



# PLAN COMMISSION

Wednesday, June 14, 2023 at 6:30 PM

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

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## AGENDA

### CALL TO ORDER

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

### PUBLIC HEARING(S) AND/OR PUBLIC INFORMATION MEETINGS

- A. Public Hearing on a Conditional Use Application submitted by Robert E. Lee & Associates, Inc on behalf of PRE/3, LLC for a proposed multi-family housing development consisting of six (6) 12-unit multi-family buildings located on Eagle Heights Dr, specifically described as Tax ID #006-0328-02-02 which is approximately 619 feet north of W American Drive/Eagle Heights Dr intersection.

### APPROVAL OF MINUTES

- A. Approval of the Minutes of the Wednesday, May 10, 2023 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 May 2023 Building Inspection Report

### BUSINESS

- A. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) Review Application submitted by Northeast Asphalt & Susan Kottke for approval of a 2-Lot CSM transferring 0.18 acres +/- from Tax ID #006-0496 (Hickory Ave/County Rd II) to Tax ID #006-0502-02 (8397 Hickory Ave).
- B. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Robert E Lee & Associates, Inc. on behalf of PRE/3, LLC for a proposed multi-family housing development consisting of six (6) 12-unit multi-family buildings located on Eagle Heights Dr, specifically described as Tax ID #006-0328-02-02.

- C. Review/Recommendation: Plan Commission review & recommendation on a Conditional Use Application submitted by Robert E. Lee & Associates, Inc on behalf of PRE/3, LLC for a proposed multi-family housing development consisting of six (6) 12-unit multi-family buildings located on Eagle Heights Dr, specifically described as Tax ID #006-0328-02-02.
- D. Review/Recommendation: Plan Commission review & recommendation on a Site Plan Review Application submitted by Utschig, Inc. on behalf of Positive Ventures, LLC for conversion of the existing restaurant/tavern building to a multi-tenant industrial/commercial building on Tax ID #006-0620-06 (2770 Towne Court).

### **UPCOMING MEETING ATTENDANCE**

- A. Town Board (6:30 pm start unless otherwise noted) - June 21; July 5 & 19; August 2 & 16
- B. Plan Commission (6:30 pm start unless otherwise noted) - June 28; July 12 & 26; August 9

### **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 CTR “T” Larsen, WI 54947
- 2. The Town’s Web Page: [www.townofclayton.net](http://www.townofclayton.net)

TOWN OF CLAYTON  
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Plan Commission of the Town of Clayton will hold a Public Hearing at 6:30 pm on Wednesday, June 14, 2023 in the Town Office Meeting Room located at 8348 Hickory Ave, Larsen WI 54947. The purpose of the Public Hearing is to receive public comment regarding the following Conditional Use Application:

THE PETITIONER(S): Robert E. Lee & Associates, Inc has submitted a Conditional Use Application on behalf of PRE/3, LLC for a proposed multi-family housing development consisting of six (6) 12-unit multi-family buildings located on Eagle Heights Dr, specifically described as Tax ID # 006-0328-02-02 which is approximately 619 feet north of W American Dr/Eagle Heights Dr intersection.

Copies of the Conditional Use Application are available at the Town Hall, or by contacting the Town Clerk at (920) 836-2007. All interested parties and any objections to this request being granted will be heard at the Public Hearing. If you cannot attend the Public Hearing, you may submit written comments to the Town Clerk before 4:30 p.m. on the date of the Public Hearing.

Dated this 24<sup>th</sup> day of May, 2023

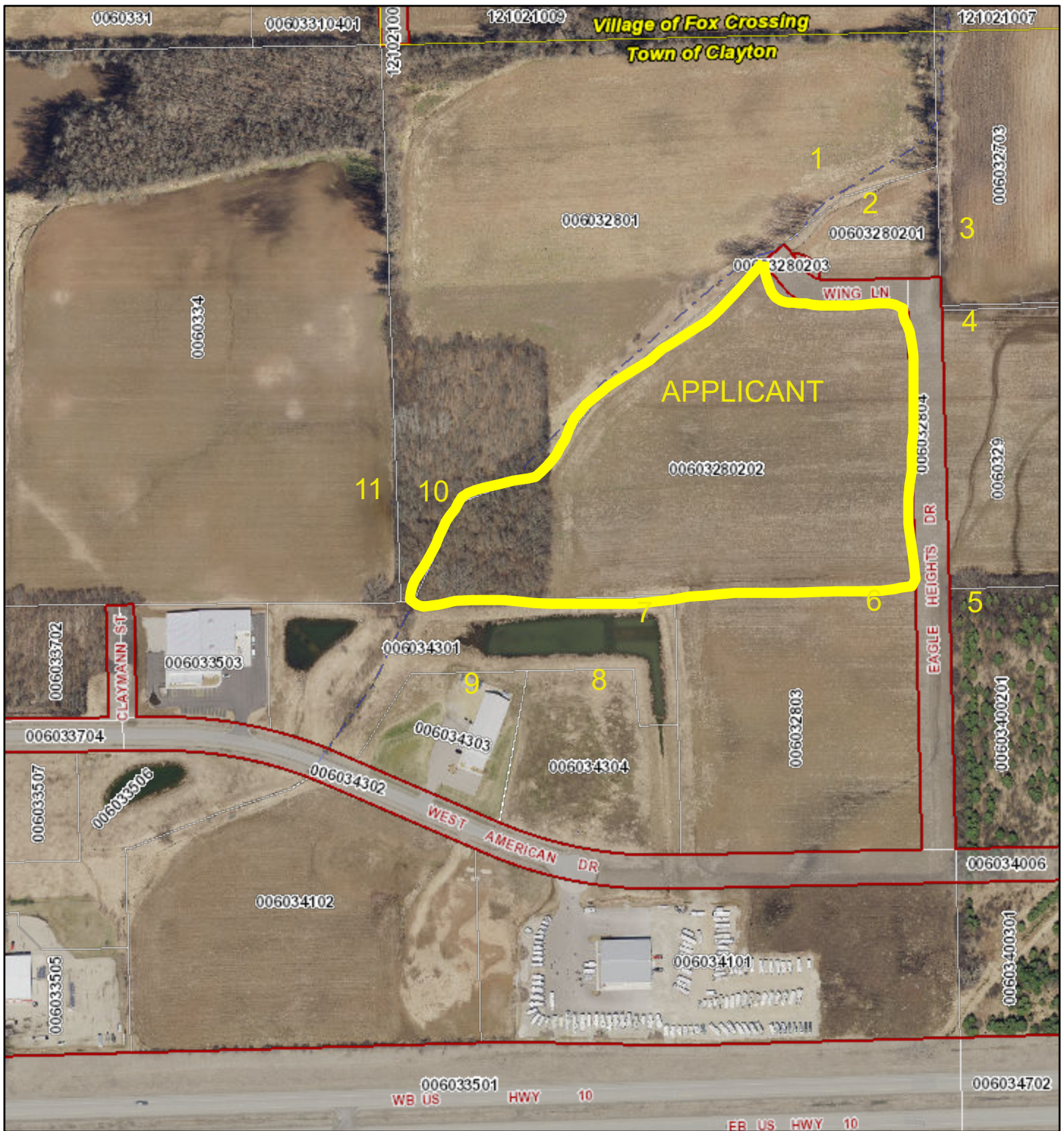
Publish Wednesday, May 31, 2023

and

Wednesday, June 7, 2023

Post on or before May 31, 2023

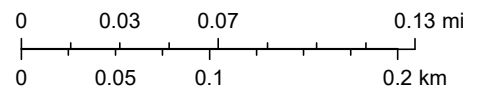
By: Kelsey Faust-Kubale, Clerk



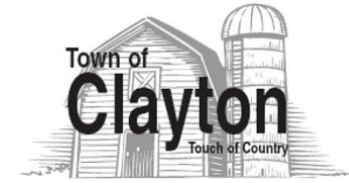
5/24/2023, 1:57:42 PM

1:4,018

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020



# PLAN COMMISSION MEETING

Wednesday, May 10, 2023 at 6:30 PM

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

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## MINUTES

### CALL TO ORDER

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

### PRESENT

Commissioner Ketter  
 Town Board Rep. Christianson  
 Commissioner Nemecek - exited meeting at 8:40 pm  
 Commissioner Haskell  
 Chair Knapinski

### ABSENT

Commissioner Dorow

### EXCUSED

Commissioner Hopkins

### STAFF

Administrator Wisnefske  
 Clerk Faust-Kubale  
 Planner Jaworski  
 Code Administrator Kussow

### PUBLIC COMMENT

- A. Public Comment on a Preliminary Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC. The Applicants are requesting approval of the Scholar Ridge Estates Preliminary Plat, dividing Tax ID #006-0617 (2689 County Rd II), Tax ID #006-0618, & Tax ID #006-0632 into 158 lots and 4 outlots intended for a combination of commercial/business, multi-family residential, two-family residential, & single-family residential uses.

**No Public Comments. Public Comment closed at 6:31 pm.**

### APPROVAL OF MINUTES

- A. Approval of the minutes of the Wednesday, April 12, 2023 Plan Commission Meeting

### MOTION:

**Motion made** by Commissioner Ketter, **Seconded** by Commissioner Nemecek to approve the minutes of the Wednesday, April 12, 2023 Plan Commission Meeting as presented.

**Voting Yea:** Commissioner Ketter, Town Board Rep. Christianson, Commissioner Nemecek, Commissioner Haskell, Chair Knapinski

**Motion carried 5-0.**

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

## **CORRESPONDENCE**

- A. Distribution of the April 2023 Building Inspection Report

## **BUSINESS**

- A. **Review/Recommendation:** Plan Commission review & recommendation on a Preliminary Plat Review Application submitted by McMahon Associates on behalf of Clayton Development Group, LLC, for approval of the Scholar Ridge Estates Preliminary Plat, dividing Tax ID #006-0617 (2689 County Rd II), Tax ID #006-0618, & Tax ID #006-0632 into 158 lots and 4 outlots intended for a combination of commercial/business, multi-family residential, two-family residential, & single-family residential uses.

### **MOTION:**

**Motion made** by Commissioner Nemecek, **Seconded** by Commissioner Haskell to recommend approval of the Preliminary Plat Application with the following conditions:

1. Town Board allow for fee in lieu of land dedication pursuant to Section 7.10.08 (4)(b) of the Town of Clayton Subdivision Ordinance.
2. Detailed street, sanitary sewer, and water main plans and profiles shall be submitted to and approved by the Town Engineer and Town of Clayton Sanitary District #1, and Village of Fox Crossing, as applicable, prior to Final Plat approval by the Town and prior to commencing construction.
  - a. The Town Engineer may require that borings and soundings be made in designated areas to ascertain subsurface soil, rock and water conditions, including depth to bedrock and depth to groundwater table.
  - b. Marlo Dr, Princeton Dr, and St Norbert Dr must comply with the Town's minimum road design standards as per the Town Minimum Road Design Standards Policy/Ordinance.
  - c. If requested by the subdivider, the Town Board allow for an exception/variance to the minimum road design standards for all platted roads, except Marlo Dr, Princeton Dr, and St Norbert Dr, to be constructed with 4 inches total asphalt pavement (2.25" binder layer & 1.75" surface layer), 12 Inches total gravel base (6 Inches of 3" B.A.D. & 6 Inches of ¾" B.A.D.), and geogrid, subject to: 1) The subdivider conducting soil borings and providing the Town a detailed geotechnical report with design calculations proving the proposed road design is suitable for the site; and 2) The subdivider providing

the Town an irrevocable financial commitment to cover the cost of road failure if road failure were to occur within 25 years after construction.

3. Detailed drainage, grading, storm sewer, and stormwater management plans and profiles shall be submitted to the Town Engineer for review and comment prior to Final Plat approval by the Town.

4. All permits and approvals required by the Wisconsin Department of Natural Resources and Winnebago County for stormwater management and erosion control shall be obtained prior to commencing construction.

5. The Wisconsin Department of Natural Resources jurisdictional determination/wetland exemption or Individual Permit for wetland disturbance shall be obtained prior to Final Plat approval by the Town and prior to commencing construction.

6. All permits and approvals required by the Wisconsin Department of Natural Resources, Town of Clayton, Village of Fox Crossing, and Town of Clayton Sanitary District #1 for sanitary sewer, water main, and street construction shall be obtained prior to Final Plat approval by the Town.

7. The subdivider shall execute a Public Improvement Agreement with the Town of Clayton, Village of Fox Crossing, and Town of Clayton Sanitary District #1, and provide requisite financial security for all public improvements prior to Town approval and as a condition of Town approval of the Final Plat.

8. A boundary amendment to the Town of Clayton Sanitary District #1, adding Tax ID # 006-0632 to the sanitary district, shall be approved and executed prior to Final Plat approval by the Town of any Final Plat including/dividing Tax ID #006-0632.

9. Written confirmation of the extraterritorial rights of both City of Neenah and Village of Fox Crossing over the subject property shall be submitted to the Town.

10. Eliminate Lot #53 from the plat due to the intermittent stream.

11. Subdivider shall explore a pedestrian solution throughout the plat in addition to the public trail on Marlo Dr.

12. Review from Clayton Protective Services Department, Town of Clayton Public Works Department, US Postal Service, and Winnebago County for items including, but not limited to, public safety access, plowing access, method of postal service, future development along County Rd II with respect to the proposed trail. The subdivider shall be responsible for construction of the public trail along/within the County Rd II right-of-way.

**Voting Yea:** Town Board Rep. Christianson, Commissioner Nemecek,

Commissioner Haskell, Chair Knapinski

**Voting Nay:** Commissioner Ketter

**Motion carried 4-1.**

- B. Review/Recommendation: Plan Commission review & recommendation on a Certified Survey Map (CSM) Review Application submitted by CRL Surveying, LLC, on behalf of Kenneth Christian for approval of a CSM dividing Tax ID #006-0187-01 (4757 N Loop Rd) into two (2) lots.

**MOTION:**

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Ketter to recommend approval of the CSM with the "right to farm" language be added per Staff's recommendation.

**Voting Yea:** Commissioner Ketter, Town Board Rep. Christianson, Commissioner Haskell, Chair Knapinski

**Motion carried 4-0.**

- C. Review/Discussion: Plan Commission review & discussion on a Concept Plan Review Application submitted by Jeffrey Houts for a proposed personal storage facility/storage buildings condominium development on Tax ID #006-0895-07 (7568 Black Top Way).

**DISCUSSION ONLY - NO ACTION TAKEN.**

**UPCOMING MEETING ATTENDANCE**

- A. Plan Commission - May 24; June 14 & 28; July 12
- B. Town Board - May 17; June 7 & 21; July 5 & 19

**ADJOURNMENT**

**MOTION:**

**Motion made** by Commissioner Haskell, **Seconded** by Commissioner Ketter.

**Voting Yea:** Commissioner Ketter, Town Board Rep. Christianson, Commissioner Haskell, Chair Knapinski

**Motion carried 4-0.**

Respectfully submitted,

Kelsey Faust-Kubale  
Town Clerk



PERMIT SPREADSHEET FOR MAY 2023

YEAR TO DATE SUMMARY

Item A.

DATE	PERMIT #	OWNER	ADDRESS	DESCRIPTION	CONTRACTOR	EST. PROJECT COST	PERMIT FEE	BLDING INSPECTOR FEE	TOWN	EST. PROJECT COST	PERMIT FEE	TOWN OF CLAYTON REVENUE	YEAR TO DATE TOTAL	
<b>TOWN OF CLAYTON PERMITS:</b>										Town of Clayton	\$1,607,213.00	\$14,621.00	\$14,621.00	\$ 38,485.33
5/8/2023	59-23-5B	BRYAN VERSTEGEN	9564 OAKWOOD	POLE BARN	NORTHLAND BUILDINGS	\$ 34,000.00	\$ 219.00		Town of Vinland				\$ 1,893.02	
5/8/2023	60-23-5E	SCOTT STIELOW	3080 SAFRON	ELECT INGROUND POOL	SPRANGERS ELECT	\$ 5,700.00	\$ 75.00		Town of Winneconne	\$ 309,714.00	\$ 1,115.54	\$ 892.43	\$ 7,636.60	
5/8/2023	61-23-5E	GUY GRUETT	3152 BUTTERCUP	ELECT INGROUND POOL	SPRANGERS ELECT	\$ 5,000.00	\$ 75.00		Town of Winchester	\$ 44,300.00	\$ 640.00	\$ 512.00	\$ 1,209.76	
5/8/2023	62-23-5E	ERIC SODA	3497 GRANDMEADOWS	ELECT INGROUND POOL	SPRANGERS ELECT	\$ 5,000.00	\$ 75.00		Town of Dale	\$ 1,040,644.00	\$ 3,138.84	\$ 2,511.07	\$ 4,889.44	
5/10/2023	63-23-5B	LEE HART	3529 GRANDMEADOWS	REROOF	DANNT BOY BUILDERS	\$ 20,700.00	\$ 75.00							
5/10/2023	64-23-5P	KEVIN FLYNN	3139 WESTFIELD RIDGE	REPLACE WATER HEATER	BLACK-HAAK	\$ 1,900.00	\$ 75.00							
5/10/2023	65-23-5E	K-C	8556 MARTIN	SOLAR INSTALL	NORTHLAND ELECT	\$ 60,000.00	\$ 75.00							
5/10/2023	66-23-5E	RUSS WHITE	3601 CTY II	SERVICE CHANGE	CR FOCHS	\$ 2,320.00	\$ 75.00							
5/17/2023	67-23-5E	CHARTER COMM	FOX VALLEY DR	SERVICE	EISCH ELECT	\$ 2,500.00	\$ 75.00		Full Burden Wage	\$ 8,396.10			\$ 41,784.44	
5/17/2023	68-23-5E	JULIE ROSENTHAL	8516 WINNCREST	SERVICE/REMOD	KUEHL ELECT	\$ 10,000.00	\$ 152.00							
5/17/2023	69-23-5E	CHAD WHALEY	2645 FAIRVIEW	ELECT FOR POOL	ABSTRACT ELECT	\$ 1,000.00	\$ 75.00		<b>Net Profit (Loss)</b>	<b>\$ 10,140.40</b>			<b>\$ 12,329.71</b>	
5/17/2023	70-23-5H	PAT STABLE	8071 GALAXY	REPLACE A/C	MODERN SHEET METAL	\$ 4,299.00	\$ 75.00							
5/17/2023	71-23-5H	TIM MANTEUFEL	2845 E SHADY LN	REPLACE FURNANCE	MODERN SHEET METAL	\$ 4,899.00	\$ 75.00							
5/17/2023	72-23-5H	JOE MALCHOW	7905 CENTER	ADD BOILER IN BASEMENT	MODERN SHEET METAL9895	\$ 9,895.00	\$ 75.00							
5/18/2023	73-23-5B	JJJ2	7577 BLACKTOP WAY #31	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 120,000.00	\$ 568.00							
5/18/2023	74-23-5H	JJJ2	7577 BLACKTOP WAY #31	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 234.00							
5/18/2023	75-23-5H	JJJ2	7577 BLACKTOP WAY #31	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 234.00							
5/18/2023	76-23-5P	JJJ2	7577 BLACKTOP WAY #31	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 234.00							
5/18/2023	77-23-5B	JJJ2	7577 BLACKTOP WAY #32	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 120,000.00	\$ 568.00							
5/18/2023	78-23-5E	JJJ2	7577 BLACKTOP WAY #32	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 234.00							
5/18/2023	79-23-5H	JJJ2	7577 BLACKTOP WAY#32	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 234.00							
5/18/2023	80-23-5P	JJJ2	7577 BLACKTOP WAY #32	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 234.00							
5/18/2023	81-23-5B	JJJ2	7577 BLACKTOP WAY #33	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 120,000.00	\$ 568.00							
5/18/2023	82-23-5E	JJJ2	7577 BLACKTOP WAY #33	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 234.00							
5/18/2023	83-23-5H	JJJ2	7577 BLACKTOP WAY #33	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 234.00							
5/18/2023	84-23-5P	JJJ2	7577 BLACKTOP WAY #33	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 234.00							
5/18/2023	85-23-5B	JJJ2	7577 BLACKTOP WAY #34	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 120,000.00	\$ 568.00							
5/18/2023	86-23-5E	JJJ2	7577 BLACKTOP WAY #34	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 234.00							
5/18/2023	87-23-5H	JJJ2	7577 BLACKTOP WAY #34	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 234.00							
5/18/2023	88-23-5P	JJJ2	7577 BLACKTOP WAY #34	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 234.00							
5/18/2023	89-23-5B	JJJ2	7577 BLACKTOP WAY #35	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 120,000.00	\$ 568.00							
5/18/2023	90-23-5E	JJJ2	7577 BLACKTOP WAY #35	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 234.00							
5/18/2023	91-23-5H	JJJ2	7577 BLACKTOP WAY #35	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 234.00							
5/18/2023	92-23-5P	JJJ2	7577 BLACKTOP WAY #35	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 234.00							
5/18/2023	93-23-5B	JJJ2	7577 BLACKTOP WAY#36	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 120,000.00	\$ 568.00							
5/18/2023	94-23-5E	JJJ2	7577 BALCKTOP WAY#36	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 234.00							
5/18/2023	95-23-5H	JJJ2	7577 BLACKTOP WAY#36	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 234.00							
5/18/2023	96-23-5P	JJJ2	7577 BLACKTOP WAY #36	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 234.00							
5/30/2023	97-23-5B	JJJ2	7577 BLACKTOP WAY #7	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 90,000.00	\$ 442.00							
5/30/2023	98-23-5E	JJJ2	7577 BLACKTOP WAY #7	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 171.00							
5/30/2023	99-23-5H	JJJ2	7577 BLACKTOP WAY#7	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 171.00							
5/30/2023	100-23-5P	JJJ2	7577 BLACKTOP WAY#7	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 171.00							
5/30/2023	101-23-5B	JJJ2	7577 BLACKTOP WAT #8	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 90,000.00	\$ 442.00							
5/30/2023	102-23-5E	JJJ2	7577 BLACKTOP WAY#8	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 171.00							
5/30/2023	103-23-5H	JJJ2	7577 BLACKTOP WAY#8	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 171.00							
5/30/2023	104-23-5P	JJJ2	7577 BLACKTOP WAY#8	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 171.00							
5/30/2023	105-23-5B	JJJ2	7577 BLACKTOP WAY#9	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 90,000.00	\$ 442.00							
5/30/2023	106-23-5E	JJJ2	7577 BLACKTOP WAY#9	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 171.00							
5/30/2023	107-23-5H	JJJ2	7577 BLACKTOP WAY#9	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 171.00							
5/30/2023	108-23-5P	JJJ2	7577 BLACKTOP WAY#9	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 171.00							
5/30/2023	109-23-5B	JJJ2	7577 BLACKTOP WAY#10	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 90,000.00	\$ 442.00							
5/30/2023	110-23-5E	JJJ2	7577 BLACKTOP WAY#10	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 171.00							
5/30/2023	111-23-5H	JJJ2	7577 BLACKTOP WAY#10	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 171.00							
5/30/2023	112-23-5P	JJJ2	7577 BLACKTOP WAY#10	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 171.00							
5/30/2023	113-23-5B	JJJ2	7577 BLACKTOP WAY#11	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 90,000.00	\$ 442.00							
5/30/2023	114-23-5E	JJJ2	7577 BLACKTOP WAY#11	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 171.00							
5/30/2023	115-23-5H	JJJ2	7577 BLACKTOP WAY#11	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 171.00							

5/30/2023	116-23-5P	JJJ2	7577 BLACKTOP WAY#11	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 171.00
5/30/2023	117-23-5B	JJJ2	7577 BLACKTOP WAY#12	NEW COMMERCIAL STORAGE	CUSTOM BUILDERS	\$ 90,000.00	\$ 442.00
5/30/2023	118-23-5E	JJJ2	7577 BLACKTOP WAY#12	NEW COMMERCIAL ELECT	RICK STEFFENS ELECT	\$ 6,000.00	\$ 171.00
5/30/2023	119-23-5H	JJJ2	7577 BLACKTOP WAY#12	NEW COMMERCIAL HVAC	THE GOOD GUYS HVAC	\$ 4,000.00	\$ 171.00
5/30/2023	120-23-5P	JJJ2	7577 BLACKTOP WAY#12	NEW COMMERCIAL PLUMB	SALMS PLUMB	\$ 5,000.00	\$ 171.00

**TOTALS \$1,607,213.00 \$14,621.00**

**TOWN OF WINNECONNE PERMITS:**

5/9/2023	49-23-5B	JIM WINNEKENS	7132 SHORLINE	SIDING	INFINITY EXTERIORS	\$ 44,000.00	\$ 50.00	\$ 40.00
5/9/2023	50-23-5B	JIM LOBNER	5852 MAIN	REROOF	ARC CONTRACTING	\$ 26,415.00	\$ 50.00	\$ 40.00
5/9/2023	51-23-5B	JOHN NELSON	5169 WASHINGTON	BATH REMOD	PORTSIDE BUILDERS	\$ 14,635.00	\$ 94.00	\$ 75.20
5/9/2023	52-23-5B	JOHN NELSON	5169 WASHINGTON	BATH REMOD PLUMB	HANSON	\$ 3,000.00	\$ 49.20	\$ 39.36
5/9/2023	53-23-5E	JOHN NELSON	5169 WASHINGTON	BATH REMOD ELECT	SEC	\$ 1,500.00	\$ 49.20	\$ 39.36
5/9/2023	54-23-5B	GLENN HUSSEY	6688 LASLEY SHORE	DETACHED GARAGE	SELF	\$ 25,000.00	\$ 149.00	\$ 119.20
5/9/2023	55-23-5E	GLENN HUSSEY	6688 LASLEY SHORE	DETACHED GARAGE ELECT	DIERSEN ELECT	\$ 1,500.00	\$ 76.20	\$ 60.96
5/9/2023	56-23-5H	MATT MAYOTTE	6788 FOREST PARK	ADDN HVAC	BLACK-HAAK	\$ 6,000.00	\$ 65.94	\$ 52.75
5/9/2023	57-23-5B	JERRY OLSON	5935 INDIAN SHORES	REROOF	SECURITY ROOFING	\$ 16,000.00	\$ 50.00	\$ 40.00
5/25/2023	58-23-5B	JENELLE HONER	5136 HIGH POINTE	REROOF	PRO RESTORATION	\$ 23,557.00	\$ 50.00	\$ 40.00
5/25/2023	59-23-5B	JILL VERICH	5878 POINTE WEST	REROOF	PRO RESTORATION	\$ 16,507.00	\$ 50.00	\$ 40.00
5/25/2023	60-23-5B	JEFF MAKOVEC	5901 OAKLANE	REMOD	GM HOMES	\$ 39,742.00	\$ 96.00	\$ 76.80
5/30/2023	61-23-5E	EDGAR SUTTA	5176 N HARBOUR	SOLAR INSTALL	APPLETON SOLAR	\$ 22,943.00	\$ 60.00	\$ 48.00
5/30/2023	62-23-5E	DAVE SLEIK	7022 CROSS	FREE STANDING SERVICE	EAGLE ELECT	\$ 20,000.00	\$ 60.00	\$ 48.00
5/30/2023	63-23-5E	STEVE ANDRASKO	5922 E ISLAND	SOLAR INSTALL	ENERGIZE	\$ 28,118.00	\$ 60.00	\$ 48.00
5/30/2023	64-23-5E	RICHARD CHRISTL	5544 HWY 116	GENERATOR INSTALL	BLACK-HAAK	\$ 14,000.00	\$ 60.00	\$ 48.00
5/30/2023	65-23-5P	MATTHEW PHILLIPS	5075 PETRACK	BATH REMOD	BATH FITTERS	\$ 6,797.00	\$ 46.00	\$ 36.80

**TOTALS \$ 309,714.00 \$ 1,115.54 \$ 892.43**

**TOWN OF WINCHESTER PERMITS:**

5/9/2023	10-23-5B	PEPLER PROPERTIES	5185 GRANDVIEW	REMOD	JAMES LANDOLT	\$ 13,000.00	\$ 75.00	\$ 60.00
5/9/2023	11-23-5E	ROGER PERGANDE	7250 CTY II	GENERATOR INSTALL ADD RE	WITZKE ELECT	\$ 15,000.00	\$ 175.00	\$ 140.00
5/25/2023	12-23-5E	BEN COUSINEAU	8466 SAUBY	GENERATOR INSTALL	BELL ELECT	\$ 10,000.00	\$ 130.00	\$ 104.00
5/25/2023	13-23-5E	CHRIS TEWS	5748 HILLCREST	REPLACE SERVICE CABLE	ALANS ELECT	\$ 300.00	\$ 130.00	\$ 104.00
5/25/2023	14-23-5E	AARON VOLP	8958 EVANS	GENERATOR INSTALL	SELF	\$ 6,000.00	\$ 130.00	\$ 104.00

**TOTALS \$ 44,300.00 \$ 640.00 \$ 512.00**

**TOWN OF DALE PERMITS:**

5/8/2023	22-23-5B	REED BUETOW	W9026 SCHOOL RD	DETACHED GARAGE	SELF	\$ 60,500.00	\$ 195.00	\$ 156.00
5/11/2023	23-23-5B	LARRY VERKUILEN	W9335 GARVEY	RENEW PERMIT	SELF	\$ 5,000.00	\$ 65.00	\$ 52.00
5/11/2023	24-23-5E	DAVID ANDERSON	N852 CTY M	INSTALL GENERATOR	ALANS ELECT	\$ 2,000.00	\$ 65.00	\$ 52.00
5/11/2023	25-23-5E	MASON NICHOLSON	N921 CTY M	SERVICE	CURRENT ELECT	\$ 1,000.00	\$ 65.00	\$ 52.00
5/11/2023	26-23-5E	JAKE REPLAND	N1545 MIDWAY	ELECT REMOD	CUSTOM ELECT	\$ 1,900.00	\$ 65.00	\$ 52.00
5/11/2023	27-23-5B	DAVID HIRSCHI	9302 HUNTERS	BATH REMOD	PORTSIDE BLDGS	\$ 26,000.00	\$ 165.40	\$ 132.32
5/11/2023	28-23-5E	DAVID HIRSCHI	9302 HUNTERS	BATH REMOD ELECT	SEC	\$ 3,990.00	\$ 69.62	\$ 55.70
5/11/2023	29-23-5P	DAVID HIRSCHI	9302 HUNTERS	BATH REMOD PLUMB	HANSON	\$ 6,234.00	\$ 69.62	\$ 55.70
5/11/2023	30-23-5E	ROBERT SUCH	W10413 CLOVERLEAF	SOLAR INSTALL	ELEVATED SOLAR	\$ 25,000.00	\$ 65.00	\$ 52.00
5/15/2023	31-23-5B	BEN ROMENESKO	HWY M	NSFD	STEVE HEISE BUILDERS	\$ 607,000.00	\$ 940.40	\$ 752.32
5/15/2023	32-23-5B	BEN ROMENESKO	HWY M	DETACHED GARAGE	STEVE HEISE BUILDERS	\$ 70,000.00	\$ 315.00	\$ 252.00
5/15/2023	33-23-5B	LANA BARNES	W9372 GARVEY	DETACHED GARAGE	BEECHY BROS	\$ 36,430.00	\$ 170.00	\$ 136.00
5/16/2023	34-23-5B	STEVE VAN HEERTUM	W8959 KELLDALE	SUNROOM ADDITION	GREAT DAY IMPROVEMENTS	\$ 60,899.00	\$ 187.00	\$ 149.60
5/16/2023	35-23-5B	CAROLYN CRAWFORD	W9185 SCHOOL	DETACHED GARAGE	AFFORDABLE CONT	\$ 40,000.00	\$ 151.80	\$ 121.44
5/24/2023	36-23-5E	RICHARD MITCHLER	W10308 RIDGE	INSTALL GENERATOR	MR TEAS	\$ 5,000.00	\$ 65.00	\$ 52.00
5/24/2023	37-23-5E	JOSIE NEUBERT	N1015 CTY M	ELECT REMOD	BEEZ ELECT	\$ 5,200.00	\$ 65.00	\$ 52.00
5/24/2023	38-23-5B	DANIELLE MORRIS	W5614 DEPOT	INSTALL EGRESS WINDOWS	SCHROEDER CONST	\$ 12,500.00	\$ 150.00	\$ 120.00
5/24/2023	39-23-5E	PAUL LITWIN	W9726 KAUFMAN	INSTALL GENERATOR	MASTER ELECT	\$ 11,398.00	\$ 65.00	\$ 52.00
5/24/2023	40-23-5E	WANDA SCHNETZER	W8917 MADELINE	INSTALL GENERATOR	RADDANT ELECT	\$ 10,798.00	\$ 65.00	\$ 52.00
5/24/2023	41-23-5B	MARLENE KOWALKOWSKI	10311 CEDAR	EPLACE SECTION OF BARN WAI	ABT FOUNDATION	\$ 18,795.00	\$ 75.00	\$ 60.00
5/24/2023	42-23-5E	FRED BROWN	W8657 SPRING	SOLAR INSTALL	WATTS UP ENGINEERING	\$ 31,000.00	\$ 65.00	\$ 52.00

**TOTALS \$ 1,040,644.00 \$ 3,138.84 \$ 2,511.07**

## MEMORANDUM

### Business Item A

From: Administrator/Staff  
 To: Plan Commission  
 Re: Plan Commission review & recommendation on a Certified Survey Map (CSM) Review Application submitted by Northeast Asphalt & Susan Kottke for approval of a 2-Lot CSM transferring 0.18 acres +/- from Tax ID #006-0496 (Hickory Ave/County Rd II) to Tax ID #006-0502-02 (8397 Hickory Ave).

Please find the below notes from Code Administrator Kussow:

After review of the attached 2-lot CSM transferring land from PIN 006-0496 to PIN 006-0502-02, I have the following comments:

1. The majority of PIN 006-0496 is located in the General Agriculture (A-2) District with the area adjacent to County Rd II and the Country Rd II/Hickory Ave intersection being located in the General Business (B-3) District. The existing use of PIN 006-0496 is "nonmetallic mine" which is a Conditional Use in the A-2 District and is not an allowed use in the B-3 District. (Existing nonmetallic mining operations in the B-2 zoned portion of the property is considered a legal nonconforming use)
2. PIN 006-0502-02 is located in the Rural Residential (R-1) District. The existing use of PIN 006-0502-02 is "single-family dwelling" which is a Permitted Use in the R-1 District.
3. There are no shoreland, floodplain, or wetland concerns/considerations for the subject parcels.
4. The subject parcels are not located in Outagamie County Airport Zoning or an Airport Height Limitation Zone
5. The proposed Lot 1 is not located in a Sewer Service Area or Sanitary District.
6. The proposed Lot 2 is partially located in the Larsen-Winchester Sewer Service Area and entirely located in the Larsen-Winchester Sanitary District. The portion of the proposed Lot 2 proposed to be transferred from PIN 006-0496 to PIN 006-0502-02 is not in the Larsen-Winchester Sewer Service Area.
7. The proposed Lot 1 will be in the A-2 and B-3 Districts as described in comment #1 above.
8. The proposed Lot 2 will be in the R-1 and A-2 Districts. (The portion of the proposed Lot 2 proposed to be transferred from PIN 006-0496 to PIN 006-0502-02 is the portion in the A-2 District)
9. The applicable minimum lot requirements for the A-2 District are as follows:
  - a. Minimum lot size: 5 acres
  - b. Minimum lot width: 200 ft.
  - c. Minimum road frontage: 200 ft.
10. The applicable minimum lot requirements for the B-3 District are as follows:
  - a. Minimum lot size: 2 acres
  - b. Minimum lot width: 300 ft.
  - c. Minimum road frontage: 300 ft.
11. The applicable minimum lot requirements for the R-1 District are as follows:
  - a. Minimum lot size: 12,000 sq. ft.
  - b. Minimum lot width: 85 ft.
  - c. Minimum road frontage: 33 ft.
12. The proposed Lot 1 complies with all applicable requirements for the A-2 and B-3 Districts.
13. The proposed Lot 2 complies with all applicable requirements for the R-1 District, but does not meet the applicable requirements for the A-2 District.

It is Staff's opinion that the CSM may be approved even though Lot 2 does not meet the A-2 District requirements since this land transfer is not technically subject to the provisions of the Town Subdivision Ordinance. Section 7.10.02, General Provisions, of the Town Subdivision Ordinance states: "...in no instance shall the provisions of this chapter apply to: ...

*(c) Sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the resultant lots are not reduced below the minimum size required by these regulations..."*

This land transfer is a sale of a parcel of land between owners of adjoining property, no additional lots are being created, and PIN 006-0502-02 is not being reduced in size. The land transfer will result in lots following occupied/maintained lot lines.

It is Staff's opinion that the CSM may be approved, as proposed.

**Suggested Motion:**

*A motion to recommend approval of the CSM submitted by Northeast Asphalt & Susan Kottke as presented.*

Respectfully Submitted,  
Kelsey

Recd  
1/3/23

# Town of Clayton

## CERTIFIED SURVEY MAP REVIEW APPLICATION

Item A.

Mail: 8348 CTR "T" - Larsen, WI 54947  
Phone - 920-836-2007 Fax - 920-836-2026  
Email - [administrator@townofclayton.net](mailto:administrator@townofclayton.net) Web Page - [www.townofclayton.net](http://www.townofclayton.net)

Property Owner (s): NORTHEAST ASPHALT INC. & SUE KOTTKE  
Address/Zip: 8397 COUNTY RD. T LARSEN, WI 54947  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

\* Applicant: SUSAN KOTTKE

Check: Architect \_\_\_\_\_ Engineer \_\_\_\_\_ Surveyor \_\_\_\_\_ Attorney \_\_\_\_\_ Agent \_\_\_\_\_ Owner   
Address/City/Zip: 8397 CTY. RD. T, LARSEN, WIS. 54947  
Phone: 920-205-9732 Fax: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Describe the reason for the Certified Survey Map: ADDING SMALL TRIANGULAR PLOT TO A RESIDENTIAL LOT TO CREATE 1 LOT

Survey Specifics:  
No. of Lots: 2 Total Acreage: 39.76 Tax Key No.: 006-0496 & 006-0507-02  
Legal Description: PRT. OF NE-NE AND PRT. OF SE-NE SEC. 19, T20N, R16E  
Zoning: A-2 & R-1

Surveyor: LAWRENCE C. KRIESCHER Registration No.: S1599  
Address/City/Zip: 5251 GRANDVIEW RD. LARSEN, WI 54947  
Phone: 920-836-3576 Fax: \_\_\_\_\_ E-Mail: LARRY.KRIESCHER@OUTLOOK.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.

\* Applicant Signature: Susan Kottke Date: 1-3-23

### For Town Use Only (See Fee Schedule)

Review Fee: \$350.00 Map Deposit Fee\*: \_\_\_\_\_ Check #: 8958 Date: 1-3-23

\*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.

Received of: \_\_\_\_\_ Refund to: \_\_\_\_\_

Date Rec'd Complete: \_\_\_\_\_ By: \_\_\_\_\_

Review Meetings - Plan Comm \_\_\_\_\_ Town Board \_\_\_\_\_

C.S.M. is: Approved \_\_\_\_\_ Approved with Condition \_\_\_\_\_ Denied \_\_\_\_\_

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

Notes: 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 20 working days prior to meeting. 1/9 11:47am - 1/22/23 mb-611

STATE OF WISCONSIN) SS  
WINNEBAGO COUNTY)

# WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

## A PART OF THE NE.1/4 OF THE NE.1/4 AND A PART OF THE SE.1/4 OF THE NE.1/4 OF SECTION 19, T.20N., R.16E. TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

SHEET 1 OF 4

THE LOTS CREATED ON THIS CERTIFIED SURVEY MAP ARE ADJACENT TO PROPERTIES THAT, AS 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.

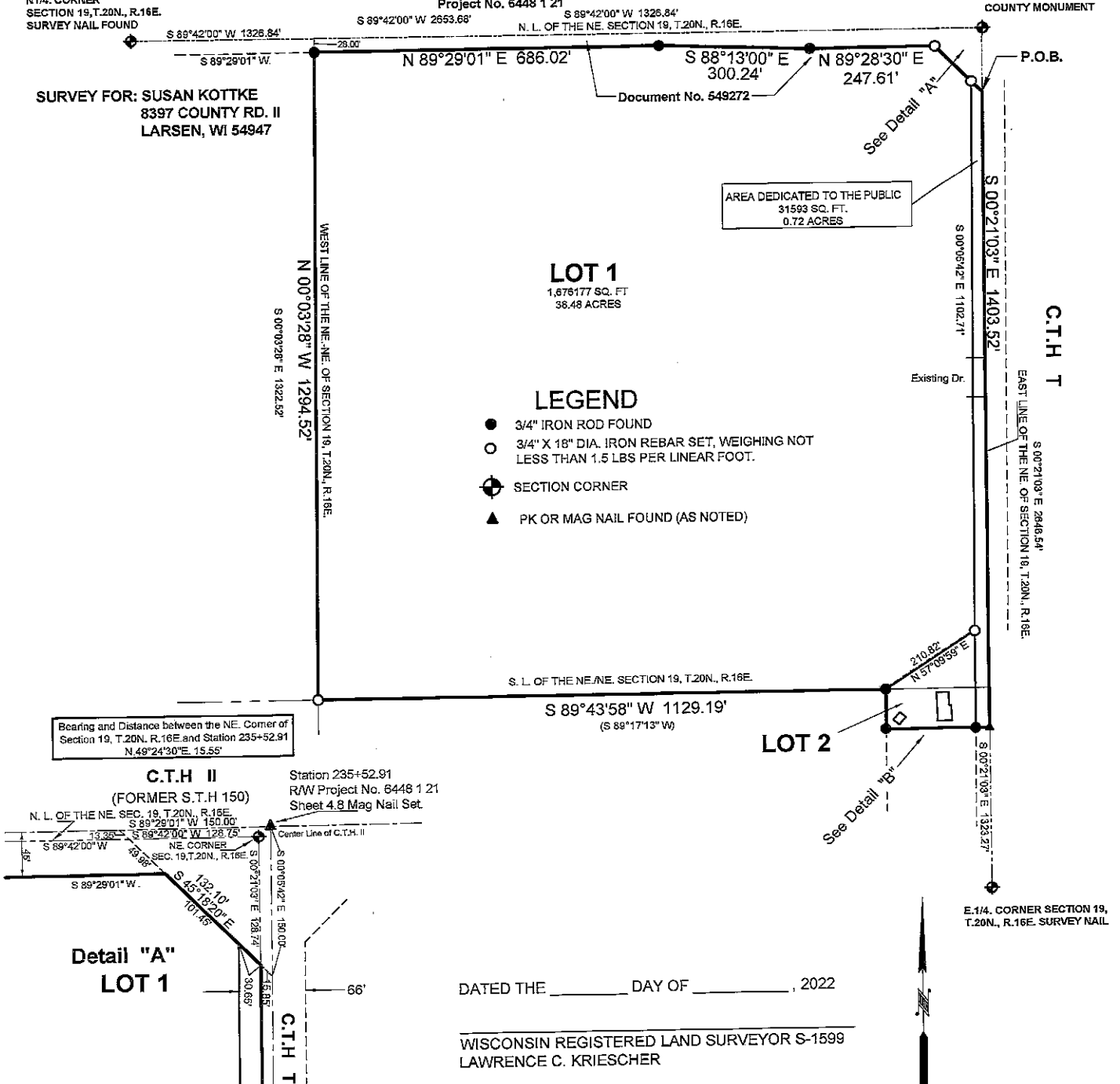
**C.T.H II**  
(FORMER S.T.H 150)  
Project No. 6448 1 21

Centerline of C.T.H II starts at station 235+52.91 intersects at N.1/4 of Section 19, T.20N., R.16E. calculated to bear S.89°29'01"W. 2665.56'.

NE. CORNER SECTION 19, T.20N., R.16E. COUNTY MONUMENT

N.1/4. CORNER SECTION 19, T.20N., R.16E. SURVEY NAIL FOUND

SURVEY FOR: SUSAN KOTTKE  
8397 COUNTY RD. II  
LARSEN, WI 54947



AREA DEDICATED TO THE PUBLIC  
31593 SQ. FT.  
0.72 ACRES

**LOT 1**  
1,676,177 SQ. FT.  
38.48 ACRES

### LEGEND

- 3/4" IRON ROD FOUND
- 3/4" X 18" DIA. IRON REBAR SET, WEIGHING NOT LESS THAN 1.5 LBS PER LINEAR FOOT.
- ⊕ SECTION CORNER
- ▲ PK OR MAG NAIL FOUND (AS NOTED)

Bearing and Distance between the NE. Corner of Section 19, T.20N., R.16E and Station 235+52.91  
N.49°24'30"E. 15.56'

**C.T.H II**  
(FORMER S.T.H 150)

Station 235+52.91  
R/W Project No. 6448 1 21  
Sheet 4.8 Mag Nail Set.

Detail "A"  
LOT 1

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

WISCONSIN REGISTERED LAND SURVEYOR S-1599  
LAWRENCE C. KRIESCHER

Centerline of C.T.H II starts at station 235+52.91 intersects at N.1/4 of Section 19, T.20N., R.16E. calculated to bear S.89°29'01"W. 2665.56'.

Centerline of C.T.H T starts at station 235+52.91 intersects at E.1/4 of Section 19, T.20N., R.16E. calculated to bear S.00°05'42"E. 2666.61'

ALL BEARINGS REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM



PROJECT NO. 2021-09-01  
FILE NO. KOTTKE .DWG  
DWG. NO. L- 553

**L.C.KRIESCHER AND ASSOCIATES LLC**  
5251 GRANDVIEW ROAD  
LARSEN, WI 54947  
920-836-3576

BOUNDARY SURVEY  
&  
LAND DESIGN

THIS INSTRUMENT DRAFTED BY L.C. KRIESCHER S-1599

STATE OF WISCONSIN) SS  
WINNEBAGO COUNTY)

# WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A PART OF THE NE.1/4 OF THE NE.1/4 AND A PART OF THE SE.1/4 OF THE NE.1/4 OF SECTION 19, T.20N., R.16E. TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

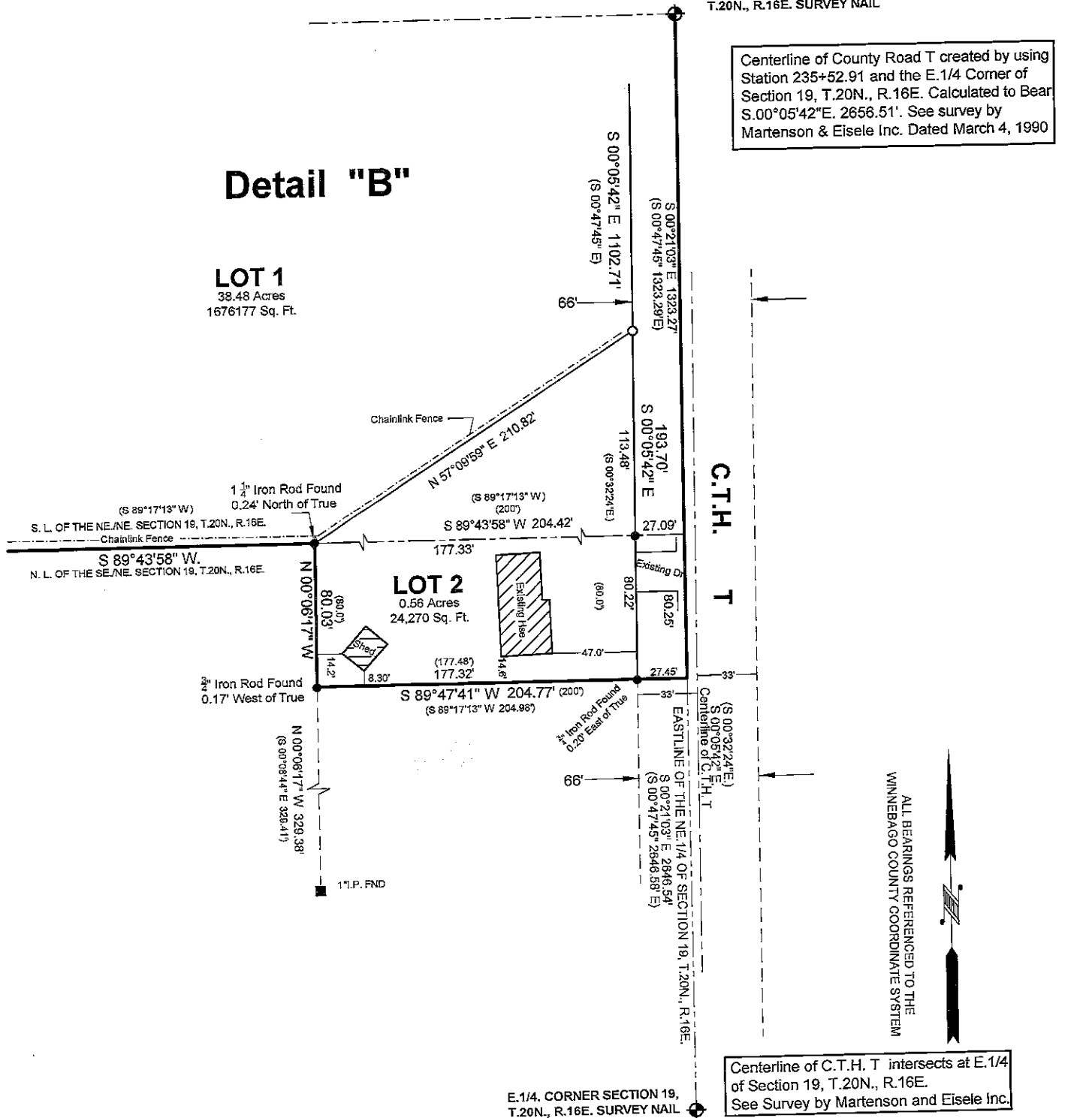
SHEET 2 OF 4

NE. CORNER SECTION 19,  
T.20N., R.16E. SURVEY NAIL

Centerline of County Road T created by using Station 235+52.91 and the E.1/4 Corner of Section 19, T.20N., R.16E. Calculated to Bear S.00°05'42"E. 2656.51'. See survey by Martenson & Eisele Inc. Dated March 4, 1990

## Detail "B"

**LOT 1**  
38.48 Acres  
1676177 Sq. Ft.



C.T.H. T

ALL BEARINGS REFERENCED TO THE  
WINNEBAGO COUNTY COORDINATE SYSTEM

Centerline of C.T.H. T intersects at E.1/4  
of Section 19, T.20N., R.16E.  
See Survey by Martenson and Eisele Inc.

E.1/4. CORNER SECTION 19,  
T.20N., R.16E. SURVEY NAIL

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

WISCONSIN REGISTERED LAND SURVEYOR S-1599  
LAWRENCE C. KRIESCHER

DWG. NO. L- 553

SHEET 3 OF 4

**WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**A PART OF THE NE.1/4 OF THE NE.1/4 AND A PART OF THE SE.1/4 OF THE NE.1/4 OF SECTION 19, T.20N., R.16E. TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE:**

I LAWRENCE C. KRIESCHER, WISCONSIN REGISTERED LAND SURVEYOR OF L.C. KRIESCHER AND ASSOCIATES LLC., CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED UNDER THE DIRECTION OF SUSAN KOTTKE A PART OF THE NORTHEAST QUARTER (NE.1/4) OF THE NORTHEAST QUARTER (NE.1/4) AND A PART OF THE SOUTHEAST QUARTER (SE.1/4) OF THE NORTHEAST QUARTER (NE.1/4) OF SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN CONTAINING 1732040 SQUARE FEET (39.76 ACRES) OF LAND AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19: THENCE S.00°21'03"E. 128.74 FEET ALONG THE EAST LINE OF THE NE.1/4 OF SECTION 19 TO THE POINT OF BEGINNING: THENCE CONTINUING S.00°21'03"E. 1403.52 FEET ALONG THE EAST LINE OF THE NE.1/4 OF SAID SECTION 19: THENCE S.89°47'41"W. 204.77 FEET; THENCE N.00°06'17"W. 80.03 FEET TO A POINT ON THE SOUTH LINE OF THE NE.1/4 OF THE NE.1/4 OF SAID SECTION 19; THENCE S.89°43'58"W. 1129.19 FEET TO A POINT ON THE WEST LINE OF THE NE.1/4 OF THE NE.1/4 OF SAID SECTION 19; THENCE N00°03'28"W. 1294.52 FEET ALONG SAID LINE TO A POINT ON THE SOUTH LINE OF COUNTY ROAD II; THENCE N.89°29'01"E. 686.02 FEET ALONG SAID LINE: THENCE S88°13'00"E. 300.24 FEET ALONG SAID LINE; THENCE N.89°28'30"E. 247.61 FEET; THENCE S.45°18'20"E. 132.10 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF WINNEBAGO COUNTY AND THE TOWN OF CLAYTON IN SURVEYING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
WISCONSIN REGISTERED LAND SURVEYOR S-1599  
LAWRENCE C. KRIESCHER

**OWNER'S CERTIFICATE:**

AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LAND ON THE CERTIFIED SURVEY MAP TO BE SURVEYED DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP.

\_\_\_\_\_  
SUSAN K. KOTTKE

STATE OF WISCONSIN)  
WINNEBAGO COUNTY) ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 THE ABOVE NAMED OWNER KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ WISCONSIN

**CORPORATE OWNER'S CERTIFICATE:**

AS OWNERS NORTHEAST ASPHALT, INC., A WISCONSIN CORPORATION, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN DOES HEREBY CERTIFY THAT IT CAUSED THE LAND ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP.

\_\_\_\_\_  
PRESIDENT DATE

\_\_\_\_\_  
SECRETARY/ TREASURER DATE

STATE OF WISCONSIN)  
WINNEBAGO COUNTY) ss

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 THE ABOVE NAMED PRESIDENT AND SECRETARY/TREASURER KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ WISCONSIN

DWG. NO. L- 553



**WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**A PART OF THE NE.1/4 OF THE NE.1/4 AND A PART OF THE SE.1/4 OF THE NE.1/4 OF SECTION 19, T.20N., R.16E. TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.**

SHEET 4 OF 4

**TOWN BOARD APPROVAL:**

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE TOWN BOARD OF THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

\_\_\_\_\_  
DATED

\_\_\_\_\_  
TOWN BOARD REPRESENTATIVE

**CERTIFICATE OF TOWN TREASURER:**

I, BEING DULY ELECTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF CLAYTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES SPECIAL ASSESMENTS AS OF \_\_\_\_\_, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
DATED

\_\_\_\_\_  
TOWN TREASURER

**WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE:**

A PART OF THE NE.1/4 OF THE NE.1/4 AND A PART OF THE SE.1/4 OF THE NE.1/4 OF SECTION 19, T.20N., R.16E. TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, IS HEREBY APPROVED

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BY: AUTHORIZED REPRESENTATIVE

**COUNTY TREASURER'S CERTIFICATE:**

I, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WINNEBAGO, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESMENTS OF \_\_\_\_\_, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY.

\_\_\_\_\_  
DATED

\_\_\_\_\_  
COUNTY TREASURER

OWNER OF RECORD IS SUSAN K. KOTTKE AND NORTHEAST ASPHALT, INC. A WISCONSIN CORPORATION.  
THIS C.S.M. IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN DOCUMENT 695458 AND 756344  
THIS C.S.M. IS CONTAINED IN ALL OF TAX PARCEL NO. 006-0502-0207 AND 006-0496

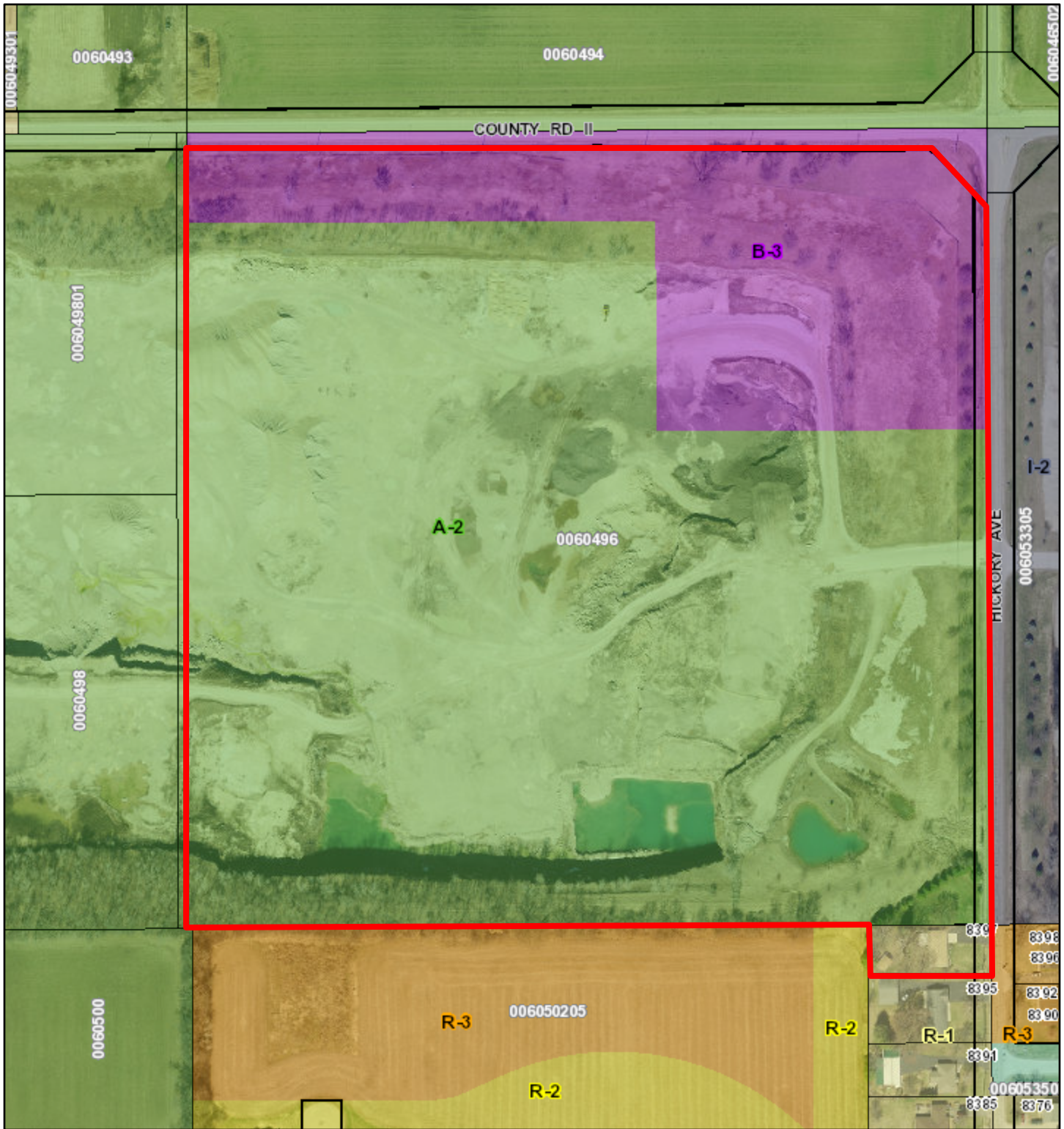
DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
WISCONSIN REGISTERED LAND SURVEYOR S-1599  
LAWRENCE C. KRIESCHER

DWG. NO. L- 553

# Kottke/NE Asphalt CSM Town Zoning Map

Item A.



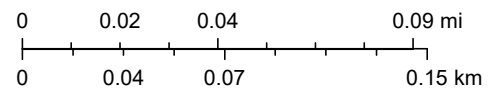
6/7/2023, 2:46:29 PM

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District Code / Description

- A-1 - Agribusiness
- A-2 - General Agriculture
- R-1 - Rural Residential
- R-2 - Suburban Residential
- R-3 - Two-Family Residential

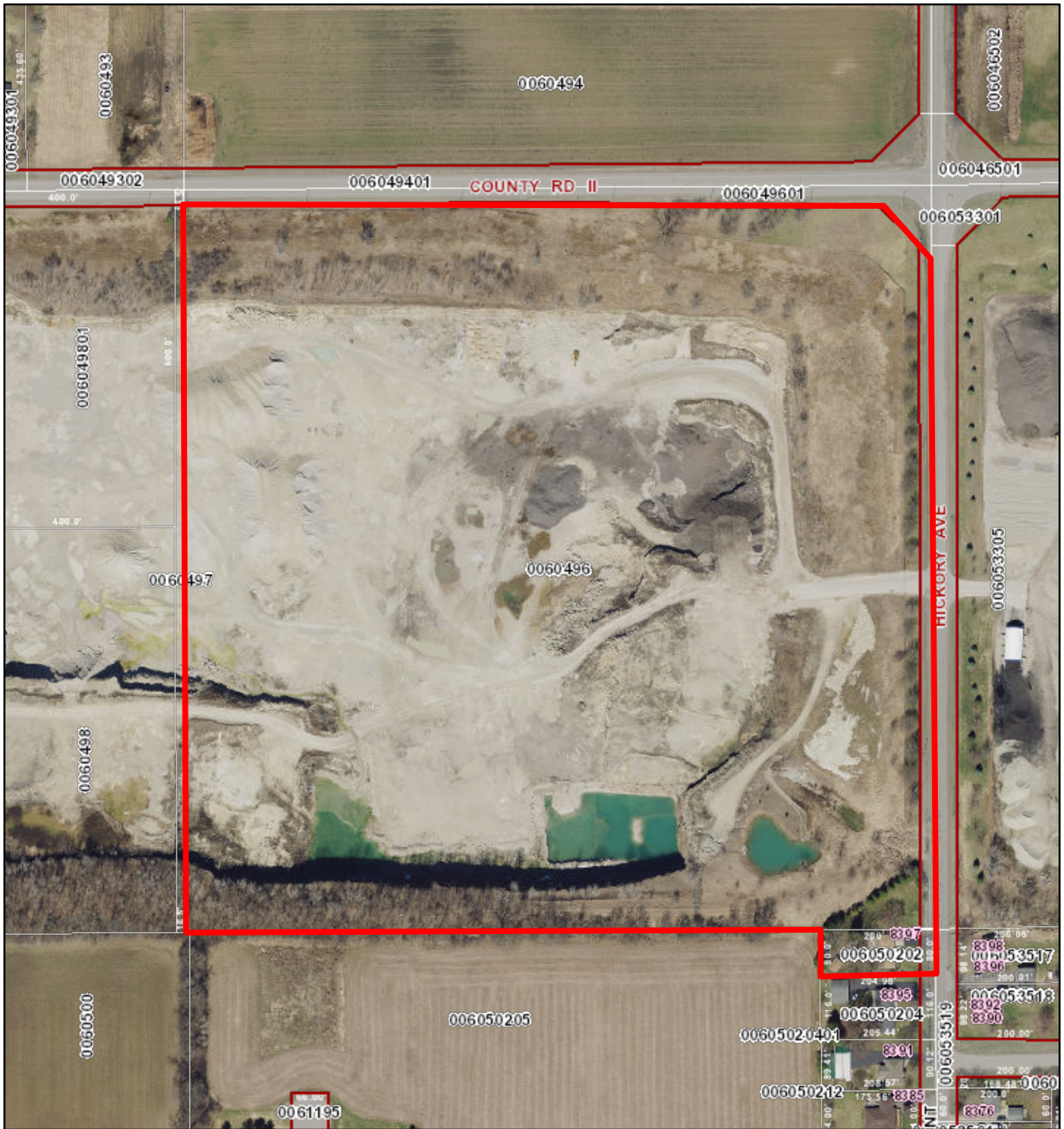
- R-4 - Multifamily Residential
- R-8 - Manufactured Housing Community
- PDD - Planned Development
- B-1 - Local Service Business
- B-2 - Community Business
- B-3 - General Business



Winnebago County GIS, Imagery Date: April 2020

# Kottke/NE Asphalt Site Map 1

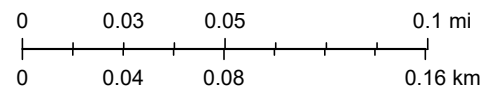
Item A.



6/7/2023, 2:41:41 PM

1:3,001

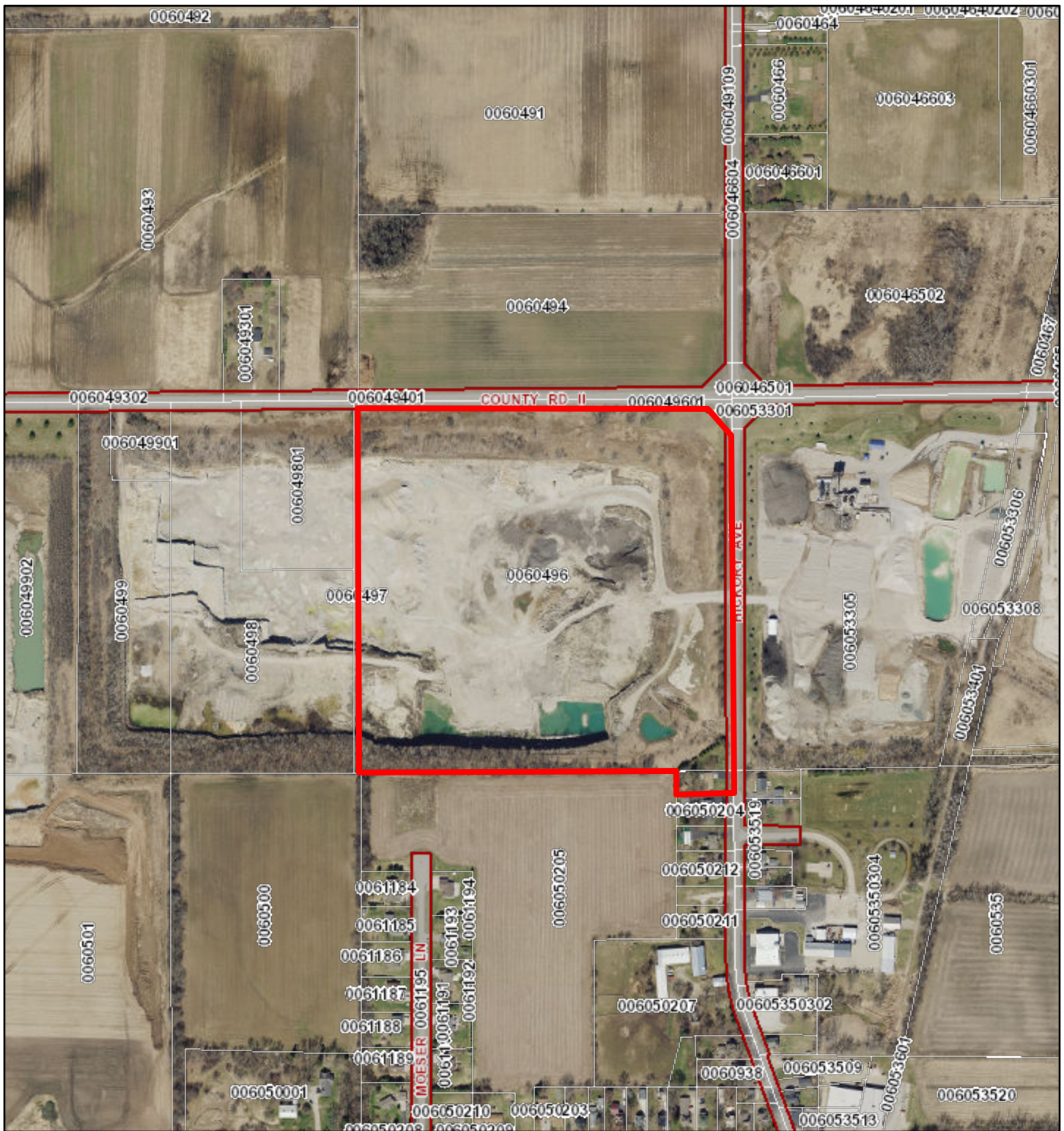
- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020

# Kottke/NE Asphalt Site Map 2

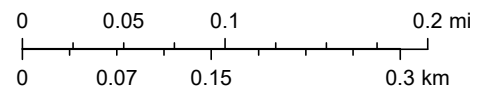
Item A.



