PLAN COMMISSION

Wednesday, April 09, 2025 – 6:30 PM

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

AGENDA

CALL TO ORDER

A. Pledge of Allegiance
B. Verification of Notice
C. Meeting Roll

APPROVAL OF MINUTES

A. Approval of the Minutes of the Wednesday, March 12, 2025 Plan Commission Meeting

OPEN FORUM – Public comments addressed to the Plan Commission

Individuals properly signed in may speak directly to the Plan Commission on non-repetitive Planning and Zoning matters whether on or not on the agenda. Commentators must wait to be called, must speak from the podium, directing their comments to the Commission. Comments must be orderly, and will be limited to a maximum of **2 minutes** per person. ***Public comment is not permitted outside of this public comment period. Note:*** The Commission's ability to act on or respond to the public comments is limited by Chapter 19, Wis. Stats. Please complete the "Request to Speak at Meeting" form located on the agenda/sign-in table and submit the form to the Town Clerk for in-person attendance.

CORRESPONDENCE

A. Distribution of the March 2025 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

A. Administrator's Report

BUSINESS

A. Review/Recommendation: Plan Commission review & recommendation on a CSM Review Application submitted by Timothy & Barbara Wrase on behalf of the Gustafson Residence Trust to combine Tax ID #006-1340-02 and Tax ID #006-1340-03 into one (1) lot.
B. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Robert E. Lee & Associates on behalf of PRE/3, LLC for construction of a multi-family housing development proposed to be located on Tax ID #006-0328-02-02.
C. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Application submitted by Wildflower Development for a proposed addition to the existing storage condominium development located on Tax ID #006-0895-06 (north of 7577 Black Top Way).

D. Review/Recommendation: Plan Commission review & recommendation on a Concept Plan Review Application submitted by EnvisionInk Holdings LLC for a proposed expansion of the existing commercial building.

UPCOMING MEETING ATTENDANCE

A. Plan Commission (6:30 pm start unless otherwise noted) - May 14; June 11; July 9
B. Town Board (6:30 pm start unless otherwise noted) - Apr 16 **after Annual Reorganization Meeting**; May 7 & 21; June 4 & 18
C. 175th Annual Meeting of the Town's Electors - April 15, 2025 at 6:30 pm
D. Annual Reorganizational Meeting - April 16, 2025 at 6:00 pm
E. Open Book - May 13, 1 pm to 3 pm via phone scheduled appointments with Associated Appraisal
F. Board of Review - May 27 10 am to 12 pm

ADJOURNMENT

Respectfully submitted,

Dick Knapinski
Plan Commission Chair

Pursuant to Wisconsin Statute 19.84 (2) and (3) notice is hereby given to the public and the media that two or more members of any or all Boards, Commissions, and Committees of the Town of Clayton, may attend the meeting of the Plan Commission in order to gather information. For purposes of the Open Meetings Law only; attendance at a meeting by a quorum of members of the Town Boards, Commissions, and Committees constitutes a meeting of the Board, Commission, or Committee, pursuant to Badke Vs. Village Board of Village of Greendale, 173 Wis2d 553, 494 NW2d 408 (1993), and must be noticed as such, although it is not contemplated that any formal action by those bodies will be taken. The only business to be conducted is for Plan Commission action.

Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please call the Town Office at 920.836.2007.

This agenda has been posted at the following locations in the Town of Clayton:

1. The Town Hall Posting Board – 8348 Hickory Ave, Larsen, WI 54947
2. The Town's Web Page: --

PLAN COMMISSION

Wednesday, March 12, 2025 – 6:30 PM

Town Hall Meeting Room, 8348 Hickory Ave, Larsen, WI 54947

MINUTES

CALL TO ORDER – Chair Knapinski called the meeting to order at 6:30 pm

A. Pledge of Allegiance
B. Verification of Notice
C. Meeting Roll

PRESENT
Chair Knapinski
Commissioner Haskell
Commissioner Nemecek
Commissioner Ketter
Commissioner Hopkins

EXCUSED
Town Board Rep. Christianson

STAFF
Administrator Wisnefske
Clerk Faust-Kubale
Planner Jaworski
Code Administrator Kamke

PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

A. Plan Commission Public Hearing on a Conditional Use Application submitted by Brittany & Chris Voigt for a proposed commercial stable use located at 3411 Winnegamie Dr, specifically described as Tax ID #006-0042-02.

Jeff Houle, 6264 Shea Rd, Oshkosh, WI 54904, spoke regarding construction work on this project beginning prior to approval from the State of Wisconsin and questioned the safety of the structure as it is under review.

Patricia Koehnke, W7668 Winnegamie Dr, Neenah, WI 54956, spoke regarding changes to the ditches in the area of her property and the resulting flow of water changes.

Nicole Kiplin, N994 North Rd, Hortonville, WI 54944, spoke regarding the advantages to the students of the area who are able to take advantage of the programs and lessons the facility offers.

Kathy Houle, 9619 Oakwood Ave, Neenah, WI 54956 on behalf of Donna & Wayne Gilbertson, and Jack Yogerst, read comments from the listed regarding

future development of the Berry Bramble subdivision, future property values and investments in the area, and concerns regarding the waste products of the livestock kept on the applicant's property.

Emily Grasse, N245 Hickory Meadows Ln, Appleton, WI 54914, spoke regarding the capabilities of the facility and their ability to take children in the Children's Long-Term Support Program (CTLS) and scout troops for programming and activities.

Victoria Imhoff, 2213 Meadow Green Dr, Neenah, WI 54956, spoke regarding the positive impact on the students and good care of the horses at the facility.

Janis Steffen, 3377 Winnegamie Dr, Neenah, WI 54956, requested that the business driveway be looked at for relocation as it is on the property line shared with her property.

KC Maurer, 2530 W American Dr, Neenah, WI 54956, spoke in favor of the proposed commercial stable accessory use.

Sawyer Ulrich, N 9454 Sara Ln, Appleton, WI 54915, spoke regarding her experience using the facility and its positive impact on her.

Megan Potratz, 3508 Black Wolf Ave, Oshkosh, WI 54902, spoke in favor of the proposed commercial stable accessory use as her children are students there.

Dawn Christensen, 3102 Buttercup Rd, Neenah, WI 54956, spoke in favor of the proposed commercial stable accessory use noting that this could have been a part of a housing subdivison.

Andrea Brey, 3014 W Shady Ln, Neenah, WI 54956, spoke regarding previously mentioned traffic concerns noting she has experienced none in the time her family has been taking lessons at the facility.

Mary Schmidt, E Moon Beam Trl, Appleton, WI 54915, spoke in favor of the proposed commercial stable accessory use and acknowledged they should also have to comply with all County regulations.

Nicole Van Asten, N2411 Reek Rd, Weyauwega, WI 54983, spoke regarding her positive experiences with the facility.

Kirsten Belonger, 811 E Pershing St, Appleton, WI 54911, spoke regarding her positive experiences with the facility.

Mark Lesperance, 3373 Winnegamie Dr, Neenah, WI 54956, spoke regarding issues with the neighboring golf course, traffic along Winnegamie Dr, and potential drainage issues to his property.

Brittany Voigt, 3411 Winnegamie Dr, Neenah, WI 54956, spoke regarding the operation and history of the facility.

David Winkel, 411 S Commercial St, Neenah, WI 54956, spoke on behalf of his clients, Mr. & Ms. Voigt, regarding potential land use in the area surrounding the facility and working towards approvals with all governing authorities.

Chris Voigt, 3411 Winnegamie Dr, Neenah, WI 54956, spoke in favor of the proposed commercial stable accessory use.

Chair Knapinske read into record comments from Kurt & Emily Ulrich, 8950 Center Rd, Neenah, WI 54956 (in support) & Sheri & Matthew Lemmers, 3749 Winnegamie Dr, Neenah, WI 54956 (against).

PUBLIC HEARING CLOSED AT 7:41 PM

APPROVAL OF MINUTES

A. Approval of the Minutes of the Wednesday, February 12, 2025 Plan Commission Meeting

MOTION
Motion made by Commissioner Haskell, **Seconded** by Commissioner Hopkins to approve the Minutes of the Wednesday, February 12, 2025 Plan Commission Meeting as presented.
Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Ketter, Commissioner Hopkins
Motion carried 5-0.

OPEN FORUM – Public comments addressed to the Plan Commission – NONE

CORRESPONDENCE

A. Distribution of the February 2025 Building Inspection Report

DISCUSSION ITEMS (NO ACTION WILL BE TAKEN)

A. Administrator's Report

BUSINESS

A. Review/Recommendation: Plan Commission review & recommendation on a Conditional Use Application submitted by Brittany & Chris Voigt for a proposed commercial stable use located at 3411 Winnegamie Dr, specifically described as Tax ID #006-0042-02.

MOTION
Motion made by Commissioner Nemecek, **Seconded** by Commissioner Haskell to table the Conditional Use Application review for a period no longer than 120 days, or until the needed approvals from the State of Wisconsin & Winnebago County are received, whichever comes first.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Ketter, Commissioner Hopkins
Motion carried 5-0.

B. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Application submitted by Wildflower Development for a proposed addition to the existing storage condominium development located on Tax ID #006-0895-06 (north of 7577 Black Top Way).

MOTION
Motion made by Commissioner Nemecek, **Seconded** by Commissioner Ketter to table the Site Plan Application review for no longer than 30 days for the applicant to address the following items:

1. The project shall comply with all applicable local, state, & federal codes/ordinances.
2. No unit shall be used to store explosives, toxic substances, hazardous materials, or radioactive materials, as required per Section 9.08-402(d) of the Town of Clayton Zoning Code of Ordinances.
3. No portion of the site shall be used for commercial fabrication, repair, or any similar use, or for human habitation, as required per Section 9.08-402(e) of the Town of Clayton Zoning Code of Ordinances.
4. Stormwater Management & Erosion Control Permits shall be obtained from Winnebago County and the Wisconsin Department of Natural Resources prior to commencing land disturbing activities and/or construction.
5. A "Wetland Delineation Report" for the Phase 3 development area shall be submitted to the Town prior to commencing land disturbing activities and/or construction.
6. A landscape plan in compliance with the applicable requirements of Attachment E of the Town of Clayton Zoning Code of Ordinances or a landscape plan acceptable by the Plan Commission as per discussion at the plan Commission meeting shall be submitted to the Town prior to review of the Site Plan application by the Town Board. Verification that the landscape plan is code-compliant or acceptable by the Plan Commission as per discussion at the Plan Commission meeting shall be at the discretion of the Town Administrator.
7. The applicant shall work with the Town Fire Department staff to site and provide the design requirements for a hydrant on the proposed stormwater management pond.
8. A Knox Box security system shall be installed on each building to give the Fire Department restricted access to the building.
9. A Condo Association Agreement shall provide for the Town to access the stormwater management pond to perform maintenance if the Condo Association fails to properly maintain the pond, and the agreement shall provide for the Town to special assess the cost of any stormwater management pond maintenance to the Condo Association.
10. The Condo Association Agreement must be recorded with the Winnebago County Register of Deeds prior to the issuance of any building permits.
11. No external storage is allowed at any of the buildings.

12. Lighting is to be limited to one hooded, LED light above the entrance door and one hooded, LED light above the garage/overhead door on each building.

13. No signage may be placed on the State Hwy 76 frontage.

14. Signage on the individual condo units is limited to a wall sign only which follows the Town's adopted Zoning Code as it relates to signs.

15. Lighting fixtures for the building(s) shall be International Dark Sky certified and/or compliant.

16. Applicant must provide an updated landscape plan for the frontage along State Hwy 76.

17. Applicant must provide the required 20 ft. landscape buffer zone by residential properties as required in the Town of Clayton Zoning Code of Ordinances.

18. Applicant must provide for reconnection of drain tile if cut during the course of construction as provided in the Town of Clayton Zoning Code of Ordinances.

19. Applicant must submit revised plans noting the location of holding tank(s) and well(s) for the proposed development.

20. Any substantial changes and/or additions to the Site Plan and/or building plans shall be reviewed and approved by the Plan Commission and Town Board in accordance with the requirements of Article 8, Division 8, Special Site Design Principles and Architectural Standards, of the Town of Clayton Zoning Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Administrator.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Ketter, Commissioner Hopkins

Motion carried 5-0.

UPCOMING MEETING ATTENDANCE

A. Plan Commission (6:30 pm start unless otherwise noted) - April 9; May 14; June 11
B. Town Board (6:30 pm start unless otherwise noted) - March 19; Apr 2 & 16; May 7 & 21
C. 175th Annual Meeting of the Town's Electors - April 15, 2025
D. Annual Reorganizational Meeting - April 16, 2025

ADJOURNMENT

MOTION

Motion made by Commissioner Haskell, **Seconded** by Commissioner Nemecek to adjourn at 8:48 pm.

Voting Yea: Chair Knapinski, Commissioner Haskell, Commissioner Nemecek, Commissioner Ketter, Commissioner Hopkins

Motion carried 5-0.

Respectfully submitted,

Kelsey Faust-Kubale
Town Clerk

INTERMUNICIPAL REPORT MARCH 2025 PERMITTING

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE
TOWN OF CLAYTON PERMITS:								
3/4/2025	43-25-3E	JEFF CORCORAN	2825 CAMPERS BLVD	SERVICE CHANGE	TRU-POWER ELECT	$ 43,480.00	$ 100.00	$ 80.00
3/4/2025	44-25-3H	JENNIFER HENRY	8043 GALAXY	REPLACE WATER HEATER	BLACK-HAAK	$ 7,000.00	$ 75.00	$ 60.00
3/5/2025	45-25-3B	DENNIS THIEL	2671 LAWRENCE	NSFD	THIEL BUILDERS	$ 400,000.00	$ 750.00	$ 600.00
3/5/2025	46-25-3E	DENNIS THIEL	2671 LAWRENCE	NSFD ELECT	VOSTERS ELECT	$ 15,000.00	$ 347.22	$ 277.78
3/5/2025	47-25-3H	DENNIS THIEL	2671 LAWRENCE	NSFD HVAC	BERKEN HVAC	$ 12,000.00	$ 347.22	$ 277.78
3/5/2025	48-25-3P	DENNIS THIEL	2671 LAWRENCE	NSFD PLUMB	RYAN MURPHY	$ 18,000.00	$ 347.22	$ 277.78
3/11/2025	49-25-3B	ROBERT CAVAGNOL	8007 NICHOLE HEIGHTS	FENCE	MI T FENCE	$ 29,403.00	$ 150.00	$ 120.00
3/11/2025	50-25-3B	JAMES BRICCO	8049 SAQUARO	REROOF	ERIE CONSTRUCTION	$ 56,380.00	$ 75.00	$ 60.00
3/11/2025	51-25-3B	ADAM MARTIN	7535 CENTER	DETACHED GARAGE	ADAM MARTIN	$ 18,000.00	$ 311.68	$ 249.34
3/11/2025	52-25-3B	WSI	2678 CTY II	RAZE HOUSE	IMMEL EXCAVATING	$ 10,000.00	$ 160.00	$ 128.00
3/11/2025	53-25-3B	WSI	2686 CTY II	RAZE HOUSE	IMMEL EXCAVATING	$ 10,000.00	$ 160.00	$ 128.00
3/11/2025	54-25-3B	ROBIN BRANDENBERG	7393 CARDEN	DECK	REVAMP FENCE & DECK	$ 38,501.00	$ 228.76	$ 183.01
3/17/2025	55-25-3B	MIKE EBBEN	3196 WESTFIELD RIDGE	DETACHED GARAGE	BVH CONSTRUCTION	$ 35,000.00	$ 193.60	$ 154.88
3/26/2025	56-25-3B	VIRGINIA STURM	30589 BUTTERCUP	REMOD	VKB CONST	$ 54,400.00	$ 253.00	$ 202.40
3/26/2025	57-25-3B	KATIE RAYMOND	9425 MEMORY	EGRESS WINDOW	ABT FOUNDATION	$ 7,095.00	$ 75.00	$ 60.00
3/26/2025	58-25-3E	TODD ZOOK	2664 CASSY	PANEL CHANGE	WILLOW ELECT	$ 2,200.00	$ 75.00	$ 60.00
3/26/2025	59-25-3H	JENNIFER HENRY	8043 GALAXY	FURNACE REPLACEMENT	BLACK-HAAK	$ 5,000.00	$ 75.00	$ 60.00
3/26/2025	60-25-3E	TRAVIS JANSSEN	8048 PRAIRIEWOOD	ELECTRIC FOR POOL	SPRANGERS ELECT	$ 10,000.00	$ 75.00	$ 60.00
					TOTALS	**$ 771,459.00**	**$ 3,798.70**	**$ 3,038.96**
TOWN OF WINNECONNE PERMITS:								
3/11/2025	29-25-3B	DEBRA KLAPPERICH	4971 RIVERMOOR	NSFD	ENVISION BUILDERS	$ 500,000.00	$ 500.00	$ 400.00
3/11/2025		DEBRA KLAPPERICH	4971 RIVERMOOR	TOWN FEES	ENVISION BUILDERS		$ 610.00	
3/11/2025	30-25-3B	DEBRA KLAPPERICH	4971 RIVERMOOR	RAZE HOUSE	WALLY SCHMID EXC	$ 5,000.00	$ 55.00	$ 44.00
3/17/2025	31-25-3B	PATRICK KERRIGAN	6441 PAULSON	NSFD	A-SQUARE BLDGS	$ 460,800.00	$ 500.00	$ 400.00
3/17/2025		PATRICK KERRIGAN	6441 PAULSON	TOWN FEES	A-SQUARE BLDGS		$ 610.00	
3/24/2025	32-25-3B	STEVE LOKER	5056 BRODERICK RD	GARDEN SHED	SELF	$ 13,545.00	$ 84.20	$ 67.36
3/24/2025	33-25-3B	CHAD LONGWORTH	5161 ISLAND	REMOD	LONGWORTH BLDRS	$ 100,000.00	$ 385.00	$ 308.00
3/24/2025	34-25-3E	DAVID BELTER	5723 CTY S	SOLAR INSTALL	ARCH SOLAR	$ 28,199.00	$ 60.00	$ 48.00
3/26/2025	35-25-3B	TROY PEPPLER	5143 LASLEY POINT	DETCHAHED GARAGE	SELF	$ 25,366.00	$ 143.00	$ 114.40
3/26/2025	36-25-3B	SALLY KORN	5819 CRESTVIEW	REROOF	SECURITY LUEBKE	$ 18,600.00	$ 50.00	$ 40.00
					TOTALS	**$ 1,151,510.00**	**$ 2,997.20**	**$ 1,421.76**

MEMORANDUM

Business Item A

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a CSM Review Application submitted by Timothy & Barbara Wrase on behalf of the Gustafson Residence Trust to combine Tax ID #006-1340-02 and Tax ID #006-1340-03 into one (1) lot.

Please see the below comments from Code Administrator Kamke:

1. The subject parcels are zoned R-2 Suburban Residential by the Town and are reflected the same district at the County level.
2. The subject parcels do not have public sewer service and are not in an area of expected future expansion of the sanitary district. Included in the Notes of the proposed CSM is a reference to an on-file soil test with the Winnebago County Zoning Office for a Private Septic Absorption System.
3. Per 7.10.11(6)(a) of the Town Subdivision Ordinance, all buildings shall be shown on the CSM. No structures currently exist on either lot.
4. Per 7.10.11(6)(a) of the Town Subdivision Ordinance, any identified wetlands shall be shown on the CSM. The CSM shows two areas as delineated in 2015 by the submitting surveying firm. Appropriate setbacks are indicated around the extents of those areas.
5. Surveyor's Certificate on Sheet 2 shall be updated from "…comnined" to read "…certify that I have surveyed, **combined** and mapped all of Lots 5 & 6…"
6. The survey shall be consistent with Wis Stats §236.34 (1m).
7. Access that meets the Town's standards is available for the proposed new lot from Broad Meadow Road. The new lot will have approximately 151 feet of frontage to West Shady Lane; however, an Access Restriction is listed on Sheet 3 of the proposed CSM that will prohibit ingress/egress on that south side of the property.
8. There is a drainage easement on the southeastern side of the property. Notes are included indicating the drain tile, if broken, shall be reconnected and rerouted within the existing easement area. Failure of the drain tile is noted as the responsibility of the Town or County, with costs to be assessed equally within the CSM and/or Plat of Highland Wood.
9. Town Zoning Requirements: Relevant minimum lot requirements for an unsewered property in the R-2 Suburban residential district are:

	Required	Proposed	Does it comply?
Minimum Lot Area:	20,000 sq. ft.	142,951 sq. ft.	Yes
Minimum Lot Width	100 ft	At narrowest: 151.02 ft.	Yes
Minimum Road Frontage	33 ft.	377.57 ft.	Yes
Minimum Side Yard Setback	7 ft. on one side and 10 ft. on the other for a principal building. 3 ft. for a detached accessory building.	No structures currently exist on the lot	Yes
Minimum Rear Yard Setback	25 ft. for a principal building.	No structures currently exist on the lot	Yes

	3 ft. for a detached accessory building.		
Floor Area Ratio	No Maximum	n/a	Yes

Staff Comments, Basis of Decision, & Suggested Conditions:

Staff Recommendation & Suggested Conditions:

The following are possible conditions of approval that may be relevant to ensure compliance with ordinance requirements.

1. The surveyor's Certificate on Sheet 2 shall be updated from "…comnined" to read "…certify that I have surveyed, **combined** and mapped all of Lots 5 & 6…"

Suggested Motion(s):

Motion to recommend approval of the CSM Review Application submitted by Timothy & Barbara Wrase on behalf of the Gustafson Residence Trust with the one (1) listed condition.

Respectfully Submitted,
Kelsey

Certified Survey Map (CSM) Review Application

Town of Clayton Town Hall
8348 Hickory Ave
Larsen, WI 54947
Phone: 920-836-2007
Email: administrator@claytonwinnebagowi.gov
Website: https://www.townofclayton.net/

Property Owner(s)

Name: Gustafson Residence Trust dated July 31, 2014-Cheryl Gustafson

Street Address: P.O. Box 876

City: Neenah State: WI Zip Code: 54957

Phone: (920) 328-7811

E-mail: cgustafsontc@gmail.com

Applicant:

Check: Architect: _____ Engineer: _____ Surveyor: X Attorney: _____ Agent: _____ Owner: _____

Name: Timothy W. & Barbara G. Wrase

Address: 411 Kittiver Court Neenah, WI Zip Code: 54956

Phone: (920) 585-8140 E-Mail: timothywrase@gmail.com

Describe the reason for the CSM Review:

combine tax parcels 006134002 & 006134003

Survey Specifics:

Number of Lots: 1 Total Acreage: 3.281 Tax Key Number: 006134002 & 006134003

Legal Description: ALL OF LOTS 5 & 6 OF CERTIFIED SURVEY MAP NO. 7228, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7228 AS DOCUMENT NO. 1742458, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

Surveyor: Corey W. Kalkofen-McMahon Associates, Inc.

Zoning: R-2 Registration Number: S-2726

Address: 1445 McMahon Drive Neenah, WI 54956

Phone: (920) 751-4200 Email: ckalkofen@mcmgrp.com

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Corey Kalkofen — Signature

March 7th 2025 — Today's Date

For Town Use Only

Fee (see Town Fee Schedule)

Fee: $500 — Map Deposit Fee: 0 Check #: 78307 Date: 3/10/25

*Map Deposit fee is fully refundable if a recorded copy of the approved document is submitted to the Town within 90 days of the Town Board approval.

Date Received Complete: 3/10/25 By: KLM

Review Meetings - Plan Comm _____ Town Board _____

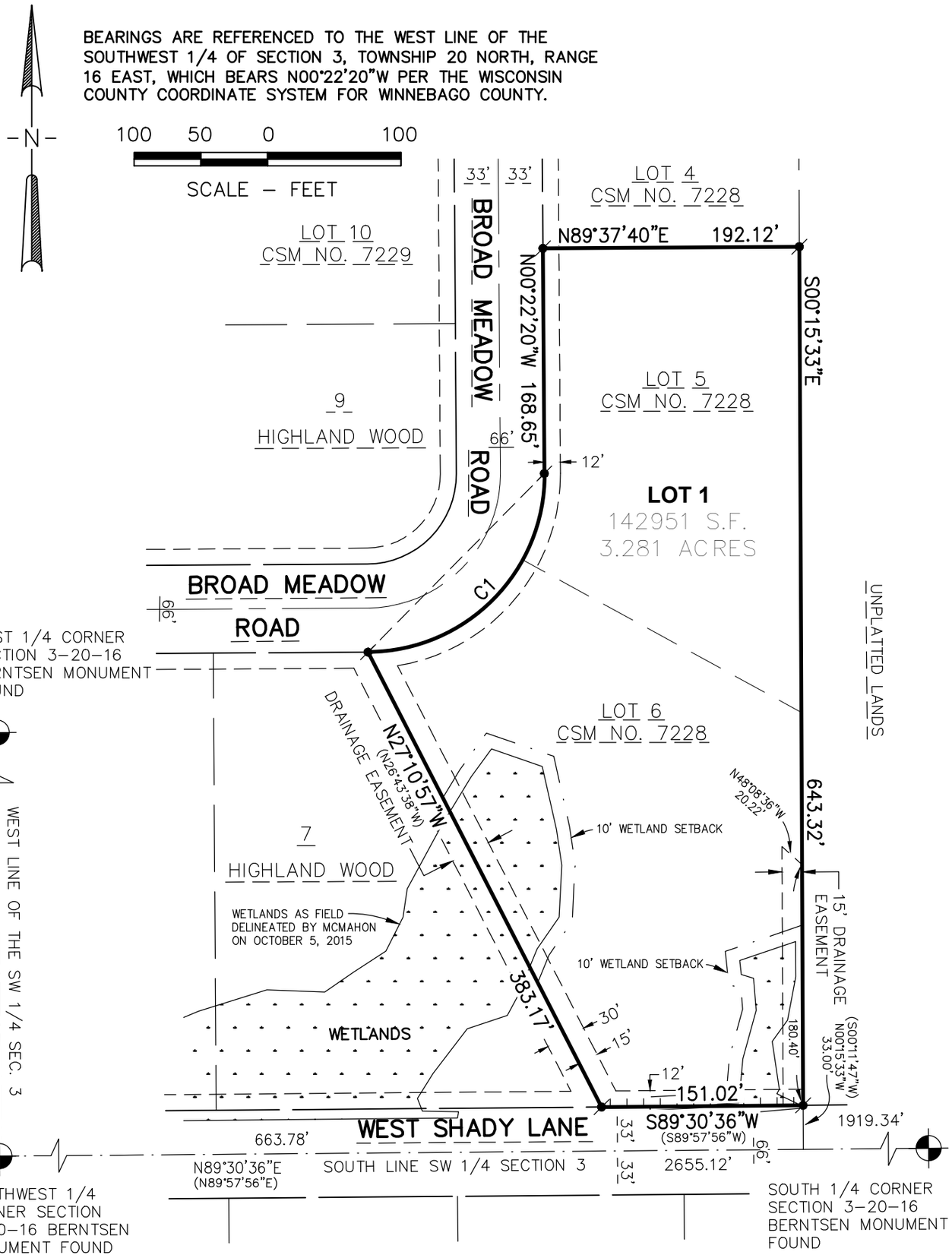
CSM is: □Approved □Approved with Condition □Denied

Recorded Document Submittal Deadline (90 days from TB Approval): _____

Note: 1. Please notify utility companies regarding your proposed development. 2. CSM approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. CSM & Fee must be submitted 30 working days prior to meeting.

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 6

ALL OF LOTS 5 & 6 OF CERTIFIED SURVEY MAP NO. 7228, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7228 AS DOCUMENT NO. 1742458, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN



NOTE: SEE SHEET 2 FOR MAP LEGEND AND CURVE TABLE

FOR: –WRASE REALTY
–ATTN: TIM WRASE
–411 KITTIVER COURT
–NEENAH, WI 54956

DRAFTED BY: Marty J. Abing

McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

ckalkofen, W:\PROJECTS\W0065\092500251\CADD\Civil3D\Survey Documents\CSM\1 Lot CSM 7228.dwg, sheet 1, Plot Date: 3/6/2025 3:02 PM, xrefs: (x-wetlands)

CERTIFIED SURVEY MAP NO. _____ SHEET 2 OF 6

ALL OF LOTS 5 & 6 OF CERTIFIED SURVEY MAP NO. 7228, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7228 AS DOCUMENT NO. 1742458, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Corey W. Kalkofen, Wisconsin Professional Land Surveyor, PLS–2726, certify that I have surveyed, comnined and mapped all of Lots 5 & 6 of Certified Survey Map No. 7228, recorded in Volume 1 of Certified Survey Maps on Page 7228 as Document No. 1742458, being part of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin containing 142,951 square feet (3.281 acres) of land.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of all exterior boundary lines of the land surveyed and the combination of that land, and that I have complied with section 236.34 of the Wisconsin Statues, Winnebago County and the Town of Clayton Subdivision Ordinance in surveying, combining and mapping the same.

Dated this _____ day of _____, 20____

_____
Corey W. Kalkofen, PLS–2726
Wisconsin Professional Land Surveyor

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	208.92'	133.00'	090°00'00"	N44°37'40"E	188.09'

LEGEND

- – 3/4" ROUND STEEL REBAR FOUND
- – CERTIFIED LAND CORNER WINNEBAGO COUNTY
- ( ) – RECORDED BEARING AND/OR DISTANCE
- S.F. – SQUARE FEET
- UTILITY EASEMENT (12' UNLESS NOTED)
- ACCESS RESTRICTED ROAD

CERTIFIED SURVEY MAP NO. _____ SHEET 3 OF 6

ALL OF LOTS 5 & 6 OF CERTIFIED SURVEY MAP NO. 7228, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7228 AS DOCUMENT NO. 1742458, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

Access Restriction:
As owner, I hereby restrict Lot 1, in that no Owner, Possessor, User nor Licensee, nor other person shall have any right of direct vehicular Ingress and Egress with West Shady Lane as shown on this Certified Survey Map, It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to section 236.293 of the Wisconsin Statutes.

WINNEBAGO COUNTY

1. Maintenance of all drainageways and associated structures within the subdivision are the sole responsibility of the property owners of the subdivision, Unless otherwise noted on the drainageway plan which has been prepared for this subdivision and which has been approved by and is on file with the Winnebago County Planning and Zoning Department, or as required by the Town of Clayton.

2. Upon failure of the property owners to perform maintenance of the drainageways and associated structures, the County and/or Township retains the right to perform maintenance and/or repairs. The payment of said maintenance and/or repairs shall be equally assessed among the property owners of this Subdivision

3. Pursuant to Section 17.02(6)(b) of the Winnebago County, Town County Zoning Ordinance, upon final grading, the developer and/or owner shall comply with the surface water drainage plan as approved by the Winnebago County Planning and Zoning Committee.

4. There may be buried Drain Tile in the area of this Certified Survey Map. There is a Drainage Easement on Lot 6 of Highland Wood for this Drain Tile. If the Drain Tile is broken, it is to be reconnected and rerouted within the Drainage Easement as shown. If the Drain Tile fails, it is to be replaced by the Town or County and assessed equally to all lots in this CSM and/or Plat of Highland Wood.

NOTES:

ALL LOTS CONTAIN SUITABLE AREA FOR A PRIVATE SEPTIC ABSORPTION SYSTEM AS COMPLETED BY SOIL TESTS WHICH ARE ON FILE WITH THE WINNEBAGO COUNTY ZONING OFFICE.

RIGHT TO FARM STATEMENT:
THE LOT(S) CREATED ON THIS MAP ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE ACTIVITIES ASSOCIATED WITH THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

FRONTYARD BUILDING SETBACKS TO BE 30 FEET UNLESS NOTED OTHERWISE.

NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR, ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OF TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

PER US ARMY REGULATORY GUIDANCE LETTER NO. 05-02, DATED JUNE 14, 2005: ALL APPROVED WETLAND DETERMINATIONS COMPLETED AND/OR VERIFIED BY THE US ARMY CORPS OF ENGINEERS MUST BE IN WRITING AND WILL REMAIN VALID FOR A PERIOD OF FIVE YEARS, UNLESS NEW INFORMATION WARRANTS REVISION OF THE DETERMINATION BEFORE THE EXPIRATION DATE, OR A DISTRICT ENGINEER IDENTIFIES SPECIFIC GEOGRAPHIC AREAS WITH RAPIDLY CHANGING ENVIRONMENTAL CONDITIONS THAT MERIT RE-VERIFICATION ON A MORE FREQUENT BASIS.

CERTIFIED SURVEY MAP NO. _____ SHEET 4 OF 6

ALL OF LOTS 5 & 6 OF CERTIFIED SURVEY MAP NO. 7228, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7228 AS DOCUMENT NO. 1742458, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

CERTIFICATE OF WINNEBAGO COUNTY PLANNING & ZONING COMMITTEE

Pursuant to the Land Subdivision Regulations of Winnebago County, Wisconsin, all the requirements for approval have been fulfilled. This minor subdivision was approved by the Winnebago County Planning and Zoning Committee.

_____ _____

Authorized Signature Date

CERTIFICATE OF TOWN BOARD

We hereby certify that the Town of Clayton Board of Supervisors approved this Certified Survey Map by voice vote at their regular meeting of _____, with/without conditions as stated in the resolution.

_____ _____

Town Chairperson Date

Russell D. Geise

_____ _____

Town Clerk Date

Kelsey Faust–Kubale

CERTIFICATE OF TREASURERS

I, being the duly elected, qualified and acting Treasurer, do hereby certify that in accordance with the records in my office there are no un–paid taxes or un–paid special assessments on any of the lands included in this Certified Survey Map as of:

_____ _____

Town Treasurer Date County Treasurer Date

LuAnn Fietzer Amber L. Hoppa

NOTES:

THIS CSM IS ALL OF TAX PARCEL ID NOS. 006134002 & 006134003.

THE PROPERTY OWNERS OF RECORD ARE GUSTAFSON RESIDENCE TRUST DATED JULY 31, 2014 AND TIMOTHY W. WRASE & BARBARA G. WRASE.

THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT NO. 1904841 & 774436.

CERTIFIED SURVEY MAP NO. _____ SHEET 5 OF 6

ALL OF LOTS 5 & 6 OF CERTIFIED SURVEY MAP NO. 7228, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7228 AS DOCUMENT NO. 1742458, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

OWNER's CERTIFICATE (LOT 5 CSM NO. 7228)
Gustafson Residence Trust dated July 31, 2014 As Owners, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented on this Certified Survey Map. We also hereby certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval:

Town of Clayton
Winnebago County

Dated this _____ day of _____, 20___.

_____ _____
Authorized Signature Authorized Signature

_____ _____
Print Name & Title Print Name & Title

State of Wisconsin)
)ss
_____County)

Personally appeared before me on the _____ day of _____, 20___, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

_____
Notary Public

_____ County, _____

My commission expires_____

CERTIFIED SURVEY MAP NO. _____ SHEET 6 OF 6

ALL OF LOTS 5 & 6 OF CERTIFIED SURVEY MAP NO. 7228, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGE 7228 AS DOCUMENT NO. 1742458, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

OWNER's CERTIFICATE (LOT 6 CSM NO. 7228)
Timothy W. Wrase and Barbara G. Wrase, As Owners, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented on this Certified Survey Map. We also hereby certify that this Certified Survey Map is required by s. 236.10 or s. 236.12 to be submitted to the following for approval:

Town of Clayton
Winnebago County

Dated this _____ day of _____, 20___.

_____ _____
Timothy W. Wrase Barbara G. Wrase

State of Wisconsin)
)ss
_____County)

Personally appeared before me on the _____ day of _____, 20___, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

_____
Notary Public

_____ County, _____

My commission expires_____

MEMORANDUM

Business Item B

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Site Plan Review Application submitted by Robert E. Lee & Associates on behalf of PRE/3, LLC for construction of a multi-family housing development proposed to be located on Tax ID #006-0328-02-02.

Please see the below notes from Code Administrator Kamke:

Site details
Parcel ID: 006-0328-02-02
Zoning: R-4 multi-family residential district

Additional jurisdictions:
May be subject to provisions of the County Shoreland Zoning ordinance as the parcel falls within 75ft of a stream.

Overall Comments:
Proposal mostly meets requirements of ordinance except:

- Landscaping plan does not meet width or coverage requirements for along buildings, but overall densities and types proposed do meet other standards for landscaping.
- No lighting plan was submitted to ascertain compliance with Dark Sky requirements.
- On-site parking for Building 1 does not meet the required 40ft setback from the road right-of-way.
- Proposed number of accessible parking stalls is less than ordinance requirement (3 vs 6).
- Sign height to be lowered to meet ordinance maximum of 6ft.
- Exterior design standards not met (do not meet 75% threshold of acceptable materials)

Detailed Comments:

Driveway and parking lot, generally:
9.08-470 says that the on-site parking lot shall comply with all setback requirements for the zoning district. Driveways are exempt from setbacks but not parking lots. May need to slightly rework location of eastern parking lot for building 1 – the driving lane of the parking for eastern side is within the 40ft setback from Eagle Heights Drive. Site does appear to have sufficient buffer between the parking for Buildings 1 and 2 that could be reduced to meet setback on east side of property.
Vision clearance triangles are on the plans and free of all encumbrances.

Parking Stalls
Proposal is for 213 regular spaces with an additional 3 stalls being handicap accessible, 2 at dwelling units and 1 at office. Dimensions in the proposal are 10ft wide, 18ft deep for the covered garage parking, with 9ft wide by 18ft deep uncovered parking spaces.

Section 3.03 of Exhibit 11-1 requires 2 spaces per dwelling unit. For 72 units, that is a minimum of 144 parking spots. Proposed 213 – required 144= 69 additional parking spots
Section 3.03 of Exhibit 11-1 requires 1 visitor parking space for each 8 dwelling units. 72 units / 8 = 9 visitor parking spots minimum. 69>9 minimum requirement.
Exhibit 11-4 bases required accessible parking spots on the total number of required parking spaces. Based on the totals of 144 and 9 above, 153 minimum total parking spaces falls into the

151 to 200 bracket of Exhibit 11-4. That standard requires 6 additional accessible parking spaces. Only 3 accessible parking spaces are proposed, and so the existing proposal does not meet the minimum on this standard.
Further, no dimensions are given for the width of the “accessible route” for the van loading area; ordinance standard requires a minimum of 96” (8ft) for each of the accessible spaces.

Parking lot and landscaping of parking area:
Parking lot dimensions include 112,052 sq. ft. of paved asphalt area and an additional 62,152 sq. ft. of concrete for sidewalks. Of the overall lot area of 611,720 sq. ft., the parking area is approximately 18.32% of the site. 112,052/611,720*100=18.3175%.
Buffer Yard Landscaping is not required for this property. Parking lot screening is not required. However, Parking Lot Landscaping is required for this proposal, and plans do appear to meet the requirements.

Design Standards in Attachment E for Parking Lot Landscaping require an area equivalent to at least 15% of the parking area to be installed as landscaping throughout the off-street parking area. This 15% of 112,052 is a minimum of 16,807.8 sq. ft.; the proposed format meets the requirement of having a landscape island or peninsula for each 12 consecutive parking stalls. Applicant must provide dimensions and square footage for these to assure compliance with the 15% minimum.

Landscaping of Parcel:
Landscape plan provides plans for 60 trees.
Building landscape plant plans show:

- Each building to have 22 plants on one side, 25 on the opposite
- Sign to have 16 plants around it if double faced; 13 if single
- Mailroom to have 14 plants around it
- office to have 15 around it.

(22+25)*6 = 47 per building * 6 buildings = 282 plants proposed on plans submitted

282+14 mailroom +15 office = 311
Sign minimum is 13, 311+13=324, otherwise 16+311=327
Total on sheet 22 says 321 total

Landscape design standards require not more than 70% of parcel to be impervious surface. Of the listed information, the sum of building and paved areas is a total of 61,007+174,204=235,211sqft, which is 38.5% of the lot area, meeting this standard.

Building and Grounds landscaping is required for this proposal. 20 points per 4,500 sqft of impervious surface. For this type of development, low deciduous trees may not make up more than 50% of the total trees required, and evergreens shall be at least 15%. The proposal has approximately 32% of the trees as evergreen varieties, meeting these ordinance standards.

235,211/4,500=52.27 *20pts = 1,045.382 pts of trees required. Planting plan provides for 56 trees, being 41 deciduous and 13 evergreen. 41*30=1,230pts, + 13*30=390pts = 1620pts overall in trees, exceeding the minimum standard.

Further, a minimum of 3 points of shrubs for every 1,000sqft of impervious surface area. 235,211/1,000=23.5 * 3pts = 70.533pts of shrubs required. Planting plan provides for 6 arbor vitae which are a tall/medium shrub, 5 pts each = 30pts. Additional shrubs must be included on an updated site plan. If arbor vitae are considered trees, at 30 points each, 180pts exceeds the minimum standard and is compliant.

Building landscaping requires at least 75% of all building sides to be landscaped within a 6ft wide minimum bed as measured from building façade. This plan proposes between 2 – 7.75ft of planting bed widths, primarily being in approximately 3.75-4ft wide, covering 100% of two parallel sides of the buildings, as the other two sides of buildings are paved asphalt/concrete access for the covered garage parking stalls.
With this configuration, the proposal **does not meet** the standard for building landscaping but may be considered sufficient by the Plan Commission if their interpretation is different. With the configuration of parking on two sides of the building, it doesn't seem possible to have 75% of the sides landscaped, but holding the applicant to the 6ft required width on the other proposed sides may be amenable to the Commission.
Citation is Attachment E, Section C. (1)(d)(2)(a) "Tier 1 Building Landscaping: 1. 75% of all building sides must be landscaped with a variety of appropriate plant materials in a wood mulch or stone landscaping bed which is a minimum of 6ft wide measured from building façade."

Lighting:
24 light fixtures on each building but plan doesn't indicate where they are being installed or what type they are. Not indicated on Office building plans either. Photometric study may be needed but plans must be submitted that will meet the requirements of the Town's Zoning Ordinance E3 Guidelines dark sky standards for the lighting plans.

Buildings:
Units are 12 per building and 6 buildings for total of 72 units. All buildings have the same general layout, with two buildings each having one unit dedicated and modified for handicap-accessible living. Four units are on the first floor, and eight on the second floor, each with one enclosed garage stall, two bedrooms, and one and a half baths. One walkout patio or elevated deck balcony is attached to each unit.

For the siding and roofing materials – siding is listed as dutchlap style of Ply Gem Varform in colors Irish thistle and Desert Sand; Brick veneer to be Acme manufacturer in Mangola Grove color. No information on the roofing beyond "dimensional shingles" and so will need to meet the reflection standards in Attachment C.

Tier 1 Architectural Design Zone standards require exterior materials to cover 75% or more of all exterior wall surfaces. Masonry brick qualifies under this; Town to determine if brick veneer meets that standard. Approximately 50% of the buildings are proposed to be covered by this veneer, which would not meet the 75% standard.

Additional details and corrections to proposed plans:
Sign:
Setback from ROW to nearest point of monument sign - says "as per sign permit" – does Town have one of those on file or is that TBD?

Sign proposes to be brick / stone detail facade, with max dimensions of 13ft long by 4ft wide (concrete base) by 7ft 8inches tall from grade, plus 12ft additional concrete base depth. Sign face is oval of 72inches by 48inches.

Sign standards allow for free-standing monument style signs advertising a residential complex to be no more than 32sqft in sign area. Plans indicate an irregular oval with maximum dimensions of 6ft by 4ft, which will not exceed the ordinance standard. Sign height is proposed at 7ft 8in from grade where ordinance standards limit maximum height to 6ft, so overall height of the sign support structures will need amending.

Trash enclosure proposing a concrete slab with cedar slat fenced area. In these plans, "Back View" of dumpster pad on pg 13 indicates a 6" tall and should be updated to be 6' tall to meet ordinance standards.

Yet to determine:
Minimum quantity for accessible units in new development

Respectfully Submitted,
Kelsey

Site Plan Review Application
Town of Clayton
Mail: 8348 County Road T, Larsen, WI 54947
Phone: 920-836-2007 Fax: 920-836-2026
Email: administrator@townofclayton.net
Web Page: www.townofclayton.net

Contact Information

Property Owner: JOSH KENITZER
Company: PRE/3, LLC
Address: 3120 Gateway Road
City/St/Zip: Brookfield, WI 53045
Phone/Fax: (262) 790-4560
Email: joshua@pre-3.com

Engineer/Architect: Aaron Breitenfeldt
Company: Robert E Lee & Associates, Inc.
Address: 1250 Centennial Centre Blvd
City/St/Zip: Hobart, WI 54155
Phone/Fax: (920) 662-9611
Email: abreitenfeldt@reinc.com

Property Information

Project Name: EAGLE HEIGHTS DR MULTI-FAMILY DEVELOPMENT
Site Address: TBD **Tax/Parcel ID: 006-** 032802
Site Zoning: R-4 MULTI-Family
Surrounding Land Uses:
North: Ag
South: Industrial
East: multi-family
West: Ag
Proposed Use: MULTI-FAMILY

Proposed Zoning: R-4 MULTI-FAMILY
Lot Size: 14.04 Acres **Structure Size:** 10,015 SF EACH **Addition:** –
Project Schedule: Spring 2025 construction start

Submittal Fees and Requirements

See Application Checklist for Additional Information
Please make checks payable to the Town of Clayton

☐ **Fees**

- Fees are based on Actual Review Costs (See Fee Schedule) and will be determined prior to approval.
- Storm Water & Erosion Control fees are based on Winnebago County Zoning Department fee schedule.

☐ **Plan of Operation**

- Letter describing the business

☐ **Site Plan, Architectural Plan, Utility Plan (if applicable), Landscaping Plan**

- Meets the requirements of the Town's Zoning Code of Ordinances Article 7, Division 13
- Meets the requirements of the Town's Subdivision Ordinance
- Submit 1 Hard Copy w/application and email an 11 x 17 copy

Signatures

By the execution of this application, applicant hereby authorizes the Town of Clayton or its agents to enter upon the property during the hours of 7:00 AM to 7:00 PM daily for the purpose of inspection. Applicant grants the Town of Clayton or its agents even if applicant has posted this land against trespassing pursuant to Sec. 943.13 Wis. Stats.

