

4. Adjournment

Date Posted: April 24, 2026

CC: Plan Commission, City Council; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce

Notice is hereby given that a majority of the Fort Atkinson City Council may be present at this meeting at the location and time indicated above to gather information about any subject matters on this agenda over which they have decision-making responsibility. This may constitute a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such although the City Council will not take any formal action at this meeting.

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**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, APRIL 14, 2026 – 4:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

Chairperson Manager Houseman called the meeting to order at 4:00 pm.

2. Roll call

Present: Chairperson Manager Houseman, Director of Public Works Navin, Council Representative Schultz, Commissioners Ciccarelli, Kessenich, and Shull. Also present: Clerk/Treasurer/Finance Director, Deputy Clerk, Director of Neighborhood and Building Services, Council President Jaeckel, Council Member Huckabee, and the City Attorney.

3. New Business

*a. Review and possible action relating to the **minutes of the March 24, 2026, Plan Commission meeting** (Ebbert, Clerk/Treasurer/Finance Director)*

Schultz moved, seconded by Ciccarelli to approve the minutes of the March 24, 2026 Plan Commission meeting. Motion carried.

*b. Review and possible recommendation to the City Council relating to a **Certified Survey Map** for the properties known as Lots 12 and 13 in the Klement Business Park (parcel numbers 226-0514-1742-000 and 226-0514-1742-003) (SPR-2025-18) (Draeger, Director of Neighborhood and Building Services)*

Director Draeger presented the Site Plan and Certified Survey Map. The proposed development includes the construction of two 45,236 square-foot light industrial buildings located at the corner of Janesville Avenue and Commerce Parkway within the Klement Business Park on the far south side of Fort Atkinson. The project also includes a Certified Survey Map (CSM) to combine two existing parcels together to create one new 10.8-acre parcel.

This type of project is consistent with adopted plans and the intended purpose of the BP zoning district. The project works well within the confines of the existing property and surrounding land uses to offer new light industrial space within Fort Atkinson. Overall, the

proposed development meets the requirements of the City's ordinances, is aligned with adopted City plans, and provides new tax base and jobs in the community. The City's Management Team has reviewed the application, and all comments have been included in this document.

The subject property is also shown as Light Industrial/Business Park on the Future Land Use Map. This designation includes high-quality indoor manufacturing, warehousing and distribution, and office uses. Staff believe the proposal is in concert with the Comprehensive Plan.

Kessenich questioned the materials or color of the canopies on the exterior of the building. Director Draeger indicated that it was not clear from the plan and would bring it back to the applicant.

Ciccarelli noted that this building will be a flagship building and at the gateway to the business park. He suggested enhancing the side façade to better resemble the front. While mindful of project costs, he felt it was worthwhile to raise this consideration early in the planning process. He also inquired about the roof plans and whether a skylight is planned, noting its potential to improve employee satisfaction. Director Draeger indicated that we do not typically see roof plans unless there would be mechanical or other items needing review. Finally, Ciccarelli proposed keeping the roof plans open to potential future solar development and listed several local businesses utilizing solar.

Schultz moved, seconded by Kessenich to approve the Certified Survey Map, subject to the following conditions:

Per Ch. 236, Wis. Stats. and Ch. A-E7, Wis. Admin Code: s. 236.20(2)(i) Bearing Basis: Should the North Reference in Note 2. Be changed from "Dane" to "Jefferson" County s. 236.34(1m)(a) Each sheet of the final CSM must be signed, sealed and dated by a WI Professional Land Surveyor.

Per Ch. 70 City of Fort Atkinson Land Division and Development Ordinance: s. 70.06.01(1)(b) Contact information. Name, mailing address, email address, and phone number of the owner, developer and land surveyor. Add the underlined information to the final CSM.

s. 70.06.01(1)(d) Inset Map. An inset map of the area showing the general location of the proposed subdivision in relation to U.S. Public Land Survey section and quarter-section lines and abutting and nearby public streets and highways. The inset map shall be oriented on the sheet in the same direction as the main drawing. An inset map shall be added to the final CSM. In Note 1. verify the field work completion date. It is shown as August 12th and 14th, 2026. In line 2 remove the phrase "in accordance with the

information provided” in lines 3 and 4.

Motion carries.

- c. *Review and possible action relating to a Site Plan Review for two Industrial Buildings located on Lots 12 and 13 in the Klement Business Park (parcel numbers 226-0514-1742-000 and 226-0514-1742-003) (SPR-2025-18) (Draeger, Director of Neighborhood and Building Services)*

Ciccarelli recommends utilizing native plants within the landscaping plan to aid in ecosystem health. He also recommends the possibility of adding sidewalks for future walkability of Janesville Avenue, creating sidewalk paths between the two buildings, and the side entrance to the parking lot.

Schultz stated that on the facade of the building, he would like to be mindful of cost. He likes that the current red wraps around the building and the landscaping plan. He is ok with the plan as is, and would make any comments made suggestions and not requirements. He is excited to move this project forward.

Schultz moved, Ciccarelli seconded to approve the Site Plan, subject to the following conditions:

- Waive the requirement to reduce the driveway access point to Mielke Drive and permit the 40-foot requested width.
- Require the applicant to provide the following information that meets all the requirements of the Zoning Code to be reviewed by City staff:
 1. Photometrics plan and lighting fixture cut sheets.
 2. Mechanical locations and proposed screening.
 3. Location, materials, and height of the dumpster enclosure, if applicable.
- Waive the required 15% Class I material requirement and follow the percentage approach described in the Staff memo.
- Require curbing along the East parking lot and approach along Mielke Dr. while allowing for storm water sheet draining to the North and South.
- All utility connection designs are to be approved by the Director of Public Works.
- Any other recommendations from City staff and the Plan Commission:
 1. Details relating to the material and color of the canopies
 2. City Council approval CSM
 3. Minor changes to the site plan and facade can be City Staff can be approved administratively, but major changes come back to this body for approval.

Motion carries.

- d. *Review and possible recommendation to the City Council relating to a petition for annexation of a property located at parcel number 226-0514-0434-004 to the City of Fort Atkinson at 744 Jones Ave. (PFA-2026-01) (Draeger, Director of Neighborhood and Building Services)*

The subject parcel is currently located in the Town of Koshkonong, and the applicants are

requesting annexation into the City. A zoning amendment is not required, as the area proposed for annexation will be combined with an existing parcel already zoned Industrial. Upon approval of the annexation, the two land areas will be consolidated into a single parcel through a Certified Survey Map (CSM), which appears later on the agenda. The Petition to Annex was submitted to the Wisconsin Department of Administration in accordance with state statute, and the proposed annexation was determined to be in the public interest. Jones Dairy is seeking to annex land it owns within the Town of Koshkonong to facilitate the construction of a wastewater treatment facility. The proposed annexation, and the associated expansion of the facility, reflects a significant investment by a long-standing community employer and demonstrates a commitment to continued growth within the City.

Kessenich moved, seconded by Schultz to recommend the City Council perform three readings and adopt an ordinance annexing the territory as depicted on the attached Boundary Exhibit and assign a zoning classification of Heavy Industrial. Motion carries.

- e. *Review and possible recommendation to the City Council relating to a Certified Survey Map for the property located at 744 Jones Ave. (CSM-2026-07) (Draeger, Director of Neighborhood and Building Services)*

The applicant is proposing a Certified Survey Map (CSM) to combine a portion of land currently located in the Town of Koshkonong with an existing parcel in the City. The applicant has also petitioned for annexation of the Town property. The Wisconsin Department of Administration has reviewed the petition and determined that the proposed annexation is in the public interest.

Following approval of the annexation, the two land areas identified in the annexation exhibit will remain separate parcels until formally combined. The proposed CSM will serve as the legal mechanism to consolidate these areas into a single parcel, which is necessary to accommodate the planned wastewater treatment facility serving the Jones Dairy industrial building.

City staff find that the proposed Certified Survey Map (CSM), overall, is consistent with the City's Land Division and Development Ordinance and is in conformance with the City's Comprehensive Plan. A few minor mapping adjustments are required to achieve full compliance. The applicant has acknowledged these revisions and has agreed to incorporate them into the final CSM.

Schultz moved, seconded by Ciccarelli, to recommend the City Council approve the Certified Survey Map with the following conditions:

Per Ch. 236, Wis. Stats. and Ch. A-E7, Wis. Admin Code:

s. 236.15(1) Monuments: On the final CSM, show set/found corners at each of the lot corners.

s. 236.34(1m)(a) Each sheet of the final CSM must be signed, sealed and dated by a WI Professional Land Surveyor.

s. 236.20(3)(b) The monuments at the ends of the boundary tie line shall be described.

Per Ch. 70 City of Fort Atkinson Land Division and Development Ordinance:

s. 70.06.01(1)(b) Contact information. Name, mailing address, email address, and phone number of the owner, developer and land surveyor. Add the underlined information to the final CSM.

- 1) Some of the text is cut off near the top of Sheet 1 on the quarter section line.
- 2) Show the total sheet numbers on the final CSM.
- 3) The bearing on the 56.76' long tie line is different in the Surveyor's Certificate than on the map.
- 4) The bearing in the Surveyor's Certificate that goes with the 112.15' length is missing an "E."
- 5) Towards the end of the Surveyor's Certificate, the course with the 197.38' length is repeated and the 33.22' long course is missing.
- 6) Add the Owner's Certificate and City of Fort Atkinson Approval Certificate on the final CSM.

Motion carried.

f. Update on previously approved projects (Houseman)

Manager Houseman shared that Metha Ln. Zoning Map, Premier Bank PUD Zoning Map and the Zoning Text Amendments relating to signage were all approved at the April 7, 2026, City Council Meeting.

4. Adjournment

Kessenich moved, seconded by Schultz to adjourn. Meeting adjourned at 4:35 p.m.

Respectfully submitted,
Courtney Thom
Deputy Clerk



ZONING MAP AMENDMENT REPORT TO THE PLAN COMMISSION

DATE: April 28, 2026

PROPERTY ADDRESS: 550 McMillen

PARCEL NUMBER: 226-0614-3443-018 and 226-0614-3434-045

OWNER: Fort Healthcare

APPLICANT: Premier Real Estate Management, LLC
(Emily McFarland)

FILE NUMBER: ZMA-2026-02

EXISTING ZONING: I, Institutional

REQUESTED ZONING: MRH-30, Multi-Family Residential-30

EXISTING LAND USE: Vacant

REQUESTED USES: Multi-family residential

BACKGROUND

Section 15.10.31 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for a Zoning Map Amendment process. This requires a public hearing, review, and approval by the Plan Commission and the City Council on the consistency of the proposal with adopted plans.

REQUEST OVERVIEW

The proposed project involves a Zoning Map Amendment for two existing parcels from Institutional to Multi-Family Residential-30 (MRH-30) to facilitate the future development of four multi-family apartment buildings with 24 units in each. Pending the proposed amendment, the applicant has indicated that they will seek a certified survey map to combine the two existing parcels; a conditional use permit for a group development to allow multiple principal buildings on the same lot; and site plan review for the details associated with the project.

The parcel is currently zoned Institutional (I), which does not permit standalone multifamily residential buildings without a Community Living Arrangement or Institutional component. As such, a zoning map amendment would be required for this project. The applicant is proposing rezoning the property to Multi-Residential-30 (MRH-30), which allows up to 50 dwelling units per acre and is consistent with the proposed project density. The adjacent properties are zoned Institutional and Single Family Residential -5.

The subject properties are located in the northeast corner of the City on the former Fort Healthcare remote parking lot. Existing land uses in the area include single-family, senior apartments, multifamily apartments and a nursing home.

REZONING REVIEW:

The existing properties are currently zoned Institutional (I). This zoning district is intended to permit both large and small-scale institutional development, including those on single sites within larger areas of both residential and nonresidential zoning districts. The Comprehensive Plan identifies the properties as Planned Mixed Use on the Future Land Use Map. The consistency between the proposed rezoning and the Comprehensive Plan is further described below.

The parcels must meet the minimum standards of the MRH-30 zoning district to accommodate the proposed rezoning. All proposed land uses and structures must also meet the minimum standards of each district and will be reviewed in detail, associated with future required steps, before development.

The minimum lot dimensions will be met for each parcel, as shown below:

Parcel 226-0614-3443-018 (Eastern parcel)

Bulk Regulation	MRH-30 Standard	Parcel Dimensions
Minimum Lot Area	20,000 sf	326,264 sf (7.49 acres)
Minimum Lot Width	100 feet	>100 feet
Minimum Lot Depth	120 feet	>120 feet
Minimum Lot Frontage at ROW	50 feet	58 and 60 feet

Parcel 226-0614-3434-045 (Western parcel)

Bulk Regulation	MRH-30 Standard	Parcel Dimensions
Minimum Lot Area*	20,000 sf	13,068 sf (.30 acres)
Minimum Lot Width*	100 feet	56 feet
Minimum Lot Depth	120 feet	>120 feet
Minimum Lot Frontage at ROW	50 feet	56 feet

*Requiring the combining of the two parcel by Certified Survey Map will create a singular parcel, meeting all required lot dimensions.

ZONING MAP AMENDMENT CRITERIA:

A Zoning Map Amendment must be reviewed per the requirements of Section 15.10.31(4)(b) of the Zoning Ordinance. City Staff is required to provide a written report regarding this review to

assist the Plan Commission and Common Council in reviewing the proposed amendment.

1. Does the proposed Zoning Map Amendment advance the purposes of the Zoning Ordinance as outlined in Section 15.01.03? Yes. The proposed zoning map amendment protects the health, safety, morals, comfort, convenience, and general welfare of the public. This will be accomplished through consistency with neighboring land use patterns and advancement of community goals within adopted plans.
2. Is the proposed Zoning Map Amendment in harmony with the Comprehensive Plan? Yes. The proposed zoning map amendment helps accomplish many of the community's goals as identified in the Comprehensive Plan and is consistent with the Planned Mixed Use designation on the Future Land Use Map.
3. Does the proposed Zoning Map Amendment maintain the desired consistency of land uses, land use intensities, and land use impacts within the pertinent Zoning District? Yes. The proposed zoning map amendment is consistent with the Comprehensive Plan.
4. Does the proposed Zoning Map Amendment address any factors that are not accomplished on the current Zoning Map?
 1. The designations of the Zoning Map are not in conformance with the Comprehensive Plan. N/A
 2. A mapping mistake was made. N/A
 3. Factors have changed, such as new data, infrastructure, market conditions, development, annexation, or other zoning changes that make the subject property more appropriate for a different zoning district. Yes. The proposed zoning map amendment allows for the creation of additional housing units within the City of Fort Atkinson in reflection of the well-documented housing shortage in the community.
 4. Growth patterns or rates have changed, creating the need for an amendment to the Zoning Map. Yes. There is a well-documented shortage of housing in Fort Atkinson and across Wisconsin that necessitates additional housing opportunities within the community, which is consistent with the proposed amendment.

PUBLIC NOTICE:

A public hearing is required for Zoning Map Amendment review and action. All required public hearing notices have been properly posted in compliance with state law.

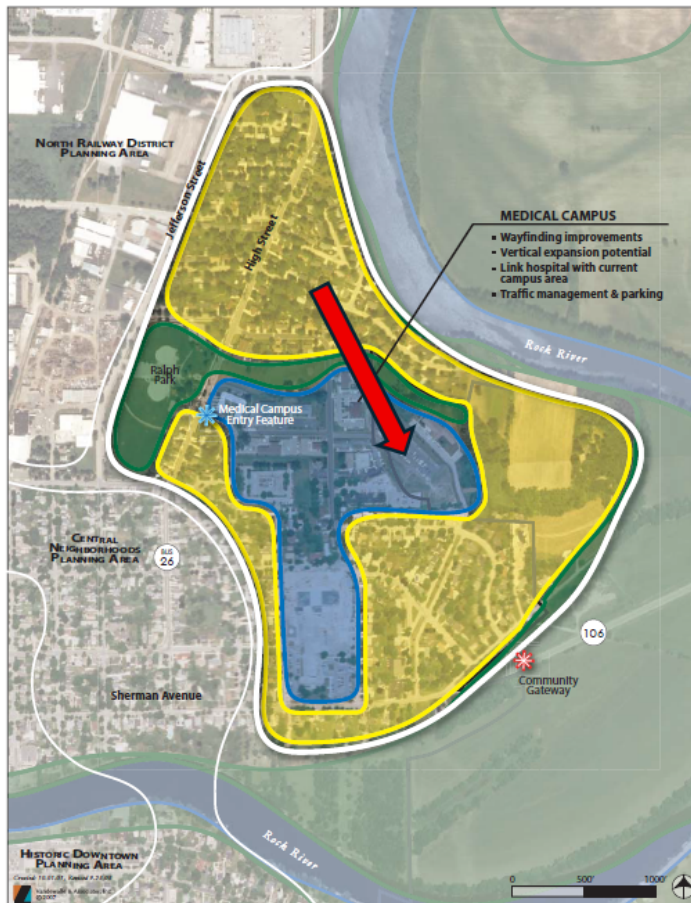
COMPREHENSIVE LAND USE PLAN (2019):

The subject parcels are located within the Healthcare Center Planning Area. The Healthcare Center Planning Areas Figure: 2.15 does not reflect the amendments to the Comprehensive Plan, which include Planned Mixed use in this area. As a note on Figure 2.15, the Planning Area map is not intended for zoning or other decision-making.

HEALTHCARE CENTER PLANNING AREA

FIGURE: 2.15

CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



The two parcels are designated as Planned Mixed Use on the Comprehensive Plan's Future Land Use Map, which supports a mix of commercial and residential uses, including those uses permitted under the proposed MRH-30 zoning district. The Future Land Use Map serves as the City's primary policy guide for long-term planning and development decisions.

Staff believes the proposal is in concert with the Comprehensive Plan.

DISCUSSION

The applicant has worked with City staff to develop the proposed project. The City's Management Team has reviewed the application and all comments have been included within this document.

The City has an identified need for additional housing, and the proposed plan for multifamily development would contribute additional dwelling units within the City. Future development of this parcel would be consistent with and complementary to ongoing development patterns in

the surrounding area. Including the recent renovation to the Fort Healthcare Facility, which moved most care options back to the existing main campus. The move created several redevelopment opportunities in the area. A Group Development permits multiple principal structures on a site while requiring compliance with all applicable density, intensity, and bulk regulations. This type of development is reviewed through the Conditional Use Permit process and allows for multiple buildings on a single site. The proposed project would consist of up to four 24-unit residential buildings. Each unit would include one or two bedrooms, one or two bathrooms, underground and surface parking, with unit sizes ranging from approximately 780 to 1,164 square feet. The development would also include office space and a centralized mail pickup area. The project would generate limited employment opportunities within the City, including one full-time property management position and up to two part-time positions for maintenance and housekeeping. The applicant has experience constructing similar developments in other communities, including the City of Reedsburg and the City of Portage. The building design incorporates an underground parking garage, which provides covered parking while minimizing additional impervious surface area that would otherwise be created by detached garage structures or garage banks. Overall, City staff find that the proposed concept is compatible with the character and pattern of surrounding development, would contribute additional high-quality housing options to the City's inventory, and would generate modest employment opportunities. Furthermore, the presence of adjacent properties zoned Institutional (I), which permit residential uses and currently accommodate multifamily senior housing developments, reinforces the appropriateness of the proposed use in this location. The applicant has also agreed to prepare a traffic study to evaluate and address potential traffic impacts in the area. It is also important to note that the site's existing Institutional zoning would permit the development of a senior living facility or a large community-based residential facility at densities comparable to those proposed, without requiring a Zoning Map Amendment.

RECOMMENDATION

There is no action required at this Public Hearing.

Note that the following land use applications are expected for this project, which will require future Plan Commission and/or City Council review and approval:

- A certified survey map combining the two parcels into one to gain right-of-way accessibility conformance with the Zoning Ordinance.
- A conditional use permit for a group development.
- Site, landscape, stormwater, and building material review through the Site Plan Review process.

ATTACHMENTS

1. Zoning and Conceptual Site Plan Packet 1_Redacted
2. Future Land Use Map(6.6.2023)
3. Guthrie_Public_Comment_MRM30_Rezoning



Conceptual Site Plan

City of Fort Atkinson Procedural Checklist for Site Plans Requirements per Section 15.10.42

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan and by the City to process the application.

Name, company, and client (if applicable): Riverpoint Commons - PRE 3
Emily McFarland

Phone number: [REDACTED] Email: [REDACTED]

Property address for site plan: 550 MCMILLEN STREET

Engineer - Brad Tremel [REDACTED]

I Applicability

Site plan review and approval shall be required for changes to site characteristics (listed in Section 15.10.42).

II Application Requirements

The Applicant shall submit an electronic copy or paper copies, if required by the City, of the application. Applications for site plans shall contain all of the following, unless specific application requirements are waived in writing by the Zoning Administrator.

- ☒ Written description of the intended use describing in reasonable detail the following:
 - ☒ Existing zoning district(s) and proposed zoning district(s), if different.
 - ☒ Existing and proposed land uses.
 - ☒ Projected number of residents, employees, and/or daily customers.
 - ☒ Proposed number of dwelling units and density.
 - ☒ Demonstration of compliance with the applicable standards and requirements of the City of Fort Atkinson Municipal Code.
 - ☒ Demonstration of consistency with the Comprehensive Plan.
- ☒ w/a Fencing materials (Section 15.06.40).
- ☒ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ☒ A small location map showing the subject property and illustrating its relationship to the nearest street intersection.
- ☒ Pre-Development Site Information.
 - ☒ Legal description of the subject property.
 - ☒ Existing property lines and setback lines.
 - ☒ Existing structures and paved areas.
 - ☒ Existing right of way lines with bearings and dimensions clearly labeled.
 - ☒ Existing easements and utilities.

- ☒ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ☒ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).
- ☒ Proposed Post-Development Site Information.
 - ☒ Property lines and setback lines.
 - ☒ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
 - ☒ Proposed right of way lines with bearings and dimensions clearly labeled.
 - ☒ Proposed access points onto public streets and access drives on the subject property.
 - ☒ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
 - ☒ Location of all proposed parking and traffic circulation areas.
 - ☒ Location and configuration of all visibility triangles proposed on the subject property.
 - ☐ Location and dimension of all loading and service areas on the subject property.
 - ☐ Location of all outdoor storage areas and the design of all screening devices.
 - ☐ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
 - ☒ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
 - ☐ Location of snow storage areas, except for single family and two family residential.
 - ☐ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
 - ☐ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
 - ☐ Location, type, height, size, and lighting of all signage on the subject property.
 - ☐ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.
- ☐ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.
- ☐ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.
- ☒ Elevation Drawings.
 - ☐ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
 - ☐ Depict exterior materials, texture, color, and overall appearance.
 - ☐ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).
- ☐ Photometric Plan

- ☐ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
- ☐ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.
- ☒ Operational Plan.
 - ☐ Describe the proposed hours of operation and traffic generation.
 - ☐ Procedures for snow removal, except for single and two family residential.

III Process Checklist

- | | |
|---|--------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: SW __ |
| ☐ Application fee of \$300.00 received by City Clerk | Date: __SW__ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: SW __ |
| ☐ Receipt of final application packet by Engineering | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Review and action by Engineering and Zoning Administrator | Date: _____ |

City of Fort Atkinson Procedural Checklist for Zoning Map Amendments (Rezoning) Requirements per Section 15.10.31

This form is designed to be used by the Applicant as a guide to submitting a complete application to amend the Official Zoning Map and by the City to process the application.

Name, company, and client (if applicable): Riverpoint Commons - Prc 3 Emily McFarland
Engineer - Brad Treml BTR@mc GRELEEMC.com

Phone number: [REDACTED] Email: [REDACTED]

Property address of requested zoning change: 550 MCMILLEN + 0
MCMILLEN STREET

Zoning change request from I to MBH-30

I Application Packet Requirements

The Applicant shall submit an electronic or paper copies, as may be required by the City, of the application.

- ☒ A map of the subject property to scale, depicting the following:
 - ☒ All lands for which the zoning is proposed to be amended and all other lands within 100 feet of the boundaries of the subject property.
 - ☒ All parcel numbers for the subject property.
 - ☒ Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - ☒ All lot dimensions of the subject property.
 - ☒ A graphic scale and north arrow.
- ☒ Legal description of the property.
- ☒ Written justification for the proposed Official Zoning Map amendment, including evidence that the application is consistent with the Comprehensive Plan.
- ☒ Any further information needed by the Plan Commission to facilitate the making of a comprehensive report to the Plan Commission and City Council.

II Criteria Used to Evaluate the Proposed Zoning Map Amendment

The Zoning Administrator shall review the complete application and evaluate whether the proposed amendment:

1. Advances the purposes of this Chapter as outlined in Section 15.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.

4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
 - a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
 - b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.
 - c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

III Process Checklist

- | | |
|--|-------------|
| ☐ Staff-Applicant meeting (if applicable) | Date: _____ |
| ☐ Application fee of \$300.00 received by City Clerk | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of complete application packet by Zoning Administrator | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Class 2 legal notice sent to official newspaper by City Clerk | Date: _____ |
| ☐ Class 2 legal notice published on _____ and _____ | Date: _____ |
| ☐ Notification of neighboring property owners within 100 feet of the petition | Date: _____ |
| ☐ Notification of clerks of municipalities within 1,000 feet of the petition | Date: _____ |
| ☐ Notification of airports within 1 mile of the petition | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ City Council review and action | Date: _____ |

City of Fort Atkinson

Written Description for Site Plan – Schumacher Way

Parcel **226-0614-3443-018**

OUTLOT 1, FORT HEALTHCARE ADD, DOC 1484482.

Parcel **226-0614-3434-045**

OUTLOT 1, CSM 5180-28-014, DOC 1247124. ALSO AFFIDAVIT IN DOC 1247647.

Both properties are currently zoned Institutional (I), which does not permit standalone multi-family residential buildings without a commercial component. As a result, rezoning will be required. We would like to rezone the property to Multi-Residential-30 (MRH-30). This district is intended for multi-family uses in mid and large-sized buildings such as multiplexes or apartments at higher densities, up to 50 dwelling units per acre, which aligns with our proposed density. The City's Comprehensive Plan, which was amended in 2023, also supports the MRH-30 Zoning as well. The attached site plan shows our 24-unit buildings, with each unit varying from 1 to 2-unit bedrooms, underground parking, and a shared entrance. One building will also have a community space for the tenants and their guests to use. Depending upon the unit, each is roughly between 780, and 1,164 square feet. There are also an office space and a mail pickup location for the tenants. PRE/3 anticipates there will be 1 full-time (property manager) and possibly 2 part-time employees for maintenance and housekeeping. The architectural plans provided are for representative purposes only. Finalized architectural plans are not yet available, but this does provide a solid representation of the layout.

Parcel **226-0614-3443-018**

OUTLOT 1, FORT HEALTHCARE ADD, DOC 1484482.

Parcel **226-0614-3434-045**

OUTLOT 1, CSM 5180-28-014, DOC 1247124. ALSO AFFIDAVIT IN DOC 1247647.



SITE DATA
TOTAL AREA = 7.55 ACRES, 329,061 S.F.
BUILDING AREA = 0.89 ACRES, 38,947 S.F. (11.8%)
SIDEWALK/PARKING LOT AREA = 1.61 ACRES, 70,253 S.F. (21.3%)
GREEN SPACE = 5.05 ACRES, 219,861 S.F. (66.9%)

ZONING
CURRENT- I = INSTITUTIONAL USE
PROPOSED- MRH-30 - Multi-Family Residential - 30

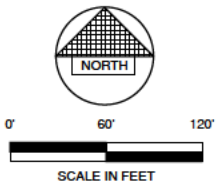
PARCEL NOS.
226-0614-3443-018
226-0614-3434-045

BRIEF LEGAL DESCRIPTION
Parcel 226-0614-3443-018 AND 226-0614-3434-045
OUTLOT 1, FORT HEALTHCARE ADD, DOC 1484482.
OUTLOT 1, CSM 5180-28-014, DOC 1247124. ALSO AFFIDAVIT IN DOC 1247647.

PARKING DATA
TOTAL PARKING STALLS PROVIDED = 214
SURFACE PARKING STALLS = 118
ATTACHED COVER STALLS = 96

BUILDING COUNT
4 - 24 UNIT BUILDINGS - 96 TOTAL UNITS
96/ 7.55 = 12.72 UNITS PER ACRE

SETBACKS
MRH-30 CODE (TO BE DETERMINED)



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								CHECKED
								DESIGNED

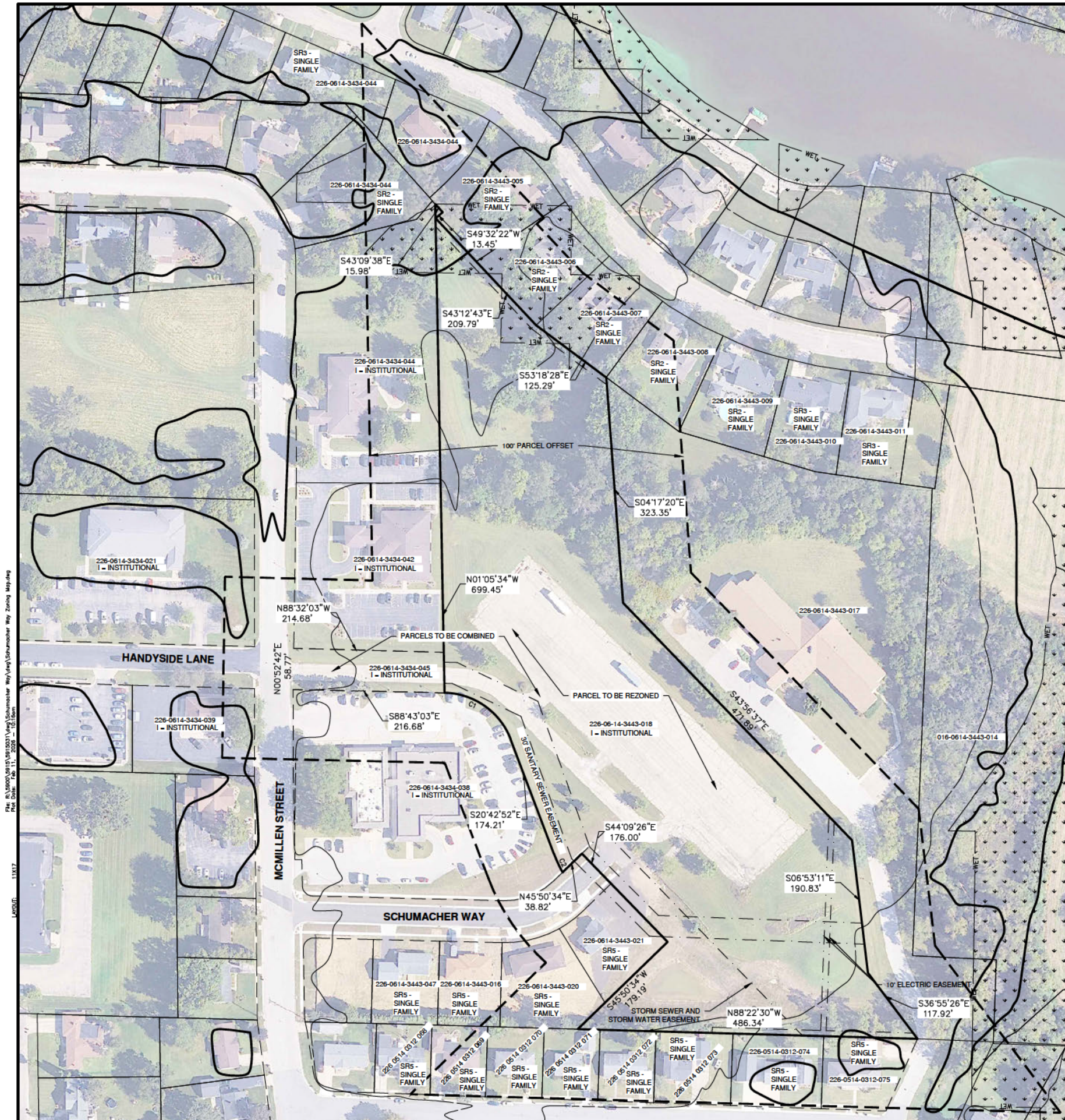
550 MCMILLEN ST - PARCEL 226-0614-3443-018
FOR PRE/3
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WI

CONCEPT SITE PLAN - 96 UNIT LAYOUT

DATE	11/20/25
FILE	FORT - CONCEPT 1
JOB NO.	

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& Associates, Inc.
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SHEET NO.
1



LOCATION MAP



SITE DATA

TOTAL AREA = 7.49 ACRES, 326,415 S.F.

ZONING

CURRENT- I = INSTITUTIONAL
PROPOSED- MRH- 30 = MULTI-RESIDENTIAL-8

PARCEL NO.

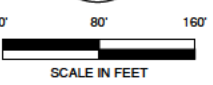
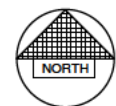
226-06-14-3443-018

BRIEF LEGAL DESCRIPTION

Parcel 226-0614-3443-018
OUTLOT 1, FORT HEALTHCARE ADD, DOC 1484482.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	123.17	103.78	68.00	N54° 42' 57"W	116.07
C2	29.68	209.71	8.11	S24° 46' 06"E	29.65



File: R:\Users\jlee\15102021\Map\Schumacher Way\Map\Schumacher Way Zoning Map.dwg
Plot Date: Feb 11, 2025 - 10:00am
LAYOUT: 11X17

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								CHECKED
								DESIGNED

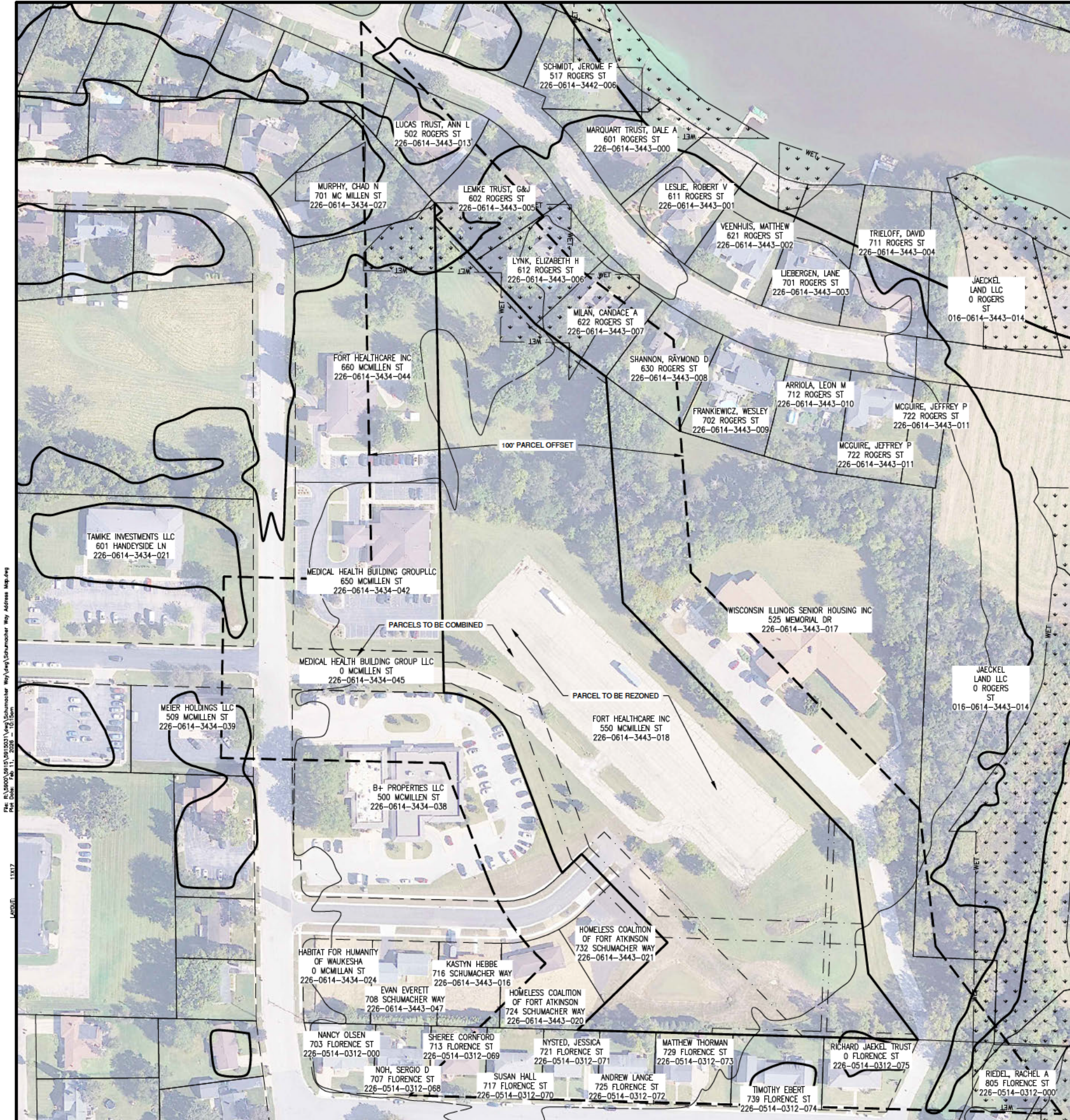
550 MCMILLEN ST - PARCEL 226-0614-3443-018
FOR PRE/3
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WI

ZONING MAP

DATE 11/20/25
FILE SCHUMACHER WAY ZONING MAP
JOB NO.

REL Robert E. Lee & Associates, Inc.
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SHEET NO.
1



SITE DATA

TOTAL AREA = 7.49 ACRES, 326,415 S.F.

ZONING

CURRENT- I = INSTITUTIONAL

PROPOSED- MRL-8 = MULTI-RESIDENTIAL-8

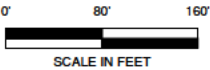
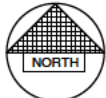
PARCEL NO.

226-06-14-3443-018

BRIEF LEGAL DESCRIPTION

Parcel 226-0614-3443-018

OUTLOT 1, FORT HEALTHCARE ADD, DOC 1484482.



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

550 MCMILLEN ST - PARCEL 226-0614-3443-018
FOR PRE/3
CITY OF FORT ATKINSON
JEFFERSON COUNTY, WI

ADDRESS MAP

DATE	11/20/25
FILE	SCHUMACHER WAY ADDRESS MAP
JOB NO.	

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SHEET NO.	1
-----------	---



NORTH ELEVATION

1
A-2.2
1/8" = 1'-0"

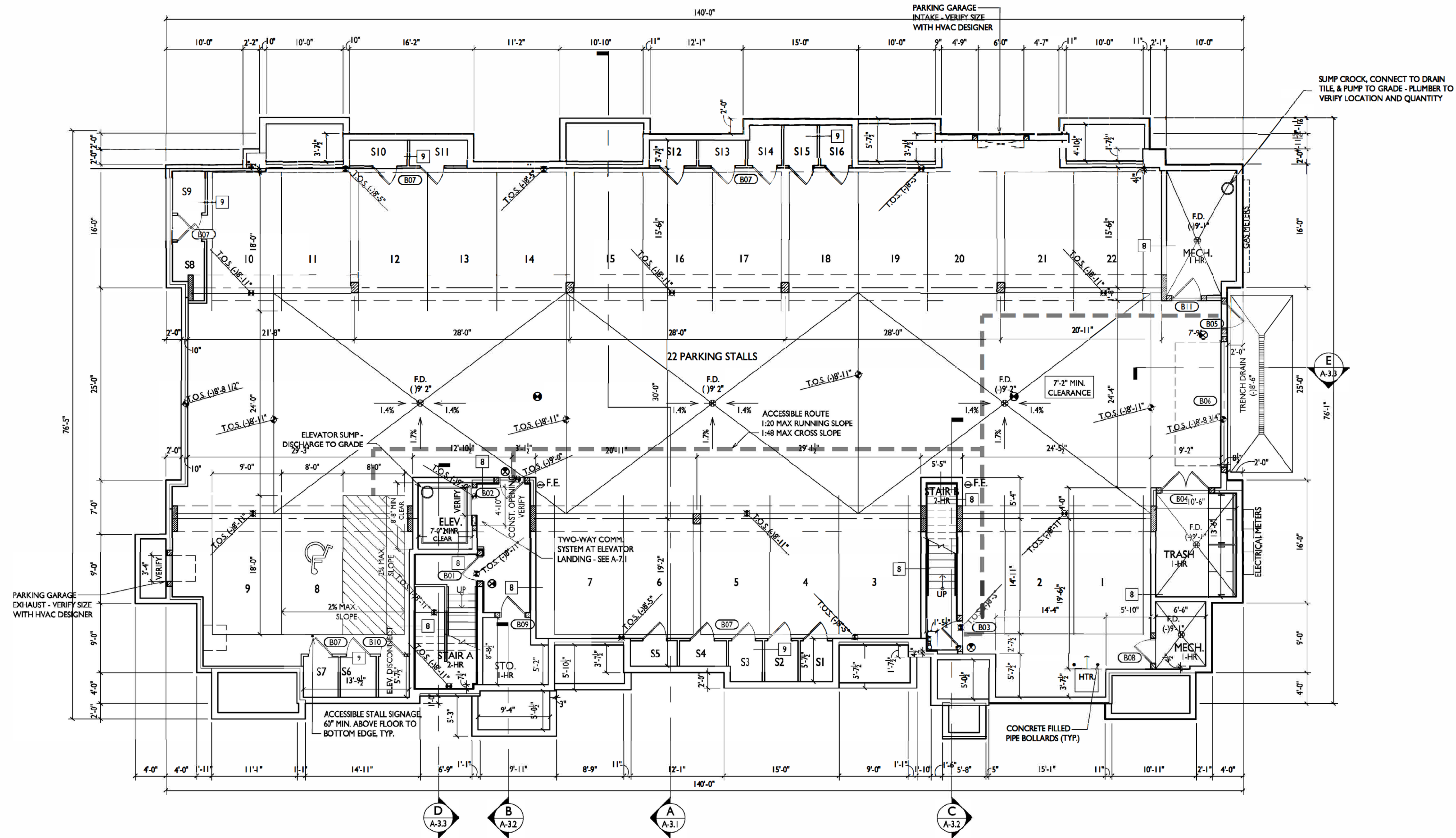


1 EAST ELEVATION
A-2.1
1/8" = 1'-0"

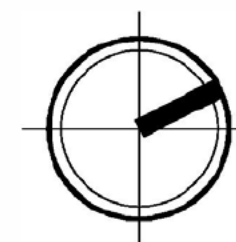


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I BASEMENT PLAN
A-1.0 1/8" = 1'-0"



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PROJECT TITLE
**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI
SHEET TITLE
Basement Plan

SHEET NUMBER

A-1.0

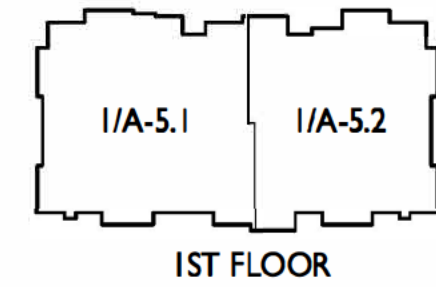
PROJECT NO. **2002**

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PROJECT TITLE
**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI
SHEET TITLE
First Floor Plan

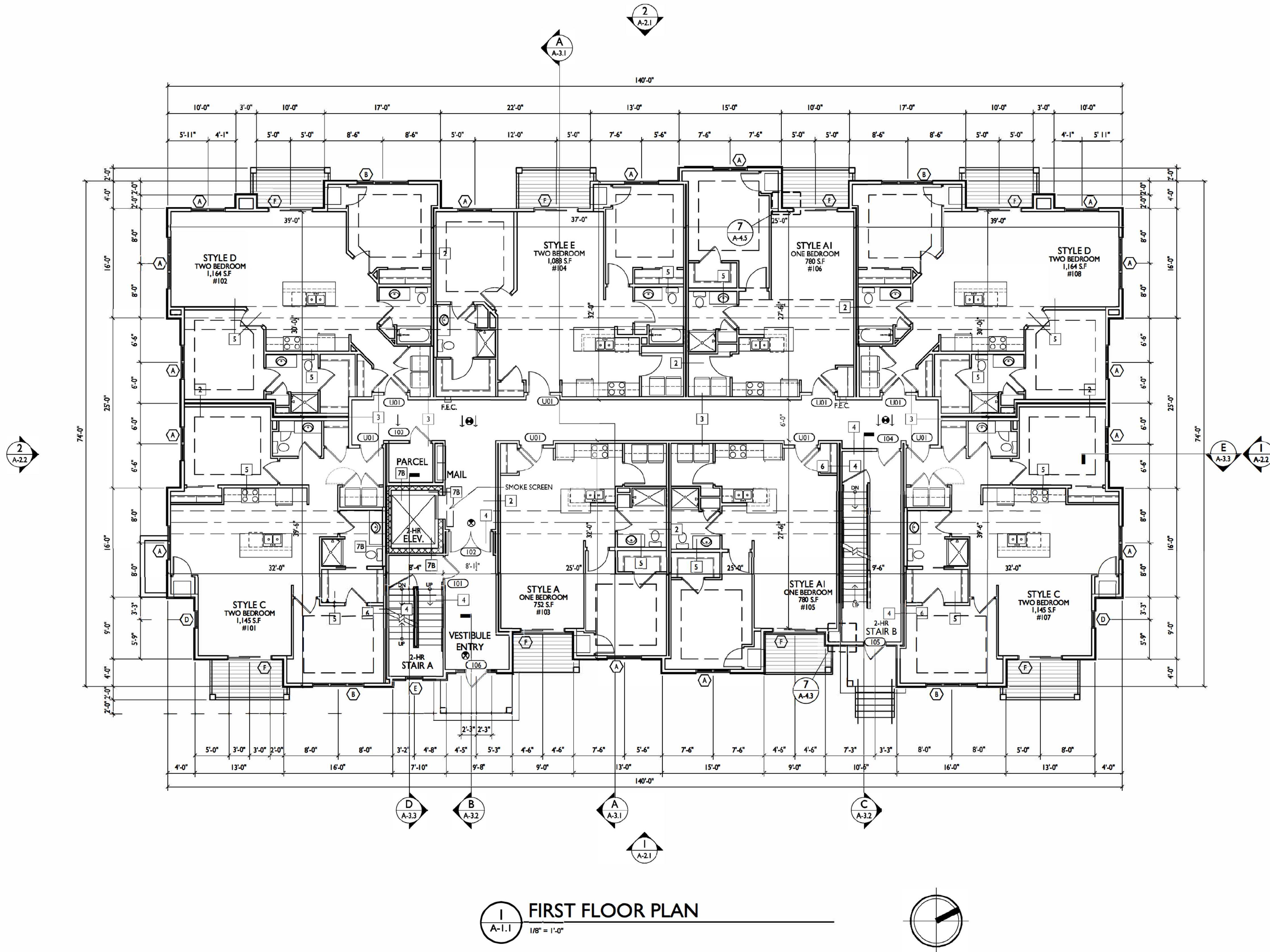
SHEET NUMBER

A-1.1

PROJECT NO. **2002**

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2ND FLOOR

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PROJECT TITLE
**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI
SHEET TITLE
Second Floor Plan

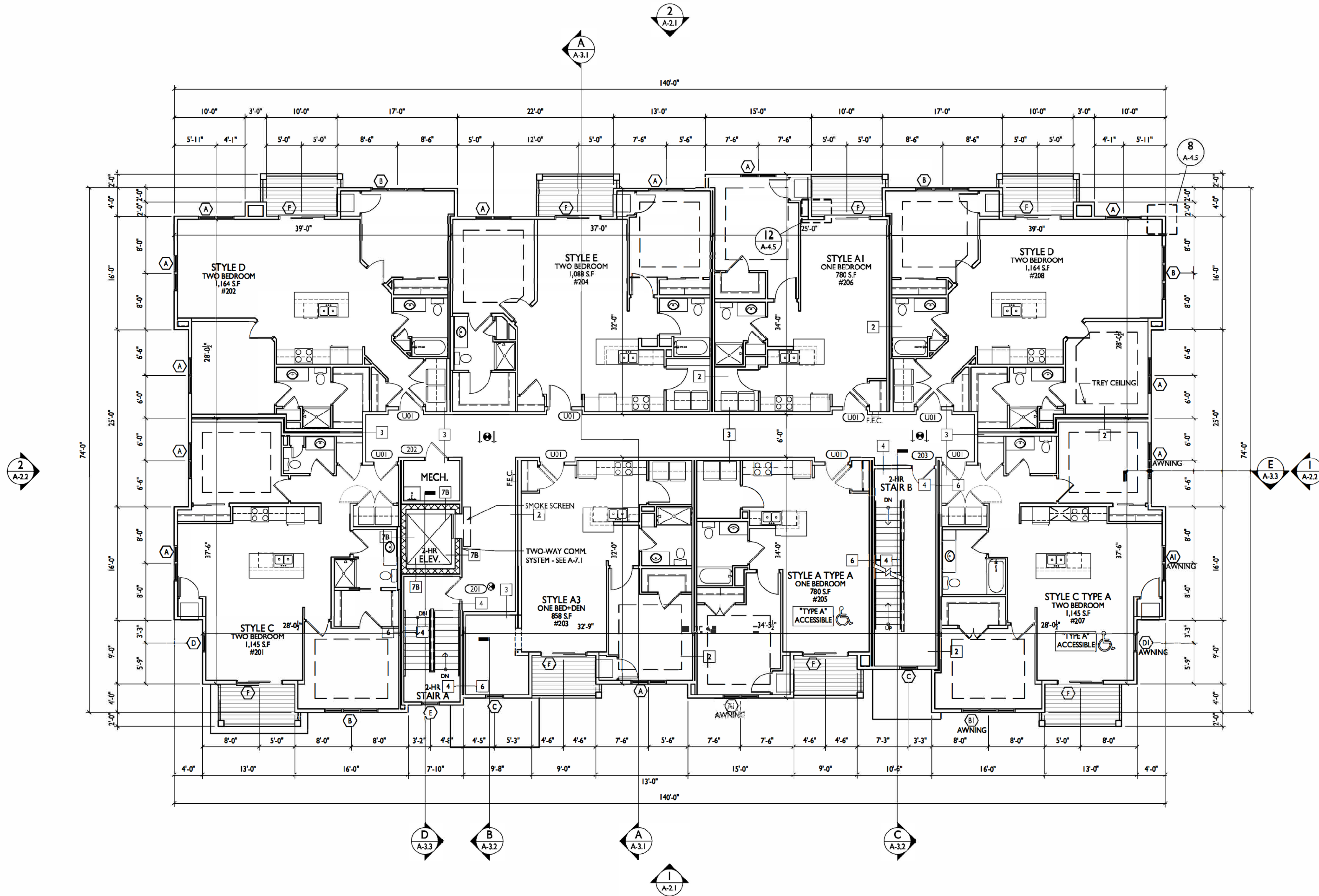
SHEET NUMBER

A-1.2

PROJECT NO. **2002**

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



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3RD FLOOR

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PROJECT TITLE
**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI
SHEET TITLE
Third Floor Plan

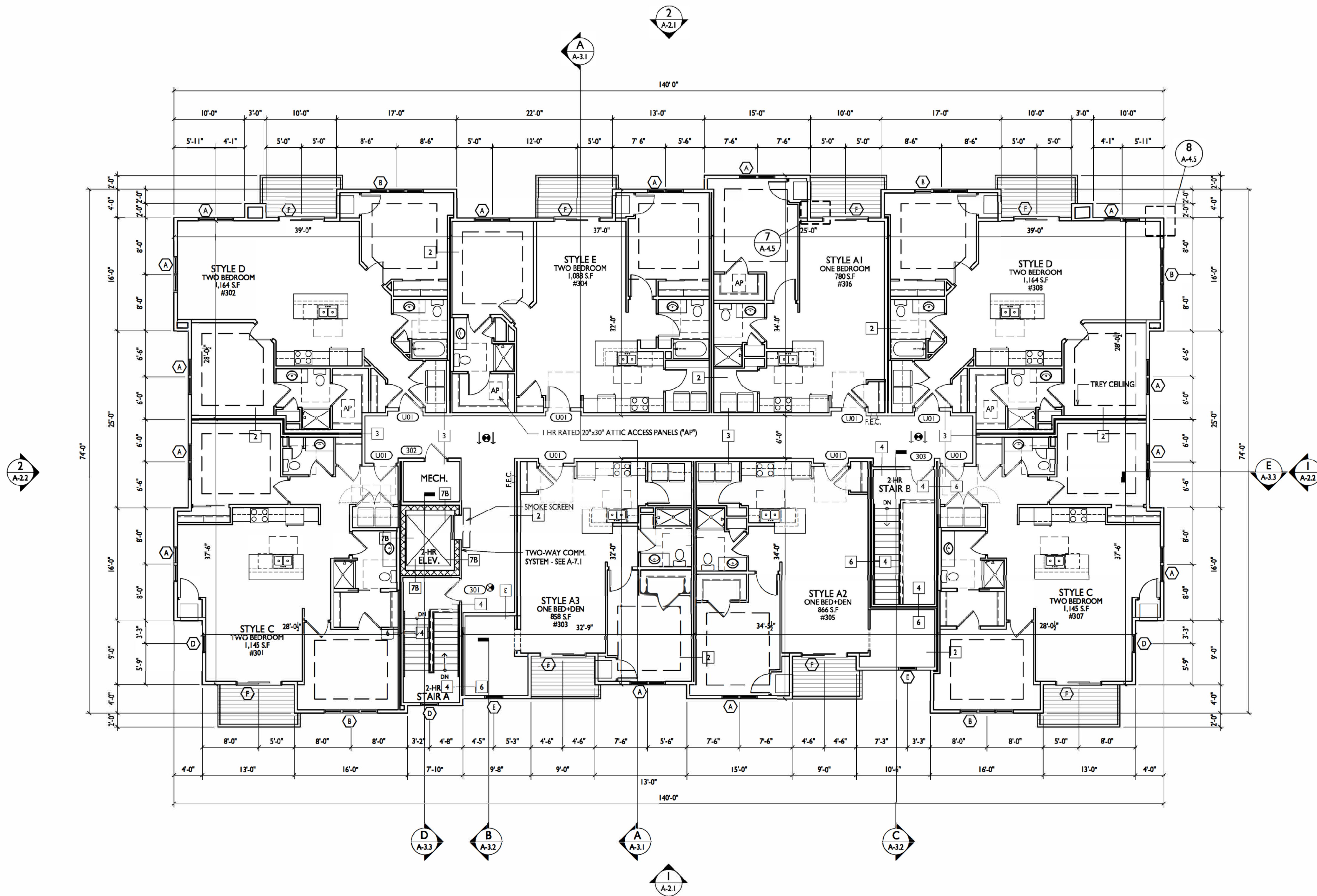
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A-1.3

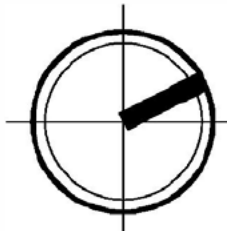
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THIRD FLOOR PLAN
1/8" = 1'-0"





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PROJECT TITLE
**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI
SHEET TITLE
Roof Plan

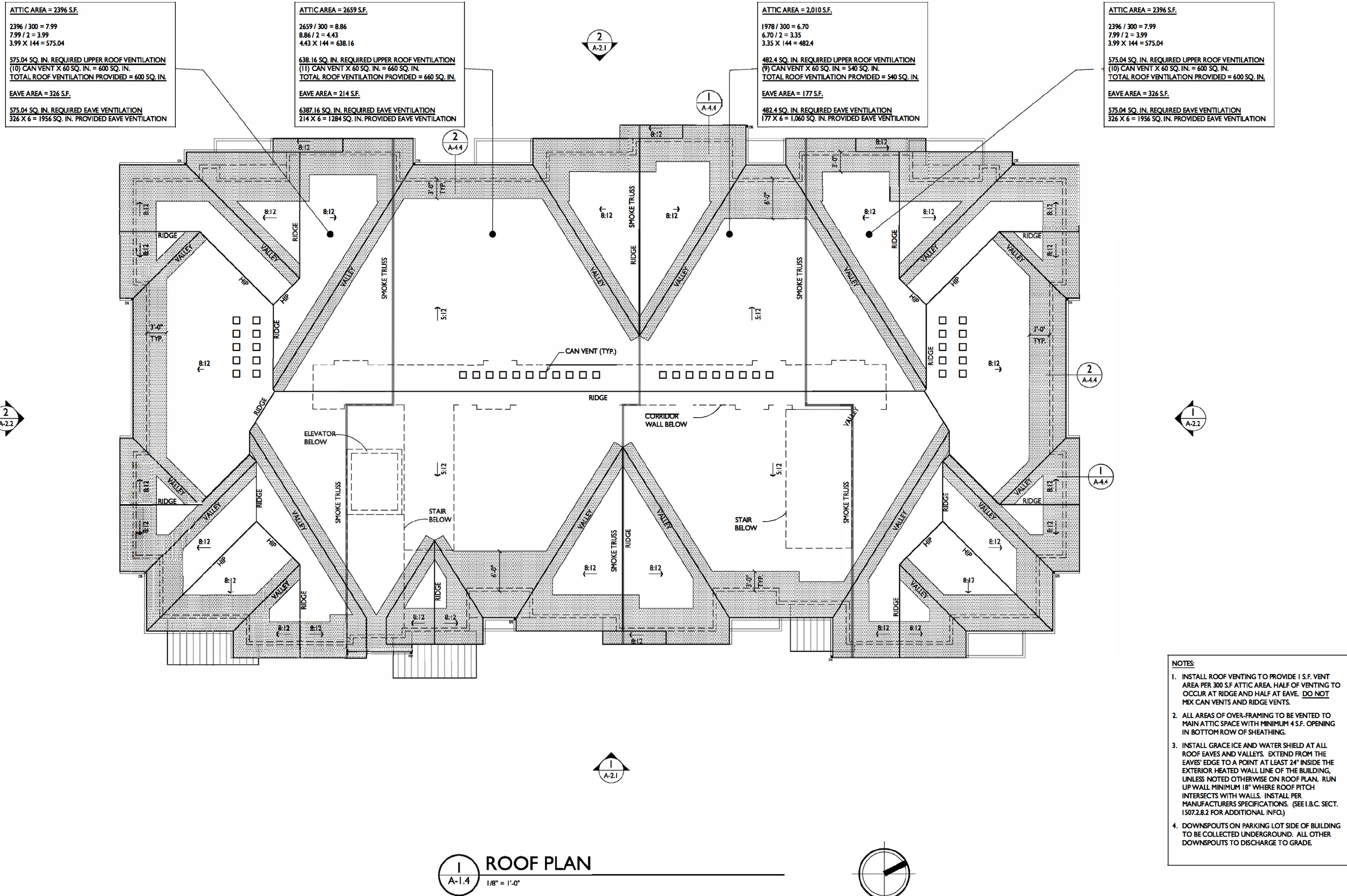
SHEET NUMBER

A-1.4

PROJECT NO. **2002**

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- NOTES:**
1. INSTALL ROOF VENTING TO PROVIDE 1 S.F. VENT AREA PER 300 S.F. ATTIC AREA. HALF OF VENTING TO OCCUR AT RIDGE AND HALF AT EAVE. **DO NOT** MIX CAN VENTS AND RIDGE VENTS.
 2. ALL AREAS OF OVER-FRAMING TO BE VENTED TO MAIN ATTIC SPACE WITH MINIMUM 4 S.F. OPENING IN BOTTOM ROW OF SHEATHING.
 3. INSTALL GRACE/ICE AND WATER SHIELD AT ALL ROOF EAVES AND VALLEYS. EXTEND FROM THE EAVES' EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR HEATED WALL LINE OF THE BUILDING, UNLESS NOTED OTHERWISE ON ROOF PLAN. RUN UP WALL MINIMUM 18" WHERE ROOF PITCH INTERSECTS WITH WALLS. INSTALL PER MANUFACTURERS SPECIFICATIONS. (SEE I.B.C. SECT. 1507.2.8.2 FOR ADDITIONAL INFO.)
 4. DOWNSPOUTS ON PARKING LOT SIDE OF BUILDING TO BE COLLECTED UNDERGROUND. ALL OTHER DOWNSPOUTS TO DISCHARGE TO GRADE.



1
A-2.1
1/8" = 1'-0"

SOUTHEAST ELEVATION



2
A-2.1
1/8" = 1'-0"

NORTHWEST ELEVATION

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
1 HORIZONTAL VINYL SIDING		
2 ASPHALT SHINGLES		
3 ADHERED STONE VENEER		
4 COMPOSITE TRIM		
5 COMPOSITE WRAPPED COLUMNS		
6 COMPOSITE SHAKES		
7 PRECAST CAP		
8 ALUMINUM RAILINGS		
9 PRECAST SILL		
10 INSULCRETE FINISH COAT		
11 RETAINING WALL		
12 STANDING SEAM METAL ROOF		



2
A-2.2
1/8" = 1'-0"

SOUTHWEST ELEVATION



1
A-2.2
1/8" = 1'-0"

NORTHEAST ELEVATION

EXTERIOR MATERIAL SCHEDULE		
BUILDING ELEMENT	MANUFACTURER	COLOR
1 HORIZONTAL VINYL SIDING		
2 ASPHALT SHINGLES		
3 ADHERED STONE VENEER		
4 COMPOSITE TRIM		
5 COMPOSITE WRAPPED COLUMNS		
6 COMPOSITE SHAKES		
7 PRECAST CAP		
8 ALUMINUM RAILINGS		
9 PRECAST SILL		
10 INSULCRETE FINISH COAT		
11 RETAINING WALL		
12 STANDING SEAM METAL ROOF		

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PROJECT TITLE
**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI
SHEET TITLE
Elevations

SHEET NUMBER

A-2.2

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TYPICAL PITCHED ROOF (1 HR.)

- ASPHALT SHINGLES (CLASS B)
- 15# ROOF FELT (ICE AND WATER SHIELD AT ALL EAVES AND VALLEYS - SEE ROOF PLAN)
- 1/2" (32/16) APA RATED EXPOSURE 1 OSB SHEATHING w/ H-CLIPS AT LONG EDGES. FASTEN w/8d NAILS AT 6" O.C. EDGES AND 12" O.C. FIELD
- R-50 BLOWN FIBERGLASS INSULATION
- ENGINEERED ROOF TRUSSES @ 24" O.C.
- DUCTS AND AIR TRANSFER OPENINGS THAT PENETRATE THE CEILING MEMBRANE OF A CEILING ASSEMBLY SHALL BE PROTECTED BY A LISTED CEILING RADIATION DAMPER
- 6 MIL POLY VAPOR BARRIER
- RESILIENT CHANNELS AT 12" O.C.
- (1) LAYER 5/8" TYPE 'C' GYP. BOARD SECURED WITH 1" MAX. SCREWS

(SEE U.L. #F522 FOR ADDITIONAL REQUIREMENTS)

TYPICAL EXTERIOR WALL @ COMPOSITE SIDING (1 HR.)

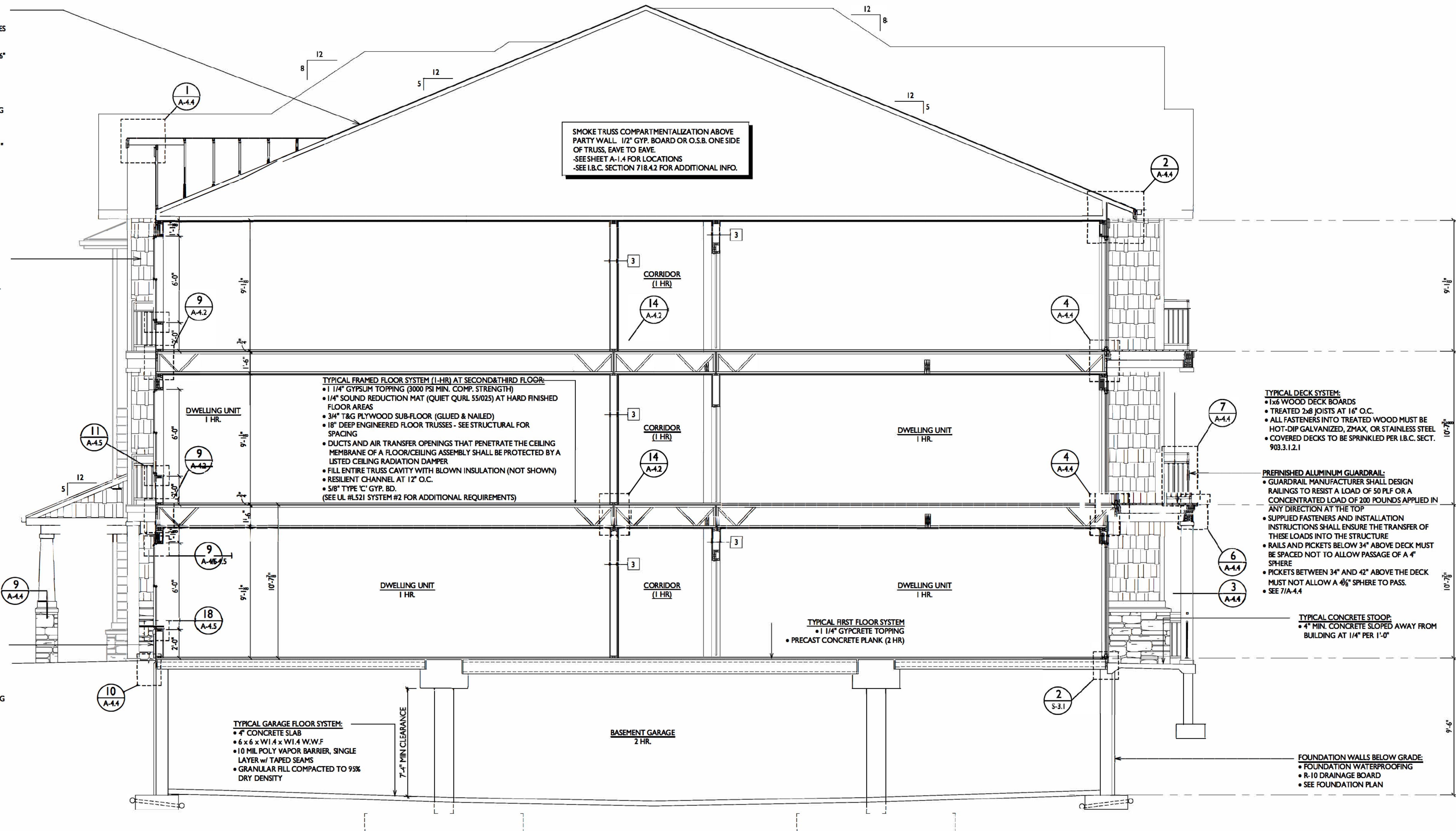
- HORIZONTAL OR SHAKE COMPOSITE SIDING
- BUILDING WRAP
- 7/16" O.S.B. RATED EXPOSURE 1 WALL SHEATHING (NAIL WITH 8d NAILS AT 6" O.C. EDGES AND 12" O.C. AT INTERMEDIATE STUDS)
- 2x6 STUDS @ 16" O.C.
- R-21 FIBERGLASS BATT INSULATION
- 6 MIL POLY VAPOR BARRIER
- 5/8" TYPE 'X' GYP. BOARD

(SEE U.L. #U356 FOR ADDITIONAL REQUIREMENTS)

TYP. EXTERIOR WALL @ STONE VENEER (1 HR.)

- ADHERED NATURAL STONE VENEER
- MORTAR SCRATCH COAT
- METAL LATH, ANCHORED TO STUDS
- DRAINAGE MAT
- (2) LAYERS OF BUILDING WRAP
- 7/16" O.S.B. RATED EXPOSURE 1 WALL SHEATHING (NAIL WITH 8d NAILS AT 6" O.C. EDGES AND 12" O.C. AT INTERMEDIATE STUDS)
- 2x6 STUDS (SEE FRAMING PLANS FOR SPACING)
- R-21 FIBERGLASS BATT INSULATION
- 6 MIL POLY VAPOR BARRIER
- 5/8" TYPE 'X' GYP. BOARD

(SEE U.L. #U425 FOR ADDITIONAL DETAILS)



A BUILDING SECTION
A-3.1 1/4"=1'-0"



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PROJECT TITLE
**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI
SHEET TITLE
Building Sections

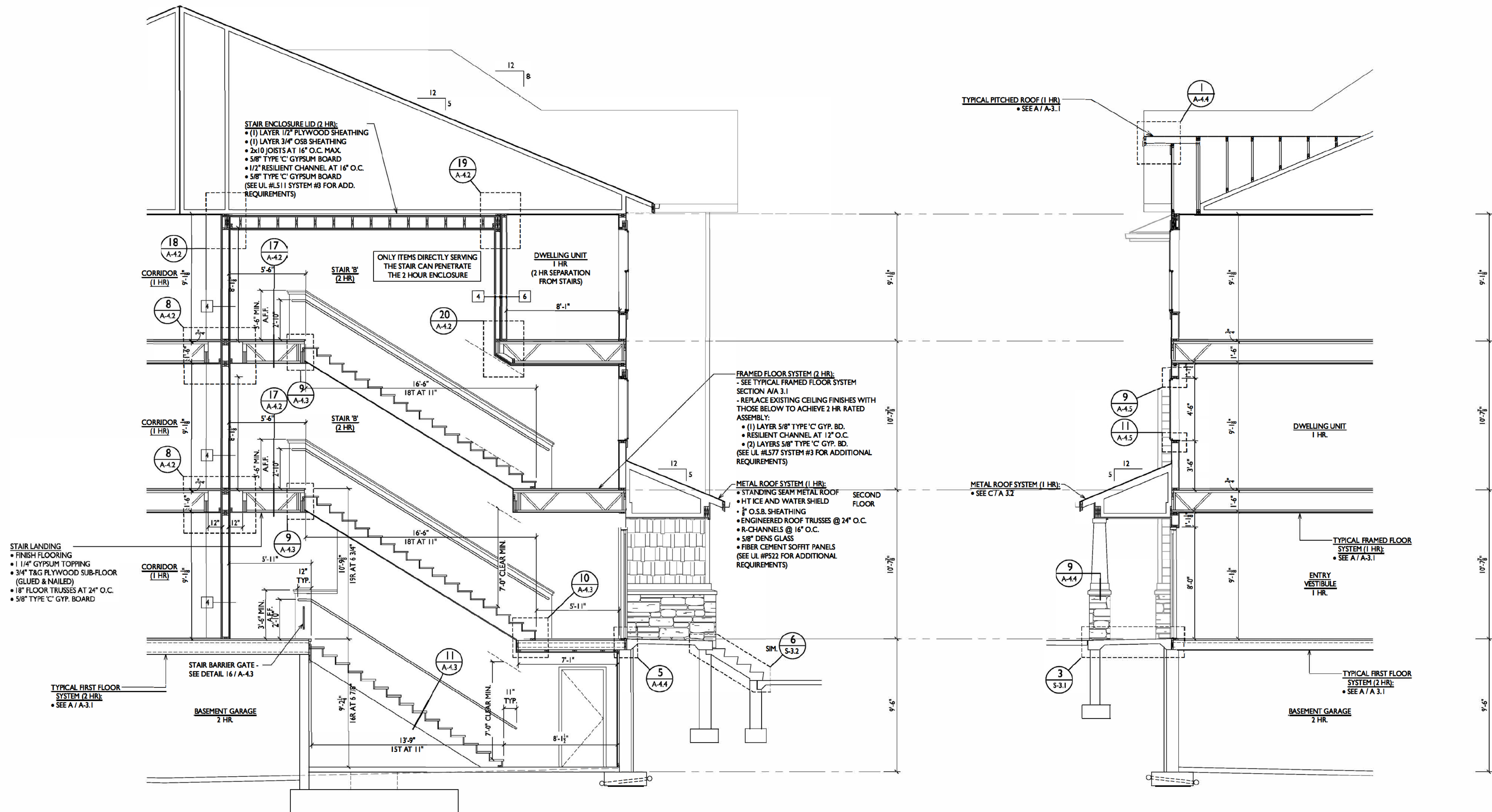
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A-3.2

PROJECT NO. **2002**

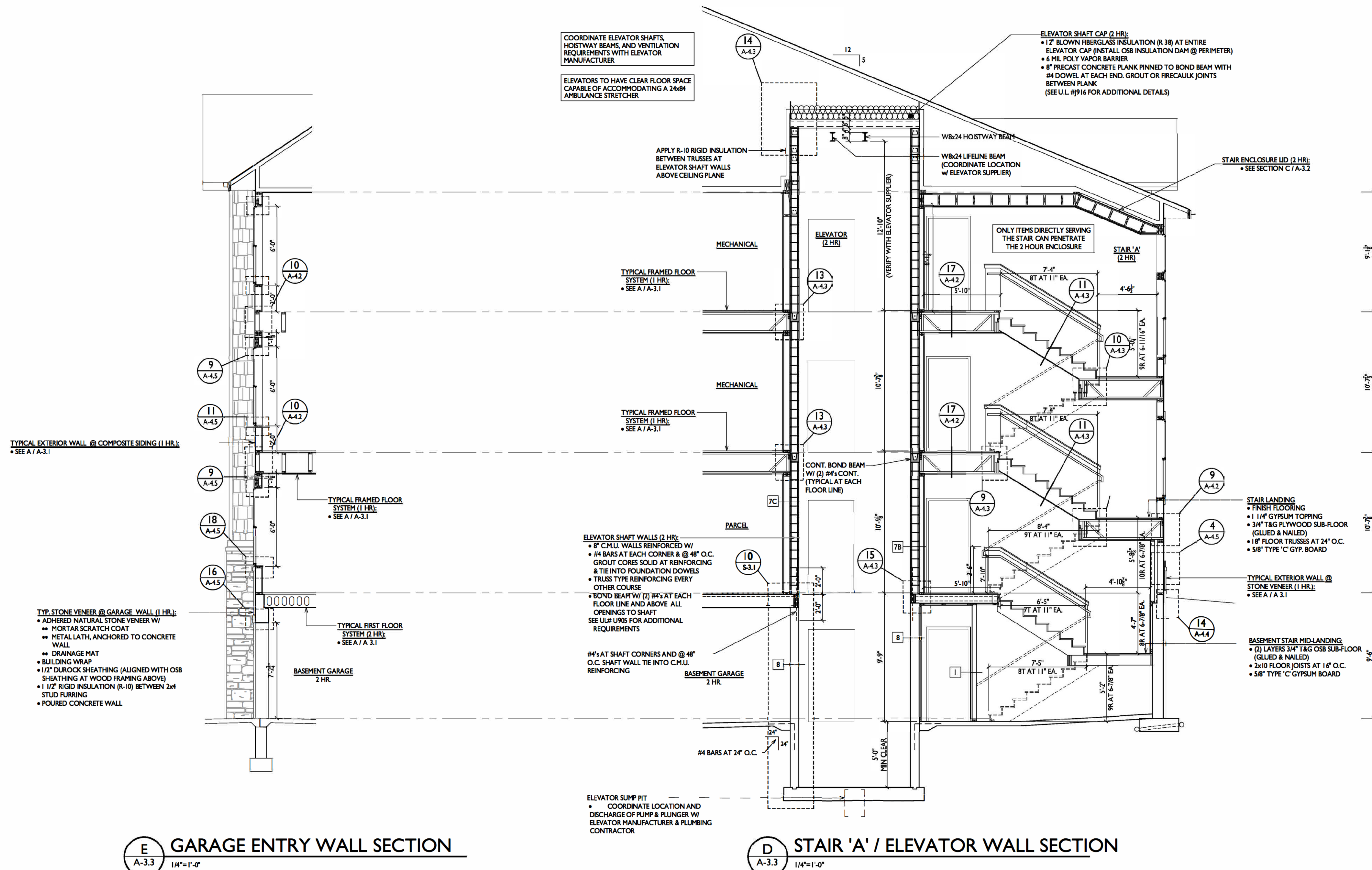
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Page 34 of 125



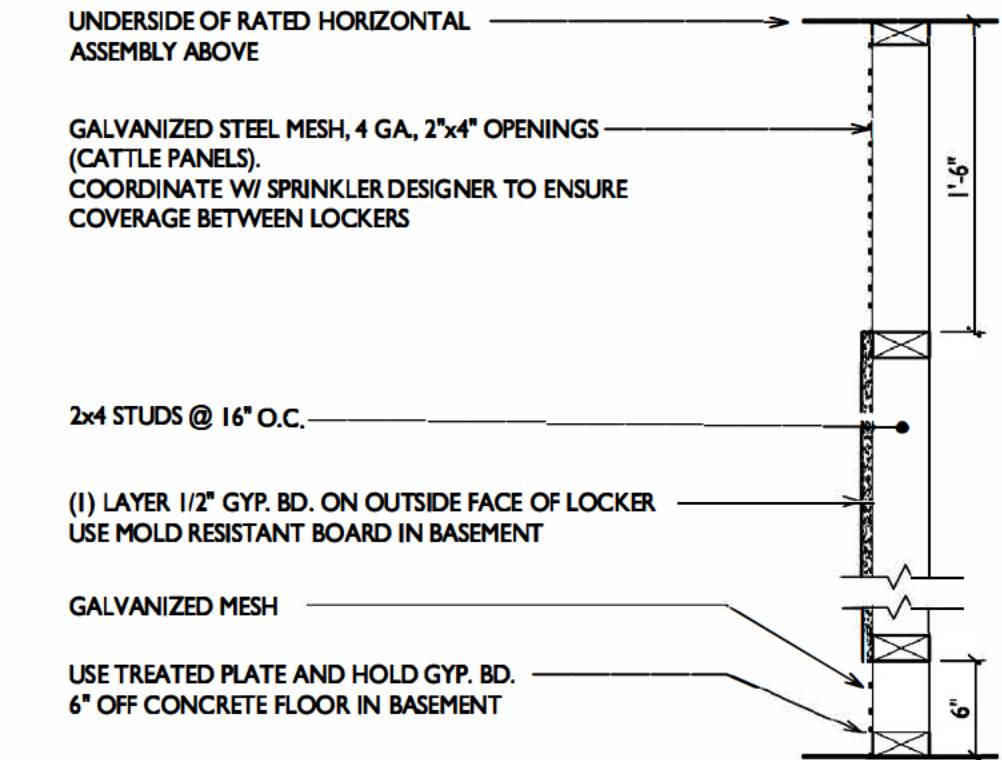
C STAIR 'B' WALL SECTION
A-3.2 1/4"=1'-0"

B WALL SECTION
A-3.1 1/4"=1'-0"



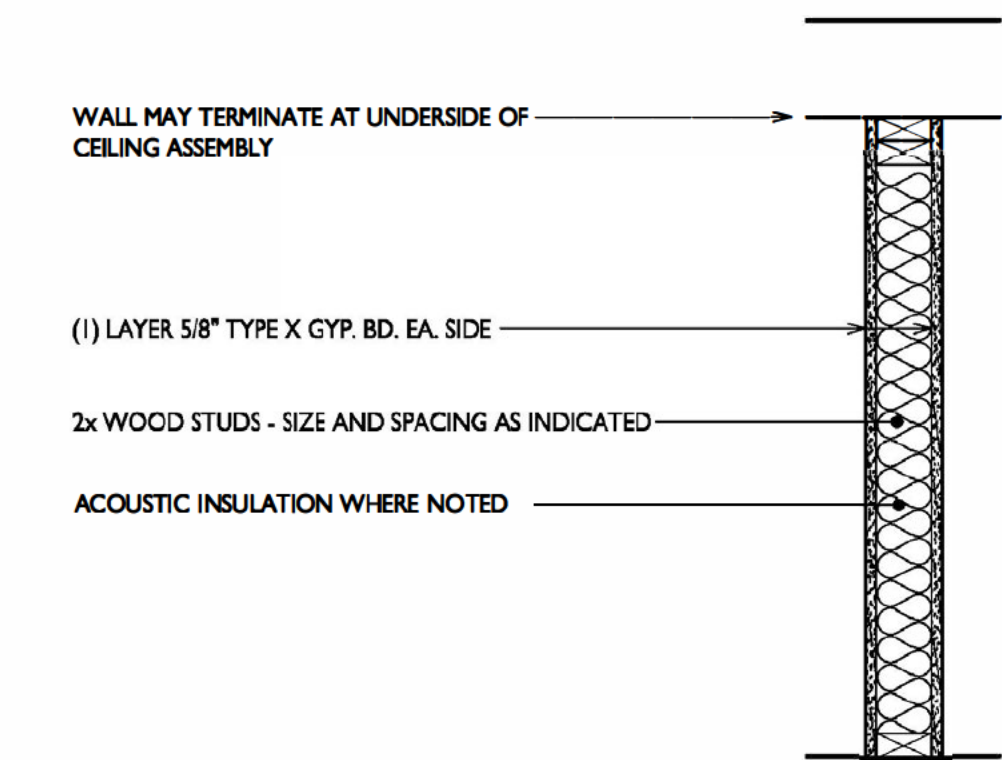
GENERAL SECTION / DETAIL NOTES:

1. PLAN DIMENSIONS ARE TO FACE OF FRAMING/CMU/CONCRETE, CENTERLINE OF STRUCTURAL COLUMNS, CENTERLINE OF WINDOW/DOOR OPENINGS, AND EDGE OF STAIR NOSINGS.
2. ALL LUMBER IN CONTACT WITH CONCRETE BELOW OR WITHIN 8" OF GRADE SHALL BE PRESERVATIVE TREATED.
3. ALL SUB-FLOOR PANELS TO BE GLUED & NAILED.
4. SEE STRUCTURAL DRAWINGS FOR WOOD STUD GRADE, SIZE AND SPACING.
5. REFERENCE CURRENT FIRE RATED ASSEMBLY DESIGN REQUIREMENTS ONLINE AT [HTTP://WWW.UL.COM](http://www.ul.com) - ALL CONTRACTORS ARE RESPONSIBLE FOR MEETING CURRENT SYSTEM REQUIREMENTS AS PUBLISHED BY UL.
6. PENETRATIONS IN RATED ASSEMBLIES SHALL COMPLY WITH IBC 714. SUBMIT FIRESTOP SYSTEMS TO LOCAL AHJ FOR REVIEW PRIOR TO INSTALLATION. FIRESTOP SYSTEMS IN HORIZONTAL ASSEMBLIES SHALL HAVE "I" RATING = TO "F" RATING.
7. GYPSUM BOARD ON FIRE-RATED WALLS (EXTERIOR, PARTY, CORRIDOR, AND BEARING WALLS) SHALL BE INSTALLED BEHIND SOFFITS, TUB & SHOWER UNITS AND CONCEALED OR FURRED-OUT SPACES.
8. CEILINGS AT CONCEALED SPACES SHALL BE COMPLETED IN ACCORDANCE WITH THE FIRE RATING OF THE ASSEMBLY THEY ARE A PART OF. FOR 1 HOUR RATED CONSTRUCTION INSTALL (2) LAYERS 5/8" TYPE C GYPSUM BD.
9. M.E.P. BOXES IN FIRE RATED WALLS SHALL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING. BOXES SERVING DIFFERENT DWELLING UNITS SHALL NOT BE INSTALLED WITHIN THE SAME STUD CAVITY.
10. BOXES IN DEMISING WALLS AND CEILINGS SHALL HAVE THEIR ANNULAR SPACE SEALED WITH ACOUSTIC SEALANT. SEE 4 & 5 / A-4.1
11. FLEXIBLE DUCTS AND AIR CONNECTORS SHALL NOT PASS THRU ANY RATED ASSEMBLY.
12. ACOUSTIC INSULATION: INSTALL FIBERGLASS BATT INSULATION IN ALL DEMISING AND MECHANICAL ROOM WALLS. INSULATE STUD CAVITIES CONTAINING DWV PIPING.
13. BATT INSULATION THICKNESS SHALL BE EQUAL TO DEPTH OF STUD CAVITY, U.N.O.
14. ALL RESILIENT CHANNEL SHALL BE "RC DELUXE" BY DIETRICH INDUSTRIES - RESILIENT CHANNEL ON WALLS SHALL BE INSTALLED OPEN SIDE UP. FASTEN GYPSUM BOARD TO CHANNEL WITH MAX. 1" LONG SCREWS.
15. INSTALL ACOUSTIC SEALANT AT JOINT BETWEEN WALL AND CEILING GYPSUM BOARD AT ALL DEMISING WALLS.
16. USE GLASS MAT FACED GYPSUM IN ALL ASSEMBLIES IN PARKING GARAGES AND WHERE SURFACES WILL BE EXPOSED TO WEATHER DURING CONSTRUCTION.
17. DESIGN HEAD OF PARTITION CONNECTIONS TO ACCOMMODATE DEFLECTION OF BUILDING STRUCTURE.
18. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL CONCRETE AND CMU WALL REQUIREMENTS.
19. HOLD NON-BEARING CMU WALLS DOWN 1" FROM UNDERSIDE OF PRECAST PLANK / FLOOR SLAB. INSTALL BACKER ROD AND SEALANT OR LISTED JOINT FIRESTOP SYSTEM AT RATED WALLS.
16. GYPSUM FLOOR TOPPING SHALL BE INSTALLED WITH PERIMETER AND FLOOR SURFACE ISOLATION MATERIALS AS DETAILED BY MANUFACTURER IN SUBMITTED ACOUSTIC TEST.
17. PREPARE ALL EXTERIOR WALL OPENINGS (WINDOWS, DOORS, ETC.) IN ACCORDANCE WITH WRB INSTRUCTIONS AND AS DETAILED BY COMPONENT MANUFACTURER AND THESE DRAWINGS.
18. ALL WINDOWS DRYWALL RETURN HEAD AND JAMB W/ SEALANT ENTIRE PERIMETER.
19. VERIFY COMPATIBILITY OF FLASHING / WATERPROOFING MATERIALS THAT WILL BE IN CONTACT PRIOR TO INSTALLATION.
20. MAINTAIN GRADE MINIMUM 8" BELOW WOOD FRAMING OR 4" BELOW MASONRY VENEER, SLOPE GRADE AWAY FROM BUILDING 1/2" PER FOOT MINIMUM FOR AT LEAST 10'.



