

**PLANNING COMMISSION AGENDA**  
**Monday, November 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 and Possible Action on Items set for Public Hearing**

A. **CONDITIONAL USE AND BUILDING, SITE, AND OPERATIONS PLAN REVIEW** - Review a request for a conditional use to operate a landscape contractor's yard with outdoor storage and review a request to approve a building, site, and operation plan for the construction and utilization of a ±8,160 square-foot commercial building for the landscape business located on a vacant parcel located north of 8420 CTH V submitted by Eric Ross, Applicant, Ross Holdings LLC, Owner. (Parcel ID No. 104-04-22-06-019-010)

**6. New Business**

A. **COOPERATIVE BOUNDARY AGREEMENT REVIEW** – Review and building, site, and operation plan to construct and utilize a ±26,000 square-foot addition to an existing commercial building located 4234 Courtney Street submitted by Steven Wright, Applicant, Wright Ventures LLC, Owner. (Parcel ID No. 168-04-21-36-001-080)

**7. Adjournment**

Dated November 23, 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 p.m. at Village Hall, 5043 Chester Lane.

**2. Roll Call/Introductions**

Members present: Thomas Knitter, Trustee Weatherston, Nancy Pierce, President Dobbs, Scott Olley, Joseph Kiriaki, Tim Just

Also Present: Development Director Peter Wagner, Director of Public Services Anthony Bunkelman, PE, Engineer Ryan Schmidt, PE

**3. Approval of Minutes**

Approval of September 26, 2022, meeting minutes.

Motion by Trustee Weatherston to approve the minutes as presented.

Seconded by Pierce.

Motion carried unanimously.

**4. Citizens' Comments**

None

**5. New Business**

**A. FINAL PLAT REVIEW – Review a proposed final plat for the Bluffside Subdivision that would create 19 single-family residential lots located on Bluffside Road and Park Ridge Road submitted by Nancy Washburn, Applicant, Bluffside Estates LLC, Owner. (Parcel ID Nos. 104-04-22-25-029-000 & 104-04-22-25-027-040)**

Schmidt referenced his Memo of October 26, 2022, noting the applicant, Nancy Washburn, was in attendance. The final plat originally was considered by the Planning Commission in June 2021 and held for modifications, after the preliminary plat was approved in March 2021. The final plat submitted October 2022 includes the creation of Outlots 4 and 5, which are in the Primary Environmental Corridor and wetland areas, meeting the 40 percent Open Space Requirement. A storm water pond will be constructed on Outlot 3.

The lots in the development meet the setback requirements of the R-2S Zoning District and meet or exceed the requirements for being considered Low Density Residential, as per the Village's 2035 Land Use Plan. Schmidt discussed water and sewer service availability for both the new and existing lots.

**5A. Commission Deliberation**

Nancy Washburn spoke about the history of the development project and changes that have been made since the preliminary proposal.



**Motion by Trustee Weatherston** to approve the Final Bluffside Subdivision Plat subject to the conditions listed in Schmidt's Memo of October 26, 2022.

**Seconded by Knitter**

**Motion carried unanimously.**

## **6. Old Business**

**A. CERTIFIED SURVEY MAP - Review a certified survey map creating two lots for the parcel located at 7521 5 Mile Road submitted by Michael Leiber, Applicant, Edward Phillip, Owner. (Parcel ID No. 104-04-22-22-001-000)**

Schmidt referenced his Memo of October 26, 2022. The CSM had been brought before the Commission in August when it was held for legal counsel review. The Village Attorney agreed with that that the CSM does not meet Village Code. Schmidt recommended denying the Concept CSM.

### **6A. Commission Deliberation**

Trustee Weatherston said the Commission should go with the recommendation of staff.

**Motion by Trustee Weatherston** to deny the concept CSM because of the following:

*The CSM does not meet Title 14-1-5(g)(3)(a) for parcels not being a minimum of 5 acres in size.*

*The CSM does not meet Title 14-1-5(h)(3) for lot averaging not meeting the 5-acre average.*

**Seconded by Just**

The applicant addressed the Commission to discuss his request. After further discussion, a vote was taken.

**Motion carried unanimously.**

## **6. - Adjournment**

Motion by to adjourn by Trustee Weatherston. Seconded by Pierce. Motion carried unanimously. Meeting adjourned at 6:30 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician

**PLAN COMMISSION REPORT**

Proposal: Conditional Use & Building, Site, & Operation Plan Reviews

Description: Review of a request to approve a conditional use to allow the operation of a landscape contractor's yard with outdoor storage of related commercial equipment and materials and to approve a building, site, and operation plan for the construction and utilization of a ±8,160 square-foot commercial building for the property located directly north of 8420 CTH V.

Applicant(s): Eric Ross

Address(es): CTH V

**Suggested Motion:**

That the Plan Commission recommends that the Village Board approves the Conditional Use allowing the operation of a landscape contractor's yard with outdoor storage of related commercial equipment and materials for the property located directly north of 8420 CTH V with conditions outlined 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 is similar to the abutting commercial use and will not negatively impact abutting parcels.
3. The proposed use is consistent with the 2035 Land Use Plan designating commercial use for the parcel.

That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±8,160 square-foot commercial building be approved with conditions outlined in the conditional use permit for the following reasons:

1. The proposed use is allowed by underlying zoning and building, site, and operations plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of commercial.

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Owner(s): Eric Ross

Tax Key(s): 104-04-22-06-019-010

Lot Size(s): 1.924 acres

Current Zoning District(s): B-3, Highway Business District

Overlay District(s): N/A

Wetlands:  Yes  No

Floodplain:  Yes  No

Comprehensive Plan: Commercial

**Background:** The applicant is requesting a conditional use to operate a landscape contractor’s yard with outdoor storage of related business equipment and materials for the property located directly north of 8420 STH V. The B-3 Zoning District allows for this type of use as a conditional use. If the Plan Commission is comfortable with the conditional use, the applicant is also requesting approval of a proposed building, site, and operational plan to construct a ±8,160 square-foot commercial building to operate the landscaping business. Each review requires a motion and is provided in this report.

**CONDITIONAL USE REVIEW**

Currently, the parcel is a vacant lot that was created in 2018 along with two other lots. The parcel located at 8420 CTH V was developed into a landscape contractor’s yard with outdoor storage. This development was considered Phase 1 of the applicant’s plan to develop the southwest corner of CTH V and 7 ½ Mile Road. Phase 2 of the applicant’s development plan consists of the same land use and same building design used in Phase 1. The requested use is a conditional use in the B-3 Zoning District and is consistent with the Village’s land use map designation of commercial. The proposed use is identical to the use approved for the parcel to the south. Staff has no records of any complaints or violations regarding the operation of the existing business and does not anticipate negative impacts to the surrounding area.

If the Plan Commission is comfortable with the proposed conditional use, staff has drafted a suggested motion and conditions of approval for the proposed landscape contractor’s yard with outdoor storage.

**BUILDING, SITE, AND OPERATION PLAN REVIEW**

The proposed building will consist primarily of metal panels with a masonry base on all four sides. The office space portion of the building will have windows on the north and south elevations as illustrated on the elevation drawings. Staff would encourage the applicant to consider adding clerestory windows to the south side elevation of the building to help break up the long expanse of solid wall and would also allow for natural light in the maintenance garage. Note that the applicant is not required to add windows along the rooftop.

Per code, metal is not an approved primary material, however, the Plan Commission can approve the use of metal materials with a ¾ majority approval. The north elevation of the building will have three overhead doors and the west elevation one overhead door. Garage doors, loading areas, service entries and areas, and mechanical equipment shall be screened or designed with a high degree of visual appeal. This treatment can minimize the negative

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visual impact such necessary functions have and can help enhance and define adjacent spaces. Various techniques should be used to completely screen views into these areas. Densely planted trees, shrubs, opaque fencing, and/or garden walls should be used to screen service areas, loading areas, trash receptacles and ground-floor mechanicals. These elements should be at least seven (7) feet high (plant material should be at least seven (7) feet within 2 years of planting).

The main entrance to the building faces CTH V and incorporates a canopy to help create a focal point to the building. Building colors are light brown metal panels with neutral colored stone beltline around the building.

The parking area surrounding the building will be paved with concrete. There will be eleven parking spaces and one handicapped parking space. The number and dimensions of the parking stalls comply with code. The area between the retention pond and paved parking stalls on the north side of the building will be a gravel parking area. The applicant stated that parking of business equipment will likely be staged in the area until crews go out to job sites. No other specifics were given as to how the graveled parking area would be used.

The proposed site plan does not show any exterior dumpster location. If in the future, a tenant wishing to locate dumpsters outside on the site will need to submit a building, site, and operation plan showing where the dumpsters will be located and the design of the dumpster enclosure. Cyclone fencing with privacy slats is not an acceptable enclosure design. It is prohibited to have dumpsters not screened from roadways.

The applicant is not proposing any accessory structures such as a salt shed or landscape material bins. If the applicant wishes to construct any accessory structure or building on the site, the applicant will need to resubmit a building, site, and operations plan showing where on the site these accessory buildings or structures will be located prior to submitting for permits or constructing such structures.

The proposed landscaping plan will need revisions to comply with landscape design requirements. When commercial and residential uses abut, there must be a landscaped buffer between the two parcels. For this project, access to the site is in the northwest corner of the site which abuts an existing residential use. The applicant will need to revise the landscape plan to show a landscaped buffer between the residential use and development driveway. The proposed landscape plan has no landscaping proposed along the drive entering the site abutting the residential use.

Per code, a minimum of one tree for every 50 feet of linear roadway frontage is required. The parcel has 531 feet of roadway frontage. There should be a minimum of 10 trees. Eight trees are being proposed; therefore, at least two more trees, preferably three, will need to be added along the roadway to meet this requirement. The applicant will also need to add a secondary landscaping bed(s) along the edge of the identified parking areas abutting the roadway on the east side of the site.

The building overhead doors face north towards 7 ½ Mile Road. Per design code, overhead

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doors should be screened from the roadway. Additional landscaping needs to be added along the north lot line to screen the overhead doors from 7 ½ Mile Road.