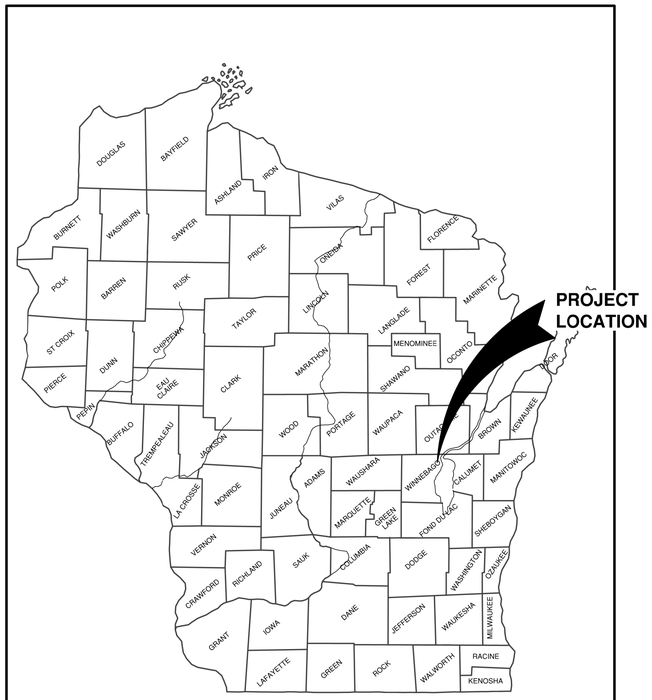
Signature: Dan Brunner Date: 3/12/25

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

WISCONSIN
AARON J. BRETTENFELDT
E-43878
KRAKOW
WI
PROFESSIONAL ENGINEER

7/20/2023

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



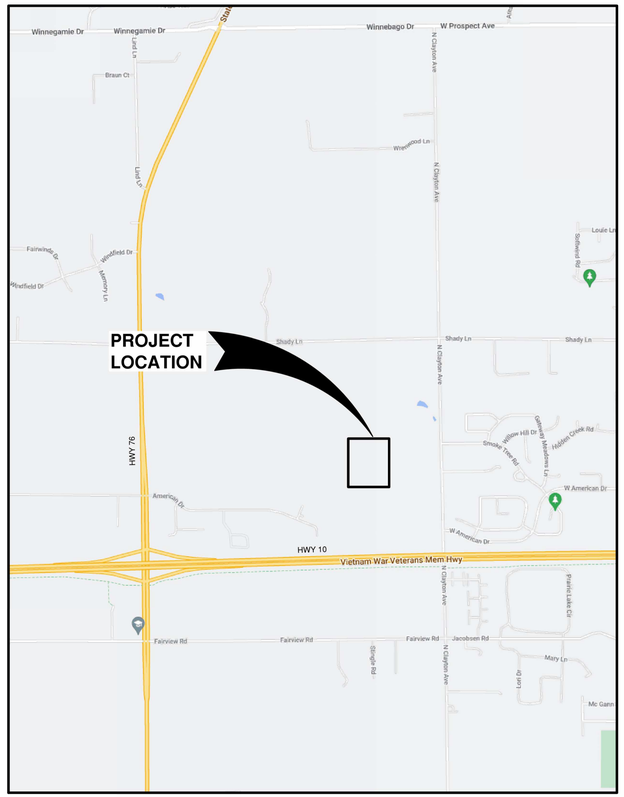
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	OVERALL SITE PLAN
4	DETAILED SITE PLAN
5	SANITARY SEWER AND WATERMAIN PLAN
6	STORM SEWER PLAN
7	OVERALL GRADING AND EROSION CONTROL PLAN
8	DETAILED GRADING PLAN
9	MISCELLANEOUS DETAILS
10	MISCELLANEOUS DETAILS
11	MISCELLANEOUS DETAILS
12	TRASH ENCLOSURE AND SIGN DETAILS
13	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
14	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
15	EROSION CONTROL - DITCH CHECK DETAILS
16	EROSION CONTROL - SHEET FLOW DETAILS
17	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
18	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
19	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS
20	LANDSCAPE PLAN
21	LANDSCAPE DETAILS



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ---
DESIGNED AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

LOCATION MAP AND INDEX TO DRAWINGS

DATE 01/2023
FILE 5915014C
JOB NO. 5915014

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. C

File: R:\5900\5915\5915014\dwg\5915014C.dwg
Print Date: Mar 15, 2023 - 11:13am

OWNER INFORMATION:

PRE/3, LLC
3120 GATEWAY ROAD
BROOKFIELD, WI 53045

(262) 790-4560

CONTACT: JOSHUA KENITZER

CONTRACTOR INFORMATION:

NICOLET LUMBER COMPANY
4050 NICOLET DRIVE
GREEN BAY, WI 54311

(920) 886-2629

CONTACT: DENNIS HERMANS

UTILITY INFORMATION:

UTILITIES PRESENT:
VILLAGE OF FOX CROSSING, WISCONSIN PUBLIC SERVICE CORP., WE ENERGIES, AT & T, TIME WARNER CABLE AND BRIGHTSPEED.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKETS NUMBERED 20224403649 AND 20224403662, BOTH DATED 11/03/2022, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
VILLAGE OF FOX CROSSING
2340 AMERICAN DR.
NEENAH, WI 54956

(920) 720-7175

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307

(800) 797-7434

GAS & ELECTRIC:
WE ENERGIES
800 S. LYNNDALE DR.
APPLETON, WI 54914

(800) 242-9137

TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301

(920) 433-4147

TELECOMMUNICATIONS:
TIME WARNER
3520 DESTINATION DR.
APPLETON, WI 54195

(920) 831-9249

TELECOMMUNICATIONS:
BRIGHTSPEED
1120 S. TYRON ST. SUITE 700
CHARLOTTE, NC 28203

(883) 363-2824

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

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE (750)
- RETAINING WALL
- GUARD RAIL
- FENCE
- SANITARY SEWER (SIZE NOTED) (8SS)
- FORCEMAIN (SIZE NOTED) (4FM)
- STORM SEWER (SIZE NOTED) (10ST)
- WATERMAIN (SIZE NOTED) (6W)
- GAS LINE (G)
- OVERHEAD TELEPHONE LINE (OT)
- UNDERGROUND TELEPHONE LINE (T)
- OVERHEAD ELECTRIC LINE (OE)
- UNDERGROUND ELECTRIC LINE (E)
- OVERHEAD CABLE TV LINE (OTV)
- CABLE TV LINE (TV)
- FIBER OPTIC LINE (FO)
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH.	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC.	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV.	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV.	CULVERT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ----
DESIGNED AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

GENERAL NOTES

DATE 01/2023
FILE 5915014T
JOB NO. 5915014

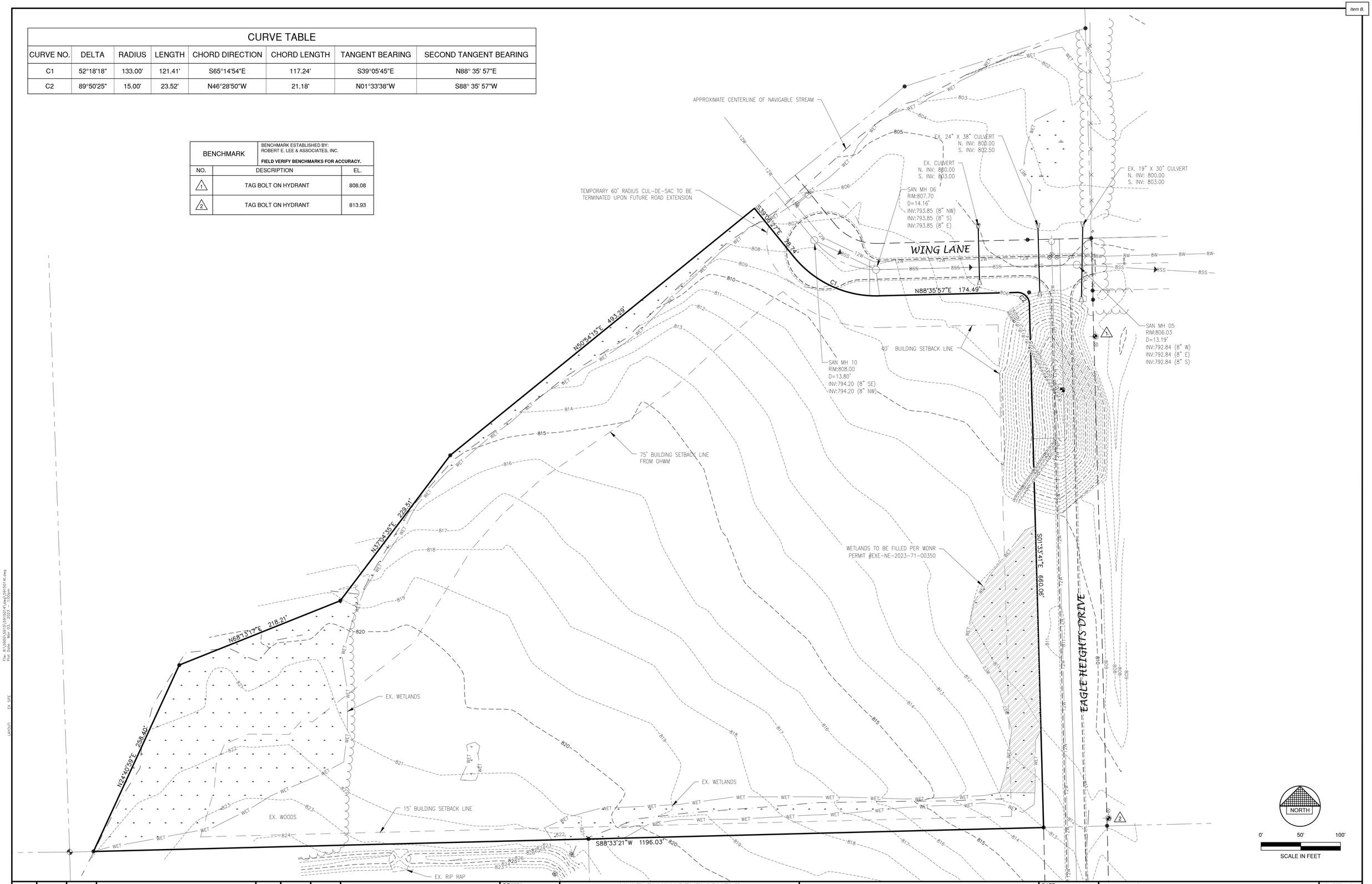
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SHEET NO. 1

File: R:\5900\5915\5915014\dwg\5915014.dwg
Plot Date: Mar 03, 2023 - 9:24am
Layout: GEN NOTES

CURVE TABLE							
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	52°18'18"	133.00'	121.41'	S65°14'54"E	117.24'	S39°05'45"E	N88° 35' 57"E
C2	89°50'25"	15.00'	23.52'	N46°28'50"W	21.18'	N01°33'38"W	S88° 35' 57"W

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
1	TAG BOLT ON HYDRANT	808.08
2	TAG BOLT ON HYDRANT	813.93



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: ---
DESIGNED: AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE: 01/2023
FILE: 5915014T
JOB NO.: 5915014

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SHEET NO. 2

File: R:\5900\5915\5915014\dwg\5915014t.dwg
Plot Date: Mar 03, 2023 - 1:50pm
LAYOUT: Ex Site

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

SITE DATA

TOTAL AREA = 14.04 ACRES, 611,720 S.F.

BUILDING AREA = 1.40 ACRES, 61,007 S.F. (10.0%)

SIDEWALK/PARKING LOT AREA = 4.00 ACRES, 174204 S.F. (28.5%)

GREEN SPACE = 8.64 ACRES, 376,509 S.F. (61.5%)

ZONING

R-4 MULTI-FAMILY

PARCEL NO.

006032802

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (112,052 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1 RESERVED PARKING

2 RESERVED PARKING VAN ACCESSIBLE

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NORTH

0' 40' 80'

SCALE IN FEET

WING LANE

EAGLE HEIGHTS DRIVE

S39°06'27"E 797.4'

C1

N88°35'57"E 174.49'

C2

70.5'

40' BUILDING SETBACK LINE

N50°54'15"E 493.29'

165.9'

147.9'

75' BUILDING SETBACK LINE

173.9'

N37°04'35"E 229.51'

161.6'

N68°13'17"E 218.21'

N24°40'59"E 258.40'

BUILDING 5
12 UNIT BUILDING
12 COVERED PARKING STALLS
9119 EAGLE HEIGHTS DR

OFFICE
9123 EAGLE HEIGHTS DR
MAIL ROOM
SIGN

BUILDING 4
12 UNIT BUILDING
12 COVERED PARKING STALLS
9117 EAGLE HEIGHTS DR

BUILDING 6
12 UNIT BUILDING
12 COVERED PARKING STALLS
9121 EAGLE HEIGHTS DR

47.0'

S01°33'41"E 660.06'

40.0'

BUILDING 3
12 UNIT BUILDING
12 COVERED PARKING STALLS
9115 EAGLE HEIGHTS DR

BUILDING 2
12 UNIT BUILDING
12 COVERED PARKING STALLS
9113 EAGLE HEIGHTS DR

BUILDING 1
12 UNIT BUILDING
12 COVERED PARKING STALLS
9111 EAGLE HEIGHTS DR

74.0'

74.0'

EX. WETLANDS

EX. WETLANDS

136.2'

103.6'

99.7'

98.1'

98.4'

15' BUILDING SETBACK LINE

EX. WOODS

S88°33'21"W 1196.03'

EX. RIP RAP

WET

File: R:\5900\5915\5915014\dwg\5915014 OVERALL.dwg
Plot Date: Jul 26, 2023 - 2:35pm
Layout: Site

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED —
DESIGNED AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 01/2023
FILE 5915014 OVERALL
JOB NO. 5915014

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SHEET NO. 3

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (112,052 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1 RESERVED PARKING

2 RESERVED PARKING VAN ACCESSIBLE

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NORTH

0' 30' 60'

SCALE IN FEET

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 216 STALLS (72 COVERED + 144 SURFACE)

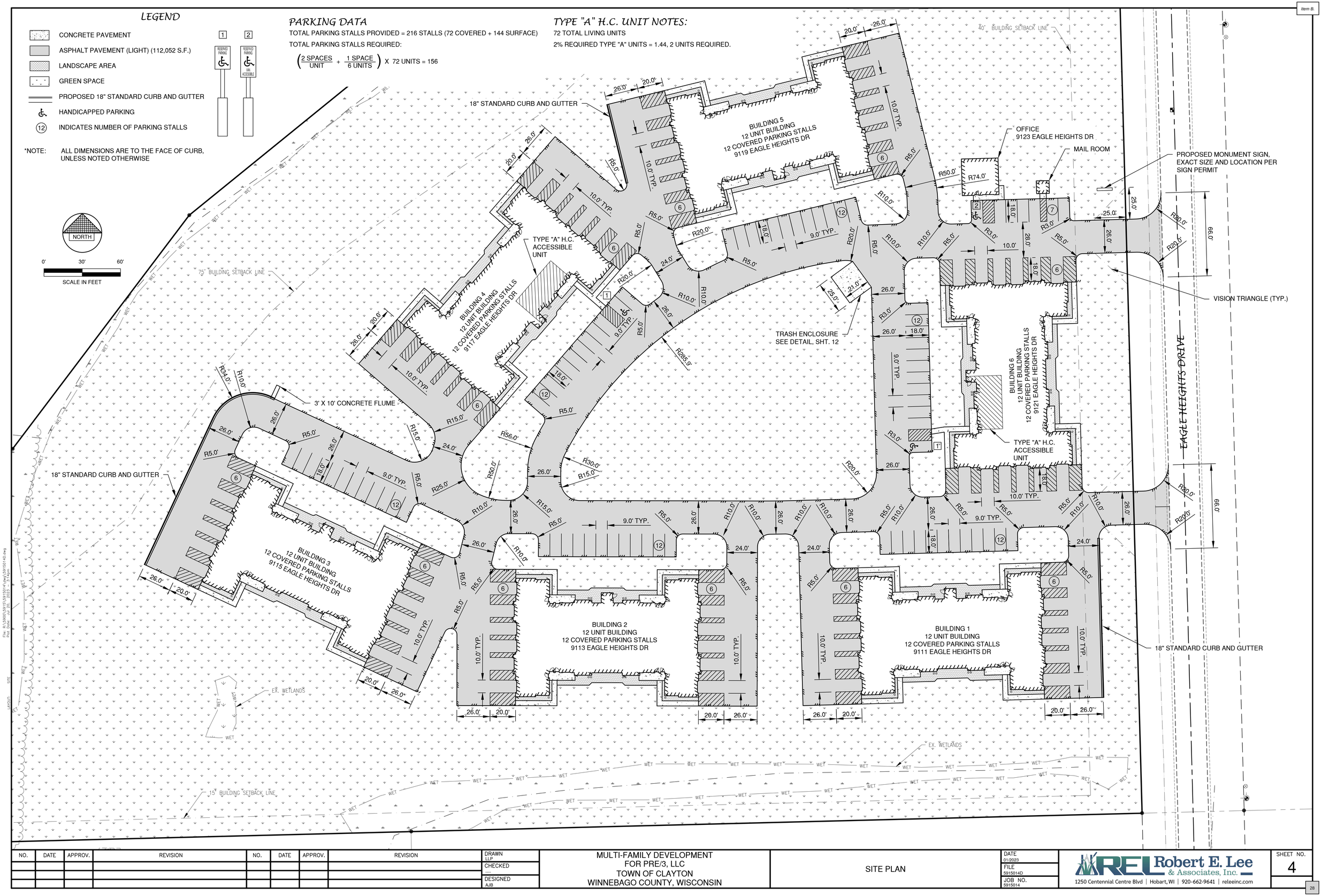
TOTAL PARKING STALLS REQUIRED:

$\left(\frac{2 \text{ SPACES}}{\text{UNIT}} + \frac{1 \text{ SPACE}}{6 \text{ UNITS}}\right)$ X 72 UNITS = 156

TYPE "A" H.C. UNIT NOTES:

72 TOTAL LIVING UNITS

2% REQUIRED TYPE "A" UNITS = 1.44, 2 UNITS REQUIRED.



File: R:\5900\5915\59150\1A\dwg\5915014D.dwg
Print Date: Jul 26, 2023 3:14pm
Xrefs: SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

SITE PLAN

DATE 01/2023
FILE 5915014D
JOB NO. 5915014

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SHEET NO. 4

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

LEGEND

- PROPOSED SANITARY SEWER
- 8SS 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST 10ST EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W 6W 6W EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
		ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NORTH

0' 40' 80'

SCALE IN FEET

S39°06'27"E 787.4'

N50°54'15"E 493.29'

N37°04'35"E 229.51'

N66°13'17"E 218.21'

N24°40'59"E 258.40'

S01°53'41"E 660.00'

S88°33'21"W 1196.03'

75' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

EX. WETLANDS

EX. WOODS

EX. RIP RAP

WING LANE

EAGLE HEIGHTS DRIVE

SAN MH 10
RIM:808.00
D=13.80'
INV:794.20 (8" SE)
INV:794.20 (8" NW)

SAN MH 06
RIM:807.70
D=14.16'
INV:793.85 (8" NW)
INV:793.85 (8" S)
INV:793.85 (8" E)

SAN MH 05
RIM:806.03
D=13.19'
INV:792.84 (8" W)
INV:792.84 (8" E)
INV:792.84 (8" S)

C1

N88°35'57"E 174.49'

CONNECT TO EX. 8" WATERMAIN. FIELD VERIFY EXACT LOCATION AND ELEVATION

220'-8" WATERMAIN

SAN MH 105
RIM:808.30
D=13.42'
INV:794.88 (8" S)
INV:794.88 (8" N)
FIELD VERIFY ELEVATION OF EX. 8" STUB

227'-8" SAN. SEWER @ 3.24%

BUILDING 5
12 UNIT BUILDING
12 COVERED PARKING STALLS

51' - 1" WATER SERVICE AND CURB STOP

42' - 4" SAN SEWER @ 1.04% MIN.

OFFICE

MAIL ROOM

8" WM T.O.P. = 802.37
24" ST. SEWER INV. = 804.12
WATER OFFSET REQ'D.

50' - 4" WATER SERVICE AND 4" WATER VALVE

57'-6" SAN SEWER @ 1.04% MIN.

8" TEE AND (2) 8" VALVES

8" X 4" TEE

45° BEND

8" WM T.O.P. = 806.50
12" ST. SEWER INV. = 808.26

418'-8" WATERMAIN

171'-8" SAN. SEWER @ 1.72%

178'-8" WATERMAIN

SAN MH 103
RIM:812.15
D=9.90'
INV:802.25 (8" W)
INV:802.25 (8" S)
INV:802.25 (8" N)

8" WM T.O.P. = 802.57
24" ST. SEWER INV. = 804.32
WATER OFFSET REQ'D.

BUILDING 4
12 UNIT BUILDING
12 COVERED PARKING STALLS

SAN MH 102
RIM:814.20
D=9.00'
INV:805.20 (8" SW)
INV:805.20 (8" E)

176'-8" SAN. SEWER @ 0.68%

35'-6" SAN SEWER @ 1.04% MIN.

8" X 4" TEE

BUILDING 6
12 UNIT BUILDING
12 COVERED PARKING STALLS

52'-6" SAN SEWER @ 1.04% MIN.

45' - 4" WATER SERVICE AND 4" WATER VALVE

8" X 4" TEE AND 45° BEND

8" X 4" TEE

8" WM T.O.P. = 810.12
12" ST. SEWER INV. = 811.80

46' - 4" WATER SERVICE AND 4" WATER VALVE

SAN MH 104
RIM:812.45
D=9.00'
INV:803.45 (6" S)
INV:803.45 (8" N)

45° BEND

8" X 4" TEE

11.25° BEND

SAN MH 101
RIM:817.03
D=9.00'
INV:808.20 (6" W)
INV:808.20 (6" SE)
INV:808.03 (8" NE)

8" X 6" REDUCER, 6" HYDRANT LEAD, 6" VALVE AND HYDRANT. HYD. FLANGE EL. 811.25

150' - 4" WATER SERVICE AND 4" WATER VALVE

134'-6" SAN. SEWER @ 1.04% MIN.

45° BEND

45° BEND

22.5° BEND

15" ST. INV. = 812.06
6" SAN. INV. = 808.38

8" WM T.O.P. = 804.85
12" ST. SEWER INV. = 806.61

BUILDING 3
12 UNIT BUILDING
12 COVERED PARKING STALLS

8" X 4" TEE, 45° BEND TO EAST, 8" X 6" REDUCER, 6" HYDRANT LEAD, 6" VALVE AND HYDRANT. HYD. FLANGE EL. 817.62

134'-6" SAN. SEWER @ 1.04% MIN.

131' - 4" WATER SERVICE AND 4" WATER VALVE

105' - 4" WATER SERVICE AND 4" WATER VALVE

97'-6" SAN. SEWER @ 1.04% MIN.

4" WM T.O.P. = 810.00
15" ST. SEWER INV. = 811.74

BUILDING 2
12 UNIT BUILDING
12 COVERED PARKING STALLS

BUILDING 1
12 UNIT BUILDING
12 COVERED PARKING STALLS

File: R:\5900\5915\5915014\dwg\5915014 OVERALL.dwg
Plot Date: Jul 26, 2023 - 2:04pm
Layout: SAN - MM

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED —
DESIGNED AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

SANITARY SEWER AND WATERMAIN PLAN

DATE 01/2023
FILE 5915014 OVERALL
JOB NO. 5915014

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SHEET NO. 5

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

LEGEND

- PROPOSED SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
W	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NORTH

0' 40' 80'

SCALE IN FEET

S39°06'27"E 787.4'

N50°54'15"E 493.29'

N37°04'35"E 229.51'

N68°13'17"E 218.21'

N24°40'59"E 259.40'

S01°13'41"E 660.96'

S88°33'21"W 1196.03'

75' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

EX. WOODS

EX. RIP RAP

EX. WETLANDS

EX. WETLANDS

WING LANE

EAGLE HEIGHTS DRIVE

EX. 24" X 38" CULVERT
N. INV: 800.00
S. INV: 802.50

EX. CULVERT
N. INV: 800.00
S. INV: 803.00

EX. 19" X 30" CULVERT
N. INV: 800.00
S. INV: 803.00

N88°35'57"E 174.49'

C1

C2

24" APRON ENDWALL
WITH RIP RAP
E.O.P. INV:803.25 (24" SW)

192' - 24" ST. SEWER @ 0.40%

ST MH 05
RIM:812.81
D=8.79'
INV:804.02 (24" SW)
INV:804.02 (24" NE)

OFFICE

MAIL ROOM

24" x 38" APRON ENDWALL
E.O.P. INV:805.33 (24" x 38" S)

52' - 24" x 38" ST. SEWER @ 0.80%
(CLASS IV RCP, VERIFY AND
MATCH INV. ELEVATIONS TO
EXISTING DITCH)

24" x 38" APRON ENDWALL
E.O.P. INV:805.75 (24" x 38" N)

ST INL 03 (TYPE B)
RIM:813.26
D=4.00'
INV:809.26 (12" SE)

116'-12" ST. SEWER @ 1.00%

BUILDING 5
12 UNIT BUILDING
12 COVERED PARKING STALLS

72'-15" ST. SEWER @ 4.18%

147'-24" ST. SEWER @ 0.40%

ST MH 02
RIM:814.37
D=6.27'
INV:808.10 (15" SW)
INV:808.10 (12" NW)
INV:808.10 (15" E)

ST INL MH 04
RIM:809.00
D=4.40'
INV:805.10 (15" W)
INV:804.60 (18" S)
INV:804.60 (24" NE)

185' - 15" ST. SEWER @ 1.97%

150' - 18" ST. SEWER @ 0.39%

BUILDING 4
12 UNIT BUILDING
12 COVERED PARKING STALLS

15" APRON ENDWALL
E.O.P. INV:813.50 (15" E)

104'-15" ST. SEWER @ 1.68%

ST MH 01
RIM:815.75
D=4.00'
INV:811.75 (15" SW)
INV:811.75 (15" W)
INV:811.75 (15" NE)

ST INL MH 06
RIM:809.00
D=3.82'
INV:805.68 (12" SW)
INV:805.68 (12" E)
INV:805.18 (18" N)

BUILDING 6
12 UNIT BUILDING
12 COVERED PARKING STALLS

ST INL 07 (TYPE A)
RIM:812.00
D=4.00'
INV:808.00 (12" SE)
INV:808.00 (12" W)

24" x 38" APRON ENDWALL
E.O.P. INV:806.95 (24" x 38" S)

51' - 24" x 38" ST. SEWER @ 1.07%
(CLASS IV RCP, VERIFY AND
MATCH INV. ELEVATIONS TO
EXISTING DITCH)

24" x 38" APRON ENDWALL
E.O.P. INV:807.50 (24" x 38" N)

125'-12" ST. SEWER @ 1.86%

85'-12" ST. SEWER @ 1.90%

81'-12" ST. SEWER @ 8.40%

ST INL 08 (TYPE B)
F/L:813.61
D=4.00'
INV:809.61 (12" NW)

12" APRON ENDWALL
E.O.P. INV:812.50 (12" NE)

BUILDING 3
12 UNIT BUILDING
12 COVERED PARKING STALLS

200'-15" ST. SEWER @ 1.88%

BUILDING 2
12 UNIT BUILDING
12 COVERED PARKING STALLS

BUILDING 1
12 UNIT BUILDING
12 COVERED PARKING STALLS

15" APRON ENDWALL
E.O.P. INV:815.50 (15" NE)

File: R:\5900\5915\5915014\dwg\5915014_OVERALL.dwg
Plot Date: Jul 20, 2023 - 2:05pm
Layout: storm

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ----
DESIGNED AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

STORM SEWER PLAN

DATE 01/2023
FILE 5915014 OVERALL
JOB NO. 5915014

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 6

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

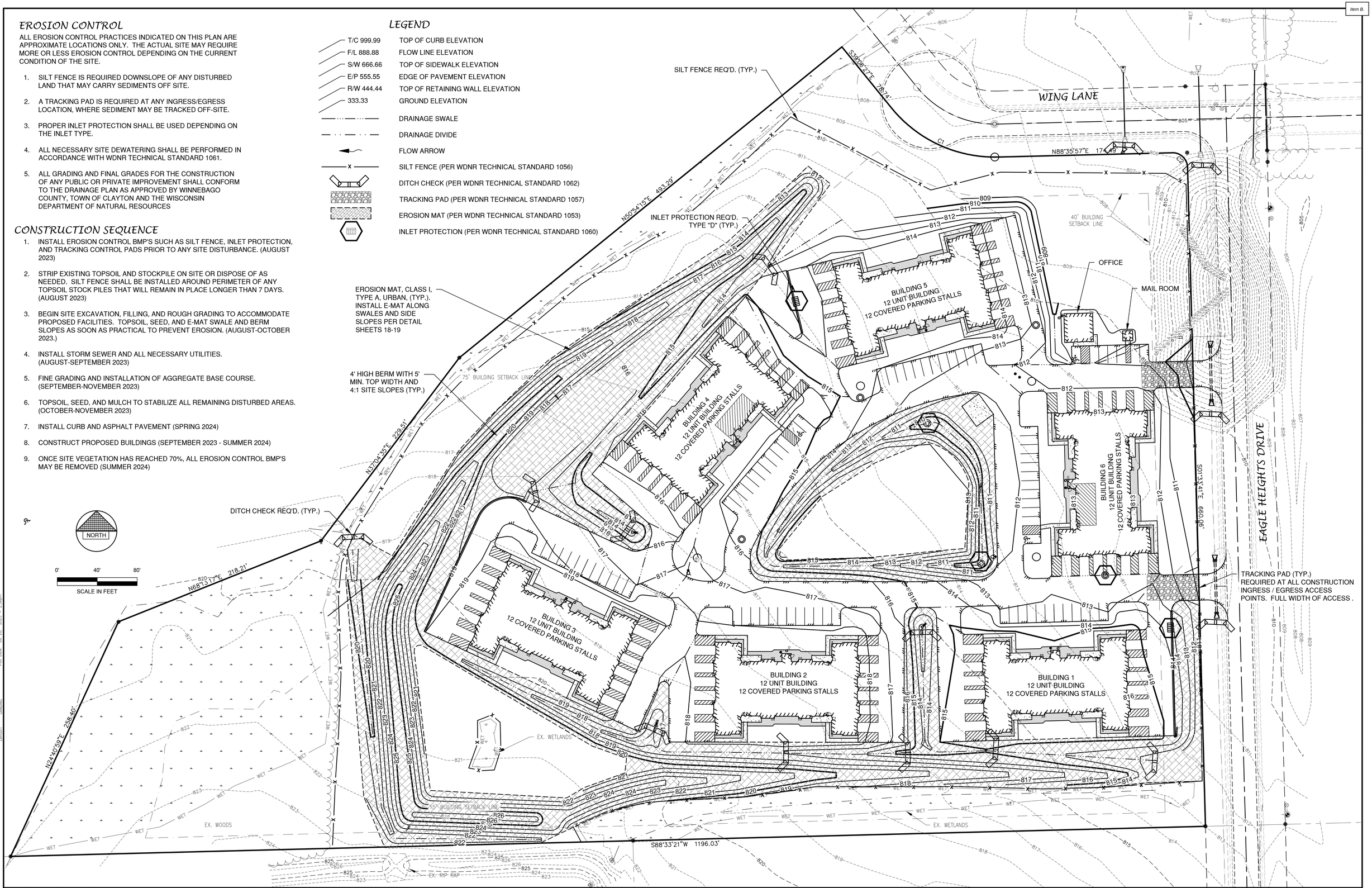
1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.
5. ALL GRADING AND FINAL GRADES FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE IMPROVEMENT SHALL CONFORM TO THE DRAINAGE PLAN AS APPROVED BY WINNEBAGO COUNTY, TOWN OF CLAYTON AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES

CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL BMP'S SUCH AS SILT FENCE, INLET PROTECTION, AND TRACKING CONTROL PADS PRIOR TO ANY SITE DISTURBANCE. (AUGUST 2023)
2. STRIP EXISTING TOPSOIL AND STOCKPILE ON SITE OR DISPOSE OF AS NEEDED. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF ANY TOPSOIL STOCK PILES THAT WILL REMAIN IN PLACE LONGER THAN 7 DAYS. (AUGUST 2023)
3. BEGIN SITE EXCAVATION, FILLING, AND ROUGH GRADING TO ACCOMMODATE PROPOSED FACILITIES. TOPSOIL, SEED, AND E-MAT SWALE AND BERM SLOPES AS SOON AS PRACTICAL TO PREVENT EROSION. (AUGUST-OCTOBER 2023.)
4. INSTALL STORM SEWER AND ALL NECESSARY UTILITIES. (AUGUST-SEPTEMBER 2023)
5. FINE GRADING AND INSTALLATION OF AGGREGATE BASE COURSE. (SEPTEMBER-NOVEMBER 2023)
6. TOPSOIL, SEED, AND MULCH TO STABILIZE ALL REMAINING DISTURBED AREAS. (OCTOBER-NOVEMBER 2023)
7. INSTALL CURB AND ASPHALT PAVEMENT (SPRING 2024)
8. CONSTRUCT PROPOSED BUILDINGS (SEPTEMBER 2023 - SUMMER 2024)
9. ONCE SITE VEGETATION HAS REACHED 70%, ALL EROSION CONTROL BMP'S MAY BE REMOVED (SUMMER 2024)

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW
x	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED
DESIGNED AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

OVERALL GRADING AND EROSION CONTROL PLAN

DATE 01/2023
FILE 5915014 OVERALL
JOB NO. 5915014

Robert E. Lee & Associates, Inc.
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SHEET NO. 7

File: R:\5900\5915\5915014\dwg\5915014 OVERALL.dwg
Plot Date: Jul 26, 2023 2:36pm
Layout: GRADING

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW

NORTH

0' 30' 60'

SCALE IN FEET

N50°54'15"E

N37°04'35"E 229.51'

S88°33'21"W 1196.03'

S13°43'41"E 660.96'

EAGLE HEIGHTS DRIVE

BUILDING 5
12 UNIT BUILDING
12 COVERED PARKING STALLS
FF EL 814.75

OFFICE
FF EL 811.35

MAIL ROOM
FF EL
811.10

BUILDING 4
12 UNIT BUILDING
12 COVERED PARKING STALLS
FF EL 815.75

BUILDING 6
12 UNIT BUILDING
12 COVERED PARKING STALLS
FF EL 813.25

BUILDING 3
12 UNIT BUILDING
12 COVERED PARKING STALLS
FF EL 820.00

BUILDING 2
12 UNIT BUILDING
12 COVERED PARKING STALLS
FF EL 818.75

BUILDING 1
12 UNIT BUILDING
12 COVERED PARKING STALLS
FF EL 816.00

File: R:\5900\5915\5915014\prep\5915014D.dwg
Plot Date: Jul 20, 2023 2:37pm
Layout: drawings

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
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DESIGNED AJB

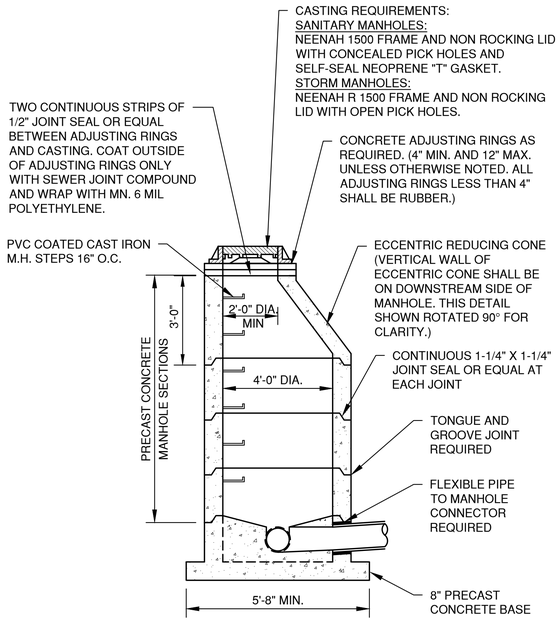
MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

DETAILED GRADING PLAN

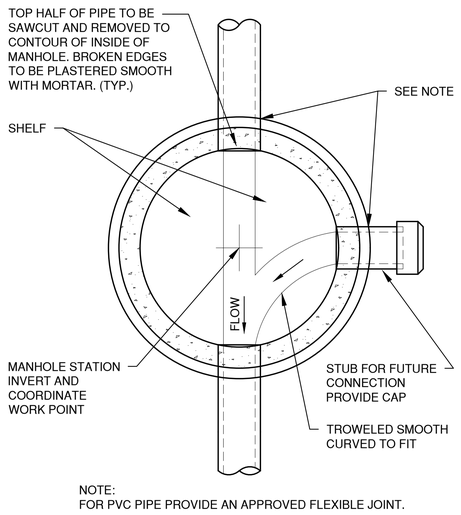
DATE 01/2023
FILE 5915014D
JOB NO. 5915014

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SHEET NO. 8

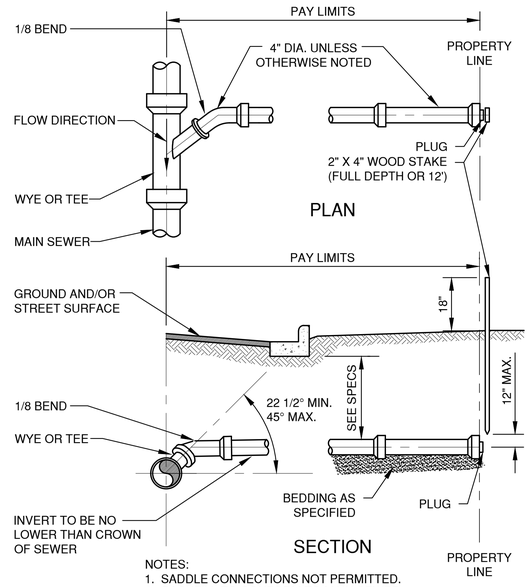


SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)



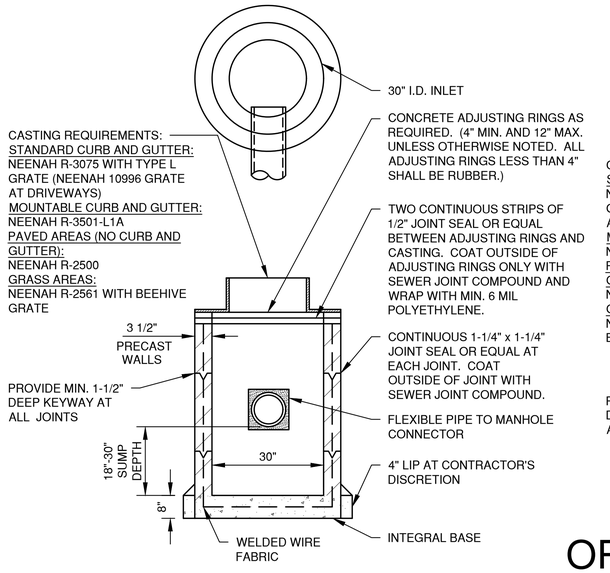
NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)



NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
2. BACKFILL TO CONFORM TO MAIN SEWER.
3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

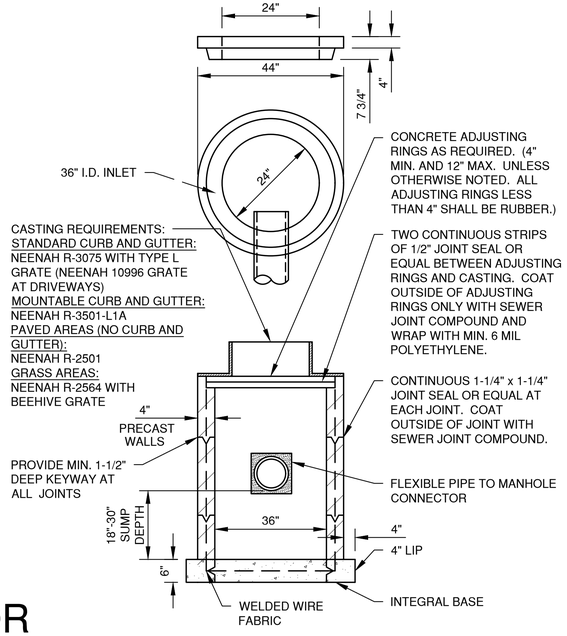
STANDARD SERVICE LATERAL



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

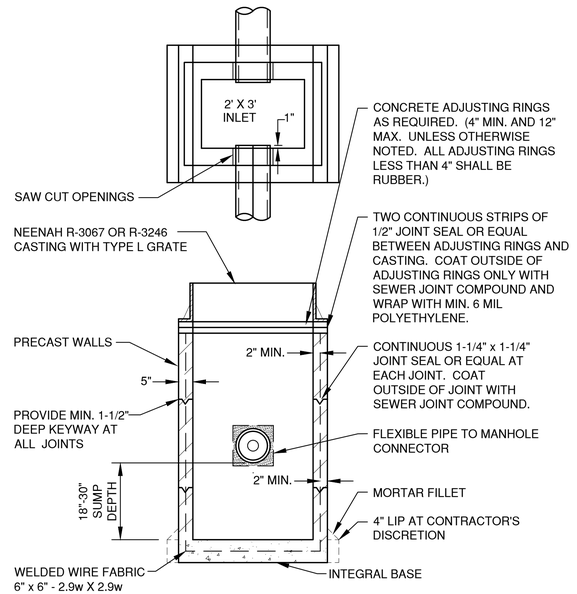
TYPE 'A' STORM INLET

OR



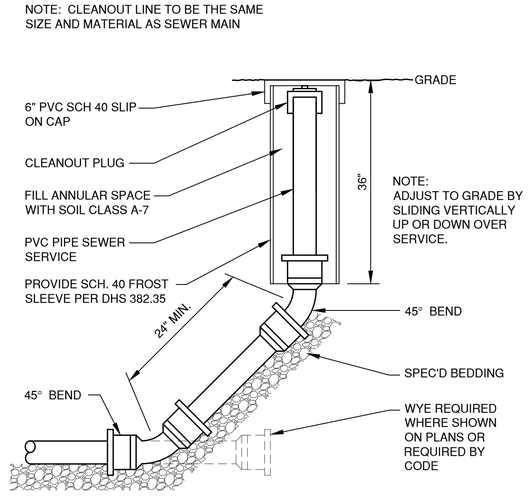
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



CLEAN-OUT DETAIL
(NON-TRAVELED AREAS)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

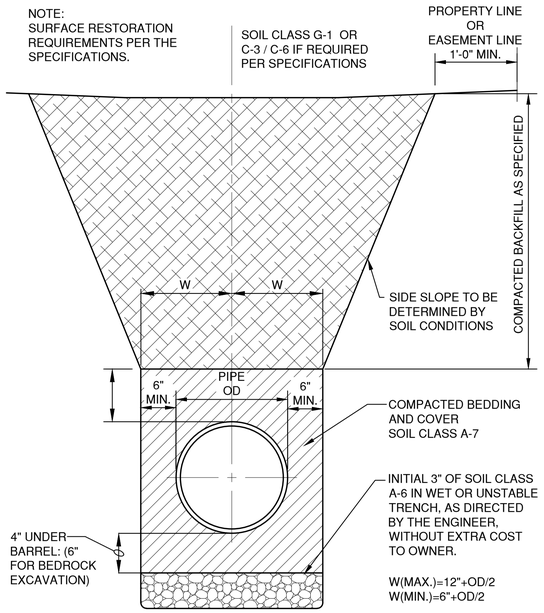
MISCELLANEOUS DETAILS

DATE 01/2023
FILE 5915014_DET
JOB NO. 5915014

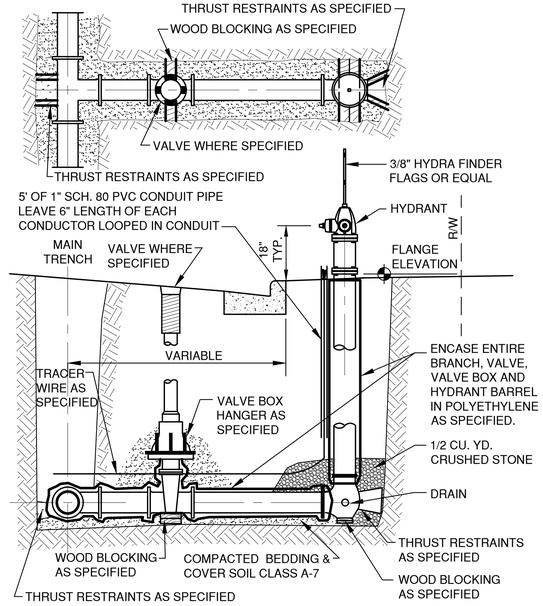
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SHEET NO. 9

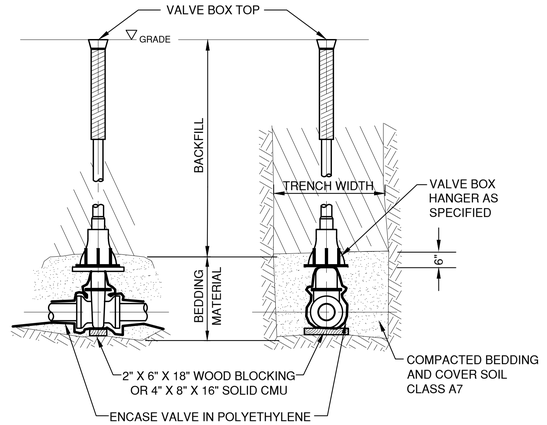
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Plot Date: Mar 03, 2023 - 9:41am
Layout: DETAILS (1)



HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL

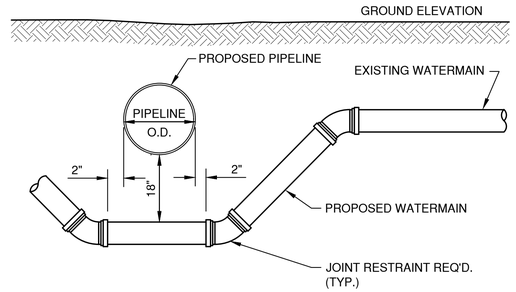


STANDARD HYDRANT SETTING CURB SECTION

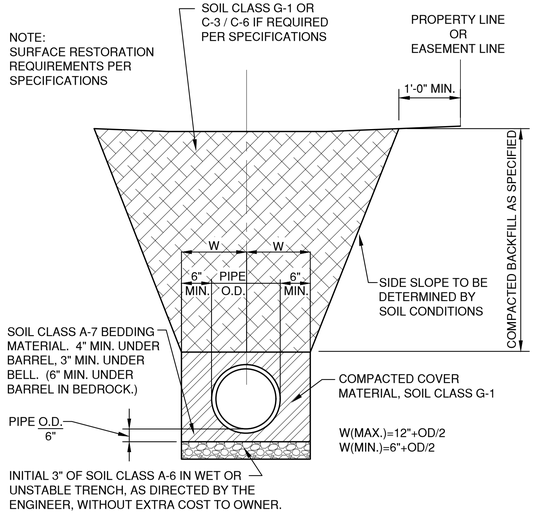


SIDE VIEW FRONT VIEW

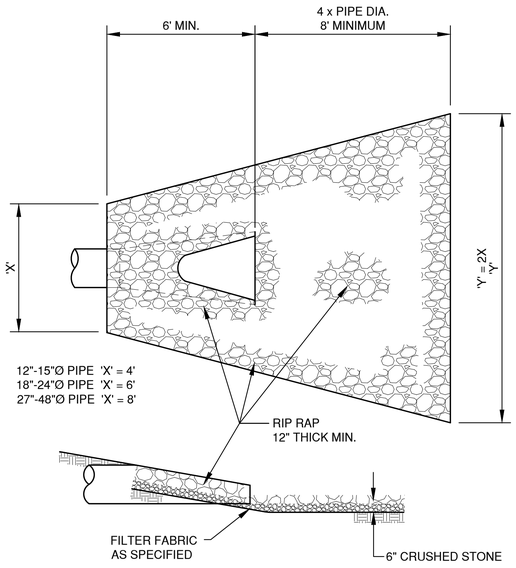
VALVE BOX SETTING



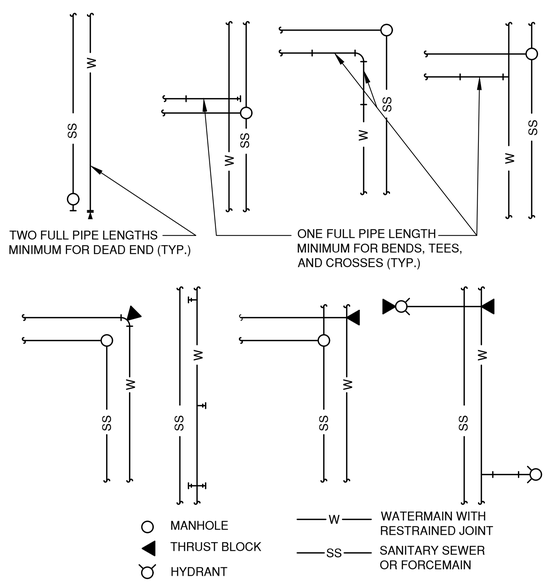
DETAIL FOR WATERMAIN OFFSET



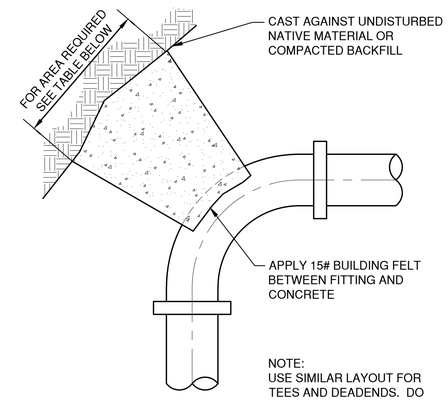
CONCRETE PIPE BEDDING AND TRENCH DETAIL



ENDWALL RIP RAP DETAIL



TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION



THRUST BLOCK AREA REQUIREMENTS, S.F.

DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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WINNEBAGO COUNTY, WISCONSIN

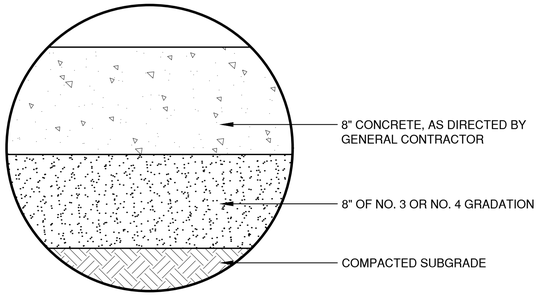
MISCELLANEOUS DETAILS

DATE 01/2023
FILE 5915014_DET
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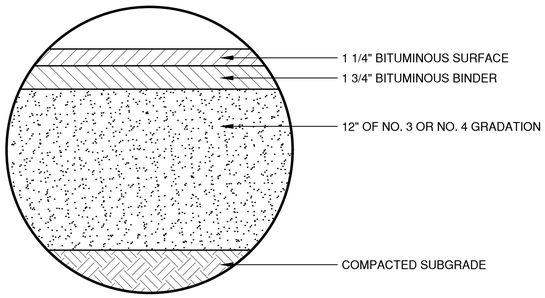
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File: K:\5900\5915\5915014\dwg\5915014_DET.dwg
Plot Date: Mar 03, 2023 - 9:40am
LAYOUT: DETAILS (2)

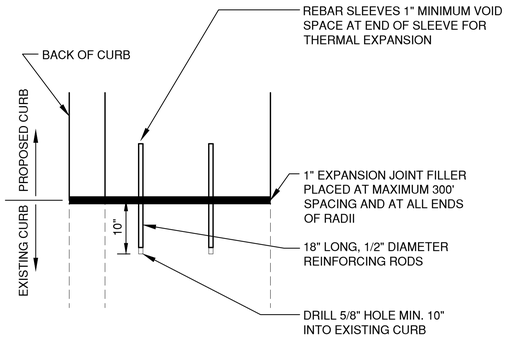


CONCRETE PAVEMENT

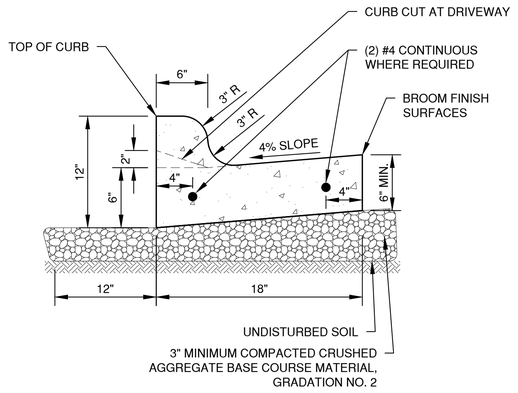


LIGHT DUTY ASPHALT PAVEMENT

NOTE:
PROVIDE CONTRACTION JOINTS AT MAXIMUM 20' SPACING
BY SAW CUTTING OR INSERTION OF DIVIDER PLATES

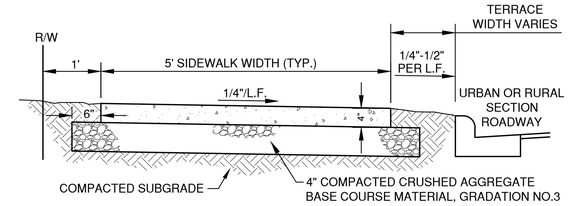


CURB TIE-IN DETAIL
(PROPOSED TO EXISTING)



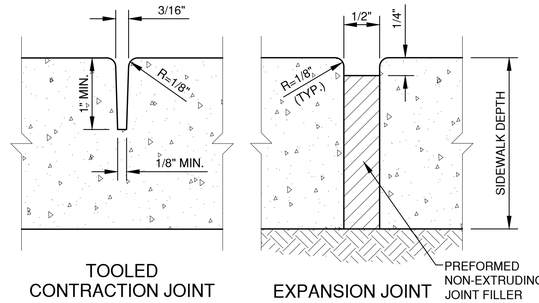
NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

STANDARD CURB AND GUTTER



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS
FOR REINFORCEMENTS.



