



## A PERFECT ENVIRONMENT

Residential      Recreational      Responsible

**Chair**  
Edward Kranick  
**Supervisors**  
Steve Michels  
Joe Woelfle  
Magalie Miller  
Terri Mahoney-Ogden  
**Clerk/Treasurer**  
Dan Green

**TOWN OF DELAFIELD PLAN COMMISSION MEETING**  
**Tuesday, March 5, 6:30 p.m.**  
**Town of Delafield Town Hall W302 N1254 Maple Avenue, Delafield, WI 53018**  
**Amended 3/1/2024@9:00AM**

### AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of the minutes of January 16, 2024.
3. Communications (for discussion and possible action): None
4. Unfinished Business: None
5. New Business:
  - A. Tom Beaudry, 229 Lynndale Road, LLC, Re: Consideration and possible action on the Site, Grading, Landscape, Lighting, Architectural and Plan of Operation for Lake Country Toy Box vehicle storage facility located at N47 W28229 Lynndale Road.
  - B. Tom Beaudry, 229 Lynndale Road, LLC, Re: Consideration and possible action on the Toy Box Condominium Plat and Declaration for Lake Country Toy Box vehicle storage facility located at N47 W28229 Lynndale Road.
  - C. Jacob Roy, W298N2808 Shady Lane, Re: Consideration and possible action on a Certified Survey Map to eliminate an internal lot line (lot combination) to clarify lot line location in anticipation of house improvements. (Approved 11/1/2022)
6. Discussion: None
7. Announcements and Planning Items: Next meeting: May 7, 2024.
8. Adjournment

#### PLEASE NOTE:

- ✓ It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that members of and possible a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.
- ✓ Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Town Clerk Dan Green (262) 646-2398.

**TOWN OF DELAFIELD  
PLAN COMMISSION MEETING  
TUESDAY, JANUARY 16, 2024 @ 6:30 P.M.**

**Video Link:** <https://www.youtube.com/watch?v=ejly4WqEAG8&t=4s>

**First order of business:** Call to Order and Pledge of Allegiance

Chairperson Fitzgerald called the meeting to order at 6:30 p.m. and led all in the Pledge of Allegiance.

Members present: Chairperson Kranick, Supervisor Michels, Commissioner Dickenson, Commissioner Mihalovich, Commissioner Cummings, Commissioner Janusiak, and Plan Commission Chairperson Fitzgerald.

Also present: Engineer Tim Barbeau and Administrator Dan Green.

**Second order of business:** Approval of the minutes of December 5, 2023.

Motion by Supervisor Michels to approve the minutes from December 5, 2023. *Seconded by Commissioner Cummings. Motion passed 7-0.*

**Third order of business:** Communications (for discussion and possible action): NONE

**Fourth order of business:** Unfinished Business: NONE

**Fifth order of business:** New Business:

- a. Kenneth and Hildegard Becker, W298 N408 Kings Way, Re: Consideration and possible action on a request to approve a Certified Survey Map to combine two adjacent parcels into one parcel location at W298 N408 Kings Way. Tax Key Nos. DELT 823-013 and DELT 0823-998-009.

Engineer Barbeau displayed the combined lots. There is a pool going north to south on the property. The Beckers own both properties. He had technical comments for the surveyor and received a new survey that is in compliance. This addresses the nonconformance of the pool and to add an accessory building on the combined lot. The engineer recommended the approval of the CSM dated 11/23/2023. The applicant will have to go to the City of Delafield for extraterritorial approval. November 23 is the stamped date, but there is no date on the revised CSM.

Hilde Becker, owner of the property, stated the address is incorrect on the agenda, and it should state N408, not N521. Engineer Barbeau stated the correction can be made with the surveyor before the final approval.

*Motion by Town Chairman Kranick to recommend to the Town Board approval of the CSM dated 11/23/2023 with the correction of the address, subject to extraterritorial review, and the engineer's comments. Seconded by Commissioner Cummings. Motion passed 7-0.*

- b. Amy Thomas, et al, Re: Consideration and possible action on a zoning amendment from A-1 Agricultural District to PDD No. 1 - Planned Development District No. 1 on the Thomas family properties located north of Golf Road, west of Elmhurst Road, south of the Lake Country Bicycle and Pedestrian Trail and the High Ridge East Addition No. 1 subdivision and east of Glen Cove Road that are in the Town of Delafield's zoning jurisdiction.

Engineer Barbeau stated the current zoning on the property is A-1 and WF-1. The portion in aqua is wetland floodplain zoning district defined by the delineation of the wetland. The plan is to change the portions of A-1, outside the county jurisdiction, to the Planned Development District. This is in conformance with the land use plan of Mixed Use. The code states an application shall be approved, denied, or conditionally approved by the Plan Commission as a recommendation to the Town Board. The plans submitted are required by the PDD ordinance and include the general development plan, open space and natural protection plan, traffic impact analysis, road access plan, sanitary sewer plan, water study, preliminary stormwater plan, bike and pedestrian plan, and recreation plan. The maps in the development plan meet the requirements for the uses, density, building location, area regulations, and open space for the entire site. To assist the plan commission in their decision, the engineer outlined his findings based on the information submitted, for their recommendation.

The General Development Plan map proposes 212 total units. The PDD allows for up to 230 units. The open space and natural protection plan show no wetlands or environmental corridors will be disturbed. Some of the tree lines will be removed, but the landscape plan submitted replaces removed trees. The open space for this site is 49%. The code requires 38.8%.

Engineer Barbeau explained that 8 intersections were reviewed for the Traffic Impact analysis. The existing levels of service are A and B. The study shows the post development levels will be A and B as well. For new intersections to meet the level of service, there will be turn lanes and a bypass lane. Some of those are required by the Waukesha County Department of Works. Bypass lanes are required for any road with a T intersection with more than 1200 cars per day.

The road access plan was submitted with four access points into the subdivision. Two entrances will be off Golf Road, with one entrance at Elmhurst, and the other off Glen Cove. Glen Cove and Elmhurst entrances will match the existing road access at Brookstone and Golf Ridge, making them four-way access points.

A sanitary sewer plan was provided, giving an approximation of where those sewer lines will go. The sanitary district submitted a letter in May that states the sewer system can handle 7 persons per developable acre. The capacity is sufficient to handle this development, including the treatment plant in Brookfield.

A water study was required to show a private water supply would not adversely affect the surrounding the wells and natural resources. The study provided by GZA was reviewed by SEWRPC and Waukesha County. This went back and forth with SEWRPC. The drawdown measures for the study are most widely used. Assuming infiltration and ground water, the drawdown estimates to be 4 to 5 feet at the property line. The current accumulative drawdown to the east and west is 7 to 14 feet. The flows from the ground water to Pewaukee Lake will be maintained.

Preliminary stormwater plans were provided to Waukesha County, and the ordinance will be able to meet their requirements. There is a lot more work that needs to be done when they get to the detailed plan review. The County was comfortable this would meet their ordinance. The infiltration will be at 94% of the predevelopment level.

A bike and pedestrian plan was provided. Bike paths will connect with the Lake Country trail, and unpaved walking trails will run through parts of the environmental corridor. An active recreation plan was submitted providing an acre pocket park to the west of the development.

Engineer Barbeau stated that based on the findings described for all required submitted materials, and consideration that the proposed development meets the PDD district Statement of Intent, he recommended that the petition for the zoning amendment and the General Development Plan be forwarded to the Town Board with a recommendation for approval based on the following:

- The request is in compliance with the Town Land Use Plan.
- The application is complete, and all information required by Section 17.04 (5)(R)4. b. has been submitted for review.
- Findings indicate that each of the GDP required submittal; materials identified in the PDD ordinance have been adequately addressed.
- The proposed development meets the PDD Statement of Intent.
- The General Development Plan (GDP) layout has been reviewed in light of the regulations within each subsection of Section 17.04 (5)(R) and have been found in compliance with the ordinance, subject to a detailed review when subdivision plats and construction plans are submitted for review and approval in accordance with normal Town review processes. Development of the subject property shall be in substantial conformance with the maps and studies identified in the GDP as follows:

1,1A,1B,1C	12/22/2023	General Development Plan Drawing
2, 2A,2B	12/22/2023	Open Space and Natural Resource Protection Plan
3	12/22/2023	Road Access Plan
4	12/22/2023	Sanitary Sewer Plan
5	12/22/2023	Preliminary Stormwater Plan
6	12/22/2023	Bike and Pedestrian Plan
7	12/22/2023	Active Recreation Plan
L1 – L7	3/27/2023	Landscape Plan
	12/16/2023	Traffic Impact Analysis
	3/24/2023	Hydrogeologic Assessment Report
	7/14/2023	Response to SEWRPC Comments
	9/29/2023	Response to SEWRPC Comments
	12/21/2023	Groundwater Evaluation Summary

Chairman Fitzgerald clarified that this is only for the Town’s portion of the property zoning, not the CUP application through Waukesha County. That piece comes next.

Commissioner Dickenson stated she had a chance to look at the Collier report and the correspondence with Thomas Koepp. She asked if Collier looked at everything that has been submitted by GZA. Engineer Barbeau stated the Collier report was done by LPSD, and was not at the request of the Town. They provided the report to the Town and Waukesha County for informational purposes. It was an independent report that was submitted. Commissioner Dickenson questioned what the basis was for the report.

