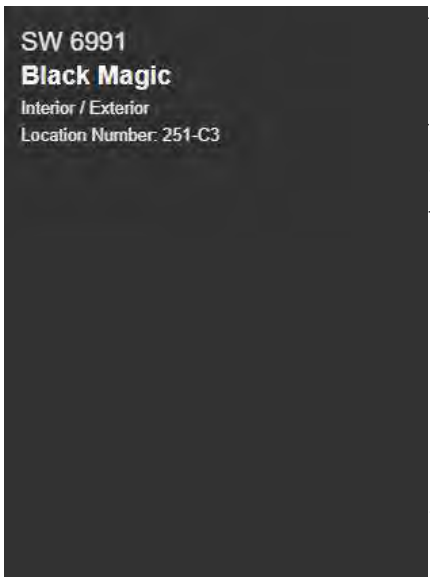
PAINT - WHITE



PAINT - LIGHT GRAY

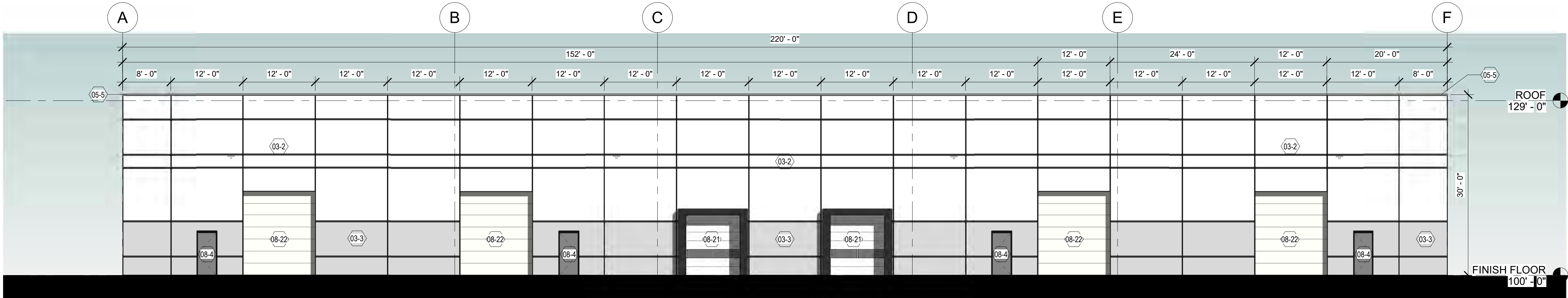


PAINT - MEDIUM GRAY

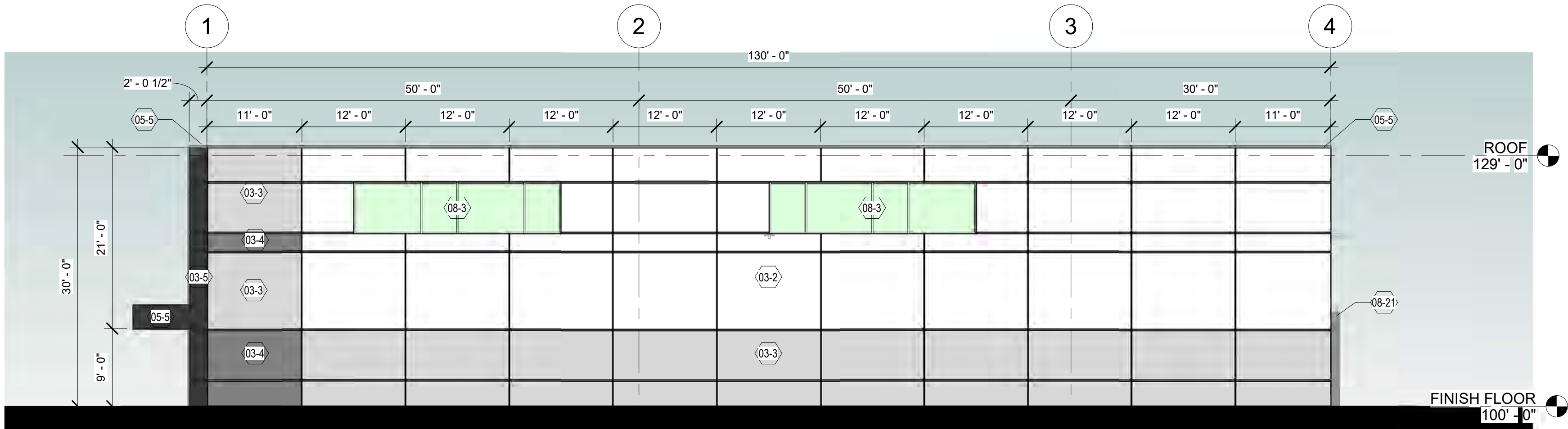


PAINT - DARK GRAY

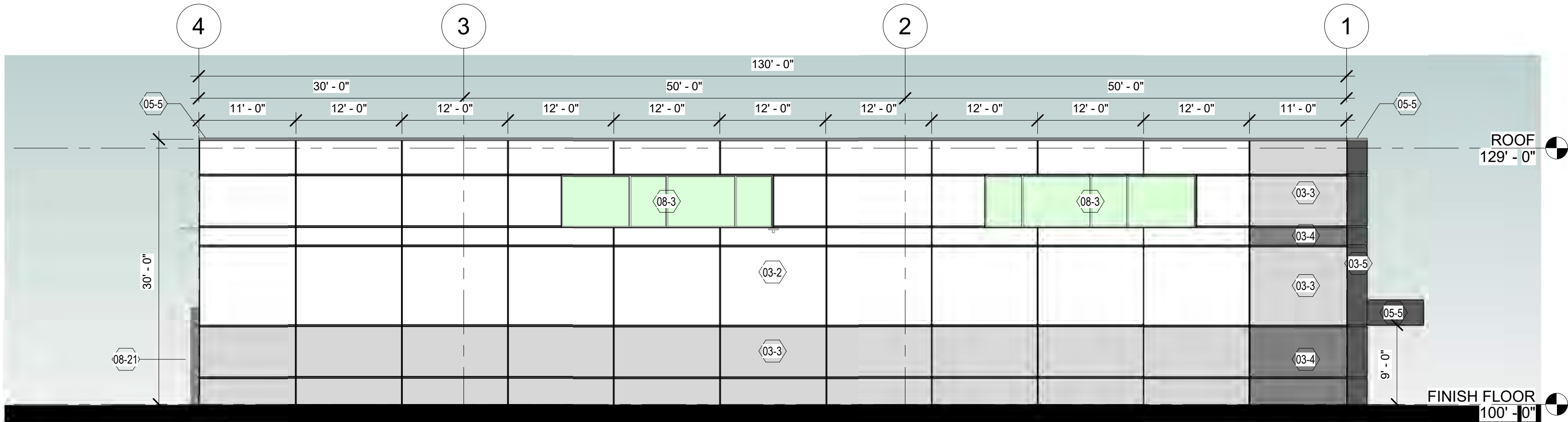
ELEVATION KEYNOTE LEGEND	
Key Value	Keynote Text
03-2	EXTERIOR PRE-CAST CONCRETE INSULATED WALL PANEL WITH PAINTED FINISH - WHITE (SW 7004 SNOWBOUND)
03-3	EXTERIOR PRE-CAST CONCRETE INSULATED WALL PANEL WITH PAINTED FINISH - LIGHT GRAY (SW 7015 REPOSE GRAY)
03-4	EXTERIOR PRE-CAST CONCRETE INSULATED WALL PANEL WITH PAINTED FINISH - MEDIUM GRAY (SW 7018 DOVETAIL)
03-5	EXTERIOR PRE-CAST CONCRETE INSULATED WALL PANEL WITH PAINTED FINISH - DARK GRAY (SW 6991 BLACK MAGIC)
05-5	PREFINISHED STEEL CANOPY/COPING - MIDNIGHT BRONZE
08-3	THERMAL BROKEN CLEAR ANODIZED ALUMINUM FRAMING W/ 1" LOW-E GLAZING - GREEN TINT
08-4	PAINTED INSULATED HOLLOW METAL SERVICE DOOR AND FRAME WITH EGRESS HARDWARE & EMERGENCY EGRESS CODE REQUIRED LIGHTING
08-21	9'-0" X 10'-0" INSULATED OVER HEAD DOCK DOOR W/DOCK SEALS AND BUMPERS
08-22	12'-0" X 14'-0" INSULATED OHD



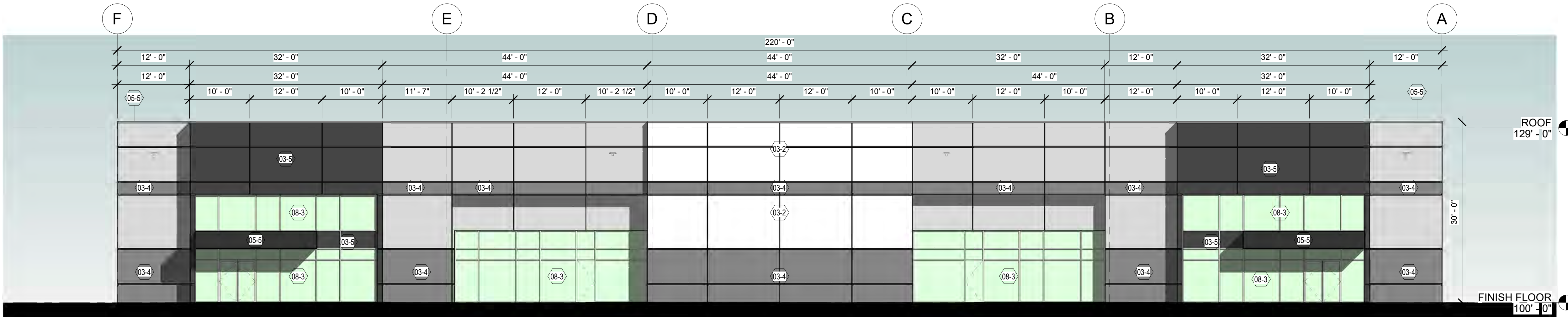
4 EAST ELEVATION
1" = 10'-0"



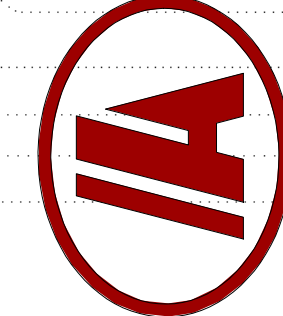
3 SOUTH ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"



1 WEST ELEVATION
1" = 10'-0"

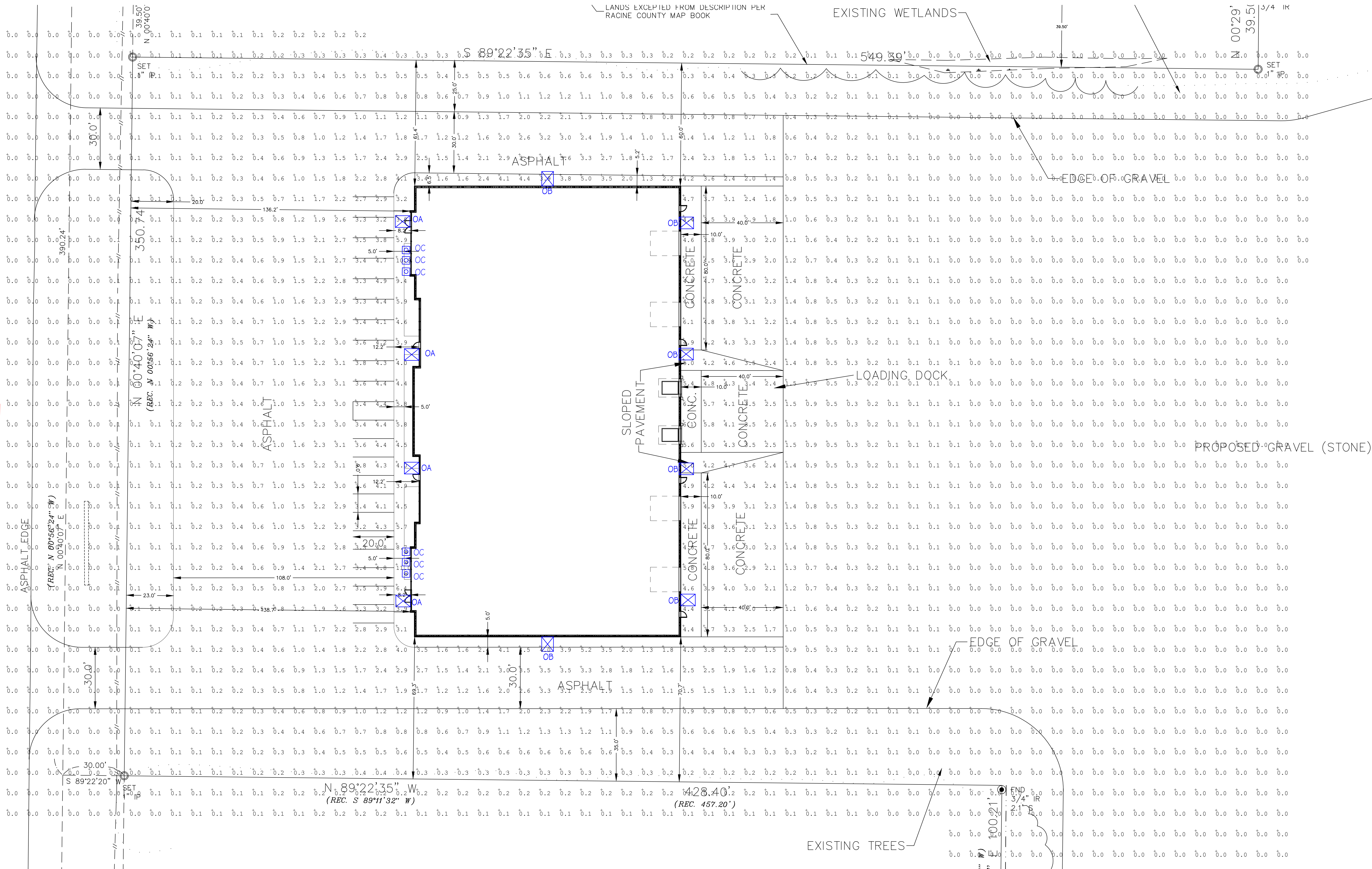


—x—x— 1.H. 94”
(PUBLIC RIGHT OF WAY WIDTH

EAST FRONTAGE ROAD

ASPHALT EDGE

N

[illegible]

LIGHTING NOTES:

1. MULTIPLE PARTS ARE NEEDED TO ASSEMBLE AS A COMPLETE FIXTURE.
SEE INSTALLATION INSTRUCTIONS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.66	11.0	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	1.43	4.9	0.1	14.30	49.00

DISCLAIMER: CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA & CIE STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

ELECTRICAL
SHOP
DRAWINGS

REVISIONS SCHEDULE		
26.		
25.		
24.		
23.		
22.		
21.		
20.		
19.		
18.		
17.		
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3.		
2.		
1.		
No.	Revision	Date

GIRAFFE Electric

GIRAFFE ELECTRIC II, INC.

2025 S WEST AVENUE
WAUKESHA, WI
53189
262-549-6500
FAX 262-549-6503

PROJECT ADDRESS:

HRIBAR
EAST FRONTAGE ROAD
CALEDONIA, WI

DATE: 2/4/22

DRAWN BY: JDG

REVISION
DATE:

SHEET NUMBER:
E-5-0

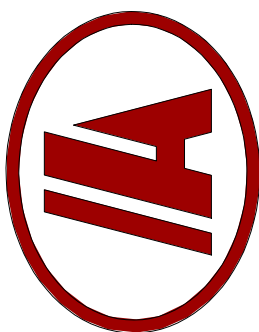
SHEET TITLE:
SITE POINT BY POINT PLAN

PROJECT NUMBER:

SCALE:
1"=20'-0"

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ANDERSON
DESIGN / BUILD
7706 South 186th Street
New Berlin, WI 53151
Phone: (262) 786-4646
www.andersonlighting.com



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED NEW BUILDING FOR:
HRIBAR

DRAFTED BY: **UH**
DESIGNER: **RS**
ISSUE: 2/9/2022 11:22:24 AM
SUBMITTAL DATE: 2/9/2022
DESIGN NO.: P-02111
CONSTRUCTION NO.: -

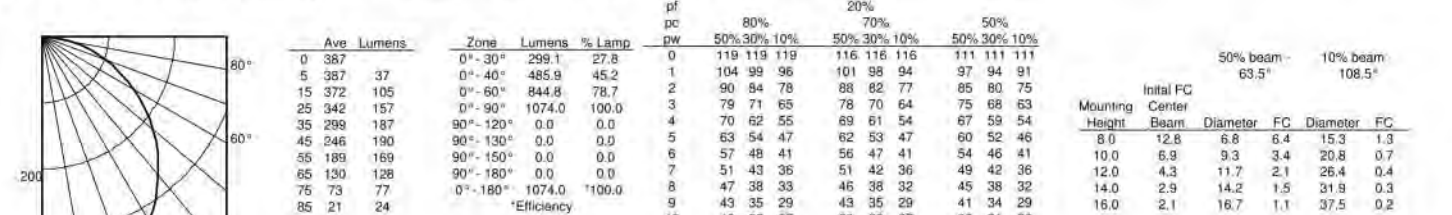
FIXTURES

WF4/WF6/WF8 Switchable White 4", 6" or 8" LED Wafer Module

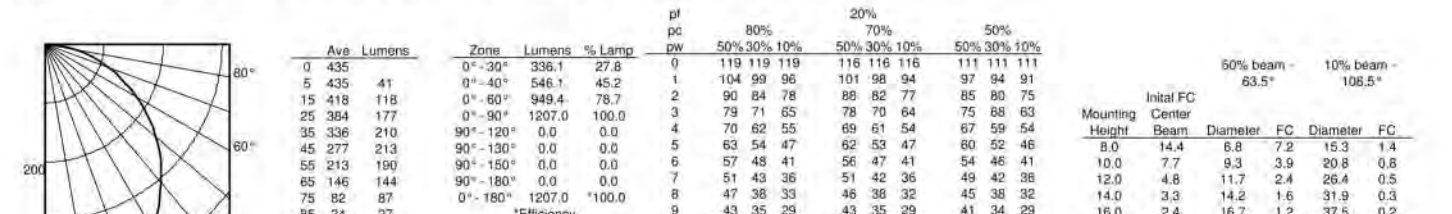
PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30° Above Floor for a Single Luminaire
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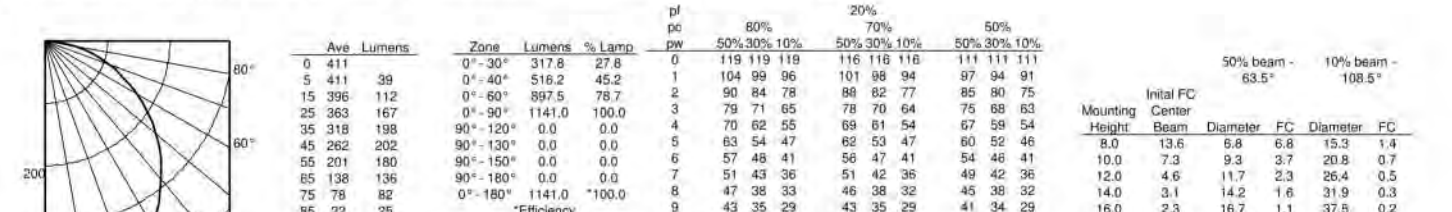
WF6 LED 27K30K35K, 2700K LEDs, input watts: 14, delivered lumens: 1074, LM/W=77, test no. ISF 3682P7



WF6 LED 27K30K35K, 3000K LEDs, input watts: 13, delivered lumens: 1207, LM/W=93, test no. ISF 3682P8



WF6 LED 27K30K35K, 3500K LEDs, input watts: 14, delivered lumens: 1141, LM/W=82, test no. ISF 3682P9



WF4/WF6/WF8 Switchable White 4", 6" or 8" LED Wafer Module

ORDERING INFORMATION For shortest lead times, configure product using **standard options** (shown in bold).

Series	Lamp	CCT/W/Lumens ¹	CRI	Finish
WF4	4" wafer thin LED downlight	27K30K35K 2700K/1074/1044L 3000K/1074/1044L 3500K/1074/1044L	90CRI 90CRI	WW Matte White MB Matte Black BN Brush Nickel OB Oil Rubbed Bronze

ORDERING INFORMATION For shortest lead times, configure product using **standard options** (shown in bold).

Series	Lamp	CCT/W/Lumens ¹	CRI	Finish
WF6	6" wafer thin LED downlight	27K30K35K 2700K/1207/1207L 3000K/1207/1207L 3500K/1207/1207L	90CRI 90CRI	WW Matte White MB Matte Black BN Brush Nickel OB Oil Rubbed Bronze

ORDERING INFORMATION For shortest lead times, configure product using **standard options** (shown in bold).

Series	Lamp	CCT/W/Lumens ¹	CRI	Finish
WF8	8" wafer thin LED downlight	27K30K35K 2700K/2000/1600L 3000K/2000/1600L 3500K/2000/1600L	90CRI 90CRI	WW Matte white MB Matte black

Notes
1. Total system delivered lumens.

Accessories: Order as separate ordering number.	
WF4 PAN R12	4" new construction pan, retail pack of 12
WF6 PAN R12	6" new construction pan, retail pack of 12
WF8 PAN R12	8" new construction pan, retail pack of 12
WF4 PAN R12	4" new construction pan, retail pack of 12
WF6 PAN R12	6" new construction pan, retail pack of 12
WF8 PAN R12	8" new construction pan, retail pack of 12
WF4 PAN R12	4" new construction pan, retail pack of 12
WF6 PAN R12	6" new construction pan, retail pack of 12
WF8 PAN R12	8" new construction pan, retail pack of 12

LITHONIA LIGHTING One Lithonia Way, Conyers, GA 30012 Phone: 1-800-705-SEW (7378) www.lithonia.com © 2021Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/10/22

WF4/WF6/WF8 Switchable White 4", 6" or 8" LED Wafer Module

ENERGY DATA

Color Temperature	2700K	3000K	3500K
Lumens	1070	1150	1110
CR	90	90	90
Rated voltage	14.3	13.4	13.9
Life/Hours	75,000	75,000	75,000
Min. Starting Temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
SWR/TH	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.98	0.98	0.98
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120W	120W	120W
Input current	0.12A	0.12A	0.12A

Color Temperature	3000K	4000K	5000K
Lumens	1090	1190	1120
CR	90	90	90
Rated voltage	13.8	13.4	13.9
Life/Hours	75,000	75,000	75,000
Min. Starting Temp	-40°C (-40°F)	-40°C (-40°F)	-40°C (-40°F)
SWR/TH	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B	FCC Title 47 CFR, Part 15, Class B
Sound rating	Class A Standards	Class A Standards	Class A Standards
Input voltage	120V	120V	120V
Min. power factor	0.98	0.98	0.98
Input frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input power	120W	120W	120W
Input current	0.12A	0.12A	0.12A

WF4/WF6/WF8 Switchable White 4", 6" or 8" LED Wafer Module

Category Number	SEE BELOW
Notes	HRIBAR
Type	OC

Wafer LED Recessed Downlight WF4/WF6/WF8 4" LED Switchable White Color Temperature IC/Non-IC New Construction/Remodel

CONSTRUCTION — Aluminum die cast outer frame. Durable, powder coat paint (epoxy/urethane). F14 minimum rated cable connector to connect from module to remote driver box. IC rated driver with common sense and safety of new events when color temperature options, such as setting choice to blue-white 2700K, 3000K, and 3500K or 4000K, 4000K, and 5000K using the switch. The isolated driver integrated inside steel remote box with four 1/8" knockouts with slots for wiring. Suitable for pulling wires with the 1/2" cable tech wiring compartment to accommodate up to 16 14 gauge insulated conductors, making the Wafer LED Downlight much easier to wire in 2in/2out (plus ground) dry-dry chain applications and contractor friendly.

INSTALLATION — Ideal for shallow ceiling systems, no housing required. Just snap clip for easy installation. 4", 6" or 8" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 4 1/4" for the WF4, 6 1/4" for the WF6 and 8 1/4" for the WF8. Suitable for installation in wet and damp ceiling applications (WF6&8 Pan, 1" gasket space required for installation of the remote driver box).

OPTICS — Edge LED technology uses light guide plate to distribute light. Polycarbonate lens provides even illumination throughout the space.

ELECTRICAL — Connect directly to 120V (Class 2 CAN/ICES 505 (B) /NMB-405 (B)) LED driver. High efficient driver with power factor > 0.95 Ambient operating temperature: -40°F/-40°C to 140°F/60°C. Operating down to 10% with most standard incandescent drivers (see list of approved drivers). Replaces 60W incandescent (WF4), 75W incandescent (WF6) or 100W incandescent (WF8).

LIGHTING — CRI Certified (40 and 40+), excellent color rendering. DIMMABLE (3000K, 4000K, 5000K). Air Tight certified in accordance with ASTM E283-204, NEMA Certified. Can be used to comply with California Title 24 Part 6.1 Energy LED Light Source Requirements.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.lithonia.com/support/warranty-terms-and-conditions.

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

WF4	WF6	WF8
WF4 Specifications	WF6 Specifications	WF8 Specifications
Aperture: 3.2 (8.3)	Aperture: 4.9 (12.4)	Aperture: 6.9 (17.5)
Ceiling opening: 4.2 (10.7)	Ceiling opening: 6 (15.2)	Ceiling opening: 8 (20.4)
Overlap trim: 4.7 (12.0)	Overlap trim: 6.7 (17)	Overlap trim: 8.9 (22.5)
Height: 1.1 (2.8)	Height: 1.1 (2.8)	Height: 1.1 (2.8)

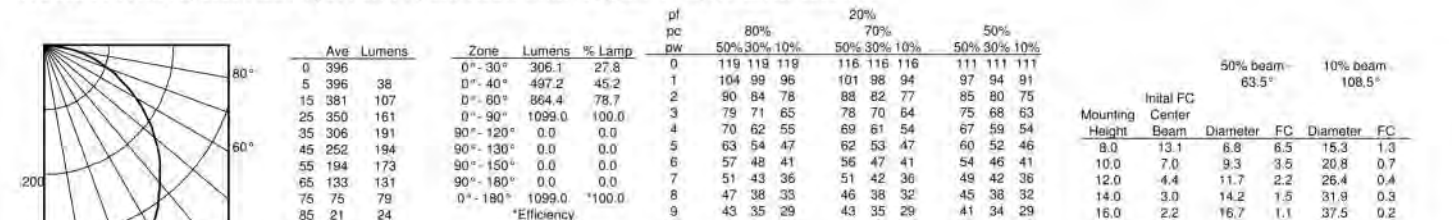
DOWNLIGHTING: One Lithonia Way, Conyers, GA 30012 Phone: 1-800-705-SEW (7378) www.lithonia.com © 2021Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/10/22

WF4/WF6/WF8 Switchable White 4", 6" or 8" LED Wafer Module

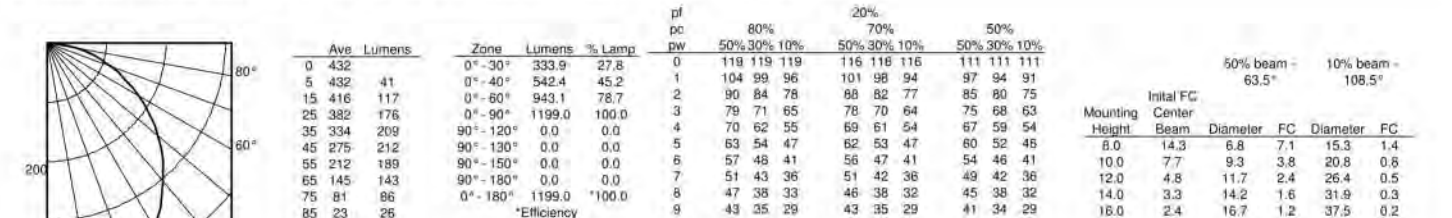
PHOTOMETRICS

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

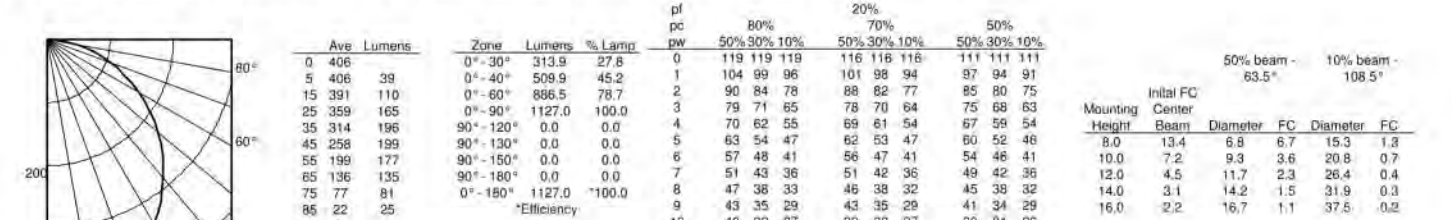
WF6 LED 30K40K50K, 3000K LEDs, input watts: 14, delivered lumens: 1099, LM/W=79, test no. ISF 3682P10



WF6 LED 30K40K50K, 4000K LEDs, input watts: 13, delivered lumens: 1199, LM/W=92, test no. ISF 3682P11



WF6 LED 30K40K50K, 5000K LEDs, input watts: 14, delivered lumens: 1122, LM/W=81, test no. ISF 3682P12



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Project

HRIBAR

Consulting

SEE BELOW

Type

OA

Proposed by

Notes

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Prevail LED

Area / Site Luminaire

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Quick Facts

Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)

Replaces 70W up to 1,000W HID equivalents

Efficacies up to 160 lumens per watt

Energy and maintenance savings up to 85% versus HID solutions

Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail LED

25-1/2" (647mm)

25-1/2" (647mm)

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PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED NEW BUILDING FOR:

HRIBAR

7213 INTERSTATE 41, CALEDONIA, MI 49310

DRAFTED BY: RH
DESIGNER: US
ISSUE: 29/2022 11:22:25 AM
SUBMITTAL DATE: 11/29/2022
DESIGN NO.: P-02111
CONSTRUCTION NO.:

FIXTURES

E-5-2

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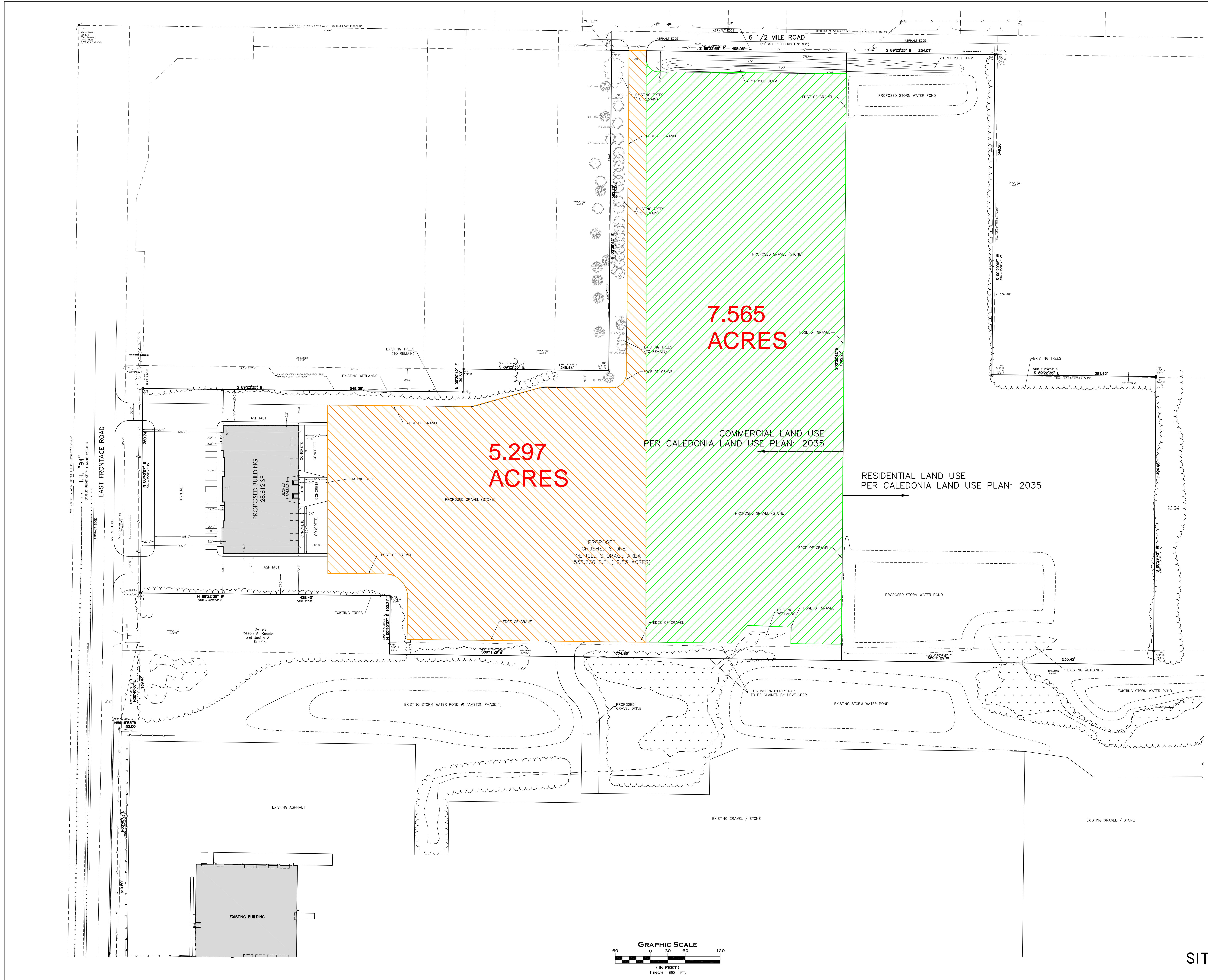
ANDERSON
DESIGN / BUILD
ASSOCIATES, INC.
770 South Main Street
New Berlin, WI 53151
Phone: (262) 786-4640
www.andersondb.com



HRIBAR NORTH
CALEDONIA, WI

CJE NO.: 2109R4
DECEMBER 8, 2021
FEBRUARY 3, 2022

SITE PLAN **C1.0**





Meeting Date: March 28, 2022

Item No. **6a**

PLAN COMMISSION REPORT

Proposal: Building, Site, & Operations (BSO) Plan Review

Description: Review a request for approval of a building, site, and operation plan for a ±188,358 square-foot industrial building located on 4 Mile Road, directly south of 13108 4 Mile Road.