6/7/2023, 2:43:30 PM

1:6,002

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable Waterways
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020

LARSEN-WINCHESTER SANITARY DISTRICT

RESOLUTION NO. 2023-01

RESOLVED, that the Larsen-Winchester Sanitary District ("District"), pursuant to the authority granted in §§60.785 and 60.71 Wis. Stats., hereby requests the addition of certain territory to the boundaries of the District for the reason that the public health, safety, convenience and welfare will be promoted by the addition of the territory to the District;

FURTHER RESOLVED, that the boundaries of the territory to be added to the District are shown on the attached map (highlighted in yellow) and more particularly described therein;

FURTHER RESOLVED, that it is not anticipated that any new service will be provided to the added territory at this time.

Adopted this 9th day of MAY, 2023.

LARSEN-WINCHESTER SANITARY DISTRICT

*Scott Reif* *Scott Reif, President*  
*Green Thomas* *Green Thomas, Secretary*

N/A





SHEET 3 OF 4

**WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**A PART OF THE NE.1/4 OF THE NE.1/4 AND A PART OF THE SE.1/4 OF THE NE.1/4 OF SECTION 19, T.20N., R.16E. TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE:**

I LAWRENCE C. KRIESCHER, WISCONSIN REGISTERED LAND SURVEYOR OF L.C. KRIESCHER AND ASSOCIATES LLC., CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED UNDER THE DIRECTION OF SUSAN KOTTKE A PART OF THE NORTHEAST QUARTER (NE.1/4) OF THE NORTHEAST QUARTER (NE.1/4) AND A PART OF THE SOUTHEAST QUARTER (SE.1/4) OF THE NORTHEAST QUARTER (NE.1/4) OF SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE SIXTEEN (16) EAST, TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN CONTAINING 1732040 SQUARE FEET (39.76 ACRES) OF LAND AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE S.00°21'03"E. 128.74 FEET ALONG THE EAST LINE OF THE NE.1/4 OF SECTION 19 TO THE POINT OF BEGINNING; THENCE CONTINUING S.00°21'03"E. 1403.52 FEET ALONG THE EAST LINE OF THE NE.1/4 OF SAID SECTION 19; THENCE S.89°47'41"W. 204.77 FEET; THENCE N.00°06'17"W. 80.03 FEET TO A POINT ON THE SOUTH LINE OF THE NE.1/4 OF THE NE.1/4 OF SAID SECTION 19; THENCE S.89°43'58"W. 1129.19 FEET TO A POINT ON THE WEST LINE OF THE NE.1/4 OF THE NE.1/4 OF SAID SECTION 19; THENCE N00°03'28"W. 1294.52 FEET ALONG SAID LINE TO A POINT ON THE SOUTH LINE OF COUNTY ROAD II; THENCE N.89°29'01"E. 686.02 FEET ALONG SAID LINE; THENCE S88°13'00"E. 300.24 FEET ALONG SAID LINE; THENCE N.89°28'30"E. 247.81 FEET; THENCE S.45°18'20"E. 132.10 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF LAND SURVEYED. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND SUBDIVISION ORDINANCE OF WINNEBAGO COUNTY AND THE TOWN OF CLAYTON IN SURVEYING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
WISCONSIN REGISTERED LAND SURVEYOR S-1599  
LAWRENCE C. KRIESCHER

**OWNER'S CERTIFICATE:**

AS OWNER I HEREBY CERTIFY THAT I CAUSED THE LAND ON THE CERTIFIED SURVEY MAP TO BE SURVEYED DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP.

\_\_\_\_\_  
SUSAN K. KOTTKE

STATE OF WISCONSIN) SS  
WINNEBAGO COUNTY) PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 THE ABOVE NAMED OWNER KNOWN TO ME TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ WISCONSIN

**CORPORATE OWNER'S CERTIFICATE:**

AS OWNERS NORTHEAST ASPHALT, INC., A WISCONSIN CORPORATION, ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN DOES HEREBY CERTIFY THAT IT CAUSED THE LAND ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP.

\_\_\_\_\_  
PRESIDENT DATE

\_\_\_\_\_  
SECRETARY/ TREASURER DATE

STATE OF WISCONSIN) SS  
WINNEBAGO COUNTY) PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 THE ABOVE NAMED PRESIDENT AND SECRETARY/TREASURER KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ WISCONSIN

DWG. NO. L- 553



**WINNEBAGO COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**A PART OF THE NE.1/4 OF THE NE.1/4 AND A PART OF THE SE.1/4 OF THE NE.1/4 OF SECTION 19, T.20N., R.16E. TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.**

SHEET 4 OF 4

**TOWN BOARD APPROVAL:**

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE TOWN BOARD OF THE TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN.

\_\_\_\_\_  
DATED

\_\_\_\_\_  
TOWN BOARD REPRESENTATIVE

**CERTIFICATE OF TOWN TREASURER:**

I, BEING DULY ELECTED, QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF CLAYTON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES SPECIAL ASSESSMENTS AS OF \_\_\_\_\_, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
DATED

\_\_\_\_\_  
TOWN TREASURER

**WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE:**

A PART OF THE NE.1/4 OF THE NE.1/4 AND A PART OF THE SE.1/4 OF THE NE.1/4 OF SECTION 19, T.20N., R.16E. TOWN OF CLAYTON, WINNEBAGO COUNTY, WISCONSIN, IS HEREBY APPROVED

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BY: AUTHORIZED REPRESENTATIVE

**COUNTY TREASURER'S CERTIFICATE:**

I, BEING DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF WINNEBAGO, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS OF \_\_\_\_\_, AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY.

\_\_\_\_\_  
DATED

\_\_\_\_\_  
COUNTY TREASURER

OWNER OF RECORD IS SUSAN K. KOTTKE AND NORTHEAST ASPHALT, INC. A WISCONSIN CORPORATION.  
THIS C.S.M. IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN DOCUMENT 695458 AND 756344  
THIS C.S.M. IS CONTAINED IN ALL OF TAX PARCEL NO. 006-0502-0207 AND 006-0496

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

\_\_\_\_\_  
WISCONSIN REGISTERED LAND SURVEYOR S-1599  
LAWRENCE C. KRIESCHER

DWG. NO. L- 553

**Agenda Items: Pub. Hearing A, Business B, & Business C**

From: Administrator/Staff  
To: Plan Commission  
Re: Plan Commission review & recommendation on a Site Plan Review Application and Conditional Use Application submitted by Robert E Lee & Associates, Inc. on behalf of PRE/3, LLC for a proposed multi-family housing development consisting of six (6) 12-unit multi-family buildings located on Eagle Heights Dr, specifically described as Tax ID #006-0328-02-02.

**Property Information Specific to Tax ID # 006-0328-02-02:**

1. Specific Site Location: The subject parcel is located:
  - a. Adjacent to the west of the Premier Clayton LLC apartments property addressed 9117 Clayton Ave. and Eagle Heights Dr.; and
  - b. Adjacent to the north of the property containing the new National Lighting Electrical Services development addressed 2586 West American Dr.
2. Parcel Profile Report is enclosed with this memo for your reference. Additional applicable property information not included in the Parcel Profile Report is described below:
  - a. The subject parcel is located in the Multi-Family Residential (R-4) District. (Rezoning approved by Town in November 2022)
  - b. There is a navigable stream along the west/northwest property line.
  - c. A wetland delineation was completed which identified wetlands on the subject property, adjacent to the stream, in the wooded area, and near the southern lot line.
  - d. The southwest corner of the subject parcel is located in the Airport Overlay Zoning District Zone 3.
  - e. The subject parcel is located in the 1,009 ft. Airport Height Limitation Zone.
  - f. The subject parcel will be served by public sewer/water.
  - g. The "Highways 10 & 76 Corridor Land Use Master Plan" classifies this parcel as being in the "Medium or High-Intensity Residential" land use district. This Master Plan was adopted as part of the Town Comprehensive Plan and serves as a more detailed future land use map for the Highways 10 and 76 Corridor. This Master Plan Map is a supplement to and supersedes the Future Land Use Plan Map classifications.
3. Zoning of Surrounding Properties:
  - a. North: R-4 (Multi-Family Residential District) & A-2 (General Agriculture District)
  - b. South: I-1 (Light Industrial)
  - c. East: R-4 (Multi-Family Residential District)
  - d. West: A-2 (General Agriculture District)

**Application Details:**

The applicant is proposing a multi-family housing development consisting of six (6) 12-unit multi-family buildings on the subject property. The proposed development also includes an office, mailroom, trash enclosure, monument sign, and internal driveways/parking areas. There are two (2) proposed driveways to Eagle Heights Dr. Stormwater management during construction will need to be handled on-site. Stormwater management post-construction is proposed to be handled by the regional stormwater pond being constructed on the parcel adjacent to the north/northeast. The subject property is currently vacant land with a wooded area in the southwest corner of the property.

"Multifamily building, 9 or more units" is a Conditional Use in this property's Multi-Family Residential (R-4) District. A Conditional Use Permit and Site Plan Review/Approval are required for this development.

**Special Standards for Principal Land Uses:**

Special standards for the "Multifamily building, 9 or more units" land use are found in Sec. 9.08-253, as follows:

1. Number of principal buildings per parcel. More than one multifamily building with 3 or more dwelling units may be located on a parcel of land, provided the overall density is maintained.

2. Design and construction. A multifamily building with 3 or more dwelling units shall meet the design construction standards for a single-family dwelling under s. 9.08-254(c), which are:
- Suitable roof coverings include clay or ceramic tiles, wood shingles or shakes, metal, fiberglass or asphalt shingles.
  - Exterior wall surfaces shall be covered with stucco, wood siding, cement-fiber siding, vinyl siding, metal horizontal lap siding, wood shingles, or a masonry veneer.
  - An overhang shall extend at least 12 inches beyond the face of the exterior wall.
  - The building shall be set on and anchored to a continuous permanent foundation that extends around its perimeter.
  - Consistent with the requirements in Article 7 of this chapter, the Plan Commission may approve a special exception authorizing the use of an exterior material not specifically allowed in this subsection.

The proposed roofing material is dimensional shingles". The proposed exterior wall materials consist of dutchlap siding, staggered shake siding in the gables, and brick veneer. **The proposed development appears to comply with all special standards outlined in Sec. 9.08-253.**

### **Special Site Design Principles and Architectural Standards**

The "Multifamily Building" land use is subject to the special site design principles and architectural standards outlined in Division 8 of Article 8 of the Town Zoning Code of Ordinances. This section of the ordinance makes reference to the following attachments of the zoning code:

- Attachment B, Horizontal Site Design Standards
- Attachment C, Architectural Design Standards
- Attachment D, Architectural and Landscape Design Zones
- Attachment E, Landscape Design Standards
- Attachment F, Environmental and Energy Efficiency (E<sup>3</sup>) Guidelines

Per Attachment D, this property is located in the Tier 1 architectural and landscape design zone.

### **Horizontal Site Design Standards (Attachment B):**

#### Driveways:

Two (2) driveways to Eagle Heights Dr. is proposed. Per Sec. A. (1) (e), "Driveways shall not exceed a maximum width of 36 feet at their juncture with the street pavement or 30 feet in width at the public right-of-way line." **The proposed driveways are 66 ft. wide at their juncture with the street pavement which does not comply with this code section.**

#### Vision Clearance Triangle:

The 25 ft. driveway vision clearance triangle per Sec. A. (2) (b) 1) is not shown on the site plan and the proposed monument sign is located within the 25 ft. vision clearance triangle of the northern driveway. **The vision clearance triangles shall be shown on the site plan, and the monument sign and landscaping/trees shall be relocated to outside of vision clearance triangles.**

#### Stormwater and Erosion Control:

Stormwater management during construction will need to be handled on-site. Stormwater management post-construction is proposed to be handled by the regional stormwater pond being constructed on the parcel adjacent to the north/northeast. **Revised stormwater management and erosion control plans are required to be submitted for review and approval by the Town and Winnebago County.**

### **Architectural Design Standards (Attachment C):**

The subject property is located in the Tier 1 architectural design zone per Attachment D, Architectural and Landscape Design Zones.

#### Exterior Wall Materials:

The proposed exterior wall materials consist of dutchlap siding, staggered shake siding in the gables, and brick veneer

Sec. A. (2) (a) states:

- 1) *Except as provided below, **Acceptable Exterior Building Materials shall cover 75 percent or more of all exterior wall surfaces.** Windows and doors, including overhead doors, shall not be included in the total wall surface area calculation.*
- 2) *In those areas deemed to be of limited exposure to the general public, percentages may be decreased so long as the intent of this provision is maintained. Additional limitation to public view may be achieved by building location, orientation, additional landscaping or additional screening.*

“Acceptable exterior building materials” listed in Sec. A. (1) (d) include the following:

- Clay or masonry brick
- Natural or manufactured stone
- Decorative concrete masonry (sealed) with color consistent with design theme.
- Poured-in-place, tilt-up or precast architectural concrete (shall have stone, texture or coating appearance consistent with design theme)
- Glass curtain walls (Note: Glass windows and doors are not considered glass curtain walls)
- Other materials as approved by the Town Board

**The proposed exterior materials do not comply with the requirements of Sec. A. (2) (a) since a majority of the exterior wall materials on all buildings is dutchlap and staggered shake siding. However, there is a clear conflict between the special standards described in Sec. 9.08-253 (see above) and architectural design standards in Attachment C.** In order to address this issue, the Town may:

1. Require the applicant to comply with minimum code requirements of Attachment C; or
2. Consider dutchlap and staggered shake siding as acceptable exterior building materials (via other materials as approved provision), which would make the plan compliant as proposed.

**The Town may approve the building plans as proposed via #2 above. Staff recommends approving the building plans as proposed due to the code inconsistency between Sec. 9.08-253 and Attachment C. Furthermore, approving the plans as proposed will be consistent with the Town’s approval of the existing multifamily development adjacent to the east of Eagle Heights Dr.**

#### Roofing Materials:

The proposed roofing material is dimensional shingles. **“Asphalt, fiber-cement, slate or wood shingles” is listed as an acceptable roofing material per Sec. A. (1) (c). Also per Sec. A. (1) (c), the proposed roof material shall have a Solar Reflective Index (SRI) of 29 or higher.** This SRI requirement is included in the suggested conditions section of this memo.

#### Accessory Buildings:

Building plans for accessory office and mail room buildings were not submitted. **Per Sec. A. (7), accessory buildings shall maintain the same theme and material selections as the principal building.** This requirement is included in the suggested conditions section of this memo.

#### Sustainable Design:

Sec. A. (11) states: *“It is the intent of the Town of Clayton to encourage sustainable development and design. Sustainable design reduces dependency upon energy and impact on the environment while meeting development needs of the community. While certification to a specific environmental standard (e.g., LEED, Green Globe, Energy Star) is not required, the site plan review process will include review of a project’s adherence to Attachment F, Environmental and Energy Efficiency (E3) Guidelines, of this Chapter. Projects that aim to meet an established, specific environmental standard such as those named above are strongly encouraged.”*

#### Exceptions:

Sec. A. (14), states: *“Should a particular parcel present an undue hardship or needs arise to mitigate adjoining land use impacts, the Town Board may modify provisions of these regulations so long as the intent is protected and such modifications are not utilized in significant fashion as to warrant revision.”*

**Landscape Design Standards (Attachment E):**

The subject property is located in the Tier 1 landscape design zone per Attachment D, Architectural and Landscape Design Zones.

General Design Criteria:

A Landscape Plan was submitted which identifies Building Landscaping, Grounds Landscaping, and Ground Sign Landscaping. The Landscape Plan also identifies the existing wooded area in the southwest corner of the site to remain.

Per Sec. B. (1):

- **“Development sites shall have no more than 70 percent impervious surface.” The proposed development only has 38.5% impervious surface area which substantially complies with this requirement.**
- **“Any landscaping located within required vision corners or within fifteen (15) feet of road right-of-ways/easements (public or private) shall be no greater than (3) feet in height above the centerline of intersecting street or driveway grades, whichever grade is lower.” The trees located along Eagle Heights Dr. and Wing Ln. are located within 15 ft. of the right-of-ways and/or the driveway vision triangles, which does not comply with this requirement. The Landscape Plan will need to be revised to comply with this requirement.**
- The minimum size of proposed plant material at the time of planting/establishment shall be:
  - Tall and medium deciduous trees: 2 ½ inch caliper
  - Low deciduous tree: 1 ½ inch caliper
  - Evergreen Tree: 6 ft. in height
  - Tall and medium shrub: 24 inches in height
  - Low shrub: 18 inches in height or spread

**The Landscape Plan does not comply or does not identify compliance with the minimum size requirements. The Landscape Plan will need to be revised to comply with the minimum size requirements.**

Design Standards:

The following landscaping types are required per Attachment E:

- Parking Lot Landscaping (except Parking Lot Screening not required)
- Screening Requirements (i.e., screening around service, storage, and trash collection structures and areas)
- Building and Grounds Landscaping
- Ground Sign Landscaping

Buffer Yard Landscaping and Parking Lot Screening are not required since the development and parking areas do not share a common side/rear lot line and are not within 100 ft. of a property that:

- Is located in the Rural Residential (R-1), Suburban Residential (R-2) or Two-Family Residential (R-3) District;
- Contains a Single-Family Dwelling, Twin Home or Two-Family Building use; or
- Is designated in the Town Comprehensive Plan for future single and/or two-family residential purposes

Parking Lot Landscaping:

Per Sec. C. (1) (b) 1), *“Any off-street parking area in excess of 5,000 square feet shall have landscaped areas equaling not less than 15 percent of the parking area intermittently placed within the parking area or within 10 feet of the parking area perimeter. Planting requirements shall be consistent with Town requirements and are factored into their provisions where applicable. Curbed planting islands or peninsulas shall be provided as described below.”*

**It is Staff’s opinion that the Landscape Plan meets the purpose and intent of this requirement.**

Per Sec. C. (1) (b) 3) b), Parking Lot Perimeter Landscaping, “One (1) tall or medium deciduous or evergreen trees per 50 linear feet of parking lot perimeter shall be equally spaced around the perimeter of the parking lot.”

**The Landscape Plan does not meet this requirement since:**

- Callery Pear is proposed adjacent to the parking areas, which is a “low” deciduous tree; and
- No landscaping is proposed adjacent to the parking area on the west side of Building 6.

Screening Requirements (i.e., screening around service, storage, and trash collection structures and areas):

Per Sec. C. (1) (c), “A continuous staggered planting of evergreens or fencing shall enclose service, storage, and trash collection areas so they are not visible from adjacent properties and public right-of-ways.”

The trash enclosure is proposed to be enclosed on three (3) sides with a cedar fence, but the trash containers may still be visible from Eagle Heights Dr since there no fence/gate proposed on the front/east-facing side. **It is Staff’s opinion that the proposed enclosure does not meet this requirement since the trash containers may still be visible from Eagle Heights Dr due to no fence/gate being proposed on the front/east-facing side.**

Grounds Landscaping:

Per Sec. C. (1) (d) 1):

- A minimum of 20 landscape points consisting of deciduous and evergreen trees shall be provided on a prorated basis for every 4,500 square feet of impervious surface area.
  - Low deciduous trees shall not make up more than 50 percent (50%) of the total number of trees.
  - Evergreen trees shall make up at least 15 percent (15%) of the total number of trees.

This development requires 1,045 landscape points consisting of trees. The Landscape Plan proposes 1,330 landscape points consisting of trees. **The Landscape Plan complies with this requirement.**

- A minimum of three (3) landscape points consisting of deciduous and/or evergreen shrubs shall be provided on a prorated basis for every 1,000 square feet of impervious surface area.

This development requires 705 landscape points consisting of shrubs. The Landscape Plan proposes 837 landscape points consisting of shrubs. **The Landscape Plan complies with this requirement.**

Building Landscaping:

Per Sec. C. (1) (d) 2), “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 6’ wide measured from building façade.”

**The Landscape Plan does not comply with this requirement.**

Ground Sign Landscaping:

Per Sec. C. (1) (e):

- Plantings around the base of ground signs is required. A minimum area equal to the total sign face area of one (1) side of a sign shall be landscaped at the base of the sign.

**A sign plan was not submitted, but a ground sign landscaping plan was included in the Landscape Plan which appears will comply with this requirement.**

- Lighting for externally illuminated signs shall be shielded with landscaping so the light fixture and/or source is not visible from off-site.

**A sign lighting plan was not submitted. This requirement is included in the suggested conditions section of this memo.**

Modifications of Standards:

Sec. F states: “The Town Board shall have the authority to waive or modify the requirements and standards of this section for good cause shown by the applicant. In lieu of any modification, a substitution of higher standards or inclusion of E3 components described in Attachment F can be required by the Town Board to offset any corresponding waiver or modification. Documentation of any modification shall be on file at the Town of Clayton and available for public review.”

**Environmental and Energy Efficiency (E<sup>3</sup>) Guidelines (Attachment F):**

The E<sup>3</sup> standard is strongly recommended, but not required. Per review of the application materials, the following E<sup>3</sup> components are included in this development:

- Roof heat island. Solar Reflective Index (SRI) of roof materials will be required to be 29 or higher
- Increase number of plants. The total number of trees and shrubs required for “grounds landscaping exceeds minimum requirements
- Storm sewer piping. Only hard piping of stormwater directly off-site is proposed to the regional stormwater pond which is anticipated to be approved by the Town
- Natural feature preservation. Existing wooded area in southwest corner of property and existing wetlands are proposed to be preserved.
- Minimize sprawl. Development is proposed within 1/8 mile of existing multifamily and commercial developments.
- Light Pollution. Proposed lighting is further reduced beyond current ordinance requirements.
- Minimize impervious surfaces. Proposed impervious surface percentage is 38.5% which is well below the maximum 70% requirement.

#### **Storage of Waste/Trash and Recyclables (Sec. 9.08-209):**

Per Sec. 9.08-209:

- Any outdoor refuse or recyclables storage area shall be located in the side or rear yard.
- Outside Storage of waste/trash or recyclables shall be screened from view and enclosed by a fence or wall that extends to the tallest point of waste/trash or recyclable container(s), but not less than six (6) feet in height.
- Screen fencing or walls shall be of a continuous wood, brick, or vinyl surface, or other material(s) as approved by the Town Board.
- When a fence has two distinct sides, the side with protruding posts, studs, etc. shall face the inside of the enclosure.
- A minimum 50-foot direct front access on the approach to the dumpster is needed.

**The proposed waste/trash/recyclables enclosure complies with these requirements except the containers may still be visible from Eagle Heights Dr due to no fence/gate being proposed on the front/east-facing side.**

#### **Exterior Lighting (Sec. 9.08-210):**

An exterior lighting plan consisting of only building-mounted fixtures was submitted and substantially complies with code requirements.

#### **Signs (Sec. 9.08-211):**

**The proposed monument sign shall be located outside of the driveway vision triangle/corner.**

#### **Comprehensive Plan Considerations:**

- The “Highways 10 & 76 Corridor Land Use Master Plan” classifies this parcel as being in the “Medium or High-Intensity Residential” land use district. This Master Plan was adopted as part of the Town Comprehensive Plan and serves as a more detailed future land use map for the Highways 10 and 76 Corridor. This Master Plan Map is a supplement to and supersedes the Future Land Use Plan Map classifications.
- “Medium & High-Density Residential District” Land Use District Description:  
*“This district is present in various portions of the Study Area and is intended to accommodate both single-family and multiple-family housing units that are connected to public sewer and water. Planned densities should fall between 6 and 12 dwelling units per acre. This district is designed to better accommodate more affordable ‘workforce’ housing and those types of units which are often referred to as ‘the missing middle’ (Figure 2-2). The Missing Middle housing types provide diverse housing options, such as duplexes, fourplexes, cottage courts, and townhouses. This definition does not include typical 8-plex and 16-plex apartment buildings. These house-scale buildings should fit seamlessly within residential neighborhoods and support walkability. They provide solutions along a spectrum of affordability to address the mismatch between the available housing stock and shifting demographics combined with the growing demand for walkability.”*

The proposed development is consistent with the “Medium & High-Density Residential District” land use district as mapped and described in the “Highways 10 & 76 Corridor Land Use Master Plan”.

### **Staff Comments, Basis of Decision, & Suggested Conditions:**

#### **Staff Comments:**

The Site Plan does not comply with the following Town Zoning Ordinance requirements:

1. Horizontal Site Design Standards (Attachment B):
  - a. Driveway widths at their juncture with the street pavement exceed maximum width requirement.
  - b. Vision clearance triangles adjacent to driveways are not identified on plans, and monument sign and landscaping/trees are shown within vision clearance triangle areas which is not allowed.
  - c. Revised stormwater management and erosion control plans are required to be submitted for review/approval by Town and County.
2. Architectural Design Standards (Attachment C):
  - a. Exterior building/wall materials do not comply with the requirements of Attachment C, Architectural Design Standards. *(However, there is a clear conflict between the special standards per Sec. 9.08-253 for multifamily buildings and the architectural design standards in Attachment C. Staff recommends approving the building plans as proposed due to the code inconsistency between Sec. 9.08-253 and Attachment C. Furthermore, approving the plans as proposed will be consistent with the Town’s approval of the existing multifamily development adjacent to the east of Eagle Heights Dr.)*
3. Landscape Design Standards (Attachment E):
  - a. Trees located along Eagle Heights Dr and Wing Ln do not comply with 15 ft. setback and driveway vision clearance triangle requirements.
  - b. Landscape Plan does not comply or does not identify compliance with minimum size requirements for plant material at the time of planting/establishment.
  - c. Landscape Plan does not comply with Parking Lot Perimeter Landscaping requirements.
  - d. Trash collection area enclosure does not comply with Screening Requirements since the containers may still be visible from Eagle Heights Dr.
  - e. Landscape Plan does not comply with Building Landscaping requirement.
4. Storage of Waste/Trash and Recyclables (Sec. 9.08-209):
  - a. Waste/trash/recyclables collection area enclosure does not comply with enclosure requirements since the containers may still be visible from Eagle Heights Dr.
5. Signs (Sec. 9.08-210):
  - a. Proposed monument ground sign is proposed within vision clearance triangle.

#### **Basis of Decision:**

##### Conditional Use:

The Town, in making its decision, shall consider the following factors:

1. the size of the parcel on which the proposed use will occur;
2. the presence of and compatibility with other uses on the subject property;
3. the location of the proposed use on the subject property (e.g., proximity of the proposed use to other existing or potential land uses);
4. effects of the proposed use on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
5. the suitability of the subject property for the proposed use;
6. effects of the proposed use on the natural environment;
7. effects of the proposed use on surrounding properties, including operational considerations relating to hours of operation and creation of potential nuisances;
8. effects of the proposed use on the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district and adjoining districts; and



9. any other factor that relates to the purposes of this chapter as set forth in s. 9.01-5 and other sections as may apply.

#### Site Plan Review:

The Town, in making its decision, shall consider the following factors:

1. Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
2. Effects of the project on the natural environment;
3. Effects of the project on surrounding properties, including but not limited to operational considerations relating to hours of operation and creation of potential nuisances such as noise, odor, fumes, dust, and light;
4. Compliance with the Special Site Design Principles and Architectural Standards described in Division 8 of Article 8;
5. Compliance with other applicable requirements contained in this Chapter; and
6. Any other factor that relate to the purposes of this Chapter as set forth in section 9.01-05 and other applicable sections.

#### **Staff Recommendation & Suggested Conditions:**

If the Town determines that the exterior wall materials and overall site plan are adequate, as proposed, it is Staff's opinion that the Town may conditionally approve the conditional use permit and site plan.

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

1. The project shall comply with all applicable local, state, and federal codes/ordinances.
2. A revised stormwater management and grading/erosion control plan for both construction best management practices (BMPs) and post-construction BMPs shall be submitted to the Town for review and approval prior to commencing construction. Winnebago County and Wisconsin Department of Natural Resources permits/approvals for stormwater management and erosion control shall be obtained prior to commencing construction.
3. Driveway widths at their juncture with the street pavement shall be reduced to a maximum of 36 ft., as required per Attachment B of the Town Zoning Ordinance. Revised site plan(s) showing this revision shall be submitted to the Town for staff-level review/approval prior to commencing construction.
4. Vision clearance triangles as required per Attachment B of the Town Zoning Ordinance shall be added to the site plan. Any structure(s), sign and/or landscaping exceeding 3 ft. in height above the centerline of Eagle Heights Dr. shall be relocated to outside the vision clearance triangle. Revised site plan(s) showing this revision shall be submitted to the Town for staff-level review/approval prior to commencing construction.
5. The roof material shall have a Solar Reflective Index (SRI) of 29 or higher. Applicant shall submit documentation showing compliance with this requirement to the Town for staff-level review/approval prior to commencing construction.
6. Accessory buildings, including but not limited to the office and mail room, shall maintain the same theme and material selections as the principal buildings.
7. A revised Landscape Plan in compliance with Attachment E of the Town Zoning Ordinance shall be submitted to the Town for review and approval by the Plan Commission and Town Board. The revised Landscape Plan shall be approved and all landscaping shall be installed prior to issuance of any occupancy permit(s)/approval(s) by the Town.
8. If the sign is externally luminated, such lighting shall be shielded with landscaping so the light fixture and/or source is not visible from off-site.
9. The waste/trash/recyclables collection area enclosure shall be revised in compliance with Attachment E and Sec. 9.08-209 of the Town Zoning Ordinance. Revised enclosure detail showing this revision shall be submitted to the Town for staff-level review/approval prior to commencing construction.
10. Any proposed signage shall comply with the applicable requirements of Article 12 and Attachment E of the Town Zoning Ordinance.
11. 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 Town of Clayton Zoning

Ordinance. Determination of whether a change or addition is substantial shall be at the discretion  
Town Administrator.

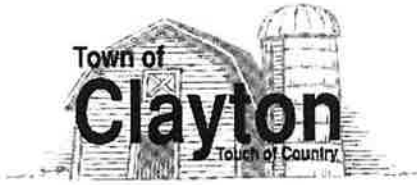
Item B.

**Suggested Motion:**

*A motion to recommend approval of the Conditional Use Permit / Site Plan with all Staff recommendations & conditions.*

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 KEATZER  
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 C Lee & Associates, Inc.  
Address: 1250 CENTENNIAL GARDEN BLVD  
City/St/Zip: HOBART, WI 54155  
Phone/Fax: (920) 662-9641  
Email: abreitenfeldt@releeinc.com

**Property Information**

Project Name: EAGLE HEIGHT DR MULTI-FAMILY DEVELOPMENT  
Site Address: 780 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 EADY Addition: -  
Project Schedule: Spring 2023 CONSTRUCTION START

**Submittal Fees and Requirements**

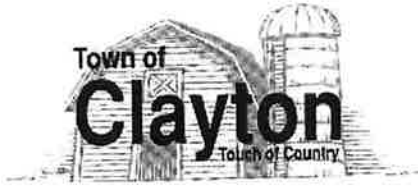
See Application Checklist for Additional Information  
Please make checks payable to the Town of Clayton

- 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: Ava Bruner Date: 3/3/23



**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](mailto:administrator@townofclayton.net)  
 Website: [www.townofclayton.net](http://www.townofclayton.net)

**General Information**

A Site Plan is required for all new buildings and additions to existing buildings which alter the outside dimensions of the building or the internal function of the site, and the development of, or expansion of parking areas, including new or relocated signs. Developments subject to review are multiple dwellings of 3-units or more and all commercial, industrial, or public development and improvements.

Site Plan Review is authorized by the Town of Clayton's Zoning Code of Ordinances Article 7, Division 13 and Subdivision Ordinance. The approval of a site plan shall remain valid for one year after date of approval, after which time the site plan shall be deemed null and void if the development has not been established or actual construction commenced.

**Procedure**

The Town Staff and Town Planner shall review the application and shall only approve plans that meet all the requirements set forth in the Town of Clayton's Zoning Code of Ordinance and Subdivision Ordinance.

1. **Pre-application conference (recommended):** The purpose of the pre-application conference is to provide an opportunity for the applicant and staff to discuss the project, and for the applicant to gain information regarding the Zoning Ordinance and Site Plan Ordinance.
2. **Application:** The Town Staff shall distribute copies of the Site Plan Review application to the appropriate persons for review.
3. **Staff Review and Action (this process may take 20 days):** The Town Planner shall report their findings within 15 days of receiving the application. The Town Zoning Administrator, based upon compliance with the Zoning Ordinance, Subdivision Ordinance, and other Town Staff recommendations, shall make a recommendation for approval, approval with conditions, or deny with reason in writing, the development proposal.
4. **Approvals, Conditional Approvals, or Denials of Site Plan:** Any approvals, conditional approvals, or denials of a site plan will be specified in a letter sent to the applicant.
5. **Sanitary and Erosion Control Permits:**
  - a. **Sanitary Permits:** Sanitary Permits, if applicable, are issued through the Winnebago County Zoning Department. <https://www.co.winnebago.wi.us/planning-and-zoning>
  - b. **Erosion Control Permits:** Erosion Control Permits are also issued through the Winnebago County Zoning Department. An erosion control permit is required during certain land disturbing activities to regulate the installation and maintenance of Best Management Practices (BMPs). The erosion control permit applies, but is not limited to the following land disturbing activities:
    - Land disturbance greater than or equal to 4,000 square feet;
    - Excavation or fill greater than or equal to 400 cubic yards;
    - Public or private driveway and road construction or reconstruction longer than 125 linear feet;
    - Construction of any structure, addition to a structure, or multiple additions and/or structures where the total area is greater than 1,000 square feet.
6. **Excavation and Earthwork:** Excavation and earthwork may commence on site only after and Erosion Control Permit has been issued. Excavation and earthwork prior to site plan approval is at the owner's risk.
7. **No Building, Utility, or Zoning Permits shall be issued nor can any construction commence on any projects prior to site plan approval and the issuance all building, zoning, and utility permits.** Please refer to the pre-construction Checklist at [www.townofclayton.net](http://www.townofclayton.net) under municipal services, forms and permits.



**Site Plan Review Application  
Town of Clayton**

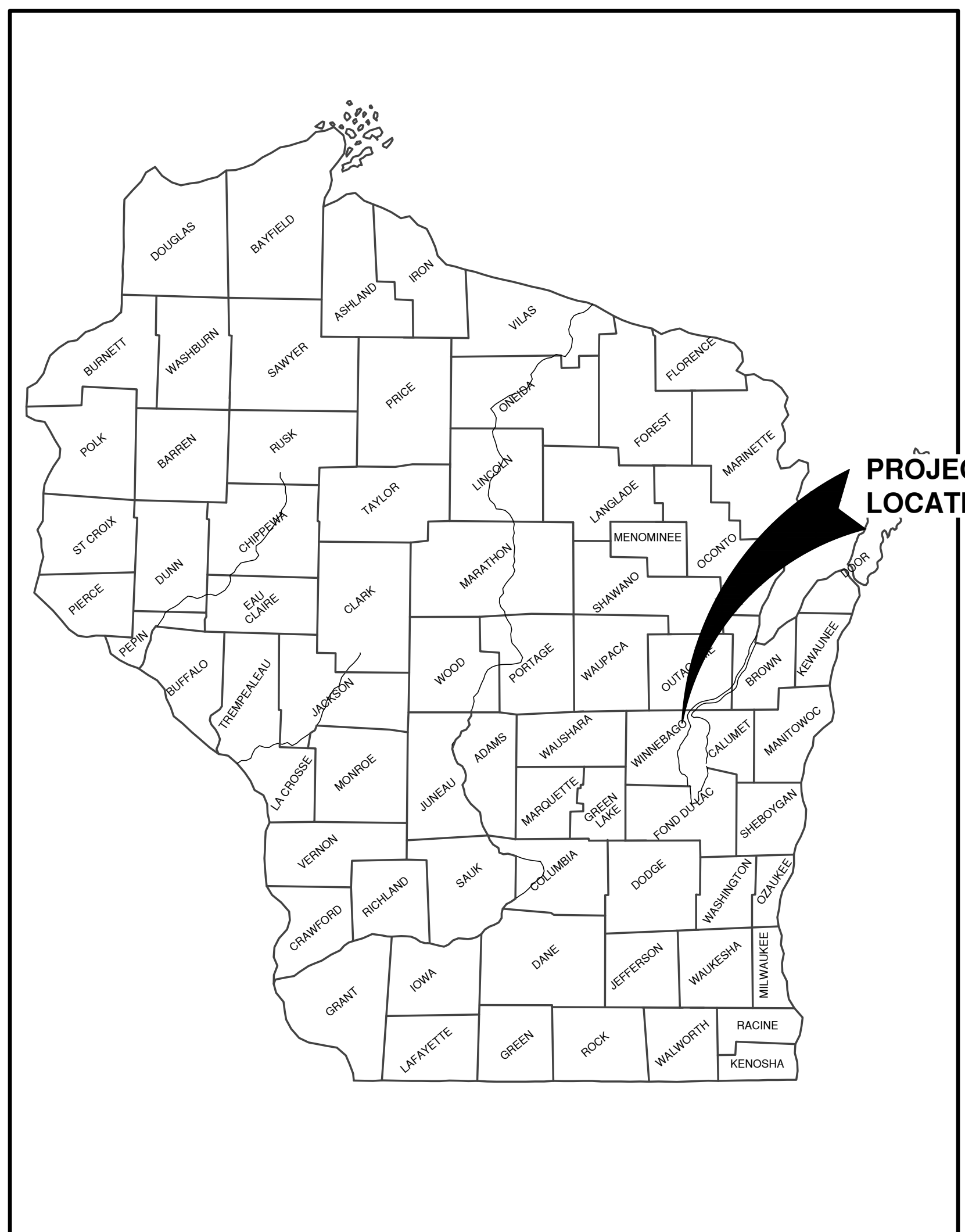
Mail: 8348 County Road T, Larsen, WI 54947  
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Email: [administrator@townofclayton.net](mailto:administrator@townofclayton.net)  
Website: [www.townofclayton.net](http://www.townofclayton.net)

<b>For Town Use Only</b>			
Fee (Actual Cost): _____	Acct No: _____	Receipt: _____	Date: _____
Date Rec'vd Complete: _____	By: _____	Applic. No.: _____	
Review Meeting _____	History _____		
Site Plan is: Approved _____	Approved with Condition _____	Denied _____	
Comments: _____			

**Notes:** Please notify utility companies regarding your proposed development. Site plan approval does not constitute approval of a building permit or any required approval of a highway connection permit. Site plan & fee must be submitted **30** working days prior to meeting please see PC Submittal Schedule.

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

**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.



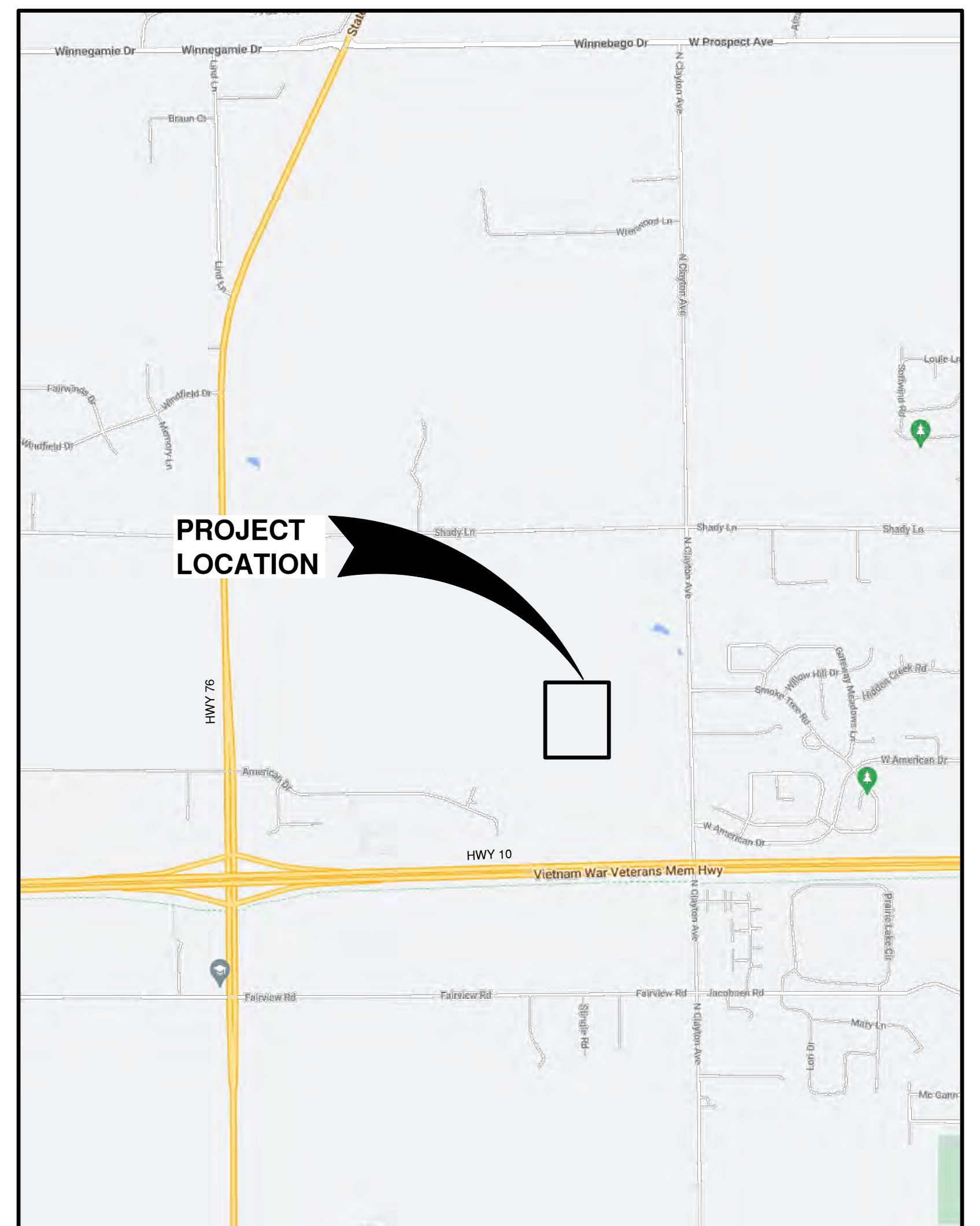
VICINITY MAP

**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

File: P:\30001\5915\5915014C.dwg, 5/15/2023, 12:11:00 PM

**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 53411

(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



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
- RETAINING WALL
- GUARD RAIL
- FENCE

- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- 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                |

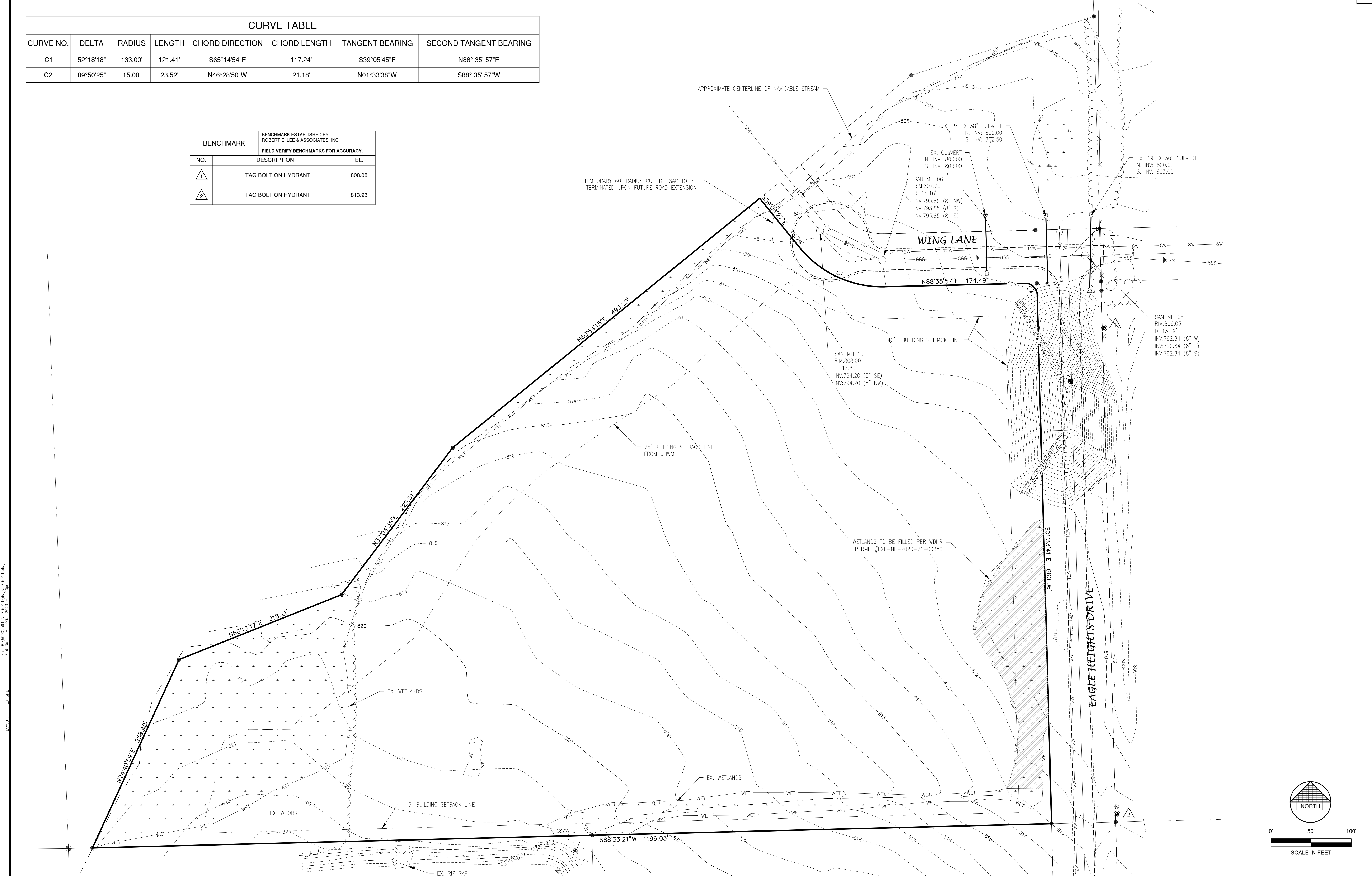
LAWOFF: GEN. NOTES: FILE: P:\3000\5915\5915014\44\5915014.dwg Plot Date: Mar 23, 2023 9:28:00am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	MULTI-FAMILY DEVELOPMENT FOR PRE/3, LLC TOWN OF CLAYTON WINNEBAGO COUNTY, WISCONSIN	GENERAL NOTES	DATE 01/2023	1250 Centennial Centre Blvd   Hobart, WI   920-662-9641   releinc.com	SHEET NO. <b>1</b>
								CHECKED			FILE 5915014T		
								DESIGNED AJB			JOB NO. 5915014		

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  
A/B

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

EXISTING SITE CONDITIONS

DATE 01/2023
FILE 5915014T
JOB NO. 5915014

**REL** Robert E. Lee & Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com





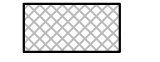

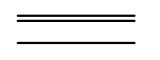


**NOTE**  
 ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

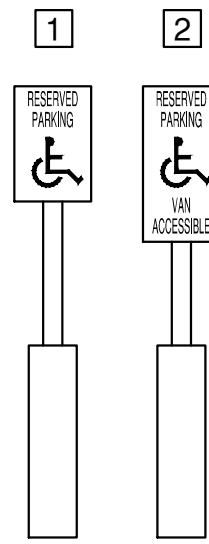
**SITE DATA**  
 TOTAL AREA = 14.04 ACRES, 611,720 S.F.  
 BUILDING AREA = 1.40 ACRES, 61,007 S.F. (10.0%)  
 SIDEWALK/PARKING LOT AREA = 4.00 ACRES, 174,204 S.F. (28.5%)  
 GREEN SPACE = 8.64 ACRES, 376,509 S.F. (61.5%)

**ZONING**  
 R-4 MULTI-FAMILY

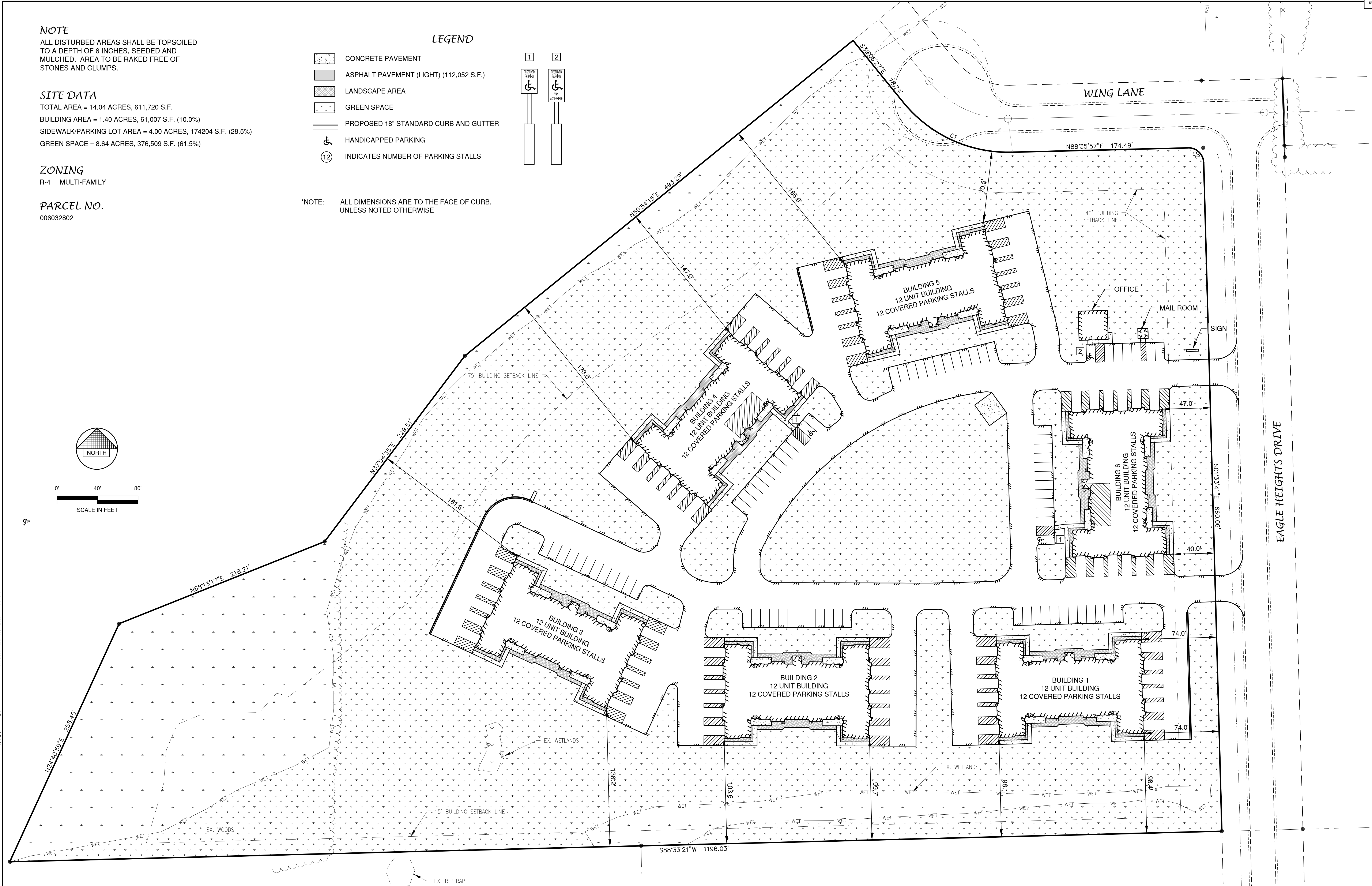
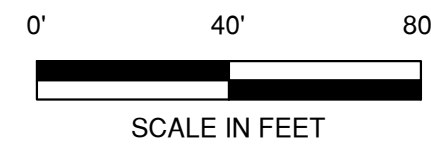
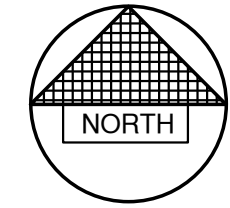
**PARCEL NO.**  
 006032802

**LEGEND**

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



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



File: P:\3000\5915\5915014\4451515014\_OVERALL.dwg  
 Plot Date: Mar 26, 2023 11:37am  
 LAYOUT: SITE

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

DRAWN: LLP  
 CHECKED: AIB  
 DESIGNED: AIB

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

OVERALL SITE PLAN

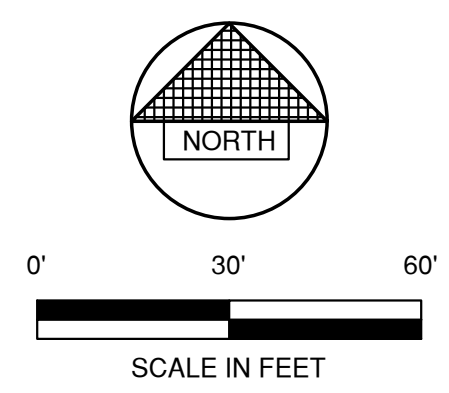
DATE: 01/2023  
 FILE: 5915014 OVERALL  
 JOB NO.: 5915014


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### LEGEND

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

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



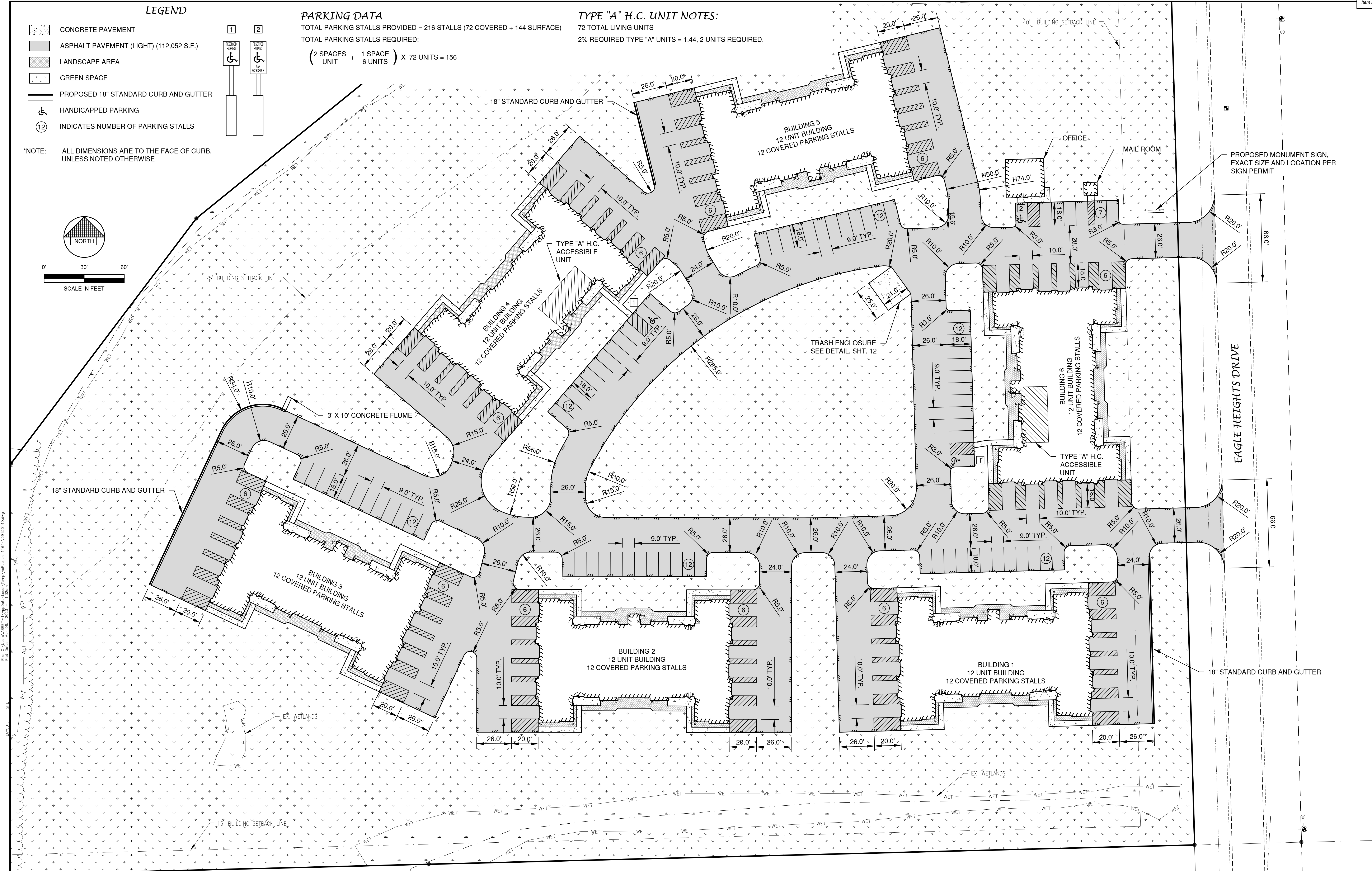
### PARKING DATA

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

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

### TYPE "A" H.C. UNIT NOTES:

72 TOTAL LIVING UNITS  
 2% REQUIRED TYPE "A" UNITS = 1.44, 2 UNITS REQUIRED.



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

DRAWN  
LLP  
CHECKED  
DESIGNED  
A/B

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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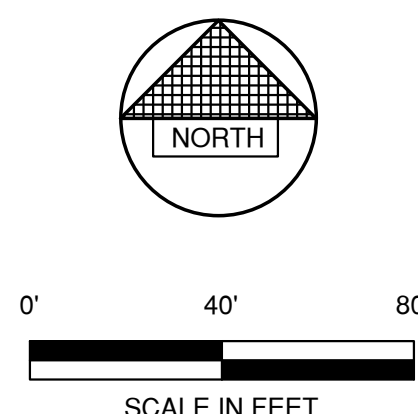
LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- - - PROPOSED WATERMAIN
- - - EXISTING WATERMAIN (SIZE NOTED)

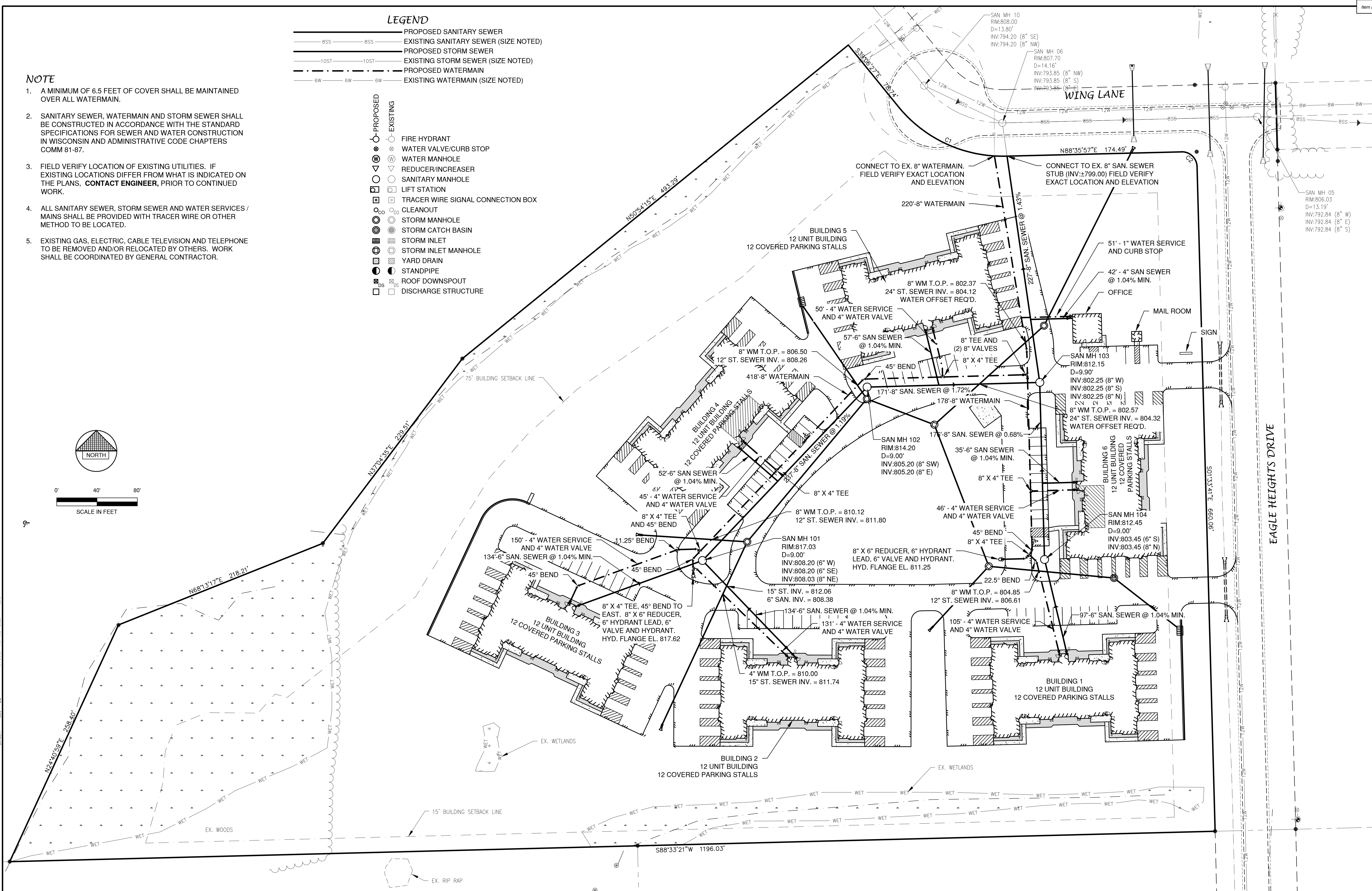
- PROPOSED
- EXISTING
- FIRE HYDRANT
- ⊗ WATER VALVE/CURB STOP
- ⊙ WATER MANHOLE
- ▽ REDUCER/INCREASER
- SANITARY MANHOLE
- LIFT STATION
- TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- STORM MANHOLE
- STORM CATCH BASIN
- STORM INLET
- STORM INLET MANHOLE
- YARD DRAIN
- STANDPIPE
- ROOF DOWNSPOUT
- DISCHARGE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

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.



File: C:\Users\ABERT... \Projects\Local\Temp\Acad\Sub... 116441815014\_OVERALL.dwg  
 Plot Date: Mar 26, 2023 11:23am  
 LAYOUT: SAN - WM



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

DRAWN: LLP  
 CHECKED: [Signature]  
 DESIGNED: AIB

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

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

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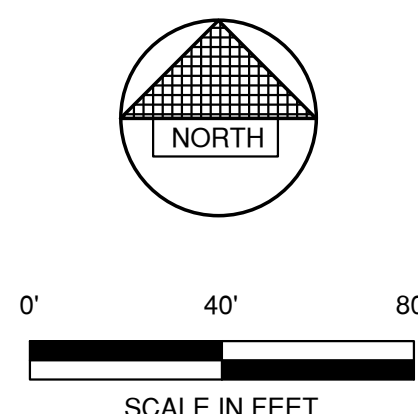
LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- - - PROPOSED WATERMAIN
- - - EXISTING WATERMAIN (SIZE NOTED)

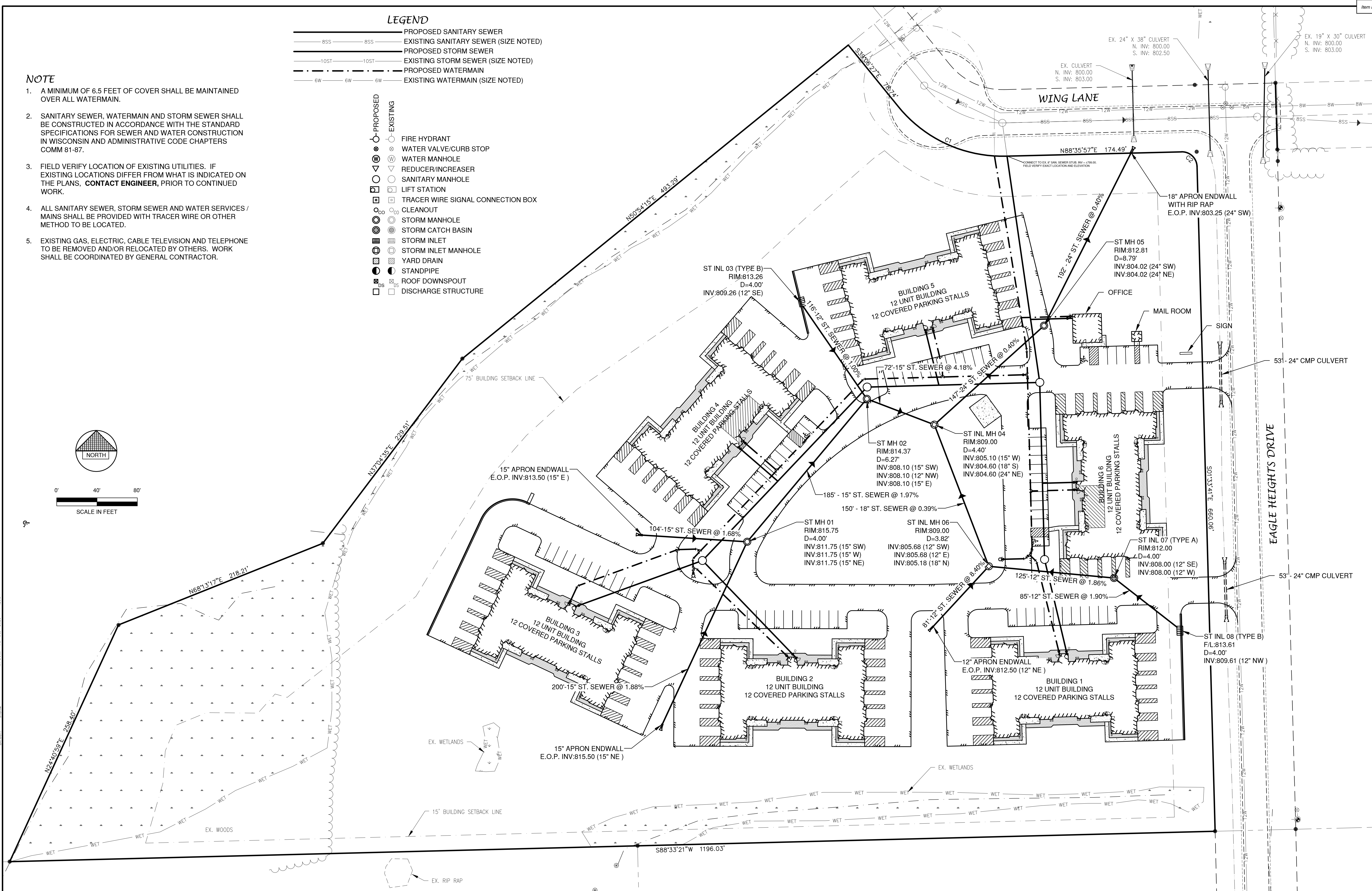
- PROPOSED
- EXISTING
- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- LIFT STATION
- TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- STORM MANHOLE
- STORM CATCH BASIN
- STORM INLET
- STORM INLET MANHOLE
- YARD DRAIN
- STANDPIPE
- ROOF DOWNSPOUT
- DISCHARGE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

NOTE

- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
- 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.
- FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, CONTACT ENGINEER, PRIOR TO CONTINUED WORK.
- ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
- EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.