Bryan Lindgren, from Neumann Developments, explained the report was requested by LPSD for their information. The report served as an initial look to give context on how this has been evaluated. Collier was not involved with the water studies GZA provided, and they did not hold high esteem to the Collier report. Commissioner Dickenson stated the report raised questions regarding stormwater draining to wetlands, and how that runoff may need to be adjusted. Mr. Lindgren explained the Collier report was the first report that was done, and steered some of the conversations with SEWERPC. Commissioner Dickenson questioned if the stormwater plans show how they plan to keep the wetlands wet. Mr. Lindgren said yes, but this is getting into deeper questions as plans evolve. He stated they are looking into various forms of infiltration to feed underground resources. They are not directing water away from wetland areas. This is taking



stormwater plans well beyond the preliminary information to answer yes, but they are doing everything they can to protect wetlands.

Commissioner Dickenson questioned if deeper wells have been something that have been considered. Mr. Lindgren said yes, that was one of the options. From an economic and feasibility perspective it did not make sense. The GZA study looked at different shale layers and limestone layers. Using local well depths and data, there was not a hard line on what well will be deep or shallow.

Commissioner Dickenson questioned if more details will be brought back to the Plan Commission on the wetland impacts and well depths. Mr. Lindgren explained the first step in the process is to answer questions from a high level. He responded that they would protect the wetlands and underground water resources. Engineer Barbeau explained that typically the Plan Commission does not see the detailed stormwater plans and road layout plans. The management of stormwater is done by Waukesha County. The Town does not manage its own stormwater. Commissioner Dickenson stated this is a concern of the residents, and whether or not the Town sees the details, they should at least see the results of some of the questions that have been asked.

Supervisor Michels asked if all of the requirements have been met in terms of the ordinance, and if this point is the basis for the positive recommendation. Engineer Barbeau stated yes. Commissioner Dickenson asked when the HOA is determined. Engineer Barbeau stated the HOA is established at the time of the final plat. When the stormwater plans are approved, the outlots require maintenance agreements. The HOA has to sign off on those agreements. The developer initially signs, but then gets transferred down to other parts of the HOA. This is typical of any subdivision in the Town. There are some old HOAs that have no stormwater or outlots, and so no management agreements. All new subdivisions into the late 90s have maintenance agreements. Because the Town is a permitted community, it has to report back and show that they are meeting the quality and quantity requirements. Staff want to have those agreements in place so they can make sure they are operating appropriately. Mr. Barbeau explained the Town has a program where he works with subdivisions on their ponds, and tracks them for compliance. Commissioner Cummings asked if there have been any issues with other subdivisions. Engineer Barbeau explained that so far it has just been maintaining the outlets that have to be cleaned out There has not been a need for drudging, yet. Mr. Lindgren stated that deed restrictions are drafted and recorded with the stormwater management agreement. Anyone that buys a lot will have those documents recorded on their title.

*Motion by Chairman Kranick to recommend the petition for zoning amendment and the General Development Plan be forwarded to the Town Board with a recommendation to approve the recommendation based on the following:*

- *The request is in compliance with the Town Land Use Plan.*
- *The application is complete, and all information required by Section 17.04 (5)(R)4. b. has been submitted for review.*
- *Findings indicate that each of the GDP required submittal; materials identified in the PDD ordinance have been adequately addressed.*
- *The proposed development meets the PDD Statement of Intent.*
- *The General Development Plan (GDP) layout has been reviewed in light of the regulations within each subsection of Section 17.04 (5)(R) and have been found in compliance with the ordinance, subject to a detailed review when subdivision plats and construction plans are submitted for review and approval in accordance with normal Town review processes. Development of the subject property shall be in substantial conformance with the maps and studies identified in the GDP as follows:*

1,1A,1B,1C	12/22/2023	General Development Plan Drawing
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2, 2A,2B	12/22/2023	Open Space and Natural Resource Protection Plan
3	12/22/2023	Road Access Plan
4	12/22/2023	Sanitary Sewer Plan
5	12/22/2023	Preliminary Stormwater Plan
6	12/22/2023	Bike and Pedestrian Plan
7	12/22/2023	Active Recreation Plan
L1 – L7	3/27/2023	Landscape Plan
	12/16/2023	Traffic Impact Analysis
	3/24/2023	Hydrogeologic Assessment Report
	7/14/2023	Response to SEWRPC Comments
	9/29/2023	Response to SEWRPC Comments
	12/21/2023	Groundwater Evaluation Summary

*Seconded by Commissioner Cummings. Motion passed 7-0.*

- c. Recommendation to Waukesha County on the request for rezoning lands from A-1 to R-3 Residential and a Planned Unit Development Conditional Use Permit for lands that are under Waukesha County zoning jurisdiction. Tax Key Nos. DELT0809-995; DELT0809-996 and DELT0811-999.

Engineer Barbeau stated the current zoning on the County’s portion of the property is A-1, C-1 and environmental corridor. They have asked to amend the zoning to R-3 for the A-1 portion. The request is in conformance with the County’s land use plan that allows 15,000 square feet density in sewered areas. Engineer Barbeau recommended providing a positive recommendation to the Town Board as it is in compliance with the County’s land use plan and the Town’s Planned Development District ordinance.

*Motion by Chairman Kranick to provide a positive recommendation to the County to rezone lands from A-1 to R-3 and that the Residential Planned Unit Development be approved subject to the entire development following the conditions and requirements of the Town’s PDD ordinance, based on the following:*

- *The request is in compliance with the County Land Use Plan.*
- *The General Development Plan layout has been reviewed in light of the regulations within each subsection of Section 17.04 (5)(R) Planned Development District and has been found in compliance with the ordinance.*
- *Development of the subject property will be in substantial conformance with the maps and studies identified in the General Development Plan as follows:*

Map No.	Date (latest revision)	Title
1,1A,1B,1C	12/22/2023	General Development Plan Drawing
2, 2A,2B	12/22/2023	Open Space and Natural Resource Protection Plan
3	12/22/2023	Road Access Plan
4	12/22/2023	Sanitary Sewer Plan
5	12/22/2023	Preliminary Stormwater Plan
6	12/22/2023	Bike and Pedestrian Plan
7	12/22/2023	Active Recreation Plan
L1 – L7	3/27/2023	Landscape Plan
	12/6/2023	Traffic Impact Analysis
	3/24/2023	Hydrogeologic Assessment Report
	7/14/2023	Response to SEWRPC Comments
	9/29/2023	Response to SEWRPC Comments
	12/21/2023	Groundwater Evaluation Summary

*Seconded by Commissioner Cummings. Motion passed 7-0.*

**Sixth Order of Business** Discussion: None

**Seventh Order of Business**: Announcements and Planning Items: Next meeting: March 5th

**Eighth Order of Business**: Adjournment

*Motion by Chairman Kranick to adjourn the January 16, 2024, Plan Commission meeting at 7:11 p.m. Seconded by Commissioner Dickenson. Motion passed 7-0.*

Respectfully submitted,

Dan Green, CMC, WCMC  
Administrator-Clerk/Treasurer

# Plan Commission Report for March 5, 2022

## **Lake Country Toy Box Agenda Item No. 5. A.**

Applicant: Tom Beaudry, owner

Project: Lake Country Toy Box

Requested Action: Approval of site, grading/drainage, landscaping, lighting, architectural plans, and plan of operation

Zoning: M-1 Industrial

Location: N47 W28229 Lynndale Road

### **Report**

In August of 2022, the applicant received approval of the plans related to the Lake Country Toy Box project, subject to resolution of several outstanding items as noted below. No action has taken place on the project; therefore, the approval has expired. Mr. Beaudry has resubmitted the plans which are in general conformance to the previous plan submittal. Since the original approval, the Certified Survey Map that split off the Toy Box property from the balance of the property used for Cassandra's Motorsports has been approved and recorded. They have also received a Waukesha County stormwater permit and have submitted and recorded the stormwater maintenance agreement. A condominium plat was submitted for review (to be addressed under the following agenda item).

### **Summary of the Development**

The proposal from Mr. Beaudry is to construct forty-seven (47) 30' x 50' vehicle storage unit condominiums on a 11.040-acre parcel. The intent of the facility is for storage of vehicles, boats and motorhomes. The property is zoned M-1 Industrial District. The Plan Commission discussed whether this use would be considered a self-storage facility requiring a conditional use. The definition in our code for self-storage units is "a facility consisting of individual self-contained storage units or spaces leased to individuals..." Based on the fact that the units will not be leased, staff and the Plan Commission concluded at that time that the use is not a self-storage facility requiring a conditional use, but rather an allowable use in the M-1 district and should be evaluated based on the requirements of the M-1 district.