WALL TYPE: 9
WOOD STUD STORAGE LOCKER WALL

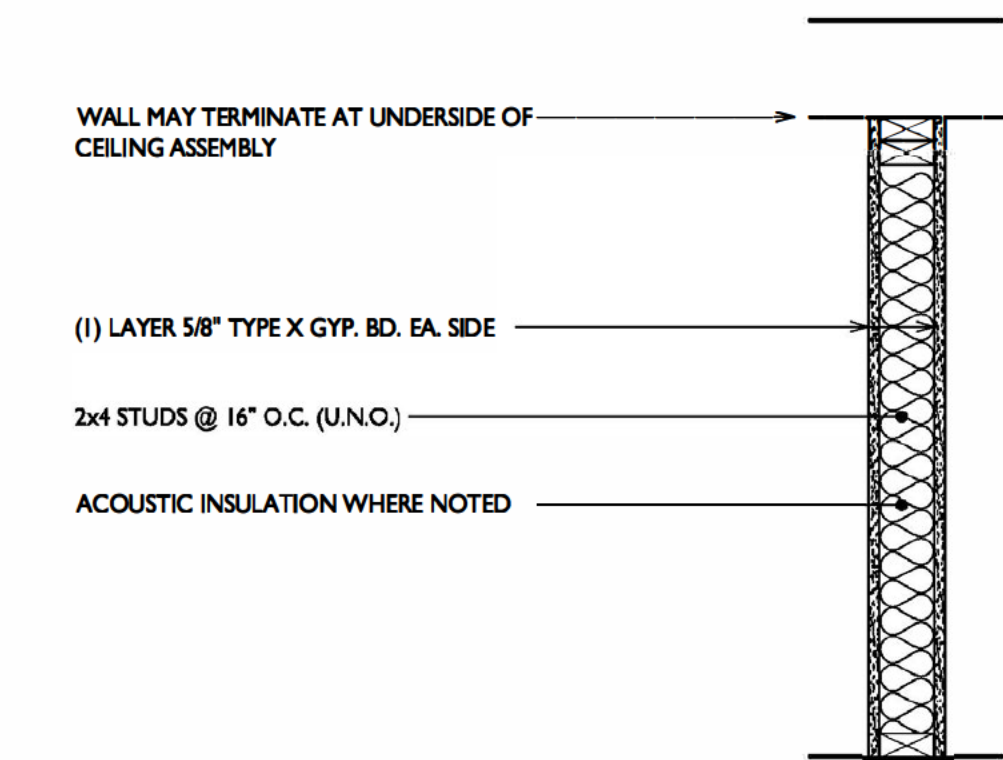
9
A-4.1



WALL TYPE: 5
1 HR RATED BEARING WALL

5
A-4.1

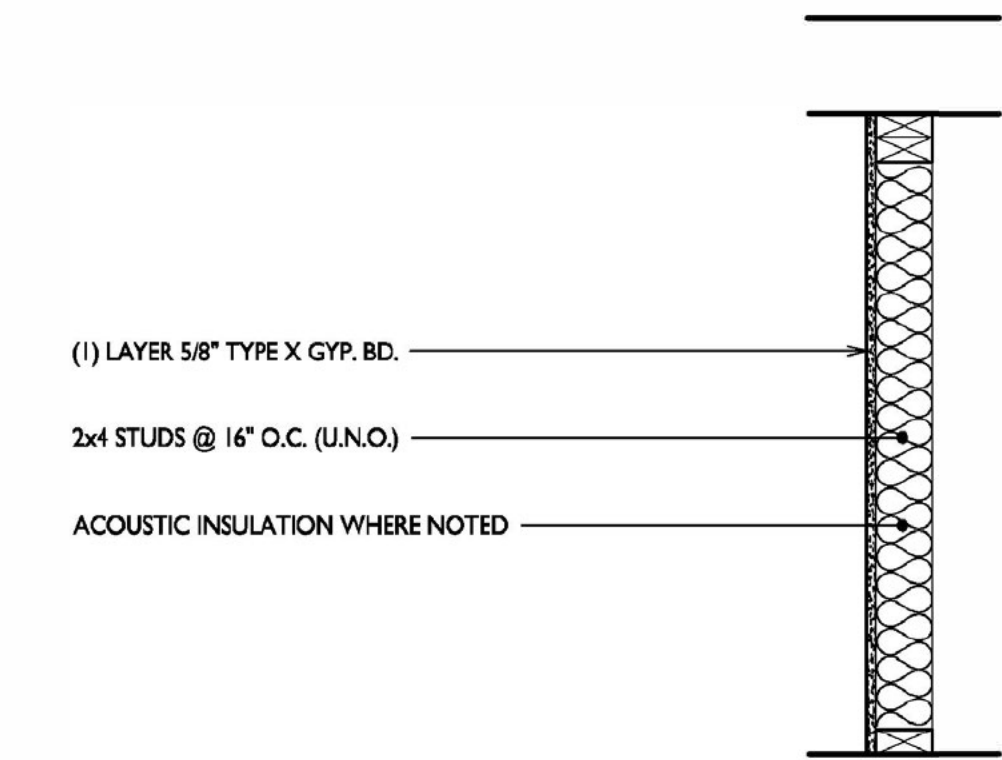
1 HR FIRE PARTITION U.L. DESIGN NO. U305



WALL TYPE: 1
UNRATED PARTITION

1
A-4.1

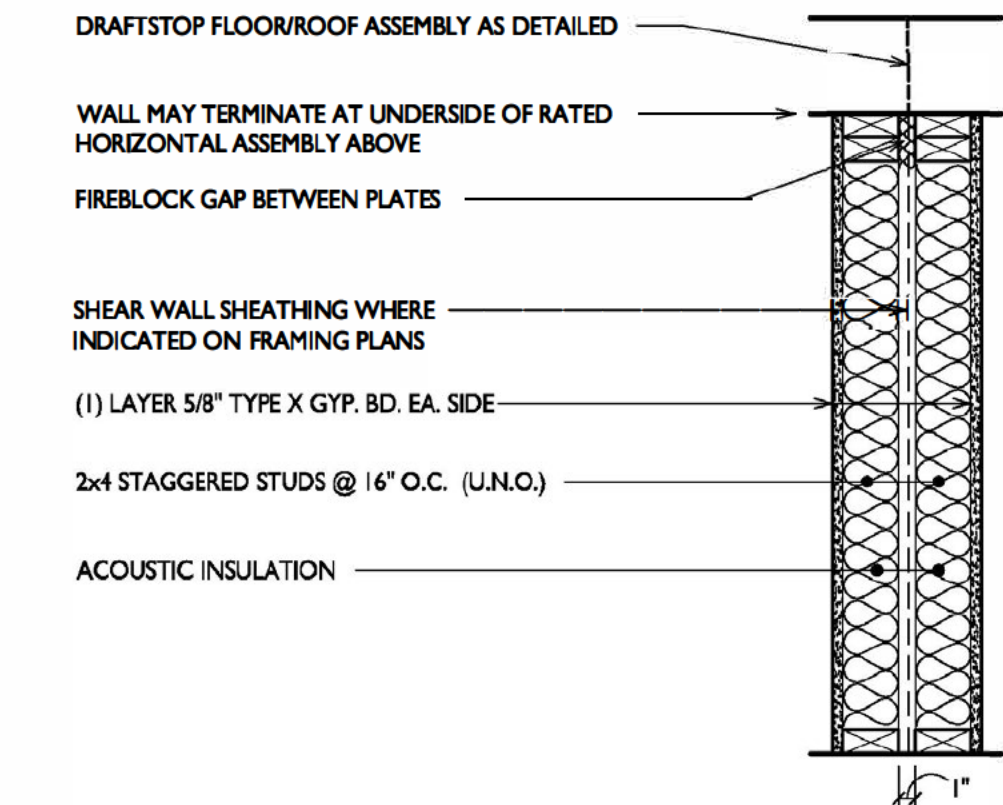
UNRATED WOOD STUD WALL



WALL TYPE: 6
FURRED WALL

6
A-4.1

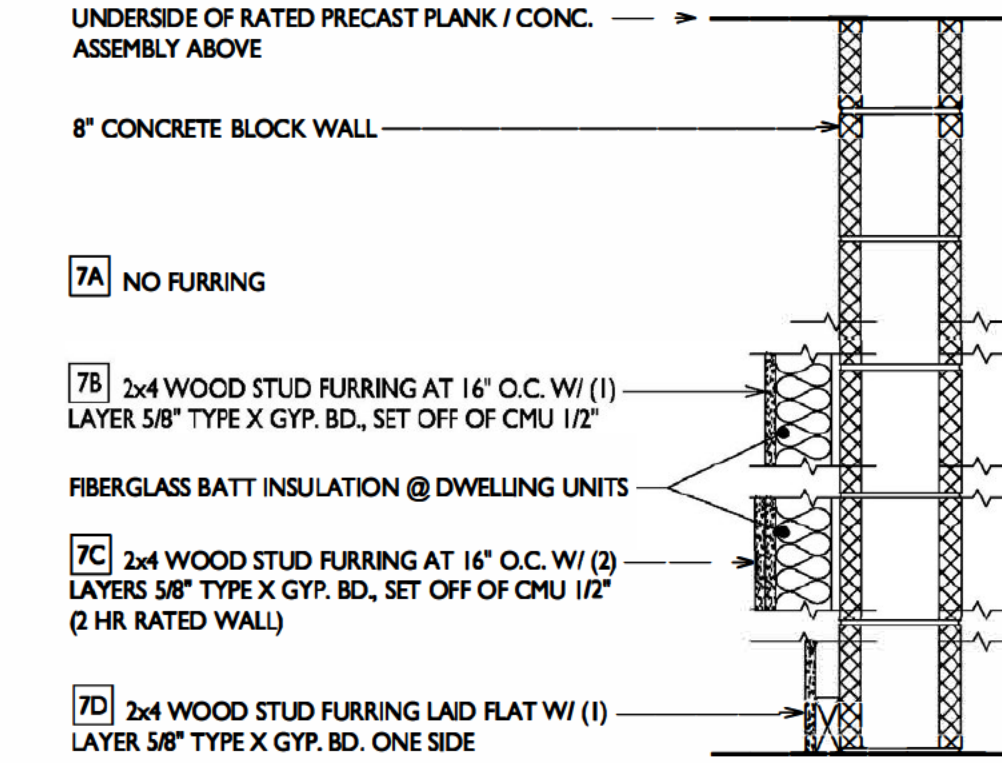
BEARING WALLS 1 HR RATED U.L. DESIGN NO. U341



WALL TYPE: 2
DWELLING UNIT SEPARATION WALL

2
A-4.1

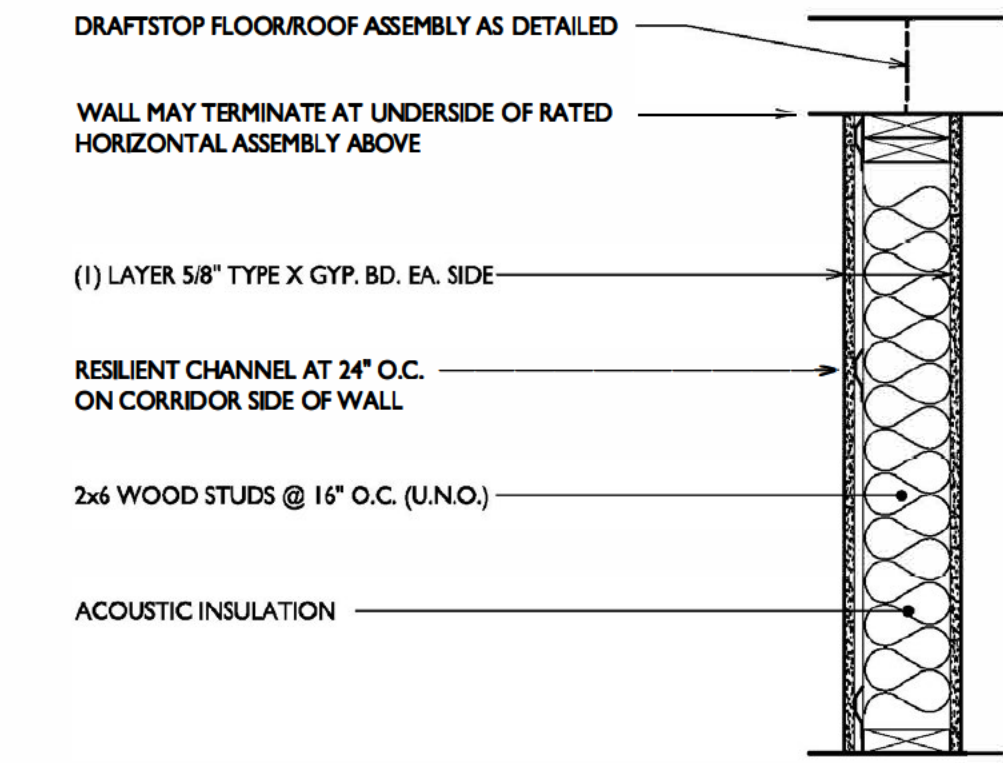
1 HR FIRE PARTITION U.L. DESIGN NO. U341
STC RATING - 53



WALL TYPE: 7
2 HR RATED CMU WALL W/ FURRING

7
A-4.1

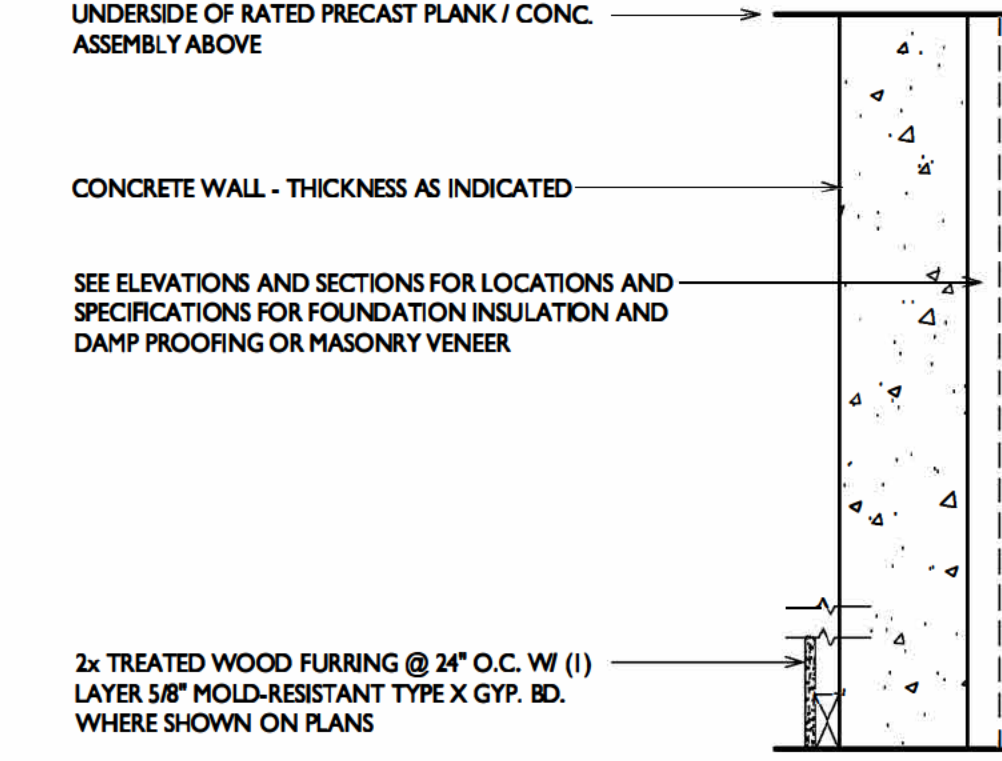
PER I.B.C. TABLE 720.1(2) ITEM 3 - 2 HR



WALL TYPE: 3
CORRIDOR WALL

3
A-4.1

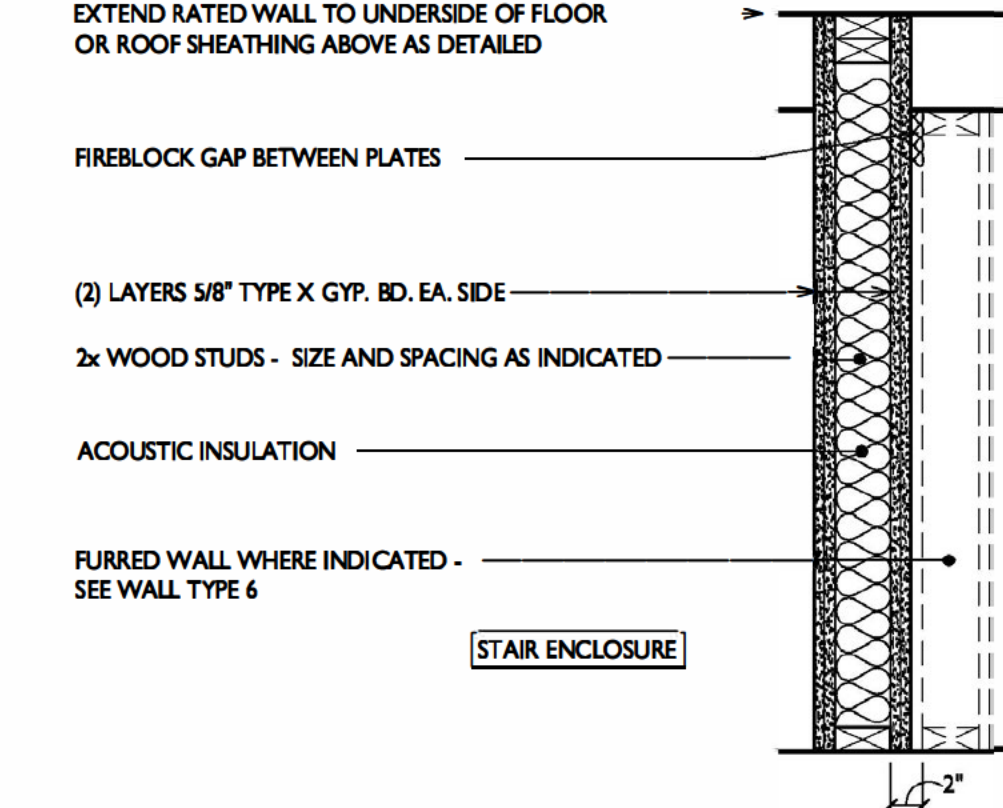
1 HR FIRE PARTITION U.L. DESIGN NO. U305
STC RATING - 53



WALL TYPE: 8
RATED CONC. WALL W/ FURRING

8
A-4.1

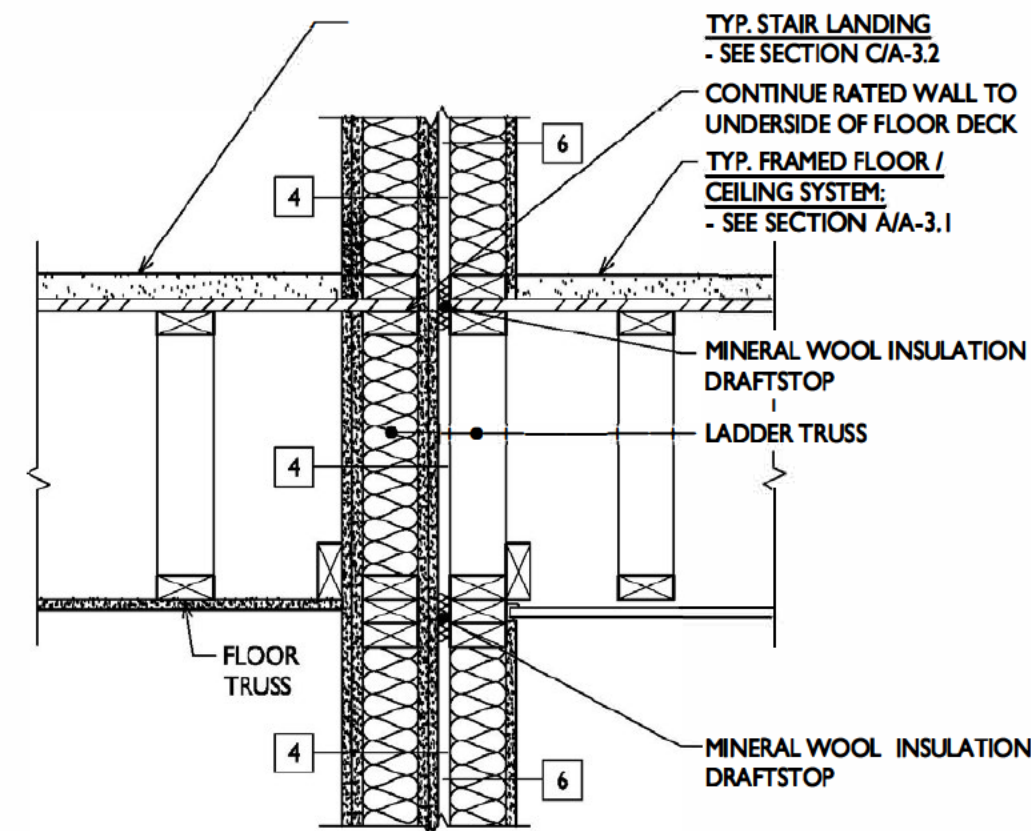
PER I.B.C. TABLE 720.1(2) ITEM 4-1.1 - 2 HR



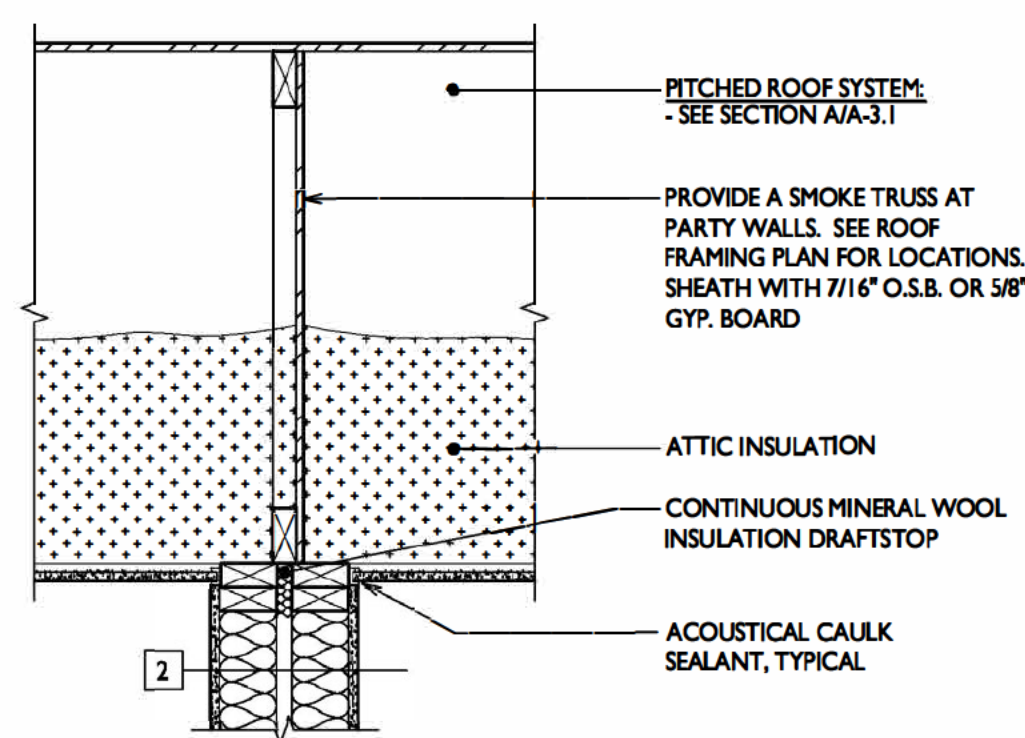
WALL TYPE: 4
STAIR ENCLOSURE WALL

4
A-4.1

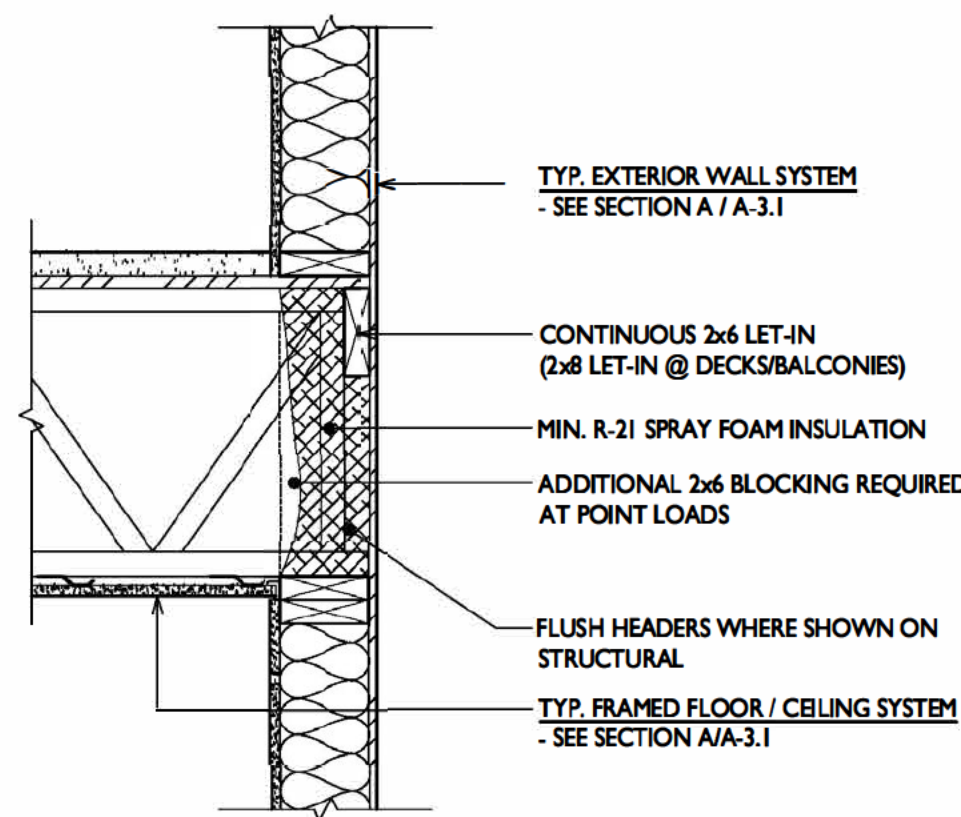
2 HR FIRE BARRIER U.L. DESIGN NO. U301
STC RATING - 64 (WITH FURRED WALL)



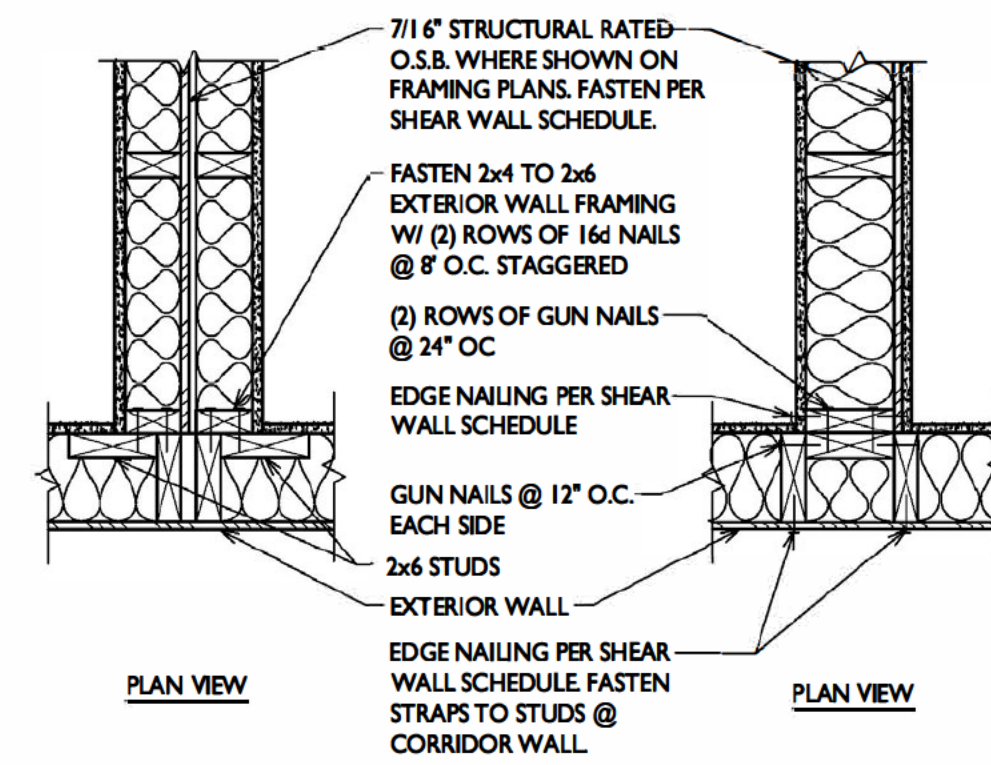
17 FIRE BARRIER @ FLOOR / CEILING
A-4.2 1" = 1'-0"



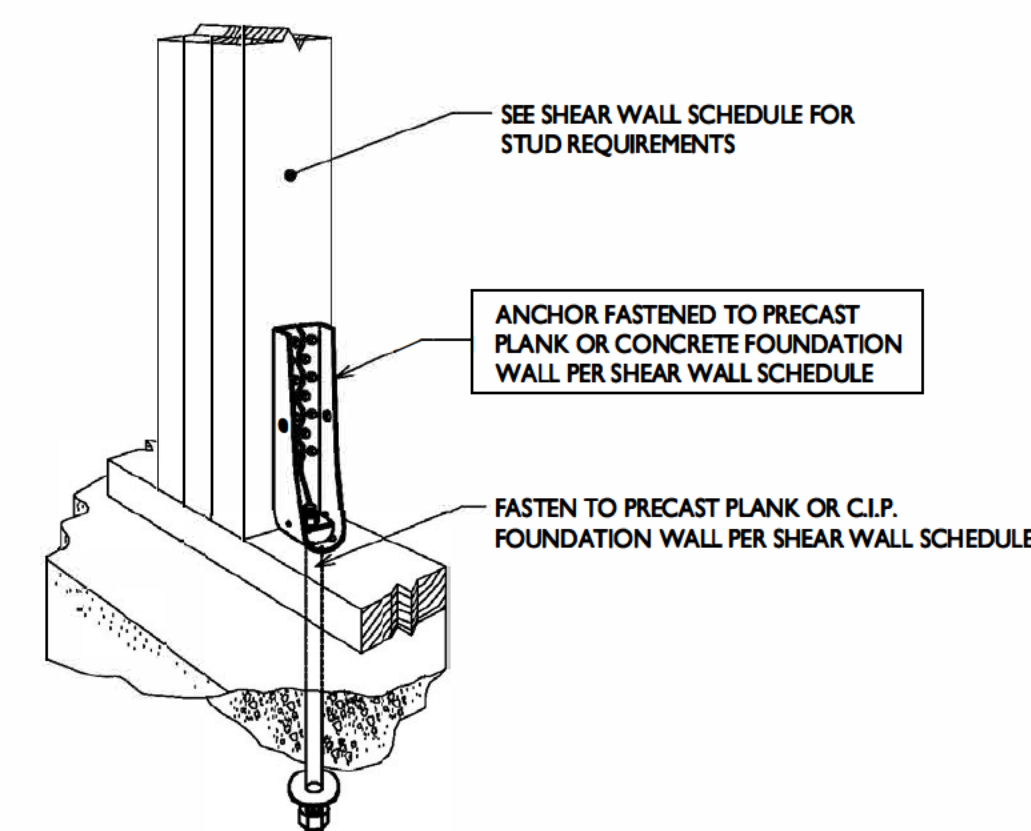
13 UNIT SEPARATION WALL @ ROOF/CEILING
A-4.2 1" = 1'-0"



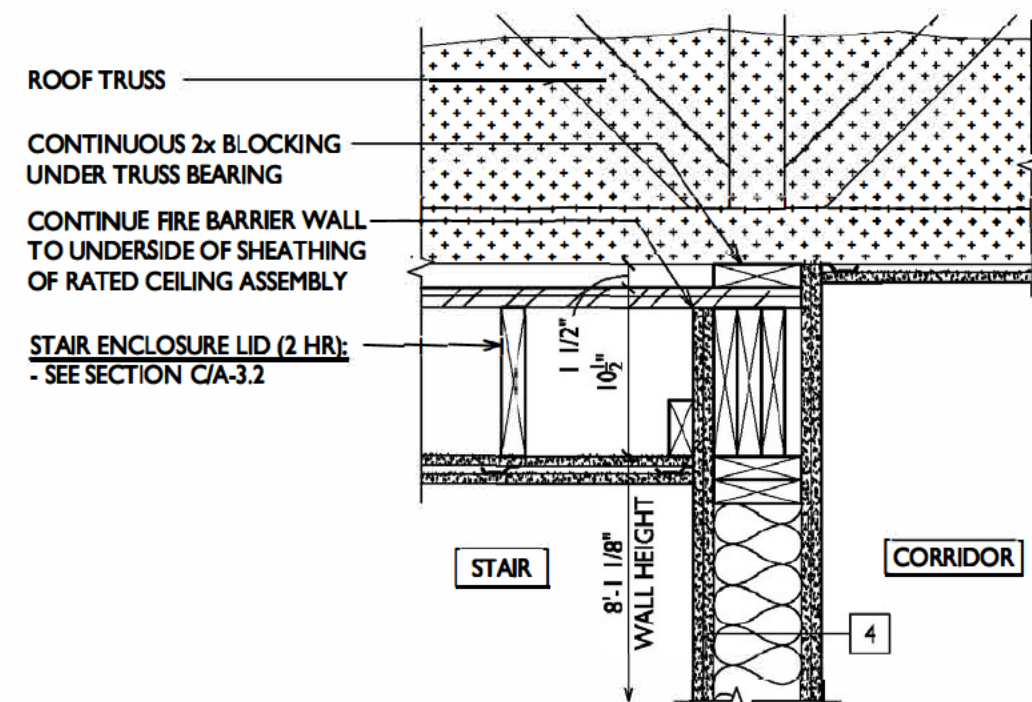
9 EXTERIOR RIM @ FLOOR TRUSS BEARING
A-4.2 1" = 1'-0"



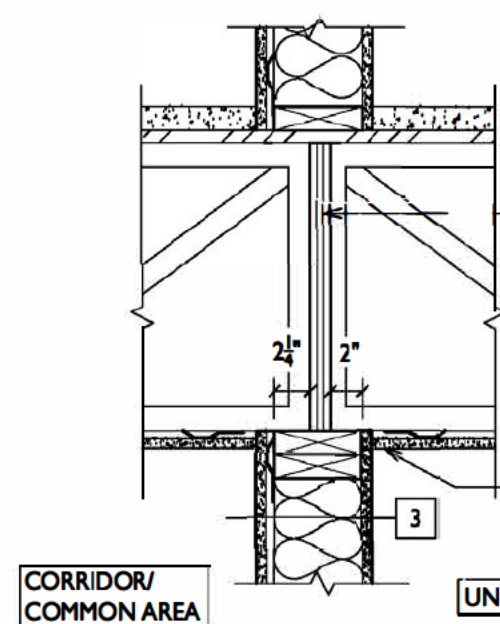
5 SHEAR WALL TRANSFER @ EXT. WALL
A-4.2 N.T.S.



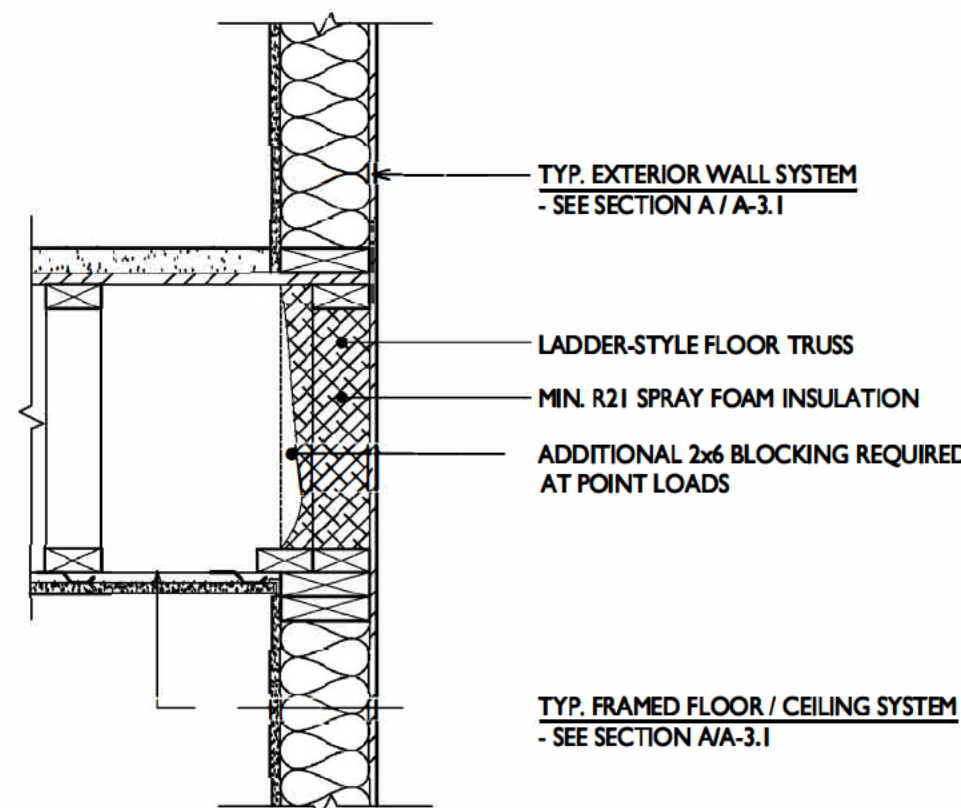
1 SHEAR WALL HOLDOWN ANCHOR
A-4.2 N.T.S.



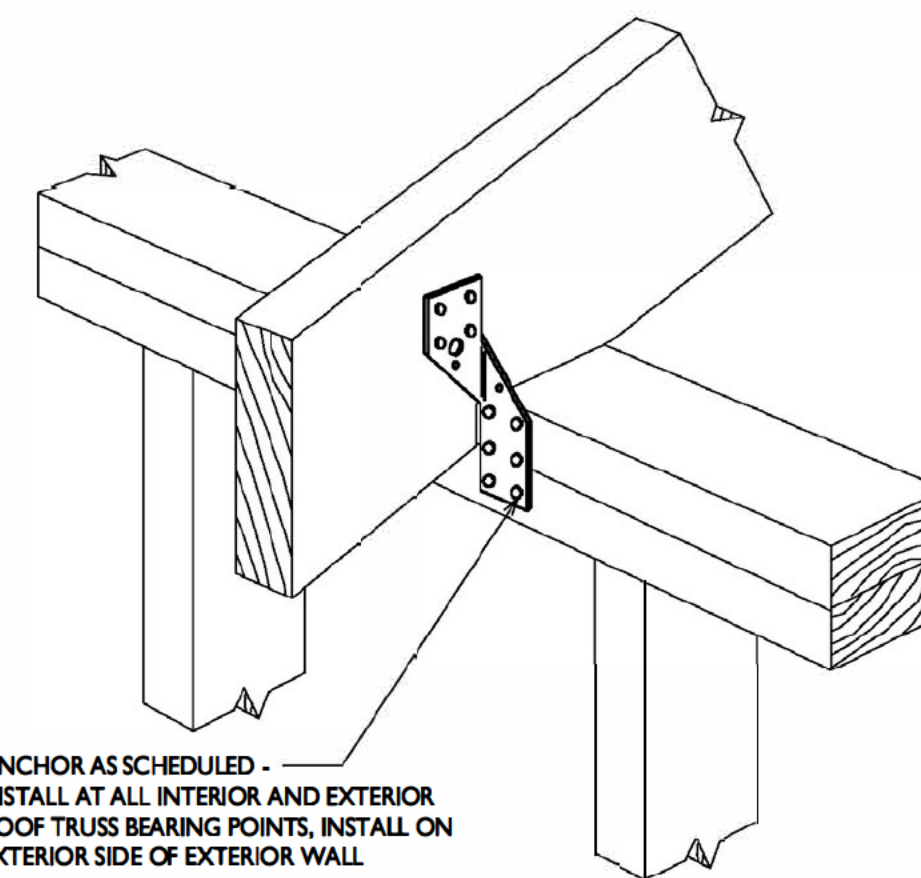
18 2 HR FIRE BARRIER AT STAIR LID
A-4.2 1" = 1'-0"



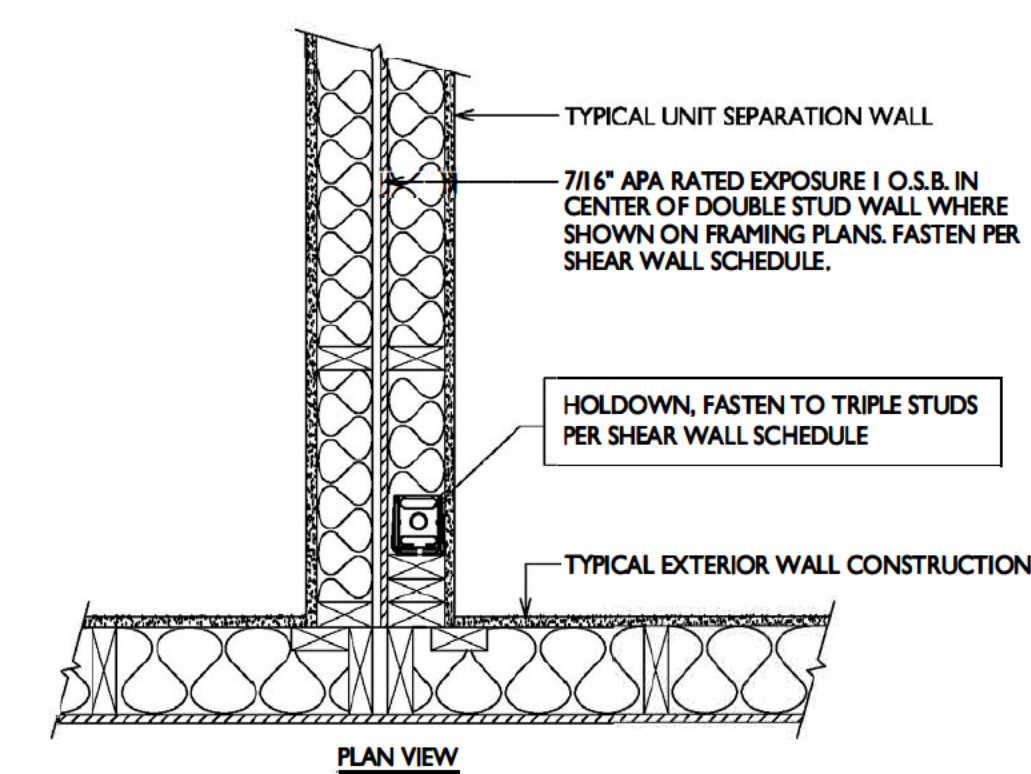
14 CORRIDOR WALL @ BEARING
A-4.2 1" = 1'-0"



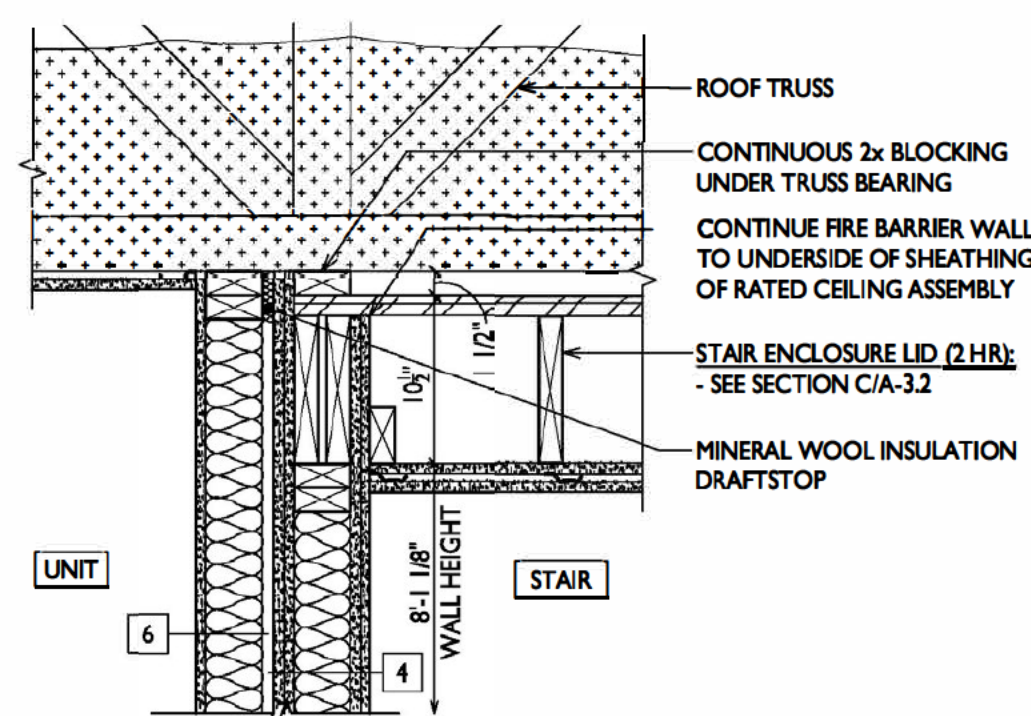
10 EXTERIOR RIM @ FLOOR LADDER TRUSS
A-4.2 1" = 1'-0"



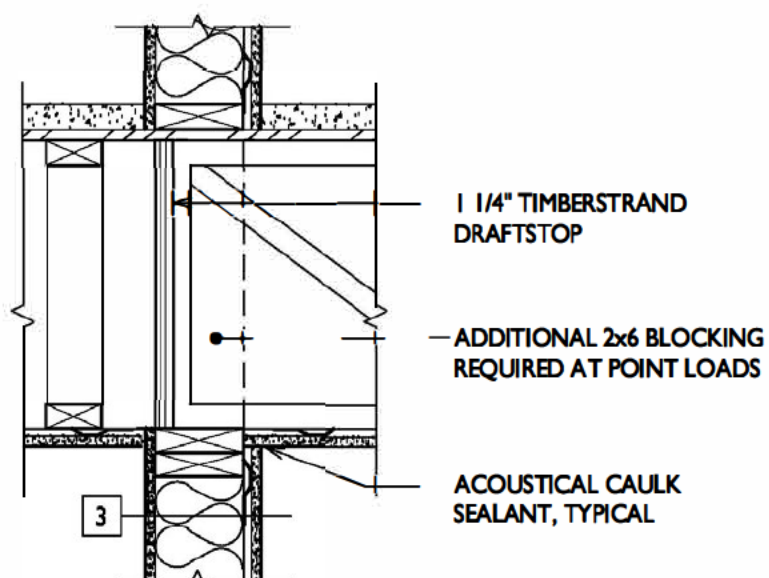
6 TRUSS ANCHOR
A-4.2 N.T.S.



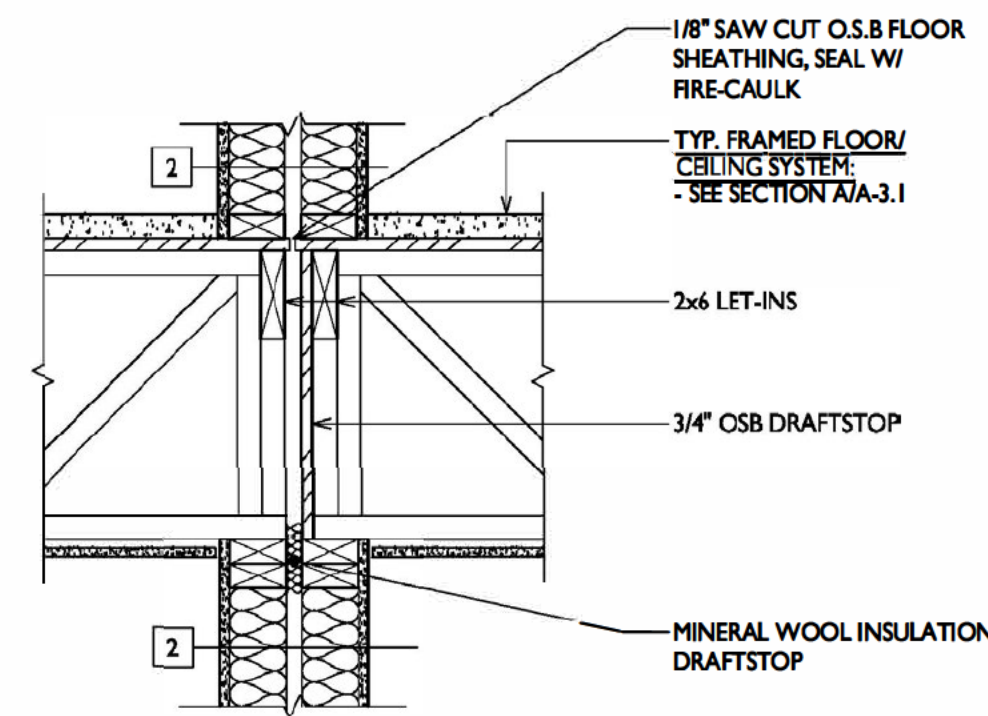
2 HOLDOWN ANCHOR AT EXTERIOR WALL INTERSECTION
A-4.2 N.T.S.



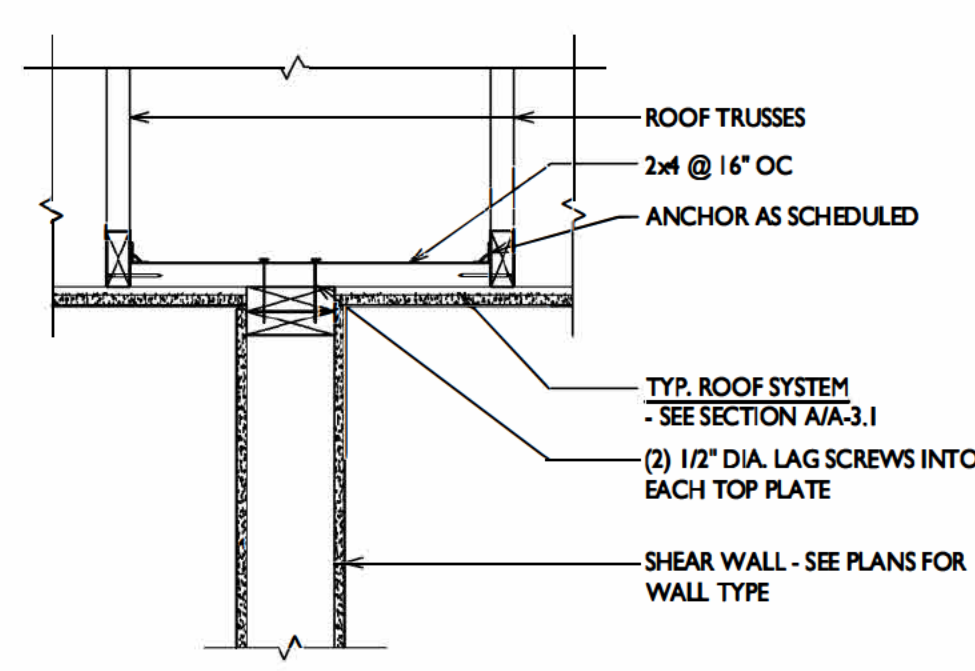
19 2 HR FIRE BARRIER AT STAIR LID
A-4.2 1" = 1'-0"



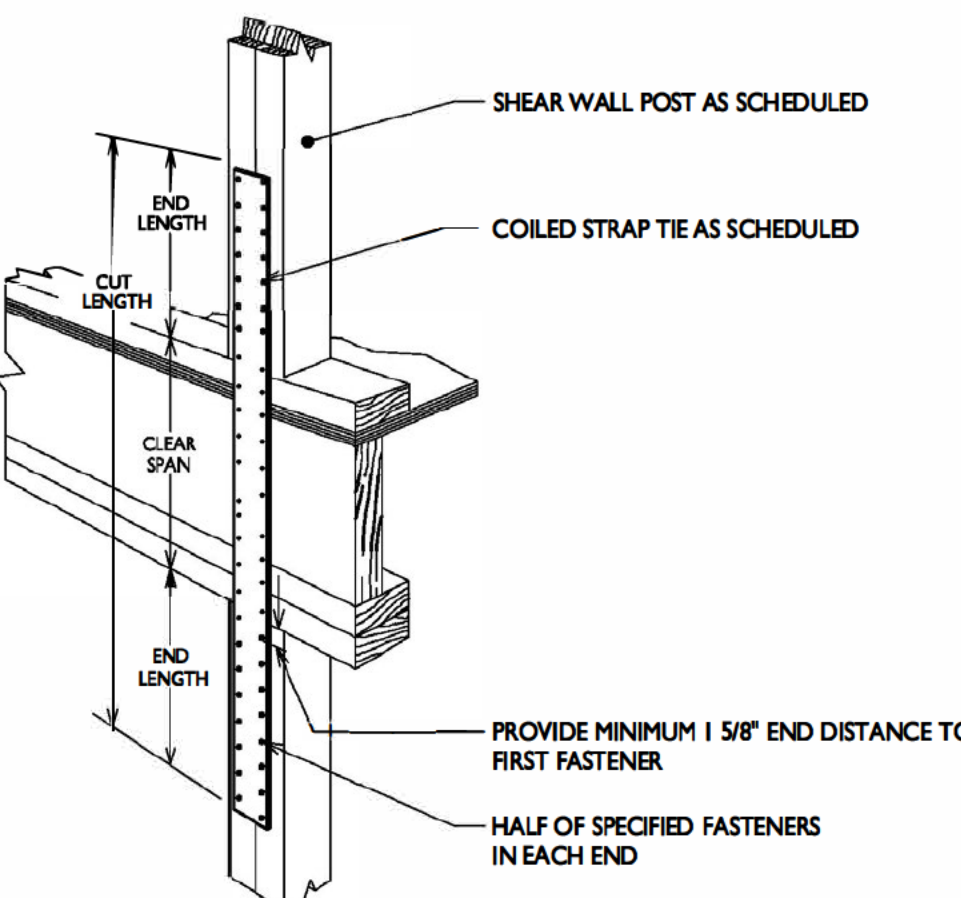
15 CORRIDOR WALL @ MIXED BEARING
A-4.2 1" = 1'-0"



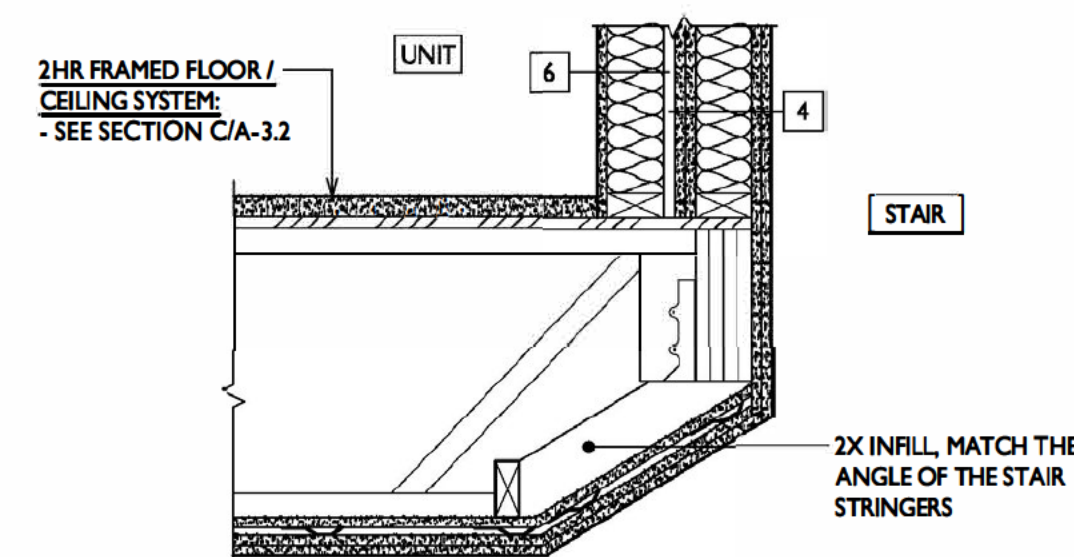
11 UNIT SEPARATION WALL @ BEARING
A-4.2 1" = 1'-0"



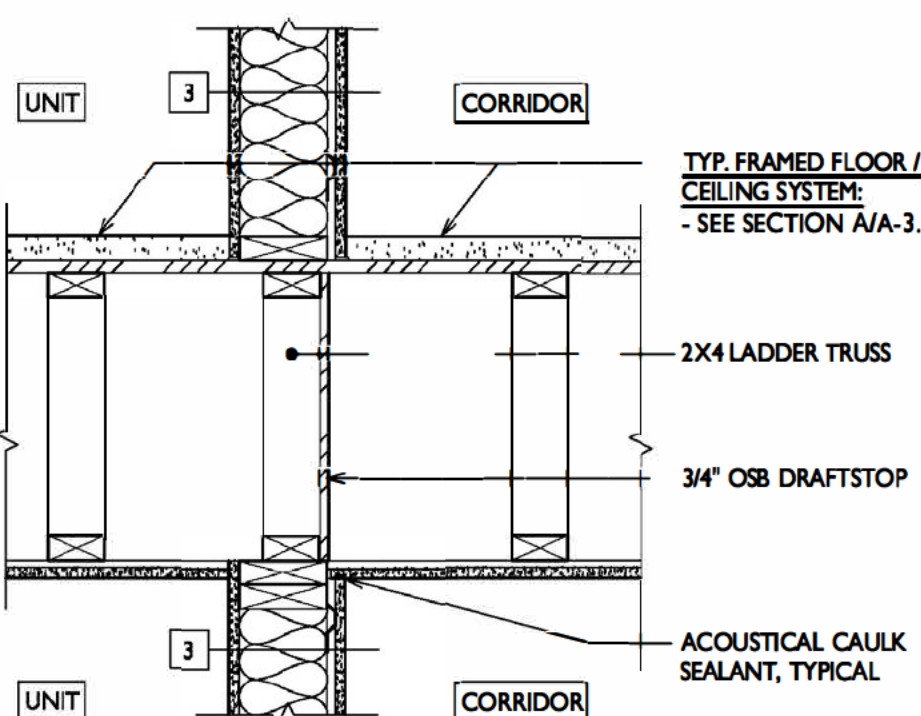
7 SHEAR WALL CONNECTION TO ROOF
A-4.2 N.T.S.



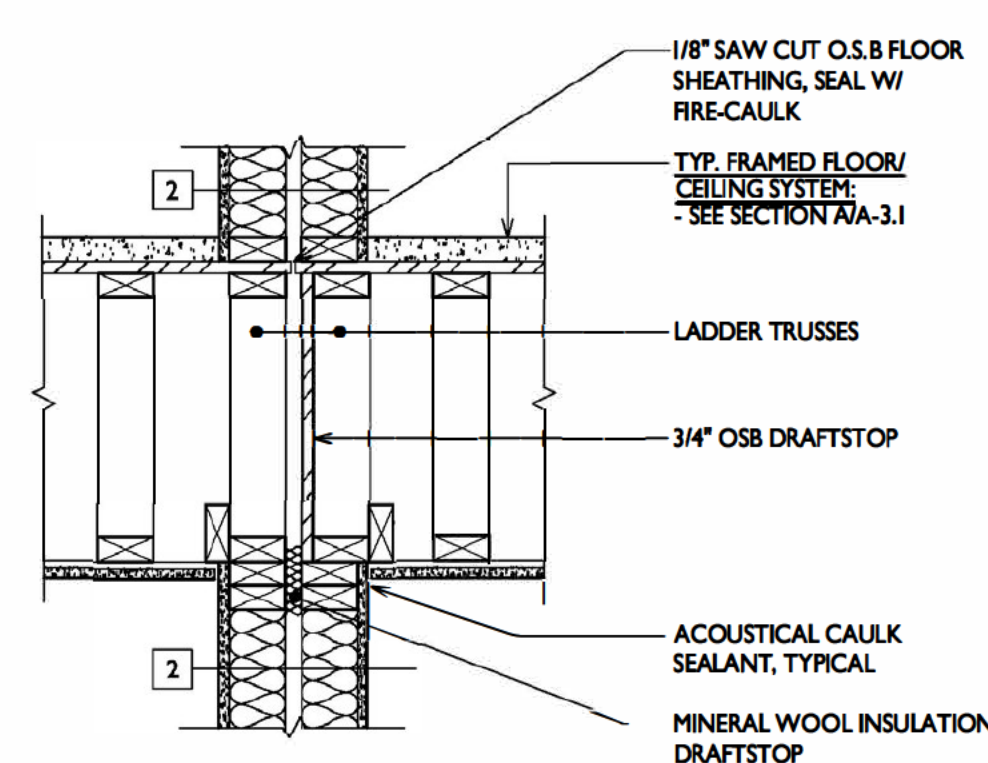
3 SHEAR WALL STRAP TIE
A-4.2 N.T.S.



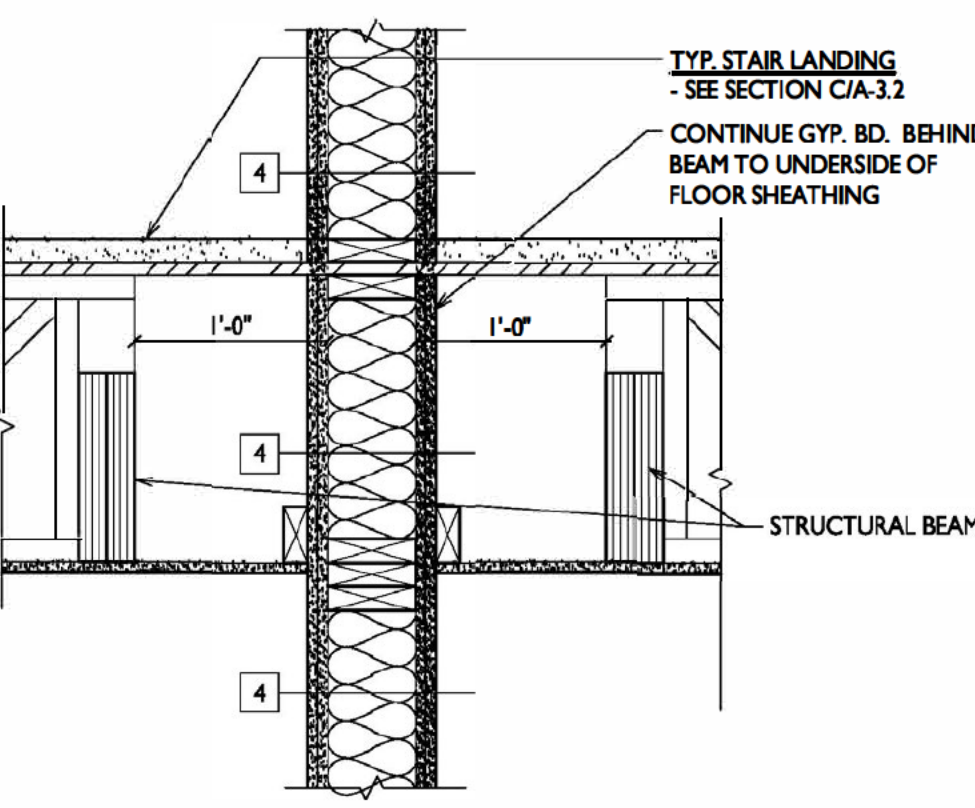
20 CEILING AT UNIT/STAIR AT THIRD FLOOR
A-4.2 1" = 1'-0"



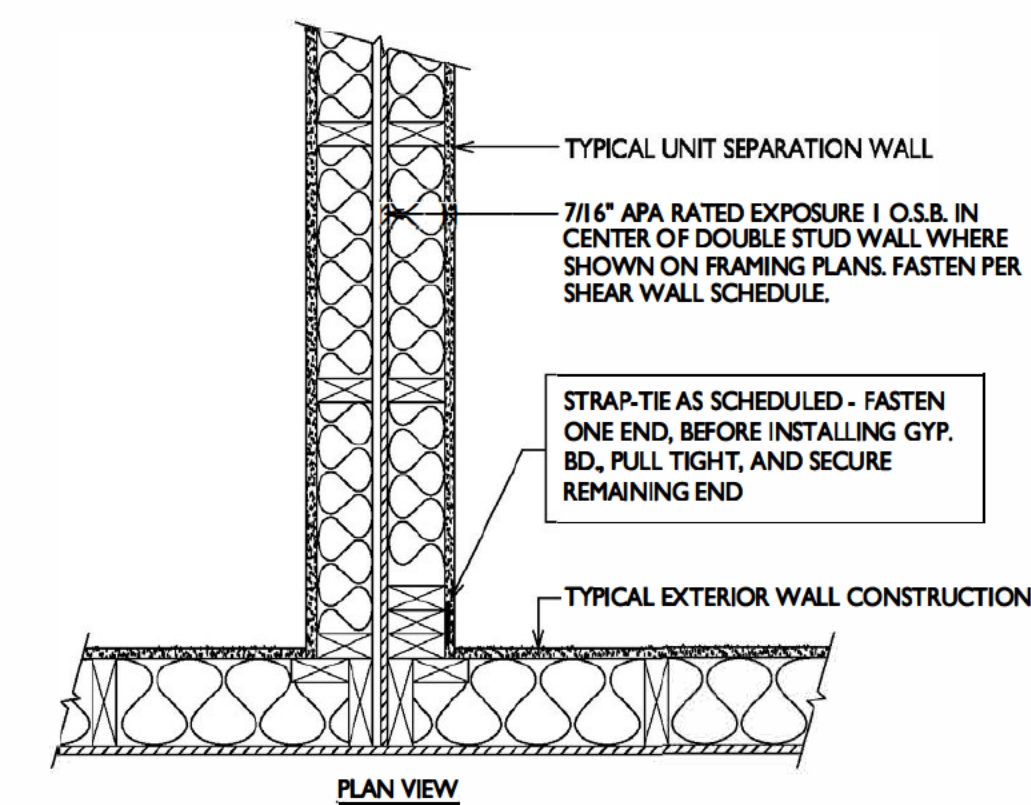
16 CORRIDOR WALL @ NON-BEARING
A-4.2 1" = 1'-0"



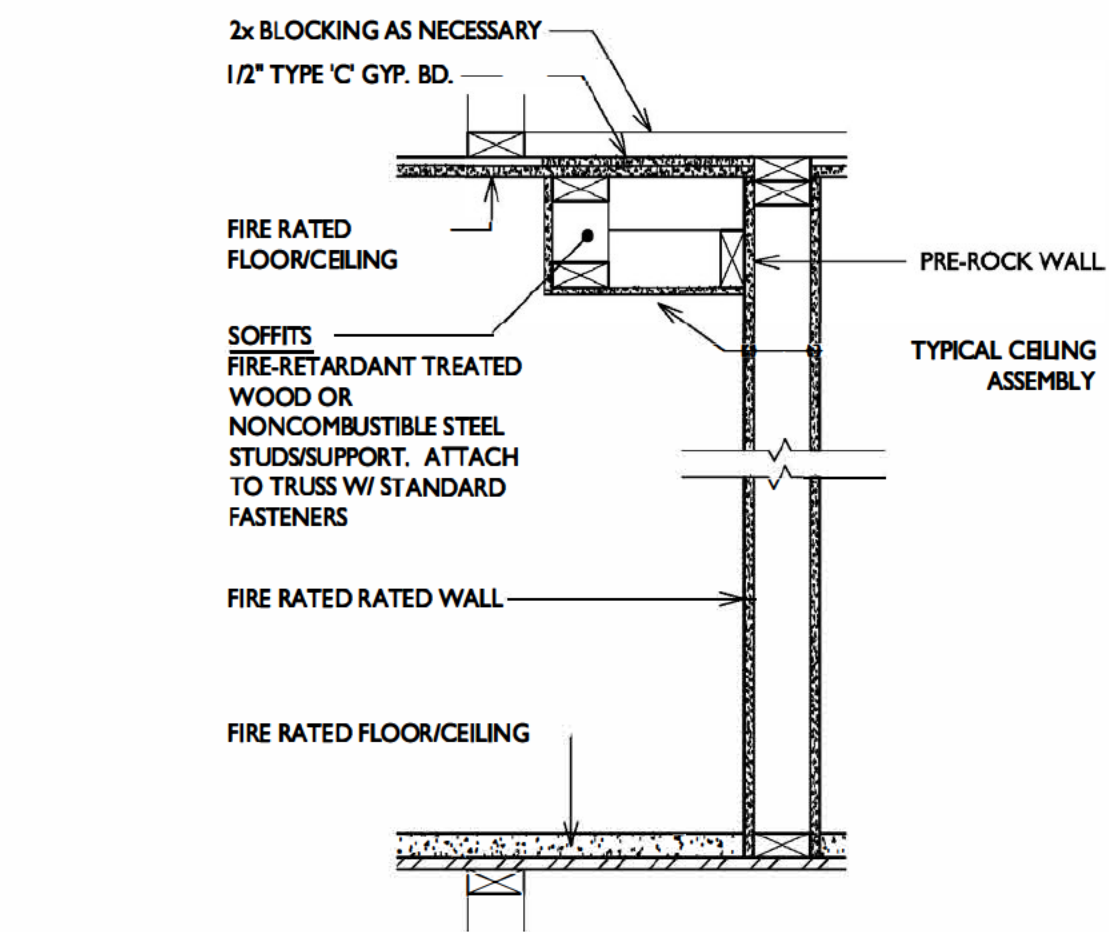
12 UNIT SEPARATION WALL @ NON-BEARING
A-4.2 1" = 1'-0"



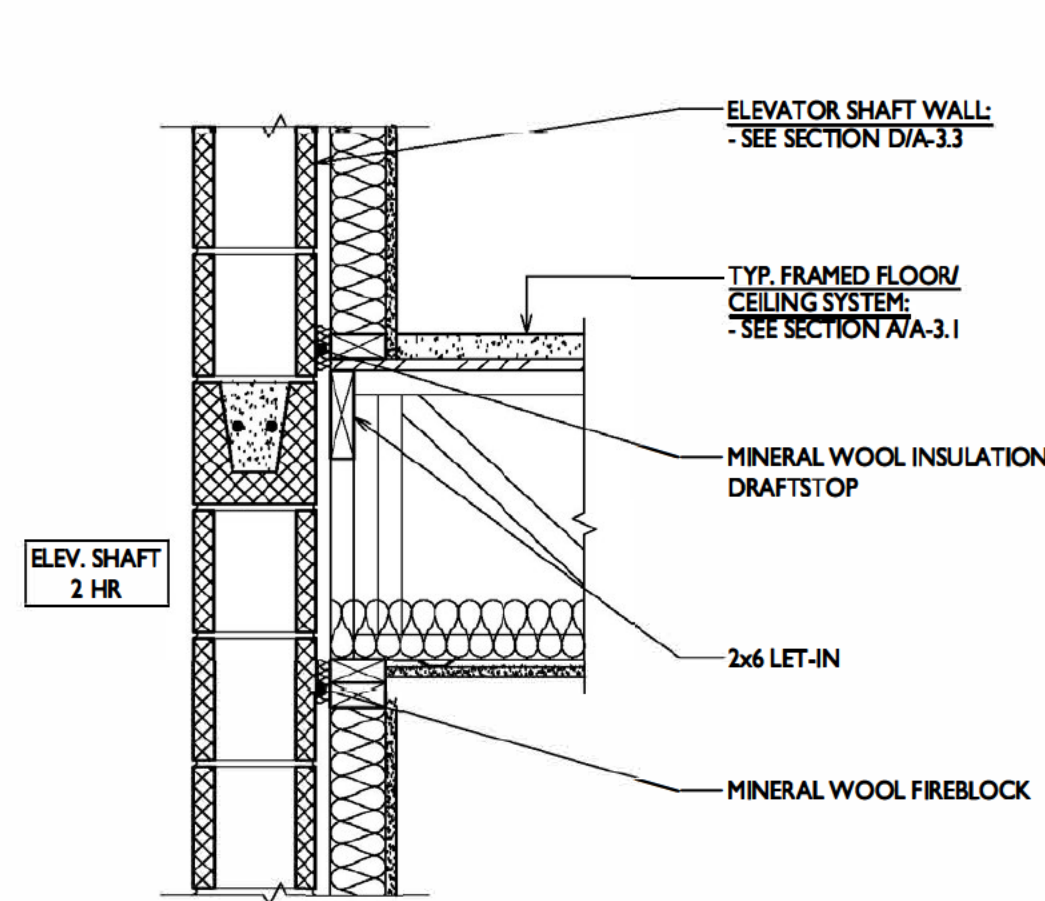
8 FIRE BARRIER @ CORRIDOR
A-4.2 1" = 1'-0"



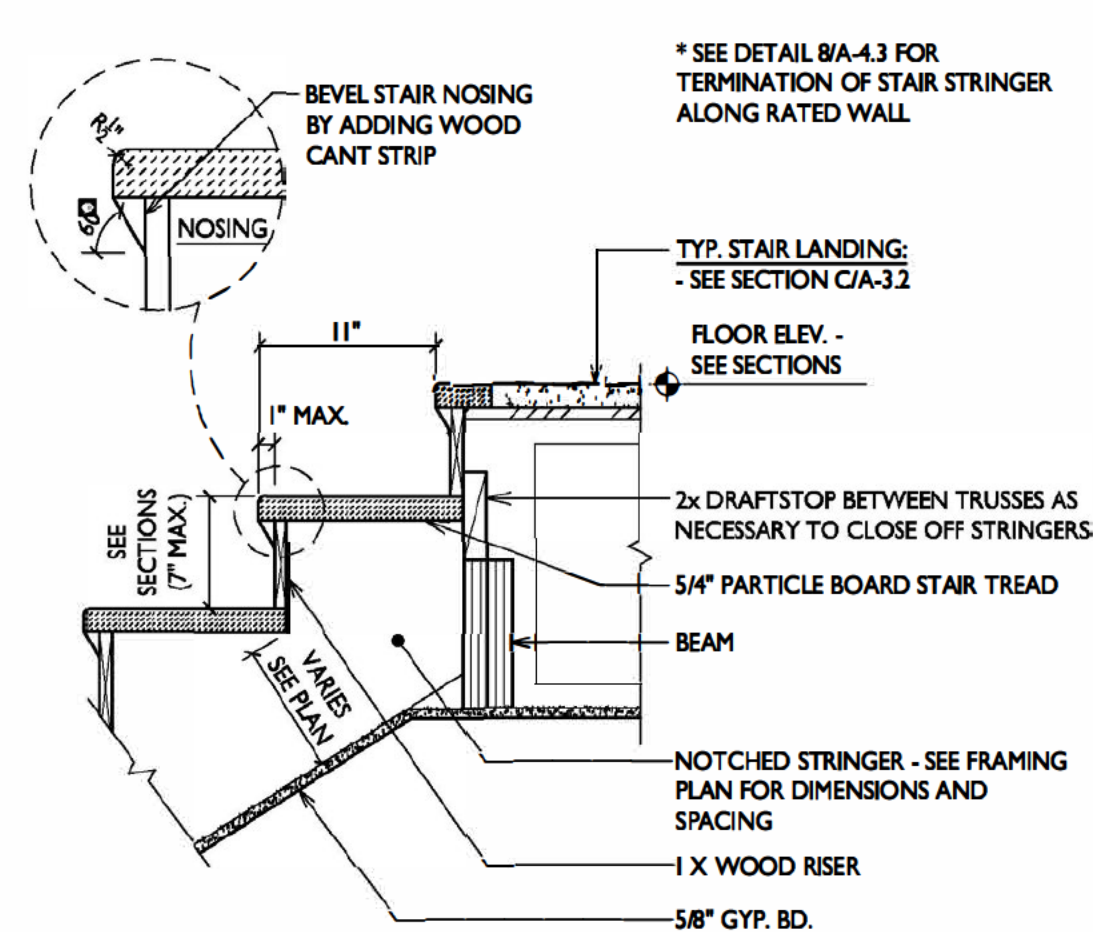
4 STRAP TIE AT EXTERIOR WALL INTERSECTION
A-4.2 N.T.S.



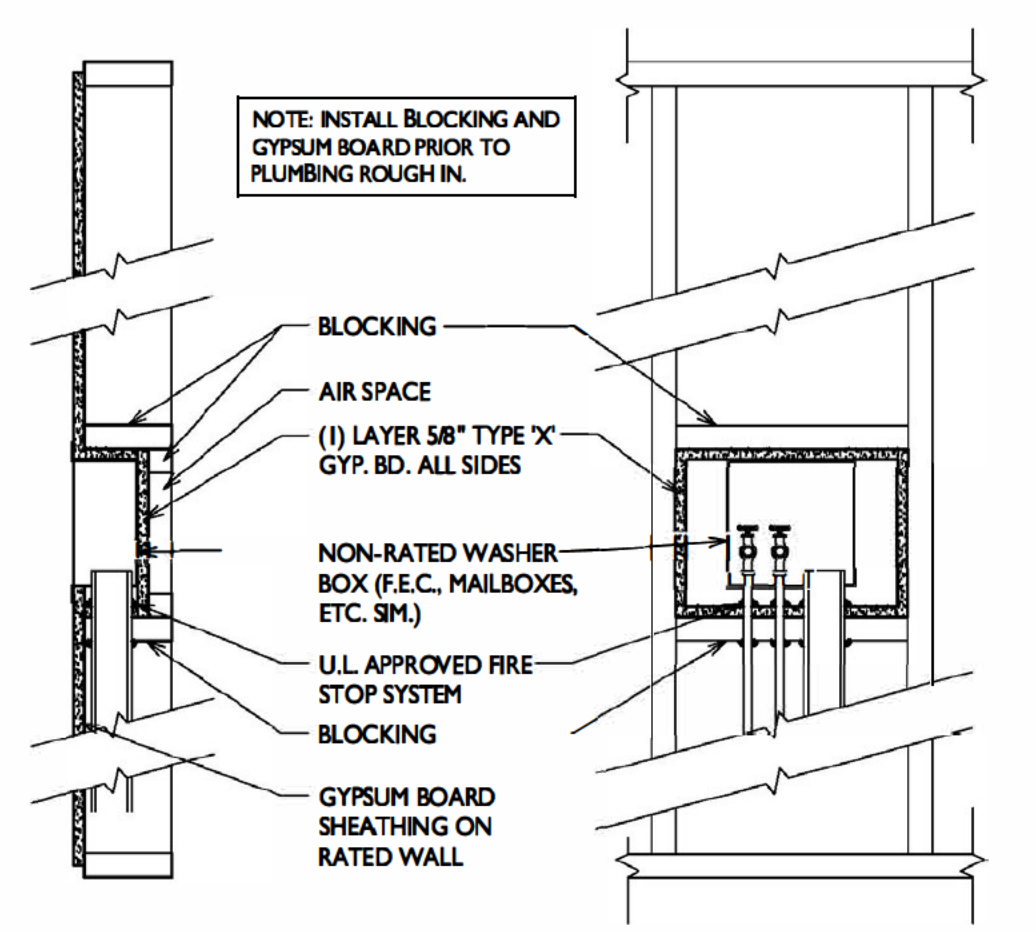
17
A-4.3
CONCEALED SPACES
N.T.S.