File: C:\Users\ABR\OneDrive\Work\Projects\164415014 OVERALL.dwg  
 Plot Date: Mar 26, 2025 11:23am  
 LAYOUT: STORM



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

DRAWN: LLP  
 CHECKED: AIB  
 DESIGNED: AIB

**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

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### 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.

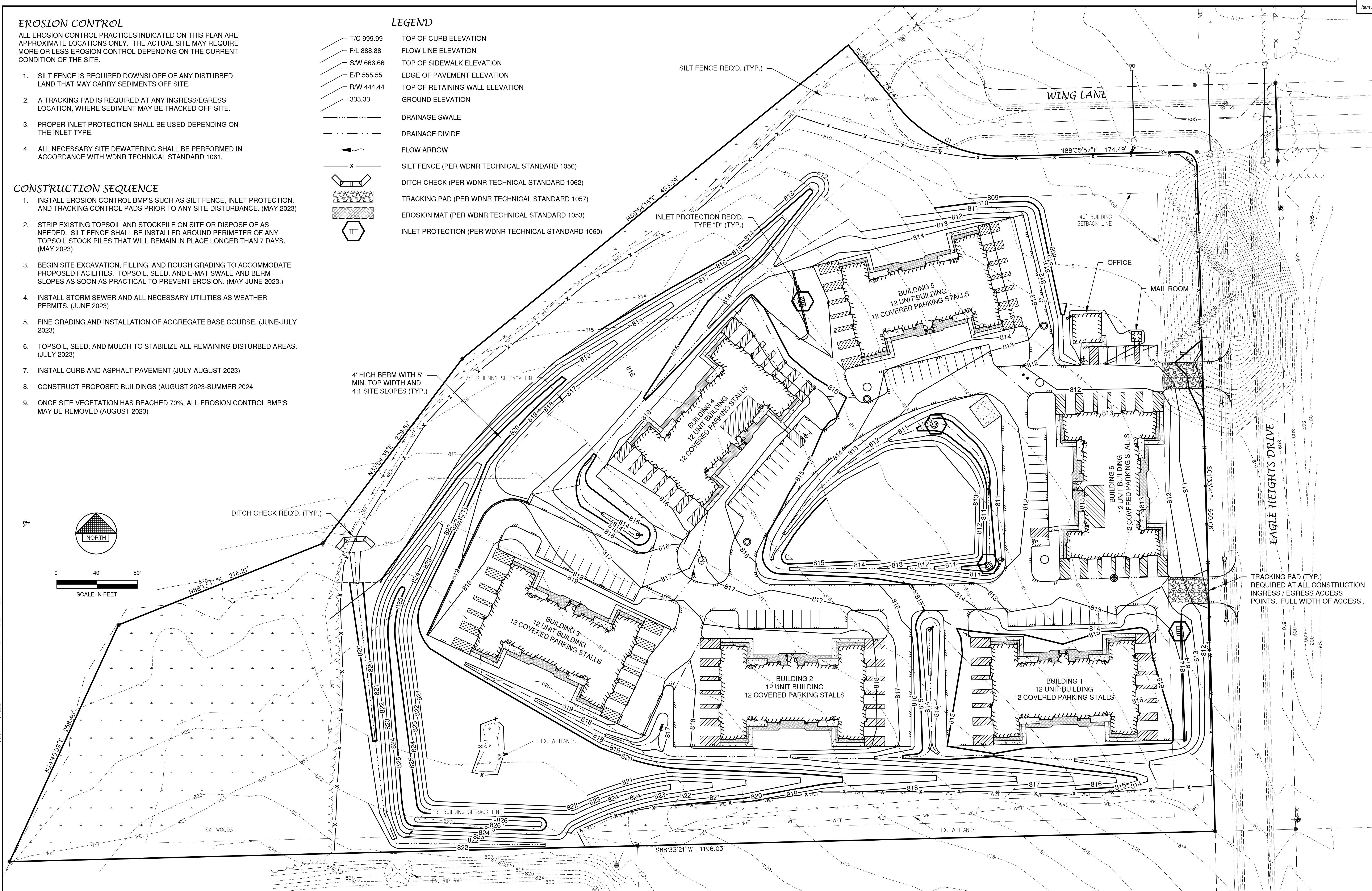
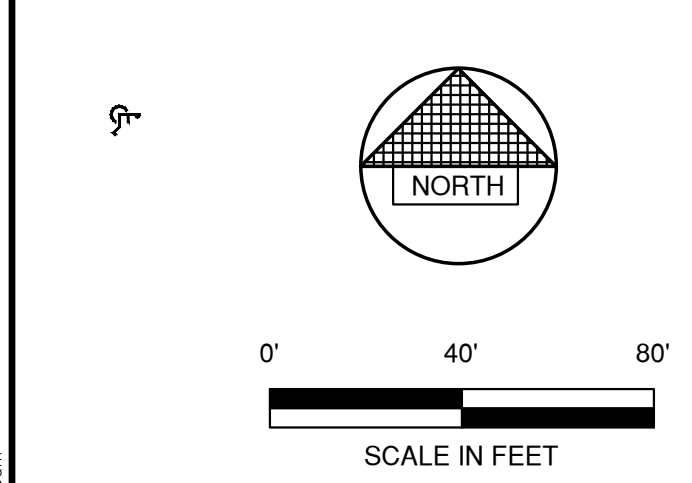
1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

### CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL BMP'S SUCH AS SILT FENCE, INLET PROTECTION, AND TRACKING CONTROL PADS PRIOR TO ANY SITE DISTURBANCE. (MAY 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. (MAY 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. (MAY-JUNE 2023.)
4. INSTALL STORM SEWER AND ALL NECESSARY UTILITIES AS WEATHER PERMITS. (JUNE 2023)
5. FINE GRADING AND INSTALLATION OF AGGREGATE BASE COURSE. (JUNE-JULY 2023)
6. TOPSOIL, SEED, AND MULCH TO STABILIZE ALL REMAINING DISTURBED AREAS. (JULY 2023)
7. INSTALL CURB AND ASPHALT PAVEMENT (JULY-AUGUST 2023)
8. CONSTRUCT PROPOSED BUILDINGS (AUGUST 2023-SUMMER 2024)
9. ONCE SITE VEGETATION HAS REACHED 70%, ALL EROSION CONTROL BMP'S MAY BE REMOVED (AUGUST 2023)

### 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
- 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)

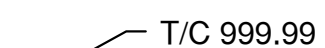
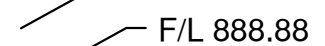
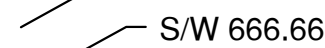


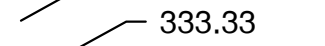
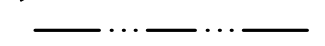




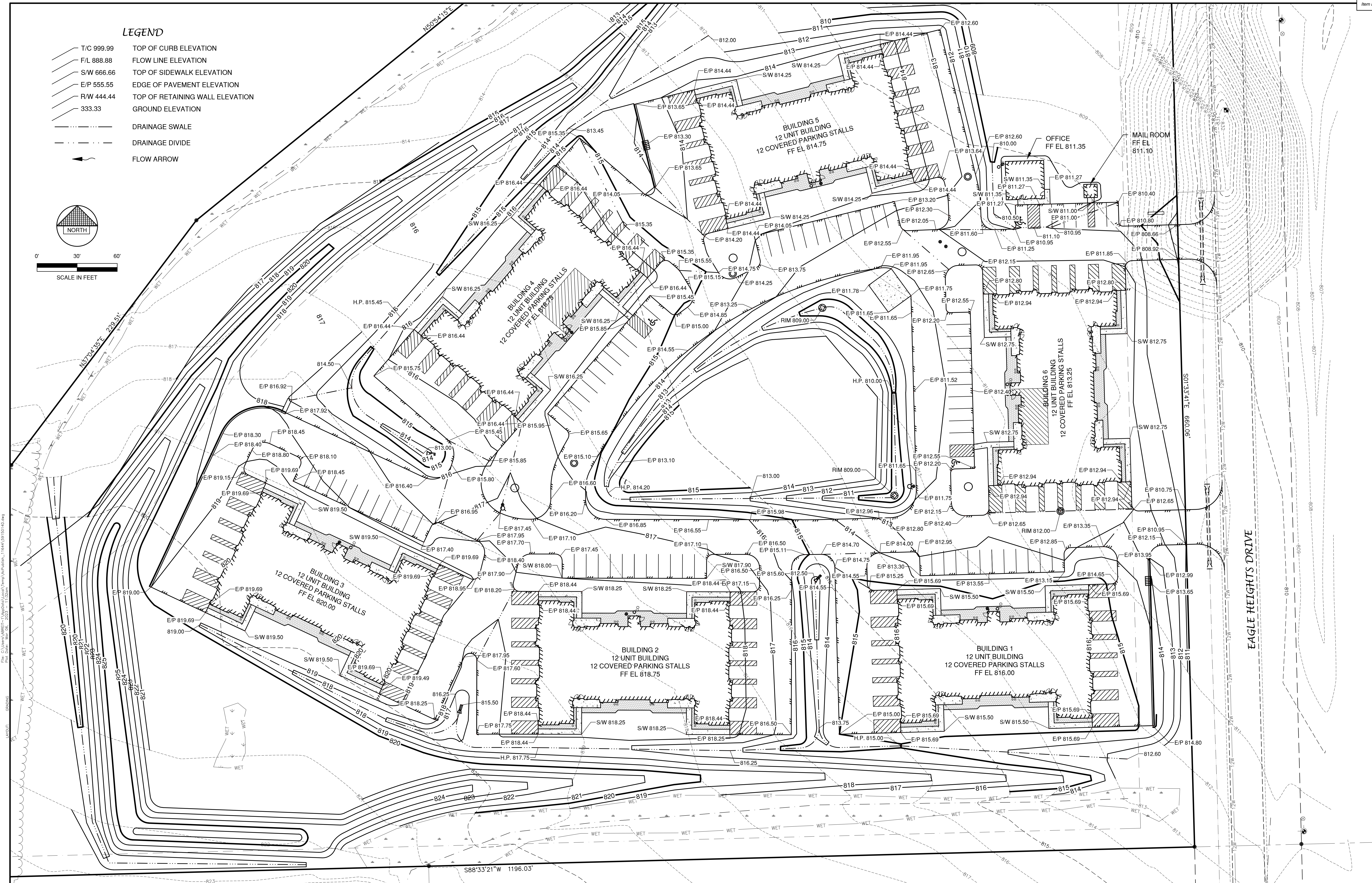
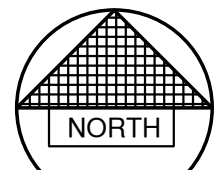
TRACKING PAD (TYP.) REQUIRED AT ALL CONSTRUCTION INGRESS / EGRESS ACCESS POINTS. FULL WIDTH OF ACCESS.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	MULTI-FAMILY DEVELOPMENT FOR PRE/3, LLC TOWN OF CLAYTON WINNEBAGO COUNTY, WISCONSIN	OVERALL GRADING AND EROSION CONTROL PLAN	DATE 01/2023	 1250 Centennial Centre Blvd   Hobart, WI   920-662-9641   releinc.com	SHEET NO. 7
								CHECKED			FILE 5915014 OVERALL		
								DESIGNED AUB			JOB NO. 5915014		

File: C:\Users\ABERT\OneDrive\Work\Projects\Clayton\16441915014\_010623.dwg  
Plot Date: Mar 06, 2023 11:23am  
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



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

DRAWN  
 LLP  
 CHECKED  
 DESIGNED  
 AUB

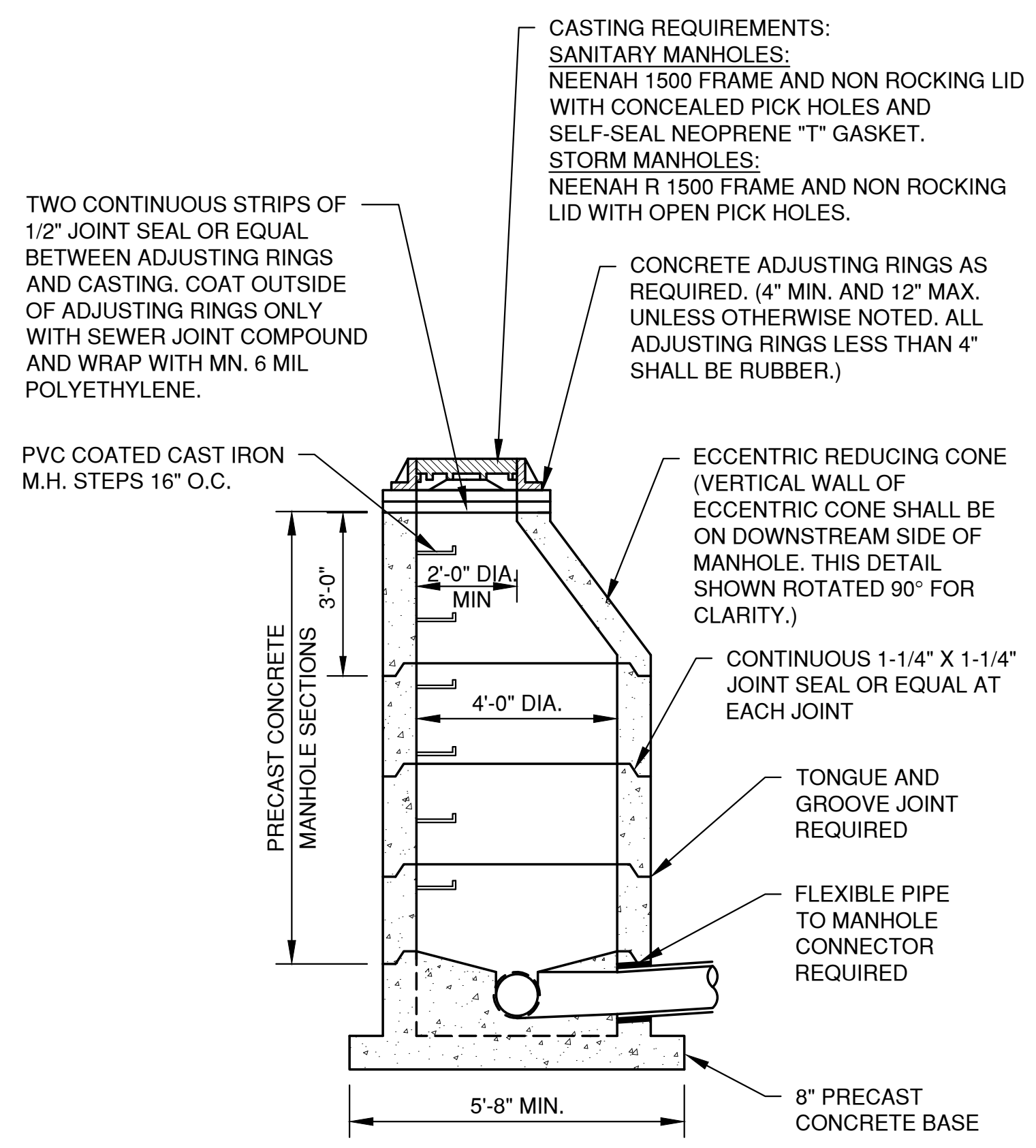
MULTI-FAMILY DEVELOPMENT  
 FOR PRE/3, LLC  
 TOWN OF CLAYTON  
 WINNEBAGO COUNTY, WISCONSIN

DETAILED GRADING PLAN

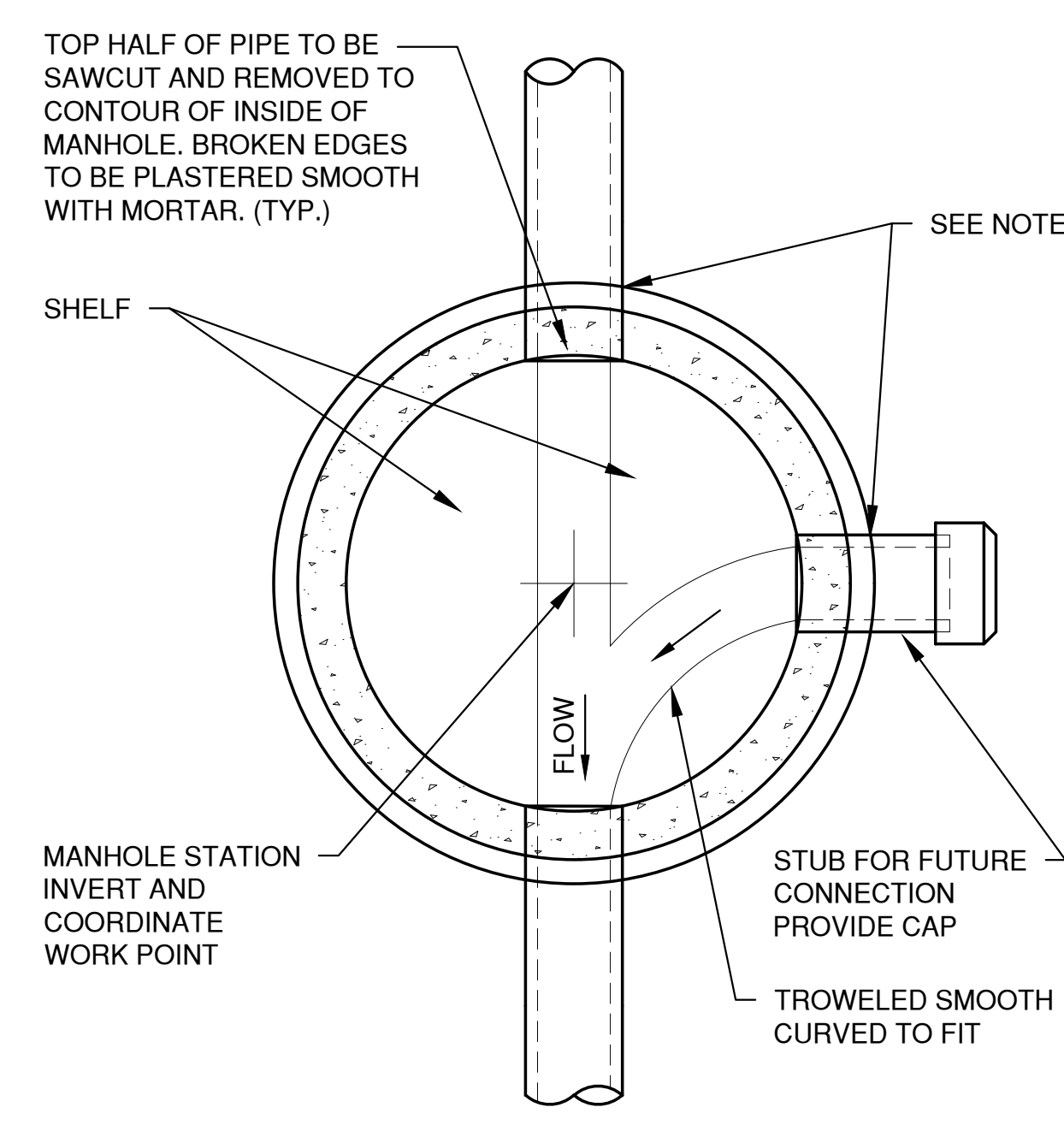
DATE  
 01/2023  
 FILE  
 5915014D  
 JOB NO.  
 5915014

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SHEET NO.  
**8**

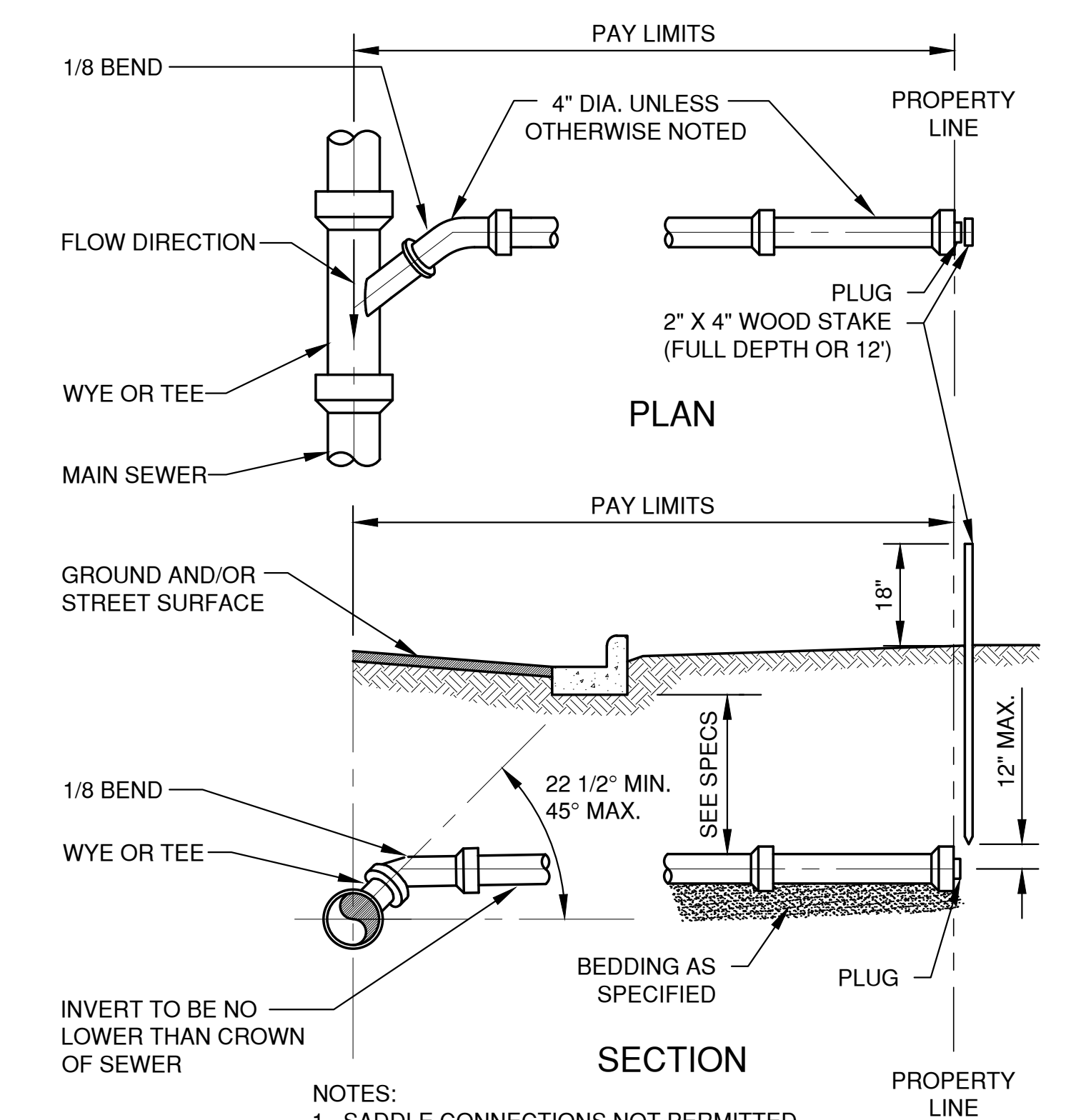


**SANITARY AND STORM STANDARD MANHOLE  
8"-24" (INCLUSIVE)**



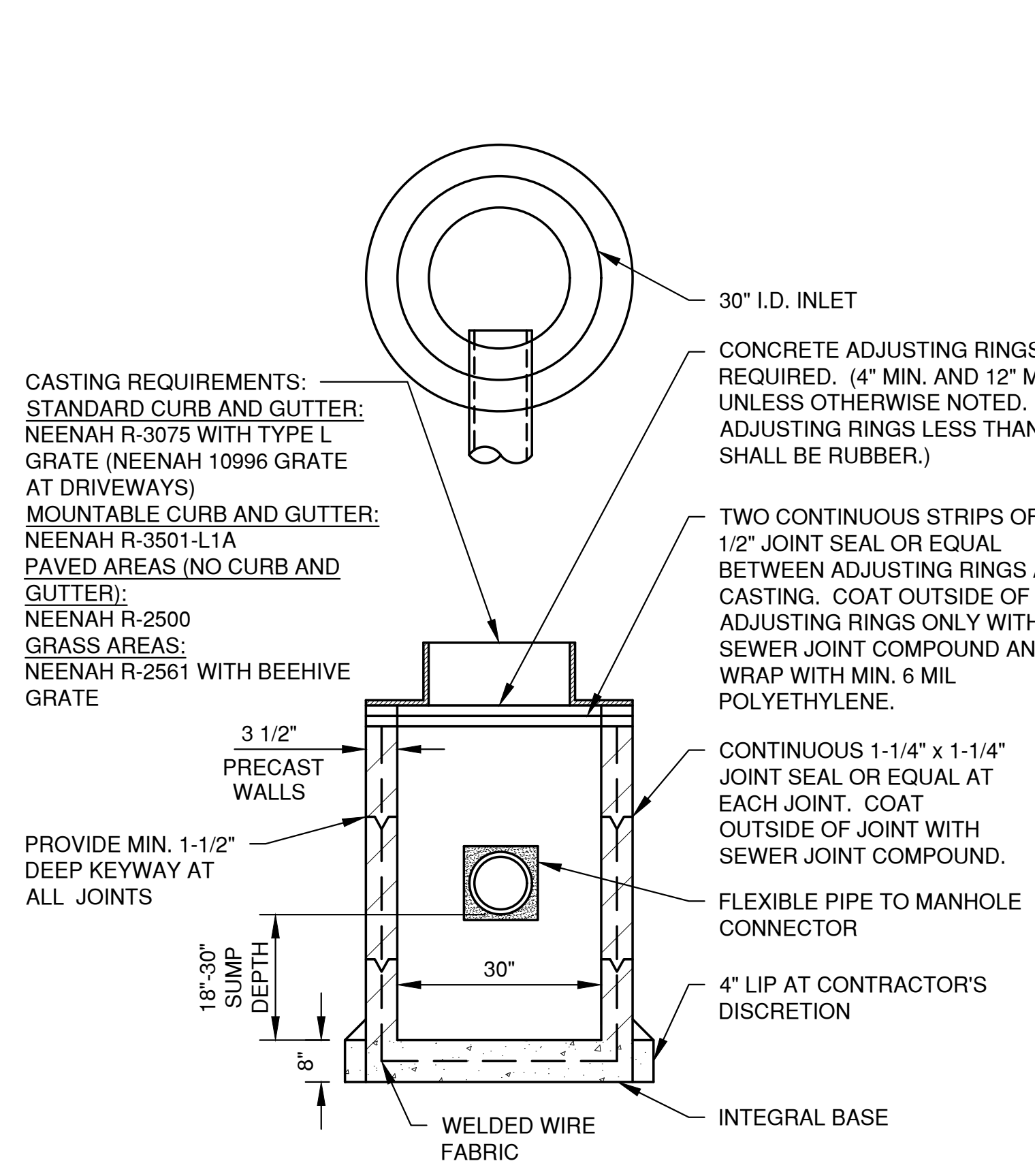
**MANHOLE BASE PLAN  
8" - 60" (INCLUSIVE)**

NOTE:  
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.



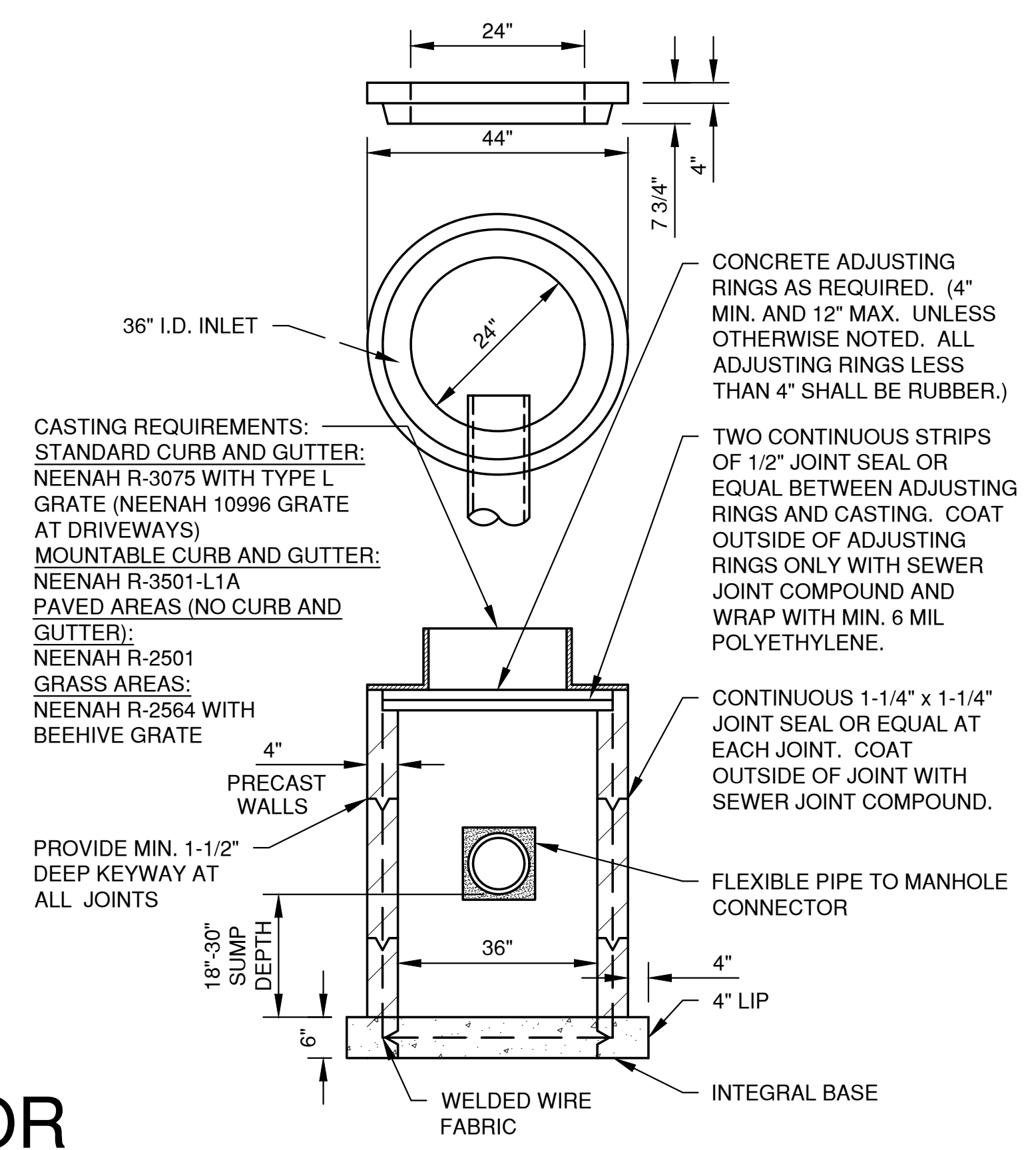
NOTES:  
 1. SADDLE CONNECTIONS NOT PERMITTED.  
 2. BACKFILL TO CONFORM TO MAIN SEWER.  
 3. MINIMUM SLOPE: 1/8 INCH PER FOOT.  
 4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

**STANDARD SERVICE LATERAL**



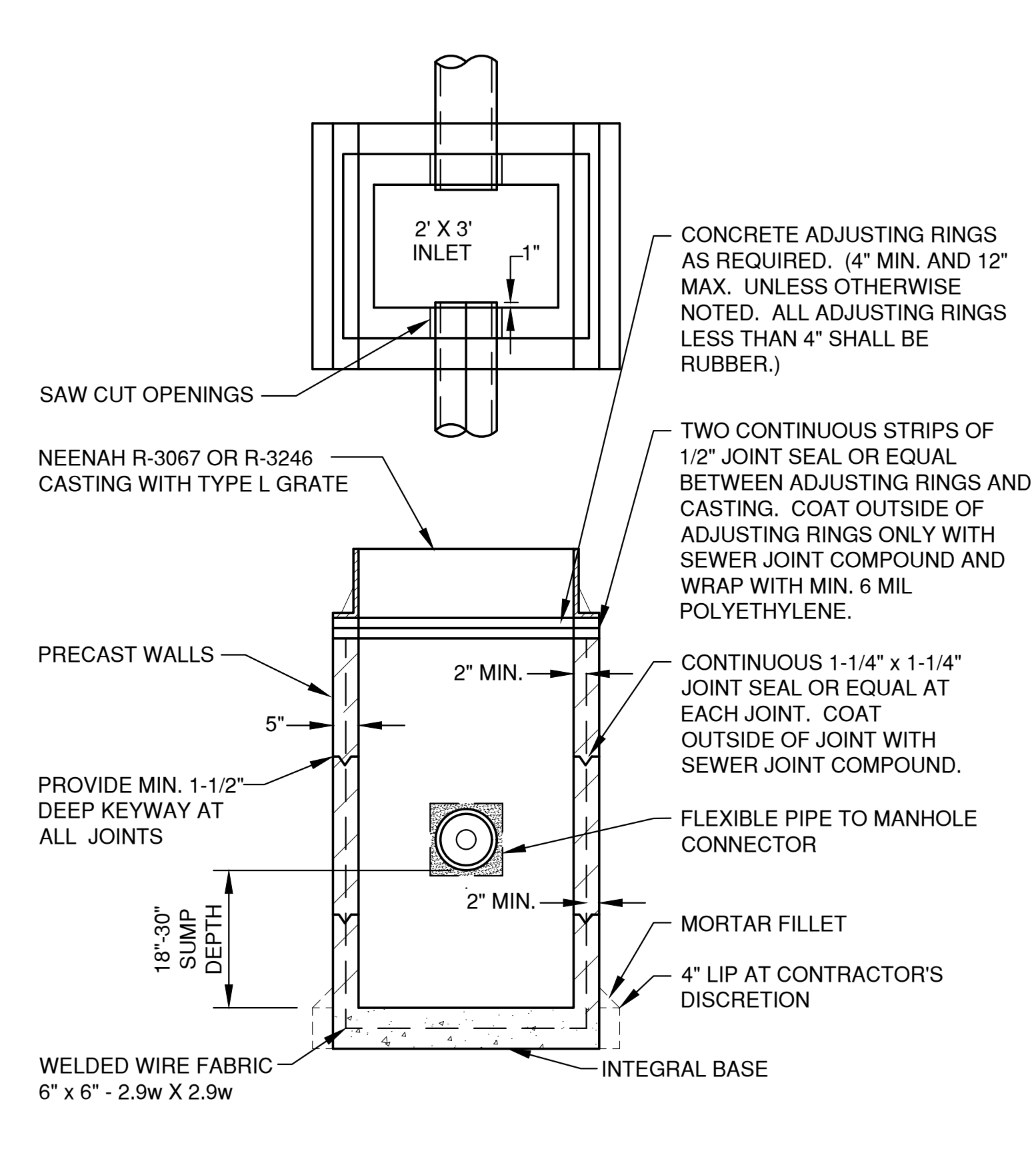
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

**TYPE 'A' STORM INLET**



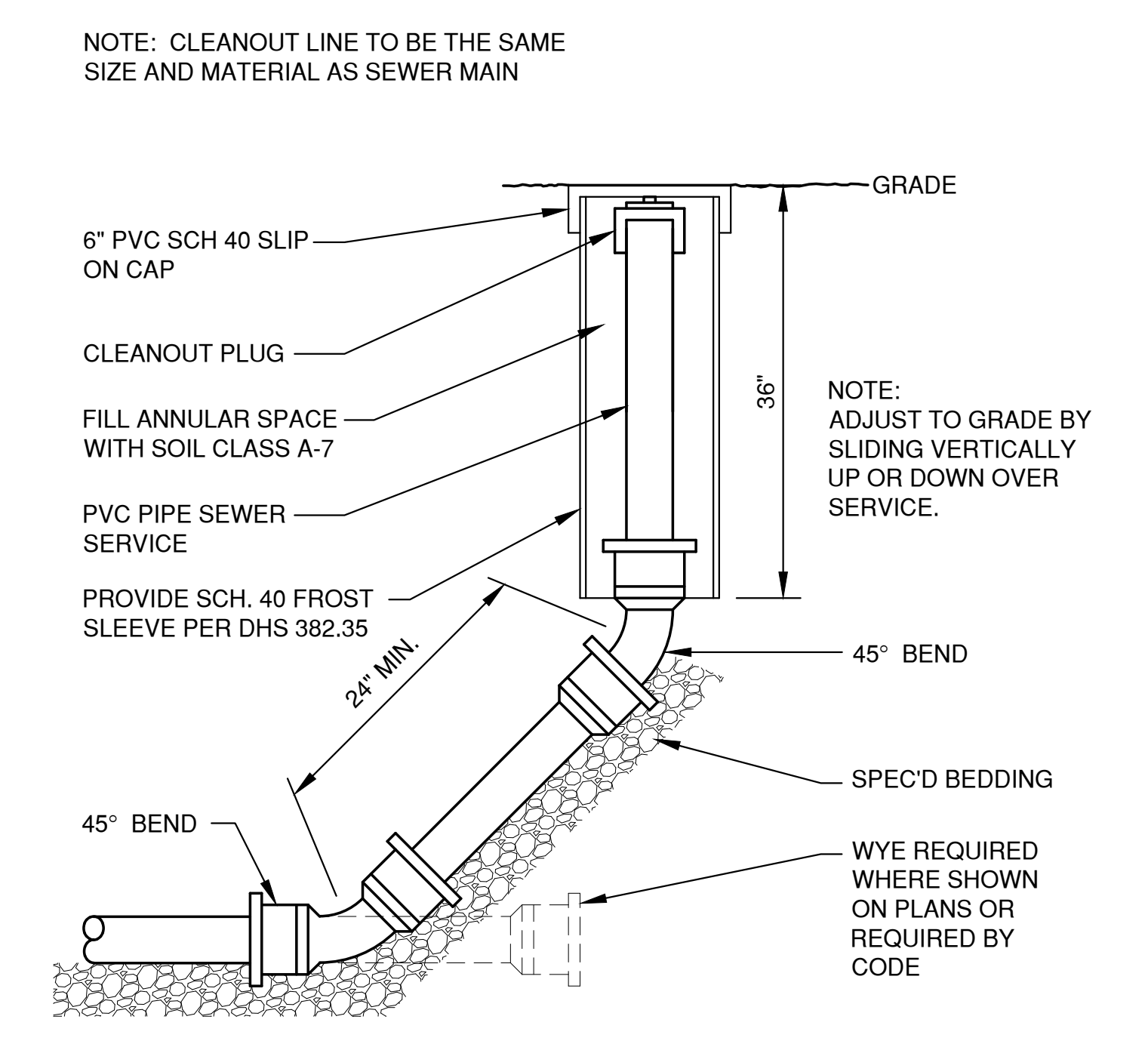
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

**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)**

File: P:\30001\915\915014\44\5815014\_DET.dwg  
Plot Date: Mar 03, 2023 9:54:00 AM  
LAYOUT: DETAILS (1)

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

DRAWN: LLP  
 CHECKED:  
 DESIGNED: AUB

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

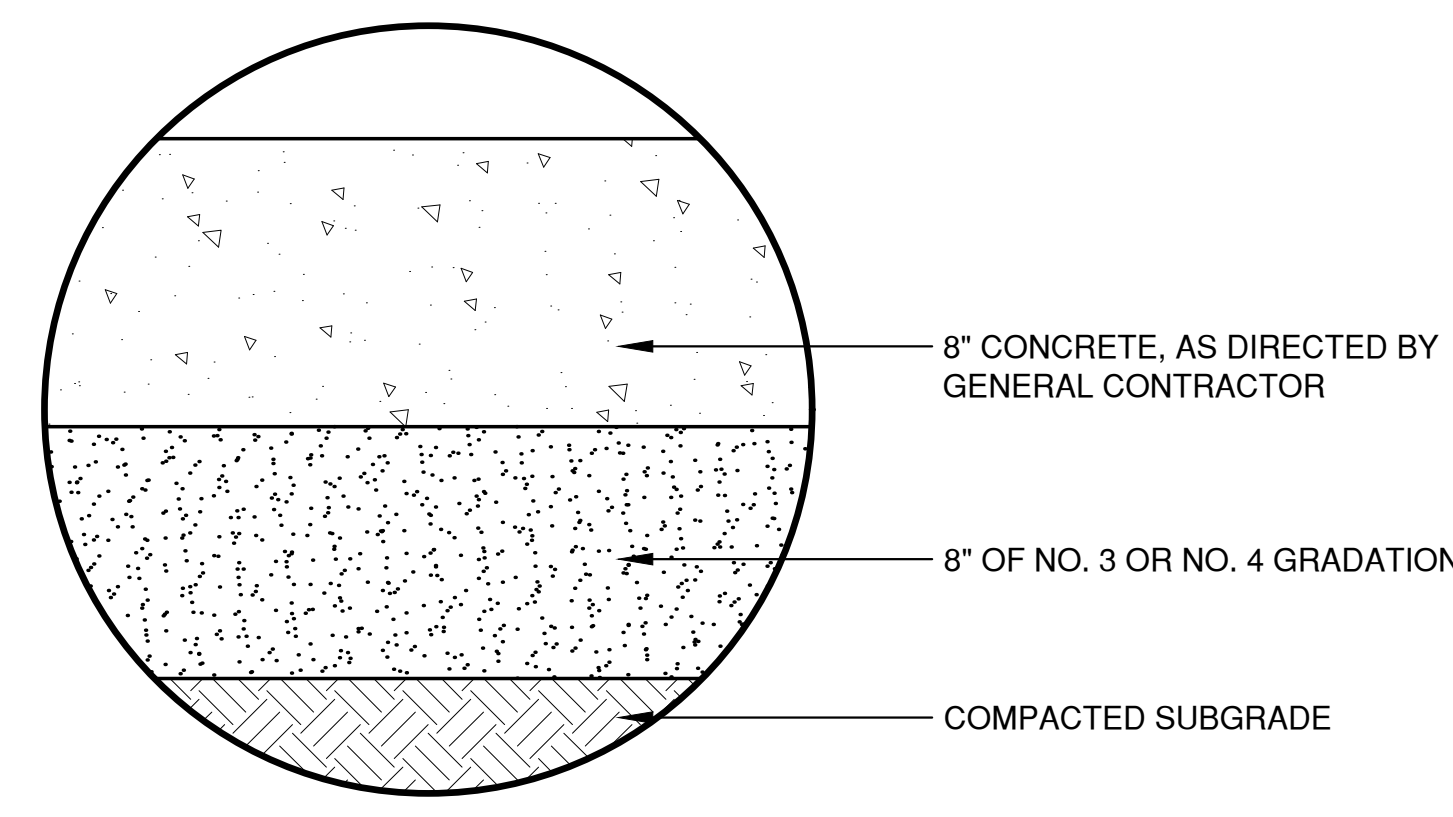
MISCELLANEOUS DETAILS

DATE: 01/2023  
 FILE: 5815014\_DET  
 JOB NO.: 5815014

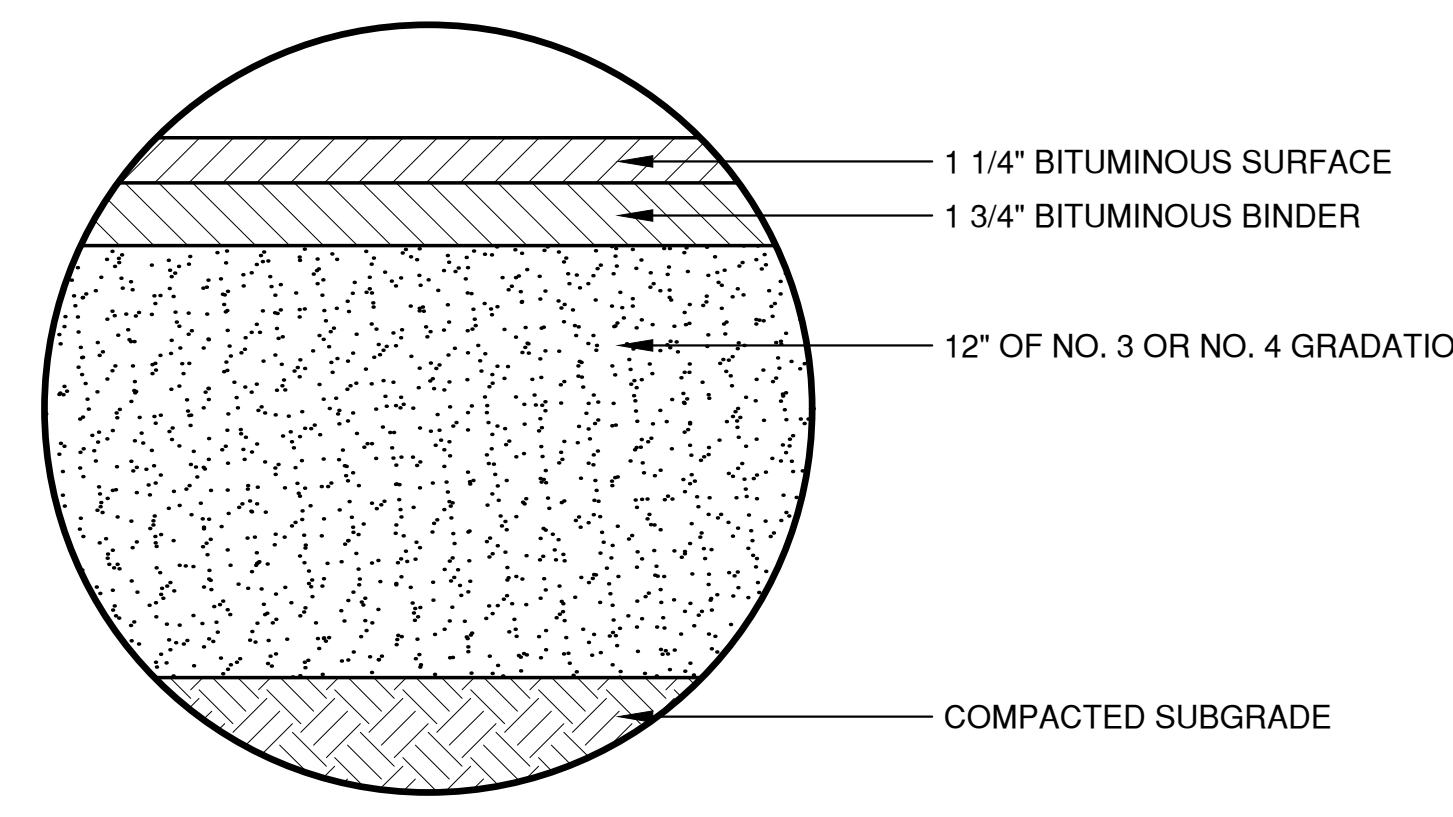
**REL Robert E. Lee & Associates, Inc.**  
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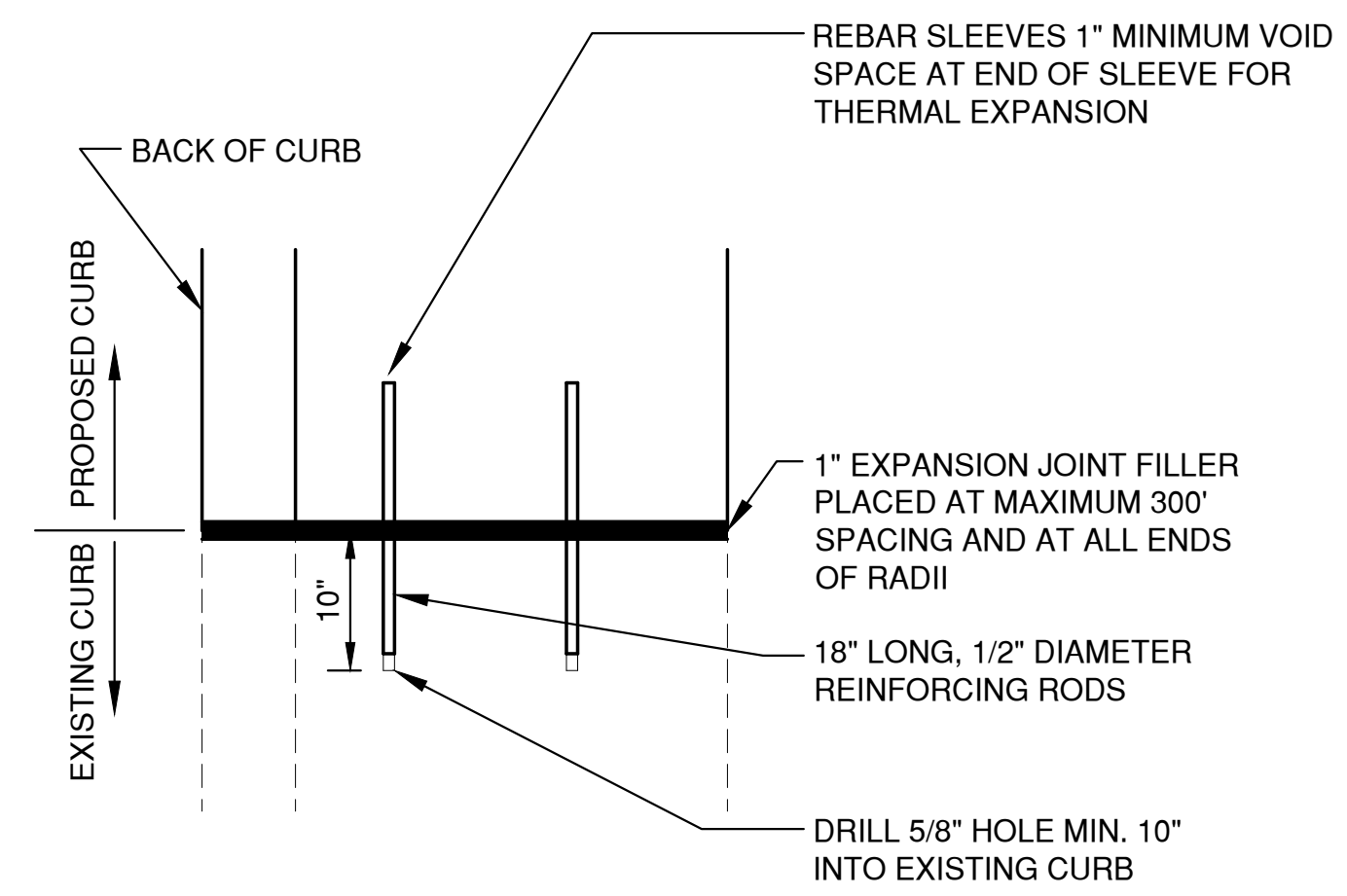


**CONCRETE PAVEMENT**

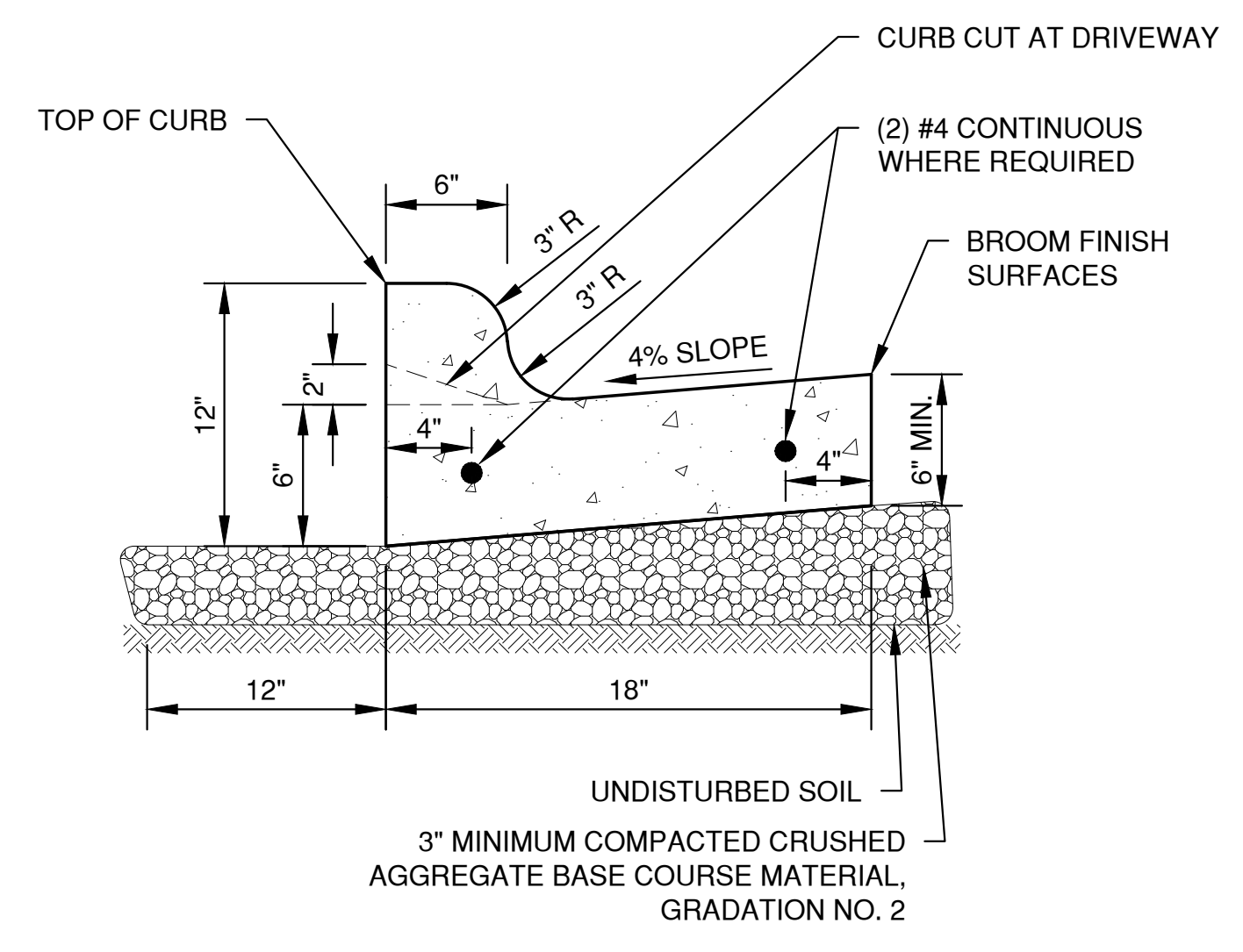


**LIGHT DUTY ASPHALT PAVEMENT**

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

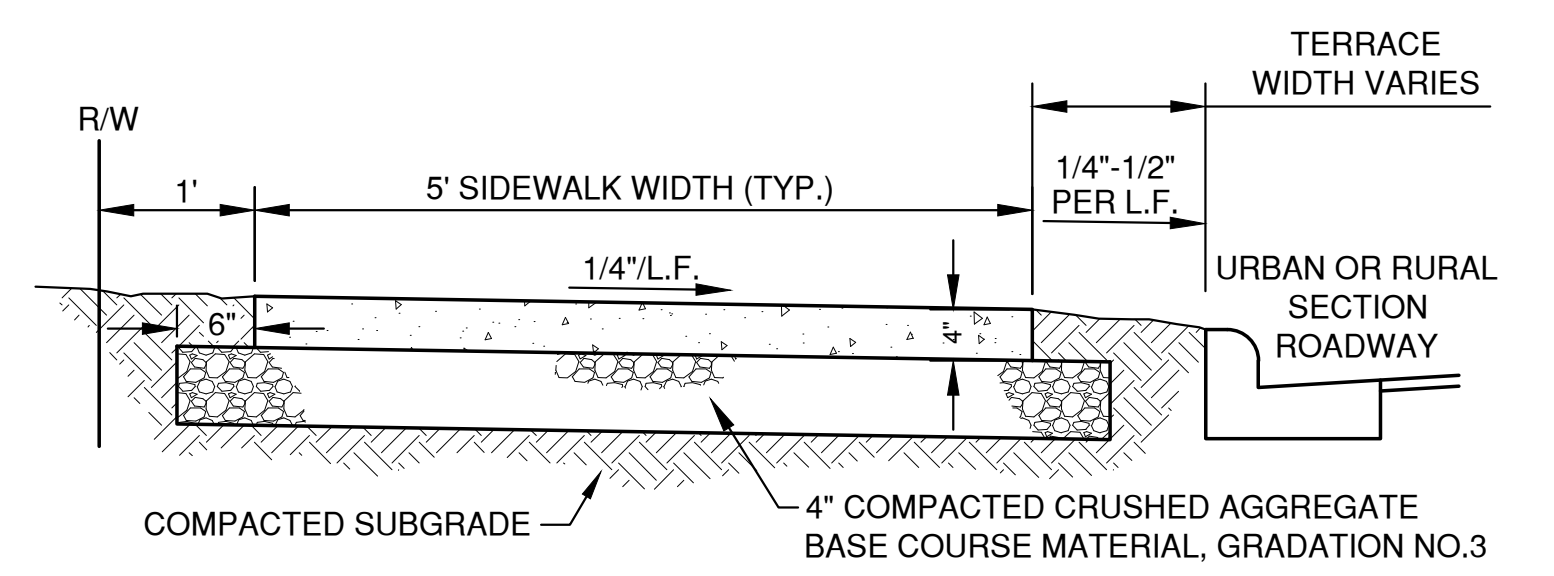


**CURB TIE-IN DETAIL**  
(PROPOSED TO EXISTING)

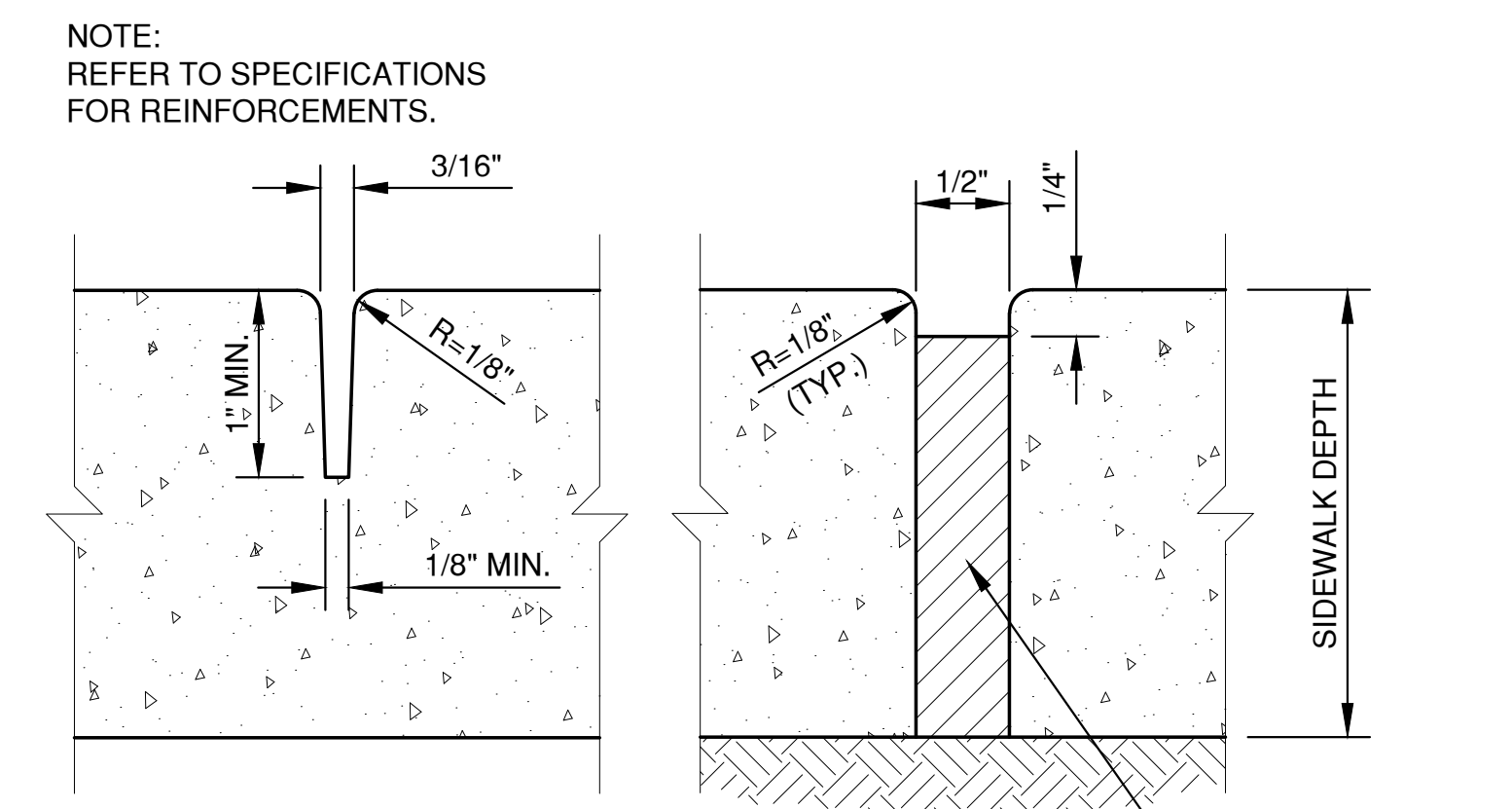


NOTES:  
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.  
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH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