Applicant(s): Steven Buss (Likewise Partners LLC)

Address(es): 4 Mile Road

Suggested Motion: That the Plan Commission recommends to the Village Board that a building, site, and operations plan for a ±188,358 square-foot industrial building be approved for the property located on 4 Mile Road, directly south of 13108 4 Mile Road with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed through the building, site, and operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Industrial/Business Park.

Owner(s): Wispark LLC

Tax Key(s): 104-04-22-30-015-240

Lot Size(s): 11.35 acres

Current Zoning District(s): M-3, Heavy Industrial District

Overlay District(s): n/a

Wetlands: ☒ Yes ☐ No **Floodplain:** ☐ Yes ☒ No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is proposing to construct a ±188,358 square-foot industrial building located on 4 Mile Road, directly south of 13108 4 Mile Road. This building is being constructed as a speculation building, with no proposed tenants, and will be located on the parcel known as Pad C of the Deback Business Park.

The building exterior will be primarily precast concrete panels with glass and metal accents. The building will have a clerestory, having even spaced windows on all four sides of the building to provide natural light into the building. The design of the building meets the minimum design standards for non-residential developments by having a top, middle, and bottom design. This is accomplished through the use of varying shades of gray and blue accents. To draw attention to the building entrances, the building will have canopies above entrance doors and have blue shading. In addition, the blue colored portions of the building will be slightly higher than the rest of the roof line. Building height and setbacks conform with zoning district regulations.

There are two dumpster enclosures designated for the site. They are in the southeast and southwest portion of the site directly south of the building. The enclosures will be constructed of precast concrete panels which is like the materials used on the building. The entrance of the dumpster enclosures face interior to the site with gates consisting of black, vinyl coated, chain-link fencing with privacy slats.

The development will have 136 parking stalls. Depending on the building's use, the applicant has identified 32 future parking stalls. The number of proposed stalls and stall dimensions meet zoning code requirements. In the southern portion of the site, the applicant is proposing 25 semi-tractor trailers parking stalls to accommodate potential industrial uses. Currently, this portion of the site is not part of Pad C. The applicant is in the process of completing a lot line adjustment to allow for the parking stalls. To address this concern, staff included a condition of approval that the applicant will record a lot line adjustment with Racine County prior to submitting building permits. The parking lot will have a combination of light and heavy-duty asphalt pavement with areas of concrete near truck docks and semi-tractor trailer parking.

The submitted photometric plan complies with the Village code lighting requirements that no more than a 0.5 foot-candle be cast at the lot line. Condition 9 outlines requirements for lighting of the development.

Landscaping on the site incorporates a combination of deciduous and evergreen vegetation along with perennials, shrubs, and ornamental grasses. For any parking lot with over 25 stalls, landscaping is required in the parking lot. The parking lot incorporates bump outs which will include a deciduous tree. Along the north portion of the site, there will be a combination of deciduous trees with a row of shrubs near the parking stalls. Staff suggests that the proposed trees located on the parcel lot line be relocated further south as not to encroach on the public right-of-way. Perennials and shrubs will be installed along the building near the entrances. The eastern portion of the site will have plantings and shrubs along the side of the building. The western area of the site will have plantings and shrubs along the side of the building. The southern portion has evergreen trees to help screen the dock doors. The plan exceeds the minimum requirements for landscaping. The Plan Commission does have the discretion to modify the proposed landscaping.

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type.

The proposed development complies with Village zoning code regulating the M-3 District. If a future user is not a permitted use in the M-3 District, the tenant will need to get a conditional use permit approved prior to occupancy. Staff recommends approval of the proposed development subject to conditions

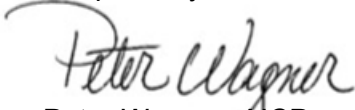
outlined in Exhibit A. If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion to approve the proposed development.

**EXHIBIT A: Conditions of Approval
4 Mile Road, Likewise Partners LLC**

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
3. **Lot Line Adjustment.** The applicant must record a lot line adjustment for Deback Business Park Pad C on 4 Mile Road with the Racine County Register of Deeds to accommodate the tractor trailer parking stalls prior to building permits being submitted.
4. **Plans.** The proposed operation shall be located, constructed, and utilized in accordance with the plans and documents dated February 14, 2022.
5. **Engineering Department.** The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
6. **Stormwater.** The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Public Services Director before permits are issued.
7. **Fire Department Approval.** Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
8. **Parking.** Parking at the site must be in compliance with the submitted plans. All parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. The driveway and all parking areas must be maintained in a hard-surfaced, dust-free condition.
9. **Lighting.** Lighting must comply with the approved lighting plan dated March 11, 2022. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway. Following installation, owner shall contact Village for an inspection to ensure that lighting was properly installed.
10. **Signage.** Any signage presented as part of the building, site, and operation review is not part of the review approval process. Prior to installation of any signs, a sign permit will be required prior to installation and meet all sign regulations in Title 16. Banners, balloons, flashing or animated signs are prohibited.

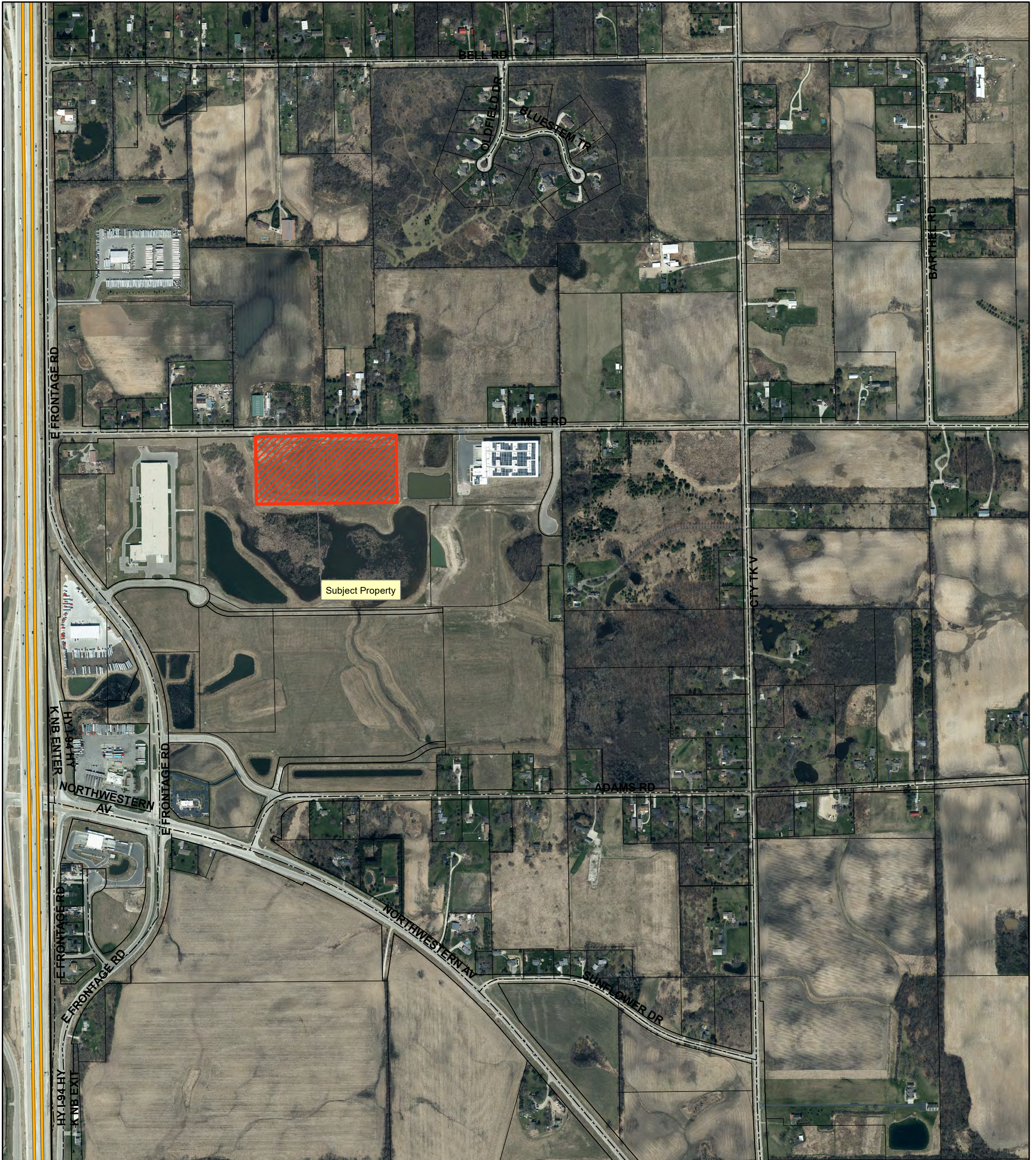
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11. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
 12. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
 13. **Property Maintenance Required.** A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade.
 14. **Expiration.** This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the development will be required to resubmit their application and go through the conditional use process.
 15. **Access.** The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
 16. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
 17. **Reimburse Village Costs.** Applicant shall reimburse to the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
 18. **Amendments to Building, Site & Operations Plan.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Village Development Director, may be made at a staff level, if authorized by the Village Development Director.
 19. **Caledonia Utility District.** The property owner or designated agent must contact the Caledonia Utility District regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Utility District is required.
 20. **Agreement.** You're accepting the conditional use approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Steven Buss, Likewise Partners LLC, Wispark, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
 21. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Respectfully submitted:

A handwritten signature in black ink, appearing to read "Peter Wagner". The signature is written in a cursive, flowing style.

Peter Wagner, AICP
Development Director

LOCATION MAP 4 Mile Road - Pad C, Deback Business Park



Legend



4_Mile_Road

SYMBOL LEGEND

CALLOUTS

A1 TITLE
1/2" = 1'-0"

VIEW NUMBER
VIEW NAME
VIEW SCALE

Level
0'-0"

ELEVATION DATUM

BUILDING SECTIONS

OTHER SECTIONS

ELEVATIONS

DETAILS

TAGS

XXX XX
000
000-00
000
000
XX 000
000
W' x H' x D'

PARTITION TYPE
DOOR
KEYNOTE
FURNITURE
EQUIPMENT
WINDOW
CASEWORK

FINISH PLAN

CEILING

ROOM

GRAPHICS

N
PLAN TRUE
NORTH ARROW

EQ EQ EQ
TO OBJECT CENTER
5'-0" 4'-0"
TO OBJECT FACE OR OTHER GEOMETRY

EXISTING DEMOLITION NEW
CONSTRUCTION PHASES

NEW EXISTING
GRID AND GRID IDENTIFICATION
B B
A A
1 2 1 2

PROJECT TEAM

ARCHITECTURAL
EPPSTEIN UHEN ARCHITECTS, INC.

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

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

Chris Johns , Project Manager
(414) 291-8152
chrisj@eua.com

CIVIL & LANDSCAPING
PINNACLE ENGINEERING GROUP

20725 Watertown Rd, Suite 100
Brookfield, WI 53186
PHONE: (262) 754-8888
www.pinnacle-engr.com

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

Matthew Carey , Consultant
(262) 754-8898
matt.carey@pinnacle-engr.com

OWNER
LIKEWISE PARTNERS

1600 Utica Ave, South, 9th Fl.
St Louis Park, MN 55416
PHONE: (612) 207-4618
www.likenwise.partners.com

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

Steven Buss , Owner
(612) 207-4618
steven@likewise.partners.com

SHEET INDEX

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C-3	SITE DIMENSIONAL & PAVING PLAN	A200	EXTERIOR ELEVATIONS
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C-8	CONSTRUCTION DETAILS		
C-9	CONSTRUCTION DETAILS		
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L-2	LANDSCAPE ENLARGEMENT		
L-3	LANDSCAPE ENLARGEMENT		
L-4	LANDSCAPE NOTES & DETAILS		



milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5550

denver 1899 Wynkoop Street, Suite 700
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

LIKEWISE
PARTNERS -
DEBACK FARMS
TEST FIT

Enter Address Here

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
------	-------------

KEY PLAN

SHEET INFORMATION

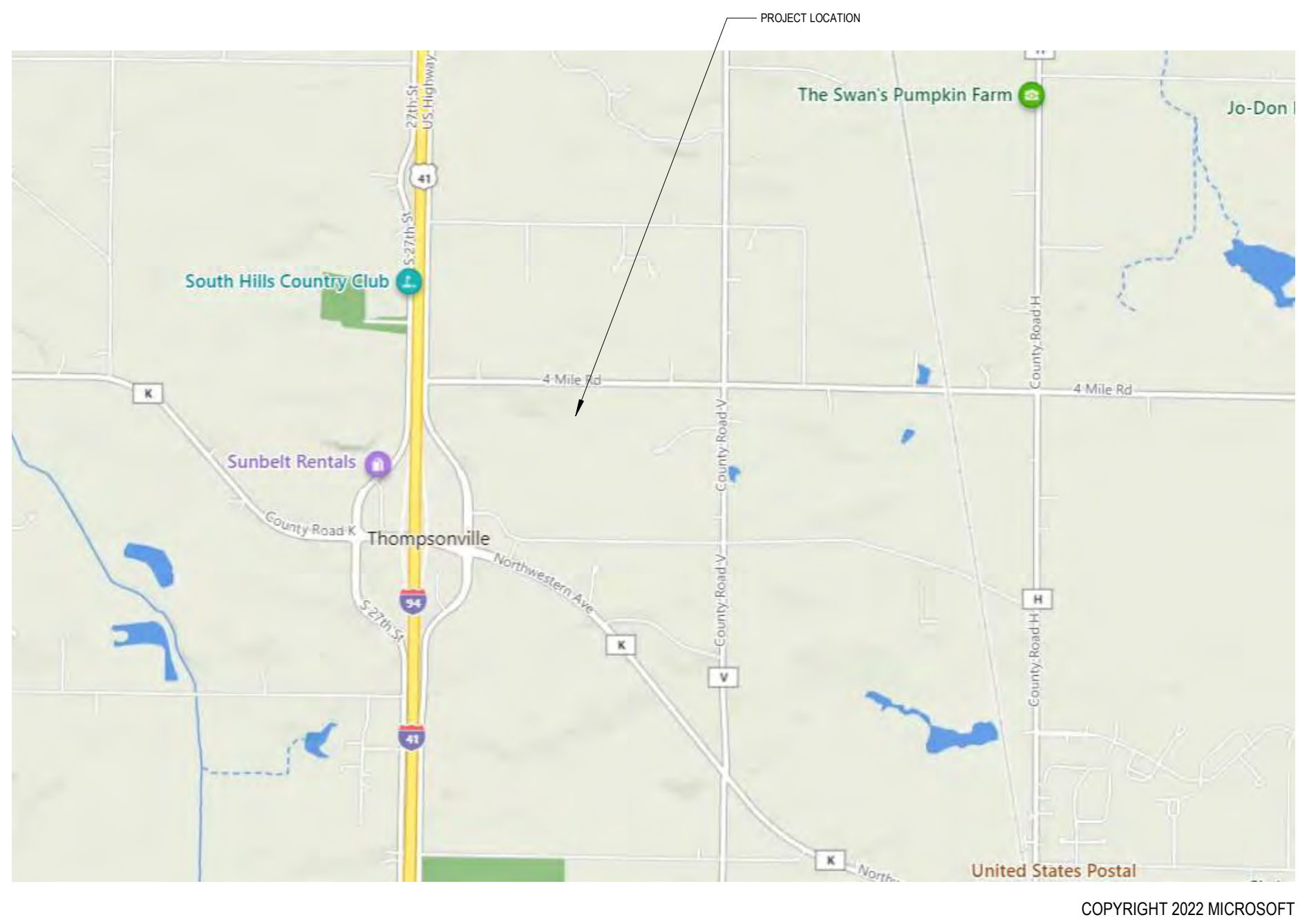
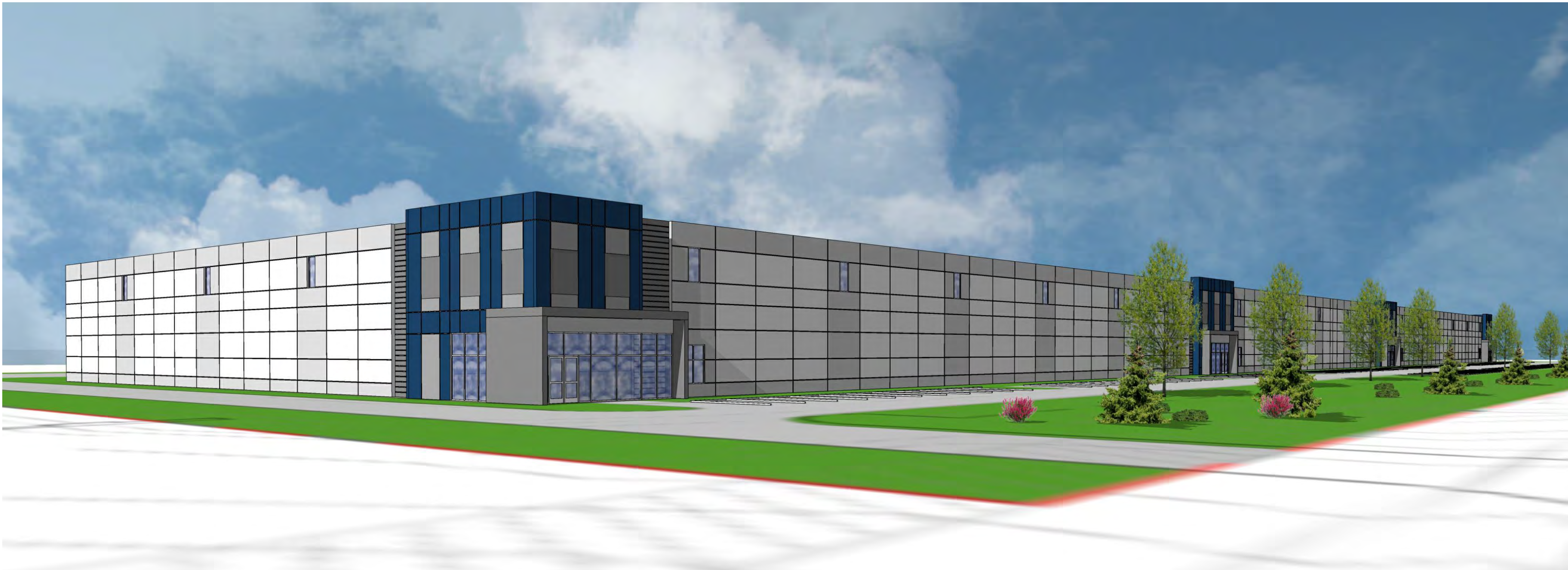
**PROGRESS DOCUMENTS
NOT FOR CONSTRUCTION**

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

PROJECT MANAGER PM
PROJECT NUMBER 21563-01

INDEX

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DESIGNED: K.B.

DRAWN: K.B.

REVIEWED:

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COVER SHEET

DEBACK FARMS LOT C - INDUSTRIAL FACILITY

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

CALEDONIA, WI

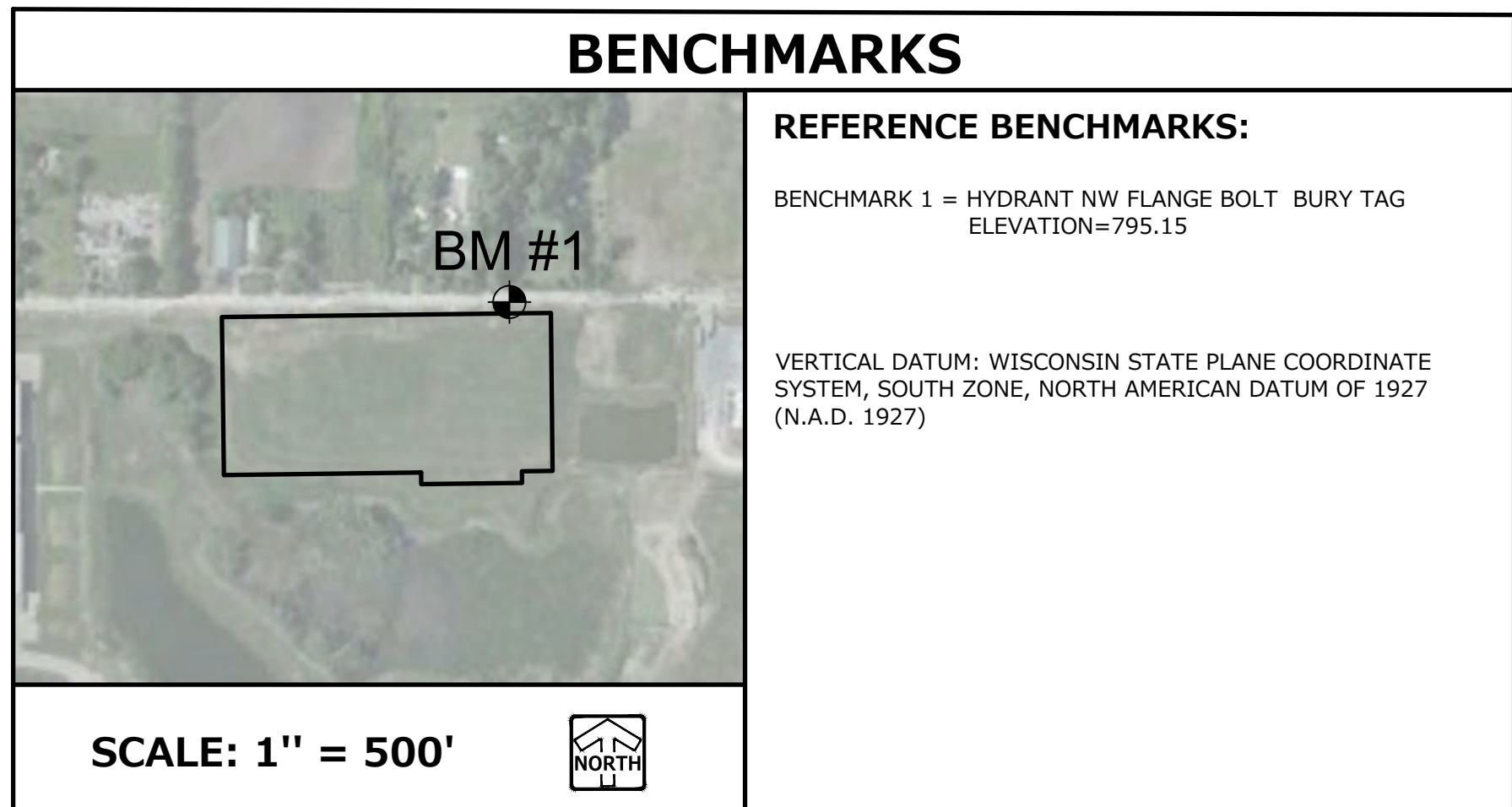
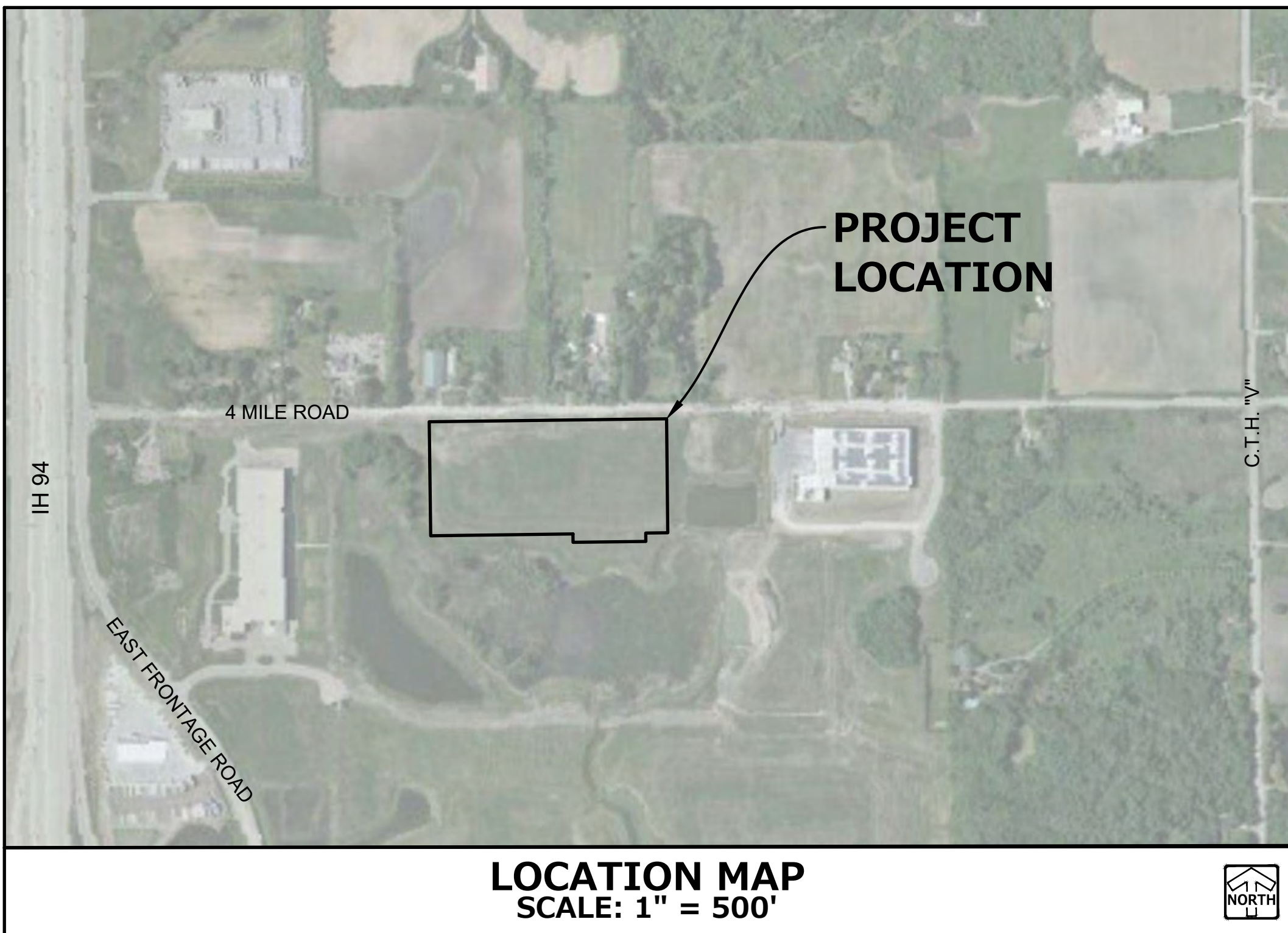
PLANS PREPARED
FOR

EPPSTEIN UHEN ARCHITECTS

333 E. CHICAGO STREET
MILWAUKEE, WI 53202

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER AREA DRAIN		■
STORM SEWER INLET (ROUND CASTING)	○	●
STORM SEWER INLET (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	◁	▷
CONCRETE HEADWALL	⌒	⌒
AIR RELEASE ASSEMBLY	⊙	⊙
VALVE BOX	■	■
FIRE HYDRANT	⊙	⊙
BUFFALO BOX	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
UTILITY CROSSING		✕
LIGHTING		⊙
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
CAUTION EXISTING UTILITIES NEARBY		✕
ELECTRICAL TRANSFORMER OR PEDESTAL	⊙	⊙
POWER POLE	⊙	⊙
POWER POLE WITH LIGHT	⊙	⊙
STREET SIGN	⊙	⊙
GAS MAIN	—	—
TELEPHONE LINE	—	—
CONTOUR	749	750
SPOT ELEVATION	× (750.00)	× 750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	→	→
DIVERSION SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
TREE WITH TRUNK SIZE	⊙	⊙
SOIL BORING	⊙	⊙
TOPSOIL PROBE	⊙	⊙
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE



GENERAL NOTES	
1.	THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2.	A GEOTECHNICAL REPORT HAS NOT BEEN COMPLETED FOR THIS SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL ARE NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3.	CONTRACTOR TO PROVIDE PLAN AND GEOTECHNICAL REPORT FOR FILLED AREAS WHERE BUILDING WILL OCCUR. CERTIFICATION OF THE FILL AREAS AND ITS COMPACTION SHALL BE PROVIDED. CONTACT THE VILLAGE OF CALEDONIA BUILDING INSPECTOR @ 262-835-6420 FOR DETAILS OF REQUIREMENTS AND INSPECTIONS.
4.	THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
5.	THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
6.	THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
7.	QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
8.	PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
9.	COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
10.	SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
11.	THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
12.	THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
13.	SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
14.	CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
15.	THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

PROJECT TEAM CONTACTS

CIVIL ENGINEER:

MATT CAREY, P.E.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
ADAM.ARTZ@PINNACLE-ENGR.COM

SURVEYOR:

JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
JOHN.KONOPACKI@PINNACLE-ENGR.COM

ARCHITECT:

CHRIS JOHNS
EPPSTEIN UHEN ARCHITECTS
333 E. CHICAGO STREET
MILWAUKEE, WI 53202
(414) 271-5350
CHRISJ@EUA.COM

APPLICANT:

STEVEN BUSS
LIKEWISE PARTNERS
1600 UTICA AVENUE SOUTH, 9TH FLOOR
ST. LOUIS PARK, MN 55416
(612) 207-4618
STEVEN@LIKEWISE.PARTNERS

INDEX OF SHEETS

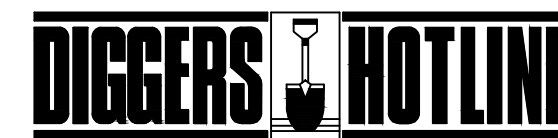
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REQUIRED SUBMITTALS FOR APPROVAL

1. ASPHALT PAVEMENTS
2. CONCRETE PAVEMENTS (EXTERIOR)
3. STONE BASE COURSE
4. TRENCH BACKFILL
5. PIPE BEDDING
6. TIE BARS
7. DOWEL BARS
8. DOWEL BAR BASKETS

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPE FITTINGS
2. SANITARY SEWER
3. STORM SEWER
4. LIME MIX DESIGN (IF APPLICABLE)



Toll Free (800) 242-8511
Milwaukee Area (414) 250-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

REVISIONS

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REC. JOB NO. 390-30-WI
REC. DATE 02/14/22
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DEBACK FARMS LOT C - INDUSTRIAL FACILITY CALEDONIA, WI