### Zoning Requirements

Element	Required	Proposed
No. of buildings	N/A	47
Setback	100 feet	227 feet from STH 16 104 feet from CTH JK
Offset	50 feet	50 feet
Lot Area	3 acres	11.3 acres
Lot Width	200 feet	725.49 feet

Floor Area	No minimum	70,500 s.f.
Open Space	65%	67%

“Additional Regulations” listed in the M-1 district, and my comments (in italics) are as follows:

- (1) Building exteriors must be of an attractive material or must be faced with an attractive material such as face brick, natural stone, wood or other substantial materials as approved by the Plan Commission. *Mr. Beaudry is proposing two-color insulated metal panels; translucent panels (skylight), cable railing for balcony, frosted glass overhead doors and a metal roofing panel*
- (2) The exterior of all structures, fences, planting screens, etc., shall be kept in good condition at all times by painting, trimming or other acceptable maintenance procedures. Subsequent additions or changes in the building and grounds shall conform to or enhance the original construction and be consistent therewith. **Condition of the approval.**
- (3) All appurtenances placed on the roof of any structure such as air conditioning units shall be housed in a penthouse or otherwise screened from view. **No appurtenances are proposed for the roof.**
- (4) All materials and all vehicles (other than employee and visitor parking), when not in use shall be stored inside except where it is demonstrated that such storage can be adequately shielded from view by planting screen or decorative fencing. In no event shall such storage be permitted within the base setback area. **The Plan of Operation states that there will be no outside storage.**
- (5) All parking lots and driveways shall be hard surfaced. *The site development plans indicate that the drive aisles will be paved.*
- (6) Parking lots shall be shielded from adjoining properties by planting screen or decorative fencing and shall not be permitted within the base setback area. **There are no specific parking lots proposed for the development. Parking is provided in front of each unit.**
- (7) All lands not used for buildings, parking lots, driveways, etc., shall be landscaped and kept in good appearance at all times, including required watering of lawns and shrubbery. **Landscape plan provided (see comments below).**
- (8) The site and operational plans shall include design features necessary to ensure that traffic generated by the operation, especially that involving heavy trucks, does not have an adverse effect on existing or planned roads and traffic movement considering especially adequacy, safety and efficiency. **Waukesha County Public Works has reviewed the use and the existing driveway entrance. They indicated that a shared driveway is acceptable and that no improvements are required on CTH JK**
- (9) The operation plan submitted for Plan Commission approval shall specify and quantitatively describe any noise, vibration, dust, gas, smoke, toxic matter and odors produced by the operation and plans for containing or abating such nuisance. **Information has been received from the property owner indicating that there will be no noise, vibration, dust, gas, smoke, toxic matter or odors from the units, except normal vehicle noises and usage. Standard automotive petroleum products will on site.**
- (10) The planned hours of operation and nighttime lighting plans shall be included in the plan of operation submitted for Plan Commission approval. **Hours of operation: 24 hours, 7 days a week. Owner access by gate code or key fob; security cameras to be installed; lighting to be controlled by a timer.**

### Site plan

The buildings will be in clusters of 2 to 6 side-by-side units. The doors to the buildings will be oriented to the south and west. Access to the site will be via the existing driveway off of CTH JK. Waukesha County has indicated that no improvements are required on CTH JK and that a shared use driveway is acceptable. A shared driveway easement agreement has been recorded. The access easement is shown on the site plan. Access to each unit will be via paved drives. There is an 18' x 30' asphalt parking area in the front of each unit. Aisle widths between the noted parking area and edge of curb is 20.8 feet (minimum) and 24.5 feet typical. A fire truck access movement plan dated 6/14/22 was submitted indicating that a Pierce Arrow XT fire truck (information provided by Lake Country Fire Department) can make all turning movements throughout the site.

### Grading/Paving and Drainage

The existing grade on the site drops from the north to the south by approximately 26 feet in the area being disturbed for the buildings and approximately 7 feet from west to east. The building elevations will step down to the south and to the east to match the existing topography. All aisles will be paved and the southerly extent of the aisle will be curbed to capture the water flow and direct it to a storm sewer system. The storm sewer system will eventually discharge into a stormwater pond proposed for an outlot located south of the lot. Waukesha County reviews the stormwater management plan and has not received the information necessary to perform a complete review of the stormwater management for the site.

### Lighting Plan

Lighting on the site will consist of cut-off style wall packs placed in the front of each unit below the upper deck and five (5) pole mounted lights to be located near the northwesterly corner of units 18 and 35, and the northeasterly corner of units 30 and 47. The fifth light will be located southwest of Unit 35. The height of the pole mounted lights will be 18.5 feet above ground level. The dispersion plan indicates that light from the proposed lighting system will not be greater than 0.5 foot-candles at the north and east lot lines. The light at the southwest corner of the site will exceed the 0.5 foot-candle requirement at the lot line, but the excess light will only affect the land on which the storm water pond is located. Pole mounted lights adjacent to lots 18 and 25 has light that exceeds the 0.5 foot-candles by 0.7 to 0.9 foot-candles. Lighting evaluation based on proposed lighting ordinance is as follows:

Requirement	Standard	Proposed
Lumens per s.f. of hardscape	2.5 x 161,068 s.f. = 402,670 lumens	267,000 lumens
Height of luminaire on wall	16 feet	12 feet
Average	2 fc	0.3 fc
Uniformity Ratio	12:1	3:1
Pole Height	20 feet	18.5 feet

### Landscape Plan

The landscape plan shows proposed landscaping near the entrance of the Toy Box development off of the shared driveway, along the east side of the development extending to the southwest, south of the stormwater pond, trees in the green space north of the middle and southerly tier of storage units and a line of conifers between Lots 1 and 2. Amount and type of plantings are as follows:

Type	Amount	Size
Broadleaf deciduous trees	49	3" caliper
Conifer evergreen trees	55	3' to 7'
Perennial grasses	17	1 gallon

A plant schedule indicating sizes and species of trees is included on the landscape plans.

Architectural

Each unit will be 30' x 50' in size. The unit includes an overhead door, a man door, restroom, mezzanine and balcony. Some overhead doors will be taller than the normal eight or nine feet. The architectural plans do not indicate which units will have taller garage doors. Since these are considered principal buildings, code section 17.06 3. C. regarding non-uniform height of garage doors on accessory buildings does not apply. Materials on the building will consist of two-color insulated metal panels; translucent panels (skylight), cable railing for balcony, frosted glass overhead doors and a metal roofing panel. The metal panel colors are ascot white and dove gray as shown on the architectural plans.

Plan of Operation

The proposed units are to be custom built motorsport storage units for vehicles, boats and motorhomes. There are no plans to lease the units. Hours of operation are proposed to be 24-hour, 7-days a week access for condominium owners by keypad and/or key fob. Secured gated grounds with video monitoring at the entrance and common areas. Ability to secure individual condominium units with a personal security system. No businesses will be allowed to be run out of the units, no overnight sleeping, no outside storage, and all fire codes will be met regarding grilling on the outside deck. They do not anticipate issues related to noise, dust, gas, smoke, toxic matter and odors, other than what is normal vehicle noises and usage. Standard automotive petroleum products will be on the site. Outdoor lighting of the facility will be controlled by a timer.

**Staff Recommendation:**

There were several conditions associated with the approval of the plans and plan of operation approved on August 2, 2022. They are listed below with the status provided:

1. No shared dumpsters on premises. **Owner has stated that there will be no outside dumpsters on site. All garbage will be kept inside the units.**
2. Resolution of allowing solar panels on the site, and indication of their placement. **Our Town Attorney has advised staff that the state statutes preempt governing bodies from restricting solar panels.**
3. The placement of A/C units on the site. **A/C units will be placed inside the structure units. Outside units are not shown on the condominium plat.**
4. Approval of the stormwater management plan (SWMP) by Waukesha County. **SWMP and maintenance agreement has been approved and recorded by Waukesha County.**
5. Submission and approval of a Condominium Plat and Declarations. **Plat has been submitted and will be considered in the next agenda item. Declarations not submitted yet.**
6. Staff approval and recording of a shared driveway easement agreement for access to Lot 2 and to Outlot. **Agreement has been approved by staff and recorded.**
7. Waukesha County approval of holding tanks at the site, holding tank agreement approval by the Town Board and submission of a bond in accordance with current Town of Delafield ordinance related to holding tanks. **Owner is aware of the requirement for holding tanks on site. Waukesha County sanitarian has meet with the owner and Town staff and will**

provide a permit for the holding tanks. Holding tank agreement was approved by the Town Board on February 27, 2024.

I recommend approval of the following plans subject to the plans being updated to match the layout on the Toy Box Condominium plat and to remove the designation of outside air conditioning units:

- Site Plan and Site Grading Plan (as it relates to Lake County Toy Box) prepared by CJ Engineering dated 11/3/22.
- Fire Access Exhibit (as it relates to Lake County Toy Box) prepared by CJ Engineering dated 6/14/2022.
- Landscape Plan (as it relates to Lake County Toy Box) prepared by InSite Landscape Design dated 7/12/22.
- Lighting Plan (as it relates to Lake County Toy Box) prepared by InSite Landscape Design dated 7/12/22.
- Architectural Plans (as it relates to Lake County Toy Box) prepared by Galbraith, Carnahan Architects, LLC dated 7/12/22.

Tim Barbeau, Town Engineer  
February 28, 2024



# LAKE COUNTRY TOY BOXES

N 47 W 28 229 LYNNDAL E RD. PEWAUKEE, WI, 53072



6404 West North Avenue  
Milwaukee, Wisconsin 53213  
(414) 291-0772 phone  
www.galbraithcarnahan.com

CONSULTANTS



PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN.  
SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.

