

AGENDA
PLAN COMMISSION MEETING
Thursday, June 25, 2020 at 7:00 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of May 28, 2020
3. Planned Unit Development Amendment – Premier Rosewood Jackson PR3 - Sign
4. Conditional Use Permit – Jackson Golf Club LLC/Mark McCune – JD Laser Building Addition
5. Citizens to Address the Plan Commission
6. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

**DRAFT MINUTES
PLAN COMMISSION MEETING
Thursday, May 28, 2020 at 7:00 p.m.
Jackson Village Hall
N168 W20733 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

Pres. Schwab called the meeting to order at 7:00 p.m.

Members Present: Keith Berben, Tr. Emmrich, Tr. Kruepke, Jon Molkentin, Dan Reik and Jon Weil

Village Board Members Present: Tr. Heckendorf

Staff Present: Collin Johnson, John Walther and Jilline Dobratz

2. Approval of Minutes for the Plan Commission Meeting of February 27, 2020

Motion by Tr. Emmrich, second by Jon Weil to approve the Plan Commission minutes of February 27, 2020.

Vote: 7 ayes, 0 nays. Motion carried.

3. Planned Unit Development Amendment – JYM Investments/Joseph Merkel – Storage Units and Maintenance Building

Collin Johnson provided information in Joe Merkel's absence. Joe wanted to make sure if there were any questions regarding the proposed development, he would answer them. Collin stated the staff is fine with the proposal and the DNR has approved filling of the wetlands. Joe is requesting temporary access off Sherman Road to be able to bring in fill to the site instead of going through the residential area. Once the fill has been brought in, that temporary access would be removed. This is part of the approval. Joe has no questions with the staff recommendations. John Walther commented the buildings are for site use.

Motion by Tr. Kruepke, second by Tr. Emmrich to recommend the Village Board approve the Planned Unit Development Amendment – JYM Investments/Joseph Merkel – Storage Units and Maintenance Building subject to all the staff comments. Keith Berben inquired if the secondary driveway isn't removed, will there be any repercussions. Collin stated he can withhold occupancy on any of the buildings if there is an issue and a charge back could happen. Joe is responsible for full restoration.

Vote: 7 ayes, 0 nays. Motion carried.

4. Planned Unit Development Amendment – Kettle Marine/Brett Cottrell – Marine Dealership

Brett Cottrell was present stating they are trying to start a Marine Dealership. Collin Johnson gave background information. The project was started without permits. The use has changed and is now a sales office, a sales floor and the back warehouse for boats and marine equipment. The end use did not include service of any type. However, service has been going on and it is not an allowed use given the current configuration. He has worked with the designer from Design 2 Construct with code issues. The State is waiting for additional items to be submitted and have until June

7, 2020 to resubmit. Outside temporary occupancy that was granted, he has not been back to the building to see if any type of progress has been made. They were on hold waiting for State plans to come back and the plans came back on hold. Mark Hertzfeldt, Design 2 Construct, furnished information regarding issues related to the code and occupancy. The use started as a smaller piece in the building and has grown to take over more of the building. As of tomorrow, every single issue on the list is addressed with exception of things like outside fencing, everything associated with the State of Wisconsin and all the concerns Collin has with how the building is going to operate will be submitted back to the State. As of next week, everything will be resolved, and they will be able to come back to the Village with an approved plan from the State of Wisconsin to modify the occupancy application and to modify the permit for the balance of the construction to take place. Jim Blise, owner of the building, spoke regarding the building and the improvements that have been made in the past three years including asbestos removal. Collin commented this building was in use when he got there from day one. Mark stated construction will take four to six weeks after State approval and explained the issues that will be resolved.

Motion by Jon Weil, second by Jon Molkentin to table this until the next Plan Commission meeting in order to get a response from the State, it can be addressed by staff, all parties can update the scope and give the Plan Commission more information to complete this.

Discussion ensued on State approved plans, temporary occupancy and overall use of the building and service use with regards to fluids, fuel systems, etc. not be approved unless appropriate accommodations are made compliant with the code.

Vote: 0 ayes, 7 nays. Motion failed.

Motion by Pres. Schwab, second by Keith Berben to recommend the Village Board approve the Planned Unit Development Amendment – Kettle Marine/Brett Cottrell – Marine Dealership per staff comments.

Discussion on use including parking spaces, boat displays, fenced area for storage of boats and motorsports only.

Vote: 7 ayes, 0 nays. Motion carried

Motion by Pres. Schwab, second by Jon Molkentin to recommend the Village Board approve the sign permit Kettle Marine/Brett Cottrell – Marine Dealership as presented.

Vote: 7 ayes, 0 nays. Motion carried

Collin stated to begin the sewer and water process would require a request in writing from Mr. Blise requesting the Village look at providing utilities for that property. John Walther confirmed Mr. Blise has been told the Village would not start the process until a petition is received.

5. Planned Unit Development – Liberty Self-Storage – Self-Storage Facility

Dave Uttech, Keller Inc., was present and gave background information. The Storm water issue will be addressed to meet Village Code prior to the next meeting. Pres. Schwab inquired if there are Tax Increment District (TID) requirements that buildings must adhere to. Collin Johnson commented it is a zoned Planned Unit Development. John Walther stated he is unaware of any restrictions that would prohibit something like this. There were some suggested uses that were allowed for certain buildings in the TIF district. Mr. Kreuser stated there is an accepted offer on the property. They have talked with business owners within the park about potential commercial

storage. It is a business opportunity in which they want to grow and that they will own and operate. Outside storage will not be allowed. The current plan is to have it open with one entry point on Alcan Court with no access to Cedar Creek Road. Motion by Pres. Schwab, second by Tr. Emmrich to recommend the Village Board approve the Planned Unit Development – Liberty Self-Storage – Self-Storage Facility pending appropriate stormwater drawings.
Vote: 6 ayes, 1 nay (Jon Molkentin). Motion carried.

6. Planned Unit Development – Design 2 Construct/James Blise – Spec Office / Industrial Building

Mark Hertzfeldt, Design 2 Construct, was present and gave background information. They are purposing a multi-tenant facility building on Northwest Passage. It will be painted precast, set up for up to six tenants with parking on Northwest Passage. The truck access will be off Alcan.

Motion by Tr. Emmrich, second by Tr. Kruepke to recommend the Village Board approve the Planned Unit Development – Design 2 Construct/James Blise – Spec Office / Industrial Building per staff comments.

Vote: 7 ayes, 0 nays. Motion carried

7. Planned Unit Development – Snow Studs – Office / Industrial Building

Mark Hertzfeldt, Design 2 Construct, was present and provided background information. The parcel is on Alcan Drive, it is an insulated metal panel constructed building. The intent is to expand as the business grows. The size and use of the building are compliant for the State to be unsprinkled. They checked with the Fire Department before they began. If they decided to expand, they would have to sprinkle the building or put up a fire wall to separate the building and be compliant with the building code. Currently, it is a small enough footprint that it is unsprinkled and unfired alarmed.

Motion by Pres. Schwab, second by Tr. Emmrich to recommend the Village Board approve the Planned Unit Development – Snow Studs – Office / Industrial Building as presented with the understanding that at this point there will not be a sprinkler system and the other staff comments apply.

Vote: 7 ayes, 0 nays. Motion carried

8. Citizens to Address the Plan Commission

None.

9. Adjourn

Motion by Pres. Schwab, second by Tr. Emmrich to adjourn.

Vote: 7 ayes, 0 nays. Meeting adjourned at 8:16 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____ - _____

PROPERTY INFORMATION

- COMMERCIAL INDUSTRIAL RESIDENTIAL OTHER _____
- CONDITIONAL USE PLANNED UNIT DEVELOPMENT CERTIFIED SURVEY MAP
- New New CONCEPT PLAN
- Special Use Special Use OTHER _____
- (For existing CU ONLY) (For existing PUD ONLY)

Property Address: North of Rosewood Lane Unit: _____ Jackson, WI

Parcel #: V3-008700T Lot Size: 7.35 Acres sq. ft. Building Area: N/A sq. ft.

Current Zoning: B-1 B-2 M-1 M-2 I-1 PUD Other _____ Floodplain

APPLICANT INFORMATION

Name(s): Robert E Lee + Associates, Inc. - Brandon Robaidek

Mailing Address: 1250 Centennial Centre Blvd, Hobart State WI Zip 54155

Office: (920) 662-9641 Cell: (715) 853-4105 Fax: (_____) _____

Email: brobaidk@releinc.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____

D/B/A: _____ FEIN #: _____ - _____

Mailing Address: _____ State _____ Zip _____

Office: (_____) _____ Cell: (_____) _____ Fax: (_____) _____

Email: _____

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Premier Rosewood Jackson, LLC

Address: 3120 Gateway Road, Brookfield State WI Zip 53045

Office: (262) 790-4560 Cell: (_____) _____ Fax: (_____) _____

Email: christopher.slater@pre-3.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: Robert E Lee + Associates

Primary Contact: Brandon Robaidek

Address: 1250 Centennial Centre Blvd, Hobart State WI Zip 54155

Office: (920) 662-9641 Cell: (_____) _____ Fax: (_____) _____

Email: brobaidk@releinc.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: proposed monument sign
approval for the Rosewood Lane Multi-family development:

Provide a brief overview of proposed use(s) of entire property and/or lease space: N/A

Hours of Operation: N/A

Provide a brief overview of proposed daily on-site operations: N/A

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: N/A

Describe all businesses, properties and other entities located adjacent to the proposed use: single family homes to the south

Proposed, development, on-site improvements or other construction/remodeling activities: construct a monument sign on-site

Proposed grading and/or stormwater management plan: N/A

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: sign landscape plan included

Proposed on-site security measures including site lighting: N/A

Life Safety Systems – Existing or Proposed (Includes fire hydrants, fire suppression & fire alarm systems): N/A

Projected traffic circulation and impacts: _____
N/A

Setbacks from rights-of-way and property lines and height limitations: _____
height limitations per 48-301 Jackson Code = 20 feet

Status of State/Federal License(s) or Certificate(s) required for operation: _____
N/A

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?
 No Yes If yes, explain: _____

Describe any proposed signage including type and location: _____
Monument sign located on corner of Rosewood Lane and CTHP

Exterior Building Materials (type, color, etc.): _____
Face Brick & Concrete Block Masonry

Site Specific Features/Constraints: _____
N/A

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): _____
N/A

Proposed screening/buffering from adjacent properties: _____
N/A

Proposed provisions for refuse and recycling collection/storage: _____
N/A

Projected Sewer/Wastewater Usage: N/A gal/year

Projected Water Usage: N/A gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

Applicant Name (Print): Brandon Robaidek

Applicant Signature: [Handwritten Signature]

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 5-20-20

You MUST sign and date this Application!