**STANDARD CURB AND GUTTER**



**TYPICAL SECTION**

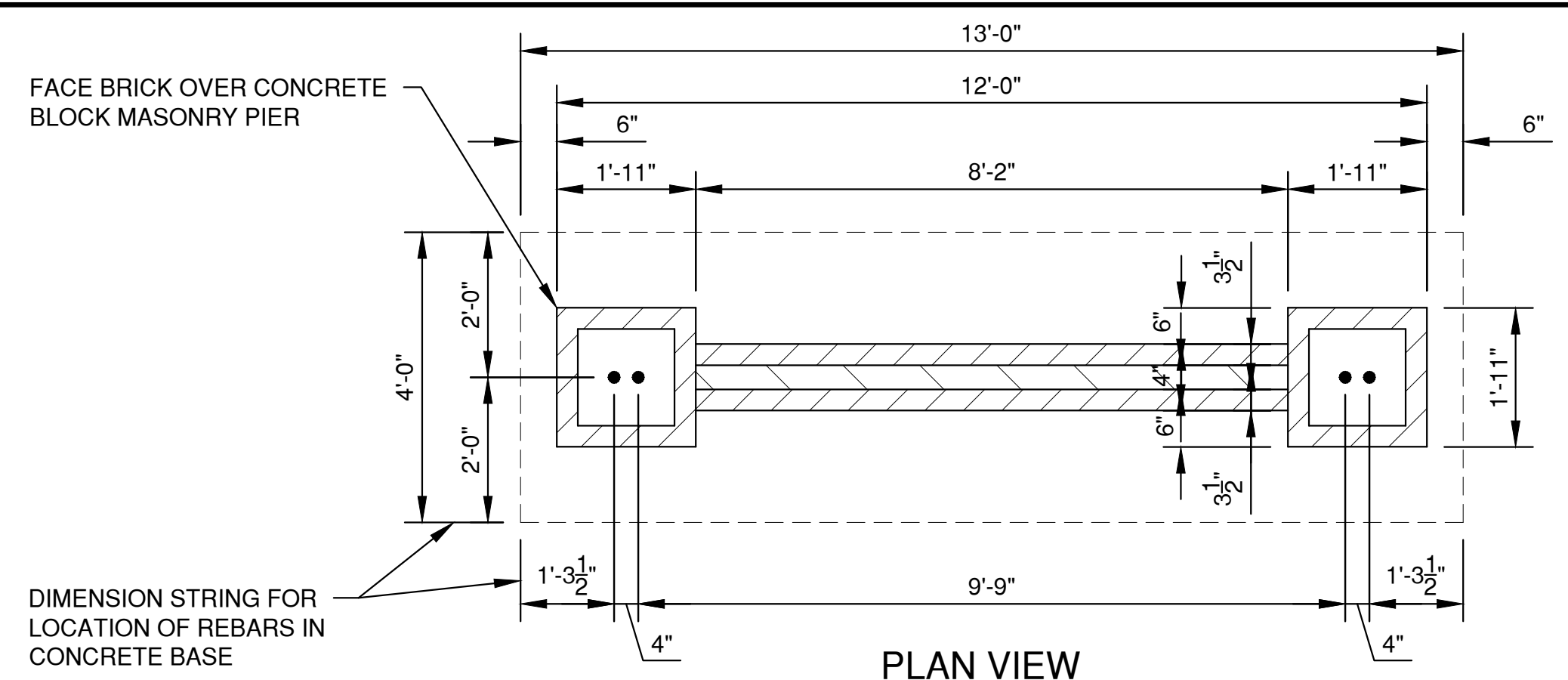


**TOOLED CONTRACTION JOINT**      **EXPANSION JOINT**      **PREFORMED NON-EXTRUDING JOINT FILLER**

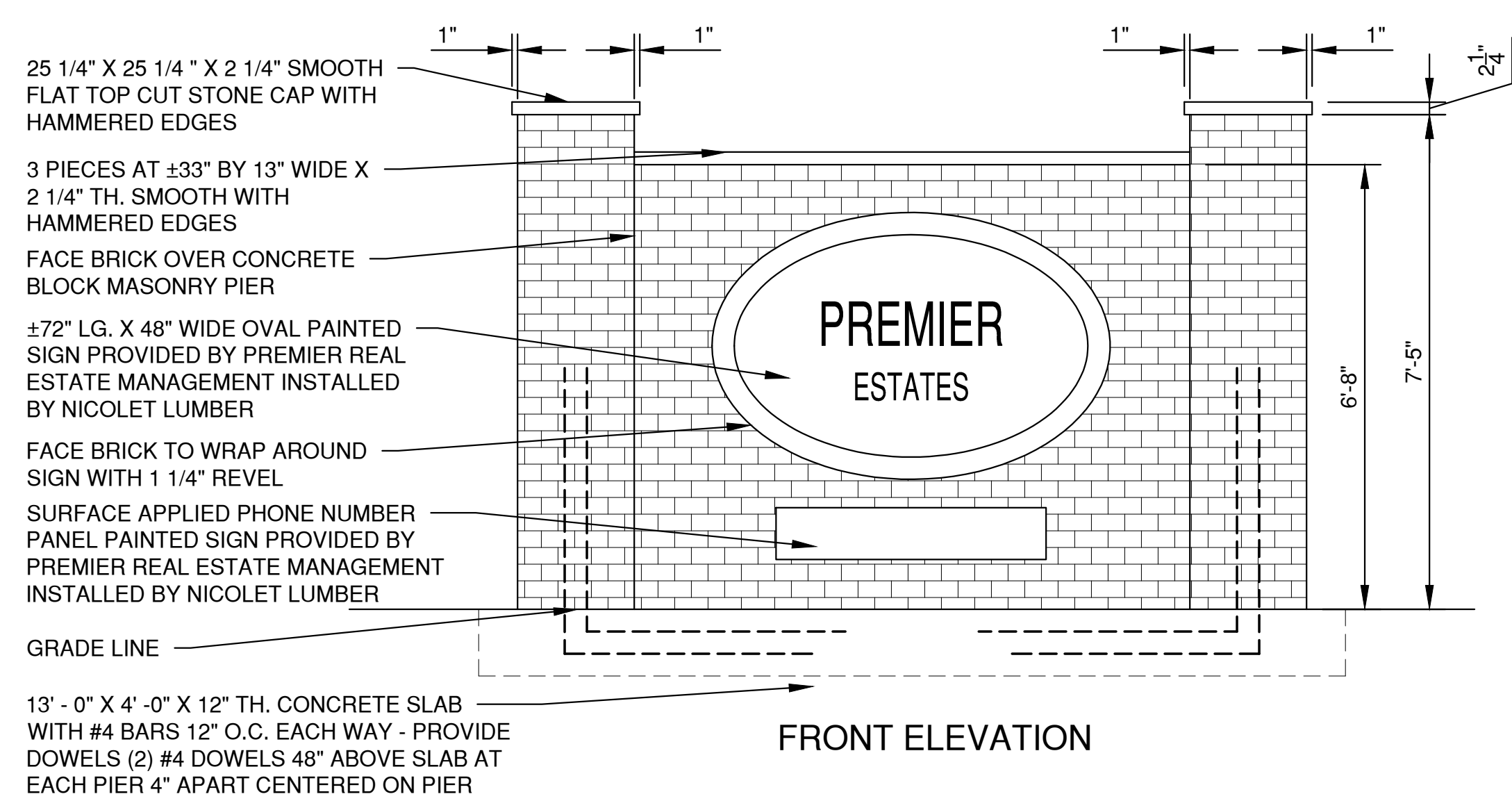
WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

**SIDEWALK DETAIL**

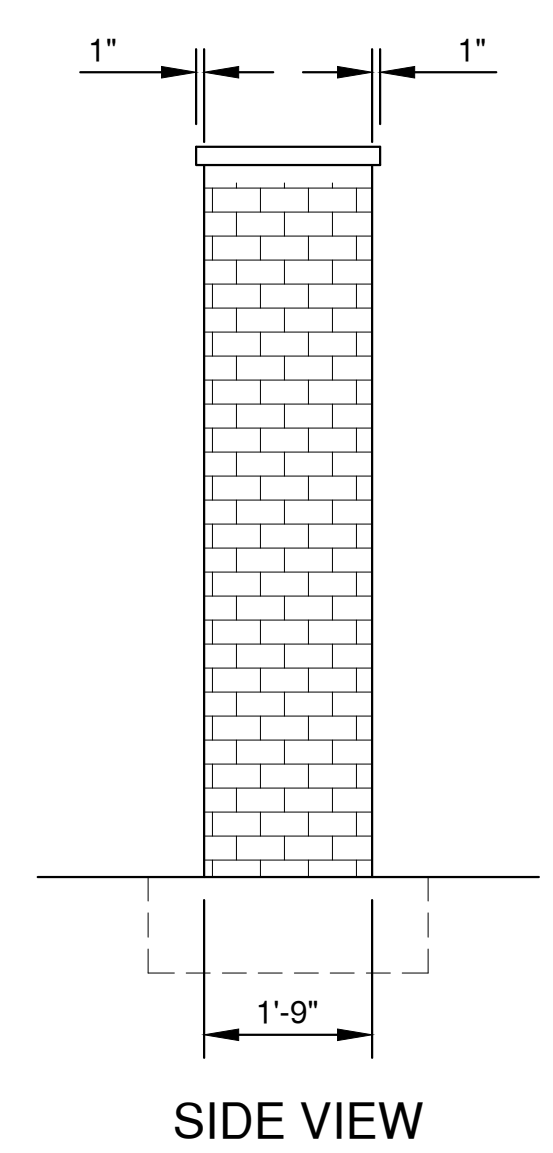
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 Plot Date: Mar 23, 2023 9:30am  
 LAYOUT: DETAILS (3)



PLAN VIEW



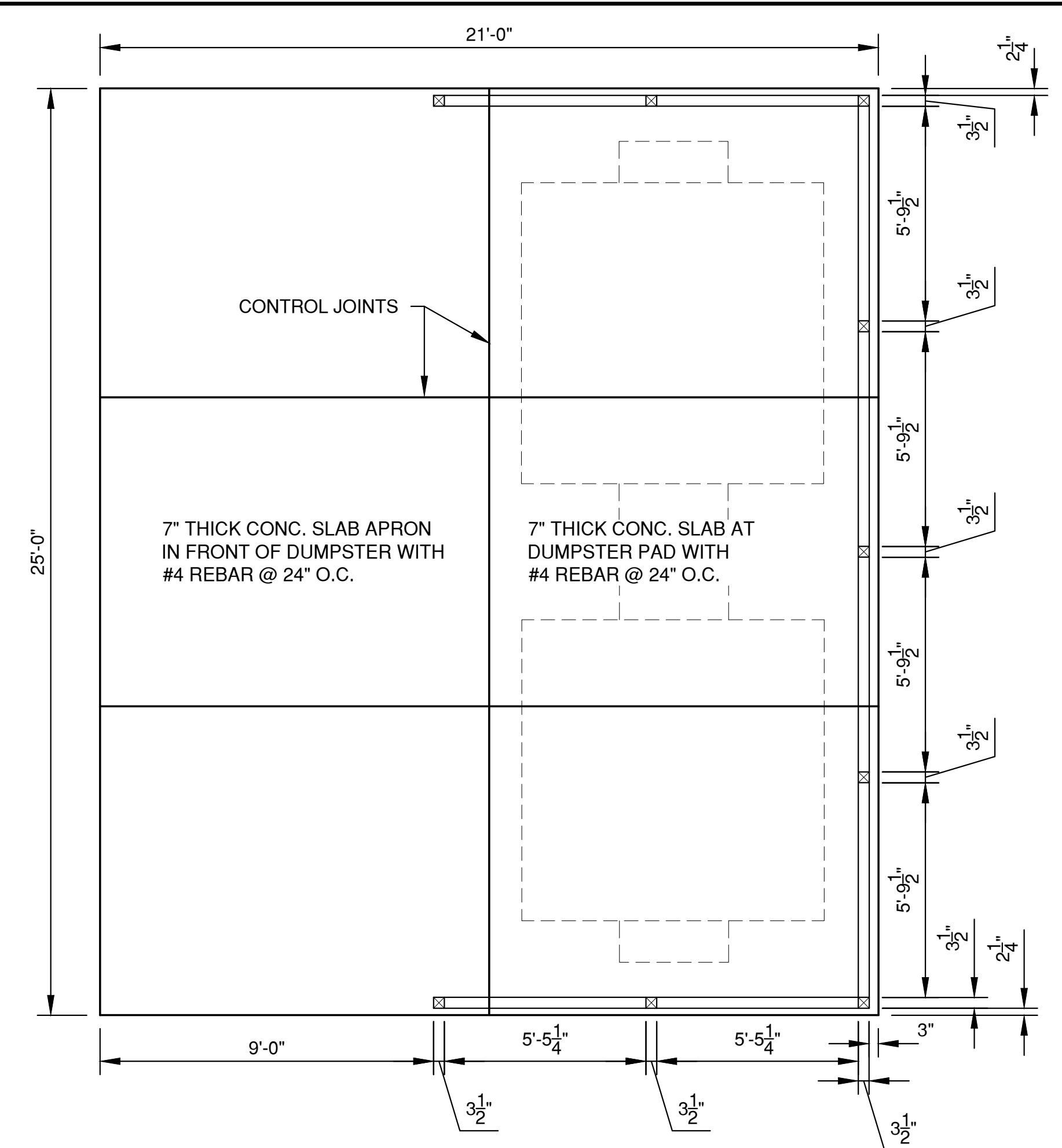
FRONT ELEVATION



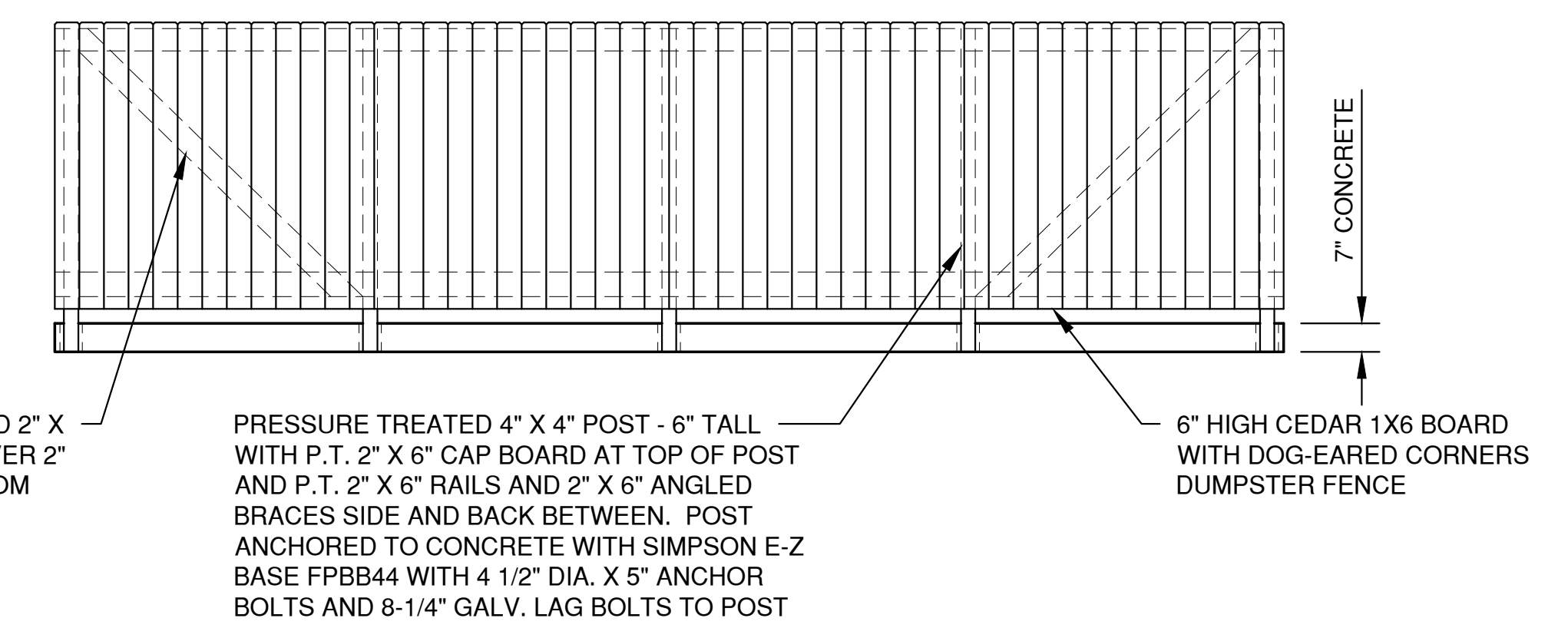
SIDE VIEW

SIGN DETAIL

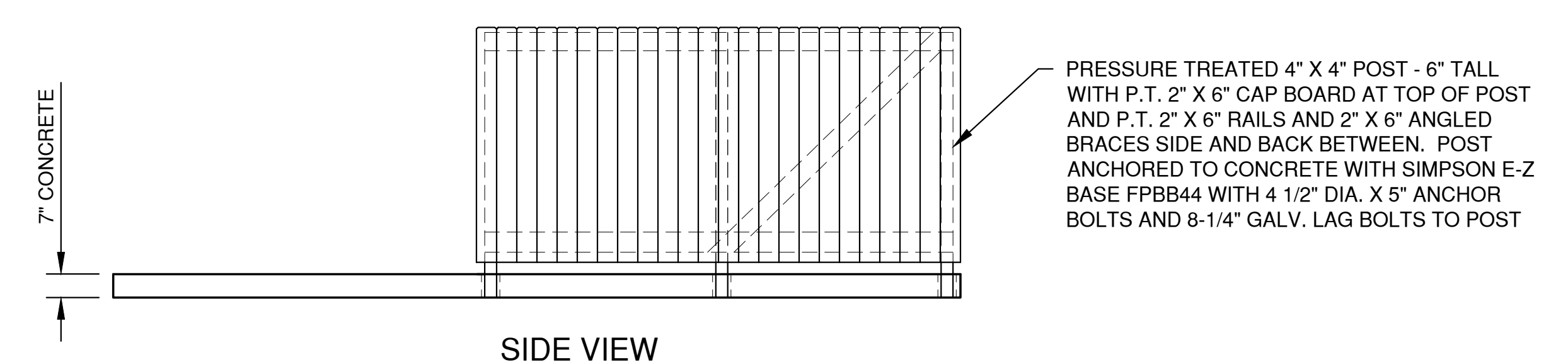
- 25 1/4" X 25 1/4" X 2 1/4" SMOOTH FLAT TOP CUT STONE CAP WITH HAMMERED EDGES
- 3 PIECES AT ±33" BY 13" WIDE X 2 1/4" TH. SMOOTH WITH HAMMERED EDGES
- FACE BRICK OVER CONCRETE BLOCK MASONRY PIER
- ±72" LG. X 48" WIDE OVAL PAINTED SIGN PROVIDED BY PREMIER REAL ESTATE MANAGEMENT INSTALLED BY NICOLET LUMBER
- FACE BRICK TO WRAP AROUND SIGN WITH 1 1/4" REVEL
- SURFACE APPLIED PHONE NUMBER PANEL PAINTED SIGN PROVIDED BY PREMIER REAL ESTATE MANAGEMENT INSTALLED BY NICOLET LUMBER
- GRADE LINE
- 13' - 0" X 4' - 0" X 12" TH. CONCRETE SLAB WITH #4 BARS 12" O.C. EACH WAY - PROVIDE DOWELS (2) #4 DOWELS 48" ABOVE SLAB AT EACH PIER 4" APART CENTERED ON PIER



PLAN VIEW



BACK VIEW



SIDE VIEW

TRASH ENCLOSURE

- PRESSURE TREATED 2" X 6" ANGLE BRACE OVER 2" X 6" TOP AND BOTTOM RAILS
- PRESSURE TREATED 4" X 4" POST - 6" TALL WITH P.T. 2" X 6" CAP BOARD AT TOP OF POST AND P.T. 2" X 6" RAILS AND 2" X 6" ANGLED BRACES SIDE AND BACK BETWEEN. POST ANCHORED TO CONCRETE WITH SIMPSON E-Z BASE FPBB44 WITH 4 1/2" DIA. X 5" ANCHOR BOLTS AND 8-1/4" GALV. LAG BOLTS TO POST
- 6" HIGH CEDAR 1X6 BOARD WITH DOG-EARED CORNERS DUMPSTER FENCE

- PRESSURE TREATED 4" X 4" POST - 6" TALL WITH P.T. 2" X 6" CAP BOARD AT TOP OF POST AND P.T. 2" X 6" RAILS AND 2" X 6" ANGLED BRACES SIDE AND BACK BETWEEN. POST ANCHORED TO CONCRETE WITH SIMPSON E-Z BASE FPBB44 WITH 4 1/2" DIA. X 5" ANCHOR BOLTS AND 8-1/4" GALV. LAG BOLTS TO POST

LAYOUT: SIGN AND TRASH ENCLOSURE Date: Mar 03, 2023 9:52am File: P:\3000\9415\9415\04\44\TRASH ENCLOSURE AND SIGN.dwg

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

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 SIGN  
JOB NO.: 5915014

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

**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"**

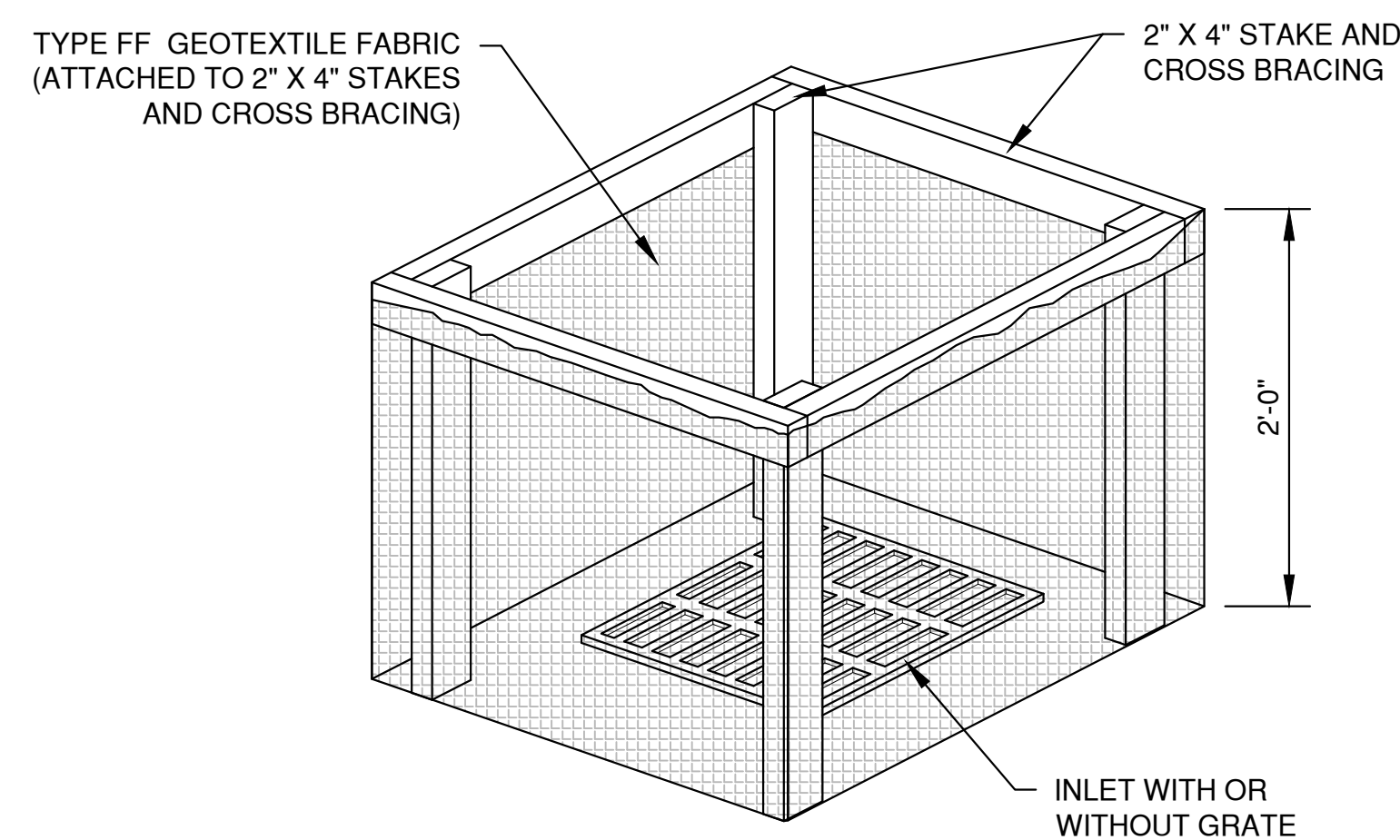
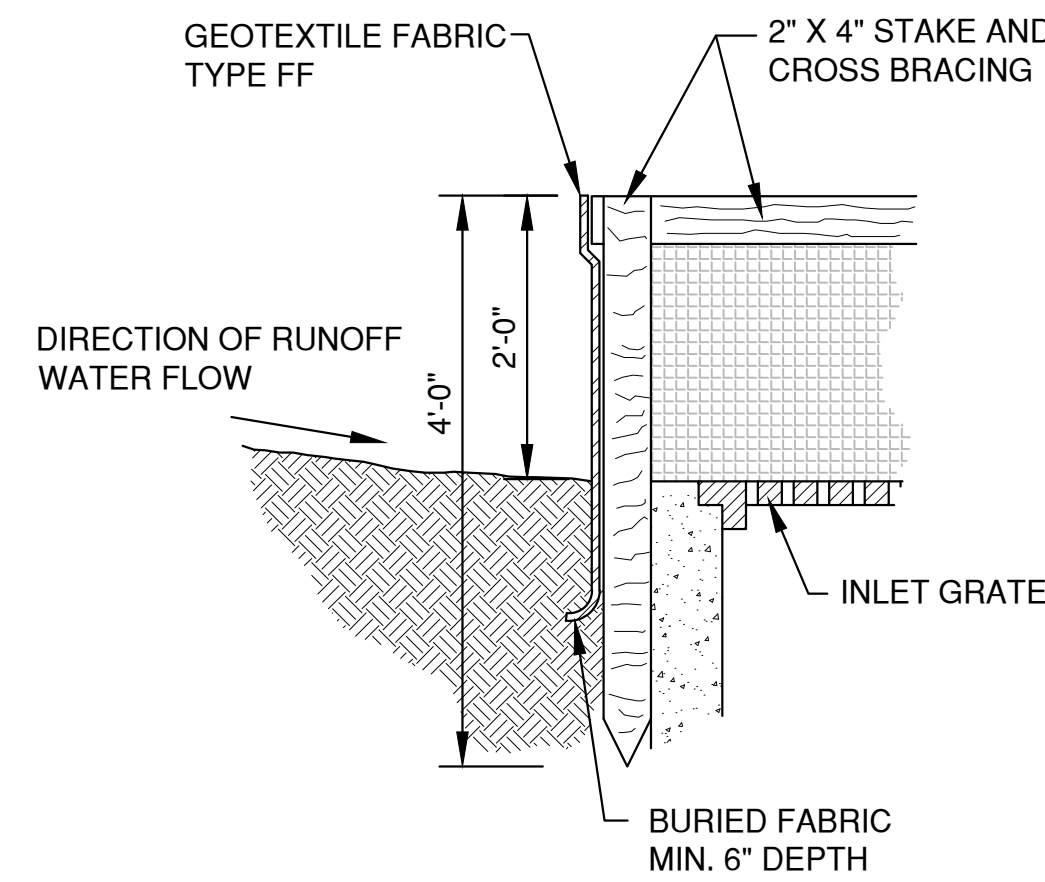
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

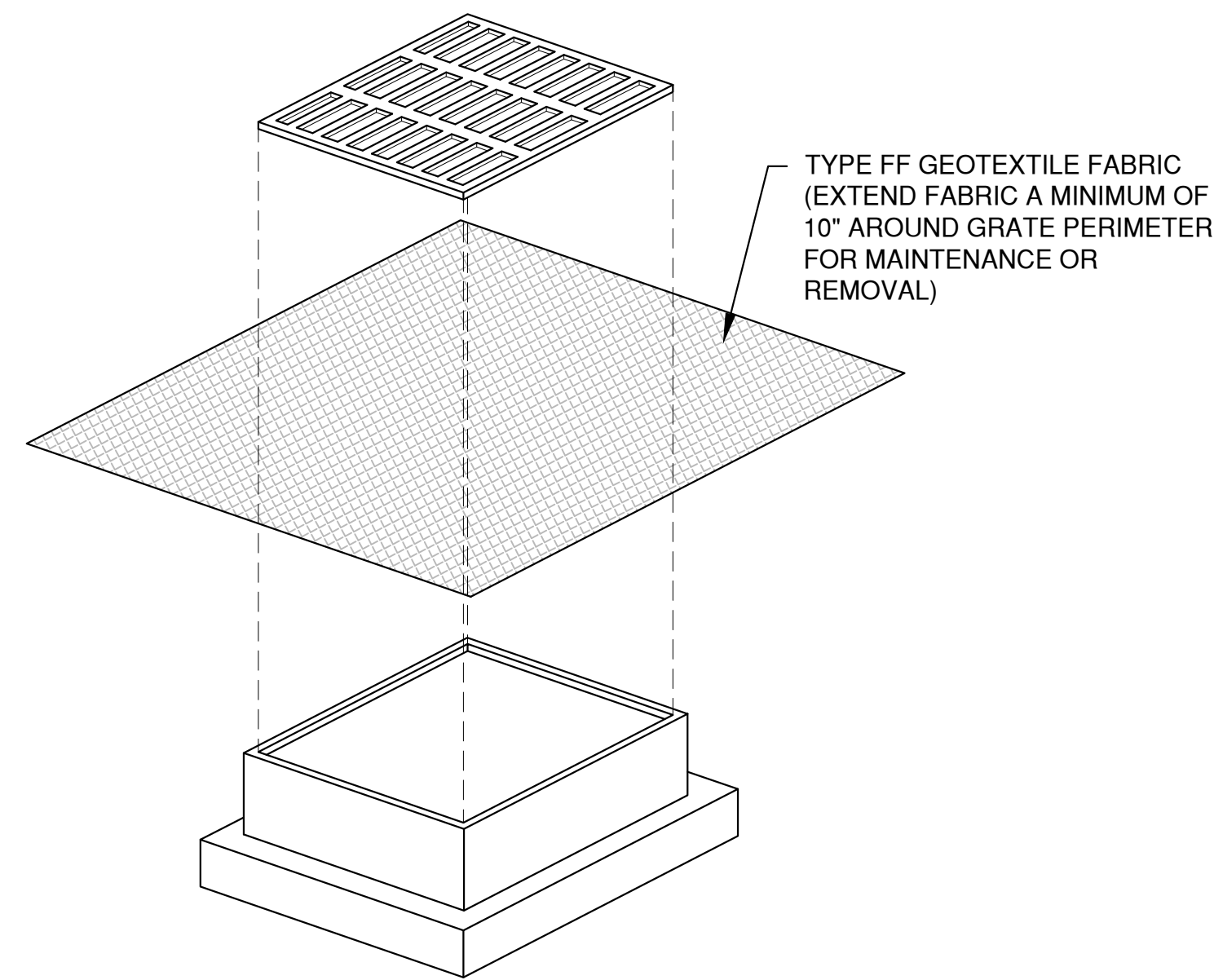
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

**NOTES:**

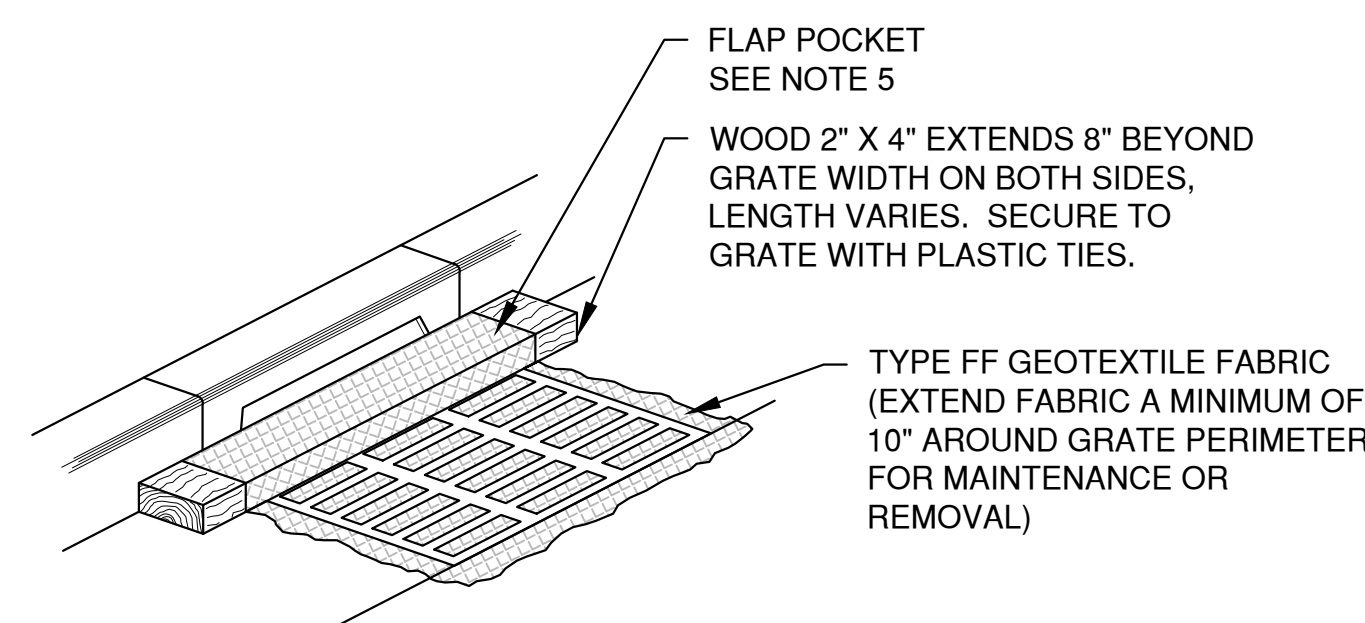
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE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



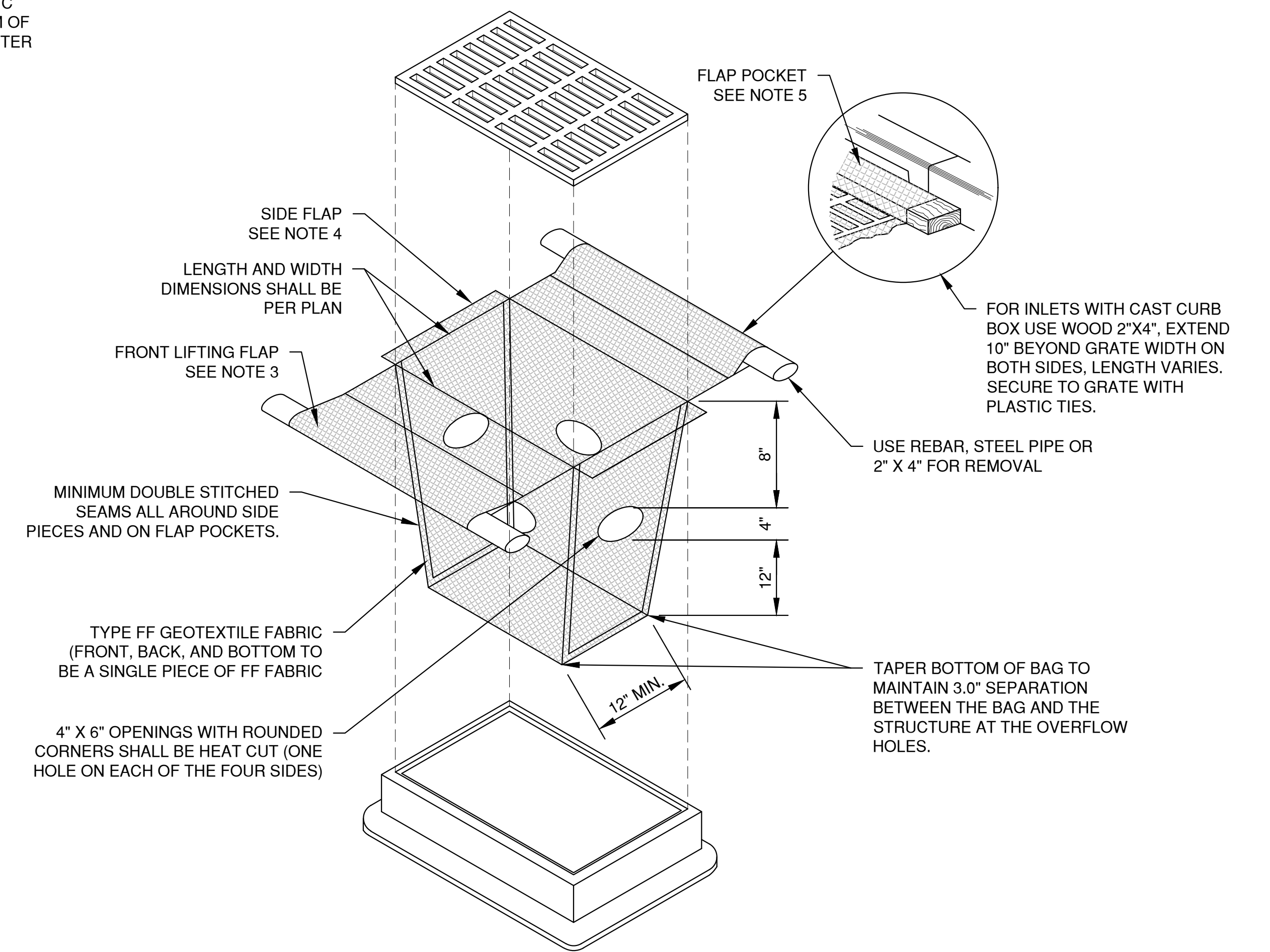
**INLET PROTECTION, TYPE A**



**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: P:\5915014\5915014.dwg, 5/15/2023, 9:48:00 AM  
 User: dlee  
 Plot: 5/15/2023, 9:48:00 AM  
 LAYOUT: I. INLET PROTECTION

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

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

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

DATE	01/20/23
FILE	5915014_EC
JOB NO.	5915014

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**NOTES:**

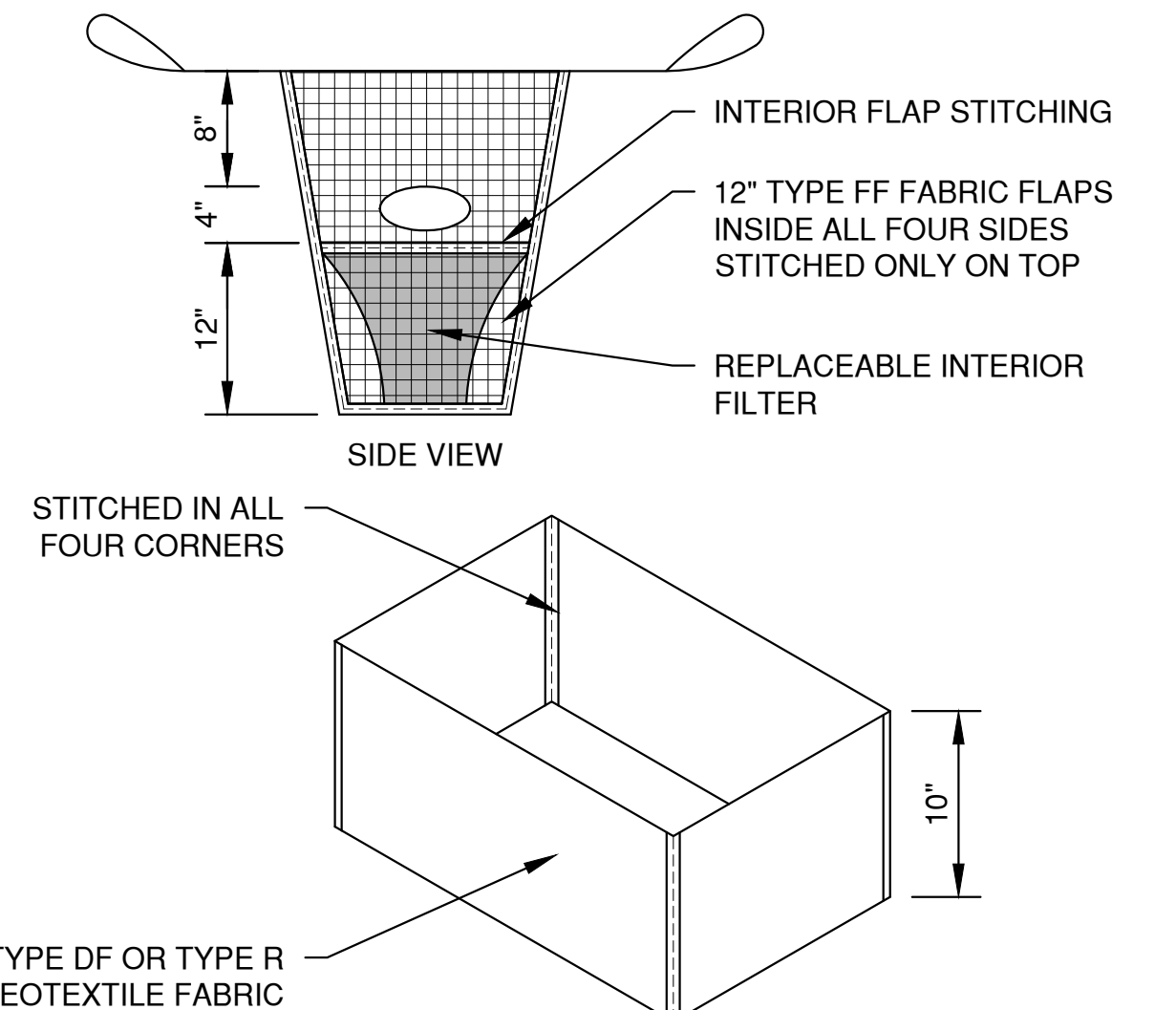
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK 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:**

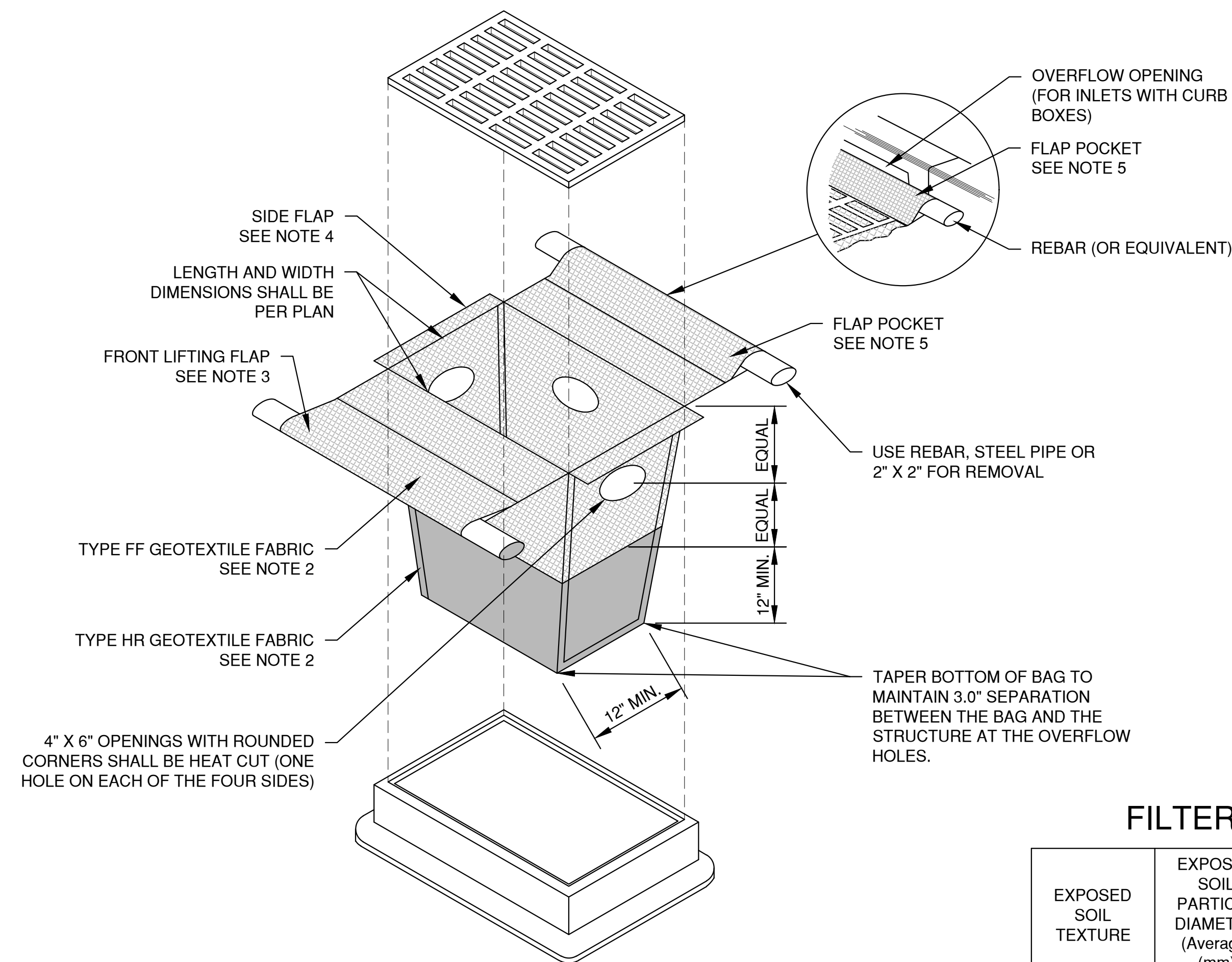
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

**NOTES:**

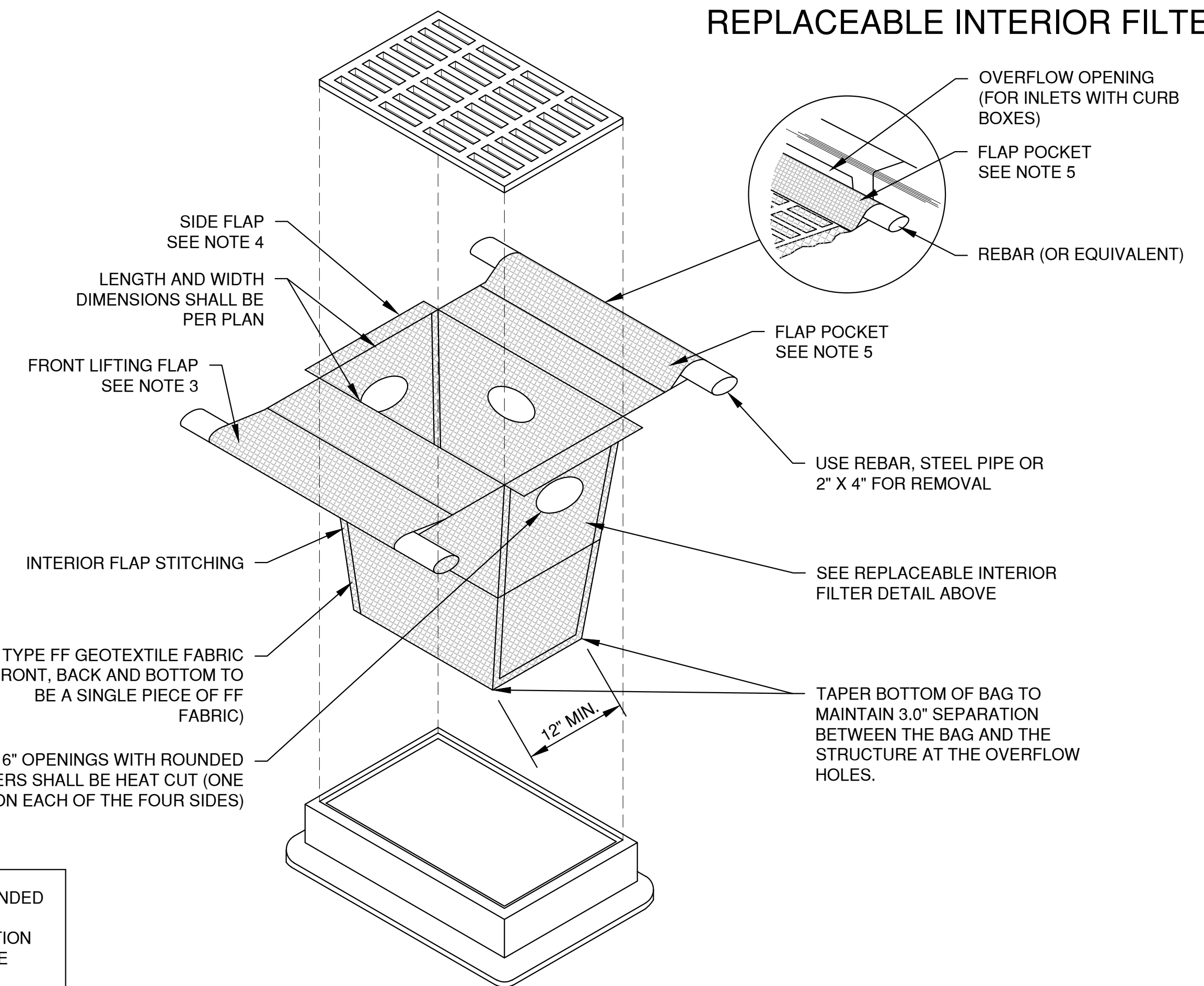
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.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



**REPLACEABLE INTERIOR FILTER**



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



**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

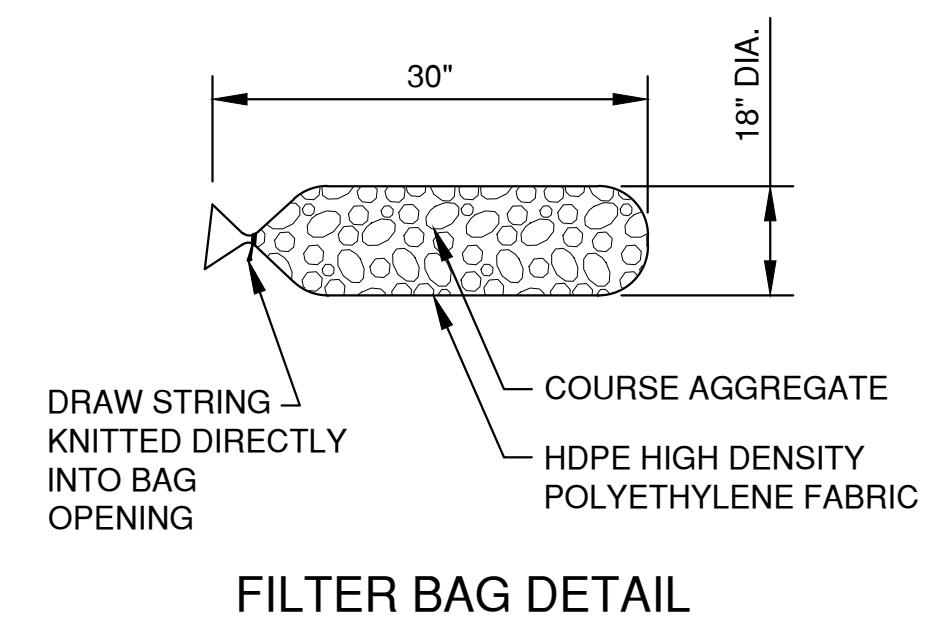
LAYOUT: 2. INLET PROTECTION File: P:\3000\5915\5915014\45\5915014\_EC.dwg Plot Date: Mar 03, 2023 9:55:05am

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

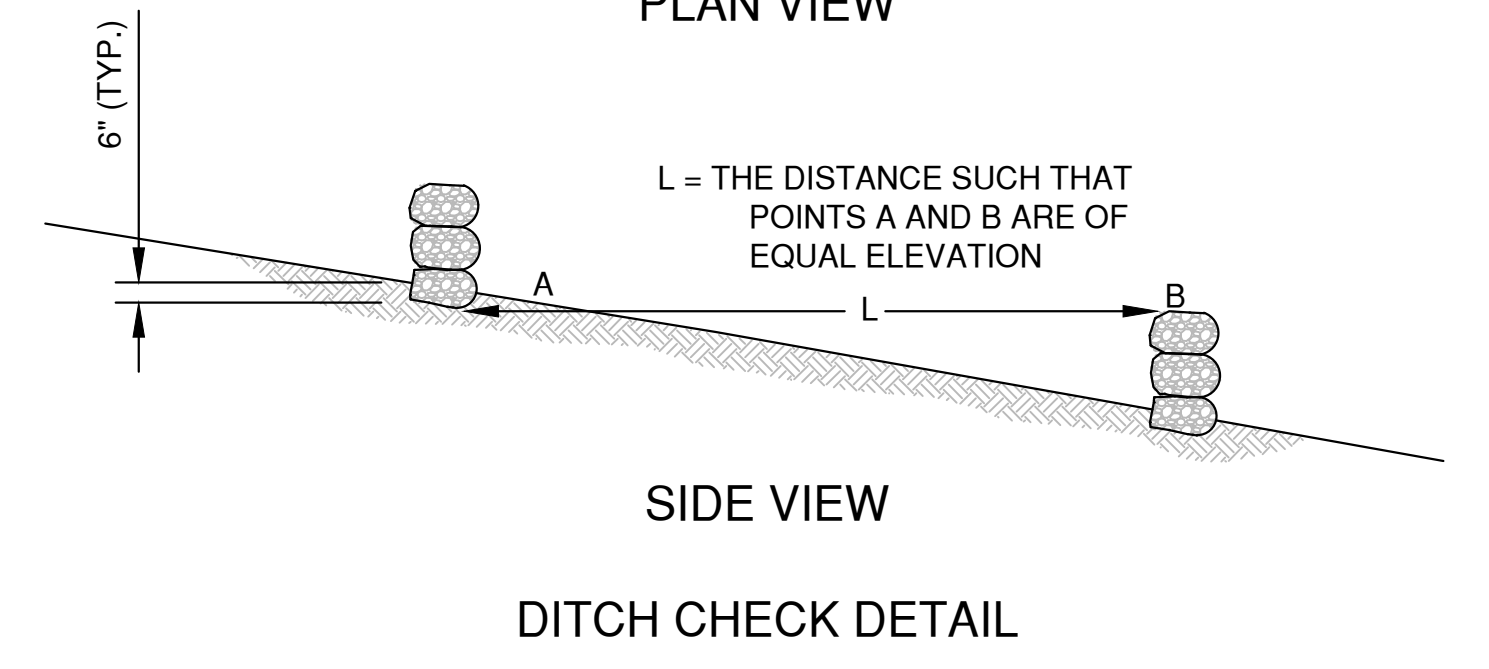
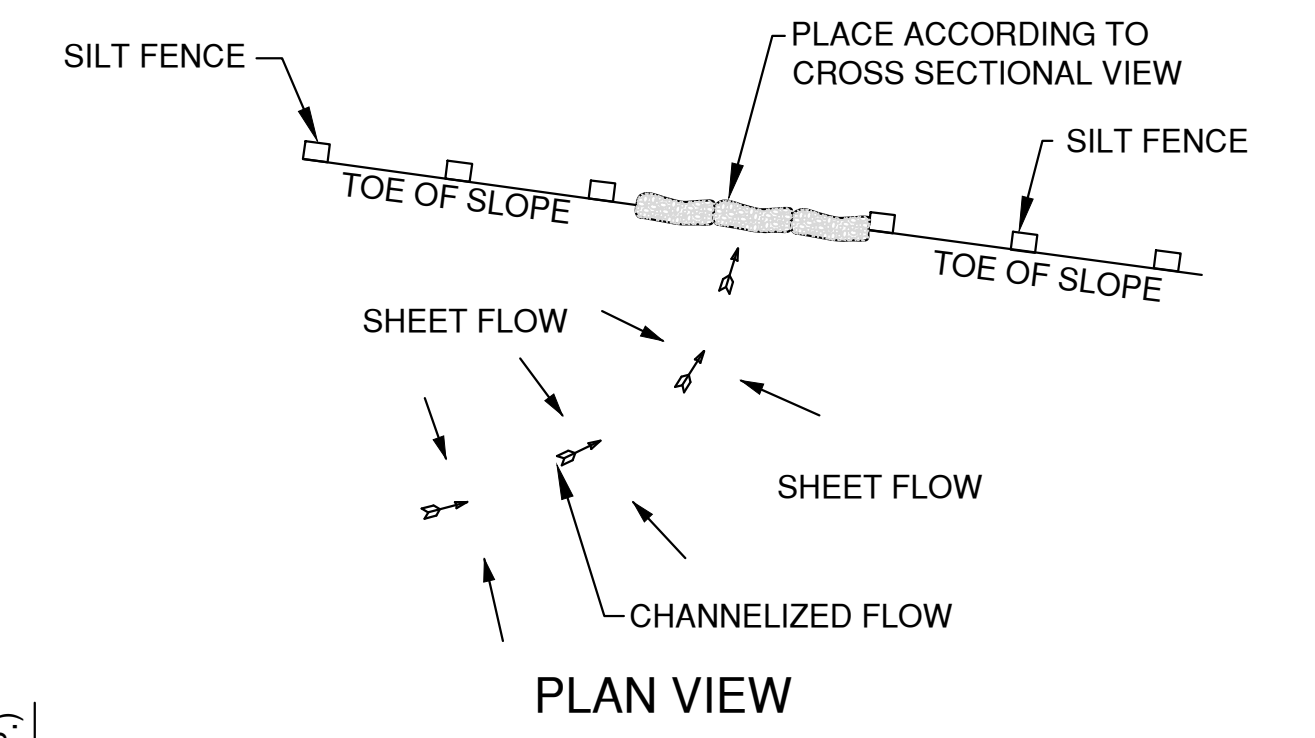
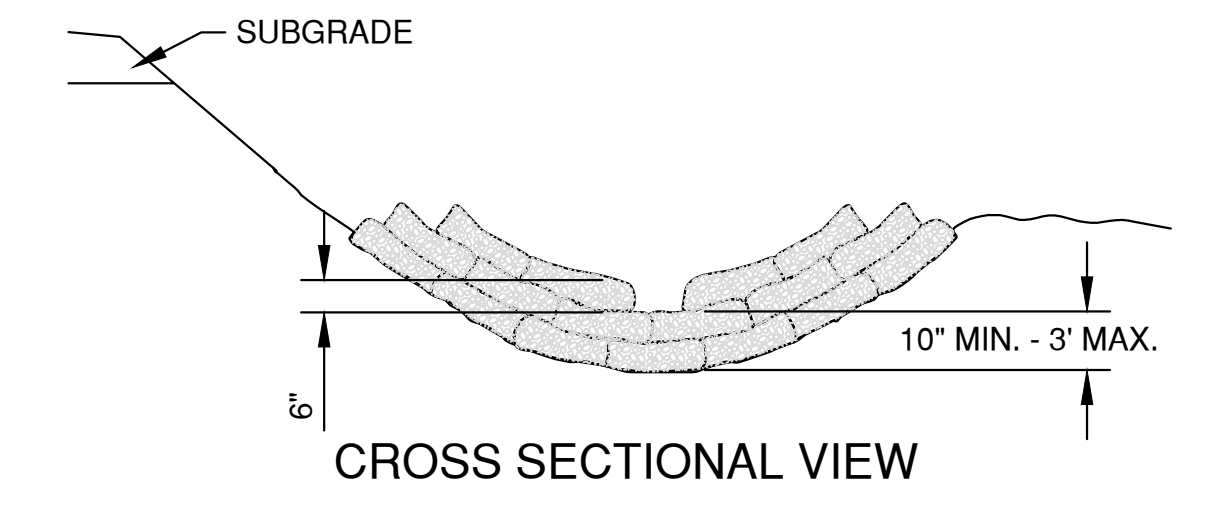
DATE	01/2023
FILE	5915014_EC
JOB NO.	5915014



- NOTES:**
- 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.
  - 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	100
3/4 INCH (19.0mm)	90-100	90-100
3/8 INCH (9.5mm)	20-55	20-55
No. 4 (4.75mm)	0-10	0-10
No. 8 (2.36mm)	0-5	0-5

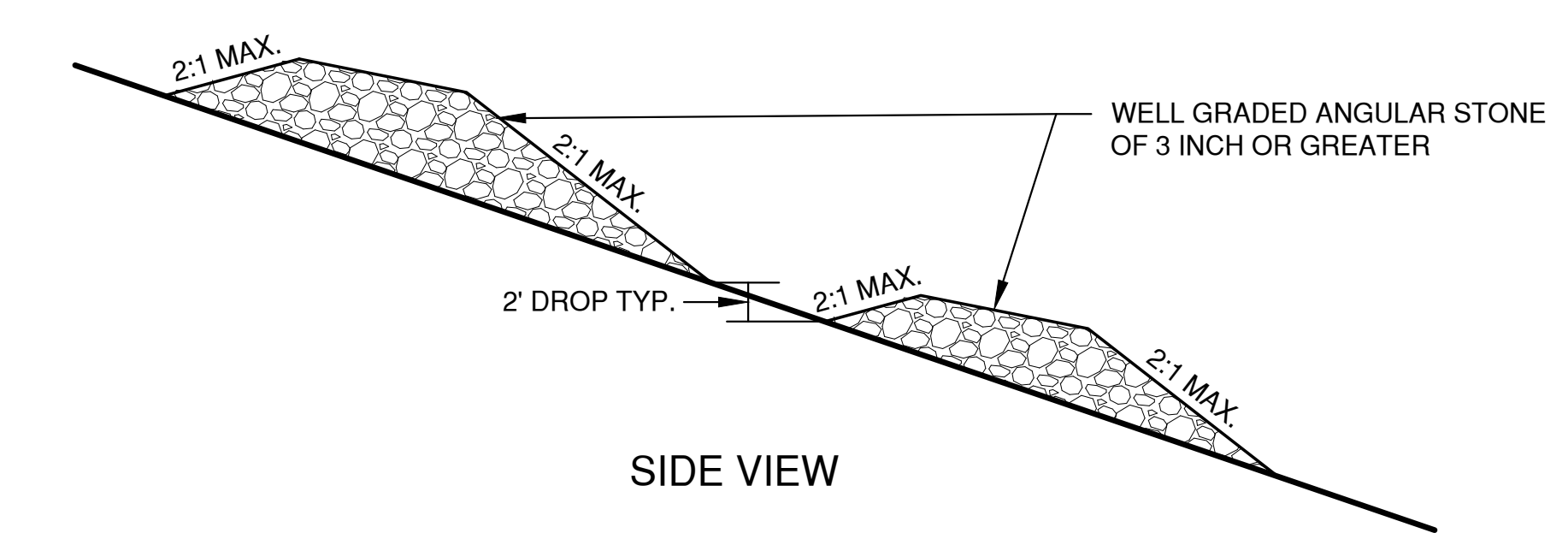
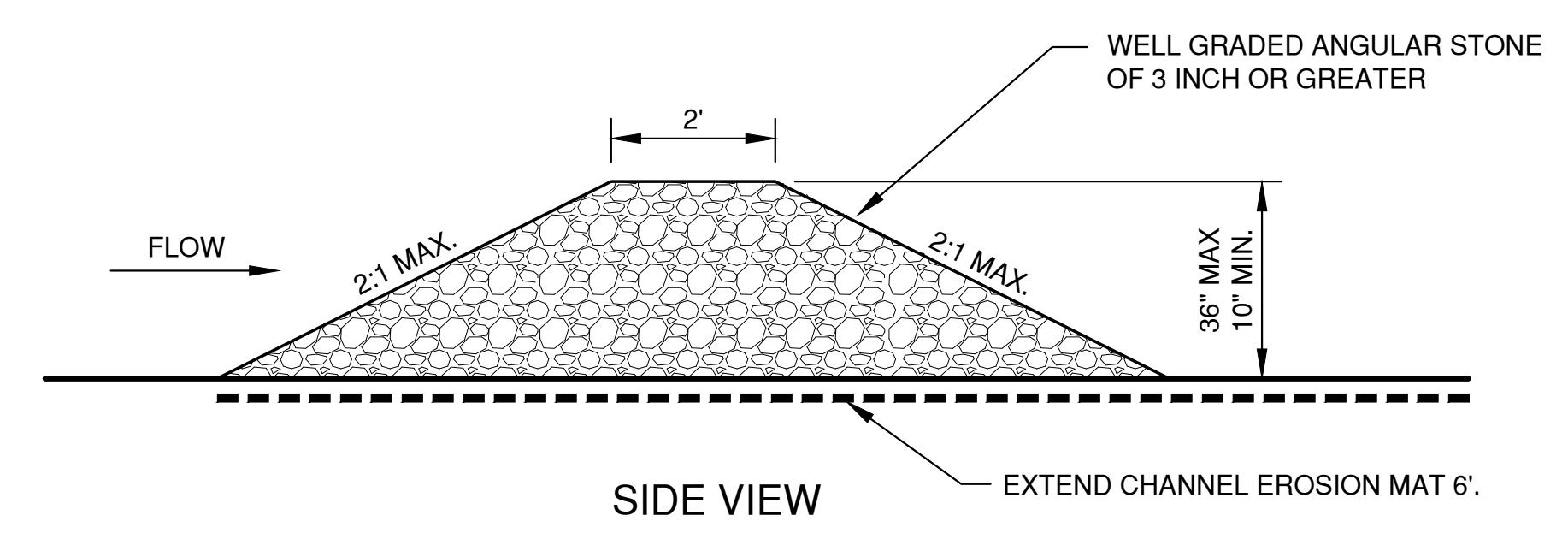
(1) SIZE No. ACCORDING TO AASHTO M 43



**ROCK FILLED EROSION CONTROL BAGS TYPE B**

**DITCH CHECK GENERAL NOTES:**

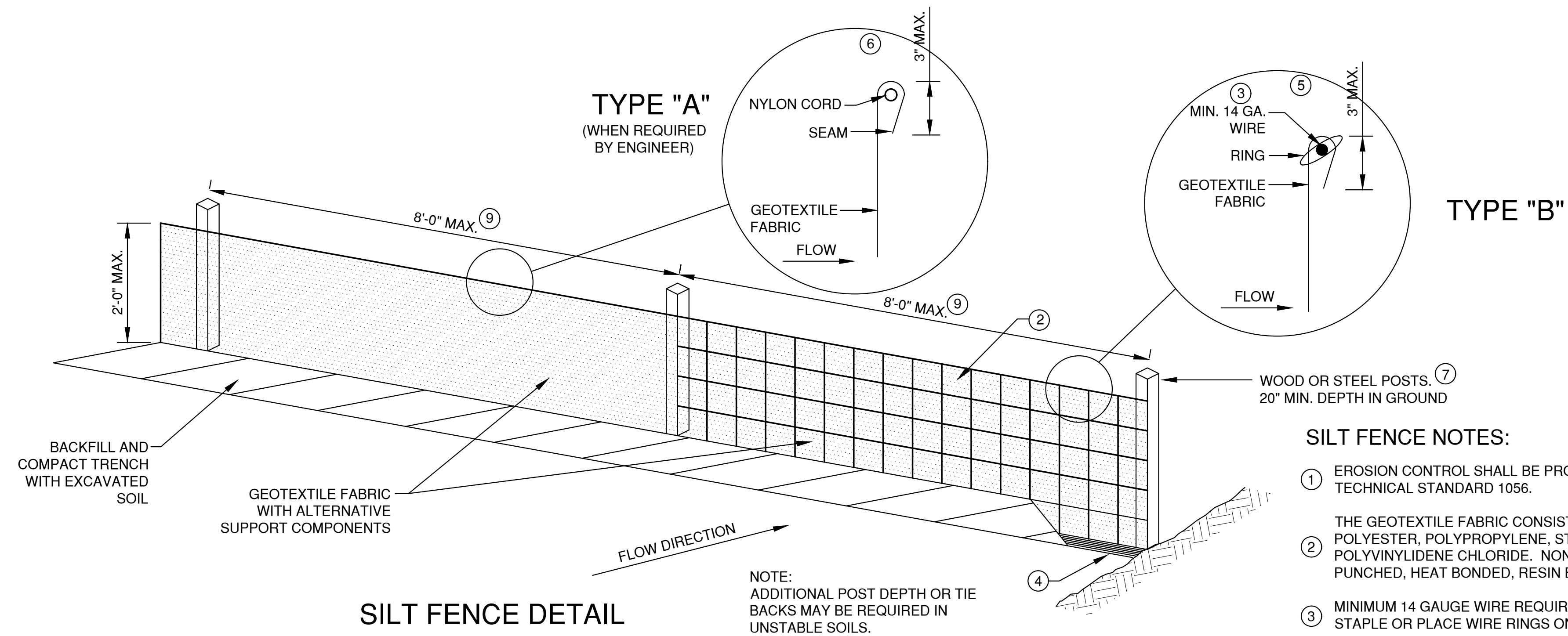
- DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
- AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
- DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



**TEMPORARY DITCH CHECK USING STONE TYPE C**

File: P:\3000\5915014\5915014\_EC.dwg Plot Date: Mar 03, 2023 9:44am LAYOUT: 3. DITCH CHECKS

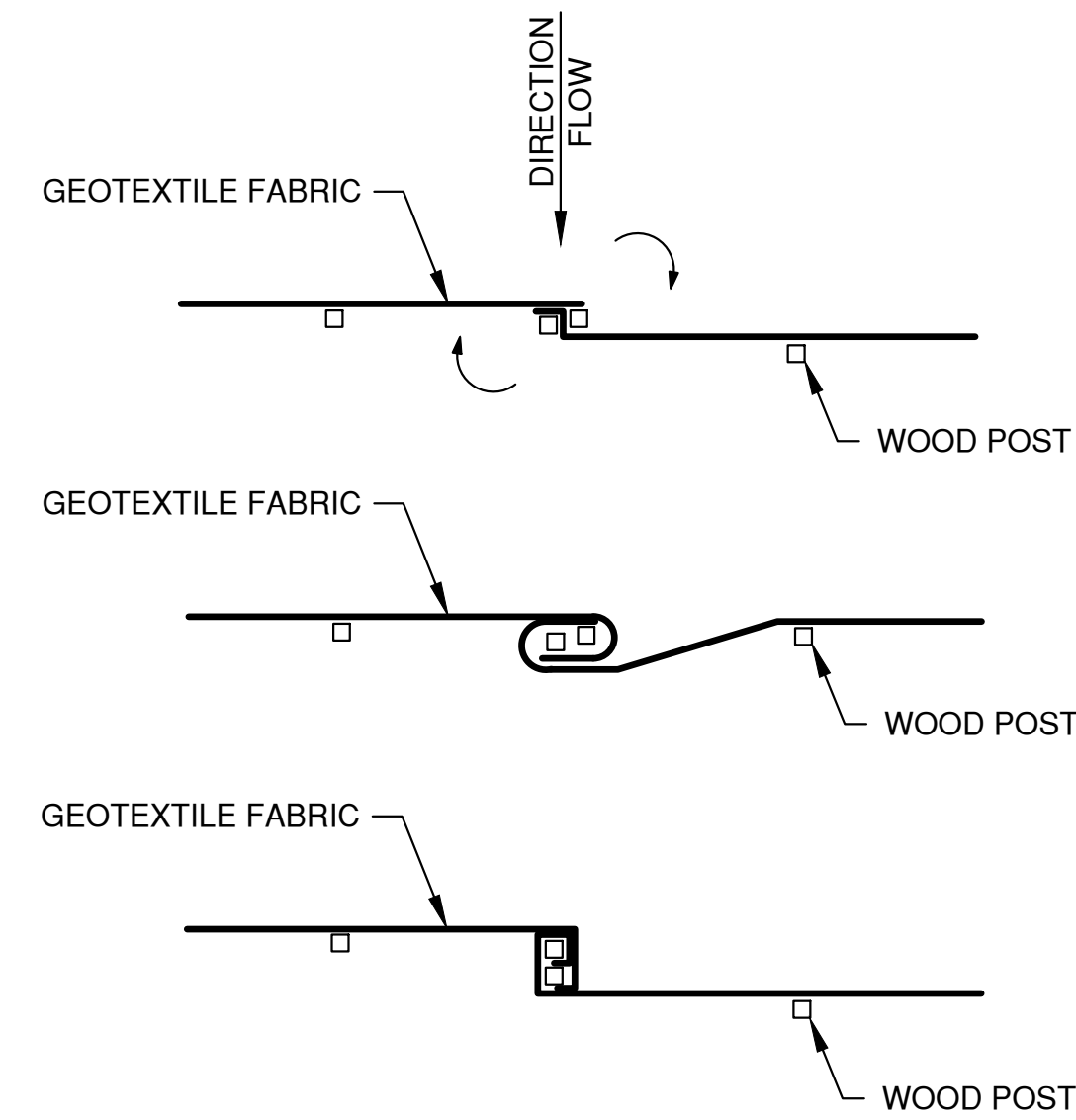
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	MULTI-FAMILY DEVELOPMENT FOR PRE/3, LLC TOWN OF CLAYTON WINNEBAGO COUNTY, WISCONSIN	EROSION CONTROL DITCH CHECK DETAILS	DATE 01/2023	1250 Centennial Centre Blvd   Hobart, WI   920-662-9641   releinc.com	SHEET NO. <b>15</b>
								CHECKED			FILE 5915014_EC		
								DESIGNED AJB			JOB NO. 5915014		



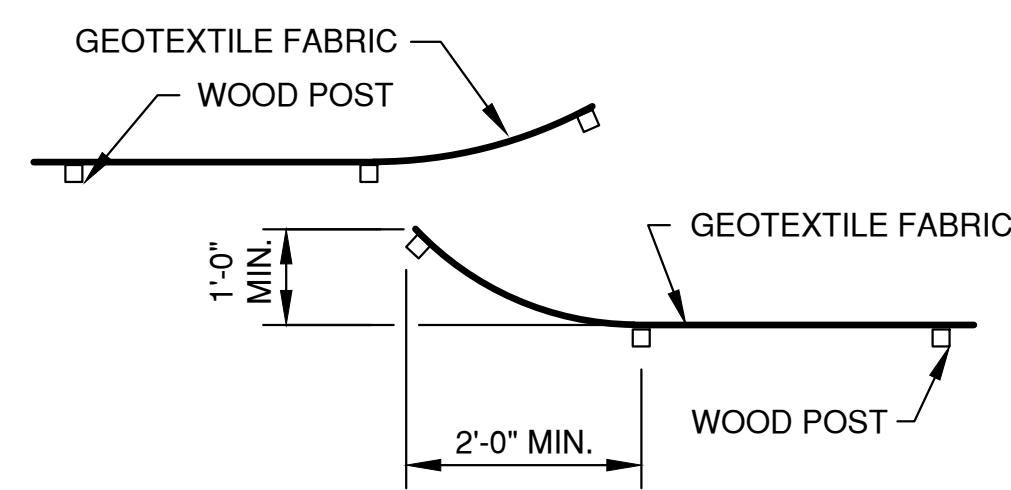
SILT FENCE DETAIL

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)
- ⑦ 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.
- ⑧ 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.
- ⑨ THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

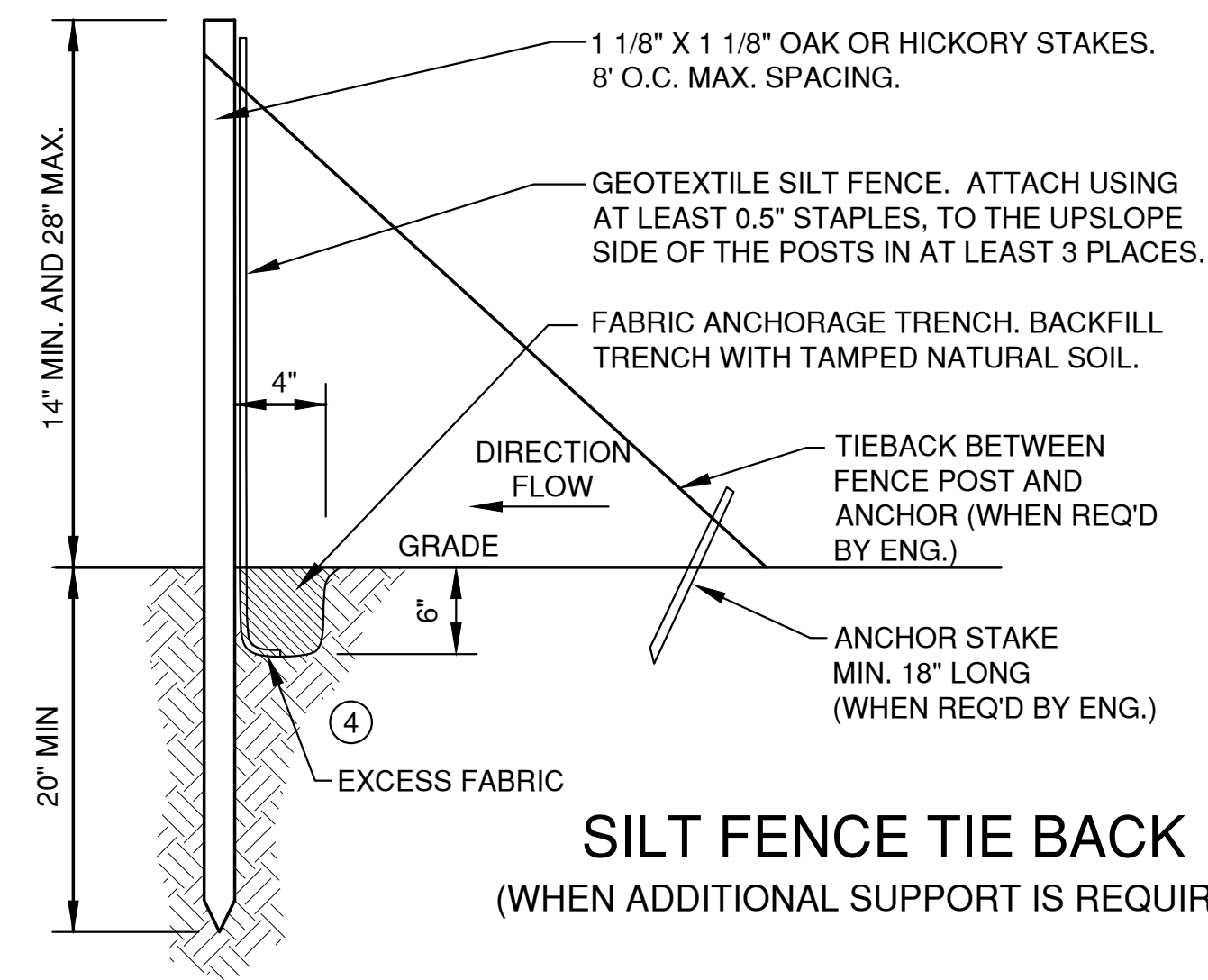


TWIST METHOD ⑧



HOOK METHOD ⑧

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT IS REQUIRED)

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 SEEDDED 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.