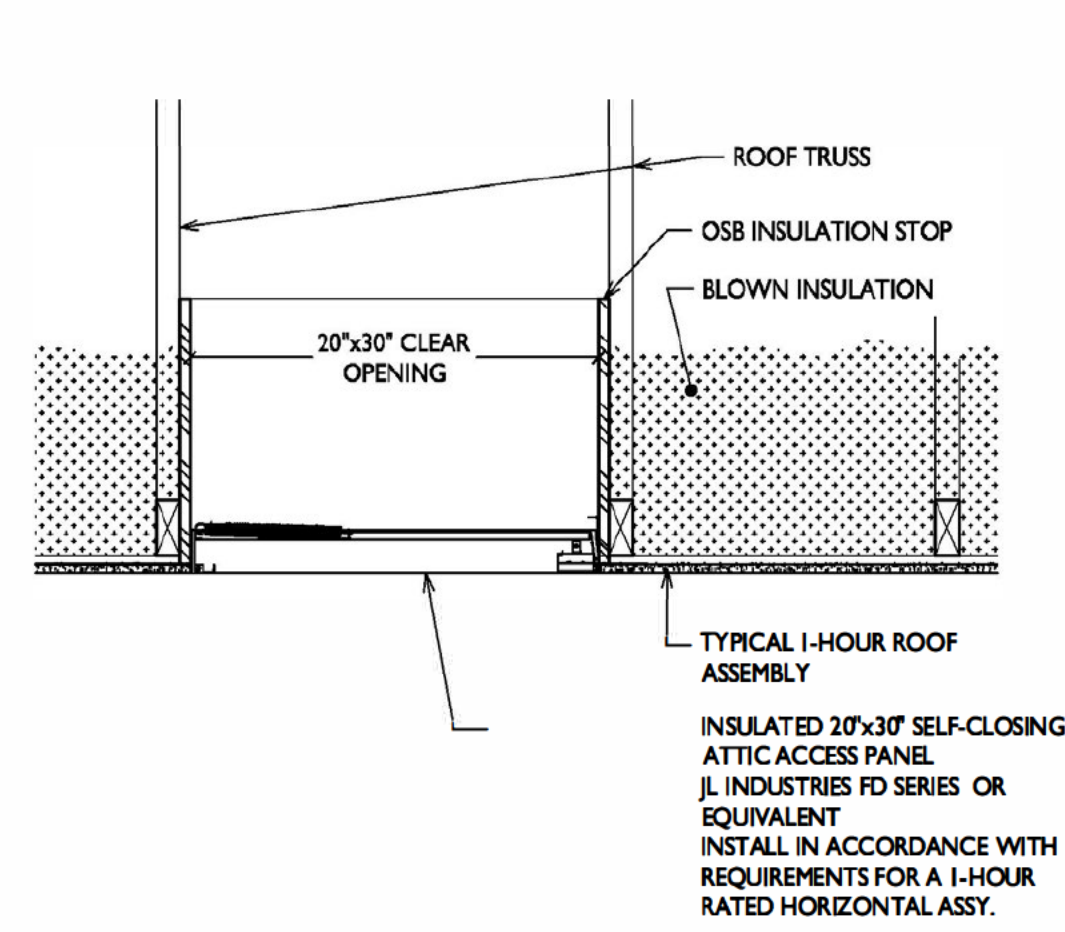
13
A-4.3
TRUSS BEARING @ ELEV. SHAFT
1" = 1'-0"



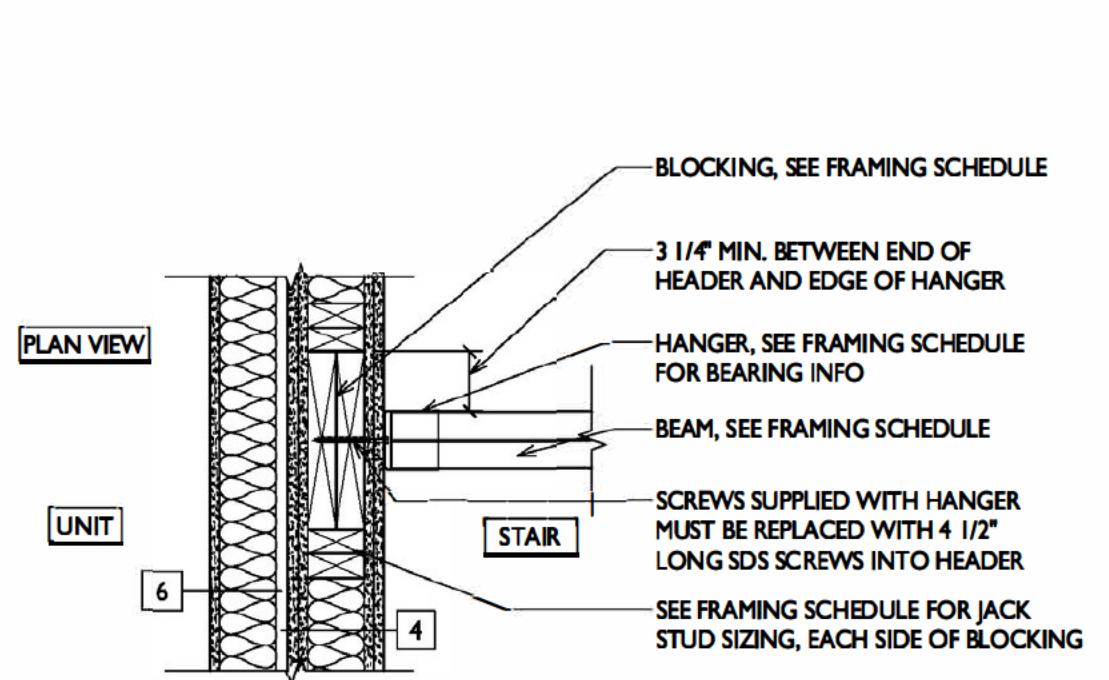
9
A-4.3
TYP. STAIR CONSTRUCTION
1" = 1'-0"



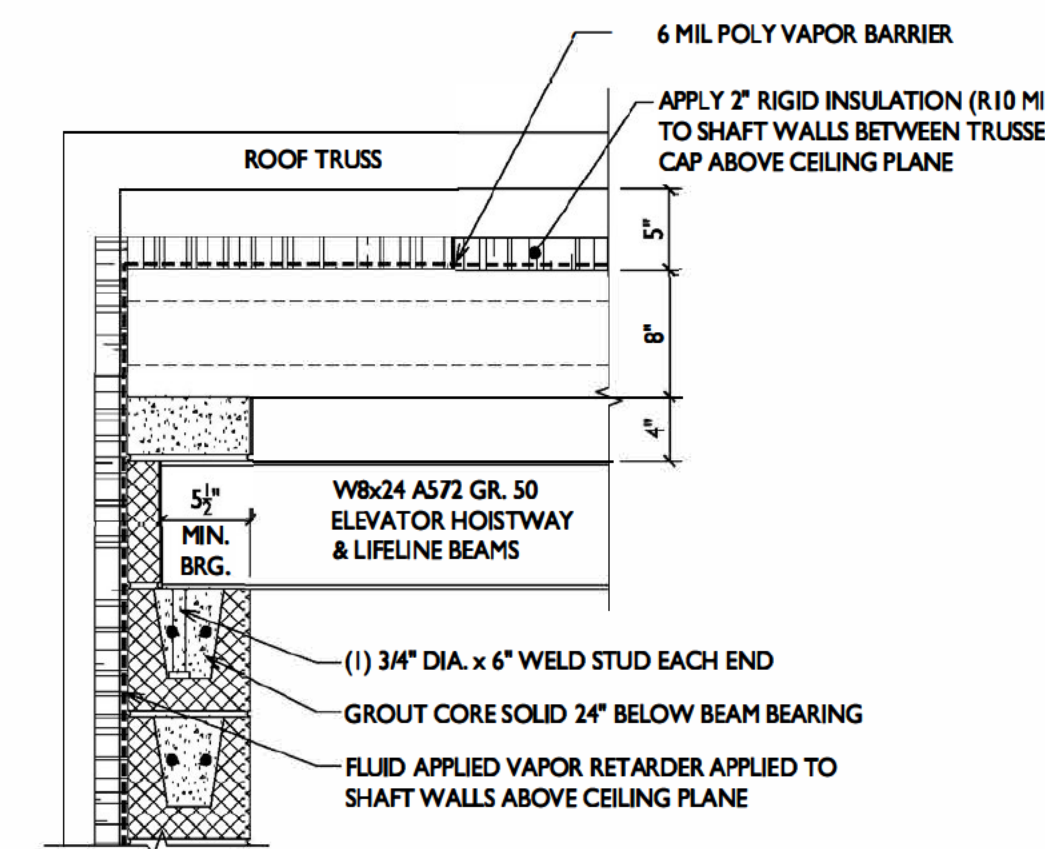
5
A-4.3
1 HR RATED @ WALL PENETRATIONS
1" = 1'-0"
INCLUDING WASHER BOXES, FIRE EXTINGUISHER CABINETS, MAILBOXES, ETC.



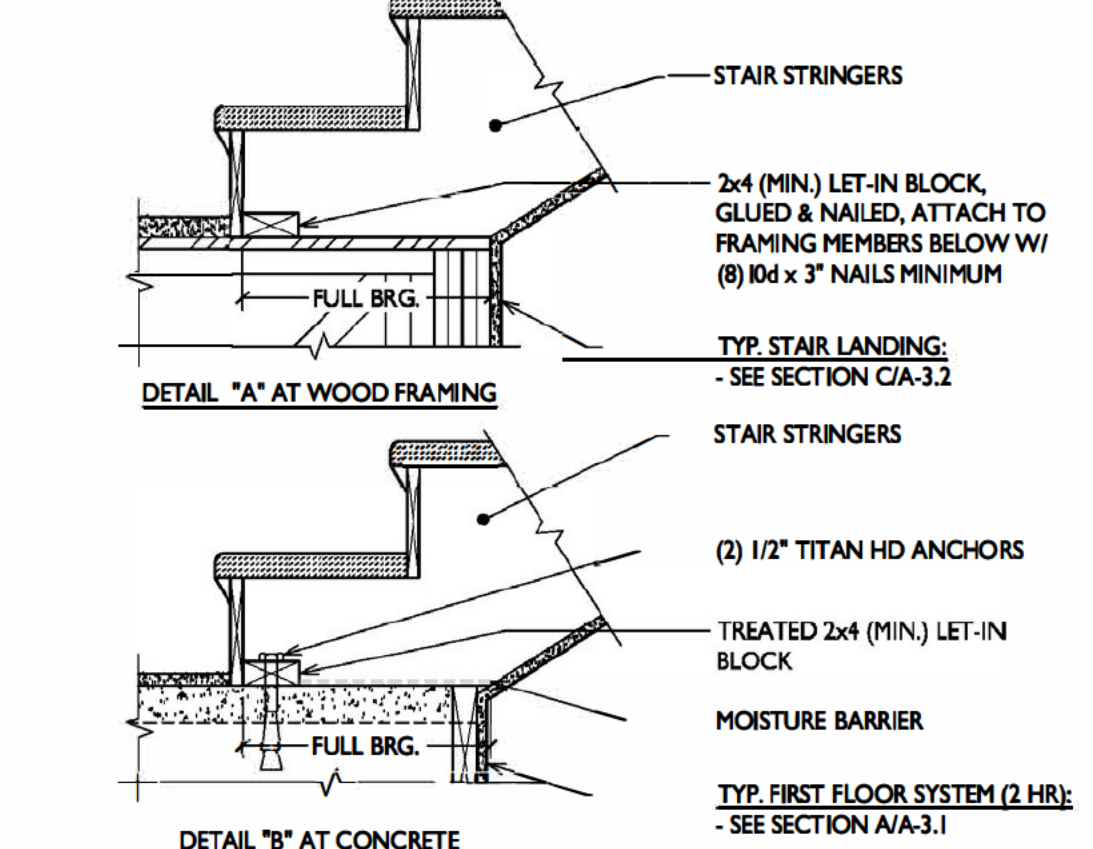
1
A-4.3
1 HR ATTIC ACCESS PANEL
1" = 1'-0"



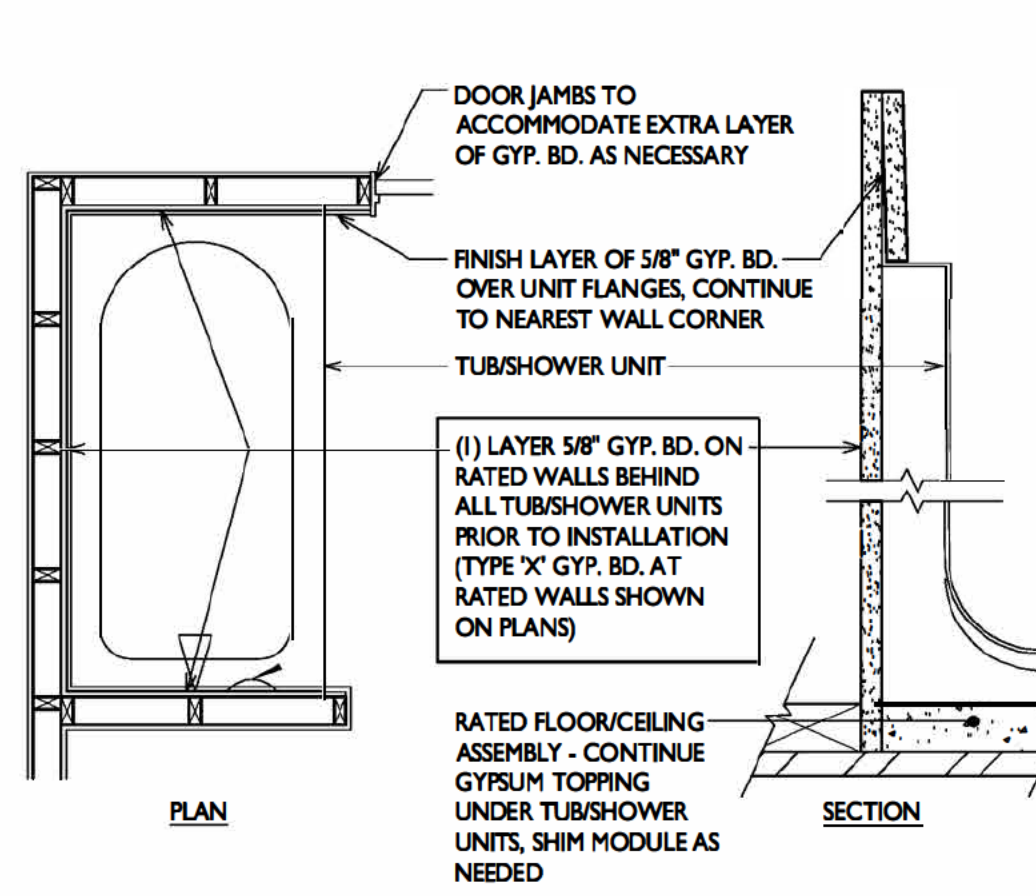
18
A-4.3
HANGER AT 2 HR FIRE BARRIER
1" = 1'-0"



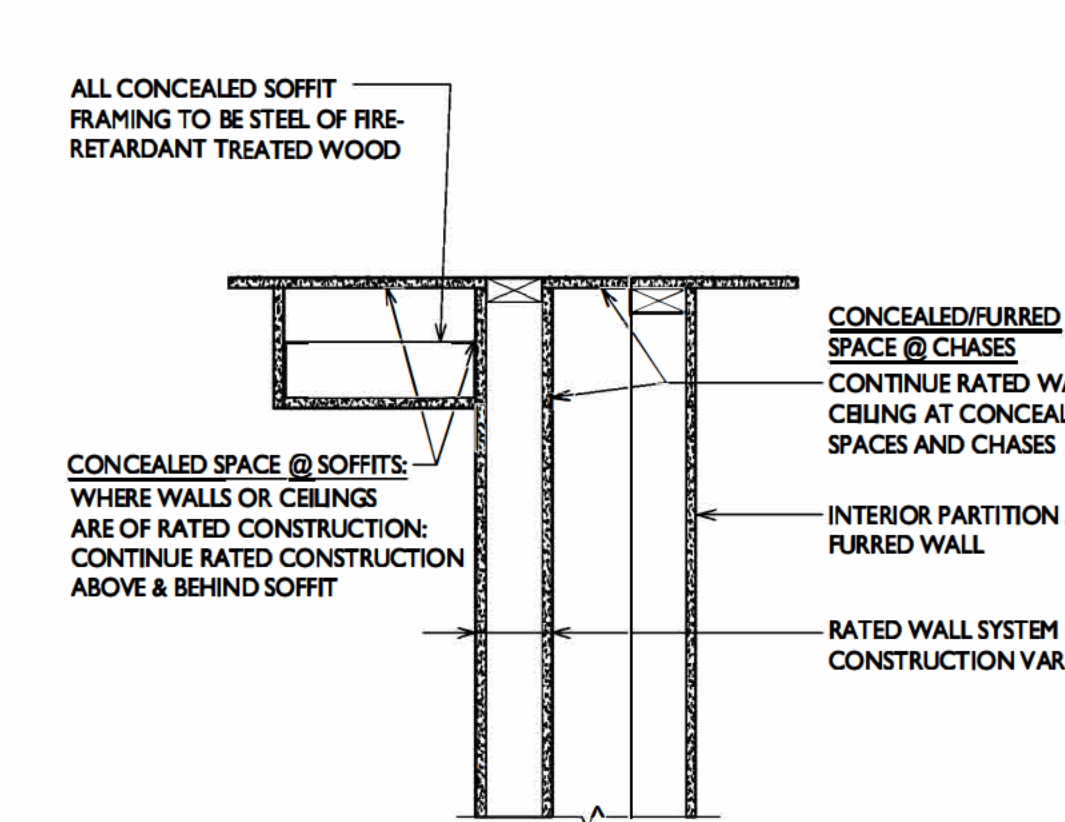
14
A-4.3
ELEVATOR HOISTWAY / LIFELINE BEAM BEARING
1" = 1'-0"



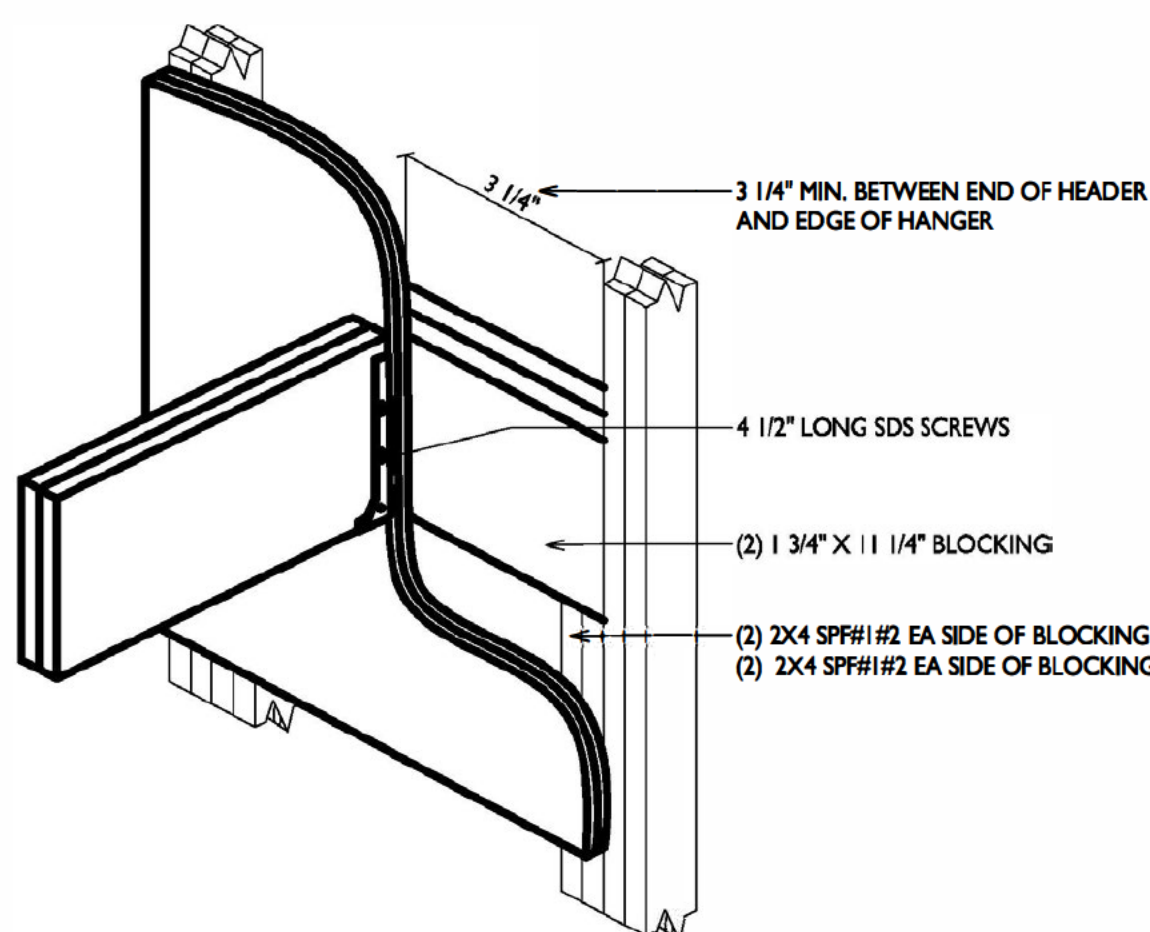
10
A-4.3
STRINGER TO LANDING CONNECTION
1" = 1'-0"



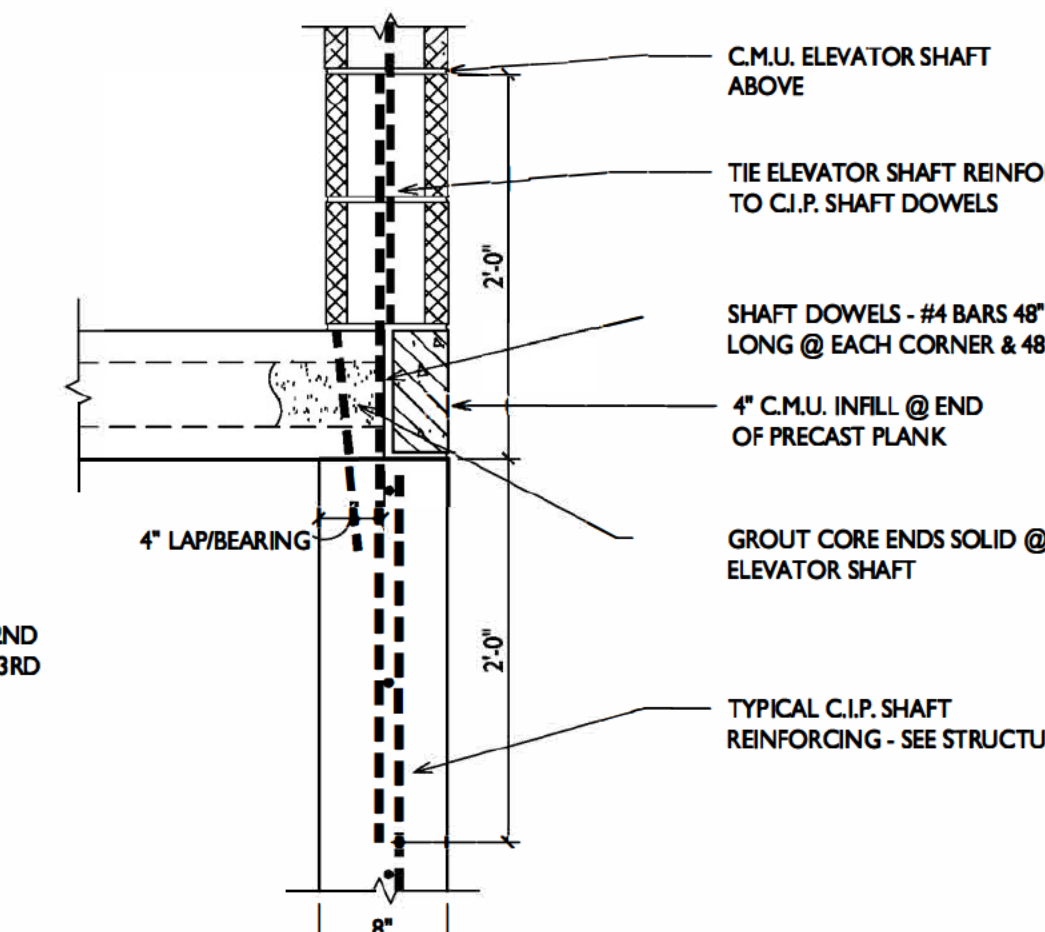
6
A-4.3
GYP. BD. @ ALL BATHTUBS/SHOWERS
N.T.S.



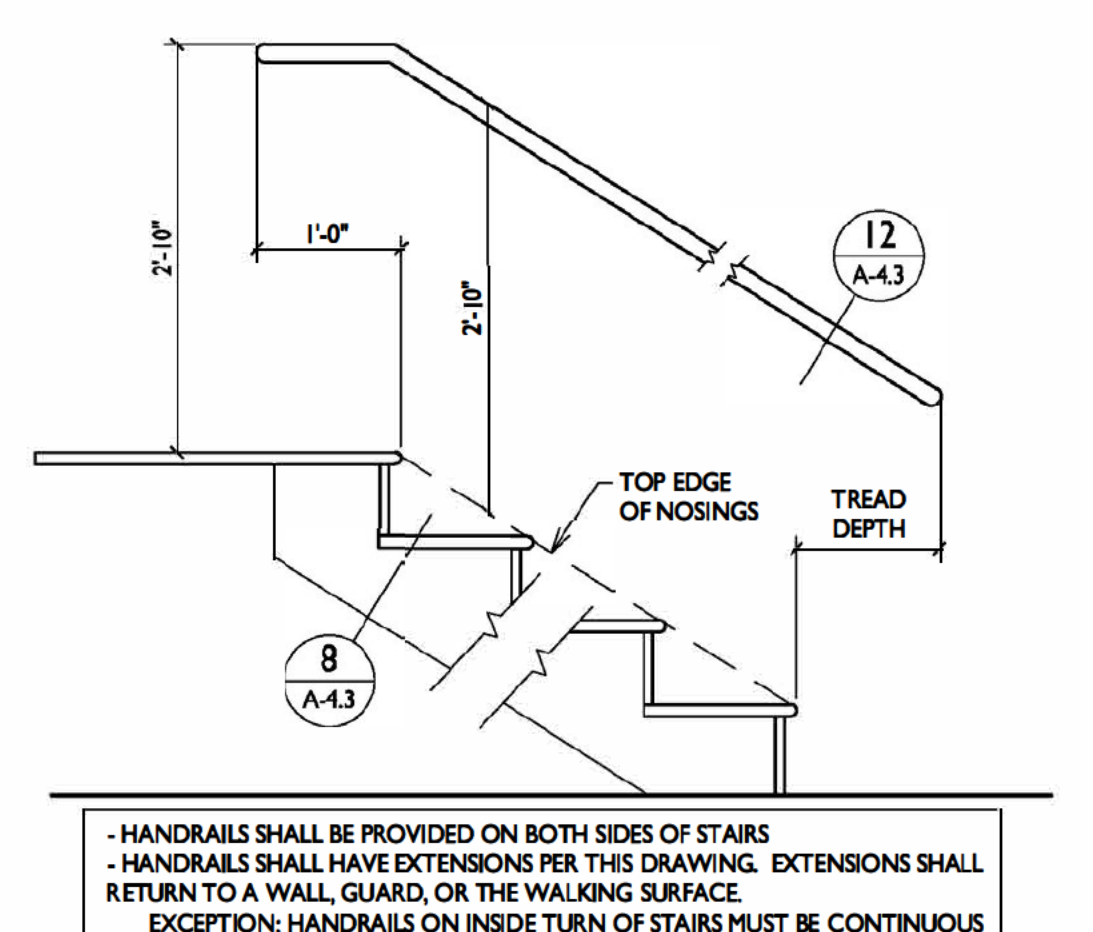
2
A-4.3
CONCEALED SPACES
N.T.S.



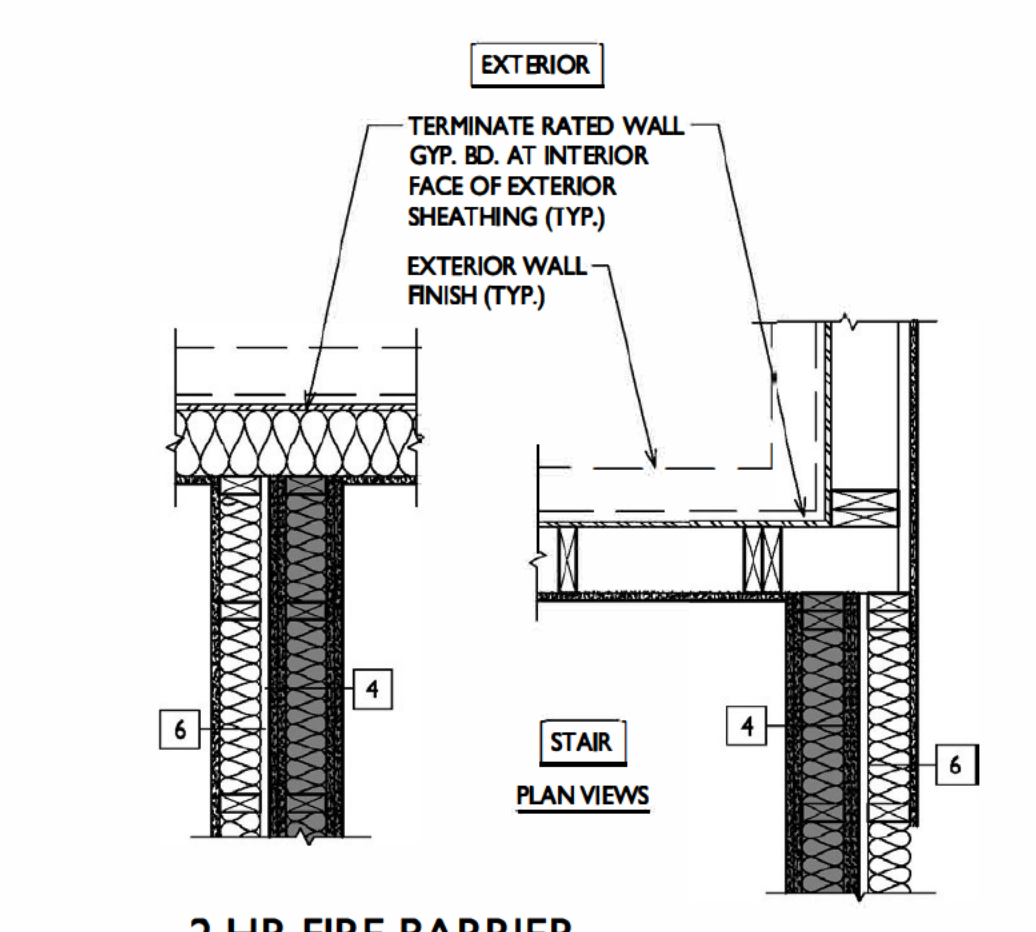
19
A-4.3
FIRE HANGER
1" = 1'-0"



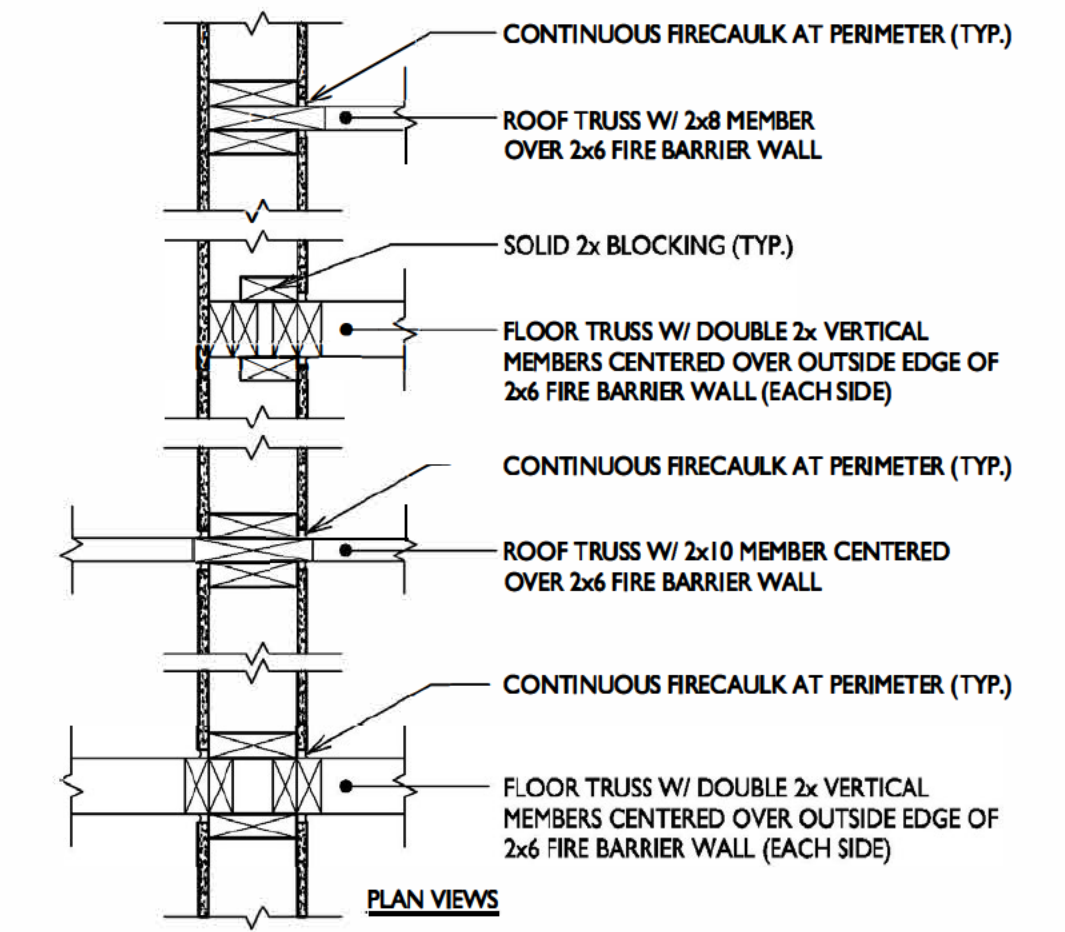
15
A-4.3
PRECAST INTERSECTON @ ELEV. SHAFT
1" = 1'-0"



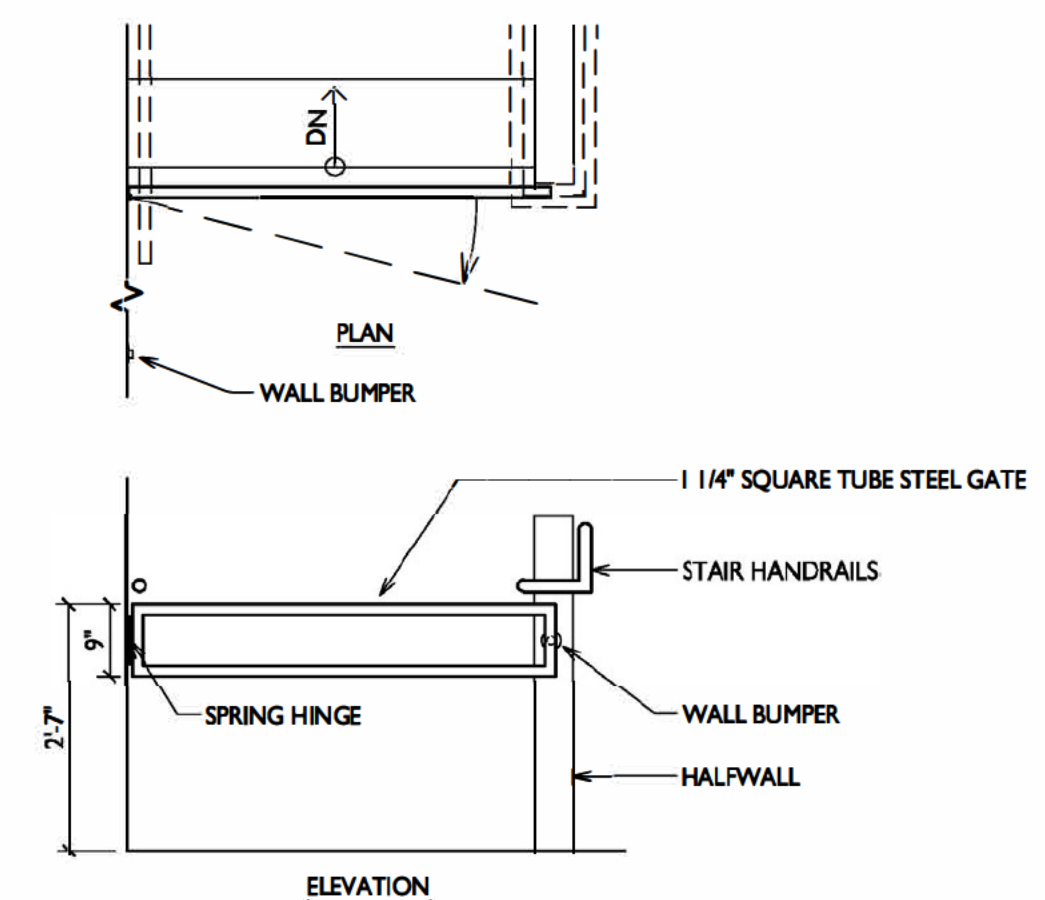
11
A-4.3
TYP. STAIR HANDRAILS
3/4" = 1'-0"



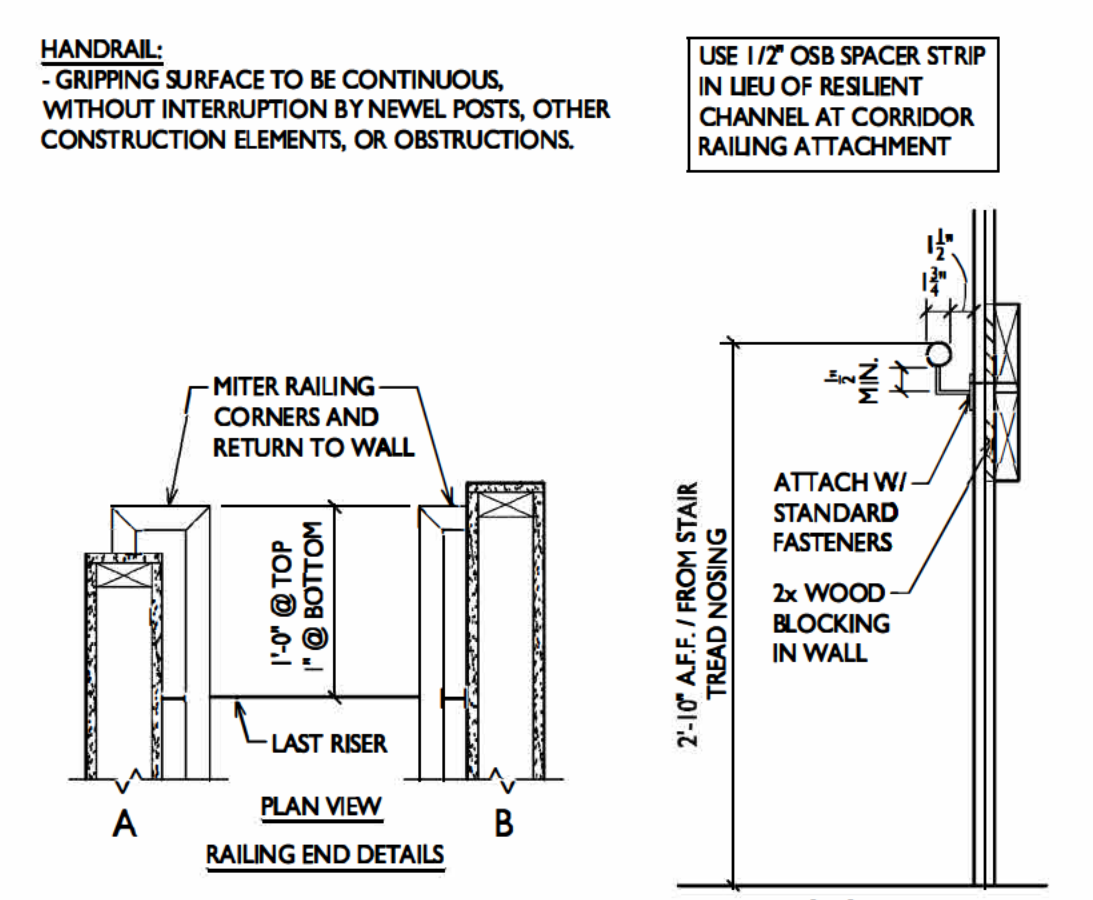
7
A-4.3
2 HR FIRE BARRIER TERMINATIONS @ EXTERIOR WALL
3/4" = 1'-0"



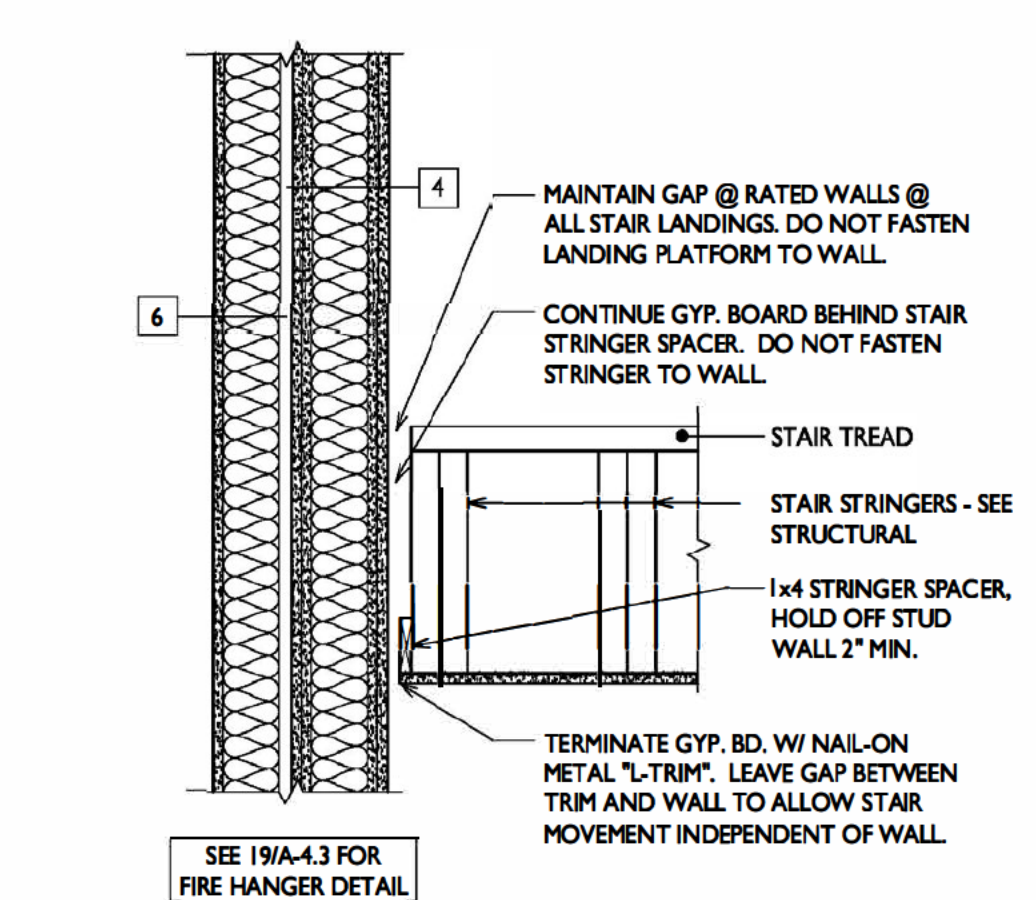
3
A-4.3
TRUSS PENETRATION OF FIRE BARRIER
1" = 1'-0"



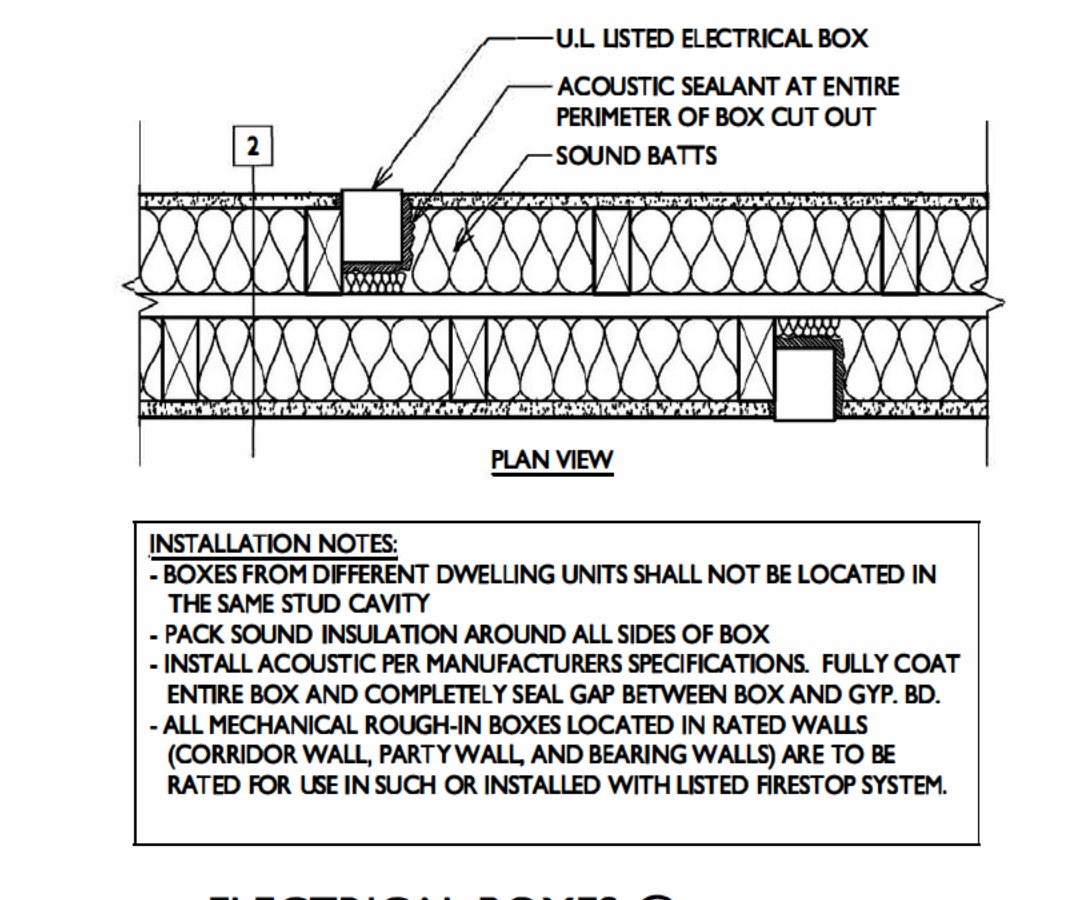
16
A-4.3
STAIR BARRIER GATE
1/2" = 1'-0"



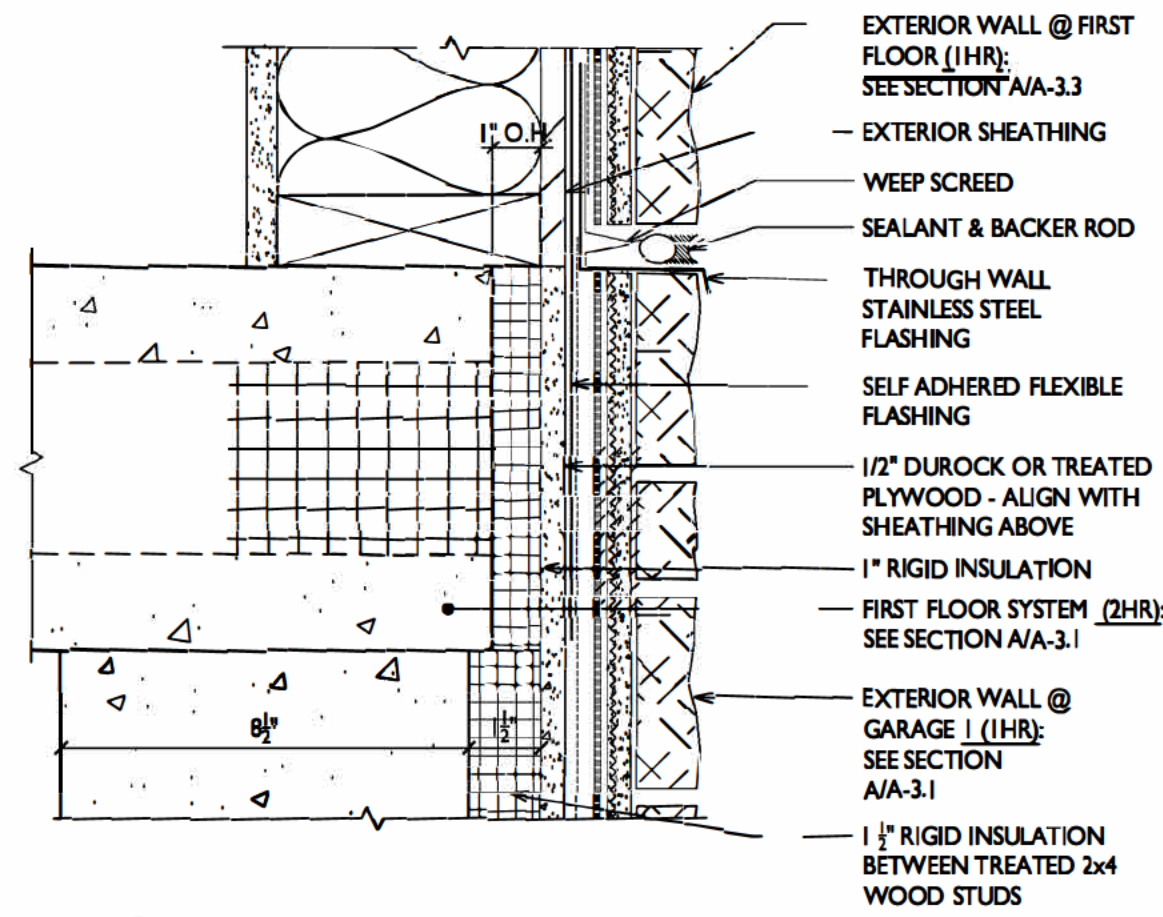
12
A-4.3
HANDRAILS
1" = 1'-0"



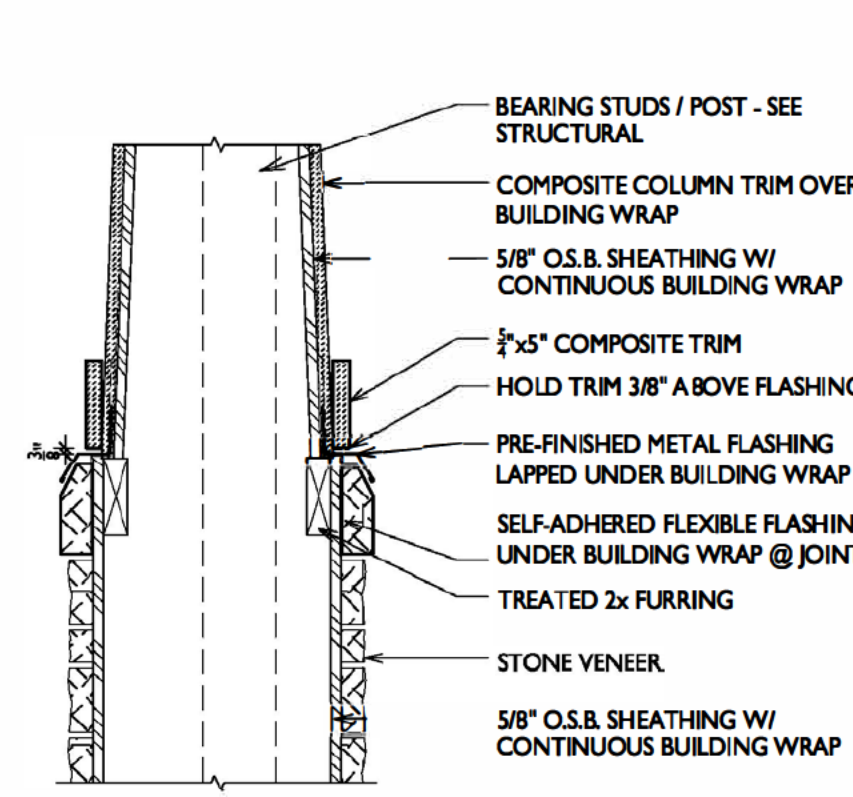
8
A-4.3
STAIR STRINGER @ FIRE BARRIER
1" = 1'-0"



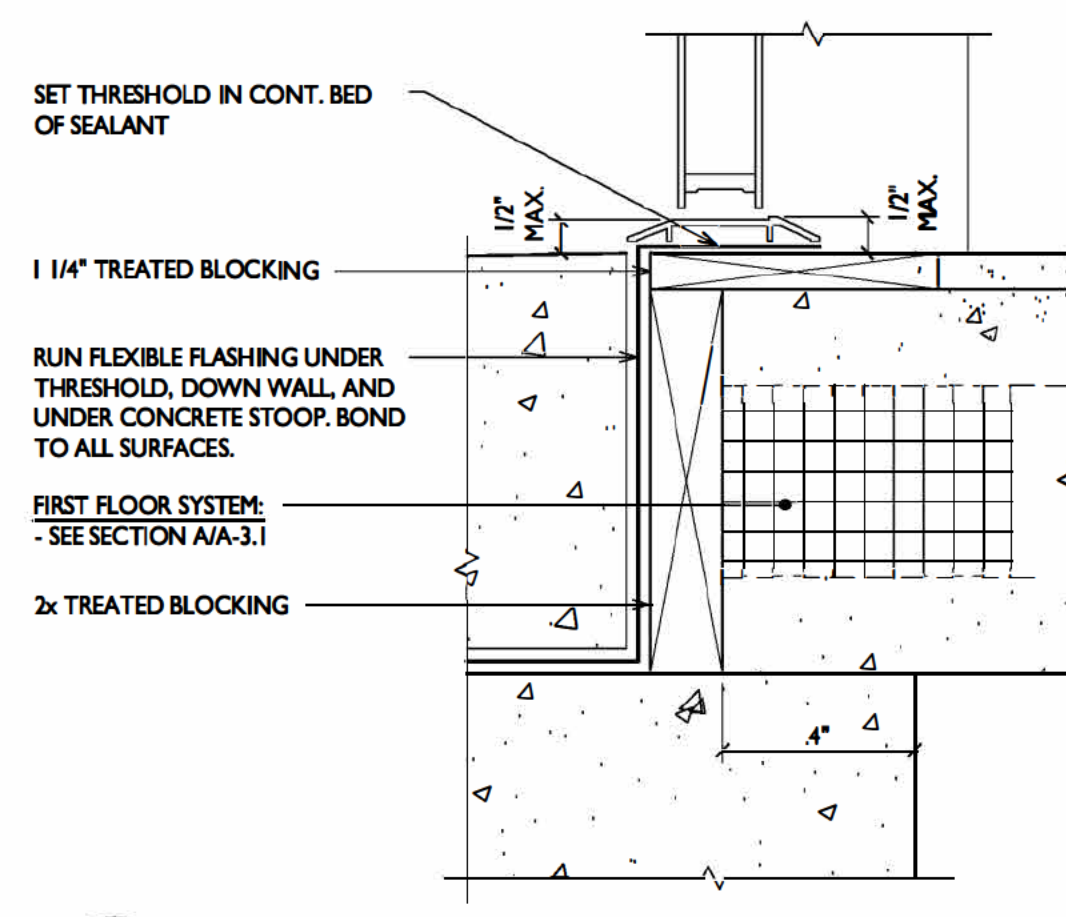
4
A-4.3
ELECTRICAL BOXES @ UNIT SEPARATION WALL
N.T.S.



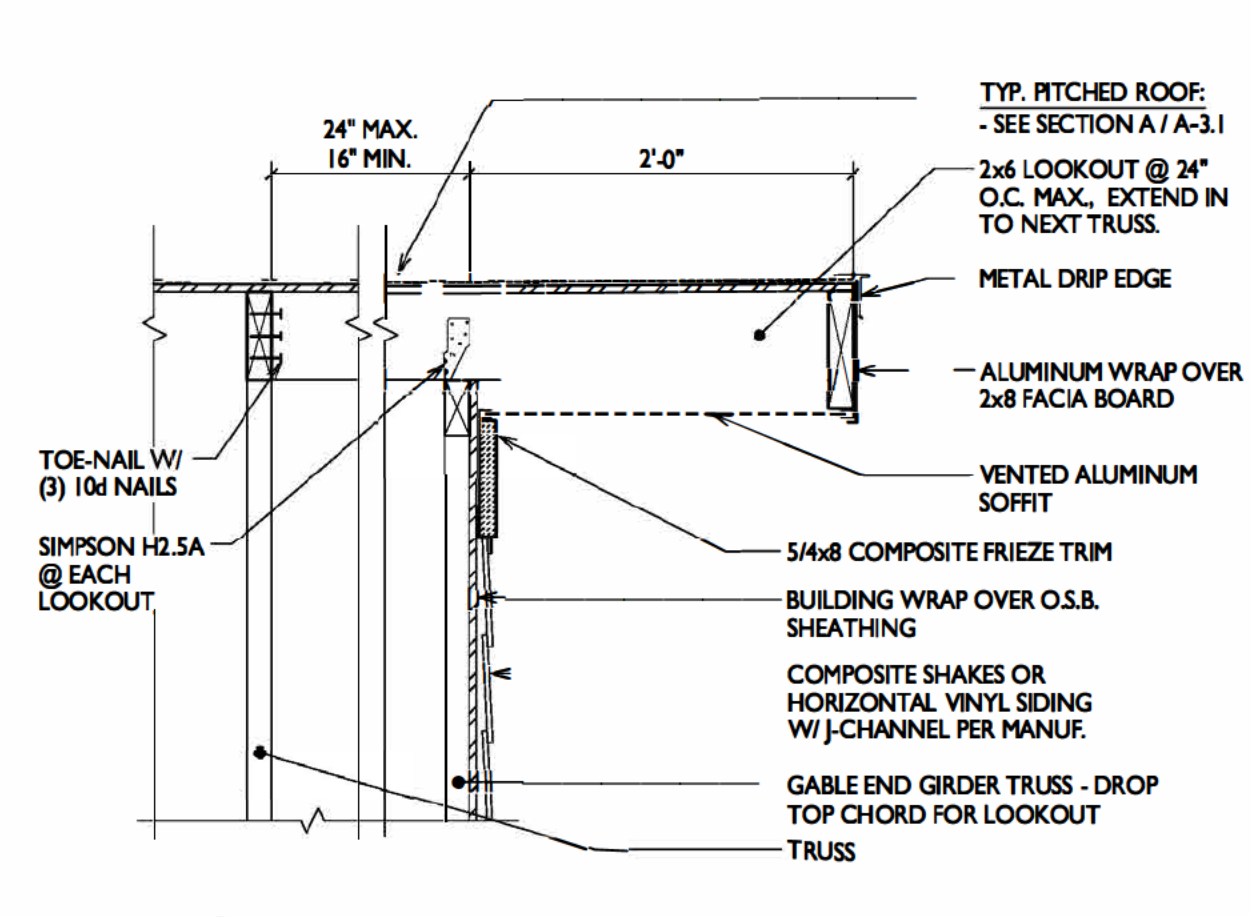
12 STONE @ END OF PLANK
A-4.4 3" = 1'-0"



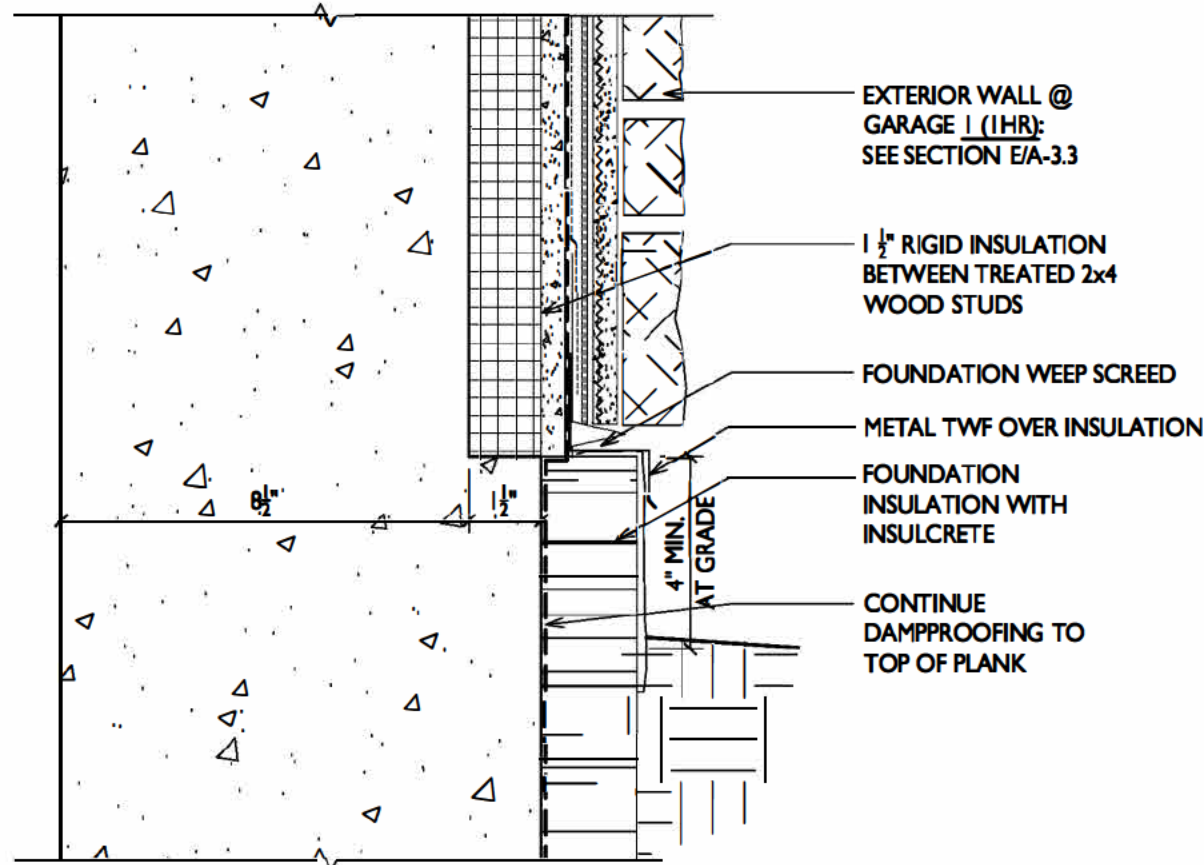
9 COLUMN @ STONE VENEER
A-4.4 1" = 1'-0"



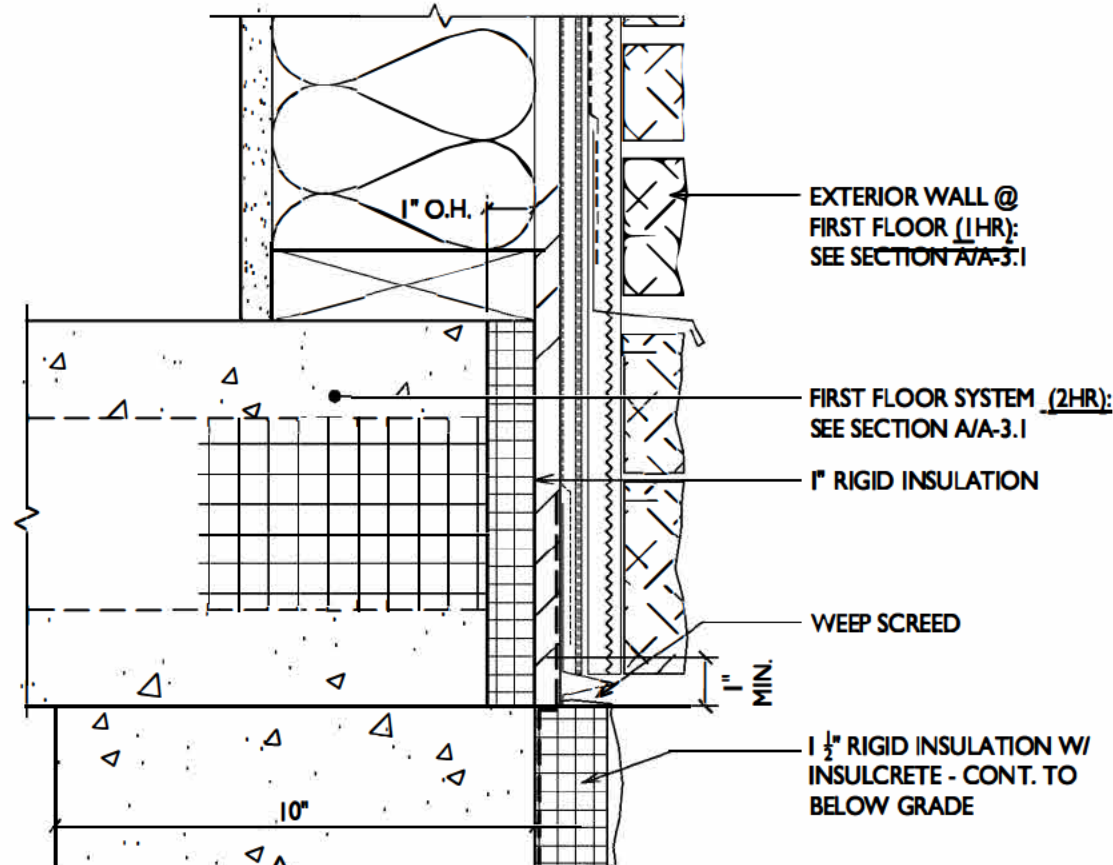
5 STOREFRONT DOOR @ FLUSH STOOP
A-4.4 3" = 1'-0"



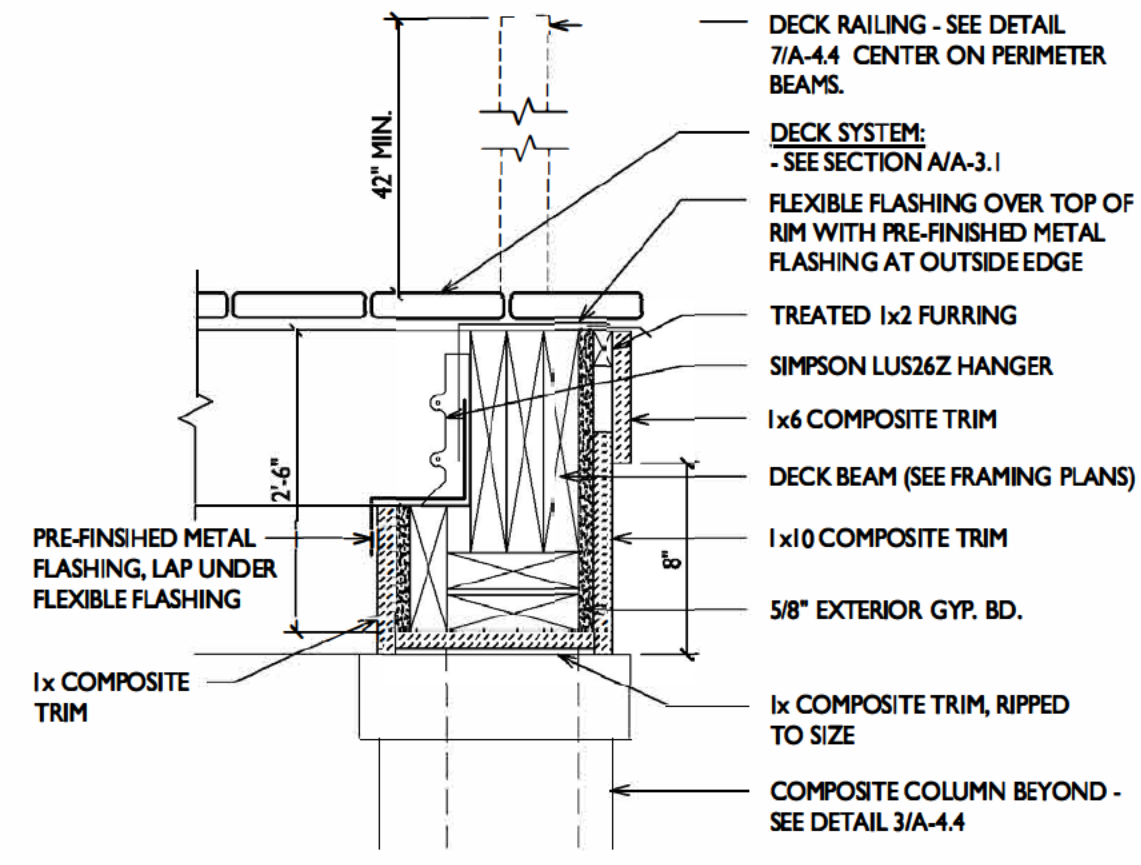
1 ROOF RAKE @ SIDING
A-4.4 1" = 1'-0"



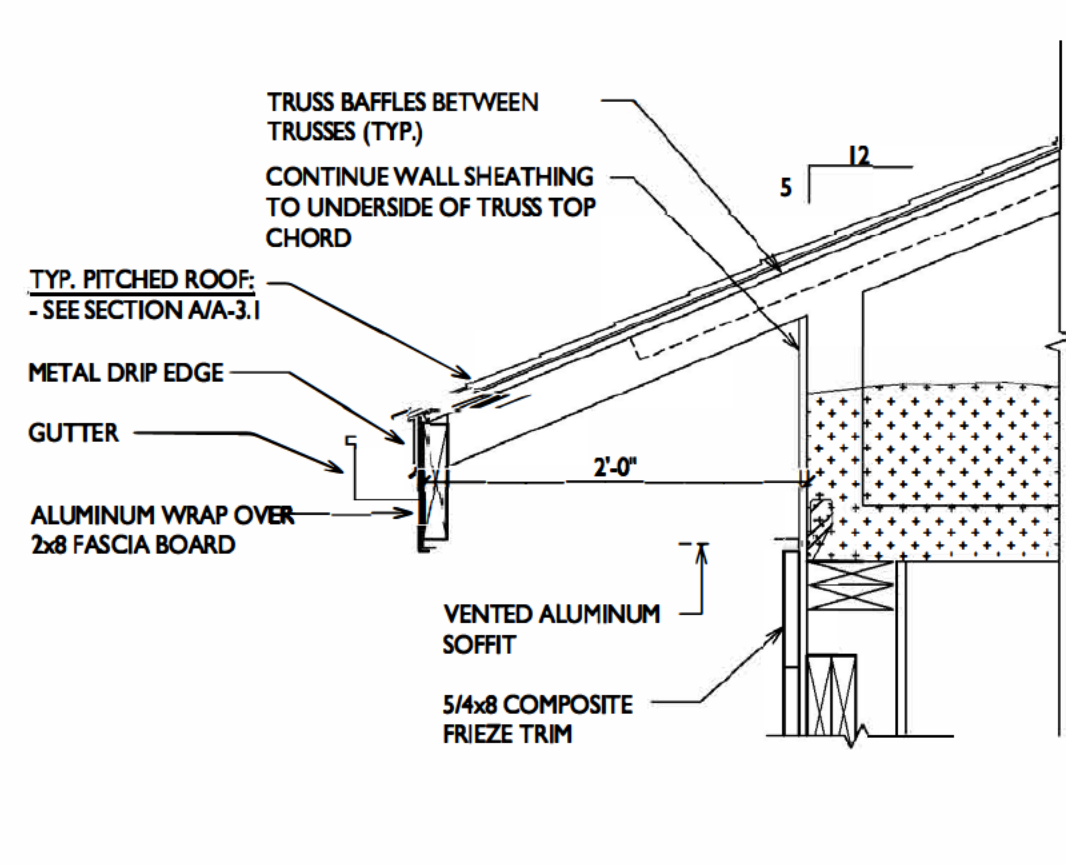
13 STONE W/ LEDGE @ GRADE
A-4.4 3" = 1'-0"



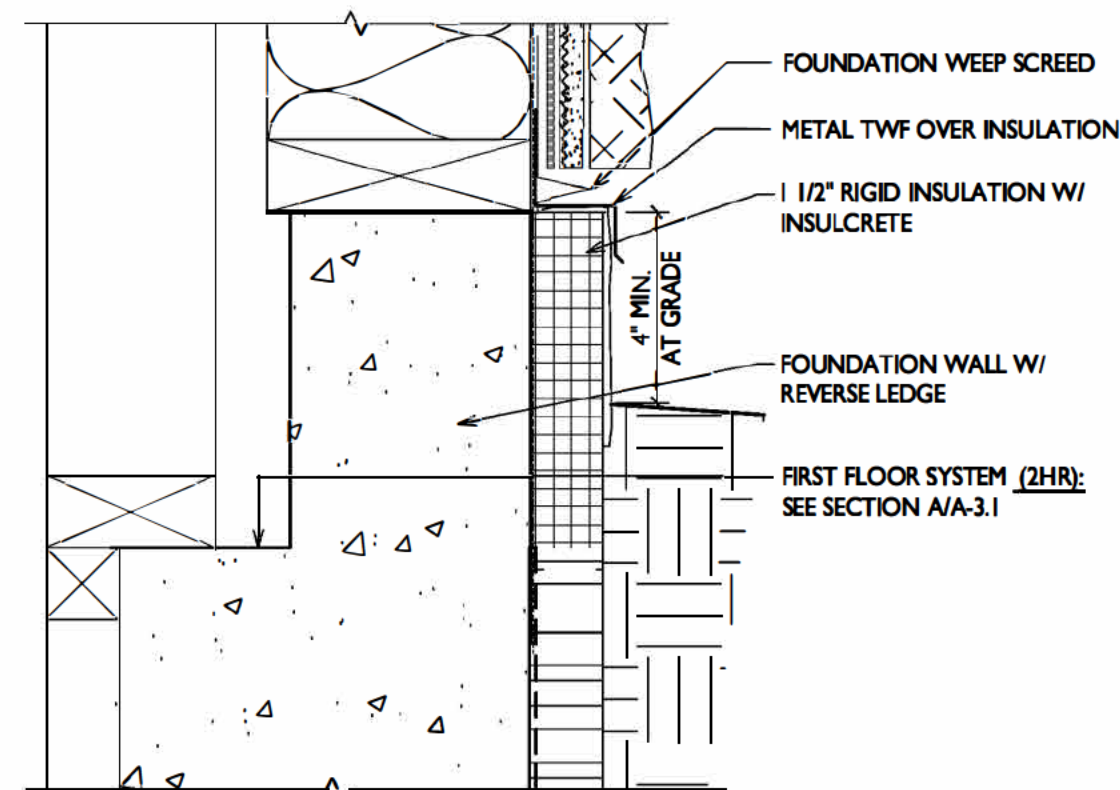
10 STONE / INSULCRETE TRANSITION
A-4.4 3" = 1'-0"



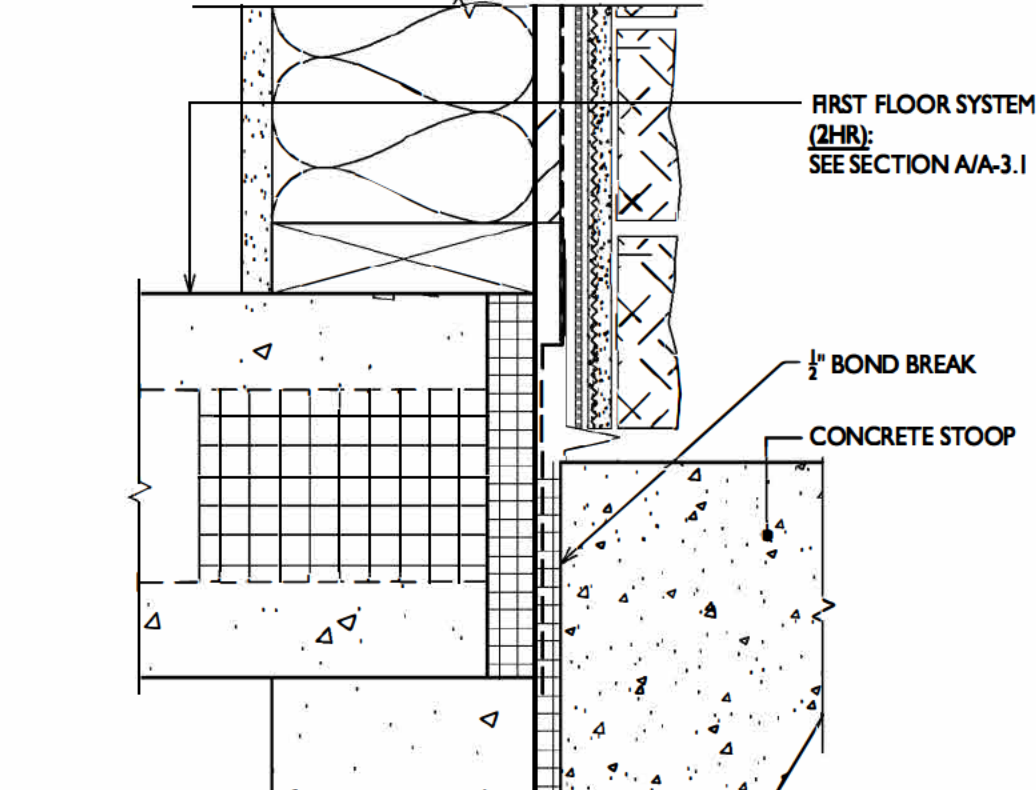
6 DECK / BALCONY EDGE
A-4.4 1 1/2" = 1'-0"



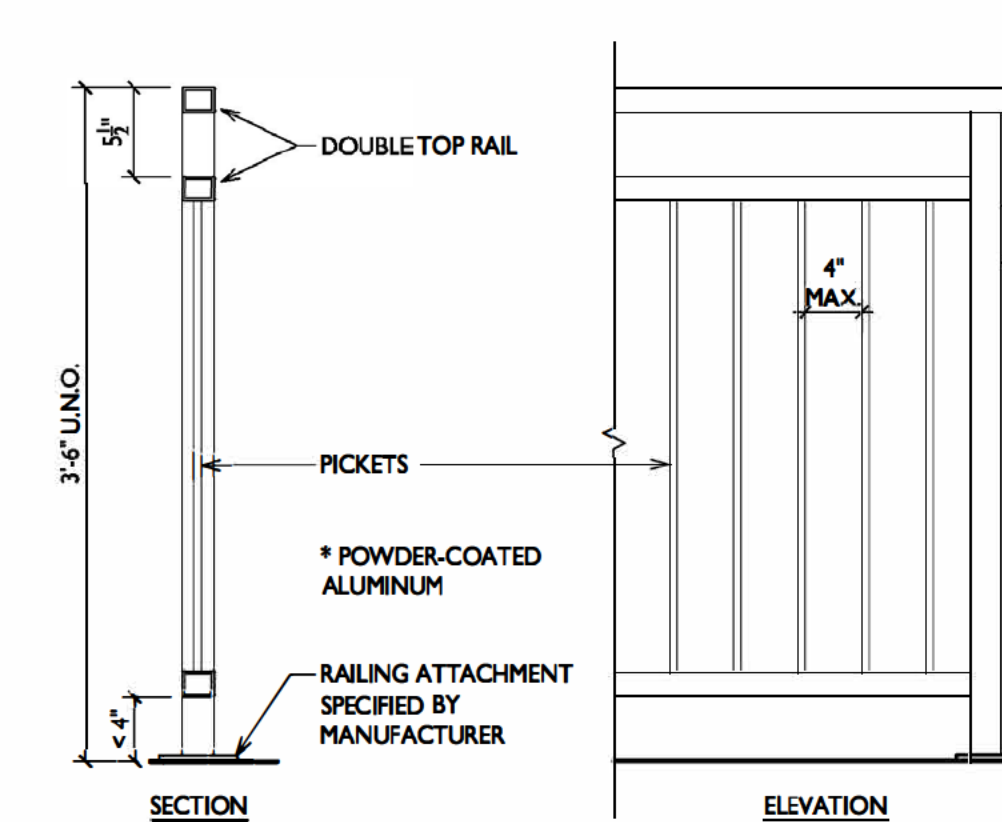
2 ROOF EAVE DETAIL
A-4.4 1" = 1'-0"



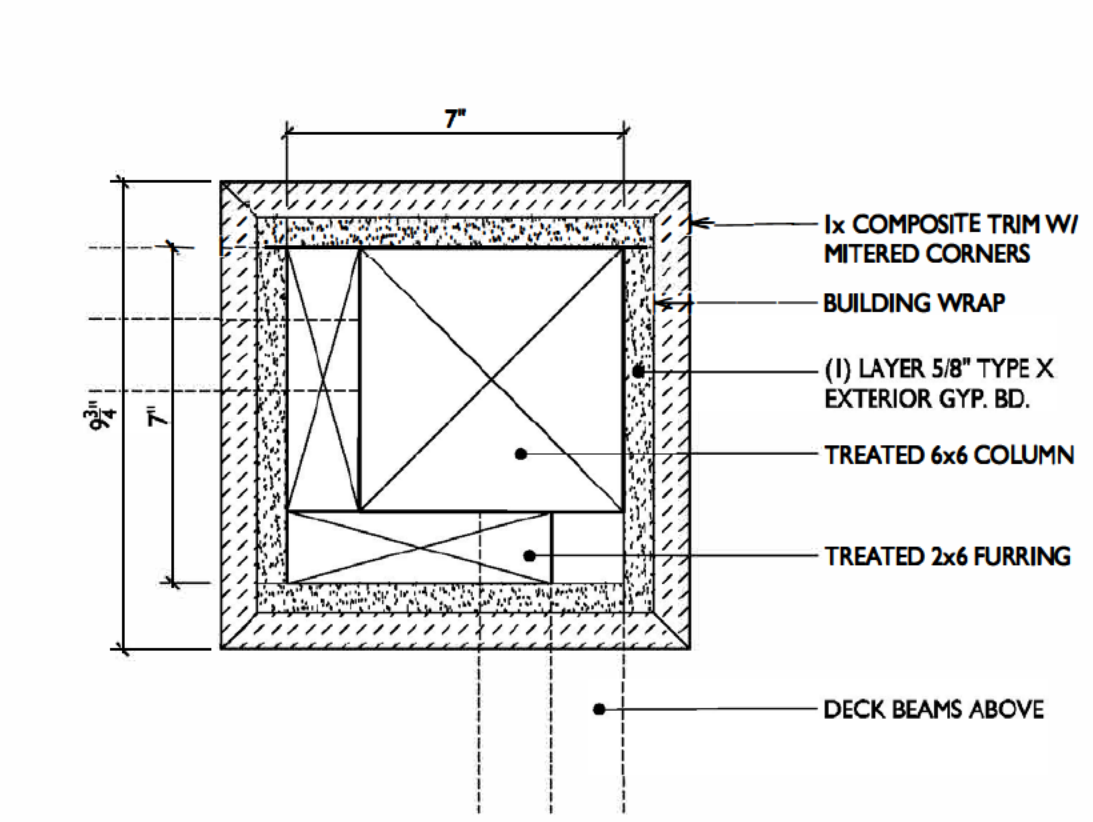
14 STONE W/ FRAMING @ GRADE
A-4.4 3" = 1'-0"



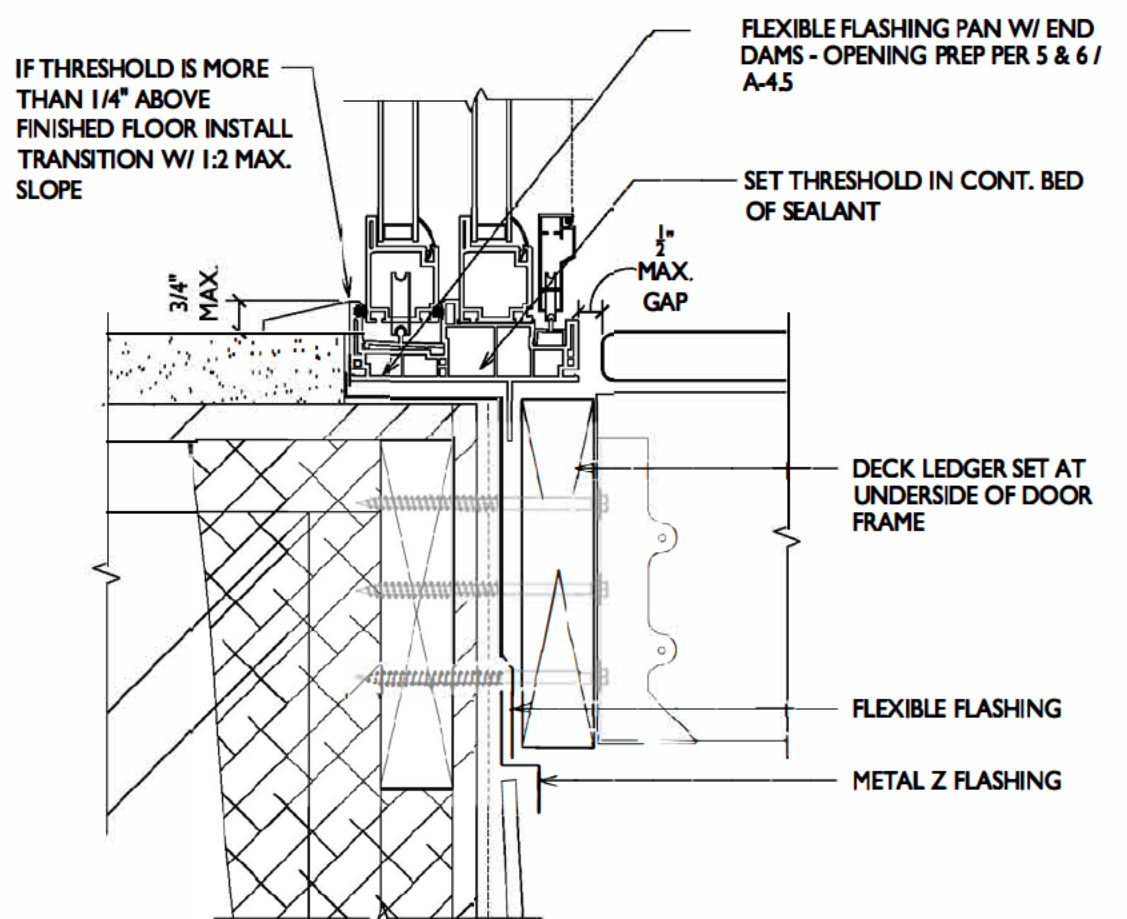
11 WALL @ DROPPED STOOP
A-4.4 3" = 1'-0"



7 PATIO / DECK RAILING
A-4.4 1" = 1'-0"

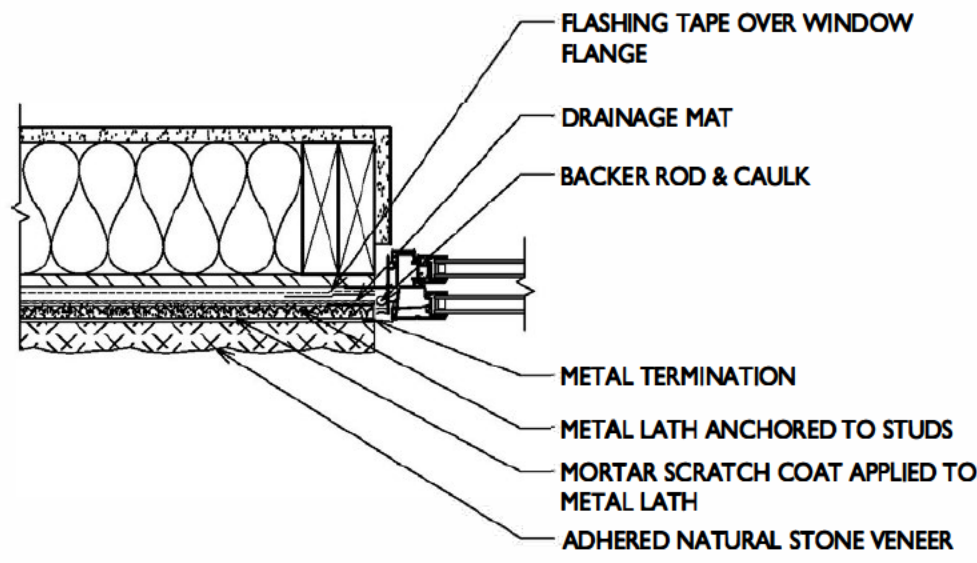


3 COLUMN
A-4.4 3" = 1'-0"



4 SLIDING DOOR FLASHING AT DECK
A-4.4 3" = 1'-0"

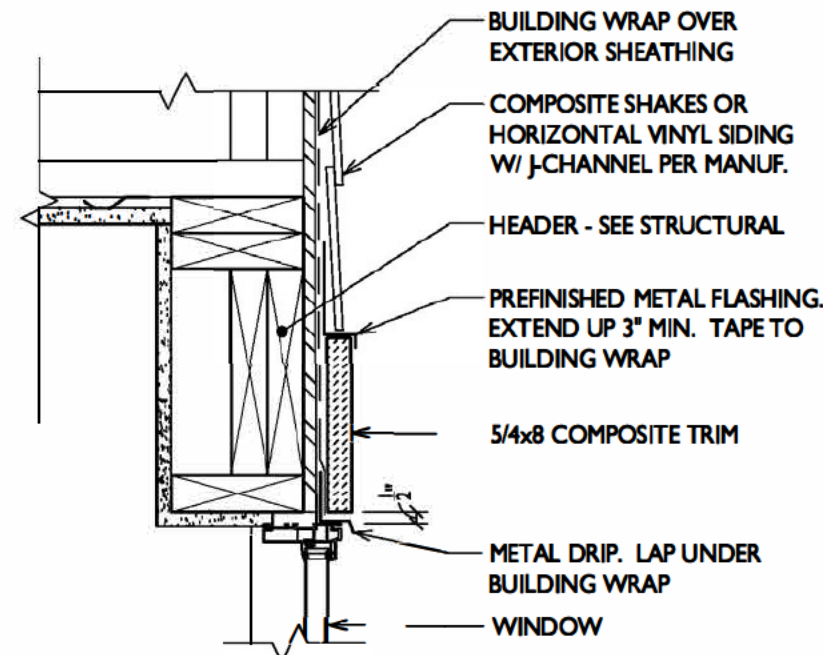
8 NOT USED
A-4.4 N.T.S.