COVER SHEET

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REVIEWED: KMB
DESIGNED: KMB
DRAFTED: KMB

DEMOLITION & CLEARING

- CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL, (E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. WORK WITHIN THE FOUR MILE ROAD RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE COUNTY CONSTRUCTION SPECIFICATIONS AND THE APPROVED TRAFFIC CONTROL/DETOUR PLAN.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
- PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
- PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
- ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST; USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
- PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
- PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
- WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
- COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

EXISTING CONDITIONS SURVEY:

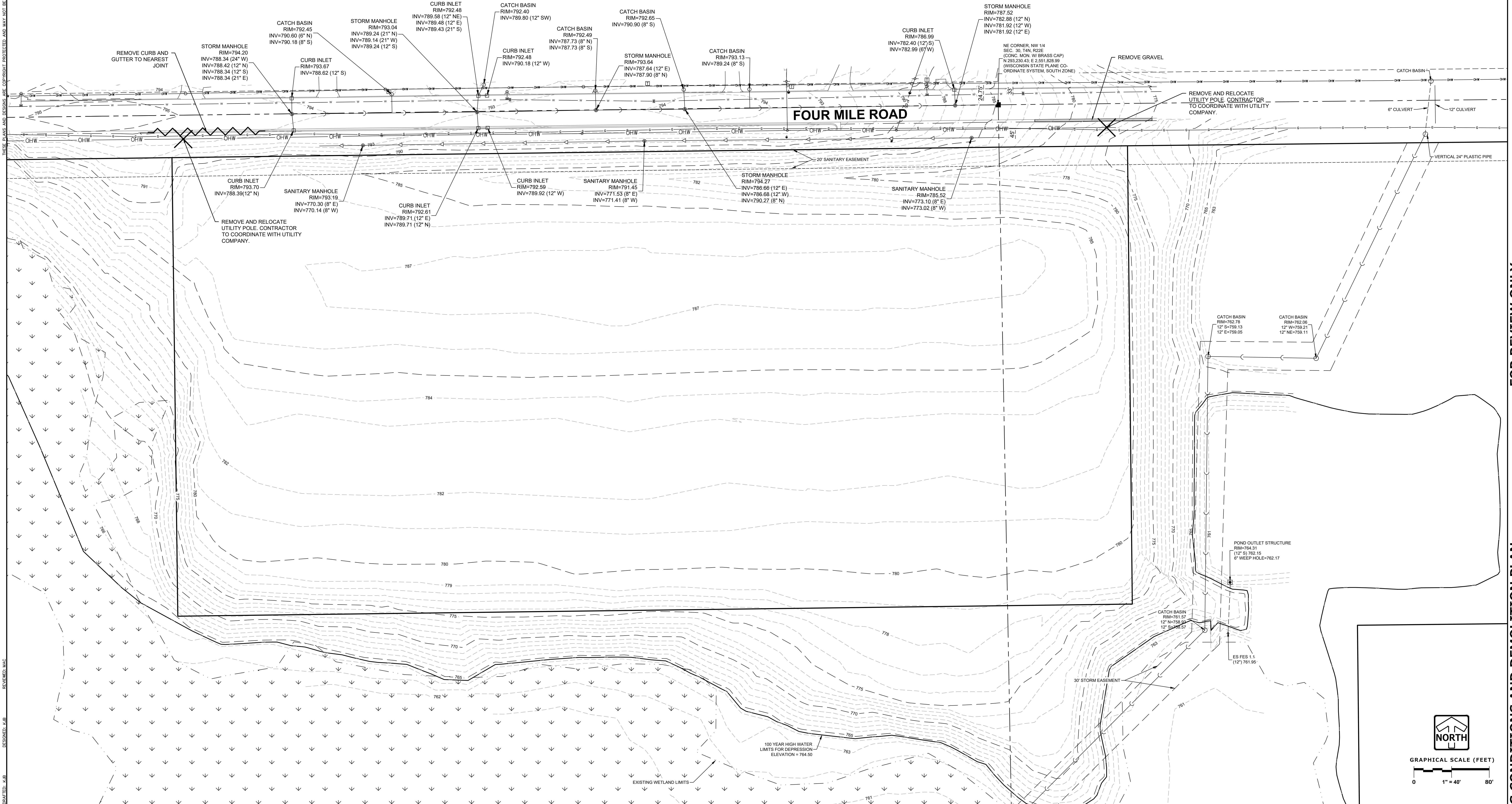
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LEGEND

- REMOVE EXISTING GRAVEL
- REMOVE EXISTING CURB AND GUTTER

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- PRECAST FLARED END SECTION
- CONCRETE HEADWALL
- VALVE VAULT
- VALVE BOX
- FIRE HYDRANT
- BUFFALO BOX
- CLEANOUT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
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- EASEMENT LINE



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DEBACK FARMS LOT C -
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CALEDONIA, WI

EXISTING CONDITIONS AND DEMOLITION PLAN

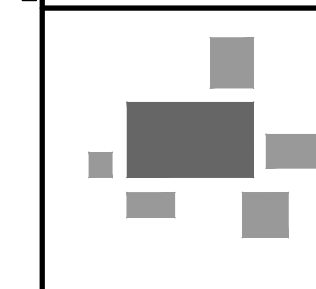
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DESIGNED: K.B.
DRAFTED: K.B.
REVIEWED: MAC



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ENGINEERING | NATURAL RESOURCES | SURVEYING






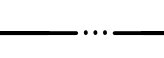

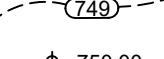


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Z:\PROJECTS\2014\390.30-WI\CAD\SHEETS\390.30-WI GRADING PLAN.DWG

LEGEND



PROPOSED FLARED END SECTION

STORM SEWER INLET

STORM SEWER CURB INLET

PROPOSED CONTOUR

PROPOSED TOPSOIL CONTOUR

SPOT ELEVATION

DIRECTION OF SURFACE FLOW

OVERFLOW RELIEF ROUTING

DITCH OR SWALE

NORMAL WATER LEVEL (NWL)

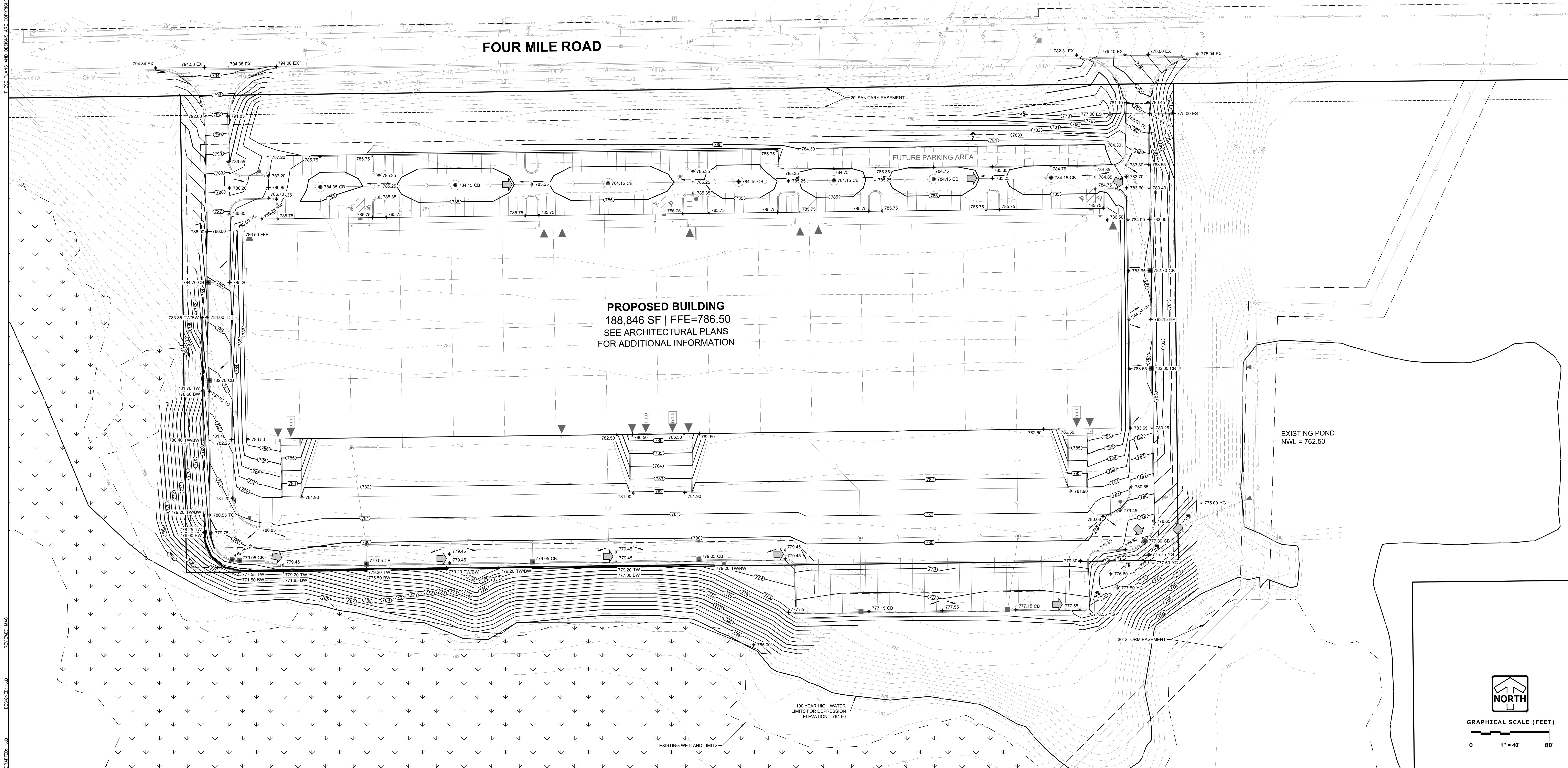
HIGH WATER LEVEL (HWL)

GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "DIGGERS' HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF CALEDONIA AND RACINE COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.



**DEBACK FARMS LOT C -
INDUSTRIAL FACILITY
CALEDONIA, WI**

GRADING PLAN

REVISIONS

REC JOB NO. 390.30-WI
REC DATE 02/14/22
SCALE

MAC
START DATE 02/14/22

SHEET
C-4
of
C-9

CONTRACT NAME

GRADING PLAN

FOR REVIEW ONLY

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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 WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CALEDONIA UTILITY DISTRICT STANDARD SPECIFICATIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 385
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- ALL NEW ON-SITE SANITARY AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE CALEDONIA UTILITY DISTRICT 48-HOURS IN ADVANCE OF SANITARY AND WATER CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICES FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
- STORM SEWER SPECIFICATIONS -
ALL SANITARY SEWER SHALL BE INSTALLED PER CALEDONIA UTILITY DISTRICT SPECIFICATIONS.

PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
HEIGHT OF COVER (FEET): 0-2 2-3 3-6 6-15 15-25 25+
MINIMUM CONCRETE PIPE CLASSIFICATION: IV III II III IV ENGINEER TO SPECIFY

HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS F546 MEETING AASHTO M278. AS NOTED, IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

INLETS - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS"

MANHOLE FRAMES AND COVERS - SEE STANDARD DETAILS ON SHEET C-20 FOR SPECIFICATIONS ON STORM SEWER FRAMES AND GRATES/COVERS.

IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

- 14. THE EXISTING STORM SEWER AND UNDERDRAIN SYSTEMS SHALL BE FLAGGED SO THAT THEY ARE NOT DISTURBED DURING CONSTRUCTION.
- 15. WATER MAIN SPECIFICATIONS -
PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON G.I.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. ALL WATER LATERALS SHALL BE INSTALLED PER CALEDONIA UTILITY DISTRICT SPECIFICATIONS.
VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO CALEDONIA UTILITY DISTRICT SPECIFICATIONS.
HYDRANTS - HYDRANTS SHALL CONFORM TO CALEDONIA UTILITY DISTRICT SPECIFICATIONS AND IN ACCORDANCE WITH FILE NO. 35 OF THE "STANDARD SPECIFICATIONS". THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES. HYDRANTS SHALL BE WATEROUS PACER WB-67.
BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE CRUSHED STONE CHIPS CONFORMING TO CHAPTER 8.43.2.2 OF THE "STANDARD SPECIFICATIONS"

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

- 16. SANITARY SEWER SPECIFICATIONS -
PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212. ALL SANITARY SEWER LATERALS SHALL BE INSTALLED PER CALEDONIA UTILITY DISTRICT SPECIFICATIONS.
BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT.

BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS."

MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL CALEDONIA UTILITY DISTRICT SPECIFICATIONS. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

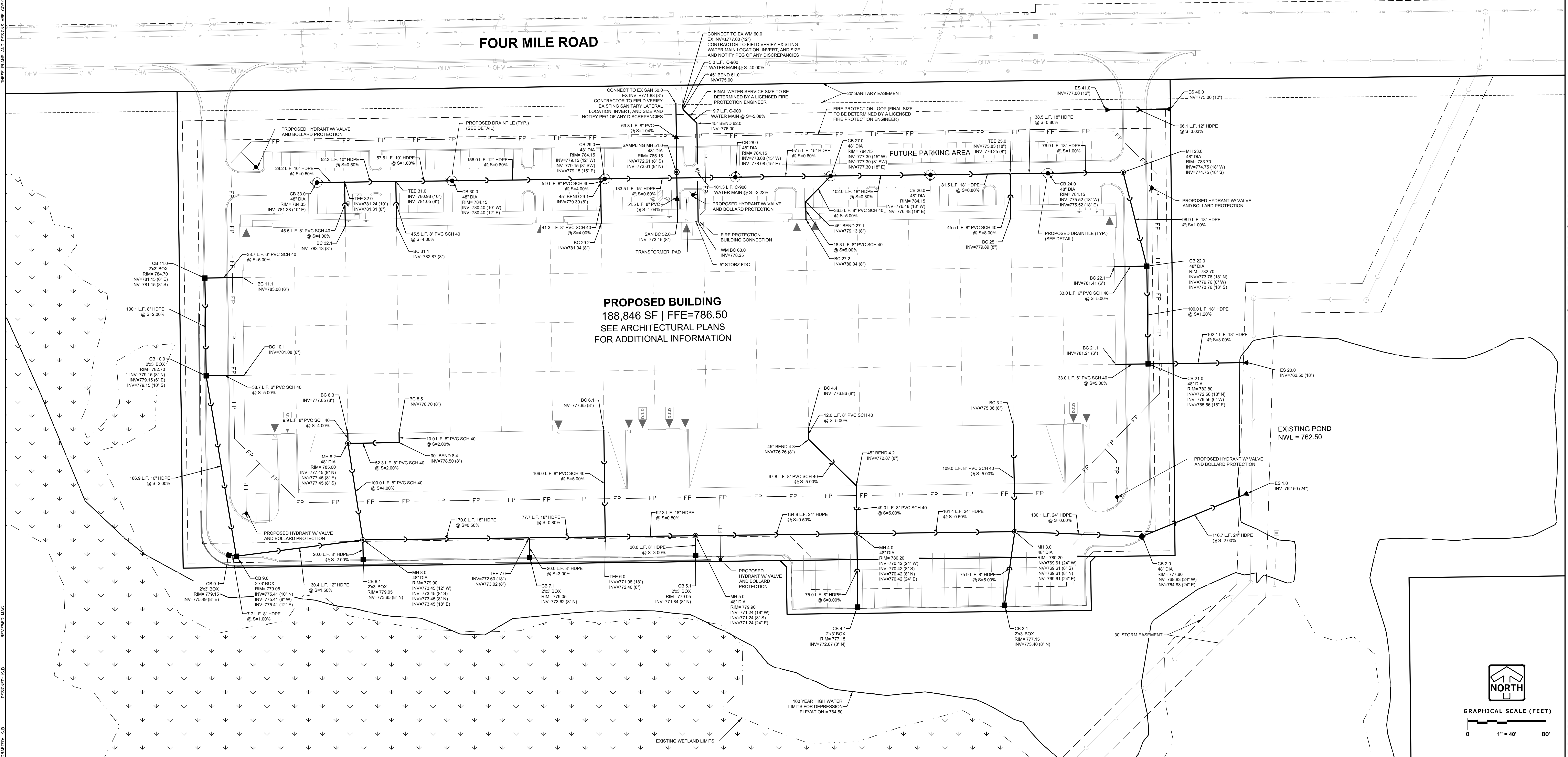
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1561-A WITH TYPE "D" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

- 17. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, UPDATED WITH ITS LATEST ADDENDUM (TYP.).
- 18. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.071.02(R) OF THE STATUTES. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH A SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
- 19. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS. NO WORK SHALL BE PERFORMED IN VILLAGE R.O.W.'S WITHOUT PROPER VILLAGE PERMITS & APPROVALS.

LEGEND

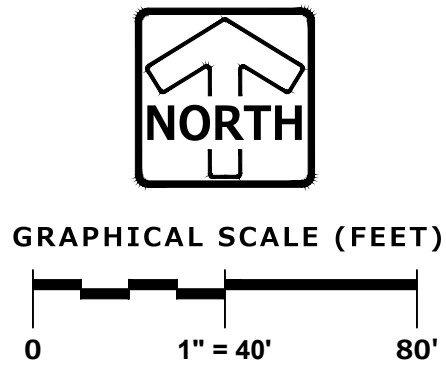
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET (ROUND CASTING)
- STORM SEWER INLET (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE
- DRAIN TILE DONUT
- WATERMAIN - PRIVATE
- FIRE PROTECTION



DEBACK FARMS LOT C - INDUSTRIAL FACILITY CALEDONIA, WI

UTILITY PLAN

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REVISIONS

NO.	DATE	DESCRIPTION

REC'D JOB NO. 390-30-WI MAC REC'D DATE 02/14/22 SCALE: SHEET C-5 OF C-9

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DRAWN: K.B. DESIGNED: K.B. REVIEWED: MAC

GENERAL EROSION AND SEDIMENT CONTROL NOTES

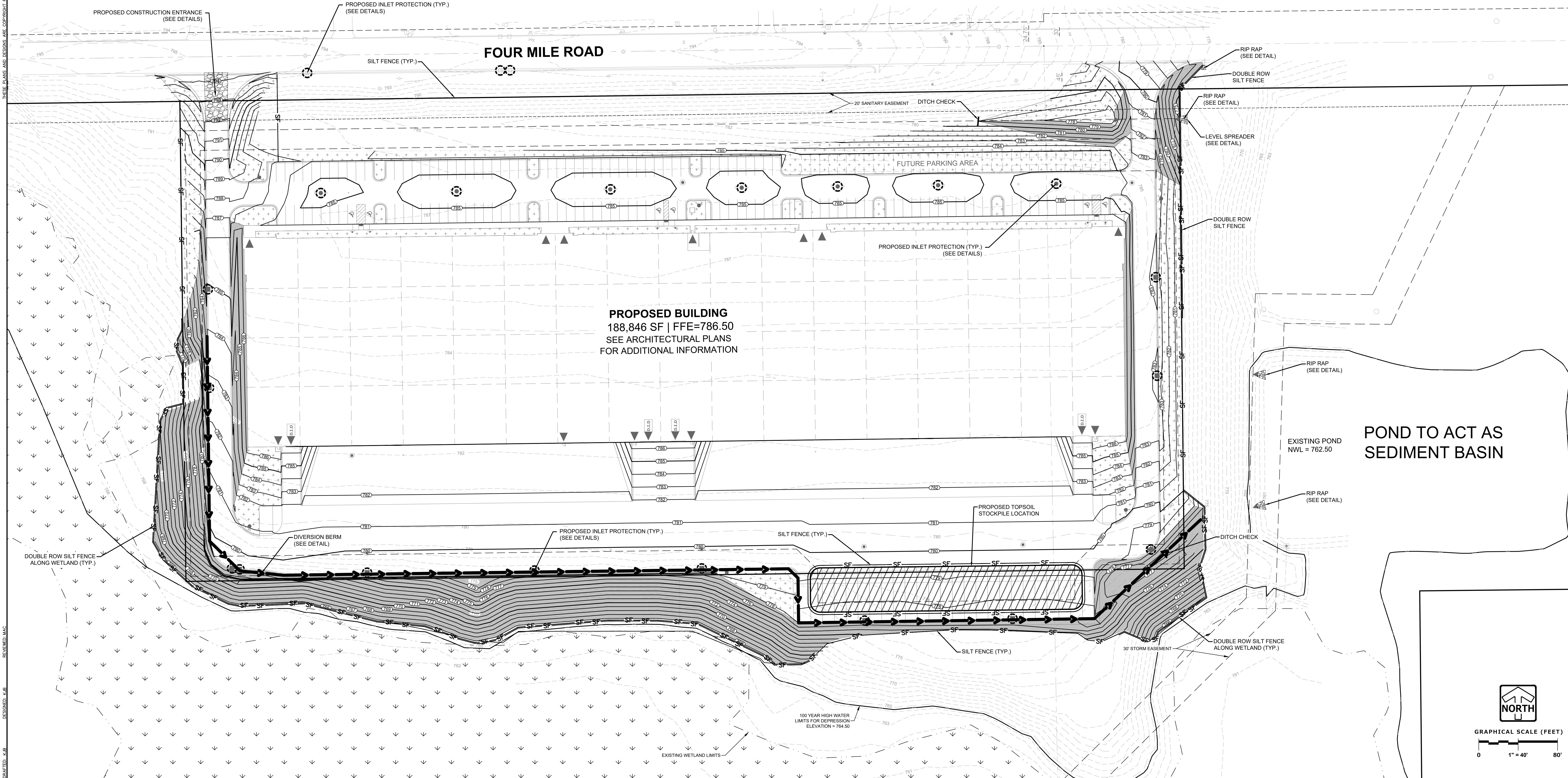
- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("GPDES" PERMIT NO. WI-5087831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMPs PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE VILLAGE AND OTHER LOCAL, STATE, AND FEDERAL AGENCIES PRIOR TO PERFORMING ANY EARTHWORK OR WORK IN THE VILLAGE RIGHT-OF-WAY.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING: PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S758N EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1258N (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- NO EQUIPMENT IS TO BE PLACED OR STORED IN ANY ROAD RIGHT-OF-WAYS WITHOUT PROPER APPROVAL FROM THE VILLAGE.
- SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

CONSTRUCTION SITE SEQUENCING

- INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 - STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 - CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
 - INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 - EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- CONTRACTOR TO KEEP EROSION CONTROL RECORDS ON SITE.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS. SEE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET (ROUND CASTING)
- ▣ STORM SEWER INLET (RECTANGULAR CASTING)
- ▢ PRECAST FLARED END SECTION
- CLEANOUT
- PROPOSED CONTOUR
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIVERSION SWALE
- DIVERSION BERM
- SF SILT FENCE
- STRAW WATTLE DITCH CHECK
- INLET PROTECTION
- ▣ MEDIUM RIP RAP
- ▣ CONSTRUCTION ENTRANCE
- + + HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET



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WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53166
(262) 754-8888
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DEBACK FARMS LOT C - INDUSTRIAL FACILITY CALEDONIA, WI

EROSION CONTROL PLAN

REVISIONS

REG. JOB NO. 390-30-WI
REG. NO. MAC
START DATE 02/14/22
SCALE

SHEET
C-6
of
C-9

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.



SEE PAVING NOTES FOR PAVEMENT STRUCTURE

10%

SITE CURB

3/8"

FLOW LINE

CURB AND GUTTER SHOULD BE REMOVED TO THE NEAREST JOINT IF WITHIN 5.0' OF A DRIVEWAY OPENING

NOTES:

1. ALL DRIVEWAY APPROACHES SHALL BE CONNECTED TO THE EXISTING CONCRETE ROAD BASE WITH THE BARS

DRIVEWAY ENTRANCE

REVISIONS				
		EG JOB No. 390-30-WF	MAC	SHEET C-7 OF C-9
		EG PM	START DATE 02/14/22	
			SCALE	N.T.S.

18" VERTICAL FACE CURB

30" VERTICAL FACE CURB

30" DEPRESSED CURB

SAMPLING MANHOLE

2' x 3' INLET

INLET

STORM SEWER MANHOLE

CATCH BASIN - CURB

THRUST BLOCK

DITCH CHECK WITH STRAW BALES

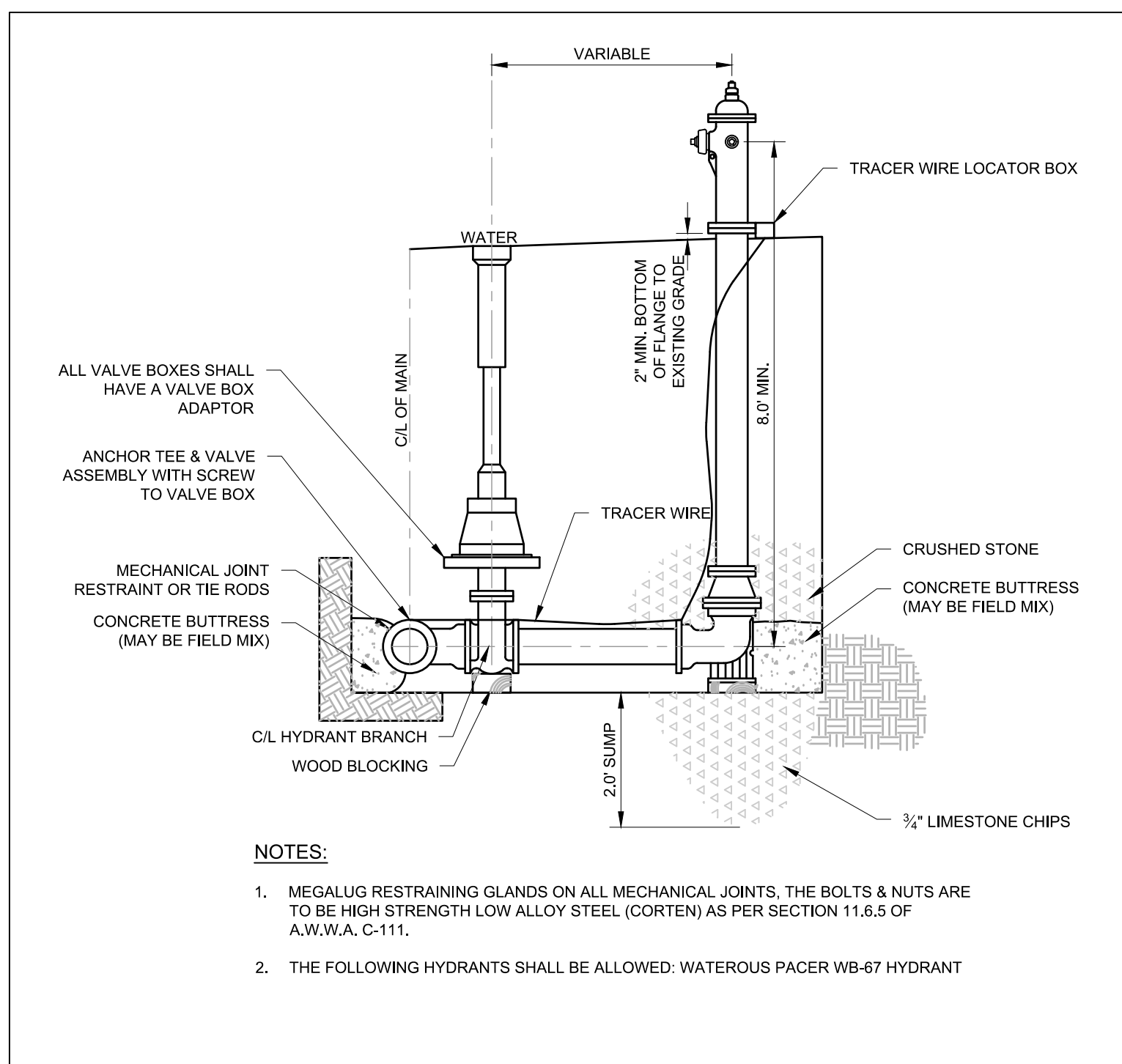
ES

INLET - UNDERDRAIN

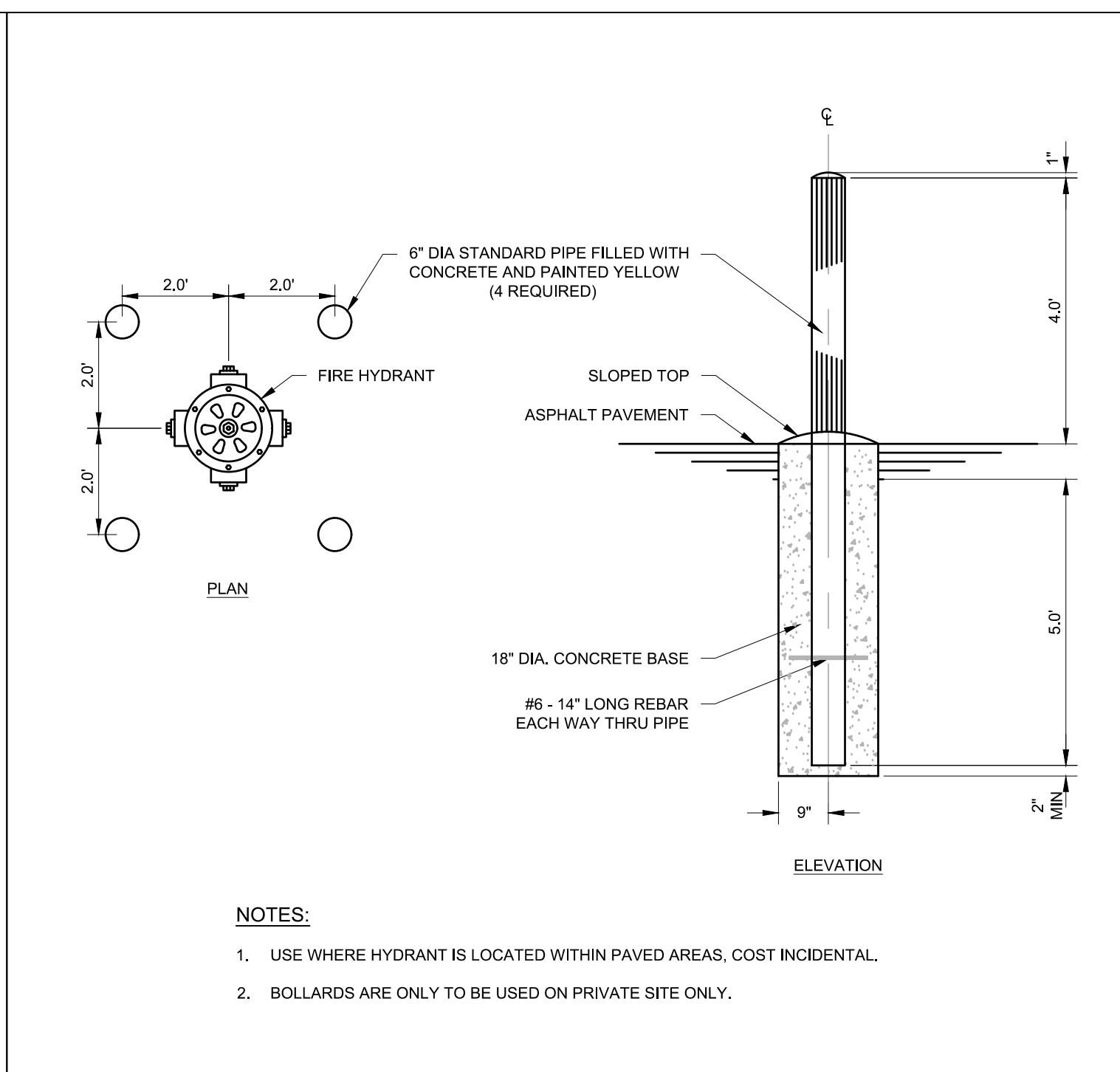
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	A1	B1	A2	B2	A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	3'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