TOOLED CONTRACTION JOINT

EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL

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Plot Date: Mar 03, 2023 - 9:40am
Layout: DETAILS (3)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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DESIGNED: AJB

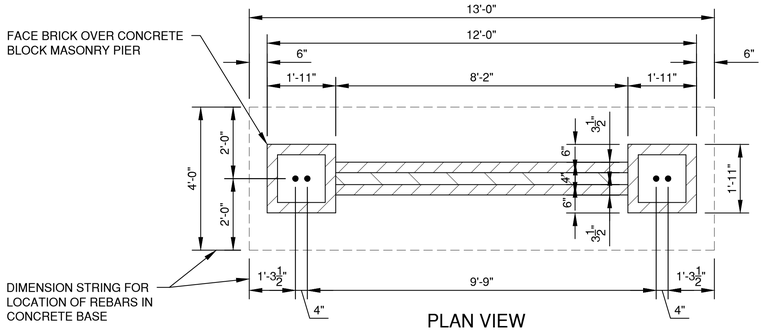
MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

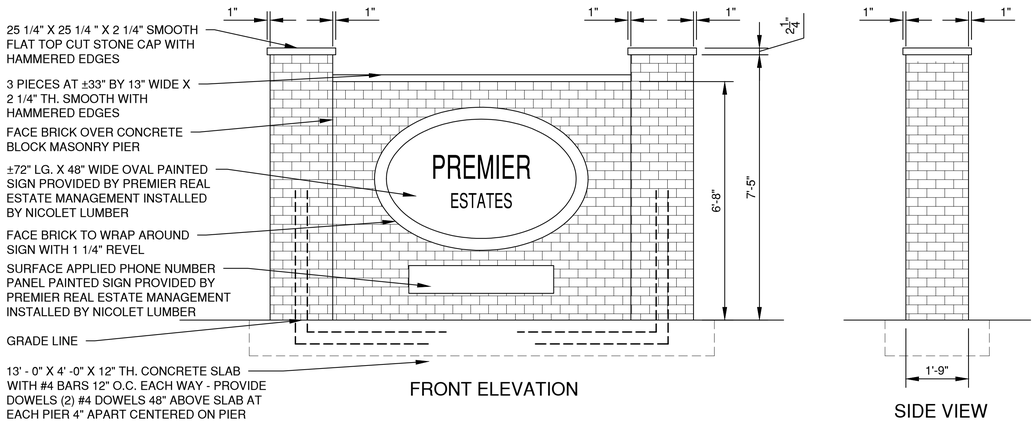
DATE: 01/2023
FILE: 5915014_DET
JOB NO.: 5915014

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SHEET NO. 11

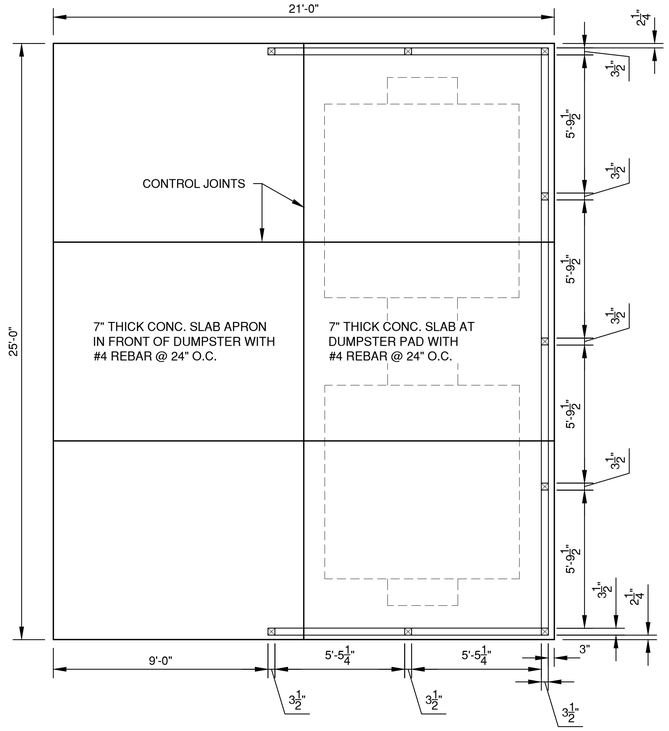


PLAN VIEW



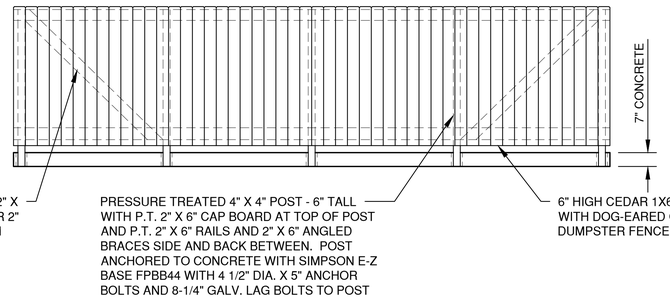
FRONT ELEVATION

SIDE VIEW

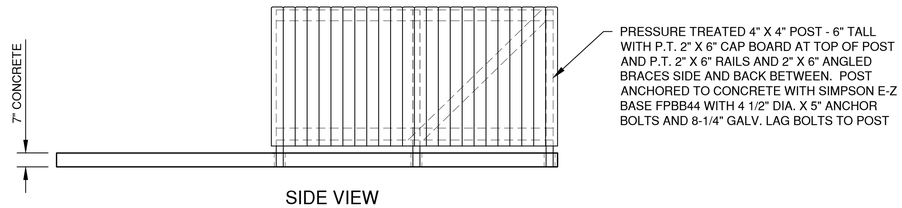


PLAN VIEW

SIGN DETAIL



BACK VIEW



SIDE VIEW

TRASH ENCLOSURE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP / CHECKED — / DESIGNED AJB	MULTI-FAMILY DEVELOPMENT FOR PRE/3, LLC. TOWN OF CLAYTON WINNEBAGO COUNTY, WISCONSIN	TRASH ENCLOSURE AND SIGN DETAILS	DATE 03/2023 / FILE TRASH ENCLOSURE AND SIGNS / JOB NO. 5915014	Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com	SHEET NO. 12

File: R:\5900\5915\5915014\dwg\TRASH ENCLOSURE AND SIGNS.dwg
Date: Mar 03, 2023 - 9:47am
By:
LAYOUT: SIGN AND TRASH ENCLOSURE

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

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

INSTALLATION NOTES: TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

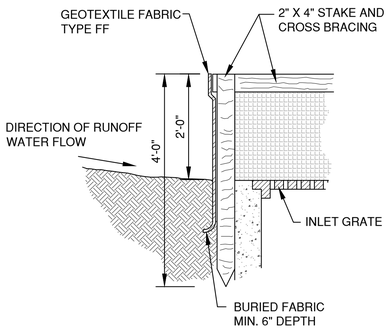
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

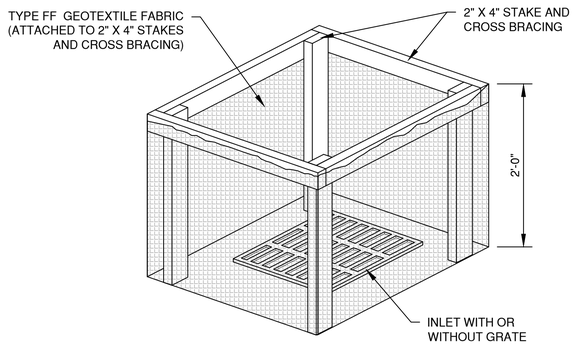
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

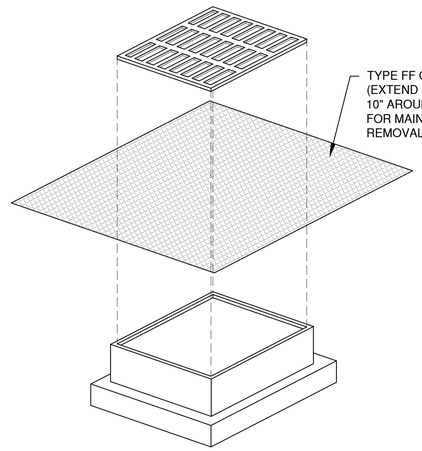
NOTES:

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

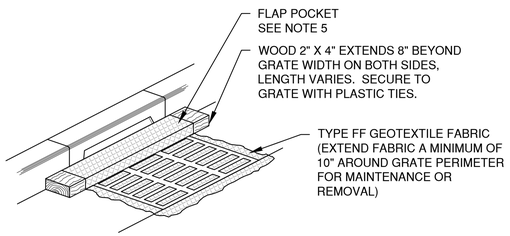




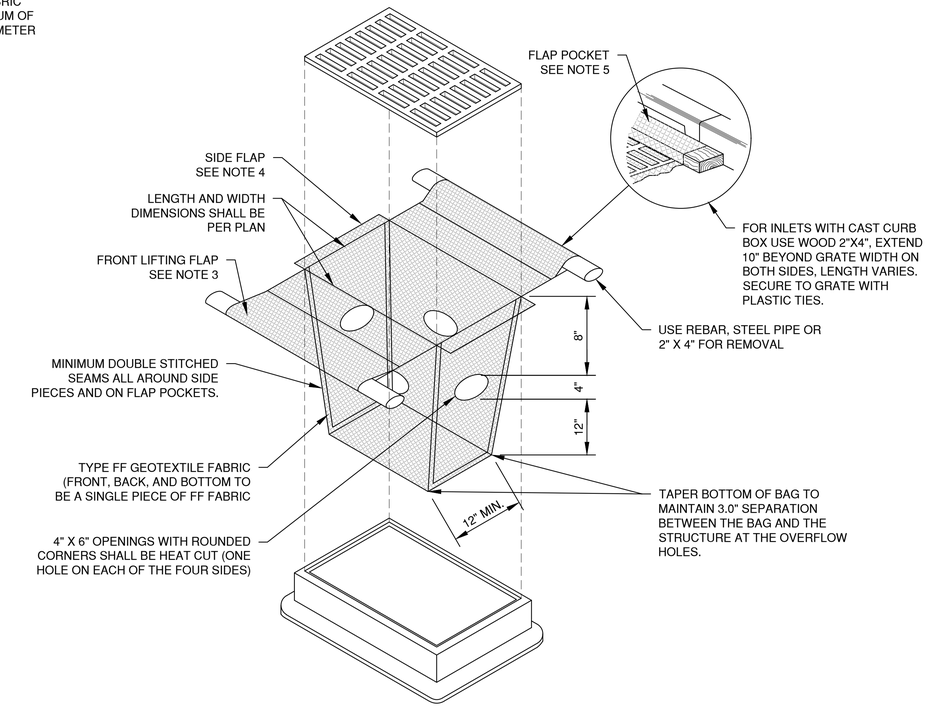
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

File: R:\5900\5915\5915014\dwg\5915014_EC.dwg
Print Date: Mar 03, 2023 - 9:45am
LAYOUT: 1_INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
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MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE 01/2023
FILE 5915014_EC
JOB NO. 5915014

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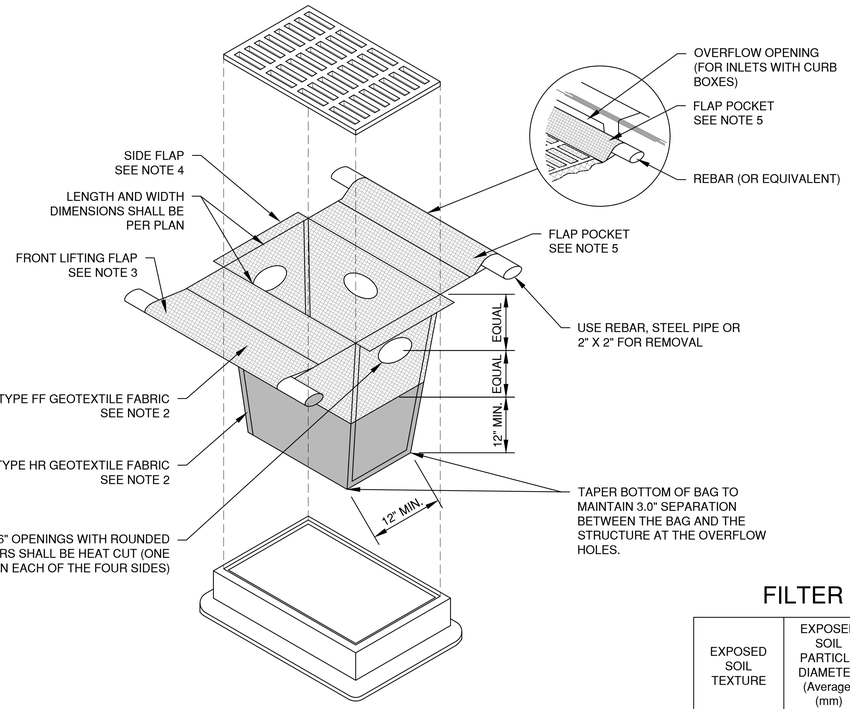
SHEET NO. 13

NOTES:

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

MAINTENANCE NOTES:

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

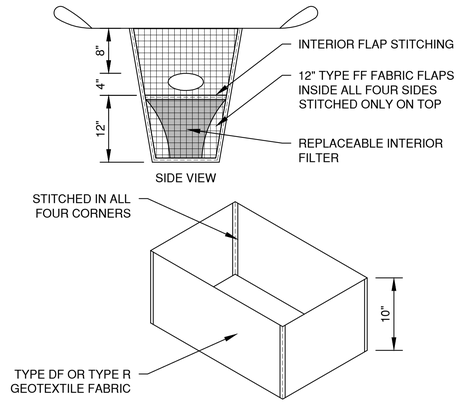


INLET PROTECTION, TYPE D-HR

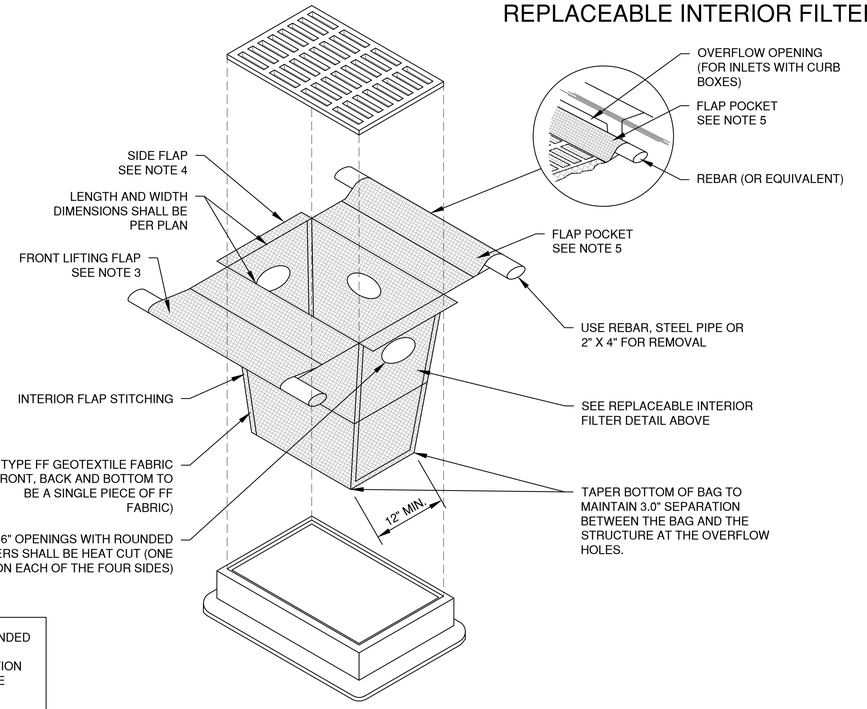
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
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REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: ----
DESIGNED: AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

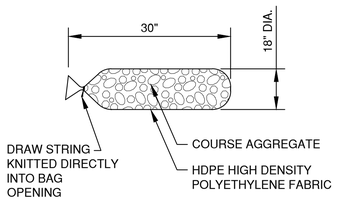
EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE: 01/2023
FILE: 5915014_EC
JOB NO.: 5915014

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Plot Date: Mar 03, 2023 - 9:45am
LAYOUT: 2 INLET PROTECTION



FILTER BAG DETAIL

NOTES:

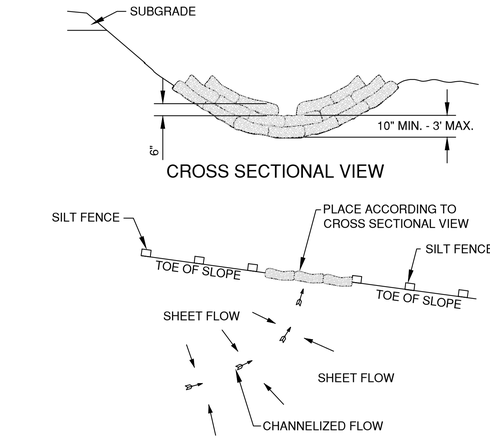
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

(1) SIZE No. ACCORDING TO AASHTO M 43

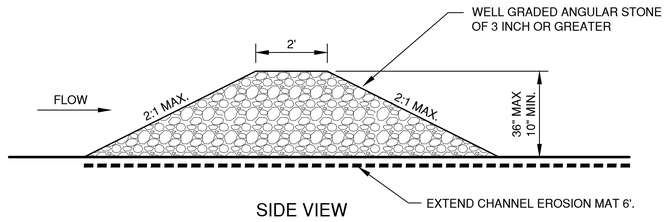


DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS TYPE B

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



TEMPORARY DITCH CHECK USING STONE TYPE C

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Plot Date: Mar 03, 2023 - 9:44am
Layout: 3 ditch checks

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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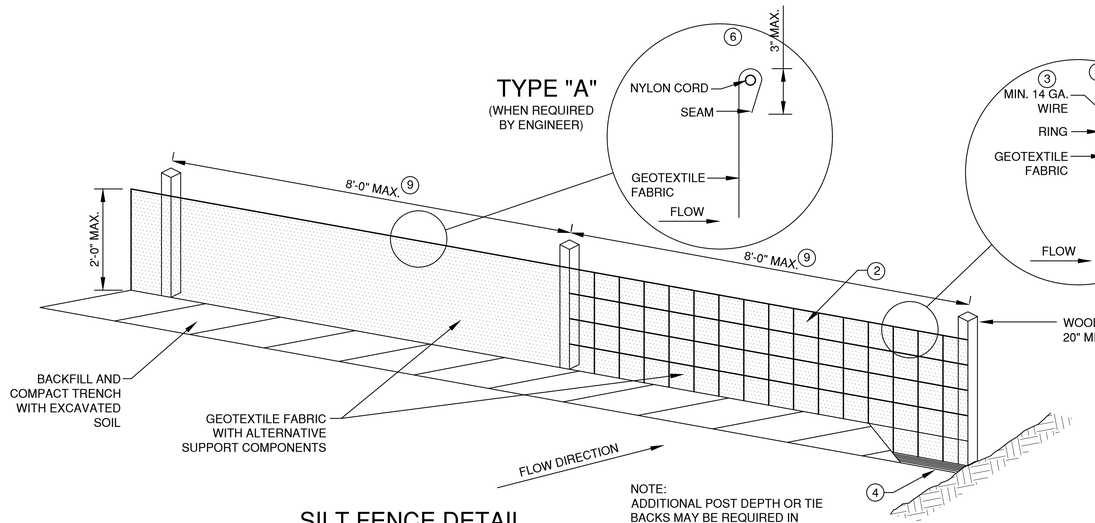
MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

DATE 01/2023
FILE 5915014_EC
JOB NO. 5915014

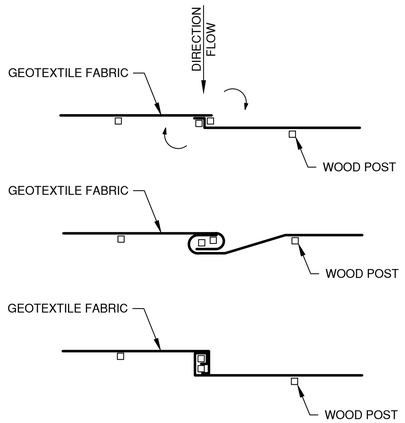
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SHEET NO. 15

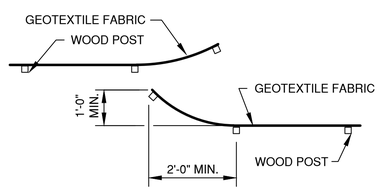


SILT FENCE DETAIL

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

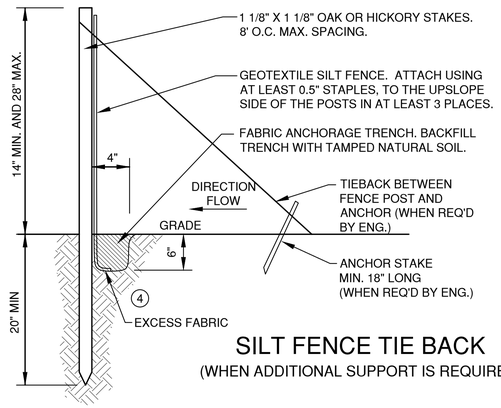


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)

   STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
8. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ----
DESIGNED AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

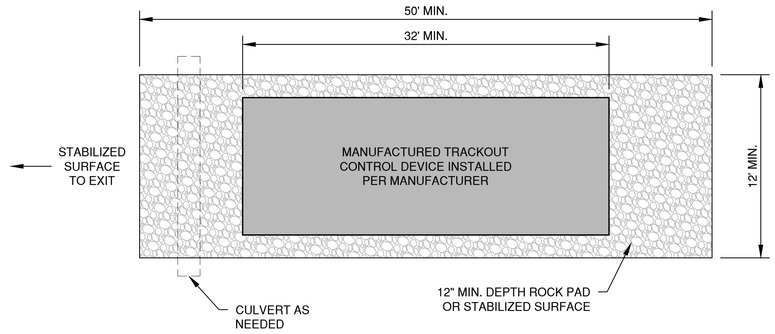
DATE 01/2023
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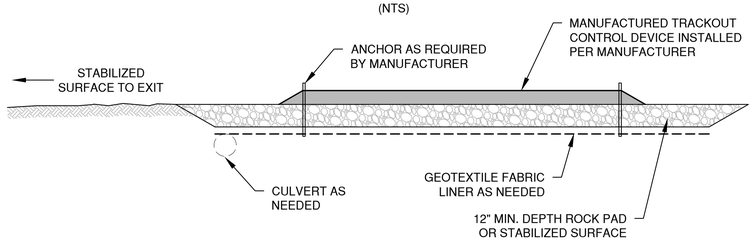
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Print Date: Mar 03, 2023 - 9:43am
LAYOUT: 4 SHEET FLOW

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

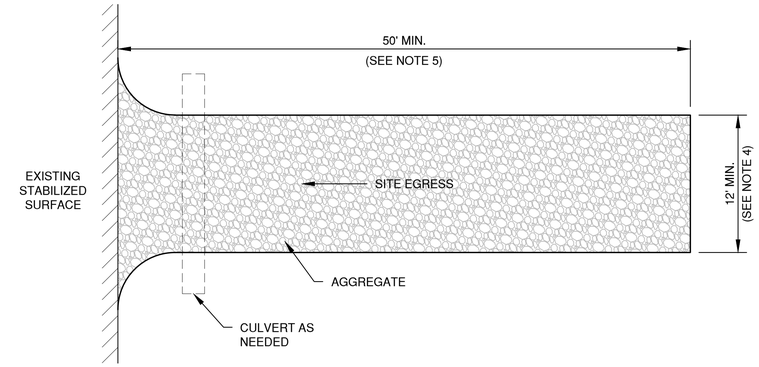


SECTION VIEW

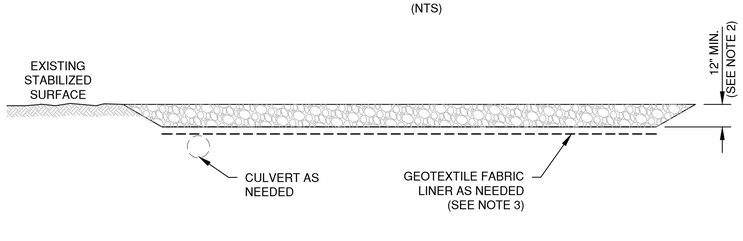
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

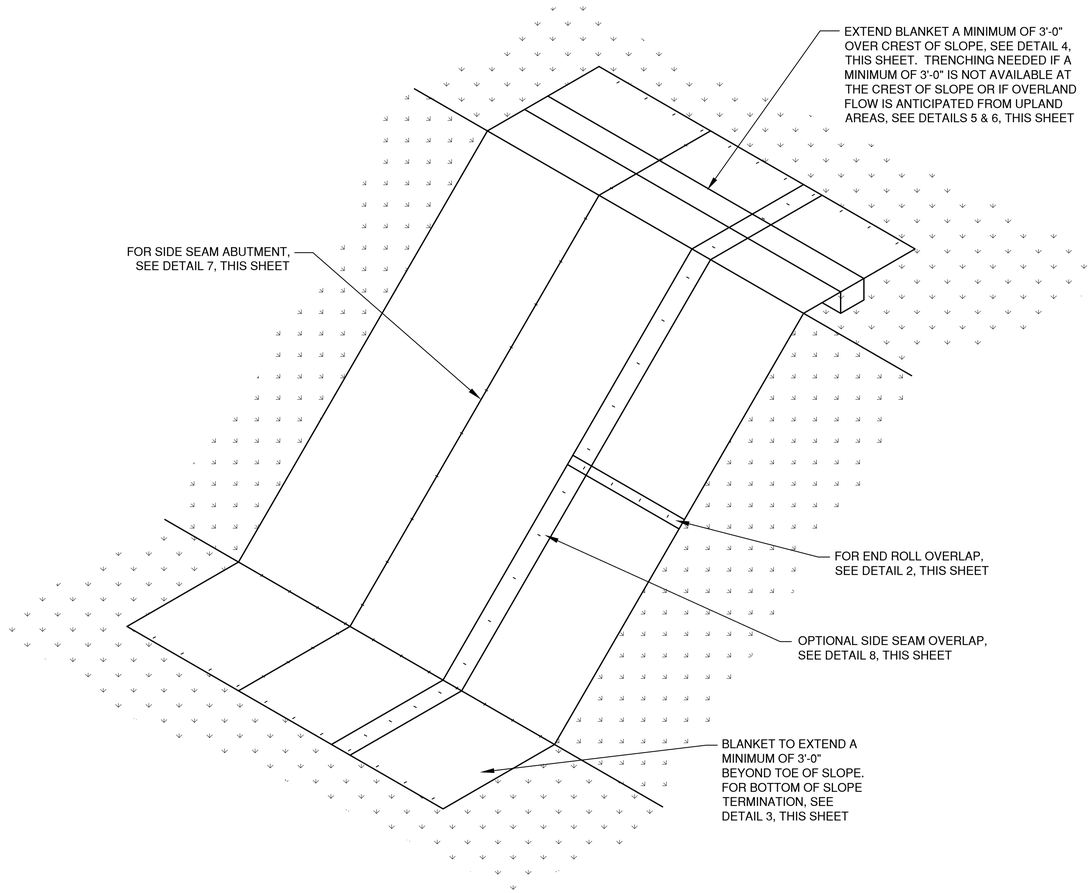
EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE 01/2023
FILE 5915014_EC
JOB NO. 5915014

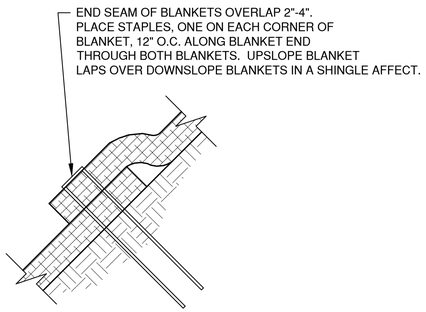
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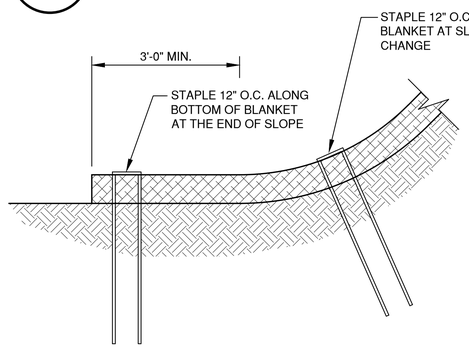
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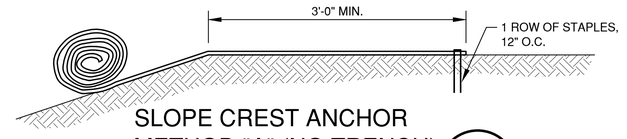
SLOPE DETAIL 1/18



END ROLL OVERLAP 2/18

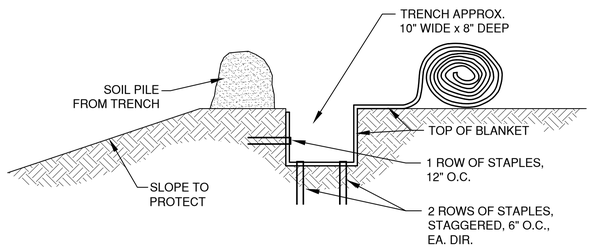


BOTTOM OF SLOPE TERMINATION 3/18

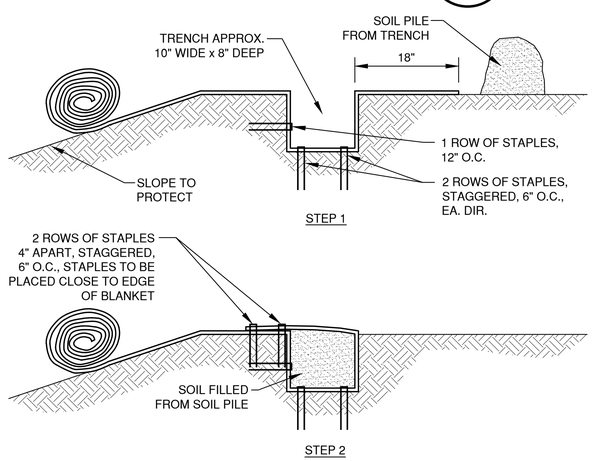


SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) 4/18

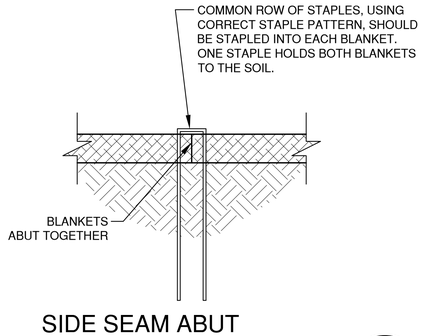
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



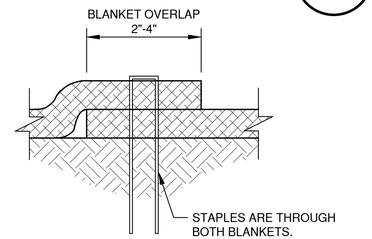
SLOPE TRENCHING METHOD "B" 5/18



SLOPE TRENCHING METHOD "C" 6/18



SIDE SEAM ABUT STAPLE DETAIL 7/18



SIDE SEAM OVERLAP STAPLE DETAIL 8/18

NOTES:

1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: ----
DESIGNED: AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

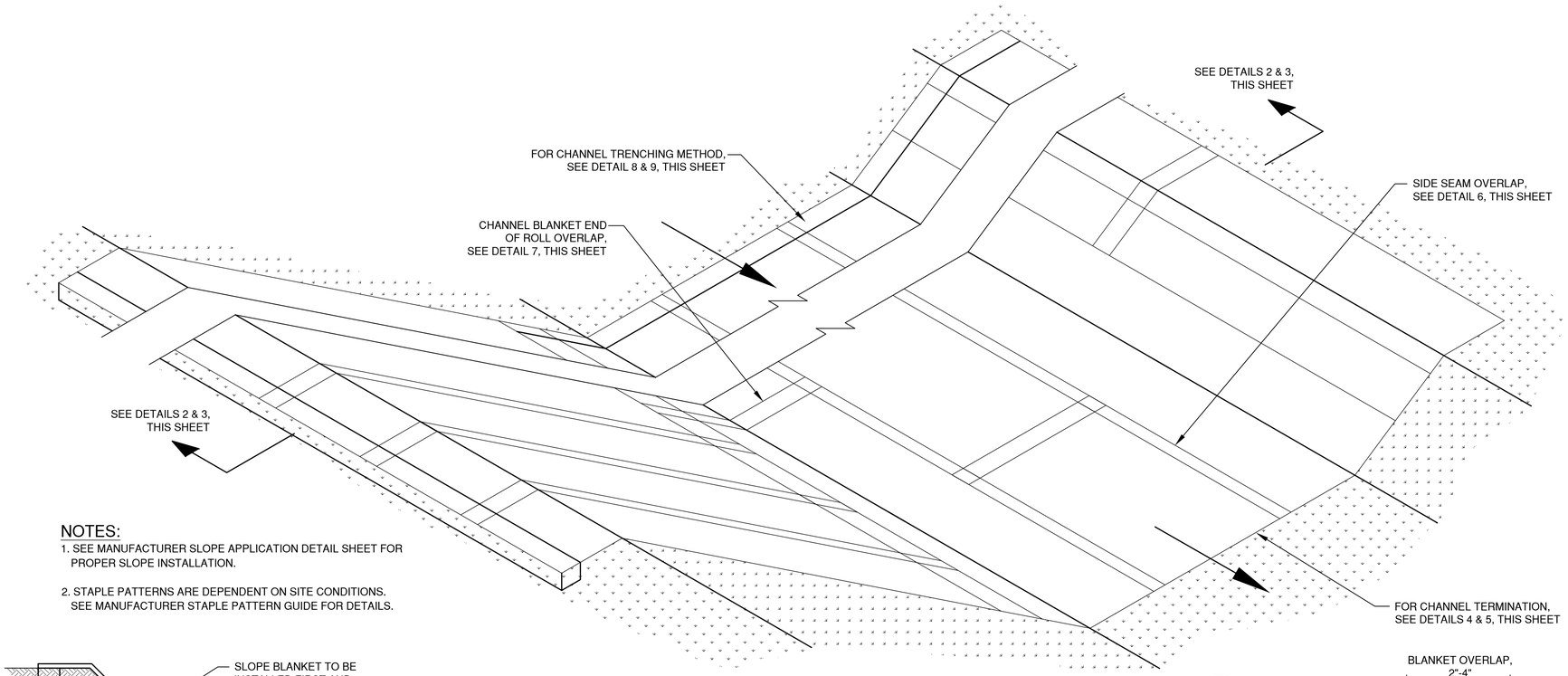
EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE: 01/2023
FILE: 5915014_EC
JOB NO.: 5915014

Robert E. Lee & Associates, Inc.
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SHEET NO. 18

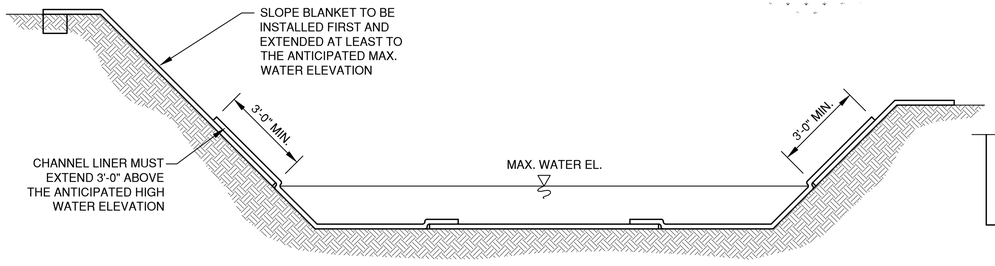
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Plot Date: Mar 03, 2023 - 9:43am
LAYOUT: 6 SLOPE MAT



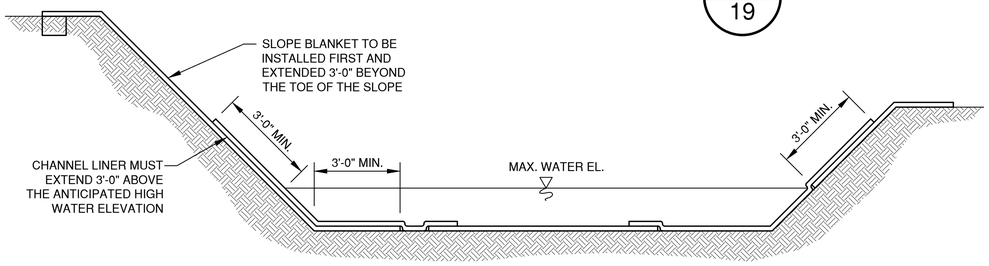
CHANNEL DETAIL 1/19

NOTES:

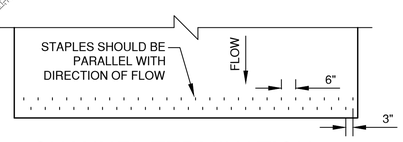
1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



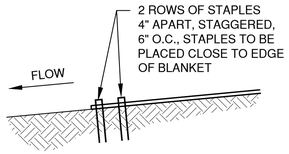
CHANNEL INSTALLATION METHOD "A" 2/19



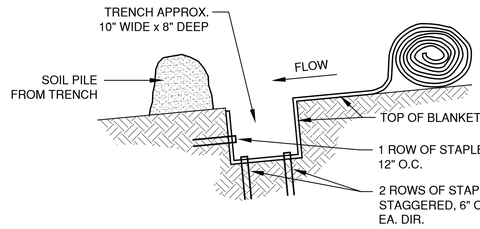
CHANNEL INSTALLATION METHOD "B" 3/19



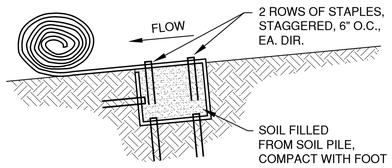
CHANNEL TERMINATION PLAN 4/19



CHANNEL TERMINATION 5/19



STEP 1

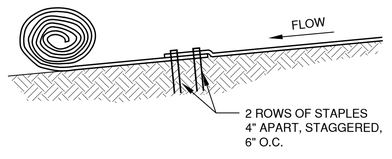


STEP 2

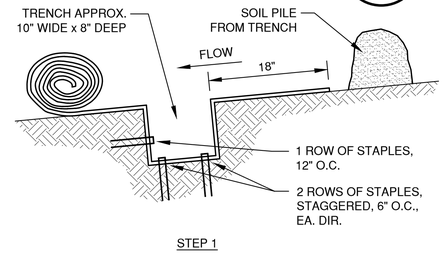
CHANNEL TRENCHING METHOD "A" 8/19



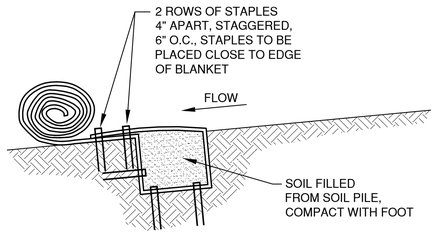
SIDE SEAM OVERLAP STAPLE DETAIL 6/19



CHANNEL BLANKET END OF ROLL OVERLAP 7/19



STEP 1



STEP 2

CHANNEL TRENCHING METHOD "B" 9/19

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: ----
DESIGNED: AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

EROSION CONTROL
EROSION MAT
CHANNEL APPLICATION DETAILS

DATE: 01/2023
FILE: 5915014_EC
JOB NO.: 5915014

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SHEET NO. 19

File: R:\5900\5915\5915014\dwg\5915014_EC.dwg
Print Date: Mar 03, 2023 - 9:43am
LAYOUT: 7 CHANNEL EMAT

TREE LEGEND

SYMBOL	COMMON NAME	PLANT SIZE	QUANTITY
	RED MAPLE	2-1/2" CALIPER	14
	BLACK HILLS SPRUCE	6' TALL	13
	PAPERBARK MAPLE	2-1/2" CALIPER	5
	CHINKAPIN OAK	2 - 1/2" CALIPER	16
	CALLERY PEAR	1-1/2" CALIPER	6
	EMERALD GREEN ARBOR VITAE	6' TALL	6
		TOTAL	60

DEVELOPED AREA = 235,211 S.F. (52 TREES REQUIRED)

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (112,052 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

NORTH

0' 40' 80'

SCALE IN FEET

WING LANE

EAGLE HEIGHTS DRIVE

N50°54'15"E 493.29'

S39°06'27"E 787.4'

C1

N88°35'57"E 174.49'

C2

S01°43'14"E 660.06'

N37°04'35"E 229.51'

N68°13'17"E 218.21'

N24°40'59"E 258.40'

S88°33'21"W 1196.03'

75' BUILDING SETBACK LINE

40' BUILDING SETBACK LINE

15' BUILDING SETBACK LINE

WET

BUILDING 1
12 UNIT BUILDING
12 COVERED PARKING STALLS

BUILDING 2
12 UNIT BUILDING
12 COVERED PARKING STALLS

BUILDING 3
12 UNIT BUILDING
12 COVERED PARKING STALLS

BUILDING 4
12 UNIT BUILDING
12 COVERED PARKING STALLS

BUILDING 5
12 UNIT BUILDING
12 COVERED PARKING STALLS

BUILDING 6
12 UNIT BUILDING
12 COVERED PARKING STALLS

MAIL ROOM

OFFICE

EMERALD GREEN ARBORVITAES TO SHIELD TRASH ENCLOSURE

EX. WETLANDS

EX. WOODS

EX. RIP RAP

File: R:\5900\5915\5915014\dwg\5915014 LANDSCAPE.dwg
Print Date: Jul 20, 2023 - 4:08pm

LAYOUT: PLAN

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ----
DESIGNED AJB

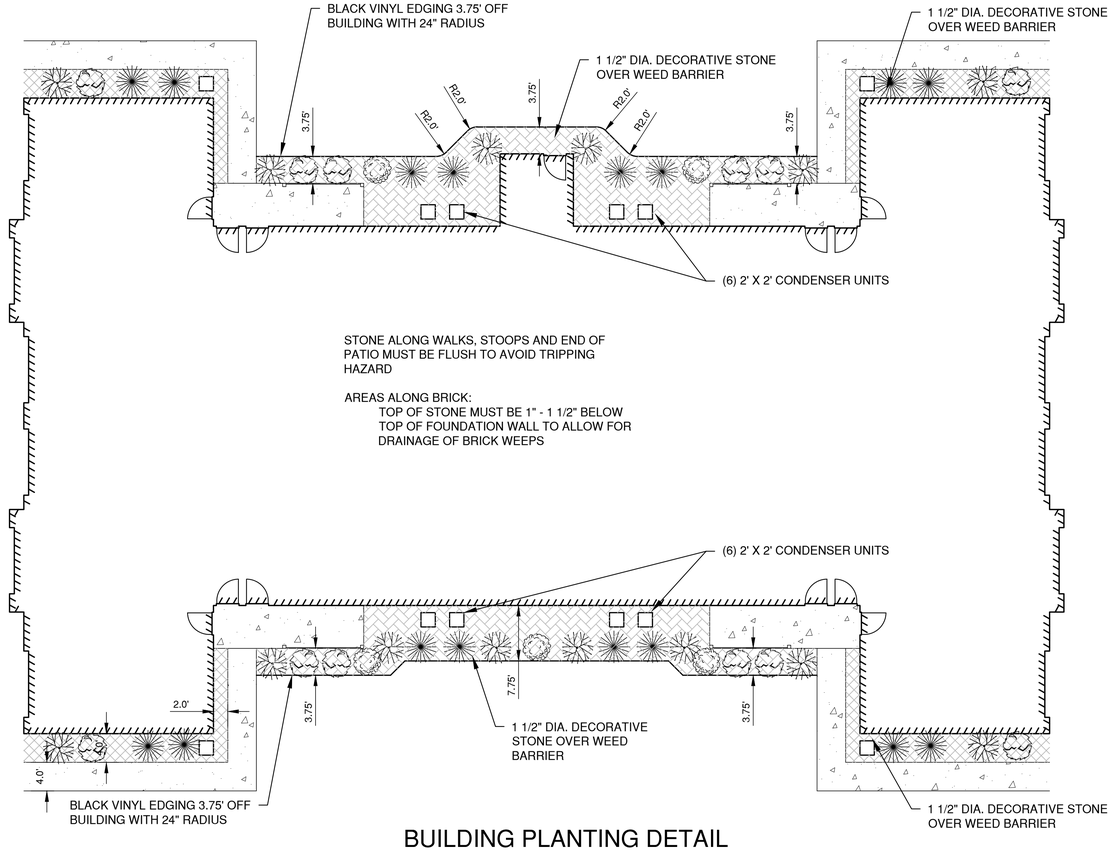
MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CLAYTON
WINNEBAGO COUNTY, WISCONSIN

LANDSCAPE PLAN

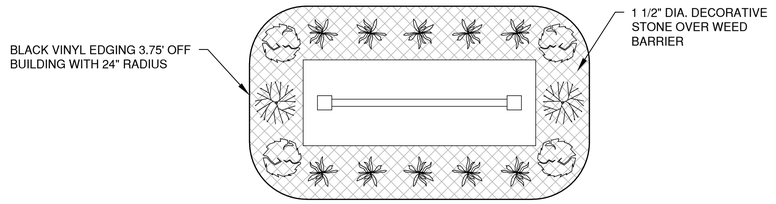
DATE 03/2023
FILE 5915014 LANDSCAPE
JOB NO. 5915014

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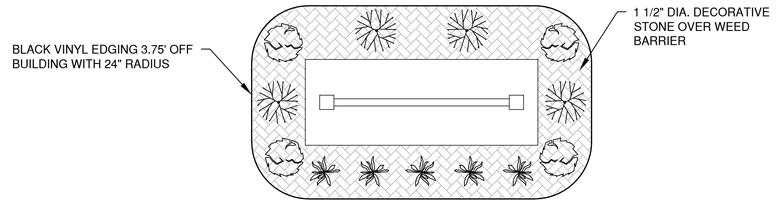
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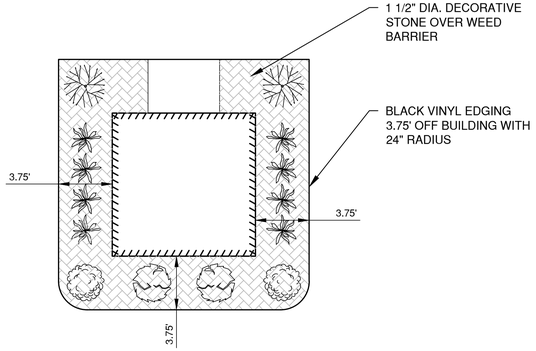
BUILDING PLANTING DETAIL



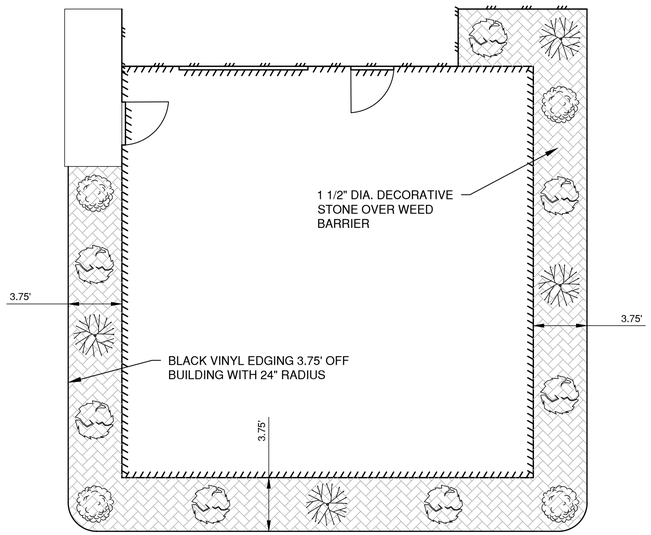
DOUBLE FACED SIGN PLANTING DETAIL



SINGLE FACED SIGN PLANTING DETAIL



MAILROOM PLANTING DETAIL



OFFICE / GARAGE PLANTING DETAIL

PLANTING LEGEND

SYMBOL	SPECIES		PLANT SIZE	QUANTITY
	COMMON NAME	SCIENTIFIC NAME		
	Goldfinger Potentilla	*Potentilla Fructiocosa 'Goldfinger'*	3 GAL. (18" HEIGHT MIN.)	96
	Hetz Midget Arborvitae	*Thuja Occidentalis 'Hetz Midget'*	5 GAL. (24" HEIGHT MIN.)	90
	Bluemuffin Arrowwood Viburnum	*Viburnam Dentatum 'Christom'*	5 GAL. (24" HEIGHT MIN.)	36
	Goldflame Spirea	*Spirea x Bumala 'Goldflame'*	3 GAL. (18" HEIGHT MIN.)	81
	Stella D' Oro Dwarf Daylily	*Hemerocallis x 'Stella de Oro'*	1 GAL.	18
			TOTAL	321

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED
DESIGNED AJB

MULTI-FAMILY DEVELOPMENT
FOR PRE/3, LLC
TOWN OF CALEDONIA
WINNEBAGO COUNTY, WISCONSIN

LANDSCAPE DETAILS

DATE 03/2023
FILE 5915014 LNDSCP DET
JOB NO. 5915014

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SHEET NO. 21

File: R:\5900\5915\5915014\dwg\5915014 LNDSCP DET.dwg
Plot Date: Jul 26, 2023 - 4:59pm
LAYOUT: PLANTINGS

Proposed 12 Unit Building For:

Nicolet Lumber Co.