## CONTACT INFORMATION

### OWNER:

TOM BEAUDRY  
1422 PEARL ST.  
WAUKESHA, WI 53186

### CIVIL:

CJ ENGINEERING  
9205 W. CENTER ST.  
SUITE 214  
MILWAUKEE, WI 53222  
(414) 443-1312

### CONTACT:

CHRIS JACKSON  
chris@cj-engineering.com

### LANDSCAPE:

INSITE LANDSCAPE DESIGN  
11525 W. NORTH AVE.  
SUITE 1B  
WAUWATOSA, WI 53222  
(414) 476-1204

### CONTACT:

mdavis@insitedesigninc.com

### STRUCTURAL:

PATERA  
4040 N. CALHOUN RD.  
SUITE 200  
BROOKFIELD, WI 53005  
(262) 786-6776

### CONTACT:

PAUL RATAJCZYK  
paul@paterallc.com

### ARCHITECT:

GALBRAITH CARNAHAN ARCHITECTS  
6404 WEST NORTH AVENUE  
WAUWATOSA, WI 53213  
(414) 291-0772

### CONTACT:

JOE GALBRAITH  
jrg@galbraithcarnahan.com

## ABBREVIATIONS

# & @	Found OR Number And At
A	Acoustic Ceiling Tile
AD	Area Drain
ALUM	Aluminum
ANOD	Anodized
APPROX	Approximately
B	Bank Equipment Supplier
BLKG	Blocking
BLHND	Bulkhead
BRG	Bearing
BSMT	Basement
BT	Base Tie
BYND	Beyond
BO	Bottom Of
BOT	Bottom
C	Cabinet
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CL	Closet
CLG	Ceiling
CLR	Clear
CM	Construction Manager
CMU	Concrete Masonry Unit
COL	Column
COMP	Compressible
CONC	Concrete
CONC BLK	Concrete Block
CONTR	Contractor
CPT	Contractor
CRS	Carpet
CTB	Ceramic Tile
CTB	Ceramic Tile Base
CTYD	Courtyard

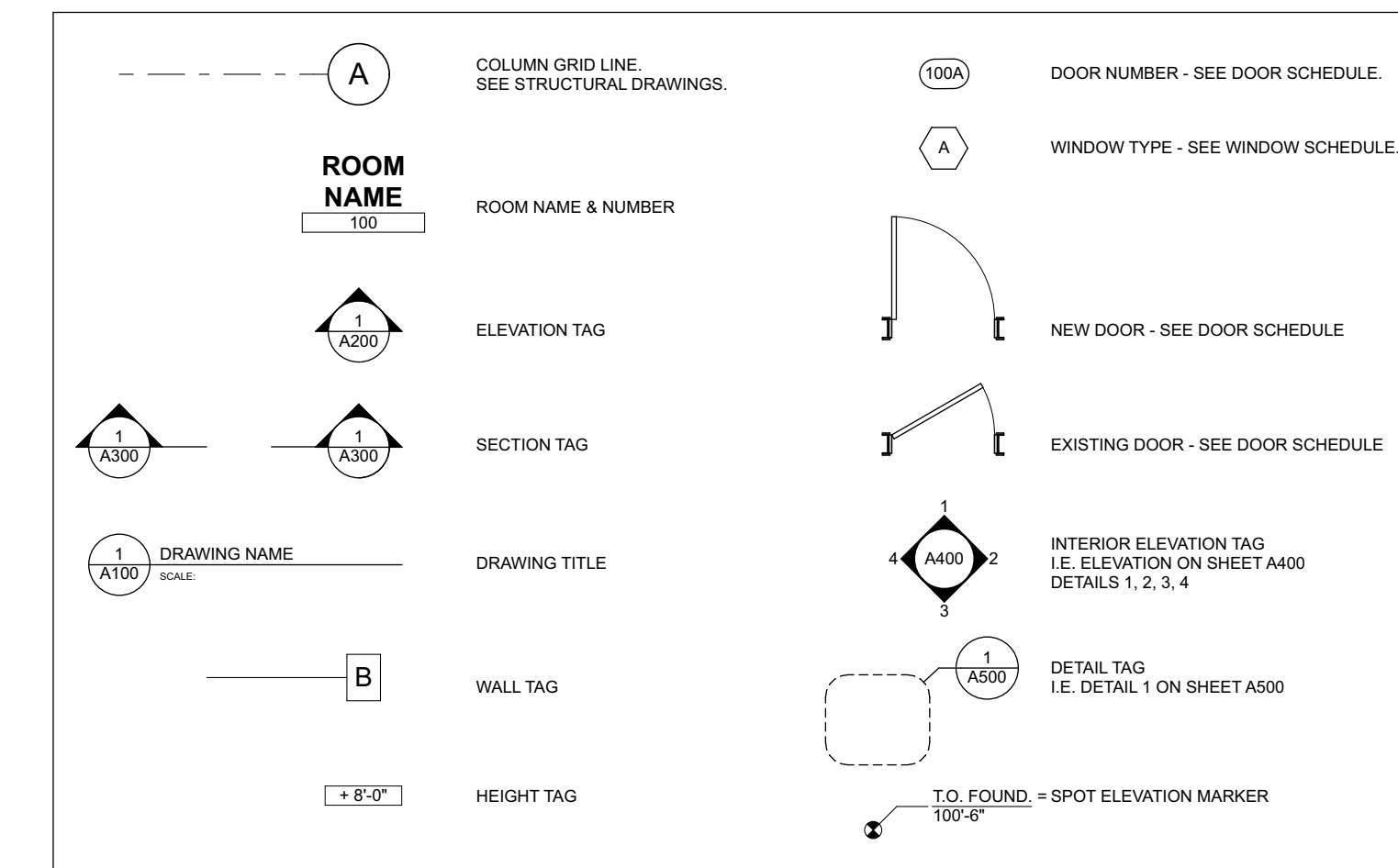
D	Double
DEM	Demolish or Demolition
DIAM	Diameter
DIM	Dimension
DIMS	Dimensions
DISP	Dispenser
DN	Down
DR	Door
DRWR	Drawer
DS	Downspout
DTL	Detail
DW	Dishwasher
DWG	Drawing
E	Each
EFS	Exterior Insulation Finish System
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EQ	Equal
ETR	Existing To Remain
EXST	Existing
EXP	Expansion
EXP JT	Expansion Joint
EXT	Exterior
F	Floor Drain or Fire Department
FD	Fire Extinguisher
FE	Fire Extinguisher Cabinet
FEK	Finished Floor
FIN FLR	Finish
FLR	Floor
FLSH	Flashing
FM	Filled Metal
FO	Face Of
FT	Foot
FTG	Footing
FND	Foundation

G	Gauge
GALV	Galvanized
GB	Grab Bar
GWB	Gypsum Wall Board
H	Hollow Core
HWC	Hardwood
HDR	Header
HI	High
HM	Hollow Metal
HORIZ	Horizontal
HP	High Point
HR	Hour
HT	Height
HRDBD	Hardboard
HVAC	Heating, Ventilating, And Air Conditioning
I	Impact Resistant Gypsum Wall Board
IGRWB	In Lieu Of
ILO	In Lieu Of
INSTR	Instructions
INSUL	Insulated or Insulation
INT	Interior
J	Joint
JNT	Joint
M	Maximum
MAX	Manufacturer
MFR	Masonry Opening
MCH	Mechanical
MEMBR	Membrane
MICRO	Microwave
MIN	Minimum
MISC	Miscellaneous
MROW	Moisture Resistant Dry Wall
MROWB	Moisture Resistant Gypsum Wall Board
MTR	Mortar
MTRL	Material

N	Not In Contract
NO	Number
NOM	Nominal
O	On Center
OH	Opposite Hand
OPNG	Opening
OZ	Ounce
P	Pre-Cast Concrete
PCC	Plumbing
PLUMB	Plastic Laminate
PLAM	Plumbing
PLYWD	Plywood
PASH	Pole & Shelves / Shelf
PREFN	Paint or Painted
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
R	Rubber Base
RBR	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REF	Refrigerator
REINF	Reinforced
REQD	Required
RM	Room
S	Shafting
SHFTG	Sheet Flooring
SF	Similar
SIM	Specified OR Specification
SPEC	Sprinkler or Speaker
SPK	Stainless Steel
SS	Stain
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural

T	Tongue And Groove
TELE	Telephone
TLT	Toilet
TO	Top Of
TOC	Top Of Concrete
TOS	Top Of Steel
TPD	Toilet Paper Dispenser
T.D.	Telephone/Data
TYP	Typical
U	Unless Noted Otherwise
UNO	Underside
US	Underside
V	Vinyl Base
VCT	Vinyl Composition Tile
VERT	Vertical
VIF	Verify In Field
VP	Vision Panel
VWC	Vinyl Wall Covering
W	With
W/	Wood
WDW	Window