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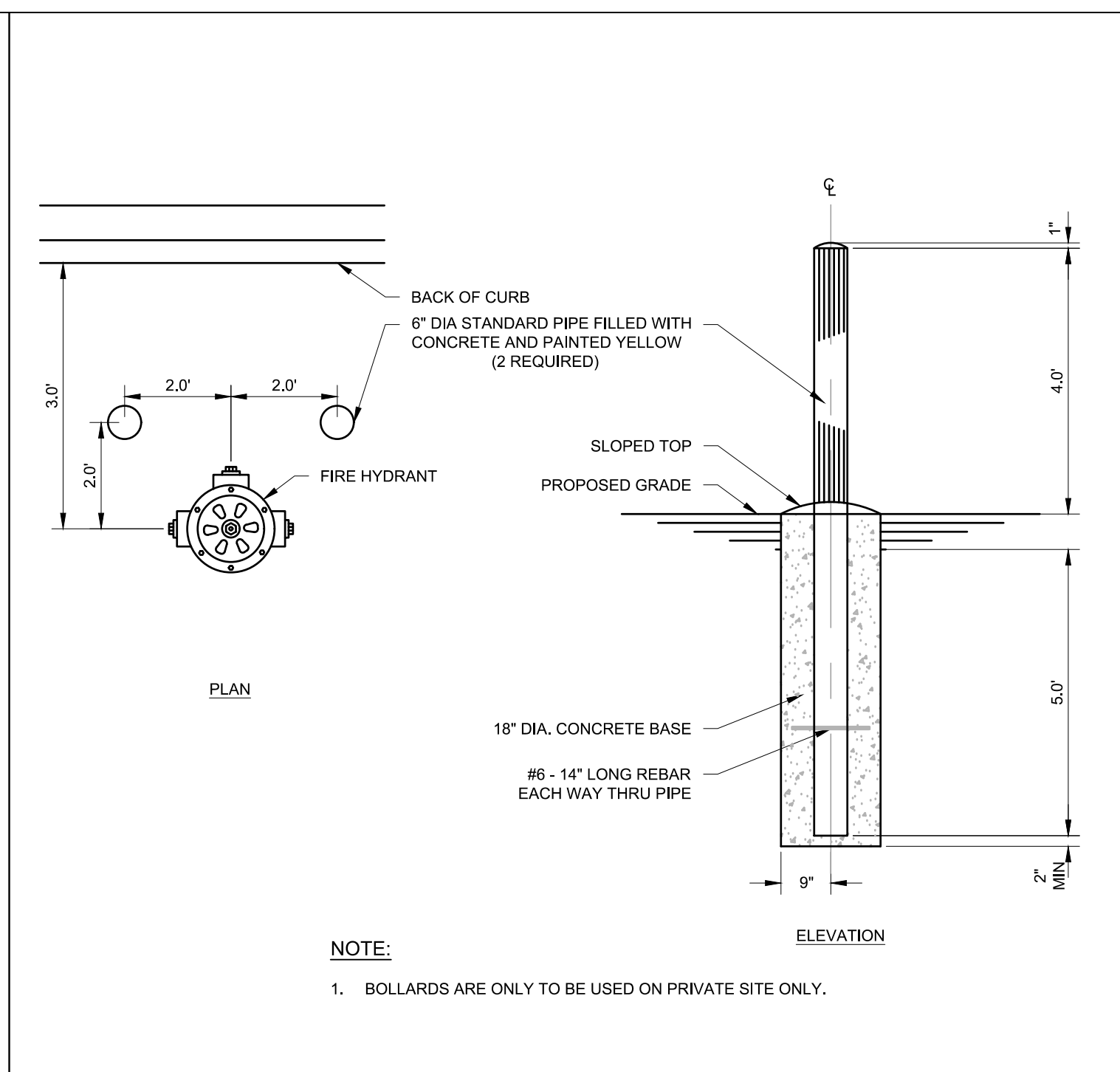
DRAFTED: K.B. DESIGNED: K.B. REVIEWED:



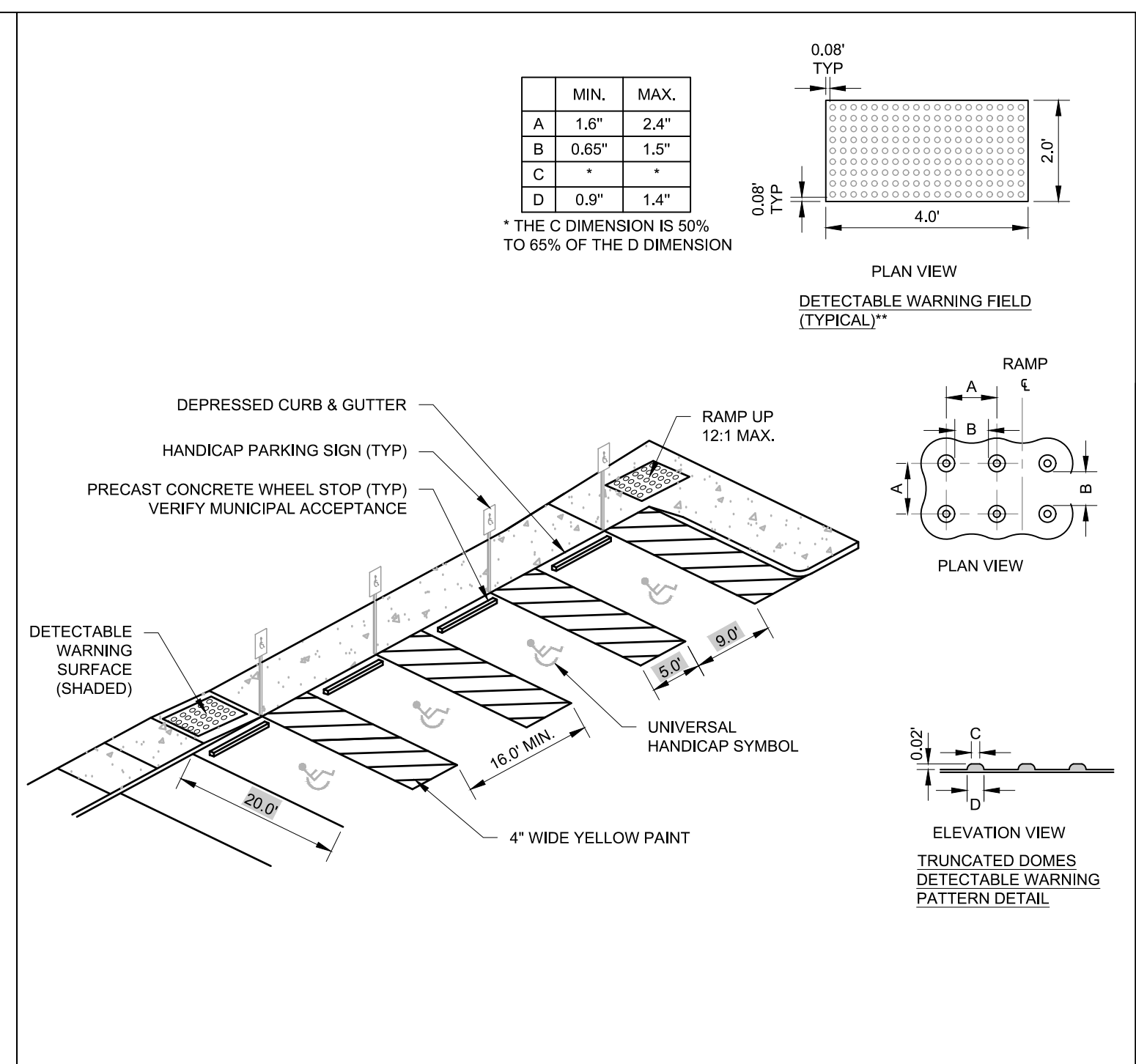
FIRE HYDRANT



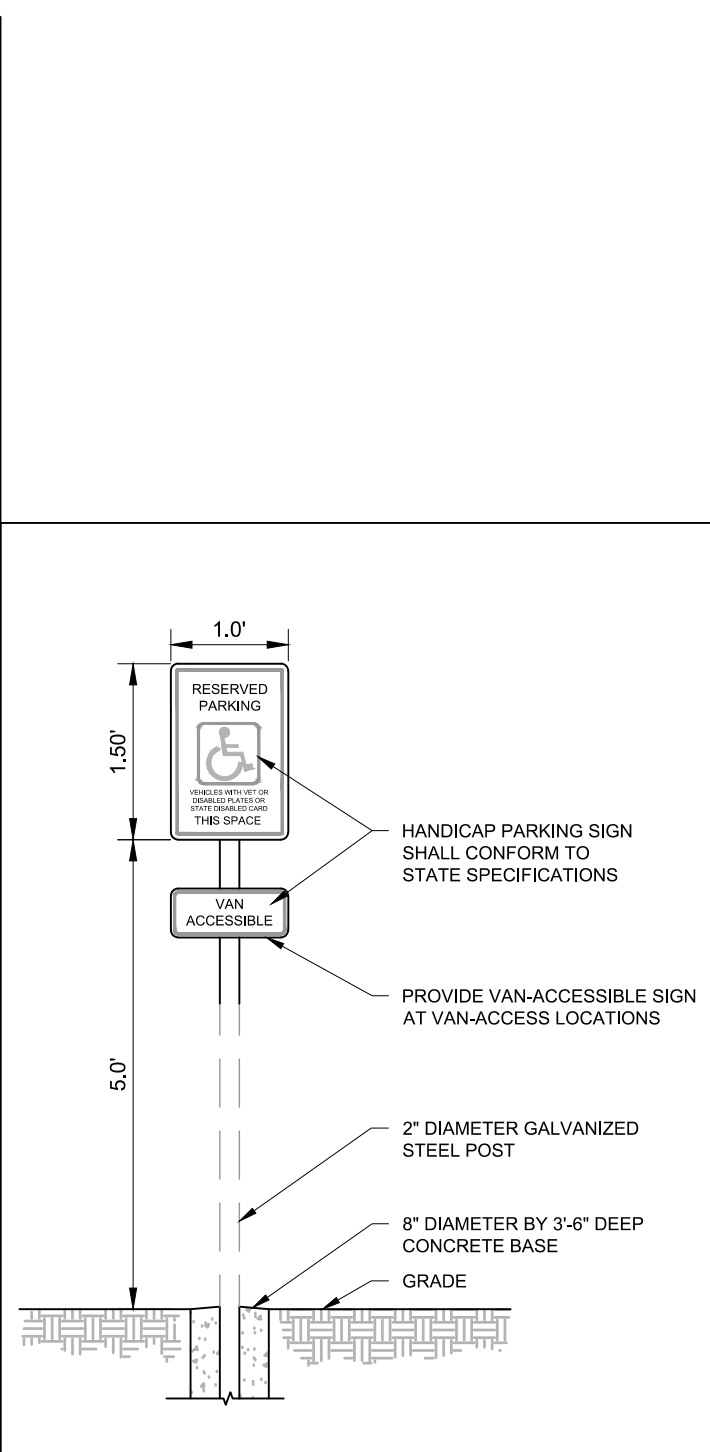
HYDRANT BOLLARD



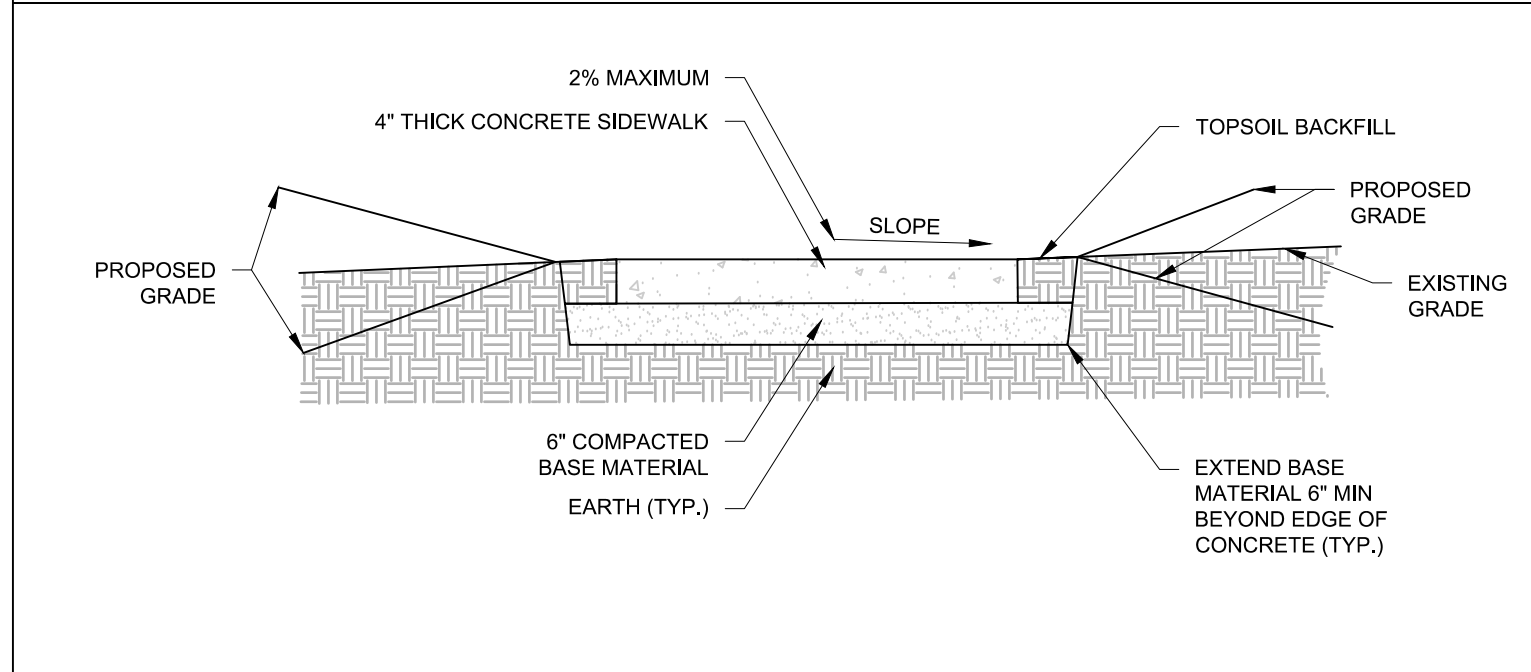
HYDRANT BOLLARD - BEHIND CURB



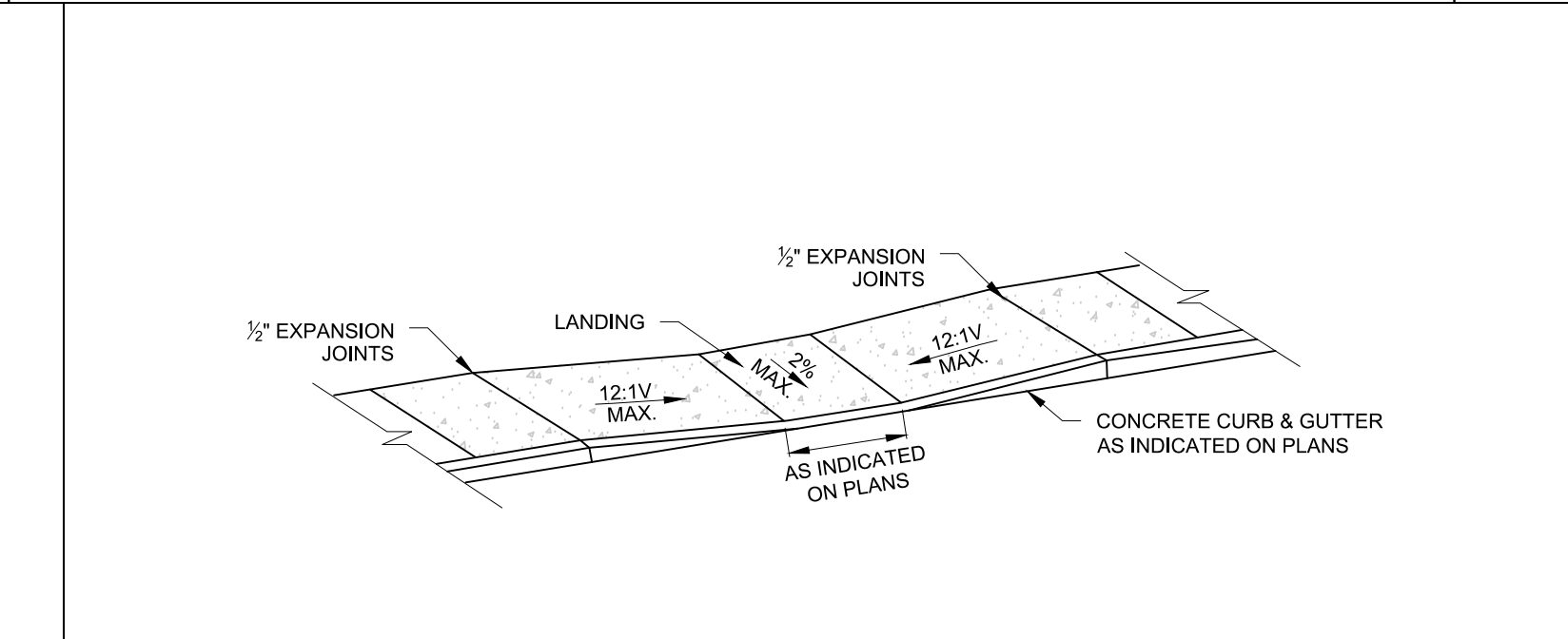
ADA STALL LAYOUT



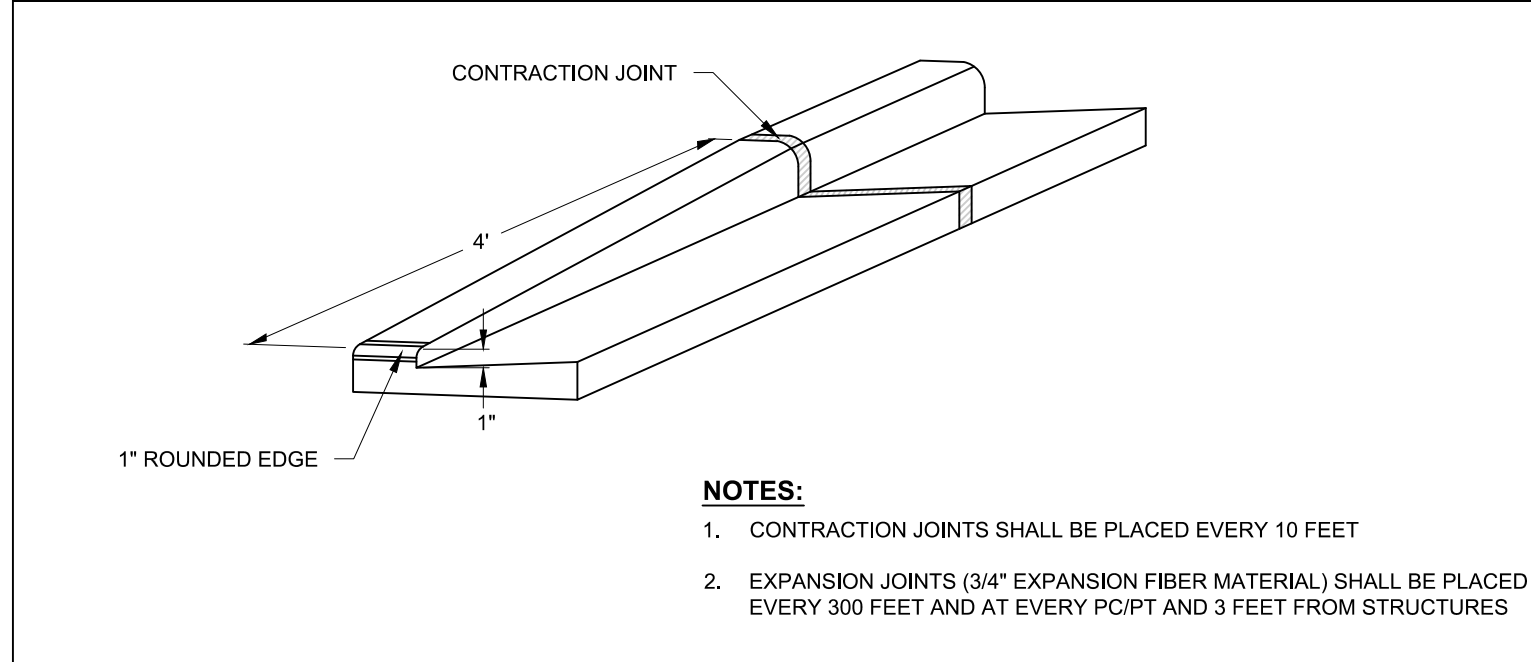
ADA SIGN



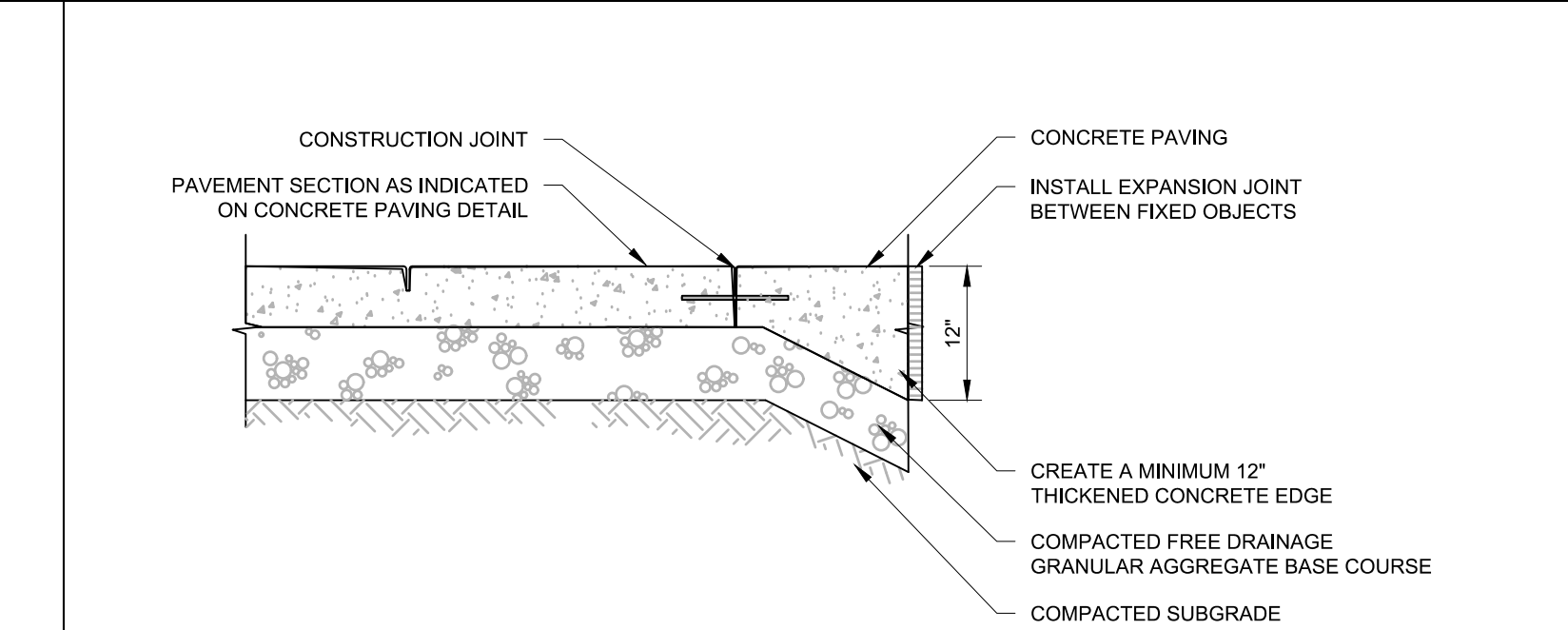
CONCRETE SIDEWALK



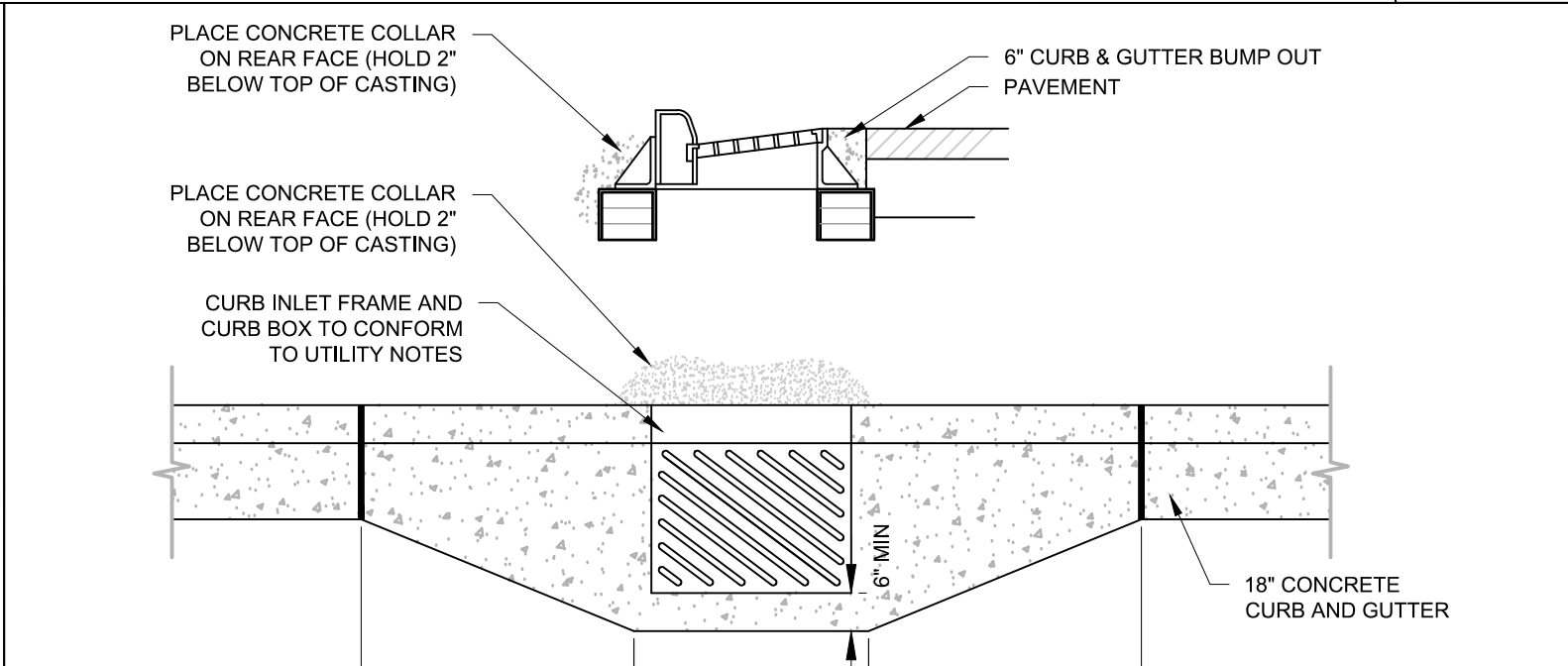
TYPICAL ACCESSIBLE RAMP - SPLIT



TAPER CURB HEAD



THICKENED CONCRETE EDGE



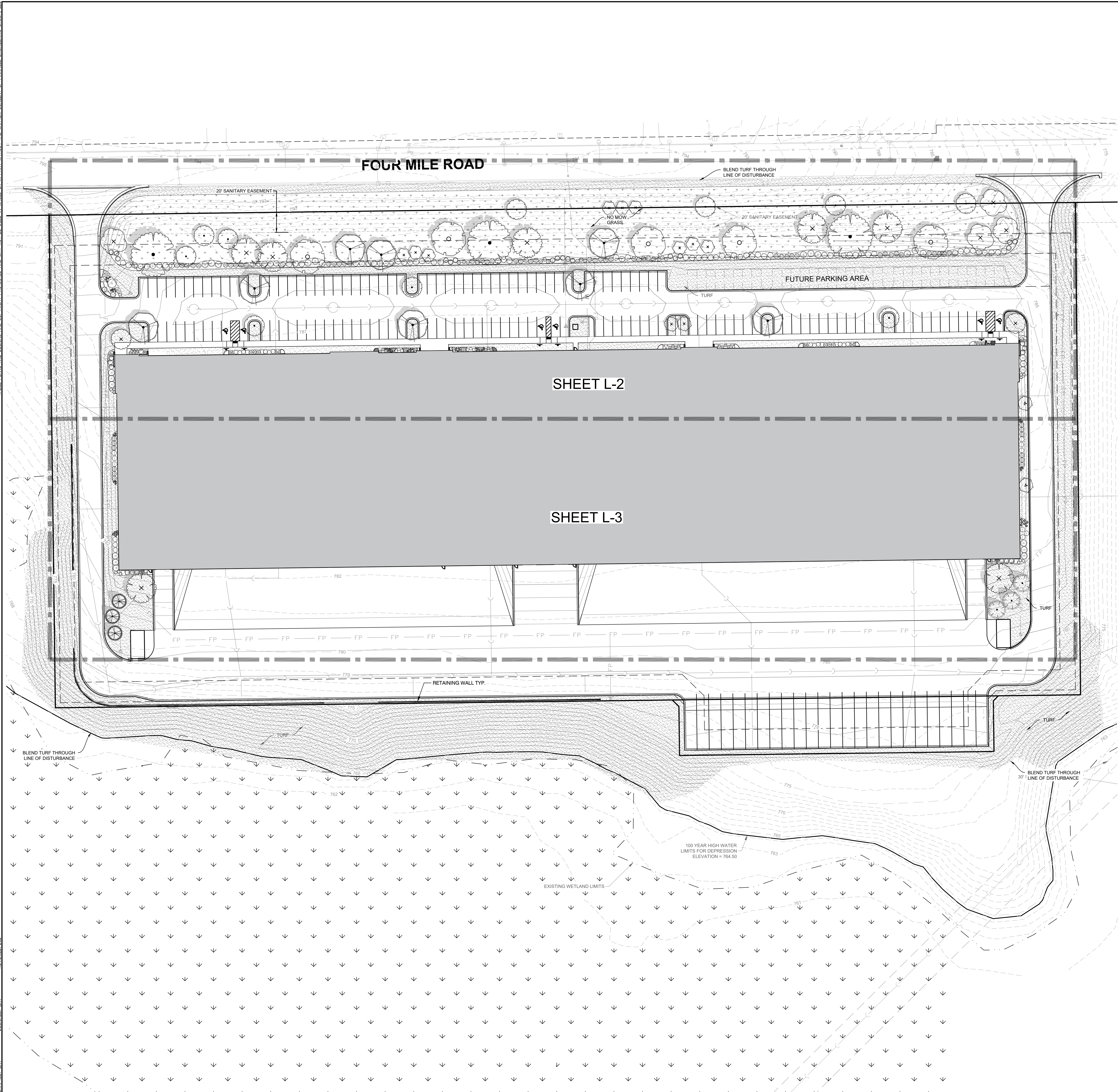
CURB AND GUTTER BUMP OUT

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REVIEWED: JAB

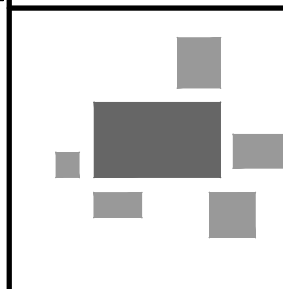
DESIGNED: SAT

DRAWN: SAT



PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
AF4	7	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2" Cal.		50' T x 40' W
CJK	4	Cercidiphyllum japonicum	Katsura Tree	2" Cal.		50' T x 28' W
CER	10	Cercis canadensis	Eastern Redbud	1.5" Cal.		25' T x 25' W
GDK	5	Gymnocladus dioica	Kentucky Coffee Tree	2" Cal.		70' T x 45' W
LTE	2	Liriodendron tulipifera 'Emerald City'	Emerald City Tulip Tree	2" Cal.		55' T x 25' W
QRR	3	Quercus rubra	Red Oak	2" Cal.		65' T x 65' W
TRL	8	Tilia americana 'Redmond'	Redmond American Linden	2" Cal.		50' T x 35' W
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
PCD	3	Picea glauca 'Densata'	Black Hills Spruce	5' Ht.		30' T x 15' W
POS	3	Picea omorika	Serbian Spruce	5' Ht.		55' T x 23' W
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
CCT	9	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" Cal.		15' T x 15' W
MR2	2	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple - Multi-Stem	8' Ht.		20' T x 15' W
SRI	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.5" Cal.		25' T x 15' W
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
ABC	6	Aronia melanocarpa 'Elate'	Glossy Black Chokeberry	18" Ht.		5' T x 5' W
OCR	1	Cotinus coggygria 'Royal Purple'	Royal Purple Smokebush	18" Ht.		12' T x 12' W
DLH	2	Diervilla lonicera	Dwarf Bush Honeysuckle	15" Ht.		3' T x 4' W
HC	2	Hydrangea macrophylla 'Balmifera' TM	Summer Crush Hydrangea	15" Ht.		3' T x 3' W
HVS	13	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	18" Ht.		6' T x 5' W
HBO	13	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	15" Ht.		3' T x 4' W
QRR	6	Itea virginica 'Little Henry'	Little Henry Sweetgum	18" Ht.		3' T x 3' W
SMP	6	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	18" Ht.		5' T x 6' W
SO3	6	Syringa x 'SMNJRP1' TM	Bloomingr Dwarf Pink Lilac	3 gal.		4' T x 3' W
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
CG	12	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf Sawara Cypress	3' Ht.		4' T x 4' W
CL	8	Chamaecyparis pisifera 'Lemon Thread'	Lemon Thread Sawara Cypress	4' Ht.		6' T x 6' W
JSP	24	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	4' Ht.		16' T x 8' W
JMU	22	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper	18" Ht.		5' T x 7' W
JCS	42	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" Ht.		5' T x 7' W
JBU	3	Juniperus sabinia 'Buffalo'	Buffalo Juniper	18" W		1' T x 6' W
PSS	20	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	15" Ht.		3' T x 3' W
PT	17	Pinus mugo 'Tannenbaum'	Tannenbaum Mugo Pine	4' Ht.		6' T x 12' W
TME	12	Taxus x media 'Everlow'	Everlow Yew	15" Ht.		3' T x 5' W
TMT	62	Taxus x media 'Tauntonii'	Taution Yew	18" Ht.		4' T x 5' W
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
CFO	22	Calamagrostis x a 'Overdam'	Overdam Reed Grass	1 gal.		24" T x 24" W
ESP	19	Eragrostis spectabilis	Purple Love Grass	1 gal.		24" T x 18" W
HA	12	Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	1 gal.		18" T x 24" W
MSO	24	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus	1 gal.		48" T x 36" W
PNW	18	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.		42" T x 28" W
SLB	38	Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem Grass	1 gal.		30" T x 28" W
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
AH	13	Actaea simplex 'Hillside Black Beauty'	Hillside Black Beauty Snakeroot	4.5" Cont.	30" o.c.	36" T x 36" W
ASB	7	Allium x 'Summer Beauty'	Summer Beauty Allium	4.5" Cont.	18" o.c.	18" T x 12" W
ADD	28	Asilbe x 'Deutschland'	Deutschland False Spiraea	4.5" Cont.	21" o.c.	21" T x 21" W
BJ2	29	Brunneria macrophylla 'Jack Frost' TM	Siberian Bugloss	4.5" Cont.	13" o.c.	15" T x 15" W
CVZ	10	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	4.5" Cont.	16" o.c.	20" T x 16" W
EMS	52	Echinacea purpurea 'Magnus Superior'	Magnus Superior Coneflower	4.5" Cont.	14" o.c.	28" T x 16" W
GMT	11	Geum x 'Mai Tai'	Mai Tai Grecian Rose	4.5" Cont.	14" o.c.	16" T x 12" W
HPD	13	Hemerocallis x 'Purple D' oro'	Purple D' oro Daylily	4.5" Cont.	20" o.c.	16" T x 20" W
HPP	62	Heuchera m 'Palace Purple'	Palace Purple Coral Bells	4.5" Cont.	18" o.c.	18" T x 18" W
NP	94	Nepeta nervosa 'Pink Cat'	Dwarf Pink Catmint	4.5" Cont.	15" o.c.	12" T x 15" W
NS	44	Nepeta racemosa 'Snowflake'	Snowflake White Catmint	4.5" Cont.	15" o.c.	12" T x 16" W
TURF	QTY	BOTANICAL NAME	COMMON NAME			REMARKS
	126,105 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix			
	58,428 sf	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix			