The landscape plan does provide landscaping around the office portion of the building in accordance with landscape design standards.

Lighting of the site will be required to meet the performance standards outlined in Title 16, Chapter 10 and is included in the conditions of approval for the conditional use permit. At this time, no lighting plan has been submitted. The applicant will need to submit a photometric plan approved by the Development Director prior to submitting for permits. For comparison purposes, lighting of the existing building to the south consists of wall lights by the overhead doors and man doors around the building. Similar lighting, if not the same, will be installed on the proposed building. The Village has not received any lighting complaints from the existing development.

No signage is being proposed as part of this review. Any future signage requests will need to comply with Village Zoning Sign Code and be issued a sign permit prior to installation.

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 fire codes for this building type.

If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion recommending approval of the ±8,160 square-foot commercial building for the property located directly north of 8420 CTH V with the condition that the landscape plan be revised to comply with landscape standards as outlined earlier in this report and be submitted to the Development Director prior to the building, site, and operations plan being reviewed by the Village Board.

If the Plan Commission is not comfortable with recommending approval without reviewing the revised landscape plan, the Plan Commission can move to hold the building, site, and operation plan until such time the applicant has provided a revised landscape plan for the Plan Commission's review.

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Respectfully submitted:



Peter Wagner, AICP  
Development Director





# Location Map: CTH-V & 7 1/2 Mile Road

0 100 200 400 Feet





# Exhibit A: Conditions and Restrictions

Applicant: Ross Landcare  
Property Address(es): CTH V  
Parcel ID No.: 104-04-22-06-019-010

Approved by Plan Commission:  
Approved by Village Board:

## 1. LEGAL DESCRIPTION

Lot 1 of CSM 3332 being located in the SE ¼ of the NE ¼ of Section 6 and the NE ¼ of the SE ¼ of Section 6, Township 4 North, Range 22 East in the Village of Caledonia, County of Racine, State of Wisconsin.

## 2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional unless modified as set forth herein.
- B. The conditional use as set forth in the application, narrative, and site plans received November 3, 2022 are incorporated hereby by reference and shall be modified to comply with these conditions and restrictions.
- C. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

### 1) General Development Plan

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
- i) Location(s) and future expansion
- ii) Number & type(s) of dwellings
- iii) Number of garage & surface parking spaces
- iv) Dimensions
- v) Setbacks
- h) Location(s) of loading berth(s)
  - i) Location of sanitary sewer (existing & proposed)
  - j) Location of water (existing & proposed)
  - k) Location of storm sewer (existing & proposed)
  - l) Location(s) of wetlands (field verified)
  - m) Location(s) and details of sign(s)
  - n) Location(s) and details of proposed fences/gates

### 2) Landscape Plan

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

### 3) Building Plan

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

### 4) Lighting Plan

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

### 5) Grading, Drainage and Stormwater Management Plan

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

### 6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Village's Public Services Director for approval, if required. The Caledonia Utility District approval must be received prior to the issuance of any building permits.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to those allowed in the B-3, Highway Business zoning district, these Conditions and Restrictions, and all applicable sections of the Municipal Code.
- B. Operation of a commercial landscape contractor business with outdoor storage of equipment and related materials is permitted.
  - i. Outdoor storage shall be limited to areas identified in the approved site plan.
  - ii. Outdoor storage of recreational vehicles, trailers, boats, or other equipment unrelated to the business is prohibited.
- C. Solid waste collection and recycling shall be the responsibility of the applicant.
- D. Removal of snow from off-street parking areas, walks, public sidewalks, private roads and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

4. PARKING AND ACCESS

Parking stall dimensions shall be in accordance with Title 16, Chapter 12 of the Municipal Code.

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 10, Section 4 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.



6. SETBACKS

The external setbacks for the planned unit development setbacks shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	40 ft	40 ft	10 ft
Accessory Structure	40 ft	10 ft	10 ft
Parking	25 ft	10 ft	10 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within eighteen (18) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated or referenced, is mandatory.

9. STORMWATER

The applicant 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 Public Services Director before permits are issued.

10. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant 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. The site is not located within the Caledonia Sewer and Water Service Area. Due to sanitary sewer and watermain not being available, a declaration of restrictive covenants document will need to be executed by the owner prior to any building permits being issued. All buildings shall connect to public sanitary sewer and water when available.

12. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Please

contact Village Zoning staff for advertising sign regulations and permit procedures. Banners, balloons, flashing or animated signs are prohibited.

13. 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.

14. 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.

15. PERFORMANCE STANDARDS

The applicant must comply with the provisions of Title 16, Chapter 10, Section 4 of the Municipal Code, as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.

16. 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.

17. 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.

18. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning approval 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

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.

20. BINDING EFFECT

These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.

21. VIOLATIONS & PENALTIES

Any violations of the terms of these conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 9 herein. Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.

22. REVOCACTION

Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.

23. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors and assigns. Therefore, Eric Ross, Ross Holdings LLC; its heirs, successors, and assigns, including all users, future owners, occupants and owner's association(s), are responsible for full compliance with the above conditions.

24. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.



(262) 909-1981  
info@rosslandcare.com  
rosslandcare@gmail.com  
www.rosslandcare.com

November 7, 2022

Plan Commission Members  
Village of Caledonia  
5043 Chester Lane  
Re: Ross Landcare Commercial Development

Plan Commission Members:

Ross Landcare is a full service landscape company that was established in June of 2010. Ross Landcare provides lawn and landscape maintenance, landscape installation, hardscape installation and snow removal services. We currently employ between 10-15 employees depending on the time of season. Our hours of operation are Monday-Friday from 7AM-5PM. In the spring of 2019, we moved into our new facility located at 8420 County Highway V in the village of Caledonia. This location has provided us with the opportunity to expand our services into the Caledonia and Franksville area. We have also established relationships with many of our immediate neighbors and believe our daily operation has been welcomed and well received.

Over the last 3 years, Ross Holdings (mortgage holder of Ross Landcare facility) has continued the planning for further commercial development on the vacant lot of the SW corner of 7 1/2 Mile Road and County Highway V (Parcel ID #: 104042206019010) which is currently zoned B-3 (Phase 1). This plan was presented to the Plan Commission in 2018 when Lot 1 of the parcel was created and rezoned. The parcel currently sites vacant with site preparations and dirt work already in progress after receiving stormwater/grading approval from the village. The immediate goal of the Phase 1 development is to expand the Ross Landcare operation with an attractive building and landscape that accentuates the corner while still blending in with the existing building. We plan to build the exact replica of the existing building - see attached photos for further explanation. The landscape plan for the corner lot will provide natural screening and privacy around the perimeter without creating an industrial look. We believe this plan fits in with the current use and surrounding properties and will provide a completed/attractive look to the SW corner.

In addition, Ross Holdings has begun preliminary research into a Phase 2 development of the 11+ acres of farm land located directly west of the Ross Landcare facility. The goal of the Phase 2 development is to create two - 5 acre parcels with each parcel having a similar sized and matching building as the buildings for Ross Landcare and Phase 1. The Phase 2 commercial parcels would be leased out to vetted and proven companies that match the zoning criteria. Ross Holdings would be working with Twelve2 Commercial Group (Cale Berg) to ensure the Phase 2 development is a success for the citizens and village of Caledonia.

*(It should be noted the parcels for Phase 2 have a 2035 Land Use Plan of Medium Density Residential. However based on several factors, we believe a rezoning of B-3 commercial would actually be a better designation for these parcels. The surrounding properties as well as the high commercial use on the north side of 7 1/2 Mile Road make this rezoning worth consideration.)*

Thank you for your time and consideration.