LAYOUT: 4. SHEET FLOW

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

DRAWN LLP  
 CHECKED  
 DESIGNED A/B

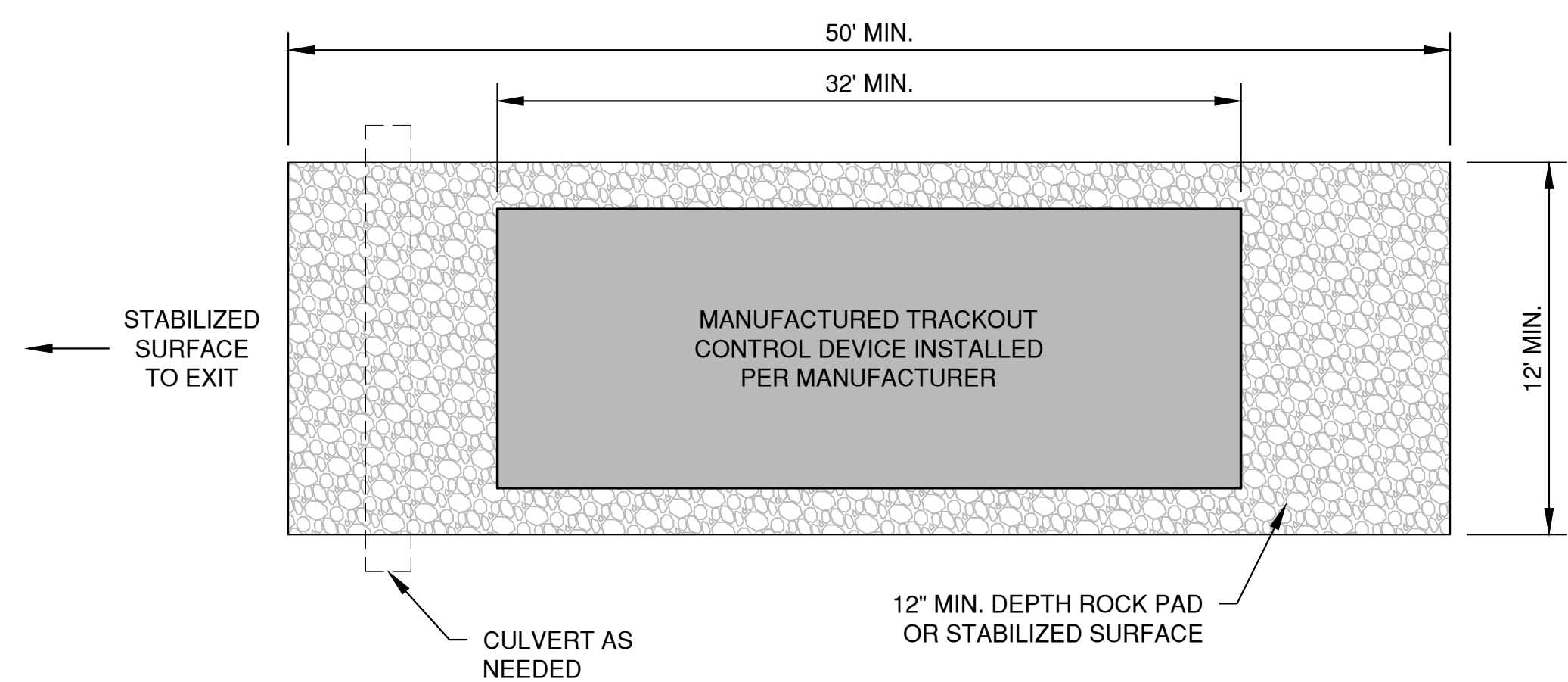
MULTI-FAMILY DEVELOPMENT  
 FOR PRE/3, LLC  
 TOWN OF CLAYTON  
 WINNEBAGO COUNTY, WISCONSIN

EROSION CONTROL  
 SHEET FLOW DETAILS

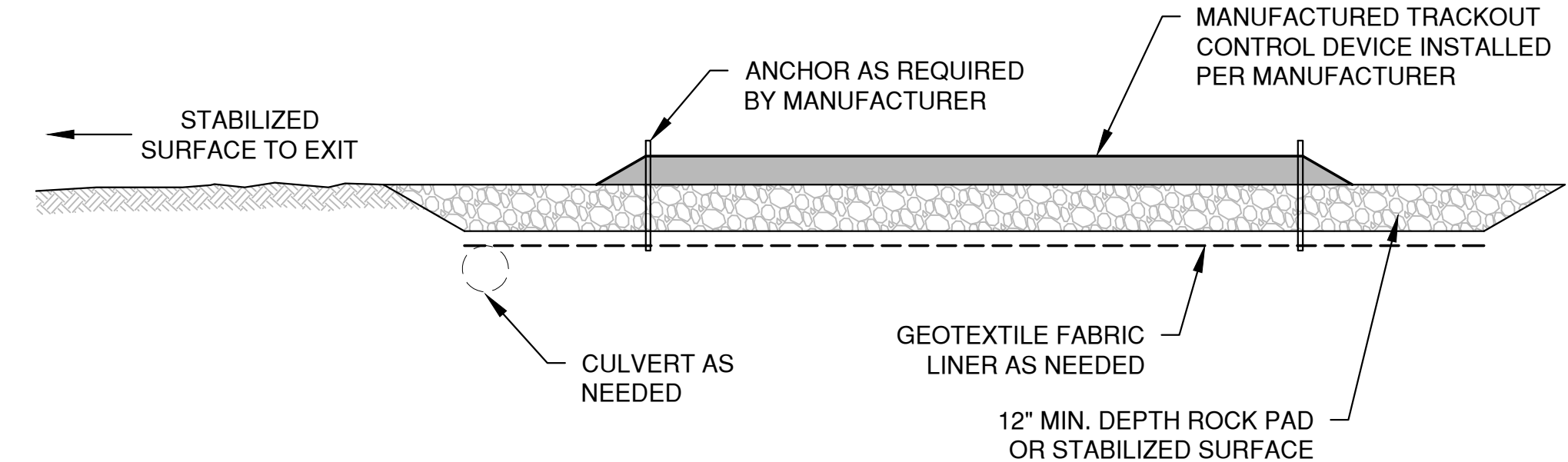
DATE 01/2023  
 FILE 5915014\_EC  
 JOB NO. 5915014

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



PLAN VIEW (NTS)

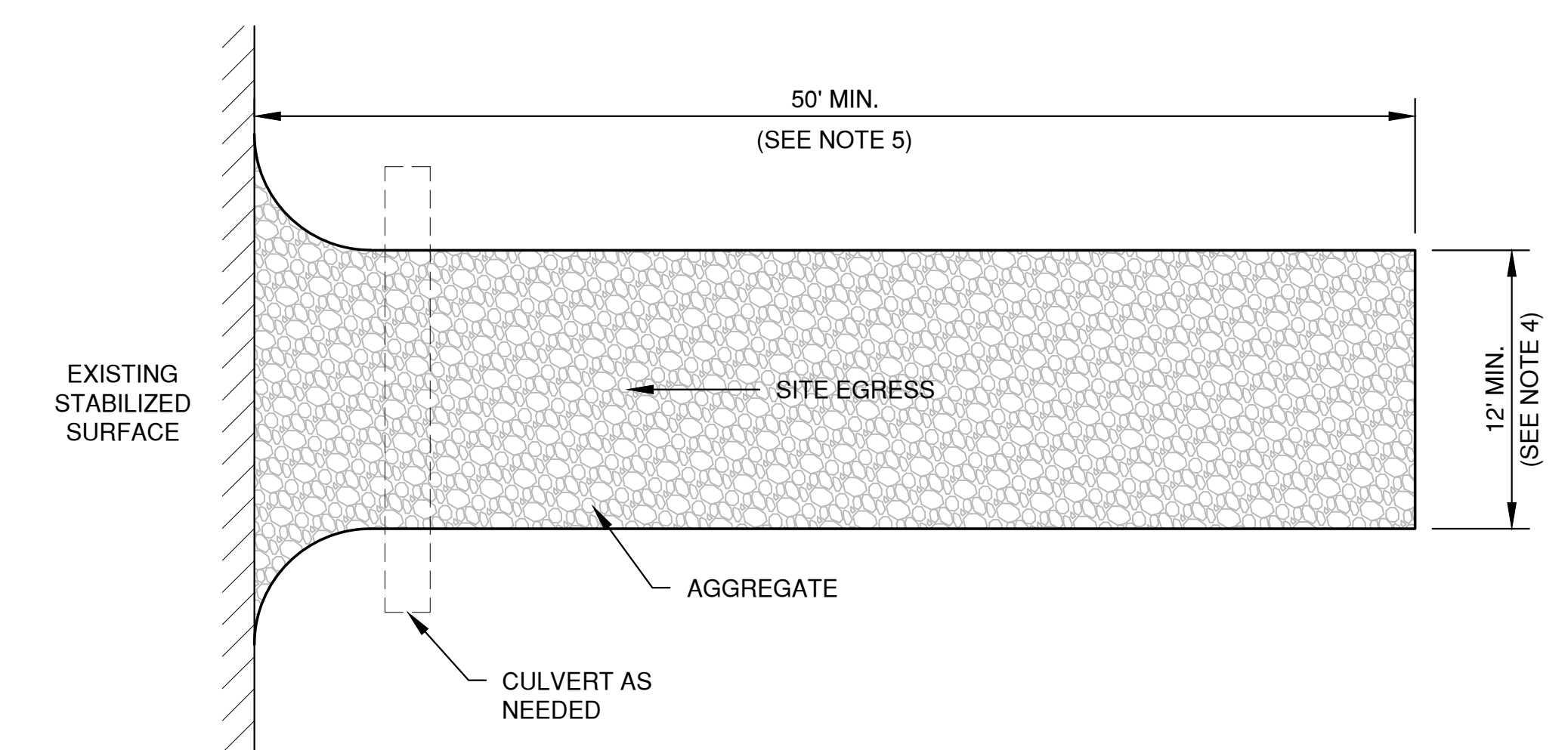


SECTION VIEW

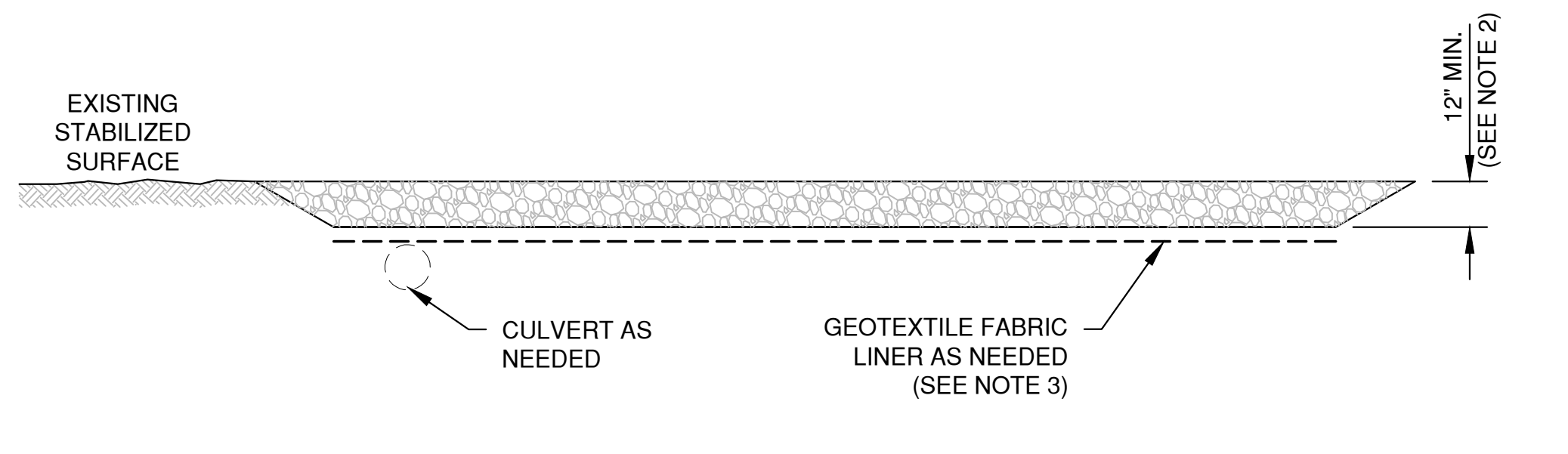
NOTES:

- 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.
- INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
- 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.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- 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.
- IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
- 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:

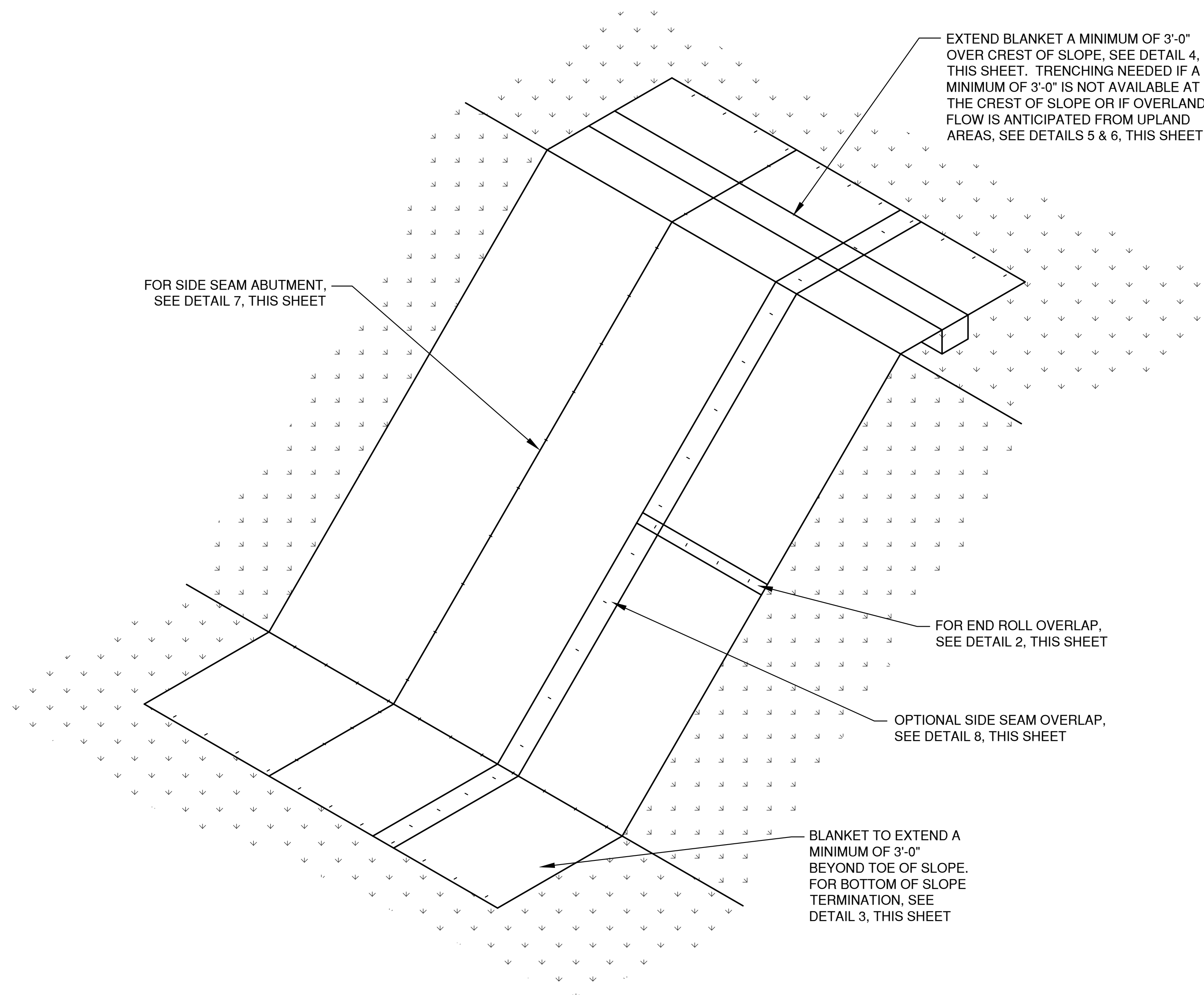
- USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:
 

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
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- 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.
- IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

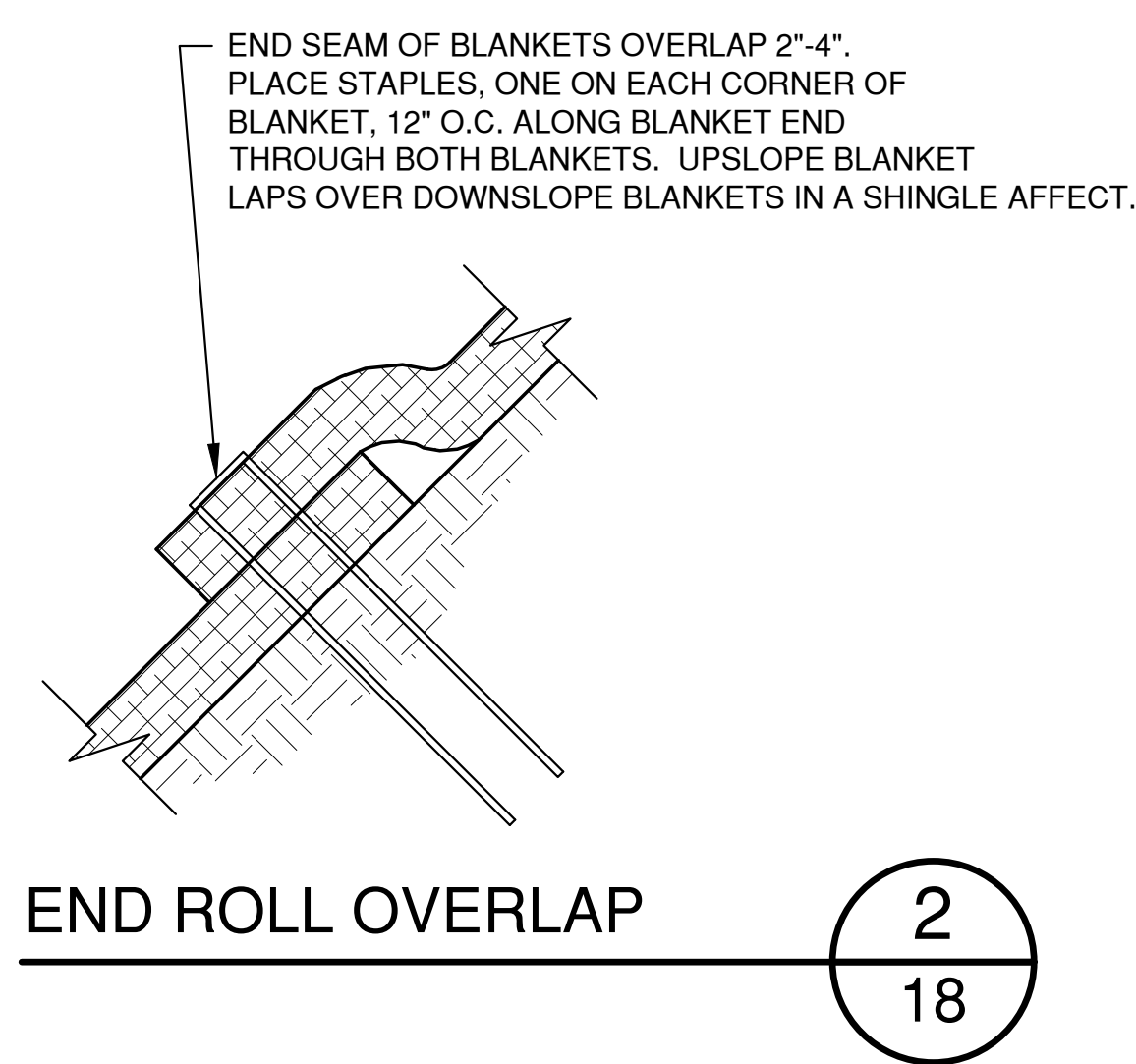
STONE TRACKING PAD DETAIL

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 Layout: 5\_TRACKOUT

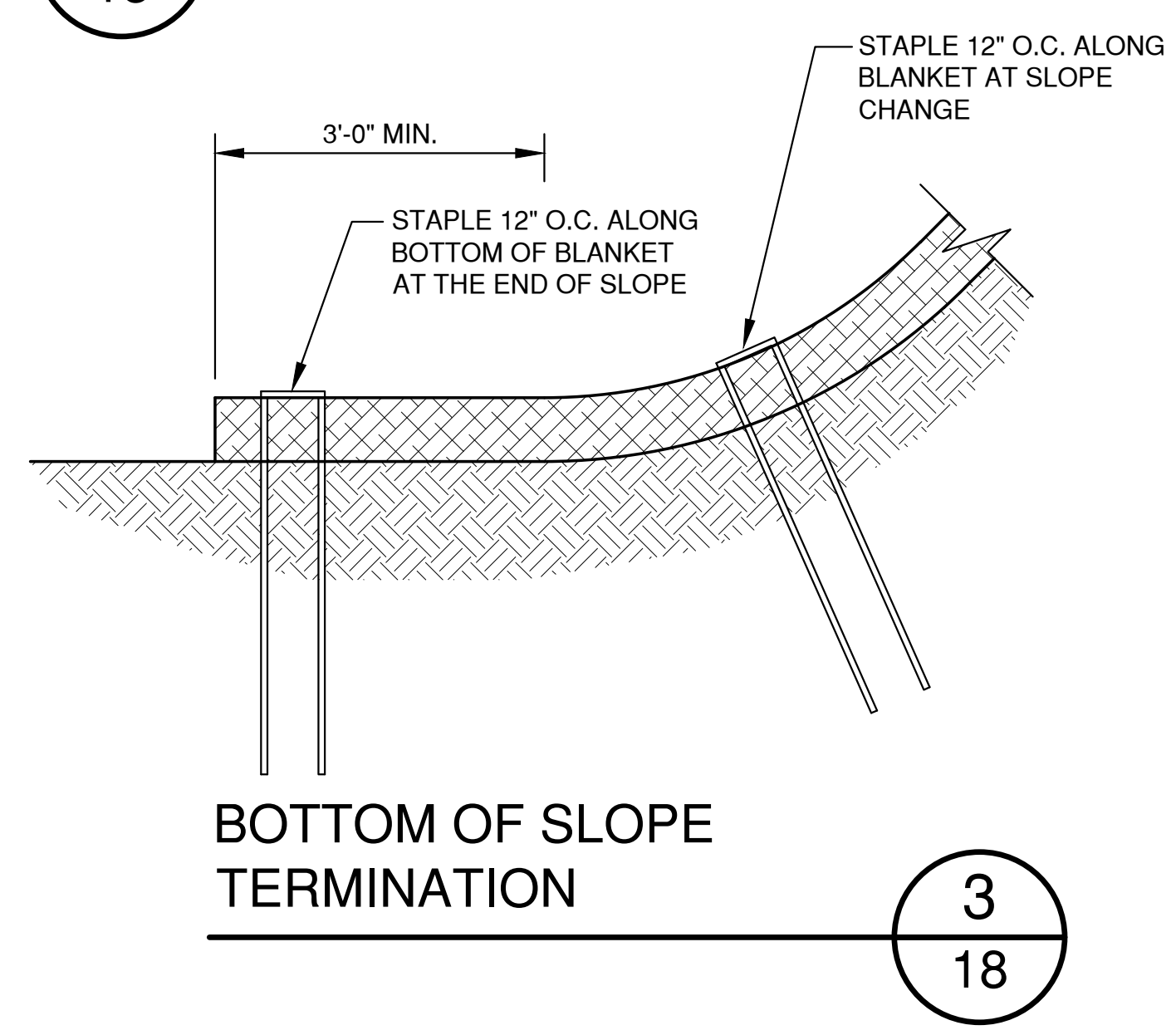
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	MULTI-FAMILY DEVELOPMENT FOR PRE/3, LLC TOWN OF CLAYTON WINNEBAGO COUNTY, WISCONSIN	EROSION CONTROL TRACKOUT CONTROL PRACTICES	DATE 01/2023	1250 Centennial Centre Blvd   Hobart, WI   920-662-9641   releinc.com	SHEET NO. <b>17</b>
								CHECKED			FILE 5915014_EC		
								DESIGNED A/B			JOB NO. 5915014		



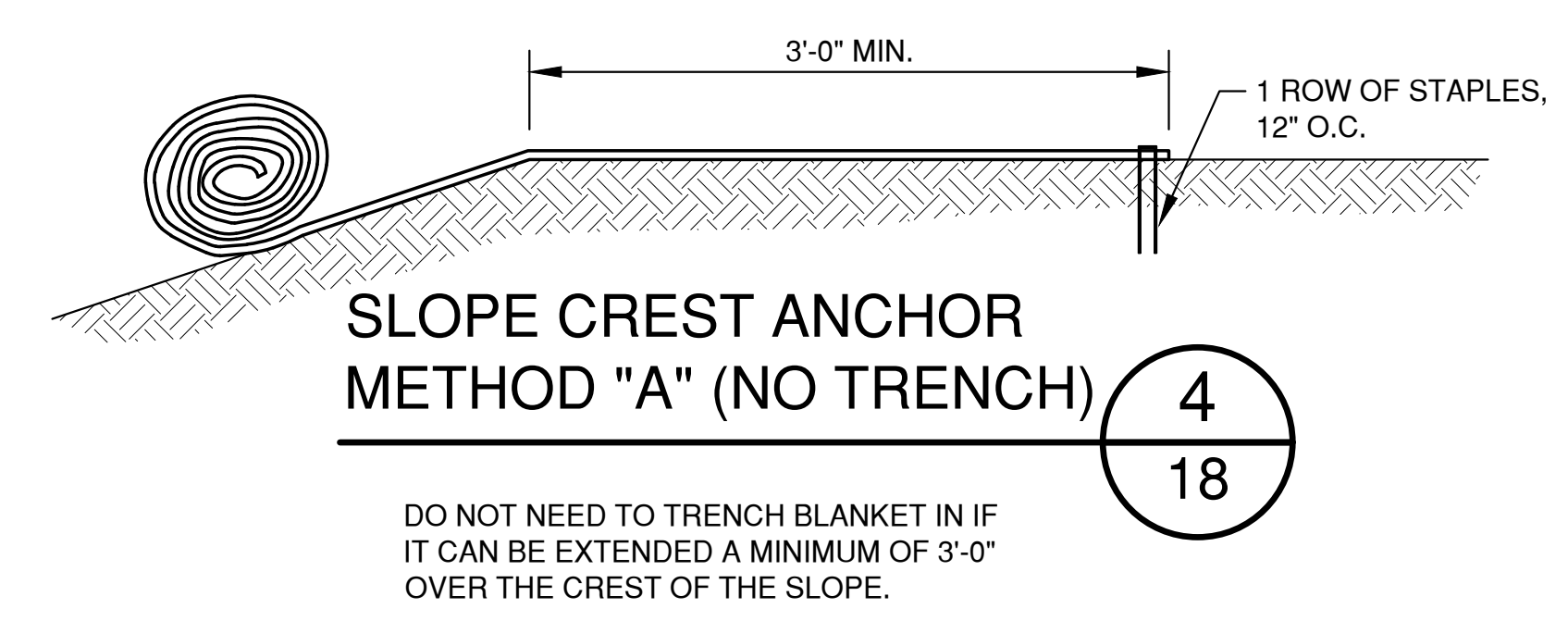
**SLOPE DETAIL** 1  
18



**END ROLL OVERLAP** 2  
18

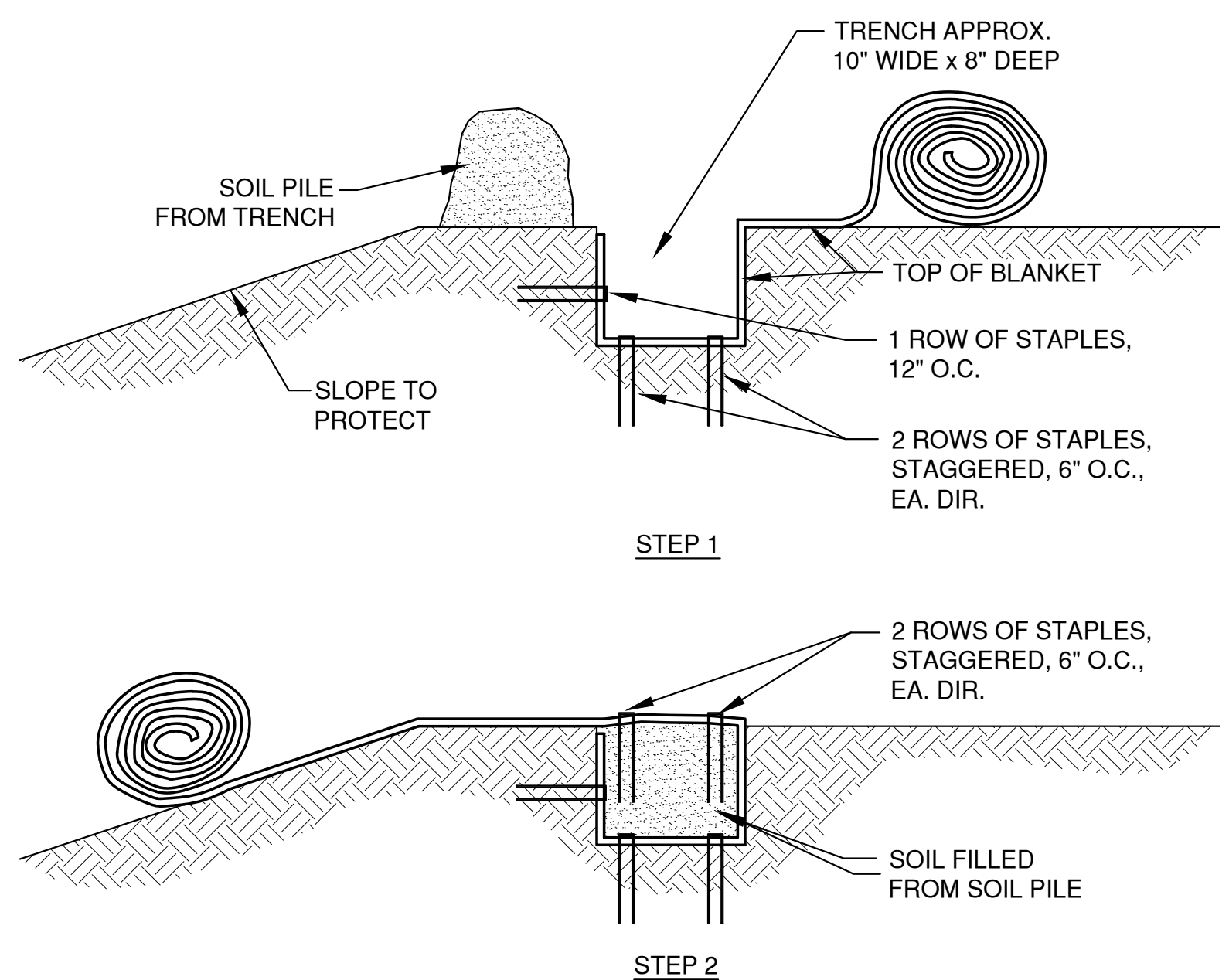


**BOTTOM OF SLOPE TERMINATION** 3  
18

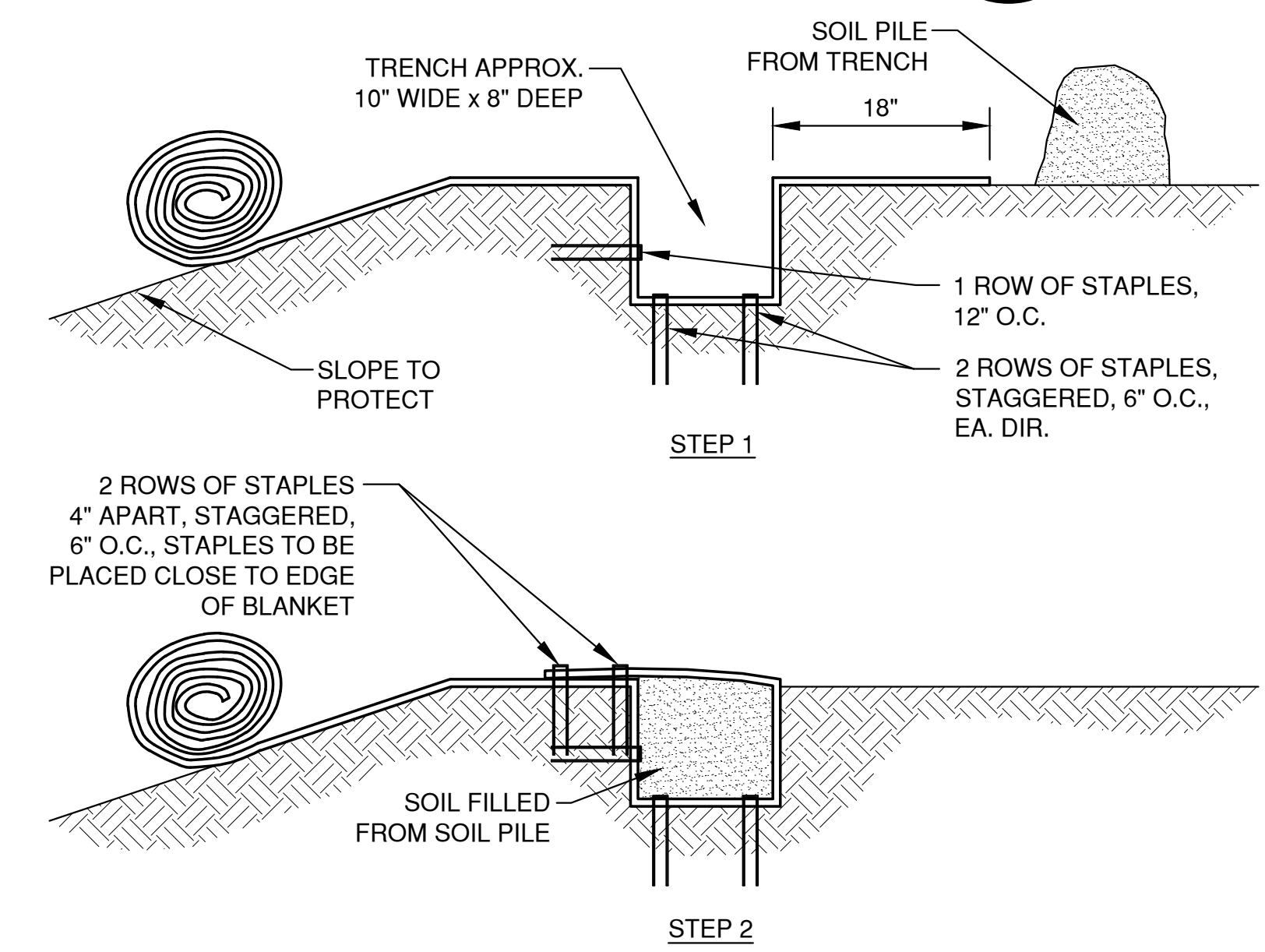


**SLOPE CREST ANCHOR METHOD "A" (NO TRENCH)** 4  
18

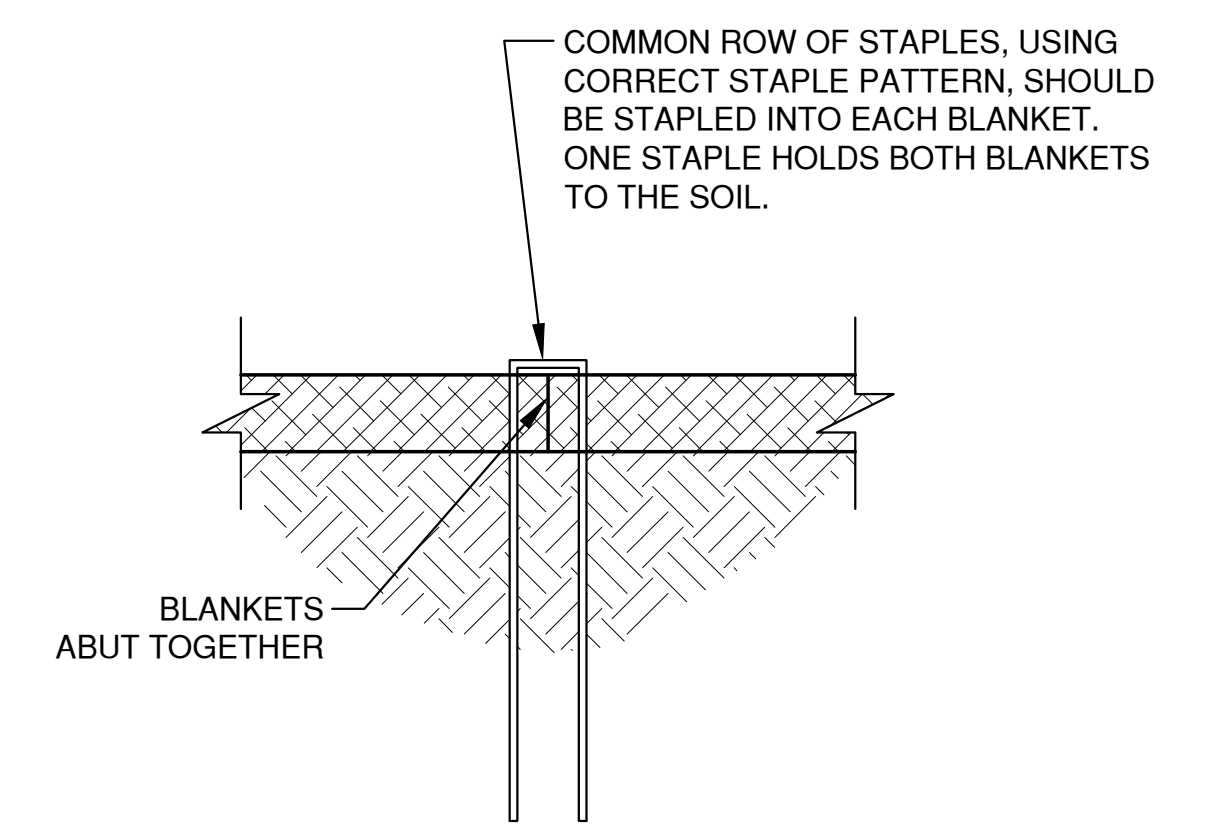
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



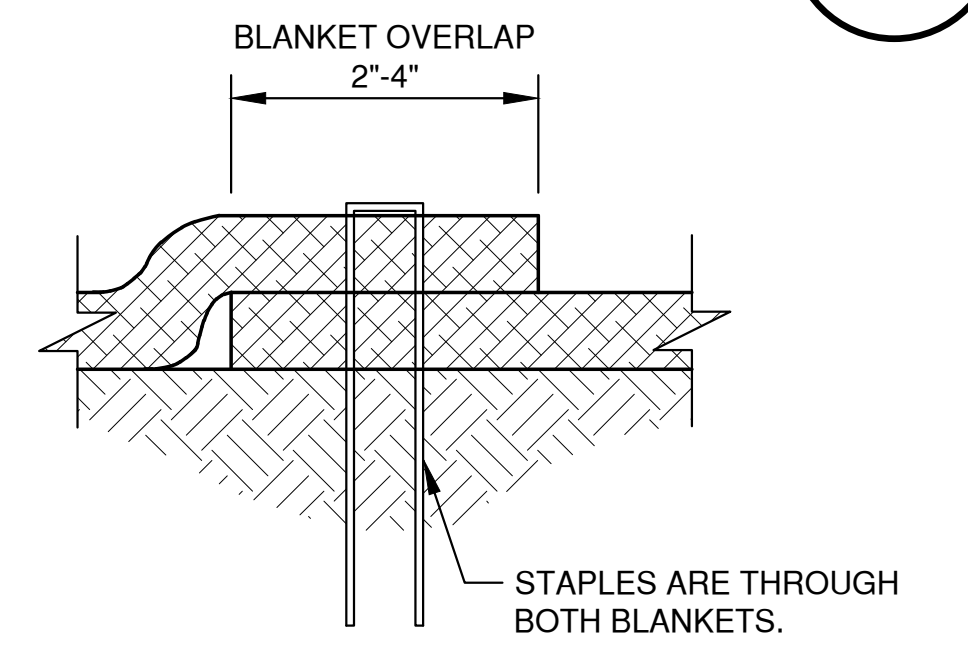
**SLOPE TRENCHING METHOD "B"** 5  
18



**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.

LAYOUT: 8. SLOPE ERMAT  
FILE: P:\50001\5915014\5915014\_EC.dwg  
PLOT DATE: Mar 03, 2023 9:33am

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

DRAWN  
LLP  
CHECKED  
DESIGNED  
A/B

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

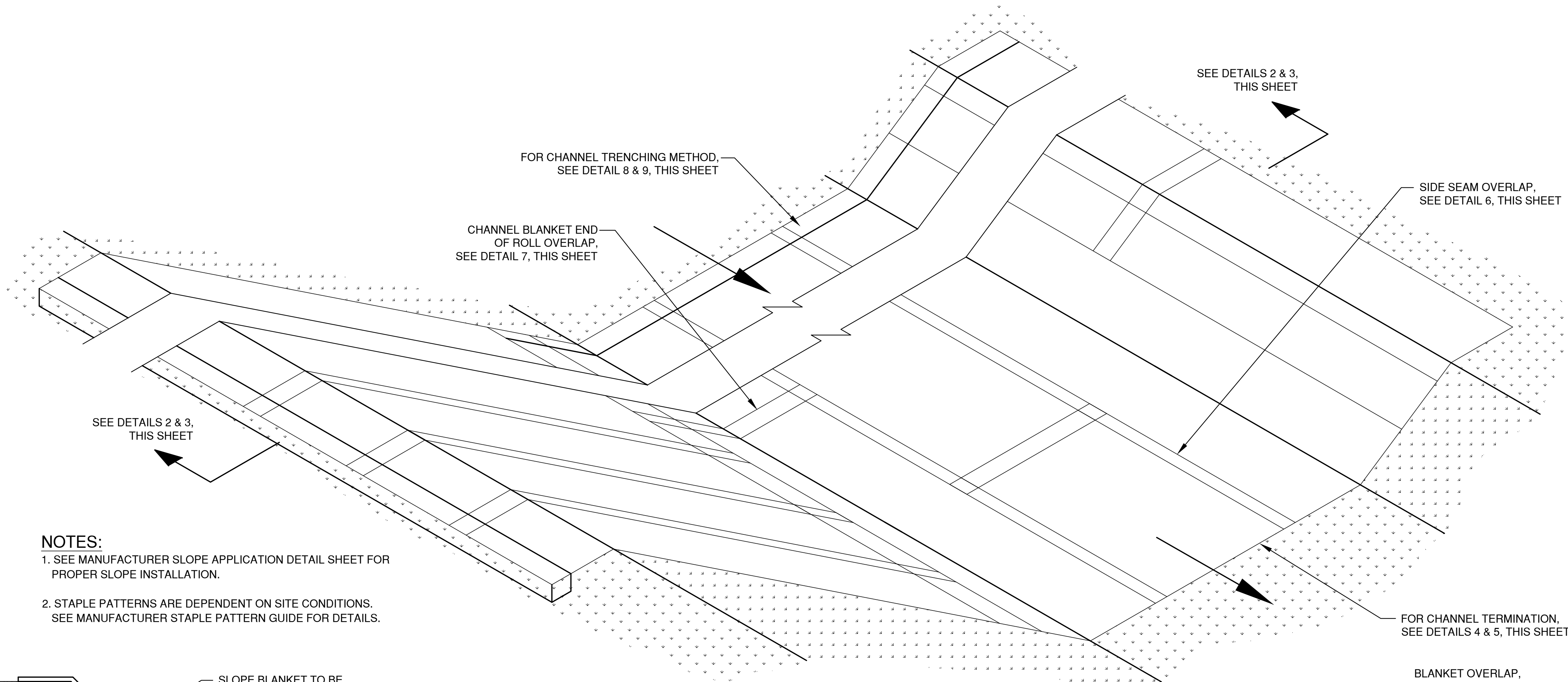
EROSION CONTROL  
EROSION MAT  
SLOPE APPLICATION DETAILS

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

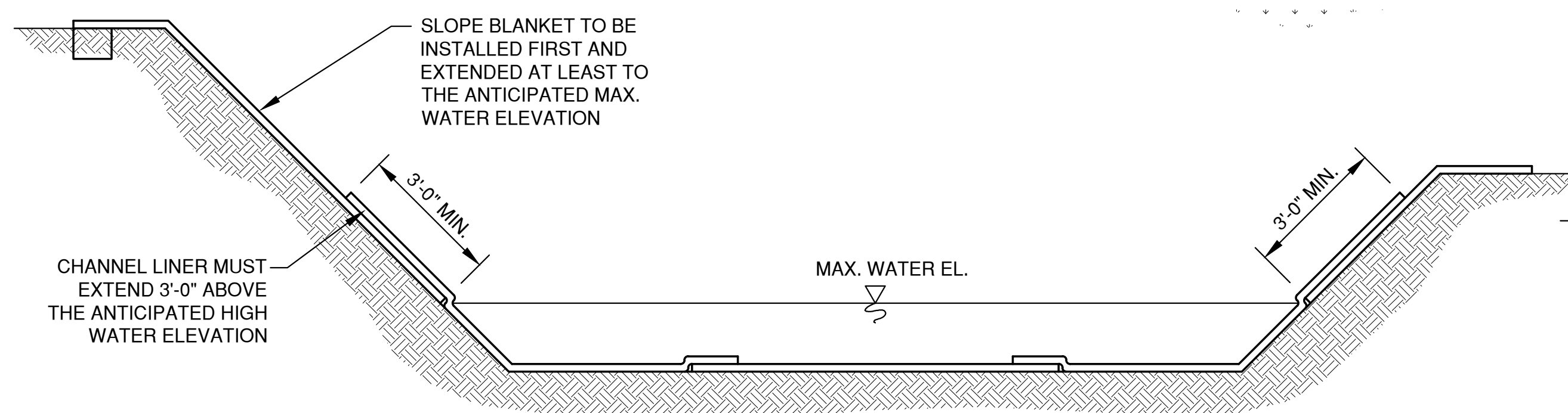
**REL Robert E. Lee & Associates, Inc.**  
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SHEET NO.  
**18**



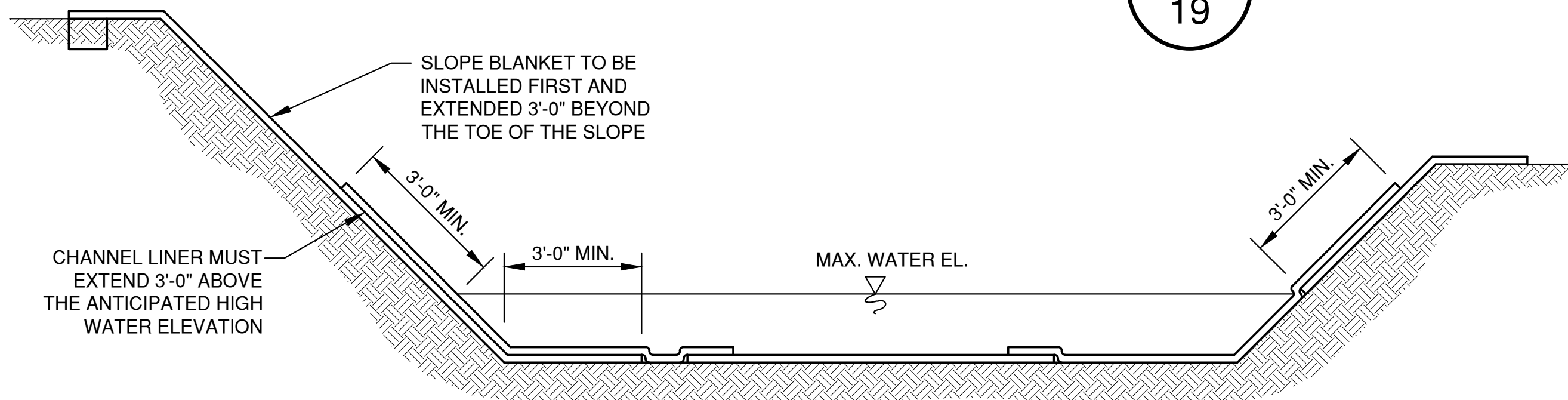


**NOTES:**  
 1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.  
 2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



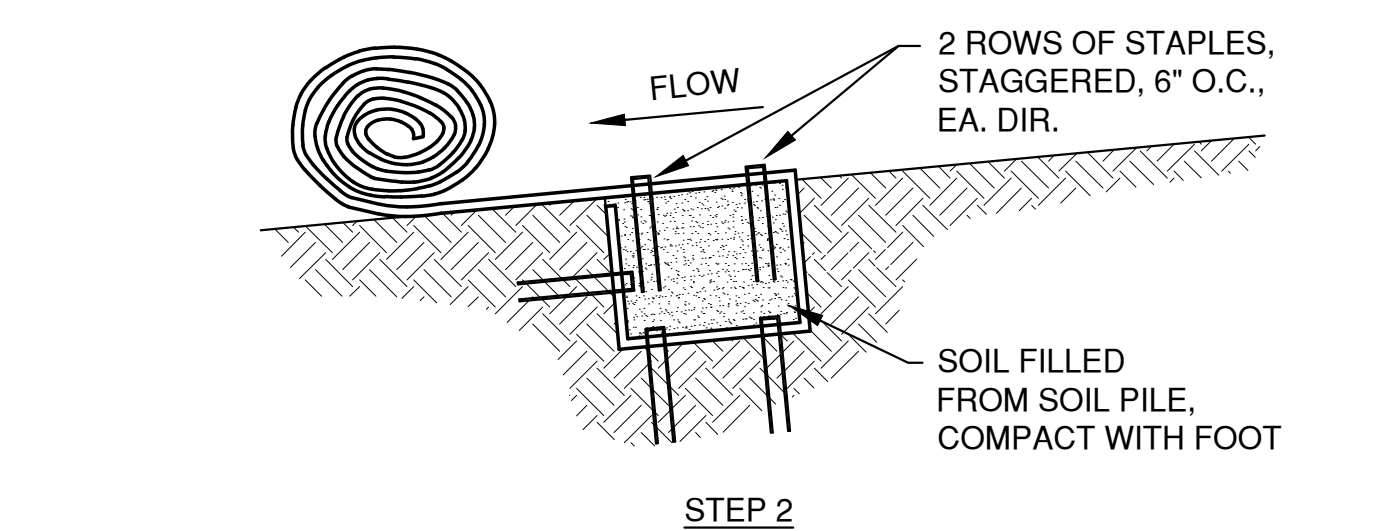
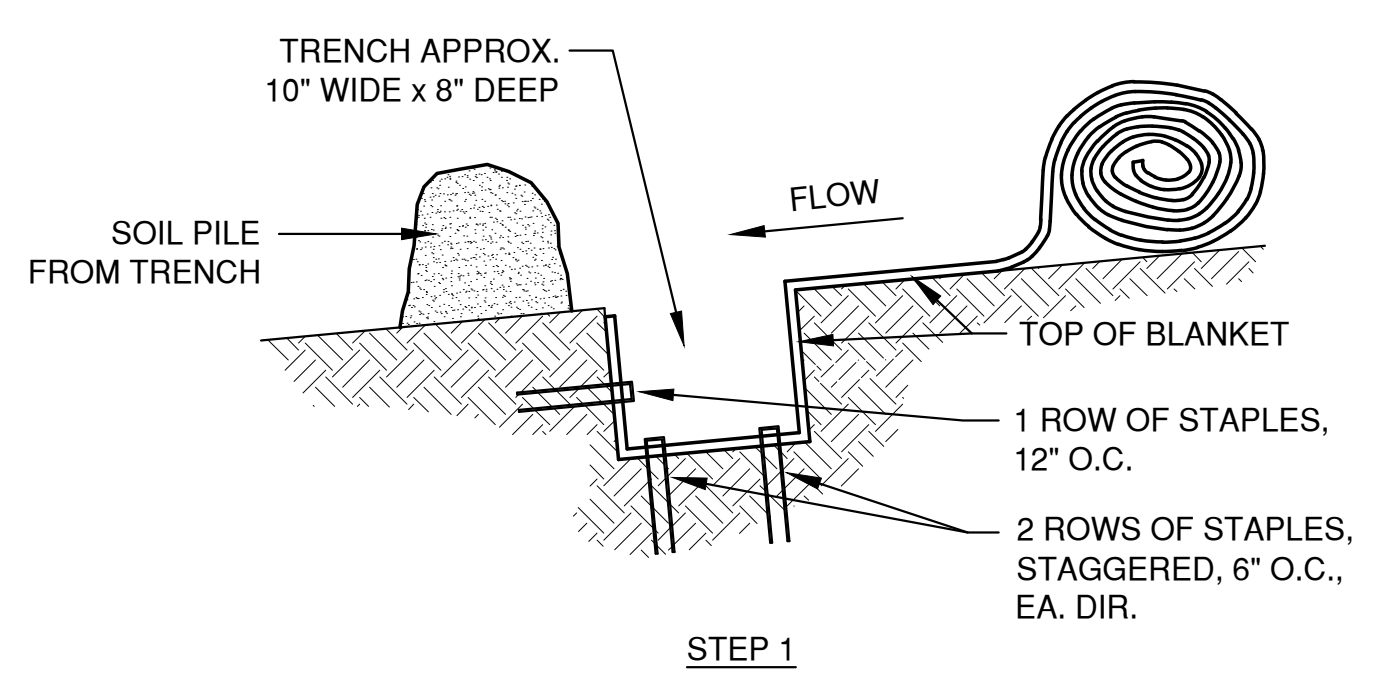
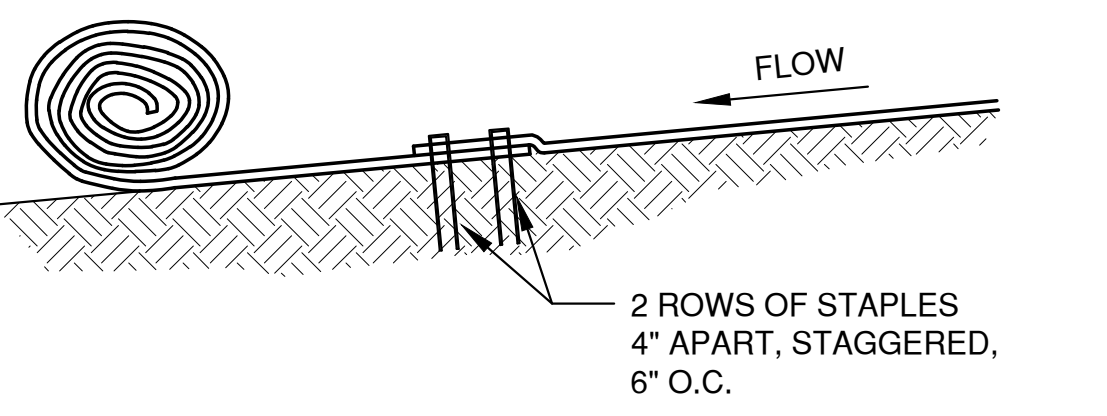
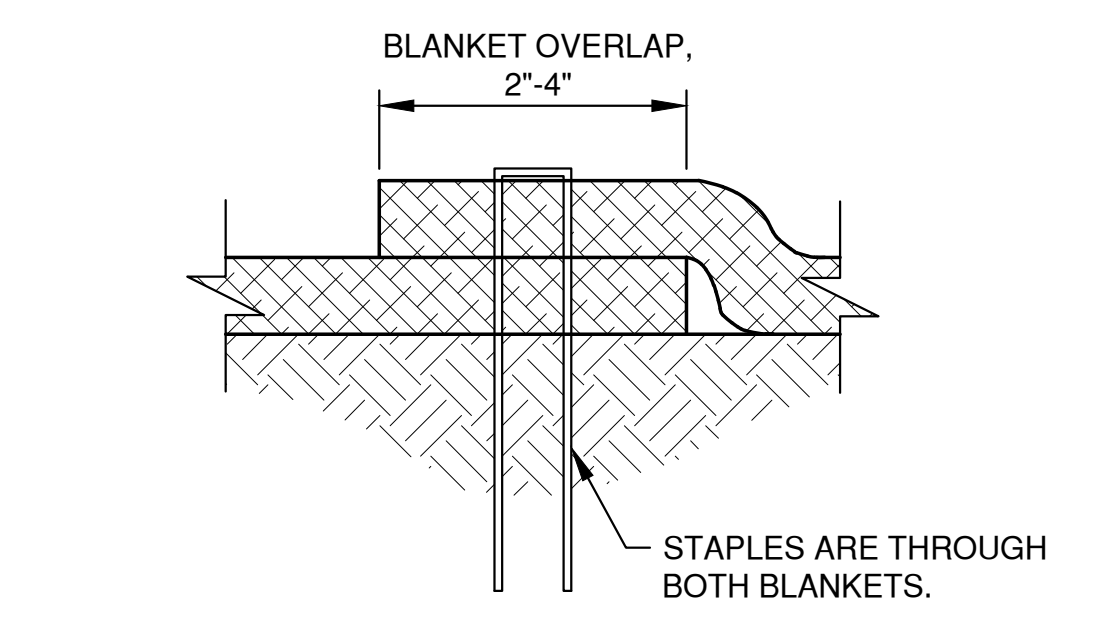
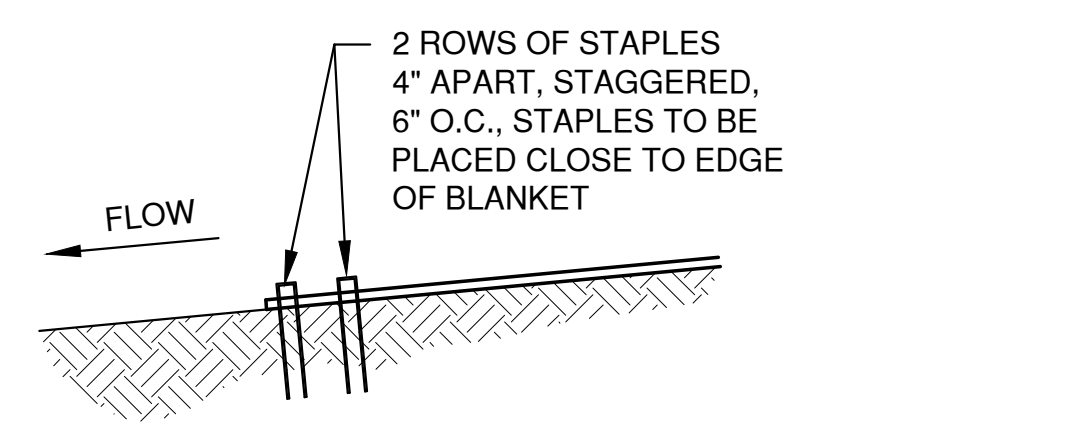
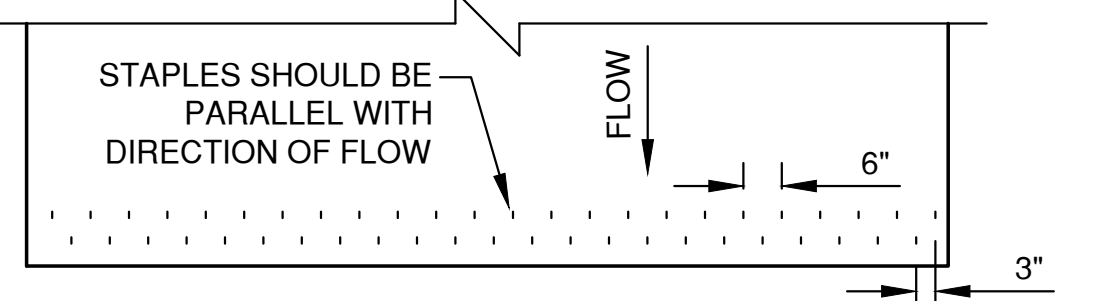
**CHANNEL INSTALLATION METHOD "A"**