SUBMIT TO: Village of Jackson – Village Hall (Checks shall be made payable to Village of Jackson)
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

TEMPORARY Expiration Date: _____, 20____

Plan Commission Approval: Meeting Date: _____, 20____

Village Board Approval: Meeting Date: _____, 20____

In-House Approval (O-T-C): Date: _____, 20____

Approved by: John Walther, Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

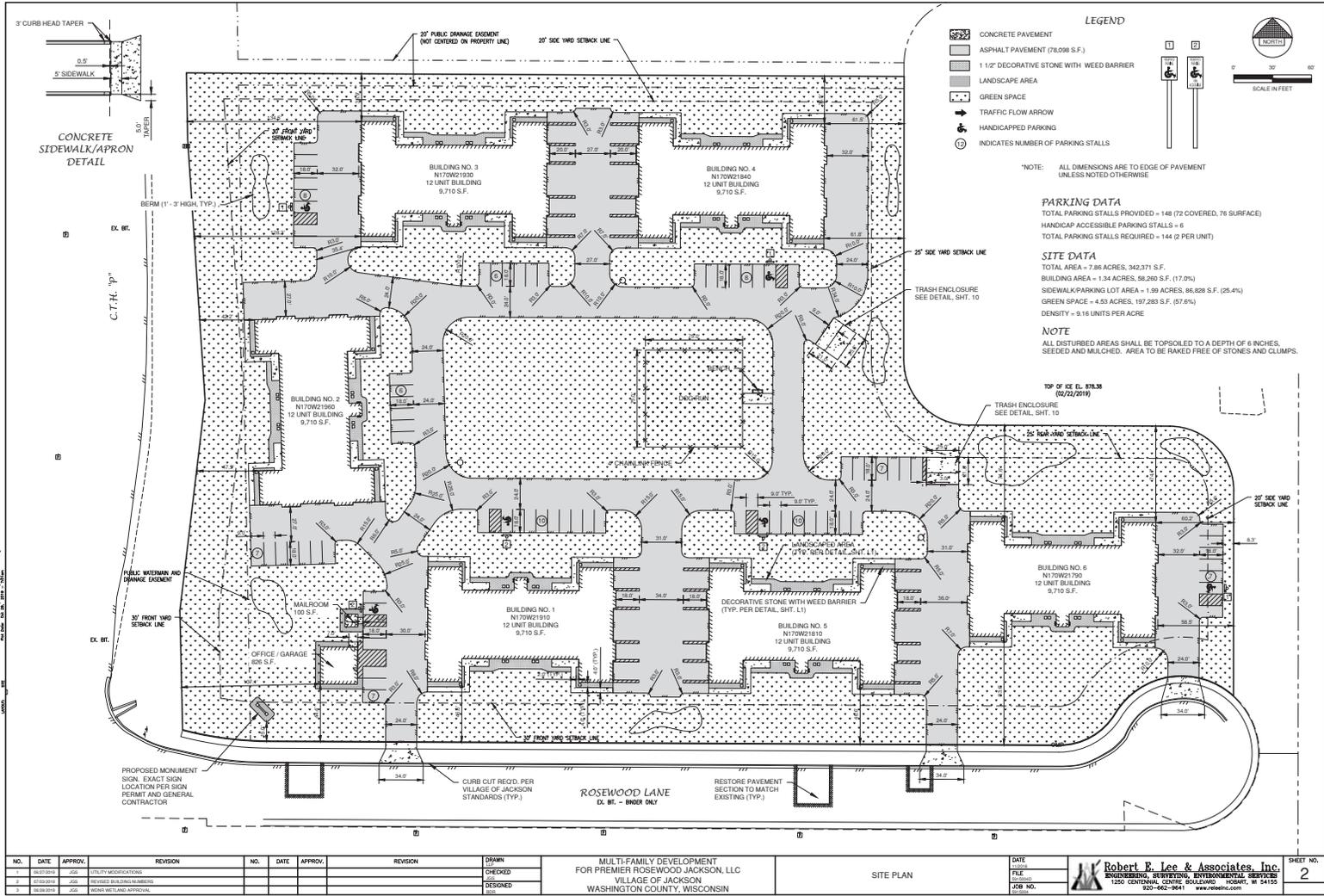
Conditions of Approval: _____

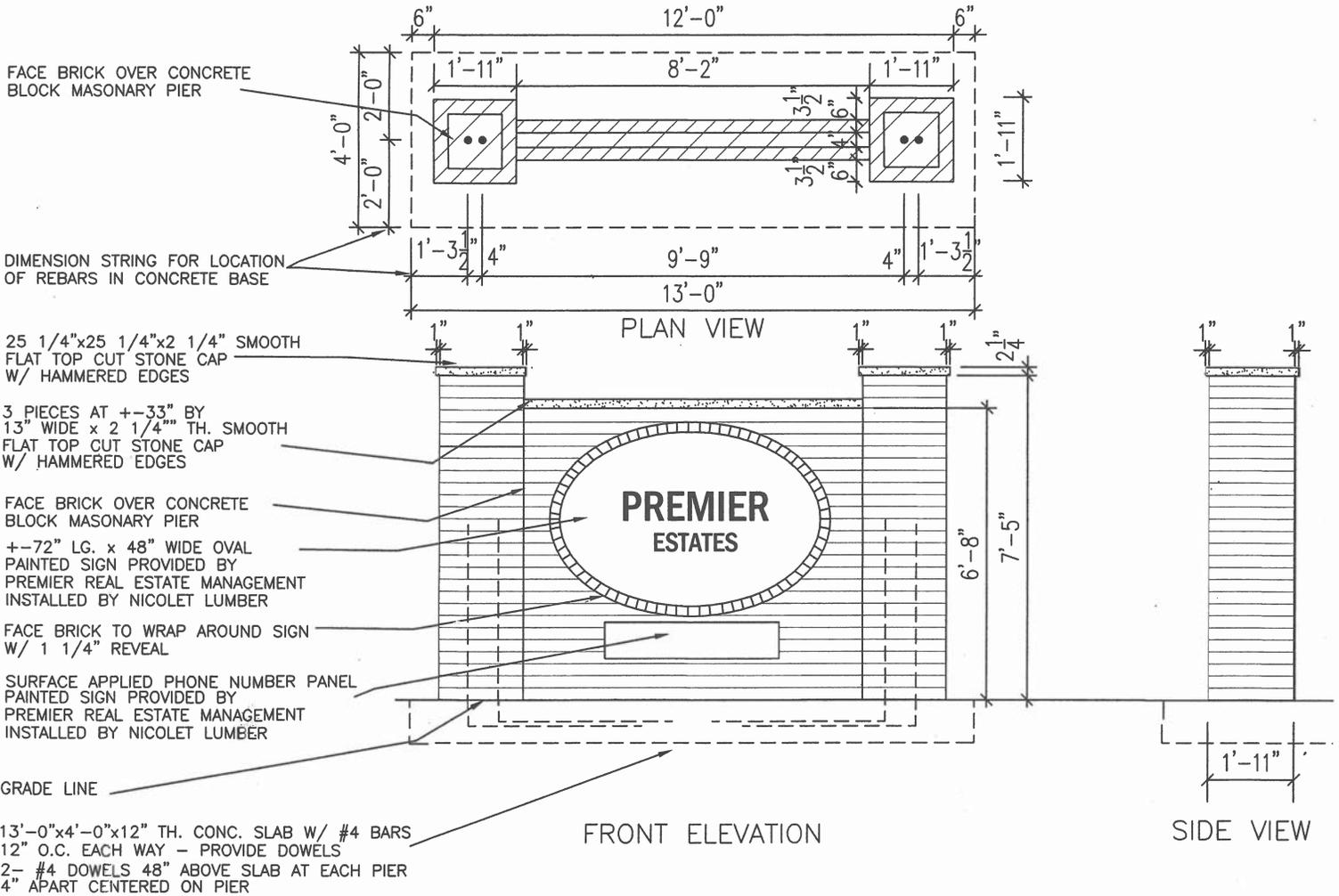
APPLICATION DENIED: Date: _____, 20____

Staff Initials: _____

Reason for Denial: _____

<p>FOR OFFICE USE ONLY Acct. #: 100-00-45730-000-00</p> <p>Date Received: _____</p> <p>Amount: _____</p> <p>Payment Type: CH / CC / CA</p> <p>Check/Receipt #: _____</p> <p>Received By: _____</p>





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LARGE PROJECT SIGN



555-555-5555



EQUAL HOUSING
OPPORTUNITY



ROSEWOOD
COMMONS

555-555-5555 

VILLAGE OF JACKSON PLAN COMMISSION APPLICATION - SUBMITTAL GUIDE

(Meetings are held the fourth Thursday of the month. Applications are DUE the 1st Friday of the month for that month's meeting.)

<u>ACTION REQUESTED</u>	<u>FEE</u>	<u>SUBMITTAL REQUIREMENTS</u> <i>Refer to number items in shaded column →</i>	<u>TYPE OF INFORMATION DESCRIBED</u> <i>(See reverse side for further instructions)</i>	<u>Paper or Digital Copy Required</u>
CONCEPT PLAN	\$50	1,2,6,13	1) Complete Application (<i>all pages</i>)	Both
			2) Describe the intended use and operation	Both
CONDITIONAL USE			3) Address labels of adjacent owners to be notified (200' / 500')	Both
- Full Review	\$150	1,2,3,4,5,6,7,14,15,16,18,19,20	4) Property owner acknowledgement of the request	Both
- *Special Use (to existing CU)	\$50	1,2,4,5,6,7,13	5) Impact Statement	Both
			6) Location Map	Both
PLANNED UNIT DEVELOPMENT	\$150	1,2,3,4,5,6,7,8,9,10,14,15,16,17,18,20	7) Development Plan / Site Plan	Both
- *Special Use (to existing PUD)	\$50	1,2,3,4,5,6,7,13 (14-22 upon request)	8) Preliminary Plat	Both
			9) Final Plat	Both
REZONING	\$200	1,2,3,4,6,9 or 10 (500' for rezoning) 200' for Cond. Use or PUD Site Plan)	10) Certified Survey Map	Both
			11) Annexation Petition	Both
CERTIFIED SURVEY MAP (CSM)	\$150	1,2,6,10,20	12) Annexation Map	Both
			13) Sketch Plan	Both
MINOR SUBDIVISION	\$150	1,2,3,5,6,10,15,16,17,18,20	14) Landscape and Buffer Plan	Both
EXTRA TERRITORIAL PLAT/CSM	\$150	1,2,6,9 / 10		
EXTRA TERRITORIAL PLAT OUTSIDE SANITARY SRVC. AREA	\$50	1,2,6,9 / 10	Engineering Review - Infrastructure	
			15) Grading / Drainage Plan	Both (24x36)
PRELIMINARY PLAT	\$300	1,2,3,5,6,9,15,16,17,18	16) Water / Sanitary Sewer / Storm Sewer Plans	Both (24x36)
			17) Street / Right of Way cross sections	Both (24x36)
FINAL PLAT / Final Plat Reappl.	\$100	1,2,3,5,6,9,15,16,17,18,20	18) Erosion Control Plan	Both (24x36)
			19) Proposed colors / materials	Both
ANNEXATION / ATTACHMENT	\$200	1,2,3,4,5,6,11,12,21	20) Developers Agreement	Both
			21) Annexation Agreement (<i>includes pre-annex agreements</i>)	Both
STREET EASEMENT/ VACATION	\$150	1,2,3,4,6,9	22) Other -	Both
VARIANCE / APPEAL	\$150	1,2,3,4,6,7		
MAILING LABELS	\$25	For all property addresses within 200 feet For all properties within 500' if rezoning ONLY	Must submit additional fee if not providing labels	Both

*SPECIAL USE PERMITS are applicable to EXISTING Conditional Use Permits and Planned Unit Developments. The granting of a Special Use Permit shall not change the character of the principal use or conflict with the purpose and intent of the original Conditional Use or Planned Use Development approval. Special Use Permits shall be reviewed for impact on neighboring uses in addition to the neighborhood. Compatibility is a primary consideration.

Examples of special uses include: New or expanded tenant uses including occupancies, minor changes to building facades, minor lighting changes, paint schemes, certain accessory structures, sign replacements of equal or lesser size or other uses or modifications as determined by the Village.

Applications shall be submitted NO LATER than 4:00 PM on the 1st Friday of the month to be considered at that month's meeting.