Respectfully,

Eric Ross, Owner  
262-909-1981

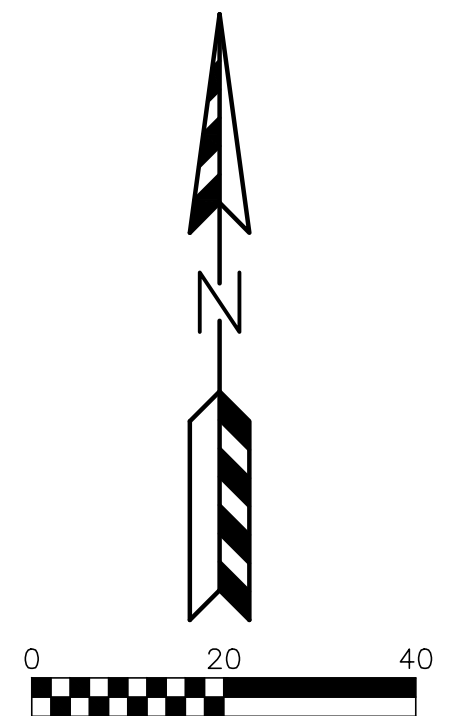
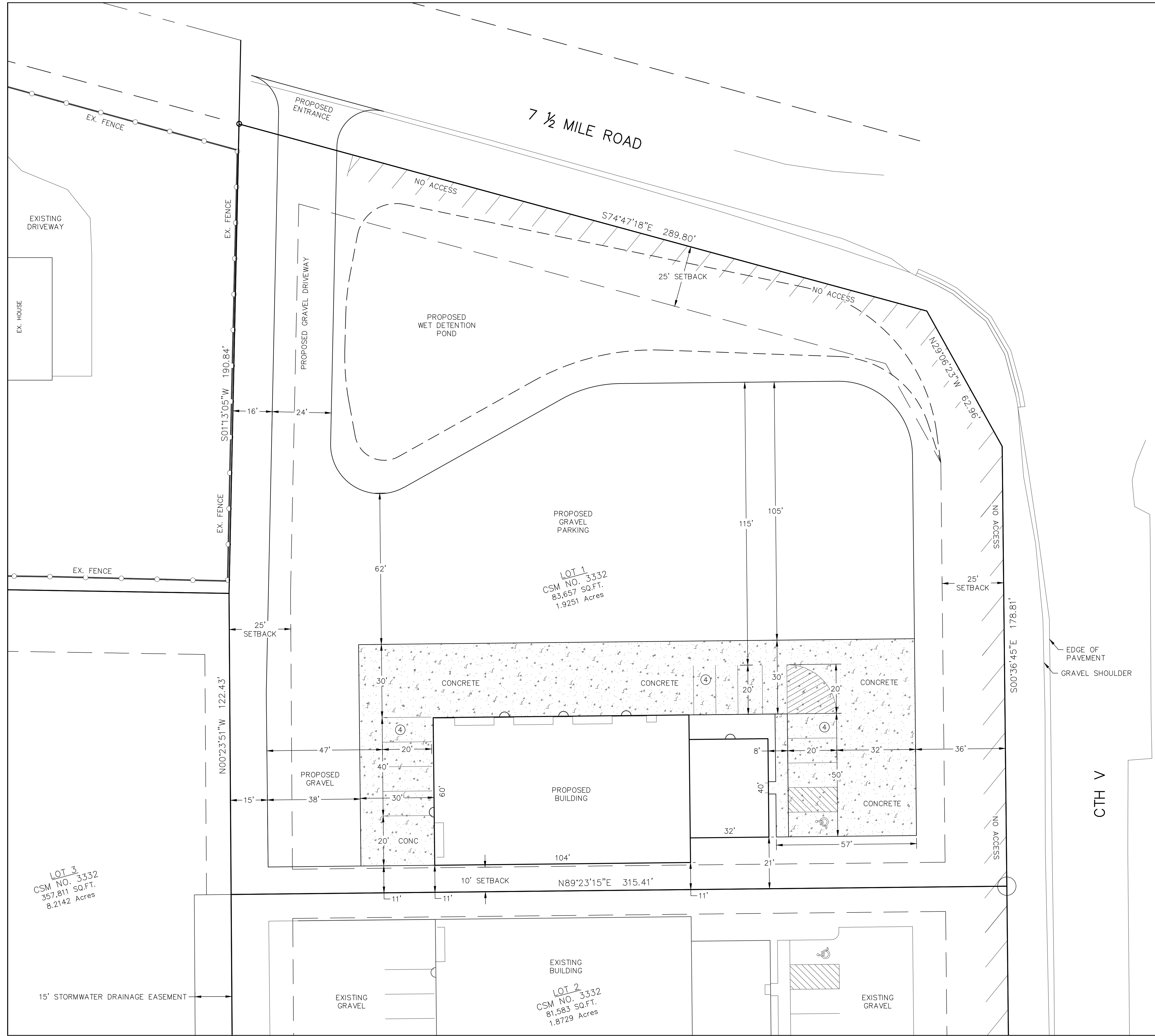
Landscape Design & Install ♦ Hardscape ♦ Lawn Maintenance ♦ Brick Pavers  
Retaining Walls ♦ Landscape Maintenance ♦ Patios & Walks ♦ Snow Removal

Residential & Commercial  
Oak Creek, Wisconsin









**SITE PLAN INFORMATION BLOCK**

Site Address Lot 1 of CSM No. 3332  
 Site acreage (total) 1.9251 Acres / 83,657 S.F.

Current Zoning B-3  
 Building Setbacks:  
 Front 25'  
 Side 10'  
 Rear 25'

Number of Parking stalls:

	SHOWN
Parking	14
Accessible	1
Total	15

Proposed Site Areas:

Description	Area (sf)	% Impervious
Building	7,500	8.99
Asphalt/Concrete	41,540	49.66
Impervious	49,040	58.64
Lawn	34,297	41.96
Total	83,657	100.00

- SITE PLAN NOTES:**
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
  - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

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

PROJECT TITLE:  
**ROSS HOLDINGS, LLC  
 7 1/2 MILE ROAD  
 CALEDONIA, WI 53108**

PLAN TITLE:  
**PROPOSED  
 SITE PLAN**

DRAWN BY:  
**KJP**  
 DESIGNED BY:  
**KJP**  
 CHECKED BY:  
**KJP**

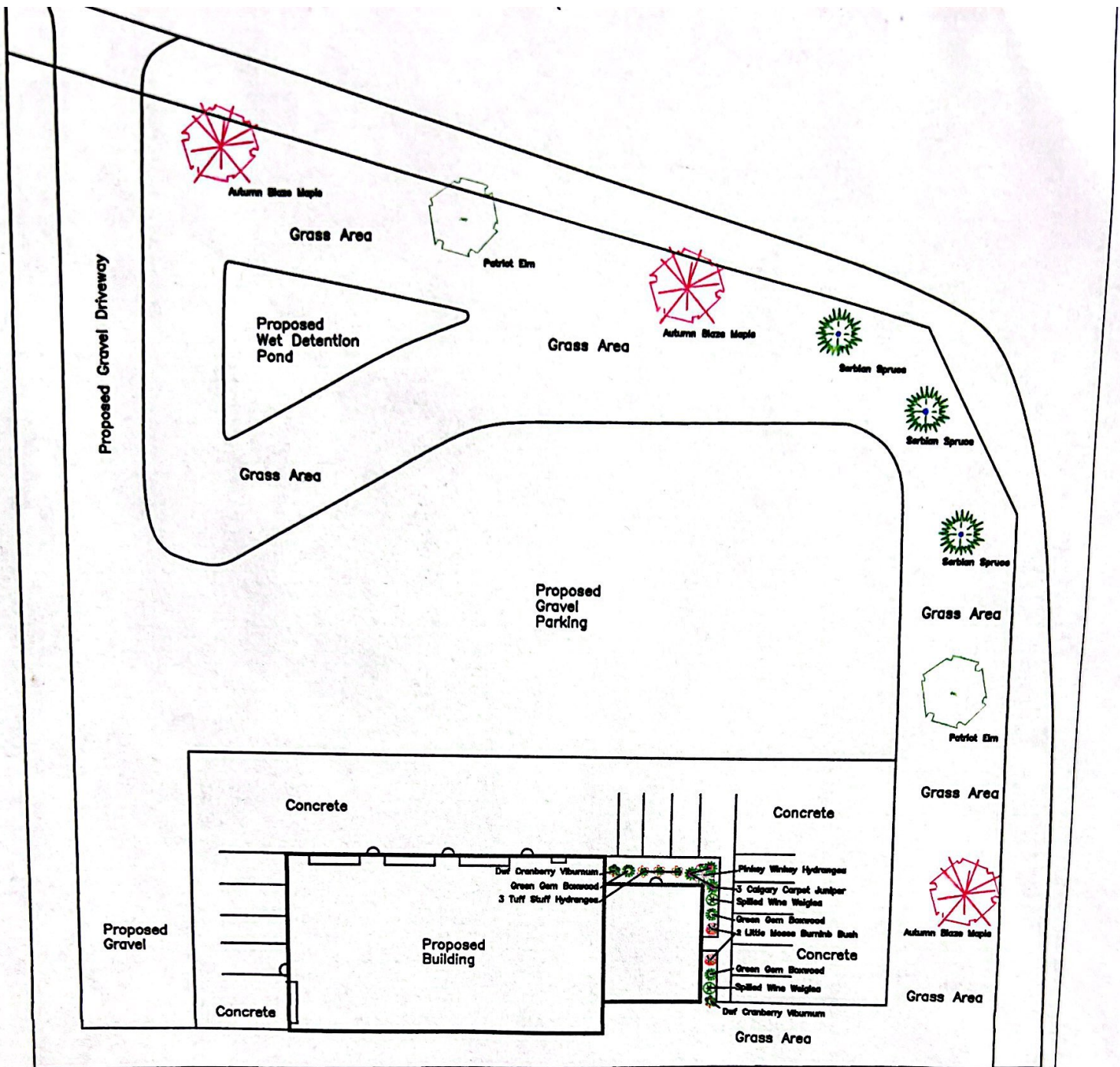
PLAN DATE:  
**11-14-2022**

PROJECT NO:  
 \RL-02-18\

**PRELIMINARY**

SHEET NO:  
**C1.02**





North  
Scale: 1" = 50'-0"