2  
19



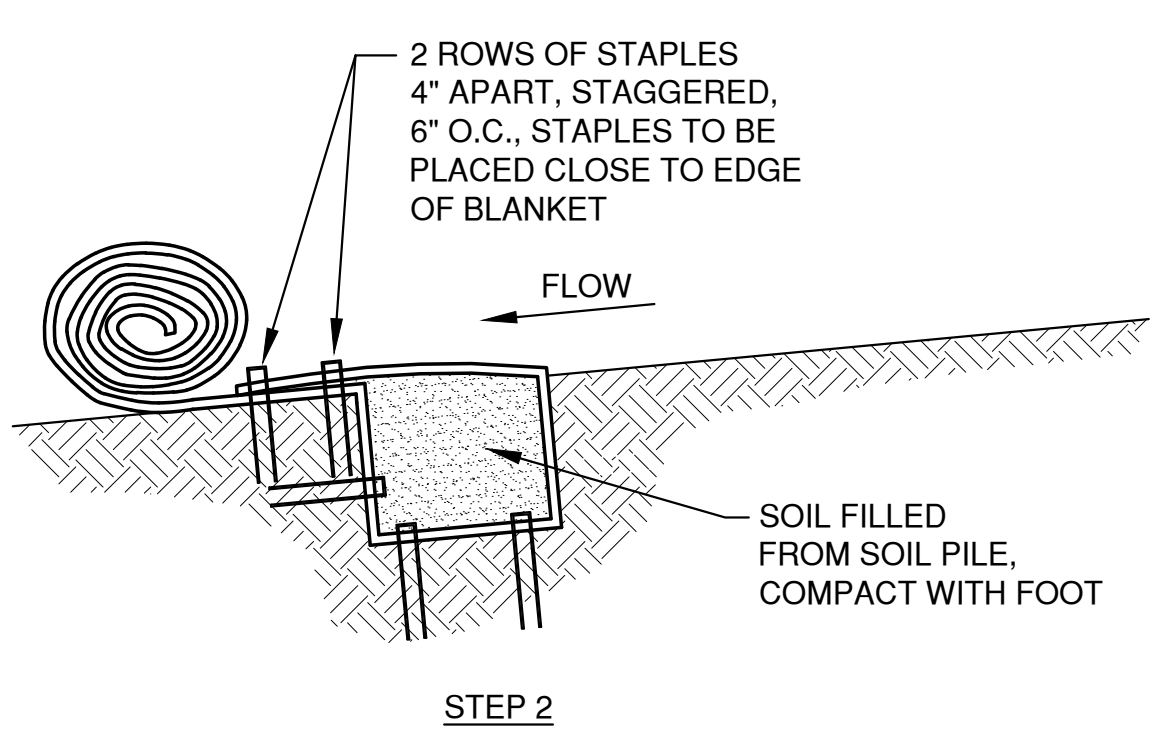
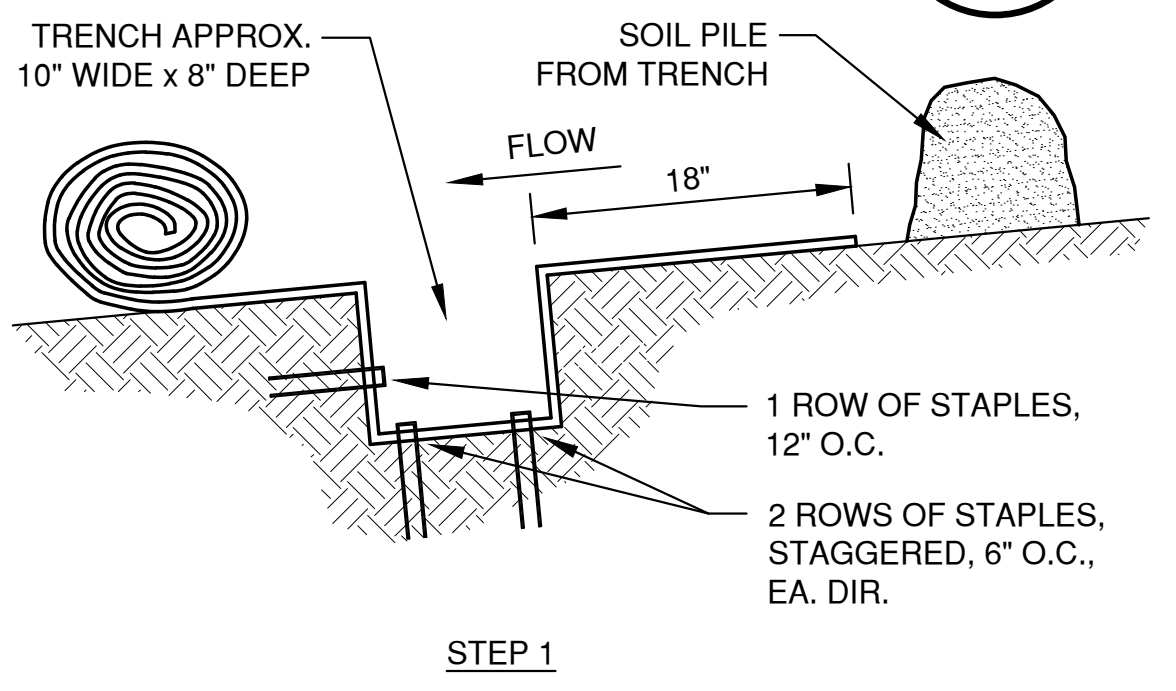
**CHANNEL INSTALLATION METHOD "B"**

3  
19



**CHANNEL TRENCHING METHOD "A"**

8  
19



**CHANNEL TRENCHING METHOD "B"**

9  
19

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 LAYOUT: 7\_CHANNEL\_DET  
 LAYOUT:

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

DRAWN LLP  
 CHECKED  
 DESIGNED A/B

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

DATE 01/2023  
 FILE 5815014\_EC  
 JOB NO. 5815014

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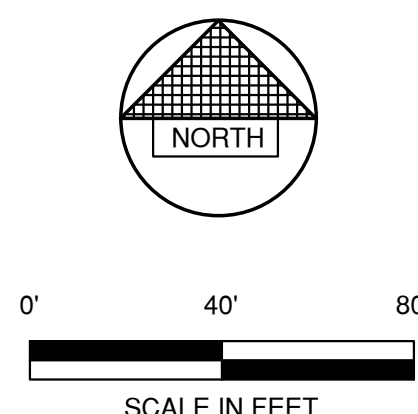
**TREE LEGEND**

SYMBOL	COMMON NAME	PLANT SIZE	QUANTITY
	RED MAPLE	2" CALIPER	14
	BLACK HILLS SPRUCE	5' TALL	13
	PAPERBARK MAPLE	6' TALL	5
	CHINKAPIN OAK	1 - 1/2" CALIPER	13
	CALLERY PEAR	6' TALL	8
	TOTAL		53

**LEGEND**

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

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



FILE: P:\50001\5915014\5915014.LANDSCAPE.dwg  
 PLOT DATE: Mar 23, 2023 11:51:30am  
 LAYOUT: PLAN

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

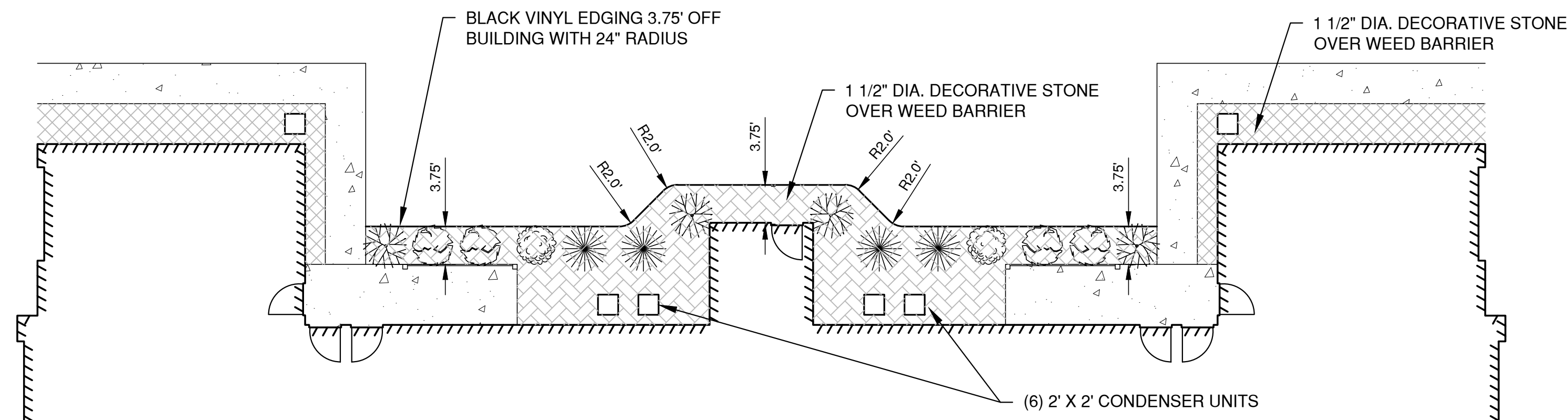
DRAWN: LLP  
 CHECKED: AIB  
 DESIGNED: AIB

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

LANDSCAPE PLAN

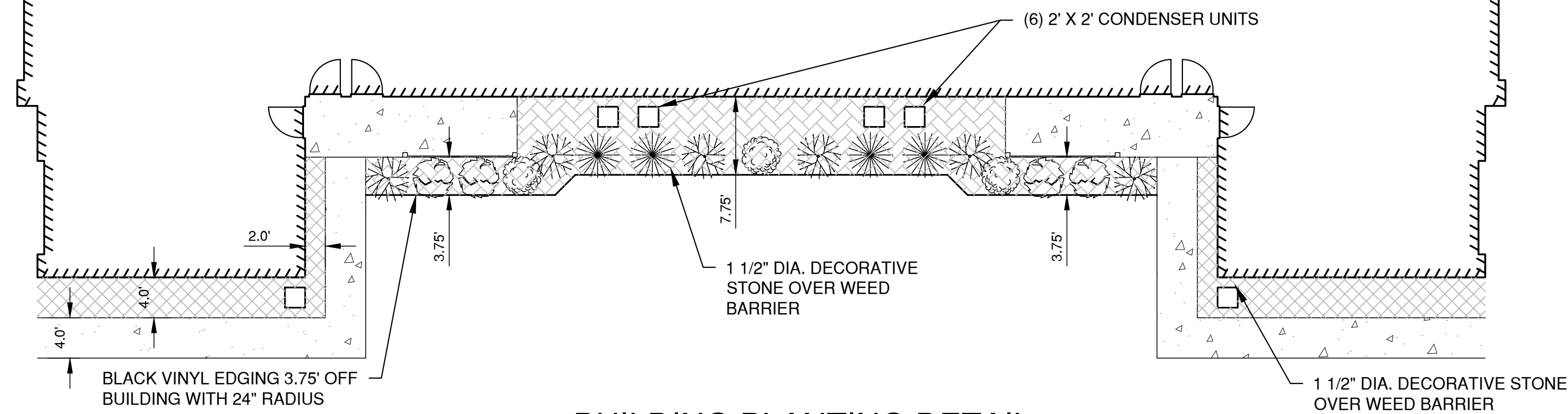
DATE: 03/2023  
 FILE: 5915014.LANDSCAPE  
 JOB NO.: 5915014

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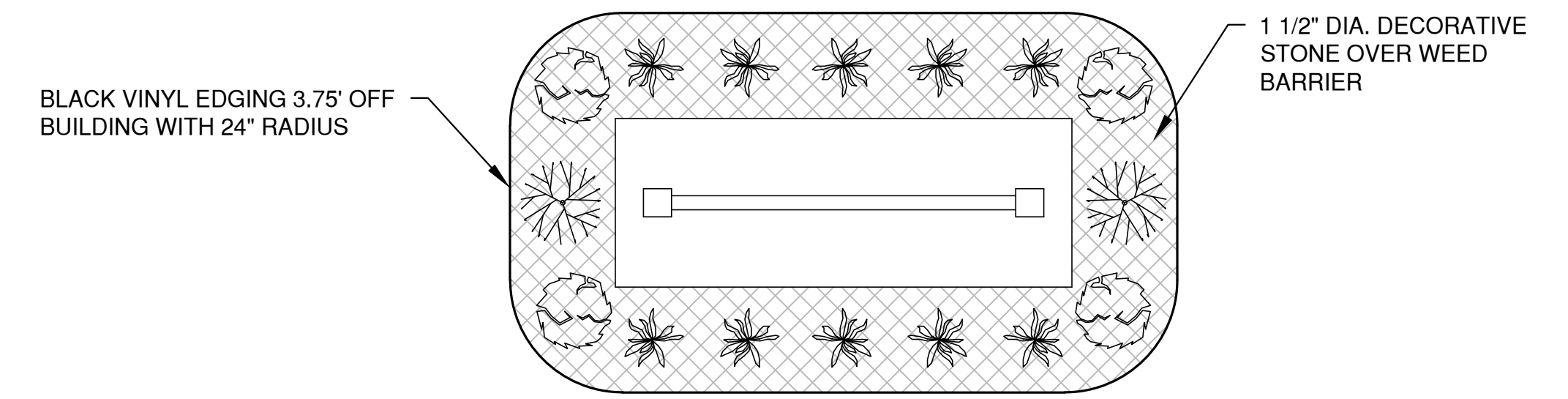


STONE ALONG WALKS, STOOPS AND END OF PATIO MUST BE FLUSH TO AVOID TRIPPING HAZARD

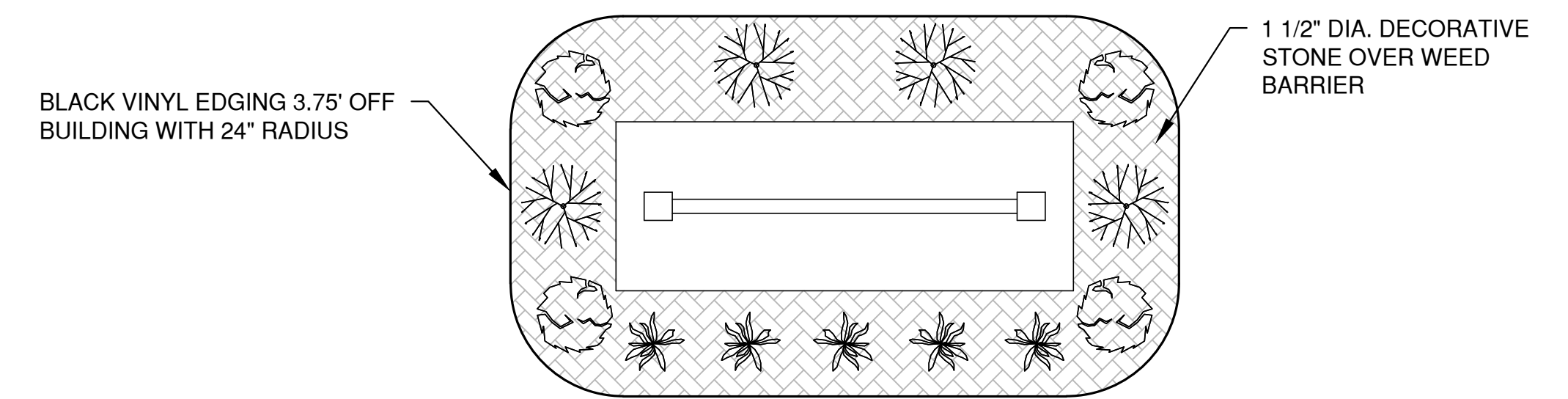
AREAS ALONG BRICK:  
TOP OF STONE MUST BE 1" - 1 1/2" BELOW TOP OF FOUNDATION WALL TO ALLOW FOR DRAINAGE OF BRICK WEEPS



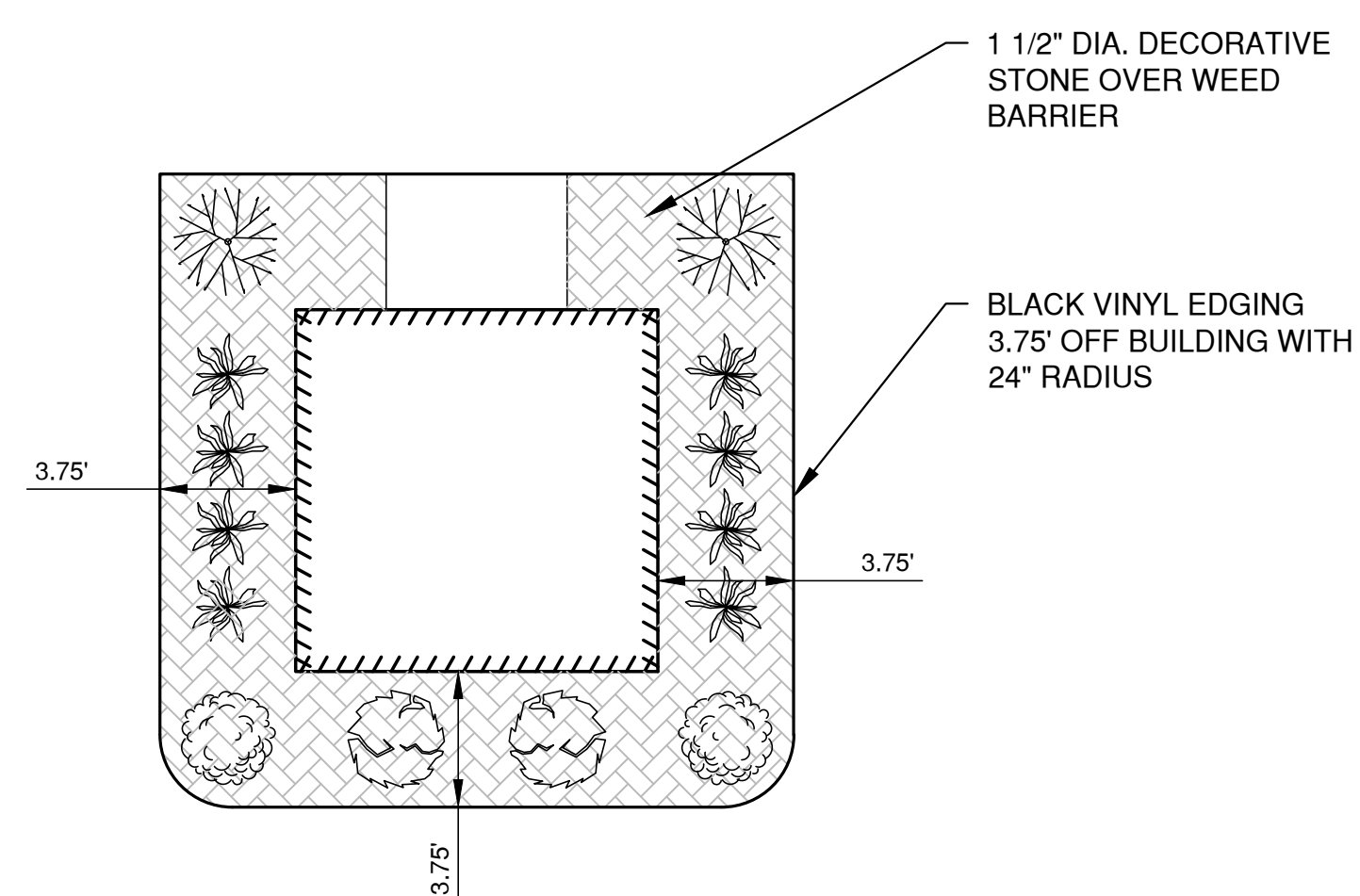
BUILDING PLANTING DETAIL



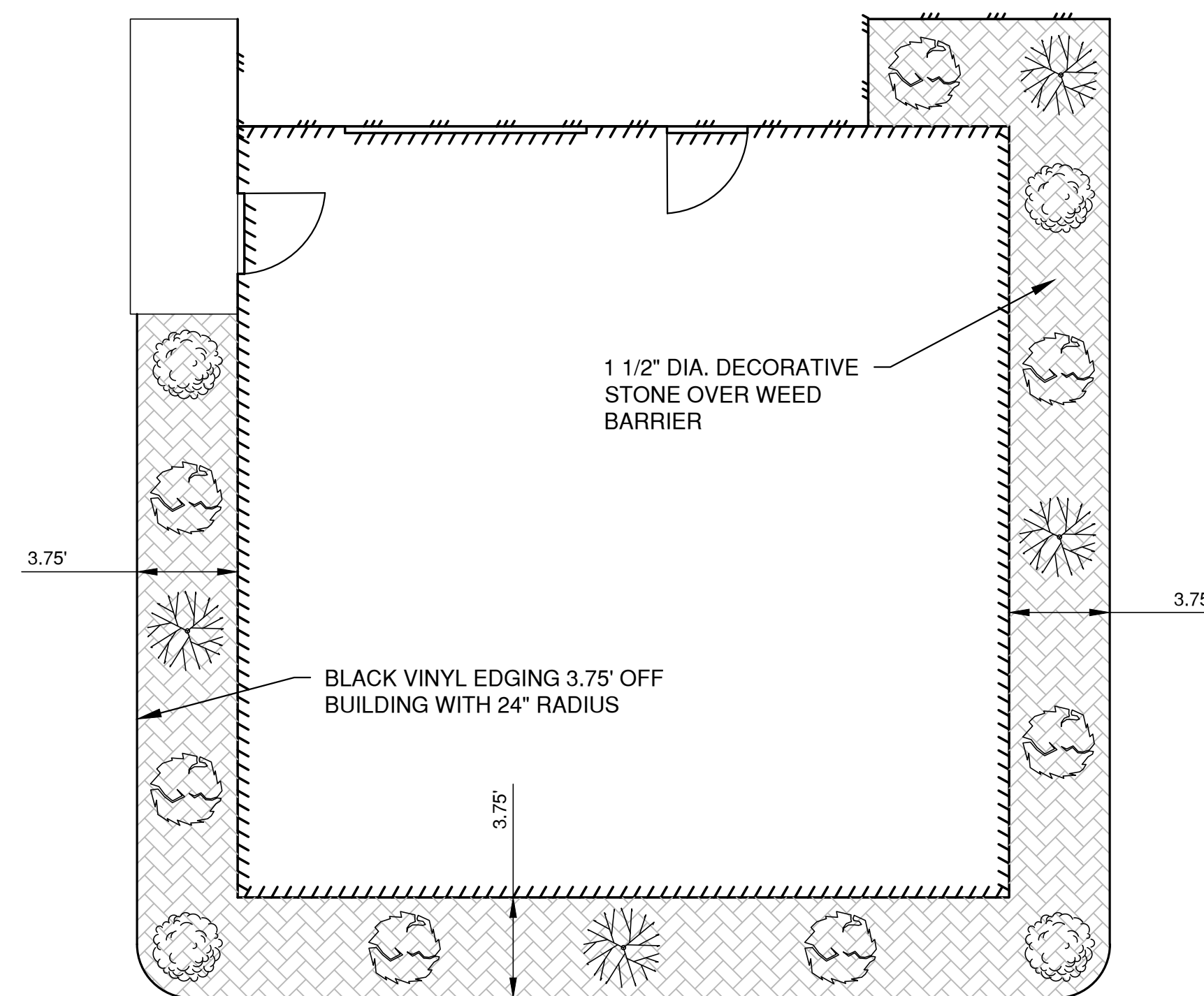
DOUBLE FACED SIGN PLANTING DETAIL



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	<i>Potentilla Fructicosa 'Goldfinger'</i>	3 GAL.	48
	Hetz Midget Arborvitae	<i>Thuja Occidentalis 'Hetz Midget'</i>	5 GAL.	66
	Bluemuffin Arrowwood Viburnum	<i>Viburnum Dentatum 'Christom'</i>	5 GAL.	36
	Goldflame Spirea	<i>Spirea x Bumala 'Goldflame'</i>	3 GAL.	61
	Stella D' Oro Dwarf Daylily	<i>Hemerocallis x 'Stella de Oro'</i>	1 GAL.	18
			TOTAL	229

LAYOUT: PLANTINGS  
DATE: 03/2023  
FILE: 5915014.LNDCSP.DET.dwg  
JOB NO: 5915014

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

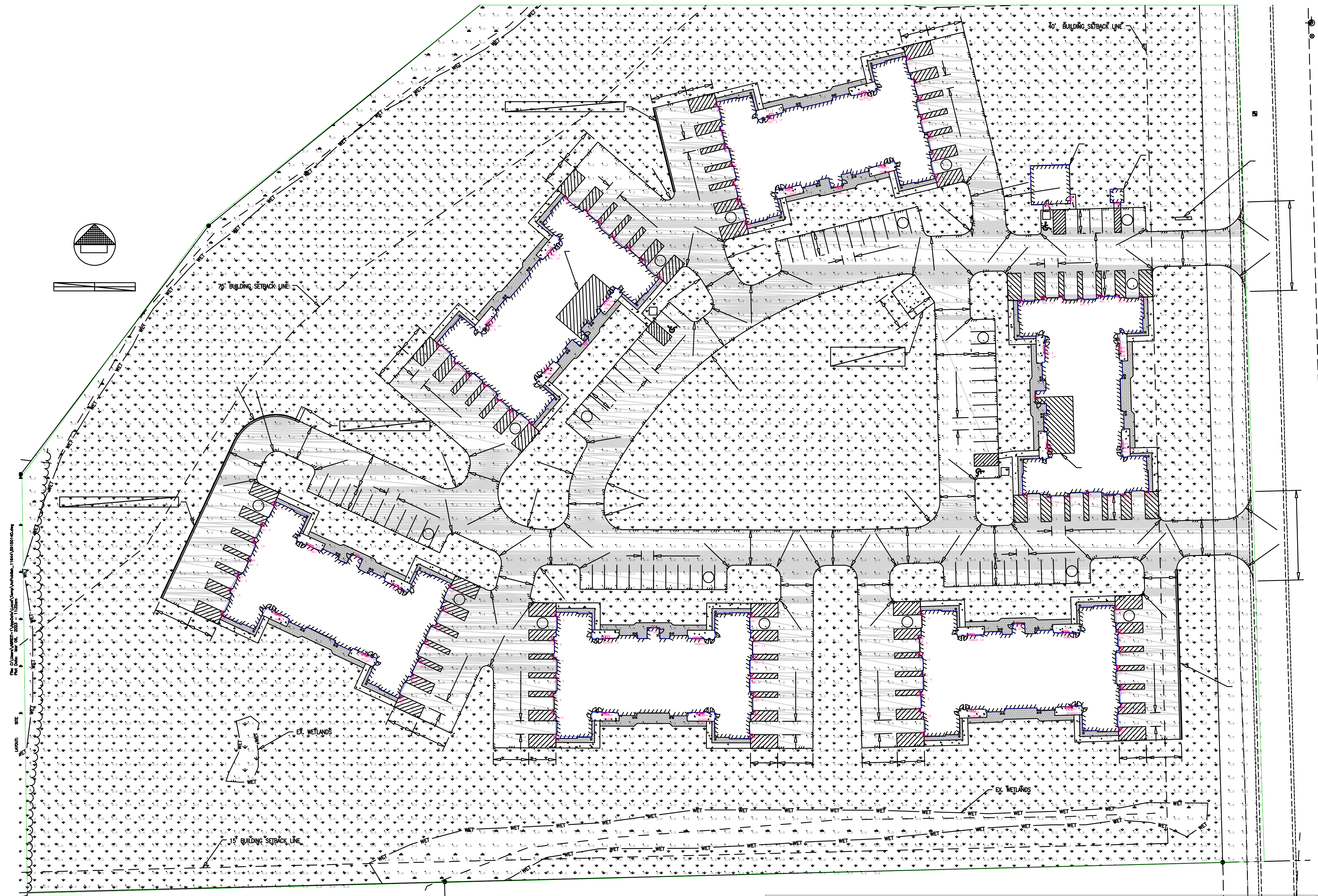
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LLP  
CHECKED  
DESIGNED  
A/B

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

LANDSCAPE DETAILS

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

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Symbol	Qty	Tag	Label	Arrangement	Description	[MANUFAC]	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
□	141	OW4	GST-2L-FT-UNV-30K7	Single	GST-2L-FT-UNV-30K7	LSI INDUSTRIES, INC.	0.950	2205	18	2538

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Calc Pts_Floor	Illuminance	Fc	0.51	16.7	0.0	N.A.	N.A.

1. Standard reflectance of 80/50/20 unless noted otherwise
2. Not a construction document, for design purposes only
3. Standard indoor calc points @ 30" AFF unless noted otherwise
4. Standard outdoor calc points @ grade unless noted otherwise
5. Visual Impact assumes no responsibility for installed light levels due to field conditions, etc.
6. Standard LLF of 0.95 unless noted otherwise

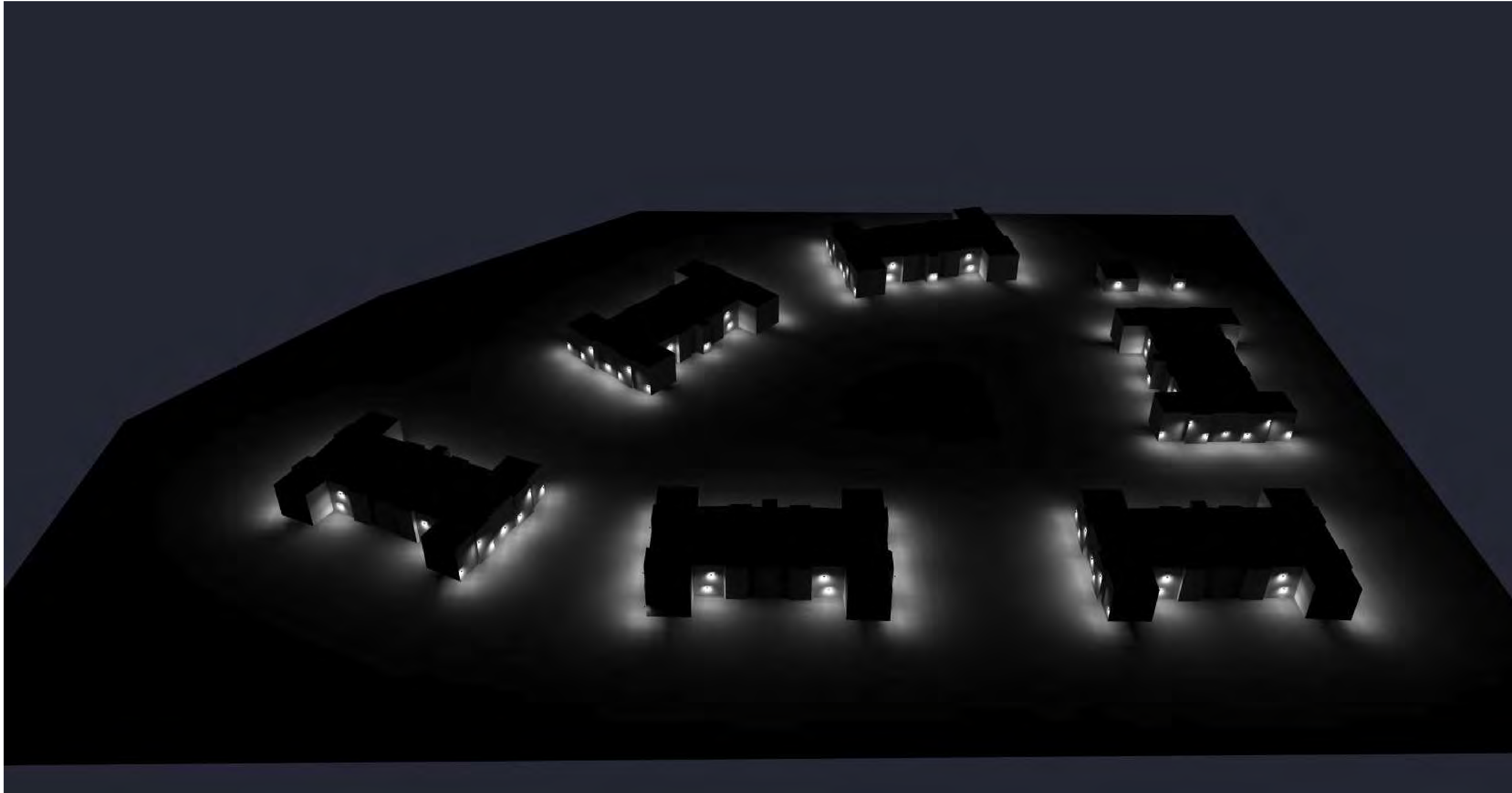
Visual Impact Lighting  
 1724 Industrial Drive  
 920-437-2069  
 visualimpactlighting.com



#	Date	Comments
Revisions		

Drawn By: ATH  
 Checked By:  
 Date: 5/24/2023  
 Scale:

**Town of Clayton**  
**Multi Family Development**



- 1. Standard reflectance of 80/50/20 unless noted otherwise
- 2. Not a construction document, for design purposes only
- 3. Standard indoor calc points @ 30" AFF unless noted otherwise
- 4. Standard outdoor calc points @ grade unless noted otherwise
- 5. Visual Impact assumes no responsibility for installed light levels due to field conditions, etc.
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Visual Impact Lighting  
 1724 Industrial Drive  
 920-437-2069  
 visualimpactlighting.com



#	Date	Comments

Revisions

Drawn By: ATH  
 Checked By:  
 Date: 5/24/2023  
 Scale:

**Town of Clayton**  
**Multi Family Development**



# Geometric Sconces (GST/GSR)

## Wall Sconce



OVERVIEW	
Lumen Package (lm)	2,000 -8,000
Wattage Range (W)	18 - 67
Efficacy Range (LPW)	108 - 133
Weight lbs (kg)	15 (6.8)

### QUICK LINKS

[Ordering Guide](#)

[Performance](#)

[Photometrics](#)

[Dimensions](#)

### FEATURES & SPECIFICATIONS

#### Construction

- Rugged die-cast aluminum housing.
- Optical System
- Tempered glass lens.
- Reflector system with recessed light engine reduces glare and brightness.
- Forward throw distributon with zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70

#### Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz.
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.

- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver and key electronic components can easily be accessed.

#### Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app..
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Installation.

#### Installation

- Universal wall mounting plate mounts directly to vertical surface or 4" junction box (octagonal or square).
- Luminaire hinges to the top of the mounting plate and is secured via two set screws that conceal the hardware.

#### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.

#### Listings

- Listed to UL 1598 and UL 8750.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations..
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.



# Geometric Sconces (GST/GSR)

 **Have questions?** Call us at (800) 436-7800

Type: Item B.

## ORDERING GUIDE

[Back to Quick Links](#)

TYPICAL ORDER EXAMPLE: GST 6L FT UNV 40K7 BRZ PCIUNV BB			
Prefix	Lumen Package	Distribution	Voltage
GST - Trapezoid Geometric Sconce GSR - Radius/Half Round Geometric Sconce	2L - 2,000 lms 4L - 4,000 lms 6L - 6,000 lms 8L - 8,000 lms	FT - Forward Throw	UNV - Universal Voltage (120-277V)
Color Temperature	Finish	Controls	Options
50K7 - 5,000K CCT - 70 CRI 40K7 - 4,000K CCT - 70 CRI 30K7 - 3,000K CCT - 70 CRI	BRZ - Bronze BLK - Black <sup>4</sup> SLV - Silver <sup>4</sup> WHT - White <sup>4</sup>	Blank - No Controls  <b>Wireless Controls Systems</b> ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) <sup>1</sup>  <b>Stand-Alone Controls</b> IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) <sup>2</sup>  <b>Button Photocell</b> PCIUNV - Universal Voltage Photocell (120-277V)	SP1 - 10k Surge Protector BB - Battery Back-up (0°C)
 Need more information? Click here for our glossary		<b>Have additional questions?</b> Call us at (800) 436-7800 	

## ACCESSORY ORDERING INFORMATION<sup>3</sup>

Part Number	Description
739106	Wet Location Surface Conduit/Wiring box

1 - Not available in 2L configuration.

2 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.

3 - Accessories are shipped separately and field installed.

4 - Limited product availability for non bronze paint finishes, please consult factory before ordering.

# Geometric Sconces (GST/GSR)

 Have questions? Call us at (800) 436-7800

Type: Item B.

## PERFORMANCE

Delivered Lumens (GST)												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
2L	FT	70	2205	112	B1-U0-G1	2328	129	B1-U0-G1	2335	130	B1-U0-G1	18
4L			3901	116	B1-U0-G1	4119	125	B1-U0-G1	4131	125	B2-U0-G1	33
6L			5535	113	B2-U0-G1	5845	119	B2-U0-G1	5845	119	B2-U0-G1	49
8L			7185	108	B2-U0-G1	7587	115	B2-U0-G1	7609	115	B2-U0-G1	66

Delivered Lumens (GSR)												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
2L	FT	70	2241	115	B1-U0-G1	2366	131	B1-U0-G1	2373	132	B1-U0-G1	18
4L			3964	121	B1-U0-G1	4186	127	B2-U0-G1	4198	127	B2-U0-G1	33
6L			5625	117	B2-U0-G1	5940	121	B2-U0-G1	5958	122	B2-U0-G1	49
8L			7301	111	B2-U0-G1	7709	117	B2-U0-G1	7732	117	B2-U0-G1	66

Electrical Data - Current Draw AMPS*				
Lumen Package	120V	208V	240V	277V
2L	0.13	0.07	0.06	0.05
4L	0.25	0.14	0.13	0.11
6L	0.42	0.24	0.21	0.18
8L	0.60	0.35	0.30	0.26

Recommended Lumen Maintenance <sup>1</sup>					
Ambient Temperature	Initial <sup>2</sup>	25K hrs. <sup>2</sup>	50K hrs. <sup>2</sup>	75K hrs. <sup>3</sup>	100K hrs. <sup>3</sup>
C	0 hrs. <sup>2</sup>	25K hrs. <sup>2</sup>	50K hrs. <sup>2</sup>	75K hrs. <sup>3</sup>	100K hrs. <sup>3</sup>
0 C - 40 C	100%	94%	87%	82%	76%

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

1 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.  
 2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).  
 3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).



## PHOTOMETRICS

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

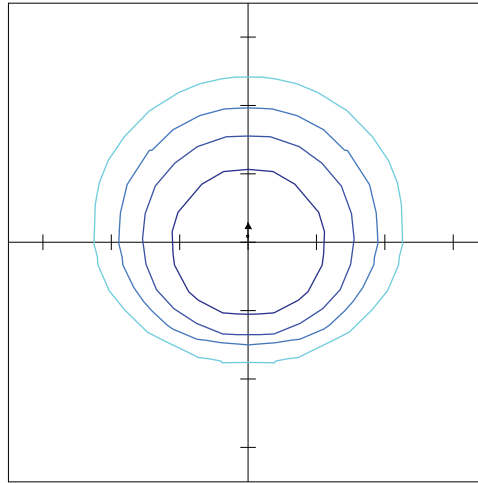
See the individual product page on <https://www.lsicorp.com/> for detailed photometric data.

### GST 6L FT UNV 40 BRZ

Luminaire Data	
<b>Wide Distribution</b>	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	5,845
Watts	49
Efficacy	119
IES Type	Type III - Very Short
BUG Rating	B2-U0-G1

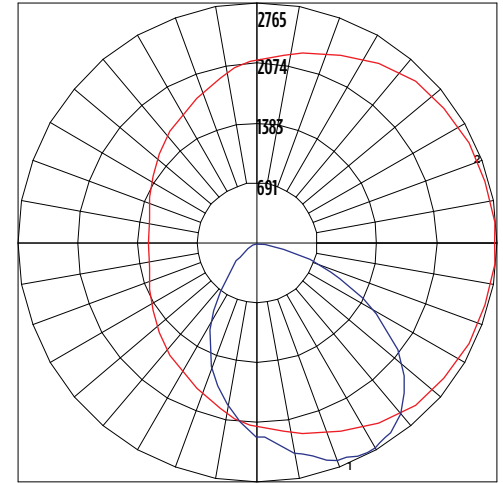
Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	1787	31%
Medium (30-60°)	3146	54%
High (60-80°)	875	15%
Very High (80-90°)	38	1%
Uplight (90-180°)	0	0%
<b>Total Flux</b>	<b>5845</b>	<b>100%</b>

### ISO Footcandle



10' Mounting Height / 10' Grid Spacing  
■ 5 FC   ■ 2 FC   ■ 1 FC   ■ 0.5 FC

### Polar Curve



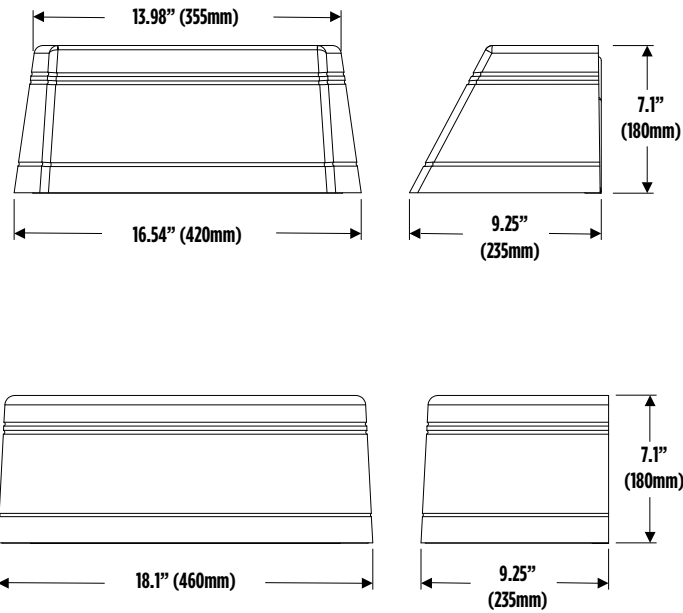
■ Vertical Plane   ■ Horizontal Cone

# Geometric Sconces (GST/GSR)

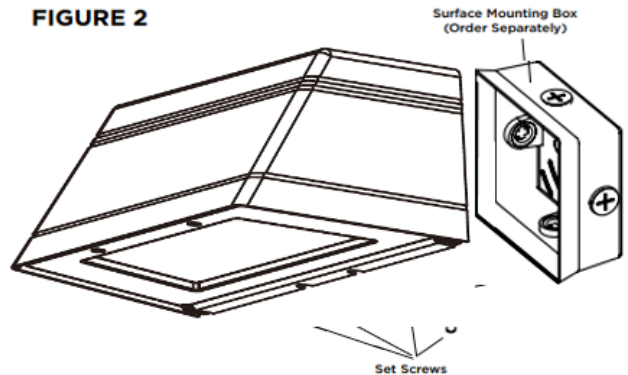
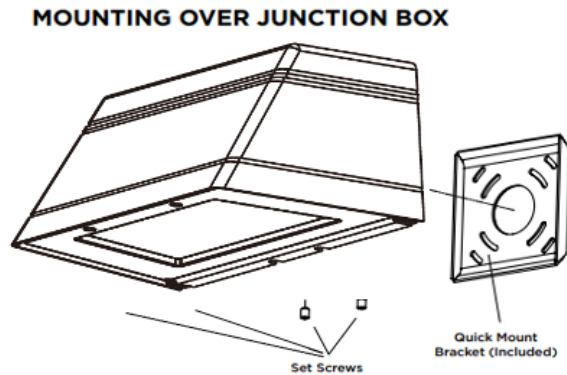
Have questions? Call us at (800) 436-7800

Type: Item B.

## PRODUCT DIMENSIONS



## MOUNTING OPTIONS



# Geometric Sconces (GST/GSR)

 **Have questions?** Call us at (800) 436-7800

Type: Item B.

## CONTROLS

### Integral Bluetooth™ Motion and Photocell Sensor (IMSBT1, IMSBT2)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more details about IMSBT](#)

### AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more details about AirLink](#)

### AirLink Blue (ALBC, ALBCS1, ALBCS2)

Wireless Bluetooth Mesh Lighting Control System that provides energy savings, code compliance and enhanced safety/security. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into luminaires.

[Click here to learn more details about AirLink Blue](#)

## BATTERY BACKUP

[Back to Quick Links](#)

Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers ~1000 lumens during emergency mode.



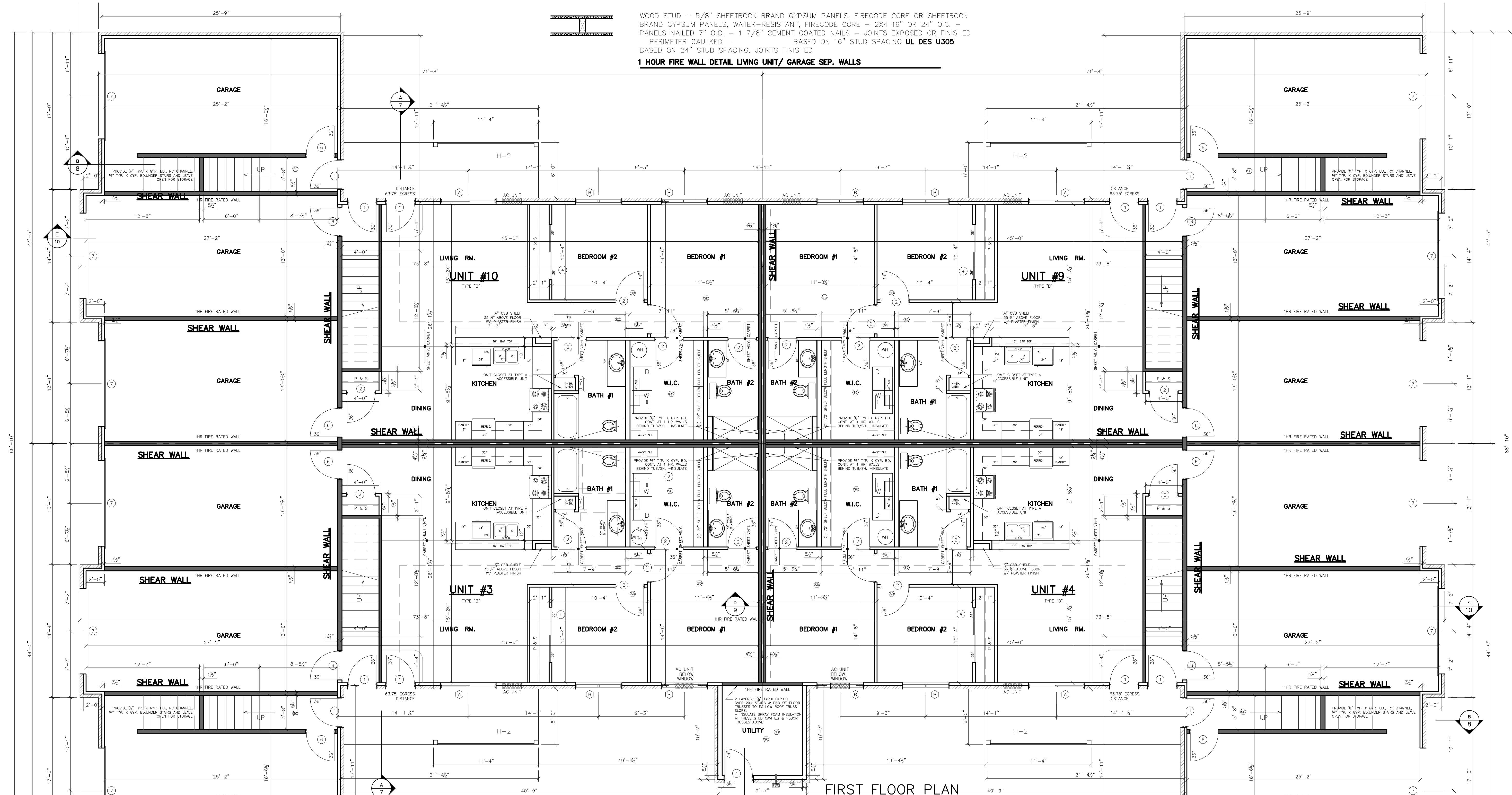
**Luminaire shown with sensor  
and battery back**

## POLES & BRACKETS

[Back to Quick Links](#)

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

[Click here to learn more details about poles & brackets](#)



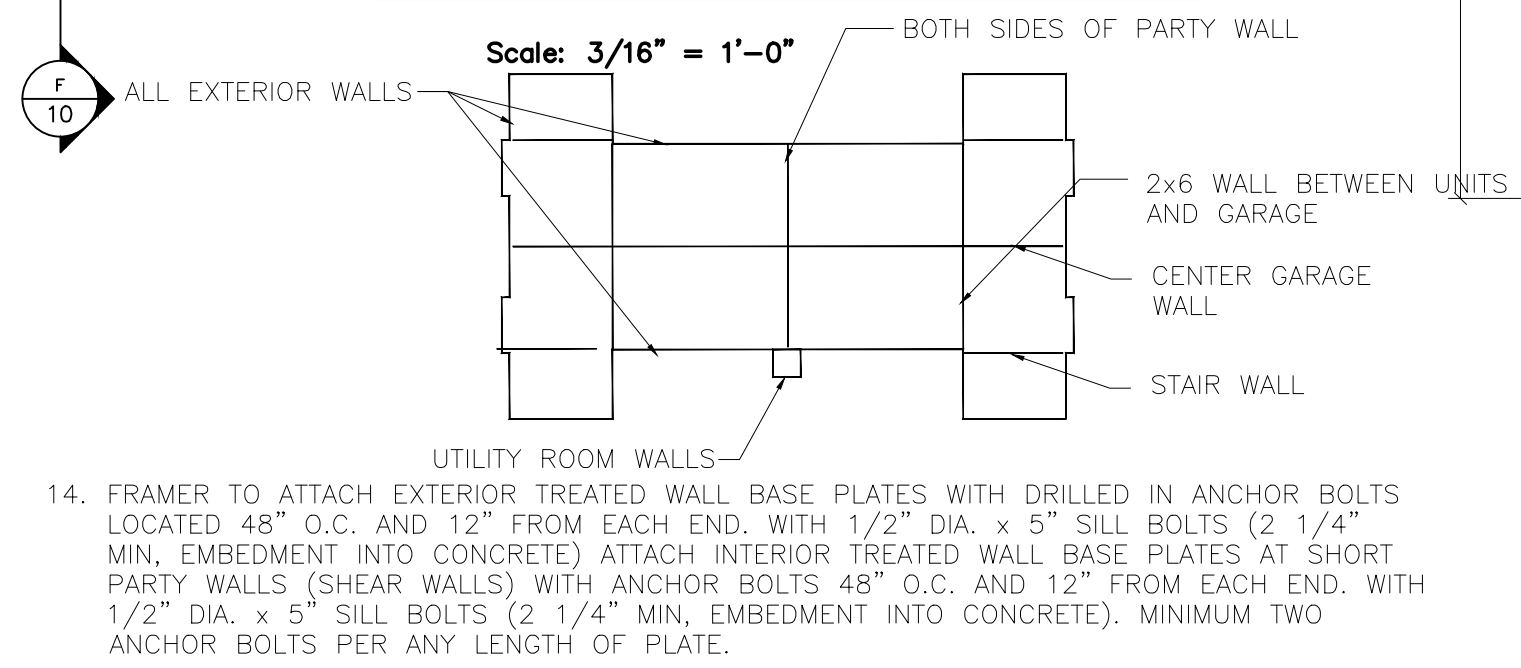
WOOD STUD - 5/8" SHEETROCK BRAND GYPSUM PANELS, FIRECODE CORE OR SHEETROCK BRAND GYPSUM PANELS, WATER-RESISTANT, FIRECODE CORE - 2X4 16" OR 24" O.C. - PANELS NAILED 7" O.C. - 1 7/8" CEMENT COATED NAILS - JOINTS EXPOSED OR FINISHED - PERIMETER CAULKED - BASED ON 16" STUD SPACING UL DES U305

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

**FIRST FLOOR PLAN**

**NOTES:**

- 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.
- 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.
- PROVIDE BLOCKING IN FIRST FLOOR BATHROOMS FOR FUTURE GRAB BARS. SEE DETAILS ON SHEET 6.
- DOORS: ALL FIRST FLOOR DOORS SHALL BE A MINIMUM OF 3'-0" TO PROVIDE A NOMINAL CLEAR OPENING OF 34".
- 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.
- ALL WALLS BETWEEN UNITS SHALL BE ONE HOUR FIRE RATED.
- EXTERIOR SHEATHING TO BE DOW BRAND 1" EXTRUDED POLYSTYRENE TYPE IV. PER ASTM C578
- AT ALL FIRST FLOOR WINDOWS ONLY INSTALL 2X4 PLATE BOTTOM OF HEADERS
- HEADERS MADE UP OF MULTIPLE PLIES OF LUMBER SHALL BE FULL LENGTH CONTINUOUS BETWEEN POSTS. SPLICES OF PLIES BETWEEN POSTS ARE NOT PERMITTED.
- PROVIDE MINIMUM DOUBLE STUD POST AT EACH END OF ALL WINDOW HEADERS AND GIRDER TRUSS BEARING PROVIDE MIN. 3 STUD POSTS
- PROVIDE SOLID BLOCKING IN THE FIRST FLOOR TRUSS SPACE BETWEEN POSTS ON THE SECOND FLOOR AND POSTS ON THE FIRST FLOOR
- UNDER TUBS AND SHOWERS AT RSECOND FLOOR INSTALL 1/2" APA RATED OSB SHEATHING PER APA SPEC PR-108 PER UL550 SYSTEM 1
- AC SLEEVES ARE 26 1/4"x16 1/4"H. BEDROOM S ARE 42" ABOVE FLOOR TO SILL. LIVING ROOM IS 3" BELOW WINDOW TO TOP.



- 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**

- 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 UNSWITCHED CIRCUIT AND BE PROVIDED WITH A BACKUP POWER SOURCE.
- 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 UNSWITCHED CIRCUIT WITH EMERGENCY POWER BACKUP.

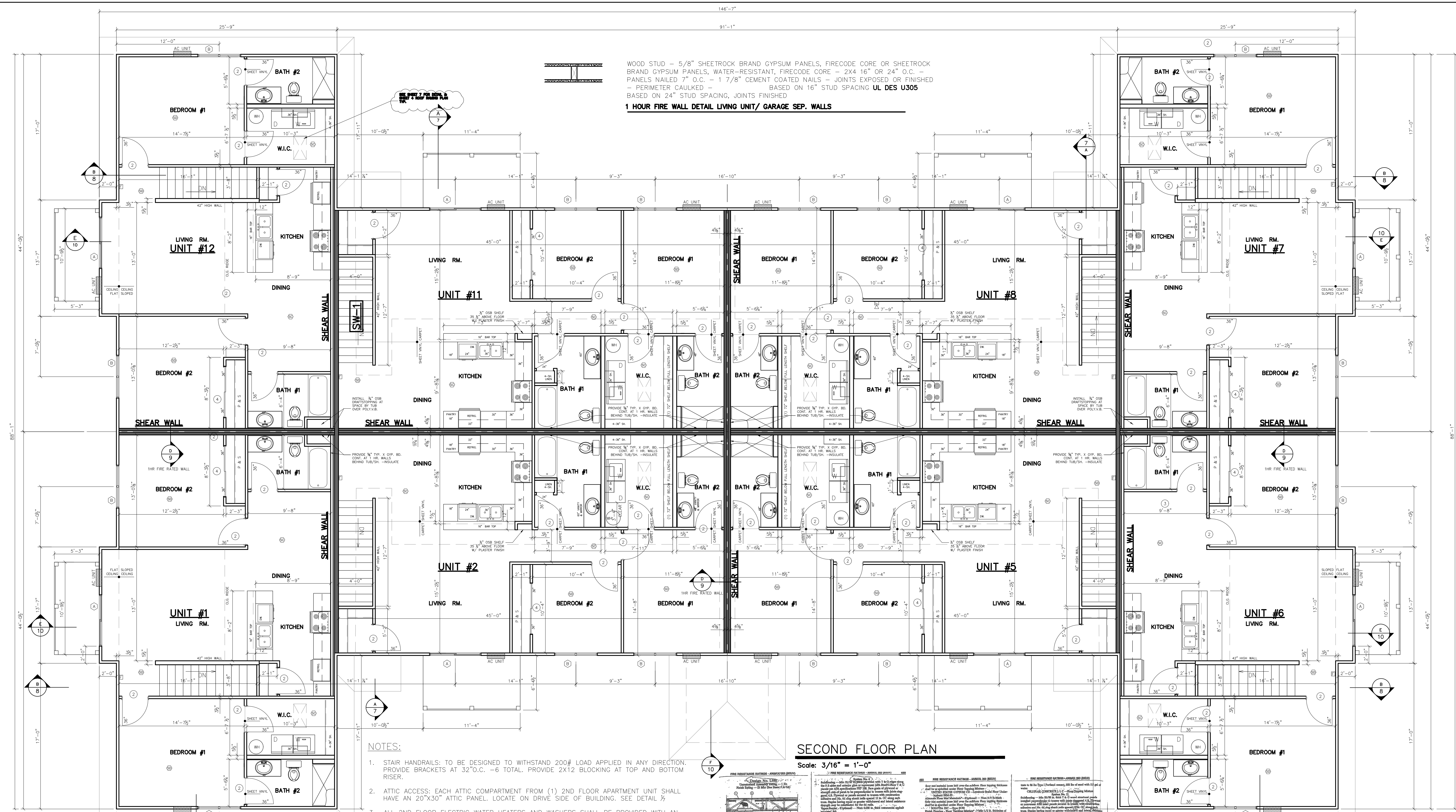
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- FIRE ALARM HORN
- FIRE ALARM PULL STATION
- COMBO SMOKE/CARBON MONOXIDE DETECTOR
- FIRE DEPT. CONNECTION

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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) 655-3929  
 CARPARCH@GMAIL.COM

DATE: \_\_\_\_\_  
 FILE: 3  
 JOB: \_\_\_\_\_  
 SHEET: 2



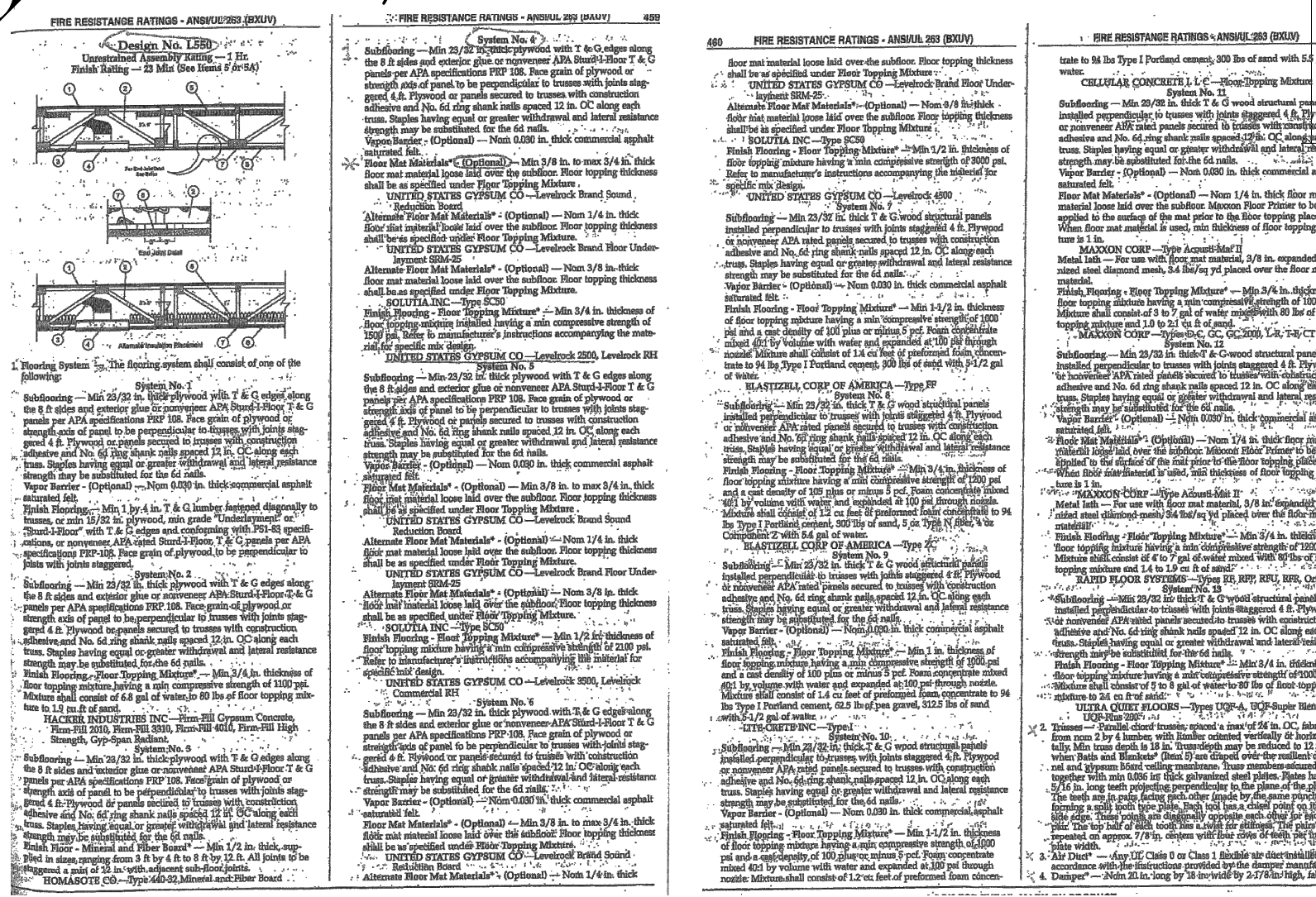
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 BASED ON 24" STUD SPACING, JOINTS FINISHED

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

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

**NOTES:**

- 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.
- 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 1/2.
- 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.
- ALL WALLS BETWEEN UNITS SHALL BE 1HR FIRE RATED.
- 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.
- PORCHES: ALL LUMBER USED IN THE CONSTRUCTION OF THE 2ND FLOOR DECKS SHALL BE TREATED DECADE 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.
- AC SLEEVES TO BE 26 1/2" X 16 1/4" R.O. 1ST FLOOR ARE 42" A.F.F.. 2ND FLOOR TOP OF SLEEVE IS WINDOW HEADER HT.
- BEFORE INSTALLING 5/8" GYP. BD. BEHIND TUB SHOWERS INSTALL 3 1/2" BATT INSUL. AT SHOWERS AT CORNER UNITS INST. R-13 BATTS & 4MIL V.B..
- UNDER TUBS AND SHOWERS AT 2ND FLOOR INSTALL 1/2" APA RATED OSB SHEATHING PER APA SPEC PR-108 PER UL L550 SYSTEM 1
- 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 1/2" IF MORE THAN 1/2" 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 TESTING 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.