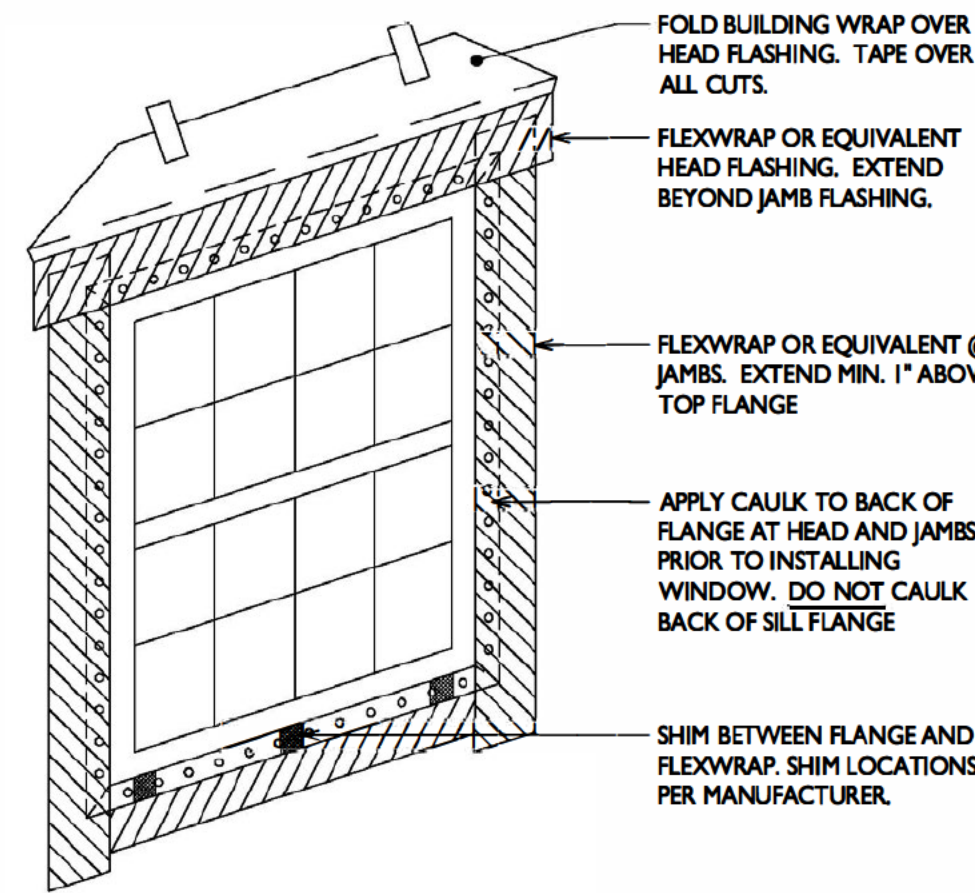
PLAN VIEW

17 WINDOW JAMB @ STONE VENEER
A-4.5 1 1/2" = 1'-0"

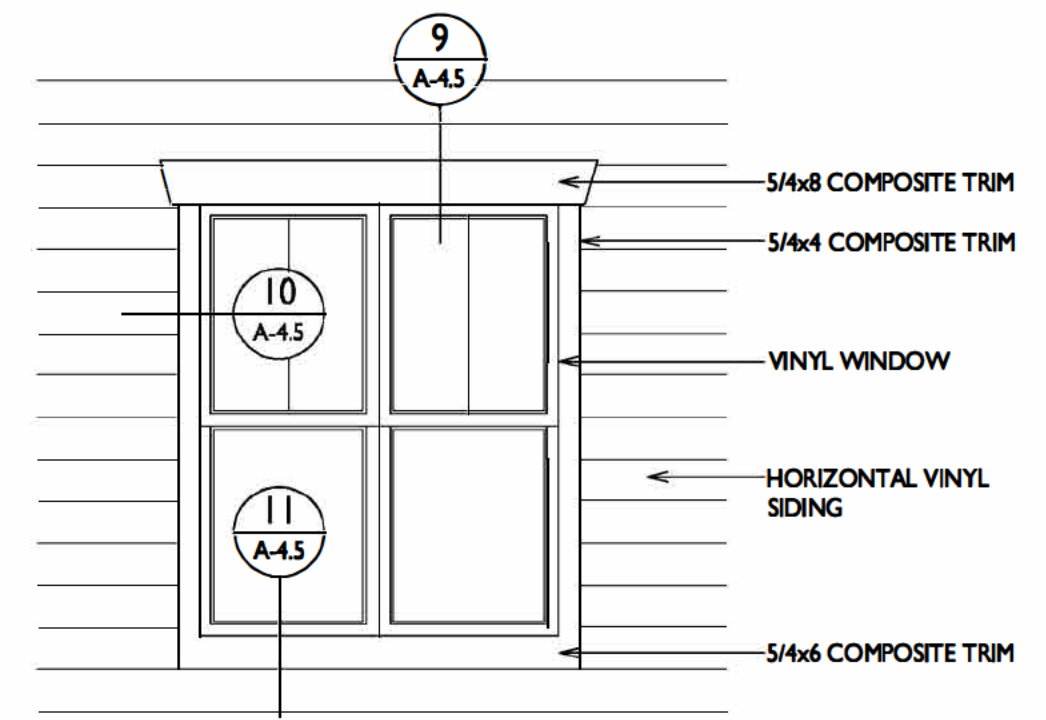
13 NOT USED
A-4.5



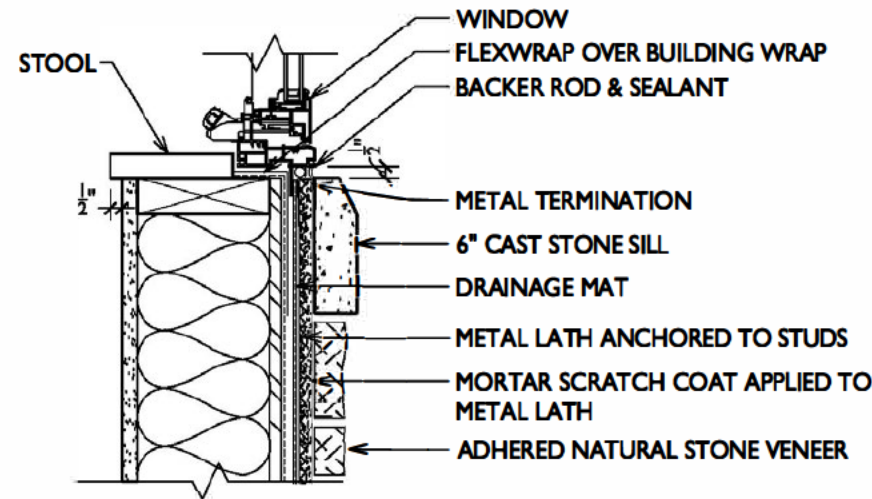
9 WINDOW HEAD @ SIDING
A-4.5 1 1/2" = 1'-0"



5 OPENING FLASHING
A-4.5 1 1/2" = 1'-0"

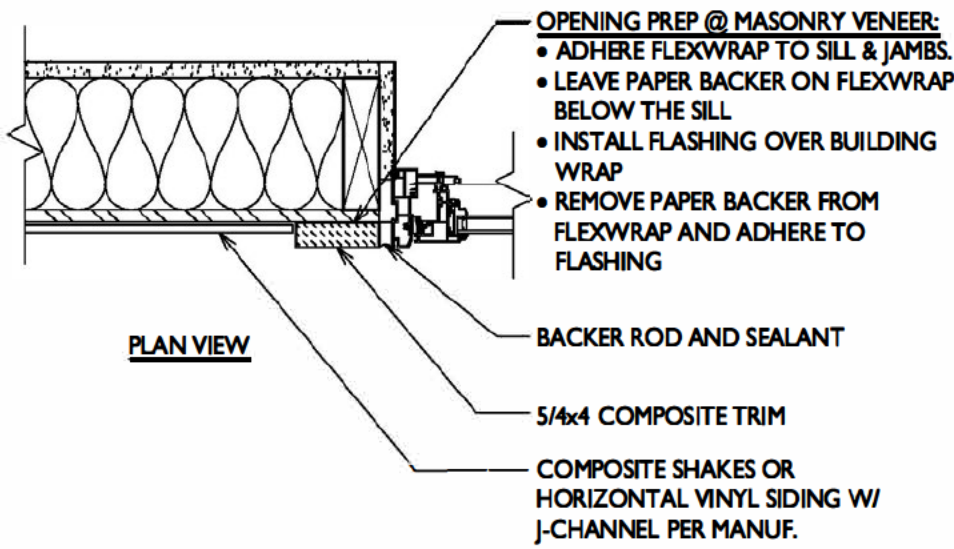


1 WINDOW ELEVATION AT HORIZONTAL VINYL SIDING
A-4.5 3/8" = 1'-0"

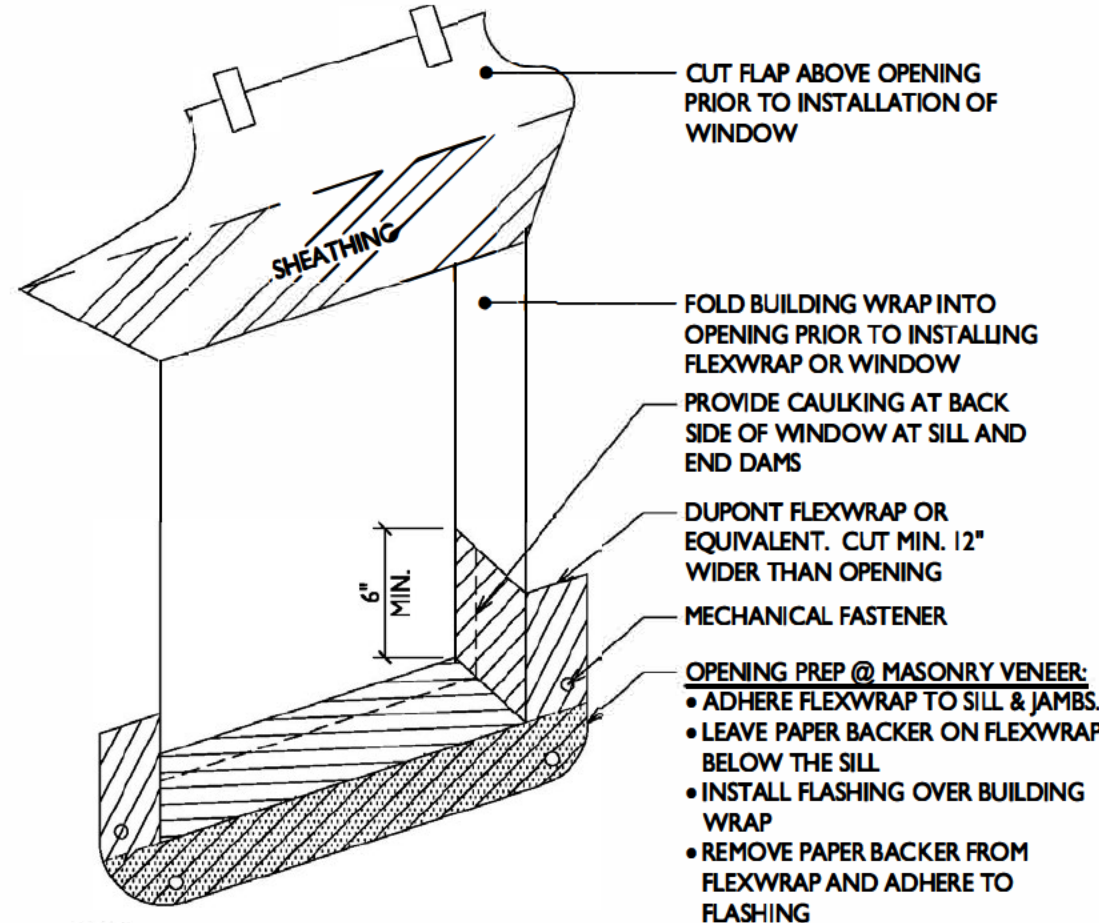


18 WINDOW SILL @ STONE VENEER
A-4.5 1 1/2" = 1'-0"

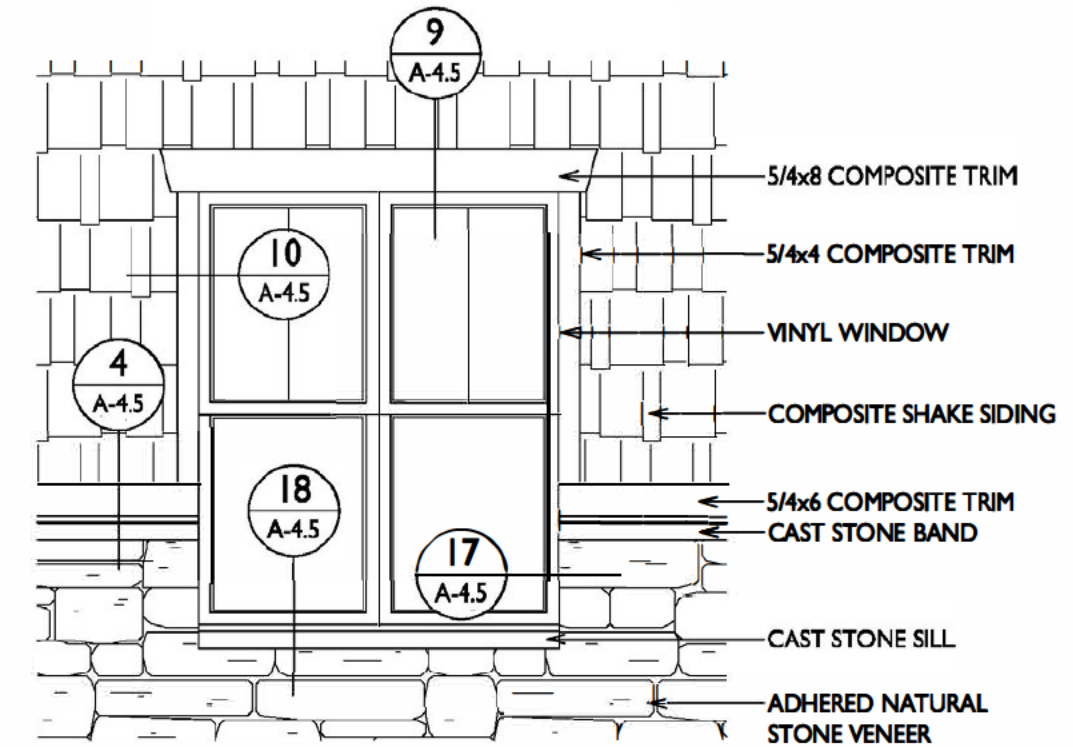
14 NOT USED
A-4.5



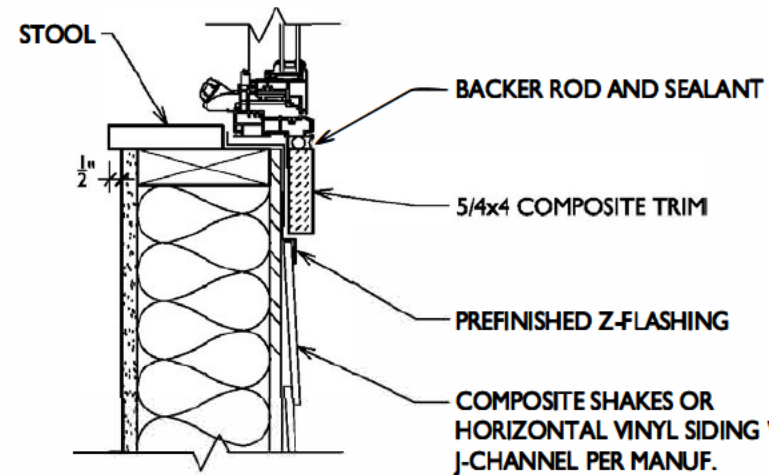
10 WINDOW JAMB @ SIDING
A-4.5 1 1/2" = 1'-0"



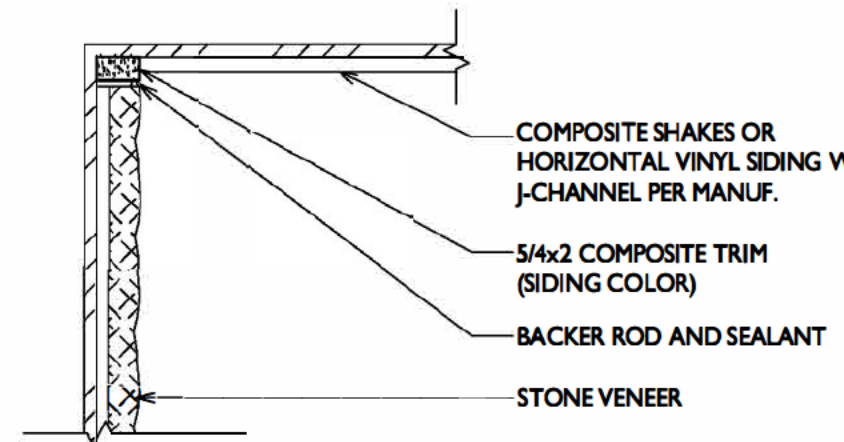
6 OPENING PREP FLASHING
A-4.5 1 1/2" = 1'-0"



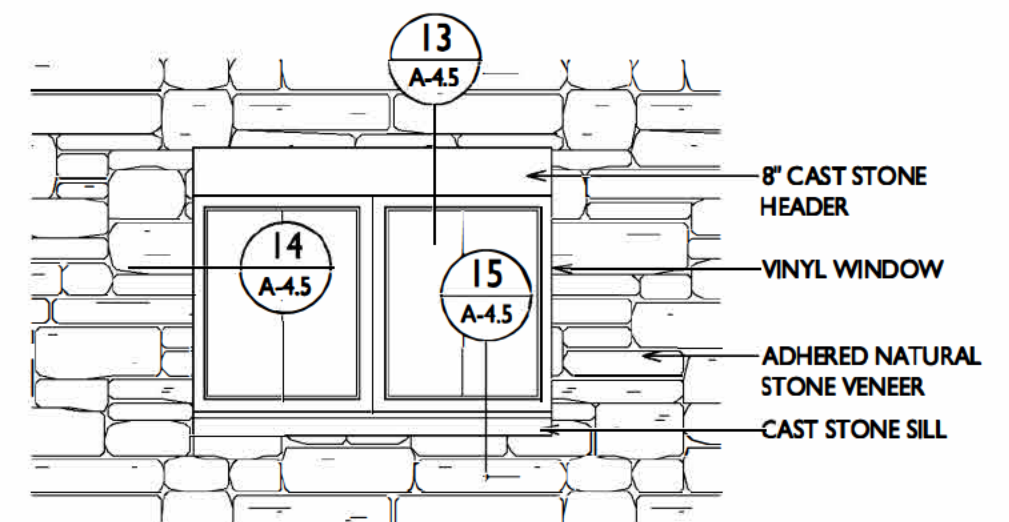
2 WINDOW ELEVATION AT SHAKE SIDING / STONE VENEER TRANSITION
A-4.5 3/8" = 1'-0"



11 WINDOW SILL @ SIDING
A-4.5 1 1/2" = 1'-0"

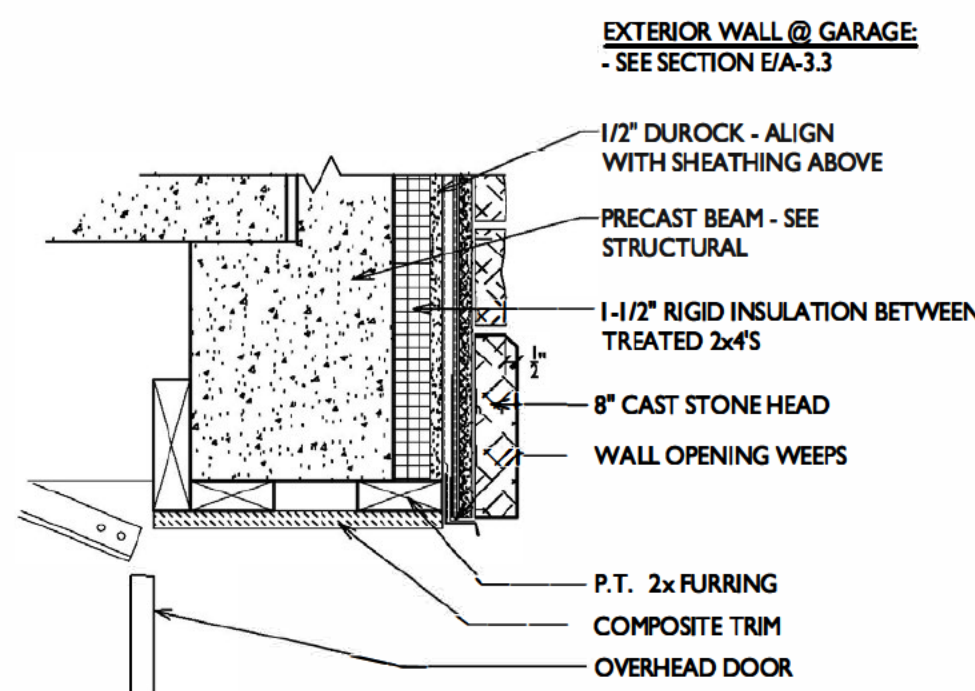


7 STONE / SIDING TRANSITION
A-4.5 1 1/2" = 1'-0"

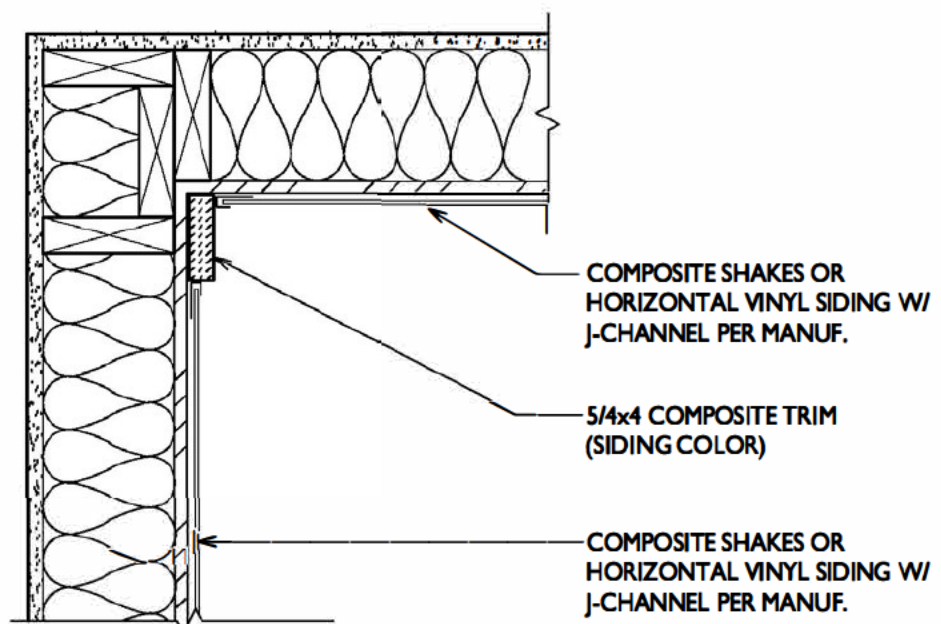


3 WINDOW ELEVATION AT STONE VENEER
A-4.5 3/8" = 1'-0"

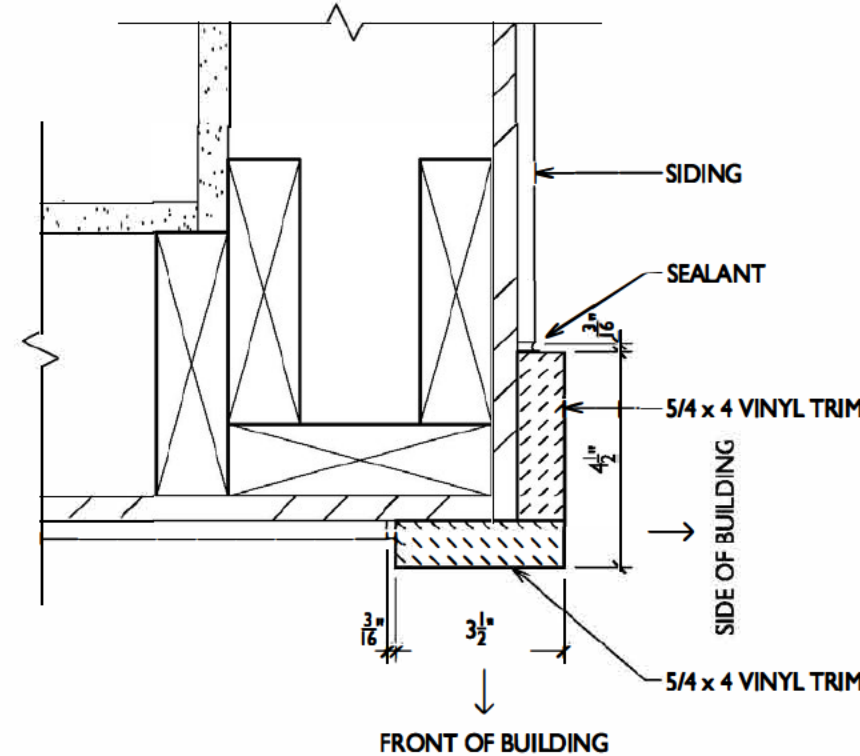
15 NOT USED
A-4.5



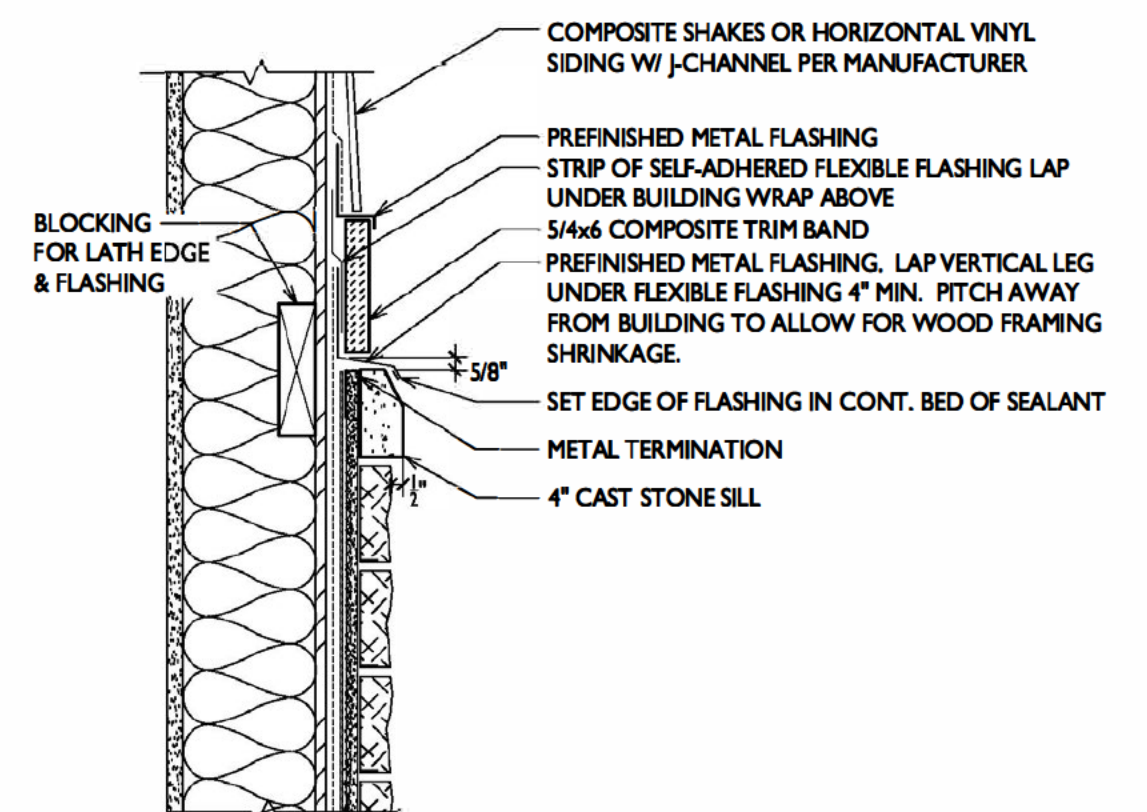
16 OVERHEAD DOOR AT GARAGE
A-4.5 1 1/2" = 1'-0"



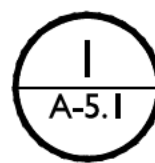
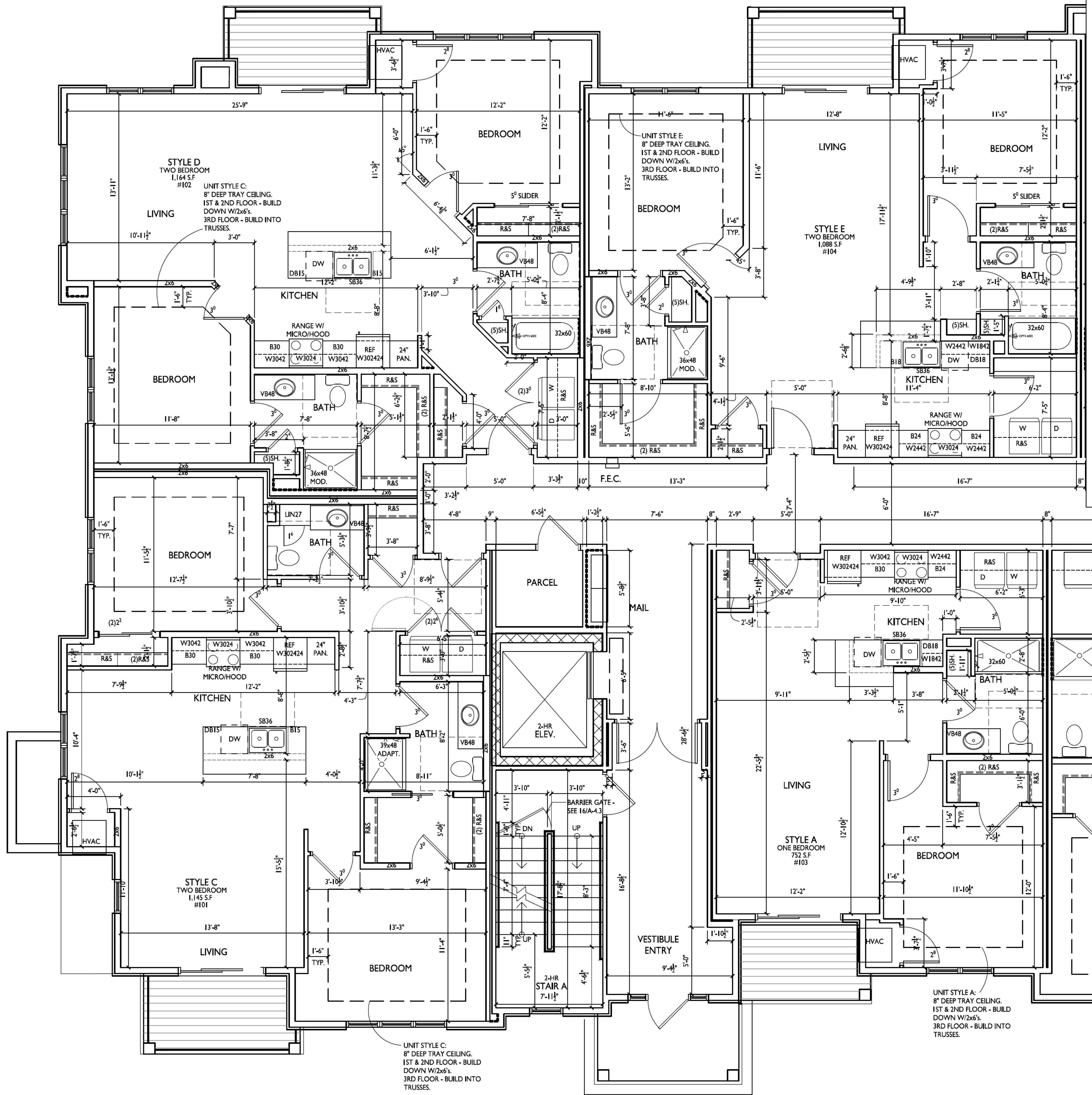
12 COMPOSITE TRIM @ INSIDE CORNER
A-4.5 1 1/2" = 1'-0"



8 CORNER TRIM @ VINYL SIDING
A-4.5 3" = 1'-0"



4 STONE / SIDING TRANSITION
A-4.5 1 1/2" = 1'-0"



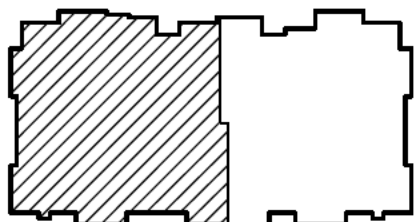
ENLARGED FIRST FLOOR PLAN

1/4" = 1'-0"



knothe + bruce
ARCHITECTS

Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
Middleton, WI 53562



1ST FLOOR

ISSUED

Issued For Plan Review - September 11, 2025

PROJECT TITLE

**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI

SHEET TITLE

**Enlarged First
Floor Plan**

SHEET NUMBER

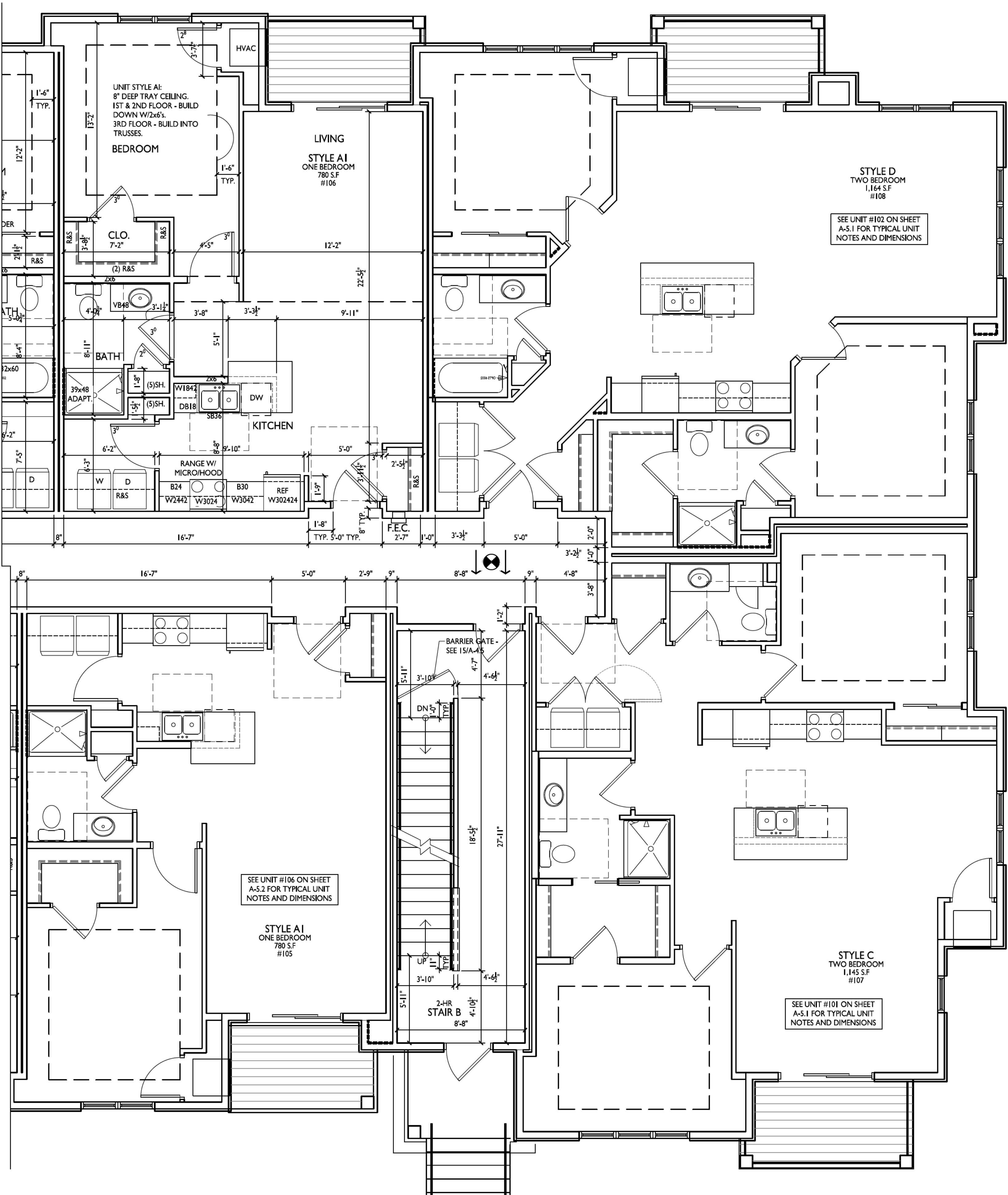
A-5.1

PROJECT NO.

2002

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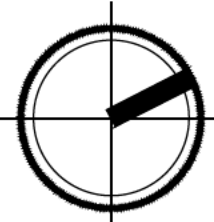
Page 41 of 125



1
A-5.2

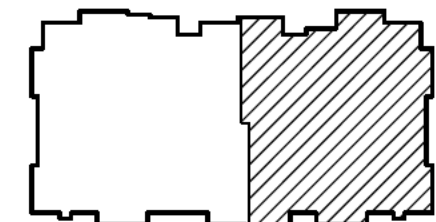
ENLARGED FIRST FLOOR PLAN

1/4" = 1'-0"



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ARCHITECTS

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1ST FLOOR

ISSUED

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PROJECT TITLE

**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI

SHEET TITLE

**Enlarged First
Floor Plan**

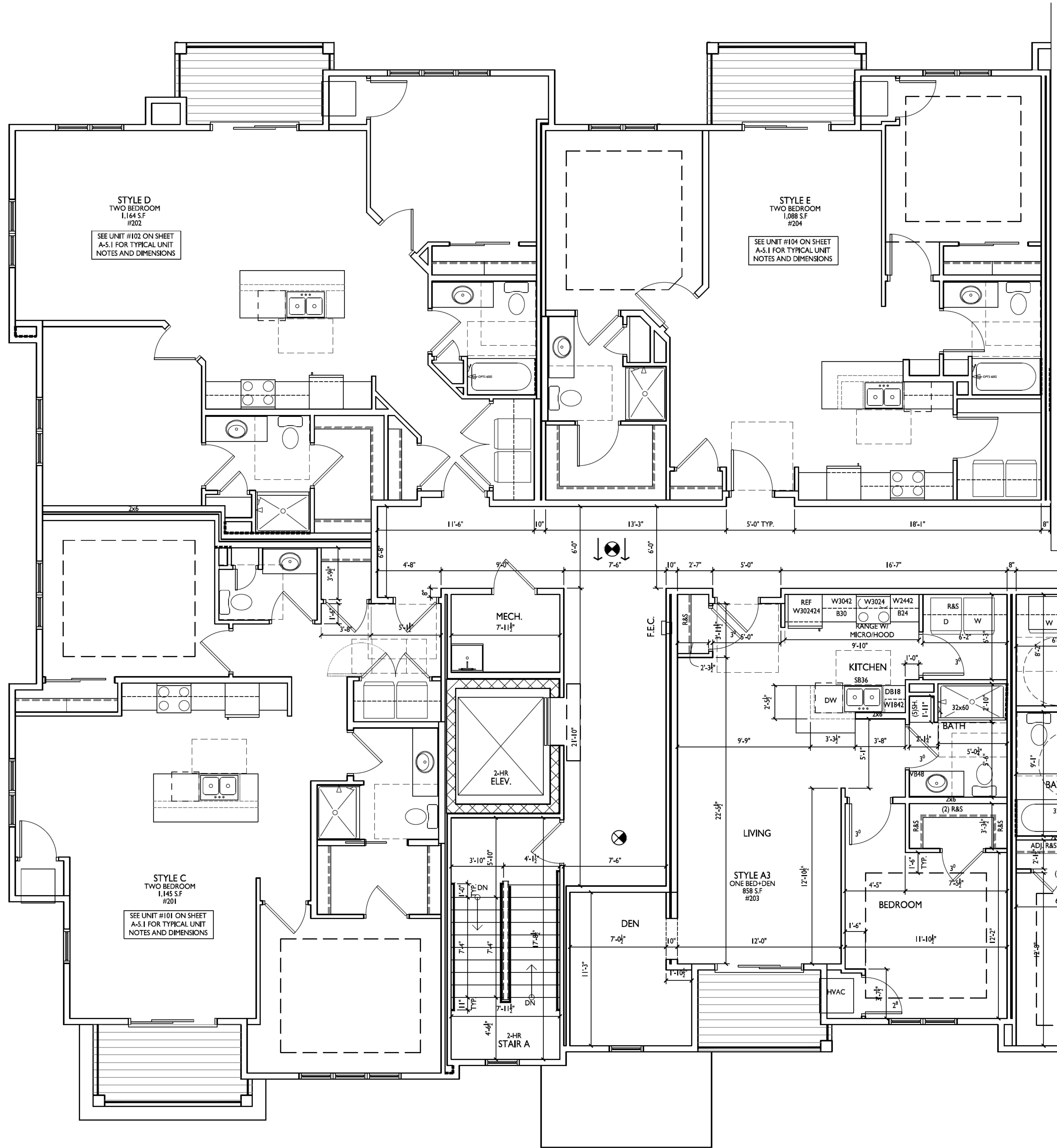
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A-5.2

PROJECT NO.

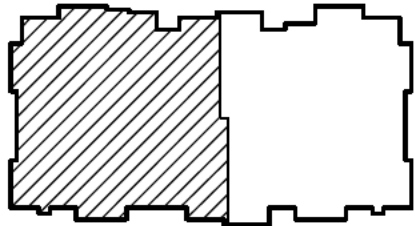
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2ND FLOOR

ISSUED

Issued For Plan Review - September 11, 2025

PROJECT TITLE

**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI

SHEET TITLE

**Enlarged Second
Floor Plan**

SHEET NUMBER

A-5.3

PROJECT NO.

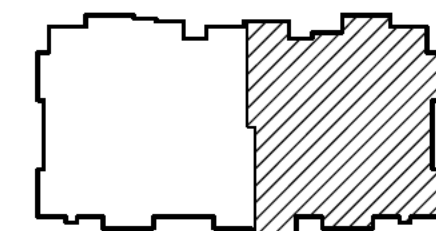
2002

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Phone: 608.836.3690 8401 Greenway Blvd., Suite 900
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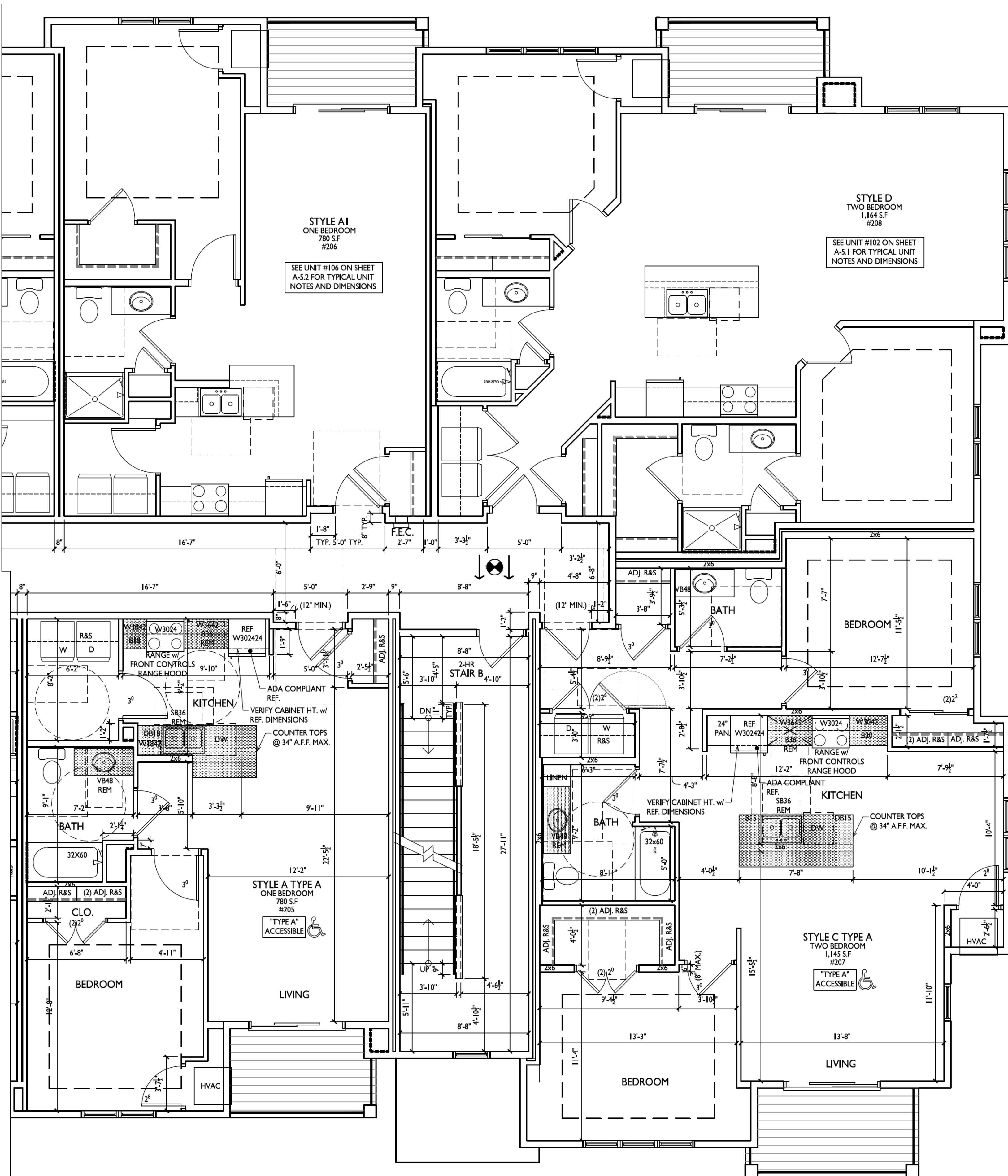
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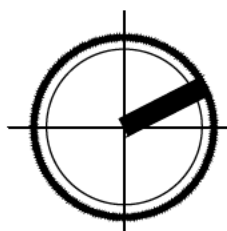
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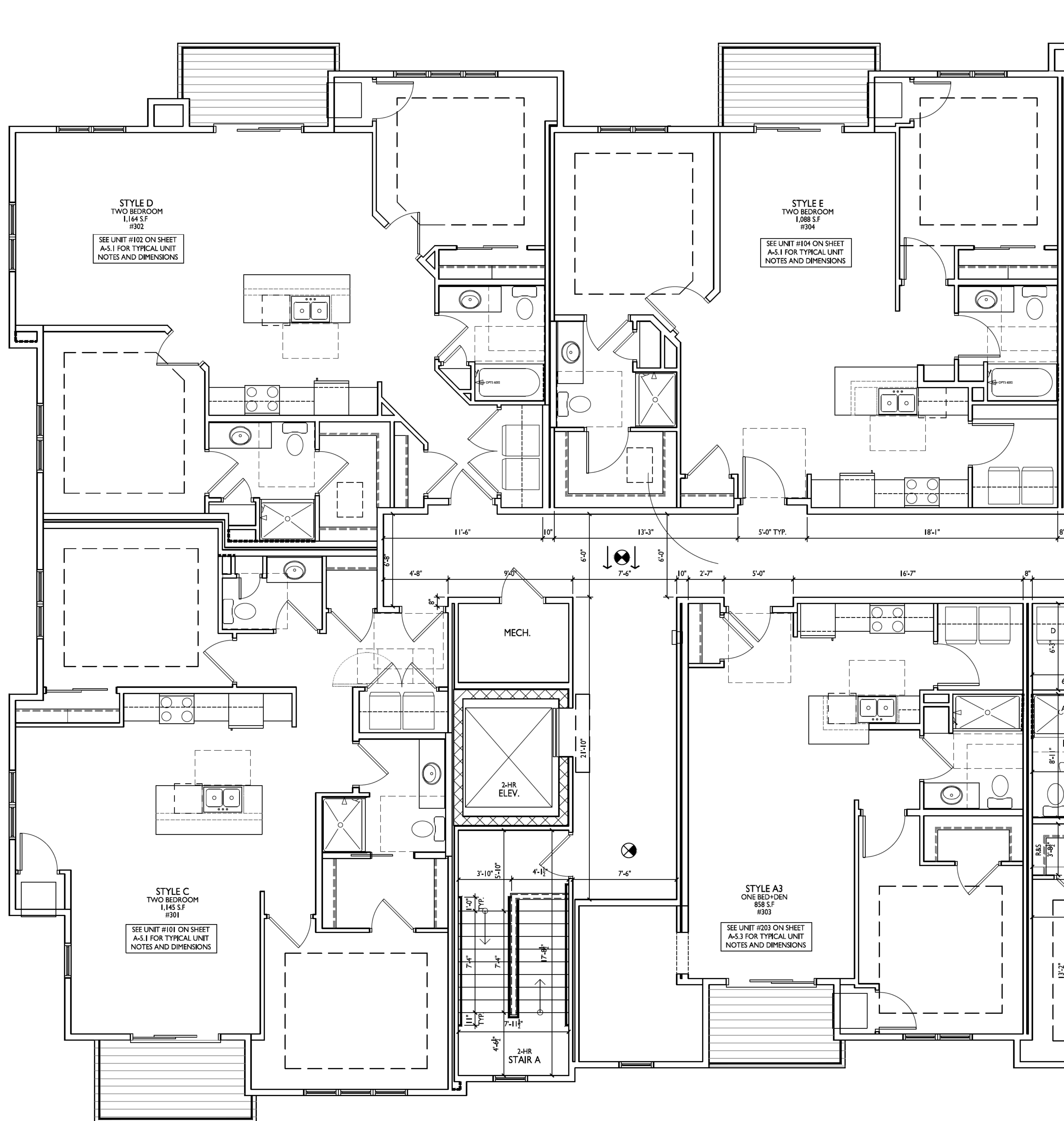
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ENLARGED SECOND FLOOR PLAN
1/4" = 1'-0"





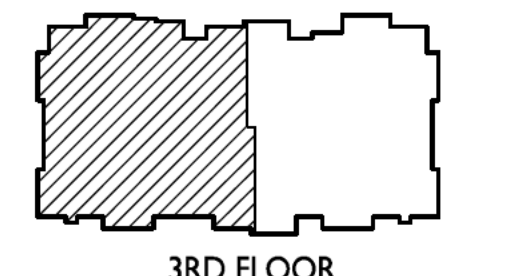
ENLARGED THIRD FLOOR PLAN

1/4" = 1'-0"



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3RD FLOOR

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PROJECT TITLE
**Whistling Ridge
Building #3**

108 Whistle Street
Marshall, WI
SHEET TITLE
**Enlarged Third
Floor Plan**

SHEET NUMBER

A-5.5

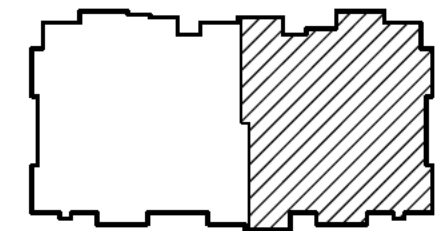
PROJECT NO. **2002**

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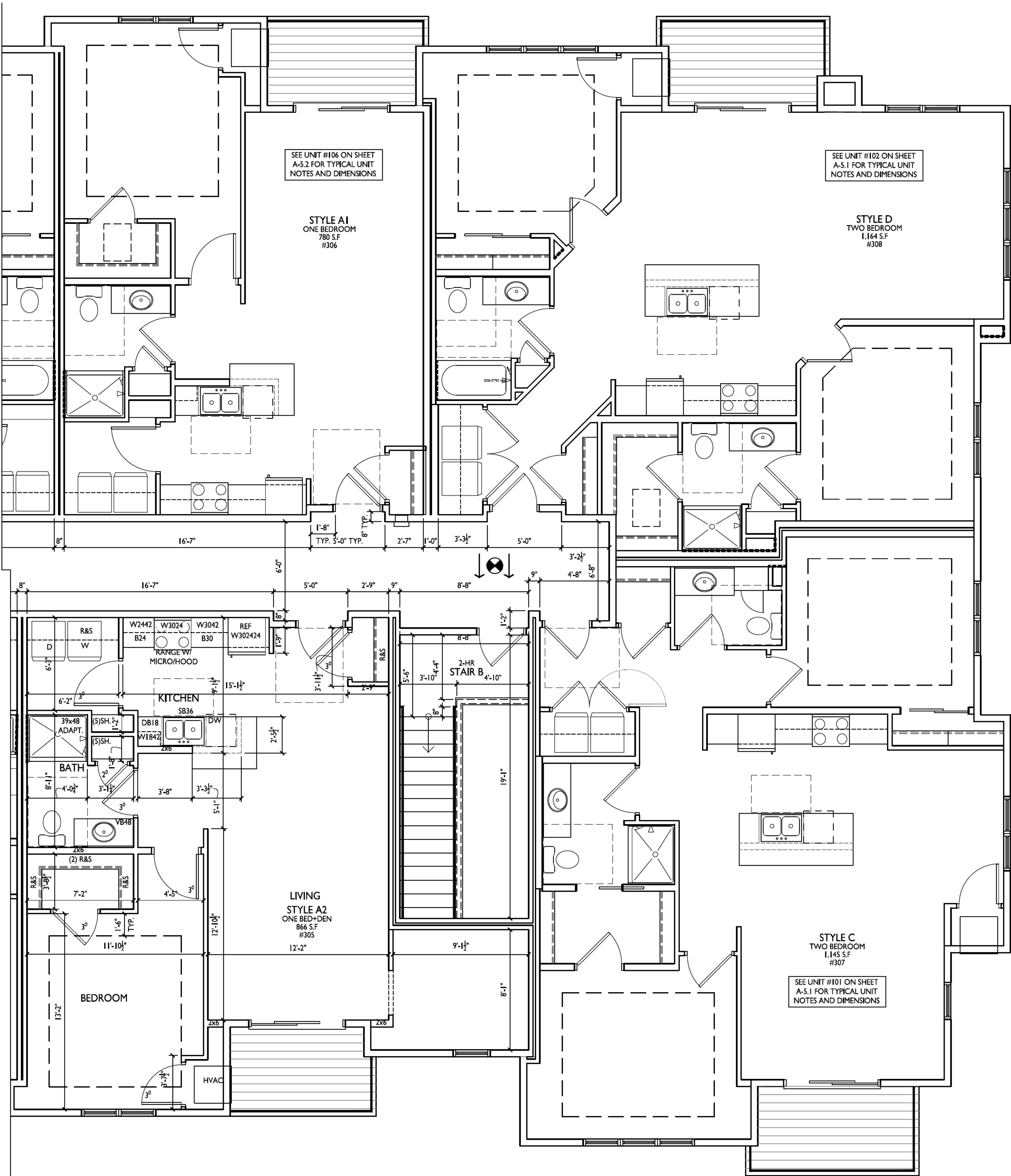
SHEET NUMBER

A-5.6

PROJECT NO. **2002**

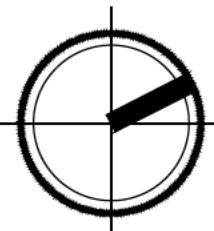
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ENLARGED THIRD FLOOR PLAN

1/4" = 1'-0"



DOOR & SIGNAGE GENERAL NOTES

- ALL RATED DOORS TO BE PART OF A LISTED SYSTEM, INCLUDING: DOOR, FRAME, GLAZING, CLOSER & HARDWARE.
- S LABELED DOORS TO MEET REQUIREMENTS FOR A SMOKE AND DRAFT CONTROL DOOR PER UL 1784 WITH AN ARTIFICIAL BOTTOM SEAL INSTALLED ACROSS THE FULL WIDTH OF THE DOOR ASSEMBLY (IBC SECTION 715.4.3.1)
- INTERIOR SWINGING DOORS SHALL HAVE 3/4" MAX. UNDERCUT, OR LESS IF REQUIRED BY NFPA 80.
- PROVIDE TEMPERED SAFETY GLAZING AT ALL WINDOWS/DOOR GLAZING WITHIN 24" OF FLOOR AND ANY WINDOW/ SIDELIGHT ADJACENT TO DOORS.
- PROVIDE "VENT LOCKS" AS REQUIRED BY CODE OR LOCAL ORDINANCE.
- PROVIDE PANIC HARDWARE AT ALL EXIT DOORS.
- GC TO COORDINATE ACCESS CONTROL W/ OWNER.
- ADDITIONAL SIGNAGE NOT SHOWN IN SCHEDULE INCLUDES:
 - BUILDING IDENTIFICATION / COMMERCIAL SUITE IDENTIFICATION SIGNAGE
 - SIGNAGE FOR AREAS OF REFUGE AND/OR TWO-WAY COMMUNICATION SYSTEMS (SEE SHEET A-5.1)
 - WARNING SIGNAGE FOR ELECTRICAL OR OTHER HAZARDOUS EQUIPMENT
 - PARKING STALL SIGNAGE
 - SIGNAGE PROVIDED BY ELEVATOR MANUFACTURER
- NOTE 1 : INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE DISPLAYED AT LOCATIONS INDICATED. SIZE, STYLE, LOCATION, AND HEIGHT TO COMPLY WITH ICC/ANSI SECT. 703
- NOTE 2 : UNISEX BATHROOM SYMBOL W/ INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIZE, STYLE, LOCATION, AND HEIGHT TO COMPLY WITH ICC/ANSI SECT. 703
- NOTE 3 : DIRECTIONAL SIGNAGE (INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY) INDICATES ROUTE TO NEAREST LIKE ACCESSIBLE ELEMENT (I.E. FRONT VESTIBULE)

DOOR SCHEDULE ABREVIATIONS:

AL - ALUMINUM
 HM - HOLLOW METAL
 IM - INSULATED METAL
 KD - KNOCK DOWN FRAME
 SCW - SOLID CORE WOOD
 HCW - HOLLOW CORE WOOD
 ACW - ALUMINUM CLAD WOOD
 WD - WOOD
 FG - FIBERGLASS

INTERIOR STAIR SIGNAGE EXAMPLE

GENERAL WINDOW NOTES:

- ELEVATIONS ARE SHOWN FROM EXTERIOR SIDE.
- PROVIDE TEMPERED SAFETY GLAZING AT ALL WINDOWS/DOOR GLAZING WITHIN 24" OF FLOOR AND ANY WINDOW/ SIDELIGHT ADJACENT TO DOORS
- RATED, OPAQUE SPANDREL PANELS WHERE SHOWN ON ELEVATIONS
- GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF SUBSTITUTION OF WINDOW OR DOOR MANUFACTURER OR MODEL PRIOR TO ORDERING PRODUCT
- GLAZING PANES ARE FIXED UNLESS SHOWN W/ DASHED OPENING LINES OR LABELED OTHERWISE.
- ALL OPERABLE WINDOWS LESS THAN 36" ABOVE INTERIOR FINISHED FLOOR TO HAVE LIMITERS INSTALLED TO LIMIT MAXIMUM WINDOW OPENING SO A 4" SPHERE CANNOT PASS THROUGH (WINDOWS AT DECKS, ROOF DECKS, AND AT THE FIRST FLOOR ARE EXEMPT).

DOOR FRAME ELEVATIONS

The diagrams illustrate four different door frame configurations:

- Diagram A:** A single door frame with a width labeled "PER SCHEDULE" and a height labeled "PER SCHEDULE".
- Diagram B:** A double door frame with a total width of 1'-4" (PER SCHEDULE) and a height of 6'-8". The frame is 2" thick. The door is 10" high and 1'-4" wide.
- Diagram C:** A single door frame with a total width of 3'-0" and a height of 6'-8". The frame is 2" thick. The door is 10" high and 3'-0" wide.
- Diagram D:** A triple door frame with a total width of 3'-0" and a height of 6'-8". The frame is 2" thick. The door is 10" high and 3'-0" wide.

MAILBOXES

2 A-6.1

3716D-15
WOOD TRIM, STAIN AND VARNISH, PUTTY NAIL HOLES

3716S-09

*NOTE: THE BOTTOM EDGE OF THE ROUGH OPENING MUST BE AT 14" AFF IN ORDER TO COMPLY WITH THE REQUIREMENTS.

* RECESSED MOUNTED 4C MAILBOXES BY "AUTHLORENCE", MODEL NUMBERS SHOWN. G.C. TO NOTIFY ARCHITECT OF ANY DEVIATION FROM THE SPECIFIED PRODUCT

INSTALLATION REQUIREMENTS PER USPS STD-4C

- AT LEAST ONE CUSTOMER MAILBOX COMPARTMENT SHALL BE POSITIONED LESS THAN 48" ABOVE FINISHED FLOOR (AFF).
- NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.
- NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" AFF.
- NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.
- THE USPS ARROW LOCK IN THE CARRIER ACCESS DOOR SHALL BE LOCATED BETWEEN 36" AND 48" AFF.

1 A-6.1

1/4"=1'-0"

CONTINUE GYPSUM BOARD AND RESILIENT CHANNEL OF RATED CEILING SYSTEM

CONTINUE RATED WALL SYSTEM BEHIND MAIL BOXES / CUBBIES

DO NOT CONNECT MAIL BOXES OR CUBBIES TO RATED PARTY WALL

ADDITIONAL FRAMING SUPPORT AS NECESSARY, DO NOT CONNECT TO RATED PARTY WALL

WALL

1 A-6.1

1/4"=1'-0"

2 A-6.1

1/4"=1'-0"



GENERAL ACCESSIBILITY NOTES:

1. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD: ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, ICC/ANSI A117.1 2009 AND THE FAIR HOUSING ACT DESIGN MANUAL.
2. ALL DIMENSIONS GIVEN ARE CLEAR FINISH SPACES.
3. "CLEAR FLOOR SPACE" (C.F.S.) = 30"x48" AREA FOR WHEELCHAIR ACCESS, U.N.O.
4. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180-DEGREE TURN IS A CLEAR SPACE OF 60" DIAMETER OR A T-SHAPED SPACE. SEE DETAIL HC1A-7.1.

COMMON AREA ACCESSIBILITY NOTES:

(APPLIES TO ALL PUBLIC / COMMON SPACES)

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MOUNTED AT 48" MAX A.F.F. TO THE TOP OF OPERABLE COMPONENT. WALL OUTLETS SHALL BE MOUNTED AT 15" MIN. A.F.F. TO THE CENTER LINE OF BOTTOM RECEPTACLE ABOVE FINISH FLOOR. SEE DETAIL HC2/A-7.1.
2. HORIZONTAL WALL-MOUNTED MAILBOXES SHALL COMPLY WITH USPS STD-4C.
 - MIN. COMPARTMENT SIZE OF 12" W x 15" D x 3" H
 - 1 PARCEL LOCKER FOR EACH 10 CUSTOMER COMPARTMENTS
 - AT LEAST ONE CUSTOMER COMPARTMENT POSITIONED 48" MAX. A.F.F.
 - NO PARCEL LOCKER POSITIONED LESS THAN 15" A.F.F.
 - NO PATRON LOCK POSITIONED ABOVE 67" A.F.F. OR SHELF LESS THAN 28" A.F.F.
 - USPS ARROW LOCK LOCATED BETWEEN 36" AND 48" A.F.F.
3. IF PROVIDED, H-I-O DRINKING FOUNTAIN TO HAVE THE LOWER SPOUT AT 36" MAX. A.F.F. AND THE HIGHER SPOUT AT 43" MAX. A.F.F. FIXTURE CANNOT PROTRUDE MORE THAN 4" INTO CIRCULATION PATH. IF PROVIDED AS PART OF THE DRINKING FOUNTAIN, BOTTLE FILLER MUST BE LOCATED OVER THE LOWER PORTION OF THE DRINKING FOUNTAIN.

ACCESSIBLE ROUTE:

1. AN ACCESSIBLE ROUTE SHALL CONNECT ALL SPACES AND ELEMENTS.
2. ROUTE HAS 1:20 RUNNING SLOPE MAX. / 1:50 CROSS SLOPE MAX.
3. ROUTE IS STABLE FIRM AND SLP RESISTANT.
4. CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" MAX. SHALL BE BEVELED WITH SLOPE OF 1:2 MAX. SEE DETAIL HC3/A-7.1. CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED PER ANSI 2009.
5. ALL CARPET TO HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, OR LEVEL CUT/UNCUT PILE TEXTURE. CARPET PILE SHALL BE 1/2" MAX.
6. OPENINGS IN FLOOR OR GROUND DO NOT ALLOW A 1/2" DIA. SPHERE PASS AND ARE PERPENDICULAR TO PATH OF TRAVEL.
7. ELEMENTS BETWEEN 27" AND 80" A.F.F. SHALL NOT PROJECT MORE THAN 4" INTO ACCESSIBLE ROUTE UNLESS IDENTIFIED WITH A CANE DETECTION ELEMENT. SEE DETAIL HC4/A-7.1.
8. ALL DOORS TO HAVE LEVER TYPE HARDWARE.
9. ALL DOORS, INCLUDING BOTH LEAVES OF DOUBLE LEAF DOORS, SHALL HAVE ALL OPERATING HARDWARE BETWEEN 34" & 48" A.F.F.
10. FIRE DOORS SHALL HAVE THE MIN. OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM OPENING FORCE FOR DOORS OTHER THAN FIRE DOORS SHALL BE 5 LBS OF FORCE TO OPERATE.
11. DOOR CLOSERS SHALL BE ADJUSTED SO THAT DOOR TAKES 5 SECONDS MINIMUM TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO AN OPEN POSITION OF 12 DEGREES.
12. SPRING HINGES SHALL BE ADJUSTED SO THAT THE DOOR TAKES 1.5 SECONDS MINIMUM TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES.
13. BRAILLE LETTERING, IN CONJUNCTION WITH VISUAL SIGNAGE, COMPLYING WITH ICC/ANSI 703 SHALL BE USED ALONG ALL ACCESSIBLE ROUTES, INCLUDING, OUTSIDE ELEVATOR DOORS AND AT DOORS TO EXIT STAIRWAYS. EACH DOOR TO AN EGRESS STAIR WAY AND EXIT DISCHARGE SHALL HAVE A TACTILE SIGN INCLUDING RAISED LETTERS AND BRAILLE STATING "EXIT". STAIR LEVEL IDENTIFICATION W/ TACTILE CHARACTERS PROVIDED AT EACH FLOOR LANDING. EXIT DOOR DISCHARGING TO OUTSIDE OF LEVEL OF DISCHARGE HAS TACTILE SIGN STATING "EXIT".
14. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE DISPLAYED AT ACCESSIBLE ENTRANCES, ACCESSIBLE COMMON BATHROOMS, AND ACCESSIBLE PARKING SPACES. THE SIZE, STYLE, LOCATION, AND HEIGHT OF THE SYMBOL SHALL COMPLY WITH ICC/ANSI 703.
15. DIRECTIONAL SIGNAGE (INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY) INDICATING THE ROUTE TO THE NEAREST LIKE ACCESSIBLE ELEMENT WITHIN THE BUILDING SHALL BE PROVIDED AT INACCESSIBLE BUILDING ENTRANCES AND INACCESSIBLE EXITS.

TWO-WAY COMMUNICATION:

1. TWO-WAY COMMUNICATION SYSTEMS (INCLUDING THE BUILDING ENTRY INTERCOM AND THOSE AT AREAS OF REFUGE) SHALL PROVIDE BOTH VISUAL AND AUDIBLE SIGNALS. IF PROVIDED, HANDSET CORDS SHALL BE 29" MIN. LONG.

*AT ALL ELEVATOR LANDINGS EXCEPT ENTRY LEVEL:

2. PROVIDE TWO-WAY COMMUNICATION SYSTEM PER IBC 1009.8. INSTRUCTIONS ON THE USE OF THE AREA UNDER EMERGENCY CONDITIONS SHALL BE POSTED ADJOINING THE COMMUNICATIONS SYSTEM. THE INSTRUCTIONS SHALL INCLUDE ALL OF THE FOLLOWING:
 - DIRECTIONS FOR USE OF THE EMERGENCY COMMUNICATIONS SYSTEM
 - WRITTEN IDENTIFICATION OF THE LOCATION
 - DIRECTIONS TO FIND OTHER MEANS OF ACCESSIBLE EGRESS

AREA OF REFUGE REQUIREMENTS (WHERE SHOWN ON DRAWINGS):

1. 30" x 48" CLEAR FLOOR SPACE OUTSIDE PATH OF TRAVEL.
2. PROVIDE TWO-WAY COMMUNICATION SYSTEM WITH VISUAL AND AUDIBLE SIGNALS PER IBC 1009.8. INSTRUCTIONS ON THE USE OF THE COMMUNICATION SYSTEM SHALL BE POSTED.
3. EACH DOOR PROVIDING ACCESS TO AN AREA OF REFUGE FROM AN ADJACENT FLOOR AREA SHALL HAVE THE FOLLOWING:
 - A SIGN COMPLYING WITH ICC/ANSI STATING: "AREA OF REFUGE", INCLUDING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
 - AREA OF REFUGE SIGN SHALL BE ILLUMINATED
 - TACTILE SIGNAGE COMPLYING WITH ICC/ANSI

KITCHENS (COOKTOP / RANGE / OVEN PROVIDED) - SEE DETAILS HC11 / A-7.2:

1. A WORK SURFACE 30" MIN. IN LENGTH WITH A 30"x48" CFS UNDER COUNTER TOP FOR FORWARD APPROACH SHALL BE PROVIDED ADJACENT TO AN OVEN. IF ONLY A COOKTOP IS PROVIDED, 30" WORK SURFACE MAY BE LOCATED ANYWHERE WITHIN THE KITCHEN.
2. THE DISHWASHER DOOR IN THE OPEN POSITION SHALL NOT OBSTRUCT THE CLEAR FLOOR SPACE FOR THE DISHWASHER OR THE SINK.
3. SINK MOUNTED AT 34" MAX. A.F.F. SINK DRAIN AND GARBAGE DISPOSAL TO BE OFFSET. SINK TO HAVE 6 1/2" MAX. BOWL DEPTH. AT A DOUBLE SINK, ONLY ONE BOWL NEEDS TO HAVE 6 1/2" MAX DEEP BOWL. AT LEAST ONE BOWL MUST HAVE A 30"x48" CFS UNDER THE SINK FOR FORWARD APPROACH.
4. SINK FAUCET TO HAVE SINGLE-LEVER TYPE HARDWARE. FAUCETS TO BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5lbs. MAX.
5. PROVIDE ANTI-SCALD DEVICES ON ALL SINK FAUCETS. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS AND COUNTERTOPS. EXPOSED SUPPLY AND DRAIN PIPES UNDER SINKS TO BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
6. COMBINATION REFRIGERATOR FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 34" MAX. ABOVE THE FLOOR. DOOR HANDLES AND AND OPERABLE PARTS (E.G. ICE AND WATER DISPENSERS) TO BE 48" MAX. A.F.F.
7. ALL APPLIANCES MUST COMPLY WITH THE REACH RANGES OF SECTION 308.
8. COUNTER AND SUPPORTING STRUCTURE TO BE 2" THICK MAX.
9. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE BOTTOM OF WALL CABINETS AS POSSIBLE. DOOR PULLS AND KNOBS TO BE MOUNTED AS CLOSE TO THE TOPS OF BASE CABINETS AS POSSIBLE.
10. ELECTRICAL RECEPTACLES, SWITCHES, AND APPLIANCE CONTROLS AT KITCHEN COUNTERTOPS MUST BE MOUNTED 1) ON FACE OF CABINETS, 2) ON SIDE WALL 18" FROM CLEAR FLOOR SPACE, OR 3) ON BACK WALL BEHIND 34" HIGH CABINETS. FOR EACH LENGTH OF COUNTERTOP (UNINTERRUPTED BY AN APPLIANCE OR SINK) THAT HAS ACCESSIBLE RECEPTACLES, ONE NON-ACCESSIBLE RECEPTACLE CAN BE ADDED.

*EXCEPTIONS FOR KITCHENETTES / WET BARS / COFFEE COUNTERS (COOK TOP / RANGE / OVEN NOT PROVIDED):

1. SINKS, APPLIANCES AND OTHER ELEMENTS MAY HAVE A 30"x48" CFS FOR SIDE APPROACH. BASE CABINTRY MAY BE PROVIDED IN ALL AREAS OF A KITCHENETTE.
2. 30" MIN. WORK SURFACE WITH A 30"x52" FORWARD APPROACH IS NOT REQUIRED.

BATHROOMS - SEE DETAILS HC9 & HC10 / A-7.2:

1. PROVIDE MANEUVERING CLEAR FLOOR SPACE AT BATHROOM FIXTURES AS INDICATED ON DIAGRAMS AND FLOOR PLANS.
2. PROVIDE A 30"x48" CLEAR FLOOR SPACE WITHIN THE BATHROOM OUTSIDE THE SWING OF THE DOOR.
3. TOILETS SHALL HAVE GRAB BARS INSTALLED PER DETAILS. SEE DETAIL HC6/A7.2 FOR GRAB BAR BLOCKING DIAGRAMS.
4. PROVIDE ANTI-SCALD DEVICES ON ALL LAVATORY FAUCETS. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
5. ACCESSIBLE TOILET SEAT HEIGHT TO BE 17"-19" ABOVE FINISH FLOOR. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
6. CENTERLINE OF TOILET IS 17" FROM NEAREST SIDE WALL.
7. FLUSH CONTROLS TO BE ON OPEN SIDE OF WATER CLOSET.
8. INSTALL TOILET PAPER DISPENSER ON SIDE WALL, 32"-38" FROM FACE OF BACK WALL TO CENTER OF DISPENSER, AND 24" A.F.F. TO CENTER OF DISPENSER.
9. LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE, WHICHEVER IS HIGHER, AT 34" MAX. ABOVE FINISH FLOOR. 30" MIN. WIDE CLEAR FLOOR SPACE UNDER SINK FOR FORWARD APPROACH.
10. SINK DRAIN TO BE OFFSET. EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY. SEE DETAIL HC7/A-7.2.
11. FAUCET TO HAVE SINGLE-LEVER TYPE HARDWARE. FAUCETS TO BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5lbs. MAX.
12. HAND-OPERATED METERING FAUCETS SHALL REMAIN OPEN FOR 10 SECONDS MIN.
13. SINK TO HAVE 6 1/2" MAX. BOWL DEPTH. SEE DETAIL HC7/A-7.2.
14. MIRRORS SHALL BE MOUNTED WITH THE BOTTOM REFLECTIVE SURFACE AT 40" MAX. A.F.F. AND THE TOP OF MIRROR 74" MIN. A.F.F. SEE DETAIL HC7/A-7.2.
15. OPERABLE PARTS ON TOWEL DISPENSERS / HAND DRYERS TO BE 48" MAX. A.F.F. AND COMPLY W/ ICC/ANSI: 603.6.
16. OPERABLE PARTS ON FAUCETS AND SOAP DISPENSERS FOR LAVATORIES WITH ENHANCED REACH RANGE SHALL HAVE A REACH DEPTH OF 11" MAX. AND COMPLY WITH ICC/ANSI: 606.5.