## Planting Schedule

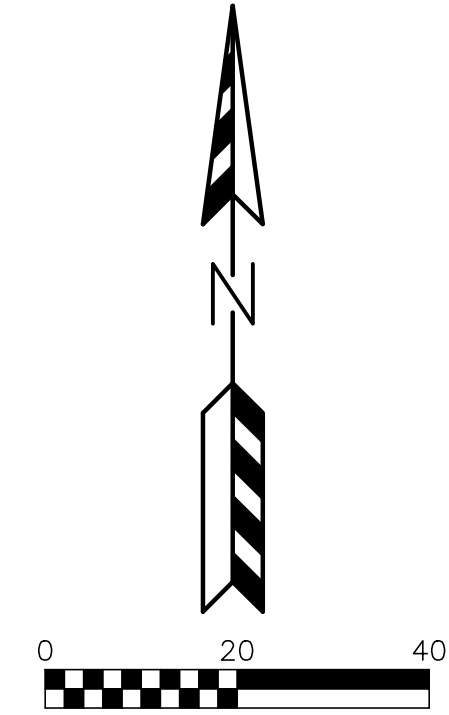
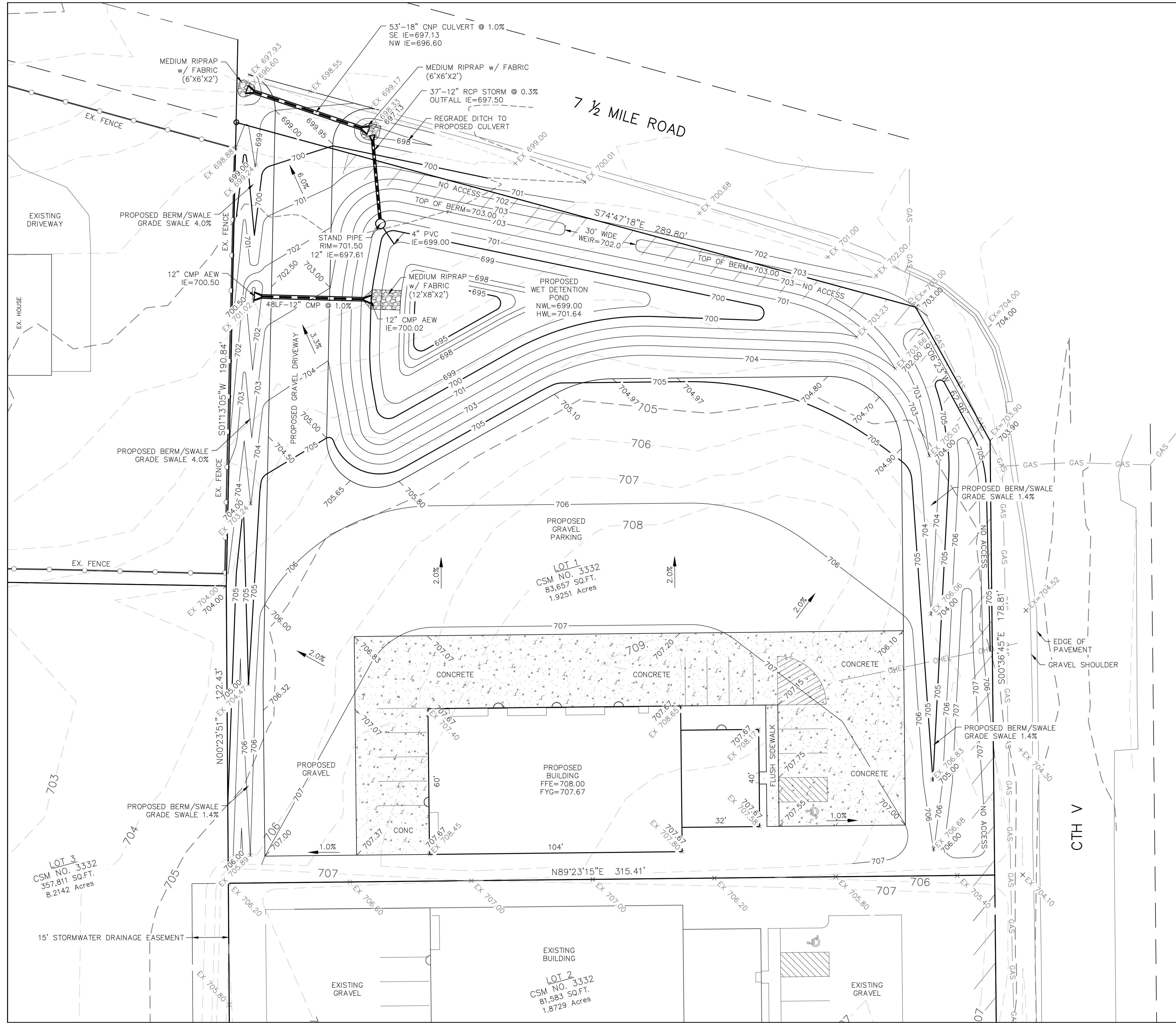
Count	Common Name	Genus & Species	Size	Root Condition
3	Autumn Blaze Maple	<i>Acer x freemanii</i> 'Jeffersred'	2 1/2"	B&B
2	Patriot Elm	<i>Ulmus X</i> 'Patriot'	2 1/2"	B&B
3	Calgary Carpet Juniper	<i>Juniperus sabina</i> 'Monna'	18"	Pot 18" Spread
2	Spilled Wine Weigela	<i>Weigela florida</i> 'Bokraspiwi'	18"	Pot 18" Spread
2	Dwf Cranberry Viburnum	<i>Viburnum opulus compactum</i>	3'	B&B
3	Green Gem Boxwood	<i>Buxus x</i> 'Green Gem'	18"	B&B
1	Hydrangea Pinky Winky	<i>Hydrangea paniculata</i> 'DVP Pinky'	5'	Pot Tree Form
2	Little Moses Burning Bush	<i>Euonymus alatus</i> 'Odom'	3'	Pot
3	Tuff Stuff Hydrangea	<i>Hydrangea serrata</i> 'Tuff Stuff'	18"	Pot
3	Serbian Spruce	<i>Picea Omorika</i>	6'	B&B

Notes  
Landscape beds and trees will have a 3" layer of Harwood Mulch.

A Landscape Plan For  
**Ross Holdings LLC**  
Caledonia, Wisconsin

 **ROSS LANDCARE**  
Snow & Landscape Contractor





- LEGEND:**
- - - 936 - - EXISTING MINOR CONTOUR.
  - - - 935 - - EXISTING MAJOR CONTOUR.
  - - - 936 - - PROPOSED MINOR CONTOUR.
  - - - 935 - - PROPOSED MAJOR CONTOUR.
  - EX 934.23 - EXISTING SPOT ELEVATION.
  - 934.23 - PROPOSED TOP OF CONCRETE AND GRAVEL ELEVATION.
  - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
  - FYG 934.23 - FINISH YARD GRADE ELEVATION.
  - - - - - PROPOSED STORM SEWER.
  - - - - - EXISTING STORM SEWER.

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

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

PROJECT TITLE:  
**ROSS HOLDINGS, LLC**  
**7 1/2 MILE ROAD**  
**CALEDONIA, WI 53108**

PLAN TITLE:  
**GRADING PLAN**

DRAWN BY:  
**KJP**  
 DESIGNED BY:  
**KJP**  
 CHECKED BY:  
**KJP**

PLAN DATE:  
**11-14-2022**

PROJECT NO:  
 \RL-02-18\

**PRELIMINARY**

SHEET NO:  
**C1.03**



Labor Day 15% Off Sale! Use promo code **LABORDAY18** during checkout.

## 70W Full Cutoff LED Wall Pack - 8,000 Lumens - 320W Metal Halide Equivalent - 5000K/4000K - Natural White

Part Number: WPFC-NW70



See All Photos and Videos



### Product Details

- Die cast aluminum housing and polycarbonate lens
- Also available with included [photocell](#)
- DLC Standard 4.3
- 100-277 VAC range
- 5 year warranty

[View more details](#)



## Specifications

Beam Angle	60 x 90 Focused Angle	Comparable Wattage	175 Watts Metal-Halide
Connector Type	Pigtail	Dimensions	<a href="#">View Dimensional Drawings</a>
IP Rating	Weatherproof IP65	Input Voltage	100 ~ 277 VAC
LED Brand	Philips	LED Lifetime	50000 Hours
LED Type	3030 SMD	Lens Type	Polycarbonate
Material	Aluminum Housing	Operating Temperature	-30~+45 °C
Operating Voltage	100~277 VAC	Photocontrol	No Photocell
Polarity Sensitive	No	Product Weight	6.7 lbs
Replacement For	175 Watt MH	Special Features	Constant-Current Driver
Storage Temperature	-40~+80 °C	Type	Full Cutoff, Wall Pack
Wattage	70 Watts		

All specifications are subject to change without notice.



### PLAN COMMISSION REPORT

Proposal: Cooperative Boundary Agreement Review

Description: Review a request to approve a building, site, and operation plan for the construction and utilization of a ±26,000 square-foot addition to the existing manufacturing building providing additional warehouse space, bathrooms, lunchroom and equipment storage located at 4234 Courtney Street in the Village of Raymond.

Applicant(s): Steven Wright

Address(es): 4234 Courtney Street

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the building, site, and operation plan for construction and utilization of a ±26,000 square-foot addition to the existing manufacturing building located at 4234 Courtney Street in the Village of Raymond be approved for the following reasons:

1. The Village of Raymond granted approval of the proposed building, site, and operation plan in accordance with plans received on November 14, 2022.
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): Wright Ventures LLC

Tax Key(s): 168-04-21-36-001-080

Lot Size(s): 5.565 acres

Current Zoning District(s): M-2, General Industrial 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 a building, site, and operation plan for the construction and utilization of a ±26,000 square-foot addition to the existing manufacturing building providing additional warehouse space, bathrooms, lunchroom and equipment storage located at 4234 Courtney Street in the Village of Raymond.

Development proposals that occur within the Boundary Agreement Corridor must be reviewed and approved by both the Village of Raymond and Caledonia. The intent of the Boundary Agreement is to ensure that development occurring along the Interstate has a consistent and high-quality appearance. The following is a review of the proposed development as to relates to the design standards included in Exhibit K of the Boundary Agreement. It is the Plan Commission's discretion to determine whether the proposed development meets the standards and should be considered a "spectacular" development.

The existing 34,000 square-foot building has a primary exterior material of corrugated white metal panels with 4-foot split face CMU block along the base of the building. The entrance and office space area of the building consists of split face CMU with striping and windows. The proposed addition is located on the back and south side of the building and will consist entirely of the same white metal panels of the existing building. When working with existing buildings, it is common practice to allow the new addition to utilize the same exterior materials as the original. Our recently adopted zoning code would not allow for the exterior of the building to be entirely metal panel, however, there is a code section that allows the use with a ¾ majority approval of the Plan Commission. In this case, staff does not have concerns regarding the materials as they will be located in the rear of the building and cannot be seen from the public right-of-way. Staff would recommend breaking up the long expanse of walls with clerestory windows which would allow natural light into the building and breakup the continuous wall panel look of the building. Two overhead doors and one dock door will be installed on the west elevation of the addition. Per Exhibit K, dock doors should be screened from view. The location of the dock and overhead doors are screened by an existing berm that has mature trees on top.

As part of this addition, 31 additional parking spaces will be created in the southwest portion of the site for a total of 56 parking stalls. This area will be paved with asphalt. In addition, the applicant is expanding the graveled area to the south and install a gravel fire lane on the east side of the building with a turn around. The proposed site plan does not indicate where dumpsters will be located. If dumpsters are utilized, an enclosure must be constructed to screen from view. The enclosure should be constructed of similar materials as the building. A wire fence with privacy slats is an unacceptable dumpster enclosure. The location of the addition and height of the building meets zoning requirements for the M-2 District.