Clayton, Wisconsin

Buildings 1,2,3,4,5 & 6

ABBREVIATIONS

A	AMPERES	JB	JUNCTION BOX
A/C	AIR CONDITIONING	JT	JOINT
ADD'L	ADDITIONAL	LAV	LAVATORY
AFF	ABOVE FINISH FLOOR	LIN	LINEAR
ASF	ABOVE SUB FLOOR	LP	LOW POINT
ATS	ABOVE TOP OF SLAB	LT	LIGHT
ALT	ALTERNATE	LTG	LIGHTING
ALUM	ALUMINUM	LVL	LAMINATED VENEER LUMBER
APPROX	APPROXIMATE	MAX	MAXIMUM
BD	BOARD	MC	MECH. CONTRACTOR
BLDG	BUILDING	MCB	MAIN CIRCUIT BREAKER
BLK	BLOCK	MECH	MECHANICAL
BLKG	BLOCKING	MFR	MANUFACTURE (R) (ING)
BM	BEAM	MIN	MINIMUM
BOTT	BOTTOM	MISC	MISCELLANEOUS
BRG	BEARING	MLO	MAIN LUGS ONLY
B/	BOTTOM OF	MO	MASONRY OPENING
C	CONDUIT	MT	MOUNT
CB	CIRCUIT BREAKER	MTD	MOUNTED
C/C	CENTER TO CENTER	MTGHT	MOUNTING HEIGHT
CJ	CONSTRUCTION JOINT	MTL	METAL
CKT	CIRCUIT	N.	NORTH OR NEUTRAL
CLG	CEILING	NEC	NATIONAL ELECTRIC CODE
CLR	CLEAR	NIC	NOT IN CONTRACT
CNTR	CENTER	NO or #	NUMBER
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
CO	CLEAN OUT	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONSTR	CONSTRUCTION	OPNG	OPENING
CONTR	CONTRACTOR	OPP	OPPOSITE
CONT	CONTINUOUS	PC	PLUMB. CONTRACTOR
DET	DETAIL	PLMB	PLUMBING
DIA	DIAMETER	PLYWD	PLYWOOD
DIM	DIMENSION	PNL	PANEL
DN	DOWN	PNLBD	PANEL BOARD
DS	DOWNSPOUT	PREFAB	PREFABRICATED
DW	DRY WALL	PROJ	PROJECT
DWG	DRAWING	PVC	POLYVINYL CHLORIDE
EA	EACH	R	RADIUS
EC	ELEC. CONTRACTOR	R	RISER
EF	EXHAUST FAN	RD	ROOF DRAIN
EL	ELEVATION	RECEPT	RECEPTACLE
ELEC	ELECTRIC (AL)	REINF	REINFORCING
ELEV	ELEVATOR	REQ'D	REQUIRED
EM	EMERGENCY	RES	RESILIENT
EPS	EXPANDED POLYSTYRENE	REV	REVISION
EQUIP	EQUIPMENT	RM	ROOM
EW	EACH WAY	RO	ROUGH OPENING
EWC	ELECTRIC WATER COOLER	RTU	ROOF TOP UNIT
EWH	ELECTRIC WATER HEATER	ACT	ACOUSTICAL CEILING TILE
EXIST	EXISTING	SECT	SECTION
EXP JT	EXPANSION JOINT	SHT	SHEET
EXT	EXTERIOR	SIM	SIMILAR
FA	FIRE ALARM	SPEC	SPECIFICATIONS
FD	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STRUCT	STRUCTURAL
FIN	FINISH	STRL	STRUCTURAL
FLR	FLOOR	TEL	TELEPHONE
FT	FEET	T & B	TOP AND BOTTOM
FTG	FOOTING	T & G	TONGUE AND GROOVE
GALV	GALVANIZED	T	TREAD
GC	GENERAL CONTRACTOR	T/	TOP OF
GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
GND	GROUND	UON	UNLESS OTHERWISE NOTED
GYP	GYPSUM	V	VOLTS
HDW	HARDWARE	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VERT	VERTICAL
HORIZ	HORIZONTAL	VWC	VINYL WALL COVERING
HP	HIGH POINT OR HORSE POWER	WC	WATER CLOSET
HT	HEIGHT	WD	WOOD
HVAC	HEATING/VENTILATION/AIR CONDITIONING	WH	WATER HEATER
ID	INSIDE DIAMETER	WP	WATER PROOF
IN	INCH	WR	WATER RESISTANT
INFO	INFORMATION	W/	WITH
INSUL	INSULATION	W/O	WITHOUT
INT	INTERIOR	WWF	WELDED WIRE FABRIC
INV	INVERT	XFMR	TRANSFORMER

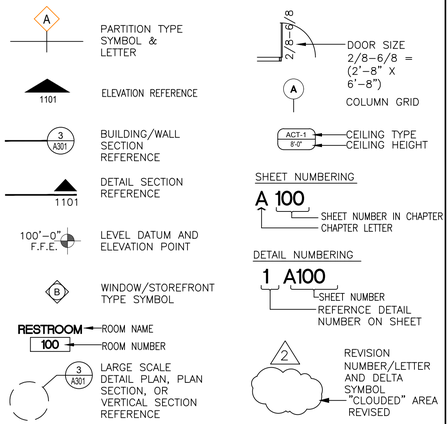
BUILDING CODE SUMMARY

CURRENT CODES.	2015 IBC W/ WISCONSIN INSERTS
OCCUPANCY. USE	R-2
CONSTRUCTION CLASSIFICATION . . .	VB
FIRE SUPPRESSION SYSTEMS	COMPLETE FIRE SPINKLER SYSTEM-NFPA -13R
BUILDING HEIGHT	2 STORY ..... 29 FT.
FIREALARM DETECTION SYSTEM NOT REQUIRED PER IBC. 907.2.9.1	
SMOKE DETECTORS - INSTALL PER I.B.C. 907.2.11.2	
EXIT SIGNS - PROVIDE PER I.B.C. 1003.2.10	
FIRE EXTINGUISHERS - INSTALL PER IFC & APPLICABLE LOCAL CODES	

FLOOR AREA / OCCUPANCY	BUILDING AREA	OCCUPANCY
FIRST FLOOR	9,420 S.F.	R-2
SECOND FLOOR	9,720 S.F.	R-2
TOTAL BUILDING	19,440 S.F.	

REQUIRED FIRE RESISTANCE AND SPECIAL REQUIREMENTS:
1 HOUR FIRE WALL SEPARATION BETWEEN UNITS- FLOORS, WALLS, STAIRWELLS, GARAGES
UL DES U305 - SEE DETAIL FOR WALL CONSTRUCTION
2 HOUR FIRE WALL SEPARATION BETWEEN BUILDING - IF REQUIRED
UL DES U301 - SEE DETAIL FOR WALL CONSTRUCTION
EXITING:
EACH UNIT HAS 1 EXIT AND IS < 75' COMMON PATH OF TRAVEL
SANITARY FIXTURES:
EACH UNIT IS PROVIDED WITH A WATER CLOSET, LAVATORY AND KITCHEN SINK.
BUILDING "B" SHALL HAVE THE REQUIRED TYPE "A" H.C. ACCESSIBLE LIVING UNIT.
ALL FIRST FLOOR LIVING UNITS SHALL BE TYPE "B" H.C. ACCESSIBLE UNITS.

DRAFTING SYMBOLS



GENERAL NOTES

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED IBC 2015 AND ALL OTHER APPLICABLE ORDINANCES, CODES AND STANDARDS. IN THE CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY.

CONTRACTORS SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION AND NOTIFY ARCHITECT AND OWNER OF ANY INTERFERENCES.

CONTRACTOR SHALL PROVIDE ALL BARRIERS, BARRICADES, FENCES AND SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY ALL CODES AND SAFE CONSTRUCTION PRACTICES.

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

PROJECT TEAM

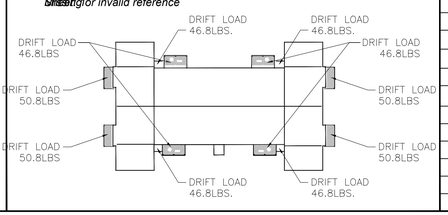
Owner

PREMIER REAL ESTATE
312 GATEWAY RD
BROOKFIELD, WI. 53045
PHONE:
FAX: -
CONTACT: SARAH HILLENBRAND

PROJECT ARCHITECT

LIOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE
GREEN BAY, WISCONSIN 54313
PHONE: 920.434.0753
FAX:
CONTACT:

File: .\PDF\New folder\SKMBT_42322051715100.pdf
Missing or invalid reference



INDEX TO DRAWINGS

SHEET NUMBER	SHEET DESCRIPTION	
TS	COVER SHEET & PROJECT NOTES	REVISED
ARCHITECTURAL		
C2	SITE PLAN	
1	FOUNDATION PLAN	
2	FIRST FLOOR PLAN	
3	SECOND FLOOR PLAN	REVISED
4	SECOND FLOOR FRAMING & ROOF TRUSS FRAMING PLAN	REVISED
5	EXTERIOR ELEVATIONS	
6	HANDICAP PLAN & CABINET DETAILS	
7	SECTION A	REVISED
8	SECTION B & SCHEDULE	REVISED
9	SECTION C & D	REVISED
10	SECTIONS E & F, DOOR DETAILS	REVISED

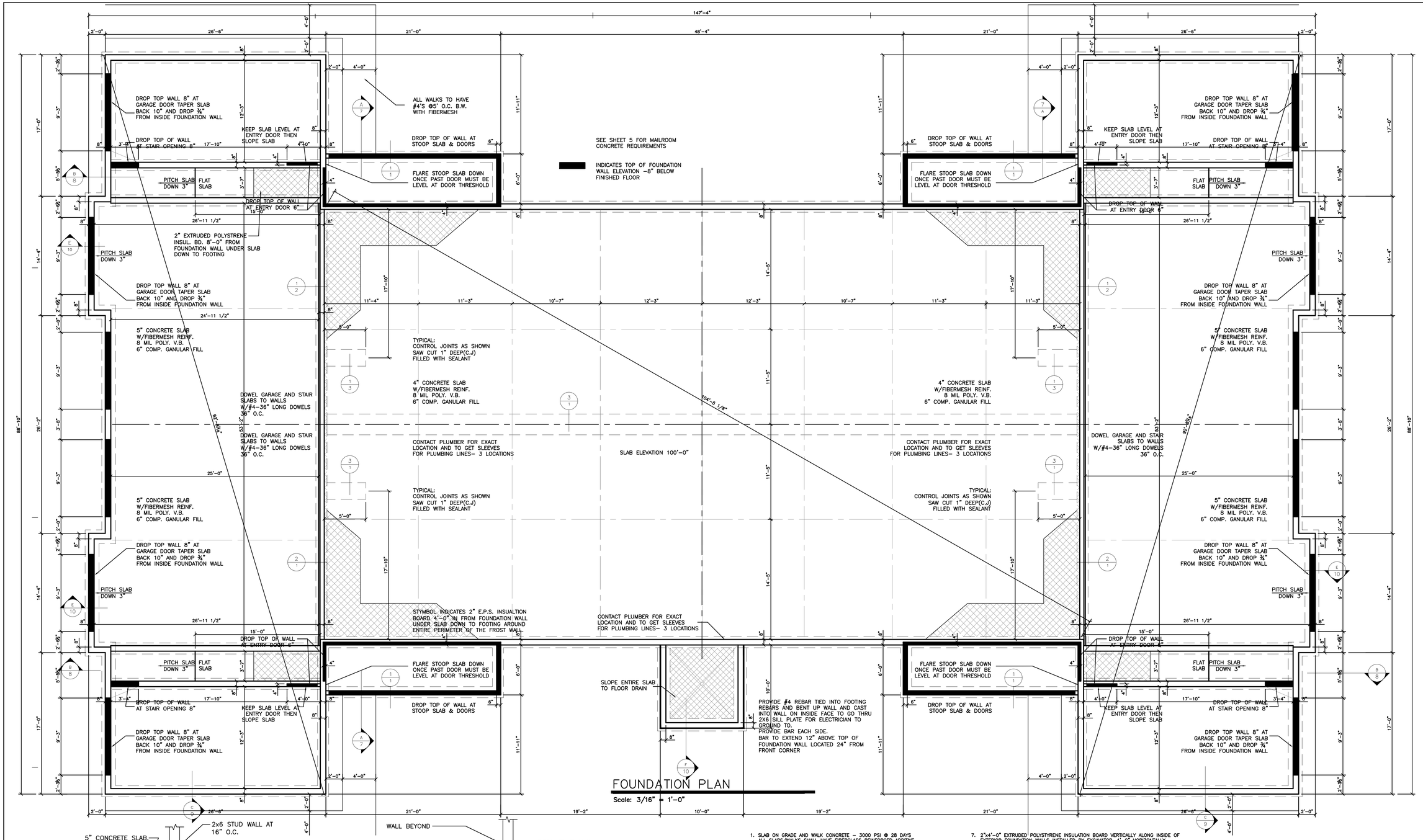


NOTE:
THOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPENCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION

PROPOSED 12 UNIT
NICOLET LUMBER CO.
CLAYTON, WI.

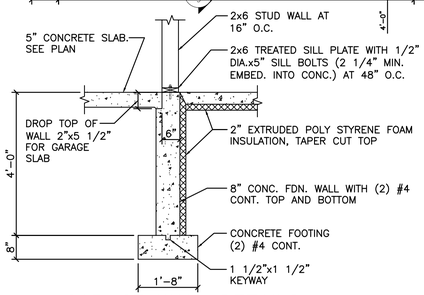
LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
CELL (920) 655-3829
CARPARCH@GMAIL.COM

DATE: -
FILE: 3
JOB: -
SHEET: TS



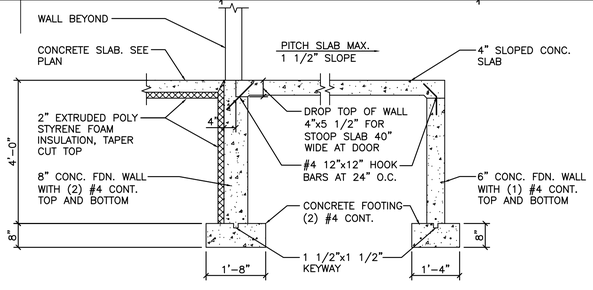
FOUNDATION PLAN

Scale: 3/16" = 1'-0"



GARAGE WALL DETAILS

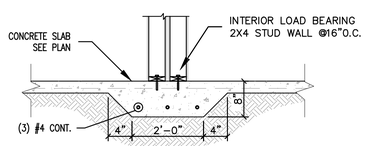
Scale: 1/2" = 1'-0"



STOOP SLAB AT DOOR DETAIL

Scale: 1/2" = 1'-0"

1. SLAB ON GRADE AND WALK CONCRETE – 3000 PSI @ 28 DAYS ALL SLABS/WALKS SHALL HAVE FIBERGLASS REINFORCED ADDITIVE. FOOTINGS AND WALLS CONCRETE – 3000 PSI @ 28 DAYS PROVIDE AIR ENTRAINING (5%-7%) FOR WALK AND WALL CONCRETE CONCRETE MIX DESIGNS SHALL BE SUBMITTED. MAXIMUM WATER/CEMENT RATIO PERMITTED IS: 0.50 FOR SLABS ON GRADE. 0.54 FOR BELOW GRADE CONCRETE 0.48 FOR EXPOSED CONCRETE
2. THE MAIN BUILDING FLOOR SLABS SHALL BE 4" CONCRETE OVER 8 MIL VAPOR BARRIER, OVER 6" OF COMPACTED GRANULAR FILL. THE GARAGE FLOOR SLABS SHALL BE 5" CONCRETE OVER 8 MIL VAPOR BARRIER. LAP ALL SEAMS OF VAPOR BARRIER 2'-0"
3. FRAMER TO PROVIDE AND ATTACH EXTERIOR TREATED WALL BASE PLATES WITH DRILLED IN ANCHOR BOLTS LOCATED AT 48" O.C. AND 12" FROM EACH END WITH 1/2" DIA. x 9 1/2" WEDGE BOLTS (2 1/4" MIN. EMBEDMENT INTO CONC.) ATTACH INTERIOR TREATED WALL BASE PLATES AT SHORT PARTY WALLS (SHEAR WALLS) WITH ANCHOR BOLTS LOCATED AT 48" O.C. WITH 1/2" DIA. x 5 1/2" WEDGE BOLTS (2 1/4" MIN. EMBEDMENT INTO CONC.)
4. FLATWORK CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING AND COMPACTING ALL OPEN PLUMBING TRENCHES AND SHALL COMPACT REMAINDER OF THE TOP 6" AREA TO RECIEVE SLAB TO MEET 95% DENSITY PER ASTM D-1557. NO LARGE ROCKS GREATER THAN 1" SHALL BE PUT INTO PLUMBING TRENCHES, COMPACTION TEST SHALL BE PERFORMED AT ONE PER EVERY 2000 S.F. OF SLAB
5. ALL EXTERIOR FOUNDATION WALLS FOR THE MAIN BUILDING ARE 8" OR 10" THICK, 4'-0" HIGH. POURED CONCRETE WITH (2) #4 REBARS, TOP AND BOTTOM, POURED ON TOP OF 8"x20" FOOTINGS WITH (2) #4 REBARS. 2x8 FORMS MUST BE USED TO FORM FOOTINGS. 2x6 FORMS SHALL NOT BE ALLOWED.
6. STOOP FOUNDATION WALLS SHALL BE 6" THICK, 3'-6" HIGH, POURED CONCRETE WITH (1) #4 REBAR, TOP AND BOTTOM, POURED ON TOP OF 8"x16" FOOTINGS WITH (2) #4 REBAR. EXPOSED PORTION OF STOOP FOUNDATION WALLS SHALL BE DEPRESSED FOR STOOP SLAB TO COVER OVER.
7. 2"x4'-0" EXTRUDED POLYSTYRENE INSULATION BOARD VERTICALLY ALONG INSIDE OF EXTERIOR FOUNDATION WALLS INSTALLED BY EXCAVATOR. 4'-0" HORIZONTALLY UNDER THE FLOOR SLAB INSTALLED BY SLAB CONTRACTOR = BEVEL CUT FOAM AT TOP OF WALL MATERIAL BY NICOLET LUMBER.
8. SLAB MUST BE LEVEL IN AREA AROUND WATER CLOSET.
9. COORDINATE WITH PLUMBER FOR SLEEVES TO BE INSTALLED.
10. AT ALL FLOOR DRAINS SLOPE SLAB DOWN 1/4" IN 12" RADIUS AROUND IN APARTMENT AND ENTIRE FLOOR DOWN TO DRAIN IN UTILITY ROOM. THESE ARE MARKED IN ORANGE.
11. SAWCUT CONTROL JOINTS 4–12 HOURS AFTER CONCRETE IS POURED. JOINT TO BE 1/8"x1" DEEP.
12. SEE FLOOR PLANS FOR AREAS TO RECIEVE SHEET VINYL FLOORING. CONCRETE MUST BE TROWELED SMOOTH AT THESE AREAS.
13. ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
14. WHERE ALL SIDEWALKS MEET STOOPS PROVIDE #4 DOWELS x 12" LONG @ 12" O.C. WALKS TO HAVE SMALL TOOL CONTROL JOINTS.
15. ANY NATURAL SOILS THAT ARE DISTURBED OR FILLED IN UP TO GRADE SHALL BE COMPACTED PRIOR TO POURING FOOTINGS.
16. STOOPS AND PATIO SLABS TO BE SLOPED 1" MIN. TO EXTERIOR., BUT MUST REMAIN LEVEL WHERE DOORS ARE INSTALLED OVER RECESSED FOUNDATION WALL.
17. REINFORCING STEEL TO BE ASTM-A615 GRADE 60. LAP BARS 30" MIN. AND WIRE TIE TOGETHER.
18. ONE SAWCUT CONTROL JOINT AT ENTRY STOOP, BROOM FINISH IN DIRECTION OF SLOPE. WALKS TO HAVE SMALL TOOLED JOINTS 5'-0



THICKENED SLAB DETAIL

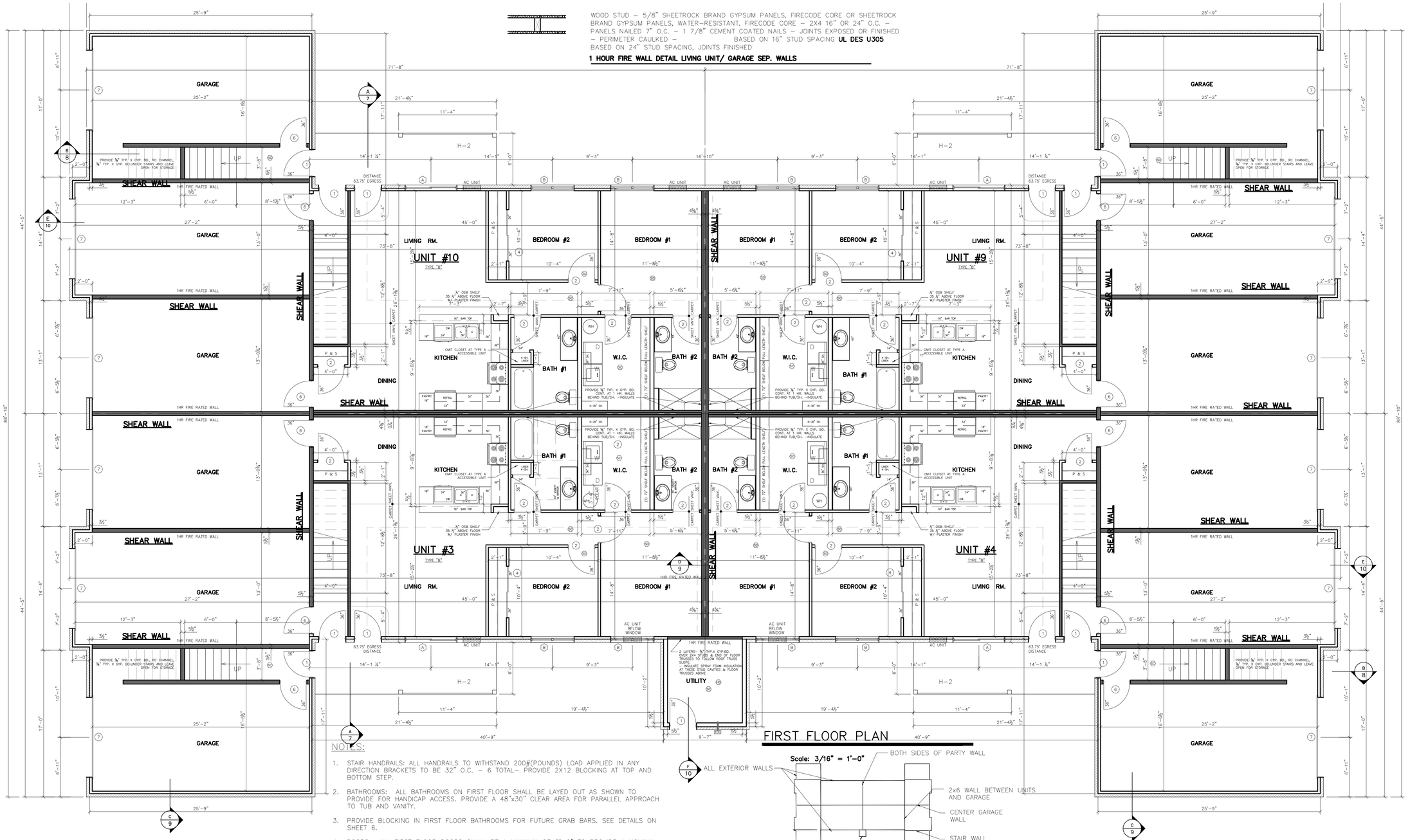
Scale: 1/2" = 1'-0"

NOTE:
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PROPOSED 12 UNIT APARTMENT
NICOLET LUMBER CO.
CLAYTON, WISCONSIN

LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
(920) 655-3829
CARPARCH@GMAIL.COM

DATE: =
FILE: 3
JOB: -
SHEET:



WOOD STUD – 5/8" SHEETROCK BRAND GYPSUM PANELS, FIRECODE CORE OR SHEETROCK BRAND GYPSUM PANELS, WATER–RESISTANT, FIRECODE CORE – 2X4 16" OR 24" O.C. – PANELS NAILED 7" O.C. – 1 7/8" CEMENT COATED NAILS – JOINTS EXPOSED OR FINISHED – PERIMETER CAULKED – BASED ON 16" STUD SPACING **UL DES U305** BASED ON 24" STUD SPACING, JOINTS FINISHED

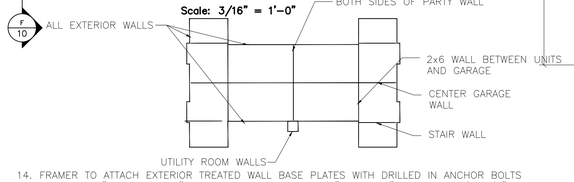
1 HOUR FIRE WALL DETAIL LIVING UNIT/ GARAGE SEP. WALLS

FIRST FLOOR PLAN

Scale: 3/16" = 1'–0"

NOTES:

1. STAIR HANDRAILS: ALL HANDRAILS TO WITHSTAND 200#(POUNDS) LOAD APPLIED IN ANY DIRECTION BRACKETS TO BE 32" O.C. – 6 TOTAL– PROVIDE 2X12 BLOCKING AT TOP AND BOTTOM STEP.
2. BATHROOMS: ALL BATHROOMS ON FIRST FLOOR SHALL BE LAYED OUT AS SHOWN TO PROVIDE FOR HANDICAP ACCESS. PROVIDE A 48"x30" CLEAR AREA FOR PARALLEL APPROACH TO TUB AND VANITY.
3. PROVIDE BLOCKING IN FIRST FLOOR BATHROOMS FOR FUTURE GRAB BARS. SEE DETAILS ON SHEET 6.
4. DOORS: ALL FIRST FLOOR DOORS SHALL BE A MINIMUM OF 3'–0" TO PROVIDE A NOMINAL CLEAR OPENING OF 34".
5. LUMBER FOR JOISTS, HEADERS, RAFTERS, AND OTHER STRUCTURAL FRAMING, SPF #1/#2 OR BETTER. ALL TOP PLATES FOR ROOF TRUSS BEARING TO BE SPF #1/#2 EXCEPT AT LOWER GARAGE ROOF GIRDER BEARING AND SECOND FLOOR BUMPOUT GIRDER BEARING S. YELLOW PINE ALL OTHER LUMBER – SPF STUD GRADE OR BETTER.
6. ALL WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED.
7. EXTERIOR SHEATHING TO BE DOW BRAND 1" EXTRUDED POLYSTYRENE TYPE IV. PER ASTM C578
8. AT ALL FIRST FLOOR WINDOWS ONLY INSTALL 2X4 PLATE BOTTOM OF HEADERS
9. HEADERS MADE UP OF MULTIPLE PLIES OF LUMBER SHALL BE FULL LENGTH CONTINUOUS BETWEEN POSTS. SPLICES OF PLIES BETWEEN POSTS ARE NOT PERMITTED.
10. PROVIDE MINIMUM DOUBLE STUD POST AT EACH END OF ALL WINDOW HEADERS AND GIRDER TRUSS BEARING PROVIDE MIN. 3 STUD POSTS
11. PROVIDE SOLID BLOCKING IN THE FIRST FLOOR TRUSS SPACE BETWEEN POSTS ON THE SECOND FLOOR AND POSTS ON THE FIRST FLOOR
12. UNDER TUBS AND SHOWERS AT RSECOND FLOOR INSTALL 15/32" APA RATED OSB SHEATHING PER APA SPEC PR–108 PER UL550 SYSTEM 1
13. AC SLEEVES ARE 26 1/4"Wx16 1/4"H. BEDROOM S ARE 42" ABOVE FLOOR TO SILL. LIVING ROOM IS 3" BELOW WINDOW TO TOP.



14. FRAMER TO ATTACH EXTERIOR TREATED WALL BASE PLATES WITH DRILLED IN ANCHOR BOLTS LOCATED 48" O.C. AND 12" FROM EACH END. WITH 1/2" DIA. x 5" SILL BOLTS (2 1/4" MIN. EMBEDMENT INTO CONCRETE) ATTACH INTERIOR TREATED WALL BASE PLATES AT SHORT PARTY WALLS (SHEAR WALLS) WITH ANCHOR BOLTS 48" O.C. AND 12" FROM EACH END. WITH 1/2" DIA. x 5" SILL BOLTS (2 1/4" MIN. EMBEDMENT INTO CONCRETE). MINIMUM TWO ANCHOR BOLTS PER ANY LENGTH OF PLATE.

NOTES: SMOKE ALARMS

1. SMOKE ALARMS SHALL BE INSTALLED PER I.B.C. 907.2.11.2
2. ALL SMOKE DETECTORS SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER UNSWITCHED CIRCUIT AND BE PROVIDED WITH A BACKUP POWER SOURCE.
3. SMOKE DETECTORS SHALL BE LOCATED IN HALL 6'–0" FROM BEDROOM DOOR AND IN EACH BEDROOM.
4. SMOKE DETECTORS SHALL BE LOCATED IN THE UTILITY ROOM AND SHALL BE WIRED TO AN UNSWITCHED CIRCUIT WITH EMERGENCY POWER BACKUP.

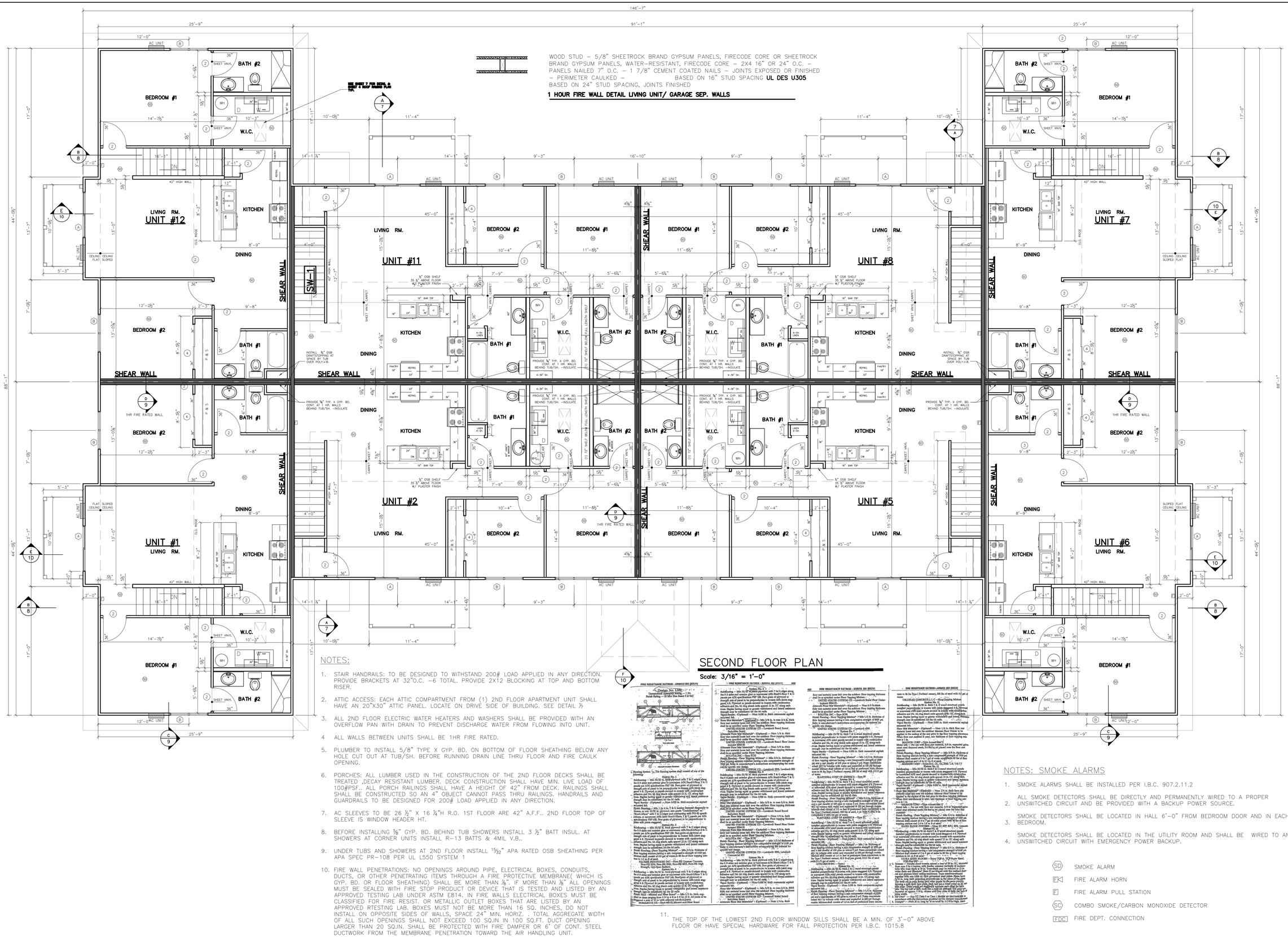
(SD) SMOKE ALARM
(FK) FIRE ALARM HORN
(F) FIRE ALARM PULL STATION
(SC) COMBO SMOKE/CARBON MONOXIDE DETECTOR
(FDC) FIRE DEPT. CONNECTION

NOTE:
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1 HOUR FIRE WALL DETAIL LIVING UNIT/ GARAGE SEP. WALLS

SECOND FLOOR PLAN

Scale: 3/16" = 1'-0"

NOTES:

1. STAIR HANDRAILS: TO BE DESIGNED TO WITHSTAND 200# LOAD APPLIED IN ANY DIRECTION. PROVIDE BRACKETS AT 32"O.C. –6 TOTAL. PROVIDE 2X12 BLOCKING AT TOP AND BOTTOM RISER.
2. ATTIC ACCESS: EACH ATTIC COMPARTMENT FROM (1) 2ND FLOOR APARTMENT UNIT SHALL HAVE AN 20"X30" ATTIC PANEL. LOCATE ON DRIVE SIDE OF BUILDING. SEE DETAIL ½
3. ALL 2ND FLOOR ELECTRIC WATER HEATERS AND WASHERS SHALL BE PROVIDED WITH AN OVERFLOW PAN WITH DRAIN TO PREVENT DISCHARGE WATER FROM FLOWING INTO UNIT.
4. ALL WALLS BETWEEN UNITS SHALL BE 1HR FIRE RATED.
5. PLUMBER TO INSTALL 5/8" TYPE X GYP. BD. ON BOTTOM OF FLOOR SHEATHING BELOW ANY HOLE CUT OUT AT TUB/SH. BEFORE RUNNING DRAIN LINE THRU FLOOR AND FIRE CAULK OPENING.
6. PORCHES: ALL LUMBER USED IN THE CONSTRUCTION OF THE 2ND FLOOR DECKS SHALL BE TREATED ,DEAY RESISTANT LUMBER. DECK CONSTRUCTION SHALL HAVE MIN. LIVE LOAD OF 100#PSF.. ALL PORCH RAILINGS SHALL HAVE A HEIGHT OF 42" FROM DECK. RAILINGS SHALL BE CONSTRUCTED SO AN 4" OBJECT CANNOT PASS THRU RAILINGS. HANDRAILS AND GUARDRAILS TO BE DESIGNED FOR 200# LOAD APPLIED IN ANY DIRECTION.
7. AC SLEEVES TO BE 26 ½" X 16 ¼"H R.O. 1ST FLOOR ARE 42" A.F.F.. 2ND FLOOR TOP OF SLEEVE IS WINDOW HEADER HT.
8. BEFORE INSTALLING ⅝" GYP. BD. BEHIND TUB SHOWERS INSTALL 3 ½" BATT INSUL. AT SHOWERS AT CORNER UNITS INSTALL R–13 BATTS & 4MIL V.B..
9. UNDER TUBS AND SHOWERS AT 2ND FLOOR INSTALL 15/32" APA RATED OSB SHEATHING PER APA SPEC PR–108 PER UL L550 SYSTEM 1
10. FIRE WALL PENETRATIONS: NO OPENINGS AROUND PIPE, ELECTRICAL BOXES, CONDUITS, DUCTS, OR OTHER PENETRATING ITEMS THROUGH A FIRE PROTECTIVE MEMBRANE(WHICH IS GYP. BD. OR FLOOR SHEATHING) SHALL BE MORE THAN ½". IF MORE THAN ⅛" ALL OPENINGS MUST BE SEALED WITH FIRE STOP PRODUCT OR DEVICE THAT IS TESTED AND LISTED BY AN APPROVED TESTING LAB UNDER ASTM E814. IN FIRE WALLS ELECTRICAL BOXES MUST BE CLASSIFIED FOR FIRE RESIST. OR METALLIC OUTLET BOXES THAT ARE LISTED BY AN APPROVED RTESTING LAB. BOXES MUST NOT BE MORE THAN 16 SQ. INCHES, DO NOT INSTALL ON OPPOSITE SIDES OF WALLS, SPACE 24" MIN. HORIZ. . TOTAL AGGREGATE WIDTH OF ALL SUCH OPENINGS SHALL NOT EXCEED 100 SQ.IN IN 100 SQ.FT. DUCT OPENING LARGER THAN 20 SQ.IN. SHALL BE PROTECTED WITH FIRE DAMPER OR 6' OF CONT. STEEL DUCTWORK FROM THE MEMBRANE PENETRATION TOWARD THE AIR HANDLING UNIT.
11. THE TOP OF THE LOWEST 2ND FLOOR WINDOW SILLS SHALL BE A MIN. OF 3'–0" ABOVE FLOOR OR HAVE SPECIAL HARDWARE FOR FALL PROTECTION PER I.B.C. 1015.8

NOTES: SMOKE ALARMS

1. SMOKE ALARMS SHALL BE INSTALLED PER I.B.C. 907.2.11.2

   ALL SMOKE DETECTORS SHALL BE DIRECTLY AND PERMANENTLY WIRED TO A PROPER
2. UNSWITCHED CIRCUIT AND BE PROVIDED WITH A BACKUP POWER SOURCE.
3. SMOKE DETECTORS SHALL BE LOCATED IN HALL 6'–0" FROM BEDROOM DOOR AND IN EACH BEDROOM.

   SMOKE DETECTORS SHALL BE LOCATED IN THE UTILITY ROOM AND SHALL BE WIRED TO AN
4. UNSWITCHED CIRCUIT WITH EMERGENCY POWER BACKUP.

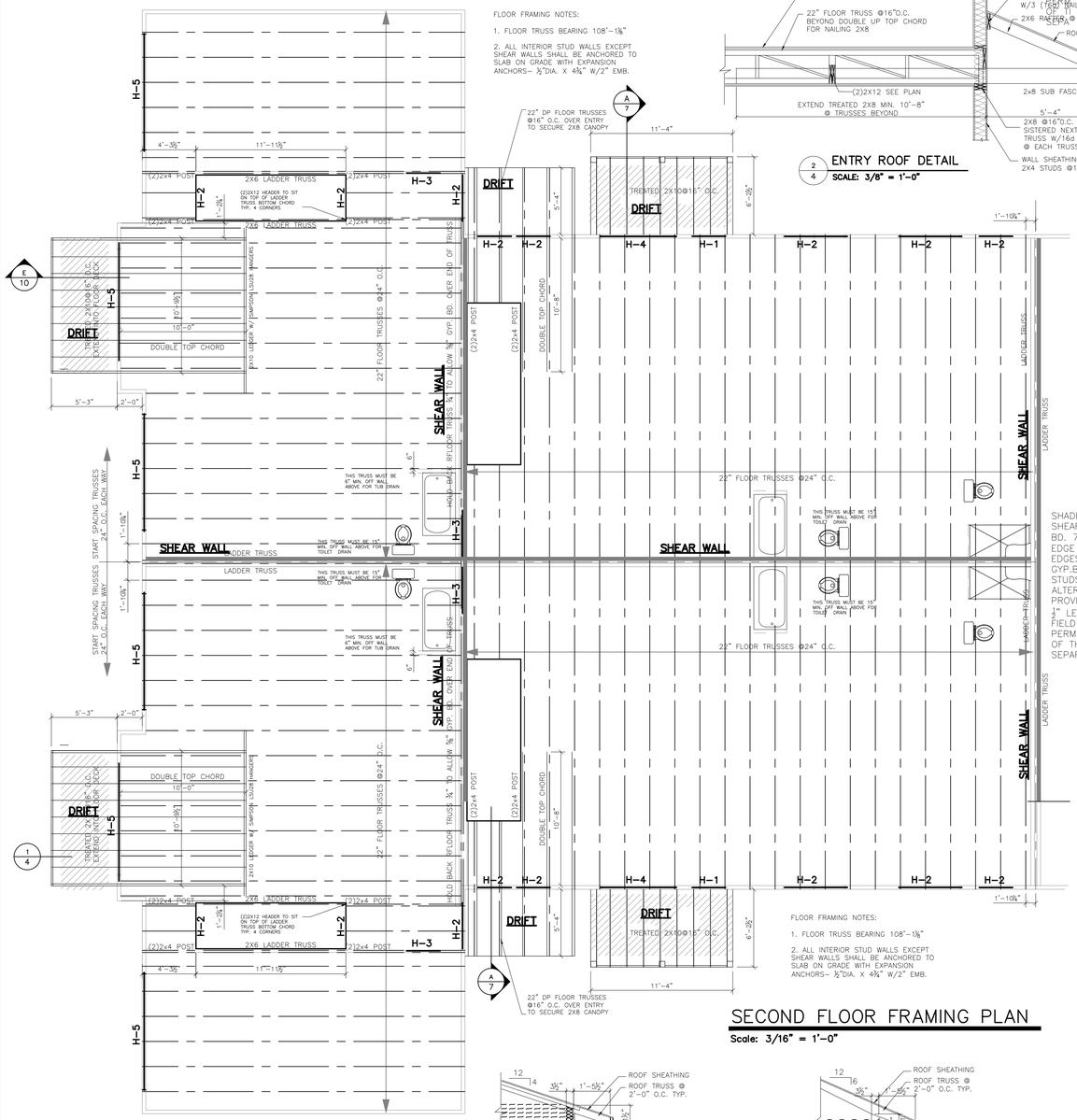
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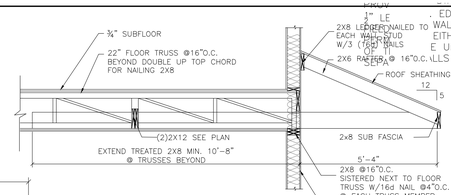
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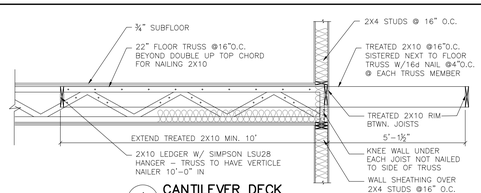
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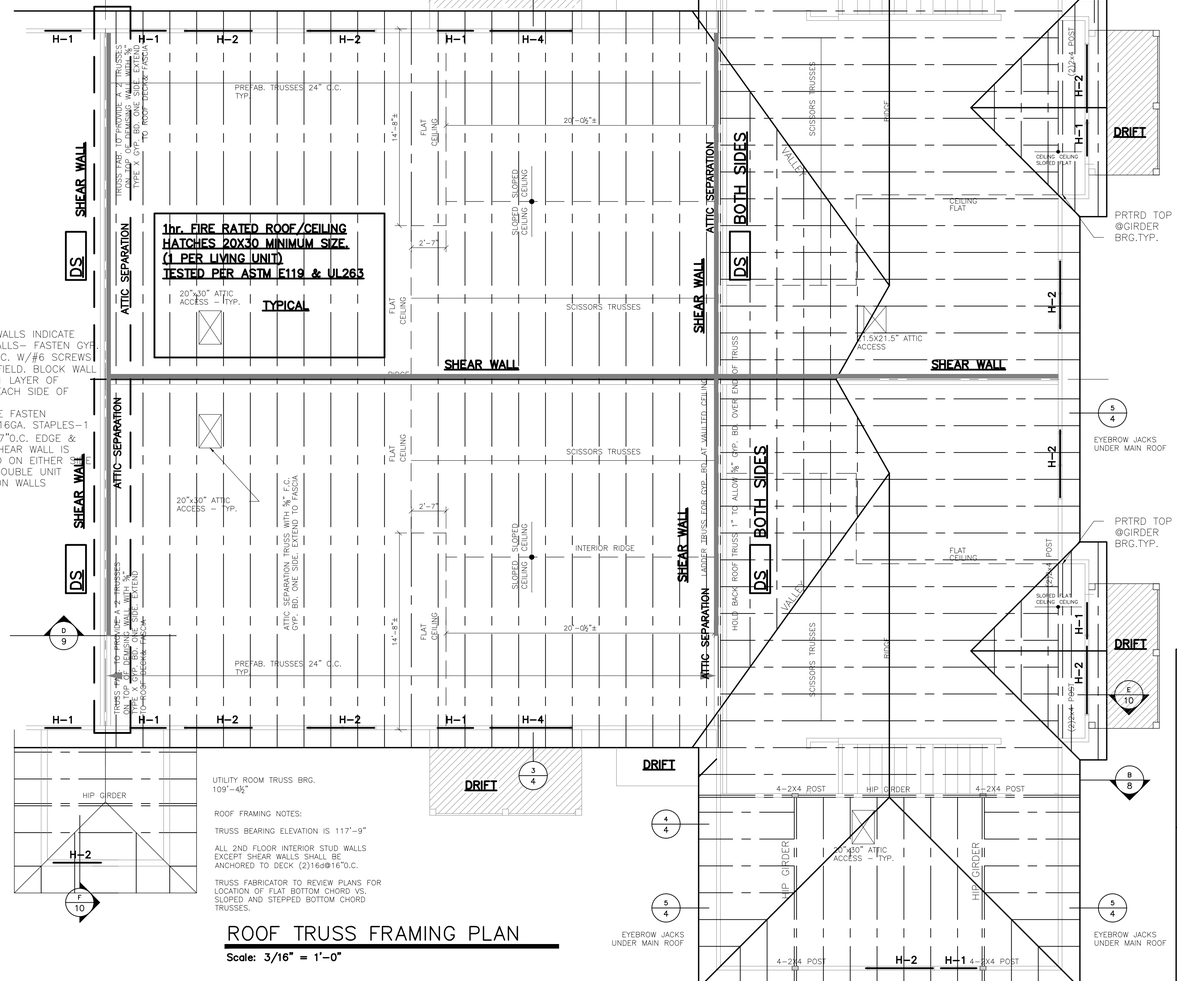
SECOND FLOOR FRAMING PLAN
Scale: 3/16" = 1'-0"



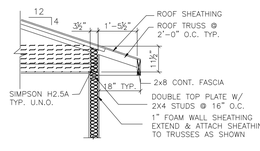
2/4 ENTRY ROOF DETAIL
SCALE: 3/8" = 1'-0"



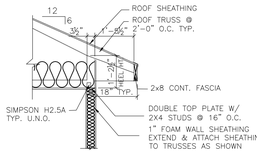
1/4 CANTILEVER DECK
SCALE: 3/8" = 1'-0"



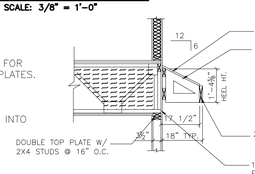
ROOF TRUSS FRAMING PLAN
Scale: 3/16" = 1'-0"



3/4 DETAIL @4/12" SLOPE
SCALE: 3/8" = 1'-0"



4/4 SECOND FLOOR DETAIL @6/12" SLOPE
SCALE: 3/8" = 1'-0"



5/4 FIRST FLOOR GARAGE DETAIL AT EYEBROW
SCALE: 3/8" = 1'-0"

STRUCTURAL CALCULATIONS

DESIGN LOADS

ROOF LOADS

DEAD

TOP CHORD	ROOF SHINGLES	3	p.s.f.
	SHEATHING	2	p.s.f.
	INSULATION	2	p.s.f.
	WOOD TRUSSES	5	p.s.f.
	MECHANICAL	3	p.s.f.
BOTTOM CHORD	ELECTRICAL	2	p.s.f.
	MISCELLANIOUS	1	p.s.f.
TOTAL DEAD LOAD		18	p.s.f.

LIVE

SNOW - GROUND Pg = 50 Figure 7-1
Ce = 0.9 Table 7-2 Ct = 1.1 Table 7-3
Is = 1 Table 1.5-2 Cs = 1 Figure 7-2
SNOW LOAD Ps= Pg*0.7*(Ce)(Ce)(Ct)(Cs)(I) = 35 p.s.f.

TOTAL ROOF LOAD	53	

FLOOR LOADS

DEAD

FLOORING	1	p.s.f.
3/4" lewisrock	5	p.s.f.
SHEATHING	3	p.s.f.
TrussTJI FRAMING	3	p.s.f.
M/EP	3	p.s.f.
MISCELLANIOUS	3	p.s.f.
TOTAL DEAD LOAD	18	p.s.f.

LIVE

RESIDENTIAL	40	p.s.f.
CORRIDORS	100	p.s.f. +2K Conc. Ld
TOTAL 1ST FLOOR LOAD	58 or 118	p.s.f.