"TYPE A" ACCESSIBLE UNIT NOTES:

THE FOLLOWING NOTES ARE REQUIRED IN ADDITION TO GENERAL UNIT ACCESSIBILITY NOTES.
APPLY TO UNITS #205 & #207

GENERAL:

1. CLOSETS WITH ADJUSTABLE RODS AND SHELVING, MOUNTED @ 48" MAX. A.F.F.
2. ALL PLUMBING CONTROLS TO HAVE LEVER TYPE HARDWARE. FAUCETS TO BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 lbs. MAX.
3. ALL WINDOW & DOOR LOCKS TO HAVE OPENING / CLOSING AND SINGLE POINT LOCKING HARDWARE @ 48" A.F.F. MAX. AND 15" A.F.F. MIN.

ACCESSIBLE DOORS:

1. UNIT ENTRY DOOR TO HAVE AN ADDITIONAL DOOR VIEWER (PEEPHOLE) MOUNTED AT 43" A.F.F.
2. ALL USER PASSAGE DOORS WITHIN THE UNIT AND DOORS TO CLOSETS DEEPER THAN 34" WITHIN THE UNIT MUST HAVE A CLEAR WIDTH OF 32" MIN. WITH DOOR OPEN TO 90 DEGREES (REQUIRES A 3-0" DOOR) AND LEVER TYPE HARDWARE.
3. AT DOUBLE LEAF DOORS, AT LEAST ONE DOOR MUST HAVE A CLEAR OPENING OF 34".

KITCHEN - SEE DETAILS HC11 / A-7.2:

1. ELECTRICAL RECEPTACLES, SWITCHES, AND APPLIANCE CONTROLS INCLUDING RANGE HOOD FAN & LIGHT AT KITCHEN COUNTERTOPS MUST BE MOUNTED 1) ON FACE OF CABINETS, 2) ON SIDE WALL 18" FROM CLEAR FLOOR SPACE, OR 3) ON BACK WALL BEHIND 34" HIGH CABINETS. FOR EACH LENGTH OF COUNTERTOP (UNINTERRUPTED BY AN APPLIANCE OR SINK) THAT HAS ACCESSIBLE RECEPTACLES, ONE NON-ACCESSIBLE RECEPTACLE CAN BE ADDED.
2. WHERE MICROWAVE/HOOD IS PROVIDED, ELECTRICIAN TO WIRE SWITCHED OUTLET FOR STANDARD RANGE HOOD. SECOND OUTLET TO BE PROVIDED FOR MICROHOOD. CONTRACTOR TO PROVIDE OWNER W/ STANDARD HOOD TO KEEP ON SITE FOR FUTURE INSTALLATION IF REQUESTED BY TENANT.
3. COMBINATION REFRIGERATOR FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 34" MAX. ABOVE THE FLOOR. DOOR HANDLES AND AND OPERABLE PARTS (E.G. ICE AND WATER DISPENSERS) TO BE 48" MAX. A.F.F.
4. PROVIDE SLIDE-IN RANGE WITH ANTI-TIP HARDWARE. FRONT CONTROL RANGES WITH SELF-CLEANING OVENS.
5. PROVIDE "WORK SURFACE" AREA OF COUNTERTOP THAT IS 30" WIDE MIN. AND 34" MAX. ABOVE FINISH FLOOR WITH CLEARANCES. PROVIDE REMOVABLE BASE CABINTRY SIMILAR TO DETAIL HC3/A-7.1. FLOOR AND WALL FINISHES TO EXTEND UNDER WORK SURFACE TO WALL.
6. KITCHEN CABINETS SHALL HAVE A CLEAR FLOOR SPACE AT LEAST 30" x 48" TO ALLOW EITHER FORWARD OR PARALLEL APPROACH.
7. SINK MOUNTED AT 34" MAX. ABOVE FINISH FLOOR. 30" MIN. CLEAR WIDTH UNDER SINK WITH CLEARANCES PER DETAILS. PROVIDE REMOVABLE BASE CABINTRY SIMILAR TO DETAIL HC3/A-7.1. FLOOR AND WALL FINISHES TO EXTEND UNDER SINK TO WALL.
8. SINK DRAIN AND GARBAGE DISPOSAL TO BE OFFSET.
9. SINK TO HAVE 6 1/2" MAX. BOWL DEPTH. AT A DOUBLE BOWL SINK, ONLY ONE BOWL NEEDS TO HAVE 6 1/2" MAX. BOWL DEPTH. SEE DETAIL HC7/A-7.2.

LAUNDRY - SEE DETAILS HC8 / A-7.2:

1. PROVIDE FRONT LOADING WASHERS AND DRYERS WITH FRONT MOUNTED CONTROLS. BOTTOM OF OPENING TO LAUNDRY COMPARTMENT TO BE 15" MIN. AND 34" MAX. ABOVE FINISH FLOOR. ADD PERMANENT BASE TO RISE APPLIANCES IF NECESSARY.

BATHROOMS - SEE DETAILS HC6, HC7, HC9 & HC10 / A-7.2:

1. PROVIDE REINFORCING IN WALLS FOR FUTURE GRAB BAR AND SEAT INSTALLATION AT LOCATIONS AS SHOWN IN DETAIL HC6/A-7.2. COORDINATE EXACT DIMENSIONS OF GRAB BARS WITH REINFORCING REQUIREMENTS BEFORE INSTALLING REINFORCING. PROVIDE REINFORCING 2" MINIMUM ABOVE & BELOW GRAB BAR CENTERLINES AND NOT LESS THAN 2" BEYOND CENTER OF MOUNTING FLANGE TO NEXT STUD.
2. IF GRAB BARS ARE PROVIDED AND INSTALLED, INSTALL PER DETAILS HC9/A-7.2.
3. VANITY SINK TO HAVE 30" MIN. WIDE CLEAR FLOOR SPACE BELOW FOR FORWARD APPROACH. BASE CABINTRY AT SINK TO BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF COUNTER TOP. SEE DETAIL HC5/A-7.1. EXTEND FLOOR AND WALL FINISHES UNDER REMOVABLE BASE CABINTRY.
4. VANITY TOPS SHALL BE 34" MAX. ABOVE FINISH FLOOR. SEE HC7/A-7.2.
5. SINK DRAIN TO BE OFFSET. EXPOSED SUPPLY AND DRAIN PIPES UNDER SINK TO BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. SEE HC7/A-7.2.
6. SINK BOWL DEPTH NOT TO EXCEED 6 1/2". WHEN MORE THAN ONE SINK IS PROVIDED, ONLY ONE NEEDS TO BE ACCESSIBLE. SEE DETAIL HC7/A-7.2.
7. BATH TUBS AND SHOWERS TO HAVE HAND-HELD SHOWER SPRAY UNIT ON MIN. 59" LONG HOSE WITH NON-OPERATIVE SHUT-OFF FEATURE ON CONTROL HEAD.
8. SHOWER THRESHOLD IS 1/2" MAX. AND COMPLIES UNDER "ACCESSIBLE ROUTE" GUIDELINES.
9. ANY SHOWER ENCLOSURE SHALL NOT OBSTRUCT SHOWER CONTROLS OR TRANSFER FROM WHEELCHAIR.
10. TOILET SEAT HEIGHT TO BE 17"-19" ABOVE FINISH FLOOR.
11. WATER CLOSETS SHALL HAVE THE FOLLOWING CLEARANCES: 1'-5" ABSOLUTE FROM CENTER LINE OF FIXTURE TO THE ADJACENT WALL AND 1'-6" MIN. FROM THE CENTER LINE OF FIXTURE TO THE ADJOINING VANITY. SEE DETAIL HC10/A-7.2.
12. INSTALL TOILET PAPER DISPENSER ON SIDE WALL, 32"-38" FROM FACE OF BACK WALL TO CENTER OF DISPENSER, AND 24" A.F.F. TO CENTER OF DISPENSER. SEE DETAIL HC6/A-7.2.
13. MIRROR OVER VANITY TO BE 36" WIDE MIN. WITH THE BOTTOM OF THE REFLECTIVE SURFACE AT NO MORE THAN 40" A.F.F. MEDICINE CABINET AT 40" TO LOWEST SHELF OF CABINET.
14. SHOWER COMPARTMENTS SHALL HAVE INTERIOR CLEAR DIMENSIONS OF 36"x36" ABSOLUTE FOR A TRANSFER SHOWER OR 30" MIN. x 60" MIN. FOR A ROLL-IN SHOWER. SEE DETAIL HC9/A-7.2.

"TYPE B" DWELLING UNIT NOTES:

ALL DWELLING UNITS SHALL MEET THESE REQUIREMENTS

ACCESSIBLE DOORS:

1. ALL UNIT ENTRY DOORS ARE TO BE ACCESSIBLE PROVIDING 32" CLEAR OPENING WHEN DOOR IS OPEN TO 90 DEGREES (REQUIRES 3-0" DOOR) AND LEVER TYPE HARDWARE.
2. DOOR CLOSERS SHALL BE ADJUSTED SO THAT DOOR TAKES 5 SECONDS MINIMUM TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO AN OPEN POSITION OF 12 DEGREES.
3. SPRING HINGES SHALL BE ADJUSTED SO THAT THE DOOR TAKES 1.5 SECONDS MINIMUM TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES.
4. USER PASSAGE DOORS TO HAVE A 32" MIN. CLEAR OPENING (REQUIRES A 2'-10" DOOR).
5. AT DOUBLE LEAF DOORS, BOTH DOORS MAY COUNT TOWARD THE REQUIRED CLEARANCE WIDTH IF THE DOOR LATCHES OF THE SECONDARY DOOR LEAF IN PLACE IS WITHIN 15" MIN. TO 48" MAX. A.F.F.

KITCHENS:

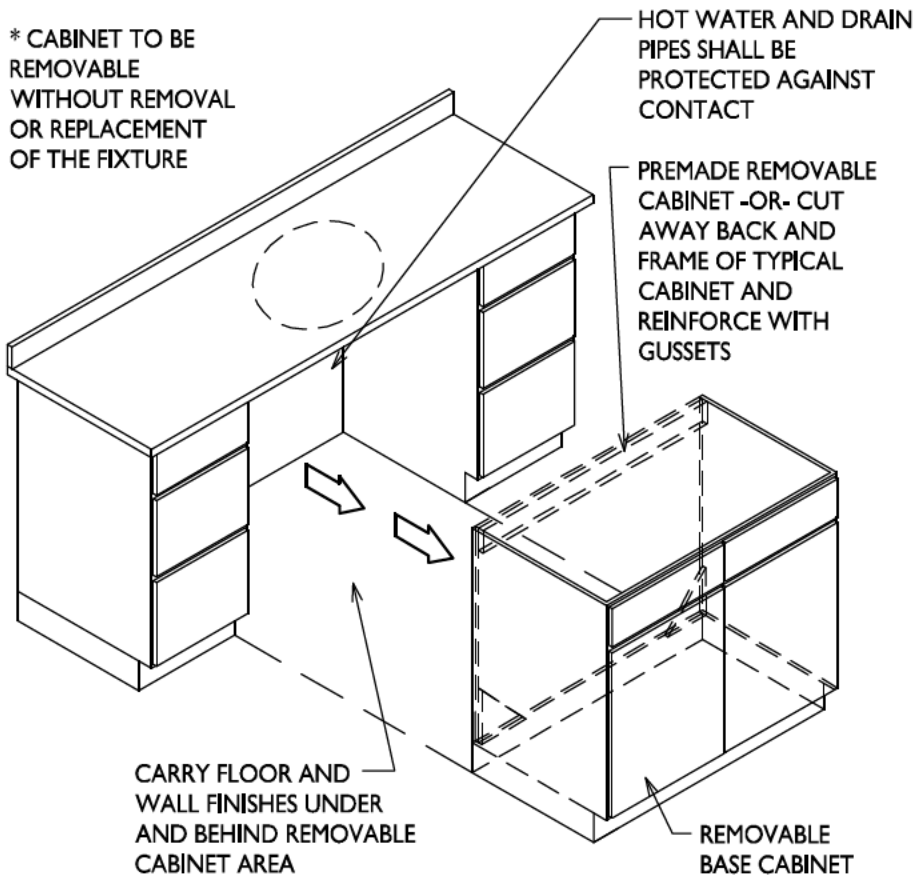
1. PROVIDE 30"x48" CLEAR FLOOR SPACE FOR PARALLEL APPROACH AT SINK AND APPLIANCES AS SHOWN ON PLANS.

LAUNDRY - SEE DETAILS HC8 / A7.2:

1. WASHERS AND DRYERS TO HAVE FLEXIBLE HOSE AND VENT (METAL) CONNECTIONS ALLOWING UNITS TO SLIDE FORWARD TO BE FLUSH WITH OUTSIDE FACE OF LAUNDRY CLOSET WHERE APPLICABLE.
2. SEE DETAILS FOR CLEARANCES FOR THE DIFFERENT TYPES OF WASHERS AND DRYERS (FRONT LOADING VS. TOP LOADING).

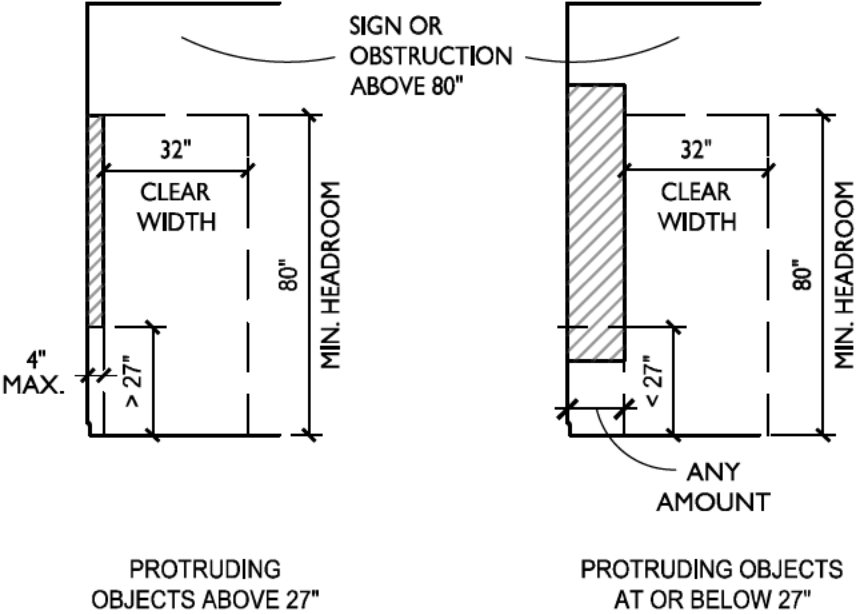
BATHROOMS - SEE DETAILS HC6 & HC10 / A-7.2:

1. PROVIDE 30"x48" MANEUVERING CLEAR FLOOR SPACE IN FRONT OF BATHROOM FIXTURES AS INDICATED ON FLOOR PLANS AND IN DETAILS.
2. PROVIDE A 30"x48" CLEAR FLOOR SPACE WITHIN THE BATHROOM OUTSIDE THE SWING OF THE DOOR. IF TWO DOORS ARE PROVIDED, CFS NEEDS TO BE OUTSIDE THE SWING OF ONLY ONE DOOR.
3. ALL BATHTUBS AND SHOWERS TO HAVE PERMANENT NON-SKID PATTERN COVERING 75% MIN. OF THE TUB/SHOWER FLOOR.
4. OFFSET BATHTUB & SHOWER CONTROLS REQUIRED. CENTERLINE OF CONTROLS SHALL BE LOCATED 9" FROM EDGE OF ADJOINING HEADWALL.
5. FLUSH CONTROLS TO BE ON OPEN SIDE OF WATER CLOSET.
6. BATHTUBS AND SHOWERS SHALL DELIVER WATER THAT IS 120° F MAX.
7. SHOWER CONTROLS, INCLUDING HAND-HELD-SHOWER CONTROLS, TO BE LOCATED BETWEEN 38" MIN. AND 48" MAX. A.F.F. SEE DETAIL.
8. BATHTUB CONTROLS TO BE LOCATED BELOW FUTURE HORIZONTAL GRAB BAR.
9. VANITIES AND LAVATORIES SHALL HAVE A MINIMUM OF 24" FROM THE CENTERLINE OF THE FIXTURE TO THE ADJOINING WALL. POSITIONED FOR PARALLEL APPROACH. WHERE TWO SINK BOWLS ARE PROVIDED, ONLY ONE MUST MEET THE CLEARANCE REQUIREMENTS.
10. PROVIDE REINFORCEMENT FOR FUTURE INSTALLATION OF GRAB BARS AT TOILET, TUB AND SHOWER MODULES. SEE DETAIL HC6/A-7.2.
11. BATHROOMS WITH LAVATORY, TOILET AND TUB/SHOWER ON ONE WALL (ANSI OPTION A):
12. REINFORCEMENT FOR SWING-UP GRAB BAR TO BE PROVIDED BETWEEN TOILET AND THE ADJACENT BATHTUB OR SHOWER. SEE DETAIL HC6/A-7.2.
13. TOILETS SHALL HAVE THE FOLLOWING CLEARANCES: 1'-6" MIN. FROM THE CENTERLINE OF FIXTURE TO AN ADJACENT BATHTUB OR SHOWER AND 1'-3" MINIMUM FROM THE CENTERLINE OF FIXTURE TO AN ADJACENT VANITY. 1'-4" MIN. CLEARANCE IF BLOCKING FOR SWING-UP GRAB BAR IS PROVIDED.
14. BATHROOMS WITH LAVATORY AND TOILET ON ONE WALL AND TUB/SHOWER ON THE OPPOSITE WALL (ANSI OPTION B):
15. WATER CLOSETS SHALL HAVE THE FOLLOWING CLEARANCES: 1'-5" ABSOLUTE FROM AN ADJACENT WALL AND 1'-4" MINIMUM FROM THE CENTERLINE OF FIXTURE TO AN ADJACENT VANITY.
16. PROVIDE REINFORCEMENT AT TOILET PER DETAIL HC6/A-7.2.
17. LAVATORY HEIGHT SHALL BE 34" MAX. A.F.F. - IF THERE IS MORE THAN ONE BATHROOM IN THE UNIT, THEN ONLY ONE OPTION B BATHROOM MUST MEET THIS REQUIREMENT. SEE PLANS.



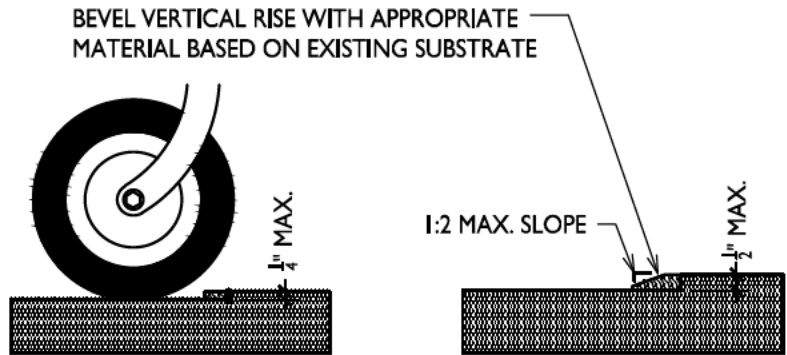
HC5
A-7.1
REMOVABLE BASE CABINET
N.T.S.

NOTE: IF CLEAR WIDTH IS REDUCED TO LESS THAN 36" WIDE BY WALL HUNG OBJECT, THAT OBJECT MAY NOT ENCR OACH MORE THAN 4" NOR BE MORE THAN 24" WIDE.

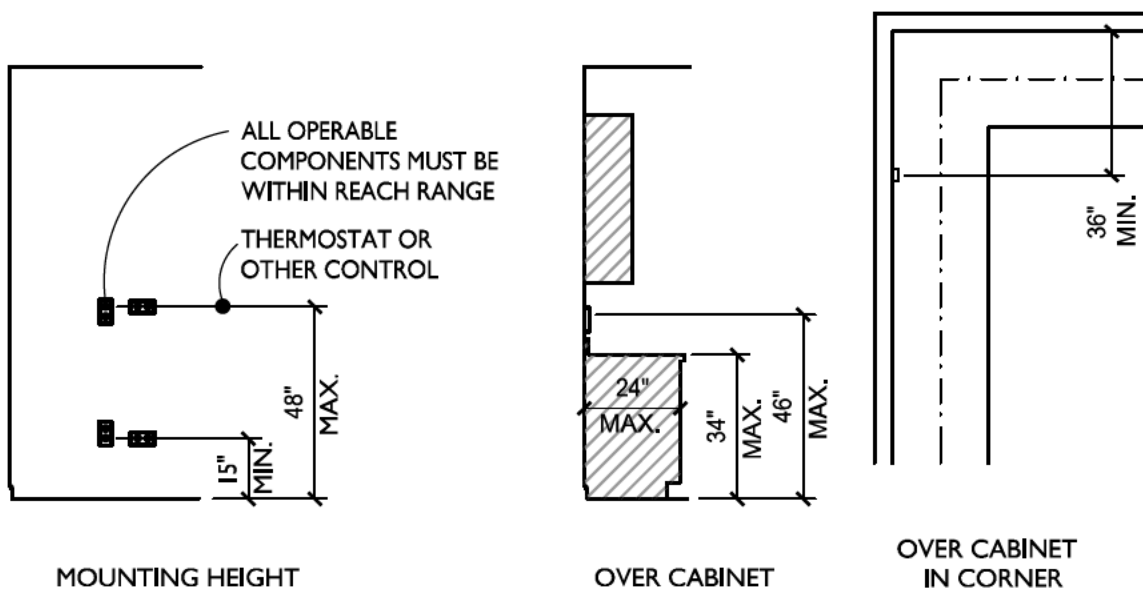


HC4
A-7.1
PROJECTING OBJECTS
N.T.S.

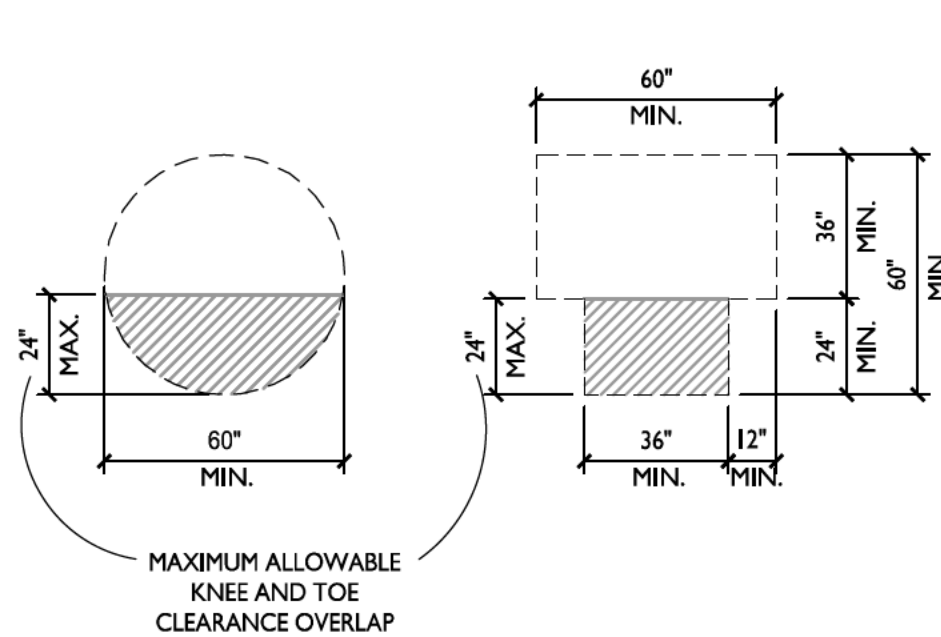
*EXCEPTION FOR SLIDING PATIO DOORS IN DWELLING UNITS: A 3/4" THRESHOLD IS ALLOWED PROVIDED IT IS BEVELED WITH A SLOPE NOT GREATER THAN 1:2



HC3
A-7.1
CHANGES IN LEVEL
ALONG ACCESSIBLE ROUTE
N.T.S.



HC2
A-7.1
SWITCHES, OUTLETS, THERMOSTATS
N.T.S.



HC1
A-7.1
TURNING SPACE CLEARANCES
N.T.S.



Phone: 8401 Greenway Blvd., Suite 900
608.836.3690 Middleton, WI 53562

ISSUED

Issued For Plan Review - September 11, 2025

PROJECT TITLE

Whistling Ridge
Building #3

108 Whistle Street
Marshall, WI

SHEET TITLE

Accessibility
Requirements

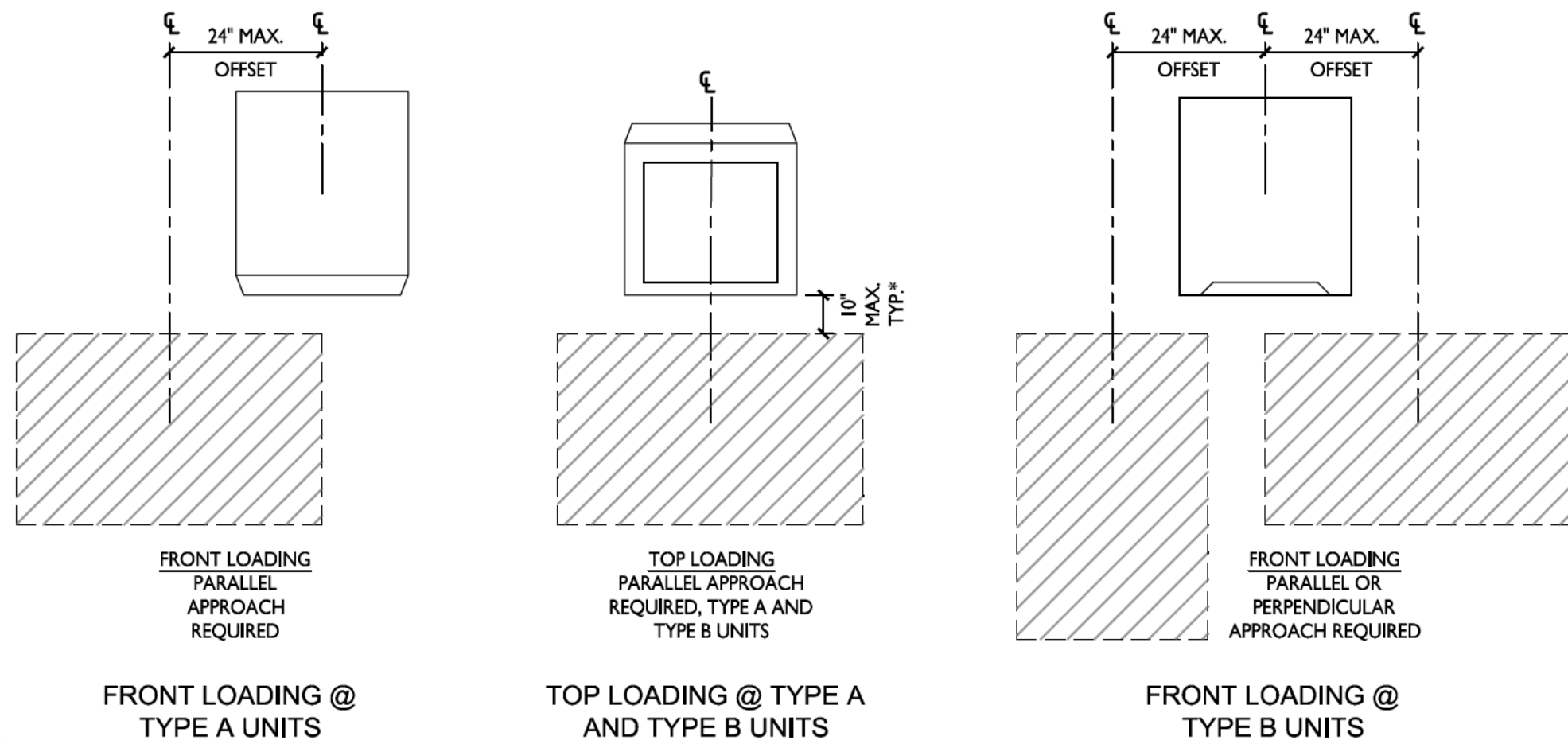
SHEET NUMBER

A-7.1

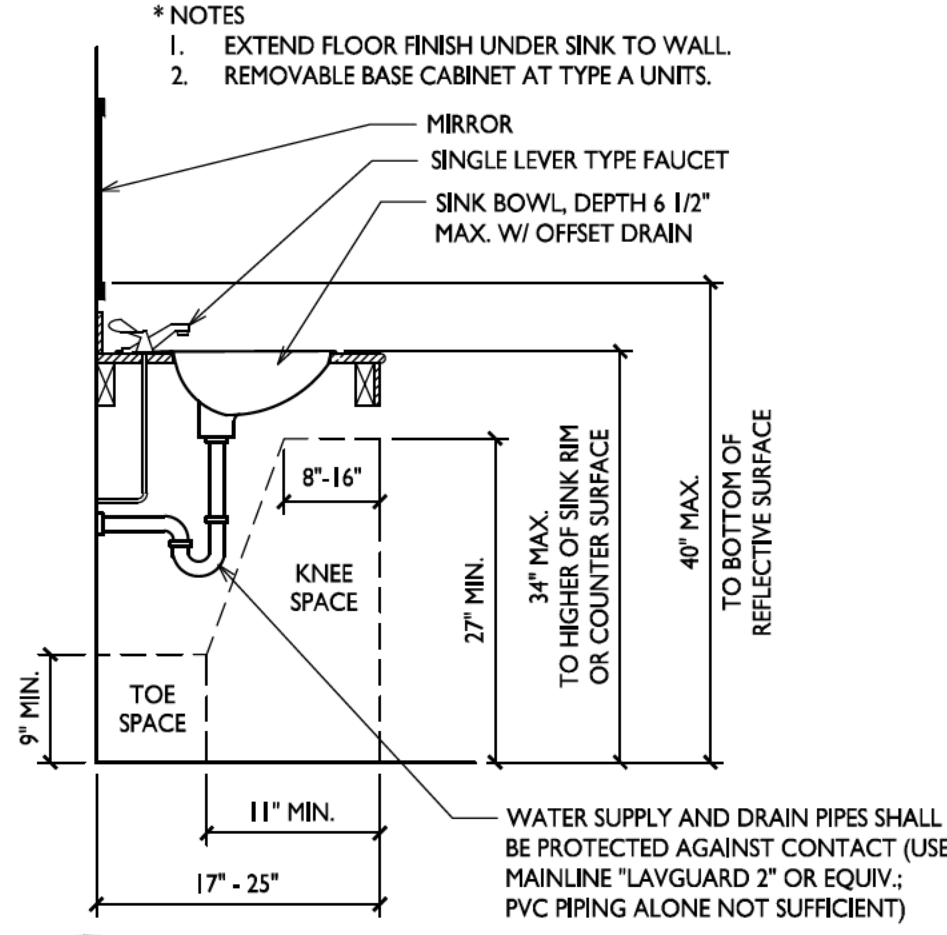
PROJECT NO.

2002

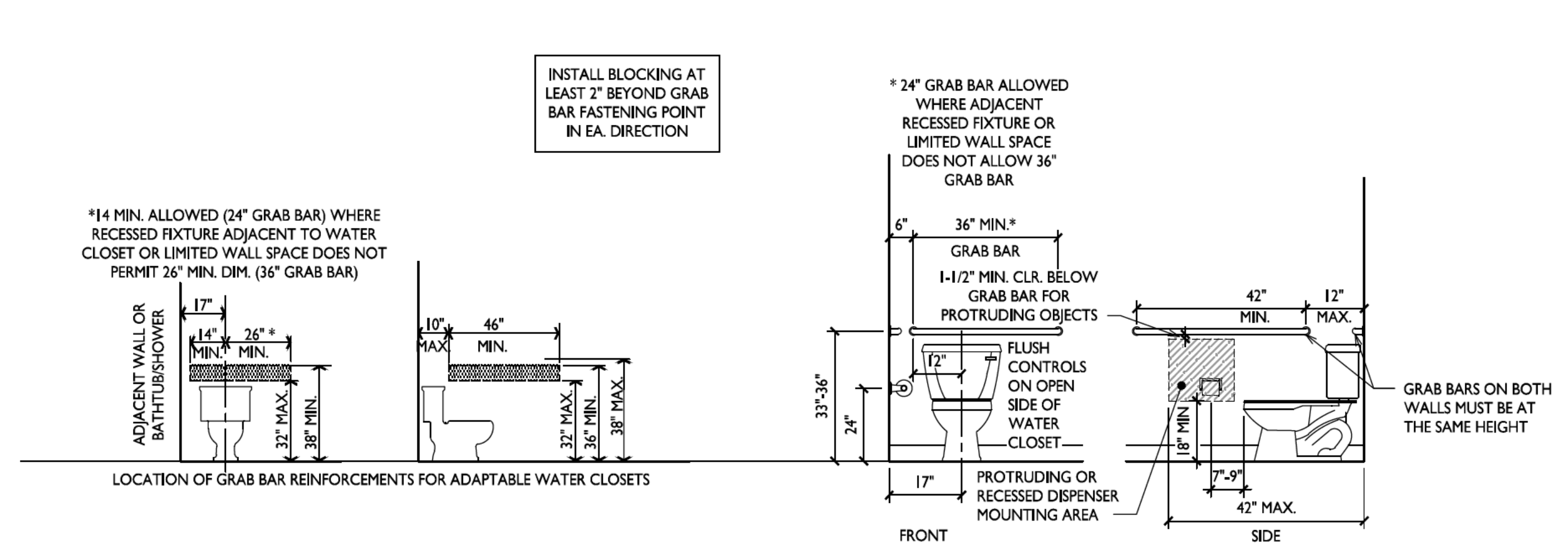
© Knothe & Bruce Architects, LLC



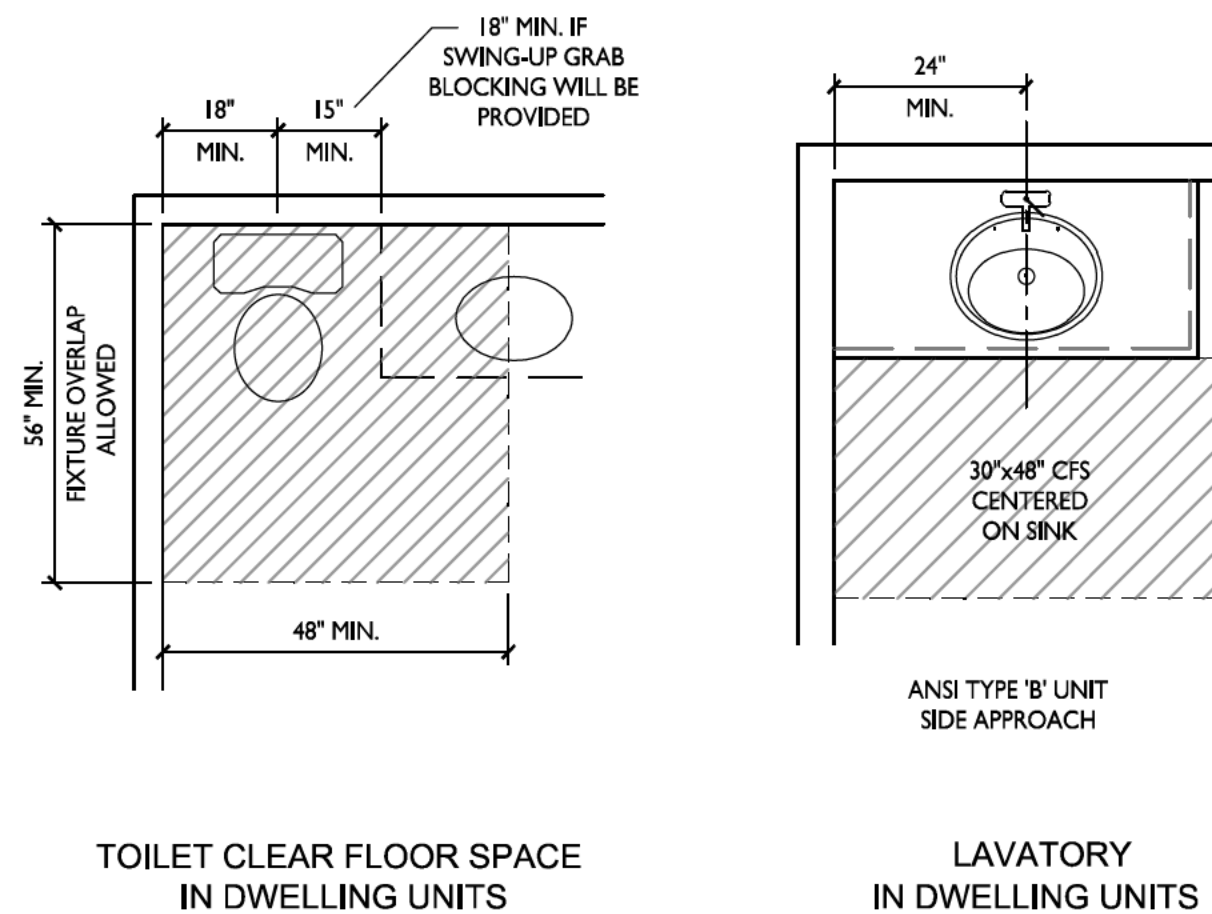
HC8
A-7.2
LAUNDRY EQUIPMENT CLEARANCES
N.T.S.



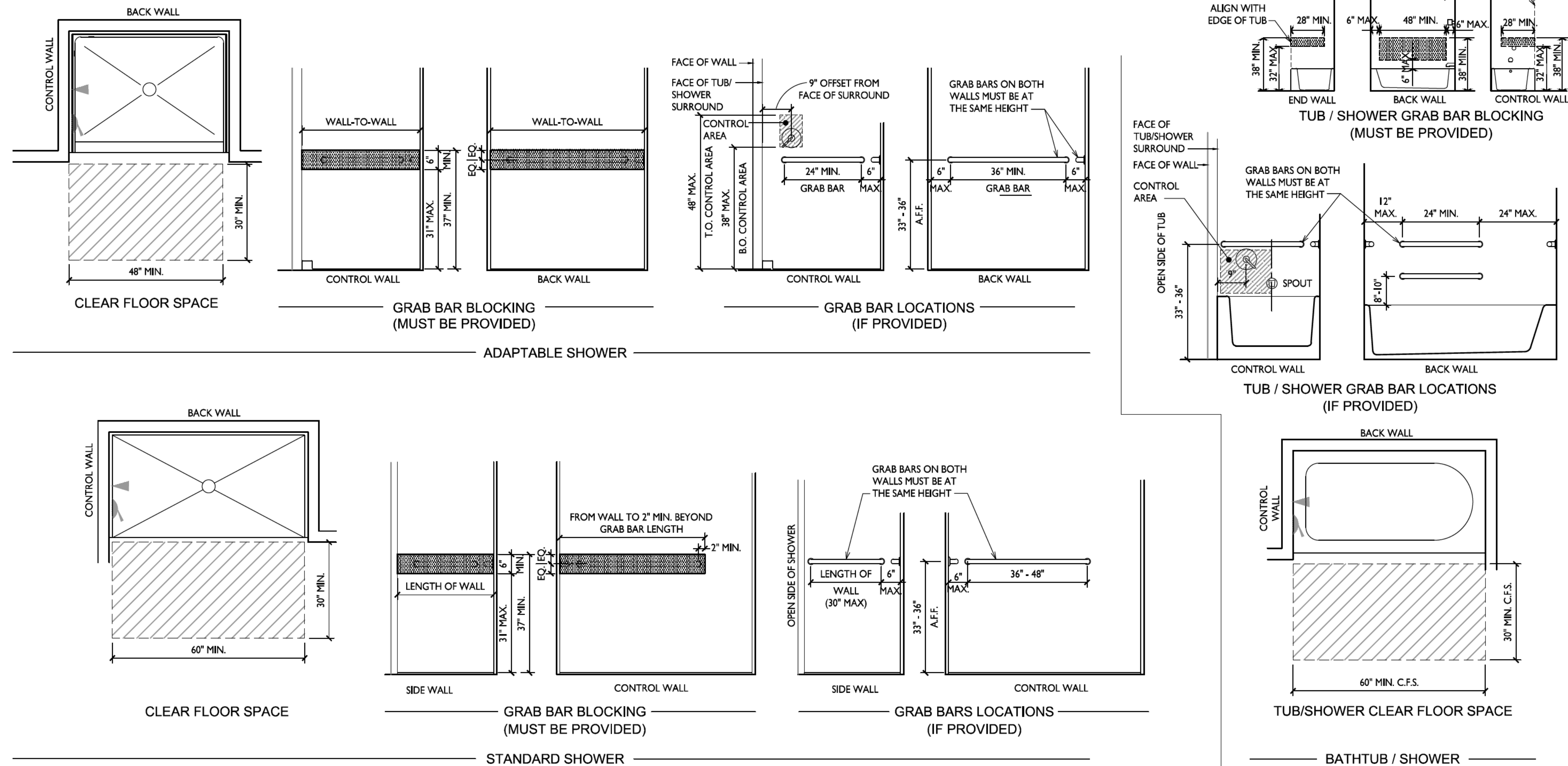
HC7
A-7.2
VANITY KNEE / TOE CLEARANCE
N.T.S.



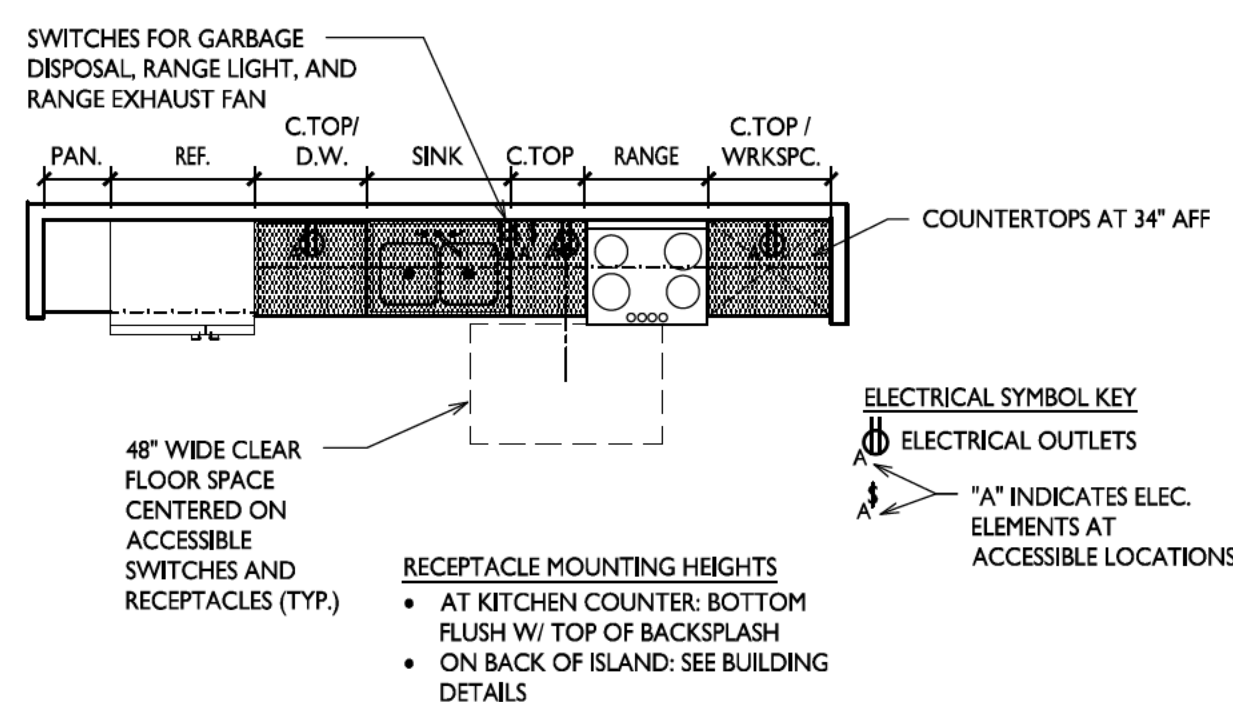
HC6
A-7.2
TOILET GRAB BARS AND BLOCKING
N.T.S.



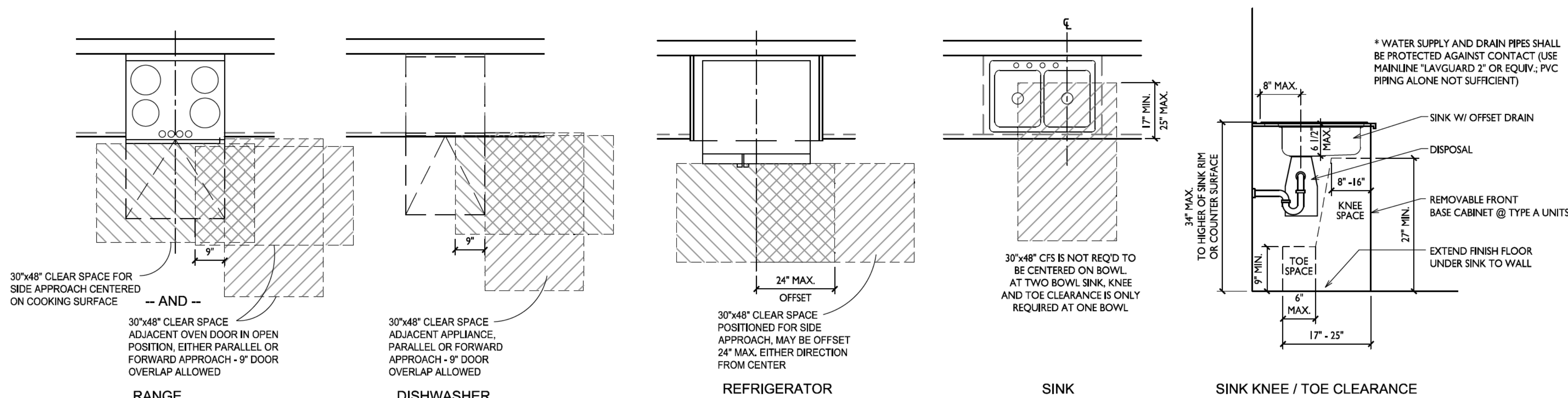
HC10
A-7.2
BATHROOM FIXTURE CLEARANCES
N.T.S.

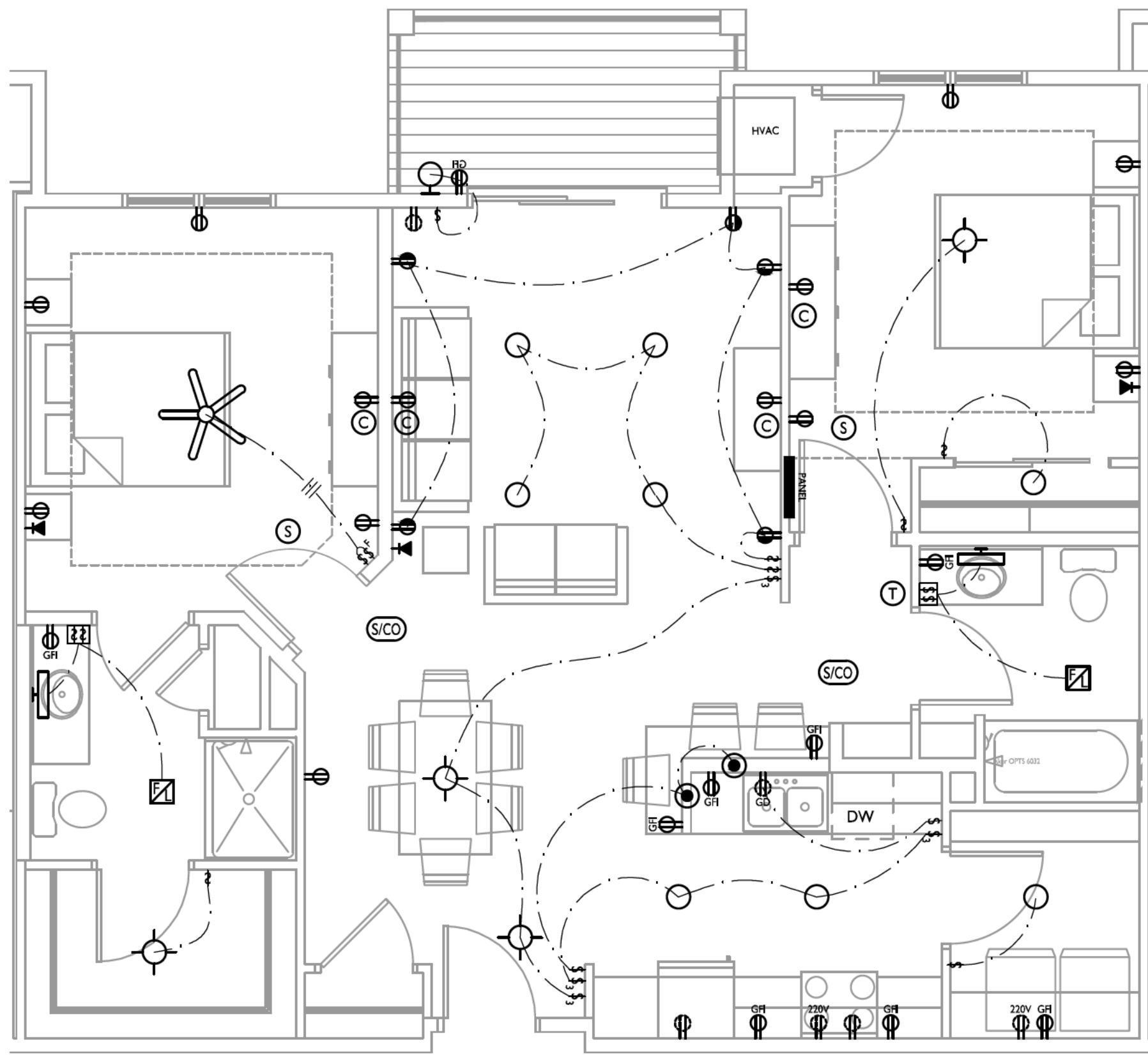


HC9
A-7.2
BATHTUB / SHOWER GRAB BAR BLOCKING AND CLEAR FLOOR SPACE
N.T.S.

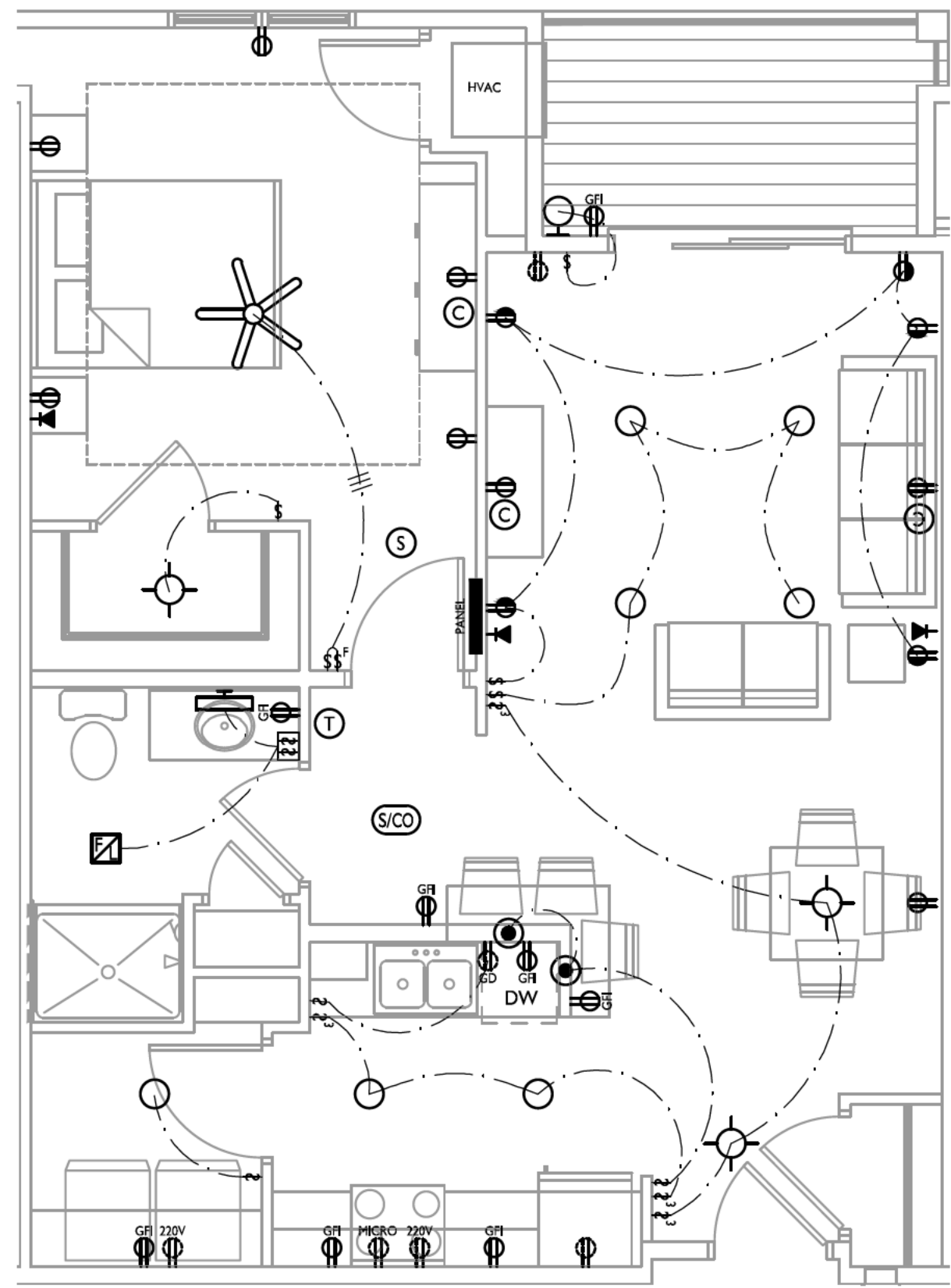


HC11
A-7.2
KITCHEN CLEARANCES
N.T.S.

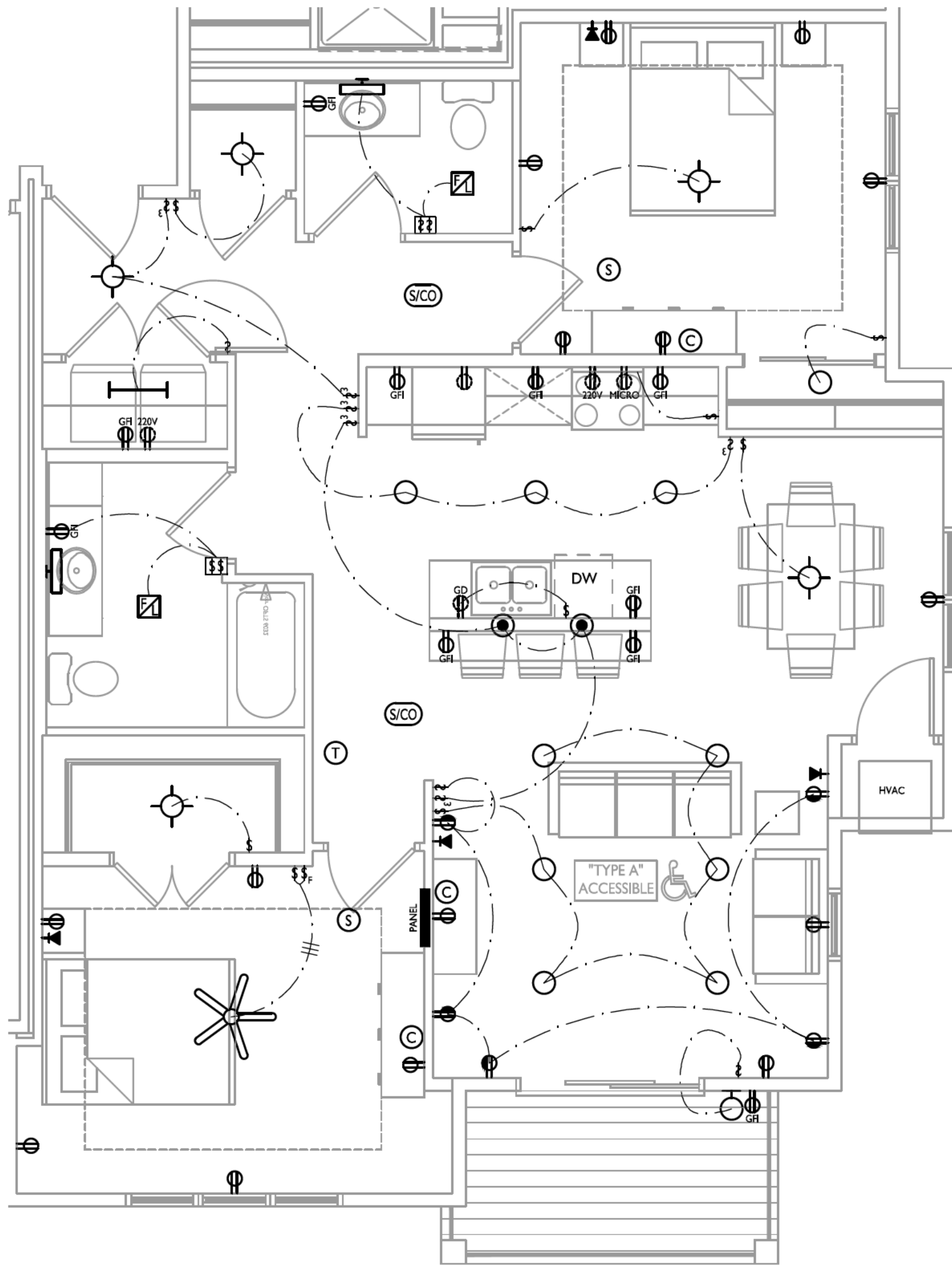




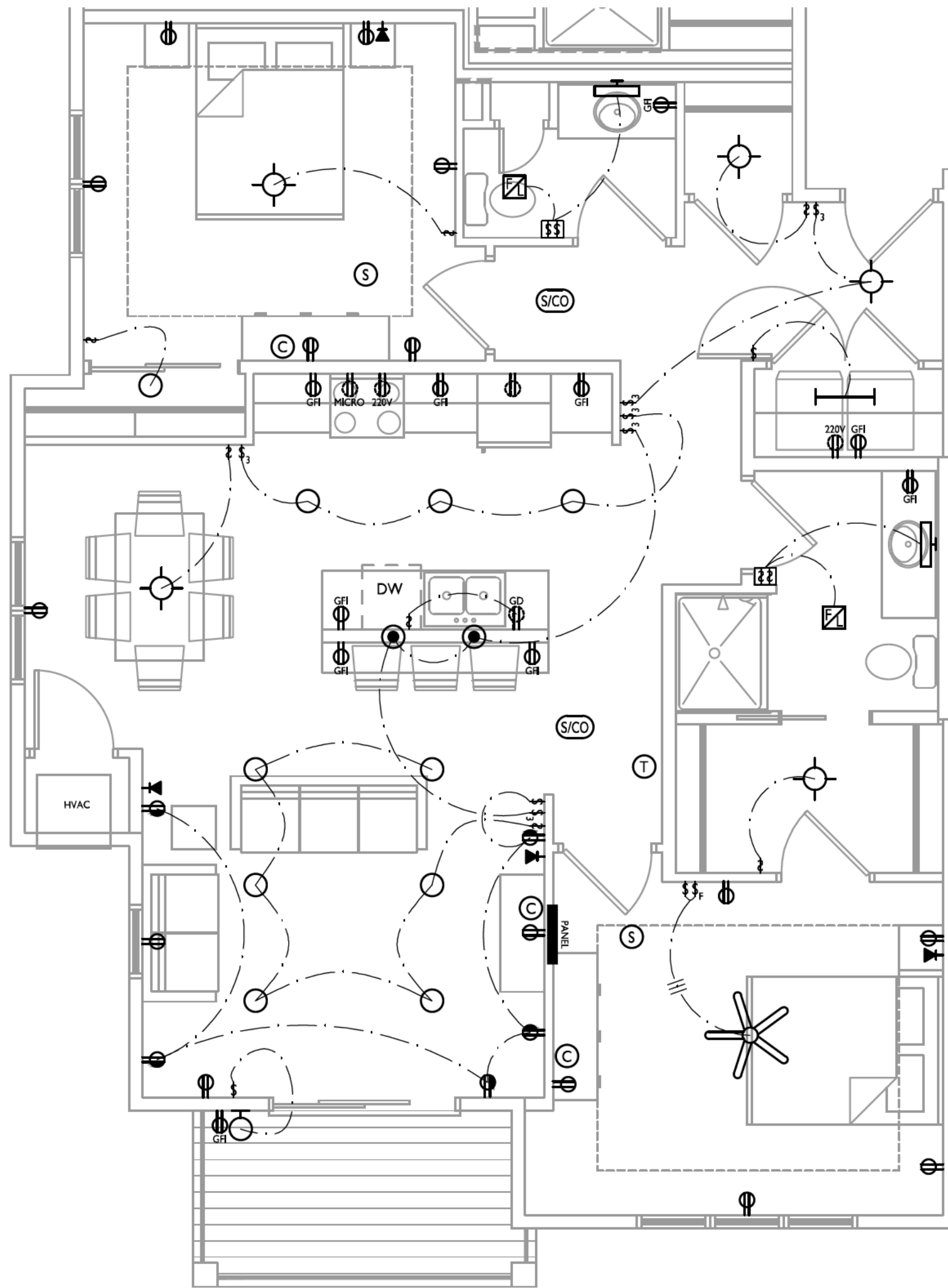
TYPICAL STYLE E
DEVICE PLACEMENT PLAN



TYPICAL STYLE A
DEVICE PLACEMENT PLAN



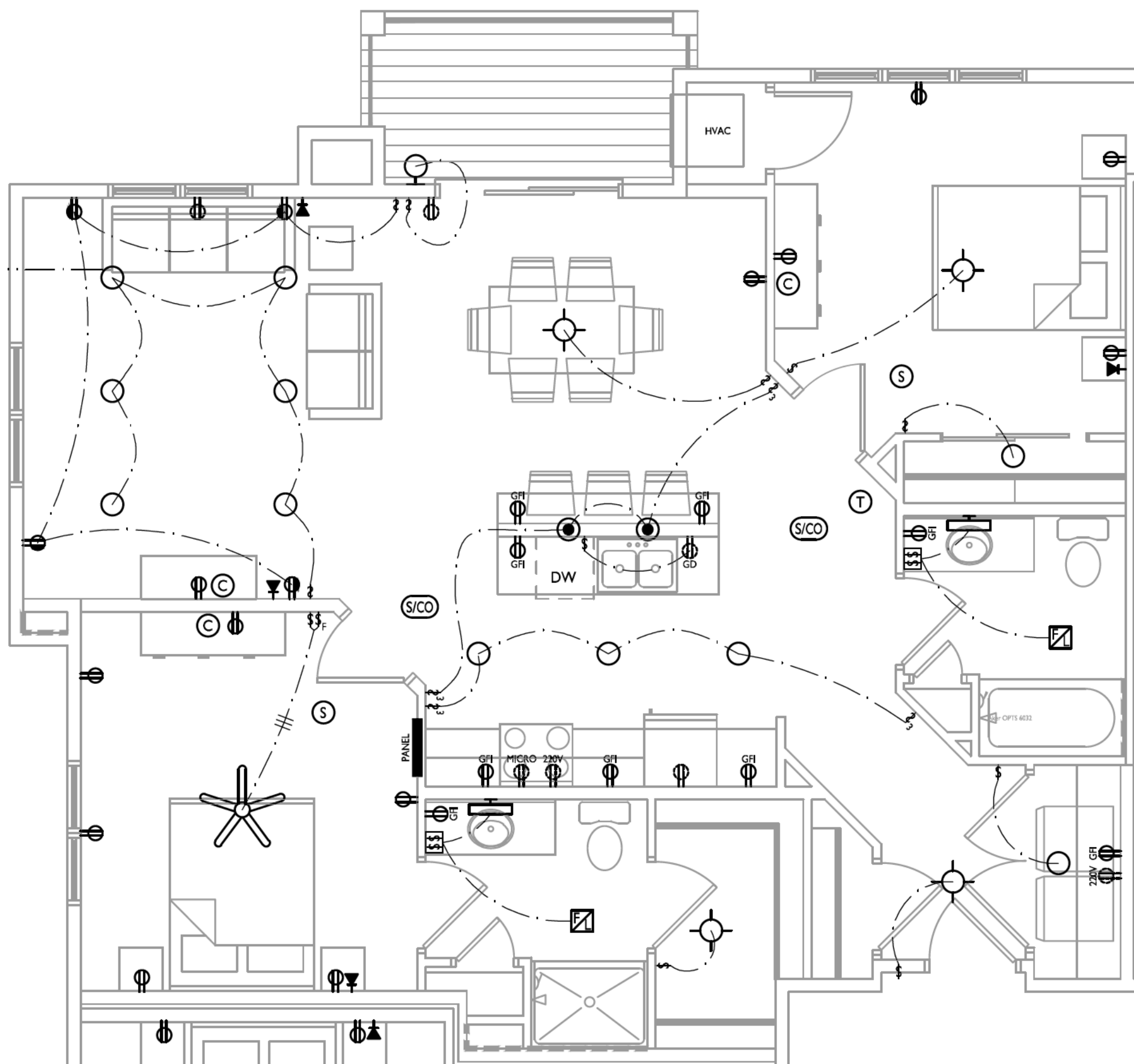
TYPICAL TYPE A UNIT
DEVICE PLACEMENT PLAN



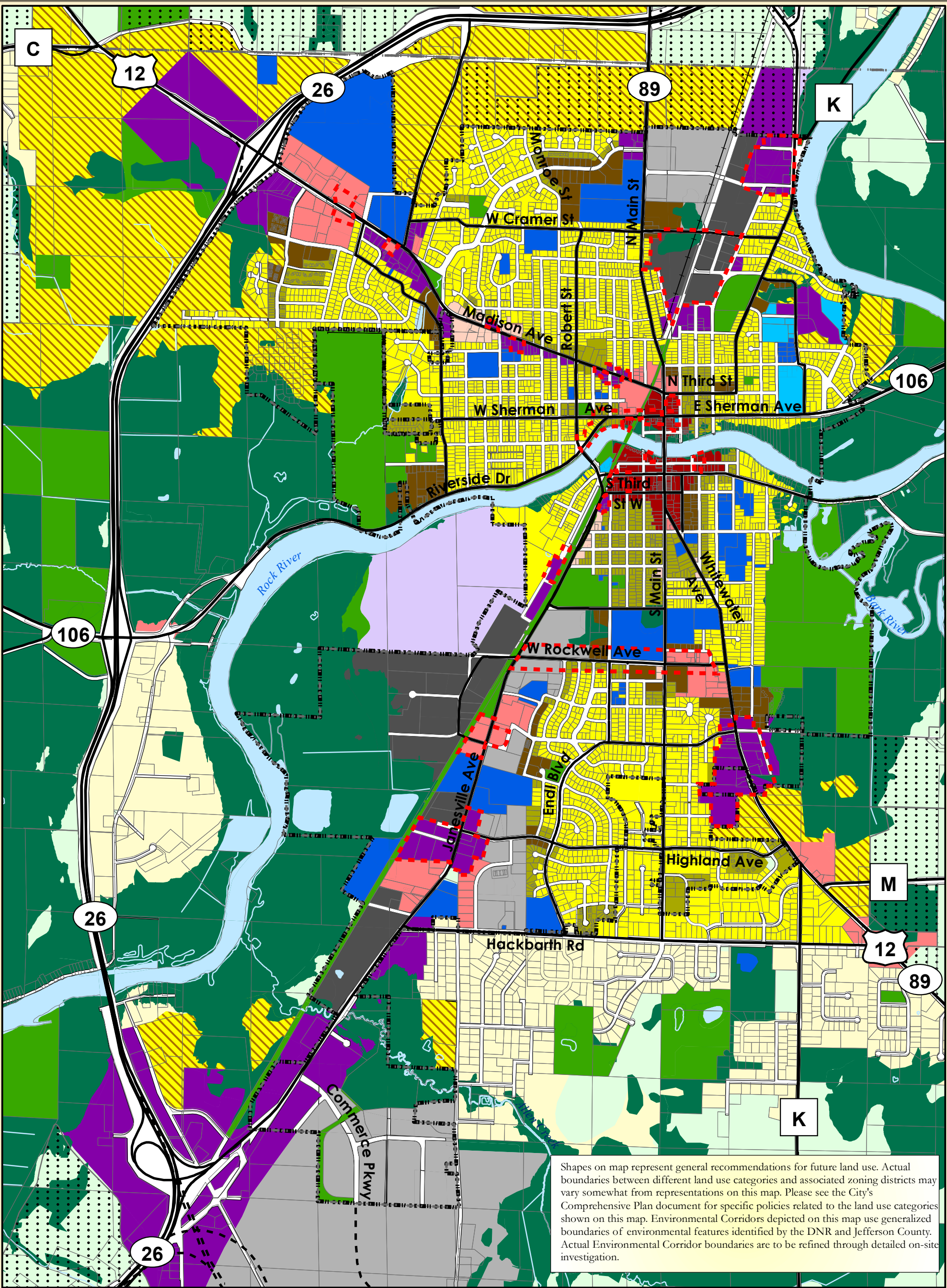
TYPICAL STYLE C
DEVICE PLACEMENT PLAN

- GENERAL ELECTRICAL NOTES:**
1. ARCHITECTURAL DEVICE PLACEMENT / REFLECTED CEILING PLANS ARE GUIDELINES ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR SYSTEM DESIGN & COMPLIANCE WITH ALL APPLICABLE CODES.
 2. VERIFY POWER REQUIREMENTS FOR ALL EQUIPMENT AND APPLIANCES
 3. PROVIDE BOX AND SPEED CONTROL SWITCH FOR CEILING FAN AT ALL BEDROOMS AND LOCATIONS SHOWN ON PLAN
 4. DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF LIGHT FIXTURES
 5. PROVIDE OUTLET ON DEDICATED CIRCUIT IN UPPER CABINET FOR MICROWAVE-HOOD. TYPICAL OF ALL UNITS. ADDITIONAL SWITCHED OUTLET TO BE PROVIDED FOR STANDARD RANGE HOOD AT TYPE "A" UNITS FOR FUTURE INSTALLATION OF HOOD AT TENANT'S REQUEST.
 6. ELECTRICAL CONTRACTOR TO MAKE ALL SUBMITTALS TO STATE FOR ENERGY CODE AND LIFE SAFETY LIGHTING PER COMM. 43.0500. COPIES OF ALL APPROVAL LETTERS TO BE FORWARDED TO THE ARCHITECT.
 7. RECESSED LIGHTING IN FIRE RATED FLOOR/CEILING ASSEMBLIES TO MAINTAIN RATING W/ RATED FIXTURE, RATED "SURROUND", DRYWALL ENCLOSURE, ETC.
 8. ALL UNITS TO HAVE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES PER ICCA 1117.1.
 9. VERIFY SECURITY CAMERA LOCATIONS WITH OWNER PRIOR TO INSTALLATION
 10. BATHROOM SWITCHING: 1st SWITCH TO TURN ON VANITY LIGHT AND BATH FAN LIGHT. FAN SWITCHED OFF WITH DELAY TIMER.
 11. LARGE SUTILE MXE-456 MEDIA CENTER TO BE INSTALLED IN EACH UNIT WITH (1) CAT5E AND (2) COAXIAL CABLE HOMERUNS FROM BASEMENT. PROVIDE POWER TO MEDIA CENTER.
 12. ELECTRICIAN TO INSTALL FIBER OPTIC CABLE PROVIDED BY AT&T TO EACH UNIT FROM DMAC. LABOR COST FOR INSTALLING FIBER TO BE CHARGED DIRECTLY TO AT&T.
 13. CARBON MONOXIDE ALARMS TO BE INSTALLED IN BASEMENT, CORRIDORS, AND DWELLING UNITS PER SPS 362.1200. ALARMS TO BE POWERED BY BUILDING POWER WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED WITHIN DWELLING UNITS. ALARMS TO BE LOCATED WITHIN 15'-0" OF DWELLING UNIT SLEEPING AREAS.
 14. SMOKE ALARMS TO BE POWERED BY BUILDING POWER WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED WITHIN DWELLING UNITS. ALARMS TO BE LOCATED IN EACH BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EACH STORY WITHIN THE DWELLING UNIT.
- TYPICAL MOUNTING HEIGHTS (A.F.F.)**
- | | |
|------------------------------|------------------------|
| WALL SWITCHES | 42" TO CENTERLINE |
| THERMOSTATS | 44" TO TOP MAX. |
| HUMIDISTATS | 84" TO CENTER |
| INTERCOM PANELS IN UNITS | 48" TO TOP |
| ELECTRICAL OUTLETS | |
| TYPICAL | 18" TO CENTER |
| @ BATH VANITY | 42" TO CENTER |
| @ KITCHEN COUNTER | FLUSH W/ TOP OF SPLASH |
| KIT. DISPOSAL / FAN SWITCHES | |
| @ KITCHEN COUNTER | MOUNTED IN BACKSPLASH |
| TELEPHONE JACKS | |
| TYPICAL | 18" TO CENTER |
| @ KITCHEN COUNTER | 42" TO CENTER |

ELECTRICAL SYMBOL LEGEND			
* ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR SYSTEM DESIGN & COMPLIANCE WITH ALL APPLICABLE CODES.			
	ELECTRICAL PANEL		WALL-MOUNTED LIGHT
	DUPLEX RECEPTACLE		RECESSED LIGHT
	HALF-SWITCHED RECEPTACLE		CEILING-MOUNTED LIGHT
	GFI RECEPTACLE		PENDANT LIGHT
	WEATHERPROOF RECEPTACLE		VANITY LIGHT
	GARBAGE DISPOSAL RECEPTACLE		UNDERCABINET FLUORESCENT LIGHT
	220V RECEPTACLE		CEILING FAN
	CEILING RECEPTACLE		2x4 FLUORESCENT LIGHT
	CABLE JACK		SURFACE-MOUNT FLUORESCENT STRIP LIGHT
	THERMOSTAT		EXIT SIGNS
	PHONE JACK		EXIT SIGN W/ EMERGENCY LIGHTING
	EXHAUST FAN / LIGHT		EMERGENCY LIGHTING
	SMOKE DETECTOR		
	CARBON MONOXIDE DETECTOR		
	SMOKE & CARBON MONOXIDE DETECTOR		
	SWITCH		
	3-WAY SWITCH		
	CEILING FAN CONTROL SWITCH		
	BATHROOM SWITCHING: 1ST SWITCH TO OPERATE VANITY LIGHT & BATH FAN/LIGHT. FAN SWITCHED OFF W/ DELAY TIMER. 2ND SWITCH TO OPERATE NIGHT LIGHT ONLY.		



TYPICAL STYLE D
DEVICE PLACEMENT PLAN



**City of Fort Atkinson
Comprehensive Plan**

Map 7: Future Land Use - City View

- City Boundaries
- Town Boundaries
- Parcels
- Right of Way
- Major Roads
- Previously Proposed Hwy 12 Bypass

- AG - Agriculture/Rural
- P - Parks
- EC - Environmental Corridor
- SF-U - Single Family Residential - Urban
- SF-E - Single Family Residential - Exurban
- TF - Two Family/Townhouse Residential
- MR - Manufactured Residential
- MF-R - Multi-Family Residential

- PN - Planned Neighborhood
- NC - Neighborhood Commerical
- CC - Community Commerical
- DT - Downtown
- LI - Light Industrial/Business Park
- GI - General Industrial
- CF - Community Facilities
- HF - Health Facilities
- PMU - Planned Mixed Use

- F-H - Farm-Historic
- UGA - Long Range Urban Growth Area
- Future Redevelopment Opportunity Area
- Surface Water

Sources: Jefferson County - County Land Use; Vandewalle and Associates - Fort Atkinson Land Use

0 0.125 0.25 0.5 0.75 Miles

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

3/19/19
Amended: 6/6/23

Richard Guthrie
821 Florence Street
Fort Atkinson, WI 53538

Date: _____

To:
City of Fort Atkinson
Attn: Plan Commission and City Council
101 N. Main Street
Fort Atkinson, WI 53538

Re: Proposed Rezoning of Property Behind 500 McMillen Street from Institutional to Multi-Family Residential (MRM-30)

Dear Members of the Plan Commission and City Council,

I am writing as a nearby homeowner and parent residing at 821 Florence Street regarding the hospital's request to rezone property located behind 500 McMillen Street from Institutional zoning to Multi-Family Residential (MRM-30).

This request represents a fundamental change in land use, converting property previously limited to institutional purposes into high-density residential development by right. Given the immediate proximity of this site to established single-family neighborhoods, including Florence and McMillen Streets, this rezoning raises serious concerns related to traffic impacts, public safety, and neighborhood compatibility, particularly for families with children.

Rezoning to MRM-30 establishes development rights that can substantially increase daily activity in the area. Once these rights are granted, the City's ability to meaningfully limit or mitigate impacts is significantly reduced. For that reason, both traffic and public-safety considerations should be fully evaluated before any rezoning decision is made.

Traffic and Neighborhood Street Impacts

At this time, there does not appear to be a traffic impact study prepared in support of this rezoning request. Without such analysis, residents and decision-makers are being asked to consider high-density residential zoning without understanding how traffic volumes will change or how local streets will be affected. Streets such as Florence Street and McMillen Street were designed to serve low-volume residential traffic, not sustained increases in daily vehicle activity associated with multi-family development.

Public Safety and Policing Considerations

In addition to traffic impacts, rezoning this site to MRM-30 raises important public-safety considerations that do not appear to have been evaluated. Increased residential density and activity can affect calls for service, patrol demands, emergency response access, and overall neighborhood safety conditions. These are standard planning considerations whenever high-density residential zoning is proposed adjacent to established neighborhoods.

Request to the City

Given the permanence of this rezoning decision, I respectfully ask that the City defer action on the proposed MRM-30 rezoning until traffic and public-safety impacts are evaluated and made publicly available, or at minimum condition any rezoning approval on completion and review of traffic and public-safety analysis prior to any development approvals.

Thank you for your time and consideration.

Respectfully submitted,

Richard Guthrie
821 Florence Street
Fort Atkinson, WI 53538



SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: April 28, 2026

PROPERTY ADDRESS: 744 Jones Ave.

PARCEL NUMBER: 016-0514-0434-000

OWNER: Jones Dairy Farm

FILE NUMBER: PFA-2026-01

EXISTING ZONING: Heavy Industrial

PROPOSED ZONING: Heavy Industrial

EXISTING LAND USE: Heavy Industrial

APPLICANT: Ryan Robinson

REQUESTED USES: Heavy Industrial and
Essential Services

BACKGROUND

Section 15.10.42 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Site Plan application. This requires review of the proposed development's building configuration, site layout and access, parking, exterior building design, landscaping, grading and erosion, stormwater, exterior lighting, signage, and operational plan.

REQUEST OVERVIEW

Jones Dairy Farm owns several properties and structures located on the southwest side of Fort Atkinson. The subject property is about 20 acres in size and includes one of their main operation facilities. The proposed project includes a new 5,544 square foot building in the southwest corner of their site. The additional proposed principal building will include onsite wastewater treatment associated with existing onsite production.

The proposed disturbance area impacts only approximately 20,000 square feet and includes the new structure, paved area surrounding it, storage tanks, and reconstruction of the existing internal circulation driveway. No other changes are proposed on the property and the site changes will all be located within the existing fence surrounding the property.

Within the Zoning Ordinance, only new additions, improvements, and development are subject to the requirements of the ordinance. This memo reviews only those proposed new features within the far southeastern portion of the site.

The buildings and site layout are required to meet the minimum dimensional standards of the zoning district.

The proposed building addition meets these requirements, as shown below.

Requirement	Size	Proposed Development
Minimum Front Setback	50 feet	N/A
Minimum Side Setback	50 feet	90 feet
Minimum Rear Setback	50 feet	50 feet
Maximum Principal Building Height	65 feet	23 feet
Minimum Principal Building Separation*	10 feet	>10 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Side/Rear: 5 feet ROW: 10 feet	Side: >5 feet Rear/ROW: N/A
Maximum Impervious Surface Ratio	80%	75%**
Maximum Building Coverage	70%	30%

*Multiple principal structures are permitted on the same lot within the Heavy Industrial Zoning District are not subject to the Group Development Standards.

**There is approximately 15,000 sf of new paved areas proposed.

Generally speaking, the existing land use on the site continues to be Heavy Industrial, which is a permitted by-right land use in the Heavy Industrial Zoning District. The proposed new structure will include wastewater treatment for onsite operations, which falls under the Essential Services land use category (onsite utilities and related infrastructure). Essential Services are a permitted by-right land use in the Heavy Industrial Zoning District. Land use requirements indicate that the use:

- Is exempt from density, intensity, and bulk regulations = met
- All structures shall be located a minimum of 20 feet from residential zoned property= met
- Outdoor storage areas shall be located a minimum of 50 feet from residential zoned property = met
- The exterior of all buildings shall meet the requirements of Article VII = met The proposed new building does not include any new parking spaces and does not require any new parking spaces because the minimum parking standards are one space per employee on the largest shift. No new employees are associated with the project.
- The proposed project has submitted all required elements of the Site Plan review that are included within the attachment. Below is a review of the various other zoning standards that are required for the proposed development:

Access and Visibility Standards (Section 15.06.03, 15.06.04, and 15.06.05)

- No change proposed. No requirements are applicable to this project.