No new landscaping is being proposed as part of this project. The site has an existing berm with mature vegetation on top along Courtney Street where the addition will be constructed. As this is a developed site, there is existing landscaping on the site. Staff has no recommendations to require additional landscaping.

Lighting is proposed on the building and the applicant provide a photometric planning showing demonstrating that less than a 0.5 foot-candle of light will spill outside the lot. To minimize glare, the LED lights will be downcast and shielded.

Overall, the proposed use meets the design standards outlined in the Cooperative Boundary Agreement Design Standards. If the Plan Commission is comfortable with the proposed building, site, and operation plan, staff drafted a suggested motion to approve the building, site, and operation plan located at 4234 Courtney Street.

Respectfully submitted:



Peter Wagner, AICP  
Development Director





# Location Map: 4234 Courtney Street

0 150 300 600 Feet

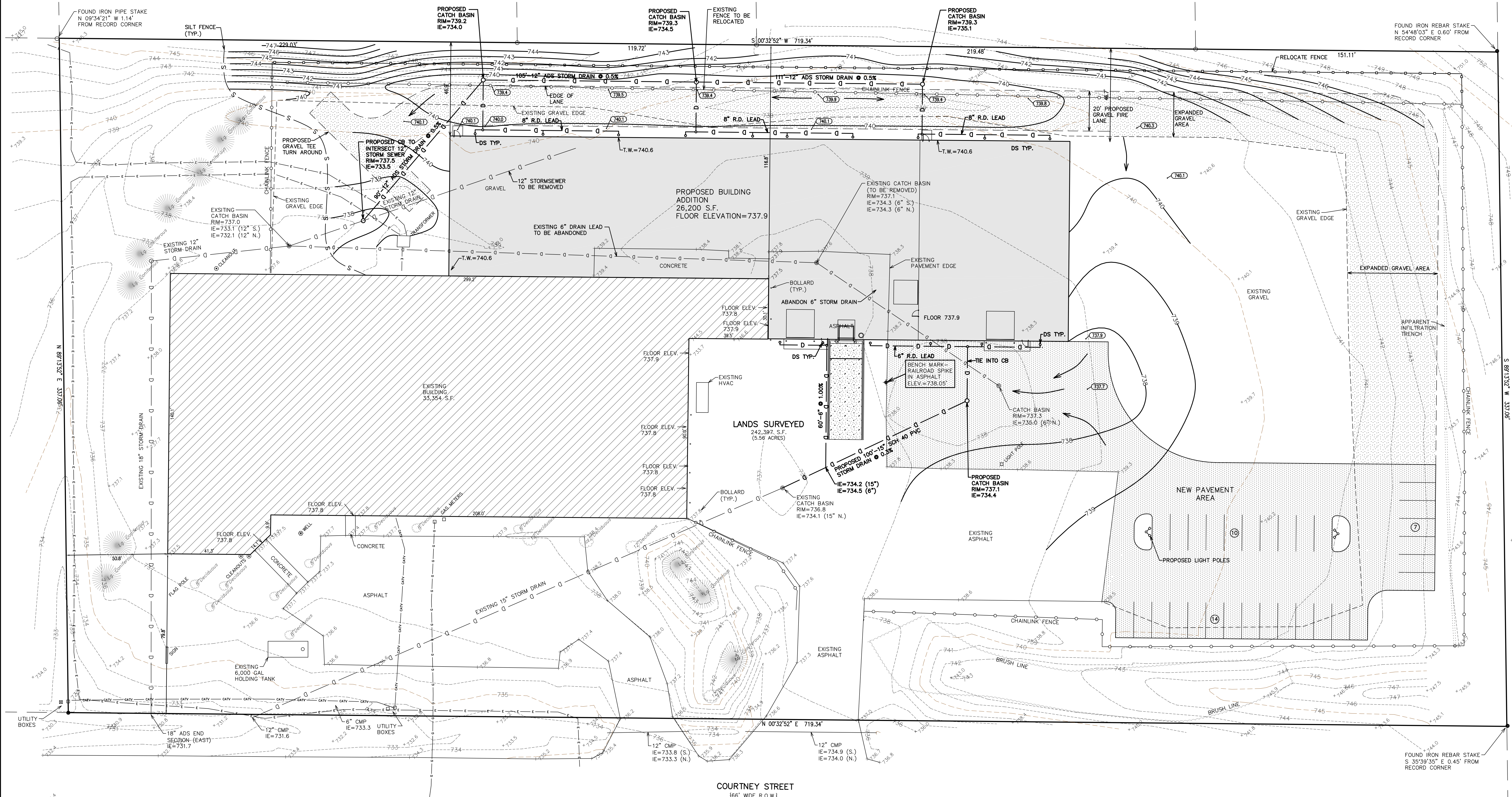


**Subject Property**



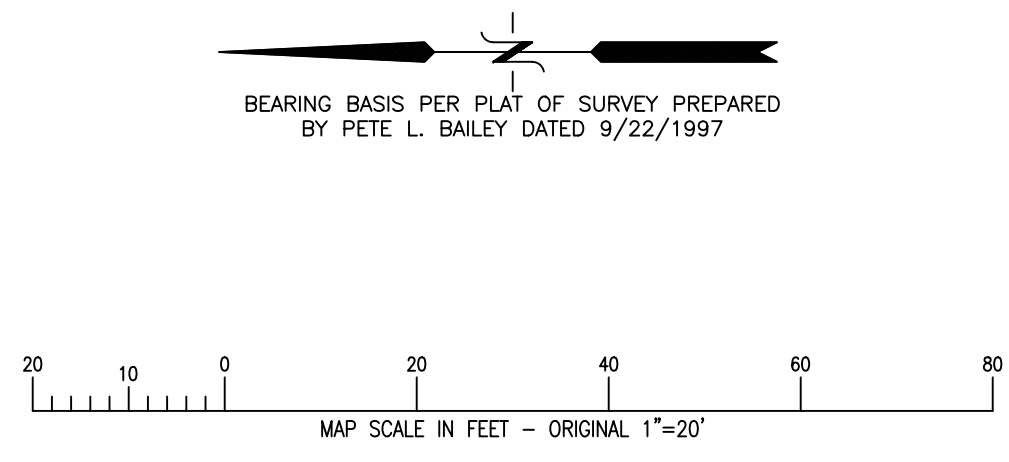
# SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 36, TOWN 4 NORTH, RANGE 21 EAST, RACINE COUNTY, WISCONSIN



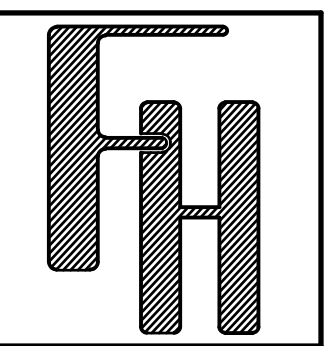
A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 4 NORTH, RANGE 21 EAST, IN THE TOWN OF RAYMOND, COUNTY OF RACINE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION;  
 THENCE South 89 degrees 13 minutes 04 seconds West for a distance of 304.26 feet, ALONG THE SOUTH LINE OF SAID 1/4 SECTION, TO A POINT;  
 THENCE North 00 degrees 32 minutes 52 seconds East for a distance of 1049.63 feet, ALONG THE WEST LINE OF I-94, TO A POINT;  
 THENCE South 89 degrees 13 minutes 52 seconds West for a distance of 290.40 feet, TO THE POINT OF BEGINNING;  
 THENCE South 89 degrees 13 minutes 52 seconds West for a distance of 337.06 feet, TO A POINT;  
 THENCE South 00 degrees 32 minutes 52 seconds West for a distance of 719.34 feet, TO A POINT;  
 THENCE North 89 degrees 13 minutes 52 seconds East for a distance of 337.06 feet, TO A POINT;  
 THENCE North 00 degrees 32 minutes 52 seconds East for a distance of 719.34 feet, TO THE POINT OF BEGINNING.  
 Together with and subject to covenants, easements, and restrictions of record.  
 Said property contains 5.56 acres more or less.

LEGAL DESCRIPTION PER PLAT OF SURVEY PREPARED BY PETE L. BAILEY DATED 11/18/1993



- LEGEND**
- = EXISTING GROUND ELEVATION
  - XXX--- = EXISTING LAND CONTOURS
  - XXX--- = PROPOSED LAND CONTOURS
  - S--- = PROPOSED SILT FENCE
  - XXX--- = PROPOSED FINISHED GRADE/ELEVATION
  - T.W. = TOP OF WALL
  - R.D. = ROOF DRAIN
- WORK ORDERED BY—  
 STEVE WRIGHT  
 3920 SCENIC WAY  
 FRANKSVILLE, WI 53128

- SHEET INDEX**
- SHEET 1 - COVER
  - SHEET 2 - DETAILS AND SPECIFICATIONS
  - SHEET 3 - EXTERIOR ELEVATIONS & GENERAL SPECIFICATIONS
  - SHEET 4 - FIRST FLOOR PLAN
  - SHEET 5 - FOUNDATION PLAN
  - SHEET 6 - WALL SECTIONS
  - SHEET 7 - BUILDING SECTIONS /WALL SECTIONS
  - SHEET 8 - WALL SECTIONS /DETAILS
  - SHEET 9 - WALL SECTIONS /DETAILS



**PROPOSED BUILDING ADDITION**  
 for  
**CUSTOM PAINTED VEHICLES, INC.**  
 4234 COURTNEY STREET  
 FRANKSVILLE, RACINE CO., WISCONSIN

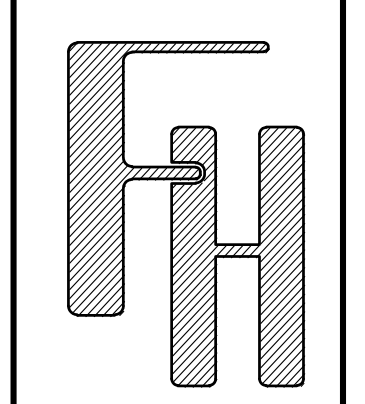
**SITE, GRADING, DRAINAGE, & EROSION CONTROL PLAN**