In some cases, additional copies of a submittal may be required. Only COMPLETE applications shall be presented to the Planning Commission and the Village Board for action. Applications submitted without a pre-submittal conference risk delay.

The Planning Commission meets on the last Thursday of each month unless there is a conflict with a holiday. The Village Board meets on the second Tuesday of each month at which a public hearing may be held. A decision on the request could be made at that time.

EXPLANATION OF TYPES OF INFORMATION REQUIRED (From front page of application form)

1. **Application Form:** You MUST SUBMIT both HARD (paper) and DIGITAL (USB Drive) copies of your application.
2. **Letter of Intent:** What you are requesting in your own words? (Be brief)
3. **Mailing/Address Labels:** It is your responsibility to provide the Village with addresses labels of ALL adjacent property owners within a 200-foot radius of the subject property. If mailed notification is required for your application, an incorrect address may cause a delay. (Additional \$25 is required if Village provides address labels.)
4. **Proof of Property Ownership:** A copy of a deed, tax notice, title insurance policy (first page), recorded plat, etc.
5. **Impact Statement:** In general, the following points represent most of the topics to be addressed in the impact statement. Specific points will be designated at the pre-submittal conference by staff.
 - A. General hours of operation.
 - B. Unusual conditions which warrant special attention (hazardous materials storage, fire hazards, odors, noise generation, etc.
 - C. Vehicle trip generation (trips per day per unit x number of units).
 - D. Estimated numbers of vehicles and/or equipment, materials, to be parked and/or stored on site.
 - E. Proposed sign(s) advertising business, directional signage, dwelling unit rental, etc.
 - F. Proposed dates of construction and completion.
 - G. Anticipated user profiles (for residential developments).
 - H. Annual water consumption estimate (100% occupancy and build-out).
 - I. Annual sewage generation estimate (100% occupancy and build-out).
6. **Location Map:** An aerial map indicating where the site is located within the Village.
7. **Development Plan:** Show entire proposal on the site. Include edge of pavement and/or back of the curb line, sidewalks (existing and proposed), structure footprint(s), driveways, parking areas, fencing, refuse enclosures, locations of accessory uses, and overall dimensions of structures and setbacks, etc. Landscape plans and water/sewer/storm plans may be shown combined on the plan if the composition is easily read and understood.
- 8/9. **Plat Map:** Prints of the preliminary and final (recordable plat), with proper signature blocks.
10. **Certified Survey Map:** A recordable document showing the legal and mapped description of the land division.
11. **Annexation Petition/Attachment Request:** Shows owner is supporting the annexation.
12. **Annexation Map:** A recordable map having the legal and mapped description of the parcel to be annexed.
13. **Sketch Plan:** An informal drawing depicting the proposal for discussion purposes.
14. **Landscape Plan:** Show location, size, type, botanical name & common name of proposed trees & shrubs. Also details surface treatments. Show walls, fence location and style, buffers/screening and similar details.
15. **Grading/Drainage Plan:** Show original & proposed grades & runoff calculations based on a 10-year storm. It is usually combined with a Storm Sewer Plan. (Storm sewer system, ditches, culverts, etc.)
16. **Water/Sewer/Storm Sewer Plans:** Show size and location of proposed water mains & fire hydrants; size and location of the proposed sanitary sewer system with gradient profiles and invert elevations; shows the proposed storm drainage system as in #15 above.
17. **Street Crossing Sections:** Section shows curb, gutter, paving, and sidewalk relative to the right-of-way width.
18. **Erosion Control Plan:** A map of existing site conditions on a scale of at least 1-inch equals 100 feet showing the site, boundaries and immediately adjacent areas which accurately identify site locations.
19. **Proposed Building Colors and Materials:** Submit samples of exterior colors and materials.
20. **Improvement Agreement:** An agreement between the developer and the Village determining park dedications and the responsibilities for street, water, sewer, and the storm sewer improvements and extensions.
21. **Annexation Agreement.**

MEETINGS AT WHICH THE REQUEST IS BEING HEARD SHOULD BE ATTENDED BY THE APPLICANT OR A REPRESENTATIVE IN ORDER TO RESPOND TO QUESTIONS AND AVOID DELAYS IN THE APPROVAL PROCESS

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____ - _____

PROPERTY INFORMATION

- COMMERCIAL INDUSTRIAL RESIDENTIAL OTHER _____
- CONDITIONAL USE PLANNED UNIT DEVELOPMENT CERTIFIED SURVEY MAP
- New New CONCEPT PLAN
- Special Use Special Use OTHER _____
- (For existing CU ONLY)* *(For existing PUD ONLY)*

Property Address: W209N17145 Industrial Drive Unit: _____ Jackson, WI

Parcel #: 009400P Lot Size: 229,475 sq. ft. Building Area: 28,378 sq. ft.

Current Zoning: B-1 B-2 M-1 M-2 I-1 PUD Other _____ Floodplain

APPLICANT INFORMATION

Name(s): Doug Forton - Design 2 Construct

Mailing Address: N173W21010 Northwest Passage Jackson State WI Zip 53037

Office: (262) 677-9933 Cell: (_____) _____ Fax: (262) 677-9934

Email: dforton@design2construct.com

BUSINESS INFORMATION *(If New Business)*

Legal Business Name: Jackson Golf Club, LLC

D/B/A: _____ FEIN #: _____ - _____

Mailing Address: W209N17145 Industrial Drive Jackson State WI Zip 53037

Office: (_____) _____ Cell: (_____) _____ Fax: (_____) _____

Email: mark.mccune@bankfivenine.com

Website: _____

PROPERTY OWNER INFORMATION

Name(s): Mark McCune

Address: 2466 Lough Lane Hartford State WI Zip 53027

Office: (262) 844-2018 Cell: (_____) _____ Fax: (_____) _____

Email: mark.mccune@bankfivenine.com

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION *(Circle One)*

Firm Name: Design 2 Construct

Primary Contact: Doug Forton

Address: N173W21010 Northwest Passage Jackson State WI Zip 53037

Office: (262) 677-9933 Cell: (_____) _____ Fax: (262) 677-9934

Email: dforton@design2construct.com

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: Please refer to the attached narrative

Provide a brief overview of proposed use(s) of entire property and/or lease space: Please refer to the attached narrative

Hours of Operation: The business will operate between 7am and 11pm Monday thru Friday (Office 7am-5pm)
Shipping and Receiving 7am - 3pm

Provide a brief overview of proposed daily on-site operations: Laser Processing and Metal Fabrication

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: None

Describe all businesses, properties and other entities located adjacent to the proposed use: _____
All adjacent properties are developed with similar Commercial / Industrial uses

Proposed, development, on-site improvements or other construction/remodeling activities: _____
Please refer to the attached documents

Proposed grading and/or stormwater management plan: _____
This site will utilize the existing regional stormwater management pond

Proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____
Only grass is proposed as part of this addition due to location of addition and steep grades

Proposed on-site security measures including site lighting: Minimal building lighting using full cut off fixtures

Life Safety Systems – Existing or Proposed (Includes fire hydrants, fire suppression & fire alarm systems): _____
The proposed building will an ESFR fire sprinkler system

Projected traffic circulation and impacts: The plan includes two (2) loading docks and typical shipping and receiving activities will occur between 7am and 3pm

Setbacks from rights-of-way and property lines and height limitations: _____
Proposed front setback of 40'-0", side setback of 20'-0", rear setback 20'-0"

Status of State/Federal License(s) or Certificate(s) required for operation: None

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

No Yes If yes, explain: _____

Describe any proposed signage including type and location: _____
None

Exterior Building Materials (type, color, etc.): The buildnig will be a mixture of painted precast and pre-finished insulated metal panel, overhead doors and hollow metal doors
Please refer to the attached rendering for additional clarification of the proposed materials.

Site Specific Features/Constraints: None

Parking (Total No. of spaces plus number of dedicated handicapped parking and type): _____
10 total parking stalls with 1 required ADA stall added near the main entrance

Proposed screening/buffering from adjacent properties: None

Proposed provisions for refuse and recycling collection/storage: _____
Recycling and Refuse is handled in a different portion of building

Projected Sewer/Wastewater Usage: TBD gal/year

Projected Water Usage: TBD gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

Applicant Name (Print): _____

Applicant Signature: Doug Forton

Co-Applicant Name (Print): _____

CO-Applicant Signature: _____

Date of Application: 06.05.2020

You MUST sign and date this Application!

SUBMIT TO: Village of Jackson – Village Hall *(Checks shall be made payable to Village of Jackson)*
N168 W20733 Main Street
PO BOX 637
Jackson, WI 53037

QUESTIONS?

Village Clerk: For all **general questions** related to completing form or questions related to Village meetings.
Phone: (262) 677-9001 x11
Email: jilline.dobratz@villageofjackson.com

Building Inspector: For questions concerning **building codes, zoning, or technical questions.**
Phone: (262) 677-9696
Email: collin.johnson@villageofjackson.com

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

TEMPORARY *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

In-House Approval (O-T-C): *Date:* _____, 20____

Approved by: John Walther, Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: _____
Amount: _____
Payment Type: CH / CC / CA
Check/Receipt #: _____
Received By: _____

VILLAGE OF JACKSON

N168W20733 MAIN ST.

P O BOX 637

JACKSON, WI 53037-0147

Receipt Nbr: 231881

Date: 6/10/2020

Check

RECEIVED FROM DESIGN 2 CONTRUCT

\$150.00

<u>Type of Payment</u>	<u>Description</u>	<u>Amount</u>
Accounting	Account Nbr: 100-00-45730-000-000 PLANNING / ZONING FEES PUD AMENDMENT / CK #108438	150.00

TOTAL RECEIVED 150.00

Receipt Memo: PUD AMENDMENT / CK #108438



Planning Commission
Village of Jackson
N168 W20733 Main Street
Jackson, WI 53037

June 5, 2020

Re: Project Narrative:

Introduction:

Attached to this project narrative you will find the graphical information regarding the proposed addition to the building located at W209N17145 Industrial Drive, owned by Jackson Golf Club, LLC.

Existing Site:

The site is approximately 5.27 acres and currently has an building with a footprint of 86,953 SF located on the site. The site frontage is along Industrial Drive on the south and east and along Emery Court on the North. An existing commercially zoned lot and retention pond border the site to the west. Commercially zoned lots neighbor the property across the street to the north, east and south. The parcel can be accessed from Industrial Drive and Emery Court.

New Site:

This proposal is to utilize the remainder of the site for an expansion of the Industrial building to the west. The primary public access to the building is on the east side of the building, off Industrial Drive, with a secondary access to the industrial space off Emery Court to the north. A new access to the addition will be accessed from Emery Court. One additional handicapped stall will be added to the site near the main entrance to the building. Site lighting will be accomplished utilizing three full cut off wall packs on the north side of the building to provide lighting for the loading docks and service entrances.

New Building:

The proposed site submitted for your review will be used to construct a new 28,378 s.f. industrial building addition. The building primary facades face north along Emery Court. The building materials are proposed as painted precast on the north façade and pre-finished insulated metal wall panel on the west and south façades. The metal wall panel will be finished with a white color and the precast façade will have a painted stripe pattern to match the existing building. The building overhead doors on the north and west walls, two loading docks on the north wall and no windows.

There will be no building signage as part of this submittal.

N173 W21010

Northwest Passage Way

Jackson, WI 53037



Tel: 262.677-9933

Fax: 262.677.9934

Storm water management for this site will be accomplished utilizing the existing regional pond system located in the industrial park. A stormwater management plan will be submitted at a later date.

Plan of Operation:

The business will operate between the hours of 7am and 11pm Monday thru Friday with shipping and receiving hours between 7am and 3pm.