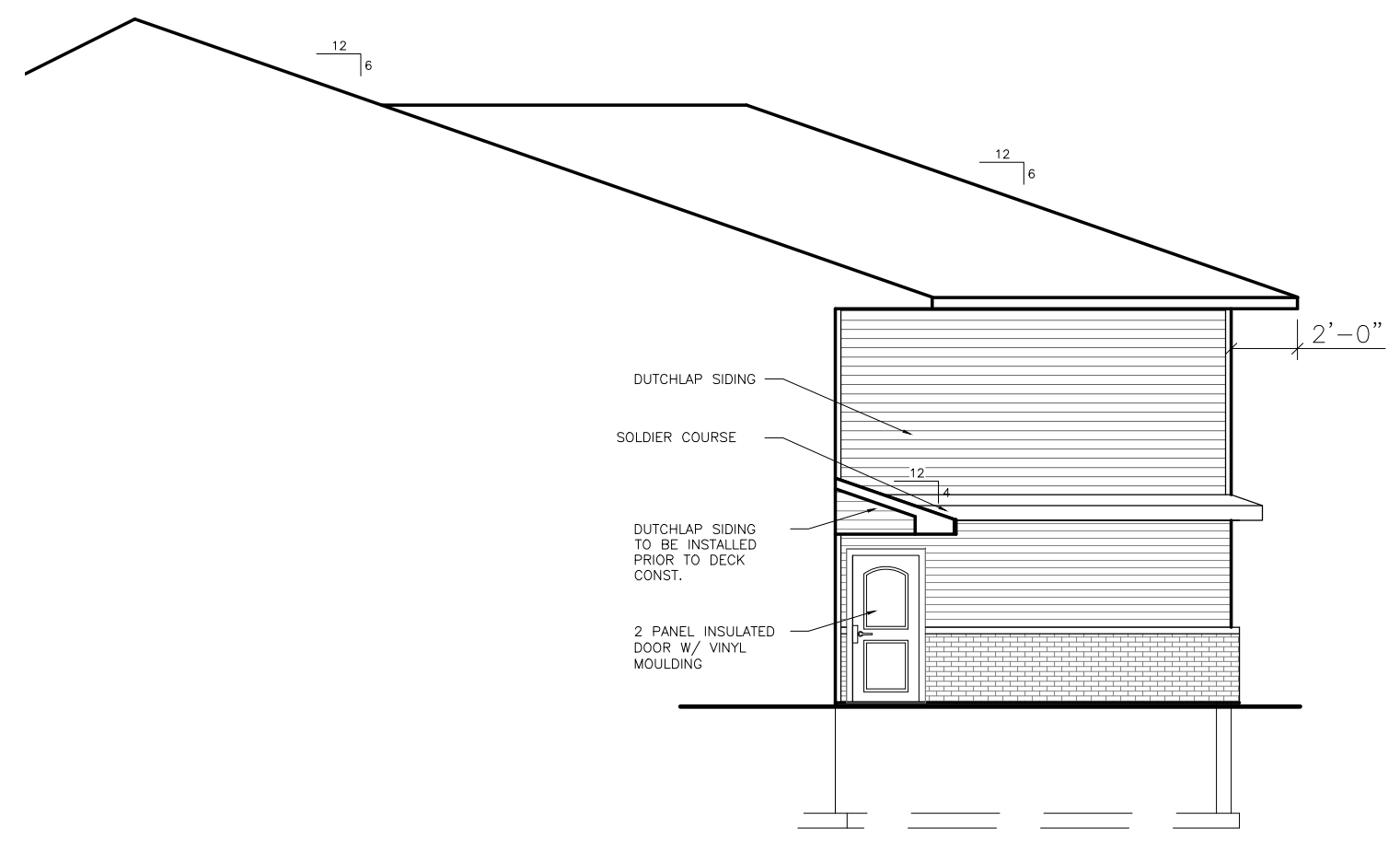
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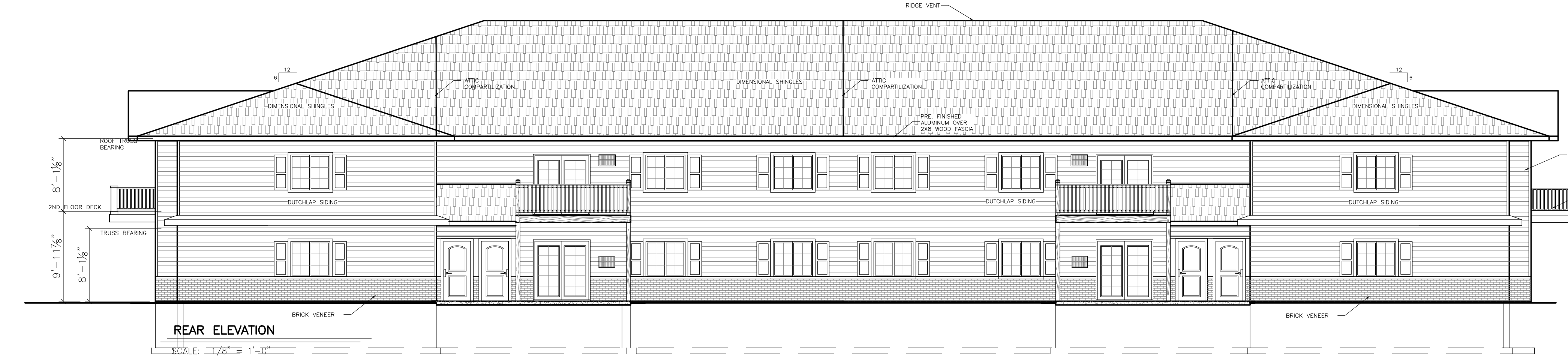
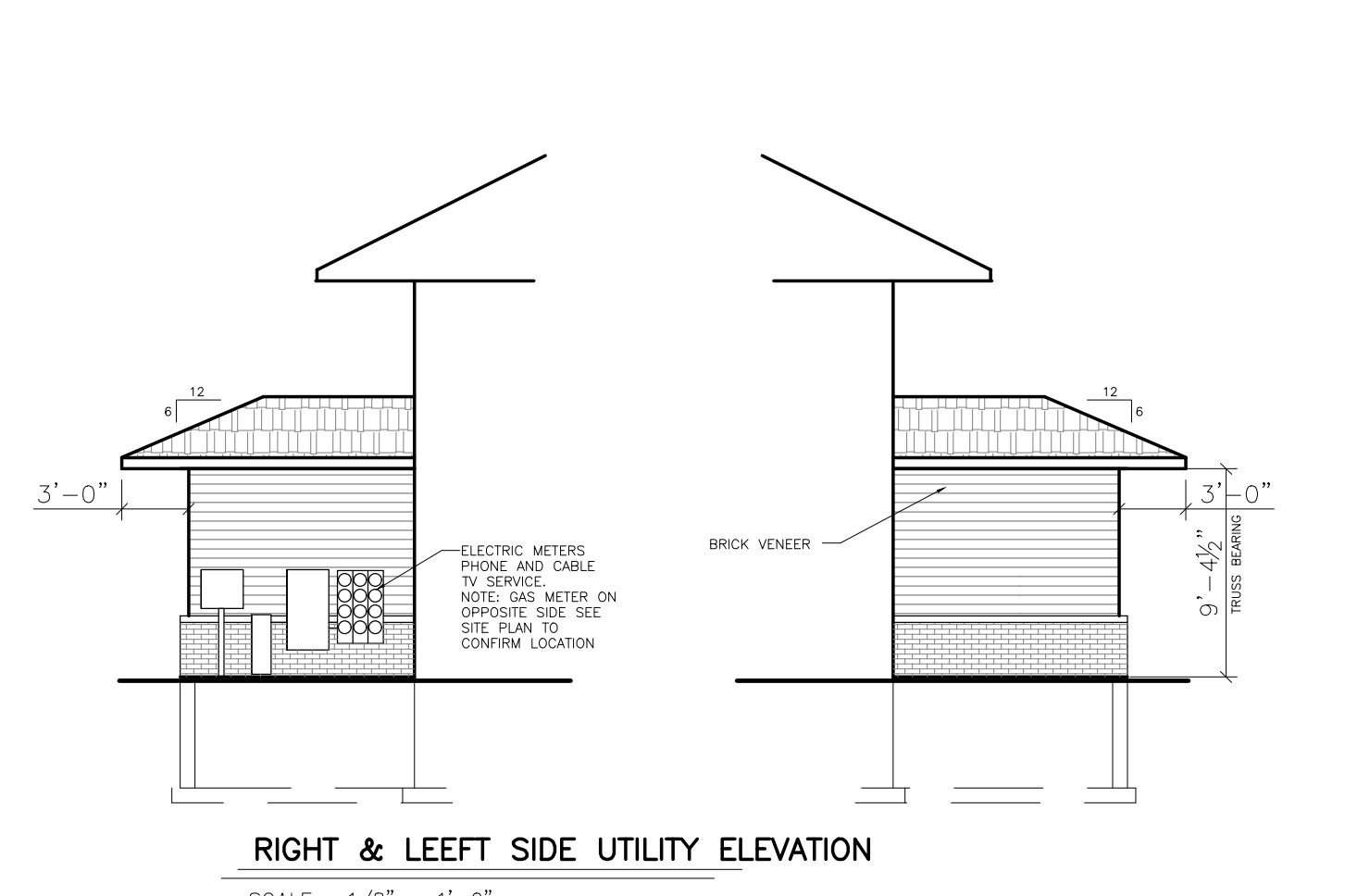
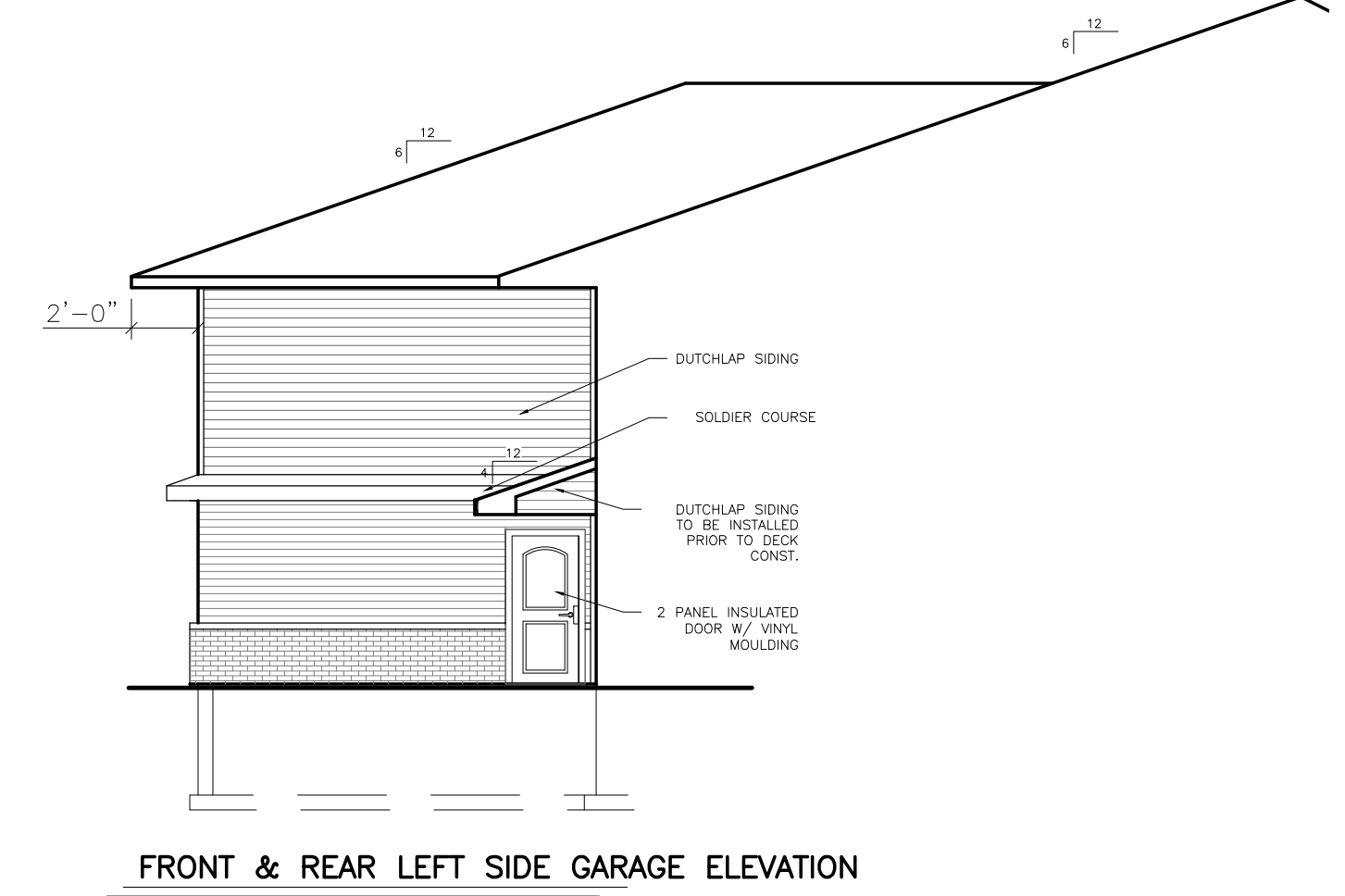
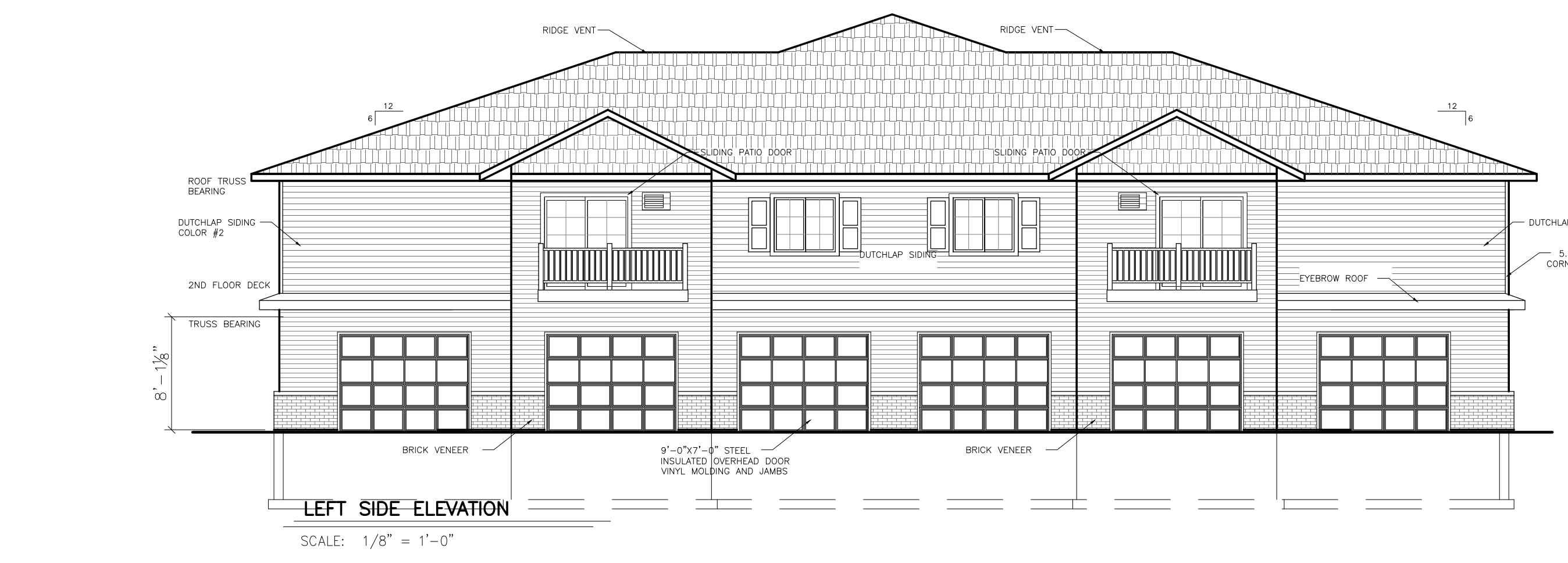
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**PROPOSED 12 UNIT APARTMENT**  
**NICOLET LUMBER CO.**  
**CLAYTON, WISCONSIN**  
 LLOYD CARPENTER-ARCHITECT, LLC  
 2663 MAPLE HILLS DRIVE, GREEN BAY, WI. 54313  
 (920) 655-3829  
 CARPARCH@GMAIL.COM



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.



**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

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- CELL (920) 655-3829  
CARPARCH@GMAIL.COM

DATE: \_\_\_\_\_  
FILE: \_\_\_\_\_  
JOB: \_\_\_\_\_  
SHEET: \_\_\_\_\_

**5**



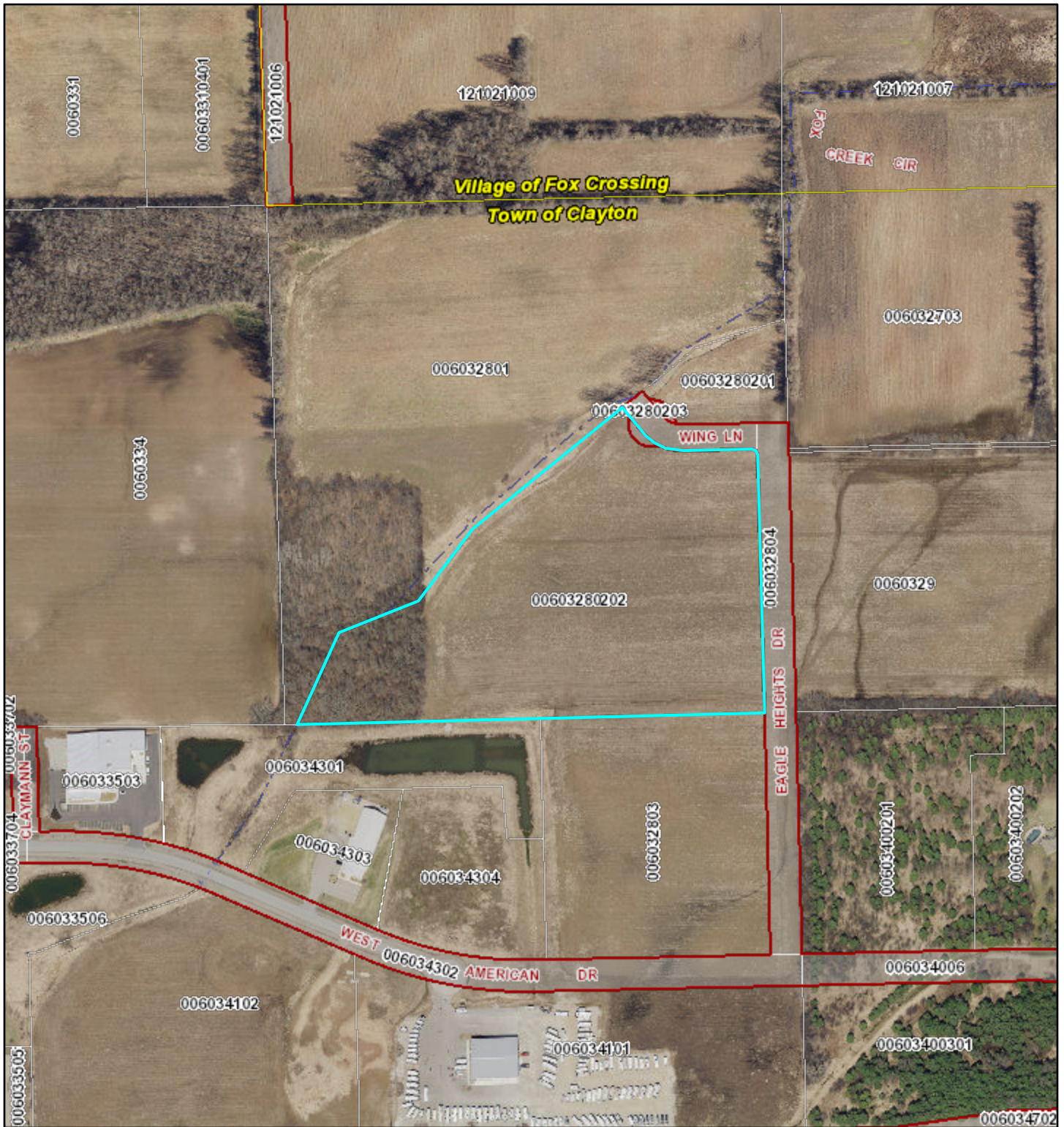






# PRE/3 LLC SPR & CUP Apps Site Map 1

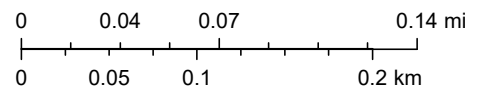
Item B.



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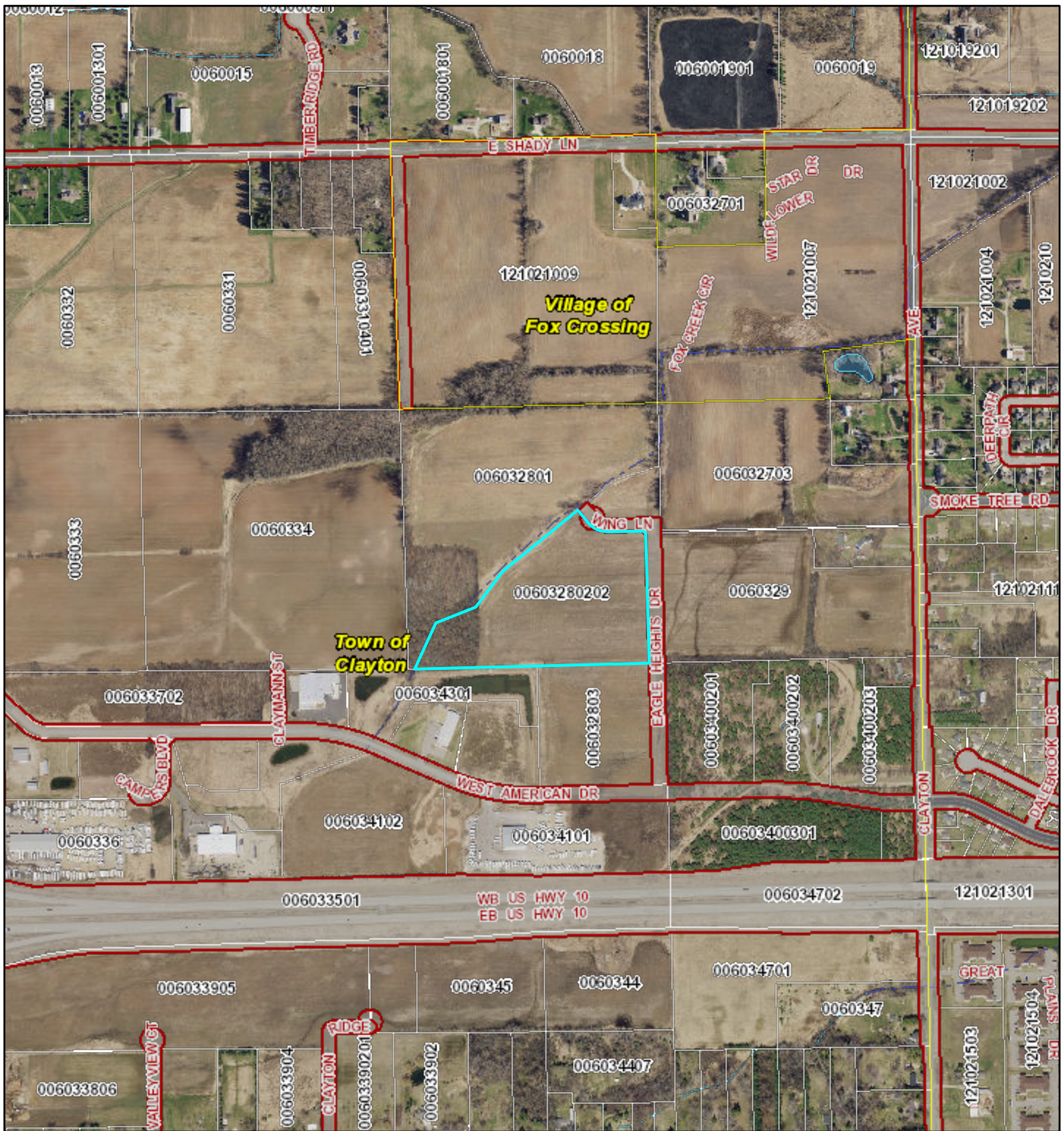
- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020

# PRE/3 LLC SPR & CUP Apps Site Map 2

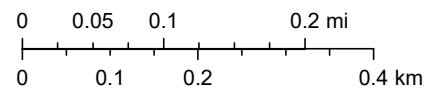
Item B.



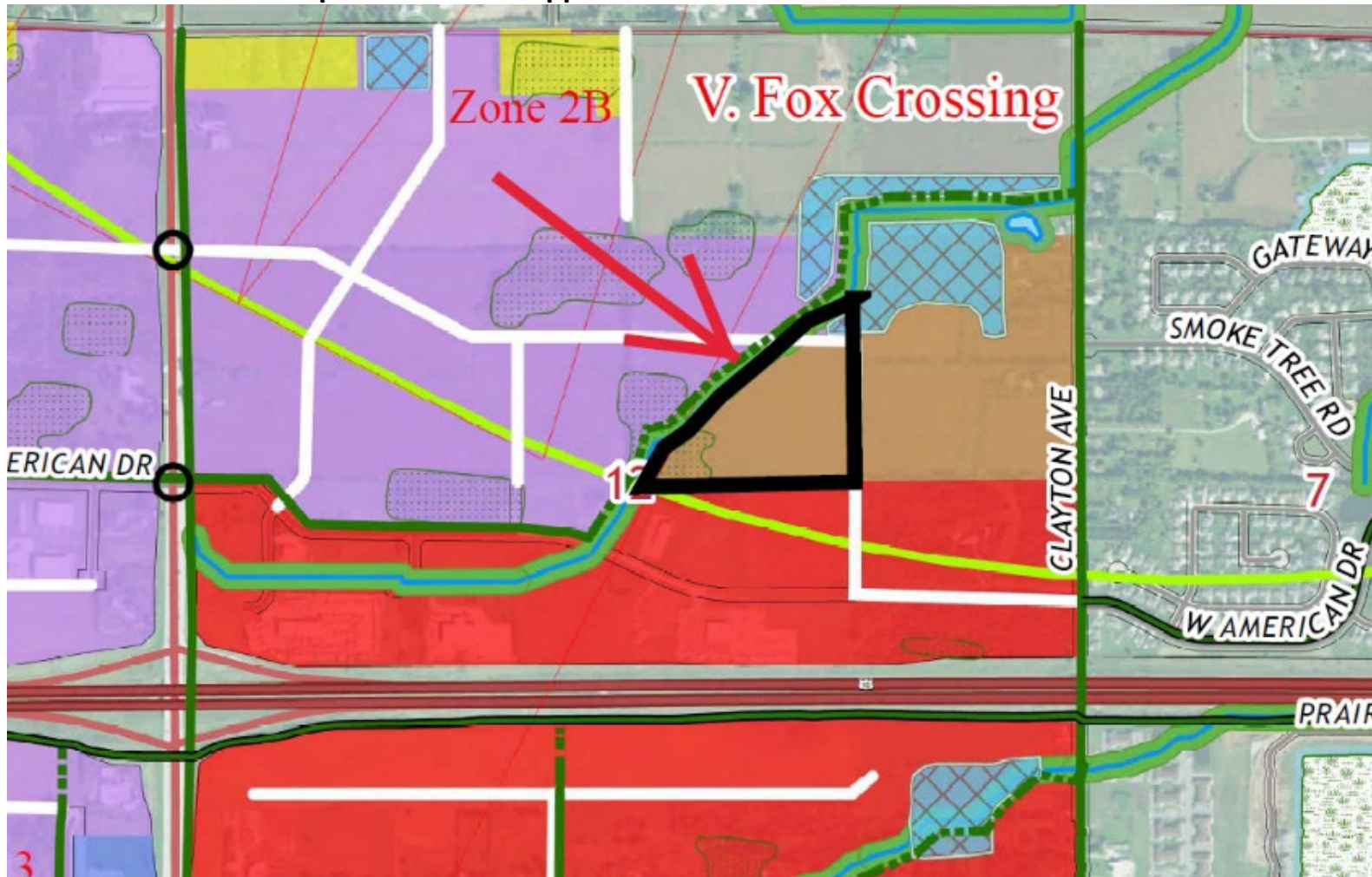
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- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Tax Parcel Boundary
- Road ROW
- Municipal Boundary



Winnebago County GIS, Imagery Date: April 2020



Town of Clayton  
 Hwys 10/76  
 Corridor Land Use  
 Master Plan (2040)  
 Winnebago County, Wisconsin

**Legend**

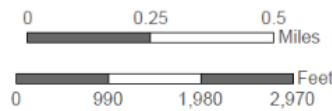
- Section
- Future Roads
- Existing Trails
- Railroad
- Woodland
- DNR Wetland
- Water Features
- Conservation/Drainage Way

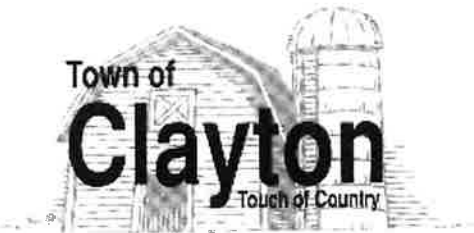
- Proposed Land Use Districts**
- Orange & Two Family Residential
  - Medium or High Intensity Residential
  - Clayton Business Park
  - Gateway Commercial & Retail
  - Neighborhood Center Mixed Use
  - Light Industrial, Warehousing, and Distribution
  - Utilities & Public Facilities
  - Recreation & Conservation
  - Current Non-Metallic Mine
  - Proposed Regional Stormwater Facilities
  - Intersection Safety Improvements

- Future Trails**
- Off-Road
  - On-Road
- Outagamie County Airport**
- Zoning Class**
- Zone 1
  - Zone 2A
  - Zone 2B
  - Zone 3
- Airport Buffer**
- 5,000 ft. Buffer
  - 10,000 ft. Buffer

**ROAD CLASSIFICATION**

- Expressway
- Secondary Hwy
- Ramp
- Local Connector
- Local Road
- 4WD
- Interstate Route
- US Route
- State Route





CONDITIONAL USE APPLICATION

Item C.

8348 County Road T, Larsen WI 54947

Phone - 920-836-2007 Fax - 920-836-2026

Email - clerk@townofclayton.net Web Page - www.townofclayton.net

Property Owner(s): JOSH KENZTZER - PRE/3, LLC

Address/Zip: 3120 GATEWAY ROAD, BROOKFIELD, WI 53045

Phone: (262) 790-4560 Fax: E-Mail: joshua@pre-3.com

Applicant: MARION BREITENFELDT - ROBERT E LEE & ASSOC, INC

Check: Architect Engineer X Surveyor Attorney Agent Owner

Address/City/Zip: 1250 CENTENNIAL CENTRE BLVD, HOBBART, WI 54155

Phone: (920) 662-9641 Fax: E-Mail: abreitenfeldt@releeinc.com

Describe the reason for the Conditional Use: TO ALLOW FOR THE CONSTRUCTION OF SIX (6) UNIT MULTI-FAMILY BUILDINGS

Conditional Use Specifics:

No. of Lots: 1 Total Acreage: 14.04 Ac Tax Key No.: 006032802

Legal Description: SEE ATTACHED

Current Zoning: R-4 MULTI-FAMILY

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

Applicant Signature: Marion Breitenfeldt Date: 5/23/2023

For Town Use Only

Fee (see Town Fee Schedule)

Fee: Check # Receipt Date

Date Received Complete By CUP No.

Review Meetings - Plan Comm Town Board

Newspaper Publication Dates & Posting Date

300' Neighborhood Notice Distribution

Conditional Use is: Approved Denied

Comments

Notes: 1. Please notify utility companies regarding your proposed development. 2. A Conditional Use approval does not constitute approval of a building permit or any required approval of a highway connection permit. 3. A Conditional Use Application & Fee must be submitted 20 working days prior to meeting.

**Legal Description**

Lot Two (2) of Certified Survey Map No. 7917 recorded on May 23, 2022 as Document No. 1883123, all of the Southwest 1/4 of the Northeast and a part of the Northwest 1/4 of the Southeast 1/4 of Section 12, Township 20 North, Range 16 East, Town of Clayton, Winnebago County, Wisconsin.

**Business Item D**

From: Administrator/Staff  
To: Plan Commission  
Re: Plan Commission review & recommendation on a Site Plan Review Application submitted by Utschig, Inc. on behalf of Positive Ventures, LLC for conversion of the existing restaurant/tavern building to a multi-tenant industrial/commercial building on Tax ID #006-0620-06 (2770 Towne Court).

**Property Information Specific to Tax ID # 006-0620-06:**

1. Specific Site Location: The subject parcel is located at the former Headliners Bar & Grill property addressed 2788 Towne Ct., bordered on 3 sides by County Rd II to the north, Winncrest Rd to the west, and Towne Ct to the south.
2. Parcel Profile Report is enclosed with this memo for your reference. Additional applicable property information not included in the Parcel Profile Report is described below:
  - a. The subject parcel is located in the Heavy Industrial (I-2) District.
  - b. The subject parcel is not located in the Personal Storage Facility/Unit (PSF) Overlay District.
  - c. There are no shoreland, floodplain, or wetland concerns/considerations for the subject parcel.
  - d. The subject parcel is not located in Outagamie County Airport Zoning or an Airport Height Limitation Zone.
  - e. The subject parcel will continue to be served by public sewer/water.
  - f. The "Highways 10 & 76 Corridor Land Use Master Plan" classifies this parcel as being in the "Gateway Commercial & Retail" land use district. This Master Plan was adopted as part of the Town Comprehensive Plan and serves as a more detailed future land use map for the Highways 10 and 76 Corridor. This Master Plan Map is a supplement to and supersedes the Future Land Use Plan Map classifications.
3. Zoning of Surrounding Properties:
  - a. North: R-2 (Suburban Residential District), B-3 (General Business District), & Personal Storage Facility/Unit (PSF) Overlay District
  - b. South: I-2 (Heavy Industrial District)
  - c. East: I-2 (Heavy Industrial District) & Personal Storage Facility/Unit (PSF) Overlay District
  - d. West: I-2 (Heavy Industrial District)

**Application Details:**

The applicant is proposing to convert the former Headliners Bar & Grill building on the property addressed 2788 Towne Ct (PIN 006-0620-06) to a multi-tenant industrial/commercial building. The proposal also includes additional paving and one (1) additional driveway to Towne Ct on the south side of the building. There is one (1) existing driveway from the subject parcel to Towne Ct.

The application identifies the proposed use of the building/tenant spaces as a "warehouse" land use, which is a Permitted Use in the Heavy Industrial (I-2) District. The "Warehouse" land use is defined in Sec. 9.03-02 as: *"A place where goods, merchandise, and other materials are temporarily stored for eventual shipment. The term includes moving and storage facilities. The term does not include bulk fuel storage."*

Only uses/businesses listed in Exhibit 8-1, Land Use Matrix, as Permitted or Conditional uses in the I-2 District may be established on/in the subject property/building unless the property is rezoned. If any use listed in Exhibit 8-1 as a Conditional Use proposes to occupy a tenant space, the property owner shall obtain a Conditional Use Permit from the Town prior to such use occupying any tenant space. This project requires Site Plan Review/approval since the proposal is to convert the existing building to a multi-tenant nonresidential building.

**Special Standards for Principal Land Uses:**

Special standards for the "Warehouse" land use are found in Sec. 9.08-404, as follows:

1. Setback of outdoor storage area. Outdoor storage areas and other activity areas shall be located least 100 feet from a property in a residential zoning district.
2. Control of fugitive dust. As part of the building, site, and operation plan review process, the control of fugitive dust generated by this use, if any, shall be addressed.

**The proposed development appears to comply with all special standards outlined in Sec. 9.08-404.**

### **Special Site Design Principles and Architectural Standards**

The proposed conversion is subject to the special site design principles and architectural standards outlined in Division 8 of Article 8 of the Town Zoning Code of Ordinances. This section of the ordinance makes reference to the following attachments of the zoning code:

- Attachment B, Horizontal Site Design Standards
- Attachment C, Architectural Design Standards
- Attachment D, Architectural and Landscape Design Zones
- Attachment E, Landscape Design Standards
- Attachment F, Environmental and Energy Efficiency (E<sup>3</sup>) Guidelines

Per Attachment D, this property is located in the Tier 1 architectural and landscape design zone.

### **Horizontal Site Design Standards (Attachment B):**

#### Driveways:

One (1) new driveway, resulting in two (2) driveways from the subject parcel to Towne Ct. is proposed. Per Sec. A. (1) (e), "Driveways shall not exceed a maximum width of 36 feet at their juncture with the street pavement or 30 feet in width at the public right-of-way line." **The proposed new driveway complies with the requirements of Attachment B.**

#### Vision Clearance Triangle:

The vision clearance triangles per Sec. A. (2) (b) are not shown on the site plan. **The vision clearance triangles shall be shown on the site plan.**

#### Stormwater and Erosion Control:

Stormwater management plan is not required for this project per the Winnebago County zoning ordinance. 5,334 sq. ft. of impervious surfaces are proposed to be added to the site.

### **Architectural Design Standards (Attachment C):**

The subject property is located in the Tier 1 architectural design zone per Attachment D, Architectural and Landscape Design Zones. The applicant is proposing the following changes to the exterior walls:

- North wall (facing Country Rd II): No changes
- East wall: Reconstruct large portions to add man doors and overhead doors for tenant spaces 3, 4, and 5.
- South wall (facing Towne Ct): Reconstruct large portions to add man doors and overhead doors for tenant spaces 1 and 2.
- West wall (facing Winncrest Rd): Reconstruct small portions to add two (2) man doors.

#### Exterior Wall Materials:

The existing exterior walls consist of brick and metal wall sheeting. The proposed exterior walls will remain the same except for the addition man doors and overhead doors, and the infilling of an existing door opening with brick on the east wall.

Sec. A. (2) (a) states:

- 1) *Except as provided below, **Acceptable Exterior Building Materials shall cover 75 percent or more of all exterior wall surfaces.** Windows and doors, including overhead doors, shall not be included in the total wall surface area calculation.*
- 2) *In those areas deemed to be of limited exposure to the general public, percentages may be decreased so long as the intent of this provision is maintained. Additional limitation to public view may be achieved by building location, orientation, additional landscaping or additional screening.*



- 3) **For those uses that require the location of exposed overhead or coiling doors, and not all the aggregate percentages to be achieved, acceptable building materials may be decreased to accommodate their necessity for the building use, so long as the intent of this provision is maintained.** The Town Board has the authority to approve additional landscaping, acceptable material in other areas, screening, environmental and energy efficiency provisions, a reduction in the number of doors and building location within the parcel to maintain the aesthetic value of the area and maintain the intent of this provision.

“Acceptable exterior building materials” listed in Sec. A. (1) (d) include the following:

- Clay or masonry brick
- Natural or manufactured stone
- Decorative concrete masonry (sealed) with color consistent with design theme.
- Poured-in-place, tilt-up or precast architectural concrete (shall have stone, texture or coating appearance consistent with design theme)
- Glass curtain walls (Note: Glass windows and doors are not considered glass curtain walls)
- Other materials as approved by the Town Board

**The existing and proposed exterior materials do not comply with the requirements of Sec. A. (2) (a) since “acceptable exterior building materials” listed in Sec. A. (1) (d) do not cover 75% or more of the wall surfaces on the south, east and west sides of the building. The Town may approve the proposed exterior materials as proposed via the ordinance provision which allows the Town to decrease aggregate percentages due to the necessity of exposed overhead or coiling doors, as per Sec. A. (2) (a) 3).**

#### Roofing Materials:

The existing roofing material consists of metal sheeting. No changes to the roofing material is proposed. **“Architectural metal roof panels” is listed as an acceptable roofing material per Sec. A. (1) (c).**

#### Existing Structures:

Sec. A. (5) states: “It is the intent to improve the architectural design of existing development governed by these standards.

- (a) *Principal buildings or structures that have been erected or constructed prior to the effective date of adoption of these provisions are allowed to make minor improvements to these structures.*
- (b) *These improvements must make significant efforts to conform to the intent of the architectural design standards.*
- (c) *Any additional square footage added to these structures must be in full compliance to the architectural design standards.*
- (d) *Percentages of Acceptable Exterior Building Materials may be decreased to allow for consistency in architectural design with the existing structures.*

**The Town may approve the proposed exterior materials as proposed via this ordinance provision. No additional square footage is proposed to be added to the existing building.**

#### Loading Docks and Overhead Doors:

Per Sec. A. (9):

- (a) *Adequate loading dock space shall be provided to address the needs of a building function.*
- (b) **Except as provided in sub. (c) below, loading docks and overhead doors shall be located in the side yard or rear yard and shall not be located facing a street yard.**
- (c) **Should the building orientation or parcel not provide a suitable accommodation or present an undue hardship for locating loading docks and overhead doors in and/or facing the side or rear yard, the Town Board may allow loading docks in and/or facing the street yard if a practical alternative does not exist.**
- (d) *A landscape buffer yard shall be constructed, according to “Buffer Yard Landscaping Requirements” of Attachment E of this Chapter between loading docks and/or overhead doors and any residentially zoned property or property containing a single-family dwelling, two-family building, or twin home.*

- (e) Loading docks and overhead doors shall be located on the site such that they fully accommodate length and maneuvering clearances required without extending into required landscaped buffer yards or street yard setbacks, unless allowed by the Town Board in accordance with sub. (c) above.
- (f) Maneuvering of vehicles to enter or exit from the loading docks or overhead doors shall not encroach upon any public or private road right-of-way or easement.

**Overhead doors are proposed on the south side of the building facing Towne Ct, which does not comply with item (b) above. The Town may allow the overhead doors on the south side of the building facing Towne Ct via item (c) above. Due to this property having street frontage on three (3) sides of the lot, staff feels allowing overhead doors on the south side of the building facing Towne Ct may be acceptable.**

Sustainable Design:

Sec. A. (11) states: *“It is the intent of the Town of Clayton to encourage sustainable development and design. Sustainable design reduces dependency upon energy and impact on the environment while meeting development needs of the community. While certification to a specific environmental standard (e.g., LEED, Green Globe, Energy Star) is not required, the site plan review process will include review of a project’s adherence to Attachment F, Environmental and Energy Efficiency (E<sup>3</sup>) Guidelines, of this Chapter. Projects that aim to meet an established, specific environmental standard such as those named above are strongly encouraged.”*

Exceptions:

Sec. A. (14), states: *“Should a particular parcel present an undue hardship or needs arise to mitigate adjoining land use impacts, the Town Board may modify provisions of these regulations so long as the intent is protected and such modifications are not utilized in significant fashion as to warrant revision.”*

**Landscape Design Standards (Attachment E):**

The subject property is located in the Tier 1 landscape design zone per Attachment D, Architectural and Landscape Design Zones.

The existing building landscaping on the east side of the building is proposed to be removed to accommodate overhead door locations serving tenant spaces 3, 4 and 5. **No Landscape Plan was submitted and no additional landscaping is proposed.**

General Design Criteria:

No Landscape Plan was submitted and no additional landscaping is proposed.

Per Sec. B. (1):

- **“Development sites shall have no more than 70 percent impervious surface.” The proposed development with the additional 5,334 sq. ft. of impervious surfaces will exceed this requirement. Options to address this issue include:**
  - Require removal of impervious surface from other portions of the site to comply with this requirement.
  - Require the subject parcel and the parcel adjacent to the east, which is owned in common, to be combined into one (1) lot. *(Note: Since the parcel adjacent to the east is included in the Town’s Tax Increment District, this option would require an amendment to the TID boundary so that the TID boundary follows lot lines; a lot may not be partially in and partially out of a TID)*

Screening Requirements (i.e., screening around service, storage, and trash collection structures and areas):

Per Sec. C. (1) (c), *“A continuous staggered planting of evergreens or fencing shall enclose service, storage, and trash collection areas so they are not visible from adjacent properties and public right-of-ways.”*

**The trash enclosures are proposed to be enclosed on all sides with slate fencing and a slate gate, which is in compliance with this requirement.**

The Town may require additional/replacement landscaping on the parcel and require submittal of Landscape Plan for Plan Commission/Town Board review and approval.

**Environmental and Energy Efficiency (E<sup>3</sup>) Guidelines (Attachment F):**

The E<sup>3</sup> standard is strongly recommended, but not required. Since there are only changes to the exterior walls with some additional paved area, E<sup>3</sup> components included in the plan are either not applicable or are not identifiable with the submitted plans.

**Storage of Waste/Trash and Recyclables (Sec. 9.08-209):**

Per Sec. 9.08-209:

- **Any outdoor refuse or recyclables storage area shall be located in the side or rear yard.**
- Outside Storage of waste/trash or recyclables shall be screened from view and enclosed by a fence or wall that extends to the tallest point of waste/trash or recyclable container(s), but not less than six (6) feet in height.
- Screen fencing or walls shall be of a continuous wood, brick, or vinyl surface, or other material(s) as approved by the Town Board.
- When a fence has two distinct sides, the side with protruding posts, studs, etc. shall face the inside of the enclosure.
- A minimum 50-foot direct front access on the approach to the dumpster is needed.

**The proposed waste/trash/recyclables enclosures are proposed to be enclosed on all sides with slate fencing and a slate gate, which may be approved by the Town. However, both waste/trash/recyclables enclosures are proposed in the street yards of all adjacent streets (County Rd II, Winncrest Rd, & Towne Ct). The Town may require relocation of the waste/trash/recyclables enclosures in compliance with these requirements.**

**Exterior Lighting (Sec. 9.08-210):**

A Lighting Plan was not submitted. The submitted plans, do not show any new exterior lighting being proposed.

**Signs (Sec. 9.08-211):**

A Sign Plan was not submitted.

**Comprehensive Plan Considerations:**

- The “Highways 10 & 76 Corridor Land Use Master Plan” classifies this parcel as being in the “Gateway Commercial & Retail” land use district. This Master Plan was adopted as part of the Town Comprehensive Plan and serves as a more detailed future land use map for the Highways 10 and 76 Corridor. This Master Plan Map is a supplement to and supersedes the Future Land Use Plan Map classifications.
- “Gateway Commercial & Retail” Land Use District Description:  
*“Located primarily along STH 76, along with some frontage on CTH II, this district is intended to accommodate typical highway interchange types of uses including fast food, gas stations, restaurants, a grocery store, childcare, banking, and other retail, and service-oriented businesses that are aimed at travelers and local residents. Requiring that all development occur under a Planned Unit Development (PUD) condition will help to ensure the quality of the development and its buildings.”*

The proposed development is generally consistent with the “Gateway Commercial & Retail” land use district as mapped and described in the “Highways 10 & 76 Corridor Land Use Master Plan”, but since this property is on the back end of the “Gateway Commercial & Retail” land use district and the property is currently in the Heavy Industrial (I-2) District, this designation is a minor consideration for this proposal.

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**Staff Comments, Basis of Decision, & Suggested Conditions:**

**Staff Comments:**

The Site Plan does not comply with the following Town Zoning Ordinance requirements:

1. Horizontal Site Design Standards (Attachment B):
  - a. Vision clearance triangles adjacent to driveways are not identified on plans.
2. Architectural Design Standards (Attachment C):
  - a. The existing and proposed exterior building/wall materials do not comply with the requirements of Attachment C, Architectural Design Standards. *(However, the Town may approve the proposed exterior materials as proposed via the ordinance provision which allows the Town to decrease aggregate percentages due to the necessity of exposed overhead or coiling doors)*
  - b. Overhead doors are proposed on the south side of the building facing Towne Ct, which does not comply Attachment B. *(However, the Town may allow the overhead doors on the south side of the building facing Towne Ct. Due to this property having street frontage on three (3) sides of the lot, staff feels allowing overhead doors on the south side of the building facing Towne Ct may be acceptable.)*
3. Landscape Design Standards (Attachment E):
  - a. No Landscape Plan was submitted and no additional landscaping is proposed. The Town may require additional/replacement landscaping on the parcel and require submittal of a Landscape Plan for Plan Commission/Town Board review and approval.
  - b. The proposed development with the additional 5,334 sq. ft. of impervious surfaces will exceed the 70% maximum impervious surface requirement. Options to address this issue include:
    - i. Require removal of impervious surface from other portions of the site to comply with this requirement.
    - ii. Require the subject parcel and the parcel adjacent to the east, which is owned in common, to be combined into one (1) lot. *(Note: Since the parcel adjacent to the east is included in the Town's Tax Increment District, this option would require an amendment to the TID boundary so that the TID boundary follows lot lines; a lot may not be partially in and partially out of a TID)*
4. Storage of Waste/Trash and Recyclables (Sec. 9.08-209):
  - a. Both waste/trash/recyclables enclosures are proposed in the street yards of all adjacent streets (County Rd II, Winncrest Rd, & Towne Ct), which is not allowed. The Town may require relocation of the waste/trash/recyclables enclosures in compliance with Sec. 9.08-209.

**Basis of Decision:**

The Town, in making its decision, shall consider the following factors:

1. Effects of the project on traffic safety and efficiency and pedestrian circulation, both on-site and off-site;
2. Effects of the project on the natural environment;
3. Effects of the project on surrounding properties, including but not limited to operational considerations relating to hours of operation and creation of potential nuisances such as noise, odor, fumes, dust, and light;
4. Compliance with the Special Site Design Principles and Architectural Standards described in Division 8 of Article 8;
5. Compliance with other applicable requirements contained in this Chapter; and
6. Any other factor that relate to the purposes of this Chapter as set forth in section 9.01-05 and other applicable sections.

**Staff Recommendation & Suggested Conditions:**

If the Town determines that the exterior wall materials and overhead door locations are adequate, as proposed, it is Staff's opinion that the Town may conditionally approve the site plan.

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

1. The project shall comply with all applicable local, state, and federal codes/ordinances.
2. Vision clearance triangles as required per Attachment B of the Town Zoning Ordinance shall be added to the site plan. Revised site plan(s) showing this revision shall be submitted to the Town for staff-level review/approval prior to commencing construction.

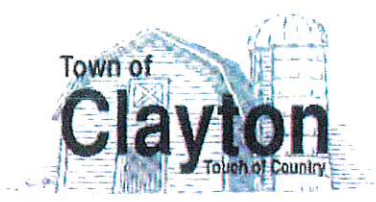
3. Revised site plan(s) shall be submitted showing compliance with the 70% maximum impervious s requirement. Revised site plan(s) showing this revision shall be submitted to the Town for staff-level review/approval prior to commencing construction.
4. Waste/trash/recyclables enclosures shall be revised in compliance with Sec. 9.08-209 of the Town Zoning Ordinance. Revised enclosure detail showing this revision shall be submitted to the Town for staff-level review/approval prior to commencing construction.
5. Any proposed signage shall comply with the applicable requirements of Article 12 and Attachment E of the Town Zoning Ordinance.
6. 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 Town of Clayton Zoning Ordinance. Determination of whether a change or addition is substantial shall be at the discretion of the Town Administrator.

**Suggestion Motion:**

*A motion to recommend approval of the site plan application submitted by Utschig, Inc. with all Staff recommendations & conditions.*

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](mailto:administrator@townofclayton.net)  
Web Page: [www.townofclayton.net](http://www.townofclayton.net)

Contact Information

Property Owner: Positive Ventures, LLC Engineer/Architect: Utschig, Inc.  
Company: EJJ Group Company: Utschig, Inc.  
Address: 733 Midway Road Address: 11040 Craftsmen Drive  
City/St/Zip: Menasha, WI 54952 City/St/Zip: Greenville, WI 54942  
Phone/Fax: 920-570-3491 Phone/Fax: 920-757-0999  
Email: kenw@ejj-group.com Email: jmcabe@utschiginc.com

Property Information

Project Name: Positive Ventures, LLC  
Site Address: 2770 Towne Court Tax/Parcel ID: 006-062006  
Site Zoning: I2 Heavy Industrial  
Surrounding Land Uses: North: B-3 General Business A-2 General Ag  
South: I2 Heavy Industrial  
East: I2 Heavy Industrial  
West: I2 Heavy Industrial  
Proposed Use: Warehouse  
Proposed Zoning: I2 Heavy Industrial  
Lot Size: 2.18 acres Structure Size: 13,670 SF Addition: N/A  
Project Schedule: June 1st - August 1st

Submittal Fees and Requirements

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

need ck # 61439  
8950 5/14/23  
33.146

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 Attached

- 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: Joe McCabe  
(Owners Agent)

Date: 5.9.2023



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](mailto:administrator@townofclayton.net)  
Website: [www.townofclayton.net](http://www.townofclayton.net)

**For Town Use Only**

Fee (Actual Cost): \_\_\_\_\_ Acct No: \_\_\_\_\_ Receipt: \_\_\_\_\_ Date: \_\_\_\_\_  
Date Rec'vd Complete: \_\_\_\_\_ By: \_\_\_\_\_ Applic. No.: \_\_\_\_\_  
Review Meeting \_\_\_\_\_ History \_\_\_\_\_  
Site Plan is: Approved \_\_\_\_\_ Approved with Condition \_\_\_\_\_ Denied \_\_\_\_\_  
Comments: \_\_\_\_\_

**Notes:** Please notify utility companies regarding your proposed development. Site plan approval does not constitute approval of a building permit or any required approval of a highway connection permit. Site plan & fee must be submitted 30 working days prior to meeting please see PC Submittal Schedule.

Positive Ventures LLC  
733 Midway Rd.  
Menasha, WI 54952

**Development Site:**  
2788 Towne Court  
Town of Clayton, WI

Positive Ventures, LLC is developing the property at 2788 Towne Court in the Town of Clayton, WI to market to potential tenant(s) for permitted and or conditionally permitted use(s) within the I-1 Zoning district, for which it zoned.

Regards

**Ken Weber**

EJJ Group  
(920) 570-3491  
[kenw@ejj-group.com](mailto:kenw@ejj-group.com)





3/15/2023

JEREMY WESENER  
UTSCHIG INC.  
N1040 CRAFTSMEN DRIVE  
GREENVILLE, WISCONSIN 54942

Identification Numbers  
**Plan Review No.:** CB-032300350-PRB  
**Application No.:** DIS-022306101  
**Site ID No.:** SIT-112143  
Please refer to all identification numbers in each correspondence with the Department.

## CONDITIONAL APPROVAL

**PLAN APPROVAL EXPIRES:** 03/15/2024  
**CODE APPLIES:** 02/07/2023

**MUNICIPALITY:**  
TOWN OF CLAYTON, WINNEBAGO COUNTY

**SITE:**  
2788 TOWNE COURT  
NEENAH, WI 54956

**FOR:**  
2788 TOWNE COURT

**Building Name:** 2788 Towne Court **Object Type:** Building **Major Occupancy:** S-1 - Storage Moderate-Hazard  
**Class of Construction:** IIB - Metal Frame Unprotected Construction **Building Review Type:** Building Alteration  
**Plan Type:** Full/Complete Building **Total Floor Area in Sq Ft:** 14,000 **Sprinklered Type:** NFPA 13  
**Allowable Area Determined By:** Unseparated Use **Structural Components Included in Review:** None

### SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A Department electronic stamp and signature shall be on the plans which are used at the job site for construction.

**The following conditions shall be met during construction or installation and prior to occupancy or use:**  
**SUBMIT:**

- SPS 361.30(3) - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation in the field. The HVAC plans shall be submitted on the DPS website. Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.
- SPS 361.30(3) - It has been determined that this building will include 16 or more plumbing fixtures, thus plumbing plans must be submitted and approved prior to installation. Review Tables SPS 382.20-1 & 2 for specifics on plumbing plan submittal. You may contact any general plumbing plan reviewer at: 1-608-267-9421 or [DpsSbPlbgTech@wi.gov](mailto:DpsSbPlbgTech@wi.gov)
- SPS 361.30(3) - Submit, prior to installation, fire sprinkler plans, calculations substantiating the design, and associated pertinent information including this transaction number or CB number as a previous transaction. A fire sprinkler plan

submittal may be made on the DSPS website. Note that per SPS 361.30(4), the submission and approval of fire sprinkler system plans is not required for a project involving 20 or fewer sprinkler heads located within an existing fire sprinkler system.

Item D.

#### KEY ITEM(S):

- SPS 361.31(2) - For new buildings, building additions, and building alterations in an existing building, the Department is NOT requiring lighting plans to be submitted for review and conditional approval. However, the owner is reminded that proper plans and calculations, demonstrating compliance with the general lighting requirements as contained in the IECC; and emergency illumination requirements as addressed in the IBC, are to be on-site and made available to a Dept. representative upon request.
- SPS 361.31 - These plans were conditionally approved electronically. The designer is responsible to download the plans, print out complete sets and permanently bind each set of the conditionally approved electronic plans, along with a complete bound set of specifications, as submitted to the Dept., for reference in the field. Plans for field reference shall be the same size and scale as originally submitted to the Dept. per SPS 361.31(2)(a), and per SPS 361.31(2)(d) shall be clear and legible. A complete bound conditionally approved set of plans and set of specifications shall be made available to a Dept. representative on-site upon request. There shall be an electronic stamp and signature on the index page of the conditionally approved plans by the Dept. representative that conditionally approved the plans, as well as the professional of the project if the building is over 50,000 cubic ft. Additionally, a copy of the conditional approval letter issued by the Dept. shall be permanently attached to each of the conditionally approved plan sets.

#### REMINDERS:

- SPS 361.36(1)(c) - This approval will expire 1 year after the date of this letter if the work covered by this approval is not completed and the building ready for occupancy within that year. This conditional approval is only for the altered portions and systems of the building shown on the plans. All other areas of the building have not been reviewed and are not a part of this approval.
- IEBC 707/IEBC 811/IEBC 908 - Additions, alterations, renovations or repairs to an existing building, building system or portion thereof shall conform to the provisions of the IECC as they relate to new construction without requiring the unaltered portions of the existing building or building system to comply with the IECC unless an exception listed in the code has been met. Additions, alterations renovations or repairs on energy conservation topics shall not create an unsafe or hazardous condition or overload existing building systems. Review IECC Chapters C5 and R5 for specific commercial building and low rise (3 stories above grade or less) residential requirements and exceptions, respectively.

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under **REQUIRED SUBMITTAL(S)**, may also be required.

All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.

This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.

In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.

Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. Compliance statements shall be filed online at <https://esla.wi.gov/PortalCommunityLogin>.

Inquiries concerning this correspondence may be made to me at the contact information listed below, or at the address on this letterhead.

Item D.

Sincerely,



Kathleen Adsit

Division of Industry Services

Phone: 262-521-5187

Email: kathleen.adsit@wisconsin.gov

cc:

BRIAN NOE, DIS INSPECTOR, 920-420-4796, BRIAN.NOE@WISCONSIN.GOV

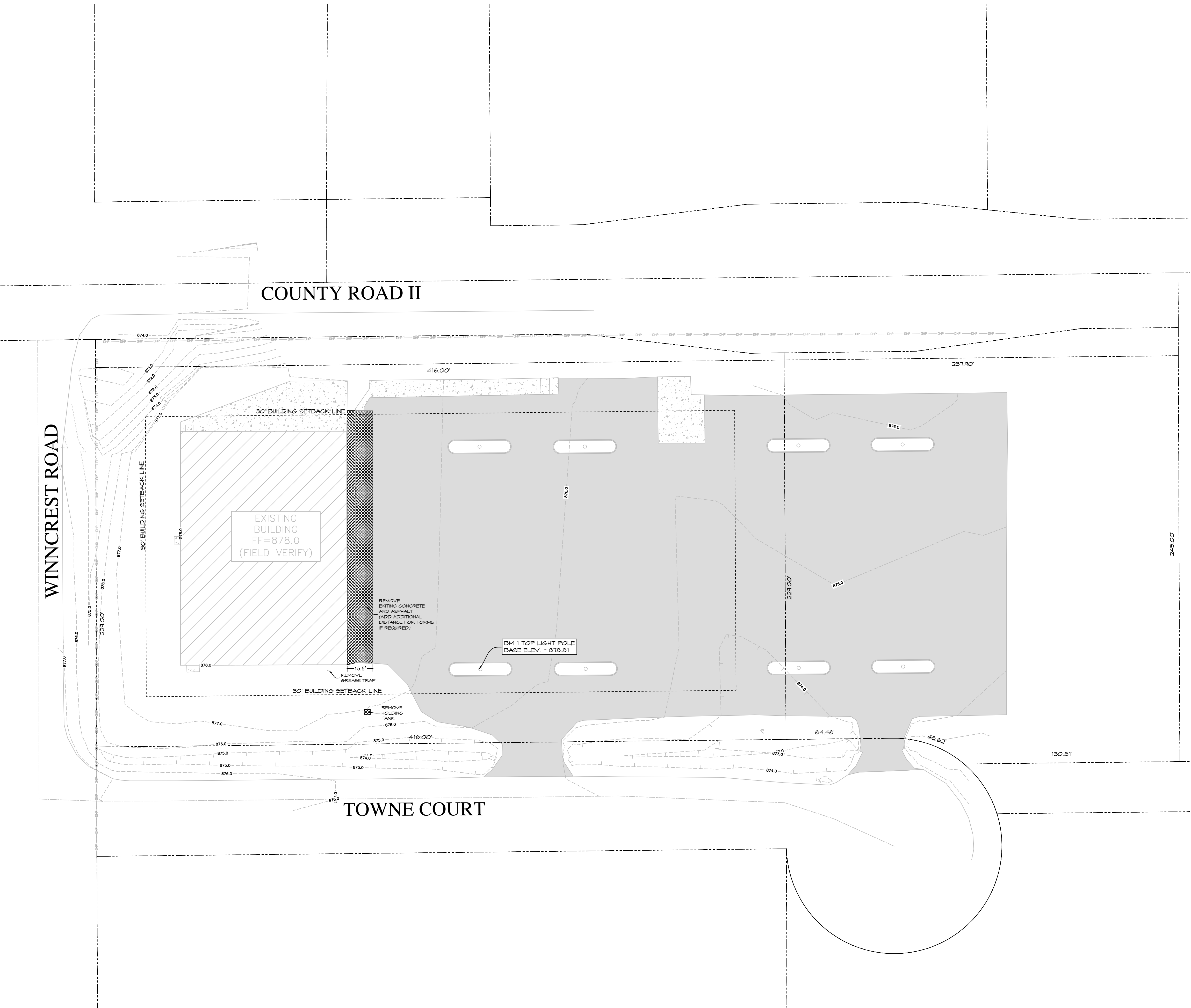
KELSEY FAUST-KUBALE, MUNICIPAL CLERK, (920) 836-2007, CLERK@TOWNOFCLAYTON.NET

ERIC JACOBSON, POSITIVE VENTURES LLC



**CIVIL GENERAL NOTES**

1. SURVEY WAS PERFORMED BY CIVIL FOX ENGINEERING, LLC MAY 2023
2. SURVEY IS IN WISCONSIN COUNTY COORDINATE SYSTEM-WINNEBAGO COUNTY
3. SURVEY VERTICAL DATUM NAVD 88
4. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES, ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
5. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
6. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
7. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
8. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
9. COORDINATE THE WORK OF ALL TRADES-VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
10. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
11. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
12. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
13. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
14. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
16. NO HAZARDOUS MATERIALS WILL BE STORED ONSITE.
17. FOR LEGEND AND ABBREVIATIONS SEE SHEET TO.1.
18. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C4.0



EXISTING INTERIOR ALTERATIONS FOR:  
**POSITIVE VENTURES, LLC**  
 2770 TOWNE COURT, NERNAH WI 54956  
**EXISTING CONDITIONS**

No.	Date	Description

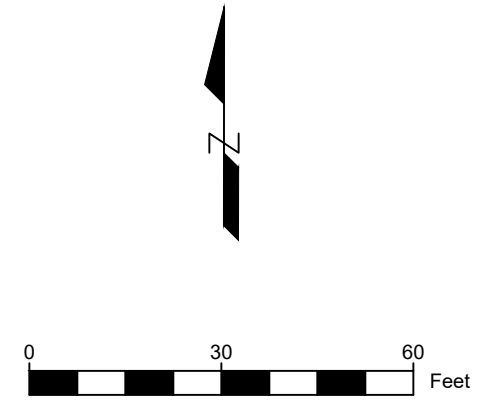
Page Information

**LEGEND**

DESCRIPTION	EXISTING	PROPOSED
CONTOUR MAJOR	500	500
CONTOUR MINOR	499	499
SANITARY SEWER	San	San
STORM SEWER	STH	STH
WATER MAIN	W	W
PROPERTY LINE	---	---
SILT FENCE	S	S
GRADING LIMIT	---	---
SPOT ELEVATION	EL: 100.00	EL: 100.00
WETLAND	---	---

1 EXISTING CONDITIONS  
 C1.0 1" = 30'-0"

BENCHMARKS		
LABEL	ELEVATION	DESCRIPTION
BM 1	878.81	NW LIGHT POLE BASE



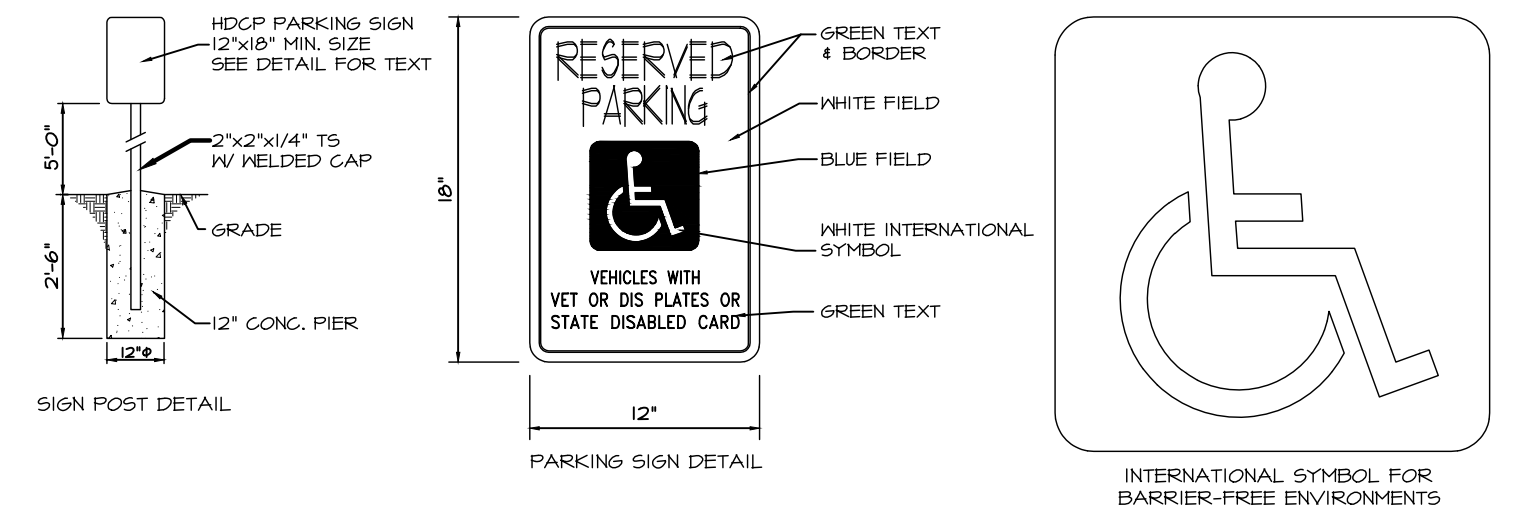
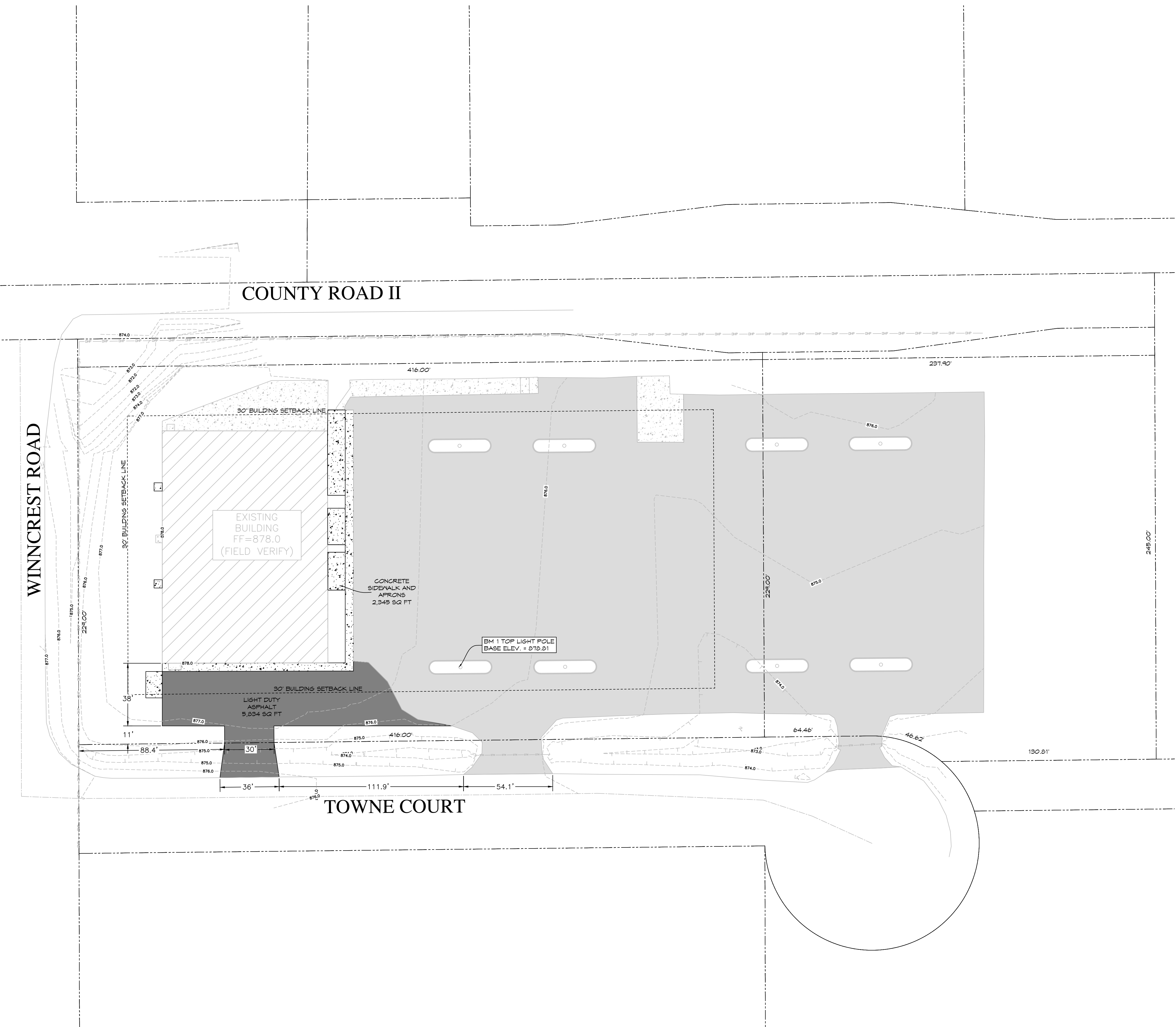
Drawn By CJF Approved By CJF  
 Project No. 21-2371 Date 05/22/2023  
 Sheet No.