**FARRIS, HANSEN & ASSOCIATES, INC.**  
 ENGINEERING - ARCHITECTURE - SURVEYING  
 7 RIDGWAY COURT P.O. BOX 437  
 ELKHORN, WISCONSIN 53121  
 OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS	
6/22/2022 ADDED TOPOGRAPHY	07/21/2022 - TS ADVANCE
06/29/2022 ADDED PRO BUILDING	07/28/2022 - TS REVISE DS LOCATIONS
07/11/2022 - TS ADVANCE	

PROJECT NO.  
**10473**  
 DATE  
**06/21/2021**  
 SHEET NO.  
**1 OF 9**





PROPOSED BUILDING ADDITION  
for  
CUSTOM PAINTED VEHICLES, INC.  
4234 COURTNEY STREET  
FRANKVILLE, WISCONSIN

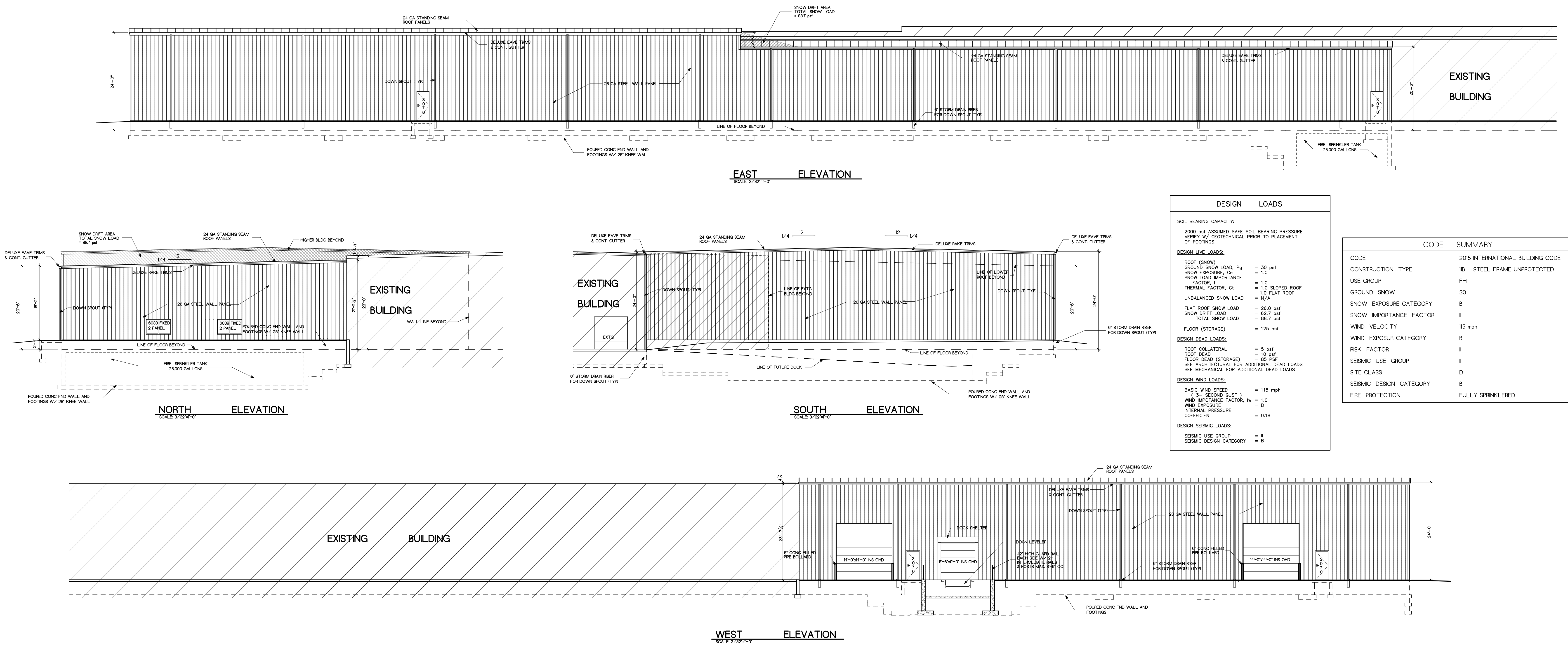
EXTERIOR ELEVATIONS  
GENERAL SPECIFICATIONS

FARRIS, HANSEN & ASSOCIATES, INC.  
Engineering, Architecture, Surveying  
7 Ridgeway Court, P.O. Box 437  
ELKHORN, WISCONSIN 53121  
Office: (262) 733-2098  
Fax: (262) 733-5966

REVISIONS  
REVISED FLOOR PLANS  
& ELEVATIONS  
08/23/2022

REVISED FLOOR PLANS  
& ELEVATIONS  
08/23/2022

PROJECT NO:  
**10473**  
DATE:  
08/27/21  
SHEET NO:  
**3 of 8**



DESIGN LOADS	
<b>SOIL BEARING CAPACITY:</b>	
2000 psf ASSUMED SAFE SOIL BEARING PRESSURE VERIFY W/ GEOTECHNICAL PRIOR TO PLACEMENT OF FOOTINGS	
<b>DESIGN LIVE LOADS:</b>	
ROOF (SNOW)	= 30 psf
GROUND SNOW LOAD, P <sub>g</sub>	= 1.0
SNOW LOAD IMPORTANCE FACTOR, I <sub>s</sub>	= 1.0
THERMAL FACTOR, C <sub>t</sub>	= 1.0
UNBALANCED SNOW LOAD	= 1.0
FLAT ROOF SNOW LOAD	= 26.0 psf
SNOW DRIFT LOAD	= 62.7 psf
TOTAL SNOW LOAD	= 88.7 psf
FLOOR (STORAGE)	= 125 psf
<b>DESIGN DEAD LOADS:</b>	
ROOF COLLATERAL	= 5 psf
ROOF DEAD (STORAGE)	= 10 psf
FLOOR DEAD (STORAGE)	= 85 PSF
SEE ARCHITECTURAL FOR ADDITIONAL DEAD LOADS	
SEE MECHANICAL FOR ADDITIONAL DEAD LOADS	
<b>DESIGN WIND LOADS:</b>	
BASE WIND SPEED (3-SECOND GUST)	= 115 mph
WIND IMPORTANCE FACTOR, I <sub>w</sub>	= 1.0
WIND EXPOSURE COEFFICIENT	= 0.18
<b>DESIGN SEISMIC LOADS:</b>	
SEISMIC USE GROUP	= II
SEISMIC DESIGN CATEGORY	= B

CODE SUMMARY	
CODE	2015 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	IB - STEEL FRAME UNPROTECTED
USE GROUP	F-1
GROUND SNOW	30
SNOW EXPOSURE CATEGORY	B
SNOW IMPORTANCE FACTOR	1.0
WIND VELOCITY	115 mph
WIND EXPOSURE CATEGORY	B
RISK FACTOR	II
SEISMIC USE GROUP	II
SITE CLASS	D
SEISMIC DESIGN CATEGORY	B
FIRE PROTECTION	FULLY SPRINKLERED

GENERAL SPECIFICATIONS  
GENERAL REQUIREMENTS

**A. DEFINITIONS:**  
The functions of this construction contract shall be exercised by the GENERAL CONTRACTOR. The architect shall not have control or charge of, and shall not be responsible for, construction. Means of methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, or for the failure of any of them to carry out the work in accordance with the contract documents. The architect and his consultants shall not be responsible for changes to these documents without written approval and shall take no responsibility for errors and omissions due to dimensions or insufficient details without first being consulted for recommended and approved remedies.

**B. EXAMINATION OF DRAWINGS, SPECIFICATIONS AND SITE:**  
All bidders shall carefully examine the drawings and specifications prepared for the work. They shall visit the site of the work and acquaint themselves with all local conditions affecting the contract. If awarded the contract, they shall not be allowed any extra compensation by reason of any unforeseen difficulties or obstacles which the bidder could have discovered or reasonably anticipated prior to the bidding.

**C. ORDINANCES, RULES AND REGULATIONS:**  
All work and material covered by the contract documents shall conform to the respective requirements of the latest editions of the following:  
A. Standard specifications of the American Society of Testing Materials  
B. Provincial and Local Codes, Laws, Ordinances, Rules and Regulations Applicable to the Work  
Ascertain the existence of and comply with any interpretations and/or enforcement policies of the STATE AND LOCAL ENFORCEMENT AGENCIES OR INDIVIDUALS peculiar to this area or to this particular installation. Where contract documents call for material or construction of better quality or larger size or greater quantity than required by the above rules and regulations, conform to the provisions of the contract documents.

**D. INTENT OF DRAWINGS AND SPECIFICATIONS:**  
Refer to the drawings for all measurements. The measurements given on the architectural plans shall be checked by each subcontractor before proceeding with the work, and any discrepancies shall be reported at once to the general contractor. Should it appear that the work covered by the contract documents is not sufficiently detailed or explained, general contractor shall apply to the architect or architect-in-charge for clarification. It is the intention of the contract documents to provide a bid complete in every respect. General contractors and subcontractors are to be responsible for this result and to turn over the project in complete operating condition, irrespective of whether the contract documents cover every individual item in minute detail.

**E. QUALITY OF MATERIALS AND WORK:**  
All work, fixtures, materials and apparatus shall be new in every respect, and all shall be delivered without exception. No brand names shall appear on any of the work in finished building. All work shall be done by those who are thoroughly trained and experienced in their particular trades.

**F. SUBCONTRACTOR COOPERATION:**  
Each subcontractor shall give all notices and comply with all laws, ordinances, rules, regulations and orders of any authority having jurisdiction on the performance of the work under his subcontract. Each subcontractor shall secure and pay for all permits and fees, licenses and inspections necessary for the proper execution and completion of the subcontractor's work.

**G. WORK OF OTHERS:**  
Each subcontractor shall take necessary precautions in carrying out his work, to protect properly the finished work of other trades from damage caused by his operations, and shall make good any loss, damage, or injury without cost to the owner.