Impact Statement:

The impacts of this development upon the Village of Jackson utilities, water consumption, sewage will be minimal as the proposed addition will have two single user toilet rooms and a catch basin at the overhead door.

On average there will be 40 to 50 vehicles visiting the site daily, including employees, customers, and deliveries.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This involves the development of an existing site zoned for commercial development and is consistent with the nature of the surrounding neighborhood which is currently a mix of commercial development. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

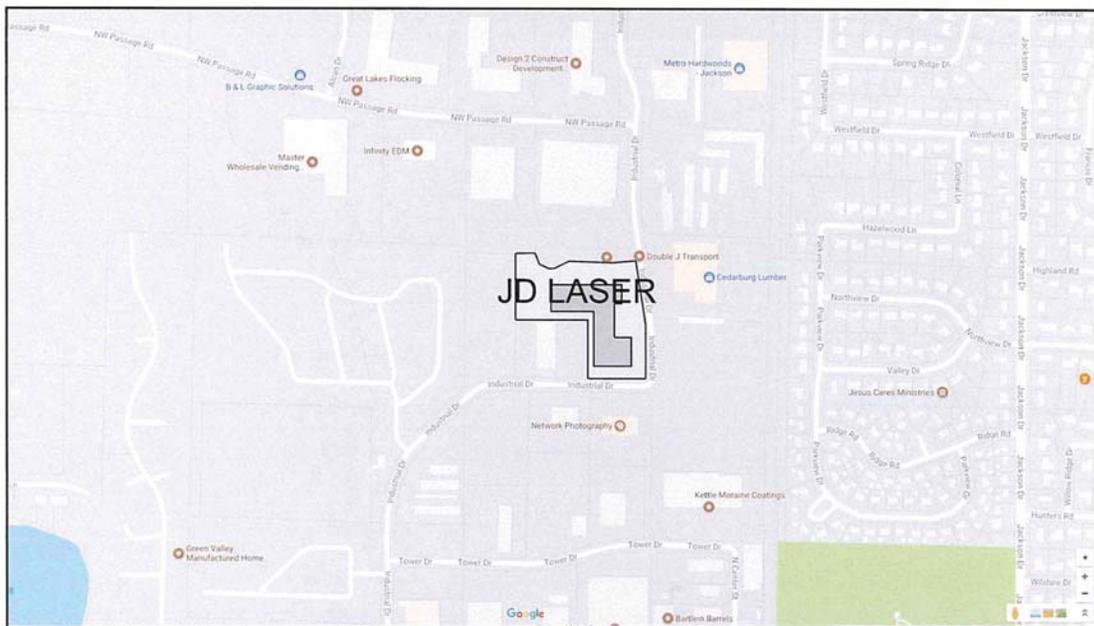
If you have any questions or concerns regarding this proposed development please feel free to contact my office.

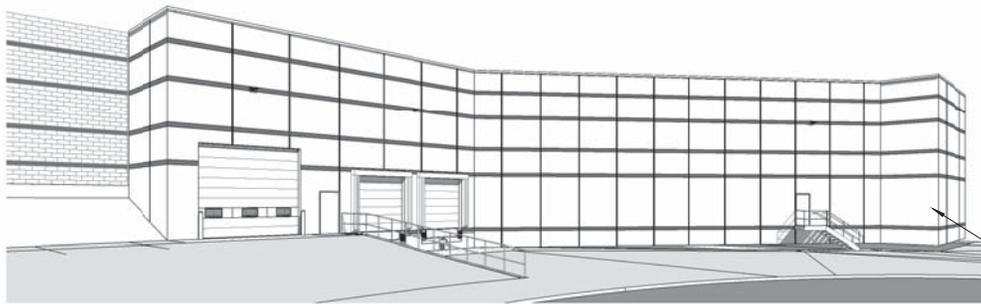
Sincerely,
Mark Hertzfeldt

A handwritten signature in black ink, appearing to read 'Mark Hertzfeldt', enclosed within a large, loopy circular flourish.

Design 2 Construct

LOCATION MAP



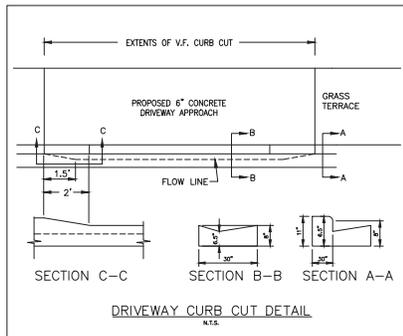
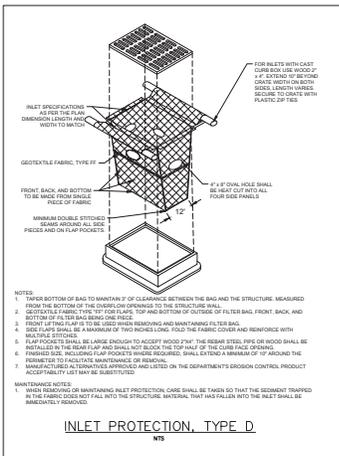
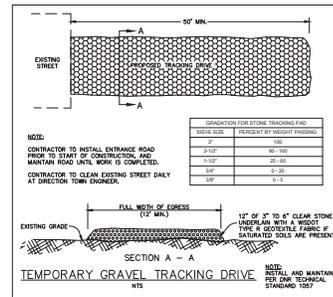
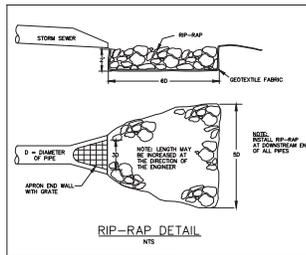
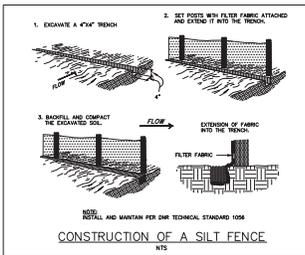


COLORS ON THE NEW
ADDITION WILL MATCH THE
EXISTING BUILDING

1 RENDERING

SCALE:





DRAWN BY:	MRO				
DESIGNED BY:	BP				
CHECKED BY:	BP				
DESIGN TEAM	NO	BY	DATE		REVISIONS

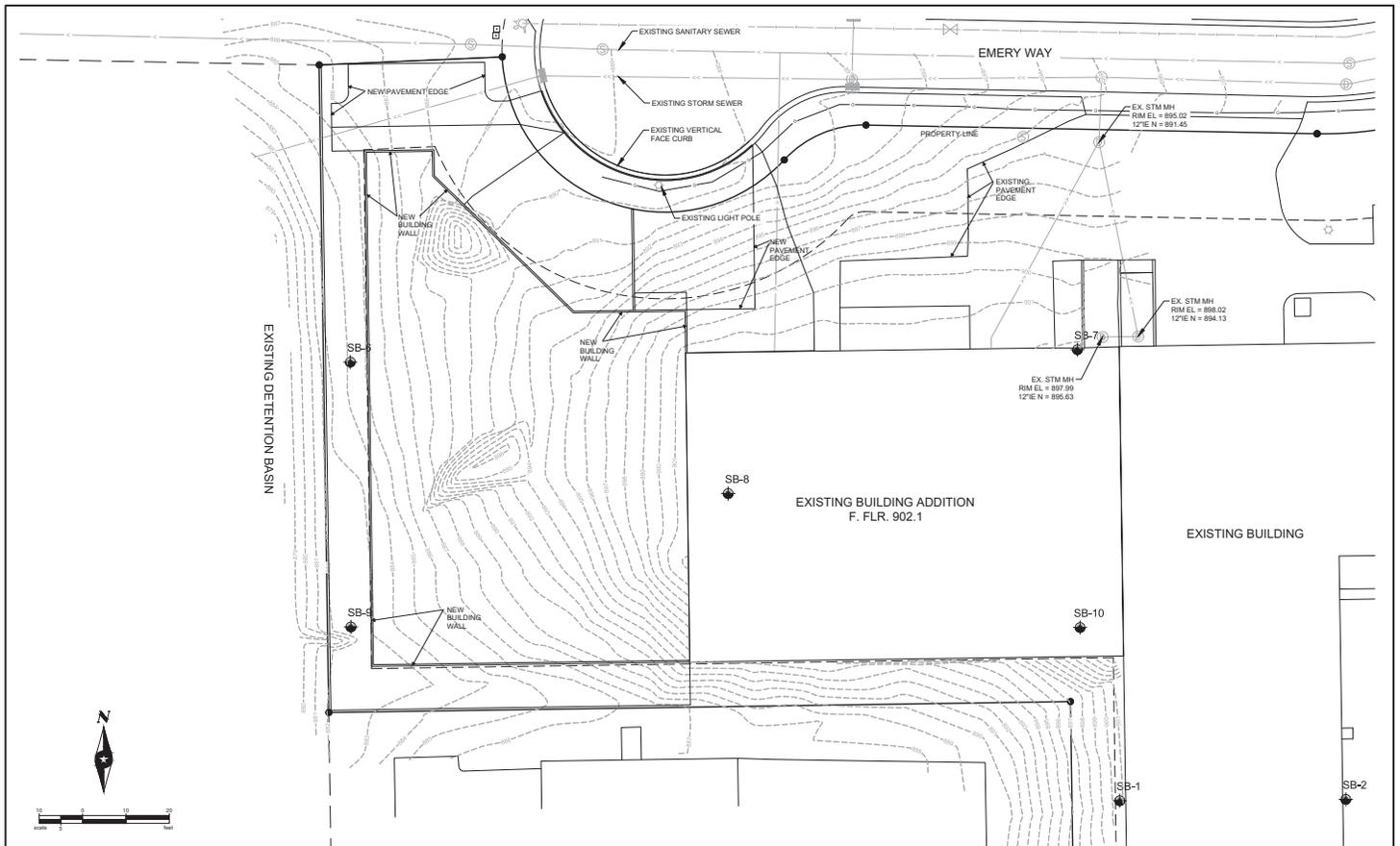


J.D. LASER
BUILDING ADDITION
JACKSON, WI

CONSTRUCTION DETAILS

FILE NO.	MCCUM_151498
DATE	04/20/20

C0.1



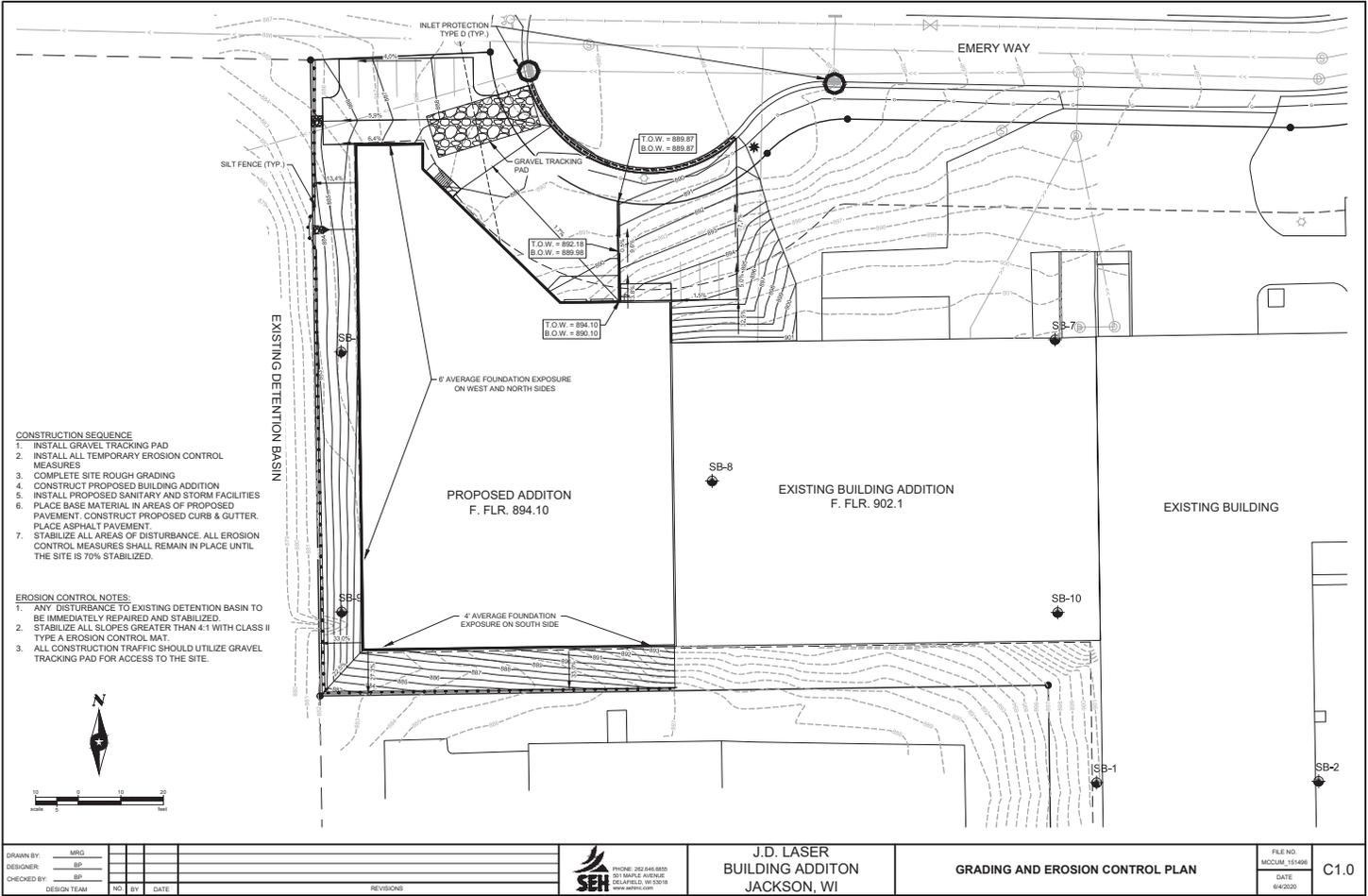
DRAWN BY:	MRO				
DESIGNER:	BP				
CHECKED BY:	BP				
DESIGN TEAM	NO	BY	DATE	REVISIONS	



J.D. LASER
BUILDING ADDITION
JACKSON, WI

EXISTING CONDITIONS

FILE NO.	C0.2
MCCUM_151498	
DATE	04/20/20



- CONSTRUCTION SEQUENCE**
1. INSTALL GRAVEL TRACKING PAD
 2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES
 3. COMPLETE SITE ROUGH GRADING
 4. CONSTRUCT PROPOSED BUILDING ADDITION
 5. INSTALL PROPOSED SANITARY AND STORM FACILITIES
 6. PLACE BASE MATERIAL IN AREAS OF PROPOSED PAVEMENT. CONSTRUCT PROPOSED CURB & GUTTER. PLACE ASPHALT PAVEMENT.
 7. STABILIZE ALL AREAS OF DISTURBANCE. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THE SITE IS 70% STABILIZED.

- EROSION CONTROL NOTES:**
1. ANY DISTURBANCE TO EXISTING DETENTION BASIN TO BE IMMEDIATELY REPAIRED AND STABILIZED.
 2. STABILIZE ALL SLOPES GREATER THAN 4:1 WITH CLASS II TYPE A EROSION CONTROL MAT.
 3. ALL CONSTRUCTION TRAFFIC SHOULD UTILIZE GRAVEL TRACKING PAD FOR ACCESS TO THE SITE.



DRAWN BY:	MRO				
DESIGNER:	BP				
CHECKED BY:	BP				
DESIGN TEAM	NO	BY	DATE	REVISIONS	

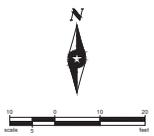
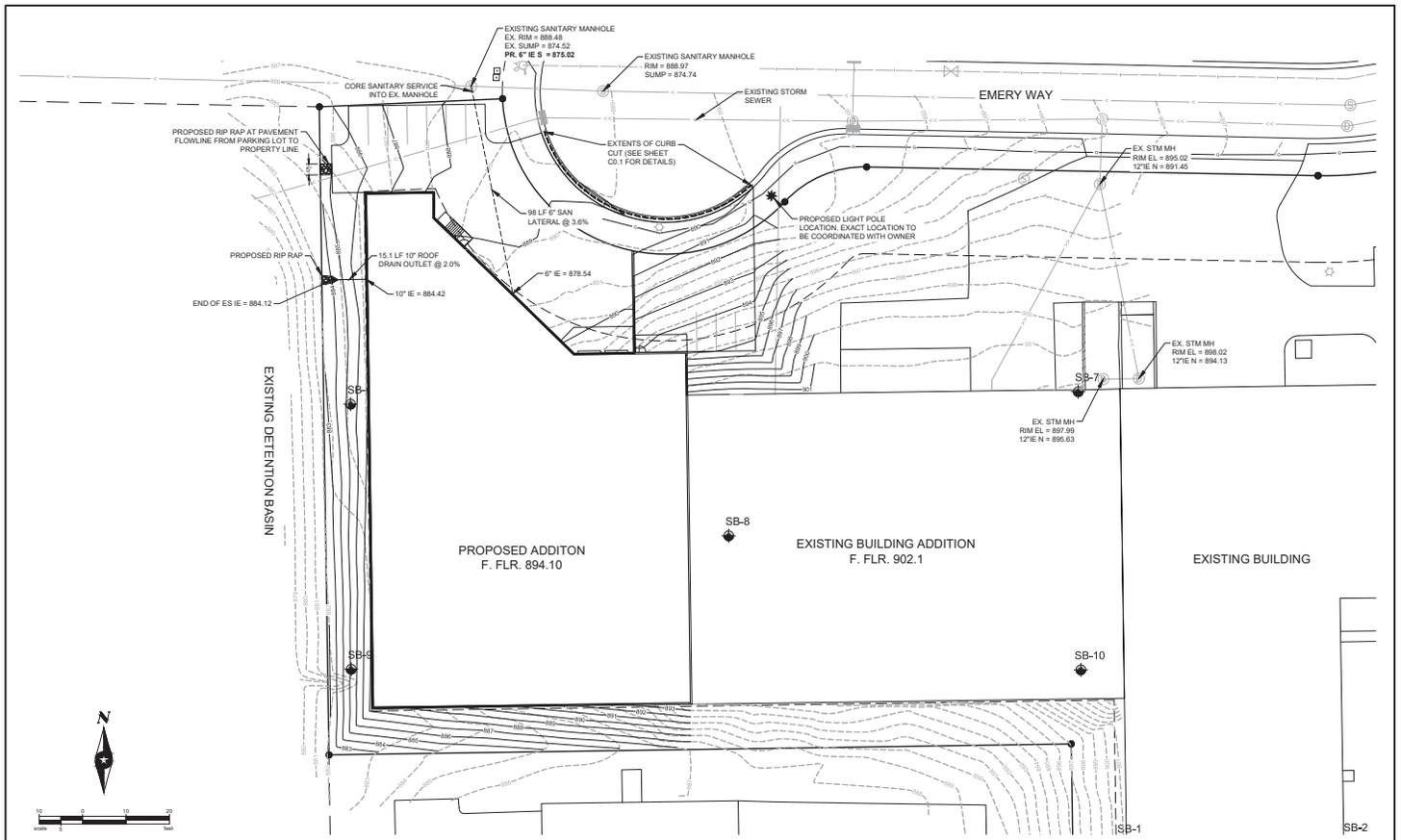


J.D. LASER
 BUILDING ADDITION
 JACKSON, WI

GRADING AND EROSION CONTROL PLAN

FILE NO.
 MOCUM_151498
 DATE
 8/4/2020

C1.0



DRAWN BY:	MRO				
DESIGNER:	BP				
CHECKED BY:	BP				
DESIGN TEAM	NO	BY	DATE	REVISIONS	



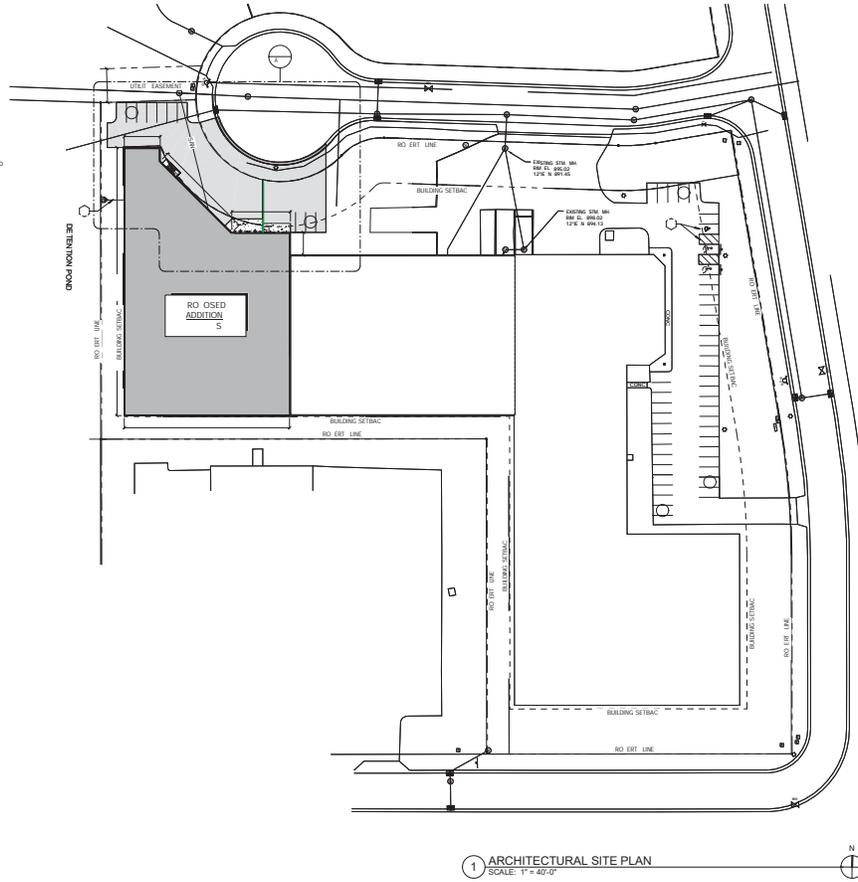
J.D. LASER
BUILDING ADDITION
JACKSON, WI

UTILITY PLAN

FILE NO.	MCCM_151498	C1.1
DATE	8/4/2020	

SITE NOTE LEGEND

- 01 4" CONCRETE APRON
- 02 TRUCK DOORS WITH DOCK LOCKS AND BUMPERS
- 03 CONCRETE RETAINING WALL AND STEEL GUARDRAIL - SEE CIVIL AND STRUCTURAL DRAWINGS FOR DETAILS AND SEE TABLE
- 04 OPEN GRIP STAINLESS METAL STAIR AND LANDINGS WITH GUARD AND HAND RAILS, GALVANIZED AND PAINTED TO MATCH GREY STRIPS
- 05 CURB CUT
- 06 HEAVY DUTY PAVEMENT - 4" ASPHALT ON 6" CRANK
- 07 EXISTING LIGHT POLE TO BE RELOCATED, SEE CIVIL
- 08 CONCRETE FILLER 4" STEEL BOLLARD W/ POLYCARBONATE COVER
- 09 4" CONCRETE SLAB UNDER METAL STAIR AND LANDING, EXTEND 5' OUT FROM LORSEY SIDE
- 10 RIP RAP
- 11 NEW HANDICAP PARKING STALL AND STRIPED ACCESSIBLE AISLE



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 40'-0"

SITE GENERAL NOTES:

1. PROPOSED BUILDING IS ONE STORY.
2. SEE GRADING PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS.
3. ALL EXTERIOR LIGHTING FIXTURES TO BE OUT-OF-TYPE.
4. ALL SITE UTILITIES TO BE VERIFIED W/ PROPER AGENCIES PRIOR TO CONSTRUCTION.
5. ALL APPROACHES & CURBS IN ROOF-OF-WAY TO BE VERIFIED W/ AND SUBMITTED PRIOR TO CONSTRUCTION.