	LANDSCAPE IMPROVEMENT TABLE	REQUIRED	PROVIDED
SEC. 16-3-3 (B-1)	PARKING SCREENING/BUFFERS 920 FT • TREES	18	35
* NOTE: ADDITIONAL EVERGREEN SHRUBS SCREENING ALSO INCLUDED			
SEC. 16-3-3 (B-6)	PARKING INTERIOR LANDSCAPING 300 SQ FT/20 PKG SPACES	2,085 SQ FT	2,100 SQ FT



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**DEBACK FARMS LOT C -
INDUSTRIAL FACILITY
CALEDONIA, WI**

LANDSCAPE OVERVIEW

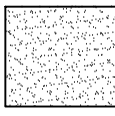
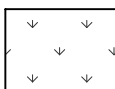
REVISIONS	

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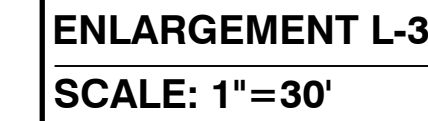
SHEET
L-1
L-4



DRAFTED: SAT DESIGNED: SAT REVIEWED: D.B

PLANT KEY		
TREES	BOTANICAL NAME	COMMON NAME
AF4	<i>Acer freemanii</i> 'Autumn Fantasy'	Autumn Fantasy Maple
CJK	<i>Cercodiphyllum japonicum</i>	Katsura Tree
CER	<i>Cercis canadensis</i>	Eastern Redbud
GDK	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree
LTE	<i>Liriodendron tulipifera</i> 'Emerald City'	Emerald City Tulip Tree
QRR	<i>Quercus rubra</i>	Red Oak
TRL	<i>Tilia americana</i> 'Redmond'	Redmond American Linden
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME
PGD	<i>Picea glauca</i> 'Densata'	Black Hills Spruce
POS	<i>Picea omorika</i>	Serbian Spruce
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME
CCT	<i>Crataegus crus-galli</i> inermis	Thornless Cockspur Hawthorn
MR2	<i>Malus</i> x 'Royal Raindrops'	Royal Raindrops Crabapple - Multi-STEM
SRI	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac
SHRUBS	BOTANICAL NAME	COMMON NAME
ABC	<i>Aronia melanocarpa</i> 'Eliata'	Glossy Black Chokeberry
CCR	<i>Cotinus coggygria</i> 'Royal Purple'	Royal Purple Smokebush
DJH	<i>Devillia lonicera</i>	Dwarf Bush Honeysuckle
HC	<i>Hydrangea macrophylla</i> 'Bailnactive' TM	Summer Crush Hydrangea
HVS	<i>Hydrangea</i> p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
HBO	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea
WH	<i>Illea virginica</i> 'Little Henry'	Little Henry Sweetshair
SYP	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac
SO3	<i>Syringa</i> x 'SMNRPJ' TM	Bloomingr Dwarf Pink Lilac
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME
CG	<i>Chaemaecyparis pisifera</i> 'Golden Mop'	Golden Mop Threadleaf Sawara Cypress
CL	<i>Chaemaecyparis pisifera</i> Lemon Thread	Lemon Thread Sawara Cypress
JSP	<i>Juniperus chinensis</i> 'J.N. Select Blue'	Star Form Juniper
JMJ	<i>Juniperus chinensis</i> 'Mint Julep'	Mint Julep Juniper
JCS	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper
JBU	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper
PS3	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine
PT	<i>Pinus mugo</i> 'Tannenbaum'	Tannenbaum Mugo Pine
TME	<i>Taxus x media</i> 'Everlow'	Everlow Yew
TMT	<i>Taxus x media</i> 'Tauntonii'	Tauntou Yew
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME
CKF	<i>Calamagrostis</i> x a 'Karl Foerster'	Karl Foerster Reed Grass
CFO	<i>Calamagrostis</i> x a 'Overdam'	Overdam Reed Grass
ESP	<i>Eragrostis spectabilis</i>	Purple Love Grass
HDO	<i>Hakonechloa macrocha</i> 'Aureola'	Golden Variegated Forest Grass
MSO	<i>Miscanthus sinensis</i> 'Oxtokberst'	Oxtokberst Miscanthus
PNW	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass
SLB	<i>Schizachyrium scoparium</i> 'Blue Heaven'	Blue Heaven Little Bluestem Grass
PERENNIALS	BOTANICAL NAME	COMMON NAME
AH	<i>Actaea simplex</i> 'Hillside Black Beauty'	Hillside Black Beauty Snakeroot
ASB	<i>Allium</i> x 'Summer Beauty'	Summer Beauty Allium
BDJ	<i>Asitille</i> x 'Deutscher' 'Mint Julep'	Deutschtland False Spiraea
BV2	<i>Brunnera macrophylla</i> 'Jack Frost' TM	Siberian Bugloss
ENM	<i>Cereopsis verticillata</i> 'Zagreb'	Zagreb Cereopsis
EMS	<i>Echinacea purpurea</i> 'Magnifica Superior'	Magnifica Superior Coneflower
GMT	<i>Geum</i> x 'Mai Tai'	Mai Tai Grecian Rose
HPD	<i>Hemerocallis</i> x 'Purple D' oro'	Purple D' oro Daylily
HPP	<i>Heuchera</i> m 'Palace Purple'	Palace Purple Coral Bells
HM	<i>Heuchera</i> x 'Midnight Rose'	Midnight Rose Coral Bells
NP	<i>Nepeta racemosa</i> 'Pied'	Dwarf Pink Catmint
NS	<i>Nepeta racemosa</i> 'Snowflake'	Snowflake White Catmint
RVS	<i>Rudbeckia</i> 'L' Viette 's Little Suzzy'	Viette 's Little Suzzy Showy Coneflower
TURF	BOTANICAL NAME	COMMON NAME
	<i>Turf Hydroseed</i>	Reinders - Cadet 7030/Fescue/Blue Mix
	<i>Turf Hydroseed Low Grow</i>	Reinders no Mow/Low Grow Mix

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PLANT KEY			
TREES	BOTANICAL NAME	COMMON NAME	REMARKS
AFR	<i>Acea freemiana</i> 'Autumn Fantasy'	Autumn Fantasy Maple	50' X 24' 40'
CJK	<i>Cercidiphyllum japonicum</i>	Katsura tree	50' X 28' W
CER	<i>Cercis canadensis</i>	Eastern Redbud	25' X 25' W
GDK	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	70' X 45' W
LTE	<i>Liriodendron tulipifera</i> 'Emerald City'	Emerald City Tulip Tree	55' X 26' W
QRR	<i>Quercus rubra</i>	Red Oak	65' X 65' W
TRL	<i>Tilia americana</i> 'Redmond'	Redmond American Linden	50' X 35' W
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	REMARKS
PGD	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	30' X 15' W
POS	<i>Picea omorika</i>	Serbian Spruce	55' X 23' W
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	REMARKS
CCT	<i>Crategeus crus-galli</i> 'Inermis	Thornless Cockspur Hawthorn	15' X 15' W
MR2	<i>Malus</i> x 'Royal Raindrops'	Royal Raindrops Crabapple - Multi-STEM	20' X 15' W
SRI	<i>Syringa reticulata</i> 'Ivory Silk'	Ivory Silk Tree Lilac	25' X 15' W
SHRUBS	BOTANICAL NAME	COMMON NAME	REMARKS
ABC	<i>Aronia melanocarpa</i> 'Elaeta'	Glossy Black Chokeberry	5' X 5' W
OCR	<i>Rosa coccinea</i> 'Royal Purple'	Royal Purple Smokebush	12' X 12' W
DH	<i>Diervilla lonicera</i>	Dwarf Bush Honeysuckle	3' X 4' W
HLH	<i>Hydrangea macrophylla</i> 'Bailmacee' TM	Summer Crush Hydrangea	3' X 3' W
CH	<i>Hydrangea</i> p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	6' X 5' W
HVO	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea	3' X 4' W
HVI	<i>Itea virginica</i> 'Little Henry'	Little Henry Sweetspire	3' X 3' W
SMP	<i>Syringa meyeri</i> 'Palbin'	Dwarf Korean Lilac	5' X 6' W
SO3	<i>Syringa</i> x 'SMURPI' TM	Bloomingrarg Dwarf Pink Lilac	4' X 3' W
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	REMARKS
CG	<i>Chamaecyparis pisifera</i> 'Golden Mop'	Golden Mop Threadleaf Sawara Cypress	4' X 4' W
CL	<i>Chamaecyparis pisifera</i> 'Lemon Thread'	Lemon Thread Sawara Cypress	6' X 6' W
JSP	<i>Juniperus chinensis</i> 'J.N. Select Blue'	Star Pine Juniper	16' X 8' W
JMU	<i>Juniperus chinensis</i> 'Mint Julep'	Mint Julep Juniper	5' X 5' W
JCS	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	5' X 7' W
JBW	<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper	1' X 7' W
PS3	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine	3' X 3' W
PT	<i>Pinus mugo</i> 'Tannenbaum'	Tannenbaum Mugo Pine	6' X 12' W
TME	<i>Taxus x media</i> 'Everlow'	Everlow Yew	3' X 5' W
TMT	<i>Taxus x media</i> 'Tauntonii'	Tauntun Yew	4' X 5' W
ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	REMARKS
CKF	<i>Calamagrostis</i> x a 'Karl Foerster'	Karl Foerster Reed Grass	36" X 24" W
CFO	<i>Calamagrostis</i> x a 'Overdam'	Overdam Reed Grass	24" X 24" W
ESP	<i>Eragrostis spectabilis</i>	Purple Low Grass	24" X 18" W
HA	<i>Hakonechloa macra</i> 'Aureola'	Golden Variegated Forest Grass	18" X 24" W
MSO	<i>Miscanthus sinensis</i> 'Oktoberfest'	Oktoberfest Miscanthus	48" X 36" W
PNW	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass	42" X 28" W
SLB	<i>Schizachyrium scoparium</i> 'Blue Heaven'	Blue Heaven Little Bluestem Grass	30" X 28" W
PERENNIALS	BOTANICAL NAME	COMMON NAME	REMARKS
ASH	<i>Astera simplex</i> 'Hillside Black Beauty'	Hillside Black Beauty Shakeroot	36" X 36" W
AB	<i>Allium</i> x 'Summer Beauty'	Summer Beauty Allium	18" X 12" W
BZ2	<i>Astilbe</i> x 'Deutschland'	Deutschland False Spiraea	21" X 24" W
BJZ	<i>Brunnera macrophylla</i> 'Jack Frost' TM	Siberian Bugloss	15' X 15' W
CVZ	<i>Corynephor verticillata</i> 'Zagreb'	Zagreb Corynephor	20" X 16" W
EMS	<i>Echinacea purpurea</i> 'Magnus Superior'	Magnus Superior Coneflower	28" X 16" W
GMT	<i>Geum</i> x 'Mai Tai'	Mai Tai Grecian Rose	18" X 12" W
HPD	<i>Hemerocallis</i> x 'Purple D' oro'	Purple D' oro Daylily	16" X 20" W
HPP	<i>Heuchera</i> m 'Palace Purple'	Palace Purple Coral Bells	18" X 18" W
HMP	<i>Heuchera</i> m 'Midnight Rose'	Midnight Rose Coral Bells	18" X 18" W
NS	<i>Nepeta nervosa</i> 'Pink Cat'	Pink Pet Catmint	12" X 16" W
NS	<i>Nepeta racemosa</i> 'Snowflake'	Snowflake White Catmint	12" X 16" W
RVS	<i>Rudbeckia</i> f 'Viette's Little Suzzy'	Viette's Little Suzzy Showy Coneflower	10" X 12" W
TURF	BOTANICAL NAME	COMMON NAME	REMARKS
	<i>Turf Hydrosseed</i>	Reinders - Cadet 70/30 Fescue/Blue Mix	
	<i>Turf Hydrosseed Low Grow</i>	Reinders No Mow/Low Grow Mix	

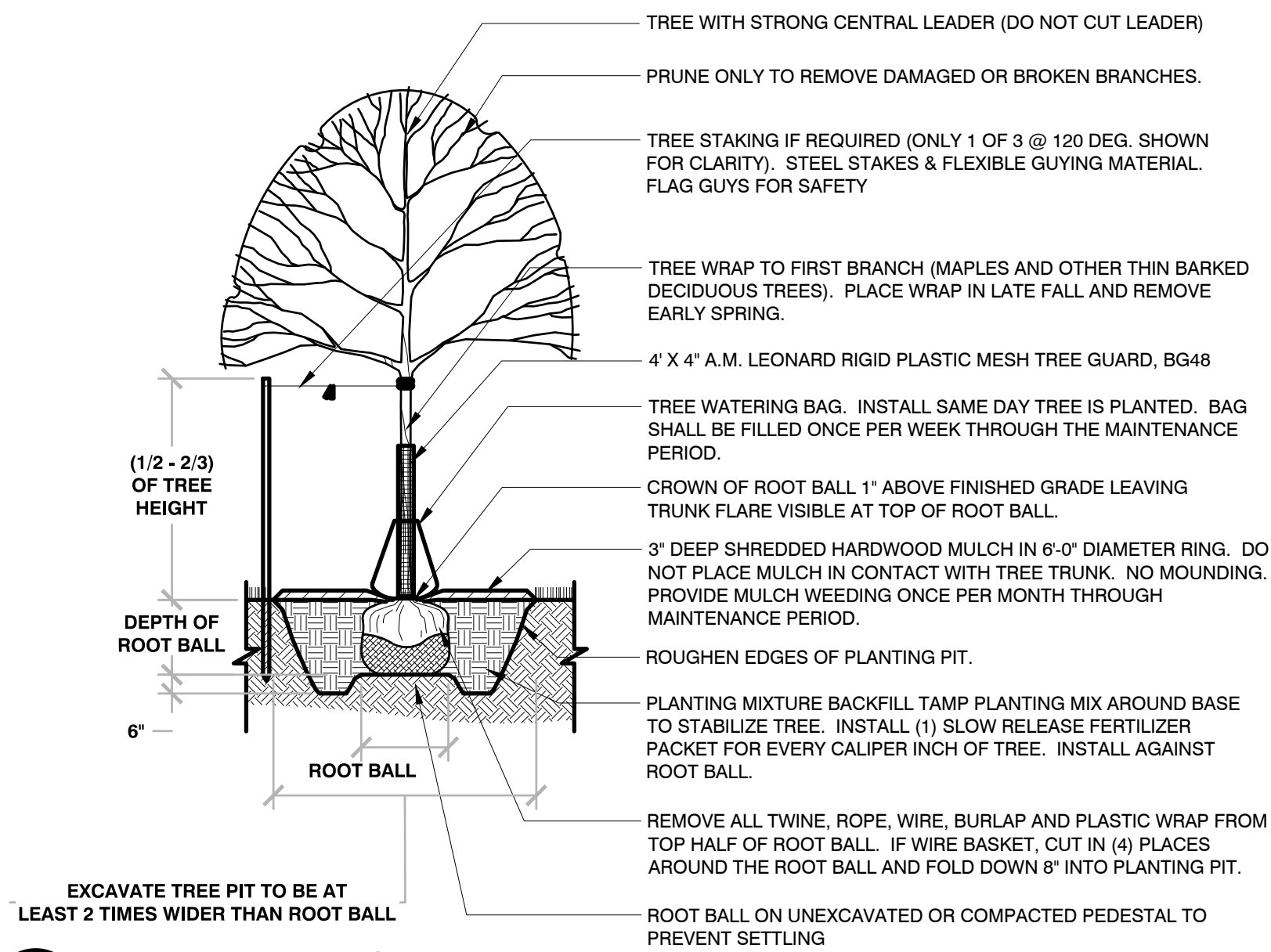
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GENERAL PLANTING NOTES

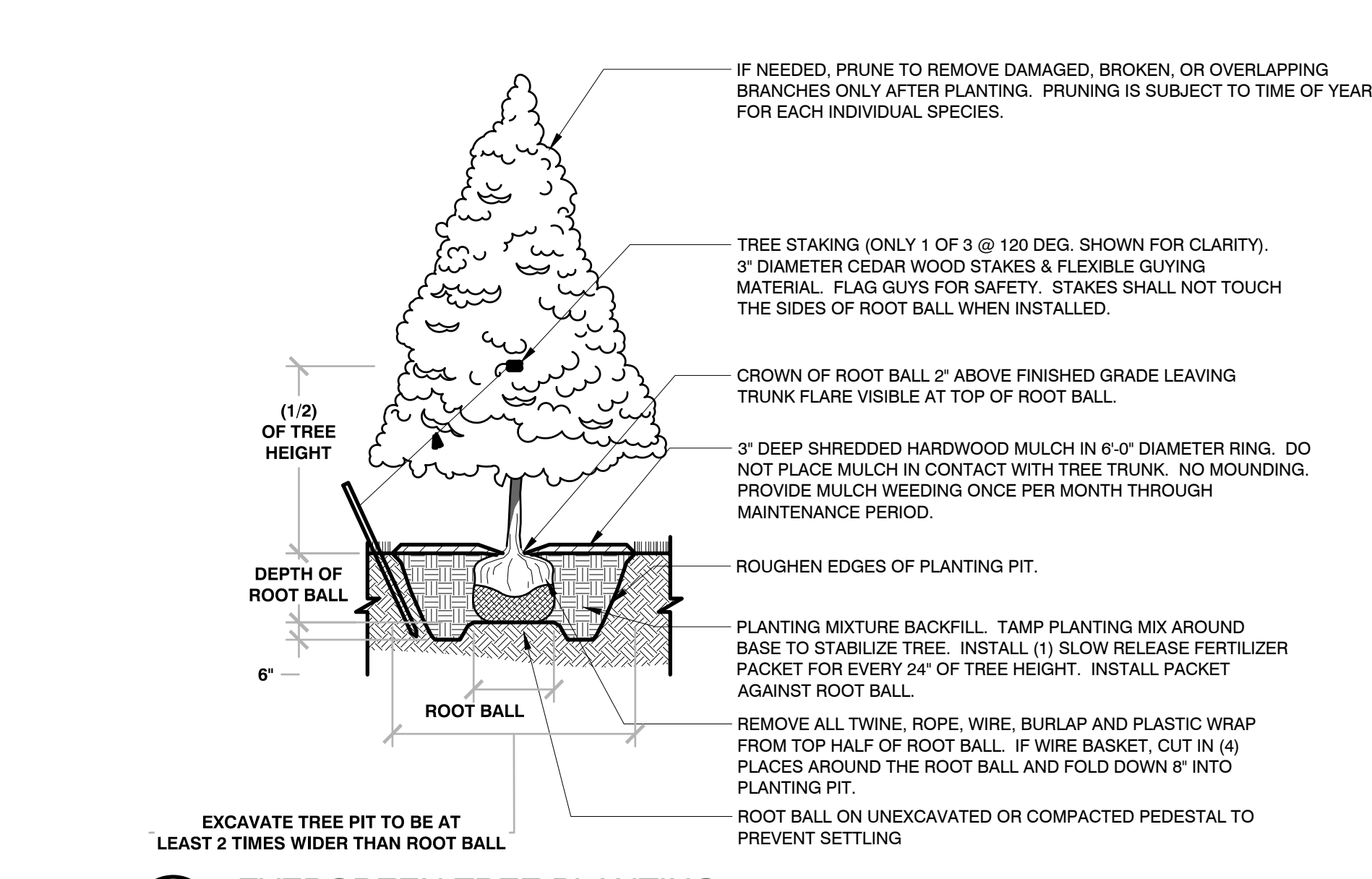
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

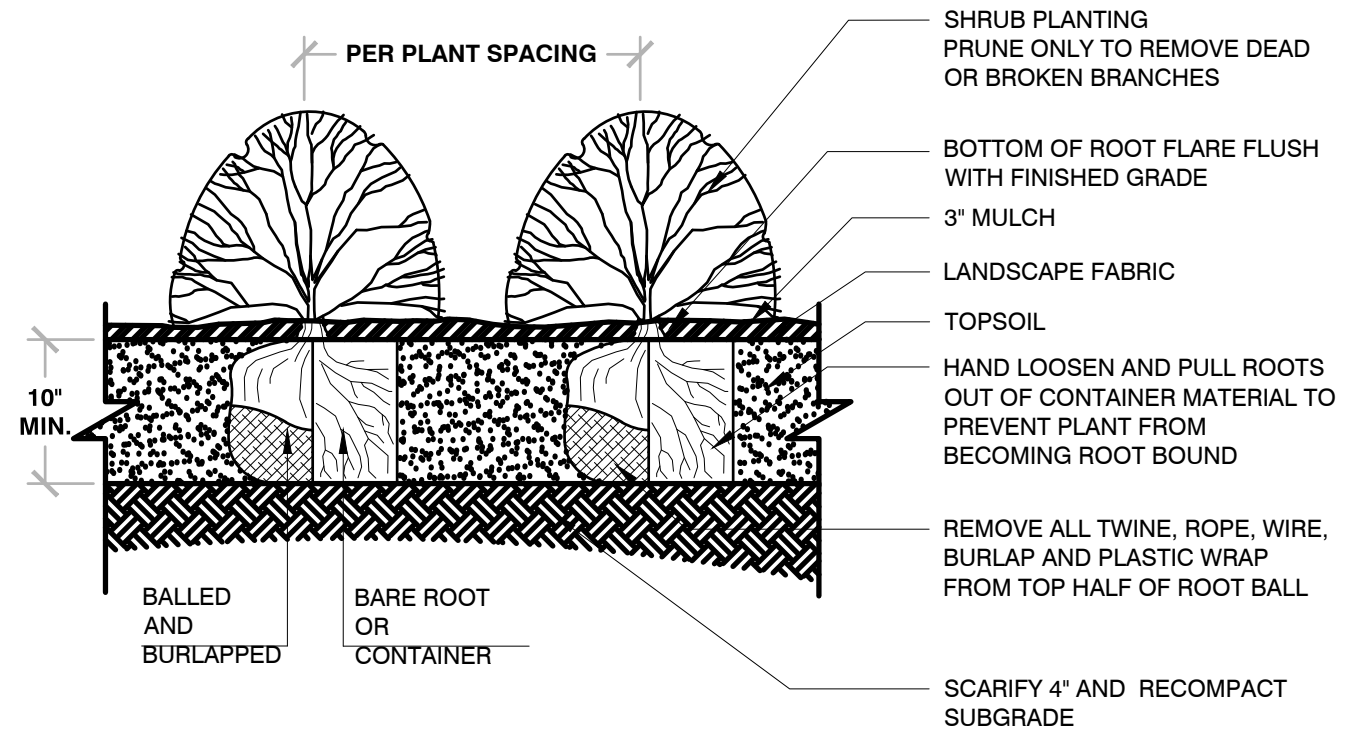
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 TREE PLANTING
1/4" = 1'-0"

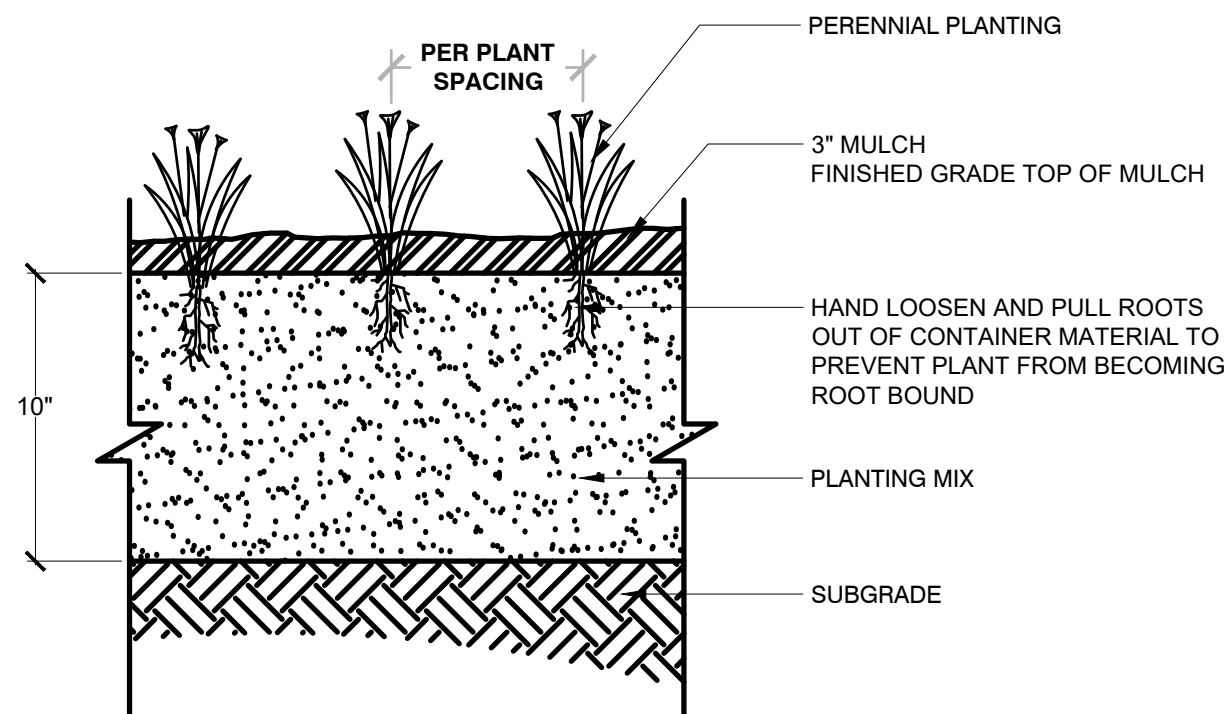


2 EVERGREEN TREE PLANTING
1/4" = 1'-0"

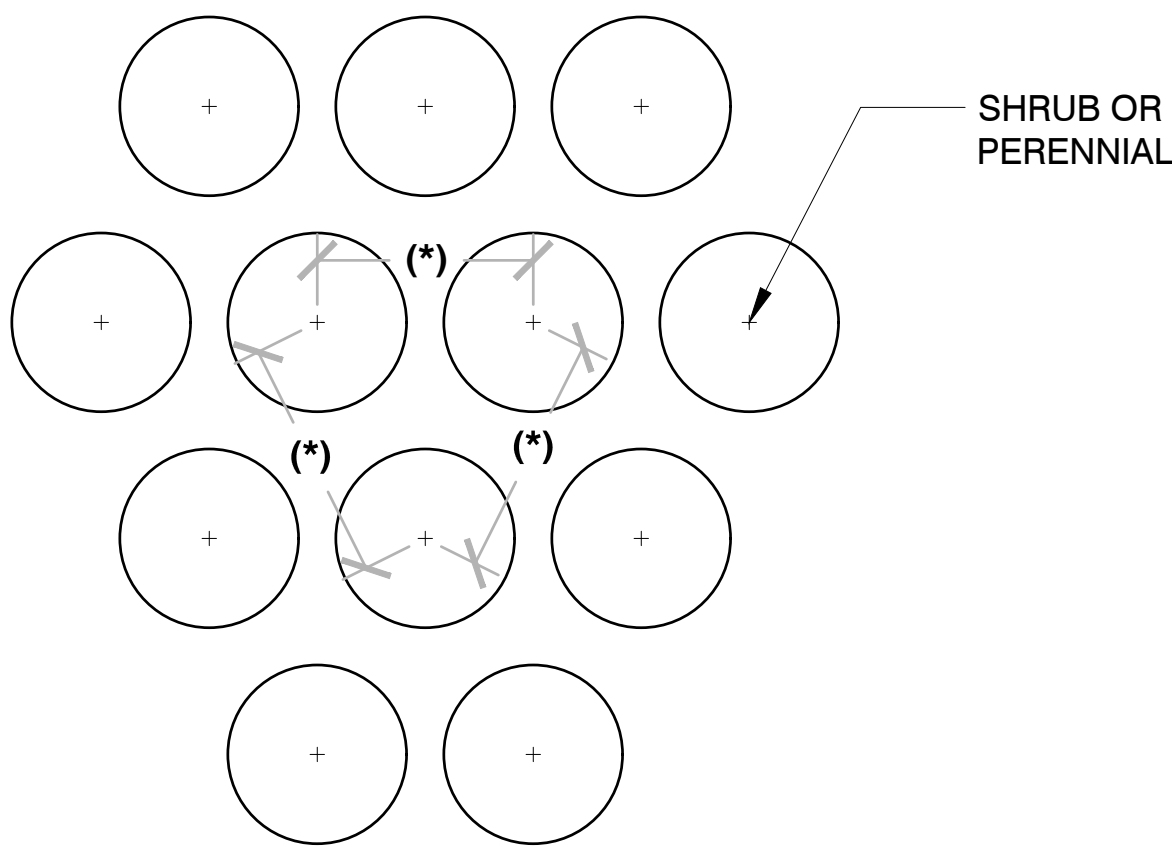


- BAREROOT PLANTING NOTES:
- SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
 - SCARIFY SIDES AND BOTTOMS OF HOLE.
 - PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
 - TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
 - WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 - BACKFILL VOIDS AND WATER SECOND TIME.
 - PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