**H. CHANGES IN WORK:**  
Each subcontractor shall be ordered in writing by the general contractor without invalidating his subcontract to make changes in the work within the general scope of his subcontract consisting of additions, deletions, or other revisions, the contract sum and contract time being adjusted accordingly. The subcontractor, prior to the commencement of such changes or revised work, shall submit promptly to the general contractor written copies of any claim for adjustment with the contract documents.

**I. CLEANING UP:**  
Each subcontractor shall at all times keep the premises free from the accumulation of waste materials or rubbish arising out of the operations of his subcontract. Unless otherwise provided, subcontractor shall not be held responsible for unclean conditions caused by other subcontractors.  
Each subcontractor shall clean all glass, hardware, painted or decorated surfaces, floors, fixtures and equipment to the extent of restoring it to the original finish.  
The electrical and mechanical subcontractors shall be responsible for the cleaning of all of their work, including removal of labels, tags, grease, oil, dirt, stains, etc.  
Each subcontractor shall be responsible for cleaning up of ground and shall leave ground free of his rubbish, building materials and debris before final acceptance of work. In case of dispute, the general contractor will remove rubbish and charge the cost to responsible subcontractor.

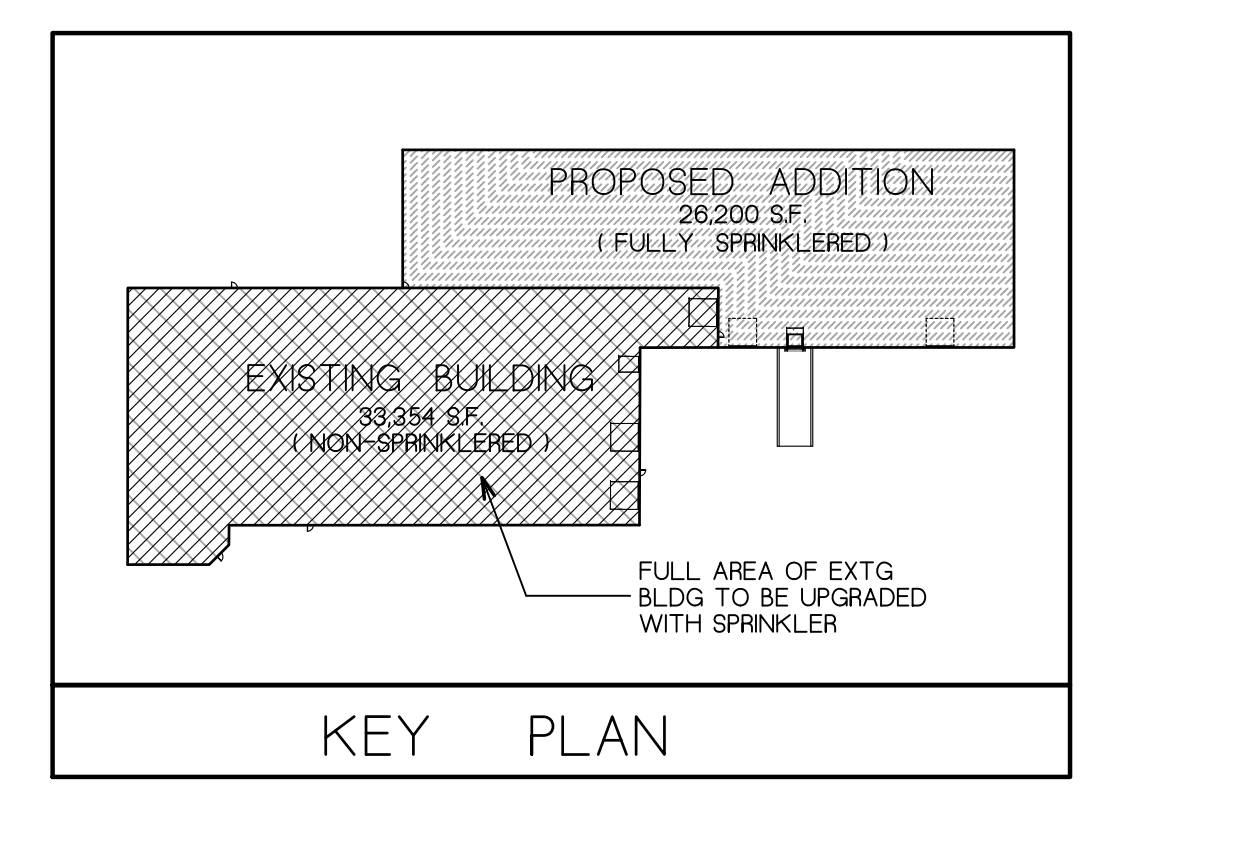
**J. GUARANTEE:**  
Each subcontractor shall guarantee all workmanship and materials entering into construction of the building for a period of one year after substantial performance, and if during the guarantee period, and defects in faulty materials are found, he shall immediately, upon notification by the general contractor, proceed at his own expense to bring his work into conformance with the contract documents, together with restoration of finishes or equipment provided by other trades.

**EARTHWORK**  
A. Existing Utilities - Locate by hand excavation and provide protection from damage. Cooperate with G.C. and utility companies for maintaining services. Do not break utility connections without notifying G.C. a minimum of 48 hours in advance and providing acceptable temporary services.  
B. Repair Damages - To existing utilities as directed by utility company.  
C. Site fill and backfill material shall be a granular material free of debris, boulders, organic material and excessive silt.  
D. Base fill for slabs on grade shall be a reasonably well graded sand (SW or SP), clean and free of organic material. Course aggregates shall not exceed 3/4" in size.  
E. Suitable materials obtained for excavation and cutting at the site may be used, if approved by soils ENGINEER.  
F. Stockpile excavated materials where directed by G.C. until required for backfill and fill.  
G. Excavate for structure to elevations and dimensions shown, extending excavation a sufficient distance to permit placing and removal of other work and for inspection. Trim bottom to required lines and grades to provide solid base to receive concrete.  
H. Excavate for trenches to depth indicated or required and to establish indicated flow lines for invert elevations. Maintain uniform width required for particular item to be installed, including width to provide ample working room. Provide 6" to 9" clearance on both sides of pipe or conduit. Outside building excavate trenches for water bearing piping so top of piping is below frost level where applicable, as per local building code/critical.  
I. Remove existing walks, drives, curbs, foundations, cisterns, boulders, vegetation (trees, stumps and roots 1" or larger in diameter within the lines of the building 5' beyond), tanks and similar items as necessary to execute the work of this project.  
J. Notify the G.C. if abnormal or questionable soil conditions are encountered, and do not proceed with the work until directed to by the G.C.  
K. Maintain excavations in a clean condition and keep free of water at all times. Protect bottoms of excavations from frost and freezing. Do not excavate to full depth during freezing weather unless footings or slabs can be poured immediately after completion of excavation work, and protect soil to prevent freezing after footings and slabs have been poured.  
L. Do not use frozen material or material containing ice or snow for fill. Do not place on soils that is frozen or covered with ice or snow. Take necessary precautions during freezing weather to prevent freezing of fill during placing and compaction.  
M. Place all fill materials in 6" layers, compacting each layer to require maximum density unless otherwise recommended in the approved soils report on record with G.C. Keep compacted lifts relatively smooth and level.  
N. Base fill compaction (within the lines of new building and site fill and backfill under pavement subgrades) - to be as recommended by soils ENGINEER. Excavate as necessary to remove all organic soils and loose existing fills, and fill to grade, compacting each lift of bags fill according to the recommendation of the soils ENGINEER. Provide same method of compaction at all mechanical trenches and other similar areas.  
O. Provide minimum 6" sand-gravel base under all slabs-on-grade, unless otherwise noted or as recommended by approved soils report.  
P. Foundations were designated using a soil bearing value of 2000 psf as listed in the structural design notes or as recommended by soils ENGINEER. The soils ENGINEER shall confirm in writing the value determined in the field.

**CAST-IN-PLACE CONCRETE**  
A. CODES AND STANDARDS:  
ACI 301/ACI 318 comply with applicable provisions except as otherwise indicated.  
B. MIX PROPORTIONS AND DESIGN:  
Proportion mixes by either laboratory, trial batch or field experience method complying with ACI 301.  
C. CONCRETE MATERIALS:  
Portland cement - ASTM C 150, type in structural notes.  
Aggregates - ASTM C 33  
Water - Clean, Drinkable  
Air Entraining Mixture - ASTM C 260.  
D. REINFORCING MATERIALS:  
Deformed reinforcing bars - ASTM A 615, Grade 40 unless otherwise indicated.  
Welded wire fabric - ASTM A 185.  
E. CONCRETE PLACEMENT:  
Hot and cold weather comply with ACI 318.  
F. CONCRETE STRENGTH:  
Concrete strength for walls to be 4000 psi in 28 days, and for floors to be 4000 psi in 28 days, slump not exceed 4 inches.  
G. COVER ON REINFORCING STEEL:  
Cover on reinforcing steel to be 3 inches next to ground, 2 inches next to wall forms. Lap reinforcing steel bars 24 bar diameters minimum and lap mesh 6 inches minimum.  
H. FINISHES AND CURING CONCRETE:  
I. Remove existing walks, drives, curbs, foundations, cisterns, boulders, vegetation (trees, stumps and roots 1" or larger in diameter within the lines of the building 5' beyond), tanks and similar items as necessary to execute the work of this project.  
J. Notify the G.C. if abnormal or questionable soil conditions are encountered, and do not proceed with the work until directed to by the G.C.  
K. Maintain excavations in a clean condition and keep free of water at all times. Protect bottoms of excavations from frost and freezing. Do not excavate to full depth during freezing weather unless footings or slabs can be poured immediately after completion of excavation work, and protect soil to prevent freezing after footings and slabs have been poured.  
L. Do not use frozen material or material containing ice or snow for fill. Do not place on soils that is frozen or covered with ice or snow. Take necessary precautions during freezing weather to prevent freezing of fill during placing and compaction.  
M. Place all fill materials in 6" layers, compacting each layer to require maximum density unless otherwise recommended in the approved soils report on record with G.C. Keep compacted lifts relatively smooth and level.  
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O. Provide minimum 6" sand-gravel base under all slabs-on-grade, unless otherwise noted or as recommended by approved soils report.  
P. Foundations were designated using a soil bearing value of 2000 psf as listed in the structural design notes or as recommended by soils ENGINEER. The soils ENGINEER shall confirm in writing the value determined in the field.