SITE DATA:

SITE AREA:	229,415 SF	5.27 ACRES
FOOTPRINT OF EXISTING BUILDING:	88,063 SF	
FOOTPRINT OF PROPOSED BUILDING:	28,378 SF	
TOTAL BUILDING FOOTPRINT:	116,441 SF	
TOTAL HARD SURFACE AREA:	48,397 SF (21% OF SITE)	
TOTAL NEW HARD SURFACE AREA:	11,561 SF	
CONCRETE AREA:	100 SF	
HEAVY DUTY PAVING:	11,396 SF	
SOFT DUTY PAVING:	8 SF	
TOTAL GREEN SPACE AREA:	65,935 SF (29% OF SITE)	
ZONING DISTRICT:	M-1	
ALLOWABLE BUILDING HEIGHT:	35'-0"	
BUILDING HEIGHT:	32'-0"	
FRONT YARD SETBACK:	35'-0"	
SIDE YARD SETBACK:	12'-0"	
REAR YARD SETBACK:	25'-0"	
PARKING STALL REQUIREMENTS		
TOTAL PARKING PROVIDED:	57 INCL. H.C. STALLS	
HANDICAP PARKING REQUIRED:	2 EXISTING	
HANDICAP PARKING PROVIDED:	1 TOTAL	

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE: 262.677.9933
FAX: 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
PROPOSAL 20-00115
W209N17145 INDUSTRIAL DR
JACKSON, WI 53037

SHEET TITLE
ARCHITECTURAL SITE PLAN

REVISIONS

PROJECT DATA

DATE:	09.09.2020
JOB NO.:	20-00115
SET USE:	PERMIT & BIDDING
DRAWN BY:	Author
SHEET NO.:	A1.0

The liability for this information is the responsibility of the user and not the responsibility of the Designer/Constructor.

DESIGN
2
CONSTRUCT
 DEVELOPMENT CORPORATION

1173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

PHONE: 262.677.9933
 FAX: 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
PROPOSAL 20-00115
 W209N17145 INDUSTRIAL DR
 JACKSON, WI 53037

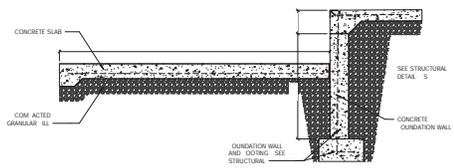
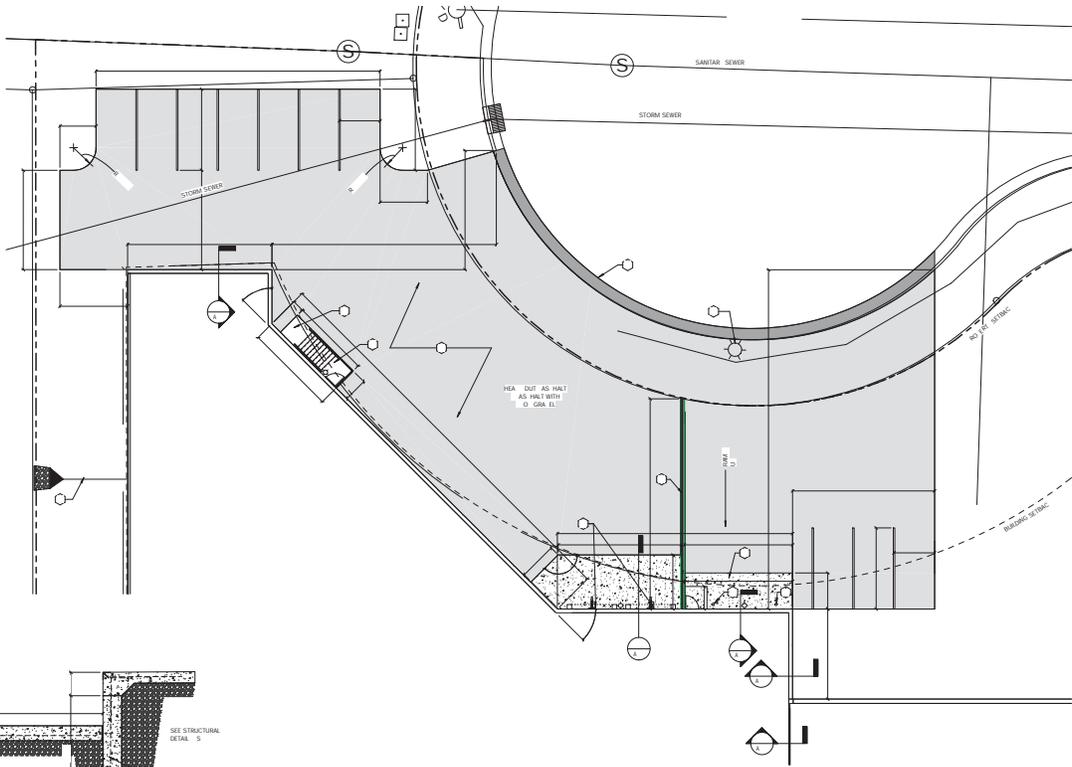
SHEET TITLE
 ENLARGED SITE PLAN

REVISIONS

PROJECT DATA	
DATE	09.09.2020
JOB NO.	20-00115
SET USE	PERMIT & BIDDING
DRAWN BY	DF
SHEET NO.	DF
A1.1	

SITE NOTE LEGEND

- 01 8" CONCRETE APRON
- 02 TRUCK DOCKS WITH DOCK LOCKS AND BEARINGS
- 03 CONCRETE RETAINING WALL AND STEEL GUARDRAIL - SEE CIVIL AND STRUCTURAL DRAWINGS FOR ELEVATIONS AND DETAILS
- 04 OPEN GRIP STRUT METAL STAIR AND LANDING WITH SLAID AND HAND RAILS. GALVANIZED AND PAINTED TO MATCH GREY STRIPE CURB CUT
- 05 HEAVY DUTY PAVEMENT - 4" ASPHALT ON 8" GRAVEL
- 06 EXISTING LIGHT POLE TO BE RELOCATED. SEE CIVIL
- 08 CONCRETE FILLED 4" STEEL BOLAND W/ POLYCARBONATE COVER
- 09 8" CONCRETE SLAB UNDER METAL STAIR AND LANDING. EXTEND 4' OUT FROM LOWEST RISER
- 10 RFI RAMP
- 11 NEW HANDICAP PARKING STALL AND STRIPED ACCESSIBLE AISLE



2 LOADING DOCK SLAB DETAIL
 SCALE: 1/2" = 1'-0"

1 ENLARGED ARCHITECTURAL SITE PLAN
 SCALE: 1" = 10'-0"



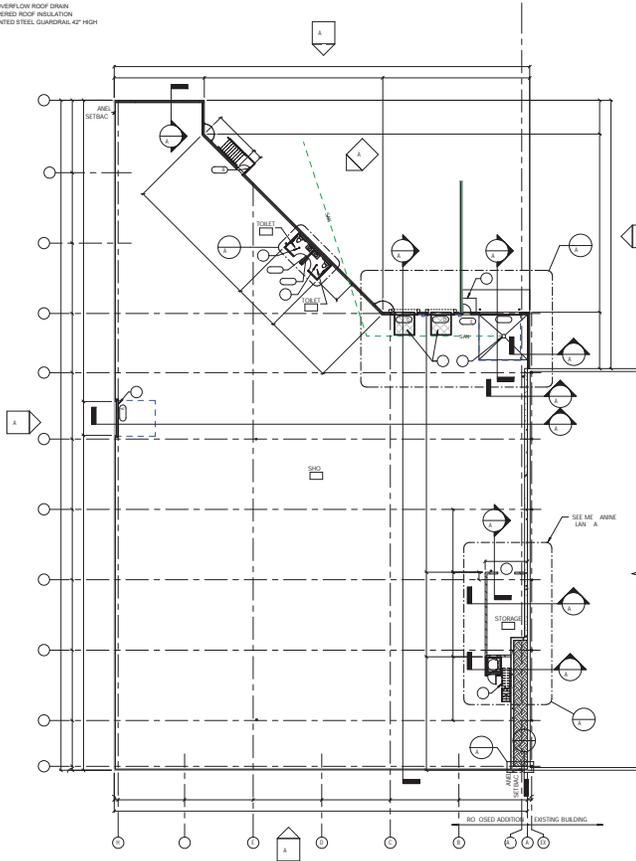
The liability for this information is not guaranteed by the design professional. © Design 2 Construct

CONSTRUCTION NOTES:

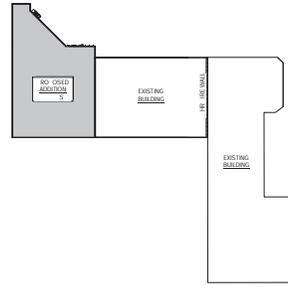
GENERAL
 ALL CYPRUM WALLBOARD IS TO BE 5/8" THICK UNLESS NOTED OTHERWISE. IN CONCRETE ELEMENTS AVAILABLE SCREW ATTACHED TO STUDS OR FLOORING. ALL METAL STUDS AND FLOORING ARE TO BE 20 GAUGE (MIN.) AND SPACED 24" O.C. (MAX.). PROVIDE METAL CORNER BEADS AND USE 2008 METAL TRIM AT ALL EXPOSED WALLBOARD EDGES. TAPE AND FINISH ALL JOINTS, EVEN IF NOT EXPOSED TO VIEW. PROVIDE MOISTURE RESISTANT CYPRUM WALLBOARD AT ALL WET AREAS (LUNCH ROOM, TOILET ROOMS, ETC.)
 ALL SINGLE-FACED PARTITIONS ARE TO EXTEND TO 4" (MIN.) ABOVE THE ADJACENT CEILINGLINE. PROVIDE LATERAL BRACING TO STRUCTURE ABOVE, OR TIE BACK TO MASONRY WALLS.
 ALL COMPONENTS OF DOUBLE-FACED PARTITIONS ARE TO EXTEND TO PRECAST CONCRETE SLAB ABOVE CEILING, UNLESS NOTED OTHERWISE. ALL PENETRATIONS IN SUCH PARTITIONS SHALL BE INSULATED OR CAULKED SO AS TO MINIMIZE SOUND TRANSMISSION.
 ALL PARTIAL HEIGHT PARTITIONS ARE TO EXTEND TO HEIGHT INDICATED IN NOTES ADJACENT TO CONSTRUCTION NOTE. HEIGHT INDICATED IS TO TOP OF WOOD CAP AT BASEMENT OR TOP OF GWE (AT FIRST FLOOR).
 ALL DOUBLE-FACED PARTITIONS (FULL OR PARTIAL HEIGHT) ARE TO BE INSULATED WITH FULL THICKNESS SOUND INSULATION BATT. SOUND INSULATION IS TO EXTEND TO FULL HEIGHT OF WALL.
 ALL DOUBLE STUD PARTITIONS ARE TO HAVE 5/8" CYPRUM WALLBOARD GUSSETED 1/8" WIDE SERRAW ATTACHED TO SIDING OF STUDS AT 4" O.C. (MAX. VERTICALLY) FOR PARTITION STABILITY.