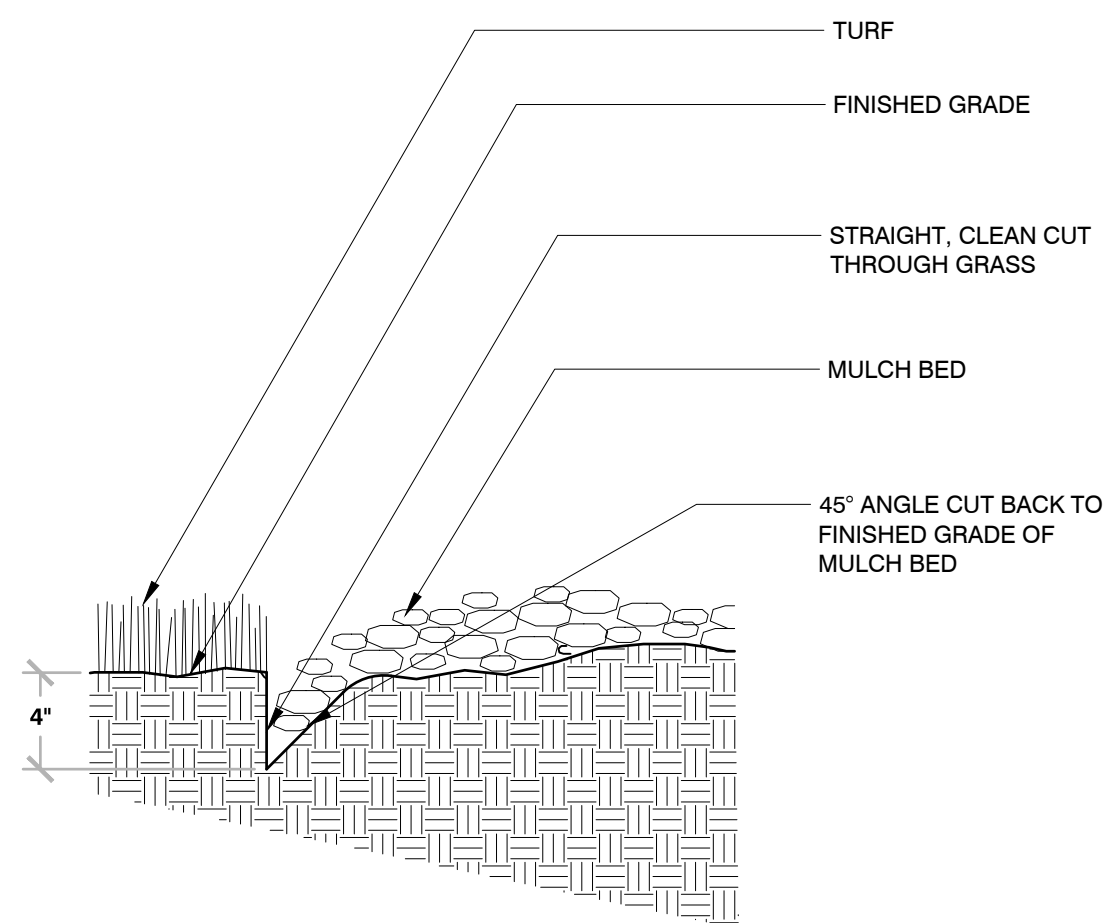
3 SHRUB PLANTING
1/2" = 1'-0"



4 PERENNIAL PLANTING
1" = 1'-0"



5 PLANT SPACING
3/4" = 1'-0"



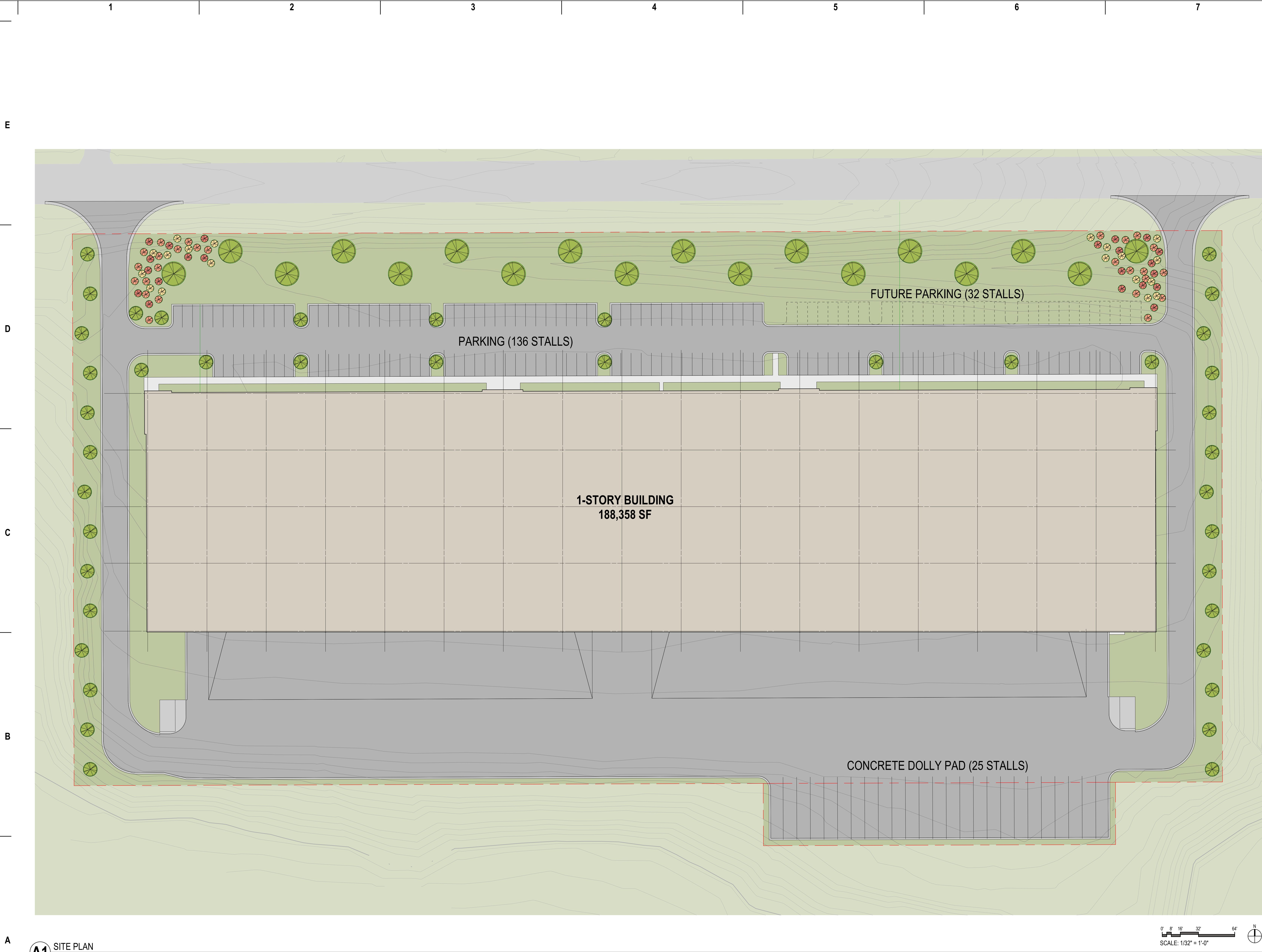
6 TRENCHED BED EDGE
3/4" = 1'-0"

DEBACK FARMS LOT C -
INDUSTRIAL FACILITY
CALEDONIA, WI

LANDSCAPE NOTES & DETAILS

REVISIONS

SHEET
L-4
of
L-4



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Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

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KEY PLAN

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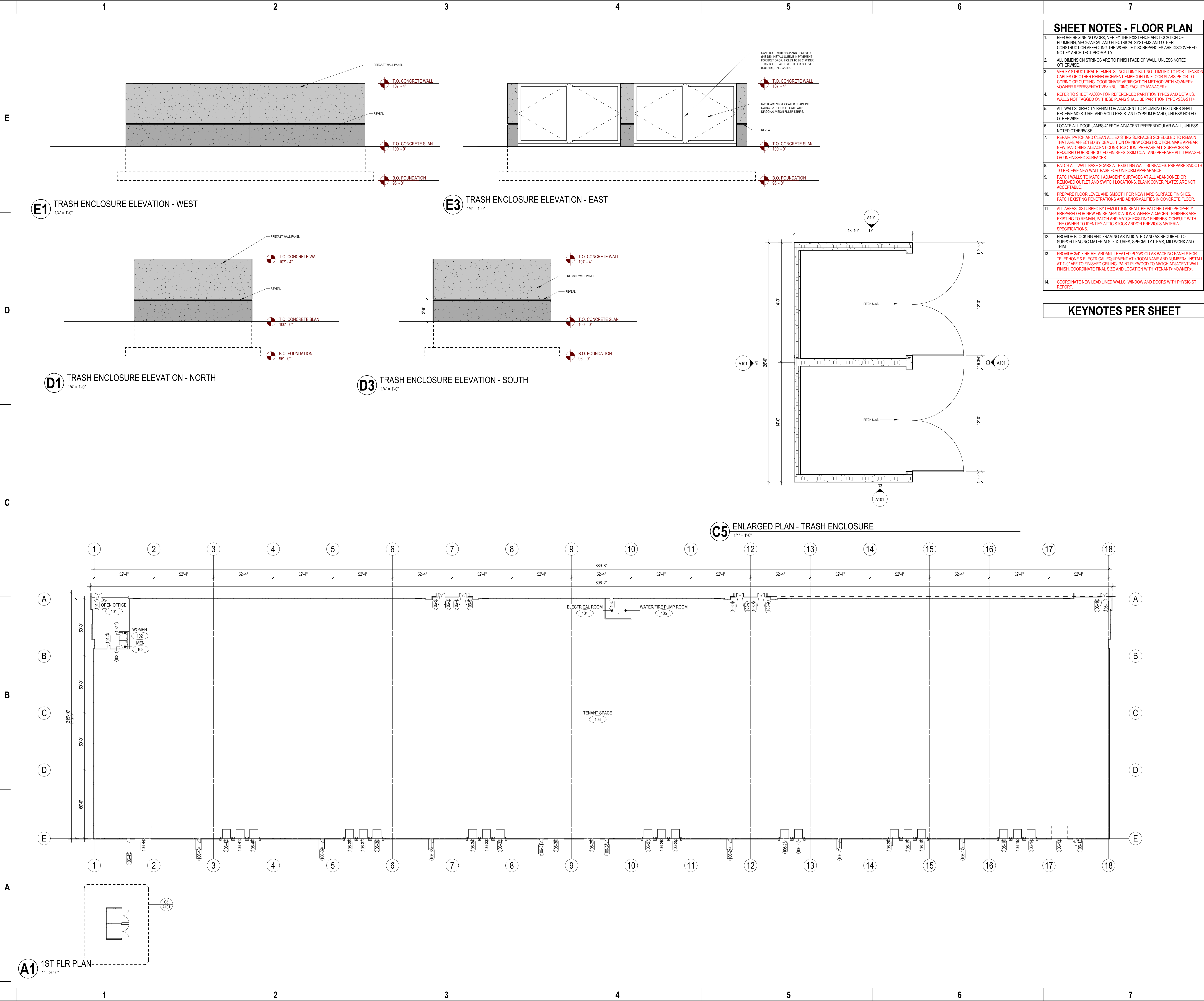
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PROJECT NUMBER 21563-01

SITE PLAN

AS100

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SHEET NOTES - FLOOR PLAN

- BEFORE BEGINNING WORK, VERIFY THE EXISTENCE AND LOCATION OF PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
- ALL DIMENSION STRINGS ARE TO FINISH FACE OF WALL, UNLESS NOTED OTHERWISE.
- VERIFY STRUCTURAL ELEMENTS, INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
- REFER TO SHEET <A00> FOR REFERENCED PARTITION TYPES AND DETAILS. WALLS NOT TAGGED ON THESE PLANS SHALL BE PARTITION TYPE <S3A-S11>.
- ALL WALLS DIRECTLY BEHIND OR ADJACENT TO PLUMBING FIXTURES SHALL RECEIVE MOISTURE- AND MOLD-RESISTANT GYPSUM BOARD, UNLESS NOTED OTHERWISE.
- LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
- REPAIR, PATCH AND CLEAN ALL EXISTING SURFACES SCHEDULED TO REMAIN THAT ARE AFFECTED BY DEMOLITION OR NEW CONSTRUCTION. MAKE APPEAR NEW, MATCHING ADJACENT CONSTRUCTION. PREPARE ALL SURFACES AS REQUIRED FOR SCHEDULED FINISHES. SKIM COAT AND PREPARE ALL DAMAGED OR UNFINISHED SURFACES.
- PATCH ALL WALL BASE SCARS AT EXISTING WALL SURFACES. PREPARE SMOOTH TO RECEIVE NEW WALL BASE FOR UNIFORM APPEARANCE.
- PATCH WALLS TO MATCH ADJACENT SURFACES AT ALL ABANDONED OR REMOVED OUTLET AND SWITCH LOCATIONS. BLANK COVER PLATES ARE NOT ACCEPTABLE.
- PREPARE FLOOR LEVEL AND SMOOTH FOR NEW HARD SURFACE FINISHES. PATCH EXISTING PENETRATIONS AND ABNORMALITIES IN CONCRETE FLOOR.
- ALL AREAS DISTURBED BY DEMOLITION SHALL BE PATCHED AND PROPERLY PREPARED FOR NEW FINISH APPLICATIONS. WHERE ADJACENT FINISHES ARE EXISTING TO REMAIN, PATCH AND MATCH EXISTING FINISHES. CONSULT WITH THE OWNER TO IDENTIFY ATTIC STOCK AND/OR PREVIOUS MATERIAL SPECIFICATIONS.
- PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
- PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER>. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.
- COORDINATE NEW LEAD LINED WALLS, WINDOW AND DOORS WITH PHYSICIST REPORT.

KEYNOTES PER SHEET



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1ST FLR PLAN

A101

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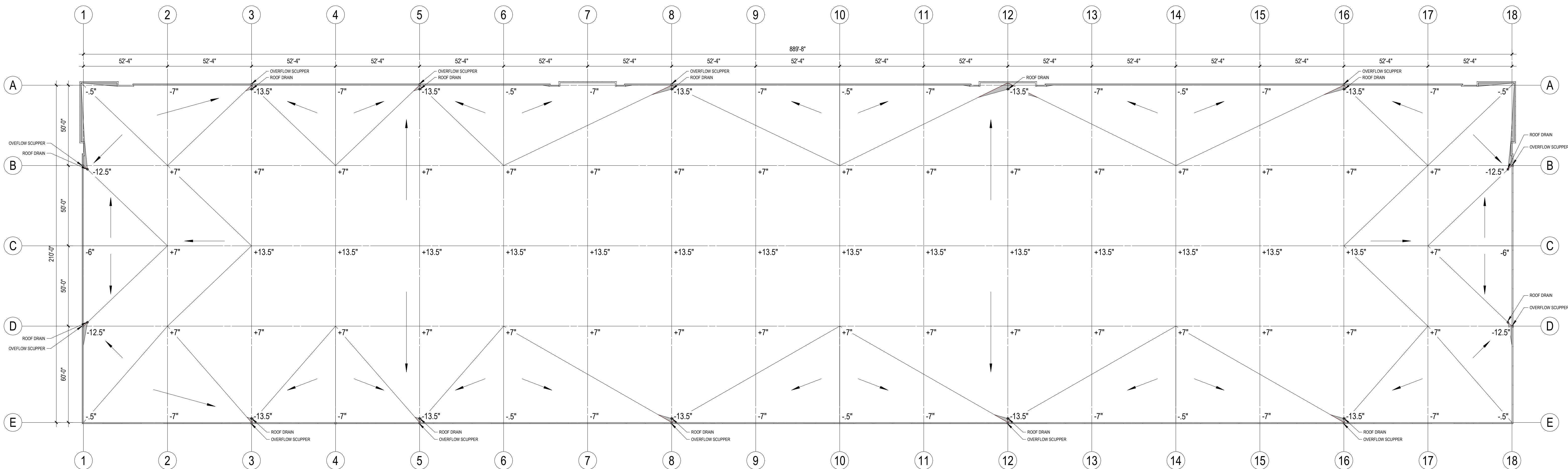
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A

A1 ROOF PLAN
1" = 30'-0"



SHEET NOTES - ROOF PLAN	
1.	ALL CONTRACTORS SHALL COORDINATE AND LOCATE ALL ROOF OPENINGS AND PENETRATIONS WITH STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS.
2.	PROVIDE WATER TIGHT INTEGRITY AT ALL PENETRATIONS AND EQUIPMENT PER ROOFING MANUFACTURERS STANDARD DETAILS AND REQUIREMENT FOR WARRANTY AND CURRENT NRCA STANDARDS.
3.	PROVIDE 4'-0" X 4'-0" PANS AT ROOF DRAINS TO ACCOMMODATE FOR SLOPE AT ACTUAL LOCATION OF ROOF DRAINS AT COLUMNS.
4.	PROVIDE TAPERED INSULATION SADDLES AND CRICKETS AT 1/4" PER FOOT AT ALL ROOF TOP EQUIPMENT AND PENETRATIONS TO ENSURE POSITIVE DRAINAGE.

ROOF PLAN LEGEND	
RD	ROOF DRAIN
OFD	OVERFLOW DRAIN
DS	DOWNSPOUT
	MEMBRANE ROOF PAVER
X"	INSULATION THICKNESS
	SLOPE DIRECTION OF ROOF & TAPERED INSULATION
	<CRICKETS AND SADDLES> OR <TAPERED INSULATION>
SEE SHEET A000 FOR ROOF ASSEMBLY INFORMATION	

KEYNOTES PER SHEET

FOR A FLAT ROOF WITH TAPERED INSULATION, HATCH ONLY AREAS OF SADDLES AND CRICKETS. DO NOT HATCH THE ENTIRE ROOF. FOR A SLOPED ROOF STRUCTURE, HATCH SADDLES, CRICKETS, AND OTHER ADDITIONAL TAPERED INSULATION. IN GENERAL, LEAVE THE BASE ROOF WHITE.



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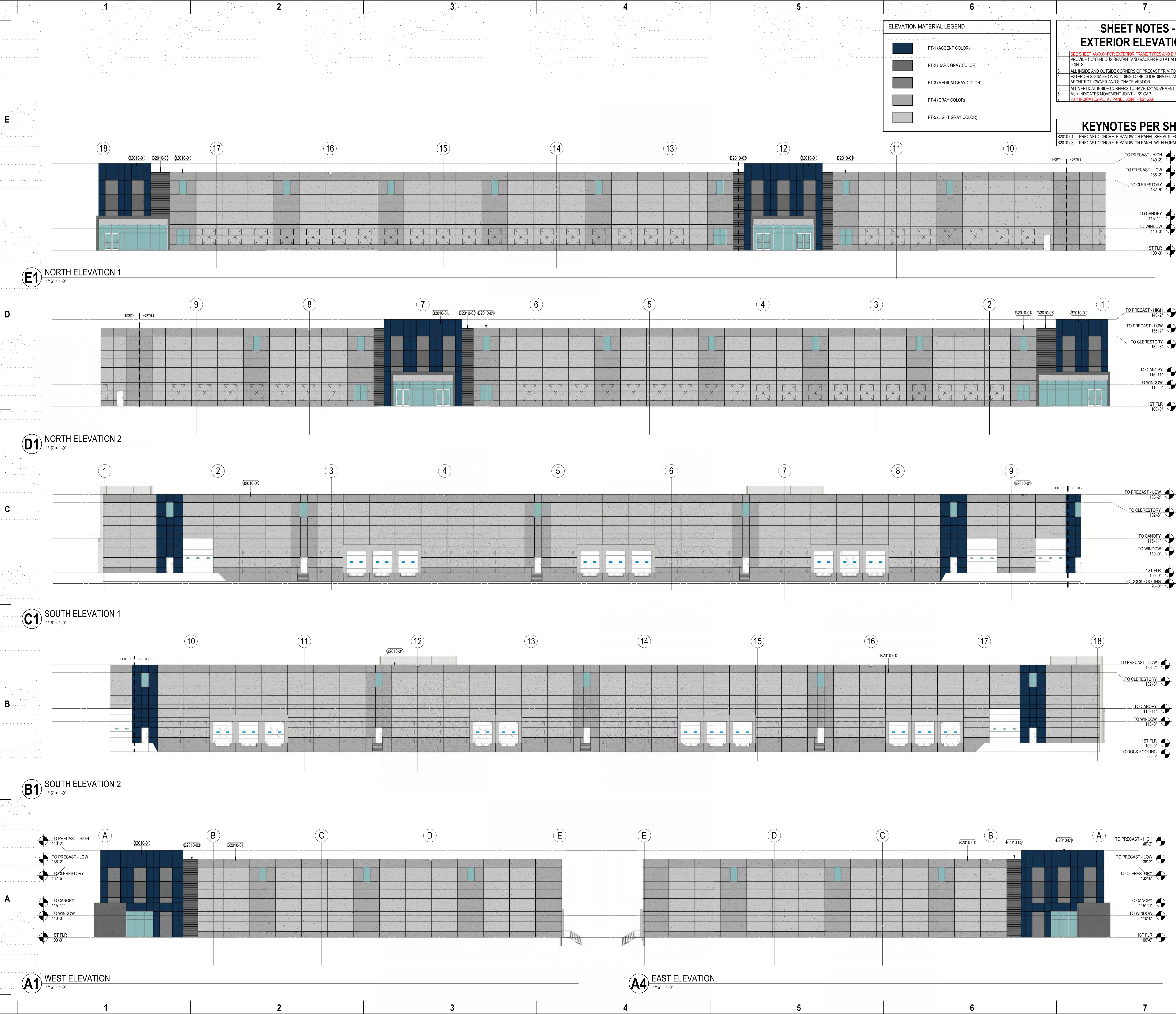
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ROOF PLAN

A102

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EXTERIOR
ELEVATIONS

A200

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KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER PM

PROJECT NUMBER 21563-01

PERSPECTIVE
IMAGE - NE CORNER

A301



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ISSUANCE AND REVISIONS

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KEY PLAN

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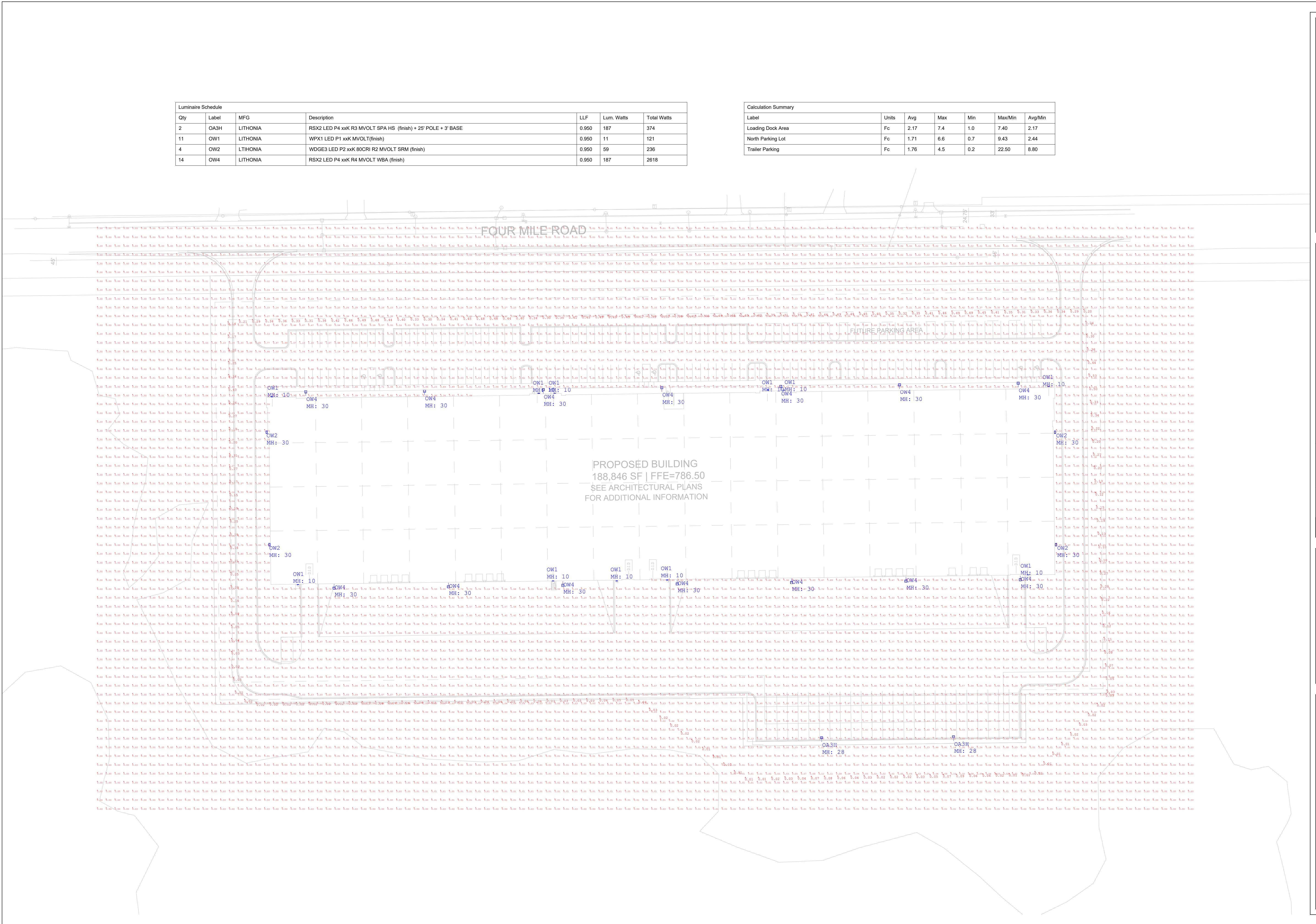
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PROJECT MANAGER PM
PROJECT NUMBER 21563-01


PERSPECTIVE
IMAGE - NW
CORNER

A302



Luminaire Schedule						
Qty	Label	MFG	Description	LLF	Lum. Watts	Total Watts
2	OA3H	LITHONIA	RSX2 LED P4 xxK R3 MVOLT SPA HS (finish) + 25' POLE + 3' BASE	0.950	187	374
11	OW1	LITHONIA	WPX1 LED P1 xxK MVOLT(finish)	0.950	11	121
4	OW2	LITHONIA	WDGE3 LED P2 xxK 80CRI R2 MVOLT SRM (finish)	0.950	59	236
14	OW4	LITHONIA	RSX2 LED P4 xxK R4 MVOLT WBA (finish)	0.950	187	2618

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Loading Dock Area	Fc	2.17	7.4	1.0	7.40	2.17
North Parking Lot	Fc	1.71	6.6	0.7	9.43	2.44
Trailer Parking	Fc	1.76	4.5	0.2	22.50	8.80



ENTERPRISE
Lighting & Control

#	DATE	COMMENTS
REVISIONS		

DRAWN BY : JT	DATE : 3-11-2022	SCALE : 1" = 50'
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DEBACK FARMS LOT C	CALEDONIA, WI	SITE LIGHTING LAYOUT
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Meeting Date: March 28, 2022

Item No. **6b**

PLAN COMMISSION REPORT

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a site plan for the construction and utilization of a $\pm 2,880$ square-foot, 2-story bathhouse, an inground swimming pool, and expanded pool decking located at 8425 STH 38.

Applicant(s): Scott Bender

Address(es): 8425 STH 38

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for a $\pm 2,880$ square-foot, 2-story, bathhouse, inground swimming pool, and concrete deck expansion located at 8425 STH 38 be approved for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use will not adversely affect the surrounding property values.
3. The proposed building is consistent with the existing use on the property.

Owner(s): Bear Country Holdings, LLC (Jellystone Park)

Tax Key(s): 104-04-22-04-017-000

Lot Size(s): 222.2 acres

Current Zoning District(s): P-2, Recreational Park District

Overlay District(s): N/A

Wetlands: ☒ Yes ☐ No

Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Recreational

Background: The applicant is requesting approval of a ±2,880 square-foot bathhouse, an inground swimming pool, and expanded pool decking around the existing pool located in the central portion of the 222-acre site at 8425 STH 38. Accessory buildings within the P-2 District require a site plan review prior to submitting building permit applications.

The bathhouse will be a 2-story building constructed into a hill located northwest of the existing pool area. This building is required as part of their proposed pool expansion. The first floor of the building will open out at grade to the existing pool area. This area will consist of men's and women's bathrooms and shower facilities. The second floor will be used as a gathering place for entertainment amenities and is accessible at grade to the north. There will be a deck overlooking the pool area from the second floor. Exterior materials include CMU block, vinyl siding, and glass. The second-floor exterior will incorporate two overhead garage doors with windows on the north, south and east elevations. This design to open the building to the outdoors during favorable weather conditions. The proposed building meets required design standards for recreational facilities, setbacks and building height regulations. No landscaping is proposed as part of this project. The location of the building and the existing vegetation will minimize visual impact from the roadway. No lighting is being proposed at this time, however, if lighting were to be installed, it would need to meet the Village standards as identified in Condition 9.

In addition to the bathhouse, the applicant is proposing to construct an inground swimming pool. The location of swimming pool complies with Village Code. Lastly, the applicant is proposing to expand the existing concrete decking around the existing pool. As part of this expansion the applicant will be modifying their drainage system around the pool area to accommodate the expansion. The applicant is working with our Engineering Department to ensure drainage plans comply with Village Code.

If the Plan Commission is comfortable with the proposed, bathhouse, swimming pool, and expanded decking, staff has drafted a suggested motion recommending approval of the ±2,880 square-foot, 2-story, bathhouse, inground swimming pool, and deck expansion located at 8425 STH 38 with conditions as shown in Exhibit A.

EXHIBIT A - CONDITIONS

Bear Country Holdings LLC Maintenance Building

1. **Building Permit.** The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. **Plans.** The proposed ±2,880 square-foot bathhouse, inground pool, and decking shall be located, constructed, and utilized in accordance with the plans and documents dated March 14, 2022.

-
5. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
 6. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
 7. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
 8. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
 9. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
 10. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.
 11. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
 12. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
 13. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
 14. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with

all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.

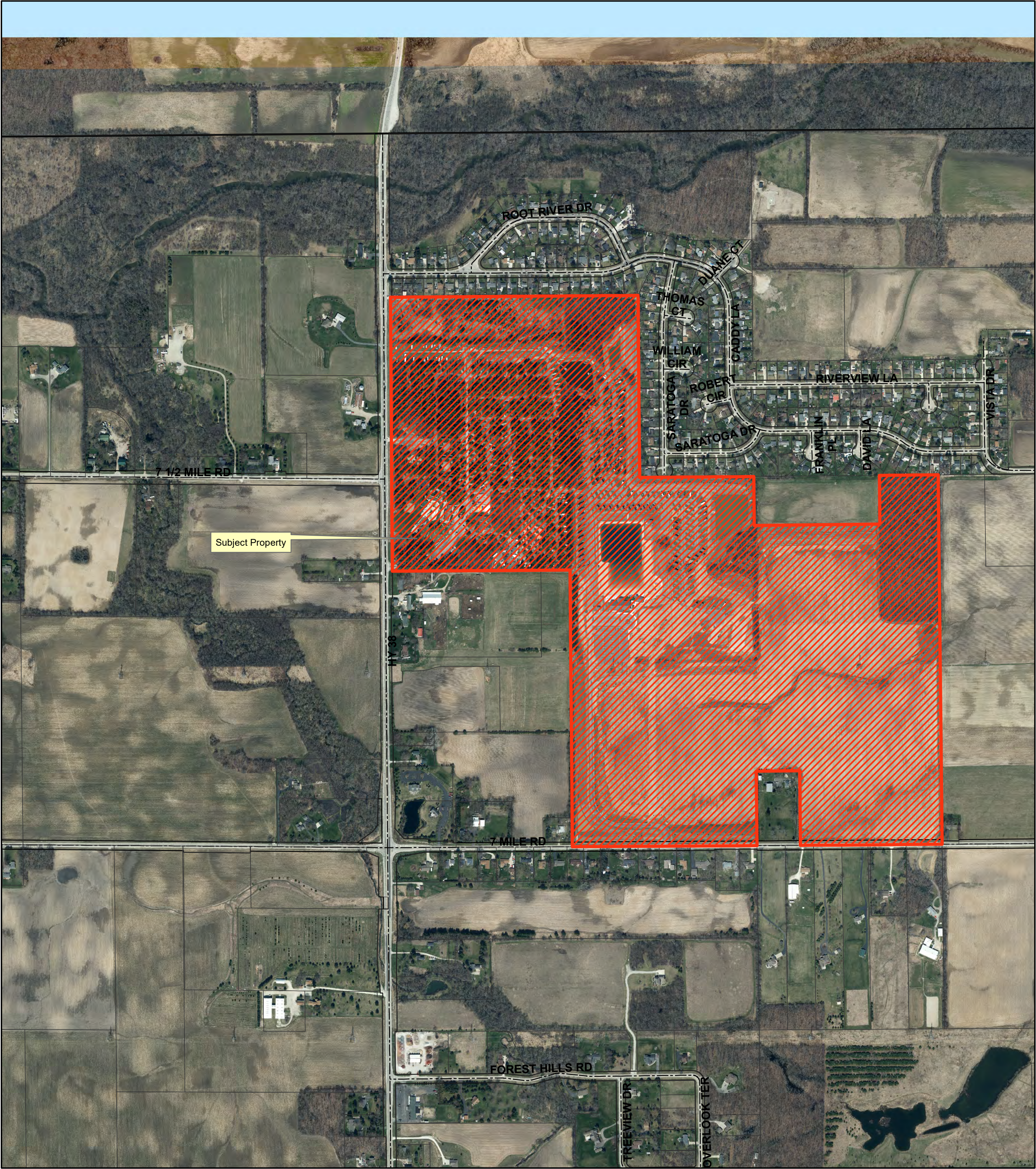
15. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Bear Country Holdings LLC and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
 16. Subsequent Owners. It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
-

Respectfully submitted:

A handwritten signature in dark ink, appearing to read "Peter Wagner", is written over a light blue circular stamp.