Building Information
County: Polk County
Size: Base @Ills
W 54.833 26 ft.
L 147 89 ft.
Pitch 4 6 in 12
Building Seperation N/A IF-20 ft.
Eave height 18.1 ft.
Gable End N
Wind Exposure B
Roof Type Y Shingles
ASCE 7-10 N Steel
N BUR/EPDM

Properties

STEEL - Structural	ASTM A-992 Fy= 50 KSI			
STEEL - Tube	ASTM A-500 Gr. B Fy= 46 KSI			
STEEL - Miscellaneous	ASTM A-36 Fy= 36 KSI			
CONCRETE:				
FLOORS	f'c=3000 psi @ 28 DAYS	1"STONE		
FOUNDATIONS	f'c=3000 psi @ 28 DAYS	1 1/2" STONE		
EXPOSED	f'c=3000 psi @ 28 DAYS	AIR ENTRAINED 5-7%		
TIMBER:	#1/#2 SPF or EQUAL			
Headers, sills minimum	Fb= 875 Fv= 135 psi			
#1/#2 SPF or better	Fc 1150 E= 1.6E10**6	NLGA		
Studs - 16" o.c.	Fb= 700 Fv= 70			
Const. grade	Fc 675 E= 1.2E10**6	NLGA		
Micro=Lams	By TrusJoist McMillan or equal			
	Fb= 2600 Fv= 285 psi			
	Fc 2510 E= 1.9 E10**6	Weyh. TJ-M		

MASONRY: f'm= 1350 psi - RUNNING BOND

WISCONSIN JEFFREY R. KNEP E-32202 DESIGNER PROFESSIONAL ENGINEER 8-Jun-2021

Jeffrey R. Knep P.E.
Wisconsin P.E. Lic # -24726

6. CAREFULLY REVIEW THE TRUSS CALC SHEETS FOR LATERAL BRACING LOCATIONS AND FOR THE BEARING BLOCKS IF LOAD EXCEEDS 2200 POUNDS FOR BEARING ON SPF TOP PLATES.
7. GIRDER TRUSSES TO BE SHOP NAILED BY TRUSS SUPPLIER.
8. ALL HIP JACK TRUSSES TO HAVE 3 – 10d NAILS TOP AND BOTTOM CHORDS NAILED INTO CORNER HIP TRUSS UNLESS SPAN REQUIRES A HANGER TO BE USED.
9. DS INDICATES DRAG STRUT SHEAR TRUSS:
PROVIDE 1 LAYER ½" O.S.B. ON SIDE OF TRUSS W/8d@6"o.c.
DESIGN ROOF TRUSS ABOVE WALL TO CARRY 75 PLF OF SHEAR LOAD TO BOTTOM CHORD.
NAIL TOP PLATE W/16d COMMON @12"O.C. –16GA. BOX (NAIL GUN) @ 8" O.C.
10. SHEAR WALL NOTES
2–LAYERS MINIMUM ½" GYP. BD. W/#6 SCREWS @7"O.C. FIELD & EDGE

STRUCTURAL DESIGN NOTES:

1. PRE–ENGINEERED WOOD ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING CRITERIA:
DEAD LOADS:
TOP CHORD: 12 PSF
BOTTOM CHORD: 6 PSF
LIVE LOADS:
SNOW GROUND PG = 30 PSF
SNOW LOAD PF = 21 PSF
DEFLECTION (LIVE LOAD) – SPAN/240
2. SNOW LOADS: GROUND SNOW LOAD PG 40 PSF
EXPOSURE FACTOR Ce: .9
TEMP FACTOR Ct: 1.1
IMPORTANCE FACTOR: 1.0
DRIFTING PER IBC, AS REQUIRED, SEE PLANS AND OR CALCS
3. WIND LOADS: ASCE 7–07
BASIC WIND SPEED 90 MPH 3 SEC GUST
FACTOR I =1.0
EXPOSURE B
4. SEISMIC GROUP: I
SDS: 0.053
SD1: 0.048
SITE CLASS D
SEISMIC DESIGN CATEGORY A
BASIC SEISMIC FORCE RESISTING SYSTEM – SHEAR WALLS
5. WOOD TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION. TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE TRUSS SUPPLIER AND SHALL BE CLEARLY SHOWN ON THE ERECTION PLANS. SHOP DRAWINGS SHALL BEAR THE STAMP OF AN ENGINEER LICENSED IN THE STATE OF WISCONSIN.

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	BEARING	KING STUDS	SHLDR
H–1	2x6	2	SAWN	1 1/2"	1	2
H–2	2x12	2	SAWN	3"	1	2
H–3	2x12	3	SAWN	3"	1	2
H–4	3 1/2"x9 1/2"	1	GLULAM	3"	1	2
H–5	1 3/4"x11 1/4"	3	LVL	6"	1	3

HEADERS SHALL BE SPF #1/#2, OR BETTER FOR SAWN LUMBER, PACIFIC WOOD TEK 2.0E–3100F FOR LVL, OR ROSBORO IJC GLULAM 1.8E

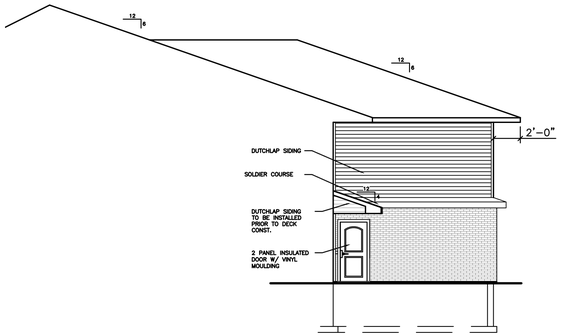
KING AND SHOULDER STUDS SHALL BE SPRUCE–PINE–FIR #1/#2 OR BETTER (ALL OTHERS STUD GRADE)
LVL'S LESS THAN OR EQUAL TO 12" DEEP:
(2) ROWS OF 16d AT 12" O.C. FOR HEADER ATTACHMENT
LVL'S GREATER THAN 12" DEEP:
(3) ROWS OF 16d AT 12" O.C. FOR HEADER ATTACHMENT

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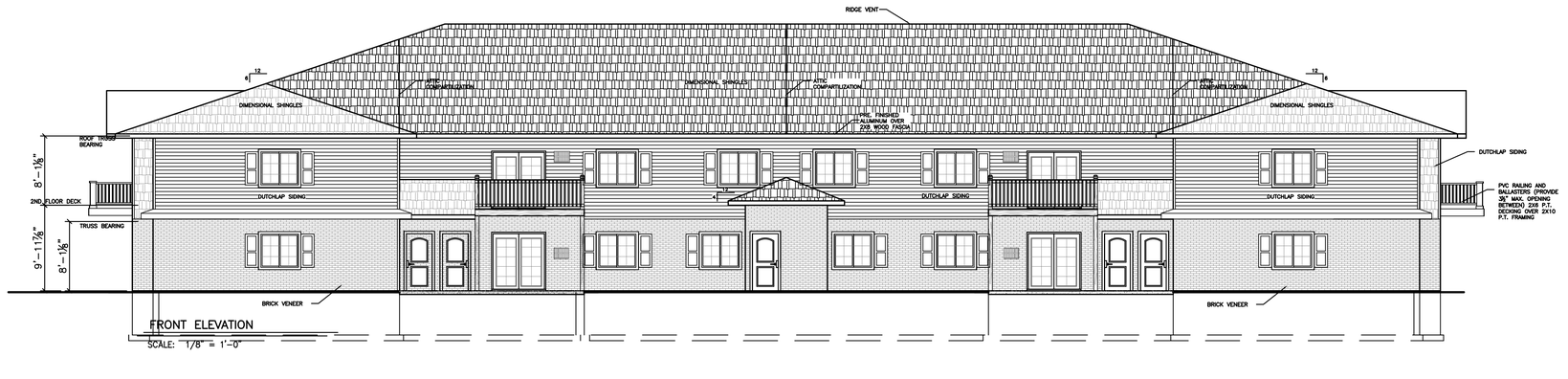
FRONT & REAR RIGHT SIDE GARAGE ELEVATION

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



RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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

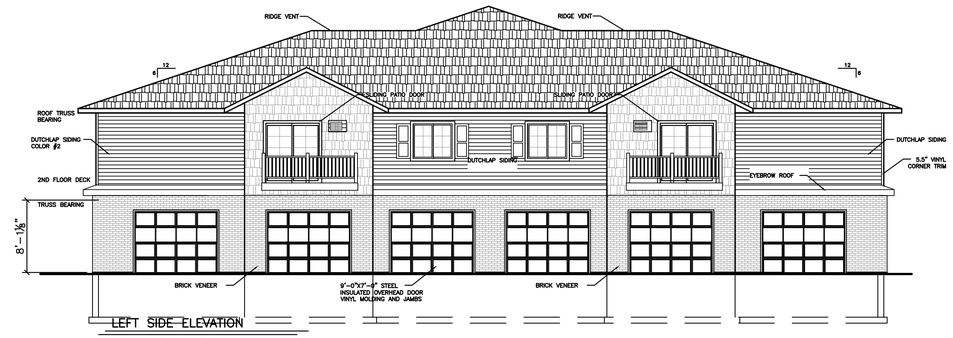
24 LIGHT FIXTURES AROUND BUILDING AND STANDARD (6X6) J-BLOCK FOR RECEPTACLES (12)

NOTE: SIDING INSTALLER TO PROVIDE HOODED STYLE 4" DRYER DUCT VENTS W/ FLAPPER (8) AND HOODED STYLE 4" BATH EXHAUST VENTS W/ FLAPPER (8) TO MATCH SIDING COLOR AND DEFLECT-O SOFFIT STYLE DRYER EXHAUST VENTS W/ FLAPPER (4) WHITE COLOR TRIM OUT GRILLES PER MANF. INSTRUCTION FOR DRYERS.

NOTE: SIDING INSTALLER TO CONNECT TO BATH EXHAUST DUCT AND INSTALL SOFFIT GRILLE WITH MID AMERICA MASTER EXHAUST VENT WHITE COLOR. (16)

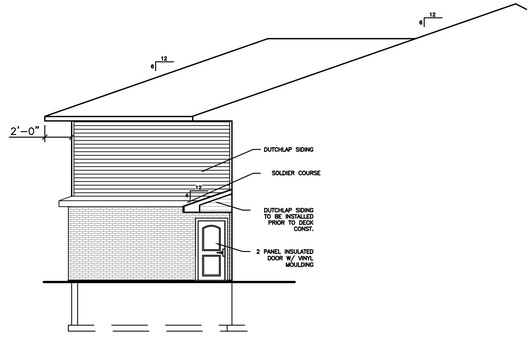
NOTE: SIDING INSTALLER TO PROVIDE CLEAR EXTERIOR GRADE SEALANT AND CAULK ALONG STONE, AC SLEEVES, DOOR MOLDINGS, DECK JOIST AND RAILINGS, J-TRIM.

TAPE OFF VENTED SOFFIT WITH TYVEK LIKE TAPE 24" EACH SIDE OF SOFFIT EXHAUST VENT.



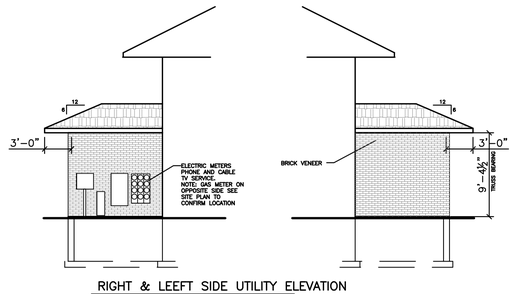
LEFT SIDE ELEVATION

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



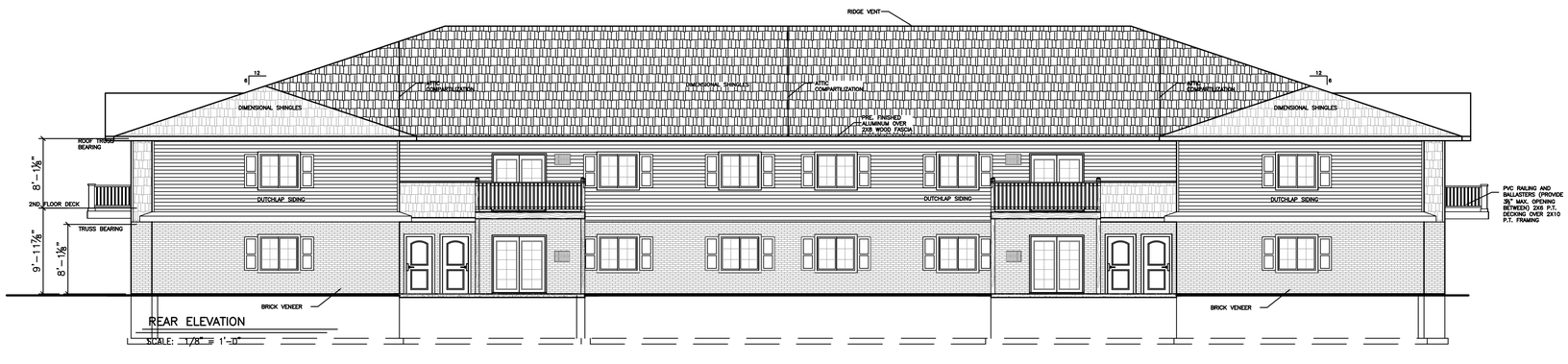
FRONT & REAR LEFT SIDE GARAGE ELEVATION

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



RIGHT & LEEFT SIDE UTILITY ELEVATION

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



REAR ELEVATION

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

COLOR SELECTIONS

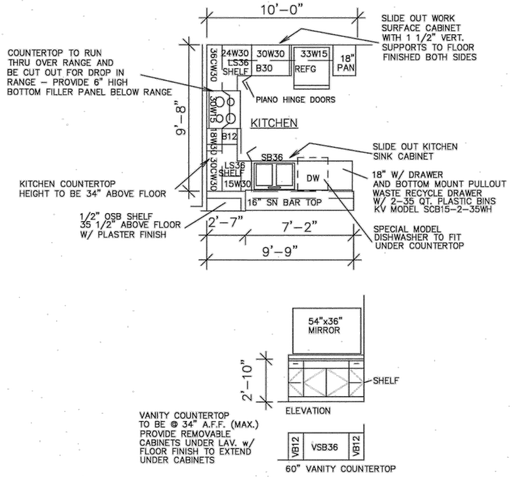
MATERIAL	MANF.	STYLE	COLOR
BRICK	ACME		MANGOLA GROVE
VINYL SIDING	PLY GEM VARFORM		IRISH THISTLE
VINYL SHAKE	PLY GEM VARFORM		#227 DESERT SAND
SHUTTERS	MID AMERICA	RAISED PANEL	#10 MUSKET BROWN
ENTRY DOORS		2 PANEL	COLOR TO MATCH SHUTTERS
WINDOWS	QUAKER	SEE SCHEDULE	WHITE
FASCIA,TRIM,SOFFIT			WHITE
ALUM. GUTTERS		SONOMA	WHITE
GARAGE DOORS	AM. OVERHEAD DOOR		WHITE

NOTE:
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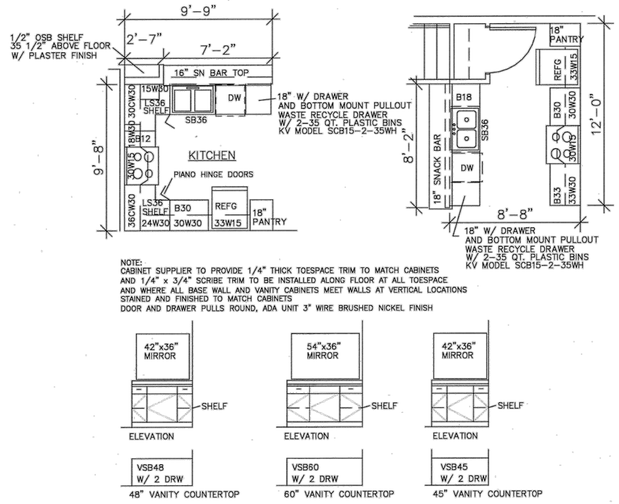
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LLOYD CARPENTER-ARCHITECT, LLC
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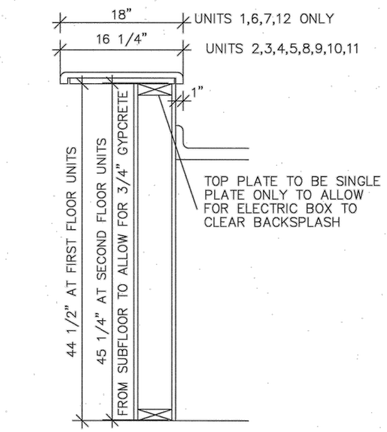
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JOB: -
SHEET: 5



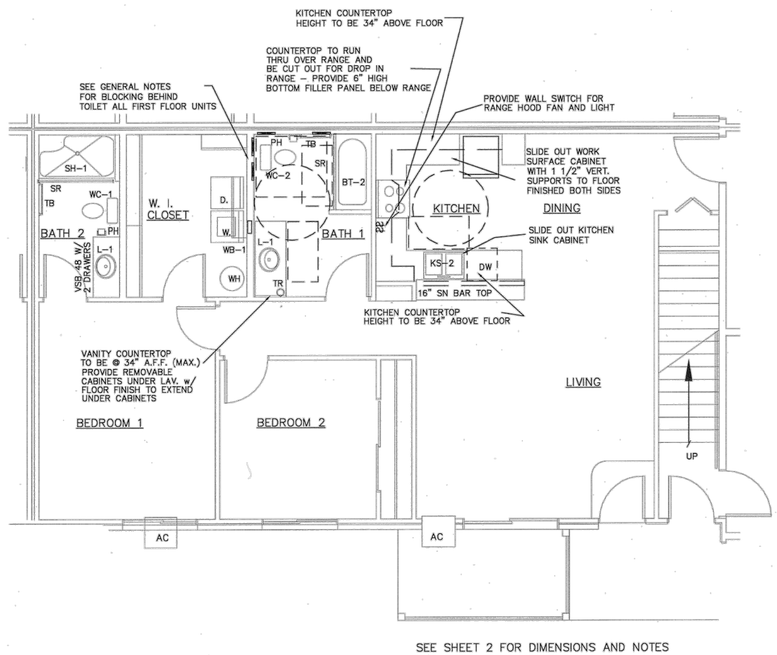
TYPE 'A' KITCHEN BATH CABINETS



TYPICAL KITCHEN BATH CABINETS



SNACK BAR WALL

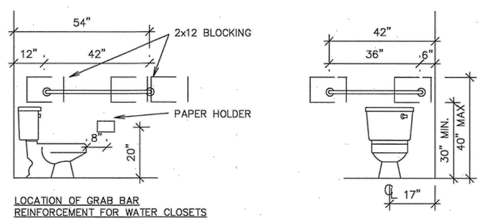


SEE SHEET 2 FOR DIMENSIONS AND NOTES

FIRST FLOOR PLAN– TYPE 'A' HANDICAP

SCALE: 3/16" = 1'–0"

2. BATHROOMS: ALL BATHROOMS ON FIRST FLOOR SHALL BE LAYED OUT AS SHOWN TO PROVIDE FOR HANDICAP ACCESS. PROVIDE A 48" x 30" CLEAR AREA FOR PARALLEL APPROACH TO TUB AND VANITY AND A 60" x56" AREA AT WATER CLOSET
3. PROVIDE BLOCKING IN FIRST FLOOR BATHROOMS FOR FUTURE GRAB BARS. SEE DETAILS
4. DOORS: ALL FIRST FLOOR DOORS SHALL BE A MIN. OF 3'–0" TO PROVIDE A NOMINAL CLEAR OPENING OF 34". AT ALL INTERIOR SWING DOORS PROVIDE LEVER HANDLE.
5. ALL LIGHTING CONTROLS, ELECTRICAL SWITCHES, THERMOSTATS, GARAGE DOOR HARDWARE, AIR CONDITIONER CONTROLS, FIRE ALARM PULL, TELEPHONE AND CABLE TV JACKS SHALL BE MOUNTED NO LOWER THAN 15" TO BOTTOM OF BOX OR 48" TO TOP OF BOX. AT KITCHEN RANGE HOOD, PROVIDE WALL SWITCHES TO CONTROL FAN AND LIGHT.
6. ALL KITCHEN SINK, BATH LAV AND SHOWER/TUB CONTROLS SHALL BE LEVER HANDLE STYLE.
7. WATER CLOSET SHALL BE MODEL WITH SEAT HEIGHT OF 15" –19" ABOVE FLOOR. CENTERLINE OF WATER CLOSET TO BE 17" OFF WALL.
8. TUB/SHOWER MODULE SHALL BE FLUSH SIDEWALLS AND HAVE BACKING FOR FUTURE GRAB BARS AT SIDEWALL AND FRONT AND BACK END WALLS. PROVIDE HANDHELD SHOWER UNIT WITH 59" LONG MIN. HOSE ON VERTICAL BAR.
9. KITCHEN SINK BOWL SHALL HAVE BOWL DEPTH MAXIMUM OF 6 1/2" DEEP. PROVIDE TRAP WRAP ON ALL PIPING BELOW SINK.
10. SHEET VINYL FLOORING TO EXTEND UNDER ALL CABINETS AND VANITIES.
11. RANGE TO BE 30" DROP IN ELECTRIC STYLE MODEL COUNTERTOP TO BE CUT OUT PER RANGE SUPPLIER SPECS. REFRIGERATOR TO BE MODEL WITH 50% OF FREEZER COMPARTMENT BELOW 54".



LOCATION OF GRAB BAR REINFORCEMENT FOR WATER CLOSETS

NOTE: THE AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYPICAL FIXTURE CONFIGURATIONS.

8 – 12 UNIT BUILDINGS = 96 UNITS

2 BEDROOM UNITS = 96 UNITS

96 x 2% = .192 OR 1 UNIT OF 2 BEDROOMS

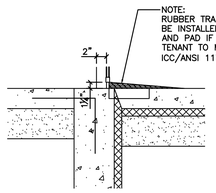
TOTAL OF 2 TYPE A HANDICAP UNITS

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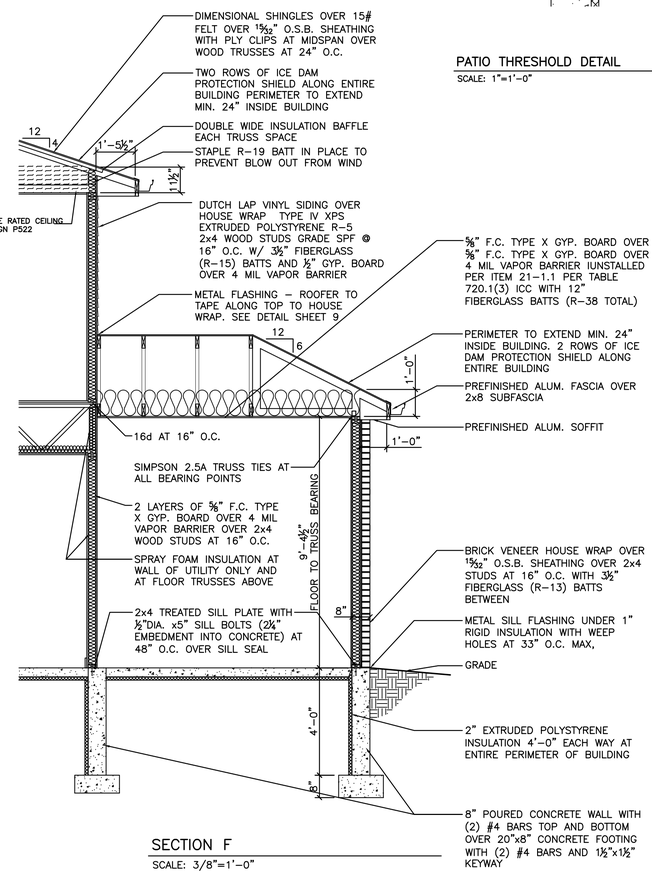
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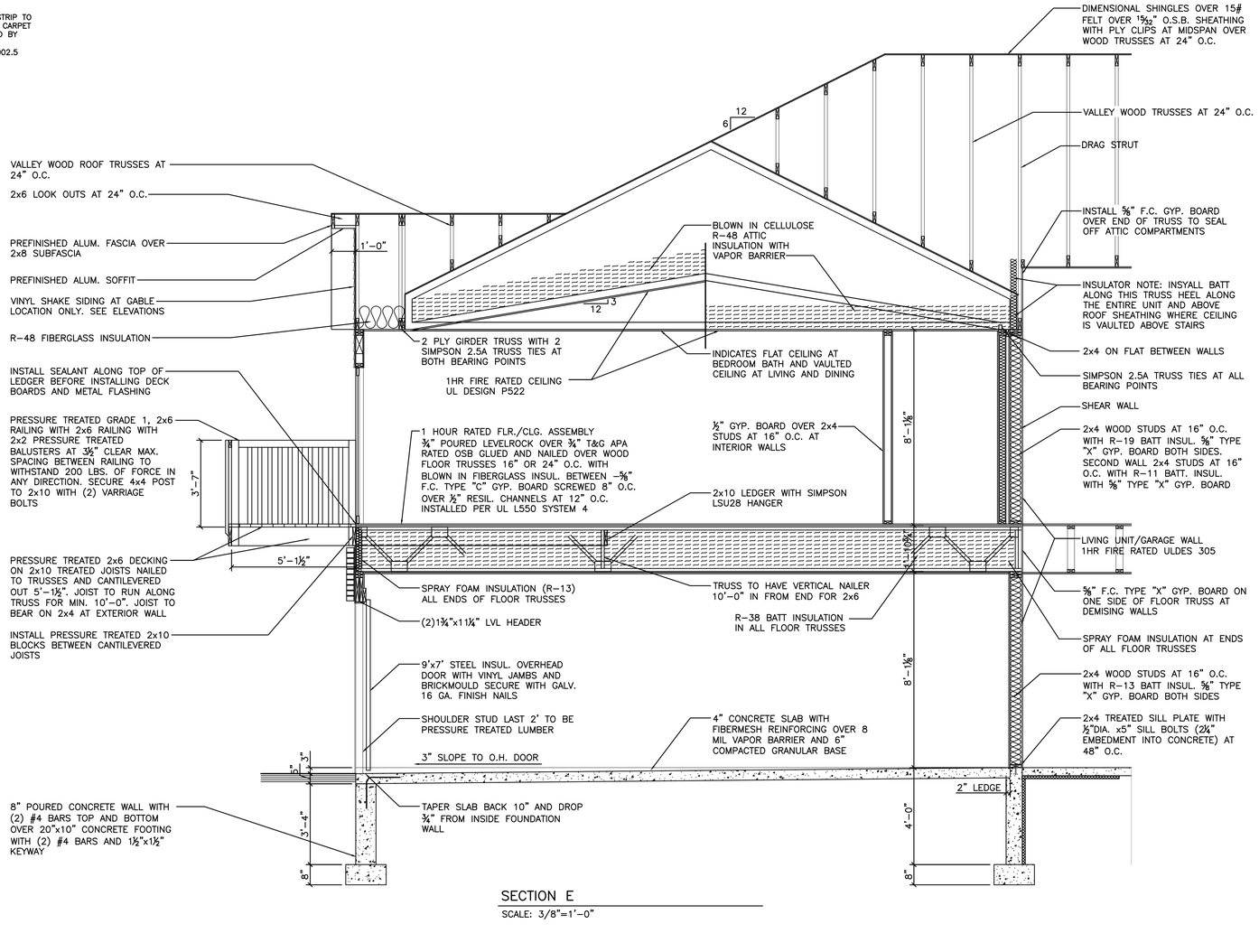
PATIO THRESHOLD DETAIL

SCALE: 1"=1'-0"



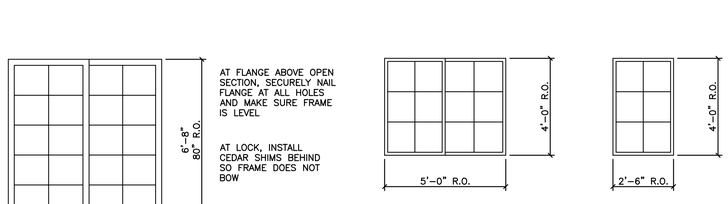
SECTION F

SCALE: 3/8"=1'-0"

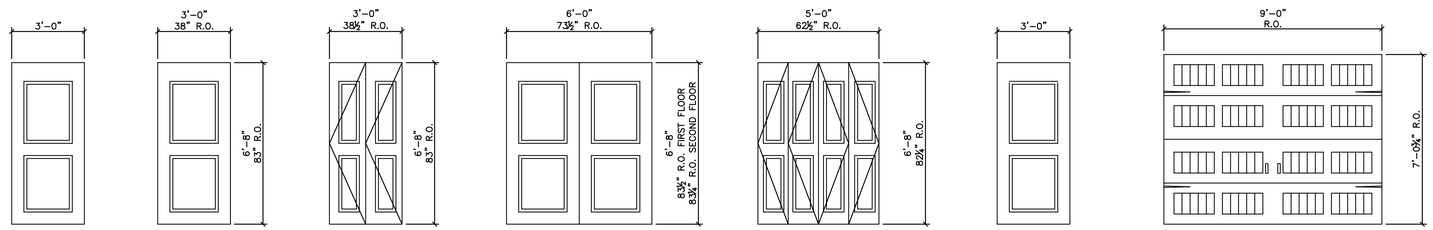


SECTION E

SCALE: 3/8"=1'-0"



WINDOW TYPES



DOOR TYPES

NOTE: AT ENTRY DOOR THRESHOLD INSTALL HEAVY BEADS OF SILICONE SEALANT AND SCREW THRESHOLD DOWN USING GALVANIZED 2½" LONG #14 CONCRETE SCREWS

NOTE:
VERIFY ALL DOOR AND WINDOW STYLES WITH OWNER/DEVELOPER

THE TOP OF THE LOWEST 2ND FLOOR WINDOW SILLS SHALL BE A MIN. OF 3'-0" ABOVE FLOOR OR HAVE SPECIAL HARDWARE FOR FALL PROTECTION PER I.B.C. 1015.8

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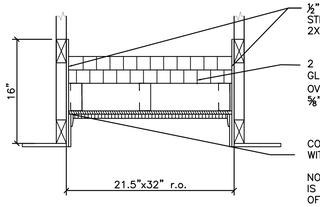
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CONT. RIDGE SHINGLE VENT. SHEATHING TO BE HELD BACK 1" MAX. EACH SIDE OF RIDGE FOR VENT

TRUSSES TO HAVE TWO VERTICAL WEBS TO BEAR ON EACH WALL AND PLATE. CAN BE CUT IF SLAB NOT LEVEL. IF TRUSS LOAD EXCEEDS 2200# PROVIDE ADDITIONAL BEARING BLOCK NAILED TO SIDE OF TRUSS

½" O.S.B. W8d@6"o.c.



½" OSB INSULATION BAFFLES STIFFENS END PANELS WITH 2X4 AT THE TOP

2 LAYERS OF 2" RIGID INSULATION GLUED WITH PL300 FOAM ADHESIVE OVER ½"OSB WITH 3 ⅝" METAL STUDS &(2) LAY ⅝" TYPE X GYP BD.

COMPRESSIVE FOAM WEATHERSTRIPPING WITH ADHESIVE BACKING TO CASING TRIM

NOTE: AT CENTER UNITS THE ATTIC SCUTTLE IS ALWAYS INSTALLED AT UNIT ON DRIVE SIDE OF BUILDING

ATTIC SCUTTLE

SCALE: 1 1/2"= 1'-0"

1hr. FIRE RATED ROOF/CEILING HATCHES 20X30 MINIMUM SIZE. (1 PER LIVING UNIT) TESTED PER ASTM E119 & UL263

DIMENSIONAL SHINGLES OVER 15# FELT OVER 15/32" O.S.B. SHEATHING W/ PLY CLIPS AT MIDSPAN, OVER WOOD TRUSSES AT 24" O.C.

INSULATION BAFFLE EVERY TRUSS SPACE

TWO ROWS OF ICE DAM PROTECTION SHIELD ALONG ENTIRE BUILDING PERIMETER TO EXTEND MIN. 24" INSIDE BULDING

STAPLE R-19 BATT IN PLACE TO PREVENT BLOW-OUT FROM WIND W/ DOUBLE WIDE BAFFLE

EXTEND 1" FOAM TO BOTTOM OF TRUSS HEEL

6 12

3 12

1'-2"

1HR FIRE RATED CEILING UL DESIGN P522

PREFINISHED ALUM. FASCIA OVER 2x8 SUB FASCIA

1'-5½"

SIMPSON H2.5A TIES AT EACH BEARING END

PREFINISHED VENTED ALUM. SOFFIT

3 ½"X9 ½" LVL W/ BLOCKING BELOW

PVC RAILING SYSTEM W/ 4X4 P.T. END POSTS COVERED W/ PVC SLEEVES - BALLASTERS AT 3 ½" CLEAR MAX.

INSTALL ALUMINUM FLASHING ALONG TOP OF LEDGER BEFORE INSTALLING DECK FROM GUTTER APRON

PRESSURE TREATED 2X6 DECK ON 2X10 JOISTS@16"O.C. +,-

3'-7"

PVC FASCIA BOARD

DROP BEARING OF DECK JOISTS 1 ½" BELOW 2ND FLOOR JOIST BRG.

PROVIDE A MIN. OF (12) ⅜" DIA. X 4" LONG LAG BOLTS AT DECK LEDGER

6X6 POST

SPRAY FOAM INSULATION R-13 ENDS OF ALL FLOOR TRUSSES

3 ½"X9 ½" LVL W/ BLOCKING BELOW

4" SLOPED CONCRETE FLOOR W/ BROOM FINISH AND FIBERMESH REINF. PITCH ¼" PER FOOT MAX.

PVC RAILING SYSTEM W/ 4X4 P.T. POST COVERED W/ PVC SLEEVE AND CONC. ANCHOR

7"LONG X ⅜" DIA. DOWEL DRILLED INTO 3" INTO CONCRETE AND TREATED POSTS

4" LEDGE

#4 DOWELS AT 2'-0" O.C.

2" EXTRUDED POLYSTYRENE UNDER SLAB AND TO TOP OF FOOTING - TAPER TOP

4'-0"

6" POURED CONC. WALL W/ (1)#4 BAR TOP & BOTTOM - DROP TOP OF WALL 6" W/ 16"X8" FTG. W/ (2)#4 BARS & 1 ½"X1 ½" KEYWAY

8" POURED CONC. WALL W/ (2) #4'S TOP AND BOTTOM OVER 20"x8" FOOTING W/ (2) #4 BARS AND 1½"x1½" KEYWAY

NOTE: INSULATION CONTR. TO INSTALL SOND BATTS OVER ALL SPRINKLER PIPING IN FLOOR TRUSSES SO ORANGE PIPE IS EXPOSED ON CLG. SIDE AND THEN BLOW OVER

R-38 BATT INSULATION IN ALL FLOOR TRUSSES

NOTE: INSULATION CONTR. TO INSTALL R-19 24" WIDE BATTS OVER ALL SPRINKLER PIPING IN ATTIC TRUSSES SO ORANGE PIPE IS EXPOSED ON CLG. SIDE AND THEN BLOW OVER

BLOWN IN CELLULOSE R-48 ATTIC INSULATION WITH VAPOR BARRIER

4 MIL V.P.

2X4 FIRESTOPPING ON FLAT BETWEEN WALLS

SIMPSON H2.5A TIES AT EACH BEARING END NAIL BOTTOM CHORD OF TRUSSES TO PL. W/2-16dBOX NAIL EACH SIDE OF TRUSS

FLAT CEILING AT HALLWAY

SHEAR WALL

4'-0" HALF WALL

8'-2⅜"

7'-8⅜"

UL DESIGN NO. U305 ONE HOUR RATED WALL CONSTRUCTION: ⅝" TYPE X GYP. BOARD OVER 2x4 STUDS AT 16" O.C.⅝" TYPE X GYP. BOARD BETWEEN WITH 1½" AIR SPACE, 3½" FIBERGLASS SOUND INSULATION EACH STUD CAVITY WITH 2x4 STUDS AT 16" O.C. WITH ⅝" TYPE X GYP. BOARD - EACH FACE PLASTERED AND PAINTED. ALL SCREWS OFR GYP. BORAD AT 7" O.C.

SEE FOUNDATION PLAN

⅝" F.C. TYPE "C" GYP. BOARD

CATHEDRAL SCISSORS TRUSSES BOTTOM CHORD W/2:12 PITCH

⅝"TYPE X GYP. BD. OVER 4 MIL. V.B. 1HR FIRE RATED CEILING UL DESIGN P522

TYPICAL INTERIOR WALLS: ½" GYP. BOARD OVER 2x4 STUDS AT 16" O.C.

CUT HOLE IN SHEATHING - NOTCH END OF 2x6 TO SLIDE DOWN AND NAIL TO SIDE OF FLOOR TRUSS

1x6 NOSING GLUED AND NAILED TO FLOOR SHEATHING

FIRESTOPPING: ¾" PLYWOOD OVER END TRUSS

11'-9"

(2) 2x12

FIRESTOPPING ¾"PLYWWOD OVER END OF TRUSS

15 T @ 10" = 12'-6"

16R @ 7.35" = 10'-05⅝"

⅝" TYPE X GYP. BD.

⅝" TYPE X GYP. BD. OVER 2X4 STUDS @16" O.C. 3½" BATTS. NOTE: ALL WALLS UNDER STAIRS TO HAVE TYPE X GYP. BD.

MIN. 6'-8" CLEAR

INDICATES 2x12 BLOCKING TOP AND BOTTOM FOR BRACKETS TO BE INSTALLED WALL OPPOSITE HALF WALL

2" EXTRUDED POLYSTYRENE UNDER SLAB AND TO TOP OF FOOTING - TAPER TOP

8" POURED CONC. WALL W/ (2) #4'S TOP AND BOTTOM OVER 20"x8" FOOTING W/ (2) #4 BARS AND 1½"x1½" KEYWAY

SECTION A

SCALE: 1/2" = 1'-0"

DIMENSIONAL SHINGLES OVER 15# FELT OVER 15/32" O.S.B. SHEATHING W/ PLY CLIPS AT MIDSPAN, OVER WOOD TRUSSES AT 24" O.C.

INSULATION BAFFLE EVERY TRUSS SPACE

TWO ROWS OF ICE DAM PROTECTION SHIELD ALONG ENTIRE BUILDING PERIMETER TO EXTEND MIN. 24" INSIDE BULDING

STAPLE R-19 BATT IN PLACE TO PREVENT BLOW-OUT FROM WIND

EXTEND 1" FOAM TO BOTTOM OF TRUSS HEEL

12 6

1'-2"

SIMPSON H2.5A TIES AT EACH BEARING END

1'-5½"

PREFINISHED ALUM. FASCIA OVER 2x8 SUB FASCIA

PREFINISHED VENTED ALUM. SOFFIT

DUTCH LAP VINYL SIDING OVER HOUSE WRAP TYPE IV XPS EXTRUDED POLYSTYRENE R-5 2x4 WOOD STUDS GRADE SPF @ 16" O.C. W/ 3½" FIBERGLASS (R-15) BATTS AND ½" GYP. BOARD OVER 4 MIL VAPOR BARRIER

5/4X8 PVC BAND BOARD

METAL FLASHING

2X6 RAFTERS NAILED TO CANTILEVERED 2X8 JOISTS NAILED TO FLOOR TRUSSES DOUBLED BOTTOM CHORD & WEBS W/ 16d @ 4"O.C.

12 6

5'-4"

PREFINISHED VENTED ALUM. SOFFIT

SPRAY FOAM INSULATION AROUND ALL PORCH FRAMING

(2) 2x12

R-38 BATT INSULATION IN ALL FLOOR TRUSSES

8'-1⅜"

4"

5" SLOPED CONCRETE STOOP W/ BROOM FINISH AND FIBERMESH REINF. PITCH ¼" PER FOOT MAX.

#4 DOWELS AT 2'-0" O.C.

6" POURED CONC. WALL W/ (1)#4 BAR TOP & BOTTOM - DROP TOP OF WALL 6" W/ 16"X8" FTG. W/ (2)#4 BARS & 1 ½"X1 ½" KEYWAY

4'-0"

NOTE:
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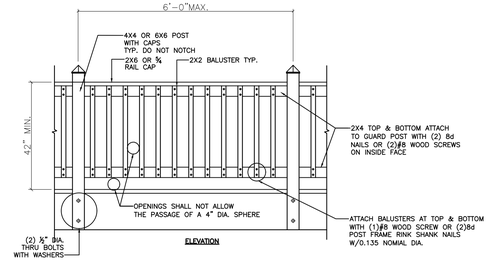
NAILING SCHEDULE

CONNECTION	NAILING (COMMON NAILS–UNLESS OTHER CONNECTION IS REQUIRED)
BRIDGING TO TRUSSES, FACE NAIL EACH END	2–8d
TOP PLATE TO STUD, END NAIL	2–16d
STUD TO SOLE PLATE	4–8d, TOENAIL OR 2–16d, END NAIL
DOUBLED STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2–16d
CONTINUOUS HEADER, TWO PIECES ALONG EACH EDGE	.16d AT 16" O.C.
CONTINUOUS HEADER TO STUD, TOENAIL	.4–8d
BUILT–UP CORNER STUDS	16d AT 24" O.C.
ROOF SHEATHING	.STAPLES AT 6" O.C.

ALL STRUCTURAL LUMBER SHALL BE fb=950# SPF

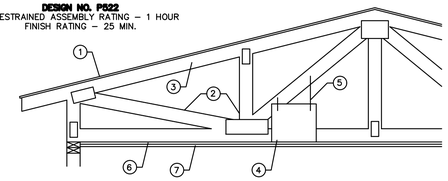
CONSTRUCTION NOTES:

1. ALL WOOD EXPOSED TO WEATHER OR IN CONTACT W/COBCRETE SHALL BE PRESSURE TREATED" PROWOOD MICRONIZED COPPER AZOLA" PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1. ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED.
2. SUB FLOOR SHALL BE APA STURD–I–FLOOR ¾" THICK, 24" SPAN RATING, T&G EDGES, EXPOSURE 1, GLUE AND NAIL ALONG EDGES WITH 8d NAILS @6"O.C. & 10"O.C. INTERMEDIATE.
3. ROOF SHEATHING SHALL BE APA RATED $15/32$" TH. EXPOSURE 1, NAIL ALONG EDGES WITH 8d NAILS @6"O.C. & @12"O.C. IMTERMEDIATE. pROVIDE H CLIPS MIDWAY BETWEN JOISTS/SHEETS,EACH TRUSS SPACE.
4. EXTERIOR SHEATHING TO BE DOW BRAND 1" EXTRUDED POLYSTRYRENE TONGUE & GROOVE TYPE IV PER ASTM C578. FASTEN WITH 1"X2" STAPLES 12"O.C. @ PERM. & 16"O.C. FIELD.
5. AT ALL FIRST FLOOR WALLS WITH ⅝" TYPE X GYP. BD. BETWEEN PARTY WALLS, HOLD GYP. BD. OFF SLAB ¾" INCASE OF RAIN AND WATER ACCUMULATES ON SLAB TO PREVENT MOLD FORM OCCURING ON GYP. BD.
6. AT ALL PARTY WALLS WITH ⅝" TYPE X GYP. BD. BETWEEN, IN LIEU OF USING THE 6d CEMENT COATED NAILS AS NOTED IN THE UL305 DESIGN, YOU MAY USE STAPLES THAT ARE 16 GUAGE, 1½" CROWN WITH 1¾" LEGS@7" O.C. OR 8 PER 48" SECTION OF GYP. BD. STAPLES MUST BE INSTALLED VERTICALLY SO BOTH LEGS ARE INTO STUD.



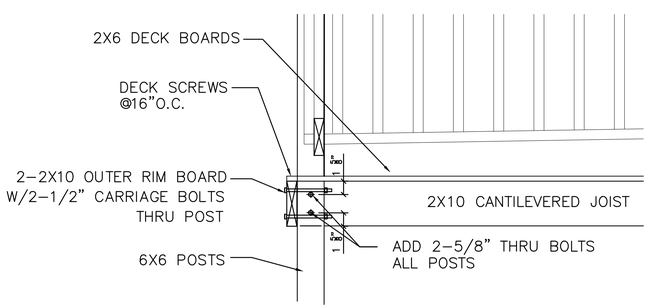
GUARD DETAIL 1/8
SCALE: ½"=1'–0"

DESIGN NO. P522
UNRESTRAINED ASSEMBLY RATING – 1 HOUR
FINISH RATING – 25 MIN.

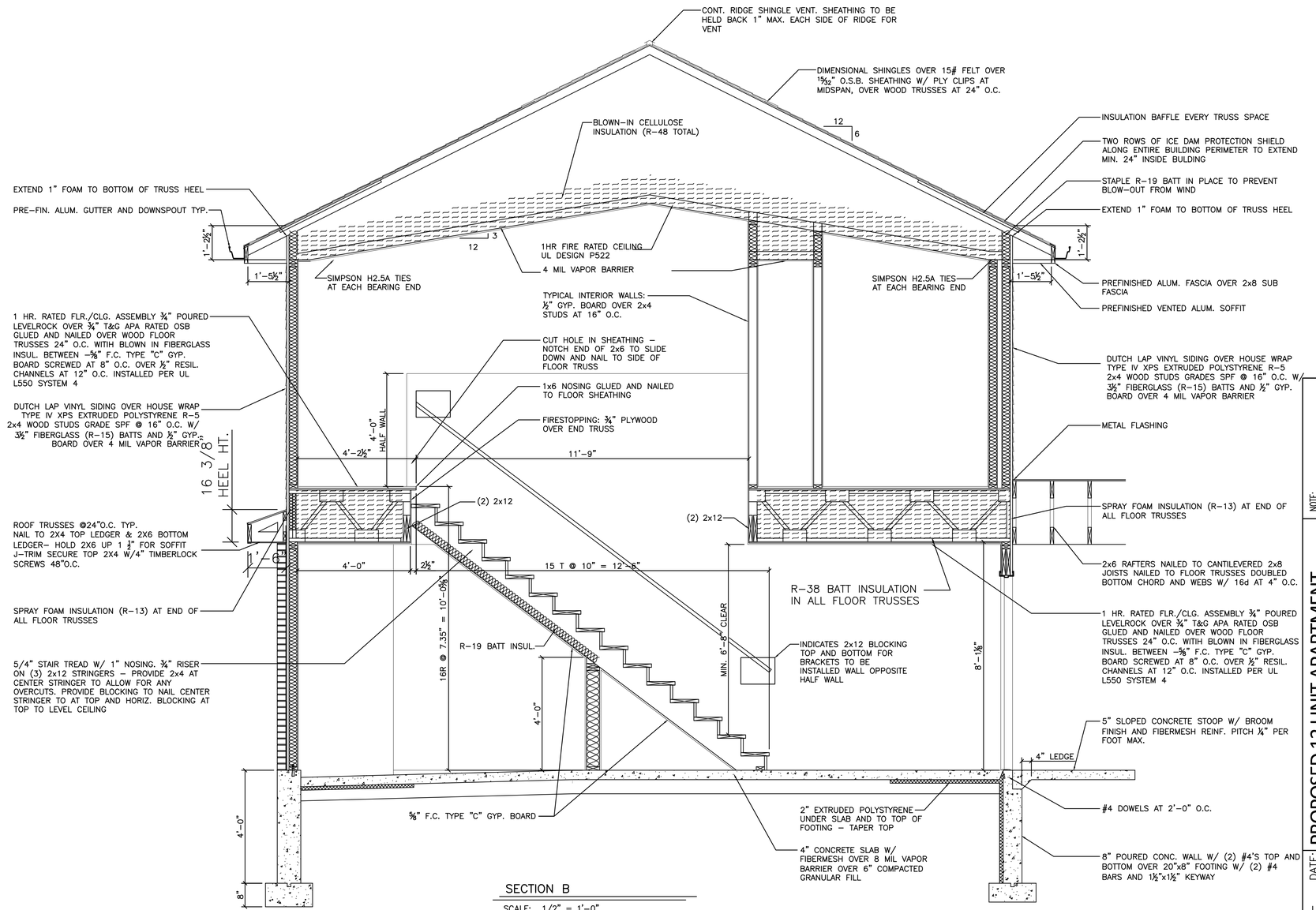


1. ROOFING SYSTEM* – ANY UL CLASS A, B, OR C ROOFING SYSTEM (TGFU) OF PREPARED ROOF COVERING (TFWZ) ACCEPTIBLE FOR USE OVER NOM 15/32 IN. THICK PLYWOOD DECKING. NOM 15/32 IN. THICK PLYWOOD DECKING SECURED TO TRUSSES WITH CONSTRUCTION ADHESIVE AND NO. 6d RINGED SHANK NAILS. NAILS SPACED 12 IN. O.C. ALONG EACH EDGE OF TRUSS. STAPLES HAVE EQUAL OR GREATER WITHDRAWAL AND LATERAL RESISTANCE STRENGTH MAY BE SUBSTITUTED FOR THE 6d NAILS.
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   POTTORFF CO. INC. – MODEL CFD–S21
6. RESILIENT CHANNELS – FORMED OF 25 MSG GALV STEEL, INSTALLED PERPENDICULAR TO THE TRUSSES (ITEM 2), SPACED A MAX OF 16 IN. O.C. WHEN NO INSULATION (ITEM 3) IS FITTED IN THE CONCEALED SPACED, OR A MAX OF 12 IN. O.C. WHEN INSULATION (ITEM 3) IS FITTED IN THE CONCEALED SPACE, DRAPED OVER THE RESILIENT CHANNEL / GYPSUM WALLBOARD CEILING MEMBRANE. TWO COURSES OF RESILIENT CHANNEL POSITIONED 6 IN. O.C. AT WALLBOARD BUTT–JOINTS (3 IN. FROM EACH END OF WALLBOARD). CHANNELS ORIENTED OPPOSITE AT WALLBOARD BUTT–JOINTS. CHANNEL SPLICES OVERLAPPED 4 IN. BENEATH STEEL TRUSSES. CHANNELS SECURED TO EACH TRUSS WITH TYPE S12 BY 1/2 IN. LONG SCREWS.
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* BEARING THE UL CLASSIFICATION MARKING



DETAIL AT DECK POST 2/8
SCALE: 3/4"=1'–0"



SECTION B
SCALE: 1/2" = 1'–0"

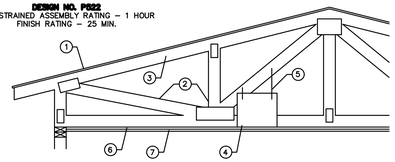
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PROPOSED 12 UNIT APARTMENT
NICOLET LUMBER CO.
CLAYTON, WI.

LLOYD CARPENTER–ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
- CELL (920) 655–3829
CARPARCH@GMAIL.COM

DATE: –
FILE: 3
JOB: –
SHEET: 8

DESIGN NO. P522
UNRESTRAINED ASSEMBLY RATING – 1 HOUR
FINISH RATING – 25 MIN.