**C1.0**

<b>SITE DATA - EXISTING</b>	
TOTAL AREA (BOTH LOTS) =	151,922 SQ FT
BUILDING AREA =	14,129 SQ FT (09.30%)
PAVED AREAS =	80,244 SQ FT (52.82%)
TOTAL BUILDING & PAVED =	94,373 SQ FT (62.12%)
GREEN SPACE =	57,549 SQ FT (37.88%)
<b>SITE DATA - WITH PROPOSED</b>	
BUILDING AREA =	14,129 SQ FT (09.30%)
PAVED AREAS =	86,867 SQ FT (57.18%)
TOTAL BUILDING & PAVED =	100,996 SQ FT (66.48%)
GREEN SPACE =	50,926 SQ FT (33.52%)

NEW IMPERVIOUS = 6,623 SQ FT  
DISTURBED AREA = 12,574 SQ FT = 0.29 ACRES

**NOTE:**  
ALL AREAS DESIGNATED AS "GREEN SPACE" SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS



IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON), BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE - TRANS 1200.01

NOTE 1: HANDICAP SIGN LOCATION

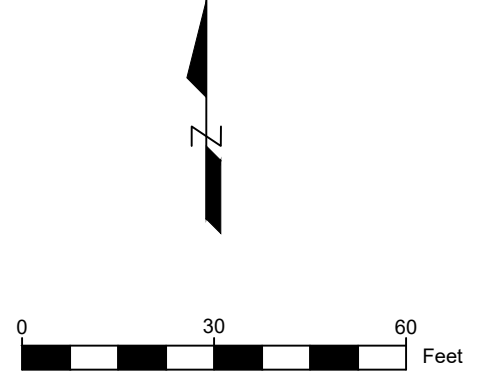
3 HANDICAP SIGN  
C2.0 NTS

**LEGEND**

DESCRIPTION	EXISTING	PROPOSED
CONTOUR MAJOR	--- 500 ---	--- 500 ---
CONTOUR MINOR	--- 499 ---	--- 499 ---
SANITARY SEWER	--- San --- San	--- San --- San
STORM SEWER	--- STW --- STW	--- STW --- STW
WATER MAIN	--- W --- W	--- W --- W
PROPERTY LINE	--- ---	--- ---
SILT FENCE	--- S --- S	--- S --- S
GRADING LIMIT	--- ---	--- ---
SPOT ELEVATION	EL: 100.00	EL: 100.00

BENCHMARKS		
LABEL	ELEVATION	DESCRIPTION
BM 1	878.81	NW LIGHT POLE BASE

1 SITE PLAN  
C2.0 1" = 30'-0"



EXISTING INTERIOR ALTERATIONS FOR:  
**POSITIVE VENTURES, LLC**  
2770 TOWNE COURT, NEENAH WI 54956  
**SITE PLAN**

No.	Date	Description

Page Information

Drawn By: CJF Approved By: CJF  
Project No.: 21-2371 Date: 05/22/2023  
Sheet No.:

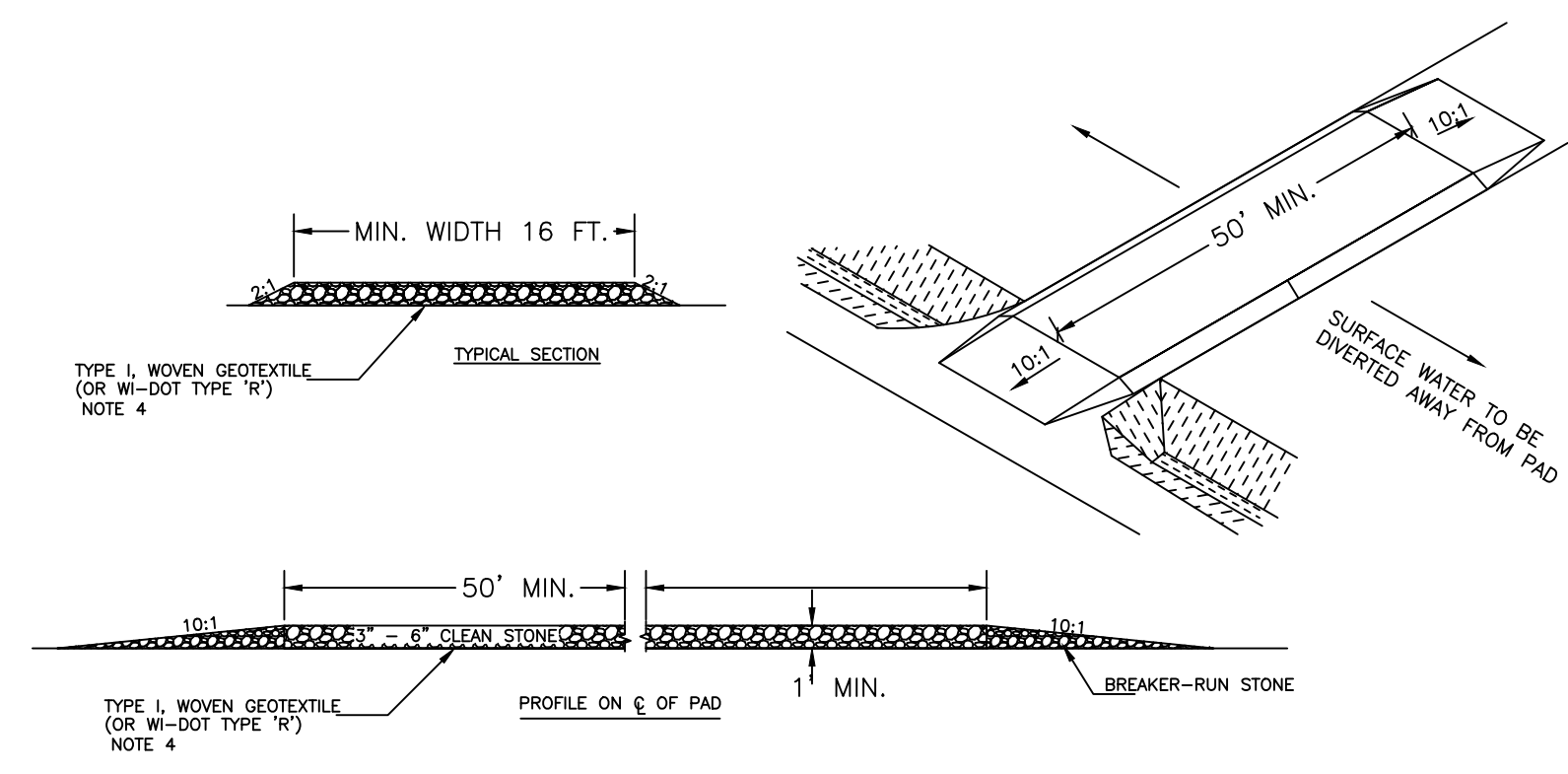
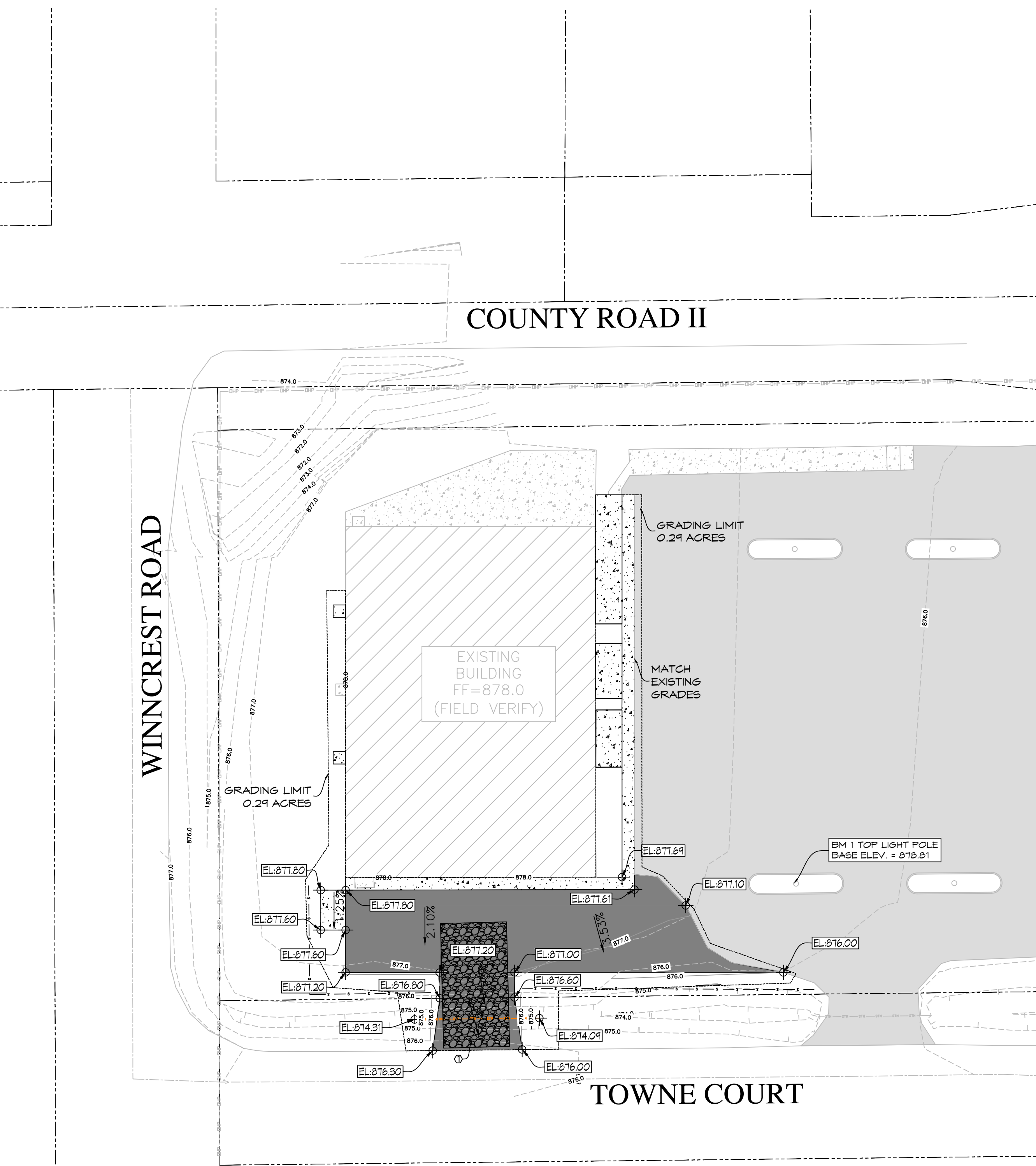
**C2.0**



No.	Date	Description

Page Information

Drawn By: CJF  
Approved By: CJF  
Project No.: 21-2371  
Date: 05/22/2023  
Sheet No.:



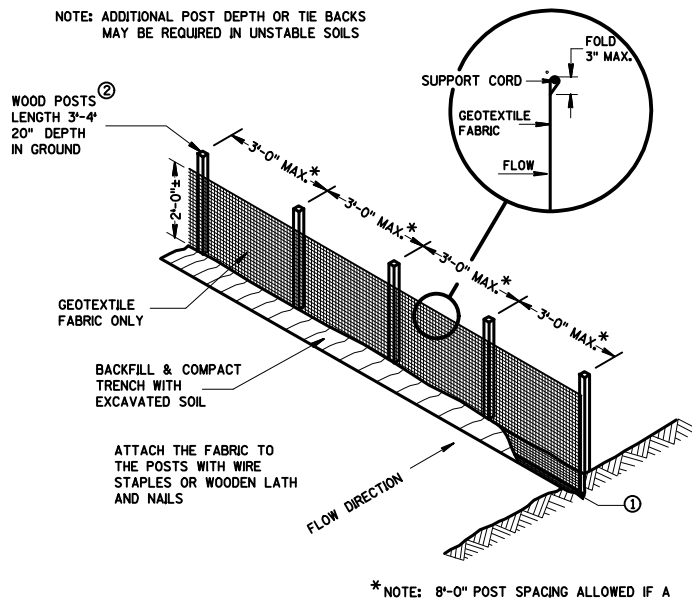
VOLUME OF STONE ---- 45.5 TONS.  
35 CU.YD.

1. TRACKING PAD SHALL BE INSTALLED PRIOR TO CONSTRUCTION TRAFFIC.
2. TRACKING PAD SHALL BE INSTALLED TO THE FULL WIDTH OF THE EGRESS POINT.
3. TRACKING PAD SHALL BE 1" - 1 1/2" STONE WITH LESS THAN 10% FINES. 10:1 APPROACHES TO PADS MAY BE BREAKER-RUN STONE.
4. WHERE SATURATED CONDITIONS ARE EXPECTED, PAD SHALL BE UNDERLAIN BY TYPE I WOVEN GEOTEXTILE (WI-DOT TYPE 'R').
5. SURFACE WATER SHALL BE DIVERTED AWAY FROM TRACKING PAD OR CONVEYED THROUGH WITH A COLLECTOR.
6. ALL OUTGOING CONSTRUCTION TRAFFIC MUST USE TRACKING PAD. IF ANOTHER EXIST IS USED, INSTALL A TRACKING PAD AT THAT LOCATION.

**2 TRACKING PAD**  
C4.0 NTS

**GENERAL NOTES**

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FILL MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 3/4" x 3/4" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO HAVE ANGLE & A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: AT LEAST METHOD -- OVERLAP THE END POSTS AND TREST OR ROTATE AT LEAST 90 DEGREES. EITHER METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



**SILT FENCE**

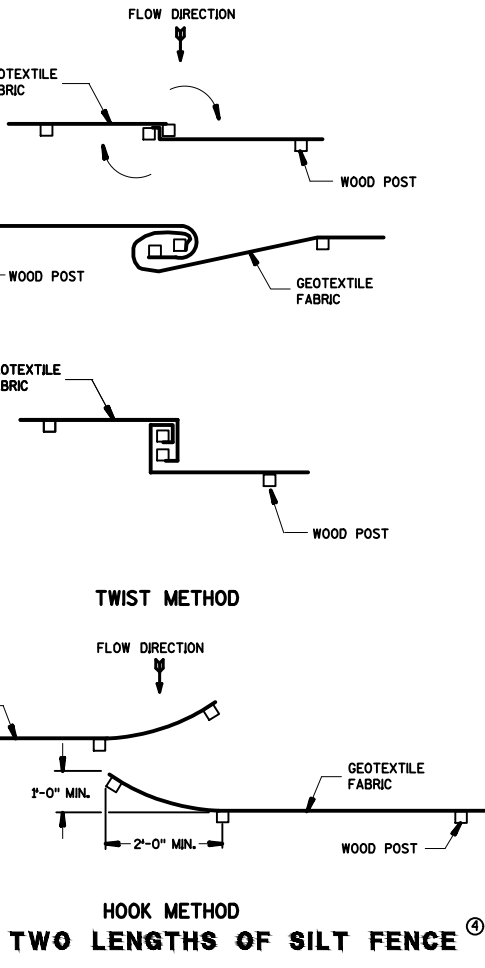
**NOTES:**

1. THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED, AND COMPACTED TO THE EXISTING GROUND SURFACE.
2. WOODEN SUPPORT POSTS SHALL BE A MINIMUM DIMENSION OF 1-1/8" x 1-1/8" AIR OR KILN DRIED OF HICKORY OR OAK AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "J" TYPE WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAL FOOT AND 3 FEET LONG. POST SPACING SHALL BE A MAXIMUM OF 8 FEET FOR WOVEN FABRIC AND 3 FEET FOR NON-WOVEN FABRIC.
3. THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5 INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.
4. THE GEOTEXTILE FABRIC SHALL CONSIST 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. ALL FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:

TEST REQUIREMENT	METHOD	VALUE
MINIMUM GRAB TENSILE STRENGTH IN THE MACHINE DIRECTION	ASTM D 4632	120 LBS.
MINIMUM GRAB TENSILE STRENGTH IN THE CROSS MACHINE DIRECTION	ASTM D 4632	100 LBS.
MAXIMUM APARENT OPENING SIZE EQUIVALENT STANDARD SIEVE	ASTM D 4751	NO. 30
MAXIMUM PERMITTIVITY	ASTM D 4491	0.05 SEC
MINIMUM ULTRAVIOLET STABILITY PERCENTAGE OF STRENGTH RETAINED AFTER 500 HOURS OF EXPOSURE	ASTM D 4355	0.150 SEC OR 10 gms/ft <sup>2</sup> of 50 mm coarsest head.

\* ALL NUMERICAL VALUES REPRESENT MINIMUM/MAXIMUM AVERAGE ROLL VALUES. (FOR EXAMPLE, THE AVERAGE OF MINIMUM TEST RESULTS ON ANY ROLL IN A LOT SHOULD MEET OR EXCEED THE MINIMUM SPECIFIED VALUES.)

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing E 9-6.

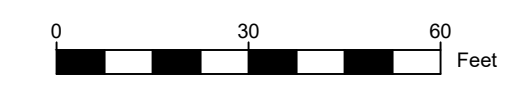


**JOINING TWO LENGTHS OF SILT FENCE**

**EROSION CONTROL LEGEND**

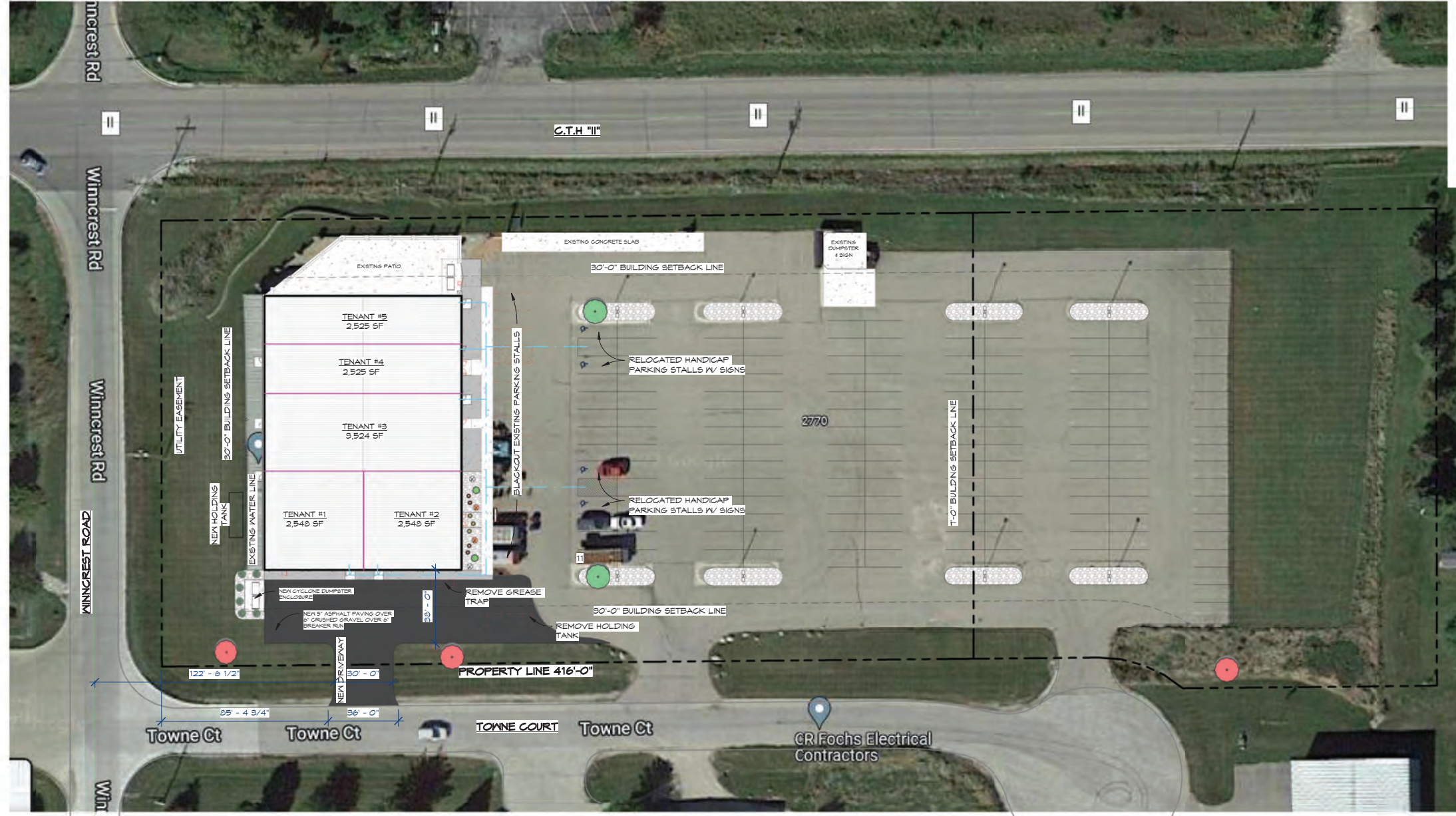
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TRACKING PAD<sup>1</sup>
- MULCH NETTING<sup>7</sup>
- DELINEATED WETLAND
- SILT FENCE<sup>2</sup>
- BALE DIVERSION
- FILTER SOCK<sup>4</sup>
- STORM LATERAL
- PROPERTY LINE
- INLET PROTECTION<sup>6</sup>

**1 EROSION CONTRL PLAN**  
C4.0 1" = 30'-0"









PLAN NORTH  
 1 OVERALL SITE PLAN  
 C1.1 1" = 30'-0"

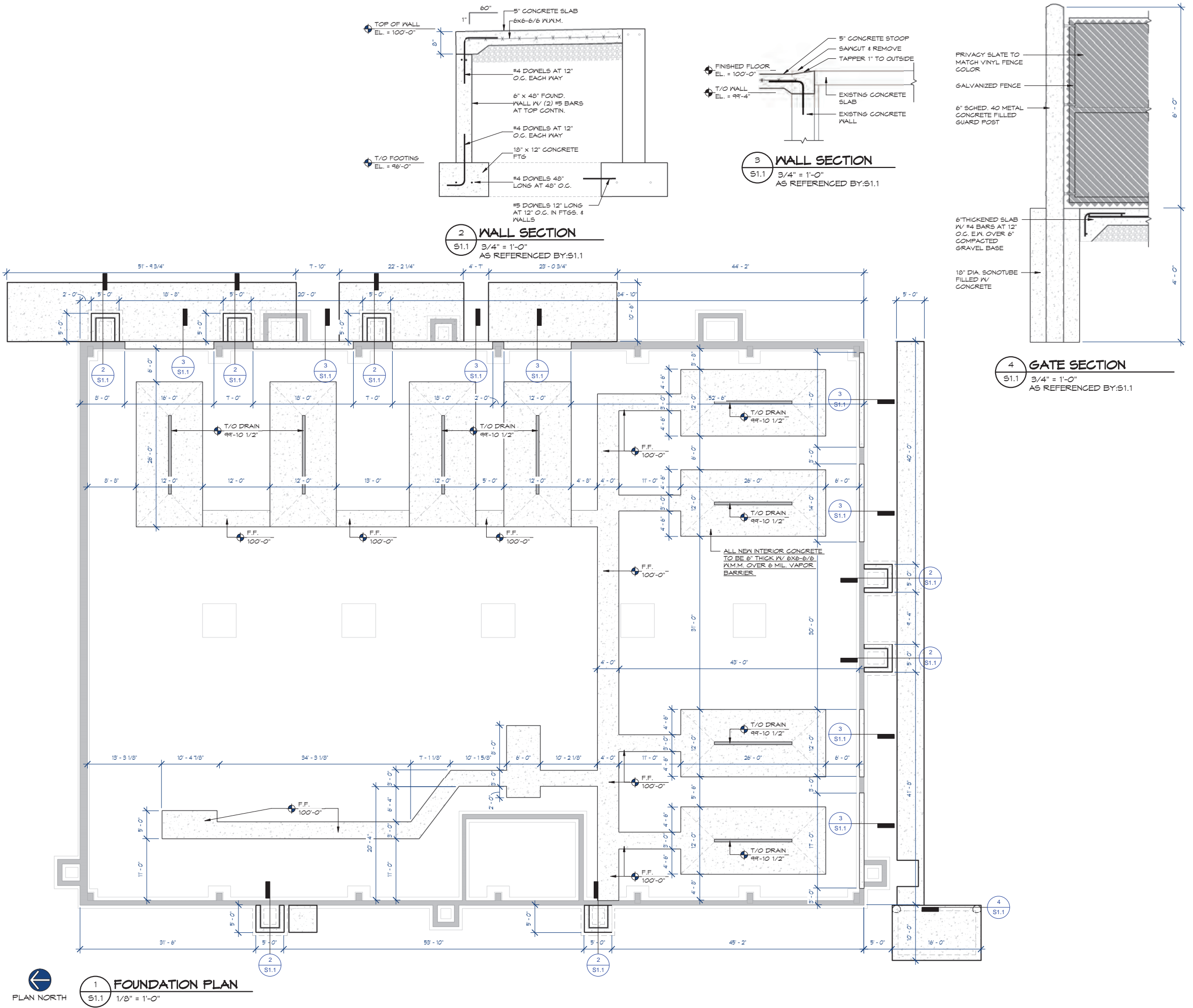
EXISTING INTERIOR ALTERATION FOR:  
**POSITIVE VENTURES, LLC**  
 2770 TOWNE COURT, NEENAH, WI 54956  
**OVERALL SITE PLAN**

No.	Date	Description

02/06/23

STATE APPROVAL

Drawn By JLM	Approved By JLM
Project No. 21-2371	Date 02/06/23
Sheet No.	



PLAN NORTH

1 FOUNDATION PLAN  
S1.1 1/8" = 1'-0"

2 WALL SECTION  
S1.1 3/4" = 1'-0"  
AS REFERENCED BY: S1.1

3 WALL SECTION  
S1.1 3/4" = 1'-0"  
AS REFERENCED BY: S1.1

4 GATE SECTION  
S1.1 3/4" = 1'-0"  
AS REFERENCED BY: S1.1

**UTSCHIG**  
DESIGN - CONSTRUCTION - DEVELOPMENT  
Your Construction Solution  
N1040 CRAFTSMEN  
GREENVILLE, NJ  
PHONE: 908.757.0899  
FAX: 908.757.1015

EXISTING INTERIOR ALTERATION FOR:  
**POSITIVE VENTURES, LLC**  
2710 TOWNE COURT, NEENAH, WI 54956  
OVERALL FOUNDATION PLAN

No.	Date	Description

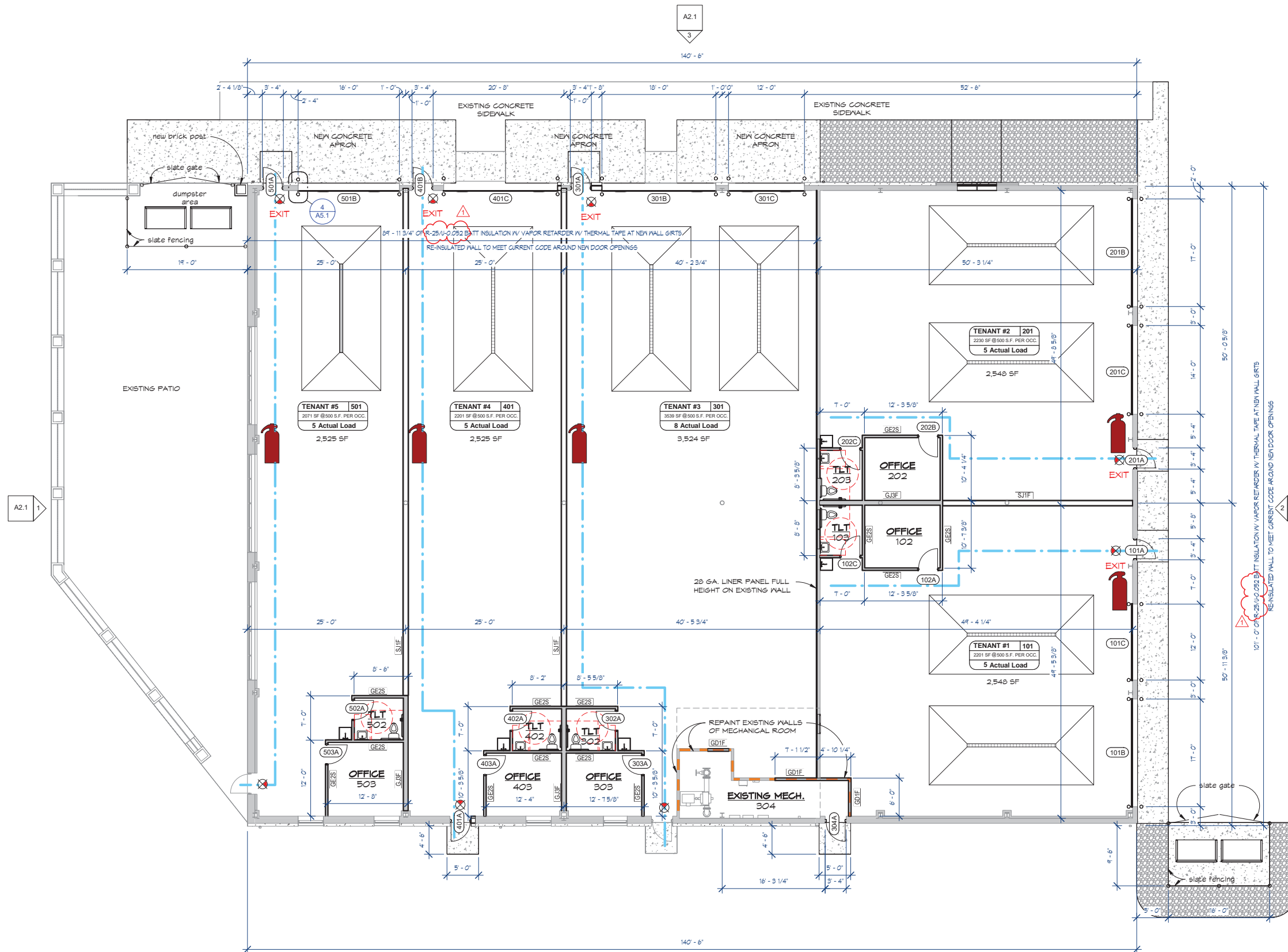
02/06/23

STATE APPROVAL

Drawn By JUN	Approved By Checker
Project No. 21-2371	Date 02/06/23
Sheet No.	

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**LIFE SAFETY INFO / CODE SUMMARY**

**BUILDING & ADA CODE:**

- INTERNATIONAL BUILDING CODE (IBC) 2015 EDITION
- IV WISCONSIN AMENDMENTS
- ANSI A117.1 2004 EDITION
- INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2015

**CONSTRUCTION TYPE:**

- EXISTING BUILDING: INTERNATIONAL BUILDING CODE 2001
- BUILDING REMODEL/ALTERATION: TYPE IIB

**FIRE PROTECTION:**

- EXISTING SPRINKLER SYSTEM: YES
- EXISTING MANUAL SYSTEM: NO

**OCCUPANT CLASSIFICATION:**

- MAIN USE: S-1 MODERATE-HAZARD FACTORY
- ACCESSORY USES: B BUSINESS

**BUILDING SIZE:**

- EXISTING BUILDING: BUILT 2006 - 14,000 SF

**ALLOWABLE HEIGHT:**

- S-1 STORAGE / TYPE IIB CONSTRUCTION: 3 STORES
- 75'-0" HEIGHT MAX.

**ALLOWABLE AREAS:**

- PER TABLE 503: 17,500 SF
- SPRINKLER INCREASE: YES
- INCREASE DUE TO FRONTAGE: 73,450 SF

**FRONTAGE LENGTHS:**

101	140	101	140
NORTH	EAST	SOUTH	WEST

**MINIMUM WIDTH OPEN SPACE:**

20'-0"	+30'-0"	48'-9"	52'-0"
--------	---------	--------	--------

**TOTAL FRONTAGE: 266 FEET**  
**TOTAL PERIMETER: 636 FEET**

**AREA INCREASE:** (100) (301/482 - 0.25) (30/30) = 54.0%

**TOTAL FIRE AREA = 17,500 + 3(17,500 SF) + 9,451 SF = 73,450 SF**

**OCCUPANT LOAD:**

- ALL AREAS = 21 PEOPLE

**ACTUAL OCCUPANT LOAD USING IBC TABLE 1004.1.2 AS A GUIDE IS 21 OCCUPANTS CALCULATED**

**SANITARY FIXTURES:**

- EXISTING BUILDING USE: ASSEMBLY
- NEW BUILDING USE: STORAGE/BUSINESS
- DISTANCE TO FIXTURES: ALL FACILITIES TO THE MOST REMOTE LOCATION IS LESS THAN 500'-0" REQUIRED BY IBC 2902.3.1 ACCESS.
- FACILITIES NEEDED PER IBC TABLE 2902.1 (SEE BELOW): S-1 STORAGE - 21 MEN-WOMEN / 100 = 0.21 UNITS
- EACH UNIT TO RECEIVE A UNISEX TOILET ROOM TO MEET THE OCCUPANT LOAD OF EACH UNIT.

**COMPLIANCE CHECK**

	MEN	WOMEN	LAV	BATH	DF	SS
REQUIRED	0	5	0	5	0	1**
PROVIDED	0	5	0	5	0	1**

\*\* EACH UNIT TO PROVIDE BOTTLED WATER IN LIEU OF THE REQUIRED WATER COOLER.

**LIFE SAFETY LEGEND**

SYMBOL | DESCRIPTION

- FIRE EXTINGUISHERS PLACED PER IBC 906.1 WHERE REQUIRED
- EXIT SIGNS WITH EMERGENCY LIGHTING & EGRESS DIRECTION
- EXIT EGRESS PATH 1 FC AVERAGE TO BE PROVIDED ON PATH (PHOTOMETRIC PLAN TO BE LOCATED ON SITE DURING CONSTRUCTION & SENT TO ARCHITECT FOR HIS OR HER RECORDS)

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DESIGN - CONSTRUCTION - DEVELOPMENT  
Your Construction Solution

Item D.

N1040 CRAFTSMEN  
GREENVILLE, WI

PHONE: 920.757.0899  
FAX: 920.757.1015

EXISTING INTERIOR ALTERATION FOR:  
**POSITIVE VENTURES, LLC**  
2710 TOWNE COURT, NEENAH, WI 54956

**OVERALL FLOOR PLAN**

No.	Date	Description
1	3/9/23	State Clarifications

Page Information

02/06/23

*Jeremy J. Wesener*  
ARCHITECT  
3/9/23

STATE APPROVAL

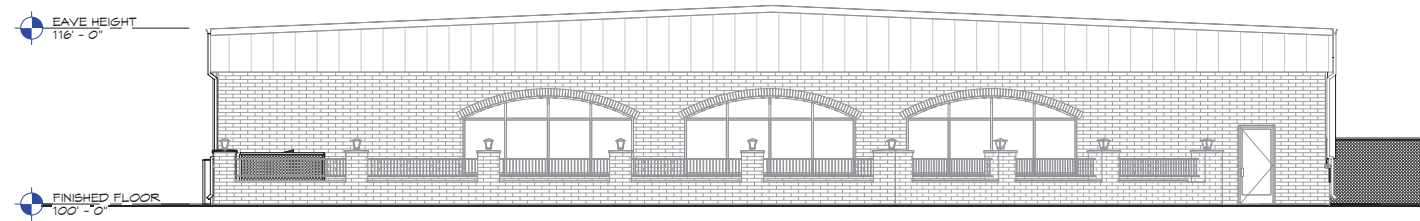
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Project No: 21-2371 Date: 02/06/23

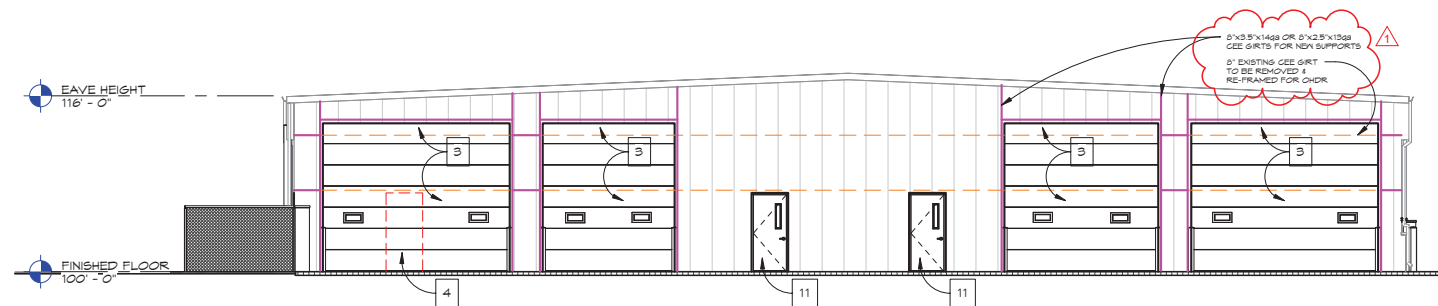
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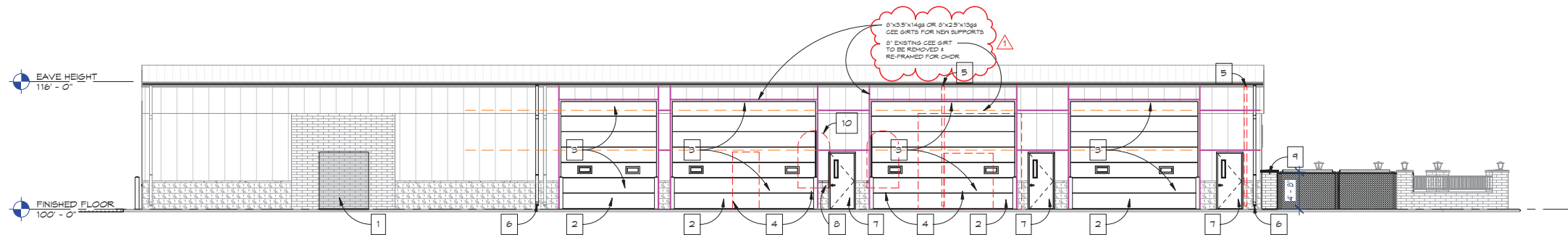
1 OVERALL FIRST FLOOR PLAN  
A1.1 1/8" = 1'-0"



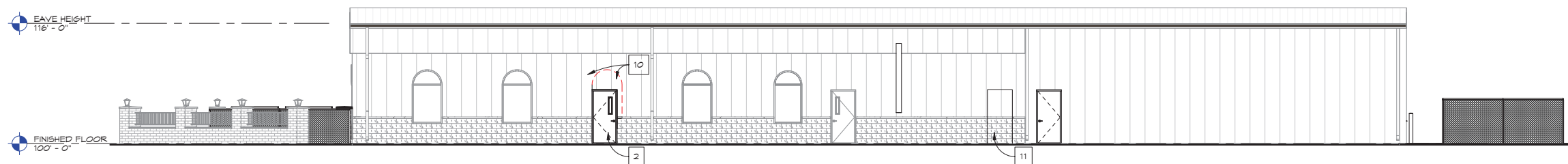
1 NORTH ELEVATION  
A2.1 1/8" = 1'-0"



2 SOUTH ELEVATION  
A2.1 1/8" = 1'-0"



3 EAST ELEVATION  
A2.1 1/8" = 1'-0"



4 WEST ELEVATION  
A2.1 1/8" = 1'-0"

**ELEVATION NOTES**

- 1 INFILL DOOR OPENING & MATCH EXISTING OPENING
- 2 DEMO BRICK FOR NEW DOOR OPENING
- 3 DEMO & FRAME OUT FOR NEW OVERHEAD DOOR OPENING
- 4 REMOVE FRAMING & DOOR/WINDOWS
- 5 REMOVE & RELOCATE EXISTING DOWNSPOUT/PATCH EXISTING GUTTER
- 6 RELOCATE EXISTING DOWNSPOUTS
- 7 DEMO BRICK & BACKUP W/BACK STEEL/GIRTS FOR NEW DOOR OPENING
- 8 ADD BRICK & SILL AT TOP OF EXISTING BRICK
- 9 BUILD BRICK COLUMN TO MATCH EXISTING BRICK
- 10 REPLACE WALL SHEET WITH SHEET FROM NEW OPENING ON SOUTH SIDE OF BUILDING
- 11 DEMO METAL WALL SHEETING & INSTALL NEW MAN DOOR



Item D.

N1040 CRAFTSMEN GREENVILLE, WI

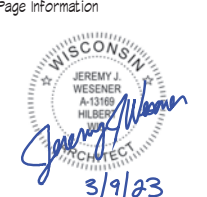
PHONE: 920.757.0899  
FAX: 920.757.1015

EXISTING INTERIOR ALTERATION FOR:  
**POSITIVE VENTURES, LLC**  
2710 TOWNE COURT, NEENAH, WI 54956

ELEVATIONS

No.	Date	Description
1	3/9/23	State Clarifications

Page Information



STATE APPROVAL 02/06/23

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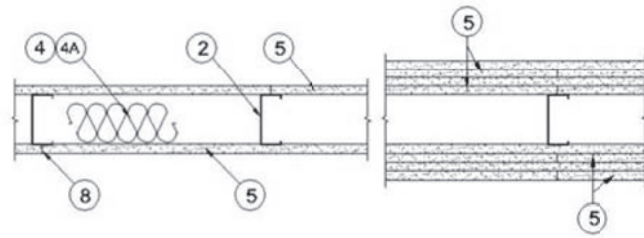
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# Design No. U419

September 5, 2022

## Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5)



- Floor and Ceiling Runners** —(Not shown) — For use with Item 2 - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
- Framing Members\* - Floor and Ceiling Runners** —Not shown - In lieu of Item 1 — For use with Item 2A, proprietary channel shaped, min. 3-5/8 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC max. Effective thickness is 0.034 in.  
**CLARKDIETRICH BUILDING SYSTEMS** — UltraSTEEL®.
- Framing Members\* - Floor and Ceiling Runners** —(Not shown - In lieu of Item 1) — For use with Item 2A, proprietary channel shaped, min. 2-1/2 in. deep, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling fasteners 24 in. OC. max. Effective thickness is 0.034 in.  
**CLARKDIETRICH BUILDING SYSTEMS** — UltraSTEEL®.
- Steel Studs** —Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
- Framing Members\* - Steel Studs** —In lieu of Item 2 - Proprietary channel shaped studs, min. depth as indicated under Item 5, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height. Allowable use of studs is shown in the table below. For direct attachment of gypsum board only. Effective thickness is 0.034 in.  
**CLARKDIETRICH BUILDING SYSTEMS** — UltraSTEEL®.
- Batts and Blankets\*** —(Required as indicated under Item 5) —Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
- Batts and Blankets\*** —(Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
- Gypsum Board\*** —Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

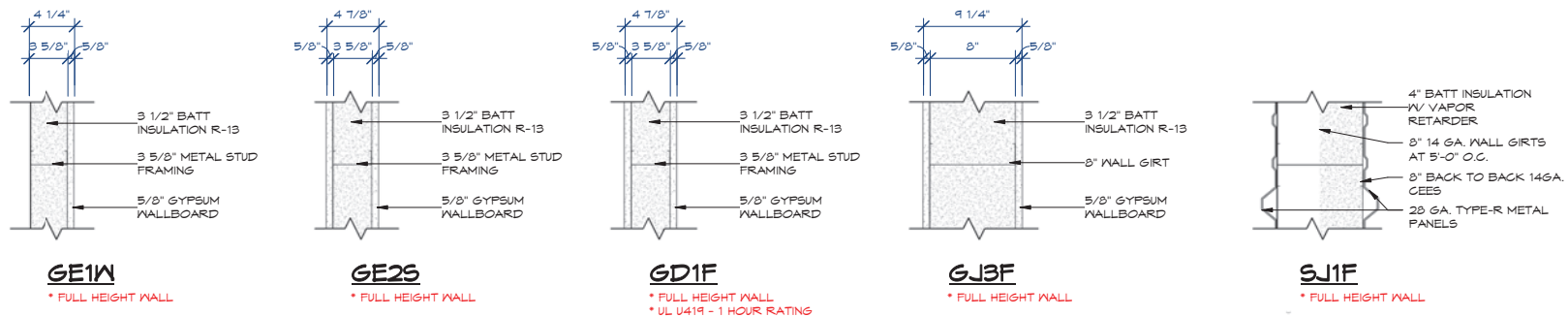
Rating, Hr	Min Stud Depth, in. Items 2, 2D, 2E, 2G and 2H	Min Stud Depth, in. Item 2A	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4)
1	3-1/2	3-5/8	1 layer, 5/8 in. thick	Optional
1	2-1/2	3-5/8	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	3-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2-1/2	2 layers, 1/2 in. thick	Optional
2	1-5/8	2-1/2	2 layers, 5/8 in. thick	Optional
2	3-1/2	3-5/8	1 layer, 3/4 in. thick	3 in.
3	1-5/8	2-1/2	3 layers, 1/2 in. thick	Optional
3	1-5/8	2-1/2	2 layers, 3/4 in. thick	Optional
3	1-5/8	2-1/2	3 layers, 5/8 in. thick	Optional
4	1-5/8	2-1/2	4 layers, 5/8 in. thick	Optional
4	1-5/8	2-1/2	4 layers, 1/2 in. thick	Optional
4	2-1/2	2-1/2	2 layers, 3/4 in. thick	2 in.

**CGC INC** — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE  
**UNITED STATES GYPSUM CO** — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE  
**USG MEXICO S A DE C V** — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, Steel Framing Members\*, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

- Gypsum Board\*** —(As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.

**CGC INC** — Type SHX.  
**UNITED STATES GYPSUM CO** — Type FRX-G, SHX.  
**USG MEXICO S A DE C V** — Type SHX.



### INTERIOR WALL TYPES

NO SCALE

- Gypsum Board\*** —(As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.

**UNITED STATES GYPSUM CO** — Type USGX.

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Item 2F	No. of Layers & Thickness of Panel	Min Thkns of Insulation (Item 4)
2	1-5/8	2 ayers, 1/2 in. thick	Optional
2	1-5/8	2 ayers, 5/8 in. thick	Optional
3	1-5/8	3 ayers, 1/2 in. thick	Optional
3	1-5/8	3 ayers, 5/8 in. thick	Optional
4	1-5/8	4 ayers, 5/8 in. thick	Optional
4	1-5/8	4 ayers, 1/2 in. thick	Optional

**CGC INC** — 1/2 in. thick Type C, IP-X2 or IPC-AR; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE  
**UNITED STATES GYPSUM CO** — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE  
**USG MEXICO S A DE C V** — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

- Gypsum Board\*** —(As an alternate to Item 5) - Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.

**CGC INC** — Type ULLX  
**UNITED STATES GYPSUM CO** — Type ULLX  
**USG MEXICO S A DE C V** — Type ULLX

- Fasteners** —(Not shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. Three-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. Four-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.
- Fasteners** —(Not shown) — For use with Item 2A - Type S or S-12 steel screws used to attach panels to studs (Item 2A). Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8-1/2 in. OC with additional screws 1 in. and 2-1/2 in. from edges of the board when panels are horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems applied vertically: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. Two layer systems applied horizontally: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC starting 8 in. from each edge of the board with an additional screw placed 1-1/4 in. from each edge of the board. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC starting 8 in. from each edge of the board with an additional screw placed 1-1/4 in. from each edge of the board with screws offset 8 in. from first layer. Three-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. For all layers, an additional screw shall be placed 1-1/4 in. from each edge of the board. Four-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. For all layers, an additional screw shall be placed 1-1/4 in. from each edge of the board.

- Joint Tape and Compound** —Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

- Caulking and Sealants\*** —(Optional, not shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.

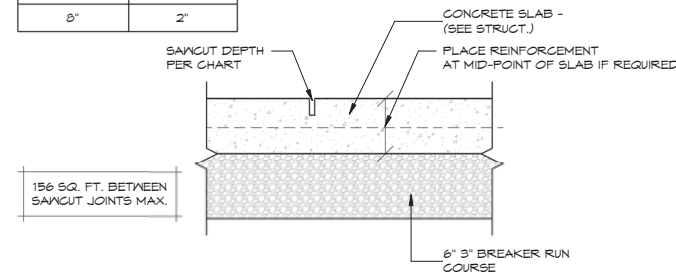
**UNITED STATES GYPSUM CO** — Type AS

\*Bearing the UL Classification Mark

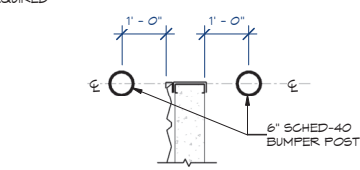
Last Updated on

2012-02-24

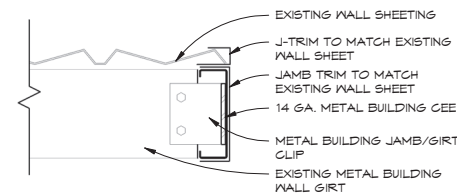
SLAB DEPTH	SAWCUT DEPTH
4"	1"
5"	1-1/4"
6"	1-1/2"
7"	1-3/4"
8"	2"



2 SAWCUT DETAIL  
A5.1 1 1/2" = 1'-0"



3 BOLLARD DETAIL  
A5.1 1/2" = 1'-0"



4 DOOR JAMB DETAIL  
A5.1 1 1/2" = 1'-0"  
AS REFERENCED BY:A.1.1

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 Item D.

EXISTING INTERIOR ALTERATION FOR:  
**POSITIVE VENTURES, LLC**  
 2710 TOWNE COURT, NEENAH, IN 54956  
 WALL TYPES & DETAILS

No.	Date	Description

Page Information

02/06/23

STATE APPROVAL

Drawn By JUN	Approved By Checker
Project No. 21-2371	Date 02/06/23
Sheet No.	

A5.1 102

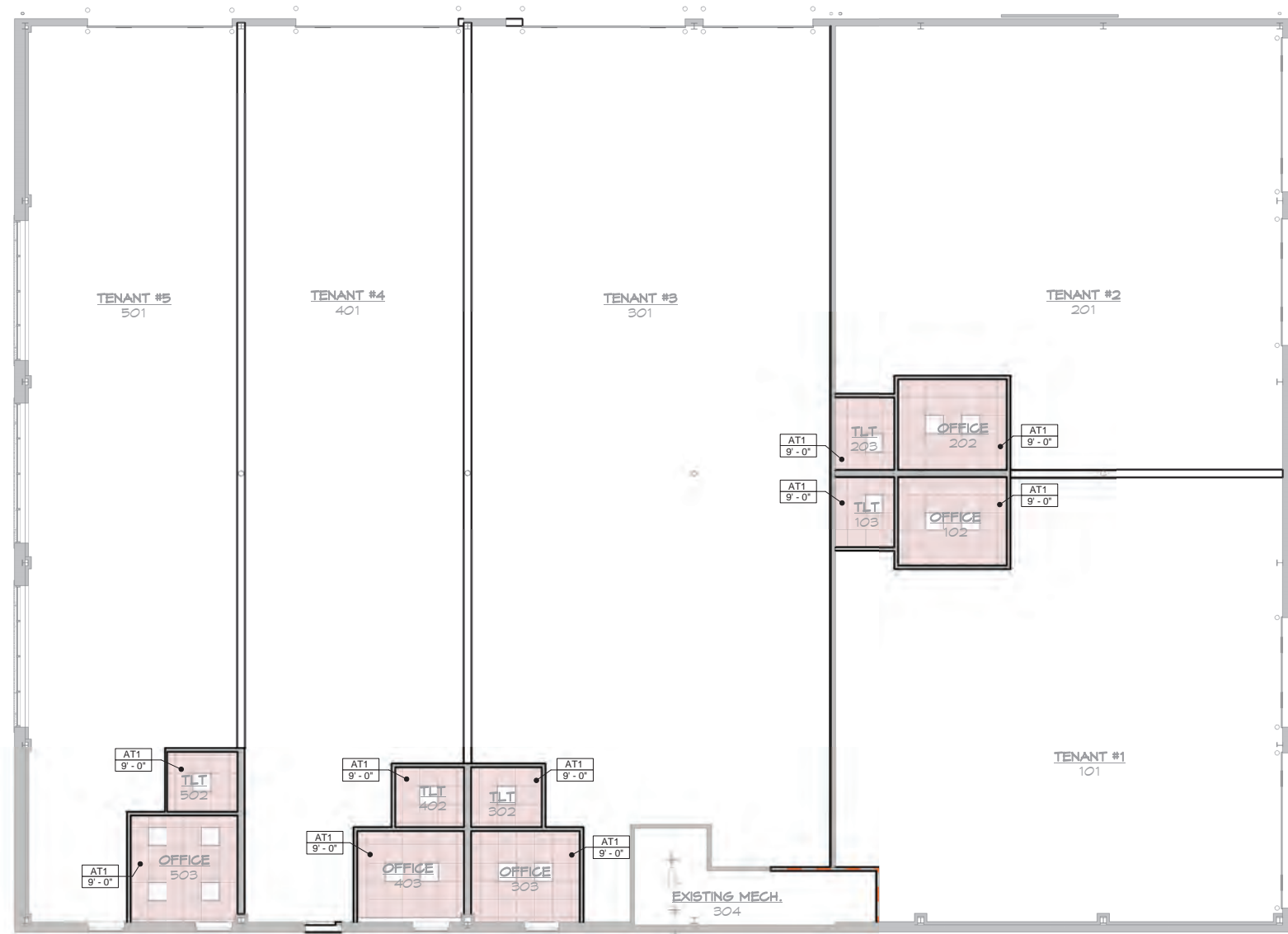
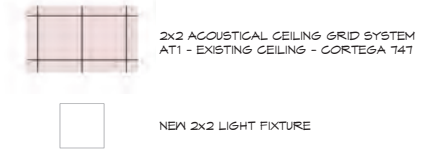
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**REFLECTED CEILING NOTES**

1. GRID LAYOUT SHOWN FOR DESIGN INTENT ONLY. CONTRACTOR SHALL VERIFY FINAL LAYOUT WITH FIELD CONDITIONS AND OBTAIN OWNER AND ARCHITECT APPROVAL PRIOR TO INSTALLATION.
2. ALL INTERIOR FINISHES TO COMPLY WITH STATE/ LOCAL CODES AND ORDINANCES.
3. COORDINATE FINAL LAYOUT WITH ELECTRICAL, HVAC AND FIRE PROTECTION CONTRACTOR BEFORE INSTALLATION.
4. PROVIDE HOLD DOWN CLIPS AT SUSPENDED CEILING ASSEMBLIES AT EXTERIOR DOORS AS RECOMMENDED BY CEILING MANUFACTURER.
5. REFER TO EGRESS PLANS FOR EXIT LIGHT LOCATIONS. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CORRECT PLACEMENT OF ALL EXIT LIGHTS AND MEAN OF EGRESS LIGHTING.

**REFLECTED CEILING PLAN LEGEND**



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 11040 CRAFTSMEN  
 GREENVILLE, MI  
 PHONE: 920.757.0899  
 FAX: 920.757.1015

Item D.

EXISTING INTERIOR ALTERATION FOR:  
**POSITIVE VENTURES, LLC**  
 2710 TOWNE COURT, NEEHAH, MI 49456  
**REFLECTED CEILING PLAN**

No.	Date	Description

02/06/23

STATE APPROVAL

Drawn By JLM	Approved By JLM
Project No. 21-2371	Date 02/06/23
Sheet No.	

A7.1 104



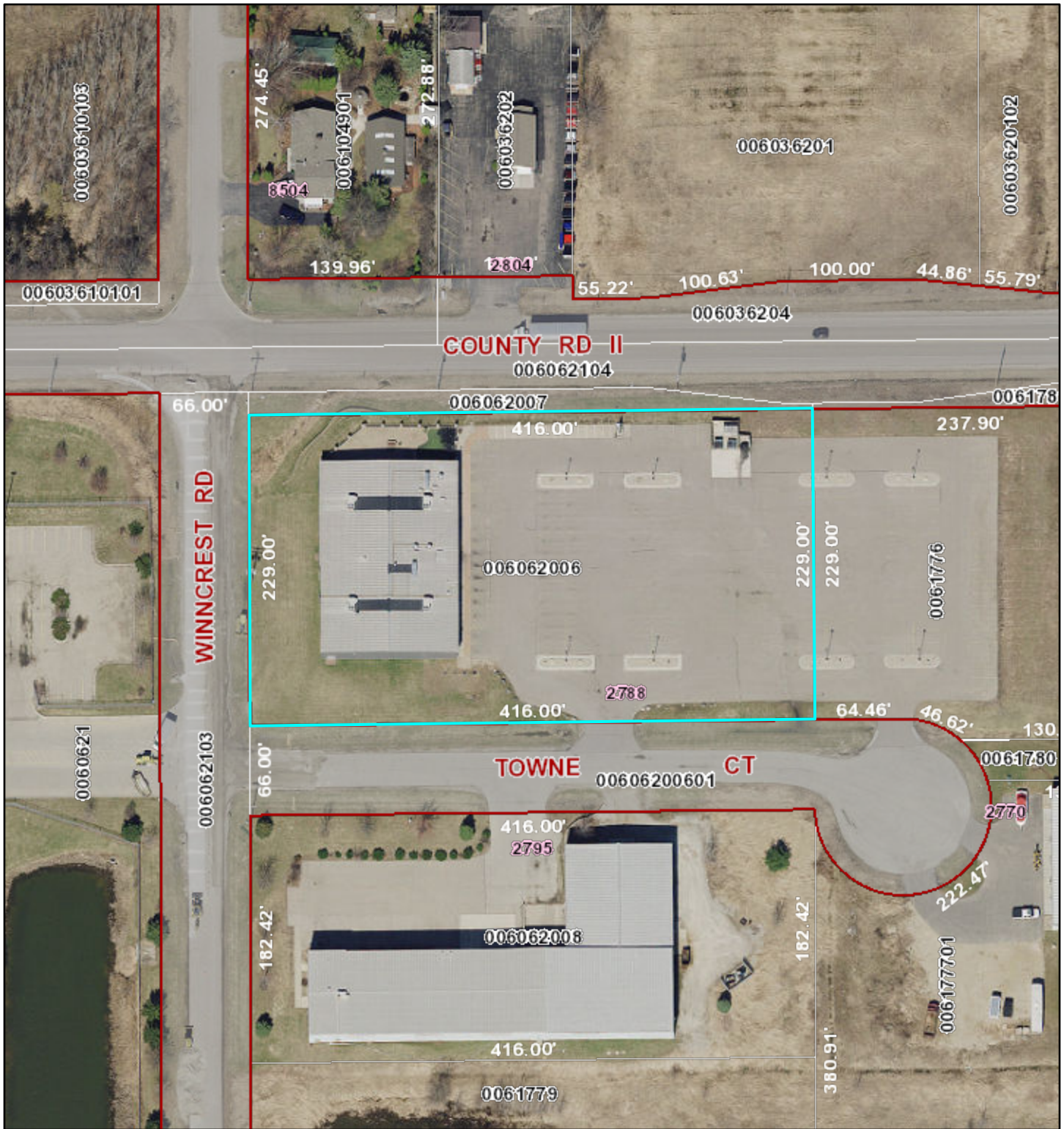
1 OVERALL REFLECTED CEILING PLAN  
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# Positive Ventures LLC SPR App Site Map 1

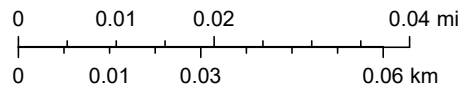
Item D.



6/9/2023, 10:34:00 AM

1:1,244

- Adjacent Counties
- Lakes, Ponds and Rivers
- Navigable - Permanent (checked)
- Navigable - Intermittent (checked)
- Navigable - Stream (checked)
- Navigable - Permanent (unchecked)
- Navigable - Intermittent (unchecked)
- Navigable - Stream (unchecked)
- Tax Parcel Boundary
- Road ROW



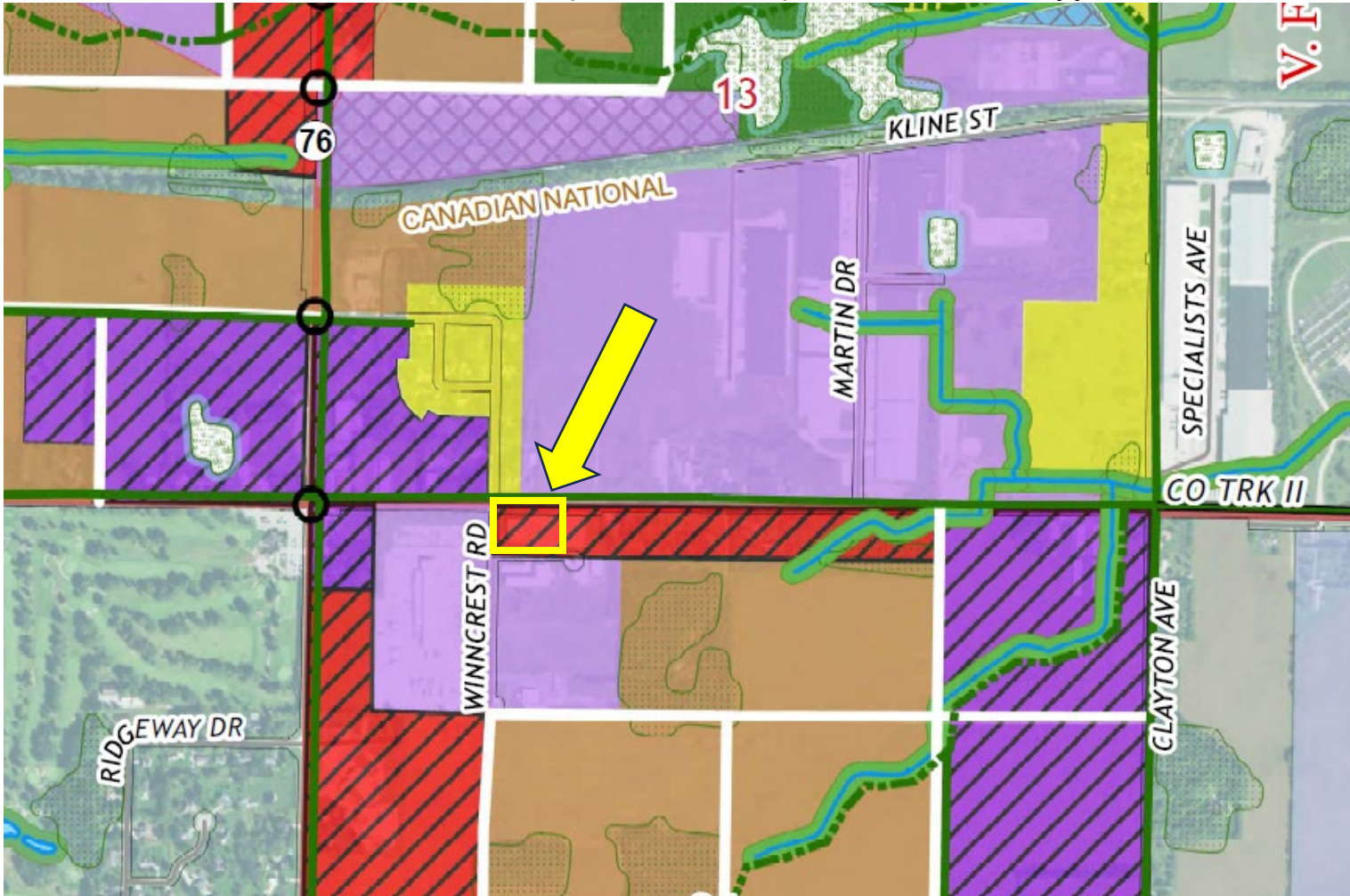
Winnebago County GIS, Imagery Date: April 2020





Positive Ventures LLC – PIN 006-0620-06 (2770 Towne Ct) Site Plan Review Application

Item D.



Town of Clayton  
 Hwys 10/76  
 Corridor Land Use  
 Master Plan (2040)  
 Winnebago County, Wisconsin