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

- No change proposed. No requirements are applicable to this project.

Exterior Lighting Standards (Section 15.06.20)

- At the property line, a maximum of 1.0 foot candle is required = met
- The average lighting onsite is required to be a maximum average of 3.0 foot candles = met
- The maximum height of all freestanding light fixtures required is 30 feet = met
- All exterior light fixtures are full cutoff and downward-facing = met

Fencing Standards (Section 15.06.40)

- No change proposed. No requirements are applicable to this project.

Landscaping Standards (Section 15.08.30)

Point values are provided for each type of plant and the amount required in each portion of the site is listed within the Zoning Ordinance. This provides the developer with options for customizing the planting selection and location to best fit the project and site.

90 landscaping points are required for the building foundation = met

45 landscaping points are required for the paved surface areas = met

0 landscaping points are required for the street frontage = N/A

55 landscaping points are required for the yards = met

Exterior Building Design Standards (Section 15.07.40)

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is proposed to be a multifamily land use in the UMU Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), Class II (block, EIFS, stucco), Class III (siding, wood, decorative metal panels), or Class IV (nondecorative metal panels or concrete panels).

- Minimum 15% Class I materials along all facades facing a public street = met (brick)
- Class I, II, or III materials, some Class IV permitted = met (brick, glass, steel doors)
- Building orientation toward the road and appearance of front façade as entryway = N/A
- Rooftop mechanicals visible from adjacent public rights-of-way shall be screened = N/A (not adjacent to public right of way)

PUBLIC NOTICE

A public notice is not required for a Site Plan Review.

COMPREHENSIVE LAND USE PLAN (2019):

The subject parcel lies within the Janesville Avenue Business District Planning Area (see Attachments) and is identified as Employment within the Plan. The opportunities indicated on the Plan include industrial and employment opportunities, development design standards, and

landscaping enhancements.

The subject property is also shown as General Business on the Future Land Use Map. This designation includes indoor manufacturing, warehousing and distribution, and office uses. The proposed new building doesn't change the predominant land use of the property (Heavy Industrial). Staff believes the proposal is in concert with the Comprehensive Plan.

DISCUSSION

Jones Dairy Farm has been a long-standing presence in the community, and the proposed project represents a relatively small-scale addition within the context of the overall site. The new principal building, along with associated paved areas and tanks, will be located within the existing security fence and will not be easily visible from Rockwell Avenue.

The proposed tanks comply with the maximum permitted height of 45 feet. Specifically, the two tanks located on the west side of the building will have a height of 35.25 feet, while the two tanks on the south side will measure 29.4 feet in height. These elements have been designed to remain consistent with applicable zoning requirements.

Adjacent properties to the west are also owned by Jones Dairy Farm and will continue to be used for agricultural purposes, maintaining the existing character of the surrounding area. Screening and landscaping are proposed along the southern property boundary, as reflected in the project renderings and landscaping plan. While no foundation plantings are proposed, the nature and placement of the structure limit the feasibility of traditional planting locations.

Staff believe that the landscaping requirements are satisfactorily met through the plantings shown on the plan, which are designed to effectively screen the new building from the public right-of-way.

Overall, the proposed project allows for expanded use of the existing property in a relatively secluded area and will provide improved wastewater management related to onsite operations.

The City's Management Team has reviewed the application and all comments have been included within this document.

RECOMMENDATION

City staff recommends approval of the Site Plan, subject to the following conditions:

Require the applicant to provide the following information that meets all the requirements of the Zoning Code to be reviewed by City staff:

- Any other recommendations of City staff and the Plan Commission.

ATTACHMENTS

1. Site Plan Review Application_Redacted
2. 2026-03-10 24066 - Jones Dairy Civil & Landscaping
3. Architectural Drawings
4. JDF-Wastewater 7
5. JDF-Wastewater 4
6. JDF-Wastewater 2
7. JDF-Wastewater 1
8. Jones Dairy Farm - Wastewater South Facility tank heights
9. S260004- JONES DAIRY Photometrics - 13APR2026



City of Fort Atkinson
101 N. Main Street
Fort Atkinson, WI 53538

Apply Online instead to start immediate review:
<https://appengine.egov.com/apps/wi/dir/annexation>

PETITION FOR ANNEXATION TO THE CITY OF FORT ATKINSON

Address(es) of Property: 800 Jones Ave.

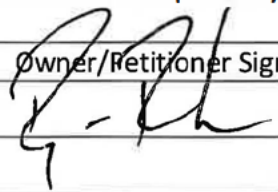
Parcel Number(s): 226-0514-0434-004

The current population or territory to be annexed and/or attached is 0 persons.

We, the undersigned, constituting all of the owners of the real property in Jefferson County, Wisconsin, lying contiguous to the City of Fort Atkinson, respectfully petition the City Council of the City of Fort Atkinson to annex the territory described and shown on the attached scale map to the City of Fort Atkinson, Jefferson County, Wisconsin. (Plat of Annexation or Attachment must include a legal description of the subject property.)

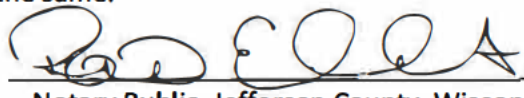
We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further respectfully request that this property be zoned HI- Heavy Industrial.

Owner/Petitioner Signature:	Print Name:	Address:	Date:
	RYAN ROBINSON	800 JONES AVE	1-19-26

Personally came before me this 19 day of Jan, 2026 the above
named, (day) (month) (year)

Ryan Robinson to me known to be the persons who executed the
foregoing instrument and acknowledged the same.


Notary Public, Jefferson County, Wisconsin (SEAL)



My Commission is permanent or expires on: 11/4/2028



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

CITY OF FORT ATKINSON
COST RECOVERY AGREEMENT

The City of Fort Atkinson may retain the services of **professional consultants** (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and/or other experts) to assist in the City's review of a development proposal that may be scheduled for review and action by the Plan Commission and/or City Council. The submittal of a development proposal or land use application by an Applicant shall be construed as an **agreement to pay for such professional services** applicable to the proposal or application. The City may apply reasonable charges for these services to the Applicant through invoices. The City may delay acceptance of the proposal or application as complete, or may delay final approval of the proposal, until the Applicant pays such fees. In the event invoices become delinquent, finance charges will accrue at 1% per month, 30 days after the due date. Review fees invoiced to the Applicant, which are not paid in a timely manner, may be assigned by the City as a special assessment to the subject property. The Applicant hereby waives any notice and hearing requirements provided in Wis. Stats. § 66.0701 or any additions or amendments to this section. The City will provide notice to the applicant of the need to hire a professional consultant.

The Applicant is required to provide the City with an executed copy of this Cost Recovery Agreement as part of the land use application process. Applications are not considered complete and will not be considered by the Plan Commission without this executed Agreement.

*Application fees are non-refundable. Fees cover the costs associated with mailing public notices, postage, copies and staff review. Applicants must agree to pay all additional expenses the City may incur on their behalf for contracted services (attorney, planner, engineer and required studies.

Applicant Name: Russell Raposa AIA
Project Address: 800 Jones Road

Project Name: Jones Dairy Farm Wastewater Facility
Parcel Number: 226-0514-0434-004

Dated this 19th day of January 2026.

Agreement signed and entered into by:

The City of Fort Atkinson

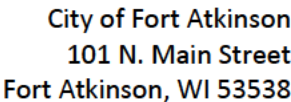
Property Owner Information:

Owner Name: Ryan Robinson
Owner Signature: [Signature]
[Redacted] Rd, Fort Atkinson WI 53538
Phone Number: [Redacted]
[Redacted]

City Manager

Applicant Information (if different):

Applicant Name: _____
Applicant Signature: Russell J Raposa AIA
Address: [Redacted]
Phone Number: [Redacted]
Email Address: [Redacted]



This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan and by the City to process the application.

Name, company, and client (if applicable): Joe Duschene / ESI Group USA / Jones Dairy Farm

Phone number: _____ Email: _____

Property address for site plan: [REDACTED]

Site plan review and approval shall be required for changes to site characteristics (listed in Section 15.10.42).

The Applicant shall submit an electronic copy or paper copies, if required by the City, of the application. Applications for site plans shall contain all of the following, unless specific application requirements are waived in writing by the Zoning Administrator.

- ☐ Written description of the intended use describing in reasonable detail the following:
 - ☐ Existing zoning district(s) and proposed zoning district(s), if different.
 - ☐ Existing and proposed land uses.
 - ☐ Projected number of residents, employees, and/or daily customers.
 - ☐ Proposed number of dwelling units and density.
 - ☐ Demonstration of compliance with the applicable standards and requirements of the City of Fort Atkinson Municipal Code.
 - ☐ Demonstration of consistency with the Comprehensive Plan.
 - ☐ Fencing materials (Section 15.06.40).
 - ☐ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ☐ A small location map showing the subject property and illustrating its relationship to the nearest street intersection.
- ☐ Pre-Development Site Information.
 - ☐ Legal description of the subject property.
 - ☐ Existing property lines and setback lines.
 - ☐ Existing structures and paved areas.
 - ☐ Existing right of way lines with bearings and dimensions clearly labeled.
 - ☐ Existing easements and utilities.

- ☐ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ☐ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).
- ☐ Proposed Post-Development Site Information.
 - ☐ Property lines and setback lines.
 - ☐ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
 - ☐ Proposed right of way lines with bearings and dimensions clearly labeled.
 - ☐ Proposed access points onto public streets and access drives on the subject property.
 - ☐ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
 - ☐ Location of all proposed parking and traffic circulation areas.
 - ☐ Location and configuration of all visibility triangles proposed on the subject property.
 - ☐ Location and dimension of all loading and service areas on the subject property.
 - ☐ Location of all outdoor storage areas and the design of all screening devices.
 - ☐ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
 - ☐ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
 - ☐ Location of snow storage areas, except for single family and two family residential.
 - ☐ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
 - ☐ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
 - ☐ Location, type, height, size, and lighting of all signage on the subject property.
 - ☐ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.
- ☐ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.
- ☐ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.
- ☐ Elevation Drawings.
 - ☐ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
 - ☐ Depict exterior materials, texture, color, and overall appearance.
 - ☐ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).
- ☐ Photometric Plan

- ☐ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
- ☐ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.
- ☐ Operational Plan.
 - ☐ Describe the proposed hours of operation and traffic generation.
 - ☐ Procedures for snow removal, except for single and two family residential.

III Process Checklist

- | | |
|---|-----------------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: <u>11/12/25</u> |
| ☐ Application fee of \$300.00 received by City Clerk | Date: <u>SW</u> |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: <u>SW</u> |
| ☐ Receipt of final application packet by Engineering | Date: <u> </u> |
| ☐ City Staff input | Date: <u> </u> |
| ☐ Review and action by Engineering and Zoning Administrator | Date: <u> </u> |

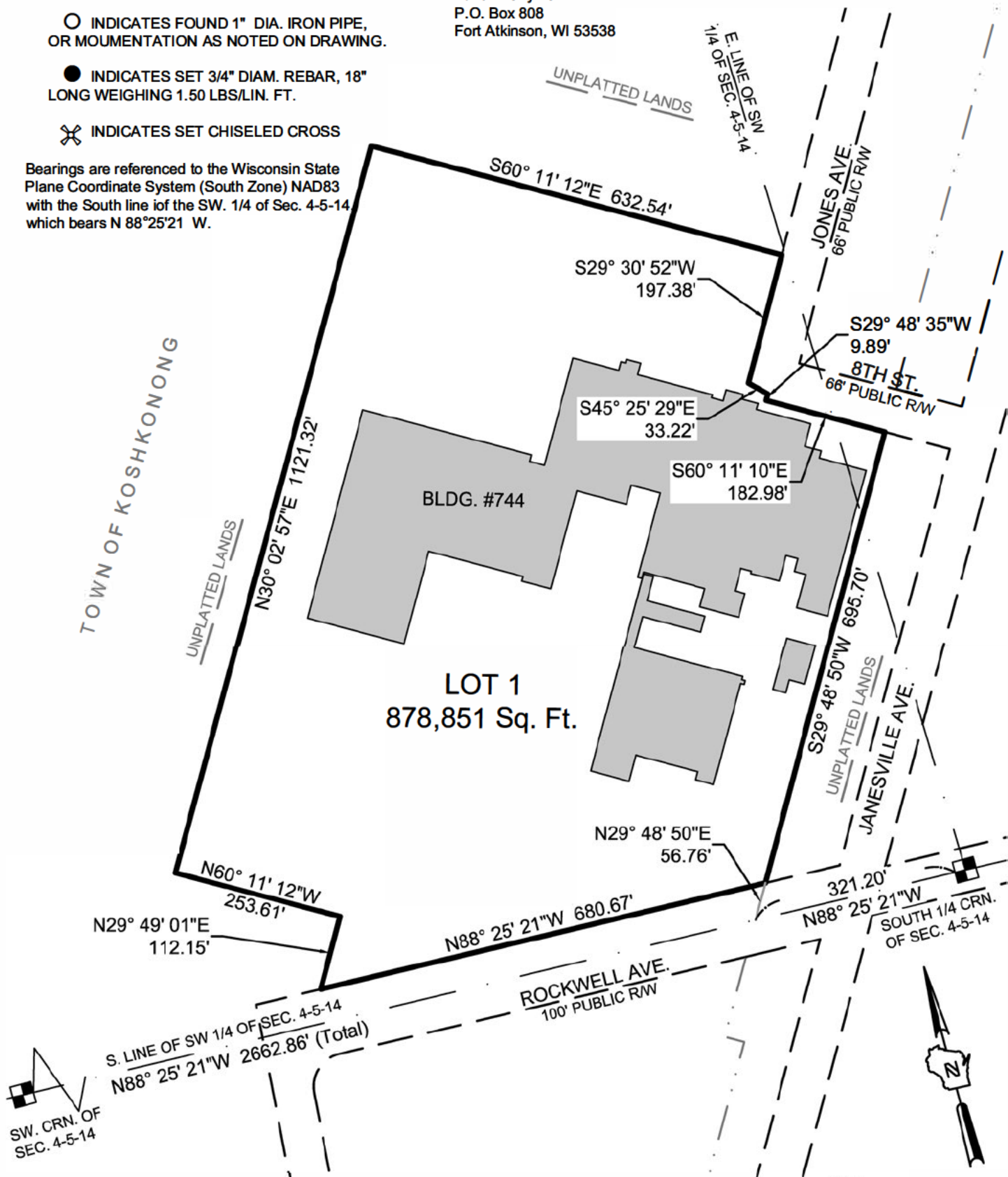
CERTIFIED SURVEY MAP NO. _____

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

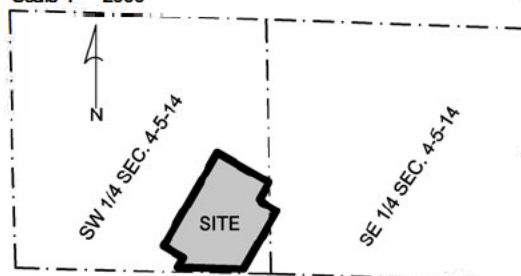
- LEGEND:
- INDICATES FOUND 1" DIA. IRON PIPE, OR MOUMENTATION AS NOTED ON DRAWING.
 - INDICATES SET 3/4" DIAM. REBAR, 18" LONG WEIGHING 1.50 LBS/LIN. FT.
 - ✕ INDICATES SET CHISELED CROSS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD83 with the South line of the SW. 1/4 of Sec. 4-5-14 which bears N 88°25'21" W.

Owner:
Jones Dairy Farm
P.O. Box 808
Fort Atkinson, WI 53538



Location Map
Scale 1" = 2000'



THE **SIGMA** GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

DRAFT
PROJECT #24066 DRAFTED BY JMB

Sheet 1 of X

CERTIFIED SURVEY MAP NO.

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Kevin A. Slottke, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided, and mapped the following parcel of land:

Being a part of the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 5 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin.

Commencing at the South 1/4 corner of said Section 4; thence N88°25'21"W along the South line of the Southwest 1/4 of said Section 4, also being the centerline of Rockwell Ave., 321.20 feet; thence N29°18'50"E, 56.76 feet to a point in the North right of way line of Rockwell Ave. and the point of beginning; thence N88°25'21"W along said North line, 680.67 feet; thence N29°49'01", 112.15 feet; thence N60°11'12"W, 253.61 feet; thence N30°02'57"E, 1121.32 feet; thence S60°11'12"E, 632.54 feet to a point in the West line of Jones Avenue; thence S29°30'52"W along said West line, 197.38 feet to a point in the South line of 8th Street; thence S29°30'52"W along said South line, 197.38 feet; thence S29°48'35"W along said South line, 9.89 feet; thence S60°11'10"E along said south line, 182.98 feet; thence S29°48'50"W, 695.70 feet to the point of beginning.

Said lands containing 878,851 square feet or 20.17564 acres of land, more or less.

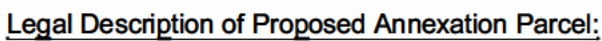
That I have made such survey, land division, dedication and plat at the direction of the Jones Dairy Farm, OWNER of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance for the City of Fort Atkinson in the surveying and mapping the same.

Kevin A. Slottke S-2503

TO THE CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN

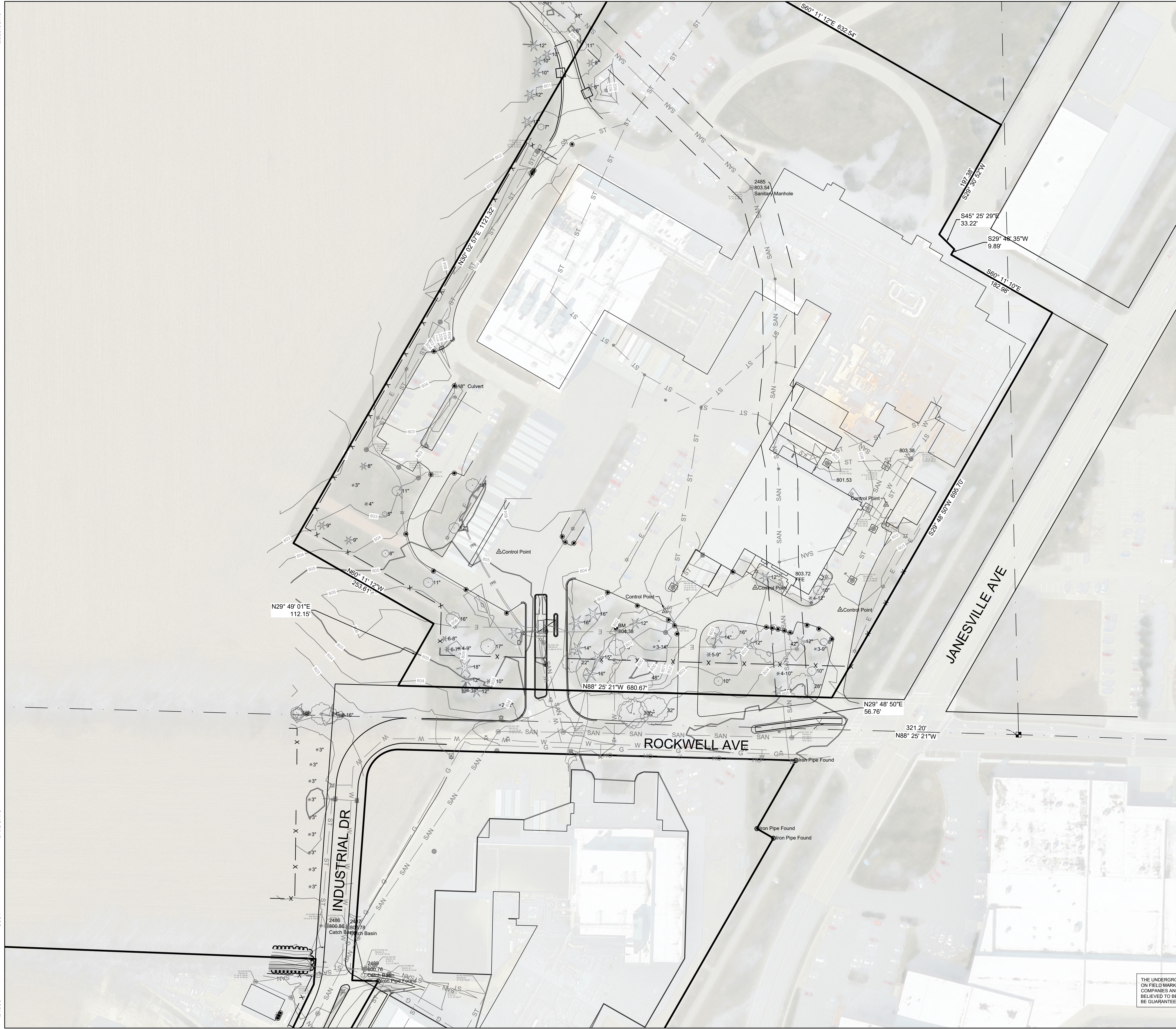


Commencing at the South 1/4 corner of said Section 4; thence N88°25'21"W along the South line of the Southwest 1/4 of said Section 4, also being the centerline of Rockwell Ave., 321.20 feet; thence N29°18'50"E, 56.76 feet to a point in the North right of way line of Rockwell Ave., thence N88°25'21"W along said North line, 680.67 feet; thence N29°49'01", 112.15 feet; thence N60°11'12"W, 145.00 feet to a point in the boundary line of the City of Fort Atkinson and the Town of Koshkonong and the point of beginning; thence continuing N60°11'12"W, 108.61 feet; thence N20°02'57"W, 1121.32 feet; S 60°11'12" E, 12.05 feet; thence S 30°02'57" W, 706.08 feet; thence S16°56'43"W, 425.93 feet to the point of beginning.

THE SIGMA GROUP
Single Source. Sound Solutions.

Sheet 1 of 1

2026.03.10
JRICCHIO
C001
24066



LEGEND:

SECTION 1/4 SECTION LINE	IRON PIPE FOUND/SET
PROPERTY LINE	REBAR FOUND/SET
EASEMENT	CHISELED CROSS FOUND/SET
CHAIN LINK FENCE	PK NAIL FOUND/SET
GUARD RAIL	SPIKE/NAIL
METAL FENCE	MONUMENT
WOOD FENCE	BENCHMARK
TREE LINE	SIGN
OVERHEAD UTILITY LINE	PARKING METER
ELECTRIC	FLAG POLE
TELEPHONE	8" DECIDUOUS TREE
FO FIBER OPTIC	8" CONIFEROUS TREE
CABLE TV	BUSH
SANITARY SEWER	POST
FORCE MAIN	SOIL BORING
STORM SEWER	TRAFFIC SIGNAL
WATER MAIN	LIGHT POLE
GAS	UTILITY POLE
EXISTING CONTOUR	GUY WIRE
WETLAND	GUY POLE
FLOODPLAIN	

UNKNOWN MANHOLE
SANITARY MANHOLE
STORM MANHOLE
ELECTRIC MANHOLE
MMSD MANHOLE
TELEPHONE MANHOLE
CLEANOUT
CATCH BASIN
CATCH BASIN (ROUND)
ROOF DRAIN
CULVERT END
HYDRANT
WATER VALVE
GAS VALVE
GAS METER
ELECTRIC METER
UTILITY PEDESTAL
HANDHOLE
VENT
MONITORING WELL

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

3. DRAWING IS BASED ON FIELD SURVEY COMPLETED BY ---- ON ----.

4. DATUM FOR THE PROJECT SURVEY IS ----. BENCHMARK FOR THE PROJECT SURVEY IS ----.

5. CONTRACTOR TO VERIFY EXISTING CONDITIONS, CONTACT ENGINEER WITH DISCREPANCIES.

TO OBTAIN LOCATIONS OF PARTISAN UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS' HOTLINE
1-800-242-8511
TOLL FREE

WIS. STATUTE 182.0175(1)(b)4
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

JONES DAIRY FARMS FACILITY EXPANSION
801 ROCKWELL AVE.
FORT ARKINSON WI

OVERALL SITE SURVEY

FOR BID PURPOSES

ISSUANCE	DATE
SIC #2	03/10/2026
NO. REVISION	DATE

PROJECT NO:	24066
DESIGN DATE:	2026.01.06
PLOT DATE:	2026.03.10
DRAWN BY:	JTR
CHECKED BY:	PJI
APPROVED BY:	----
SHEET NO:	C001

2026.03.10
24066
JRICCHIO
C002



LEGEND:

- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED TRACKING PAD
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY REMOVAL
- FENCE REMOVAL
- SAWCUT
- STRUCTURE REMOVAL
- PAVEMENT REMOVAL

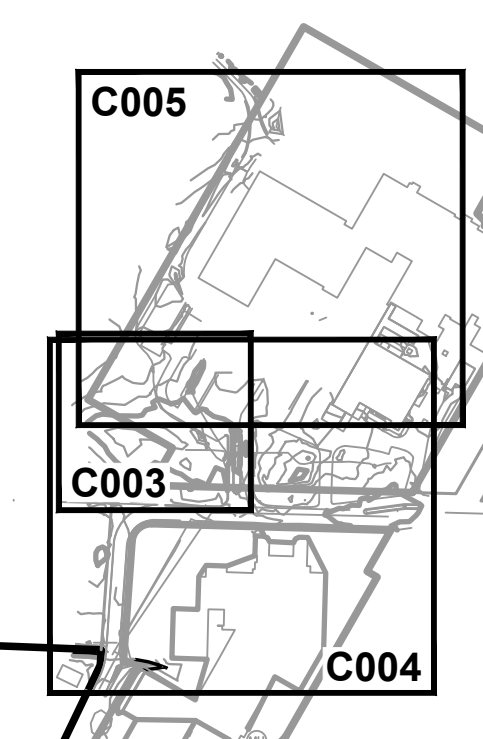
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 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
 - DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS' HOTLINE
1-800-242-8511
TOLL FREE

WS STATUTE 182.07(5)(974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MIL.W. AREA 259-1181

KEY MAP



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 70 140

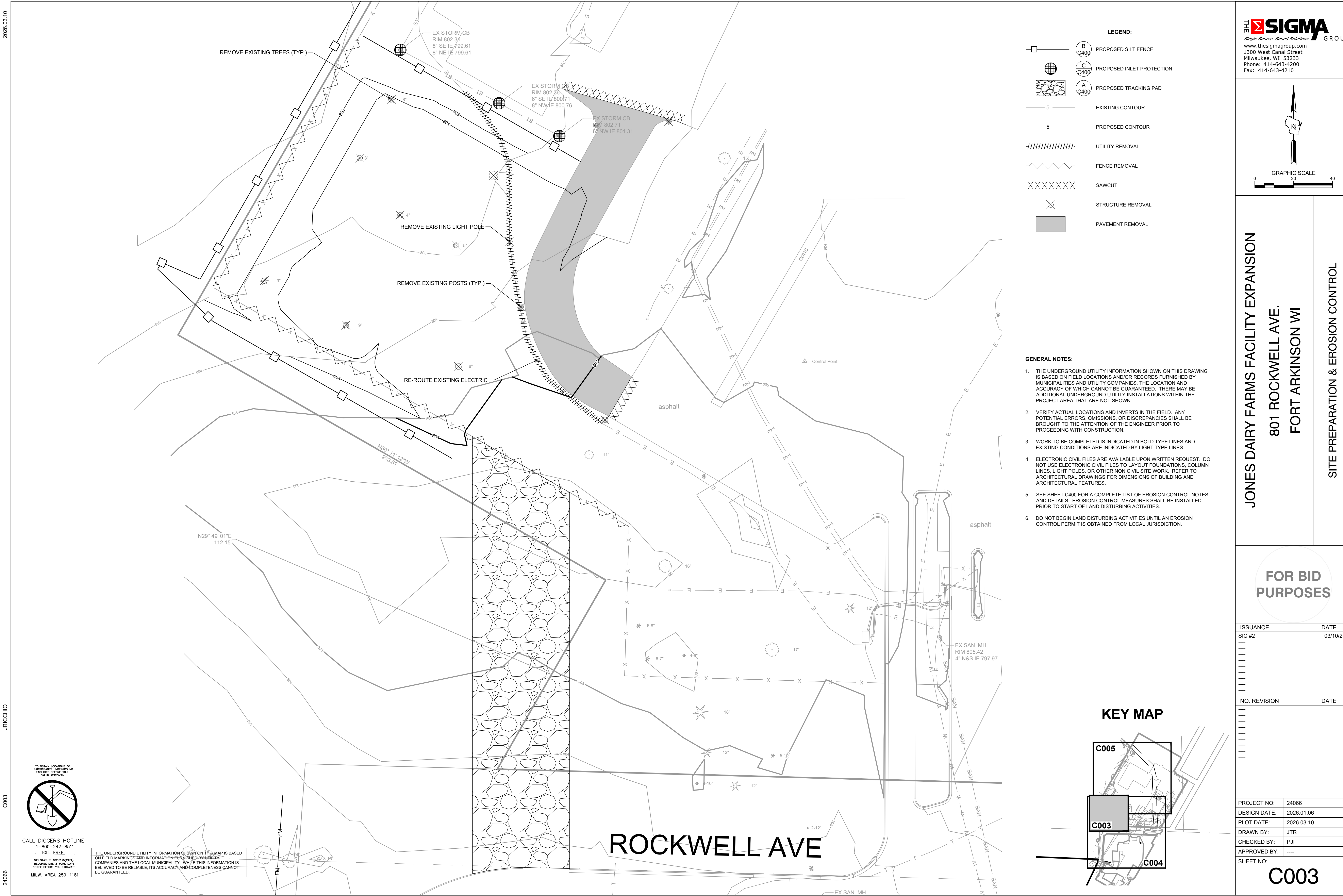
JONES DAIRY FARMS FACILITY EXPANSION
801 ROCKWELL AVE.
FORT ARKINSON WI

SITE PREPARATION & EROSION CONTROL OVERVIEW

FOR BID PURPOSES

ISSUANCE	DATE
SIC #2	03/10/2026
NO. REVISION	DATE

PROJECT NO:	24066
DESIGN DATE:	2026.01.06
PLOT DATE:	2026.03.10
DRAWN BY:	JTR
CHECKED BY:	PJI
APPROVED BY:	----
SHEET NO:	C002



THE



GROUP

Single Source. Sound Solutions.

www.thesigmagroup.com

1300 West Canal Street

Milwaukee, WI 53233

Phone: 414-643-4200

Fax: 414-643-4210

N

GRAPHIC SCALE

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20

40

JONES DAIRY FARMS FACILITY EXPANSION

801 ROCKWELL AVE.

FORT ARKINSON WI

SITE PREPARATION & EROSION CONTROL

FOR BID PURPOSES

ISSUANCE

DATE

SIC #2

03/10/2026

NO. REVISION

DATE

PROJECT NO:

24066

DESIGN DATE:

2026.01.06

PLOT DATE:

2026.03.10

DRAWN BY:

JTR

CHECKED BY:

PJI

APPROVED BY:

SHEET NO:

C003

LEGEND:

B
C400

PROPOSED SILT FENCE

C
C400

PROPOSED INLET PROTECTION

A
C400

PROPOSED TRACKING PAD

5

EXISTING CONTOUR

5

PROPOSED CONTOUR

UTILITY REMOVAL

FENCE REMOVAL

SAWCUT

STRUCTURE REMOVAL

PAVEMENT REMOVAL

- GENERAL NOTES:
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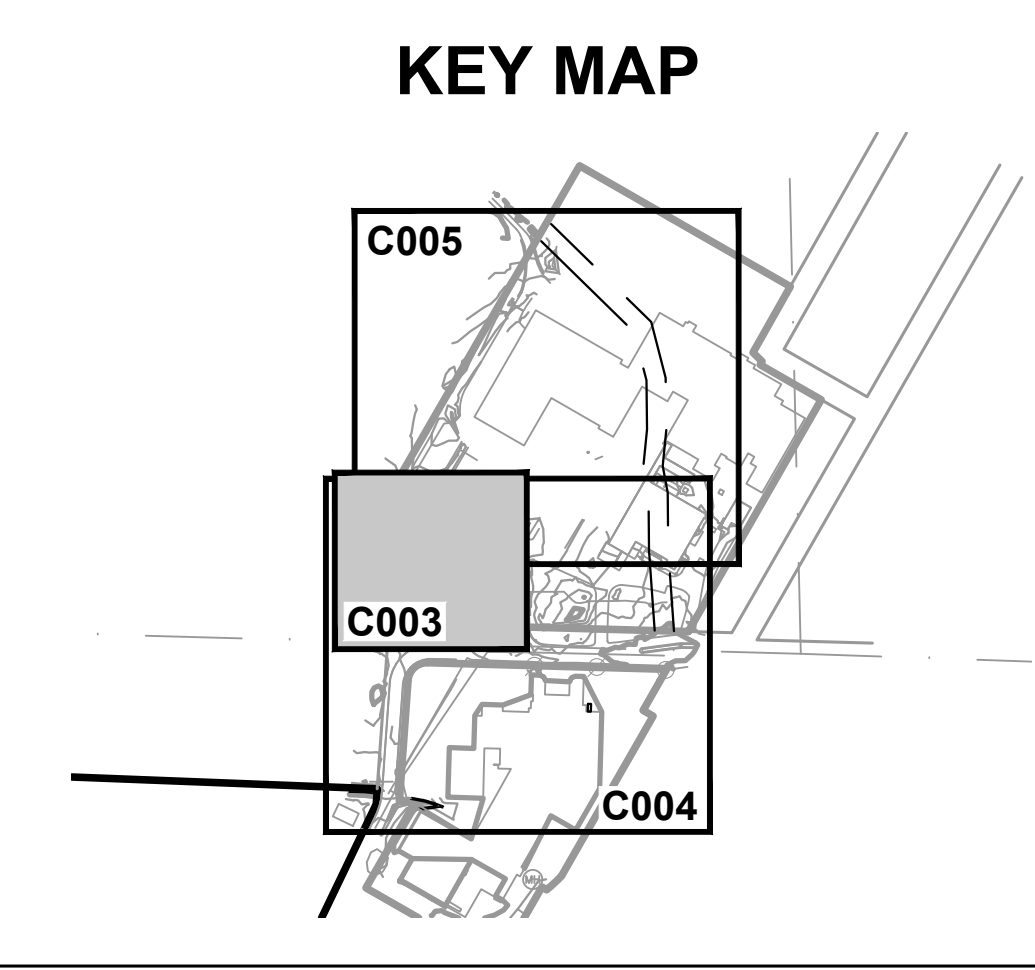
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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.

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6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.



2026.03.10

JRICCHIO

C003

24066

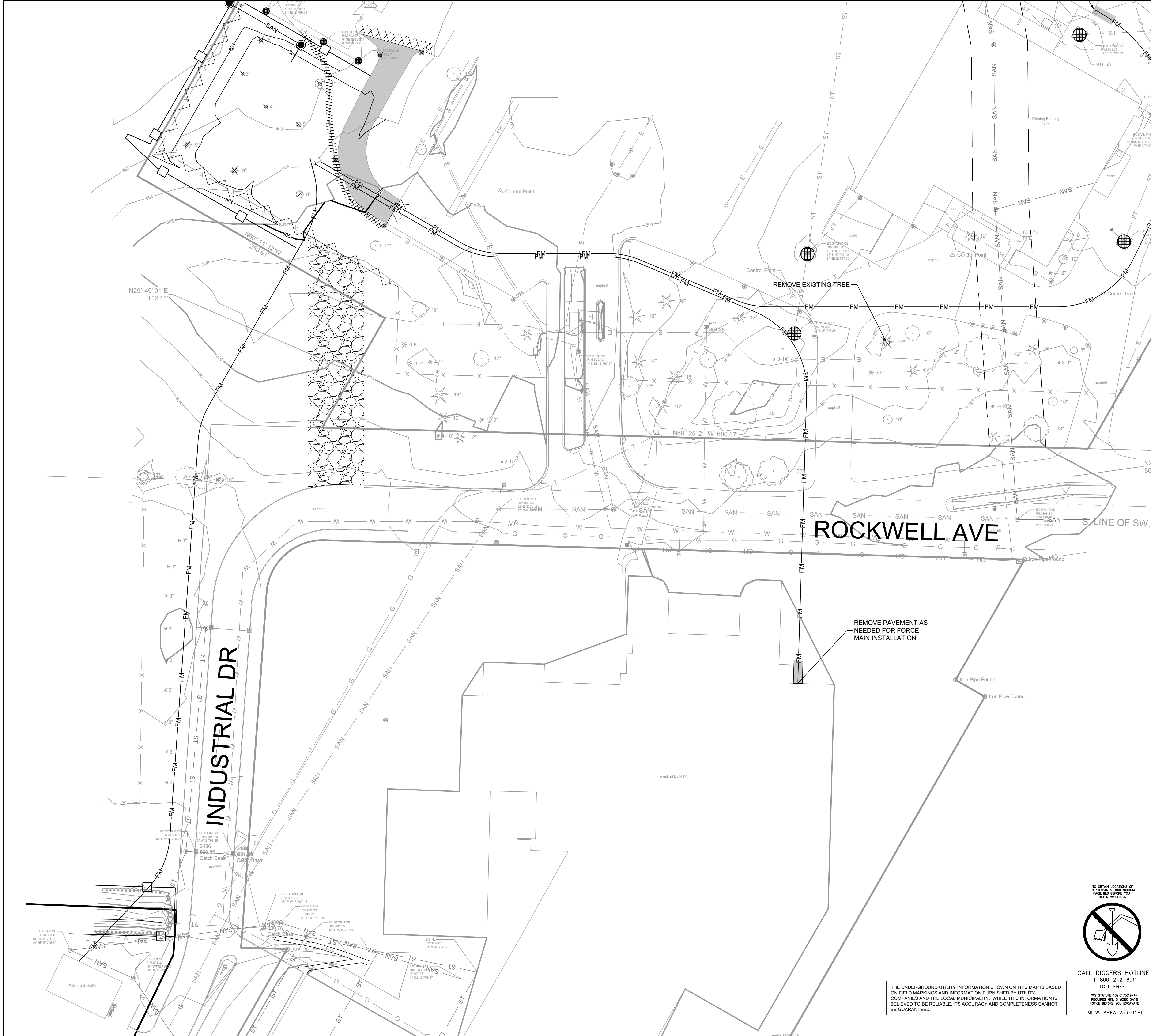
TO OBTAIN LOCATIONS OF
PAVEMENTS, UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN



CALL DIGGERS' HOTLINE
1-800-242-8511
TOLL FREE

WS STATUTE 182.07(2)(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED
ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY
COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS
BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT
BE GUARANTEED.



LEGEND:

		PROPOSED SILT FENCE
		PROPOSED INLET PROTECTION
		PROPOSED TRACKING PAD
	5	EXISTING CONTOUR
	5	PROPOSED CONTOUR
		UTILITY REMOVAL
		FENCE REMOVAL
		SAWCUT
		STRUCTURE REMOVAL
		PAVEMENT REMOVAL

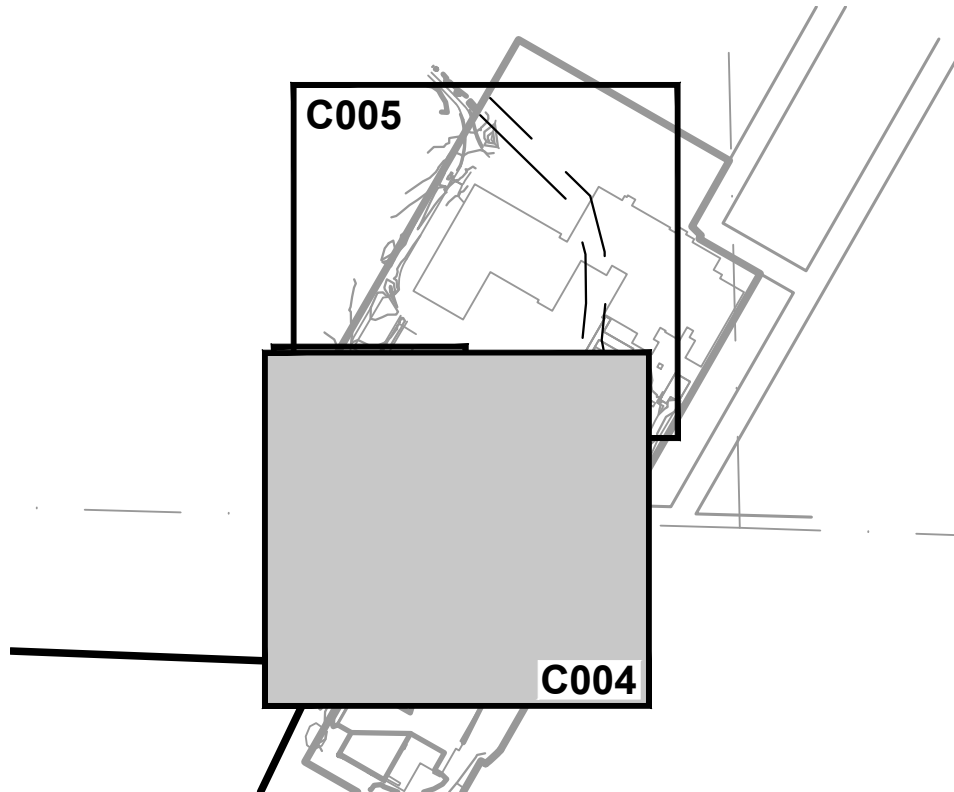
- GENERAL NOTES:**
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 2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
 6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

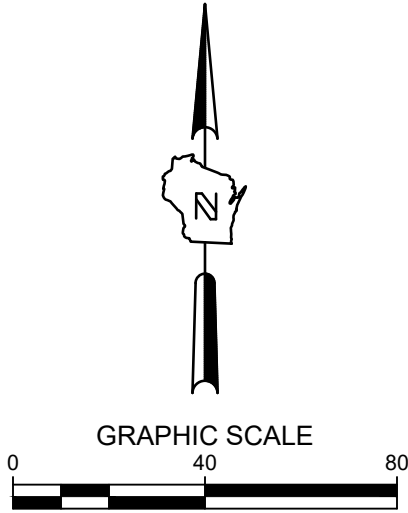


CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WE STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MIL.W. AREA 259-1181

KEY MAP



THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



JONES DAIRY FARMS FACILITY EXPANSION
801 ROCKWELL AVE.
FORT ARKINSON WI
SITE PREPARATION & EROSION CONTROL

FOR BID
PURPOSES

ISSUANCE	DATE
SIC #2	03/10/2026
NO. REVISION	DATE
PROJECT NO:	24066
DESIGN DATE:	2026.01.06
PLOT DATE:	2026.03.10
DRAWN BY:	JTR
CHECKED BY:	PJI
APPROVED BY:	----
SHEET NO:	C004



LEGEND:

		PROPOSED SILT FENCE
		PROPOSED INLET PROTECTION
		PROPOSED TRACKING PAD
	5	EXISTING CONTOUR
	5	PROPOSED CONTOUR
		UTILITY REMOVAL
		FENCE REMOVAL
		SAWCUT
		STRUCTURE REMOVAL
		PAVEMENT REMOVAL

- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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KEY MAP

FOR BID PURPOSES

ISSUANCE	DATE
SIC #2	03/10/2026
NO. REVISION	DATE

PROJECT NO: 24066
DESIGN DATE: 2026.01.06
PLOT DATE: 2026.03.10
DRAWN BY: JTR
CHECKED BY: PJI
APPROVED BY: ----
SHEET NO: **C005**

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS' HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1874)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 40 80

JONES DAIRY FARMS FACILITY EXPANSION

801 ROCKWELL AVE.

FORT ARKINSON WI

SITE PREPARATION & EROSION CONTROL

FOR BID PURPOSES

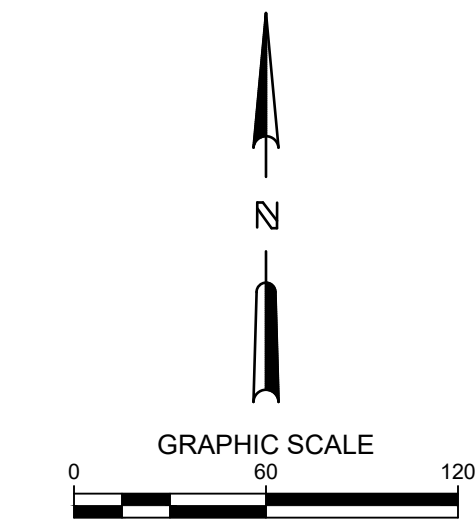
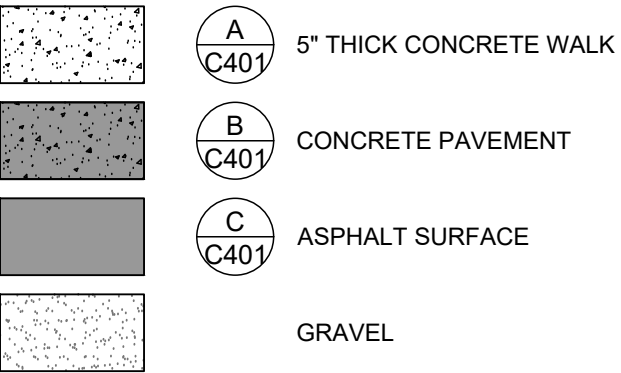
ISSUANCE	DATE
SIC #2	03/10/2026
NO. REVISION	DATE

PROJECT NO: 24066
DESIGN DATE: 2026.01.06
PLOT DATE: 2026.03.10
DRAWN BY: JTR
CHECKED BY: PJI
APPROVED BY: ----
SHEET NO: **C005**



PROJECT INFORMATION			
TOTAL PROJECT AREA	51057	1.172 AC	
PROJECT DISTURBED AREA	26067	0.598 AC	
EXISTING IMPERVIOUS AREA	9194	0.211 AC	18.0 %
PROPOSED IMPERVIOUS AREA	26046	0.598 AC	51.0 %
TOTAL PARKING SPACES	----		
ADA PARKING SPACES	----		

LEGEND:



JONES DAIRY FARMS FACILITY EXPANSION
801 ROCKWELL AVE.
FORT ARKINSON WI
OVERALL SITE PLAN

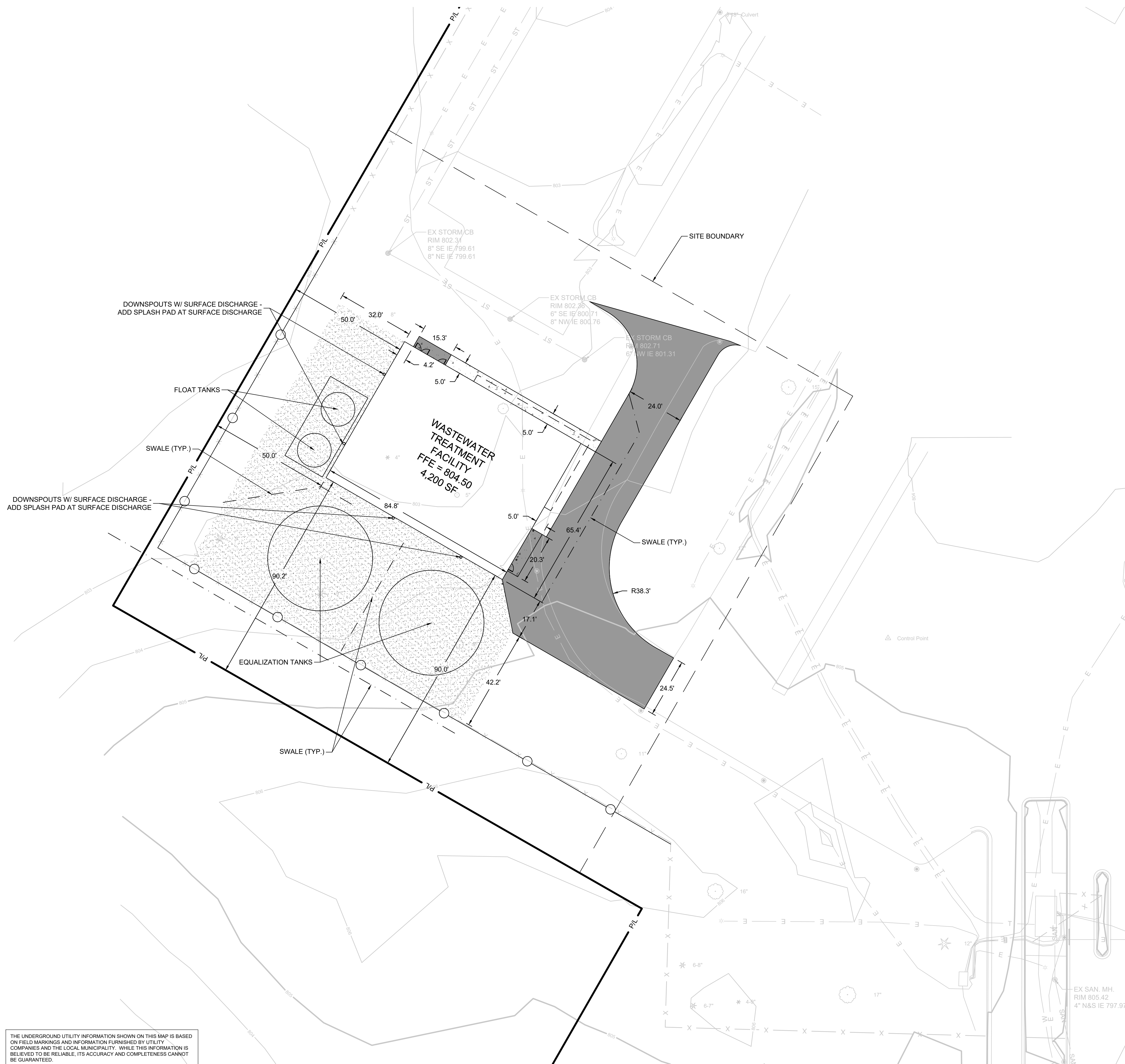
**FOR BID
PURPOSES**

ISSUANCE	DATE
SIC #2	03/10/2026

NO.	REVISION	DATE

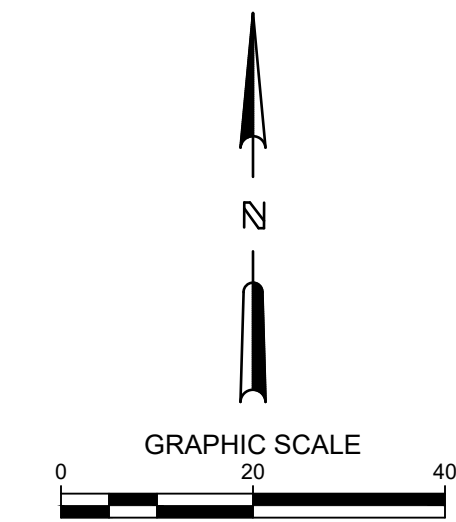
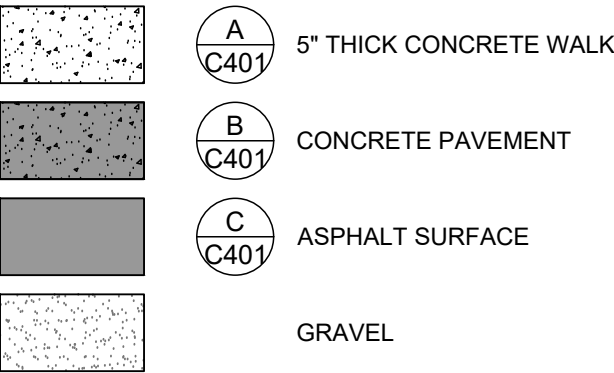
PROJECT NO:	24066
DESIGN DATE:	2026.01.06
PLOT DATE:	2026.03.10
DRAWN BY:	JTR
CHECKED BY:	PJI
APPROVED BY:	----

C100



PROJECT INFORMATION			
TOTAL PROJECT AREA	51057	1.172 AC	
PROJECT DISTURBED AREA	26067	0.598 AC	
EXISTING IMPERVIOUS AREA	9194	0.211 AC	18.0 %
PROPOSED IMPERVIOUS AREA	26046	0.598 AC	51.0 %
TOTAL PARKING SPACES	----		
ADA PARKING SPACES	----		

LEGEND:



JONES DAIRY FARMS FACILITY EXPANSION
801 ROCKWELL AVE.
FORT ARKINSON WI
SITE PLAN

**FOR BID
PURPOSES**

ISSUANCE	DATE
SIC #2	03/10/2026

NO. REVISION	DATE
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PROJECT NO:	24066
DESIGN DATE:	2026.01.06
PLOT DATE:	2026.03.10
DRAWN BY:	JTR
CHECKED BY:	PJI
APPROVED BY:	----
SHEET NO:	

C101



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
MS STATUTE 182.07(2)(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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LEGEND:

A
C401

5" THICK CONCRETE WALK

B
C401

CONCRETE PAVEMENT

C
C401

ASPHALT SURFACE

GRAVEL

GRADE BREAK LINE

5

EXISTING CONTOUR

5

PROPOSED CONTOUR

100.00

PROPOSED SURFACE SPOT GRADE

100.00

EXISTING SURFACE SPOT GRADE (MATCH)

GENERAL NOTES:

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- ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
- EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

THE SIGMA GROUP

Single Source. Sound Solutions.

www.thesigmagroup.com

1300 West Canal Street

Milwaukee, WI 53233

Phone: 414-643-4200

Fax: 414-643-4210

N

GRAPHIC SCALE

0 20 40

JONES DAIRY FARMS FACILITY EXPANSION

801 ROCKWELL AVE.

FORT ARKINSON WI

GRADING PLAN

FOR BID PURPOSES

ISSUANCE DATE

SIC #2 03/10/2026

NO. REVISION DATE

PROJECT NO: 24066

DESIGN DATE: 2026.01.06

PLOT DATE: 2026.03.10

DRAWN BY: JTR

CHECKED BY: PJI

APPROVED BY: ----

SHEET NO: C200

t:\esi_design_serv\24066 - jones dairy farm expansion\060 CAD\030_Production Sheets\100_Civil\C200 Grading Plan.dwg

Page 74 of 125

SHEET C302

APPROXIMATE ROUTING OF
- PROPOSED FIBER (REFER
TO PLANS BY OTHERS)

APPROXIMATE ROUTING OF
PROPOSED FIBER (REFER
TO PLANS BY OTHERS)

ROCKWELL AVE

DUAL PARALLEL FORCE MAIN PIPES (TYP.)
— OPERATIONAL AND REDUNDENT LINES —
(COORDINATE WITH MEP)

APPROXIMATE ROUTING OF
PROPOSED FIBER (REFER
TO PLANS BY OTHERS)

INDUSTRIAL DR

SHEET C301

LEGEND:

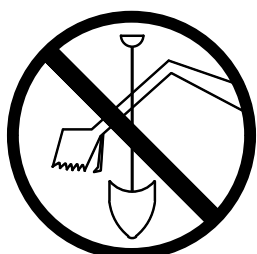
—SAN— PROPOSED SANITARY SERVICE
—FM— PROPOSED FORCE MAIN
—FO— PROPOSED FIBER OPTIC

 PROPOSED SANITARY MANHOLE

GENERAL NOTES:

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3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LUGS, LIGHT POLES, OR OTHER NON CIVILITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINT TYPES FOR MINIMUM LENGTH OF RESTRAINED JOINT OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS REQUIRED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 54.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

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



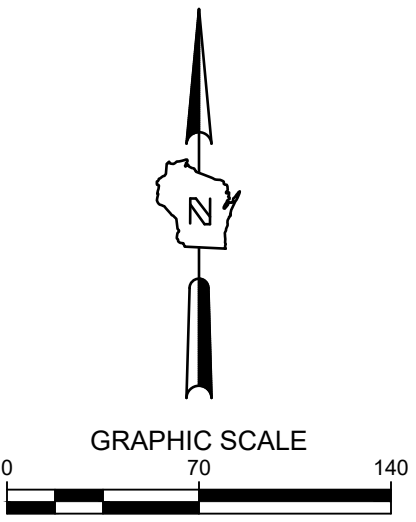
CALL DIGGERS HOTLINE
1-800-242-8511

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

MILW. AREA 259-1181

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Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



JONES DAIRY FARMS FACILITY EXPANSION

801 ROCKWELL AVE.

FORT ARKINSON WI

OVERALL UTILITY PLAN

**FOR BID
PURPOSES**

ISSUANCE	DATE
SIC #2	03/10/2026

NO. REVISION	DATE
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PROJECT NO:	24066
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DESIGN DATE:	2026.01.06
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PLOT DATE:	2026.03.10
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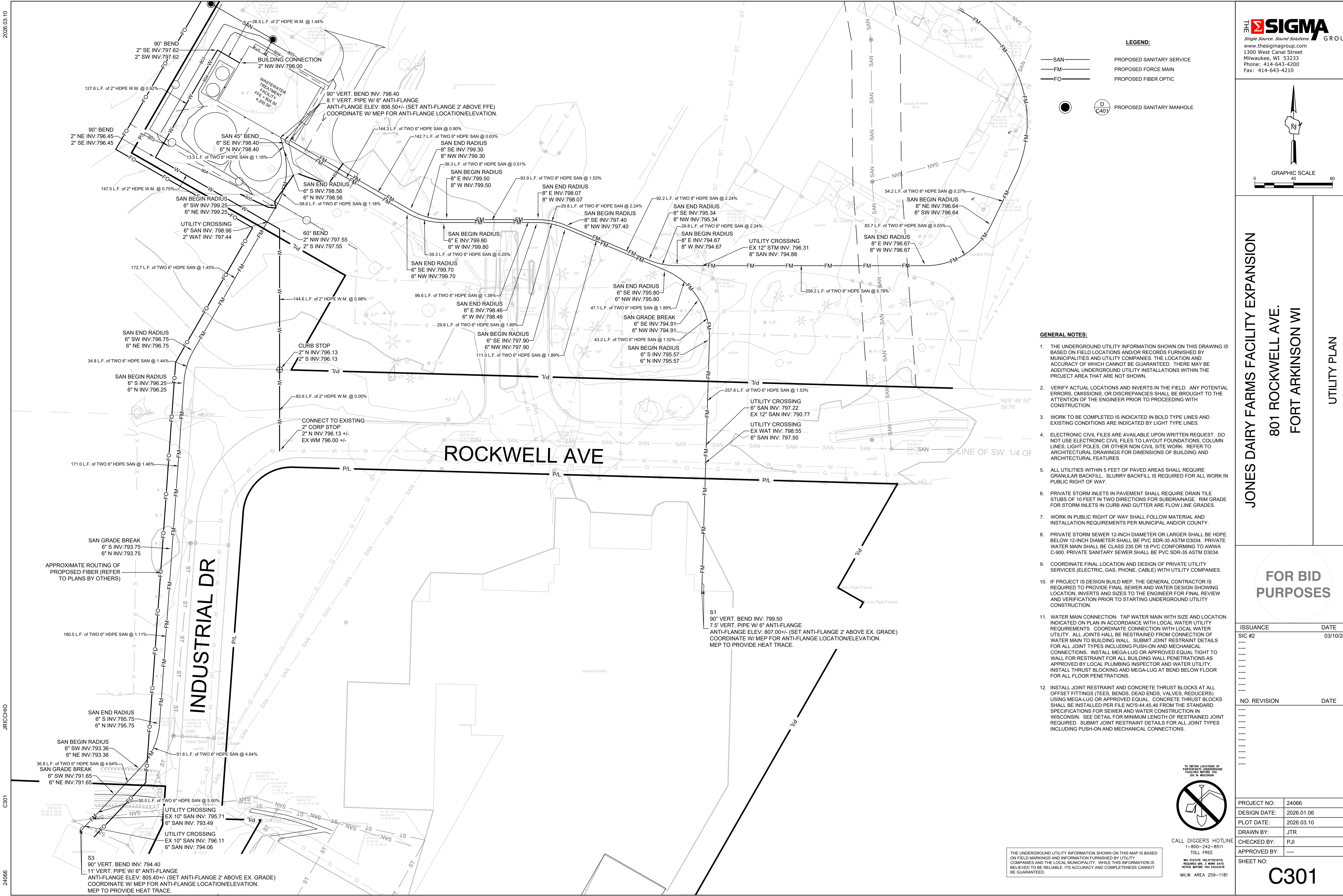
DRAWN BY:	JTR
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CHECKED BY:	PJI
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APPROVED BY:	-----
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SHEET NO: _____

C300



LEGEND:

— SAN — PROPOSED SANITARY SERVICE
— FM — PROPOSED FORCE MAIN
— FO — PROPOSED FIBER OPTIC

● PROPOSED SANITARY MANHOLE

- GENERAL NOTES:**
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 - PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
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TO OBTAIN LOCATIONS OF
EXISTING UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WE STATUTE 182.075(1974)
REQUIRES YOU 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 40 80

JONES DAIRY FARMS FACILITY EXPANSION
801 ROCKWELL AVE.
FORT ARKINSON WI

UTILITY PLAN

FOR BID PURPOSES

ISSUANCE	DATE
SIC #2	03/10/2026
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NO. REVISION	DATE
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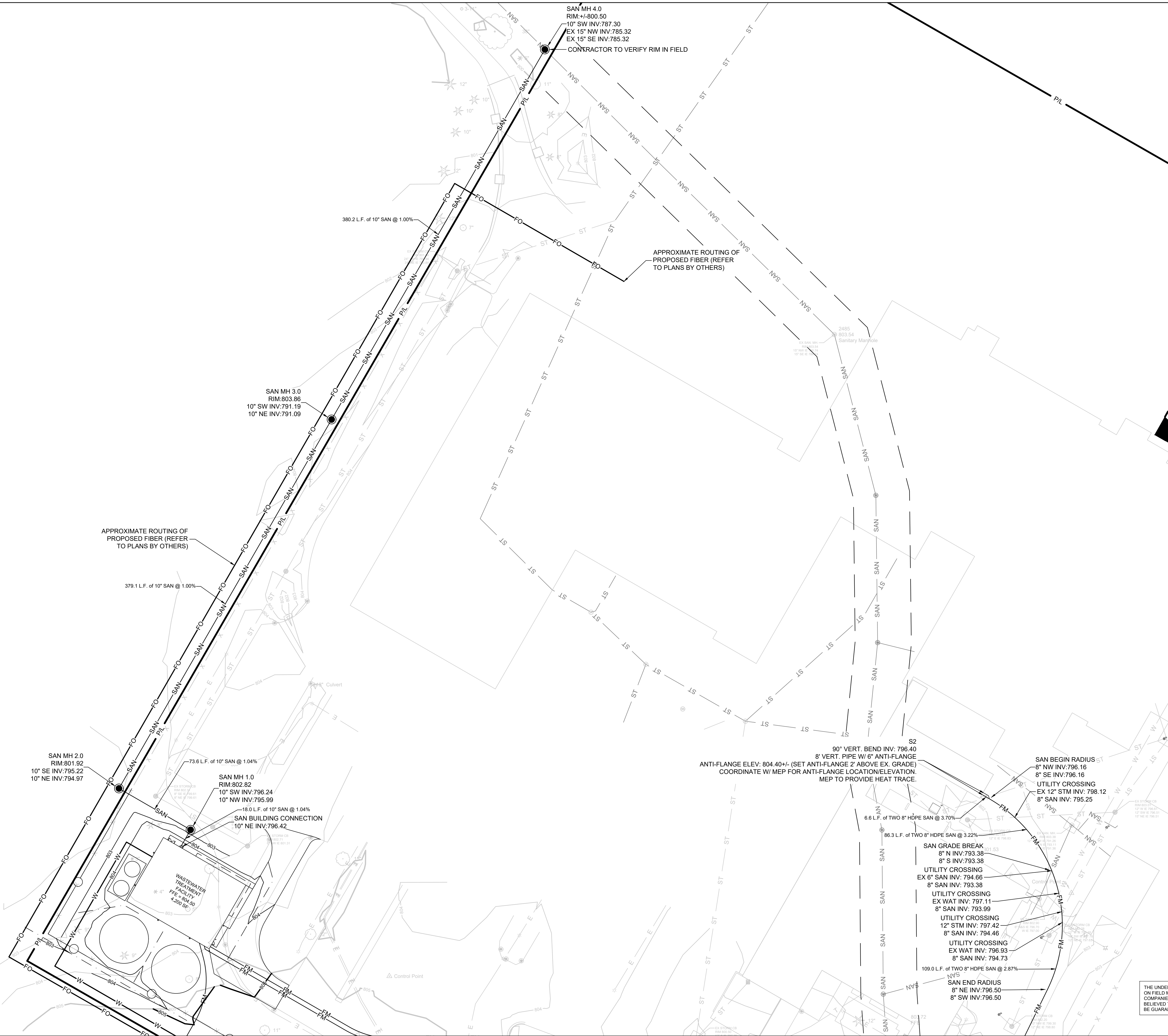
PROJECT NO:	24066
DESIGN DATE:	2026.01.06
PLOT DATE:	2026.03.10
DRAWN BY:	JTR
CHECKED BY:	PJI
APPROVED BY:	----
SHEET NO:	C301

2026.03.10

JRC/CHO

C301

24066



GROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON RECORDS, SURVEYS, AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS CONSIDERED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
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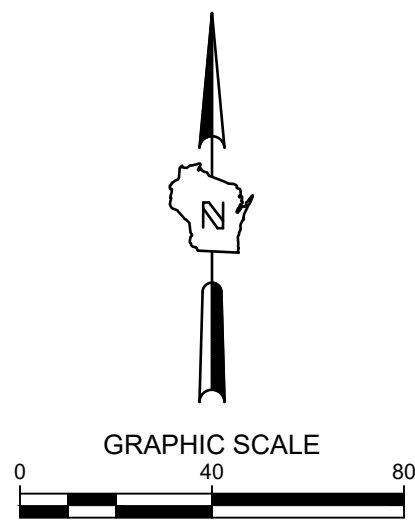



—SAN— PROPOSED SANITARY SERVICE
 —FM— PROPOSED FORCE MAIN
 —FO— PROPOSED FIBER OPTIC


 PROPOSED SANITARY MANHOLE

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE AN ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUDS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF UTILITY COMPANIES SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE SUBMIT JOINT RESTRAINT DETAILS FOR WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44.45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN VIRGINIA. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



JONES DAIRY FARMS FACILITY EXPANSION
801 ROCKWELL AVE.
FORT ARKINSON WI

UTILITY PLAN

**FOR BID
PURPOSES**

ISSUANCE	DATE
SIC #2	03/10/2026

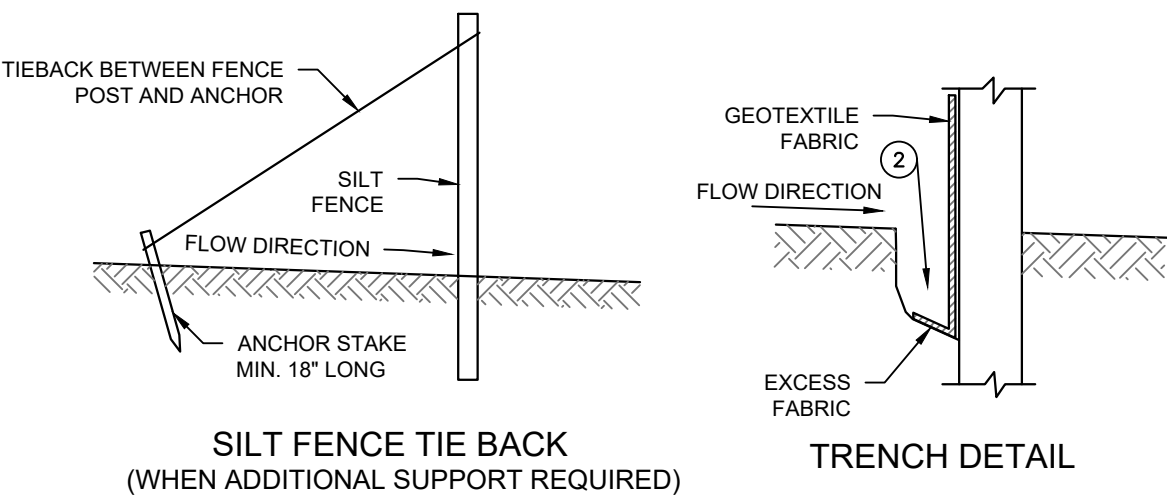
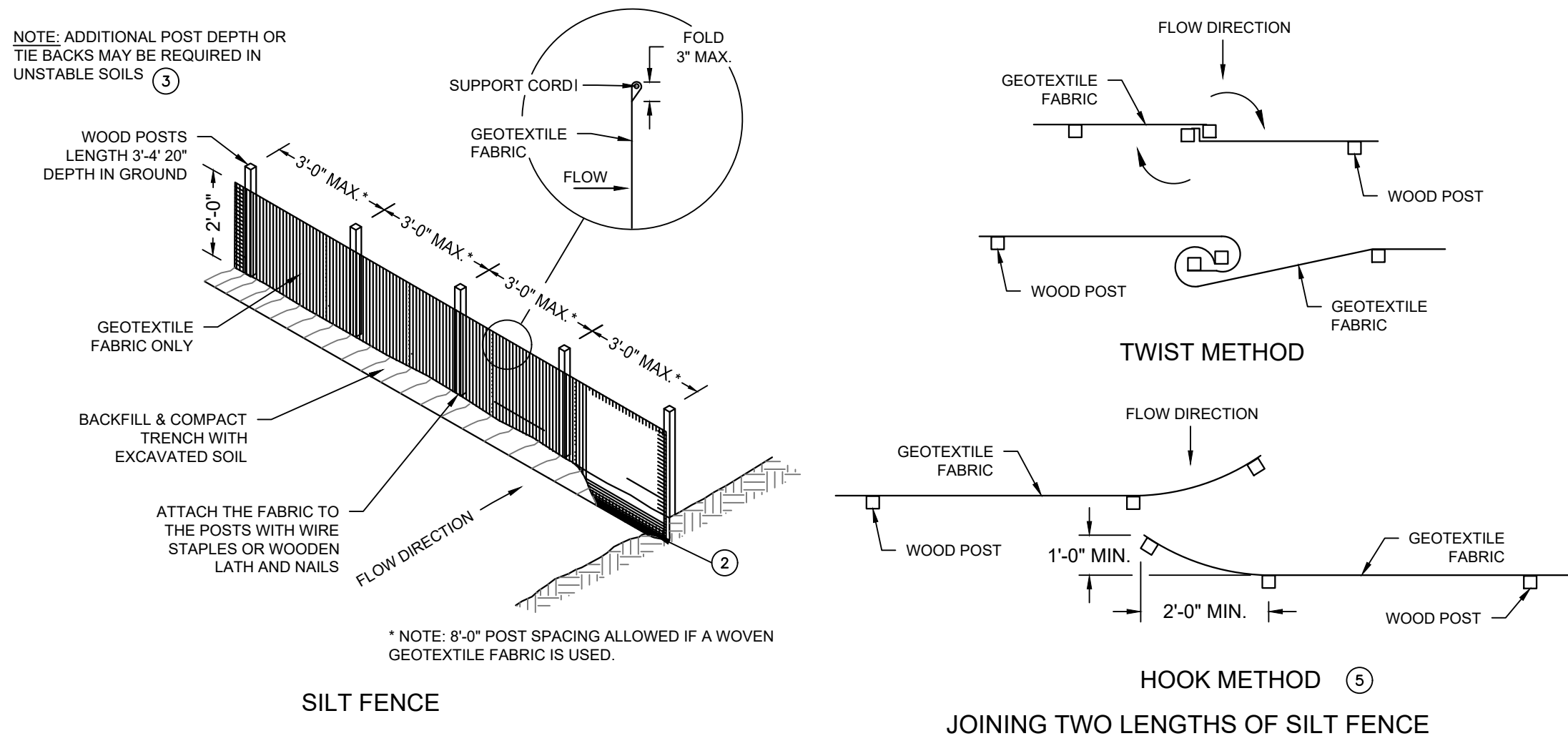
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PLOT DATE:	2026.03.10
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EROSION CONTROL NOTES:

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT THE END OF EACH WORKDAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED OUTON PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE **MUNICIPALITY**, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. TEMPORARY DISTURBED AREAS SHALL BE STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS. TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT TRAPS, SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SILT TRAPS ON-SITE.
24. PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.

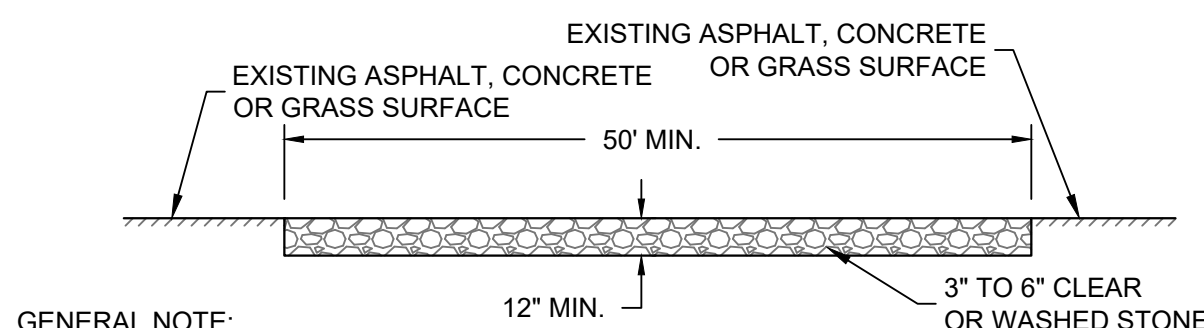


- GENERAL NOTES
1. HORIZONTAL BRACE REQUIRED WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP
 2. TRENCH SHALL BE A MINIMUM OF 4' WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL
 3. WHERE SILT FENCE CROSSES CULVERT, SILT FENCE SHALL BE 11" X 11" OF OAK OR HICKORY
 4. WHERE SILT FENCE CROSSES A CULVERT, 1-18" GAUGE SILT FENCE OR RUCKY SILT FENCE OVER TOP OF CULVERT TO AVOID RESTRICTING FLOW OF WATER
 5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS OF 50' TO 100' IF A JOINT IS NECESSARY USE THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES B) HOOK THE END OF EACH SILT FENCE LENGTHS
 6. SILT FENCE SHALL CONFORM TO WDMR CONSERVATION PRACTICE STANDARD #1056
- THIS DRAWING IS BEING SUBMITTED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9.

B SILT FENCE - WDNR TS-1056
SCALE: NTS

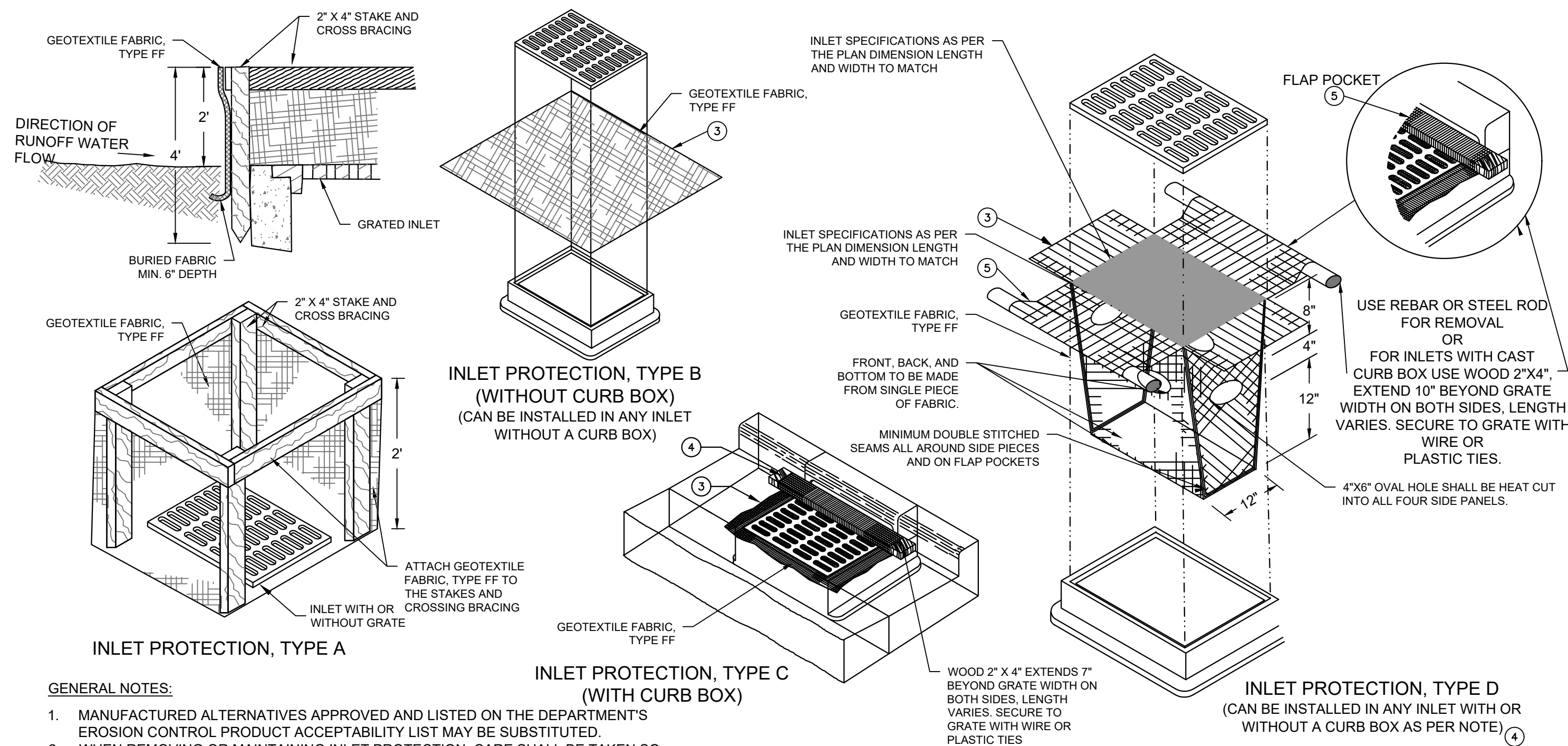
CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. STRIP TOPSOIL AND STOCKPILE.
5. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNW TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 4 INCHES.
6. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
7. INSTALL UTILITIES. INSTALL ANY AND ALL INLET PROTECTION ON NEW STORM SEWER.
8. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
9. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.



1. STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057
2. AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD

A CONSTRUCTION ENTRANCE - WDNR TS-1057
SCALE: NTS



GENERAL NOTES:

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. 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.
3. FINISHED SIDE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS REQUIRED AROUND THE WOOD AND SECURED WITH STAPLES, THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060
7. THIS DRAWING IS BASE ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

(C) INLET PROTECTION - WDNR TS-1060
SCALE: NTS

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL
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 THE CONTRACTOR SHALL CINC THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACES AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

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DETAILS

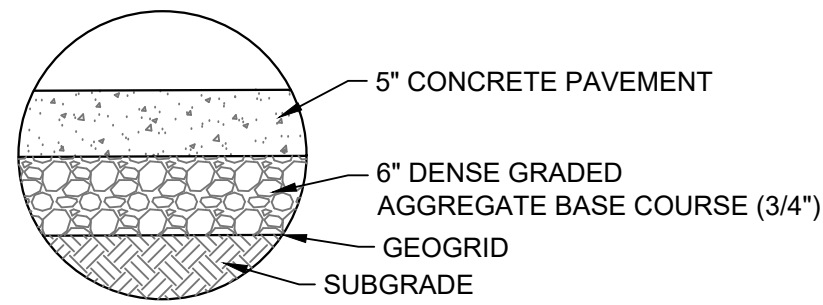
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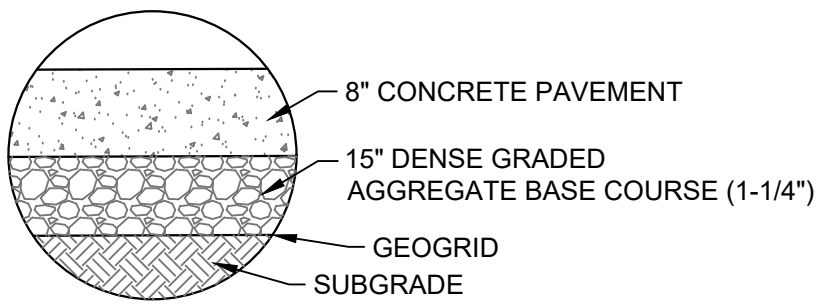
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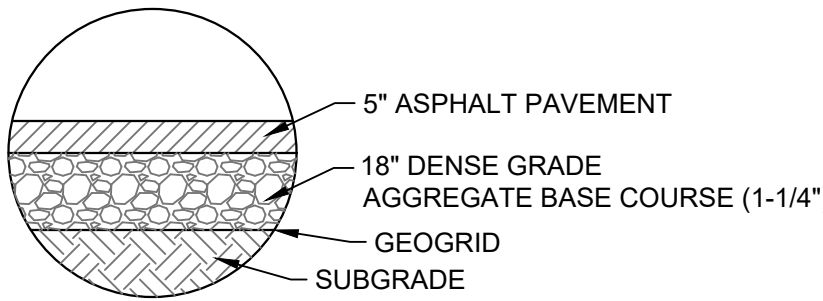


A CONCRETE SIDEWALK SECTION
SCALE: NTS

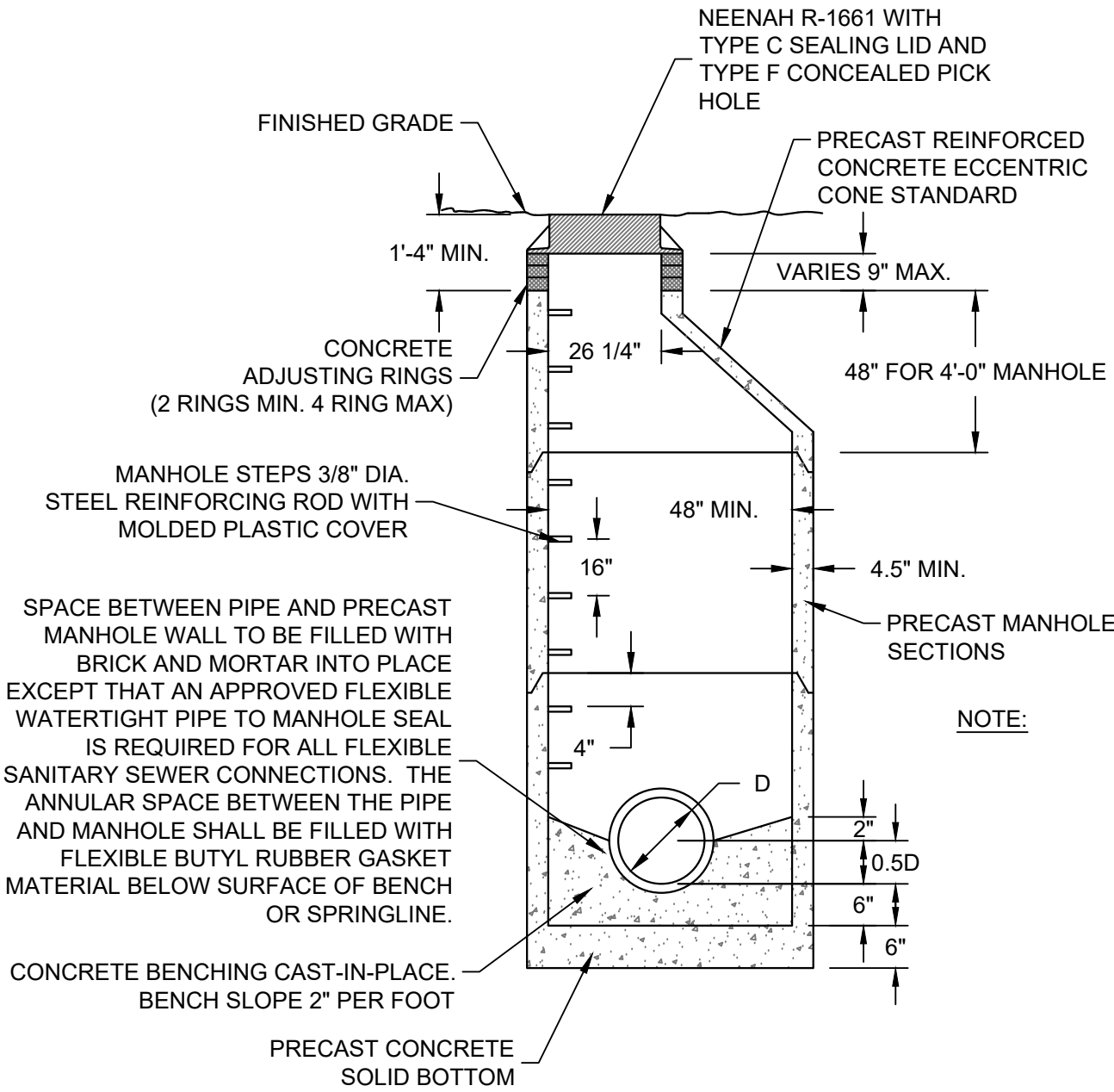


*CONTRACTOR SHALL PREPARE AND SUBMIT A CONCRETE POUR PLAN SHOWING ALL PLANNED CONTRACTION AND CONSTRUCTION JOINTS. LENGTH OF PANELS SHOULD NOT BE MORE THAN 25% GREATER THAN ITS WIDTH. JOINT SPACING (IN FEET) SHOULD NOT EXCEED 2.5 TIMES THE THICKNESS (IN INCHES) OF PAVEMENT. TIE BARS OR DOWEL BARS SHALL BE PLACED AT CONSTRUCTION JOINTS AS APPROPRIATE.