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SW–1:

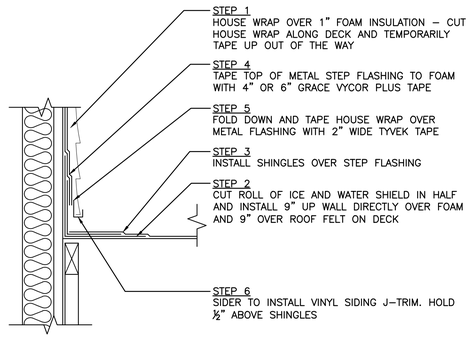
2– LAYERS 5/8" GYPSUM BOARD 1 LAYER EACH SIDE OF 2X4 STUDS @16" O.C. FASTENING #6 SCREWS 7" O/C FIELD & EDGES.
CONCRETE FLOOR TO UNDERSIDE OF ROOF TRUSSES..
FILL IN FLOOR TRUSS CAVITY WITH SIMILAR CONSTRUCTION.
FASTEN ROOF DRAG STRUT TRUSSSES TO WALL WITH 16d @18" O/C ENTIRE LENGTH OF WALL.

SW–2

3– LAYERS 5/8" GYPSUM BOARD 1 LAYER EACH SIDE OF 2X4 STUDS @16" O.C. FASTENING #6 SCREWS 7" O/C FIELD & EDGES.
CONCRETE FLOOR TO UNDERSIDE OF ROOF TRUSSES..
FILL IN FLOOR TRUSS CAVITY WITH SIMILAR CONSTRUCTION.
FASTEN ROOF DRAG STRUT TRUSSSES TO WALL WITH 16d @18" O/C ENTIRE LENGTH OF WALL.

DS

PROVIDE 7/16" OSB SHEATHING ONE SIDE OF ROOF DRAG STRUT TRUSSES FOR ATTIC DRAFTSTOPPING. FASTEN DRAG STRUT TRUSSES TO UNIT SEPARATION WALL TOP PLATES W/16d @18"O.C. ENTIRE LENGTH OF SHEAR WALL/ UNIT SEPRATION WALL.



STEP 1
HOUSE WRAP OVER 1" FOAM INSULATION – CUT HOUSE WRAP ALONG DECK AND TEMPORARILY TAPE UP OUT OF THE WAY

STEP 4
TAPE TOP OF METAL STEP FLASHING TO FOAM WITH 4" OR 6" GRACE VYCOR PLUS TAPE

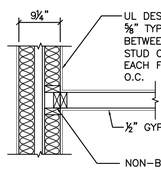
STEP 5
FOLD DOWN AND TAPE HOUSE WRAP OVER METAL FLASHING WITH 2" WIDE TYVEK TAPE

STEP 3
INSTALL SHINGLES OVER STEP FLASHING

STEP 2
CUT ROLL OF ICE AND WATER SHIELD IN HALF AND INSTALL 9" UP WALL DIRECTLY OVER FOAM AND 9" OVER ROOF FELT ON DECK

STEP 6
SIDER TO INSTALL VINYL SIDING J–TRIM. HOLD ½" ABOVE SHINGLES

ROOF TO WALL FLASHING DETAIL
SCALE: 1 1/2" = 1'–0"

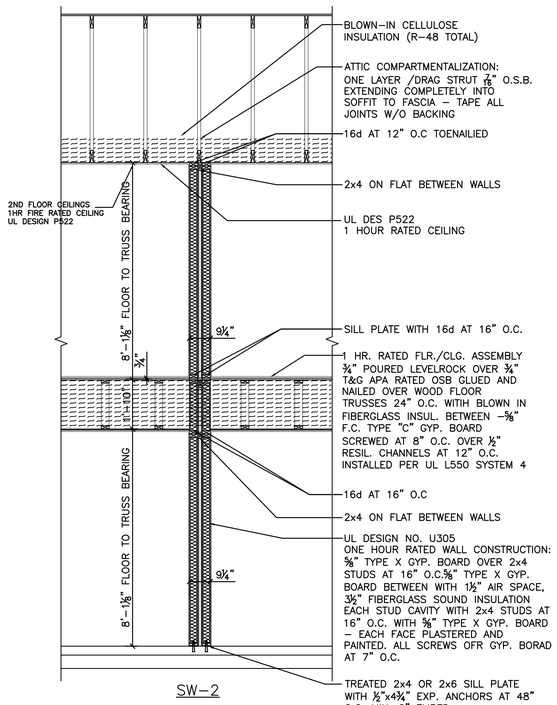


UL DESIGN NO. U305 ONE HOUR RATED WALL CONSTRUCTION:
⅝" TYPE X GYP. BOARD OVER 2x4 STUDS AT 16" O.C.⅝" TYPE X GYP. BOARD BETWEEN WITH 1½" AIR SPACE, 3½" FIBERGLASS SOUND INSULATION EACH STUD CAVITY WITH 2x4 STUDS AT 16" O.C. WITH ⅝" TYPE X GYP. BOARD – EACH FACE PLASTERED AND PAINTED. ALL SCREWS OFR GYP. BORAD AT 7" O.C.

½" GYP. BOARD OVER 2x4 OR 2x6 STUDS AT 16" O.C.

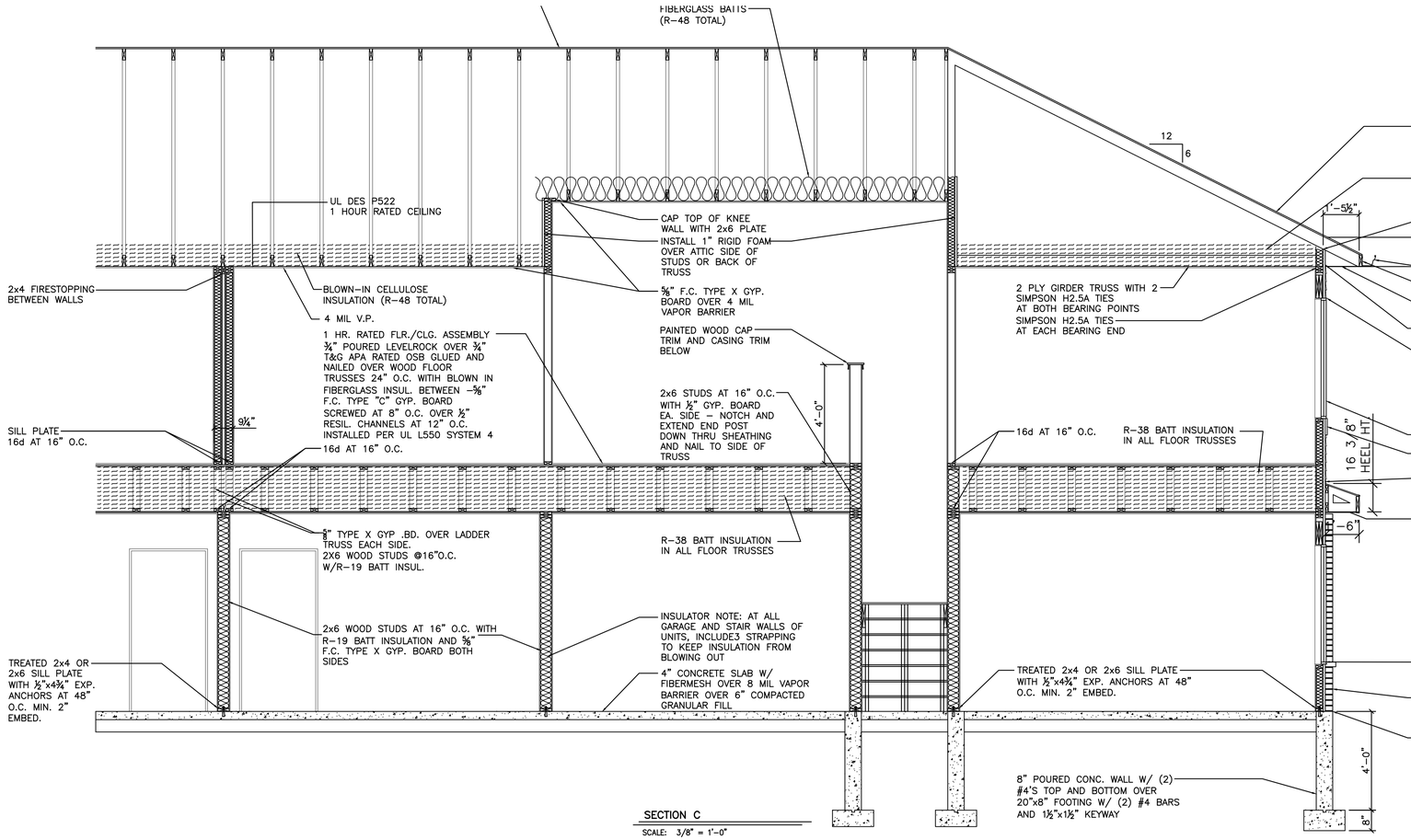
NON–BEARING WALL PARTITION STUD INTERSECTION:
2x4 STUDS EACH SIDE NAILED TO A FULL LENGTH 2x4 OR 2x6 WITH 10d NAILS SPACED 16" O.C. VERTICALLY. NO BLOCKING ALLOWED

PARTITION STUD AT RATED WALLS
SCALE: 3/4" = 1'–0"



SW–2

SECTION D SHEAR WALL
SCALE: 3/8" = 1'–0"



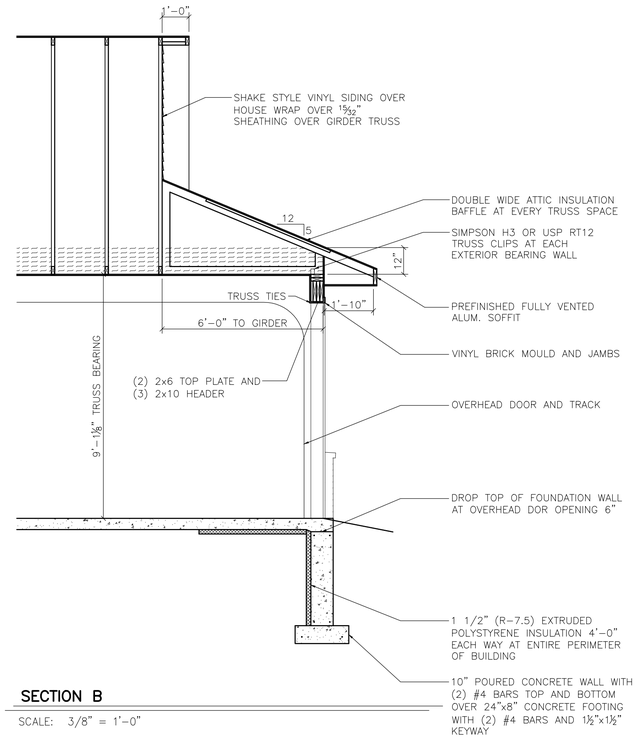
SECTION C
SCALE: 3/8" = 1'–0"

NOTE:
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PROPOSED 12 UNIT APARTMENT
NICOLET LUMBER CO.
CLAYTON, WI.

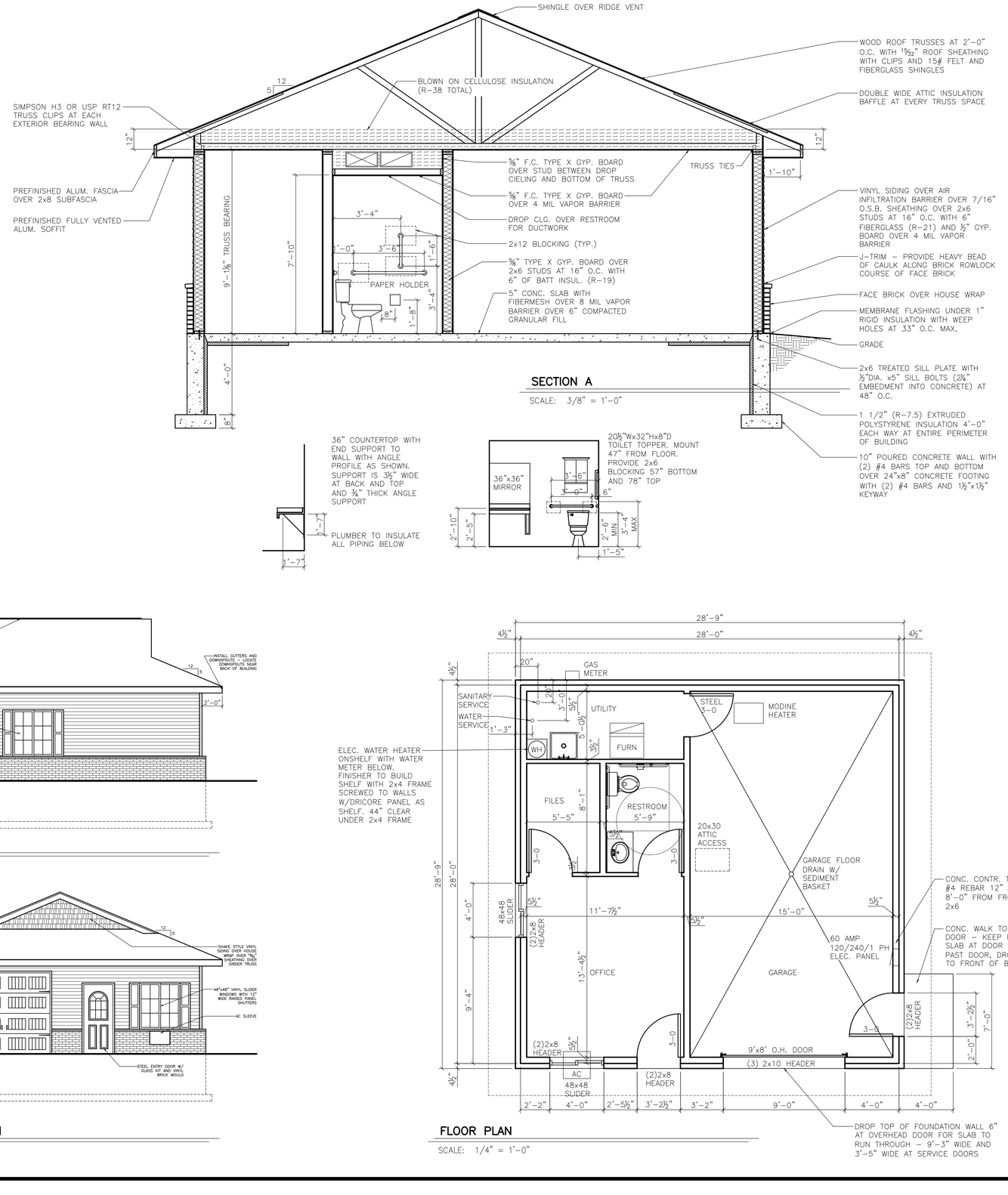
LLOYD CARPENTER–ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
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CARPARCH@GMAIL.COM

DATE: –
FILE: 3
JOB: –
SHEET: 9



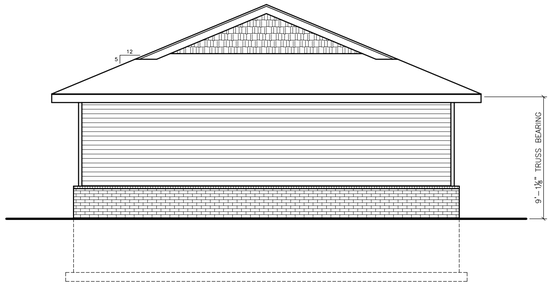
SECTION B

SCALE: 3/8" = 1'-0"



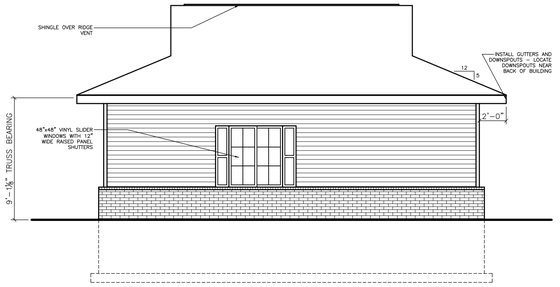
SECTION A

SCALE: 3/8" = 1'-0"



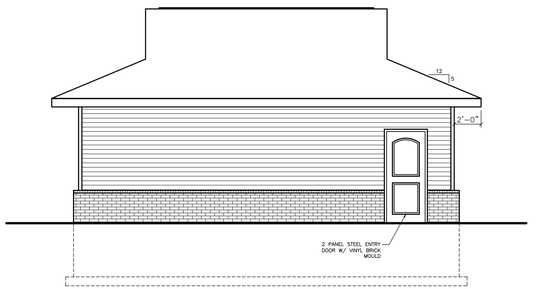
BACK ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATION

SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

FLOOR PLAN

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

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OFFICE MAINTENANCE GARAGE
NICOLET LUMBER CO. INC.
CLAYTON, WISCONSIN

DATE: 7/17/23
FILE: 3
JOB: -
SHEET: G1

LLOYD CARPENTER-ARCHITECT, LLC
2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313
CELL (920) 655-3829
CARP.ARCH@GMAIL.COM

MEMORANDUM

Business Item C

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Site Plan Application submitted by Wildflower Development for a proposed addition to the existing storage condominium development located on Tax ID #006-0895-06 (north of 7577 Black Top Way).

At the March 12, 2025 meeting the Commissioners set aside this item for one month to allow the applicants time to bring back revisions. Staff reached out to the applicants on April 1, 2025 since no new revisions had been received. Applicant responded on April 2, 2025 with the items included in the packet. Staff has not had time to review these resubmissions due to the short time between receipt and packet creation deadline.

Code Administrator Kamke noted the following:
After reviewing these updates, units 30, 56, and 57 appear to be situated where the delineation file shows wetlands. I do not recall if previous submittal materials included a DNR permit to fill that wetland area. The rest seems to meet standards and requirements as discussed at the March meeting.

Respectfully Submitted,
Kelsey

WFD responses/Key sheet for Staff review on where to look for changes requested! 🙂

1. The project shall comply with all applicable local, state, & federal codes/ordinances.

Noted on site plan

2. No unit shall be used to store explosives, toxic substances, hazardous materials, or radioactive materials, as required per Section 9.08-402(d) of the Town of Clayton Zoning Code of Ordinances.

See covenants Amendment which already covers this land attached

3. No portion of the site shall be used for commercial fabrication, repair, or any similar use, or for human habitation, as required per Section 9.08-402(e) of the Town of Clayton Zoning Code of Ordinances.

Covenants of land currently restrict this use, already satisfied, see attached amendment to condo docs.

4. Stormwater Management & Erosion Control Permits shall be obtained from Winnebago County and the Wisconsin Department of Natural Resources prior to commencing land disturbing activities and/or construction.

This is required per law, No additional notes needed elsewhere

5. A "Wetland Delineation Report" for the Phase 3 development area shall be submitted to the Town prior to commencing land disturbing activities and/or construction.

See Delineation Report

6. A landscape plan in compliance with the applicable requirements of Attachment E of the Town of Clayton Zoning Code of Ordinances or a landscape plan acceptable by the Plan Commission as per discussion at the plan Commission meeting shall be submitted to the Town prior to review of the Site Plan application by the Town Board. Verification that the landscape plan is code-compliant or acceptable by the Plan Commission as per discussion at the Plan Commission meeting shall be at the discretion of the Town Administrator.

See attached Landscape Plan - clarification notes below

7. The applicant shall work with the Town Fire Department staff to site and provide the design requirements for a hydrant on the proposed stormwater management pond.

Need specs from town, notes on plan comply

8. A Knox Box security system shall be installed on each building to give the Fire Department restricted access to the building.

Will be provided on permitted building plans

9. A Condo Association Agreement shall provide for the Town to access the stormwater management pond to perform maintenance if the Condo Association fails to properly maintain the pond, and the agreement shall provide for the Town to special assess the cost of any stormwater management pond maintenance to the Condo Association.

See Condo Docs

10. The Condo Association Agreement must be recorded with the Winnebago County Register of Deeds prior to the issuance of any building permits.

Noted, need this approval first to record the phase

11. No external storage is allowed at any of the buildings.

See condo Docs

12. Lighting is to be limited to one hooded, LED light above the entrance door and one hooded, LED light above the garage/overhead door on each building.

See attached light fixtures in this doc, permitted building plans will comply

13. No signage may be placed on the State Hwy 76 frontage.

None planned/not on plan

14. Signage on the individual condo units is limited to a wall sign only which follows the Town's adopted Zoning Code as it relates to signs.

Condo Docs

15. Lighting fixtures for the building(s) shall be International Dark Sky certified and/or compliant.

Updated Overhead Light, this is similar FULL CUT OFF is compliant with darksky



Barn Light Dark Sky Compliant Metal Shade LED Outdoor Wall Sconce Lighting Fixture, 1-Light 9.3 Watt, 11"H x 12"W, Black



16. Applicant must provide an updated landscape plan for the frontage along State Hwy 76.

See attached Landscape Plan

17. Applicant must provide the required 20 ft. landscape buffer zone by residential properties as required in the Town of Clayton Zoning Code of Ordinances.

See attached landscape Plan

18. Applicant must provide for reconnection of drain tile if cut during the course of construction as provided in the Town of Clayton Zoning Code of Ordinances.

See attached Landscape Plan

19. Applicant must submit revised plans noting the location of holding tank(s) and well(s) for the proposed development.

See attached Site plan notes

20. Any substantial changes and/or additions to the Site Plan and/or building plans shall be reviewed and approved by the Plan Commission and Town Board in accordance with the requirements of Article 8, Division 8, Special Site Design Principles and Architectural Standards, of the Town of Clayton Zoning Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Administrator.

This is just a note and requirement no need to identify

UTILITY, DRAINAGE & GRADING PLAN
MAN CAVES CLAYTON, PHASE 3

CRL LAND SURVEYING
920. 422. 2829

N
W E
S

SCALE IN FEET
0' 15 30 60

Storm Sewer Structure Table				
I.D.	Min. Size	Rim Elev.	Inv. Elev.	Frame & Grate
INL 1	36"	836.0	15" N 832.0	NF R-4340-B
MH 2	48"	834.5	24" N 832.05 15" S 830.5	NF R-2561
INL 3	36"	834.6	12" 830.6	NF R-2556 TYPE G GRATE (TYP)
INL 4	72"	835.2	30" E 829.8 24" S 829.8 12" W 830.4	NF R-2556
INL 5	72"	836.0	30" NE,W 829.0	NF R-2561
INL 6	36"	835.9	12" N 831.0	NF R-4340-B

* STORM SEWER CONTRACTOR/STRUCTURE SUPPLIER MUST VERIFY STRUCTURE SIZE AND SUPPLY STRUCTURES THAT ACCOMMODATE THE PIPES SHOWN ON THIS PLAN.

LEGEND
836 EXISTING CONTOUR
836 PROPOSED CONTOUR
×36.4 PROPOSED ELEVATION
ADD 800 FOR NAVD.
PROPOSED DIRECTION OF DRAINAGE

UTILITY CONSTRUCTION NOTES

1. ALL WORK & MATERIAL FOR STORM SEWERS (INCLUDING CULVERTS) SHALL BE PER WISCONSIN ADMINISTRATIVE CODE CHAPTERS SPS 382 & 384 (STATE PLUMBING CODE).
2. GUARDS WITH BARS @ 6" O.C. MAXIMUM SPACING ON ALL UPSTREAM ENDWALLS.
3. THE UTILITY CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS & LENGTHS.
4. ANY FIELD TILES THAT ARE CUT DURING EXCAVATION SHALL EITHER BE RECONNECTED OR CONNECTED TO THE DRAINAGE SYSTEM AS APPROPRIATE.

Any draintile hit during construction Shall be reconnected per Town of Clayton Codes

15'x15'x16" THICK DOT LIGHT RIPRAP OVER TYPE R FABRIC. TOP OF RIPRAP TO MATCH PROPOSED CONTOURS/ELEVATIONS. NO WETLAND DISTURBANCE ALLOWED.

APPROXIMATE RIDGE LINE

25' -12" STO @ 0.8% (522 GPM)

WETLAND DELINEATED BY STACEY CAPLAN NOVEMBER, 2024

PROPERTY LINE

906.70'

20" THICK DOT MEDIUM RIPRAP OVER TYPE R FABRIC

16" THICK DOT LIGHT RIPRAP OVER TYPE R FABRIC. TOP OF RIPRAP TO MATCH PROPOSED CONTOURS/ELEVATIONS AND ADJACENT PAVEMENT.

16" THICK DOT LIGHT RIPRAP OVER TYPE-R FABRIC. TOP OF RIPRAP TO MATCH PROPOSED CONTOURS. NO WETLAND DISTURBANCE ALLOWED.

18" ENDWALL INV 828.5

20' LONG OVERFLOW WEIR @ EL 833.0, CREST BREADTH = 16'

56'-18" STO @ 0.71% (LENGTH INCLUDES ENDWALL)

OUTLET STRUCTURE. SEE DETAILS ON SHEET 5

12" OF DOT LIGHT RIPRAP OVER FABRIC 4' OUT FROM OUTLET STRUCTURE

hydrant to be determined by town of clayton for placemnt

16" THICK DOT LIGHT RIPRAP OVER TYPE R FABRIC. TOP OF RIPRAP TO MATCH PROPOSED CONTOURS/ELEVATIONS AND ADJACENT PAVEMENT.

30" ENDWALL INV 828.8

12" ENDWALL INV 828.5

20" THICK DOT MEDIUM RIPRAP OVER TYPE R FABRIC

81' - 12" STO @ 2.1% (1,023 GPM)

100' - 30" STO @ 0.2% (3,761 GPM)

395' - 30" STO @ 0.2% (3,110 GPM)

DRIVE SECTION 1

DRIVE SECTION 2

108' - 24" STO @ 0.23% (2,588 GPM)

15" STO @ 0.71% (757 GPM)

210' - 15" STO @ 0.71% (757 GPM)

INL 1 36.0
INL 2
INL 3
INL 4
INL 5
INL 6

77 FE =836.4
76 FE = 837.05
75 FE = 837.7
74 FE = 838.25
73 FE = 838.5
72 FE = 838.6
71 FE = 838.3
70 FE = 839.8
69 FE = 841.5
68 FE = 841.6
63 FE = 837.9
64 FE = 838.65
65 FE = 839.40
66 FE = 840.15
67 FE = 840.9
62 FE = 838.25
61 FE = 839.0
60 FE = 839.75
59 FE = 840.50
58 FE = 841.25
57 FE = 842.15
56 FE = 842.0
30 FE = 844.8
29 FE = 842.8
28 FE = 841.4
27 FE = 839.85
17 FE = 838.8
16 FE = 840.1
15 FE = 841.4
14 FE = 842.7
13 FE = 844.9

REMOVE EXISTING CULVERT

REMOVE CULVERT

MATCH GRADE BEHIND UNIT 55

60' - 18" CULVERT Plus Endwalls

EX. ASPHALT PAVEMENT

PHASE 2 STORMWATER POND

PHASE 2

S.T.H. 76
R-O-W WIDTH VARIES
WINNEBAGO CO.

642.20'
511.20'
343.73'
300.71'
103.55'
82.88'
83.63'
21.30'

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 24-4840

DRAWN	crs
DATE	12-31-24
SCALE	As Shown
JOB NO.	4840
SHEET	2

EROSION CONTROL PLAN
MAN CAVES CLAYTON, PHASE 3

CRL LAND SURVEYING
920. 422. 2829

N
W E
S

SCALE IN FEET
0' 15 30 60

LEGEND
836 EXISTING CONTOUR
836 PROPOSED CONTOUR
PROPOSED ELEVATION
ADD 800 FOR NAVD.
PROPOSED DIRECTION OF DRAINAGE

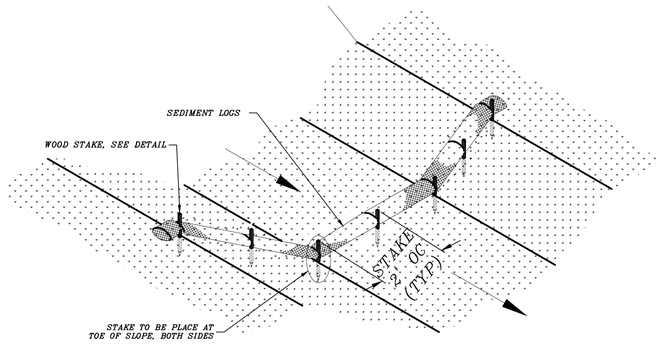
EROSION CONTROL LEGEND
= SEDIMENT LOG DITCH CHECK —PER WISDOT PAL — 12" MINIMUM SIZE
= PERIMETER SEDIMENT CONTROL —— SILT FENCE INSTALLED PER DNR TECHNICAL STANDARD 1056
= CLASS I URBAN, TYPE B EROSION CONTROL REVEGETATIVE MAT (ECRM) PER WISDOT PAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
= CLASS III TYPE A TURF REINFORCEMENT MAT PER WISDOT PAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
= STONE TRACKING PAD —INSTALLED PER DNR TECHNICAL STANDARD 1057

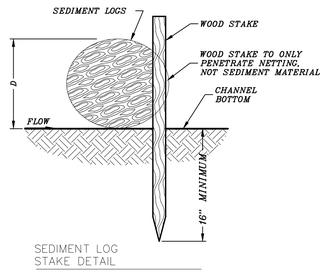
PROPERTY LINE
906.70'
WETLAND DELINEATED BY STACEY CAPLAN NOVEMBER, 2024
APPROXIMATE RIDGE LINE
DRAINS TOWARD SITE
15'x15'x16" THICK DOT LIGHT RIPRAP OVER TYPE R FABRIC. TOP OF RIPRAP TO MATCH PROPOSED CONTOURS/ELEVATIONS. NO WETLAND DISTURBANCE ALLOWED.
SEDIMENT LOG DITCH CHECK TYP
TYPE B INLET PROTECTION
SILT FENCE
20" THICK DOT MEDIUM RIPRAP OVER TYPE R FABRIC
16" THICK DOT LIGHT RIPRAP OVER TYPE R FABRIC. TOP OF RIPRAP TO MATCH PROPOSED CONTOURS/ELEVATIONS AND ADJACENT PAVEMENT.
30" ENDWALL INV 826.6
12" ENDWALL INV 828.5
CLASS III, TYPE A TURF REINFORCEMENT MAT AT OVERFLOW WIER
16" THICK DOT LIGHT RIPRAP OVER TYPE-R FABRIC. TOP OF RIPRAP TO MATCH PROPOSED CONTOURS. NO WETLAND DISTURBANCE ALLOWED.
18" ENDWALL INV 828.5
20' LONG OVERFLOW WEIR @ EL 833.0, CREST BREADTH = 16'.
56'-18" STO @ 0.71% (LENGTH INCLUDES ENDWALL)
OUTLET STRUCTURE. SEE DETAILS ON SHEET 5
12" OF DOT LIGHT RIPRAP OVER FABRIC 4' OUT FROM OUTLET STRUCTURE
CLASS 1 URBAN, TYPE B ECRM
16" THICK DOT LIGHT RIPRAP OVER TYPE R FABRIC. TOP OF RIPRAP TO MATCH PROPOSED CONTOURS/ELEVATIONS AND ADJACENT PAVEMENT.
PROPERTY LINE
642.20'
21.30'
103.55'
CLASS 1 URBAN, TYPE B ECRM
DRIVE SECTION 1
DRIVE SECTION 2
TYPE D-HR INLET PROTECTION
ANCHOR TRENCH ECRM AT EDGE OF DRIVE - TYP
INL 1
INL 2
INL 3
INL 4
FE =836.4
FE = 837.05
FE = 837.7
FE = 838.25
FE = 838.5
FE = 838.6
FE = 838.3
FE = 838.35
FE = 838.8
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FE = 839.85
FE = 840.1
FE = 841.4
FE = 841.5
FE = 841.6
FE = 842.0
FE = 842.8
FE = 842.7
FE = 844.8
FE = 844.9
77 76 75 74 73 72 71 70 27 16 63 64 65 66 67 68 69 28 15 62 61 60 59 58 57 56 29 14 30 13
SEDIMENT LOG DITCH CHECK TYP
SILT FENCE
TYPE D-HR INLET PROTECTION
CLASS 1 URBAN, TYPE B ECRM
ANCHOR TRENCH ECRM AT EDGE OF DRIVE - TYP
EX. ASPHALT PAVEMENT
PHASE 2 STORMWATER POND
PHASE 2
343.73'
511.20'
300.71'
82.88'
83.63'
S.T.H. 76 R.O.W. VARIES
WINNEBAGO CO.
PROPERTY LINE
EX. 18" CMP INV.841.72
EX. 18" CMP INV.843.63
EX. 18" CMP INV.844.11
EX. 18" CMP INV.837.10
INV.837.10
INV.837.30

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 24-4840

DRAWN	crs
DATE	12-31-24
SCALE	As Shown
JOB NO.	4840
SHEET	3

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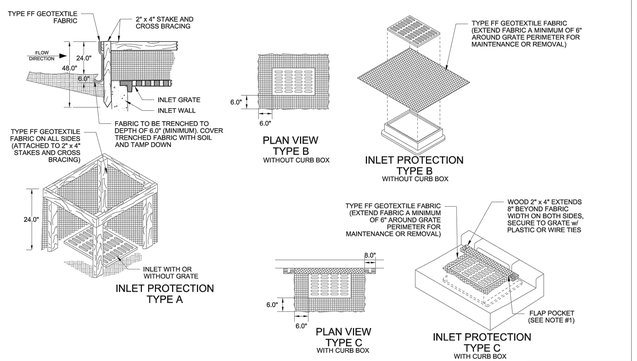


SEDIMENT LOG STAKE DETAIL

3/4 SEDIMENT LOG DETAIL

NTS

FIGURE 1. INLET PROTECTION TYPES A, B AND C



NOTES:

1. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4", THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

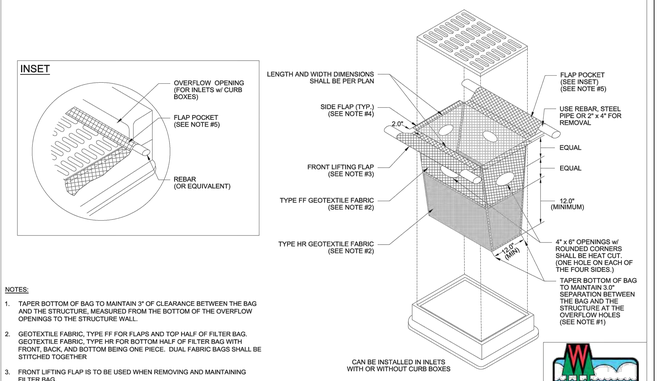
MAINTENANCE NOTES:

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

WISCONSIN DEPT. OF NATURAL RESOURCES

1060
TECHNICAL STANDARD No.
12/2021
REVISION DATE
NOT TO SCALE

FIGURE 4. INLET PROTECTION TYPE D-HR



NOTES:

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

MAINTENANCE NOTES:

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

WISCONSIN DEPT. OF NATURAL RESOURCES

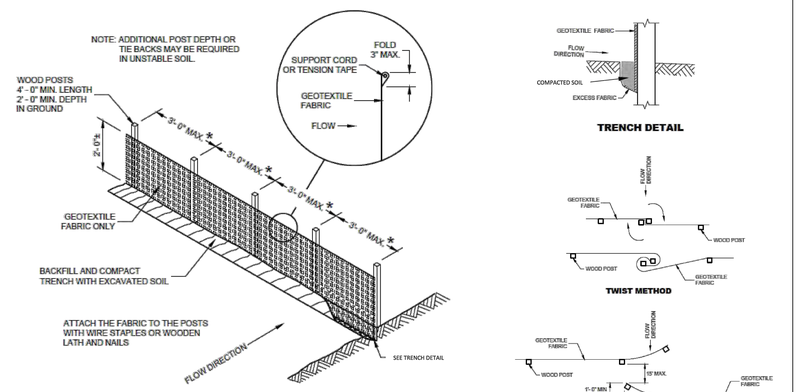
1060
TECHNICAL STANDARD No.
12/2021
REVISION DATE
NOT TO SCALE

4/4 INLET PROTECTION DETAILS

NTS

1056-TS-12

Figure 5:
Silt Fence Installation



JOINING TWO LENGTHS OF SILT FENCE

WDNR
November 2022

2/4 SILT FENCE DETAIL

NTS

WDNR EROSION CONTROL NOTES

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. WILDFLOWER LANDSCAPERS, LLC IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards /const standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE **WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057** FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH **WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060** .
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER **WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067**.
11. ANY SEDIMENT-LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSION FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD DE-WATERING #1061**.
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OF WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER **WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063**.
14. INSTALL AND MAINTAIN SILT FENCING PER **WDNR TECHNICAL STANDARD SILT FENCE #1056**. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER **WDNR TECHNICAL STANDARD DITCH CHECKS #1062**.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH **WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071**.
17. IMMEDIATELY STABILIZED STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATED FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE VILLAGE OF FREMONT. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. WILDFLOWER LANDSCAPERS LLC IS RESPONSIBLE FOR CONTROLLING DUST PER **WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068**.
22. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
23. COORDINATE WITH WILDFLOWER LANDSCAPERS LLC TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDED PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
24. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER **WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052**.
25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
26. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS. EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE TOWN OF CLAYTON AND WINNEBAGO COUNTY.
27. SPILL PREVENTION PROCEDURES ARE TO BE FOLLOWED BY THE CONTRACTOR. SPILL CLEAN UP PROCEDURES ARE TO BE PER LOCAL & WISCONSIN DNR REQUIREMENTS.

EROSION & SEDIMENT CONTROL PLAN INFORMATION

1. PROJECT OWNER: WILDFLOWER LANDSCAPERS, LLC
   8701 COUNTY ROAD M
   LARSEN, WI 54956
   Contact: MITCH NORDAHL, (763) 360-2907

   PLAN PREPARED BY: SCHULER & ASSOCIATES, INC.
   2711 NORTH MASON STREET, Suite F
   APPLETON, WI 54914
   Contact: JEFF RUSTICK, (920) 734-9107

2. START OF CONSTRUCTION: 4-14-2025
   END OF CONSTRUCTION: 11-15-2026

3. LEGAL DESCRIPTION: PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

4. PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE CONSTRUCTION OF 32 STORAGE BUILDINGS ALONG WITH ASSOCIATED DRIVES AND STORMWATER FACILITIES.

5. **CONSTRUCTION SCHEDULE**

   1. 04-14-2025: Install tracking pa and perimeter sediment control silt fence.
   2. 04-16-2025: Strip topsoil from pond area. Seed stockpile with temporary seed mix and mulch.
   3. 04-21-2025: Begin stormwater pond construction. Pond also is to act as a sediment basin.
   4. 05-19-2025: Seed, fertilize and install erosion control mat on pond banks.
   5. 05-21-2025: Begin mass grading on site.
   6. 06-02-2025: Begin work on grade and gravel for new drives.
   7. 06-17-2025: Begin foundation excavation and construction on buildings.
   8. 07-07-2025: Begin above ground building work.
   9. 09-08-2025: Install concrete slabs and drives of completed buildings.
   10. 09-15-2025: Install asphalt pavement in completed areas.
   11. 09-22-2025: Final grade, topsoil, fertilize and mulch or mat all areas that will not need to be disturbed later. Continue this practice through life of the project.
   12. 04-13-2026: Repeat Items 1-11 until project completion in 2026. Stormwater pond will be in place and act as sediment basin during construction.
   13. 09-01-2026: Final grade, topsoil, fertilize and mulch any remaining disturbed areas. Reseed any bare areas.
   14. 11-15-2026: Remove temporary erosion control devices when areas are completely stabilized.

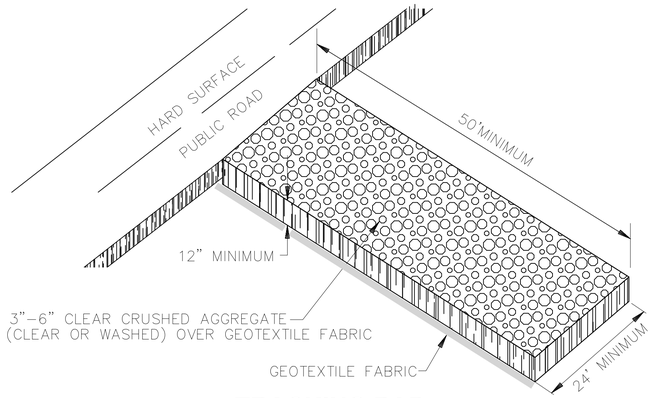
6. THE ENTIRE PROPERTY IS 9.3 ACRES WITH APPROXIMATELY 8.3 ACRES BEING DISTURBED.

7. EXISTING RCN = 80
   POST CONSTRUCTION RCN = 88

8. SOILS ON THE CONSTRUCTION SITE ARE KEWAUNEE SILTY CLAY LOAM (KoC2), KEWAUNEE SILT LOAM (KnB2), YAHARA SILT LOAM (YaA), AND MOSEL SILT LOAM (MtA), ALL HYDROLOGIC GROUP D SOILS PER THE USDA WEB SOIL SURVEY.

9. DEPTH TO WATER TABLE IS GREATER THAN 200 CM FOR KEWAUNEE SOILS, 50 CM FOR YAHARA SILT LOAM AND 51 CM FOR MOSEL SILT LOAM PER THE WEB SOIL SURVEY.

10. THE CONSTRUCTION SITE DRAINS TO AN UNNAMED TRIBUTARY TO THE NEENAH SLOUGH.



1/4 TRACKING PAD: CONST. ENTRANCE

NTS

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 24-4840

REVISIONS

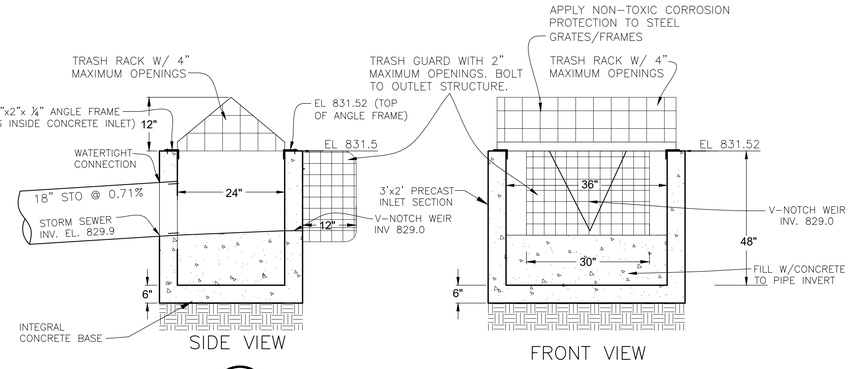
CRL Land Surveying

Erosion Control Details

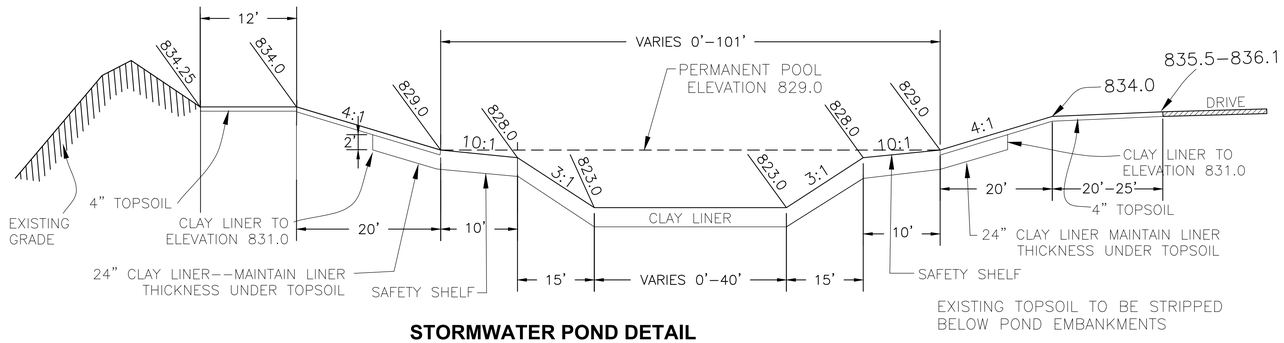
Man Caves Clayton, Phase 3
TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN

DRAWN
CFS
DATE
12-31-24
SCALE
As Shown
JOB NO.
4840
SHEET
4

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1/5 OUTLET STRUCTURE DETAILS
NTS



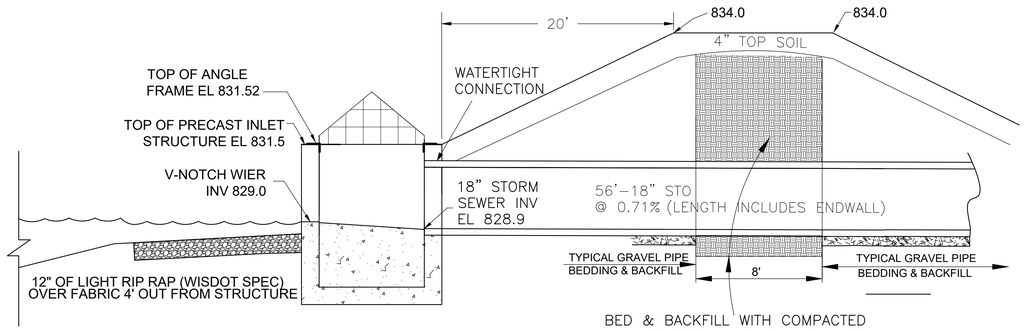
6/5 STORMWATER POND DETAIL
SECTION THROUGH POND (LOOKING EAST)
NTS

POND CONSTRUCTION NOTES

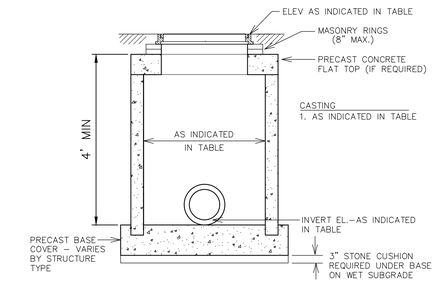
1 - 24" TYPE "A" CLAY LINER PER WISCONSIN DNR TECHNICAL STANDARD 1001 (WET DETENTION POND). HYDRAULIC CONDUCTIVITY $1x10^{-7}$cm/sec OR LESS, AVE LL OF 25 OR GREATER, AVE PI 12 OR MORE, 50% FINES (200 SIEVE) OR MORE. ON SITE MATERIALS MAY BE USED AS LINER OR LEFT IN PLACE IF THEY MEET THE SPECIFICATION ABOVE.

2 - THE GRADING CONTRACTOR SHALL EMPLOY A GEOTECHNICAL ENGINEER TO PERFORM ALL REQUIRED TESTING AND TO PREPARE A REPORT DOCUMENTING THAT THE POND LINER (WHETHER INSTALLED OR LEFT IN PLACE) MEETS THE REQUIREMENTS OF THE PLAN DETAILS AND WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1001 (WET DETENTION POND). TWO PAPER COPIES AND A PDF FILE OF THE REPORT SHALL BE PROVIDED TO THE OWNER.

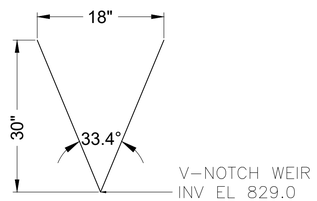
3 - THE STORM WATER POND WILL ALSO ACT AS A SEDIMENT BASIN DURING CONSTRUCTION AND AS SUCH THE BOTTOM 6 INCHES MAY BE USED TO TRAP SEDIMEN TS DURING CONSTRUCTION. IF AT THE COMPLETION OF CONSTRUCTION AND AFTER ALL SITE STABILIZATION OCCURS (COMPLETE VEGETATIVE COVER), IT IS FOUND THAT IN ANY AREAS 6 INCHES OF SEDIMENT IS EXCEEDED OR THE SAFETY SHELF ELEVATIONS DON'T MEET PLAN GRADE, THE GRADING CONTRACTOR SHALL REMOVE AND DISPOSE OF THIS EXCESS SEDIMENT OFF SITE AND RESTORE ANY DISTURBED AREAS AROUND THE POND. THE GRADING CONTRACTOR MAY USE ADDITIONAL EROSION CONTROL MEASURES TO MINIMIZE THE AMOUNT OF CONSTRUCTION SEDIMENT ENTERING THE POND. IF THE GRADING CONTRACTOR NEEDS TO PUMP OUT THE POND TO REMOVE CONSTRUCTION SEDIMENTS, THEN DISCHARGE FROM PUMPING OPERATIONS SHALL BE RUN THROUGH A GEOTEXTILE BAG PER DNR CONSERVATION PRACTICE 1061 (DEWATERING) AND DISCHARGE IN SUCH A WAY THAT DOES NOT CAUSE DOWNSTREAM EROSION OR SEDIMENT TRANSPORT.