CONSTRUCTION NOTE LEGEND

- 01 CATCH BASIN - FITCH FLOOR 1/4" PER FOOT TO DRAIN
- 02 CONCRETE ESCOP
- 03 AIR POWERED DOCK LEVELER
- 04 FLOOR DRAIN
- 05 PLATFORM LIFT - DOOR AND GATE BY MANUFACTURER
- 06 OPEN GRIP STRUCTURAL METAL STAIR AND LANDING
- 07 8" WIDE x 7'4" HIGH OPENING IN CMU WALL
- 08 TROUS 5/8" SERRAW SWING GATES
- 09 8" ROOF DRAIN
- 10 8" OVERFLOW ROOF DRAIN
- 11 TAPERED ROOF INSULATION
- 12 PAINTED STEEL GUARDRAIL 42" HIGH



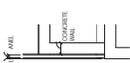
1 FLOOR PLAN - ADDITION
 SCALE: 1/16" = 1'-0"



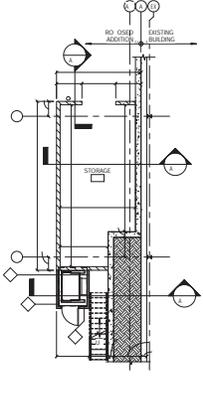
4 KEY PLAN
 SCALE: 1" = 80'-0"



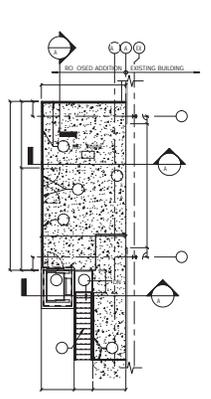
6 WALL DETAIL
 SCALE: 1/4" = 1'-0"



5 WALL DETAIL
 SCALE: 1/4" = 1'-0"



2 STORAGE ROOM PLAN
 SCALE: 1/8" = 1'-0"



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

DESIGN
2
CONSTRUCT
 DEVELOPMENT CORPORATION

N173 W21010
 NORTHWEST PASSAGE WAY
 JACKSON, WI 53037

PHONE: 262.677.9933
 FAX: 262.677.9934
 info@design2construct.com

BUILDING DESIGN FOR:
PROPOSAL 20-00115
 W209N17145 INDUSTRIAL DR
 JACKSON, WI 53037

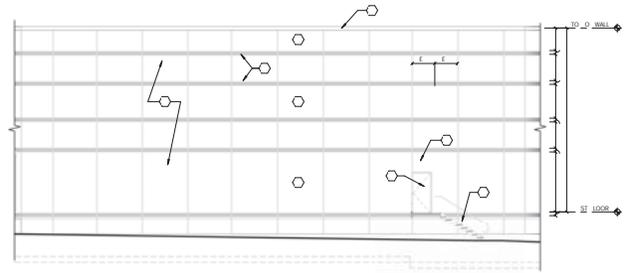
SHEET TITLE
 ADDITION AND MEZZANINE
 FLOOR PLANS

REVISIONS

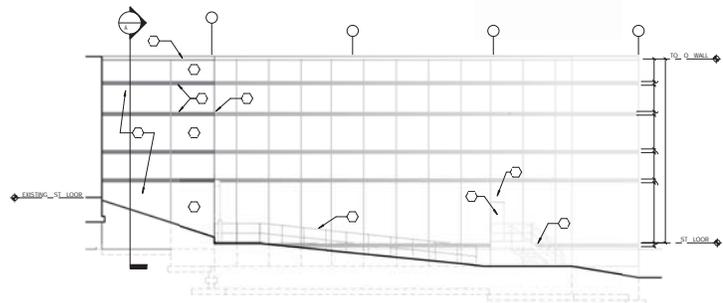
PROJECT DATA	
DATE	09.09.2020
JOB NO.	20-00115
SET USE	PERMIT & BIDDING
DRAWN BY	DLH
SHEET NO.	A2.1

ELEVATION NOTE LEGEND

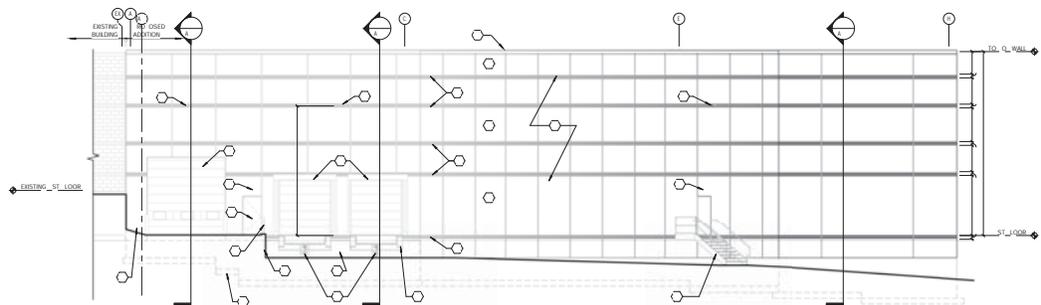
- 01 PREFINISHED METAL COPING
- 02 PRECAST CONCRETE WALL PANEL - PAINTED
- 03 PRESSURE WASH PRECAST APPLY PRIMER, AND TWO COATS OF PAINT COLOR "C" FIELD COLOR
- 04 PRESSURE WASH PRECAST APPLY PRIMER, AND TWO COATS OF PAINT COLOR "C" ACCENT COLOR
- 05 OPEN GRATE METAL STAIR AND LANDING WITH GUARD AND HAND RAILS. GALVANIZED AND PAINTED TO MATCH GREY STRIPE
- 06 ANGLE IRON BRACK. GALVANIZED AND PAINTED TO MATCH GREY STRIPE
- 07 DOCK BUMPER, TWO PER DOCK DOOR
- 08 DOCK DOORS AND SEALS
- 09 INSULATED METAL OVERHEAD DOOR WITH GLAZED OPENING (L&L TS)
- 10 INSULATED YELLOW METAL DOOR AND FRAME, PAINTED (S-H-L)
- 11 CONCRETE DOCK WALL
- 12 CONCRETE RETAINING WALL
- 13 STEEL GUARDRAIL, PAINTED COLOR "B" TO MATCH ACCENT COLOR
- 14 4" RICH PIPE ISLAND WITH YELLOW POLYCARBONATE COVER
- 15 LED WALL PACK / FULL CUT-OFF FIXTURE
- 16 EMERGENCY EXIT LIGHT FIXTURE
- 17 SEE STRUCTURAL FOR STEP-IN FOOTING
- 18 42" WIDE INSULATED METAL PANEL INSTALLED VERTICALLY
- 19 EXPOSED CONCRETE FOUNDATION WALL, SEE STRUCTURAL
- 20 INSULATED METAL OVERHEAD DOOR, NO GLAZING (S-H-L) INTERIOR SAFETY GUARDRAIL



3 NORTH ELEVATION ANGLED WALL
SCALE: 1/8" = 1'-0"



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



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

DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

N173 W2100
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE: 262.677.9933
FAX: 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
PROPOSAL 20-00115
W209N17145 INDUSTRIAL DR
JACKSON, WI 53037

SHEET TITLE
EXTERIOR ELEVATIONS - EAST,
NORTHEAST AND NORTH

REVISIONS

PROJECT DATA

DATE	09.09.2020
JOB NO.	20-00115
SET USE	PERMIT & BIDDING
DRAWN BY	DLH
SHEET NO.	

A4.1

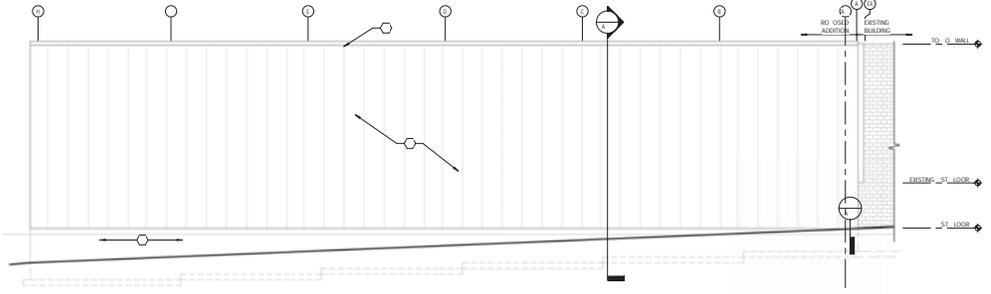
The drawing shall be the responsibility of the design professional and shall not be construed as a contract.

REVISIONS

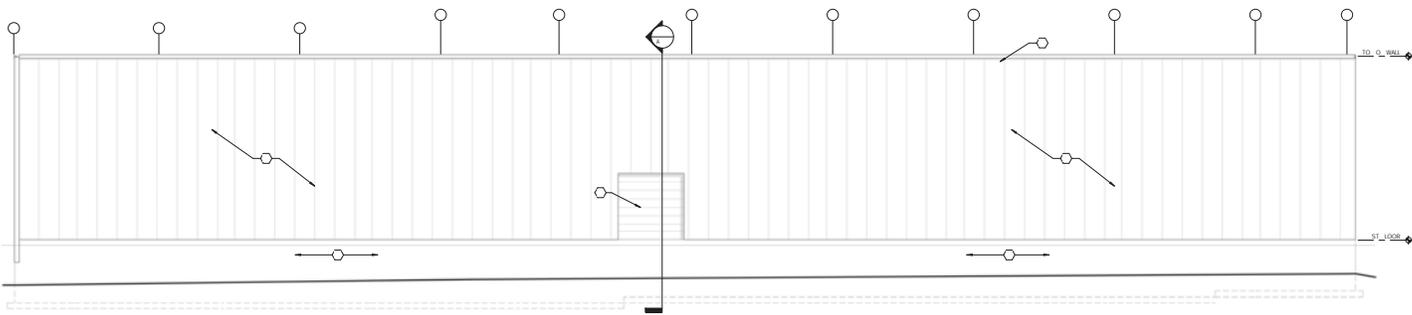
PROJECT DATA	
DATE	09.09.2020
JOB NO.	20-00115
SET USE	PERMIT & BIDDING
DRAWN BY	DLH
SHEET NO.	