B CONCRETE PAVEMENT SECTION
SCALE: NTS



C ASPHALT PAVEMENT SECTION
SCALE: NTS



D PRECAST SANITARY MANHOLE
SCALE: NTS

- NOTES:
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH FILE NO. 12 OF THE STATE STANDARD SPECIFICATIONS FOR SEWER AND WATER.
 2. CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.
 3. CONCRETE AND REINFORCEMENT STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION C-478.
 4. JOINTS BETWEEN RINGS AND STRUCTURE SECTIONS SHALL BE WATERTIGHT AND SHALL BE MADE USING FLEXIBLE RUBBER TYPE GASKETS OR MORTAR.
 5. AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT MIN.
 6. 3" MIN OF BEDDING STONE UNDER BASE. ADDITIONAL BEDDING STONE MAY BE REQUIRED ON WET SUBGRADE.
 7. ALL SANITARY MANHOLES SHALL BE PROVIDED WITH EXTERNAL CHIMNEY SEALS AND SELF-SEALING LIDS WITH CONCEALED PICK HOLES.
 8. UNLESS NOTED ON THE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR ALL MANHOLE SIZING AND SHALL PROVIDE A SHOP DRAWING TO THE SIGMA GROUP, INC. BEFORE THEY ARE RELEASED FOR PRODUCTION.
 9. MASTIC SEALS BETWEEN BARREL AND CONE SECTIONS

JONES DAIRY FARMS FACILITY EXPANSION
801 ROCKWELL AVE.
FORT ARKINSON WI

DETAILS

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GENERAL:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.

2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.

3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.

2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.

3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.

4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.

5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.

6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.

8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.

10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.

11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.

12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.

13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.

14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMINGLING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.

15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.

16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.

17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMINGLING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

SANITARY SEWERAGE:

1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.

2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.

3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS. IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.

4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.

5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.

6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).

7. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS; JOIN PVC SEWER PIPE ACCORDING TO ASTM D2321 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS

7. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.

8. CLASS B COMPACTED TRENCH SECTION (FILE NO. NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.

9. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL. IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.

10. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.

11. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(14) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AAND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

EARTH MOVING:

1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.

2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.

3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.

4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.

5. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.

6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.

7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.

8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.

9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940, WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.

10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.

11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.

12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL. IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.

13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.

14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.

15. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.

16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.

17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INOT THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.

18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINTILES SHALL BE 0.5%.

19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.

20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.

21. EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.

22. WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPEENED TO COMPETENT BEARING SOIL AND THE FOOTING LOWERED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPEENED EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.

23. A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557)

24. UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.

25. BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.

26. UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).

27. COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED ONE FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR ONE FOR TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHICHEVER IS LESS.

28. AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.

29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.

30. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.

31. FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.

32. BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.

33. PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.

34. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.

35. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.

36. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.

CONCRETE PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.

2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.

3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

4. CONCRETE GRADE: GRADE A, CONFORMING TO SECTION 501.3.2.2.1 OF THE WISDOT STANDARD SPECIFICATIONS

5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.

6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.

7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.

8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.

9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.

10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.

11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.

12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.

13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.

14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.

15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.

16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS

17. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.

18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.

19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.

20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.

21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.

22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.

23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.

24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.

25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).

26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).

27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.

28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.

29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.

30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.

31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.

32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

ASPHALTIC PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).

2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.

3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.

4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.

5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.

6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.

7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.

8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 S UNLESS NOTED.

9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.

10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.

11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.

12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLODGE OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.

13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.

14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.

15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.

16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.

17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS ¼ INCH FOR BINDER COURSE AND PLUS ¼ INCH FOR SURFACE COURSE, NO MINUS.

18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: ¼ INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.

19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.

20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.

21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.

22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

THE SIGMA GROUP

Single Source. Sound Solutions.

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1300 West Canal Street

Milwaukee, WI 53233

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JONES DAIRY FARMS FACILITY EXPANSION

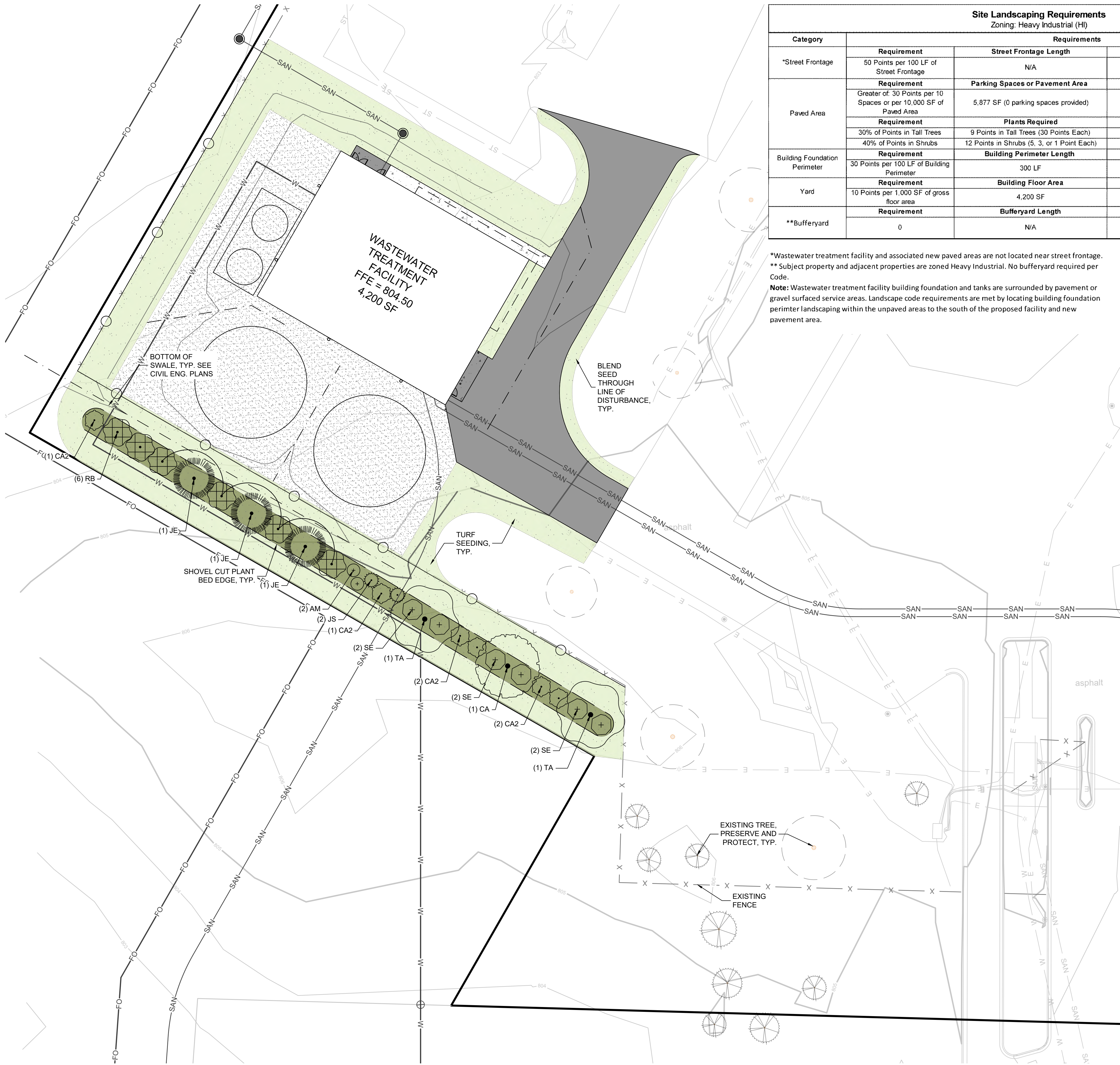
801 ROCKWELL AVE.

FORT ARKINSON WI

SPECIFICATIONS

FOR BID PURPOSES

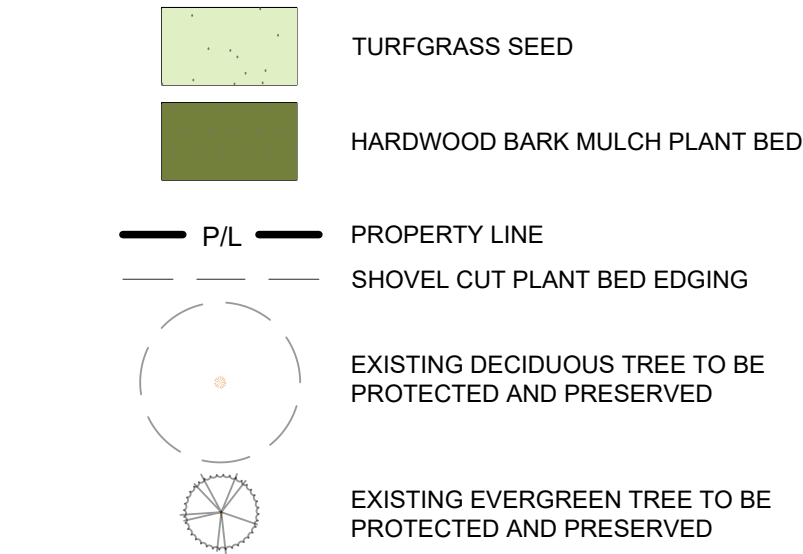
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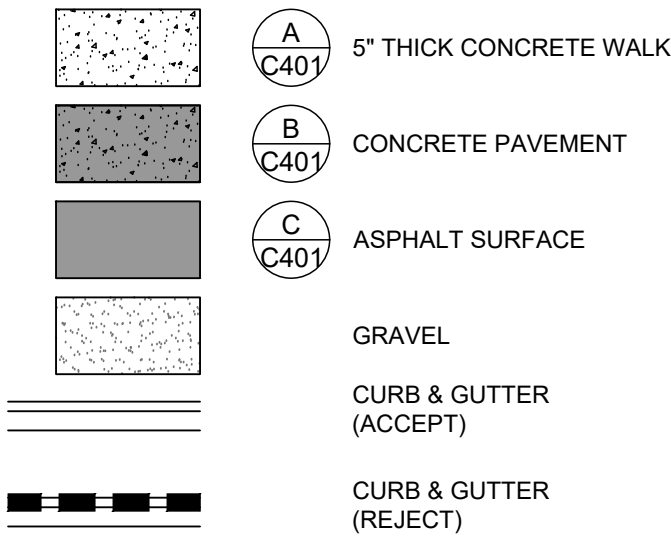
Site Landscaping Requirements				
Zoning: Heavy Industrial (HI)				
Category	Requirements			
*Street Frontage	Requirement	Street Frontage Length	Points Required	Points Provided
	50 Points per 100 LF of Street Frontage	N/A	0	0
Paved Area	Requirement	Parking Spaces or Pavement Area	Points Required	Points Provided
	Greater of: 30 Points per 10 Spaces or per 10,000 SF of Paved Area	5,877 SF (0 parking spaces provided)	30	42
	Requirement	Plants Required	Quantity Required	Quantity Provided
	30% of Points in Tall Trees 40% of Points in Shrubs	9 Points in Tall Trees (30 Points Each) 12 Points in Shrubs (5, 3, or 1 Point Each)	1 Tall Tree Varies	1 Tall Tree (30 pts.) 4 Medium Shrubs (12 pts.)
Building Foundation Perimeter	Requirement	Building Perimeter Length	Points Required	Points Provided
	30 Points per 100 LF of Building Perimeter	300 LF	90	90 (18 Tall Shrubs)
Yard	Requirement	Building Floor Area	Points Required	Points Provided
	10 Points per 1,000 SF of gross floor area	4,200 SF	42	45 (1 Tall Tree & 1 Medium Tree)
**Bufferyard	Requirement	Bufferyard Length	Points Required	Points Provided
	0	N/A	0	0

*Wastewater treatment facility and associated new paved areas are not located near street frontage.
**Subject property and adjacent properties are zoned Heavy Industrial. No bufferyard required per Code.
Note: Wastewater treatment facility building foundation and tanks are surrounded by pavement or gravel surfaced service areas. Landscape code requirements are met by locating building foundation perimeter landscaping within the unpaved areas to the south of the proposed facility and new pavement area.

LANDSCAPE LEGEND:



LEGEND:



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
LOW EVERGREEN TREES (12 PTS)					
	JE	Juniperus virginiana / Eastern Redcedar	5' Ht.	B&B	3
MEDIUM DECIDUOUS TREES (15 PTS)					
	CA	Carpinus caroliniana / American Hornbeam	1.5" Cal.	B&B	1
TALL DECIDUOUS TREES (30 PTS)					
	TA	Tilia americana 'Kromm' / Sweet Street™ American Linden	1.5" Cal.	B&B	2
MEDIUM DECIDUOUS SHRUBS (3 PTS)					
	AM	Aronia melanocarpa elata / Glossy Black Chokeberry	1.5' Ht.	Cont.	2
MEDIUM EVERGREEN SHRUBS (5 PTS)					
	JS	Juniperus x pfitzeriana 'Sea Green' / Sea Green Pfitzer Juniper	1.5' Ht.	Cont.	2
TALL DECIDUOUS SHRUBS (5 PTS)					
	CA2	Corylus americana / American Hazelnut	2' Ht.	Cont.	6
	RB	Rhus typhina 'Baltiger' / Tiger Eyes® Staghorn Sumac	3 gal.	Cont.	6
	SE	Sambucus canadensis / American Elderberry	2' Ht.	Cont.	6

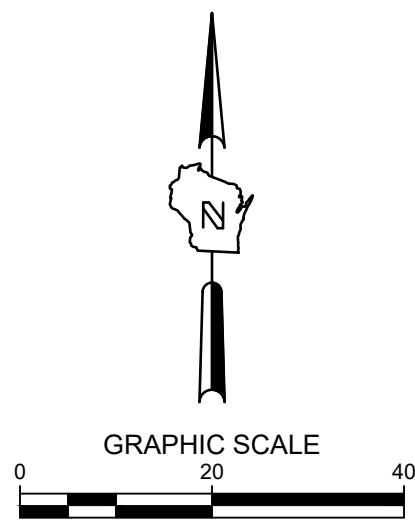
LANDSCAPE GENERAL NOTES:

- VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
- COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
- RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
- PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.



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MIL.W. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



JONES DAIRY FARMS FACILITY EXPANSION

801 ROCKWELL AVE.

FORT ARKINSON WI

LANDSCAPE PLAN

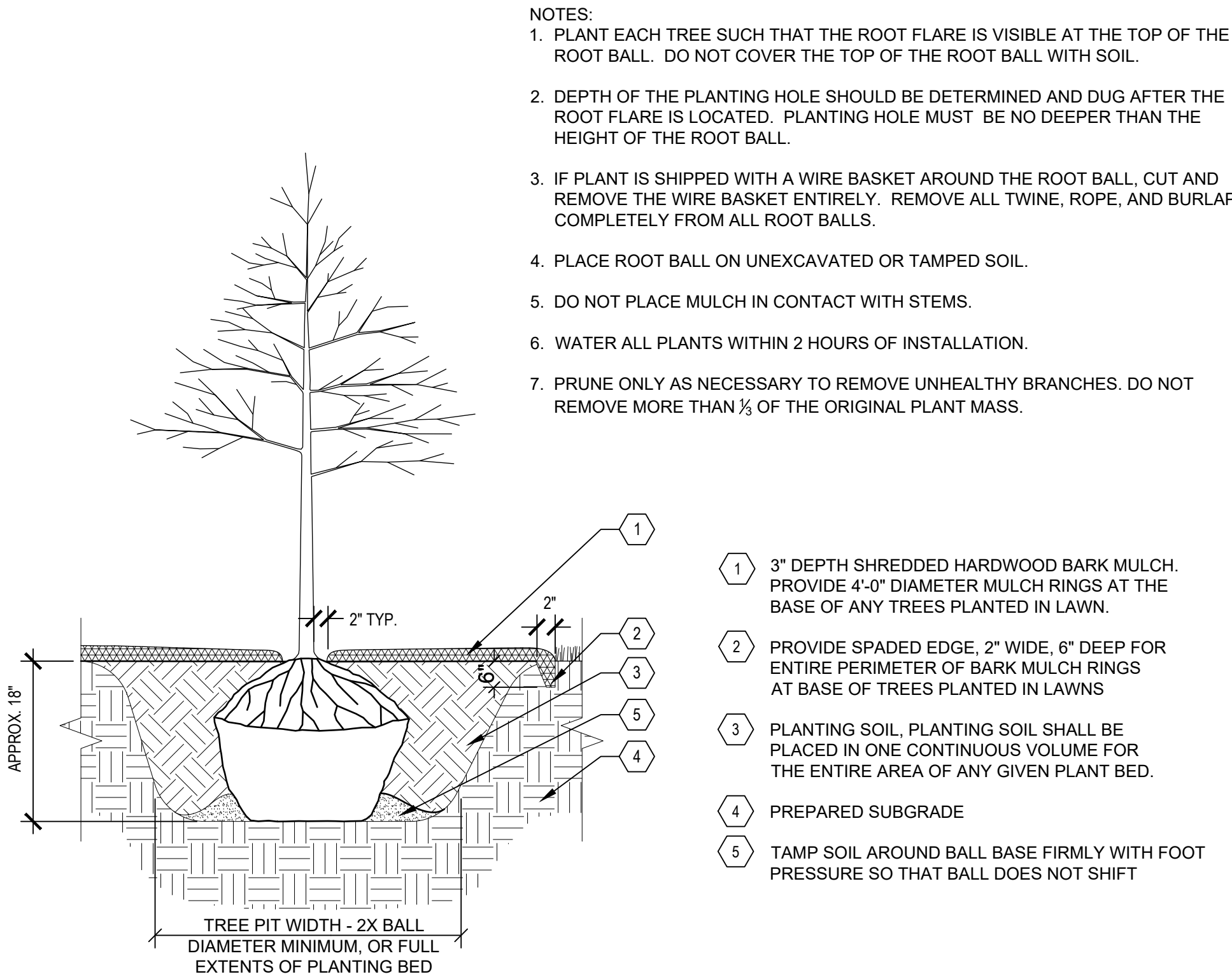
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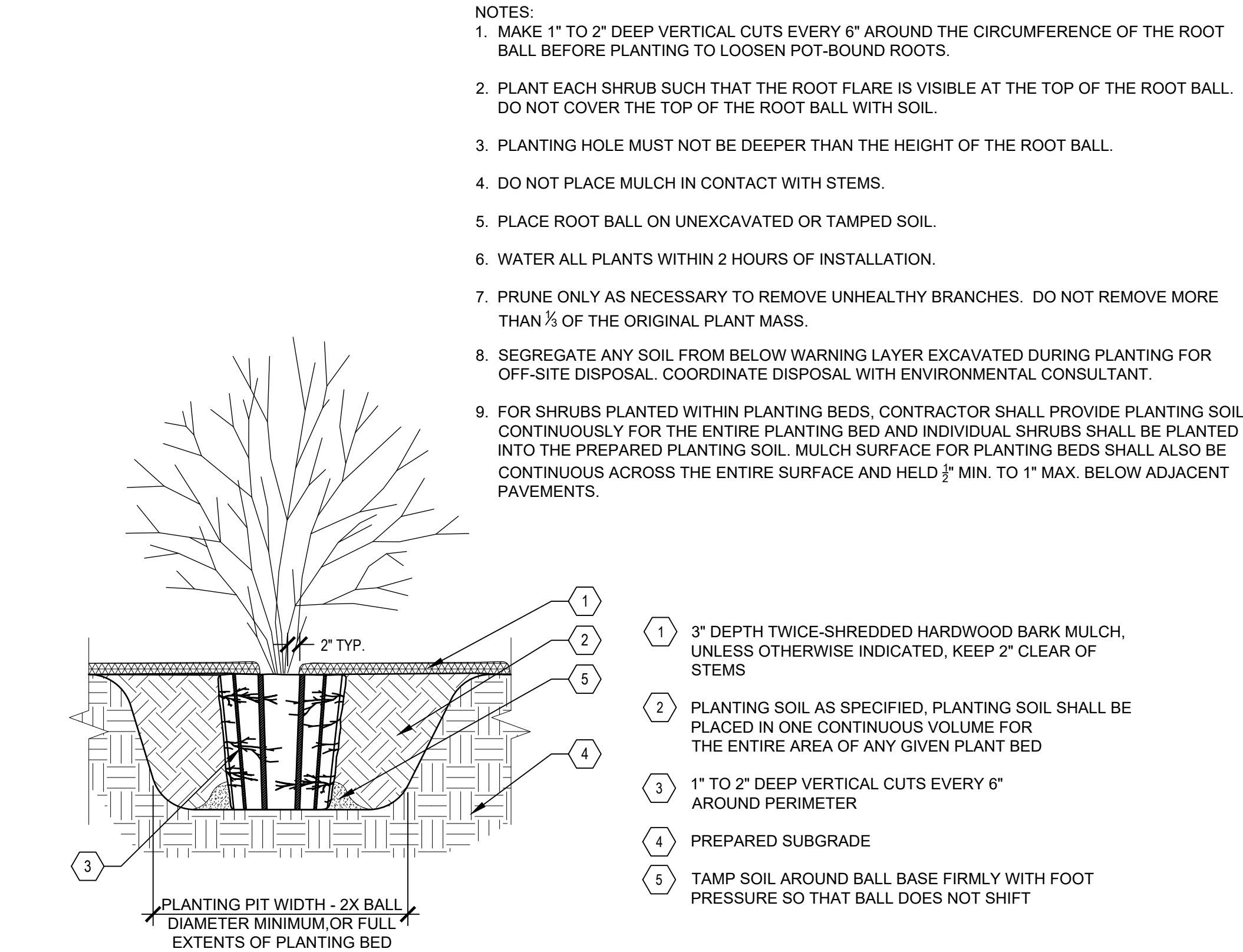
NO. REVISION DATE

PROJECT NO: 24066
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PLOT DATE: 2026.03.10
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CHECKED BY: PJI
APPROVED BY: ----
SHEET NO:

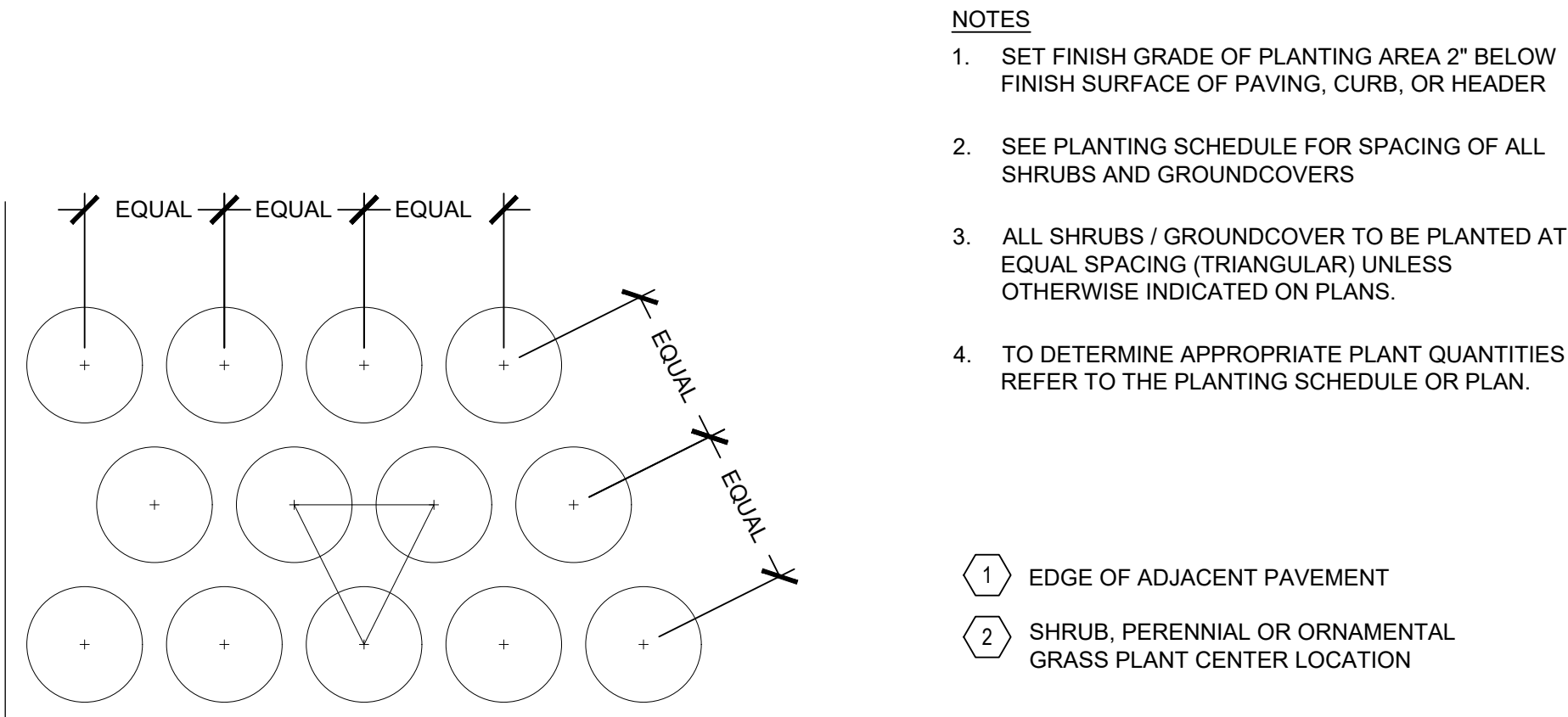
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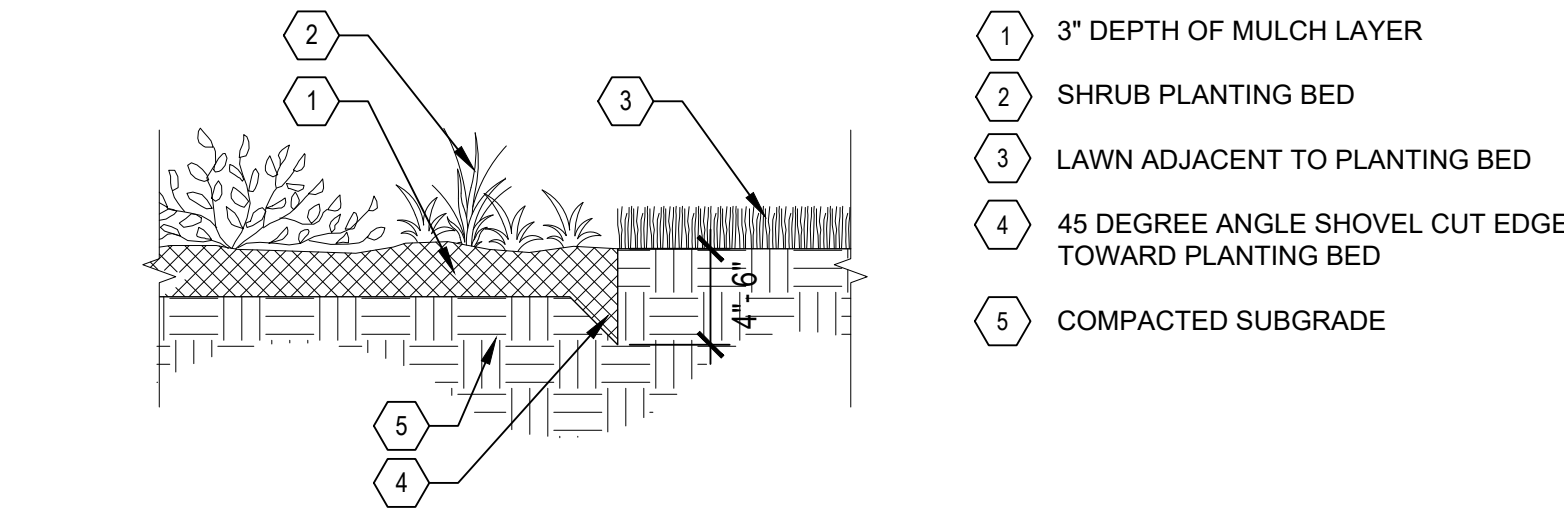
A TYPICAL TREE PLANTING
SCALE: NTS



B TYPICAL SHRUB PLANTING
SCALE: NTS



C TYPICAL PLANT SPACING
SCALE: NTS



D SHOVEL CUT PLANT BED EDGE
SCALE: NTS

JONES DAIRY FARMS FACILITY EXPANSION
801 ROCKWELL AVE.
FORT ARKINSON WI
LANDSCAPE DETAILS

FOR BID
PURPOSES

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SHEET NO:	

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24066

PLANTING QUALITY ASSURANCE

1.

PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
2.

ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE SITE LOCATION. SPECIMENS NURSERY-DUG TO BE REPLANTED SHALL HAVE BEEN FRESHLY DUG AND PROPERLY PREPARED FOR PLANTING.
3.

TREES:

3.1.

SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED OTHERWISE, AND SHRUBS WITH DAMAGED OR CUT MAINSTEM(S), WILL BE REJECTED.

3.2.

WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE, CANKERS/CANKEROUS LESIONS OR FUNGAL MATS, MOLD, PREMATURELY-OPENED BUDS, OR CUTS OF LIMBS OVER ¼" DIAMETER THAT ARE NOT COMPLETELY CALLEDUSED WILL BE REJECTED.

3.3.

SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH.

3.4.

BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE BOTH FIBROUS AND FEEDING ROOTS. BALLS SHALL BE SECURELY WRAPPED WITH BURLAP, AND TIGHTLY BOUND WITH ROPE OR TWINE. NO PLANTS SHALL BE BOUND WITH ROPE OR WIRE IN SUCH A MANNER AS TO DAMAGE BARK OR BREAK BRANCHES. THE ROOT FLARE SHOULD BE WITHIN THE TOP 2" OF THE SOIL BALL. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED IF THE BALL IS DRY, CRACKED, OR BROKEN BEFORE OR DURING PLANTING.
4.

PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

PLANTING PROJECT CONDITIONS:

1.

VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2.

INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:

2.1.

NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.

2.2.

DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
3.

PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:

3.1.

DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.

3.2.

NATIVE SEEDING AND TURFGRASS: APRIL 15 - OCTOBER 15
4.

WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
5.

CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES. DAMAGED PLANTS, LAWNS OR GRASS AREAS SHALL BE REPLACED OR TREATED AS REQUIRED TO CONFORM TO SPECIFICATIONS HEREIN FOR FRESH STOCK. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY DURING THE INSTALLATION PERIOD. UNDER NO CONDITION SHALL DEBRIS FROM PLANTING ACTIVITIES RESULT IN A SAFETY HAZARD ON-SITE OR ADJACENT OFF-SITE PROPERTY. DAMAGE TO SITE IMPROVEMENTS OR ADJACENT LANDSCAPES INCURRED AS A RESULT OF PLANTING OR REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR THAT CAUSES THE DAMAGE AT NO COST TO THE OWNER.
6.

EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

6.1.

VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, GEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.

6.2.

DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.
- PLANTING DELIVERY, STORAGE, & HANDLING:
1.

BULK MATERIALS;

1.1.

DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.

2.

DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.

3.

HANDLE PLANTING STOCK BY ROOT BALL.

4.

DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN SHADED LOCATION, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.

4.1.

SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.

4.2.

WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

EXCAVATION FOR TREES & SHRUBS

1.

EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.

1.1.

EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.

1.2.

DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.

1.3.

IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.

1.4.

MAINTAIN REQUIRED ANGLES OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.

1.5.

MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.

1.6.

KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.

2.

SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.

3.

NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

4.

NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE & SHRUB PLANTING

1.

BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS. PLANT MATERIAL WITHOUT ROOT FLARE VISIBLE OR PLANTED TOO LOW WILL BE RE-PLANTED AT THE REQUEST OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

2.

PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

3.

REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.

4.

REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO CUT TREE LEADERS.

5.

SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.

5.1.

USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.

5.2.

CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

5.3.

BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.

5.4.

CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

TREE & SHRUB MATERIAL:

1.

GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

1.1.

TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS: TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾" IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

1.2.

COLLECTED STOCK; DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A STATE CERTIFIED NURSERY.

1.3.

PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS (B&B, CONTAINER, BARE ROOT, ETC.), UNLESS THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THAT SUBSTITUTION OF CONTAINER TYPE IS ACCEPTABLE.

2.

FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

3.

SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

PLANTING SOIL:

PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE

1.

INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.

2.

DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.

3.

PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT), THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING.

3.1.

THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.

3.2.

STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON, HAVING A DARK BROWN TO BLACK COLOR WITH A GRANULAR STRUCTURE AND CLAY CONTENT OF LESS THAN 25%, VERIFIED WITH A RIBBON TEST THAT YIELDS NO MORE THAN 1-INCH.

BARK MULCH MATERIAL & INSTALLATION

1.

TWICE-SHREDDED HARDWOOD BARK MULCH TO BE PROVIDED AS TOP-DRESSING FOR ALL AT-GRADE PLANTING BEDS IN LOCATIONS INDICATED ON PLANTING PLANS.

1.1.

SIZE RANGE: MAXIMUM 2.5" TO 3"

1.2.

COLOR: NATURAL, UN-DYED

1.3.

PROVIDE 3" DEPTH MULCH FOR ALL PLANTING BEDS INDICATED AS BARK MULCH PLANTING BED.

2.

KEEP BARK MULCH 2" CLEAR OF ALL STEMS OF PLANT MATERIAL.

TURF SEEDING:

1.

DELIVERY:

1.1.

DELIVER PACKAGED SEED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS LABELED AS TO NAME AND ADDRESS OF SUPPLIER; SPECIFIC BLEND OF SEED; AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.

2.

PROJECT CONDITIONS:

2.1.

SEED DURING ONE OF THE FOLLOWING PERIODS.

2.1.1.

SPRING SEEDING SEASON: APRIL 1 TO JUNE 15.

2.1.2.

FALL SEEDING SEASON: AUGUST 15 TO OCTOBER 1.

3.

PRODUCTS

3.0.1.

PROVIDE THE FOLLOWING FOR TURFGRASS SEED BASIS OF DESIGN: REINDEERS DELUXE 50 SEED MIX OR APPROVED EQUAL

3.0.2.

TURFGRASS SEED MIX TO BE FERTILIZED WITH 'SCOTT'S STARTER FERTILIZER' BY THE 'SCOTTS MIRACLE-GRO COMPANY' OR APPROVED EQUAL.

4.

PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN MET.

5.

REMOVE ANY AND ALL UNDESIRABLE VEGETATION THAT HAS GERMINATED IN THE AREAS TO BE SEEDED OR SODDED. CONTRACTOR SHALL EVALUATE THE USE OF A BROAD SPECTRUM, NON-PERSISTENT GLYPHATE-BASED HERBICIDE BASED ON SITE CONDITIONS.

5.1.

DO NOT APPLY SEED UNTIL FIVE TO SEVEN DAYS AFTER LAST HERBICIDE TREATMENT.

6.

FINISH GRADING: GRADE AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS ½ INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE IMMEDIATELY SEEDED AND STABILIZED WITH EROSION CONTROL MATERIAL.

7.

MOISTEN PREPARED AREA BEFORE SEEDING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE DRY BEFORE SEEDING OR SODDING. DO NOT CREATE MUDDY SOIL.

8.

NO SEEDING SHALL OCCUR ON FROZEN GROUND OR AT TEMPERATURES LOWER THAN 32 DEGREES FARENHEIT OR IN THE FOLLOWING 5 DAYS AFTER PLANNED SEEDING OR SODDING.

9.

SEEDING RATES TO BE PERFORMED IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.

CLEAN-UP AND PROTECTION

1.

DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

2.

PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

3.

AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

THE SIGMA GROUP

Single Source. Sound Solutions.

www.thesigmagroup.com

1300 West Canal Street

Milwaukee, WI 53233

Phone: 414-643-4200

Fax: 414-643-4210

JONES DAIRY FARMS FACILITY EXPANSION

801 ROCKWELL AVE.

FORT ARKINSON WI

LANDSCAPE SPECIFICATIONS

FOR BID PURPOSES

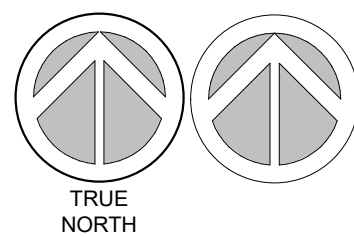
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SIC #2	03/10/2026
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NO. REVISION	DATE
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PROJECT NO:	24066
DESIGN DATE:	2026.01.06
PLOT DATE:	2026.03.10
DRAWN BY:	JTR
CHECKED BY:	PJI
APPROVED BY:	----
SHEET NO:	L300

i:\esi_design_serv\24066 - jones dairy farm expansion\060 CAD\030_Production Sheets\400_Landscape\L300 Landscape Specifications.dwg

Page 83 of 125

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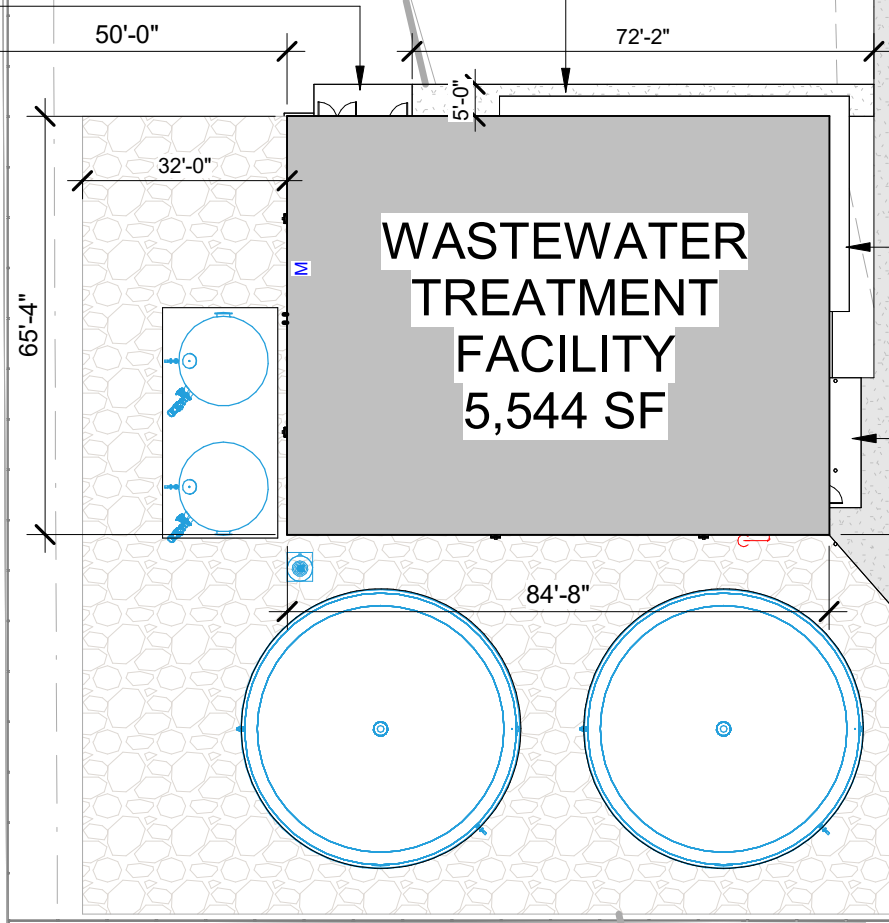
Autodesk Docs/Jones Dairy Farm - 50-1572-26 - Fort Atkinson - WIS0-1572-26 ARCH-WWT.F - R04.rvt 3/10/2026 3:55:25 PM



ARCHITECTURAL SITE PLAN
1" = 30'-0"

EXISTING PARKING
EXISTING FENCE
PROPERTY LINE

CONCRETE SIDEWALK - SEE
CIVIL DWGS.
CONCRETE STOOP - SEE
DETAIL 14A501



WASTEWATER
TREATMENT
FACILITY
5,544 SF

EXISTING FENCE
GRAVEL - SEE CIVIL DWGS.
PROPERTY LINE
CHAIN-LINK FENCE - TO MATCH
EXISTING (SEC.323113)

EXISTING ASPHALT DRIVE -
DEMO AS REQUIRED

ASPHALT - SEE CIVIL DWGS.

CANOPY - SEE SHEET A260/
A400'W & A501

EXISTING ASPHALT

CONCRETE STOOP - SEE
DETAIL 14A501

76'-0"
VERIFY IN FIELD

INDUSTRIAL DR.

EXISTING FACILITY

EXISTING FACILITY

ROCKWELL AVE.

JONES DAIRY FARM EXP. & WW.T.F.
JONES DAIRY FARM
800 JONES AVE.
FORT ATKINSON, WI. 53538



REVISIONS	
02/06/26	SIC 001
03/03/26	SIC 002

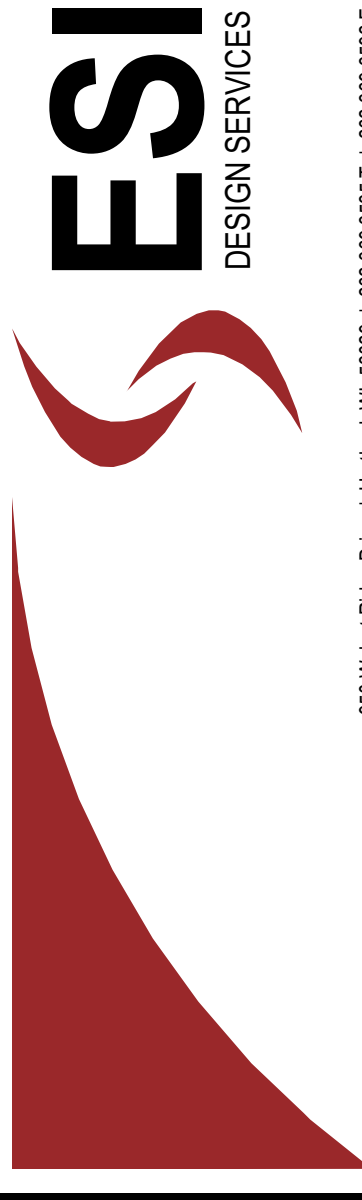
DATE:	JOB NO.
01/13/26	50-1572-26
DWG By:	CHKD By:
JCD	RJR

SHEET TITLE
OVERALL - SITE
PLAN

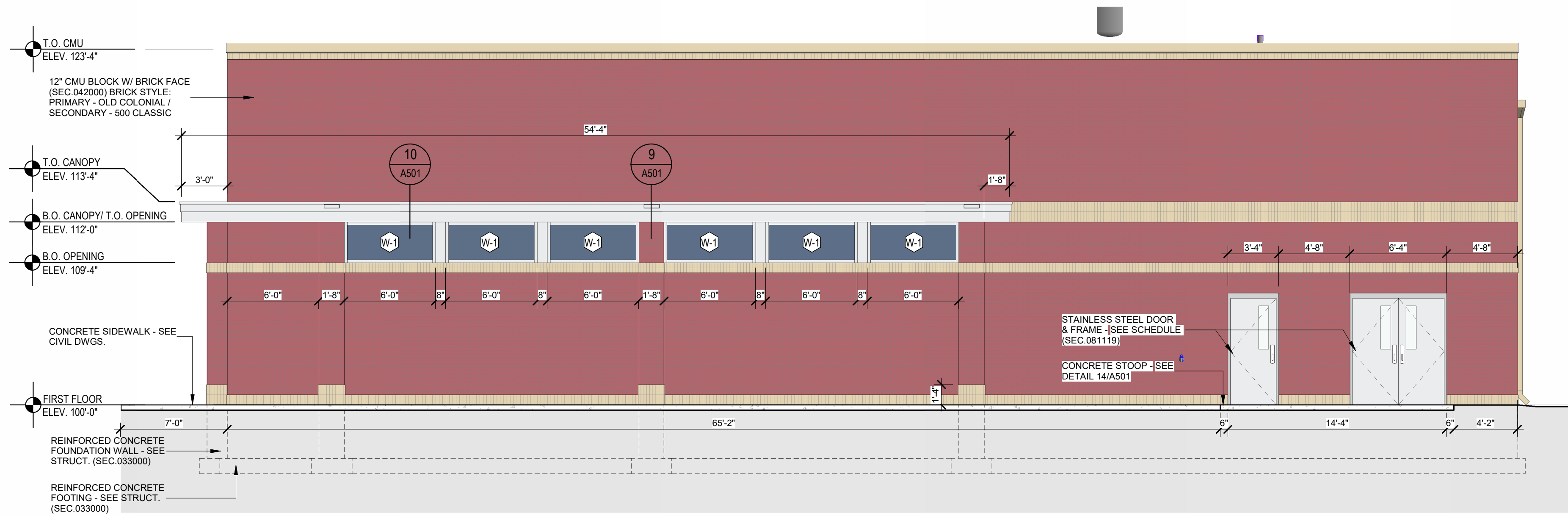
CONSTRUCTION
SHEET NUMBER

A010

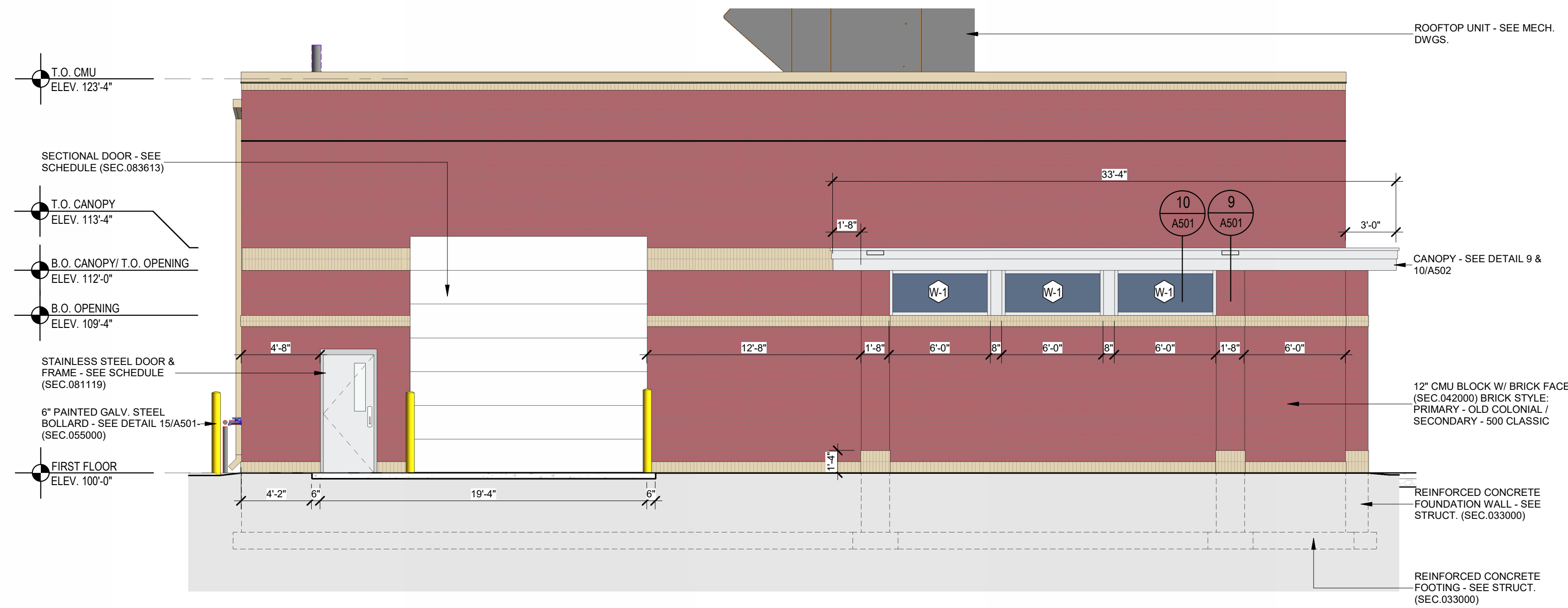
ARCHITECTURAL



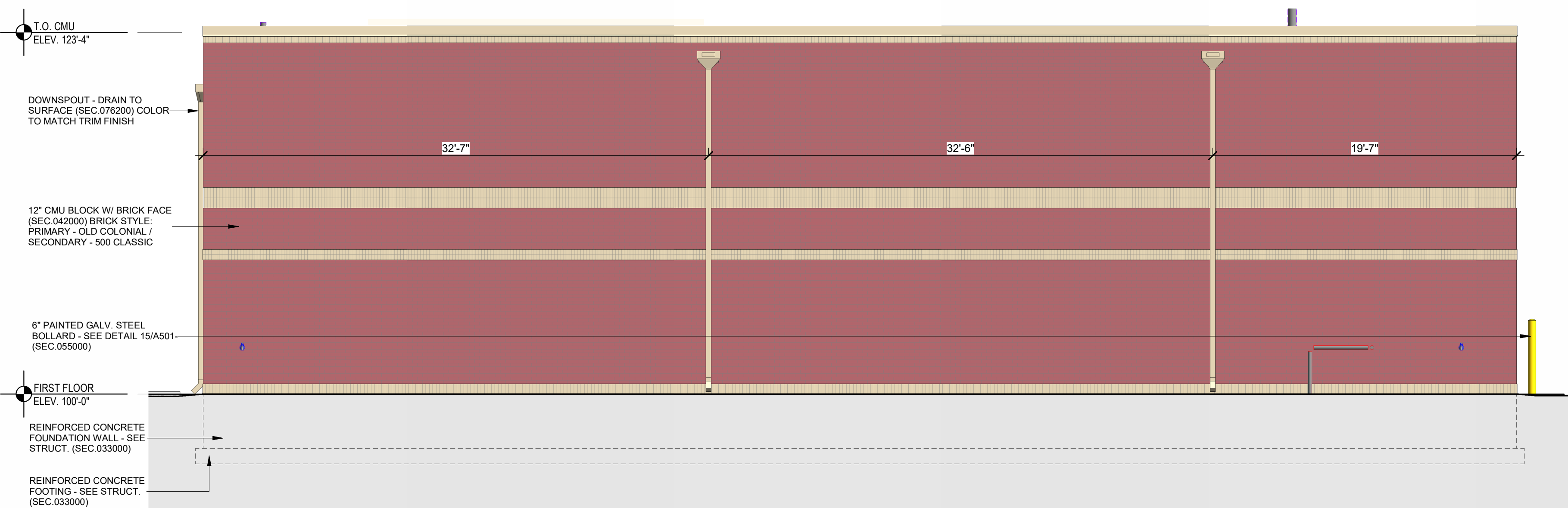
957 Walnut Ridge Drive | Hartman, WI 53029 | 262.368.5553 T | 262.368.5552 F



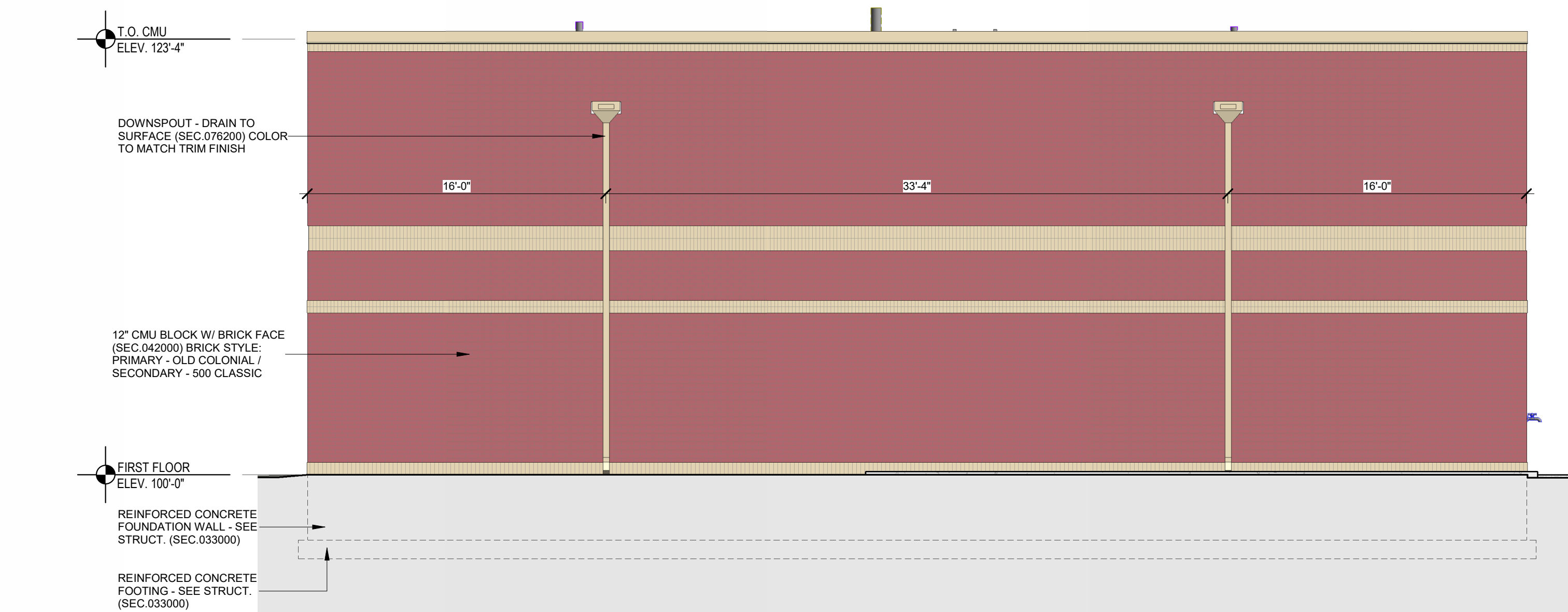
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A300 3/16" = 1'-0"



2 EAST ELEVATION
A300 3/16" = 1'-0"



3 SOUTH ELEVATION
A300 3/16" = 1'-0"



4 WEST ELEVATION
A300 3/16" = 1'-0"

FINISHES

1. **PRIMARY BRICK:** KANSAS BRICK & TILE - COLOR / STYLE : OLD COLONIAL
2. **SECONDARY BRICK:** KANSAS BRICK & TILE - COLOR / STYLE : 500 CLASSIC
3. **TRIM FINISH:** TO MATCH COLOR OF SECONDARY BRICK (500 CLASSIC)

ESI
DESIGN SERVICES



JONES DAIRY FARM EXP. & WW.T.F.
JONES DAIRY FARM
800 JONES AVE.
FORT ATKINSON, WI. 53538



03/03/26
EXP. 07/31/26

REVISIONS

1	02/06/26	- SIC 001
2	03/03/26	- SIC 002
3		
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DATE:	JOB NO.
01/13/26	50-1572-26
DWG By:	CHK'D By:
JCD	RJR

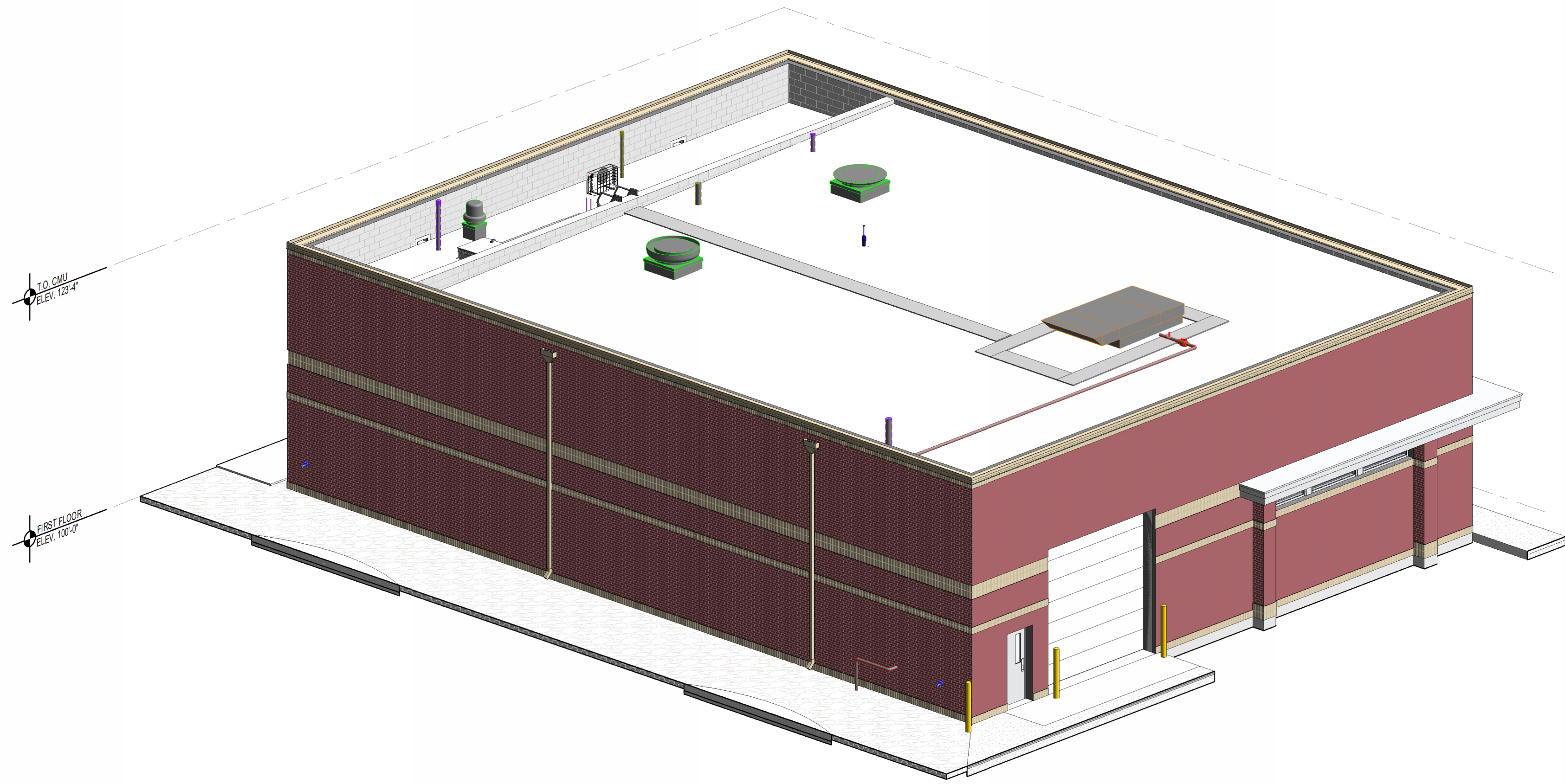
SHEET TITLE
OVERALL -
BUILDING
ELEVATIONS

CONSTRUCTION

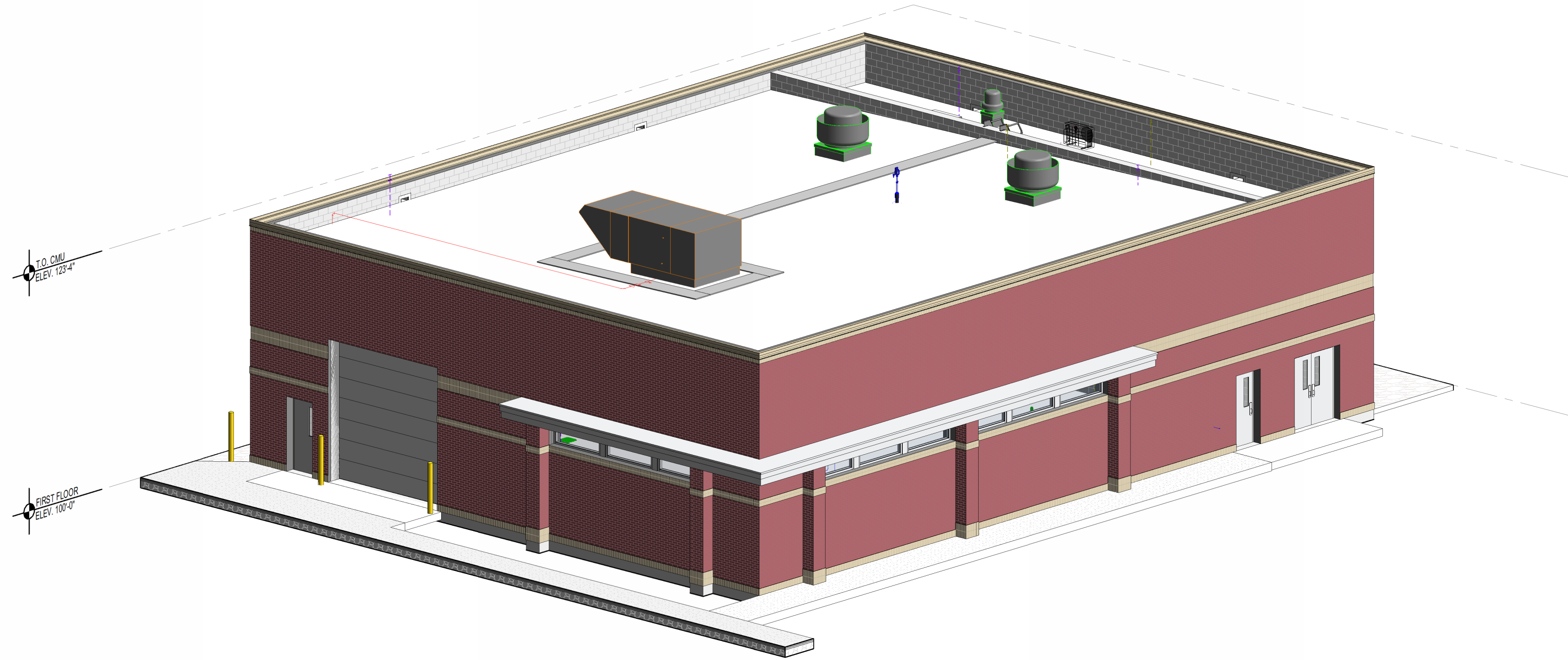
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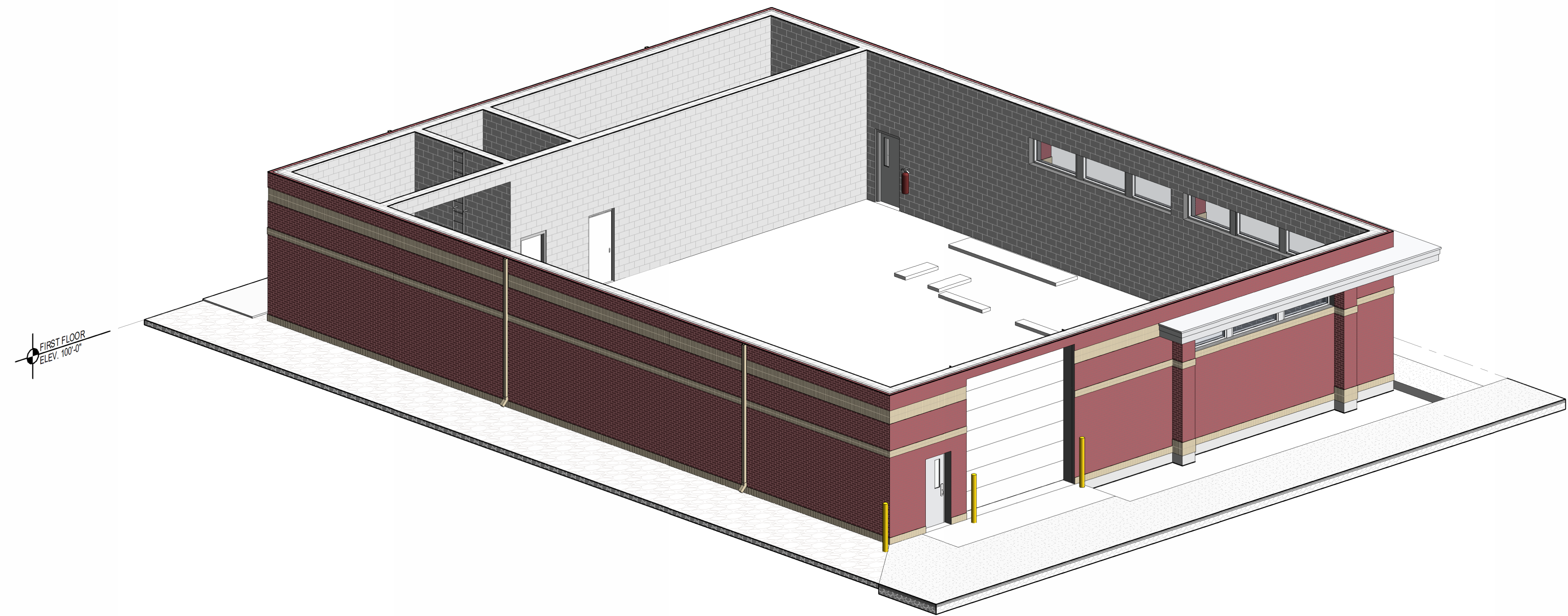
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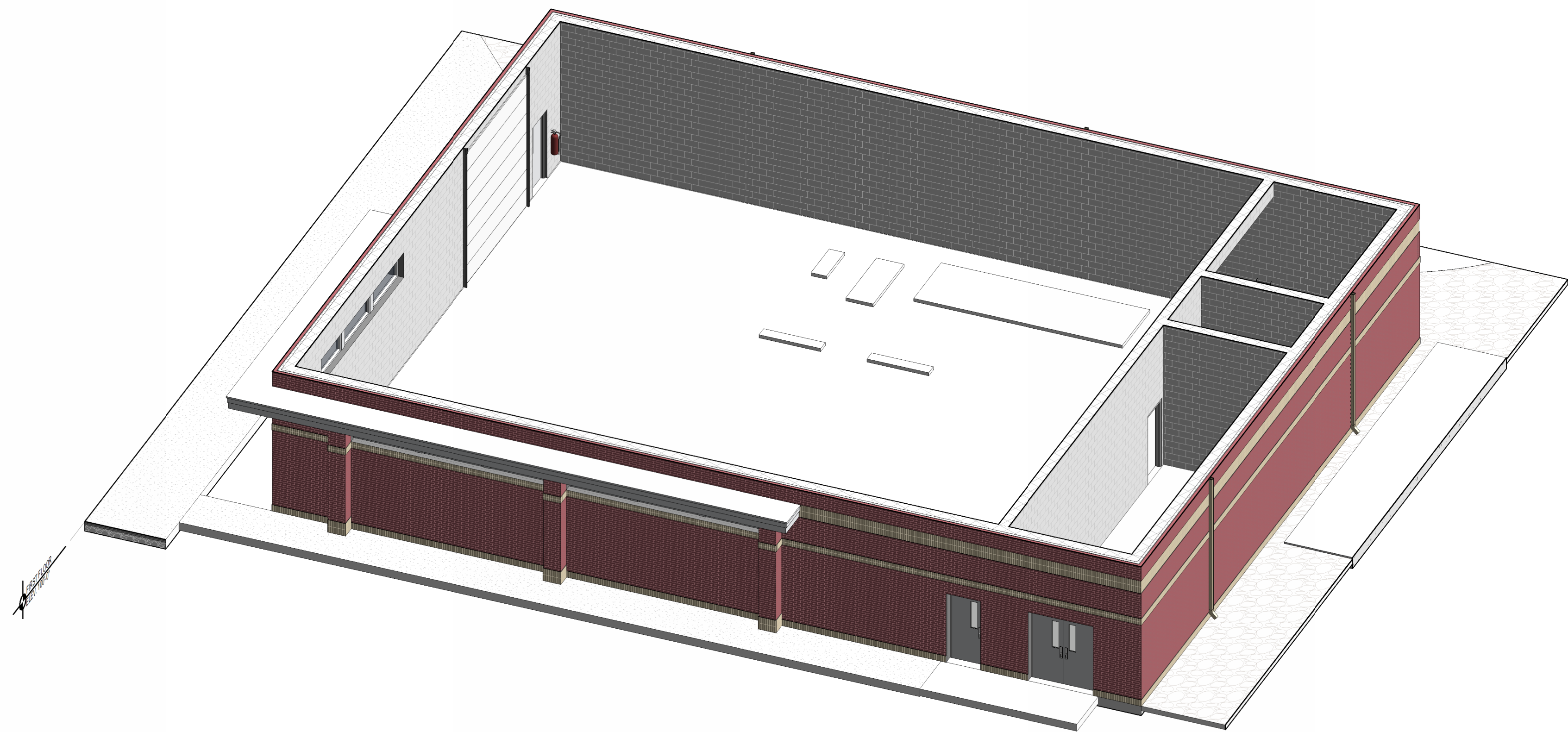
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A310



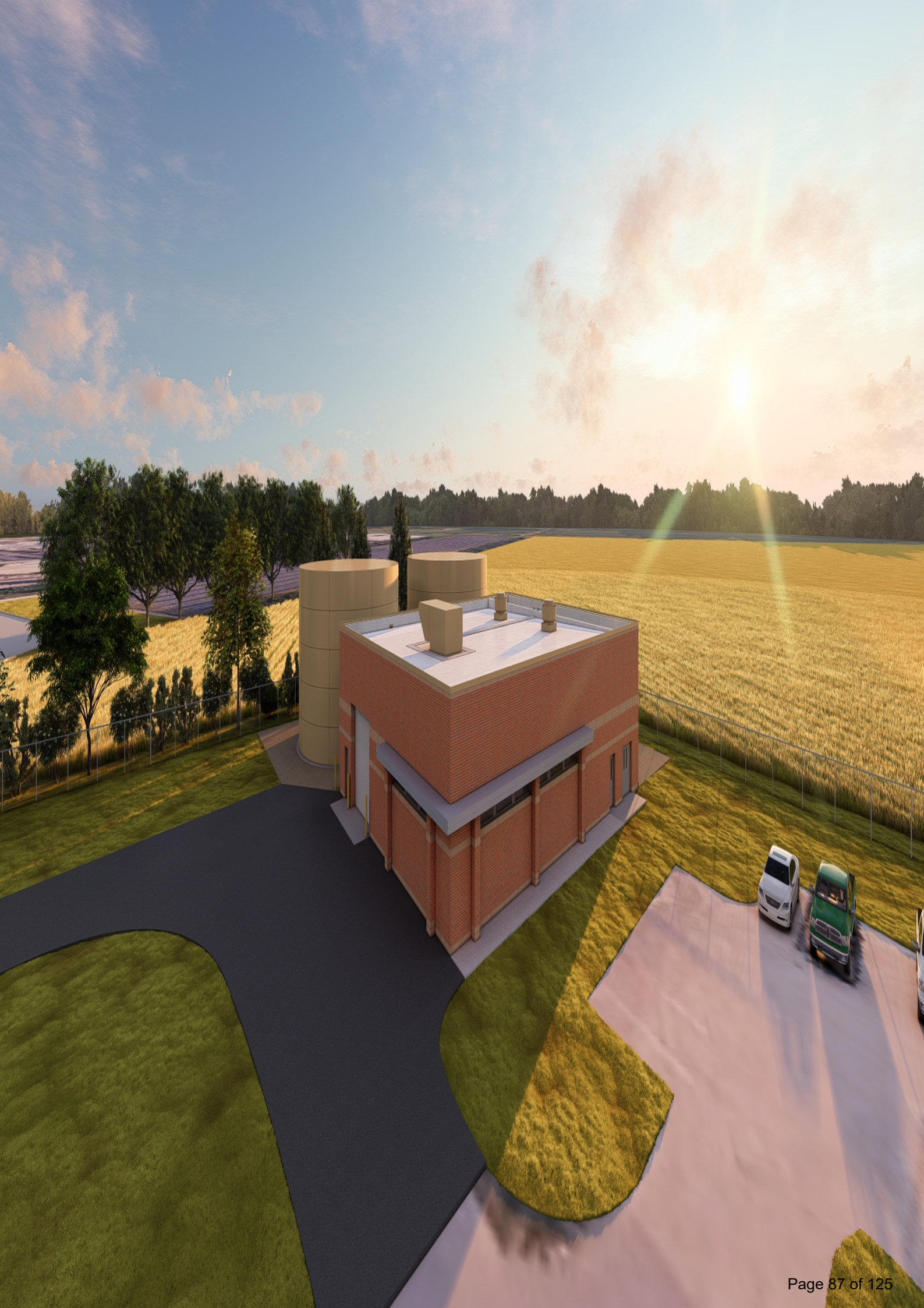
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A310



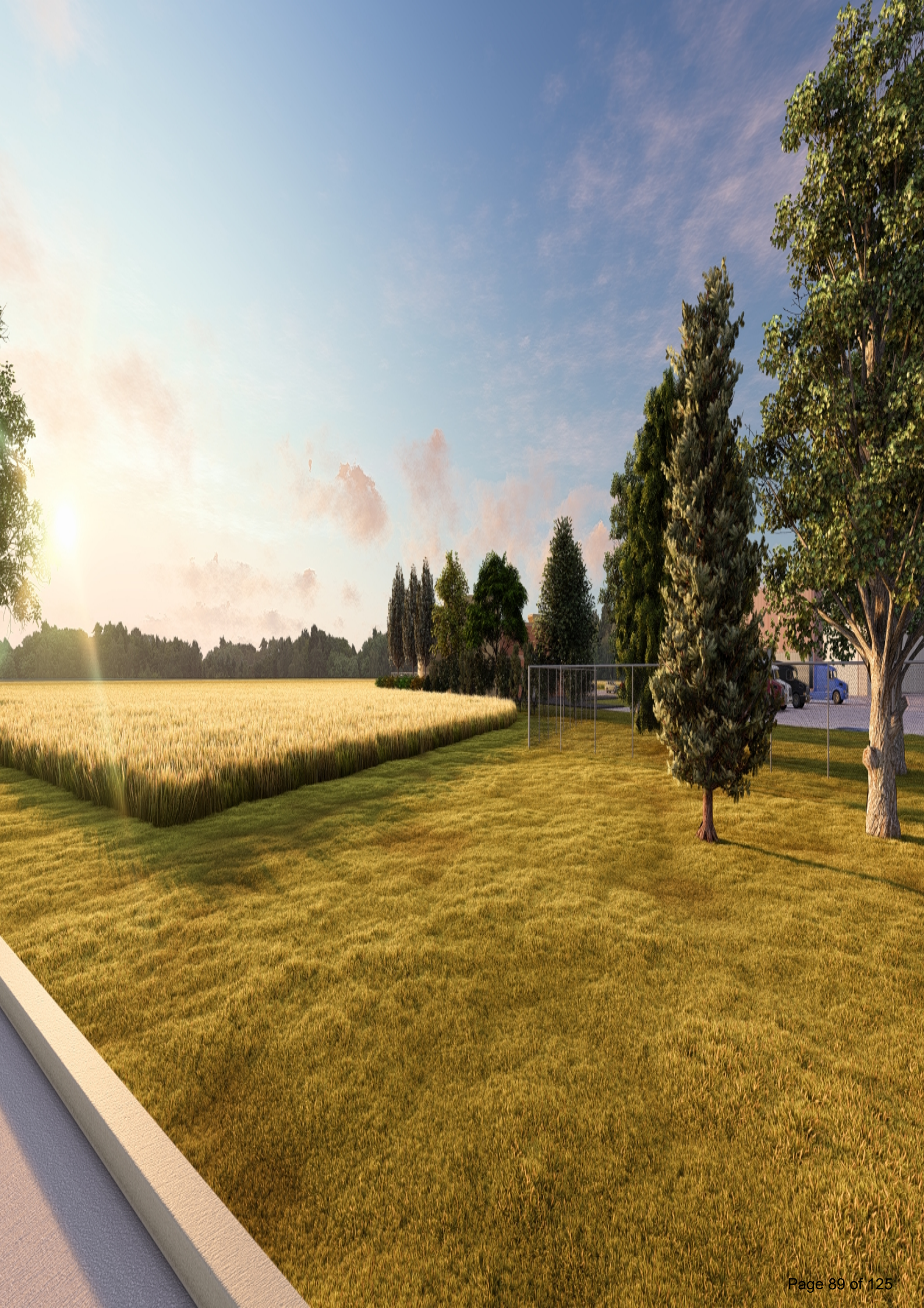
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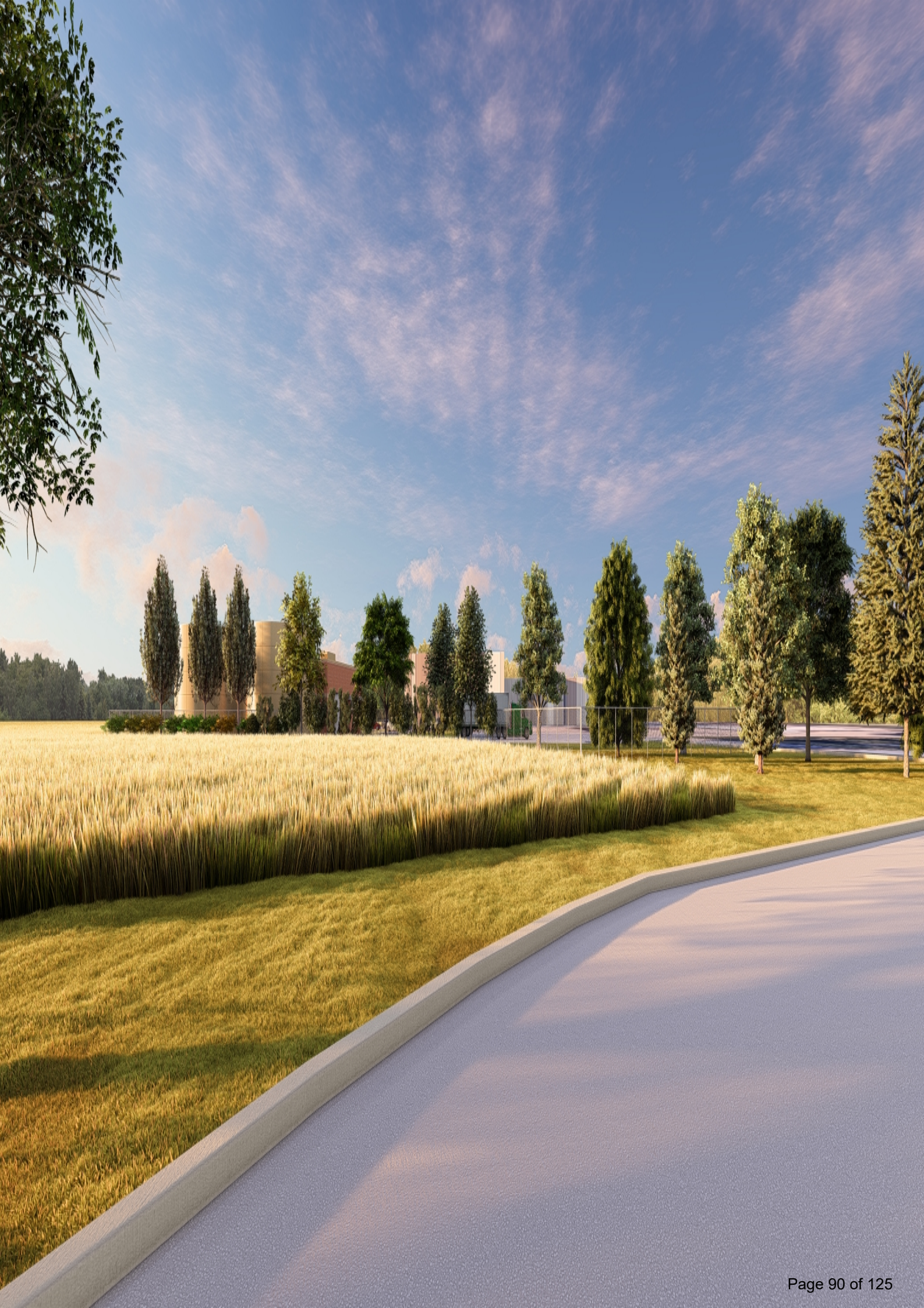


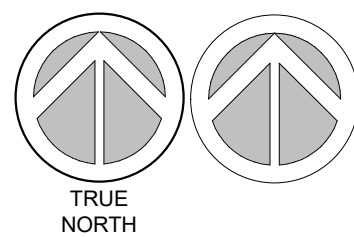
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A310



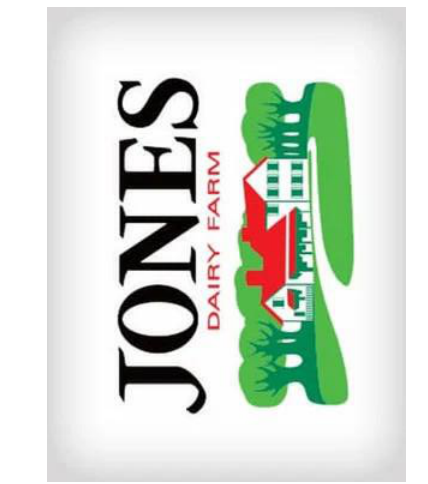
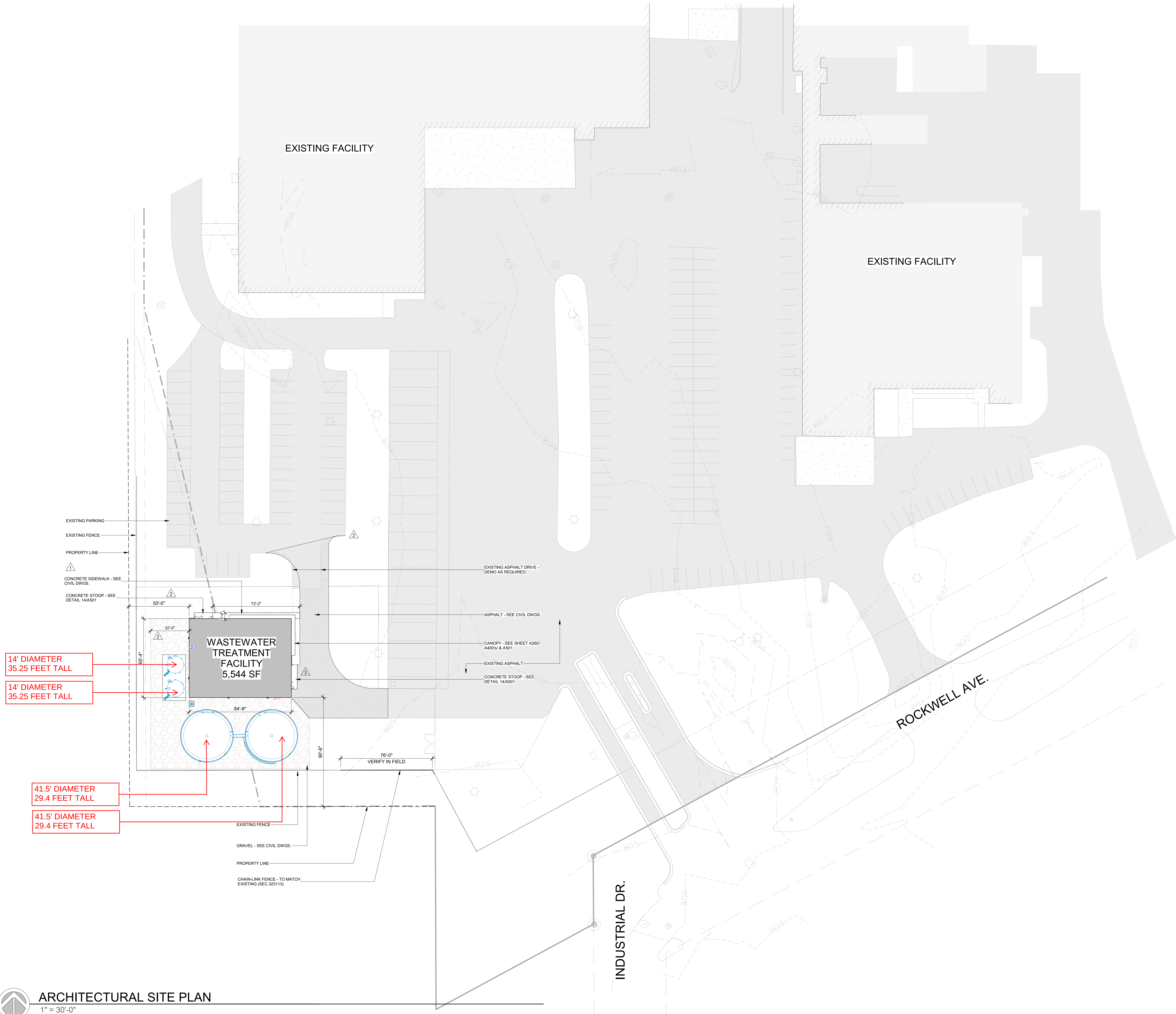








ARCHITECTURAL SITE PLAN
1" = 30'-0"



JONES DAIRY FARM EXP. & WW.T.F.
JONES DAIRY FARM
800 JONES AVE.
FORT ATKINSON, WI. 53538



REVISIONS	
1	02/06/26 - SIC 001
2	03/03/26 - SIC 002
3	03/26/26 - SIC 003

DATE:	JOB NO.
01/13/26	50-1572-26
DWG By:	CHKD By:
JCD	RJR

SHEET TITLE
OVERALL - SITE PLAN

CONSTRUCTION
SHEET NUMBER

A010

ARCHITECTURAL

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VERIFY SCALES
0 1"
BAR IS ONE INCH ON ORIGINAL
DRAWING. IF NOT ONE INCH ON
THIS SHEET, ADJUST SCALES
ACCORDINGLY.