Peter Wagner, AICP
Development Director

LOCATION MAP 8425 STH 38

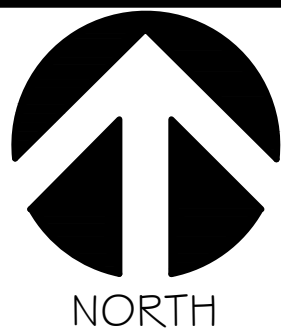


Legend



8425_STH_38

JELLYSTONE CALEDONIA SWIMMING POOL CALEDONIA, WISCONSIN



AERIAL PHOTO OF SITE WITH PARCEL LINES



PROJECT INFORMATION

PROJECT DATA:

NAME:
JELLYSTONE CAMPGROUND

ADDRESS:
8425 WI-38
CALEDONIA, WISCONSIN 53108
COUNTY: RACINE

CONTACT:
GENO KLOIBER
PH.: (414) 587-5205
EMAIL:
GENO@JELLYSTONE-CALEDONIA.COM

SCOTT BENDER
PH.: (414) 339-0519
EMAIL:
SCOTTBENDER@JELLYSTONE-CALEDONIA.COM

AQUATIC ENGINEER:

RAMAKER & ASSOCIATES, INC.
855 COMMUNITY DRIVE
SAUK CITY, WI 53583
PH.: (608) 643-4100
CONTACT: NICK DEINES, P.E.
EMAIL: NDEINES@RAMAKER.COM
OR CONTACT: AUSTIN NOLDEN
EMAIL: ANOLDEN@RAMAKER.COM

POOL CONTRACTOR:

OWNER:

BEAR COUNTY HOLDINGS, LLC
8425 WI-38
CALEDONIA, WISCONSIN 53108
PH.: (414) 339-0519

SHEET INDEX

AQO.01	TITLE SHEET
AQO.02	PROPOSED SITE PLAN
LOO.01	LANDSCAPE PLAN
EOO.02	ELECTRICAL SITE PLAN

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

MARK	DATE	DESCRIPTION
ISSUE	DATE	DATE
PHASE	PRELIMINARY REVIEW	ISSUED 3/14/2022

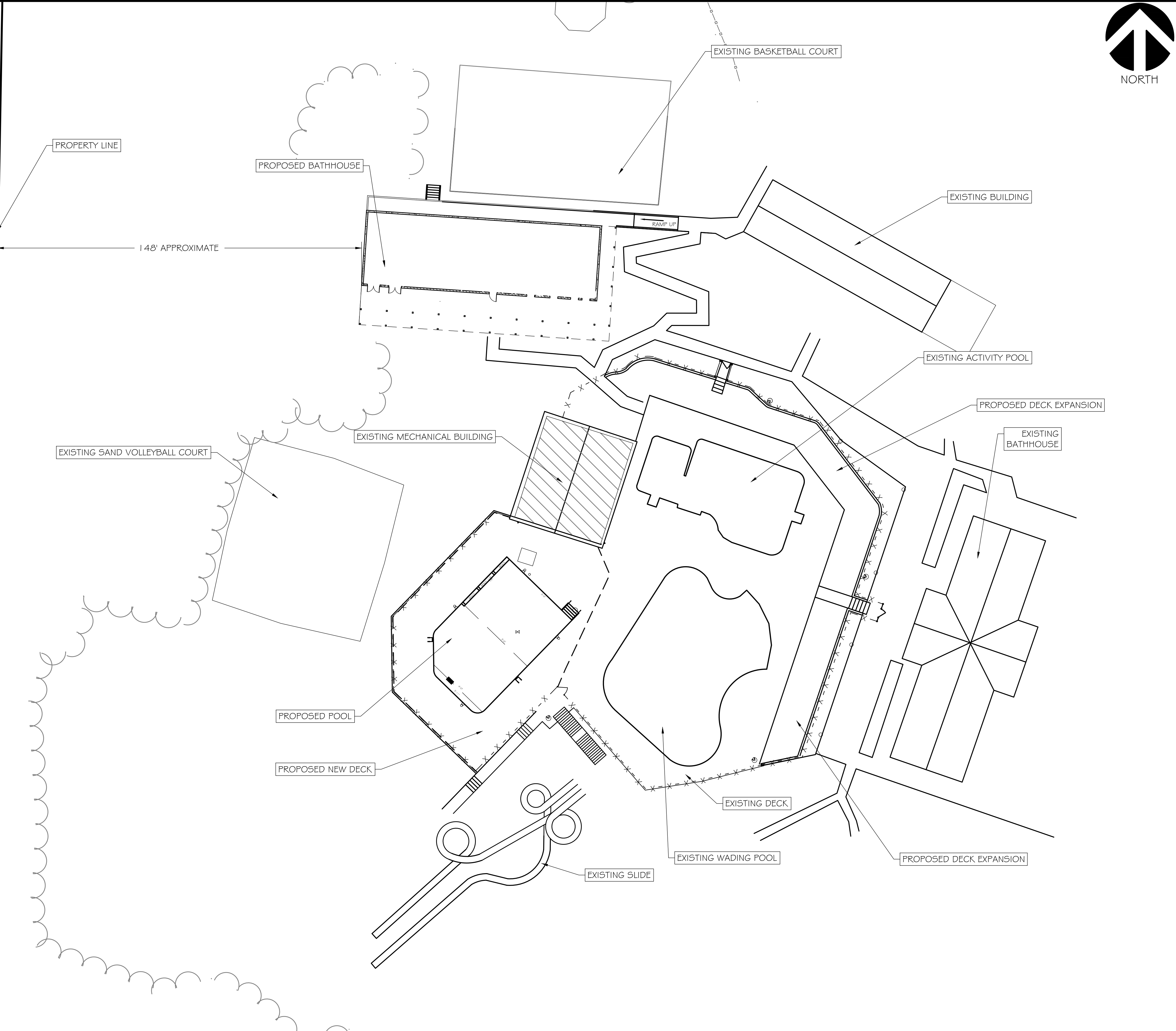
PROJECT TITLE:
JELLYSTONE CALEDONIA
SWIMMING POOL

PROJECT OWNER:
BEAR COUNTRY HOLDINGS, LLC
PROJECT LOCATION: CALEDONIA, WI

SHEET TITLE:
TITLE SHEET

SCALE: NONE

PROJECT NUMBER	52026
SHEET NUMBER	AQO.01





RAMAKER

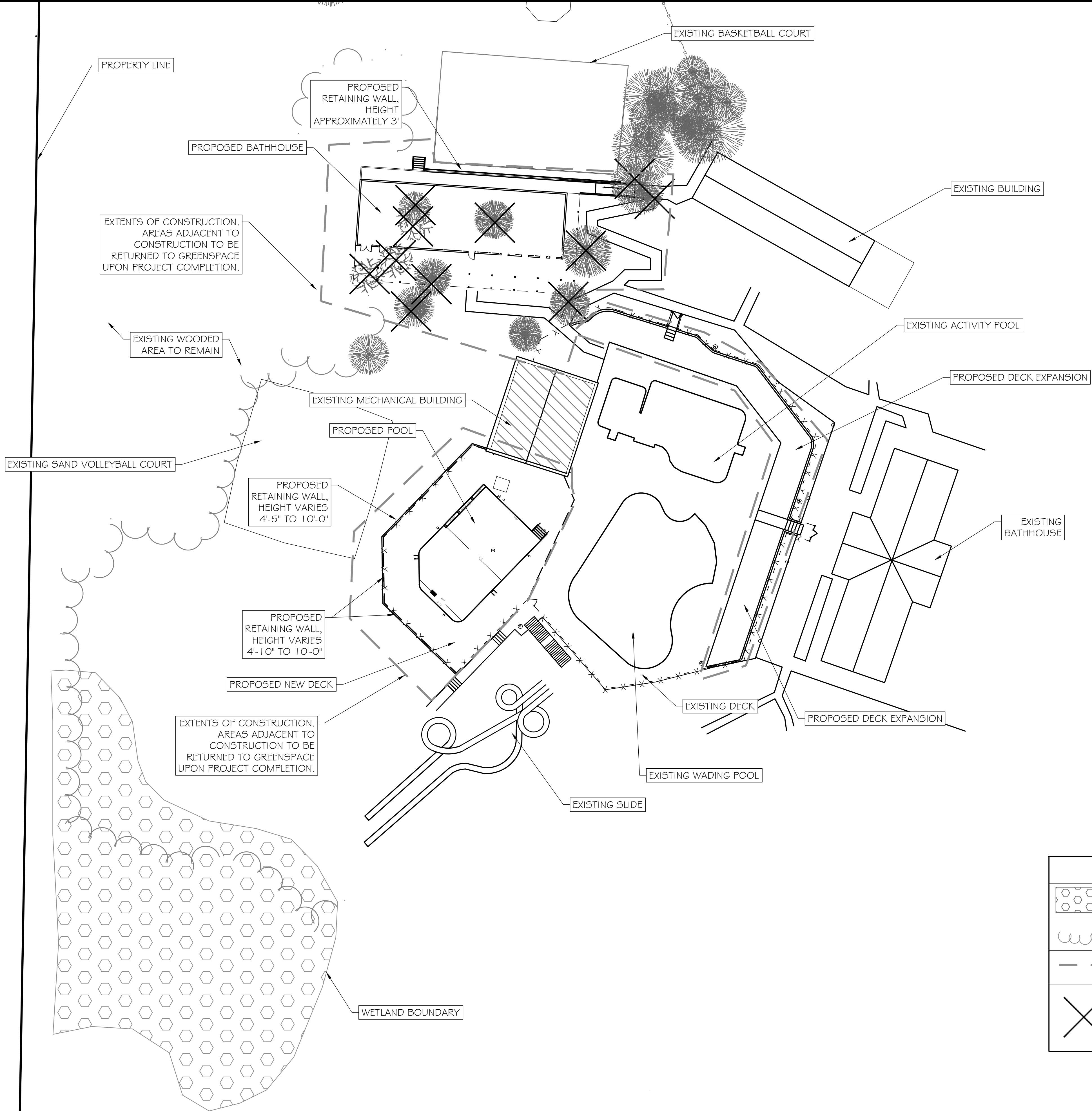
employee-owned

(608) 643-4100 www.ramaker.com

Certification & Seal:

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

MARK	DATE	DESCRIPTION
ISSUE	PRELIMINARY REVIEW	DATE ISSUED 3/14/2022
PHASE		
PROJECT TITLE:		
JELLYSTONE CALEDONIA SWIMMING POOL		
PROJECT OWNER:		
BEAR COUNTRY HOLDINGS, LLC		
PROJECT LOCATION: CALEDONIA, WI		
SHEET TITLE:		
PROPOSED SITE PLAN		
<div><div>020'40'80'</div><div>11" x 17" - 1" = 40'</div><div>22" x 34" - 1" = 20'</div></div>		
PROJECT NUMBER		52026
SHEET NUMBER		AQO.02



LANDSCAPE KEY	
	WETLANDS
	EXISTING WOODED AREA TREE LINE
	EXTENTS OF CONSTRUCTION
	EXISTING TREE TO BE REMOVED



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Certification & Seal:

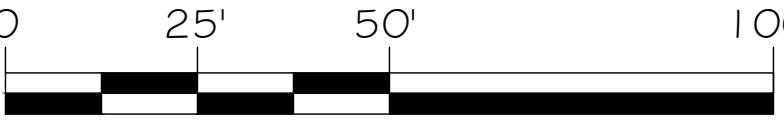
PRELIMINARY
FOR REVIEW
PURPOSES ONLY

MARK	DATE	DESCRIPTION
ISSUE PHASE	PRELIMINARY REVIEW	DATE ISSUED 3/14/2022

PROJECT TITLE:
JELLYSTONE CALEDONIA SWIMMING POOL

PROJECT OWNER:
BEAR COUNTRY HOLDINGS, LLC
PROJECT LOCATION: CALEDONIA, WI

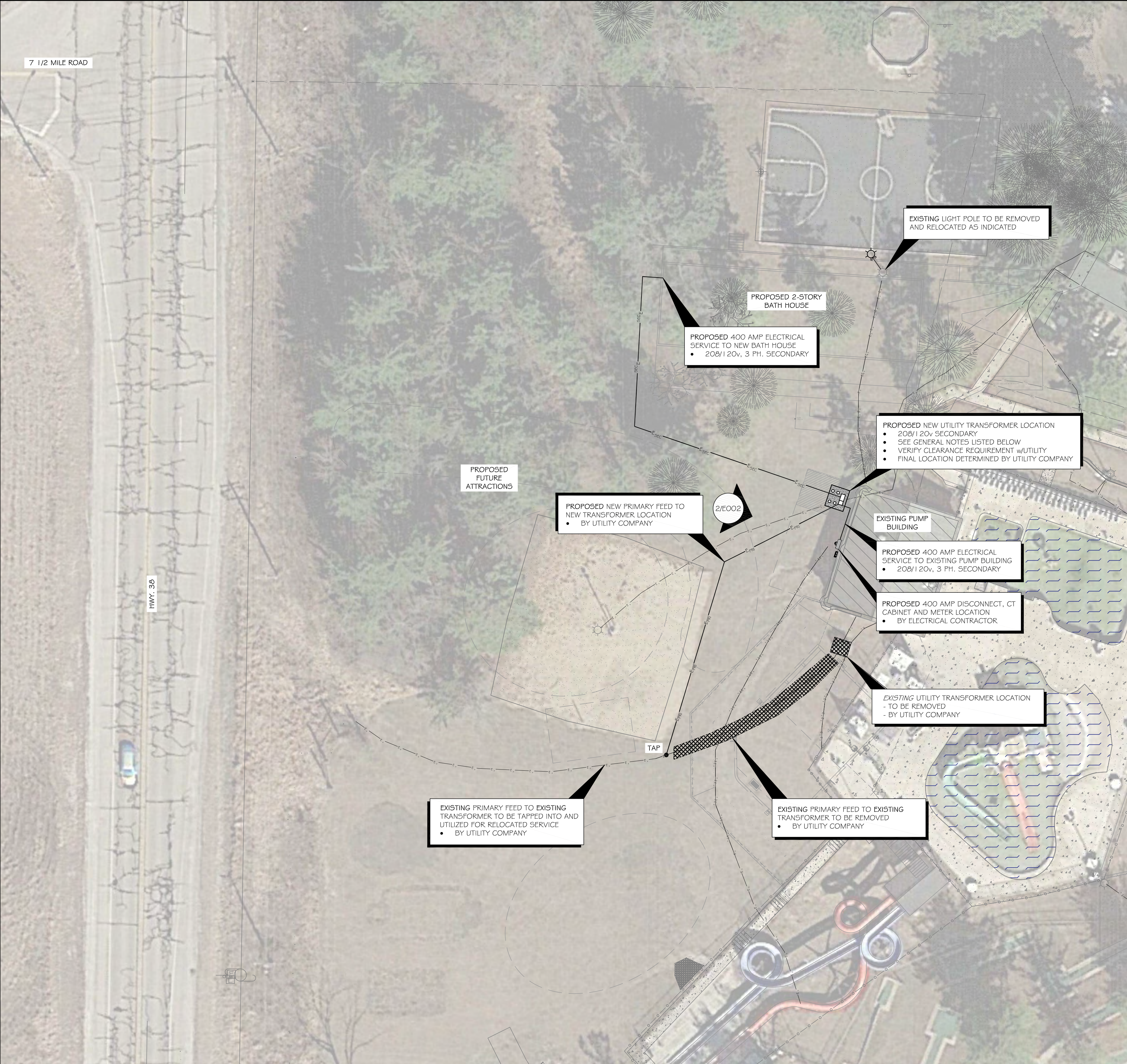
SHEET TITLE:
LANDSCAPE PLAN



0 25' 50' 100'

1 1/4" x 17" - 1" = 50'
22" x 34" - 1" = 25'

PROJECT NUMBER	52026
SHEET NUMBER	LOO1



1 ELECTRICAL SITE PLAN

GENERAL TRANSFORMER NOTES

REFER TO WE ENERGIES ELECTRIC SERVICE AND METERING MANUALS PRIOR TO BEGINNING INSTALLATION AND ENSURE ENTIRE INSTALLATION COMPLIES WITH THEIR REQUIREMENTS.

ANY DIRECT UTILITY COORDINATION SHOULD RUN THROUGH THE FOLLOWING CONTACT:

Cindy Berg
Energy Services Consultant
Office - 262-552-3232
Cell - 262-993-1589
Fax - 262-552-3460
Cynthia.Berg@we-energies.com

GENERAL REQUIREMENTS:

- THE CUSTOMER SHALL INSTALL, OWN, AND MAINTAIN A CONCRETE TRANSFORMER PAD WHENEVER THE UNDERGROUND SERVICE REQUIRES A THREE PHASE TRANSFORMER PAD.
- ALL CONDUITS SHALL ENTER THROUGH THE WINDOW OPENING PROVIDED IN THE PAD FOUNDATION. THESE CONDUITS SHALL BE CUT OFF SO THE TOP OF THE CONDUIT IS FLUSH WITH THE SURFACE OF THE CONCRETE PAD.
- ALL METALLIC CONDUITS SHALL BE FITTED WITH AN INSULATING BUSHING.
- THE TOP OF THE PAD SHALL BE LEVEL AND ALL EDGES AND CORNERS ROUNDED OFF

STRENGTH REQUIREMENTS:

- MINIMUM SOIL BEARING CAPACITY OF 2000 lb/sq. ft.
- CONCRETE MIX SHALL HAVE A MINIMUM STRENGTH OF 3500 lb/sq. in. AFTER 28 DAYS. MAXIMUM AGGREGATE 3/4".
- MINIMUM CONCRETE COVER OVER REINFORCING STEEL 2" UNLESS OTHERWISE NOTED.
- REINFORCING STEEL ASTM-A615 GRADE 60 PLACED APPROXIMATELY 6" O.C. EACH DIRECTION AND SECURELY TIED TOGETHER.

CLEARANCE REQUIREMENTS:

- CONCRETE PADS SHALL BE INSTALLED NO LESS THAN 20 FEET FROM DOORS, COMBUSTIBLE MATERIALS, OR WINDOWS WHICH CAN BE OPENED AND NO LESS THAN 10 FEET FROM PERMANENT (NON-OPENING) WINDOWS.
- A MINIMUM DISTANCE OF 3' IS REQUIRED BETWEEN CONCRETE PADS AND NON-COMBUSTIBLE WALLS (MIN. 2 HR FIRE RATING)
- A MINIMUM OF 3' OF WORKING SPACE MUST BE MAINTAINED FROM EACH SIDE OF THE TRANSFORMER AND A MINIMUM OF 10' MUST BE MAINTAINED ON THE FRONT (DOOR SIDE) OF THE TRANSFORMER. THIS IS TO ALLOW FOR COOLING, REPLACEMENT, AND OPERATIONS.
- WHEN THE PAD IS LOCATED NEAR A TRAFFIC AREA, 8" STEEL POSTS FILLED WITH CONCRETE MUST BE PLACED AT CORNERS OF PAD FOR PROTECTION.

SECONDARY REQUIREMENTS:

- CONDUITS FOR THE SECONDARY CABLE SHALL BE PLACED ON THE RIGHT SIDE NEAR THE FRONT OF THE CABLE OPENING TO ACCOMMODATE SECONDARY CABLE TERMINATIONS AND PROVIDE ADEQUATE CLEARANCE FOR THE TRANSFORMER OIL DRAIN VALVES. THE NUMBER OF CONDUITS SHALL BE PLACED AS SHOWN ON THE DAKOTA ELECTRIC DIAGRAM.
- THE LARGEST SECONDARY SIZE CONDUCTOR SHALL BE 750 kcmil.
- A MAXIMUM OF 6 CONDUITS MAY BE USED FOR INSTALLATIONS OF LESS THAN 500 kVA
- A MAXIMUM OF 8 CONDUITS MAY BE USED FOR INSTALLATIONS OF 500kVA TO 2000 kVA



EXISTING TRANSFORMER LOCATION



PROPOSED TRANSFORMER LOCATION

2 TRANSFORMER RELOCATION

n.t.s.



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Certification & Seal:

REV	DATE
DATE ISSUED	03/14/2022
ISSUE PHASE	PRELIMINARY REVIEW

PROJECT TITLE:
JELLYSTONE CAMPGROUND

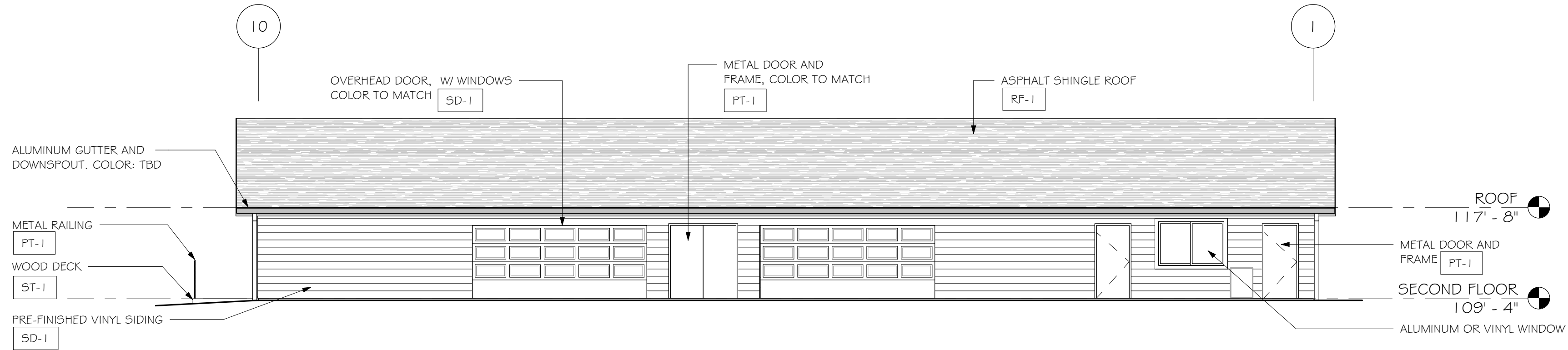
PROJECT OWNER:
GENO KLOIBER

PROJECT LOCATION:
8425 WI-38
CALEDONIA, WI 53108

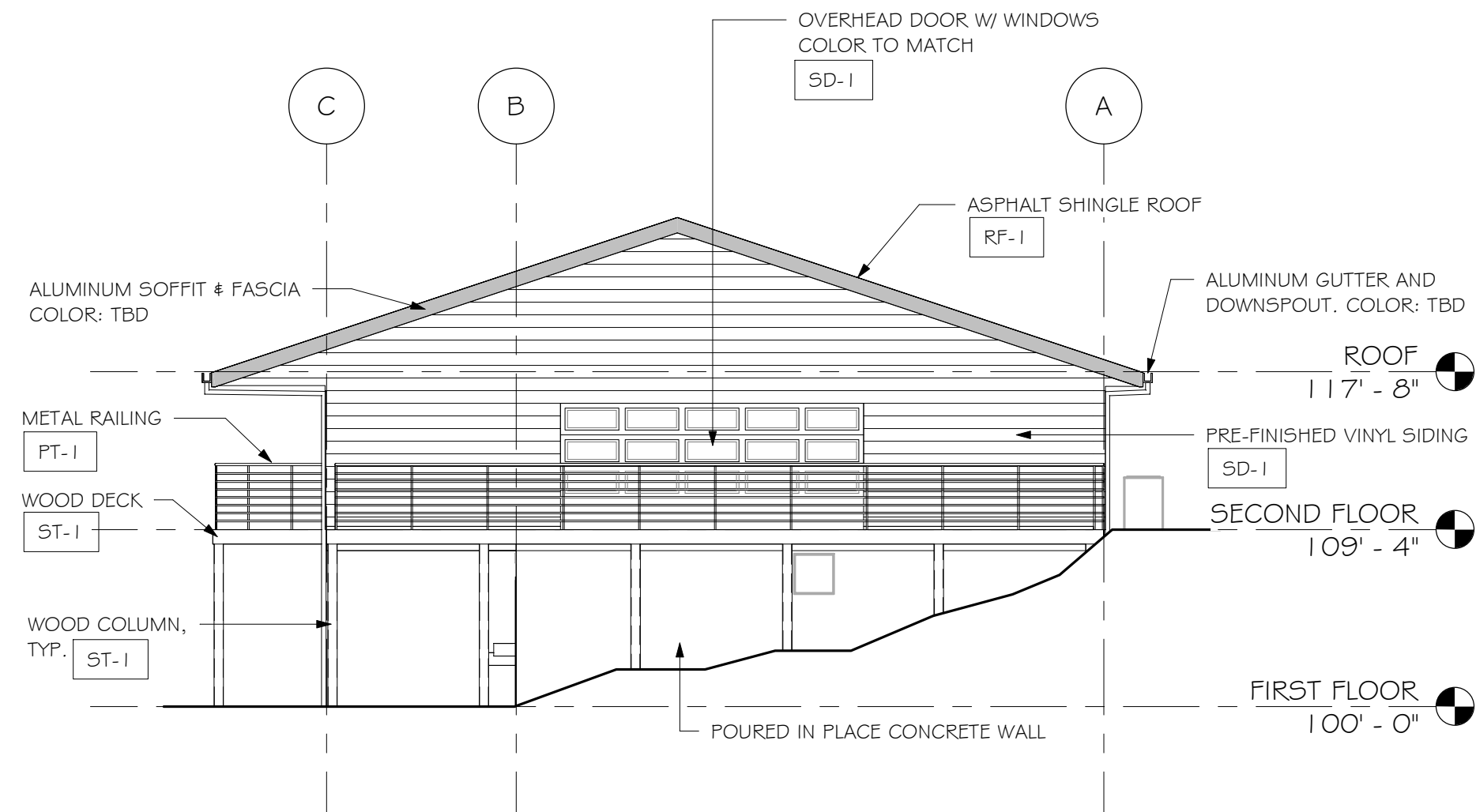
SHEET TITLE:
ELECTRICAL SITE PLAN

PROJECT NUMBER
52026

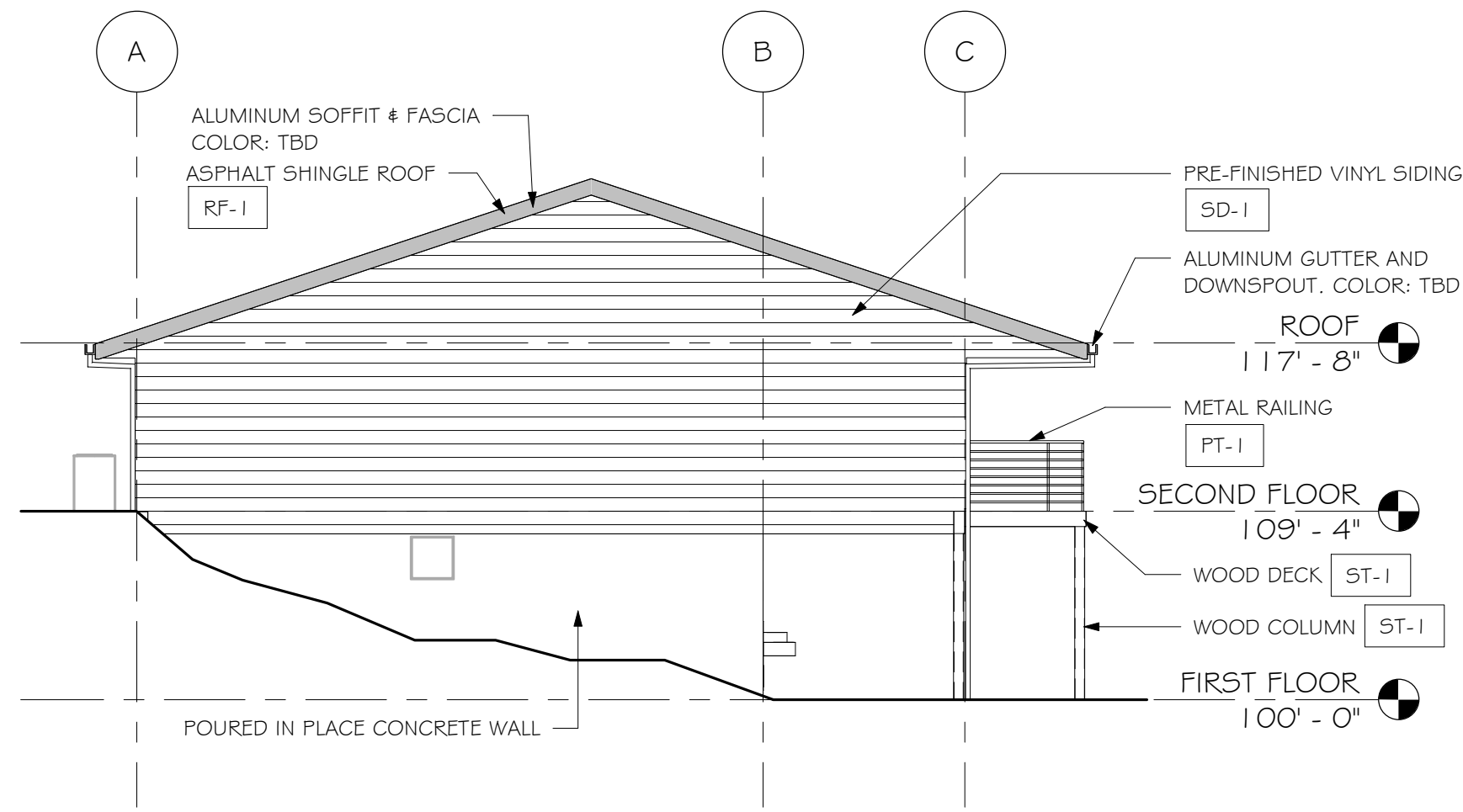
SHEET NUMBER
E002



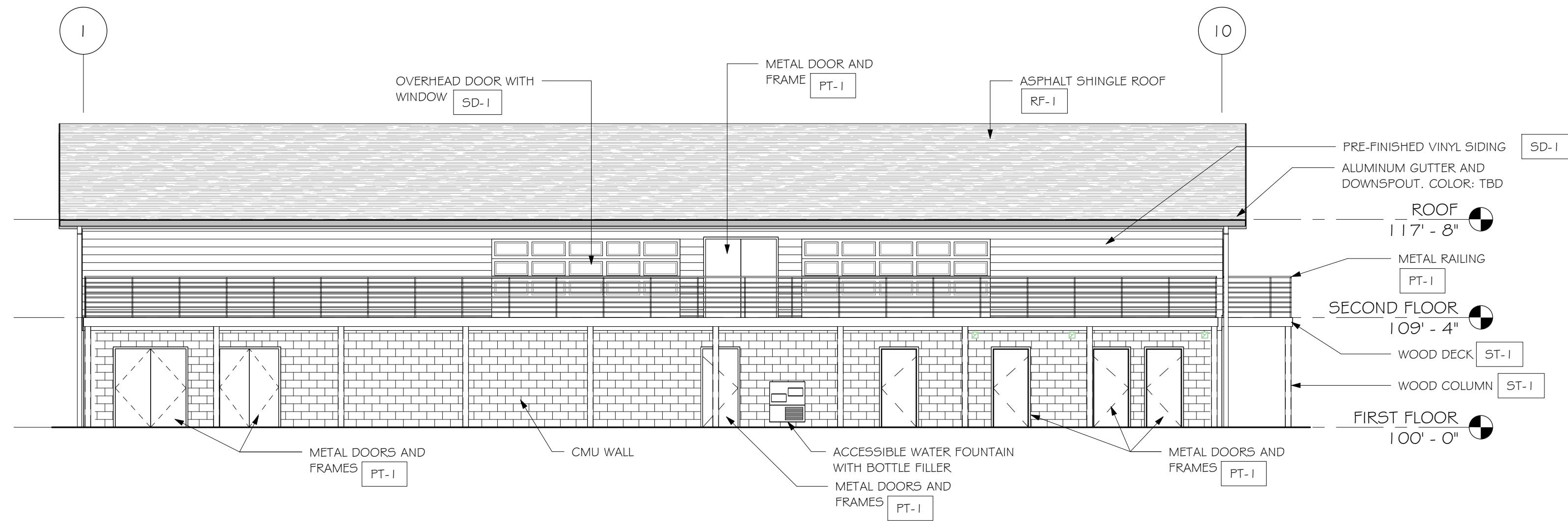
1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