ELEVATION NOTE LEGEND

- 01 PREFINISHED METAL CORING
- 02 PRECAST CONCRETE WALL PANEL - PAINTED
- 03 PRESSURE WASH PREGRADE, PRIMER, AND TWO COATS OF PAINT COLOR 'A', FIELD COLOR
- 04 PRESSURE WASH PREGRADE, PRIMER, AND TWO COATS OF PAINT COLOR 'B', ACCENT COLOR
- 05 OPEN GRATE METAL STAIR AND LANDING WITH GUARD AND HAND RAILS, GALVANIZED AND PAINTED TO MATCH GREY STRIPE
- 06 OPEN GRATE METAL STAIR AND LANDING WITH GUARD AND HAND RAILS, GALVANIZED AND PAINTED TO MATCH GREY STRIPE
- 07 DOCK BUMPERS, TWO PER DOCK DOOR
- 08 DOCK DOORS AND SEALS
- 09 INSULATED METAL OVERHEAD DOOR WITH GLAZED OPENINGS (H=15)
- 10 INSULATED HOLLOW METAL DOOR AND FRAME, PAINTED (H=4)
- 11 CONCRETE DOCK WALL
- 12 CONCRETE RETAINING WALL
- 13 STEEL GUARDRAIL, PAINTED COLOR 'B' TO MATCH ACCENT COLOR
- 14 #4 HIGH YIELD BOLLARD WITH YELLOW POLYCARBONATE COVER
- 15 LED WALL PACK / FALL CUT-OFF FIXTURE
- 16 EMERGENCY EXIT LIGHT FIXTURE
- 17 SEE STRUCTURAL FOR STEP IN FOOTING
- 18 4" X 8" INSULATED METAL PANEL, INSTALLED VERTICALLY
- 19 EXPOSED CONCRETE FOUNDATION WALL, SEE STRUCTURAL
- 20 INSULATED METAL OVERHEAD DOOR NO GLAZING (H=15), INTERIOR SAFETY GUARDRAIL



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



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

The building has been designed to meet the minimum requirements of the International Building Code (IBC) 2015.



D-Series Size 1 LED Wall Luminaire



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

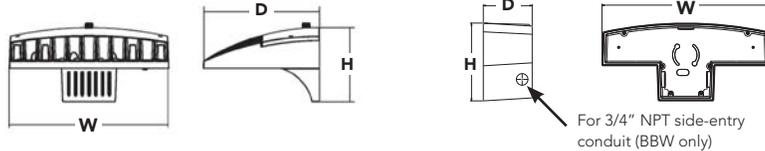
d#series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBTD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} ELCW Emergency battery backup (includes external component enclosure), non CEC compliant ^{8,9}

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V) ^{3,10} DF Double fuse (208, 240 or 480V) ^{3,10} HS House-side shield ¹¹ SPD Separate surge protection ¹²	Shipped separately¹¹ BSF Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- Not available with ELCW.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
(10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
	700 mA	26W	TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
			T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
	1000 mA	39W	T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
			T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
(20 LEDs)	350mA	23W	T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
			T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
	530 mA	35W	T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
			T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
	700 mA	46W	T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
	1000 mA	73W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
1000 mA	73W	ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59	
		T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61	
		T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58	
		T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60	
		T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59	
		T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58	
TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60			
ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54			

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

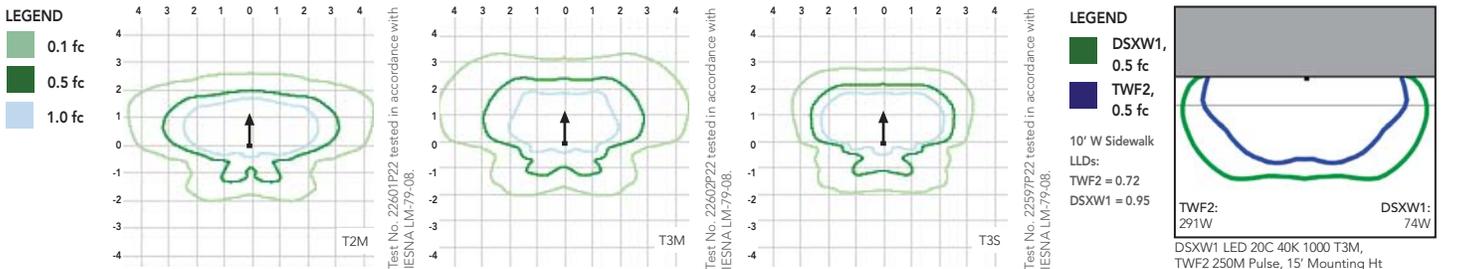
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



T3M (left), ASYDF (right) lenses



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

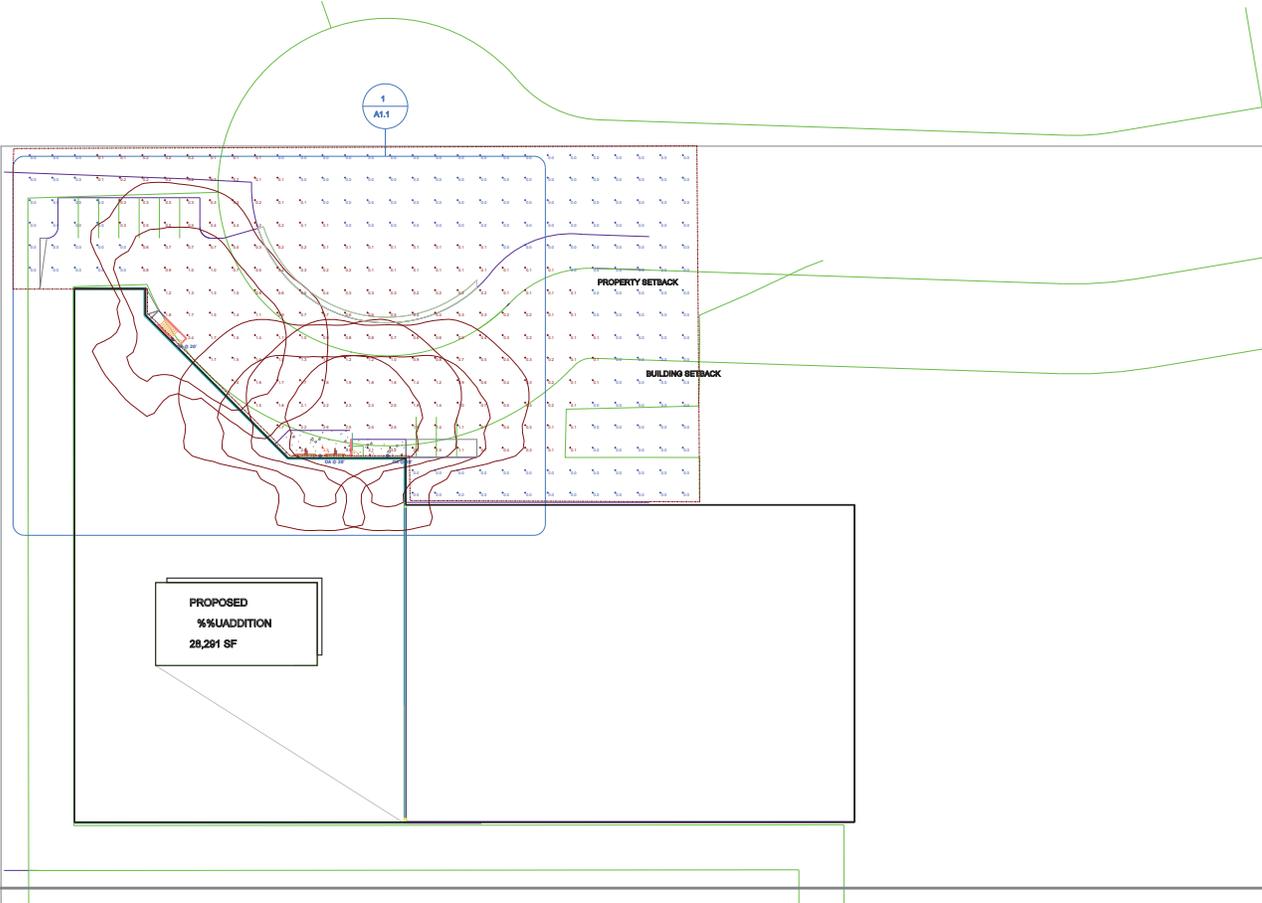
Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

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





Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Level	Number	Placement	Layer	Layer Height	U/L	Material	Efficiency	Photo/View	Order Part	Notes	
	OA		1	Shore Lighting	CONCRETE JOIST HANGERS	CONCRETE JOIST HANGERS WITH 1/2" TO 1/4" LEAD (SEE ANCHORS) TYP. FOR OPTIC. ANCHORS @ 4800K/VA	100	1	CONCRETE JOIST HANGERS WITH 1/2" TO 1/4" LEAD (SEE ANCHORS) TYP. FOR OPTIC. ANCHORS @ 4800K/VA	100	100	1	100	100%				



**PROPOSED
%ADDITION
28,281 SF**

STAFF REVIEW COMMENTS
Plan Commission Meeting – June 25, 2020

1. Planned Unit Development Amendment – Premier Rosewood Jackson PR3 – Sign – Rosewood Lane

Building Inspection

- Sign location indicated on plans is shown within the setback area. Sign should be relocated to comply with setback requirements.
- Plans do not indicate whether sign will be illuminated. Provide clarification on illumination, if any, and type proposed (i.e. back-lit, front, etc.).
- Plan application mentions a landscaping plan was included however; landscaping plans specific to the monument sign were NOT included in the submittal.

Public Works/Engineering

- No additional comments

Police Department

- No additional comments

Fire Department

- No additional comments

Administrative/Planning

- Missing sign landscape plan. Sign should be properly located.

2. Conditional Use Permit – Jackson Golf Club, LLC/Mark McCune – JD Laser Building Addition – W209 N17145 Industrial Drive

Building Inspection

- The existing site is 5.27 acres (229,561 sq. ft.) and zoned M-1, Limited Manufacturing District.
- The maximum building height is limited to 35 feet. A 30-foot front yard setback from the right-of-way is required along with a 12-foot side yard setback and a 25-foot rear yard setback.

STAFF REVIEW COMMENTS
Plan Commission Meeting – June 25, 2020

- The site is bordered on the south and east by Industrial Drive and by Emery Way on the north. An existing regional stormwater detention pond borders to the west.
- The proposed addition would be located in the northwest corner of the parcel and connect to the existing 86,953 sq. ft. building.
- The total building area including the 28,378 addition would cover 115,331 sq. ft. or exactly 50% of the total land area.
- The existing structure is constructed of concrete block. The proposed addition would be constructed of pre-cast concrete. Both are consistent with surrounding buildings.
- The submittal does not expand on the potential additional impacts of traffic other than to say that an average of 40 to 50 vehicles will visit the site daily.
- Plans show pavement/parking and extended approach area proposed for the right-of-way areas abutting Emery Way. Staff discussed this with the owner in a preliminary meeting and has no objections to this. It should be noted that a light pole exists on the south side of the cul-de-sac and would need to be relocated to accommodate the proposed driveway and entry to the new loading docks. Owner to workout potential re-location with WE Energies directly.
- Proposed grades along west and south sides of building are quite steep. With grass proposed for these areas, owner should indicate how they intend to maintain the lawn in those areas.
- Exterior lighting appears consistent with the existing and surrounding buildings.
- Building should be evaluated for any additional private hydrant requirements.

Public Works/Engineering

- The sanitary lateral shall discharge into the sewer main and not in the manhole. If the sanitary sewer lateral is only for the new bathroom group, then no sampling manhole is required. If the sanitary lateral is provided for production, then a sampling manhole will be required.
- The Village will allow direct discharge into the regional pond, although, a Stormwater Management Plan shall be submitted with the following criteria: calculation on the pre and post of storm runoff for 2 yr, 5 yr and 100 yr for the addition and the entire site.

STAFF REVIEW COMMENTS
Plan Commission Meeting – June 25, 2020

Police Department

- No additional comments

Fire Department

- State approved plans will be required for the fire sprinkler and fire alarm extensions into the new addition.
- Owner/Contractor will need to provide hydraulic calculations to ensure that existing fire sprinkler system can accommodate the additional demand.
- Due to travel distance from main entry, an additional Knox Box is recommended adjacent to the primary entry door serving the addition.
- Fire hydrants (public and/or private) shall location shall comply with the following:
 - (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 feet.
 - (2) The maximum distance between fire hydrants shall not exceed 500 feet.

Administrative/Planning

- No additional comments.