ENGINEERS STAMP

NOTE
Drawings are for design bidding and verification only, not for constraining contractor methods or pipe routing. P&ID governs piping; contractor can use alternative construction methods matching P&ID.

JONES DAIRY
FORT ATKINSON, WISCONSIN
WWTP UPGRADES
HYDRAULIC PROFILE

[illegible]

DRAWN BY:	DD
PROJ. MAN.:	JP

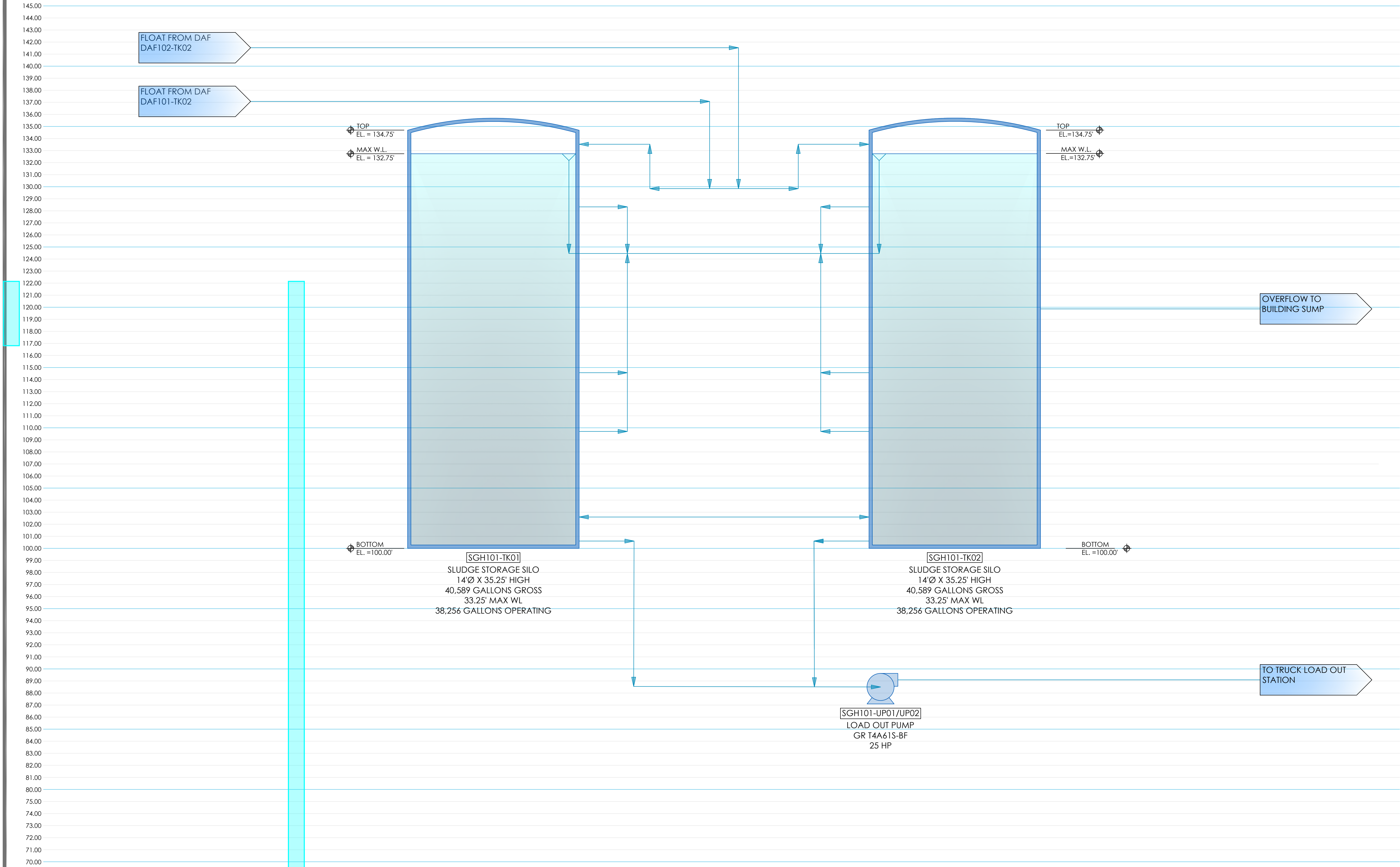
PROJECT NUMBER:

6642

SHEET

HP004

ISSUE DATE: --

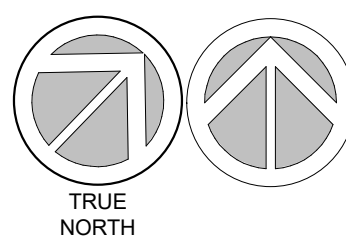


SITE DATUM: 100.00' = SITE DATUM ELEV

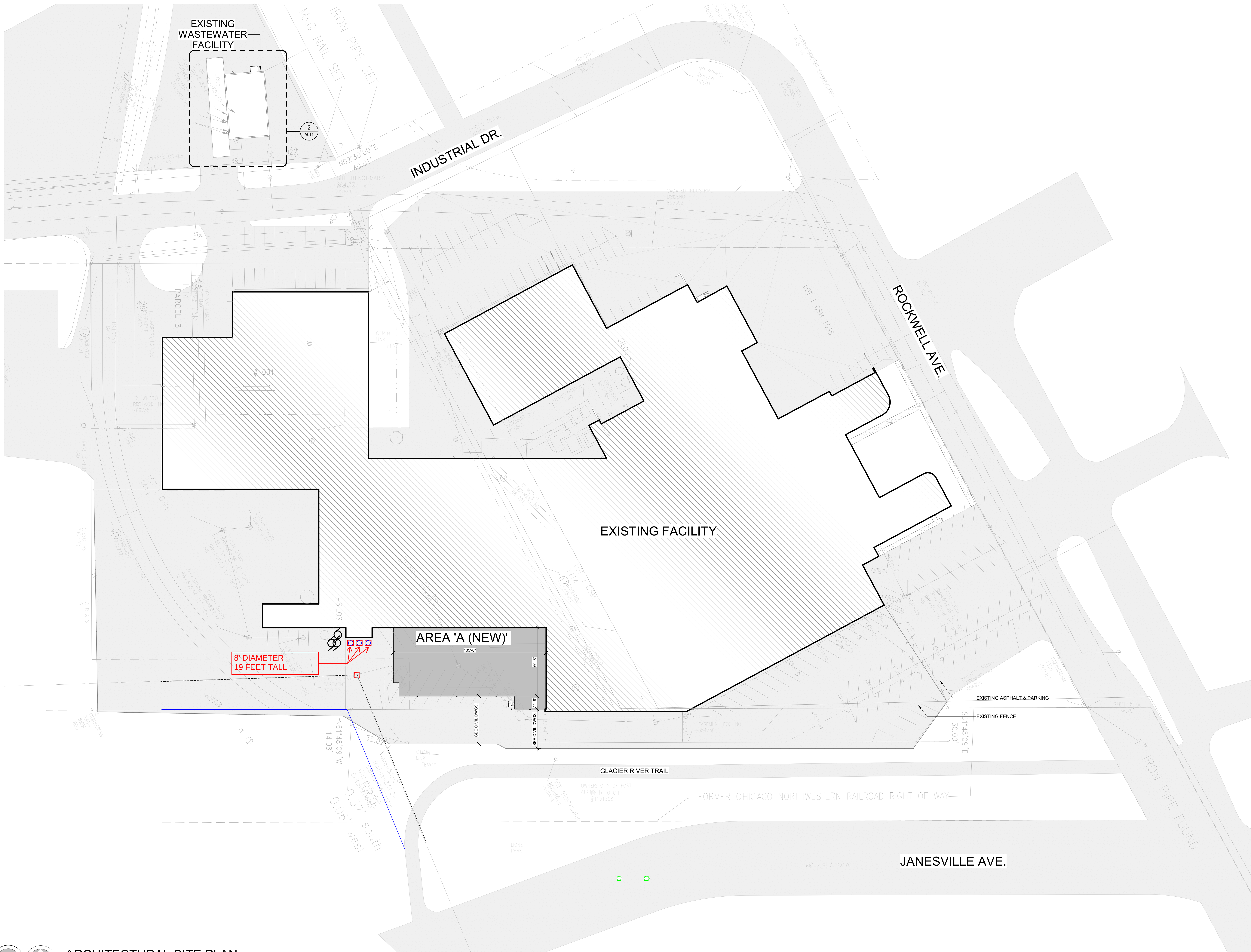
PERMIT SET - NOT FOR CONSTRUCTION

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ARCHITECTURAL SITE PLAN
1/32" = 1'-0"

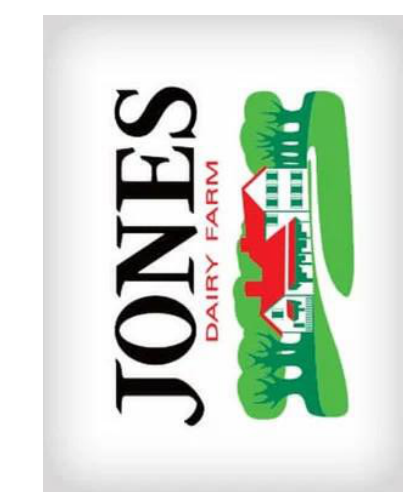


PRELIMINARY

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REVISIONS	
DATE:	JOB NO:
10/09/2025	50-1572-26
DWG By:	CHKD By:
Author	TPG
SHEET TITLE	
SITE PLAN - OVERALL	
PRELIMINARY	
SHEET NUMBER	
A010	
ARCHITECTURAL	

JONES DAIRY FARM EXP. & WW.T.F.
JONES DAIRY FARM
801 ROCKWELL AVENUE,
FORT ATKINSON, WISCONSIN, 53538



952 Walnut Ridge Drive | Hartman, WI 53029 | 262.368.5555 T | 262.368.5555 F

Comments

Date

#

Revisions

Drawn By: WB

Project #: 174730

Date: 4/13/2026

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

PHOTOMETRIC FLOOR PLAN

JONES DAIRY
FORT ATKINSON, WI

Page 1 of 1

Luminaire Schedule								
Scenario: EXTERIOR								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts
	32	A	LITHONIA	IBG 12000LM HEF ATL WD 35K 80CRI	Single	0.900	11849	68.55
	4	AE	LITHONIA	IBG 12000LM HEF ATL WD 35K 80CRI	Single	0.264	11849	68.55
	1	B	LITHONIA	CPX 2X4 ALO8 (Mid) 80CRI SWW7 (40K) A12 MVOLT	Single	0.900	4821	34.38
	1	BE	LITHONIA	CPX 2X4 ALO8 (Mid) 80CRI SWW7 (40K) A12 MVOLT	Single	0.900	4821	34.38
	8	OW1	LITHONIA	WPX3 LED 40K Mvolt	Single	0.900	9270	72.33
	3	S1	SOLAS RAY	HJAS2-040-XX-U-120	Single	0.900	5216	40.03
	6	X1	LITHONIA	ECRG HO RD (1 HEAD)	Single	1.000	88	0.8

Calculation Summary							
Scenario: EXTERIOR							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CATWALK	Illuminance	Fc	20.48	25.8	15.1	1.36	1.71
EXTERIOR	Illuminance	Fc	1.04	7.5	0.0	N.A.	N.A.
STAIRS HIGH	Illuminance	Fc	2.18	2.7	0.0	N.A.	N.A.
STAIRS LOW	Illuminance	Fc	1.36	2.0	1.2	1.13	1.67
STAIRS MID	Illuminance	Fc	2.26	2.5	2.1	1.08	1.19

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. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.



Condominium Plat Review REPORT TO THE PLAN COMMISSION

DATE: April 28, 2026

FILE NUMBER: CPR-2026-01

PROPERTY ADDRESS: 1364 and 1356 Marigold Dr.

EXISTING ZONING: MRM-12 with a PUD overlay

PARCEL NUMBER: 226-0614-3322-001

PROPOSED ZONING: MRM-12 with a PUD overlay

OWNER: Intrepid Investments, LLC

EXISTING LAND USE: Under Construction

APPLICANT: Intrepid Investments, LLC

REQUESTED USES: Townhomes

BACKGROUND

Section 70.05.07 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Condominium Submittal, Transmittal, and Review. This requires review and approval by the Plan Commission and City Council for conformance with state statutes and all design standards, improvements, and other requirements for Subdivision Plats and CSMs (as applicable).

REQUEST OVERVIEW

The proposed project involves subdividing an existing parcel to establish a condominium development that enables individual ownership of each residential unit, while maintaining shared ownership of the remaining site areas. The property is zoned MRM-12 with a Planned Unit Development (PUD) overlay, allowing for multifamily residential use along with design and development flexibility as approved through the PUD process.

The parcel was originally created and rezoned in 2025 to support residential development consistent with the City's long-term planning goals.

The development will include eight residential units of varying sizes, each with an attached garage. The applicant is seeking approval of a Condominium Plat to facilitate individual ownership of these units. As the City continues to experience strong demand for additional housing, this project contributes to expanding the range of available housing options and aligns with recent and ongoing development efforts in the surrounding area.

The Condominium Plat will establish a clear framework for ownership by delineating private units, limited common elements, and shared common elements across the site. In accordance

The subject property is shown as Planned Neighborhood on the Future Land Use Map. The Planned Neighborhood designation is intended to provide a variety of housing choices through a mix of single-family, two-family, mixed residential, schools, parks, and neighborhood commercial uses. The existing zoning designation of MRM-12 with a PUD overlay aligns with the intent of this land use category.

DISCUSSION

The City's Management Team has reviewed the application, and all comments have been included in this document.

Overall, the proposed Condominium Plat is in alignment with adopted City plans and ordinances. Staff recommends the Condominium Plat with the following amendments:

Per Ch. 703, Wis. Stats. and Ch. A-E7, Wis. Admin Code:

s. 703.09

(1)(a) The name of the condominium must include the word "condominium" or be followed by the words "a condominium".

s. 703.11

(2)(d) **(d)** All survey maps and floor plans submitted for recording shall be legibly prepared with a binding margin of 1.5 inches on the left side and a one-inch margin on all other sides on durable white media that is 14 inches long by 22 inches wide with a permanent nonfading black image. *All linework and text must be drawn in black. Some linework on the submittal is drawn in red.*

General Notes:

1) In NOTES 6. on Sheet 2, "Limited Common Areas" to be changed to "Limited Common Elements"

RECOMMENDATION

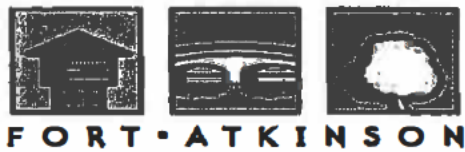
City staff recommends approval of the Condominium Plat, subject to the conditions outlined in the staff report.

- Any other recommendations of City staff and the Plan Commission.

ATTACHMENTS

1. CSM Application - Signed 3.26.26_Redacted
2. Declaration of Condo

3. Ridge View Estates Townhomes - Condo Plat_3-25-26-compressed-compressed



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

City of Fort Atkinson Certified Survey Map Application

This form is designed to be used by the Applicant as a guide to submitting a complete application for review of a Certified Survey Map by the City to process the application.

APPLICANT Name, company, and client (if applicable): Intrepid Investments, LLC

Phone number: [REDACTED] Email: [REDACTED]

OWNER Name, company, and client (if applicable): Ridge View Place, LLC

Phone number: [REDACTED] Email: [REDACTED]

Postal address for proposed CSM: 1364 & 1356 Marigold Dr., Fort Atkinson, WI

Parcel Identification Numbers Involved: 226-0614-3322-001

Brief description of proposed division or combination and purpose: Condominium

I Application Packet Requirements

The Applicant shall submit one electronic copy of the application.

- ☐ A map of the subject property to scale depicting:
 - ☐ All lands and boundaries for the parcel(s)
 - ☐ Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.
 - ☐ All lot dimensions of the subject property.
 - ☐ A graphic scale and a north arrow.
- ☐ Legal Description
- ☐ All easements, setbacks or land restrictions on the parcel(s)



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

II Process Checklist

- | | |
|--|-------------|
| ☐ Application fee of \$100 plus \$10 per additional lot received by City Treasurer
(Maximum \$150) | Date: _____ |
| ☐ Receipt of complete application packet by Zoning Administrator | Date: _____ |
| ☐ City Staff Review | Date: _____ |
| ☐ Plan Commission Public Hearing, review and recommendation | Date: _____ |
| ☐ City Council review and action | Date: _____ |

Dated this 26 day of March, 20 26

Respectfully submitted,

K. K. SA
(Signature of Applicant)

Document No.

**DECLARATION OF
CONDOMINIUM**

Drafted by and return to:

Jack W. Rettler
Schloemer Law Firm, S.C.
143 S. Main Street
West Bend, WI 53095

Parcel Numbers

DECLARATION OF CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM (this "Declaration") is made this ____ day of March, 2026, by Ridge View Place, LLC, a Wisconsin limited liability company (the "Declarant").

**ARTICLE I
DECLARATION**

Declarant hereby declares that it is the sole owner of the Land (as defined in Section 2.02), together with all improvements located thereon and all easements, rights, and appurtenances pertaining thereto (the "Property"), and further declares that the Property is hereby submitted to the condominium form of ownership as provided in Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act").

**ARTICLE II
NAME; DESCRIPTION OF PROPERTY**

2.01. Name. The name of the condominium created by this Declaration (the "Condominium") is the "Ridge View Estates Townhomes".

2.02. Legal Description. The land comprising the Property (the "Land") is located in the City of Fort Atkinson, County of Jefferson, State of Wisconsin, and is legally described as follows:

Lot 2 of Certified Survey Map No. 6546, recorded as Document No. 1492838, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

2.03. Address. The address of the Condominium is 1364 and 1356 Marigold Drive, Fort Atkinson, Wisconsin.

ARTICLE III DESCRIPTION OF UNITS

3.01. Identification of Units. The Condominium shall initially consist of 8 units (individually a "Unit" and collectively the "Units") located in the buildings (individually, a "Building" and, collectively, the "Buildings") identified on the condominium plat attached hereto as Exhibit A and made a part hereof (the "Condominium Plat"). The Condominium Plat shows floor plans for each Unit showing the layout, boundaries, and dimensions of each Unit. The Units shall be identified as Units 1 through 8, inclusive, as numbered on the Condominium Plat. The Condominium shall be subject to expansion. Each owner of a Unit is referred to as a "Unit Owner." Where a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

3.02. Boundaries of Units. The boundaries of each Unit shall be as follows:

(a) **Upper Boundary.** The upper boundary of the Unit shall be the interior lower surface of the supporting members of the roof above the highest level of the living area, extended to an intersection with the perimetrical boundaries.

(b) **Lower Boundary.** The lower boundary of the Unit shall be the upper surface of the unfinished floor of the lowest level of the Unit consisting of the garage and basement extended to an intersection with the perimetrical boundaries.

(c) **Perimetrical Boundary.** The perimetrical boundaries of the Unit shall be vertical planes of the inside surface of the studs supporting the interior walls, in either case extending to intersections with each other and with the upper and lower boundaries.

3.03. Description of Units. It is intended that the surface of each plane described above (be it drywall, tiles, wallpaper, paneling, carpeting, or otherwise covered) is included as part of each defined Unit. The Unit shall include, without limitation, all improvements now of hereafter located within such boundaries, including:

(a) Windows, doors, and garage doors (with all opening, closing, and locking mechanisms and all hardware) that provide direct access to or within the Unit.

(b) Interior lights and light fixtures.

(c) Cabinets.

(d) Floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving them.

(e) Telephone, fax, cable television, computer, Internet, stereo, or other sound systems, if any, including outlets, switches, hardware, and other appurtenances serving them.

(f) Plumbing fixtures, hot water heaters, fire sprinklers, if any, water softeners, if any, and the piping, valves, and other connecting and controlling mechanisms and devices lying between the fixture and water or sewage lines serving more than one (1) Unit.

(g) The heating, ventilating, and air conditioning system, including the furnaces, air conditioning equipment, the control mechanisms, all vents from the Unit to the exterior of the Condominium, including vents for furnaces, clothes dryer, range hood, all other exhaust fans, and such other vents appurtenant to each Unit, condensers and all connections thereto serving each Unit.

Specifically not included as part of a Unit are those structural components of each Building and any portion of the plumbing, electrical, or mechanical systems of the Building serving more than one (1) Unit or another Unit, even if located within the Unit. Any structural components, plumbing, electrical, mechanical, and public or private utility lines running through a Unit that serve more than one Unit or another Unit are Common Elements.

ARTICLE IV COMMON ELEMENTS; LIMITED COMMON ELEMENTS

4.01. Common Elements. The common elements (the “Common Elements”) include the following:

- (a) The Land;
- (b) The private streets, pedestrian walkways, if any, situated on the Land;
- (c) The foundations, columns, pilasters, girders, beams, supports, main walls (which shall be defined as exterior walls and surfaces, structural walls, roof trusses, and roofs);
- (d) That part of the fire sprinkler system, if any, and its associated piping and operating mechanisms serving more than one Unit;
- (g) Any other portion of the improvements to the Land that is not part of a Unit as described above; and
- (h) Mailbox islands.

4.02. Limited Common Elements. Certain Common Elements as described in this Section shall be reserved for the exclusive use of the Unit Owners of one or more but less than all of the Units. Such Common Elements shall be referred to collectively as “Limited Common Elements.” The following Common Elements shall be reserved for the exclusive use of one or more Unit Owners as described herein:

- (a) All sidewalks, access ways, steps, stoops, decks, porches and patios attached to, leading directly to or from, or adjacent to each Unit;
- (b) The paved driveway leading directly to and servicing a Unit; and
- (c) The parking spaces identified on the Condominium Plat as designated and reserved for any Unit, if any.

4.03. Conflict Between Unit Boundaries; Common Element Boundaries.

(a) If any portion of the Common Elements shall encroach upon any Unit, or if any Unit shall encroach upon any other Unit or upon any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then the existing physical boundaries of such Units or Common Elements shall be conclusively presumed to be the boundaries of such Units or Common Elements, regardless of the variations between the physical boundaries described in Sections 3.02 and 3.03 or elsewhere in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Units or Common Elements.

(b) If any portion of the Common Elements shall encroach upon any Unit, or if any Unit shall encroach upon any other Unit or upon any portion of the Common Elements as a result of the duly authorized construction, reconstruction, or repair of a Building, or as a result of settling or shifting of a Building, then a valid easement for the encroachment and for its maintenance shall exist so long as such Building stands; provided, however, that if any such encroachment or easement materially impairs any Unit Owner's enjoyment of the Unit owned by such Unit Owner or of the Common Elements in the judgment of the board of directors of the Association (as defined below), such encroachment shall be removed or just compensation shall be provided to each injured Unit Owner within ninety (90) days of the discovery of the encroachment.

(c) Following any change in the location of the boundaries of the Units under this Section 4.03, the square footages of all affected Units or Common Elements shall continue to be determined by the square footages, if any, shown on the Condominium Plat for all purposes under this Declaration.

ARTICLE V PERCENTAGE INTERESTS; VOTING

5.01. Percentage Interests. The undivided percentage interest in the Common Elements appurtenant to each Unit shall be a percentage equal to one divided by the total number of Units. Initially, each Unit's undivided interest in the Common Elements shall be 1/8th.

5.02. Conveyance, Lease, or Encumbrance of Percentage Interest. Any deed, mortgage, lease, or other instrument purporting to convey, encumber, or lease any Unit shall be deemed to include the Unit Owner's undivided percentage interest in the Common Elements and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein.

5.03. Voting. The vote of each Unit at meetings of the Association (as defined in Article VI) shall be equal to the percentage of interest in the Common Elements pertaining to such Unit.

5.04. Multiple Owners. If there are multiple owners of any Unit, their votes shall be counted in the manner provided in the Bylaws.

5.05. Limitations on Voting Rights. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the Unit Owners until the Unit Owner's name and current mailing address, and the name and address of the Mortgagee of the Unit, if any, has been furnished to the secretary of the Association. The bylaws of the Association may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit and the amount necessary to release the lien has not been paid at the time of the voting.

ARTICLE VI CONDOMINIUM ASSOCIATION

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

6.02. Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed upon, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarant, except as provided in Section 6.03, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all of the powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act, this Declaration, and the Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a) ten (10) years from such date, unless the statute governing

expansion of condominiums is amended to permit a longer period, in which event, such longer period shall apply; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Common Element interest to purchasers; or (c) thirty (30) days after the Declarant's election to waive its right of control.

6.03. Board of Directors. The affairs of the Association shall be governed by a board of directors. Initially, the board of Directors shall be appointed by the Declarant. Prior to the conveyance of twenty-five percent (25%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the board of directors. Prior to the conveyance of fifty percent (50%) of the Common Element interest of the Condominium to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the board of directors. For purposes of calculating the percentages set forth in Section 6.02 and this Section 6.03, the percentage of Common Element interest conveyed shall be calculated by dividing the number of Units conveyed by the total number of Units.

6.04. Maintenance and Repairs.

(a) Common Elements. The Association shall be responsible for the management and control of the Common Elements and shall maintain the same in good, clean, and attractive order and repair. In addition, the Association shall be responsible for snow plowing private streets, parking areas; and the maintenance, repair, and replacement of all outdoor amenities, including lawns, landscaping, bicycle paths, and parking areas.

(b) Units and Limited Common Elements. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of all other improvements constructed within the Unit (including the electrical, heating, and air conditioning systems serving such Unit, and including any ducts, vents, wires, cables, or conduits designed or used in connection with such electrical, heating, or air conditioning systems), except to the extent any repair cost is paid by the Association's insurance policy described in Section 8.01. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of all Limited Common Elements reserved to that Unit. Each Unit and its Limited Common Elements shall at all times be kept in good condition and repair. If any Unit or portion of a Unit for which a Unit Owner is responsible, or any Limited Common Element reserved to that Unit, falls into disrepair so as to create a dangerous, unsafe, unsightly, or unattractive condition, or a condition that results in damage to the Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owners of such Unit, shall have the right to correct such condition or to restore the Unit or its Limited Common Elements to its condition existing prior to the disrepair, or the damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under Section 6.07.

(c) Damage Caused by Unit Owners. To the extent (i) any cleaning, maintenance, repair, or replacement of all or any part of any Common Elements or the

Unit is required as a result of the negligent, reckless, or intentional act or omission of any Unit Owner, tenant, or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement, or restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant, or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof) or (iii) the Association is required to restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owners of the Unit occupied by such tenant or occupant or responsible for such guest, contractor, agent, or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement and restoration.

6.05. Common Expenses. Any and all expenses incurred by the Association in connection with the management of the Condominium, maintenance of the Common Elements and other areas described in Section 6.04, and administration of the Association shall be deemed to be common expenses (the "Common Expenses"), including, without limitation, expenses incurred for: landscaping and lawn care; snow shoveling and plowing; improvements to the Common Elements; common grounds security lighting; municipal utility services provided to the Common Elements; trash collection; and maintenance and management salaries and wages.

6.06. General Assessments. The Association shall levy monthly general assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their percentage interests in the Common Elements, except that until occupancy permits have been issued for all Units, the General Assessments for insurance premiums shall be levied evenly against all Units for which occupancy permits have been issued. General Assessments shall be due in advance on the first day of each month, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act. During the period of Declarant control of the Association under Section 703.15(2)(c) of the Wisconsin Statutes, no General Assessments shall be assessed against any Unit owned by Declarant. During the period of Declarant control, however, the General Assessments payable by any Unit Owner other than Declarant shall not exceed the amount that Unit Owner would be charged if Declarant's Units were subject to full General Assessments, based on the annual operating budget then in effect. During the period of Declarant control, Declarant shall pay the deficit if the total General Assessments payable by Unit Owners other than Declarant do not cover total Common Expenses. Furthermore, if the Association has established a statutory reserve account under Section 703.163 of the Wisconsin Statutes, (a) no reserve fund assessments shall be levied against any Unit until a certificate of occupancy has been issued for that Unit, and (b) payment of any reserve fund assessments against any Unit owned by Declarant may be deferred until the earlier to occur of (i) the first conveyance of such Unit, or (ii) five years from the date exterior construction of the Building in which the Unit is located has been completed.

6.07. Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the "Special Assessments") against the Unit Owners, or

any of them, for deficiencies in the case of destruction or condemnation as set forth in Section 9.05 and Section 10.05; for defraying the cost of improvements to the Common Elements; for the collection of monies owed to the Association under any provision of this Declaration, including, without limitation, Section 6.04 and Article XIII, or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs, and reasonable attorney fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act.

6.08. Common Surpluses. If the surpluses of the Association (the “Common Surpluses”) should be accumulated, other than surpluses in any construction fund as described in Section 9.06 and Section 10.06, such Common Surpluses may be credited against the Unit Owners’ General Assessments in proportion to their respective percentage interests in the Common Elements or may be used for any other purpose as the Association may determine.

6.09. Certificate of Status. The Association shall, upon the written request of an owner, purchaser, or Mortgagee of a Unit (as defined below), issue a certificate of status of lien. Any such party may conclusively rely on the information set forth in such certificate.

6.10. Management Services. The Association shall have the right to enter into a management contract with a manager selected by the Association (the “Manager”) under which services may be provided to the Unit Owners to create a community environment for the entire Condominium community. Such services may include, without limitation, provision of activity programs, community lounges, and housekeeping services. Certain of such services may be available only on a fee-for-services basis by agreement between the Manager and individual Unit Owners. All amounts payable by the Association to the Manager under the management contract shall be chargeable to the Owners as a Common Expense. The management contract shall be subject to termination by the Association under Section 703.35 of the Wisconsin Statutes.

ARTICLE VII ALTERATIONS AND USE RESTRICTIONS

7.01. Unit Alterations.

(a) A Unit Owner may make improvements and alterations within its Unit; provided, however, that such improvements or alterations shall not impair the structural soundness or integrity or lessen the structural support of any portion of the Condominium and does not impair any easement. A Unit Owner may not change the dimensions of or the exterior appearance of a Unit or any portion of the Common Elements without obtaining the prior written permission of the Association, which permission may be denied in the sole discretion of the Association. Any approved improvement or alteration that changes the exterior dimensions of a Unit must be evidenced by recording a modification to this Declaration and the Condominium Plat before it shall be effective and must comply with the then applicable legal requirements for such amendment or addendum. Furthermore, any approved improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the

use and enjoyment of the other Units and the Common Elements, and must not be in violation of any underlying mortgage, land contract, or similar security interest.

(b) A Unit Owner acquiring an adjoining part of another Unit may remove all or any part of the intervening partition wall or create doorways or other apertures therein. This may be done even if the partition wall may, in whole or in part, be a Common Element, provided that those acts do not impair the structural integrity or lessen the support of any portion of the Condominium, do not reduce the value of the Condominium, and do not impair any easement. The creation of doorways or other apertures is not deemed an alteration of boundaries.

(c) If a Unit Owner acquires all of one or more adjoining Units, the Unit Owner's percentage interest in the Common Elements shall be equal to the number of Units so combined divided by the total number of Units, and as otherwise provided in Section 5.01 above.

7.02. Separation, Merger and Boundary Relocation.

Boundaries between Units may be relocated upon compliance with Section 703.13(6) of the Condominium Ownership Act and with the written consent of the Association. A Unit may be separated into two or more units only upon compliance with Section 703.13(7) of the Condominium Ownership Act and with the written consent of the Association. Furthermore, two or more Units may be merged into a single unit only upon compliance with Section 703.13(8) of the Condominium Ownership Act and with the written consent of the Association. No boundaries of any Units may be relocated, no Unit may be separated, and no Units may be merged hereunder without the consent of all Owners and Mortgagees having an interest in the Unit or Units affected. Any Unit Owner applying for a boundary relocation, Unit separation, or merger of Units shall provide to the Association for review complete plans and specifications for the relocation, separation, or merger, accompanied by a signed statement from a Wisconsin-licensed structural engineer or professional engineer specializing in structural engineering certifying that the alteration described by the plans and specifications will not impair the structural integrity or strength of the building. Furthermore, each Unit Owner applying for a boundary relocation, Unit separation or merger shall pay for the Association's cost of application review and documentation, including, without limitation, any and all engineering, surveying, and legal fees incurred by the Association in considering such application and preparing any documentation, whether or not the application is ultimately approved. Where any boundary relocation, unit separation, or merger would require the approval of the municipality in which the Condominium is located, the applicant shall obtain such approval. The Association may recover any unpaid costs by imposing a Special Assessment against the applicant's Unit. Following any boundary relocation, Unit separation, or merger, the percentage interests in the Common Elements shall be reallocated as follows:

(A) In the case of a boundary relocation, the percentage interests that were formerly appurtenant to the Units whose boundaries are being adjusted shall be determined as follows: for each resulting Unit (the "Resulting Unit"), the percentage interests of the two Units whose boundary is being relocated shall be added together, and multiplied by a fraction, the numerator of which is the square

footage of the Resulting Unit, and the denominator of which is the square footage of both Resulting Units. The product is the new percentage interest for the Resulting Unit. Furthermore, votes in the Association that were formerly appurtenant to the Units whose boundaries are being adjusted shall be determined in the same manner.

(B) In the case of a Unit separation, the percentage interests appurtenant to each resulting Unit (the "Resulting Unit") shall be determined as follows: for each Resulting Unit, the percentage interest in the original Unit from which the Resulting Unit is created (the "Original Unit") shall be multiplied by a fraction, the numerator of which is the total square footage of the Resulting Unit, and the denominator of which is the total square footage of all Resulting Units that were originally part of the Original Unit. The product shall be the new percentage interest for the Resulting Unit. Furthermore, votes in the Association that were formerly appurtenant to the Original Unit that are to be assigned to the Resulting Units shall be determined in the same manner.

(C) In the case of the merger of two or more Units, the percentage interests appurtenant to the resulting Unit shall be the combined percentages of the Units from which the resulting Unit was created. Furthermore, votes in the Association appurtenant to the resulting Unit shall be the combined votes of the Units from which the resulting Unit was created.

(D) An amendment to the Declaration or the plat pursuant to these procedures shall require only the signatures of the Association and the Unit Owners and Mortgagees of the affected Units.

7.03. Use and Restrictions on Use of Unit. Each Unit shall be used for single-family residential purposes and for no other purpose unless otherwise authorized by the Association prior to the commencement of such use. A Unit shall be deemed to be used for "single-family residential purposes" if it is occupied by no more than one family (defined to include persons related by birth, marriage, or legal adoption) plus no more than three unrelated persons. No business, whether or not for profit, including, without limitation, any day care center, animal boarding business, products distributorship, manufacturing facility, sales office, or professional practice, may be conducted from any Unit. The foregoing restrictions as to residence and use shall not, however, be construed in such a manner as to prohibit a Unit Owner from:

- (a) maintaining his or her personal professional library in his or her Unit;
- (b) keeping his or her personal business or professional records or accounts in his or her Unit;
- (c) handling his or her personal or business records or accounts in his or her Unit; or
- (d) handling his or her personal business or professional telephone calls or correspondence from his or her Unit.

Nothing in this Section 7.03 shall authorize the maintaining of an office at which customers or clients customarily call and the same is prohibited.

7.04. Nuisances. No nuisances shall be allowed upon the Property, nor any use or practice that is unlawful or interferes with the peaceful possession and proper use of the Condominium by the Unit Owners or that would cause an increase in the premiums for insurance required to be maintained by the Association under Section 8.01. All parts of the Condominium shall be kept in a clean and sanitary condition, and no fire or other hazard shall be allowed to exist. No Unit Owner shall permit any use of its Unit or of the Common Elements that increases the cost of insuring the Condominium.

7.05. Lease of Units. Each Unit or any part thereof may be rented by written lease, provided that

(a) The term of any such lease shall not be less than four (4) months (with the exception of one (1), two (2) week rental, being permitted once annually);

(b) The Unit Owner has obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed lease;

(c) The lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the lease is subject and subordinate to the same; and

(d) The lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation.

The Association may withhold approval upon any reasonable basis, including, but not limited to: the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; the past failure of the tenant or its guests to abide by all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and the past use by the tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

During the term of any lease of all or any part of a Unit, each Unit Owner of such Unit shall remain liable for the compliance of the Unit, such Unit Owner and all tenants of the Unit with all provisions of this Declaration, the Bylaws and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit. The Association may require that a copy of each lease of all or any part of a Unit be filed with the Association. The restrictions against leasing contained in this Section 7.05 shall not apply to leases of the Units by the Declarant or leases of the Units to the Association.

7.06. Signs. No sign of any kind shall be displayed to the public view on any Unit without the written consent of the Association and, if Declarant owns at least one Unit, the Declarant. The Declarant reserves the right to erect signs, gates, or other entryway features surrounded with landscaping at the entrances to the Condominium and to erect appropriate signage for the sales of Units.

7.07. Garbage and Refuse Disposal. No Unit shall be used or maintained as a dumping ground for rubbish, trash, garbage, or waste. All clippings, rocks, or earth must be in containers.

7.08. Storage. Outdoor storage of disabled vehicles or personal property shall not be permitted. No firewood or wood pile shall be kept outside a structure unless it is neatly stacked and screened from street view. No vehicles shall be parked on any yard at any time.

7.09. Pets. Pets are permitted in accordance with the current applicable Rules and Regulations.

7.10. Landscaping. Unit Owners may not plant any decorative plants, vegetables, and shrubbery outside of their Unit without the prior written consent of the Association.

ARTICLE VIII INSURANCE

8.01. Fire and Extended Loss Insurance. The board of directors of the Association shall obtain and maintain fire, casualty, and special form insurance coverage for the Common Elements, for the Unit as originally constructed as of the date the occupancy permit for the Unit was originally issued, and for the Association's service equipment, supplies and personal property. Each Unit Owner shall obtain and maintain fire, casualty, and special form insurance coverage for all of the Unit's contents and improvements to the Unit made after issuance of the original certificate of occupancy and all improvements located therein for not less than the full replacement value thereof. Insurance coverage for the Common Elements shall be reviewed and adjusted by the board of directors of the Association from time to time to ensure that the required coverage is at all times provided. The insurance maintained by the Association shall be written on the Condominium's Common Elements in the name of the Association as insurance trustee for the individual Unit Owners in their respective percentage interests in the Common Elements and may list each Unit Owner as an additional insured with respect to its Unit. The policy shall contain the standard mortgagee clause, which shall be endorsed to provide that any proceeds shall be paid to the Association, as insurance trustee, for the use and benefit of any Mortgagee as its interest may appear. All premiums for such insurance shall be Common Expenses. In the event of damage to or destruction of all or part of the Condominium insured hereunder, the proceeds of the insurance shall be paid to the Association, as insurance trustee, for the Unit Owners and the Mortgagees and distributed as provided in Article IX.

8.02. Public Liability Insurance. The board of directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements. Liability coverage shall be for at least \$1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the

Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective percentage interests in the Common Elements. Such insurance policy shall contain a "severability of interest" or cross-liability endorsement, which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall have the right to insure its own Unit for personal benefit.

8.03. Fidelity Insurance. Subsequent to the sale by Declarant of the first Unit, the Association shall require or maintain fidelity coverage against dishonest acts by any person responsible for handling the funds belonging to or administered by the Association. The Association shall be named insured and the insurance shall be in an amount of not less than fifty percent (50%) of the Association's annual operating expenses and reserves. All premiums for such insurance shall be Common Expenses.

8.04. Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty, even if such incidents shall be brought about by the fault or negligence of either party for whose acts, omissions, or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

8.05. Standards for All Insurance Policies. All insurance policies provided under this Article VIII shall be written by companies duly qualified to do business in the State of Wisconsin, with a general policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the board of directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

ARTICLE IX RECONSTRUCTION, REPAIR, OR SALE IN THE EVENT OF DAMAGE OR DESTRUCTION

9.01. Determination to Reconstruct or Repair. If all or any part of the Common Elements become damaged or are destroyed by any cause, the damaged Common Elements shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds by an amount of up to \$10,000.00 times the number of Units then making up the Condominium. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization to the Association to so repair or reconstruct. If such authorization is challenged, whether through action taken at a meeting of Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all of the Unit Owners, and such repair or reconstruction shall be deemed approved if the votes appurtenant to any one Unit are cast in favor of such repair or reconstruction.

9.02. Plans and Specifications. Any reconstruction or repair shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the damaged Common Elements, unless (1) a majority of the first Mortgagees (one vote per mortgaged Unit) approve of the variance from such plans and specifications; and (2) the board of directors of the Association authorizes the variance in the case of reconstruction of or repair to the Common Elements. If a variance is authorized from the maps, plans, and specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variance.

9.03. Responsibility for Repair. In all cases after a casualty has occurred to the Common Elements, the Association has the responsibility of reconstruction and repair, and immediately shall obtain reliable and detailed estimates of the cost to rebuild or repair.

9.04. Insurance Proceeds and Construction Fund. Insurance proceeds held by the Association as trustee pursuant to Section 8.01 shall be disbursed by the Association for the repair or reconstruction of the damaged Common Elements. The Association shall have no responsibility to repair, reconstruct, or replace any Unit or any improvements located within a Unit. Unit Owners and Mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless there is a surplus of insurance proceeds after the damaged Property has been completely restored or repaired as set forth in Section 9.06.

9.05. Assessments For Deficiencies. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair by the Association, a Special Assessment shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to Common Elements shall be in proportion to each Unit Owner's percentage interest in the Common Elements. All assessed funds shall be held and disbursed by the Association as trustee for the Unit Owners and Mortgagees involved.

9.06. Surplus in Construction Funds. All insurance proceeds and Special Assessments held by the Association as trustee for the purpose of rebuilding or reconstructing any damage to the Common Elements or any Property taken by eminent domain are referred to herein as "Construction Funds." It shall be presumed that the first moneys disbursed in payment of costs of reconstruction or repair are insurance proceeds. If there is a balance in the Construction Funds after payment of all costs of reconstruction or repair, such balance shall be divided among the Unit Owners according to their respective percentage interests in the Common Elements.

9.07. Damage or Destruction of Unit. Following any damage or destruction to any improvements located within any Unit, the Unit Owner shall repair and restore such Unit to its condition prior to the damage or destruction as soon as possible but in any case within two hundred seventy (270) days of the damage or destruction.

ARTICLE X CONDEMNATION

10.01. Allocation of Award. Any damages for a taking of all or part of the Condominium shall be awarded as follows:

(a) Every Unit Owner shall be allocated the entire award for the taking of all or part of the respective Unit or any improvements located therein and for consequential damages to the Unit or improvements located therein.

(b) If no reconstruction is undertaken, any award for the taking of Common Elements shall be allocated to all Unit Owners in proportion to their respective percentage interest in the Common Elements.

10.02. Determination to Reconstruct Common Elements. Following the taking of all or part of the Common Elements, the Common Elements shall be restored or reconstructed.

10.03. Plans and Specifications for Common Elements. Any reconstruction shall, as far as is practicable, be made in accordance with the maps, plans and specifications used in the original construction of the taken Common Elements unless seventy-five percent (75%) of the Unit Owners and a majority of the first Mortgagees (one vote per mortgaged Unit) shall authorize a variance from such plans and specifications. If a variance is authorized from the maps, plans, or specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variances.

10.04. Responsibility for Reconstruction. In all cases after a taking of all or part of the Common Elements, the responsibility for restoration and reconstruction shall be that of the Association and it shall immediately obtain reliable and detailed estimates of the cost to rebuild.

10.05. Assessments for Deficiencies. If the condemnation award for the taking of the Common Elements is not sufficient to defray the costs of reconstruction by the Association, Special Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Special Assessments shall be in proportion to each Unit Owner's respective percentage interest in the Common Elements and shall constitute a Common Expense.

10.06. Surplus in Construction Fund. It shall be presumed that the first moneys disbursed in payment of costs of reconstruction or restoration shall be from the award for taking. If there is a surplus of Construction Funds after payment of all costs of construction, such balance shall be divided among all Unit Owners in proportion to their respective percentage interests in the Common Elements.

10.07. Percentage Interests Following Taking. Following the taking of all or any part of any Unit, the percentage interest in the Common Elements appurtenant to any Unit shall be equitably adjusted to reflect the respective relative values of the remaining Units (or portions thereof) to all of the Units, determined without regard to the value of any improvements located within the Units. The Association shall promptly prepare and record an amendment to the Declaration reflecting the new percentage interests appurtenant to the Units. Such amendment need be signed only by two officers of the Association.

ARTICLE XI MORTGAGEES

11.01. Notice. Any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Unit (the "Mortgagee") that has so requested of the Association in a

writing received by the Association's agent for service of process shall be entitled to receive notice of the following matters:

(a) The call of any meeting of the membership or the board of directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles, or the Bylaws.

(b) Any default under, any failure to comply with, or any violation of, any of the provisions of this Declaration, the Articles, or Bylaws or any rules and regulations.

(c) Any physical damage to the Common Elements in an amount exceeding Twenty Thousand Dollars (\$20,000).

11.02. Amendment of Provisions Affecting Mortgagees. Notwithstanding the provisions of Article XII of this Declaration, neither Section 11.01 nor any Section of this Declaration requiring the approval of any Mortgagee to any action shall be amended unless all Mortgagees have given their prior written approval.

11.03. Owners of Unmortgaged Units. Whenever any provision contained in this Declaration requires the consent or approval (whether by vote or in writing) of a stated number or percentage of Mortgagees to any decision, each Unit Owner of any unmortgaged Unit shall be considered a "Mortgagee" as well as a "Unit Owner" for purposes of such provision.

11.04. Condominium Liens. Any Mortgagee who obtains title to a Unit under the remedies provided in the mortgage or land contract against the Unit or through foreclosure shall not be liable for more than six (6) months of the Unit's unpaid dues and assessments accrued before the date on which the holder acquired title.

ARTICLE XII AMENDMENT

Except as otherwise provided by the Condominium Ownership Act, or as otherwise provided in this Declaration, this Declaration may be amended with the written consent of not less than the number of Unit Owners who together hold at least two-thirds (2/3) of the total voting interests held by all Unit Owners. No Unit Owner's consent shall be effective without the consent of the first mortgagee of such Unit. So long as the Declarant owns any Unit, the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Copies of amendments shall be certified by the president and secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for Jefferson County, and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at its address on file with the Association. Until the initial conveyance of all Units, this Declaration may be amended by the Declarant alone for purposes of clarification and correction of errors and omissions.

ARTICLE XIII REMEDIES

The Association shall have the sole right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of this Declaration, either to restrain or cure the violation or to recover damages, or both, for a period which shall include thirty (30) days from the date of the filing with the Association of a petition by any person who shall be a Unit Owner subject to this Declaration on the date of the filing, petitioning the Association to redress the violation or attempted violation of any of the provisions of this Declaration by any other persons. Liability among multiple owners of a Unit shall be joint and several. Nothing herein shall be deemed to limit the rights of the City of Fort Atkinson or the County of Jefferson to enforce any zoning codes, ordinances, regulations, or other requirements that may be identical or similar to the requirements of this Declaration. Such period of thirty (30) days shall be considered to be a period for the consideration of the petition by the Association and if the Association denies or fails to act upon the petition to the satisfaction of the petitioner within the thirty (30) day period, thereafter petitioner shall have the right to enforce the provisions hereof (except for the collection of charges and assessments under Article VI), to the extent that he or she shall so have petitioned, by proceedings at law or in equity against any person or persons violating or attempting to violate the provisions of this Declaration, either to restrain the violation or to recover damages, or both, provided, however, that any such person shall be a Unit Owner and commence such proceedings against such other person or persons within a period of sixty (60) days from (i) the date of the Association's denial of such petition, or (ii) the passage of the aforementioned thirty (30) day period for consideration of the petition by the Association. The Association or the petitioning Unit Owner(s), as the case may be, shall have the right to recover court costs and reasonable attorney fees in any successful action brought against another Unit Owner to enforce, or recover damages for a violation of, this Declaration. Any damages collected by the Association shall be distributed, first, to pay for all costs of enforcement, and, secondly, to the owners of the Units damaged by the violation pro rata. Notwithstanding the foregoing, if any Unit Owner fails to comply with the terms and conditions of this Declaration, and such failure continues beyond any applicable cure period, the Association shall have the right to cure on behalf of the Unit Owner and such Unit Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. Alternatively, the Association may, at the option of the Association, levy such amounts against the Unit as a Special Assessment under Article VI. In addition to all other remedies available to the Association, the Association shall have the right to collect from any Unit Owner who is in violation beyond any applicable cure period of this Declaration, the Association's Articles or Bylaws, or any Rules and Regulations promulgated hereunder, a fine for each day such violation continues in such amount as is from time to time set forth in the Bylaws or Rules and Regulations.

ARTICLE XIV GENERAL

14.01. Utility Easements. The Declarant hereby reserves for the Association acting by and in the discretion of its board of directors, the rights to grant to the City of Fort Atkinson and County of Jefferson or public or semi-public utility companies, easements and rights-of-way for the erection, construction, and maintenance of all poles, wires, pipes, and conduits for the transmission of electricity, gas, water, telephone, and for other purposes, for sewers, stormwater drains, gas mains, water pipes and mains, and similar services and for performing any public or quasi-public utility function that the board of directors may deem fit and proper for the improvement and benefit of the Condominium. Such easements and rights-of-way shall be confined, so far as possible in underground pipes or other conduits, with the necessary rights of

ingress and egress and with the rights to do whatever may be necessary to carry out the purposes for which the easement is created.

14.02. Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to its Unit to the Association to correct any condition originating in its Unit and threatening another Unit or the Common Elements, to install, alter, or repair mechanical or electrical services or other Common Elements in its Unit or elsewhere in the Condominium, and to maintain and repair Common Elements and other areas as described in Section 6.04. Such entry shall be made with prior notice to the Unit Owners and shall be scheduled for a time reasonably convenient to the Unit Owners, except in the case of an emergency when injury or property damage will result in delayed entry. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the board of directors.

14.03. Notices. All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served upon Declarant shall be given to the agent for service of process specified in Section 14.06. All owners shall provide the secretary of the Association with an address for the mailing or service of any notice or other documents and the secretary shall be deemed to have discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her.

14.04. Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or unenforceability of the remaining portion of said provision or of any other provision hereof.

14.05. Declarant Access During Construction of Improvements. During any period of construction of Buildings and other improvements on the Property by the Declarant, the Declarant and its contractors, and subcontractors, and their respective agents and employees, shall have access to all Common Elements as may be required in connection with said construction and shall have easements for the installation and construction of Buildings, improvements, utilities, driveways, parking areas, landscaping, and other repairing or servicing of all or any part of the Condominium or the expanded Condominium.

14.06. Resident Agent. The name and address of the resident agent under Section 703.23 of the Wisconsin Statutes is Randall Schmiedel, 230 Ohio Street, Suite 200, Oshkosh, WI 54902. The resident agent may be changed by the Association in any manner permitted by law.

14.07. Assignment of Declarant's Rights. The rights, powers, and obligations of the party named as "Declarant" may be assigned by a written, recorded amendment to any other party who assumes such rights, powers and obligations. Upon the recording of any such amendment, such assignee shall become "Declarant" under this Declaration and shall succeed to all such rights, powers and obligations. Such amendment need be signed only by the assignor and assignee named therein.

14.08. Conflicts. If a conflict exists among any provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations, the Declaration shall prevail over the Articles, Bylaws, and Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.

{signature page follows}

IN WITNESS WHEREOF, Declarant has caused this instrument to be signed this day ____ of March, 2026.

DECLARANT:

RIDGE VIEW PLACE, LLC

By: _____

Name: _____

Title: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF WINNEBAGO)

Personally came before me this _____ day of March, 2026, _____, the duly authorized Member of Ridge View Place, LLC, a Wisconsin limited liability company, who acknowledged the foregoing document for the purposes recited therein on behalf of limited liability company.

Name: _____

Notary Public, State of Wisconsin

My Commission: _____

RIDGE VIEW ESTATES TOWNHOMES

LOT 2, CSM 6546, BEING LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

DRAFT

Bearings are referenced to the West line of Lot 2, which is recorded to bear N00°50'50"W on CSM 6546.



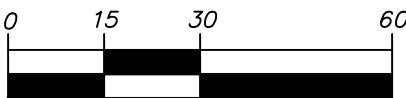
LEGAL DESCRIPTION:

Lot 2 of Certified Survey Map (CSM) No. 6546, recorded as Document No. 1492838 of Jefferson County County Records, being located in a part of the Northwest one-quarter of the Northwest one-quarter of Section 33, Township 6 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

Said CSM was amended by Affidavit of Correction recorded as Document No. 1498547.

BEING SUBJECT TO all easements and agreements, if any, of record and/or fact.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SEE SHEET 2 FOR NOTES:

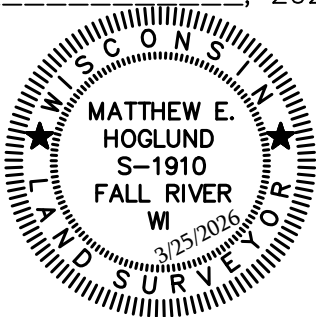
SURVEYOR'S CERTIFICATE

I, Matthew E. Hoglund, Professional Land Surveyor of the State of Wisconsin, do hereby certify to the best of my knowledge and belief, that, in accordance with Chapter 703.11 of the Wisconsin Statutes, this plat is a correct representation of the condominium herein described and that that the identification and location of each unit and the common elements can be determined from the plat.

Dated this ____ day of _____, 2026.

DRAFT

Quam Engineering, LLC
By: Matthew E. Hoglund
S-1910



LEGEND

- Found 3/4" Rebar
- Plat Boundary
- Deed/Survey Line of Record
- Existing R/W Line
- Centerline
- Existing Public Utility Easement Line

OWNER

Kraig Sadownikow
Intrepid Investments, LLC
230 Ohio Street – Suite 200
Oshkosh, WI 54902

REGISTER OF DEEDS CERTIFICATE:

Received for recording this ____ day of _____,

20____, at _____ o'clock __M. and recorded in
Volume ____ of _____ on Pages_____
as Document No. _____.

Staci M. Hoffman, Jefferson County Register of Deeds

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00'	95°42'38"	25.06'	S49°37'48"W - 22.24'
C2	132.50'	11°49'31"	27.35'	N88°25'28"W - 27.30'
C3	19.50'	47°37'55"	16.21'	N70°31'26"W - 15.75'
C4	56.50'	12°38'46"	12.47'	N53°01'51"W - 12.45'

CONDOMINIUM PLAT OF
RIDGE VIEW ESTATES TOWNHOMES

PROJECT NO: AC-17-24

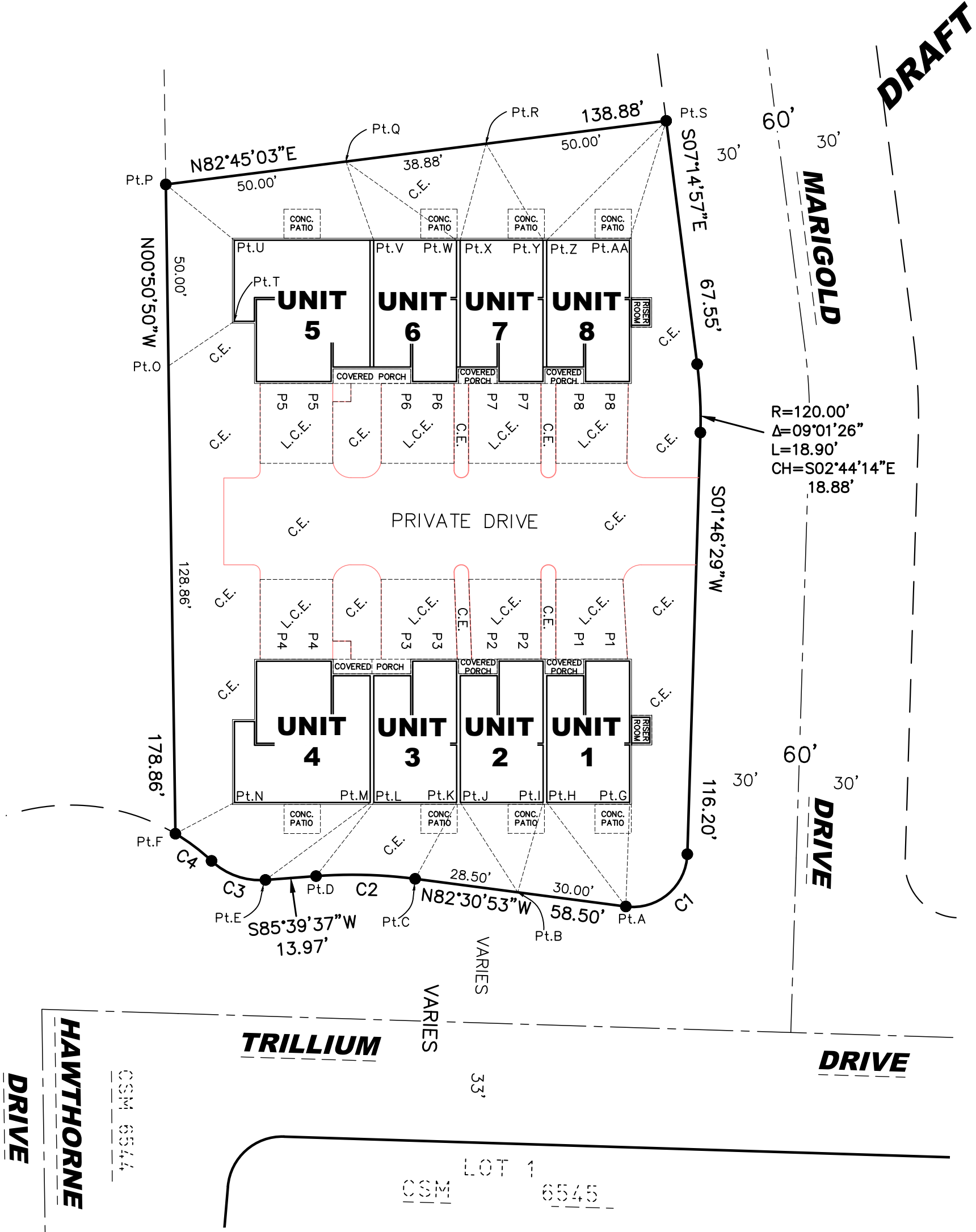
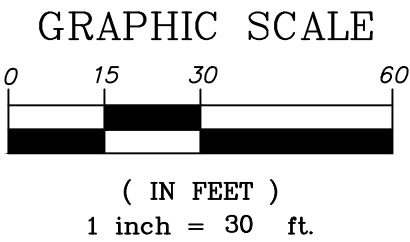
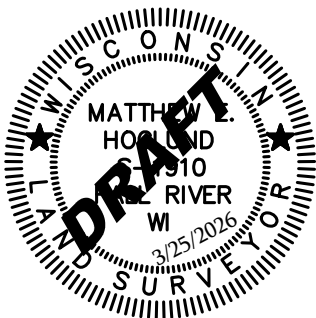
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

RIDGE VIEW ESTATES TOWNHOMES

LOT 2, CSM 6546, BEING LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.

Bearings are referenced to the West line of Lot 2, which is recorded to bear N00°50'50"W on CSM 6546.



NOTES:

1. THIS PLAT IS SUBJECT TO THE CONDOMINIUM DECLARATIONS, A DOCUMENT TO BE RECORDED CONCURRENTLY HERewith.
2. SEE SHEET 3 FOR DETAILS OF UNITS 1 THROUGH 4, LIMITED COMMON ELEMENTS & BOUNDARY TO UNIT CORNER TIES.
3. SEE SHEET 4 FOR DETAILS OF UNITS 5 THROUGH 8, LIMITED COMMON ELEMENTS & BOUNDARY TO UNIT CORNER TIES.
4. UNIT BOUNDARIES ARE DEFINED IN THE CONDOMINIUM DECLARATION RECORDED CONCURRENTLY HERewith.
5. ANY PART OF THIS CONDOMINIUM NOT SPECIFICALLY DEFINED AS PART OF A UNIT OR PART OF A LIMITED COMMON ELEMENT IS COMMON ELEMENT.
6. PARKING AREAS SHOWN ARE LIMITED COMMON AREAS CORRESPONDING TO THE UNIT BY NUMBER.
7. PARKING WITHIN THE PRIVATE DRIVE SHOWN IS PROHIBITED AT ALL TIMES TO MAINTAIN EMERGENCY ACCESS AND MUST BE KEPT CLEAR OF SNOW AND OTHER OBSTRUCTIONS.
7. UTILITIES (GAS, ELECTRIC, SANITARY SEWER, WATER, TELEPHONE, CATV, DATA, ETC.) THAT PROVIDE SERVICE TO THE BUILDINGS AND UNITS HEREOF, INCLUDE THE RIGHT TO MAINTAIN AND REPLACE IF NECESSARY, AS STIPULATED IN THE CONDOMINIUM DECLARATIONS.
8. BOUNDARY OF THE PROPERTY SHOWN HEREON WAS BASED ON A RETRACEMENT SURVEY OF CSM NO. 6546.

LEGEND

- Found 3/4" Rebar
- C.E. Common Element
- L.C.E. Limited Common Element
- P8 Parking Area L.C.E.—Unit No. Noted
- Plat Boundary
- Unit Line
- - - - - Deed/Survey Line of Record
- Existing R/W Line
- Centerline
- - - - - Tie Boundary to Unit Corners

OWNER

Kraig Sadownikow
Intrepid Investments, LLC
230 Ohio Street — Suite 200
Oshkosh, WI 54902

CURVE DATA TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00'	95°42'38"	25.06'	S49°37'48"W - 22.24'
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C4	56.50'	12°38'46"	12.47'	N53°01'51"W - 12.45'

CONDOMINIUM PLAT OF
RIDGE VIEW ESTATES TOWNHOMES

PROJECT NO: AC-17-24
QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

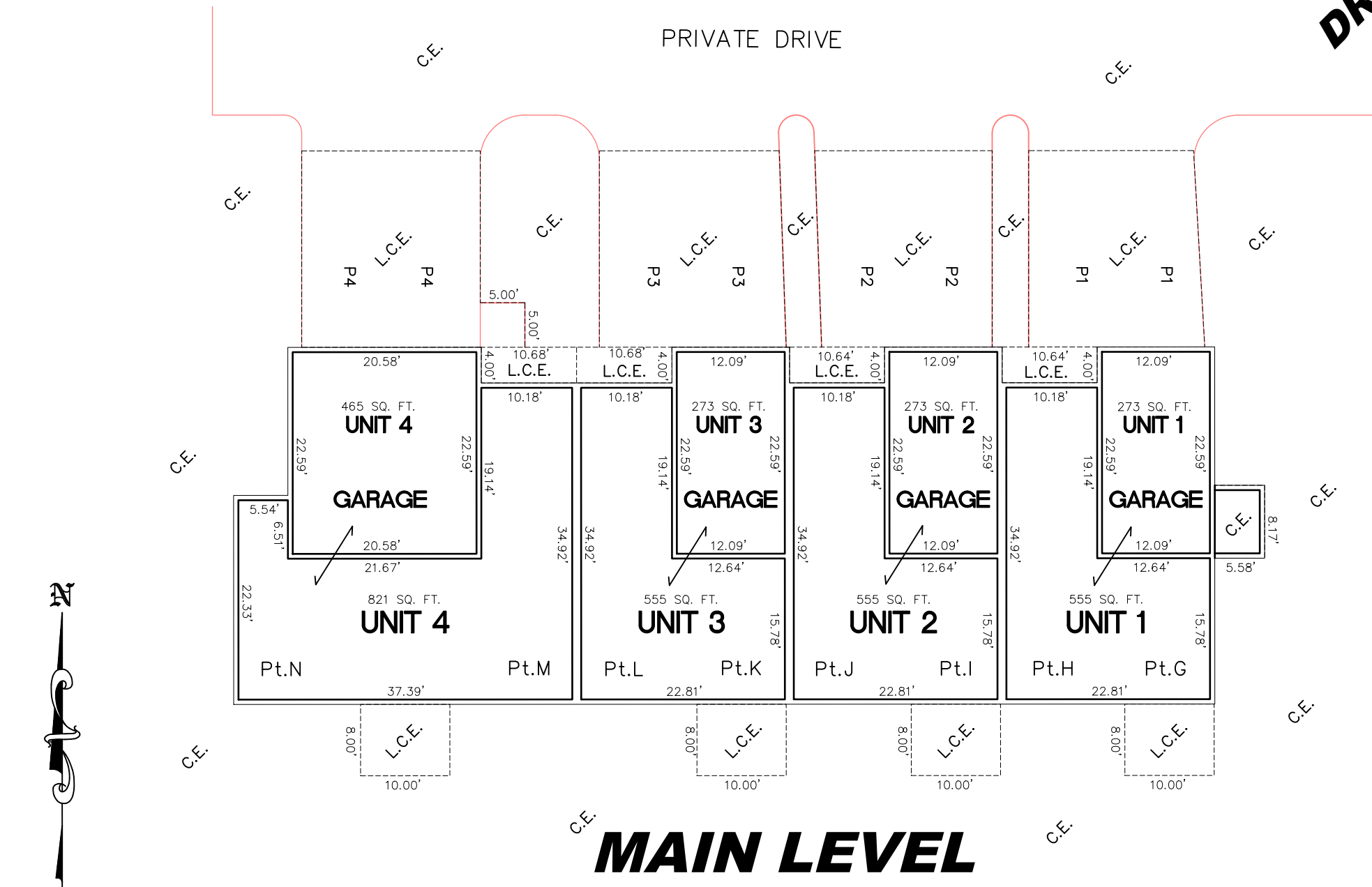
www.quamengineering.com
4604 Siggelkow Road, Suite A — McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

RIDGE VIEW ESTATES TOWNHOMES

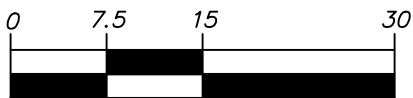
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UNIT DETAILS

DRAFT

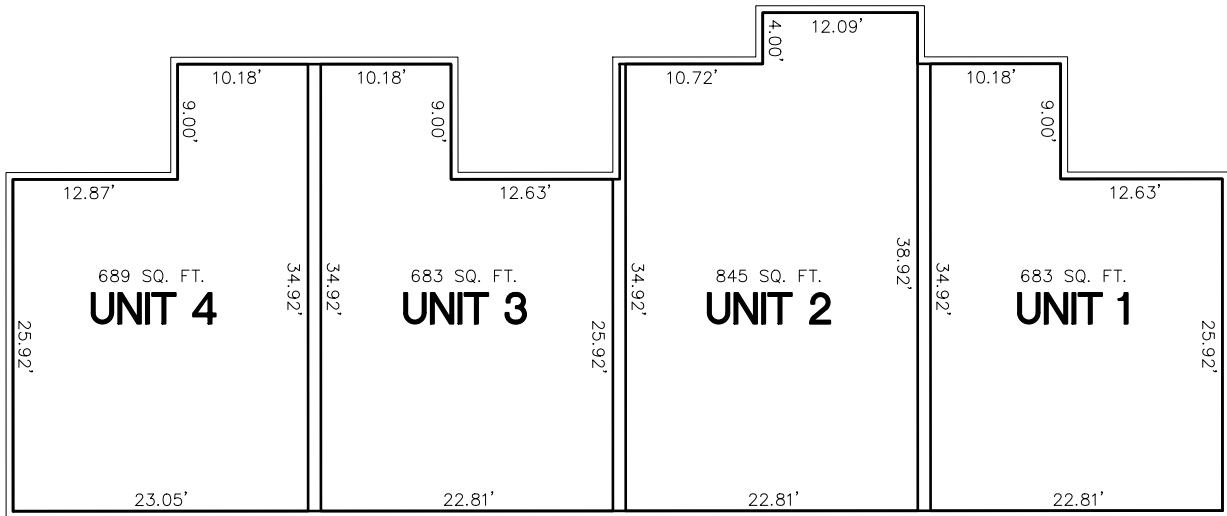


GRAPHIC SCALE



(IN FEET)
1 inch = 15 ft.

DRAFT



UNIT TIES TO BOUNDARY CORNERS			
Unit	Points	Bearing	Distance
1	A to G	N02°05'50"E	28.71'
1	A to H	N37°10'53"W	35.99'
2	B to I	N15°45'59"E	25.74'
2	B to J	N32°34'44"W	29.38'
3	C to K	N38°06'42"E	25.78'
3	D to L	N38°06'42"E	25.78'
4	E to M	N53°30'01"E	35.88'
4	F to N	N62°08'09"E	18.38'

See Sheet 2 for Map of Tie Lines to Boundary

UNIT AREAS - IN SQ. FEET				
UNIT	MAIN LEVEL	UPPER LEVEL	GARAGE	TOTAL
1	555	683	273	1511
2	555	845	273	1673
3	555	683	273	1511
4	821	689	465	1975

LEGEND

C.E.	Common Element
L.C.E.	Limited Common Element
Unit Line	Unit Line
-----	Limited Common Element
P8	Parking Area L.C.E.—Unit No. Noted

OWNER

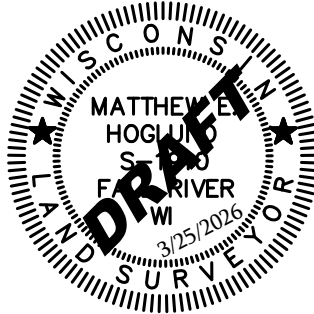
Kraig Sadownikow
Intrepid Investments, LLC
230 Ohio Street — Suite 200
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CONDOMINIUM PLAT OF RIDGE VIEW ESTATES TOWNHOMES

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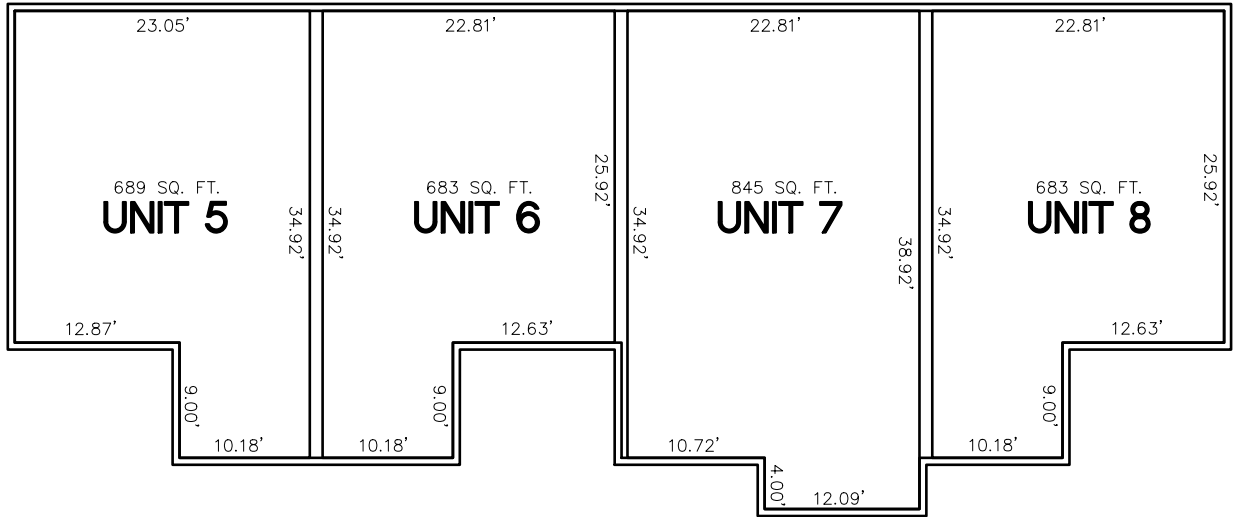
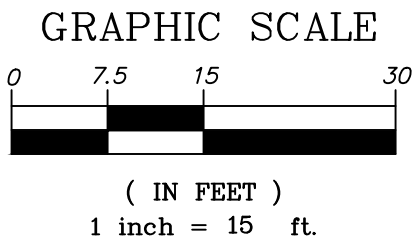
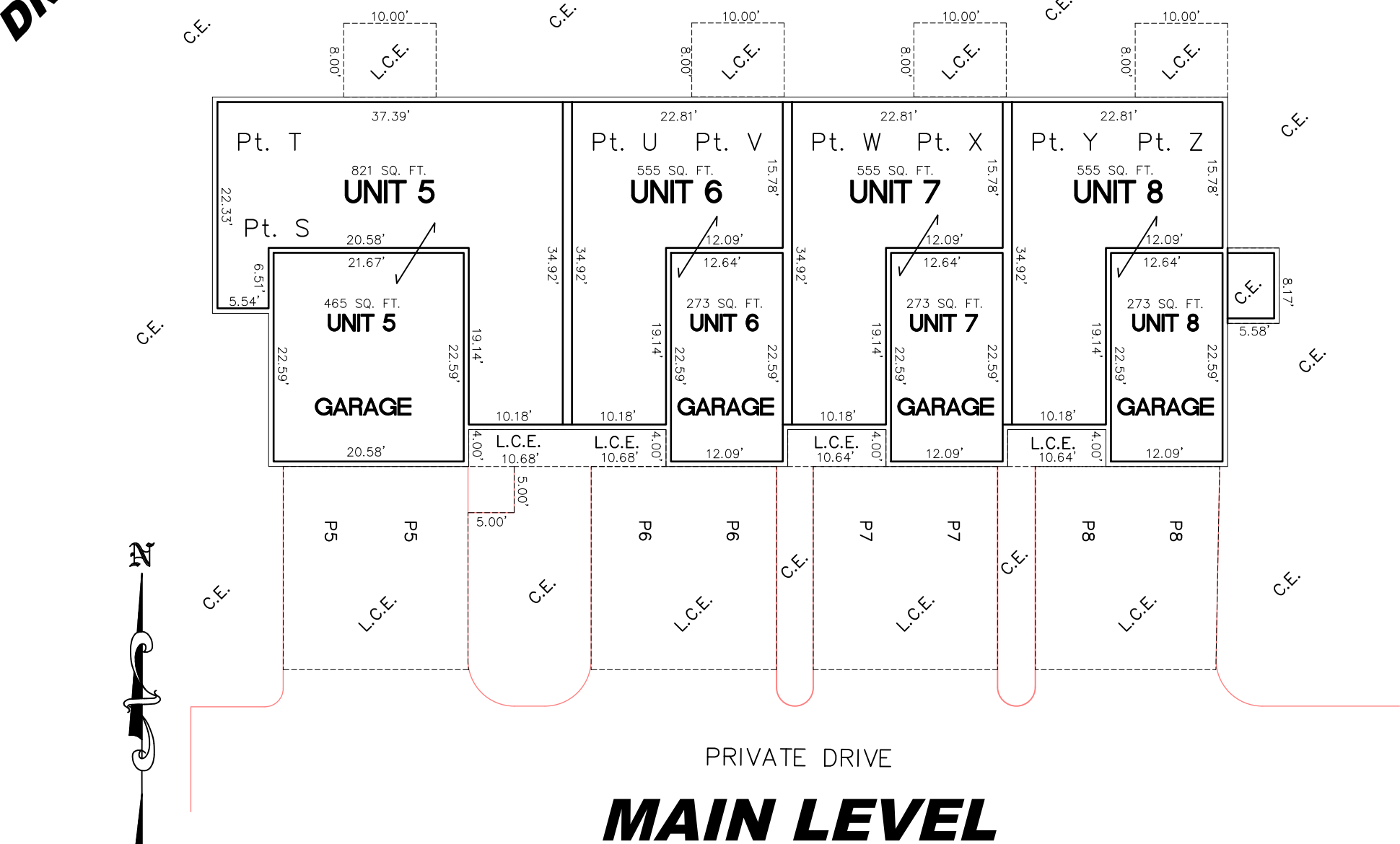
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UNIT DETAILS

DRAFT

DRAFT



UPPER LEVEL

UNIT TIES TO BOUNDARY CORNERS			
Unit	Points	Bearing	Distance
5	O to T	N55°49'55"E	21.89'
5	P to U	S50°48'15"E	24.32'
6	Q to V	S19°23'45"E	22.98'
6	Q to W	S54°32'42"E	37.38
7	R to X	S15°00'17"W	27.52
7	R to Y	S30°32'24"E	30.87'
8	S to Z	S45°00'55"W	46.54'
8	S to AA	S17°05'12"W	34.42'

See Sheet 2 for Map of Tie Lines to Boundary



UNIT AREAS - IN SQ. FEET				
UNIT	MAIN LEVEL	UPPER LEVEL	GARAGE	TOTAL
5	821	689	465	1975
6	555	683	273	1511
7	555	845	273	1673
8	555	683	273	1511

LEGEND

C.E.	Common Element
L.C.E.	Limited Common Element
—	Unit Line
-----	Limited Common Element
P8	Parking Area L.C.E.—Unit No. Noted

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