**METAL BUILDING:** The metal building as shown shall be manufactured by A WISCONSIN STATE APPROVED METAL BUILDING MANUFACTURER and shall meet all the loading requirements as outlined by the State of Wisconsin Version of the International Building Code 2015 (30 PSF Ground Snow Load, 3 PSF Collateral, 115 MPH Wind Load, Seismic Cat. B, Risk Factor II).  
Anchor bolts, bracing, girts, purlins, columns, and all details of metal buildings as per Building Manufacturer erection drawings.  
**METAL PANELS:**  
A. ROOF PANELS: 24 Ga. Standing Seam roof panels of high quality galvalume steel with thermal blocks.  
B. WALL PANELS: 26 Ga. Signature 300 wall steel panels with baked on finish.  
C. LINER PANELS: 26 Ga. Signature 300 wall steel panels with baked on finish.  
D. GUTTERS & DOWN SPOUTS: 26 Ga. steel with baked on finish.  
E. TRIM: 26 GA. steel with baked on finish.  
**CARPENTRY**  
A. GENERAL: All construction shall be done in accordance with all applicable State and Local Building Codes.  
B. MATERIALS:  
Walls: All walls to be 3 5/8" OR 6" 18 Ga. steel studs 16" o/c, as noted on plans.  
**MOISTURE PROTECTION:**  
A. BLANKET INSULATION: Fiberglass batt or continuous blanket of thickness indicated, faced one side with white poly-scrim finish.  
1. Roof Insulation: 3 1/2" Fiberglass batt insulation over purlins and 8" Fiberglass batt insulation between purlins with vapor barrier and steel strap suspension system. (SYSTEM TO FAL R-32.3 U-F-03)  
2. Wall Insulation: 8" batt insulation with vapor barrier.  
B. RIGID INSULATION: Polystyrene insulation, not less than 25 psi compressive strength for all vertical insulation and min. of 80 psi for all horizontal insulation.  
C. VAPOR BARRIER: Clear polyethylene sheeting, 4 mils thick.  
D. CAULKING AND SEALANTS:  
Scope of Work:  
Caulk joint sills, sills and head of all windows, side jambs and heads of all exterior door wood frames, side jambs and heads of all hollow metal frames, masonry expansion joints and all points where dissimilar materials meet and caulking is noted on the drawings and/or required to seal building against weather.  
**FINISHES:**  
A. MATERIALS:  
1. Gypsum Drywall: ASTM C-36 except ASTM C-442, permitted for base layers. Provide boards with long edges tapered for triple joint treatment.  
B. PAINTING:  
1. Exterior Finishes:  
a. Exterior wall panels, roof panels, trims, doors, & door trims, shall be prefinished.

2. Interior Finishes: If applicable  
a. All gypsum board to receive one (1) coat sand finish textured paint base coat and one (1) finish coat.  
b. Hollow metal doors to receive one (1) coat of paint over the factory applied prime coat.  
C. Resilient Floor: 12" x 12" x 1/8" thick commercial smooth grade vinyl asbestos floor tiles. Furnish and install 6" vinyl base. (Color to be selected by owner.)  
D. Suspended Ceilings: 2" x 4" furred lay-in acoustic ceiling tiles in finished metal grid.  
E. Ceramic Tile: 4" x 4" non-slip tile on floor and to a height of 6" on walls with ceramic tile cove base. (Color to be selected by owner.)  
G. Toilet Room Floors: The entire floor and side walls to be a height of not less than 6 inches shall be made waterproof with ceramic tile, terrazzo, painted concrete or other approved material impervious to water.  
**DOORS:** Sizes per schedule  
1. Raynor Tri-Core or equal overhead doors all solid w/white baked enamel finished, equipped w/2" track to attach to wood jambs, heavy duty commercial hardware and electric operators. As shown.  
2. Exterior insulated metal doors and frames/locksets.

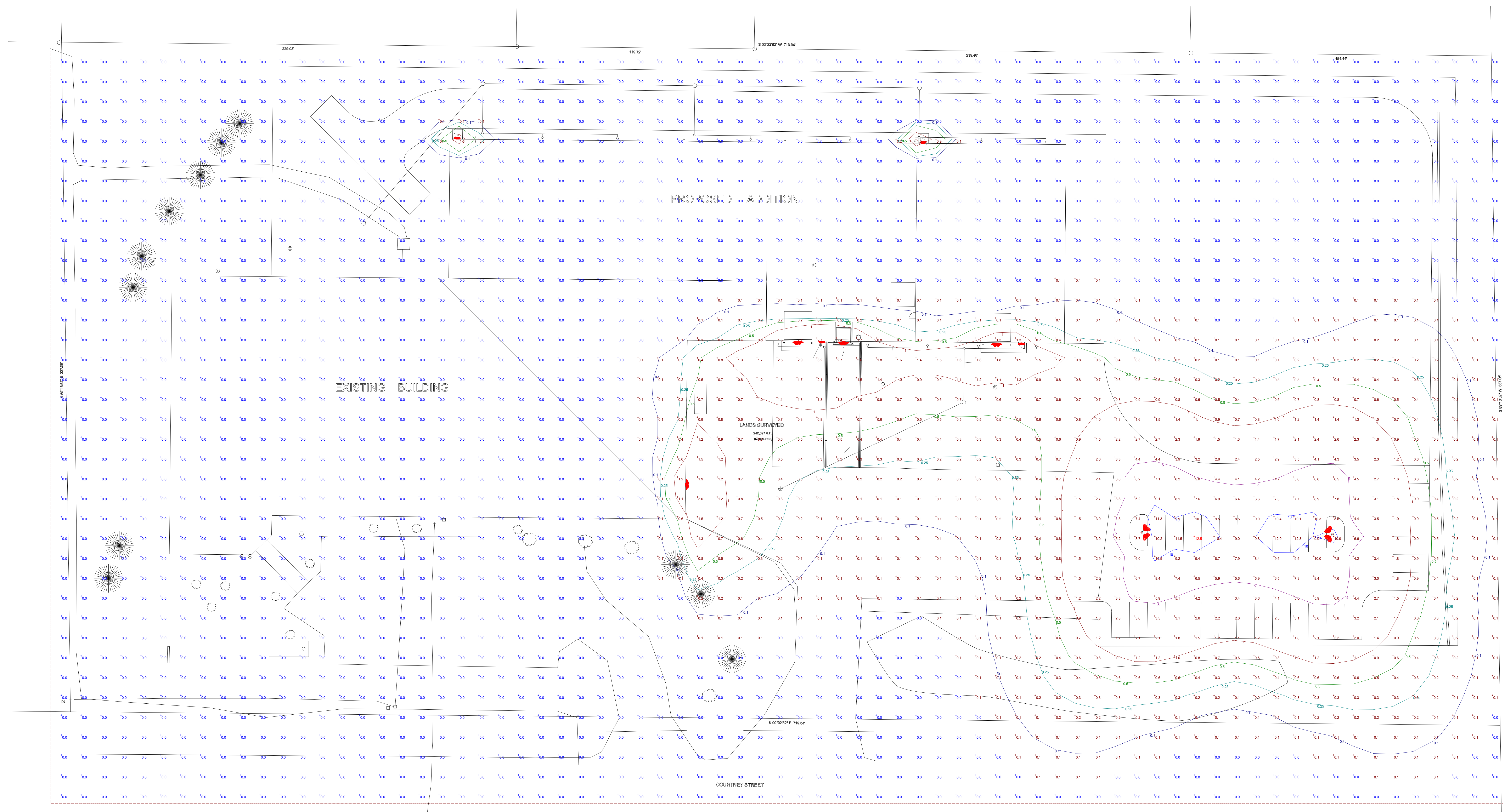


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PHOTOMETRICS PLAN FOR CUSTOM PAINTED VEHICLES

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLP	Input Power	Polar Plot
	A		2	Lithonia Lighting	ESX1 LED P4 50K R3	Contractor Select ESX LED Area Luminaire Size 1 P4 Lumen Package 5000K CCT Type R3 Distribution	1	25304	1	379.96	
	B		4	Lithonia Lighting	TYP LED 30C 700 50K TSM RWOLT	TYP LED WITH 30 LEDs, @700mA, 5000K AND TYPE 3 MEDIUM OPTICS	1	5208	1	67	
	C		4	Lithonia Lighting	AFB WT	AFB Basic Wide throw	1	233	1	1.94	

Plan View  
Scale - 1" = 20'

Statistics						
Description	Symbol	Avg	Min	Max/Min	Avg/Min	Max
Calc Zone #1		0.4 fc	0.0 fc	N/A	N/A	12.5 fc

Luminaire Locations										
		Location					Aim			
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
2	A	487.10	-32.10	25.00	25.00	225.00	0.00			
1	B	318.10	64.00	16.00	16.00	180.00	4.65	318.10	62.70	0.00
2	B	218.10	64.90	16.00	16.00	180.00	0.00	218.10	64.90	0.00
3	B	241.10	64.70	16.00	16.00	180.00	0.00	241.10	64.70	0.00
4	B	161.60	-7.10	16.00	16.00	90.37	0.00	161.60	-7.10	0.00
1	C	46.50	166.80	8.00	8.00	0.00	0.00	46.50	166.80	0.00
2	C	280.90	164.70	8.00	8.00	358.15	0.00	280.90	164.70	0.00
3	C	330.70	64.00	8.00	8.00	181.43	0.00	330.70	64.00	0.00
4	C	230.30	64.90	8.00	8.00	180.00	0.00	230.30	64.90	0.00
1	A	391.10	-31.20	25.00	25.00	45.66	0.00			