## SYMBOL KEY



## SHEET INDEX

ID	NAME
G100	COVER SHEET
C1.0	SITE PLAN
C2.0	SITE GRADING PLAN
C3.0	FIRE ACCESS EXHIBIT
S.001	STRUCTURAL SPECS. AND INDEX
S.002	SNOW LOADING & COMPONENTS & CLADDING WIND LOADING
S.003	WOOD FRAMING DETAILS
S.100	FOUNDATION PLAN
S.101	FOUNDATION DETAILS
S.200	MEZZANINE FRAMING PLAN
S.201	FIRST FLOOR WIND BRACING PLAN
S.300	ROOF FRAMING PLAN
S.301	MEZZANINE FLOOR WIND BRACING PLAN
A000	OVERALL SITE PLAN
A002	CODE PLANS
A100	FOUNDATION PLAN
A101	TOY BOX FLOOR PLANS- 6 BAY
A102	TOY BOX FLOOR PLANS- 2 & 5 BAY
A103	ROOF PLAN
A201	TOY BOX ELEVATIONS
A301	TOY BOX SECTIONS
A600	DOOR SCHEDULE / DOOR AND FRAME ELEVATIONS

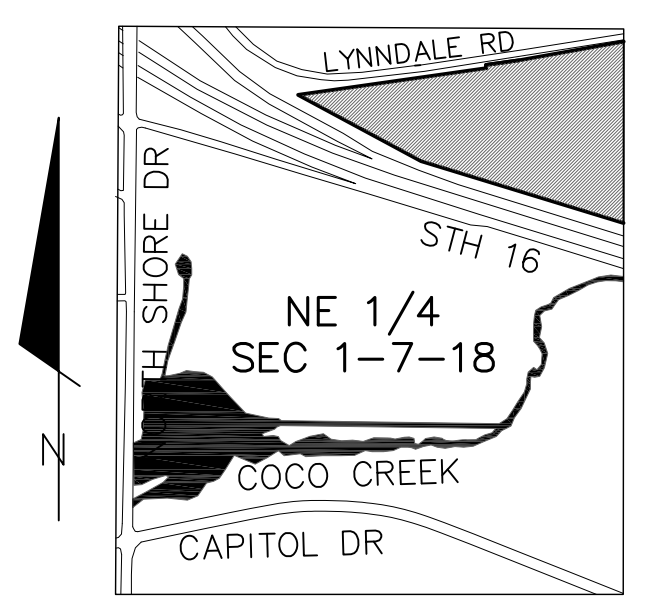
LAKE COUNTRY TOY BOXES  
N47W28229 LYNNDAL E RD. PEWAUKEE, WI, 53072

NOT FOR CONSTRUCTION

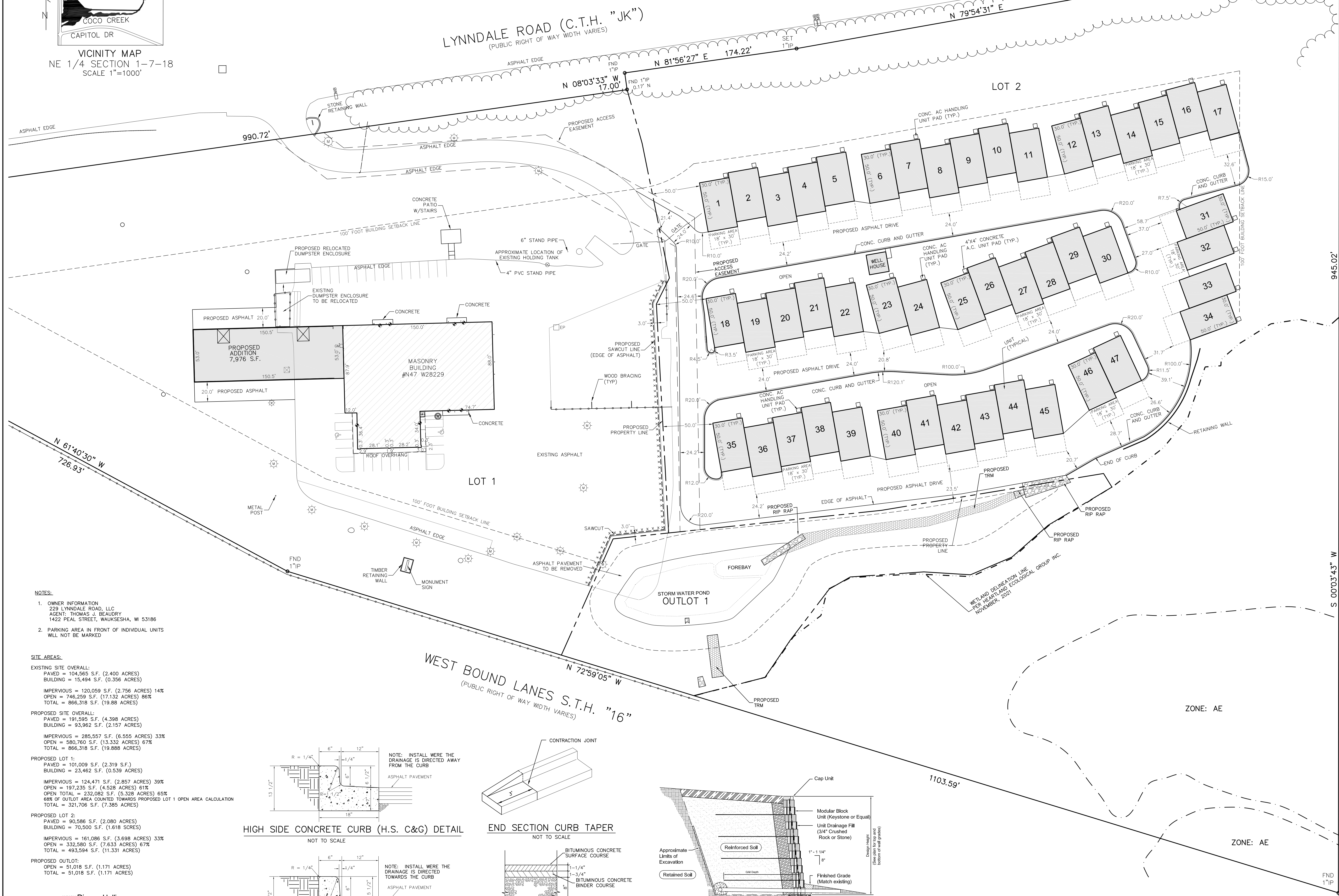
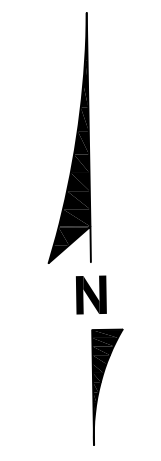
G100



PROJECT BENCHMARK  
EL = 905.64



VICINITY MAP  
NE 1/4 SECTION 1-7-18  
SCALE 1"=1000'



- NOTES:**
- OWNER INFORMATION  
229 LYNNDALE ROAD, LLC  
AGENT: THOMAS J. BEAUDRY  
1422 PEAL STREET, WAUKESHA, WI 53186
  - PARKING AREA IN FRONT OF INDIVIDUAL UNITS WILL NOT BE MARKED

**SITE AREAS:**

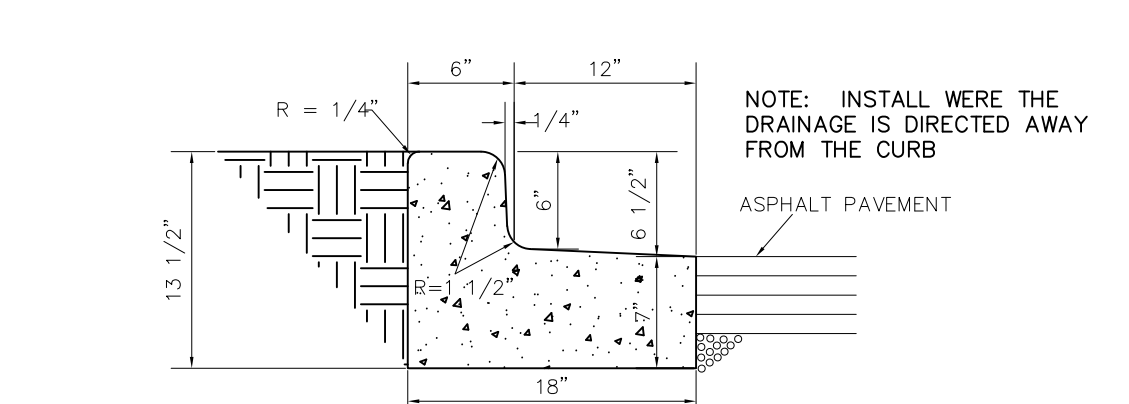
EXISTING SITE OVERALL:  
PAVED = 104,565 S.F. (2.400 ACRES)  
BUILDING = 13,494 S.F. (0.306 ACRES)  
IMPERVIOUS = 120,059 S.F. (2.756 ACRES) 14%  
OPEN = 746,259 S.F. (17.132 ACRES) 86%  
TOTAL = 866,318 S.F. (19.88 ACRES)

PROPOSED SITE OVERALL:  
PAVED = 191,595 S.F. (4.398 ACRES)  
BUILDING = 93,962 S.F. (2.157 ACRES)  
IMPERVIOUS = 285,557 S.F. (6.555 ACRES) 33%  
OPEN = 580,760 S.F. (13.332 ACRES) 67%  
TOTAL = 866,318 S.F. (19.888 ACRES)