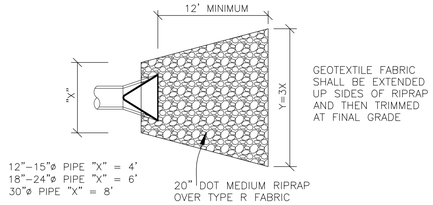
2/5 POND OUTLET DETAIL
NTS



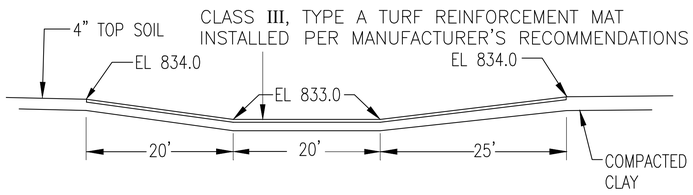
7/5 STORM SEWER INLET/MANHOLE DETAIL
NTS



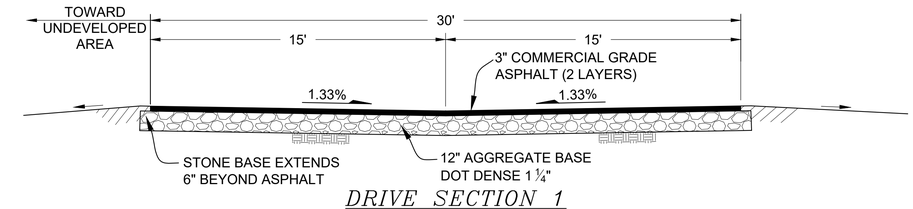
3/5 V-NOTCH DETAIL
NTS



4/5 ENDWALL RIPRAP DETAIL
NTS

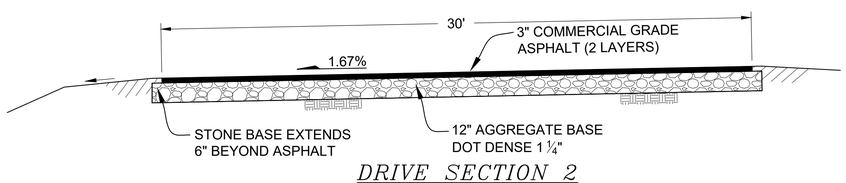


5/5 EMERGENCY SPILLWAY (LOOKING NORTH)
NTS



DRIVE SECTION 1

VERIFY ASPHALT AND STONE BASE THICKNESSES WITH OWNER



DRIVE SECTION 2

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 24-4840

REVISIONS

CRL Land Surveying

Stormwater Pond Site Details
Man Caves Clayton, Phase 3
Town of Clayton, Winnebago County, Wisconsin

DRAWN	crs
DATE	12-31-24
SCALE	As Shown
JOB NO.	4840
SHEET	5

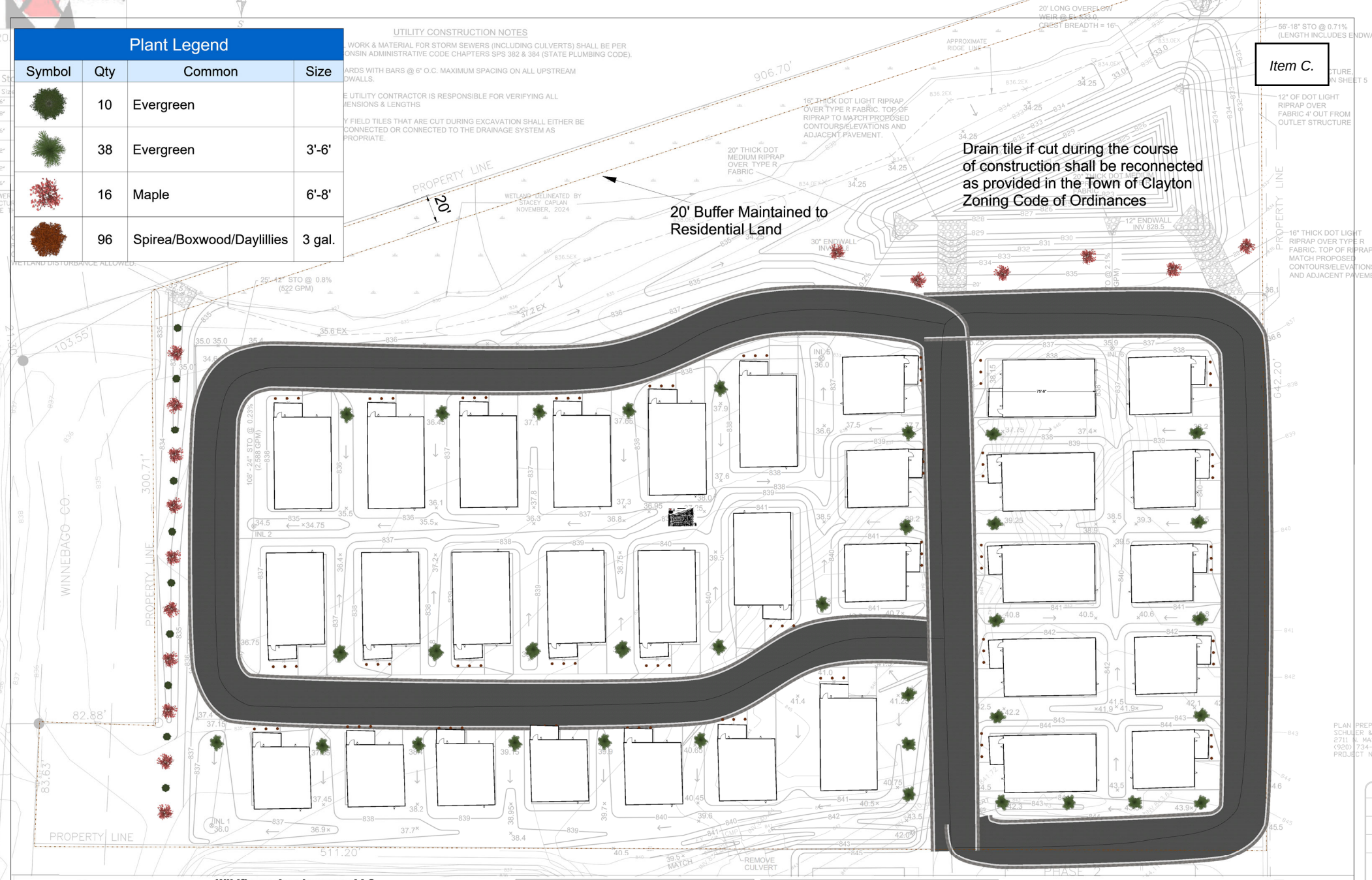
Item C.

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Item C.

Plant Legend

Symbol	Qty	Common	Size
	10	Evergreen	
	38	Evergreen	3'-6'
	16	Maple	6'-8'
	96	Spirea/Boxwood/Daylillies	3 gal.



Wildflower Landscapers LLC
8701 County Road M
Larsen, WI 54947

920-383-1560
Contact@wildflowerlandscapers.com

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Date

Job Number

Sheet #

Fox Valley Man Caves and She Sheds
Wildflower Development Group
Mae Hlub Yang
Blacktop Way
Neenah, WI

Landscape
SITE PLAN SHEET

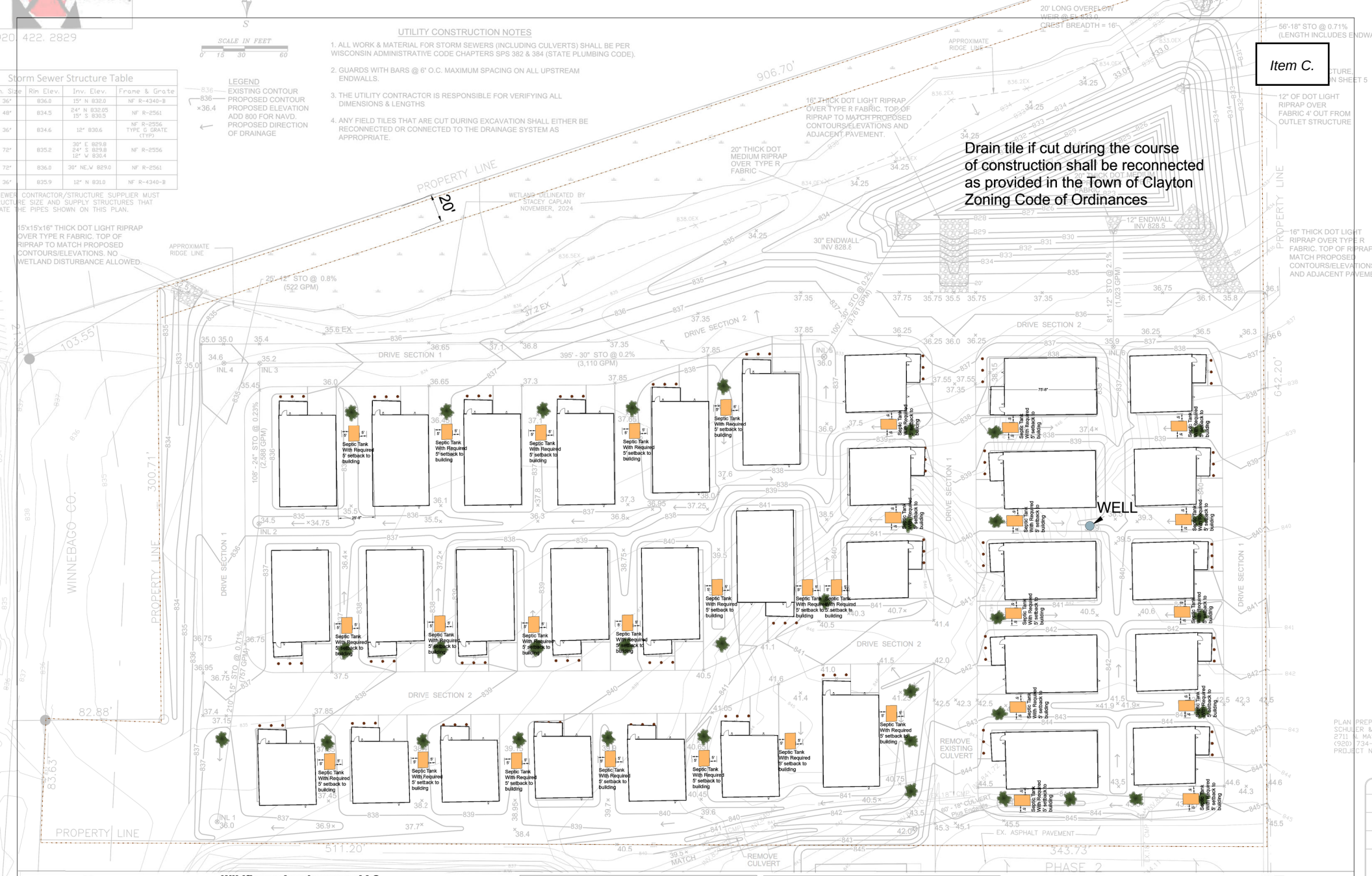
Designed by	Checked by
Name	Name

Graphic Scale

0 5 10 20

(IN FEET)
1 inch = 10 ft.

N



Wildflower Landscapers LLC
8701 County Road M
Larsen, WI 54947

920-383-1560
Contact@wildflowerlandscapers.com

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Date

Job Number

Sheet #

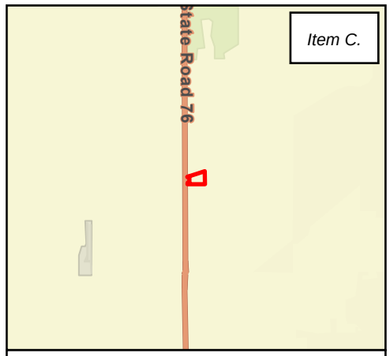
Fox Valley Man Caves and She Sheds
Wildflower Development Group
Mae Hlub Yang
Blacktop Way
Neenah, WI

Septic and Well SITE PLAN SHEET

Designed by	Checked by
Name	Name

Graphic Scale
0 5 10 20
(IN FEET)
1 inch = 10 ft.





0 40 80 Feet

1 inch = 80 feet

N
W E
S

- Project Area
- Culvert Point
- Photo Point
- Upland Data Point
- Wetland Data Point

Delineated Wetland

- Fresh (Wet) Meadow
- Hardwood Swamp
- Shallow, Open Water Communities

Figure 5
Wetland Delineation
Parcel 006089506
Town of Clayton
Winnebago County, Wisconsin

merjent

For Environmental Review Purposes Only

Source: Z:\Clients\T_L\Jason_Garrow\Parcel_006089506_Delineation\ArcGIS\Biological\001_ArcProjDelineation.aprx
Date: (11/12/2024)

MAN-CAVE CONDOMINIUM STORAGE UNITS
DISCLOSURE MATERIALS

1. **THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM, YOU SHOULD OBTAIN PROFESSIONAL ADVICE.**

2. **THESE DISCLOSURE MATERIALS ARE GIVEN TO YOU AS REQUIRED BY LAW (WIS. STATUTE § 703.33) AND MAY BE RELIED UPON AS CORRECT AND BINDING. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.**

3. **DECLARANT INFORMATION IS AS FOLLOWS:**

DECLARANT NAME: **JJJ2, LLC**
1911 West Wisconsin Avenue
Appleton, WI 54914

DECLARANT'S AGENT: **Jeffrey Day**
1911 West Wisconsin Avenue
Appleton, WI 54914

INDEX OF DISCLOSURE MATERIALS

Under Wis. Stats. § 703.33

The disclosure materials the seller is required by law to provide to each prospective condominium purchaser contains the following documents and exhibits:

A. DECLARATION. The Declaration establishes and describes the Condominium, the units, and the common areas. The Declaration appears on page 7.

B. BY-LAWS. The By-Laws contain rules which govern the Condominium govern the day-to-day use of common elements and facilities as well as the units themselves. The By-Laws begin on page 21.

C. OPERATING AND MAINTENANCE MANUAL FOR RETENTION BASIN. The Operating Manual establishes procedures for the maintenance and operation of the retention basin. The Operating Manual begins on page 36.

D. RULES AND REGULATIONS. The Rules and Regulations of the Condominium govern the day-to-day use of the common elements and facilities, as well as the units themselves. The Rules and Regulations begin on page 41.

E. ARTICLES OF INCORPORATION. The operation of a condominium is governed by the Association of which each unit owner is a member. Powers, duties, and operation of an Association are specified in its Articles of Incorporation. The Articles of Incorporation begin on page 44.

F. MANAGEMENT OR EMPLOYMENT CONTRACTS. Certain services may be provided to the Condominium through contracts with individuals or private firms. There are presently no contracts for this Condominium.

G. ANNUAL OPERATING BUDGET. The Association incurs expenses for the operation of the Condominium which are assessed to the unit owners. The operating budget is an estimate of those charges which are in addition to mortgage and utility payments. The Annual Operating Budget begins on page 46.

H. LEASES. None of the Units in this Condominium are presently subject to oral or month to month leases.

I. EXPANSION PLANS. The declarant has reserved the right to expand the Condominium. It is contemplated that there will be a maximum of 97 units. There are currently 21 units.

J. FLOOR PLAN AND MAP. The Declarant has provided a floor plan of the unit being offered for sale and a map of the Condominium which shows the approximate location of each anticipated Condominium Unit and all facilities and common areas which are part of the Condominium. The Floor Plan and Map begin on page 49.

EXECUTIVE SUMMARY

Condominium Name: **Man-Cave Condominium Storage Units**
This Executive Summary was prepared or revised on July 8, 2019.

This Executive Summary highlights some of the information prospective condominium purchasers are most interested in learning, as well as some of the information they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information or direct prospective buyers to specific documents, sections and/or pages of the condominium disclosure materials that discuss a topic in detail.

This summary is not intended to replace the prospective purchaser's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents or legal advice.

1. Condominium Association Management and Governance

- Condominium association name: Man-Cave Storage Condominium Association, Inc.
- Association address: 1911 West Wisconsin Avenue Appleton, WI 54914
- The association is managed:
  - ☐ By the Unit Owners (self-managed)
  - ☐ By a management agent or company
  - ☒ By the declarant (developer) or the declarant's management company
- Person(s) to be contacted for more information about the condominium: Jeffrey Day
- Address, phone number, and other contact information for the contact person: 1911 West Wisconsin Avenue Appleton, WI 54914, (920)-378-0618 (Cell Phone), dayjeffamohd@yahoo.com

2. Parking

- Number of parking spaces assigned to each Unit: N/A Number Outside: N/A Number Inside: N/A
  ☐ Common Element ☐ Limited Common Element ☒ Included as part of the Unit
  ☐Separate Non-voting Units ☐ Depends on Individual Transaction [check all that apply]
- Parking fees (include separate maintenance charges, if any) ☒ No ☐ Yes, $ _____ per _____
- Parking assignments reserved or designated on the plat or in the condominium documents:
  ☐No ☒Yes – Where? Each individual unit will have its own assigned parking space.
- Parking spaces assigned to a unit by a separate deed: ☒ No ☐ Yes
- Ability to transfer parking spaces between Unit Owners: ☒ No ☐ Yes
- Describe parking available for visitors: Restricted to unit driveway.
- Describe any other parking restrictions: No parking on streets or other common area. There is no overnight parking permitted.
  For condominium document references to parking, see Section C Rules and Regulations.

3. Pets

- Are pets allowed? ☒No ☐ Yes—describe the kinds of pets allowed: _____
- Pet rules and restrictions: Permitted pets during the daytime shall be limited to dogs and cats.
  For specific rules about the condominium pet rules, see Section C Rules and Regulations.

4. Unit Rentals

- May Unit Owners rent out their condominium units? ☐No ☒Yes – describe the limitations and restrictions on unit rentals: Those individuals or entities renting from unit owners are subject to the same limitations and restrictions as the Unit Owner.
  For condominium document references regarding unit rentals, see Section C Rules and Regulations.

5. Special Condominium Amenities or Features

- Does this condominium have any special amenities or features? ☒ No ☐ Yes – What are the major amenities and features?
- Are Unit Owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course? ☒ No ☐ Yes – cost: _____

6. Unit Maintenance and Repair Responsibilities

- A Unit Owner must maintain and repair improvement on Unit (i.e., building). Association has right to make repair and assess cost to Unit owner.
  For specific information about unit maintenance and repairs, see Section A Declaration.

7. Common Element and Limited Common Element Maintenance, Repair and Replacement

- Person(s) responsible for common element maintenance, repair and replacement: The Association is responsible.
- Repair and replacement of the common elements is paid for by:
  ☒ Unit Owner Assessments
  ☐ Reserve funds
  ☐ Both
  ☐ Other *(specify):* _____
- Repair and replacement of the limited common elements is paid for by:
  ☒ Unit Owner Assessments
  ☐ Reserve funds
  ☐ Both
  ☐ Other *(specify):* _____
  For specific information about unit maintenance and repairs, see.

8. Reserve Funds

- Does the condominium association maintain reserve funds for the repair and replacement of the common elements?
  ☒ No ☐ Yes
- Does the association have a Statutory Reserve Account*?
  ☒ No ☐ Yes – reserve balance is $ _____
- **Note:** This amount is current as of the date this Executive Summary was prepared or revised.
  For condominium document references regarding this condominium's reserve funds for repairs and replacements, see.

***Note: A "Statutory Reserve Account" is an account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with up to 12 residential units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period has ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. A condominium may have other reserve accounts that are not statutory reserve accounts.**

9. Fees on New Units

- Are there provisions excusing the declarant (developer) from paying assessments or modifying the declarant's obligation to pay assessments for the units still owned by the declarant during the period of declarant control?
  ☒ Not applicable (no developer-owned units or declarant control has ended)
  ☐ No
  ☐ Yes -- describe in what way:
- Describe other provisions in the declaration, bylaws, or budget addressing the levying and payment of assessments on units during the period of declarant control: _____
  _____

10. Expansion Plans

- Has the Declarant (developer) reserved the right to expand this condominium in the future?
  ☐ No ☒ Yes – number of additional units they may be added through expansion: 76 units
- Expansion period ends: When the total number of condominium units reaches 97 units.
- Condominium management during the expansion period is by the condominium association.
- For condominium expansion plans, see Section I Expansion Plans/Floor Plan & Map.

11. Unit Alteration and Limited Common Element Enclosure

- Unit Owner may alter a unit or enclose limited common elements: ☐ No ☒ Yes
- Describe the rules, restrictions and procedures for enclosing limited common elements: Must obtain Association/Declarant approval for unit alterations and enclosure of limited common elements.

12. First Right of Purchase

- The condominium association has a right of first purchase, also sometimes referred to as a right of first refusal, when a condominium unit is offered for sale: ☐ No ☒ Yes

13. Transfer Fee

- The condominium association charges a fee in connection with the transfer of ownership of a unit: ☐ No ☒ Yes – describe in what way: In the event the condominium association exercises its right of first refusal, it shall be the responsibility of the transferring party to satisfy all applicable transfer fees.

14. Payoff Statement Fee

- Condominium association charges a fee for providing a payoff statement regarding unpaid unit assessments and charges: ☒ No ☐Yes – amount charged: $

15. Disclosure Materials Fee

- Condominium association charges a fee for providing the condominium disclosure materials a unit seller must provide to a prospective unit buyer: ☒No ☐ Yes – amount charged: $

16. _Other restrictions or features (optional): Upon the approval of Declarant, each unit may be subject to an upsale, which would be reflected in the purchase price of the individual unit.

17. Amendments

Condominium materials can be amended in a way that might change the rights and responsibilities of Unit Owners. Wisconsin law allows the Unit Owners to amend the condominium declaration, bylaws and other condominium documents if the required votes are obtained. Some of these changes may alter a Unit Owner's legal rights and responsibilities with regard to the condominium unit, including some of the information included in this Executive Summary. Unit Owners and prospective purchasers should review the amendment requirements in the declaration, bylaws, rules and regulations, or other condominium documents.

For condominium document references regarding condominium document amendment procedures and requirements, see.

This Executive Summary was prepared on the date stated on page one by _____ _
(print name or title or position).

DISCLOSURE DOCUMENT A

DECLARATION

Document No.

DECLARATION OF CONDOMINIUM FOR MAN-CAVE STORAGE CONDOMINIUMS.
(Expandable, Multi-Building, Commercial Project)

Drafted by:
Kevin Eismann
Epiphany Law, LLC
2800 East Enterprise Avenue
Appleton, WI 54913

Return to:

Jeffrey Day
JJJ2, LLC
1911 West Wisconsin Avenue
Appleton, WI 54914

Now being part of Tax Key No.

006-0895-06
Parcel Numbers

DECLARATION OF CONDOMINIUM FOR MAN-CAVE STORAGE CONDOMINIUM ASSOCIATION, INC.

1. Statement of Owner's Intent

This Declaration of Condominium ("Declaration") is made pursuant to the Condominium Ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes, (hereafter referred to as the "ACT"), effective this 8th day of July, 2019, by JJJ2, LLC, the principal offices of which are located at 1911 West Wisconsin Avenue, Appleton, WI 54914 hereinafter referred to as the "Declarant."

The purpose of this Declaration is to submit the real property described below and the improvements constructed or to be constructed thereon to the condominium form of ownership in the manner provided by the ACT and by this Declaration. All of the Declarant's rights and obligations hereunder are fully assignable.

Declarant is the sole owner of the real property described under Section 3 below and incorporated into this section by reference, together with all improvements, if any, located thereon, which is hereby submitted to the Condominium in the form of use and ownership as provided for in the ACT and in this Declaration and which property shall be held, conveyed, divided, leased, encumbered, used, improved, and in all respects otherwise effected subject to the provisions, conditions, covenants, restrictions and easements of this Declaration and the ACT. Declarant states that it is the sole owner of the Expansion Areas described under Section 5.1 below. All provisions hereof shall be deemed to run with the land and shall continue as benefits and burdens to the Declarant, its successors and assigns, and to all parties hereafter having any interest in the property subject to this Declaration.

The term "Condominium" as used herein shall mean all property subject to this Declaration including, but not limited to, the real estate, the improvements on said real estate, the Condominium Units ("Units"), all common elements, and all limited common elements.

2. Name and Address

The name by which this Condominium is to be identified is Man-Cave Storage Condominium Association, Inc. (hereinafter referred to as "Man-Cave" or "Condominium") and its mailing address is initially 1911 West Wisconsin Avenue, Appleton, WI 54914, the Unit numbers of which is intended to include upon completion Units 1 through 21, but the location of this Condominium shall be controlled by the legal description of the real property set forth below. The specific address of the Condominium has not yet been assigned but it will be at or near Blacktop Way and State Highway 76 in Clayton, Wisconsin 54004, and until assigned, it will be in the care of JJJ2, LLC at the aforementioned mailing address.

3. Initial Legal Description of Real Property

The real property which the Declarant hereby initially submits to this declaration under the terms of the ACT has the following legal description:

Lot One (1), Certified Survey Map No. 7052, filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, on January 26, 2016, in Volume 1 of Page 7052, as Document 1705862 said Survey Map being all of Lot Two (2) Certified Survey Map No. 5026, and being part of the West 1/2 of the Northwest 1/4 of Section 36, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

4. Condominium Plat

The Declarant has prepared for record with the Winnebago County Register of Deeds office a Condominium Plat, attached as **Exhibit A**, consisting of a boundary survey of the initial property described in this Declaration, showing the location of the units contemplated for sale in this Condominium, and common areas to the extent feasible. Floor plans for Buildings which are not yet constructed or designed will be provided by amendment upon completion of construction.

5. Description and Number of Condominium Units

A. Definition of Unit. The term "Unit" as referred to in this Declaration shall constitute that part of this Condominium intended for independent private use comprised of a cubicle of air whose parametrical boundaries shall be as set forth for such unit on the condominium plat, whose lower boundary is an imaginary horizontal plane located parallel to and 50 feet below the surface of the ground, extended to the parametrical boundaries; and whose upper boundary is an imaginary horizontal plane located parallel to and 50 feet about the surface of the ground, extended to the parametrical boundaries. In the case of any Multi-Unit building, the outer boundaries of any Unit situated therein shall include the interior and exterior walls which are appurtenant only to that Unit, and such Unit shall extend to the middle of any wall which is shared by another Unit. The outer boundaries of any such Unit shall also include that part of the roof which is appurtenant only to that Unit, so that if two equally sized Units are contained in one Multi-Unit building, each Unit shall include the one-half of the roof which covers such Unit. Similarly, all windows, window frames, doors and door frames, including all glass, which are appurtenant to only one Unit situated in a Multi-Unit building, shall be considered part of that Unit. Condominium Unit Owners (hereinafter "Unit Owners" or "Owners") have exclusive and private use of their own Units.

B. Number of Units. The number of Units, which are the storage Units for this Condominium, shall be determined by the Declarant, in its sole discretion; however, there shall be a maximum total of ninety-seven (97) Units. There is no assurance that all ninety-seven (97) Units will be built. One or more Units shall exist in each building.

In the event the Declarant does not complete any portion of the originally projected maximum number of 97 Units within ten (10) years after recording this Declaration, the Declarant shall then comply with the provisions of Section 703.255, Wisconsin Statutes. The number of Units to be designated in each parcel of property made part of this Condominium now, or in the future pursuant to expansion plans, remains subject to the discretion of the Declarant, and the Condominium Plat may be modified by the Declarant accordingly.

C. Location and Description of Unit Style. Declarant currently anticipates that the Units shall be positioned as shown on the Condominium Plat, but Declarant reserves the right to change the location and size if required to achieve the best development in the sole opinion of Declarant. The Units shall consist of Units of the general size as shown on the Condominium Plat, but Declarant reserves the right to change the size of the Units in order to meet market requirements.

D. Effect on Percentage Interest in Common Elements. Upon any expansion, the percentage interest in the Common Elements appurtenant to each Unit shall change as set forth in Section 11.

6. Description of Common Elements

The common elements shall consist of all the Condominium improvements and appurtenances, except for the individual Units as defined herein, including without limitation the surrounding land, the outer roadway, and other parts of the property, necessary or convenient to its existence, maintenance and safety or otherwise normally in common use. The Unit Owners have the right of access and use of all of the common elements in common with other Unit Owners. The common elements may be used only for the purposes for which they were intended, and such common elements are subject to mutual rights of support, access, use and enjoyment by all Unit Owners.

6.1 Detention Basin including inlet and outlet structures

Detention Basin, including inlet and outlet structures, will be maintained by the Association, as defined in Section 12. This will be done following the "Operating and Maintenance Manual" Procedures outlined in that document dated July 8, 2019, attached hereto and incorporated herein as **Exhibit C**. The Association will be responsible for all maintenance and repair of the basin and other permanent drainage structures. It will be the responsibility of the Association to maintain the Basin to the standards of Wisconsin Administrative Codes NR 216 and NR 151.

7. Description and Use of Limited Common Elements

A portion of the common elements and facilities to be used exclusively by the Unit Owners shall be designated as "Limited Common Elements". Such Limited Common Elements consist of public utility lines, electrical service, water services, driveways and sidewalks such as are intended for private use by specific Unit Owners. Use of Limited Common Elements is reserved to the Unit Owners to whose Unit these elements are appurtenant. However, maintenance of driveways and sidewalks, including snow plowing, shall be maintained by Unit Owners at their expense. No snow may be plowed onto the Common Area roads or streets. The Association will have performance authority for said maintenance. "Performance authority," as used herein, shall mean that if a Unit Owner fails to perform according to his or her obligations, the Association has authority to perform on the Owner's behalf and assess the Owner for the Association's costs and expenses relating to such performance.

8. Construction Timetable

All Units, together with common and limited common elements, will be constructed in the number and at the rate that the Declarant determines in its sole discretion to be adequate for the available market demand. The Condominium Plat shown depicts the location of proposed Condominium Units; however, the Declarant is under no obligation to construct all or any specified minimum of the Units shown.

9. Authorized and Restricted Uses of Property

Each of the Units is intended to be used and is restricted for the construction of private

storage uses only. The terms of this Declaration, the By-Laws, and Rules and Regulations adopted by the Association shall further constitute the authorized and restricted uses for this Condominium. Other restrictions include the following:

(a) Each of the Units shall be occupied and used only for storage purposes and for no other purposes. No trade or business shall be carried on anywhere within the Condominium, except as otherwise provided herein.

(b) The Declarant may lease any Unit on such terms and conditions as it desires and in its sole discretion; but after such Unit has been conveyed by the Declarant to an Owner, any conveyances or leases shall be subject to the Rules and Regulations as promulgated by the Association in writing from time to time. Said Rules and Regulations are adopted by the Association pursuant to but separate from the Association's By-laws. Any person occupying a Unit with the authority of an Owner shall comply with all other restrictions, covenants, rules, and conditions imposed hereunder upon an Owner.

(c) No Owner shall cause or permit the common elements to be so used as to deny other Owners the full use and enjoyment of such portion of the common elements. Accordingly, there shall be no obstruction of any common elements.

(d) The unreasonable or unsightly accumulation of waste, litter, excess or unused building materials or trash is prohibited.

(e) No structure, trailer, tent, shack or barn, temporary or otherwise, except for those maintained by the Declarant, shall be placed or maintained on any portion of the Condominium.

(f) No Unit Owner shall be deemed to own any supply line, waste lines, pipes, wires, conduits or public utility lines running through said units which are utilized for or serve more than one unit. Any repair and maintenance relating to any such items shall be allocated to the Unit which such items service. To the extent that any such items provide service to multiple Units, said Units shall divide the costs of repair and maintenance equally. No Unit Owner shall deny access for repairs or maintenance of such items provided that reasonable notice is given of the need for access and the request is reasonable.

(g) Each Unit shall be used only for such purposes and to such extent as will not overload or interfere with any common elements or with the enjoyment thereof by the other Unit Owners.

(h) No nuisances shall be allowed on the Condominium property, nor shall any use or practice be allowed which is immoral, improper or offensive in the opinion of the Board of Directors or in violation of the By-Laws or Rules and Regulations of the Association or which unreasonably interferes with or is an unreasonable annoyance to the peaceful possession or proper use of the Condominium by other Unit Owners or occupants, including the use of musical instruments, television, radios at such times or in such volumes of sound as to be objectionable or which requires any alteration of or addition to any common elements.

(i) No Unit Owner or occupant shall commit or permit any violation of the policies of

insurance taken out by the Board of Directors in accordance with the provisions of Section 17 hereof, nor do or permit anything to be done, nor keep or permit anything to be kept, or permit any condition to exist which might (i) result in termination of any such policies, (ii) adversely affect the right of recovery thereunder, (iii) result in reputable insurance companies refusing to provide insurance as required or permitted by the provisions of Section 17 hereof, or (iv) result in an increase in the insurance rate or premium unless, in the case of such increase, the Unit Owner responsible for such increase shall pay these increases.

(k) No unlawful use may be made of the Condominium or any part thereof, and all laws, orders, rules and regulations of all governmental agencies having jurisdiction thereof (collectively "legal requirements") shall be strictly complied with. Compliance with any legal requirements shall be accomplished by and at the sole expense of the Unit Owner or Owners or the Board of Directors, as the case may be, whichever shall have the obligation under this Declaration to maintain and repair the portion of the Condominium affected by any such legal requirements. Each Unit Owner shall give prompt notice to the Board of Directors of any written notice it receives of the violation of any legal requirements affecting its Unit or any part of the Condominium.

(l) Despite the foregoing provisions, any Unit Owner may, at its expense, defer compliance with and contest, by appropriate proceedings prosecuted diligently and in good faith, the validity or applicability of any legal requirements affecting any portion of the Condominium which such Unit Owner is obligated to maintain and repair; and the Board of Directors shall cooperate with such Unit Owner in such proceedings, provided that:

(i) Such Unit Owner shall be responsible for the costs associated with such a process, and shall defend, save harmless, and indemnify the Board of Directors, the Association and each other Unit Owner against all liability, loss or damage which any of them respectively shall suffer by reason of such contest and any noncompliance with such legal requirements, including reasonable attorneys' fees and other expenses reasonably incurred; and,

(ii) Such Unit Owner shall keep the Board of Directors advised as to the status of such proceedings. (The foregoing conditions specified in (i) and (ii) above hereinafter collectively called the "Conditions as to Contest").

(m) Such Unit Owner need not comply with any legal requirements so long as it shall be so contesting the validity or applicability thereof, provided that (i) noncompliance shall not create a dangerous condition or constitute a crime or an offense punishable by fine or imprisonment, and (ii) no part of the building of which the Unit involved is a part shall be subject to being condemned or vacated by reason of noncompliance or otherwise by reason of such contest (the foregoing conditions specified in (i) and (ii) of this sentence hereinafter called the "Conditions as to Deferral of Compliance"). The Board of Directors may also contest any legal requirements without being subject to the Conditions as to Contest and may also defer compliance with any legal requirements, but only subject to the Conditions as to the Deferral of Compliance. The costs and expenses of any contest by the Board of Directors shall be a common expense.

10. Prohibition against Structural Changes by Owner

Unit Owners may alter the interior of their Units, but all exterior construction and structural changes are subject to the express prior written consent of the Declarant or the Association via its architectural committee. Owners are prohibited from making any changes to the exterior visible portions of their Units without the prior written consent of the Association.

Changes to common elements and exterior visible portions of all Units may be made only under the express written authorization of the Association with rules established for that purpose.

11. Percentage Interest Appurtenant to Each Condominium Unit

The ownership percentage interest in common and limited common elements appurtenant to each Unit shall be the number one (1) divided by the number of Units built. For illustration, if six (6) Units are built, each Condominium will have a 1/6th interest in the Condominium, whereas if nine (9) Units are built, each Unit will have a 1/9th interest in the Condominium. The percentage interest appurtenant to each Unit shall change as additional Units are built, provided that the total number of Units shall not exceed ninety-seven (97).

12. Association of Condominium Unit Owners

Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "Man-Cave Storage Condominium Association, Inc." (the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a nonprofit corporation under the laws of the State of Wisconsin. The powers and duties of the Association shall include those set forth in the Association's articles of incorporation (the "Articles") and by-laws (the "By-laws"), the Condominium Ownership Act, this Declaration, and Chapter 181, Wisconsin Statutes (the "Wisconsin Nonstock Corporation Law"). All Unit Owners, tenants of Units, and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all of the provisions of all rules and regulations of the Association (collectively, the "Rules and Regulations"), this Declaration, the Articles and By-laws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner the updated version of such Rules and Regulations. Any new rule or regulation or any revision to an existing Rule and Regulation shall become effective immediately upon distribution to the Unit Owners unless otherwise stated in such amendment or modification.

13. Declarant Control

Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been

sold to any party other than the Declarant. The Declarant may exercise any rights granted to, or satisfy any obligations imposed upon the Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any party other than the Declarant, except as provided in the By-laws, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all of the powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act, this Declaration, and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a) ten (10) years from such date, unless the statute governing expansion of condominiums is amended to permit a longer period, in which event, such longer period shall apply; or (b) thirty days after the conveyance of seventy-five percent (75%) of the Common Element interest to Unit Owners, assuming that the Condominium has been fully expanded under Section 5; or (c) thirty (30) days after the Declarant's election to waive its right of control.

14. Resident Agent for Service of Process

The initial resident agent for the service of process shall be Jeffrey Day, 1911 West Wisconsin Avenue, Appleton, WI 54914. Change of the agent for service of process may be accomplished by resolution of the Board of Directors and upon filing the name of said resident agent with the Secretary of State for the State of Wisconsin.

15. Repairs and Maintenance

For purposes of this Condominium Declaration $500 (five hundred dollars) shall be the extent of damage to be repaired before Section 16: Damage or Destruction of Property is applicable, giving the Association additional powers to maintain or repair the property.

The Association will be responsible for the management and control and maintenance of the common elements and will have performance authority for repair, maintenance, and replacement of exterior visible portions of individual units and limited common elements, and cause the same to be kept in a good, neat, attractive, and sanitary condition, orderly maintained and repaired if a Unit Owner fails to do so. Without in any way limiting the foregoing, this shall include all painting, repairing, and decorating of exteriors, maintenance and repair of buildings, drives, parking areas, access routes and maintenance of all grounds and landscaping. In addition, the Association may maintain all grounds and landscaping within a Unit. Under this performance authority, the Association may repair and maintain the Units, including the improvements thereon, if the Unit Owner fails to meet its primary responsibilities for doing so and pass the expense onto the repaired Unit's Owner. Similarly, the Association may perform snow plowing duties on behalf of the Unit Owners if the Owners fail to do so and assess the Owners for same.

The Association will give an Owner 60 days notice to repair any defect that affects the appearance of the property or in anyway diminishes the value of another Unit Owner's property. Failure to comply will result in the Association doing the necessary repair and assessing the Unit Owner.

The Association may enter any Unit, including any improvement thereon, at reasonable

times upon giving advance notice and under reasonable conditions when necessary in connection with any maintenance, construction or repair of public utilities and for any other matters for which the Association is responsible or has authority to perform. Such entries shall be made under circumstances so as to provide as little inconvenience to the Owners as practical and any damage caused thereby shall be repaired by the Association and treated as a common expense, except as allocable to an individual Unit or Units for cause in the discretion of the Board of Directors. In the case of an emergency when injury or property damage will result from delayed entry, no notice shall be required before entry. Owners agree to this right of entry by acceptance of a Condominium Deed.

All repair, maintenance, and replacement of the structural and exterior portions of any improvement upon individual Units and limited common elements for which individual Unit Owners are responsible are subject to written approval by the Association for purposes of assuring quality and appearance in harmony with the Condominium property and buildings constructed thereon.

16. Damage or Destruction of Property

The Association shall have performance authority to repair and/or reconstruct the common elements and the limited common elements and any improvement upon the individual Units, in the event of damage to all or part of the common elements, limited common elements, or individual Units of the Condominium. Each Unit Owner shall have primary responsibility to repair, maintain, and replace any improvement upon the individual Unit(s) and limited common elements, owned or reserved for the exclusive use and benefit of that Unit Owner. All repairs and reconstruction shall be promptly undertaken to restore the damaged common elements, limited common elements, and any improvement upon the individual Units to a condition compatible with the remainder of the Condominium. All cost of the repair or reconstruction in excess of available insurance proceeds shall be the responsibility of the Unit Owner. If, after 9 months following notice of the occurrence of damage or destruction, said damage or destruction has not been repaired; the Association, has two (2) available rights to cure:

1. The Association may repair the damage and assess the Unit Owner for the cost of repair.

2. The Association may demolish the remainder of the building, assessing the cost of demolition and disposal to the Unit Owner. The Unit Owner will have one (1) year to rebuild the building, from the date of demolition, to original Condominium specifications, or forfeit his interest in the Condominium including any and all interests in common or limited common elements, as well as the individual Unit.

The only exception to the repair and/or reconstruction of common elements under this section shall be such that upon affirmative vote of at least seventy-five (75) percent of the total votes of the Association entitled to vote, it is determined not to rebuild or reconstruct. Such vote shall be taken within ninety (90) days of the date of the damage or destruction. In the event of a seventy-five (75) percent vote determining that repair or reconstruction shall not take place, the provisions of Section 703.18 of the Wisconsin Statutes authorizing partition shall not apply.

17. Insurance

The Board of Directors shall provide on behalf of the Association, a liability policy for the Association in an amount of not less than $1,000,000 or higher as the Board sees fit.

Unit Owners will maintain liability coverage for their individual Units in an amount of not less than $250,000 per occurrence and $500,000 aggregate. Additionally, Unit Owners will be responsible for any insurance necessary for property damage done to the improvements upon their individual Units or the contents therein. The Association will not be responsible for damage or loss to the Units or its improvements or the contents therein. The Board of Directors will be indemnified by the Association and the Unit Owners for any damage or loss that may occur on the property. Should a Unit Owner not carry sufficient insurance to replace or repair a damaged building Section 16, above, applies.

If any activity or use of a building causes the Association's insurance policy to be of a higher risk class, then the individual Unit Owner shall reimburse the Association for the extra cost of insurance.

18. Default

If any Unit Owner fails to perform according to the terms of this Declaration, or the terms of the By-laws or Rules and Regulations, the Association has the authority to perform on such Unit Owner's behalf and assess such Unit Owner for the Association's costs and expenses relating to such performance. If any defaulting Unit Owner fails to compensate the Association in full within thirty (30) days of written notice from the Association, the Association shall have the right to place a lien on such Unit Owner's Unit. If such failure persists, the Association may foreclose on said lien and repossess any such Unit. Such default shall include, but not be limited to, a Unit Owner's failure to repair and maintain the improvements upon a Unit, or a failure to rebuild the improvements to a Unit according to Section 16 above.

19. Common Expenses and Common Surpluses

(a) The cost of common expenses incurred by the Association for the Condominium including, but not limited to, administration of the Association, insurance, repair, maintenance, landscaping, and other expenses for the common elements and limited common elements (to the extent performed by the Association) and for common services provided to the Unit Owners shall be paid for by the Association. The Association shall make assessment against Unit Owners, other than the Declarant, for such common expenses, other than building repair, maintenance, and replacement, in accordance with the percentage of the undivided interest in the common elements and facilities relating to each Unit in the manner provided for in the By-Laws of the Association.

(b) Despite anything above to the contrary in paragraph 19(a), assessment for maintenance, repair, and replacement of buildings, Units, and limited common elements, owned by or reserved for the exclusive use and benefit of a specific Unit Owner will be allocated and assessed entirely to each such Unit Owner.

(c) Units with buildings not yet constructed, Units with buildings under construction, and Units with completed buildings which are owned by the Declarant but neither leased nor occupied shall not be subject to assessments, except for repair and replacement assessments. Despite the preceding sentence, Units with completed buildings owned by the Declarant which are neither leased nor occupied shall become subject to assessments on the earlier of the date they become leased or otherwise occupied or nine months from the date construction of the Unit is substantially completed. No Unit Owner may exempt himself or herself or his or her Unit Ownership from liability for his or her contribution toward the common expenses by waiver of use or enjoyment of any of the common or limited common elements and facilities or services or by the abandonment of his or her Unit. No conveyance shall relieve any Unit Owner, grantor or his or her Unit from such liability accruing prior to such conveyance. All Unit Owners shall be jointly, severally and personally liable, along with any grantee, involved in any conveyance for the common expenses incurred up to the date of sale, until all expenses either assessed or accrued through the date of conveyance have been paid.

(d) All assessments, until paid, together with interest and actual costs including reasonable fees for collection, constitute a lien on the Units on which they are assessed, if a Statement of Lien is filed within two (2) years after the date the assessment becomes due. The lien is effective against a Unit at the time the assessment became due regardless of when within the two (2) year period it is filed. A Statement of Condominium Lien is filed with the Clerk of Circuit Court of the county where the Unit is located stating the description of the Unit, the name of the record Owner, the amount due and the period for which the assessment was due. Such Statement of Condominium Lien and enforcement thereof shall be in accordance with Section 703.16, Wisconsin Statutes.

(e) Common surpluses of the Association shall be credited to the Unit Owners' assessments for common expenses of Unit Owners in proportion to their percentage interests in the common elements. Such surpluses may be otherwise distributed or used in any such manner as determined by the Association.

(f) The Declarant shall not be responsible for assessments attributable to any Units not yet constructed.

20. Easements

Easements are hereby declared and granted for the benefit of the Unit Owners, the Association, and the Declarant for utility purposes, including those locations necessary for the initial development of this Condominium, for all utility purposes and roads for ingress and egress including, but not limited to, the right to install, lay, maintain, repair and replace electrical lines, water mains and pipes, sanitary and storm sewer lines, gas mains, telephone wire and equipment, television cable systems, transformers, roads, driveways, mail service, walks, refuse pick up, water access for boat land and necessary appurtenances over, under, along and upon any part of the common elements and facilities.

21. Amendments

This Declaration may be amended with the written consent of at least two-thirds (2/3) of the Unit Owners. An amendment becomes effective when it is recorded in the same manner as the Declaration. A Unit Owner's written consent for an amendment to this Declaration is not effective unless it is approved by the mortgagee of the Unit, if any. So long as the Declarant owns any Unit, and so long as the Condominium is subject to expansion under Section 5.1, the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. If an amendment to this Declaration has the effect of reducing the value of any Unit Owner's interest in any common element, including any limited common element, it increases the value of the Declarant's or any other Unit Owner's interest in the common element or limited common elements, then the Declarant or other Unit Owner so benefited shall compensate the Unit Owner whose value of interest is reduced in the amount of the reduction in value either in cash or by other consideration acceptable to the affected Unit Owner. Such Unit Owner may waive the right to this compensation in writing. The provisions for compensation in this section do not apply to any amendments relating to the expansion of this Condominium as authorized herein. Until the initial conveyance of all Units, this Declaration may be amended by the Declarant alone for purposes of clarification and correction of errors and omissions and for expansion of the Condominium as provided in Section 5.1.

22. Termination of Condominium Status

All Unit Owners may remove all or any part of the property from the provisions of Chapter 703, Wisconsin Statues, also referred to herein as the ACT, by an instrument to that effect, duly recorded, provided that the holders of all liens affecting any of the Units consent thereto or agree, in either case by instruments duly recorded, that their liens be transferred to their percentage of undivided interest of the Unit Owner in the property. Upon the removal of any property from the ACT, the property shall be deemed to be owned in common by the Unit Owners. The undivided interest in the property owned in common which pertains to each Unit Owner shall be the percentage of undivided interest previously owned by the owner in the common elements.

23. No Waiver

The failure of the Association or the Declarant, as the case may be, to insist in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action, shall not be construed as a waiver or relinquishment for the future of such terms, covenants, conditions or restrictions, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Association of payment of any assessment from a Unit Owner, with knowledge of the breach of any term, covenant, condition or restriction herein, shall not be deemed a waiver of such breach; furthermore, no waiver by the Association of any provision hereof shall be deemed to have been made unless expressed in writing and signed on behalf of the Association.

24. Captions

The captions and section headings herein are inserted only as matters of convenience and for reference and in no way define nor limit the scope or intent of the various provisions hereof.

25. Severability

The provisions hereof shall be deemed independent and severable, and any invalidity or unenforceability of any one provision or portions hereof shall not affect the validity or enforceability of the remaining portion of this Declaration or its provisions.

26. Notices

All notices required to be given by this Declaration, the By-Laws of the Association or the ACT shall be sufficient if given to one registered Unit regardless of the number of owners who have an interest therein. Notices required to be given by this Declaration, the By-Laws of the Association or the ACT shall also be served upon the Declarant by giving said notice to the resident agent specified for receipt of process herein.

All Owners shall provide and update the Secretary of the Association with an address for mailing or service of any notice or other documents, and the Secretary shall be deemed to have discharged his or her duty with respect to the giving of notices by mailing said notice or having it delivered personally to such address as is on file with the Secretary's office.

27. Enforcement

In addition to any enforcement provisions authorized pursuant to the Rules and Regulations adopted by the Association, the provisions of this Declaration may only be enforced by the Circuit Court for Winnebago County to which all parties hereto consent to jurisdiction and venue, and said enforcement may be pursuant to either affirmative or negative injunctive relief in addition to any other remedy permitted by law or in equity. Owners consent to this jurisdictional restriction and all other provisions contained herein by acceptance of a Condominium Deed.

28. Transfer Requirements and Restrictions

The percentage of the undivided interest in the common and limited common elements and facilities shall not be separated from the Unit to which it pertains. No Unit Owners shall execute any deed, mortgage, lease or other instrument affecting title to such Unit Ownership without and including therein both his or her interest in the Unit and his or her corresponding percentage of ownership in the common and limited common elements and facilities, it being the intention hereof to prevent any severance of such combined ownership. Any such deed, mortgage, lease or other instrument purporting to affect the one without including also the others shall be deemed and taken to include the interest so admitted, even though the latter is not expressly mentioned or described therein.

Dated this ___ day of _____, 2019.

DECLARANT: JJJ2, LLC.

BY: _____
Jeffrey Day, Authorized Member

STATE OF WISCONSIN)
) ss.
COUNTY OF WINNEBAGO)

Personally came before me this _____ day of _____, 2019, the above-named Jeffrey Day to me known to be the person who executed the foregoing instrument and who acknowledged the same as the act and deed of the corporation.

_____
_____,
Notary Public, State of Wisconsin
My Commission expires/is _____.

DISCLOSURE DOCUMENT B

BYLAWS

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OF
MAN-CAVE STORAGE CONDOMINIUM ASSOCIATION, INC.

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BY-LAWS
OF
Man-Cave Storage Condominium Association, Inc.

ARTICLE I
Name, Address and Purpose

Pursuant to the Articles of Incorporation of Man-Cave Storage Condominium Association, Inc. (hereinafter referred to as "Association"), and the Condominium Declaration for Man-Cave Storage Condominium Association, Inc. recorded in the office of the Register of Deeds for Winnebago County, Wisconsin (hereinafter referred to as "Declaration"), the following are adopted as the BY-LAWS of the Association, which is a non-profit corporation formed and organized to serve as an association of Unit Owners who own real estate and improvements (hereinafter called the "Property") under the condominium form of use and ownership, as provided in the Condominium Ownership Act (hereinafter referred to as the "Act") under the Laws of the State of Wisconsin and subject to the terms and conditions of the Declaration.

These BY-LAWS shall be binding on the Unit Owners, their heirs, administrators, personal representatives, tenants, successors and assigns.