EXTERIOR ELEVATION NOTES

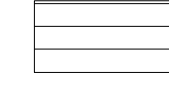
1. ALL EXTERIOR VENTS & LOUVERS TO BE PAINTED TO MATCH ADJACENT FINISH WALL COLOR. SEE MECHANICAL AND PLUMBING PLANS FOR SIZE AND LOCATIONS

XXX-#

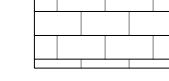
EXTERIOR MATERIALS LEGEND



RF-1 - 30-YEAR ASPHALT SHINGLES - COLOR: TBD



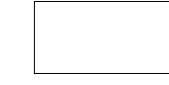
SD-1 - PRE-FINISHED VINYL SIDING - COLOR: TBD



CMU-1 - CONCRETE MASONRY UNITS

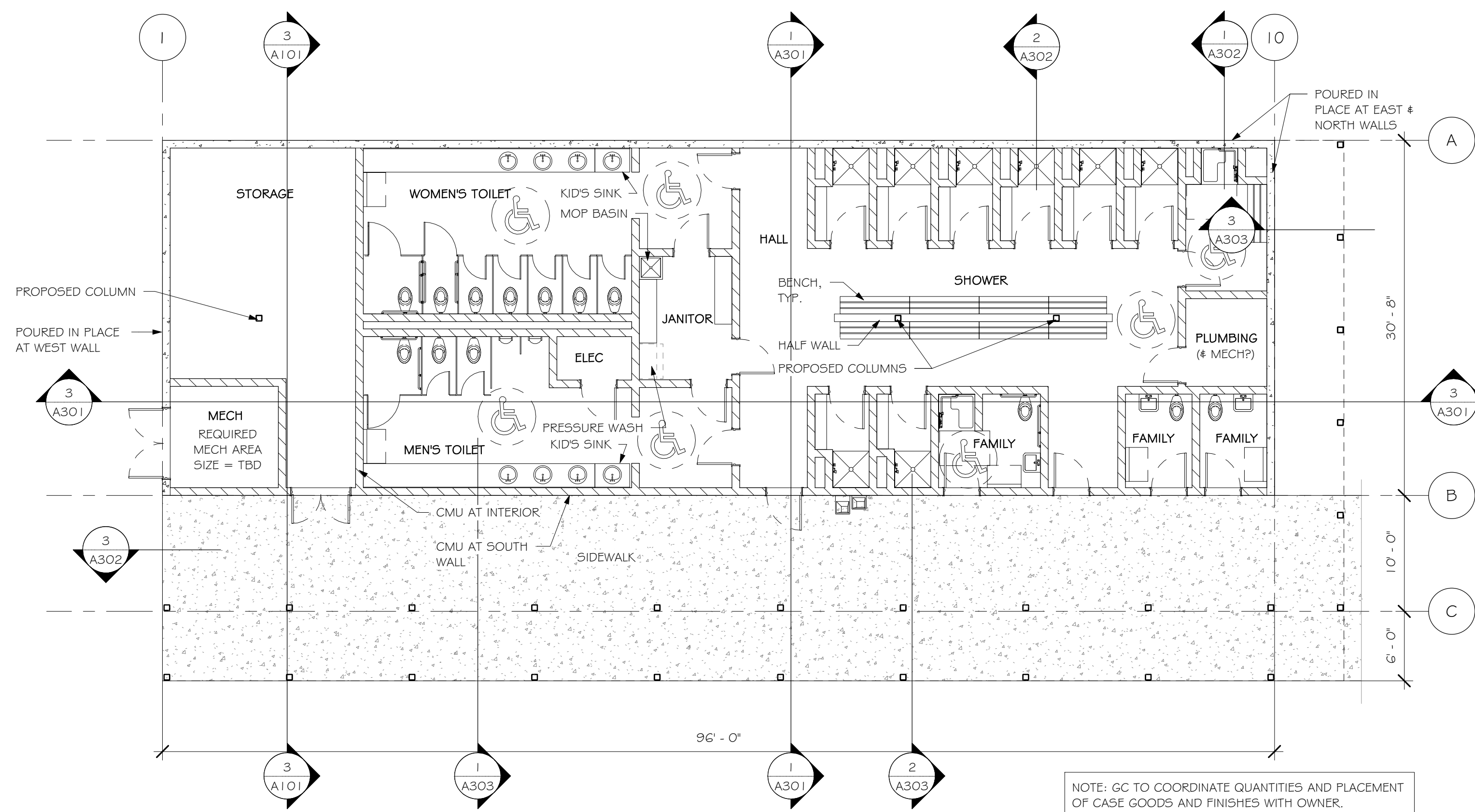


PT-1 - PAINT: BENJAMIN MOORE - COLOR: TBD

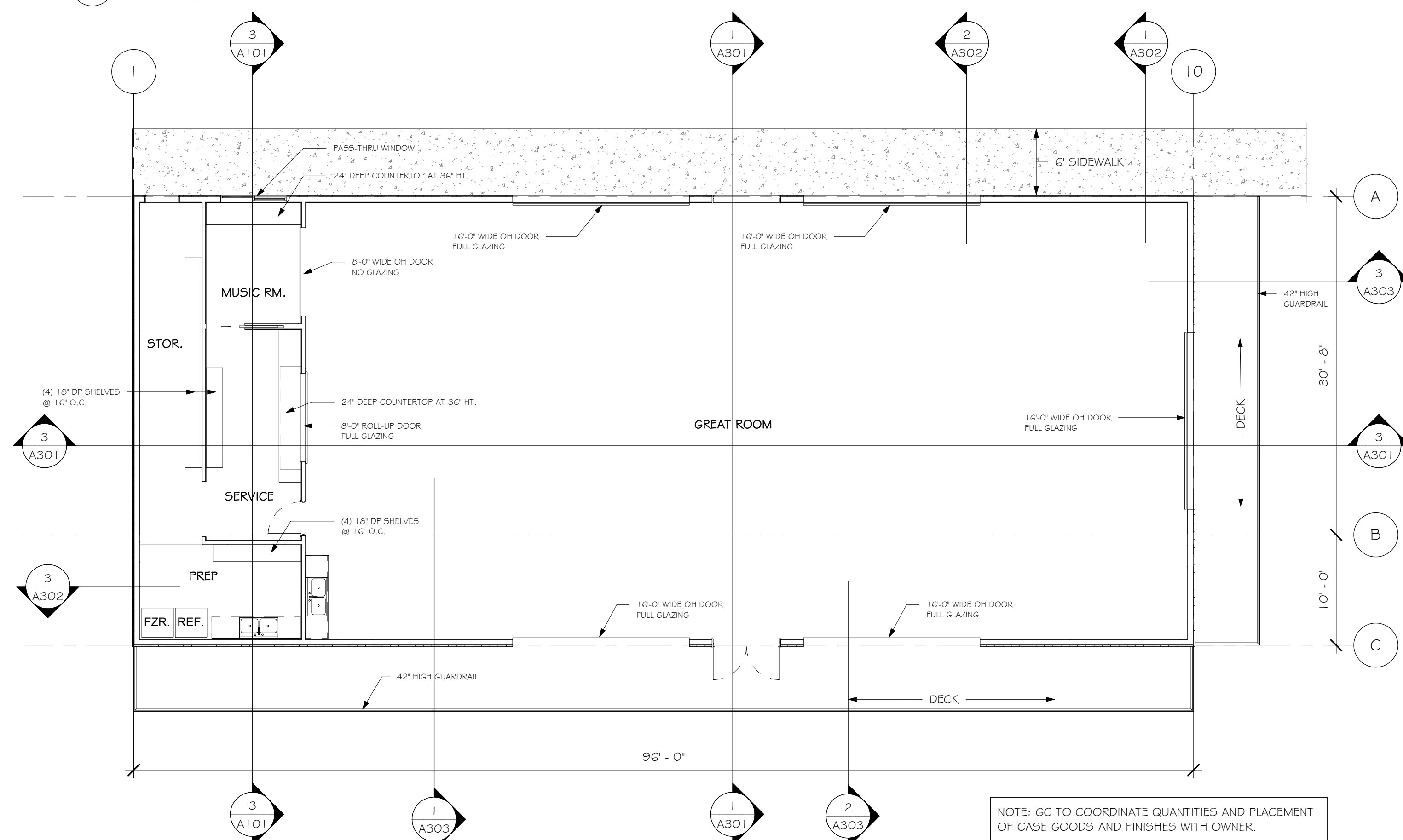


ST-1 - STAIN: BENJAMIN MOORE - COLOR: TBD

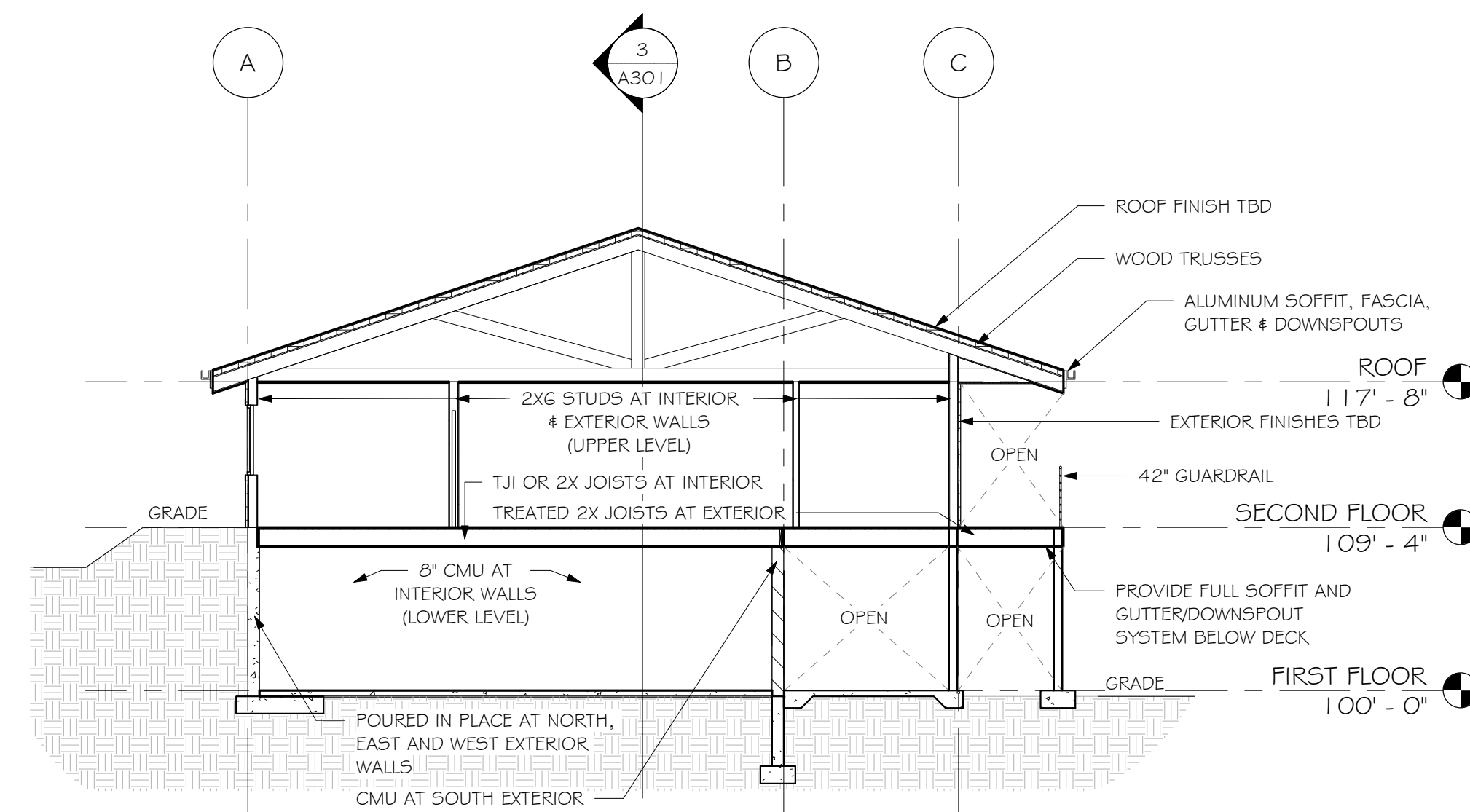
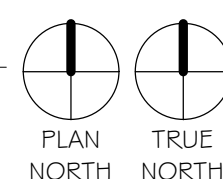
NOTE:
COLORS TO MATCH OR COMPLEMENT THE EXISTING ADJACENT BUILDINGS.
GC TO COORDINATE COLOR SELECTION WITH OWNER.



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



2 SECOND FLOOR
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION N/S 2
SCALE: 1/8" = 1'-0"

NOTES:

- PRELIMINARY PLANS AND SECTIONS ARE PROVIDED FOR INITIAL PRICING AND BUDGETING PURPOSES.
- SECTIONS REPRESENT OPTIONAL CONSTRUCTION TYPES FOR CONSIDERATION.
- EXTERIOR CLADDING, INTERIOR FINISHES, FIXTURES AND CASEWORK TO BE CHOSEN BY OWNER.
- FOUNDATIONS SHOWN FOR REFERENCE ONLY. CALCULATIONS ARE NOT COMPLETE & SIZES ARE NOT CONFIRMED.
- FLOOR DRAINS REQUIRED THROUGHOUT FIRST FLOOR.



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PRELIMINARY
FOR REVIEW
PURPOSES ONLY

REV		DATE
DATE ISSUED		2/15/2022
ISSUE PHASE		SCHEMATIC
PROJECT TITLE		
JELLYSTONE CAMPGROUND - CALEDONIA		
PROJECT OWNER		
GENO KLOIBER		
PROJECT LOCATION		
8425 WI-38 CALEDONIA, WI 53108		
SHEET TITLE		
FIRST/SECOND FLOOR PLAN		
PROJECT NUMBER		52026
SHEET NUMBER		A101



Meeting Date: March 28, 2022

Item No. **6c**

PLAN COMMISSION REPORT

Proposal: Cooperative Boundary Agreement Review

Description: Review a request to approve an amendment to a conditional use permit and a building, site, and operation plan for the construction of a ±1,250 square-foot garage and a ±422 square-foot open air shelter located on a commercial site located at 3039 W. 6 ½ Mile Road in the Village of Raymond.

Applicant(s): Scott Maier

Address(es): 3039 W. 6 ½ Mile Road

Suggested Motion: That the Plan Commission recommends to the Village Board that the conditional use amendment and building, site, and operation plan for the construction of a ±1,250 square-foot garage and a ±422 square-foot open air shelter located at 3039 W. 6 ½ Mile Road in the Village of Raymond with additional landscaping be approved for the following reasons:

1. The Village of Raymond Plan Commission and Village Board granted approval of the proposed building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

Owner(s): Mortle Properties LLC

Tax Key(s): 168-04-21-12-038-400

Lot Size(s): 3.656 acres

Current Zoning
District(s): B-3, Commercial Service District

Overlay District(s): N/A

Wetlands: ☐ Yes ☒ No Floodplain: ☐ Yes ☒ No

Comprehensive Plan: Industrial and Business Park

Background: The applicant is requesting approval of the existing conditional use permit to allow for the construction and utilization of a ±1,250 square-foot garage and a ±422 square-foot open air shelter located at 3039 W. 6 ½ Mile Road. As part of the Cooperative Boundary Agreement, the Village of Caledonia has the authority to review and approve proposed CSMS, rezones, variances, plats, land use amendments, site plans, and conditional uses.

The proposed development of the site has received approvals from both the Plan Commission and Village Board of Raymond. As a condition of the approval, the applicant was required to get a variance from the Raymond Board of Appeals as it pertained to the street yard setback. The Board of Appeals meeting is scheduled for March 28th. The applicant will have representatives attending both the Caledonia Plan Commission and Raymond Board of Appeals and will inform the Plan Commission if the variance is granted. If not granted a variance, staff recommends not approving the proposed conditional use amendment and site plan since the garage does not meet street yard setback requirements for that zoning district.

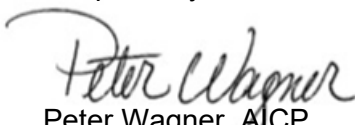
The proposed garage will be in the northwestern portion of the site and have direct access to W. 6 ½ Mile Road. Exterior materials for the garage will be fiber cement siding that is painted black with three lap boards painted white to create a stripe like the principal building. Incorporating the stripe around the building along with the gabled roof creates a sense of top, middle, and bottom building design. Although not required, the proposed garage has no windows. The submitted rendering does not illustrate the white stripe around the building. The garage will have two double garage doors that will face westward. The proposed location does not meet the 100' street yard setback. The garage is setback 30 feet from the street yard lot line, which requires a variance as stated earlier in the report. No lighting or ground mechanicals are proposed with this building. The intended use of this building is for indoor storage of company vehicles and possibly the business owner's vehicles.

No landscape plan is proposed as part of these structures. As this building is located so close to the road, landscaping should be incorporated into this development as outlined in the design guidelines for the corridor. Staff recommends the applicant install one tree with two or three shrubs along the north elevation of the building to comply with the design guidelines.

The open-air structure is behind the building located in the rear yard and meets setback requirements. As this is an open-air structure, there aren't any design guidelines to apply. Since the structure is in the rear yard and screened from the right-of-way, staff has no concerns regarding the design of the structure.

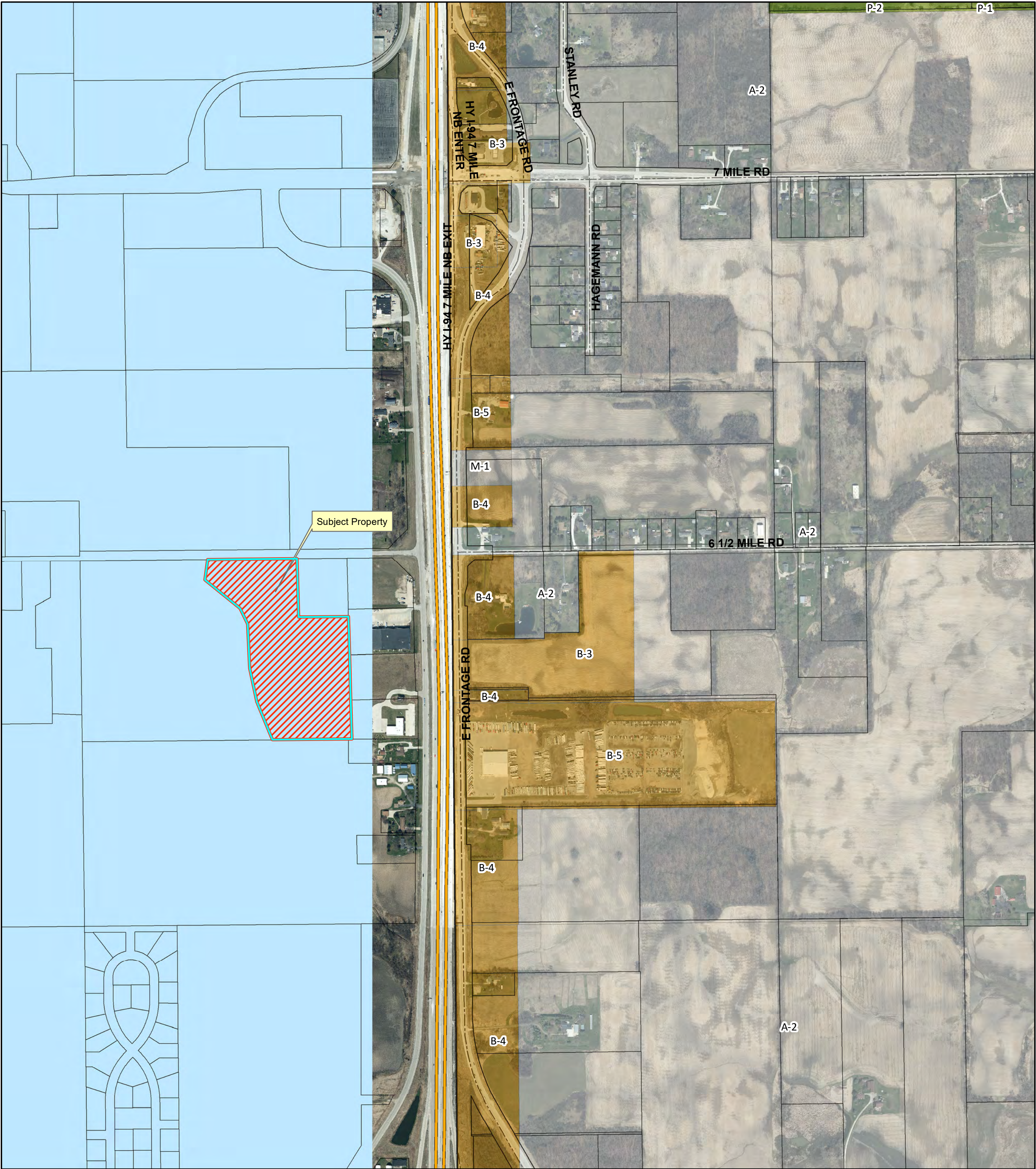
If the Plan Commission is comfortable with the proposed accessory structures, staff drafted a suggested motion to approve the conditional use amendment and building, site, and operation plan with additional landscaping located at 3039 W 6 ½ Mile Road.

Respectfully submitted:




Peter Wagner, AICP
Development Director

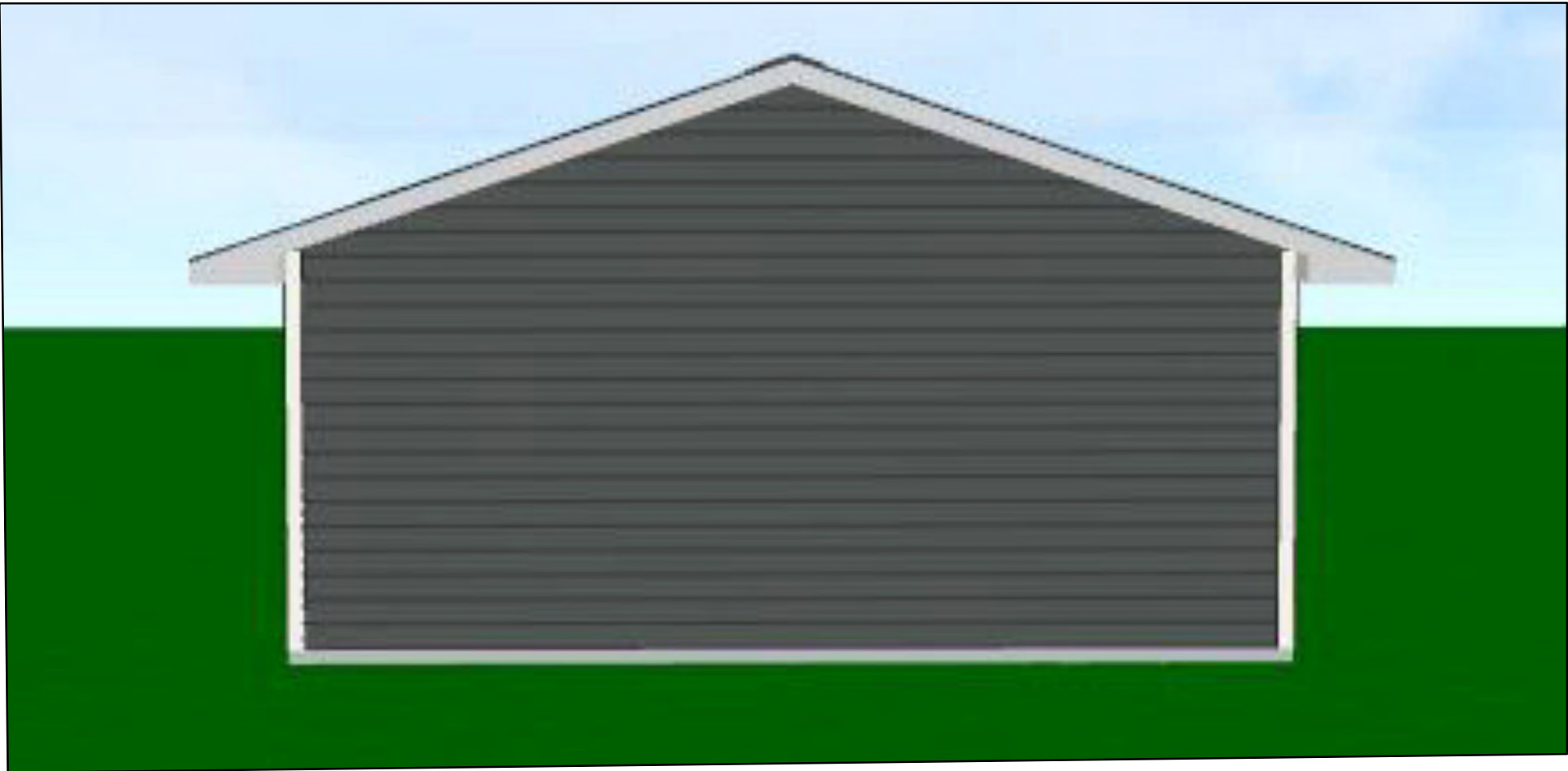
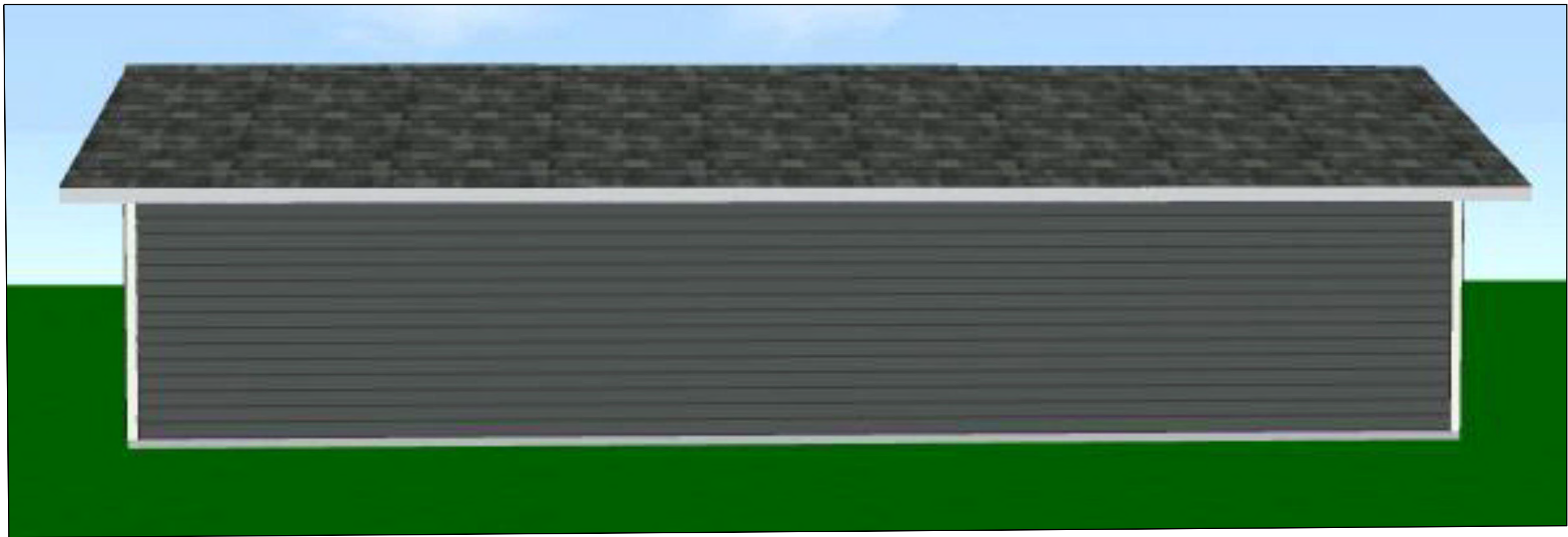
LOCATION MAP W. 3039 6 1/2 Mile Road Village of Raymond



Legend

 3039_6.5_Mile_Road

File: I:\24\24-0382 Duffek - Raymond_Amendment\3.Civil3D\PlanSheets\A1.0 ARCHITECTURAL RENDERINGS.dwg Layout: site plan User: MoierS Plotted: Jan 12, 2022 - 11:29am



MATERIAL AND COLORS

GARAGE – THE SIDE OF THE GARAGE SHALL BE LP SMARTSIDE OR FIBER CEMENT SIDING AND PAINTED SAME COLOR AS MAIN BUILDING (BLACK). THE ROOF SHALL BE ARCHITECTURAL ASPHALT SHINGLES (BLACK). THREE LAPS OF THE GARAGE SIDING SHALL BE PAINTED SAME COLOR AS THE MAIN BUILDING (WHITE) TO REPLICATE STRIPE ON THE MAIN BUILDING.

COVERED STORAGE – THE STORAGE SHED SHALL BE TREATED WOOD POSTED AND BEAM CONSTRUCTION WITH ARCHITECTURAL ASPHALT SHINGLES. ASPHALT SHINGLES SHALL MATCH GARAGE SHINGLES AND PAINTED WOOD STRUCTURE TO BE PAINTED BLACK TO MATCH EXISTING MAIN BUILDING COLOR.

REPRESENTATIVE ILLUSTRATIONS

THE REPRESENTATIVE ILLUSTRATIONS ARE FOR GENERAL CONCEPTUAL INTENT OF THE PROPOSED BUILDINGS. THE FINAL PLAN MAY VARY FROM THESE ILLUSTRATIONS. THE PROPOSED COLOR FOR THE BUILDINGS SHALL BE SIMILAR TO THE EXISTING SERVICE BUILDING.

AYRES
ASSOCIATES

N17 W24222
RIVERWOOD DR.
SUITE 310
WALUKESHA, WI 53188
262.522.4901
www.AyresAssociates.com

Revision	Date
CONDITIONS OF APPROVAL	10/25/19
RESUBMITTAL TO VILLAGE	06/10/20
6.5 MILE ROADWAY MILL ADDED	07/02/20
AMENDMENT #1 GARAGE/STORAGE	12/20/21
AMENDMENT #1 RESUBMITTAL	01/12/22

MUSAFAR GROUP LLC
RAYMOND, WI

OVERALL SITE PLAN

Drawn By: AJ
Checked By: SEM
Date: 12/20/21
Project No. 24-0340
Sheet Number

C2.0

Revision	Date
CONDITIONS OF APPROVAL	10/25/19
RESUBMITTAL TO VILLAGE	06/10/20
6.5 MILE ROADWAY MILL ADDED	07/02/20
AMENDMENT #1 GARAGE/STORAGE	12/20/21
AMENDMENT #1 RESUBMITTAL	01/12/22

MUSAFAR GROUP LLC
RAYMOND, WI
OVERALL SITE PLAN

Drawn By: AJ
Checked By: SEM
Date: 12/20/21
Project No. 24-0340
Sheet Number

C2.0