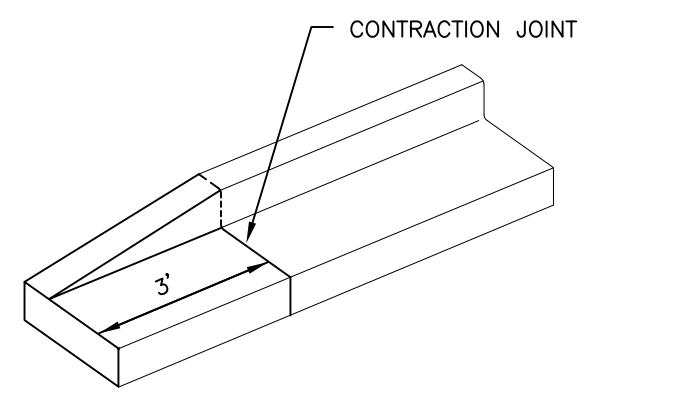
PROPOSED LOT 1:  
PAVED = 101,009 S.F. (2.319 S.F.)  
BUILDING = 23,462 S.F. (0.539 ACRES)  
IMPERVIOUS = 124,471 S.F. (2.857 ACRES) 39%  
OPEN = 197,235 S.F. (4.529 ACRES) 61%  
TOTAL = 232,082 S.F. (5.328 ACRES) 65%  
88% OF OUTLOT AREA COUNTED TOWARDS PROPOSED LOT 1 OPEN AREA CALCULATION  
TOTAL = 321,706 S.F. (7.365 ACRES)

PROPOSED LOT 2:  
PAVED = 90,586 S.F. (2.080 ACRES)  
BUILDING = 70,500 S.F. (1.618 ACRES)  
IMPERVIOUS = 161,086 S.F. (3.698 ACRES) 33%  
OPEN = 332,560 S.F. (7.633 ACRES) 67%  
TOTAL = 493,594 S.F. (11.331 ACRES)

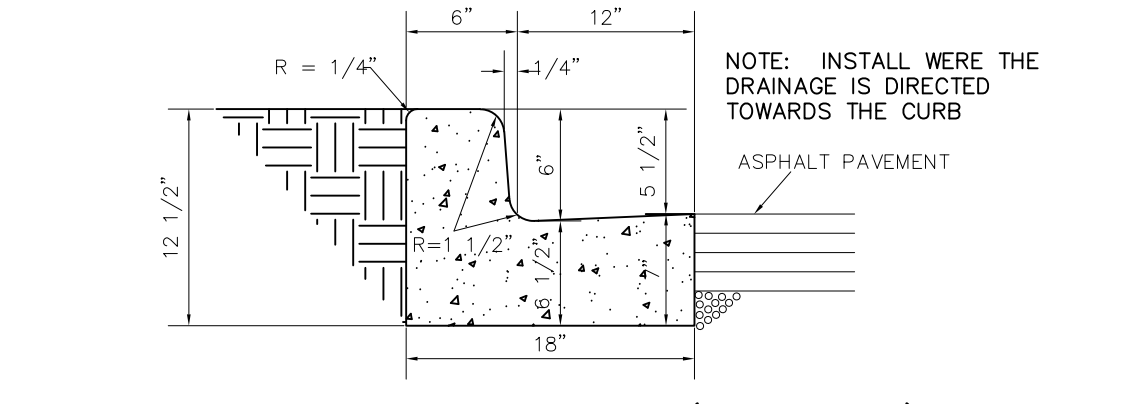
PROPOSED OUTLOT:  
OPEN = 51,018 S.F. (1.171 ACRES)  
TOTAL = 51,018 S.F. (1.171 ACRES)



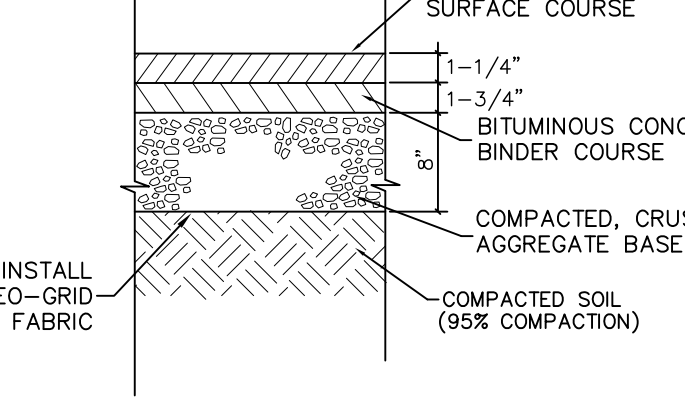
HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL  
NOT TO SCALE



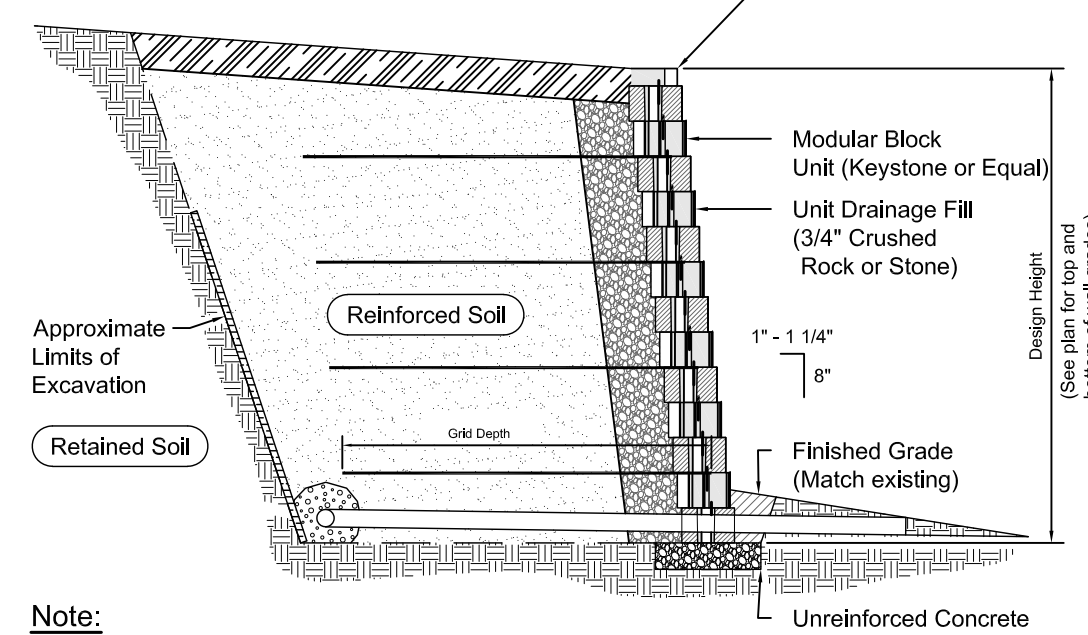
END SECTION CURB TAPER  
NOT TO SCALE



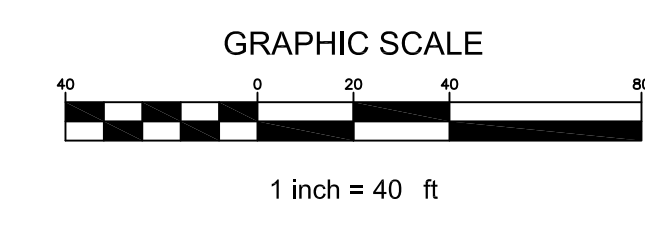
LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL  
NOT TO SCALE