The address of the Association shall initially be 1911 West Wisconsin Avenue, Appleton, WI 54914, until changed by amendment of these By-Laws.

ARTICLE II
Member, Voting and Meetings

2.1 MEMBERS. The corporation shall have two (2) classes of members, and the rights and qualifications of the members are as follows:

A. Class A Members

1. Defined. Class A members shall be all Unit Owners, with the initial exception of the Declarant, and shall have one (1) vote for each Storage Unit ("Unit") owned. The term "Unit" is defined in the Condominium Declaration. Every Unit Owner upon acquiring title shall automatically become a member of the Association and shall remain a member thereof until such time as his or her ownership of such Unit ceases for any reason, at which time his or her membership in the Association shall automatically cease.

2. One (1) Membership Per Unit. One (1) Class A membership and one (1) vote shall exist for each Unit, excepting those units owned by Declarant. If title to a Unit is held by more than one (1) person, the membership related to that Unit shall be shared by such owners in the same proportionate interest and by the same type of tenancy in which the title to the Unit is held. Voting rights may not be split and shares of membership interest must be voted pursuant to the nomination contained in the membership list.

3. Membership List. The Association shall maintain a current membership list showing the membership pertaining to each Unit and person designated to cast the one (1) vote pertaining to such unit. Only one (1) person so designated shall be entitled to cast a vote in person or by proxy. A designation may be changed by notice in writing to the Secretary of the Association signed by a majority of the persons having an ownership interest in the Unit.

4. Transfer of Membership. Each membership shall be appurtenant to the Unit upon which it is based and shall be transferred automatically upon conveyance of that Unit. Membership in the Association may not be transferred, except in connection with the transfer of a Unit. The date of transfer, name of the person designated to vote and any other information about the transfer which the Association may deem pertinent shall be provided to the Association upon such transfer. The Association shall make appropriate changes to the membership list, effective as of the date of transfer upon receipt of this information.

B. Class B Members

1. Defined. Class B members shall include the Declarant who shall be entitled to three (3) votes for each Unit contemplated by the Declaration, less Units sold. The Class B membership shall cease and shall be converted to Class A membership thirty (30) days after the conveyance of seventy-five (75) percent of the common element interest of purchasers or ten (10) years after the date the first Unit is conveyed by the Declarant to any person other than the Declarant, whichever occurs first.

2.2 DECLARANT'S INITIAL RIGHTS. Until selection of the initial Board of Directors of the Association, the same rights, titles, powers, privileges, trusts, duties and obligations vested in or imposed upon the Board of Directors by the Act and in the Declaration and these By-Laws shall be held and performed by the Declarant.

2.3 QUOROM AND PROXIES FOR MEMBERS' MEETINGS. A quorum shall exist when fifty-one (51) percent of the votes entitled to vote are present at the members' meeting. Votes may be cast in person or by proxy in accordance with the designation in the membership list. The act of a majority of votes presented in person or by proxy at any meeting at which a quorum is present shall be the act of the members. Proxies shall be valid only for the particular meeting(s) or time period designated in the written notice provided by the individual or entity entitled to vote, unless sooner revoked, and such written notice must be filed with the Secretary before the appointed time of the meeting. If any meeting of members cannot be organized because a quorum is not present, a majority of the members who are present, either in person or by proxy, may adjourn and reschedule the meeting from time to time until a quorum is present, without further notice. At such rescheduled meeting, at which a quorum shall be present or represented, any business may be transacted which might have been transacted at the meeting as originally noticed.

2.4 TIME, PLACE, NOTICE AND CALLING OF MEMBERS' MEETINGS. Written notice of all meetings stating the time and place and the purpose for which the meeting is called shall be

given by the President or Secretary, unless waived in writing, to each member at his or her address as it appears on the books of the Association and shall be mailed or personally delivered not less than five (5) days nor more than thirty (30) days prior to the date of the meeting. Notice of meetings may be waived before or at the time of meetings. Meetings shall be held at such time and place as may be designated by the Board of Directors. The annual meeting shall be held on the first Monday in May or such other time and date as may be established by the Board of Directors for the purpose of electing directors and transacting any other business authorized to be transacted by the members. Special meetings of the members shall be held whenever called by the President or any two (2) members of the Board of Directors and must be called by any officer upon receipt of a written request signed by members with one-third (1/3) or more of all votes entitled to be cast.

ARTICLE III
Board of Directors

3.1 Number and Qualifications of Directors. The affairs of the Association shall be managed initially by a board of directors (the "Board of Directors") composed of not more than five (5) directors selected by the Declarant. No more than one director at any given time may be a person who is not also a Unit Owner; provided, however, that during the period of Declarant Control as provided in Section 13 of the Declaration, any person named by the declarant to the Board of Directors shall be deemed to be a "Unit Owner" for purposes of this requirement only and provided further, that in the case of a Unit that is owned by an entity rather than an individual, any person who is an officer, member, partner, director, employee, or designee of such entity shall be deemed to be a "Unit Owner" for purposes of this requirement only.

3.2 Power and Duties of the Board of Directors. The affairs of the Association shall be governed by the Board of Directors. All powers and duties as shall be necessary for the administration of the affairs of the Association shall be exercised in accordance with the provisions of the Declaration, the Articles of Incorporation and these By-laws.

3.3 Nomination, Election and Term of Directors. The initial Board of Directors shall serve until the Declarant has conveyed twenty-five percent (25%) of the percentage interest in the Common Elements to purchasers. Upon the conveyance of twenty-five percent (25%) of the percentage interest in the Common Elements to purchasers, the Unit Owners other than the Declarant shall elect one (1) director to serve on the Board of Directors at a special meeting called for such purpose, for a total of five (5) directors. The Declarant shall elect the remaining four (4) Directors. Such Board of Directors shall take office upon the conveyance of twenty-five percent (25%) of the percentage interest in the Common Elements to purchasers and shall serve until the Declarant has conveyed fifty percent (50%) of the percentage interest in the Common Elements to purchasers. Upon the conveyance of fifty percent (50%) of the percentage interest in the Common elements to purchasers, the Unit Owners rather than the Declarant shall elect two (2) directors to serve on the Board of Directors at a special meeting called for such purpose, for a total of five (5) Directors. The Declarant shall elect the remaining three (3) directors. Such Board of Directors shall take office upon the conveyance of fifty percent (50%) of the percentage interest in the Common Elements to purchasers and shall serve until the next election upon expiration of the period of Declarant control as provided in Section 13 of the Declaration. Not

later than forty-five (45) days after the expiration of the period of Declarant control, a special meeting of the Unit Owners shall be called, and the Unit Owners shall elect all five (5) directors to serve on the Board of Directors. Such directors shall take office upon such election and shall be classified with respect to the terms for which they hold office by dividing them into two (2) classes as follows:

- Three (3) directors whose terms will expire after one (1) year at the next annual meeting of the Association.

- Two (2) directors whose terms will expire after two (2) years, at the second annual meeting of the Association following their elections.

The successors to the class of directors whose terms expire as set forth above shall be elected to hold office for a term of two (2) years or until their successors are duly elected and qualified or until any of said directors shall have been removed in the manner herein provided so that the term of one (1) class of directors shall expire in each year.

The Association may accept nominations for directors any time that vacancies exist or any time within sixty (60) days prior to the expiration of any term of office. Directors may not hold consecutive terms of office.

For purposes of computing the percentage interest in the Common Elements that has been conveyed to persons other than Declarant, it shall be presumed that the Condominium has been expanded to include the maximum number of Units described in Section 5 of the Declaration.

3.4 Vacancies on Board. Vacancies on the Board of Directors caused by any reason other than the removal by a vote of the members or the expiration of a director's term shall be filled by a vote of the majority of the remaining directors, even though they may constitute less than a quorum, and each person so elected shall be a director until the successor is elected at the next annual meeting of the members at which that class of directors is to be elected.

3.5 Removal of Directors. At any regular or special meeting duly called, any one (1) or more of the directors may be removed with or without cause by a majority of the votes of the members entitled to be cast, and a successor may then and there be elected by such a majority to fill the vacancy thus created.

3.6 Regular Meetings and Notice. A regular annual meeting of the Board of Directors shall be held immediately after and at the same place as the annual meeting of the members. Notice of the regular annual meetings of the Board of Directors shall not be required.

3.7 Special Meetings and Notice. Special meetings of the Board of Directors may be called by the President or by any two (2) directors on three (3) days' written notice to each director given personally or by mail, which notice shall state the time, place and purpose of the meeting.

3.8 Waiver of Notice. Before or at any meeting of the Board of Directors, any director may, in writing, waive notice of such meeting, and such waiver shall be deemed equivalent to the giving

of such notice. Attendance by a director at any meeting of the Board shall be a waiver of notice by him of the time and place thereof unless such waiver is expressly denied. If all of the directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

3.9 Quorum of Directors and Adjournments. At all meetings of the Board of Directors, four (4) or more of the directors shall constitute a quorum for the transaction of business, and the act of the majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. With regard to meetings of the initial Board of Directors referenced in Section 3.1, all three (3) persons must be present to constitute a quorum, and the act of the majority of the directors present at such meeting shall be the act of the initial Board of Directors. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time without further notice. At any such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting as originally called may be transacted.

3.10 Fidelity Bonds. The Board of Directors may require that some or all officers and/or employees of the Association handling or responsible for Association's funds shall furnish adequate fidelity bonds. The premiums on any such bonds shall be paid for by the Association.

ARTICLE IV
Officers

4.1 Designation, Election and Removal. The principal officers of the Association shall be the President, Vice President, Secretary and Treasurer to be elected annually by the Board of Directors. Upon the affirmative vote of the majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and his or her successor shall be elected at the regular meeting of the Board of Directors or at ay special meeting called for that purpose. Any two (2) or more offices may be held by the same person, except a combination of the offices of President and Secretary, and a combination of the offices of President and Vice President.

4.2 President. The President shall be selected from among the members of the Board of Directors and shall be the Chief Executive Officer ("CEO")of the Association. The CEO shall preside at all meetings of the Association and of the Board of Directors, and shall have all the general powers and duties which are usually vested in the office of the President including, but not limited to, the power to sign, together with the Secretary or any other officer designated by the Board, any contracts, checks, drafts or other instruments on behalf of the Association in accordance with the provisions herein.

4.3 Vice President. The Vice President shall take the place of the President and perform the President's duties whenever the President shall be absent or unable to act. If both the President and Vice President are unable to act, the Board of Directors shall appoint some other member of the Board to do so on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him or her by the Board of Directors.

4.4 Secretary. The Secretary shall keep the minutes of all meetings of the Board of Directors and of the Members of the Association and shall count votes at such meetings and shall have charge of the Association's books and records and shall, in general, perform all duties incidental to the office of the Secretary.

4.5 Treasurer. The Treasurer shall have responsibility for the Association's funds and shall be responsible for keeping full and accurate accounts of all receipts and disbursements and financial records and books of account on behalf of the Association. He or she shall be responsible for the deposit of all moneys and all valuable effects in the name and to the credit of the Association in such depositories as may from time to time be designated by the Board of Directors. The Treasurer shall also be responsible for the billing and collection of all common charges and assessments made by the Association. Such charges and assessments are further detailed in the following Section 5.3.

4.6 Liability of Directors and Officers. No Director or Officer shall be liable to the Association for any loss or damage suffered by the Association on account of any action taken or omitted if such Director or Officer exercised and used the same degree of care and skill as a prudent person would have exercised or used under the circumstances in the conduct of his or her own affairs, or took or omitted to take such action in reliance upon statements made or information furnished by officers or employees of the Association which he or she had reasonable grounds to believe to be true. The foregoing shall not be exclusive of other rights and defenses to which the Association may be entitled as a matter of law.

4.7 Compensation. No director or officer of the corporation shall receive any fee or other compensation or reimbursement for services rendered or expenses incurred for or on behalf of the Association, except by specific resolution by a majority vote of the members.

ARTICLE V
Operation of the Property

5.1 The Association. The Association, acting through the Board of Directors, shall be responsible for administration and operation of the condominium property in accordance with the Declaration, the Articles of Incorporation and these By-Laws. The Association or the Declarant may contract for management services and a managing agent with respect to the administration and operation of the condominium.

5.2 Rules and Regulations. The Association, through the Board of directors, shall from time to time adopt Rules and Regulations governing the operation, maintenance and use of the Property by the Unit Owners and occupants. Such Rules and Regulations of the Association shall be created pursuant to these By-laws and shall not be inconsistent with the terms of the Declaration. The Association members, their lessees or any guests the Units shall conform to and abide by all such Rules and Regulations. The Association, through its Board of Directors, shall designate such means of enforcement thereof as it deems necessary and proper. The Rules and Regulations may be altered and amended or repealed in the same manner as these By-Laws. (See Article VIII).

5.3 Common Expenses. The Board of Directors shall determine the common expenses of the Association for operation and maintenance of the Property and shall prepare an annual operating budget for the Association in order to determine the amount of the common charges payable by each Unit to meet the estimated common expenses of the Association for the ensuing year. The amounts required by such budget shall be assessed and charged against the Units and allocated among the members of the Association according to their respective percentages of ownership in the common elements and facilities of the Property as set forth in the Declaration. If not paid on or before the due date, the charges shall bear interest at the rate of one and one-half (1 ½) percent per month until paid in full. Units not yet constructed are not subject to assessment.

5.4 Operating Budget. The annual operating budget shall provide for one (1) mandatory and one (1) discretionary fund. The mandatory fund shall be designated the "Operating Fund" and the discretionary fund shall be designated the "Reserve Fund". The Operating Fund shall be used for all common expenses which occur with greater than annual frequency including, but not limited to, amounts required for the costs of maintenance of the common elements, management services, insurance, common services, administration, materials and supplies. The Reserve Fund, if implemented, is non-refundable and may contain accumulations of up to $5,000 within five (5) years from the date of the Declaration. This amount may then be maintained until used for extraordinary maintenance and repair expenses. Thereafter assessments may be levied so as to re-establish this Reserve Fund. The Association may maintain the Reserve Fund at an amount deemed reasonable by the Board. Assessments may be modified accordingly.

The Reserve Fund may be used for painting, major repairs and renovation of the common elements. The Reserve Fund may be used for contingencies and periodic expenses such as painting and renovation. In the event the Association incurs extraordinary expenditures not originally included in the annual budget; then such sums as may be required in addition to the Operating Fund shall be first charged against the Reserve Fund, if implemented. In the event that both funds prove inadequate to meet the necessary common expenses, the directors may levy a further assessment which shall be charged to each Owner in proportion to his or her Ownership Interest as set forth in the Declaration.

The Reserve Fund may be used to discharge mechanics' liens or other encumbrances levied against the Property, or against any Unit, if resulting from action by the Association. Any Unit Owner or Owners responsible for any lien which is paid by the Association shall be specially assessed for the amount thereof.

The Directors may also use the Reserve Fund for the maintenance and repair of any Unit if such maintenance and repair is necessary to protect the common elements. The full amount of the costs or any such maintenance or repair shall be specially assessed to any Unit Owner responsible therefore.

If, at any time, the Association decides against the use of a Reserve Fund, the above-mentioned expenses associated with such Reserve Fund may instead be withdrawn from the mandatory Operating Fund.

The annual budget shall be prepared and determined by June 1 of each calendar year. The Board of Directors shall advise all members of the Association in writing of the amount of the common charges payable on behalf of each Unit by the date of the annual members' meeting and shall furnish copies of the budget on which such common charges are based to each member.

If, within fifteen (15) days after the annual membership meeting, a petition is presented to the Board of Directors protesting such charges or the budget upon which they are based and the petition is signed by members representing more than fifty (50) percent of the membership entitled to vote with respect to such charges, then the directors shall notify all members of a meeting called for the sole purpose of reviewing such charges or budget. At such meeting, the vote of more than fifty (50) percent of the membership interests entitled to vote may revise the budget and charges, and such revised budget and corresponding charges shall replace for all purposes the one previously established provided, however, that the annual budget and charges may not be revised downward to a point lower than the average total budget for the preceding two (2) years and provided, further, that if a budget and charges have not been established and made for any two (2) preceding years, then the budget and charges may not be revised downward until two (2) years of consecutive annual budgets exist.

5.5 Borrowing Money and Acquiring and Conveying Property. The Association, by a 66% vote of the Unit Owners, may borrow money or purchase or convey property and direct any two (2) officers of the Association to execute such documents in connection therewith as is deemed necessary or appropriate by counsel for the Association.

5.6 Default. If a member of the Association is in default in payment of any charges or assessments for a period of more than thirty (30) days, the Board of Directors in the name of the Association may bring suit for and on behalf of the Association as representative of all members to enforce collection of such delinquencies or to foreclose the lien therefore, as provided by law, and there shall be added to the amount due the costs of suit and the legal interest together with reasonable attorney's fees.

5.7 Vote of Unit Owner in Default. No Unit Owner may vote at a meeting of the Association if the Association has recorded a Statement of Condominium Lien on the person's Unit, and the amount necessary to release the lien has not been paid at the time of the meeting. Such vote shall be subtracted from all outstanding votes for the purpose of establishing a quorum at members' meetings.

5.8 Capital Improvements. The Association may make capital improvements, such as the construction of additional amenities, costing in excess of $4500.00 only upon a 66% vote of all Unit Owners. This paragraph is not intended to apply to repair or maintenance expenses which shall be controlled by the Board of Directors.

ARTICLE VI
Duties and Obligations of the Unit Owners

6.1 Rules and Regulations. The Units and the common elements and facilities and limited common elements (hereinafter in these paragraphs sometimes collectively referred to as

"commons") shall be occupied and used in accordance with the Declaration, the Articles of Incorporation, these By-Laws, and the Rules and Regulations of the Association.

The Rules and Regulations and those which may be hereafter adopted by the Association are in addition to the Declaration, and made pursuant to these Bylaws and in the event of conflict, the Declaration shall govern therein.

The Rules and Regulations may be moved, modified, annulled, waived, changed and or amended at any time and in any manner by a written declaration setting forth such amendment which has been executed by the Declarant or at least 51% of the voting members and recorded in the Register of Deeds Office for Winnebago County, Wisconsin; provided, however, that such changes shall require written approval, in recordable form, of the Declarant so long as the Declarant owns any Units. Provided further, so long as Declarant owns at least 10% of the Units (constructed or contemplated), Declarant (1) may add contiguous platted real estate to the covenants and restrictions hereof and (2) may amend the same with notice to the address of all known Unit Owners. If and when Units are added, the additional Units are to be included in the computation of all percentages from the date of such additions.

6.2 Maintenance and Repair of Units. Every Unit Owner must perform properly or cause to be performed all maintenance and repair work within his or her own Unit which, if omitted, would affect the project in its entirety or a portion belonging to the other Owners, and such Owner shall be personally liable to the Association for any damages caused by his or her failure to so perform.

6.3 Limited Common Elements. Every Unit Owner must maintain the limited common elements appurtenant to his or her Unit in clean and proper condition. No objects or structures shall be placed thereon without prior written consent of the Board of Directors of the Association.

ARTICLE VII
General

7.1 Fiscal Year. The fiscal year of the Corporation shall begin on the first day of January and end on the last day of December in each year.

7.2 Corporate Seal. The Corporation shall have no seal.

ARTICLE VIII
Amendments

8.1 By Members. These By-Laws may be altered, amended or released and new By-Laws may be adopted by the members at any meeting called for such purpose by an affirmative vote of 66% of all the votes entitled to be cast.

8.2 Rights of Declarant. No amendment of these By-Laws shall alter or abrogate the rights of Declarant as contained in these By-Laws or the Declaration.

ARTICLE IX
Miscellaneous

9.1 Record of Ownership. Every Unit Owner shall promptly cause to be duly recorded or filed of record the deed, lease, assignment or other conveyance to him or her of such Unit or other evidence of his or her title thereto and shall file such lease with and present such other evidence of his or her title to the Board of Directors, and the Secretary shall maintain all such information in the record of the ownership of the Association.

9.2 Mortgages. Any Unit Owner who mortgages his or her Unit or any interest therein shall notify the Board of Directors of the name and address of such mortgagee and also of any release of such mortgage, and the Secretary shall maintain all such information in the record of ownership of the Association. The Board of Directors at the request of any mortgagee or prospective purchaser of any Unit or interest therein shall report to such person the amount of any assessments against such Unit then due and unpaid.

9.3 Indemnity of Officers and Directors. Every person who is or was a director or an officer of the Association (together with the heirs, executors and administrators of such person) shall be indemnified by the Association against all loss, costs, damages and expenses (including reasonable attorney's fees) asserted against, incurred by or imposed in connection with or resulting from any claim, action suit or proceedings, including criminal proceedings, to which he or she is made or threatened to be made a party by reason of his or her status of current or former director or officer, except as to matters as to which he or she shall be finally adjudged in such action, suit or proceeding to be liable for gross negligence, willful misconduct or criminal conduct. In the event of a settlement, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence, willful misconduct or criminal conduct in the performance of his or her duty as such director or officer in relation to the matter involved. The Association, by its Board of Directors, may indemnify in like manner or with any limitations any employee or former employee of the Association with respect to any action taken or not taken in his or her capacity as such employee. The foregoing rights of indemnification shall be in addition to all rights to which officers, directors or employees may be entitled as a matter of law.

All liability, loss, damage, costs and expense incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provisions shall be treated and handled by the Association as common expenses provided, however, that nothing in this Article IX contained shall be deemed to obligate the Association to indemnify any member or Unit Owner who is or has been an employee, director or officer of the Association, beyond the extent set forth in this Article IX, with respect to any duties or obligations assumed or liabilities incurred by him or her under and by virtue of the Declaration, the Act, the Articles of Incorporation and By-Laws of the Association, as a member of the Association, or Unit Owner covered thereby.

9.4 Subordination. These By-Laws are subordinate and subject to all provisions of the Declaration and any amendments thereto and the Act under the laws of the State of Wisconsin,

which shall control in case of any conflict. All terms herein (except where clearly repugnant to the context) shall have the same meaning as in the Declaration and said Act.

9.5 Interpretation. In case any provision of the By-Laws shall be held invalid, such invalidity shall not render invalid any other provision hereof which can be given effect. Nothing in these By-Laws shall be deemed or construed to authorize the Association or Board of Directors to conduct or engage in any active business for profit on behalf of any or all of the Unit Owners.

9.6 No Vested Interest in Operating or Reserve Funds. Owners shall have no vested interest in, nor shall they be entitled to withdrawals from, either the Operating Fund or the Reserve Fund created hereby. Upon sale or other disposition of a Unit, said funds shall remain intact, and a new Owner shall not be additionally assessed for improvements for which the prior Owner has been assessed and the assessment has been paid.

9.7 No Waiver. Failure of the Association or members to insist, in any one or more instances, upon the strict performance of any of the terms, covenants, conditions or restrictions of these By-Laws, or to exercise any right or options contained herein, or to serve any notice or institute any action, shall not be construed as a waiver or relinquishment for the future of such terms, covenants, conditions or restrictions, all of which shall remain in full force and effect.

9.8 Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or unenforceability of any one provision or portion hereof shall not affect the validity or enforceability of the remaining portion of said provisions or of any other provision of these By-Laws.

ARTICLE X
Association Mailing Address

The mailing address of the Association shall be:

Man-Cave Storage Condominium Association, Inc.
1911 West Wisconsin Avenue
Appleton, WI 54914

These By-Laws have been duly accepted and adopted by the initial Board of Directors this _____day of _____, 2019.

_____ Jeffrey Day, Director

_____ Joseph West, Director

_____ John Garrow, Director

_____ Jason Garrow, Director

DISCLOSURE DOCUMENT C

DETENTION BASIN OPERATING AND MAINTENANCE MANUAL

OPERATING AND MAINTENANCE MANUAL

MAN-CAVE CONDOMINIUM STORAGE UNITS

DETENTION BASIN

July 8, 2019

This manual is established in accordance with the maintenance and operation of Man-Cave Condominium Storage Units wet detention basin.

Project: Man-Cave Condominium Storage Units

Location: Highway 76 in the Town of Clayton, Winnebago County, Wisconsin.

1. Maintenance and Inspection

1.1 Generally. The owner of the site is responsible for inspection and maintenance. If the owner fails to maintain the inspection and maintenance of the pond, the Town of Clayton will assume responsibility of maintenance of the pond at the owner's expense.

1.2 Sediment Removal. Sediment at the outlet pipes shall be removed when the sediment impedes the flow to the structure. The pond should be inspected annually to determine if sediment removal is necessary. If the permanent pool depth is 3 feet of less, then remove 2 feet of sediment. The sediment should be tested for toxicity prior to removal. Non-toxic material can be disposed of at an upland site. Toxic material must be disposed of in accordance to State regulations. The dredged material can be hauled in watertight trucks or stockpiled and hauled when the water drains/recedes. The work area should be restored after the removal process. During construction, inspect the basin weekly and remove sediment as necessary.

1.3 Inspection. Inspect the pond annually for sediment build-up and obstructions to the overflow areas. When necessary, repair the basin and outlet structure. Debris and litter should be cleaned up as necessary.

1.4 Undesirable Plant Control. The detention basin has a ground cover of grass, which if properly maintained will prevent erosion of the embankment and provide an easy surface for inspection. Grass mowing, brush cutting, and removal of weed vegetation will be necessary for the proper maintenance of the basin. Acceptable methods included the use of weed whips, power brush cutters, and mowers.

1.5 Outlet Structure Maintenance. Maintenance should include periodically checking the outlet structure for compromised or broken sections and repairing as needed. It should also include removal of debris and sediment from the outlet structure as needed. Inspection of the outlet structure should occur at a minimum after each storm and in the spring of each year.

1.6 Erosion Control. Erosion occurs when the water concentrates causing failure of the vegetation or when the vegetation dies and sets up the environment for rill erosion and eventually gullies from storm water runoff. Vegetation should be established and maintained to prevent erosion by overland flow. If erosion occurs, then re-seeding and straw mulching will be required as needed. In addition, the area may need re-grading to disperse concentration flow. Erosion control mats may be needed to

protect bare soil until vegetation is established. Erosion inspections should be made after major storms and in the spring of each year. General inspections should occur during plant control and other site visits. During construction, weekly inspections should be made for erosion and repaired immediately.

1.7 Rodent Control. Rodents such as ground hogs, muskrats, and beavers are attracted to dams and reservoirs and can be quite dangerous to structural integrity and proper performance of the embankment and spillway. Groundhog and muskrats burrow in manmade earth embankments, which in turn become pathways for seepage. In the event burrows are detected within the dam, then the rodents should be dealt with by immediate removal.

2. Detention Basin Inspection & Maintenance Checklist

Check/Circle Condition Noted	**Observations**	**Recommended Action**	**Action Taken (i.e., repair, monitor, investigate)**
Erosion/Settling		Repair immediately and re-vegetate	
Sediment Accumulation at Wet Detention Areas		Visually and physically measure depth of water to determine sediment buildup. If depth of water is 3 feet or less then remove 2 feet of sediment	
Clogged Storm Pipes		Remove and dispose of any debris blocking flow	
Debris/Litter		Remove and dispose immediately	
Tree Growth		Remove any tree growth immediately	
Grass Health		Mow at least 2 times per year. Re-seed areas as needed to maintain cover.	

Rodent Burrows		Retain the assistance of a professional pest removal service to prevent further destruction.	

DISCLOSURE DOCUMENT D

RULES AND REGULATIONS

Rules and Regulations
of
Man-Cave Storage Condominium Association, Inc.

Any tenants or guests of unit owners must adhere to the Condominium Declaration, Association Bylaws, Association Rules, Town, County and State Ordinances or be subject to immediate removal from the premises by the Association. This Rule shall supersede any lease obligations any unit owner may owe a tenant and said unit owner shall indemnify and hold harmless Association for any damages arising from a lease dispute, including reimbursement of reasonable attorney's fees the Association incurs in enforcement of this rule. Additionally, all leases shall be approved by the Association.

It is the responsibility of the Unit owner to obtain necessary approvals to conduct certain commercial activities (e.g., mechanic shop). The Unit Owner will hold harmless and indemnify the Association for any claims or fines arising from noncompliance with Town of Clayton, Winnebago County, or any applicable state law or code relating to that certain commercial activity.

Absolutely, NO outside storage on property is allowed. This includes outside storage on Common Area, Limited Common Area and driveways. Outside storage includes, but is not limited to, licensed/unlicensed vehicles, building supplies, firewood, etc.

No parking on streets or other Common Areas.

No additions or modifications to the exterior of Buildings without Condominium Owner's Association approval.

No fences of any type will be allowed on the premises without Association approval.

Any auxiliary lighting on or around the building must be approved by the Association and designed in such a manner as to not disturb neighbors.

Any sign or advertisement for display on Building must be approved by Association.
There will be absolutely no free-standing signs.

No woodboring stoves or fireplaces will be used as a heat source. This prohibition includes pellet stoves/corn stoves or similar devices.

No burning or burying of trash inside or outside of buildings. Storage of Hazardous/toxic materials on premises is forbidden.

No person can live or maintain living quarters in the Building.

No animals (i.e., dogs and cats) can be housed on the property at anytime. Those pets that are "visiting" a particular Unit Owner must be leashed and attended to at all times. Such pets must

be cleaned up after. At any particular time, each Unit Owner will be limited to two (2) pets, notwithstanding service animals.

No ATV's, minibikes, snowmobiles, or go-karts may be operated on the roads or Common Area.

No heavy machinery, heavy equipment, bulky matter, or fixtures ("Heavy Equipment") may be operated on the roads or Common Area.

Building height will be restricted to be no more than 18-foot sidewalls.

No Unit Owners shall occupy or use his Unit or the limited common elements appurtenant thereto or permit the same or any part thereof to be occupied or used for any purpose other than private storage for the owner, the owner's family or the owner's lessees or guests.

There shall be no obstruction of the common elements and facilities and nothing shall be stored therein without the prior consent of the Association.

Nothing shall be done or kept in any Unit or in the commons which will increase the rate of insurance on the commons without the prior consent of the Association. No Unit Owner shall permit anything to be done or kept in this Unit or in the commons which will result in the cancellation of insurance on any unit or any part of the commons or which would be in violation of any law or ordinance.

No noxious or offensive, nor any public or private nuisance, shall be carried on in any Units or in the commons nor shall anything be done therein which may be or become an annoyance or nuisance to others.

All Rules and Regulations contained herein are subject to Winnebago County and Town of Clayton ordinances. Invalidation of any one of the covenants by judgment or court order shall not in any way affect any of the other provisions which shall remain in full force and effect.

Any changes to these Rules and Regulations will require approval by the Town of Clayton.

DISCLOSURE DOCUMENT E

ARTICLES OF INCORPORATION

DISCLOSURE DOCUMENT F

MANAGEMENT AND EMPLOYMENT CONTRACTS

[Currently, the condominium has no such management or employment contracts.]

DISCLOSURE DOCUMENT G

ANNUAL OPERATING BUDGET

DISCLOSURE DOCUMENT H

LEASES

[Currently, the condominium has no such leases.]

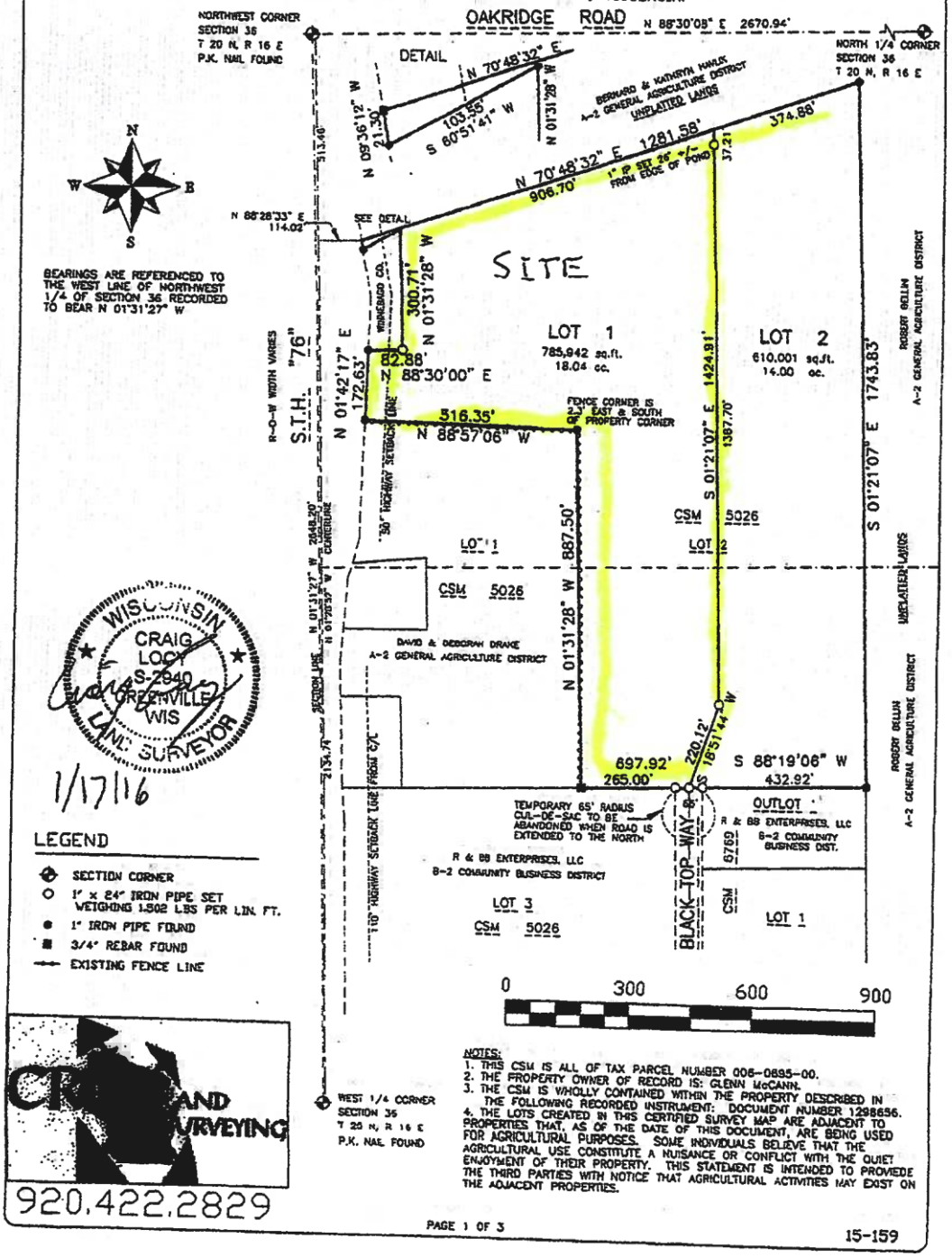
DISCLOSURE DOCUMENT I

EXPANSION PLANS/ FLOOR PLAN AND MAP

Exhibit "A"

CERTIFIED SURVEY MAP NO. 7052

ALL OF LOT 2 OF CERTIFIED SURVEY MAP 5026 BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 16 EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.



WISCONSIN CRAIG LOCY S-2940 GREENVILLE WIS LAND SURVEYOR

1/17/16

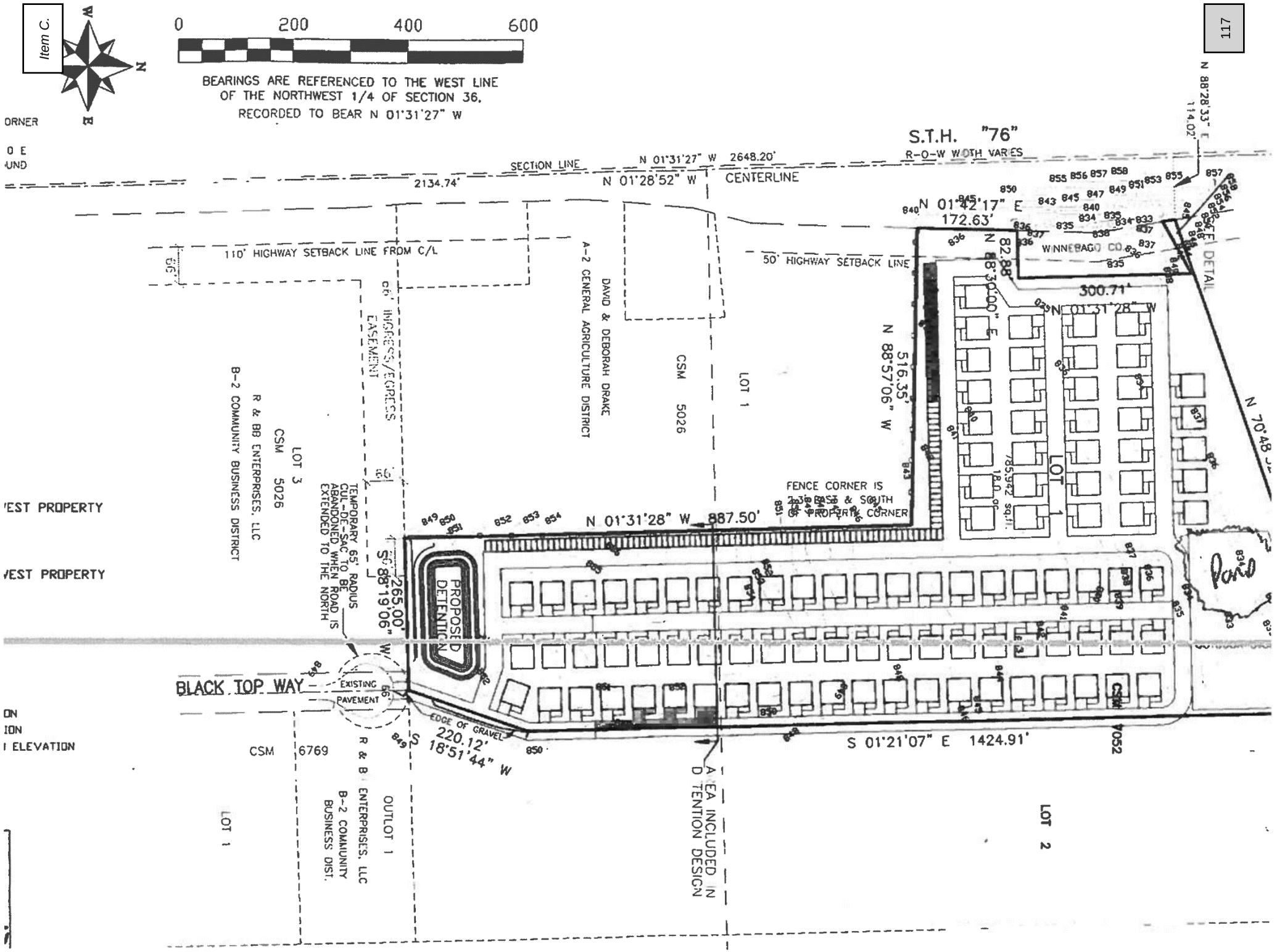
LEGEND

- SECTION CORNER
- 1" x 24" IRON PIPE SET WEIGHING 1.502 LBS PER LIN. FT.
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- EXISTING FENCE LINE

NOTES:
1. THIS CSM IS ALL OF TAX PARCEL NUMBER 006-0695-00.
2. THE PROPERTY OWNER OF RECORD IS: GLENN McCANN.
3. THE CSM IS WHOLLY CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENT: DOCUMENT NUMBER 1298656.
4. THE LOTS CREATED IN THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTIES THAT, AS OF THE DATE OF THIS DOCUMENT, ARE BEING USED FOR AGRICULTURAL PURPOSES. SOME INDIVIDUALS BELIEVE THAT THE AGRICULTURAL USE CONSTITUTE A NUISANCE OR CONFLICT WITH THE QUIET ENJOYMENT OF THEIR PROPERTY. THIS STATEMENT IS INTENDED TO PROVIDE THE THIRD PARTIES WITH NOTICE THAT AGRICULTURAL ACTIVITIES MAY EXIST ON THE ADJACENT PROPERTIES.

920.422.2829

15-159


0 200 400 600
BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 36, RECORDED TO BEAR N 01°31'27" W
S.T.H. "76"
R-O-W WIDTH VARIES
CENTERLINE
SECTION LINE
N 01°31'27" W 2648.20'
2134.74'
N 01°28'52" W
N 01°42'17" E
172.63'
N 88°28'33" E
114.02'
110' HIGHWAY SETBACK LINE FROM C/L
50' HIGHWAY SETBACK LINE
WINNEBAGO CO.
DETAIL
N 82.88
N 88°30'00" E
300.71'
N 01°31'28" W
N 70°48
66' INGRESS/EGRESS EASEMENT
DAVID & DEBORAH DRAKE
A-2 CENERAL AGRICULTURE DISTRICT
CSM 5026
LOT 1
516.35'
N 88°57'06" W
FENCE CORNER IS 2.38' EAST & SOUTH OF PROPERTY CORNER
LOT 1
785,942 sq.ft.
18.0 ac
N 01°31'28" W 887.50'
WEST PROPERTY
WEST PROPERTY
LOT 3
CSM 5026
R & BB ENTERPRISES, LLC
B-2 COMMUNITY BUSINESS DISTRICT
TEMPORARY 65' RADIUS CUL-DE-SAC TO BE ABANDONED WHEN ROAD IS EXTENDED TO THE NORTH
S 88°19'06" W 265.00'
PROPOSED DETENTION
BLACK TOP WAY
EXISTING PAVEMENT
EDGE OF GRAVEL
S 18°51'44" W 220.12'
S 01°21'07" E 1424.91'
Pond
AREA INCLUDED IN DETENTION DESIGN
LOT 2
CSM 6769
LOT 1
R & B ENTERPRISES, LLC
B-2 COMMUNITY BUSINESS DIST.
OUTLOT 1

Document No.

FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM FOR MAN-CAVE STORAGE CONDOMINIUM
(Phase I – Expandable, Multi-Building, Commercial Project)

Drafted by:
Shane Anderson
Epiphany Law, LLC
2800 East Enterprise Avenue
Appleton, WI 54913

Return to:

Epiphany Law, LLC
2800 E. Enterprise Ave
Appleton, WI 54913

006-0895-06
Parcel Number

FIRST AMENDMENT
TO DECLARATION OF CONDOMINIUM
FOR MAN-CAVE STORAGE
CONDOMINIUM

THIS FIRST AMENDMENT (this "Amendment") is executed as of this ____ day of _____, 2020, by the Man-Cave Storage Condominium Association, Inc. (the "Association"), pursuant to consents evidencing an affirmative vote of not less than three-fourths (3/4ths) of all votes entitled to be cast by the Unit Owners, as required by the Declaration.

R E C I T A L S:

A. A Declaration of Condominium for Man-Cave Storage Condominium was recorded with the Winnebago County Register of Deeds as Document No. 1818522. Said declaration is referred to herein as the "Declaration." Man-Cave Storage Condominium is referred to herein as the "Condominium."

B. The Units Owners recognize that the Declaration as contemplated by the Declarant is not suitable to the needs of the Unit Owners. They desire to amend the Declaration such that each Unit Owner has more individual freedom and responsibility with respect to their Unit.

C. Section 21 of the Declaration provides that the Declaration may, generally and as applicable to the amendments made herein, be amended upon the affirmative vote of no less than three-fourths (3/4ths)

of all votes entitled to be cast by the Unit Owners, provided that the affirmative vote must be approved by the mortgagee with respect to those Unit Owners.

D. The required written consents and approvals for this Amendment have been received, as evidenced herein.

NOW, THEREFORE, the Association and the Unit Owners do hereby declare as follows:

1. Authorized and Restricted Uses of Property. Section 9(a) is hereby deleted and the following is inserted:

> "Each of the Units shall be occupied and used only for personal workshop use, storage purposes, and/or trade or non-retail business purposes only, and for no other purposes all such uses being subject to Section 9(k) of the Declaration. No retail business or use of residence-like activity shall be carried out anywhere within the condominium, except as otherwise provided herein."

To the extent that any provision in this Amendment conflicts with the Declaration, this Amendment shall control.

[Signature page to follow]

[Signature page to First Amendment to Declaration of Condominium for Man-Cave Storage Condominium]

IN WITNESS WHEREOF, the undersigned has executed this Amendment as of the date first above written.

CONSENT OF UNIT OWNER

The undersigned, being the Owner of Units 1-6 and 37-48 does hereby consent to all of the terms and conditions of the foregoing Amendment.

Dated this _____ day of _____ , 2020.

UNIT OWNER: JJJ2, LLC

By: _____
Name: _____
Title: Authorized Member

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2020, the above named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
Name: _____
Notary Public, State of Wisconsin
My Commission: _____

CONSENT OF MORTGAGEE

The undersigned, being the holder of the mortgage recorded in the Office of the Register of Deeds for Winnebago County, Wisconsin, on _____, 2020, as Document No. _____, does hereby consent to all of the terms and conditions of the foregoing Amendment.

Dated this ____ day of _____, 2020.

MORTGAGEE:
AMERICAN NATIONAL BANK

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this _____ day of _____, 2020, the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Name: _____
Notary Public, State of Wisconsin
My Commission: _____

EXHIBIT A
LEGAL DESCRIPTION

Lot One (1), Certified Survey Map No. 7052, filed in the Office of the Register of Deeds for Winnebago County, Wisconsin, on January 26, 2016, in Volume 1 of Page 7052, as Document 1705862 said Survey Map being all of Lot Two (2) Certified Survey Map No. 5026, and being part of the West 1/2 of the Northwest 1/4 of Section 36, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

MEMORANDUM

Business Item D

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a Concept Plan Review Application submitted by EnvisionInk Holdings LLC for a proposed expansion of the existing commercial building.

EnvisionInk would like to add on to their existing building. The proposed addition would be for cold storage. The current zoning would allow the addition and Staff is in support of the Concept Plan Review Application.

Respectfully Submitted,
Kelsey

Concept Plan Review Application

Town of Clayton Town Hall
8348 Hickory Ave
Larsen, WI 54947
Phone: 920-836-2007
Email: administrator@claytonwinnebagowi.gov
Website: https://www.townofclayton.net/

PROPERTY OWNER(S)

Existing Property: EnvisionInk Holdings LLC - N971 West Lake Ct., Hortonville, WI 54944

Proposed Property: Emily A Rau - 9134 State Road 76, Neenah, WI 54956

Phone **920-486-3086**

E-mail **praaths@envision-ink.com**

APPLICANT

Check: Architect: _____ Engineer: _____ Surveyor: _____ Attorney: _____ Agent: _____ Owner: **X**

Name: **EnvisionInk Holdings LLC (Pat Raaths)**

Address: **N971 West Lake Ct, Hortonville, WI 54944** Zip Code: **54944**

Phone: **920-486-3086** E-Mail: **praaths@envision-ink.com**

Describe the reason for the Concept Plan: **Expansion of existing commercial / manufacturing space**

PROJECT/SURVEY SPECIFICS:

TYPE: □CSM **X**Commercial □Industrial □Residential □Other

Total Acreage: **2.01 Existing + 2.00 Additional** Tax Key Number: **006033503 Existing + 2 Acres of 0060334**

Existing Zoning: **B-3 General Business District** Proposed Zoning: **B-3 General Business District**

I certify that the attached drawings are to the best of my knowledge complete and drawn in accordance with all Town of Clayton codes.

Site Concept Plan Only

Signature Today's Date

For Town Use Only

Fee (see Town Fee Schedule)

Fee: _____ Date Received Complete: _____ Receipt: _____

By: _____ Check #: _____

Review Meetings _____ History _____

Concept is: □Approved □Approved with Condition □Denied

Comments: _____

Note: Please notify utility companies regarding your proposed development. Concept approval does not constitute approval of a building permit or any required approval of a highway connection permit. Concept & Fee must be submitted 30 working days prior to meeting.

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	------ S.F.	------ S.F.	------ S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	------ S.F.	------ S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	------ S.F.	------ S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	------ S.F.	------ S.F.	------ S.F.
REMODEL AREA TOTALS	------ S.F.	--% OF BUILDING AREA	

BUILDING CODE ANALYSIS

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013 or 2015 IECC
2015 IEBC (Level # Alteration)

OCCUPANCY

Accessory Use

Incidental Use

High-Piled Combustible Storage YES/NO
Hazardous Materials YES/NO
Multiple Control Areas YES/NO

HEIGHT & AREA
Building Height: -'--" Maximum Allowed: -'--"
Number of Stories: -- Maximum Allowed: --
Total Building Area: -,--- S.F. Maximum Allowed: -,--- S.F.
Total Fire Area: -,--- S.F. Maximum Allowed: -,--- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES/NO

CONSTRUCTION TYPE
Construction Classification -B
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type --
Fire Alarm System YES/NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware YES/NO

STRUCTURAL DESIGN
Risk Category --
Design Loads
Roof Live Load -- psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load --psf
Wood Truss
Top Chord Dead Load --psf
Bottom Chord Load --psf
Mezzanine/Second Floor/Basemen
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) -- psf
Exposure Factor (Ce) --
Thermal Factor (Ct) --
Wind Loads
Wind Load -- MPH
Surface Roughness --
Exposure Category --
Earthquake Load Criteria
Soil Site Class --
Ss --
S1 --

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES/NO
Ambulatory Stall Required YES/NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT
Building Size -,--- S.F. -.--%
Hard Surface -,--- S.F. -.--%
Green Space -,--- S.F. -.--%
Parcel Size (Approx.) -,--- S.F. -.-- Acres
Parking Provided -- Stalls
Area of Disturbance -,--- S.F.

ZONING
Property Zoning --
Setbacks FY -'--" SY -'--" RY -'--"
Hard Surface Setback -'--"
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO



NORTH

CONCEPTUAL SITE PLAN
1" = 60'-0"

0' 30' 60' 120' 240'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

ENVISIONINK

NEENAH, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

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

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

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

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR: ENVISIONINK
2730 AMERICAN DRIVE
NEENAH, WISCONSIN 54956

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REVISIONS

1		
2		
3		
4		
5		
6		

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT MANAGER: S. WINTERFELDT
DESIGNER: T. TISLAU
INTERIOR DESIGNER: -------
DRAWN BY: KRW
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: -------
CONTRACT NO: -------
DATE: 01.17.2025
SHEET: C1.0