ASPHALT PAVEMENT  
NOT TO SCALE



Typical Retaining Wall Section  
NTS



TOY BOX - LYNNDALE ROAD  
TOWN OF DELAFIELD, WISCONSIN

CJE NO.: CJE216885  
JUNE 14, 2022  
REV.: 07/12/2022  
REV.: 08/25/2022  
REV.: 10/07/2022  
REV.: 11/03/2022

SITE PLAN C1.0





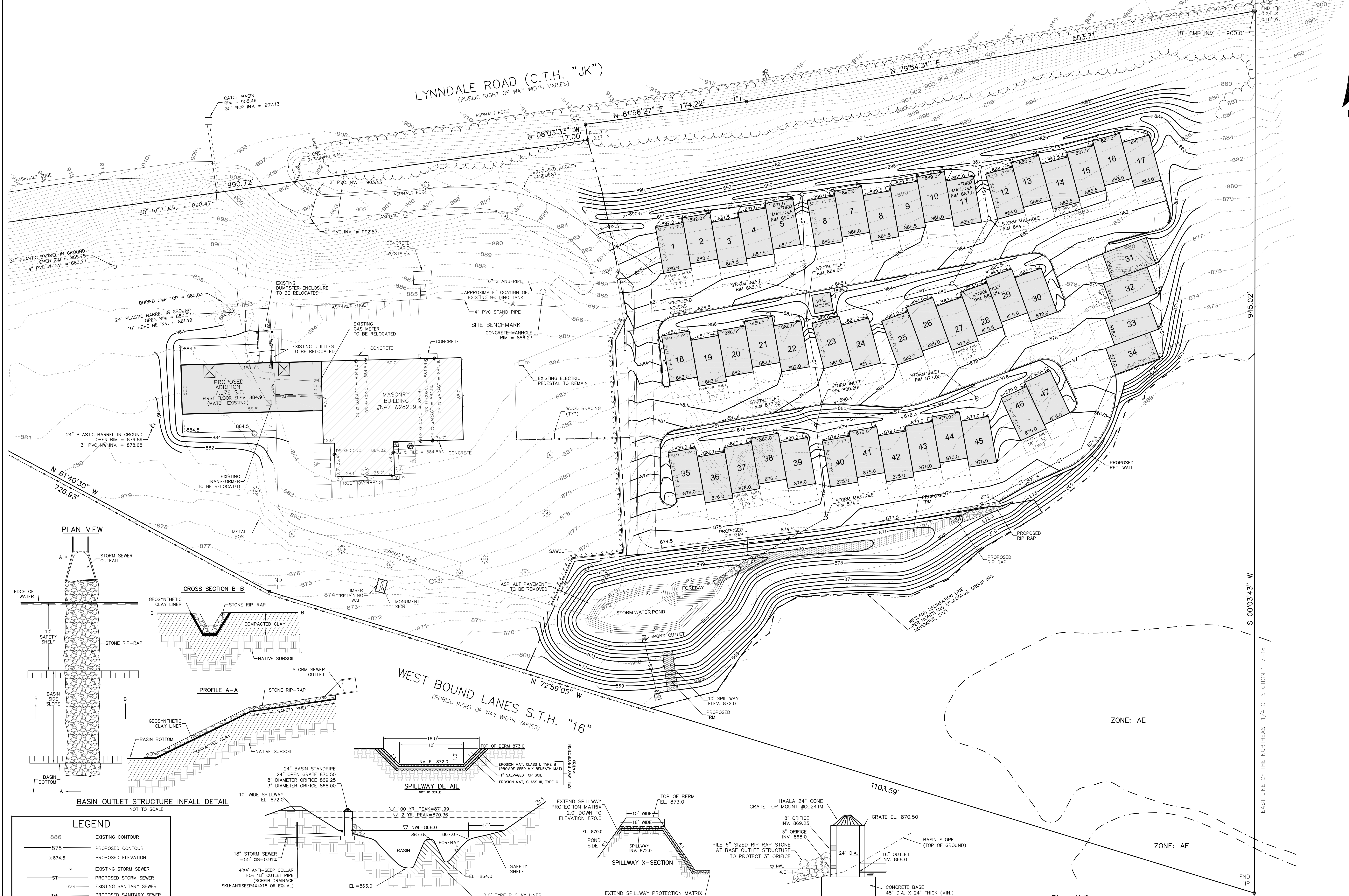
18" CMP INV. = 903.23

NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 1-7-18

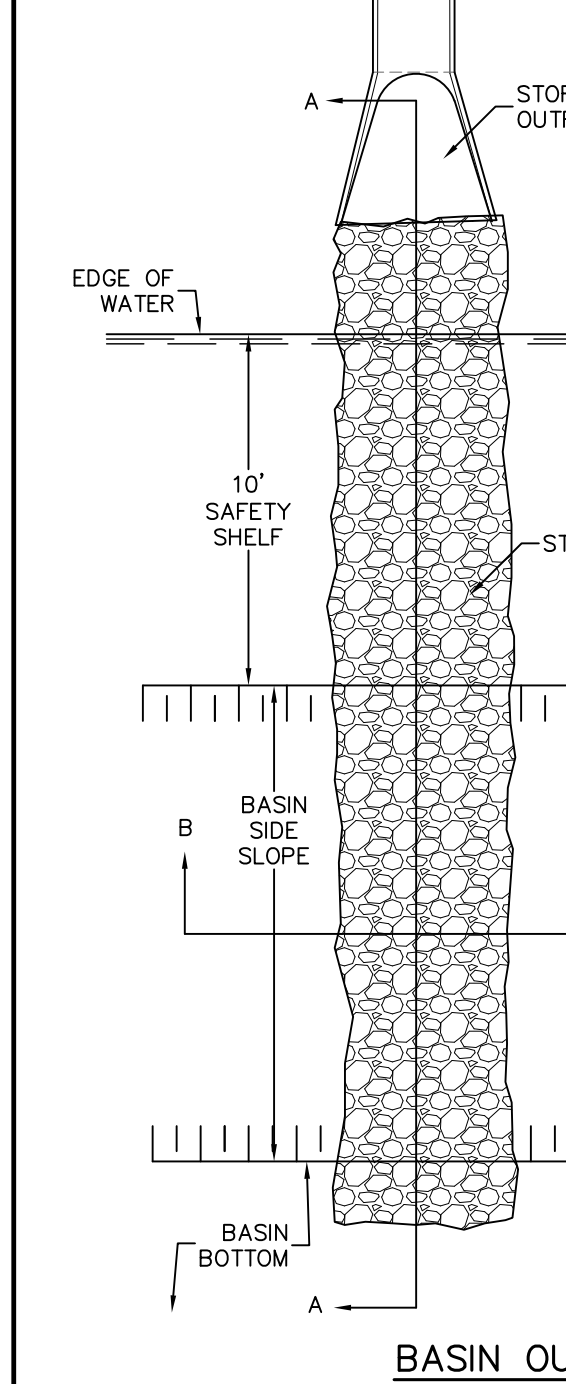
PROJECT BENCHMARK  
EL = 905.64  
THE NE COR. OF THE NE  
1/4 OF SEC. 1-7-18  
FND CONC. MON  
W/ BRASS CAP



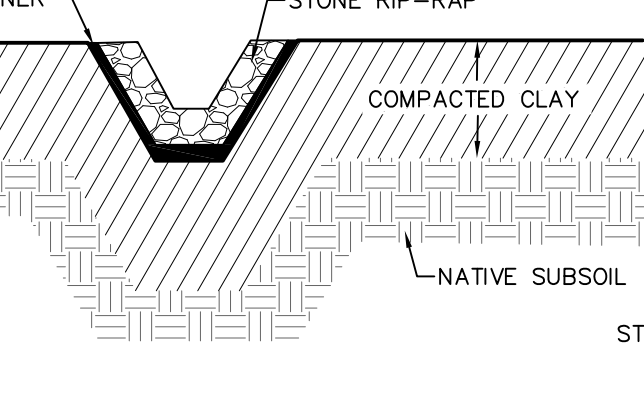
LYNNDALE ROAD (C.T.H. "JK")  
(PUBLIC RIGHT OF WAY WIDTH VARIES)



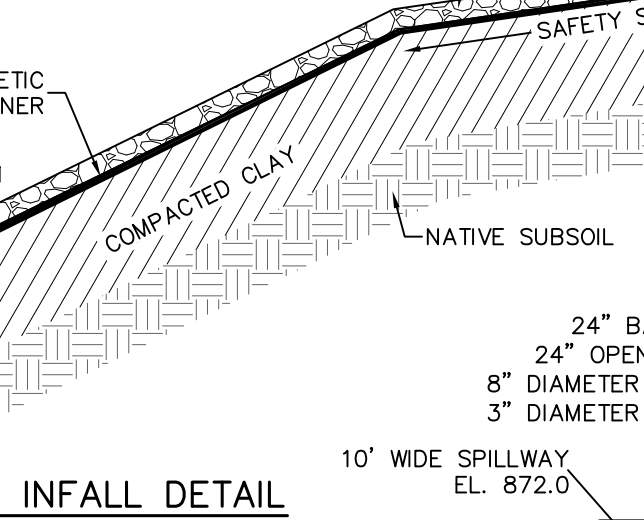
PLAN VIEW



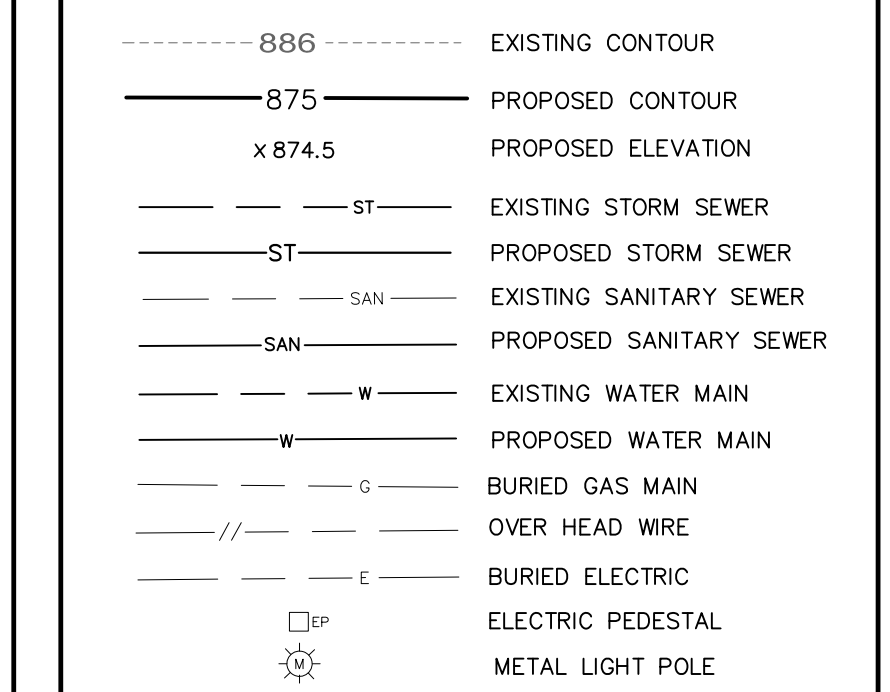
CROSS SECTION B-B



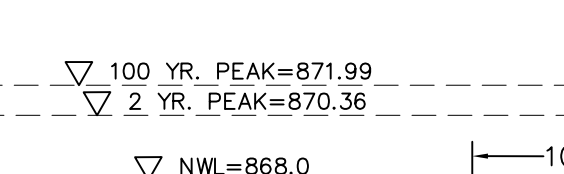
PROFILE A-A



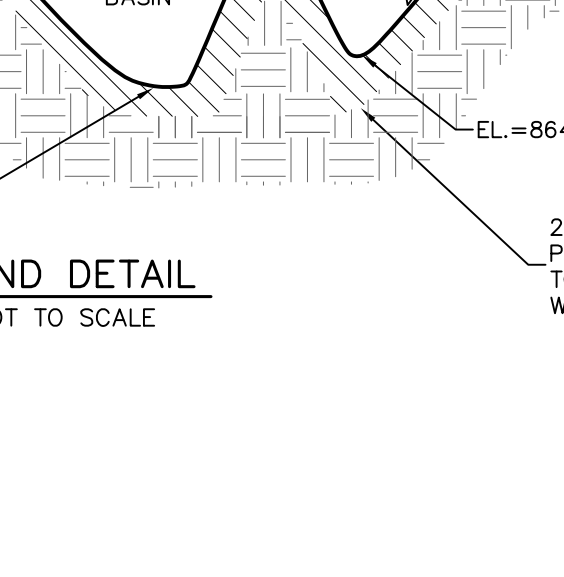
BASIN OUTLET STRUCTURE INFALL DETAIL



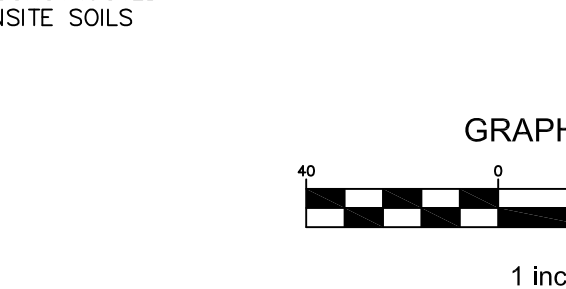
SPILLWAY DETAIL



SPILLWAY X-SECTION

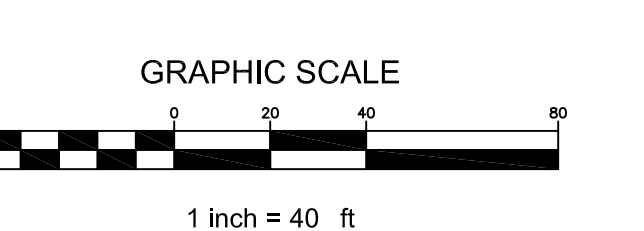


POND DETAIL



LEGEND table with symbols for existing contours, proposed contours, storm sewer lines, water mains, and other utilities.

NOTES:  
1. ALL PROPOSED SPOT GRADES SHOWN ARE AT FLANGE LINE.  
2. DISTURBED AREA = 319,832 S.F. / 7.342 ACRES  
3. EXISTING DOOR SILL ELEVATION ARE REPRESENTED WITH THE DS SYMBOL



TOY BOX - LYNNDALE ROAD  
TOWN OF DELAFIELD, WISCONSIN

CJE NO.: CJE2168R5  
JUNE 14, 2022  
REV.: 07/12/2022  
REV.: 08/25/2022  
REV.: 10/07/2022  
REV.: 11/03/2022



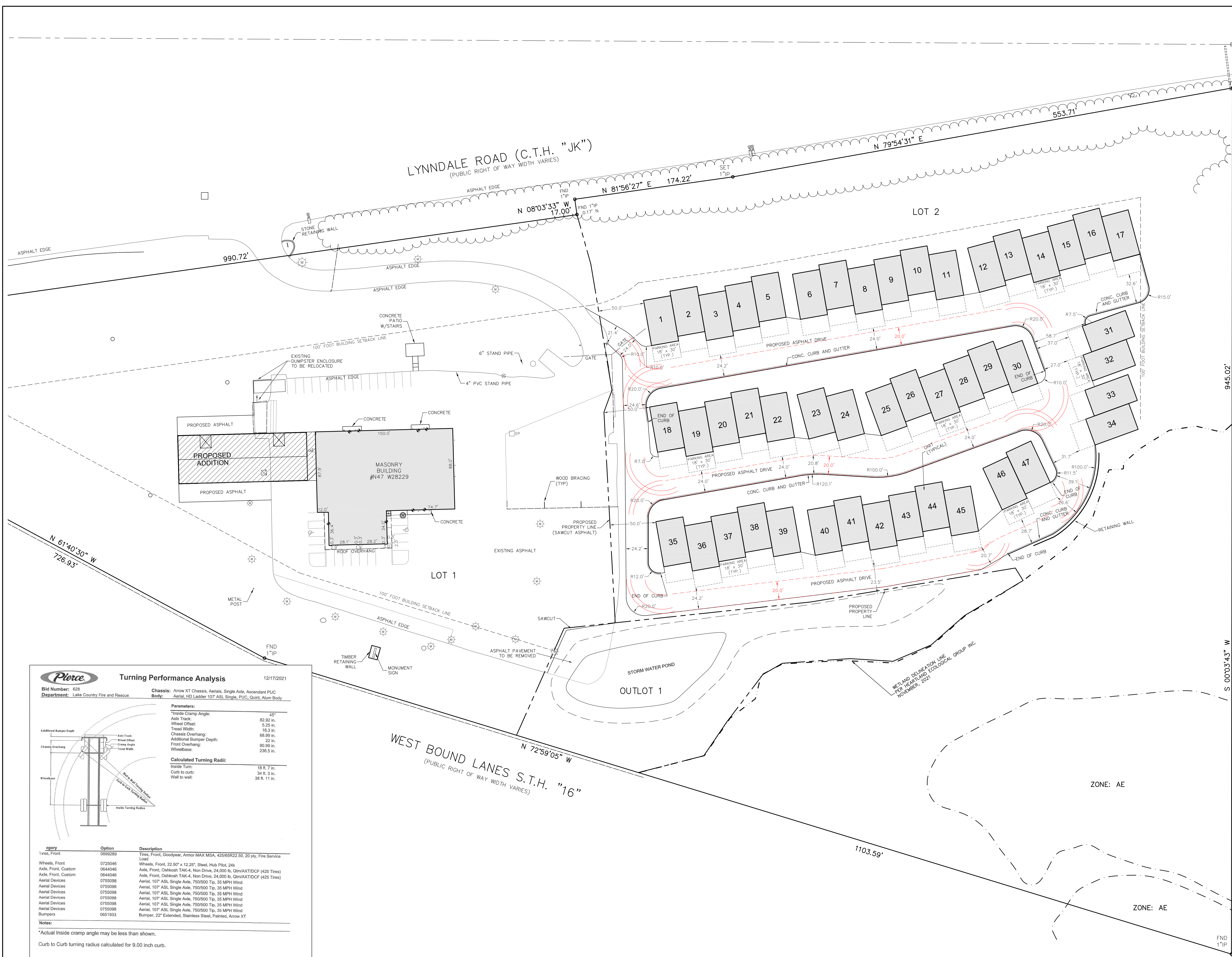
SITE GRADING PLAN C2.0



PROJECT BENCHMARK  
EL = 905.64



LYNNDALE ROAD (C.T.H. "JK")  
(PUBLIC RIGHT OF WAY WIDTH VARIES)



TOY BOX - LYNNDALE ROAD  
TOWN OF DELAFIELD, WISCONSIN

**Pierce** Turning Performance Analysis 12/17/2021

Bid Number: 628  
Department: Lake County Fire and Rescue

Chassis: Arrow XT Chassis, Aerials, Single Axle, Ascendant PUC  
Body: Aerial, HD Ladder 107' ASL, Single, PUC, Quint, Alum Body

**Parameters:**

- Inside Cramp Angle: 45°
- Axle Track: 82.92 in.
- Wheel Offset: 5.25 in.
- Tread Width: 16.3 in.
- Chassis Overhang: 68.99 in.
- Additional Bumper Depth: 22 in.
- Front Overhang: 90.99 in.
- Wheelbase: 238.5 in.

**Calculated Turning Radii:**

- Inside Turn: 18 ft. 7 in.
- Curb to curb: 34 ft. 3 in.
- Wall to wall: 38 ft. 11 in.

**Notes:**

- \*Actual inside cramp angle may be less than shown.
- Curb to Curb turning radius calculated for 9.00 inch curb.

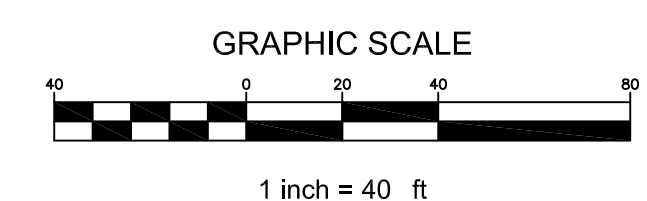
Qty	Option	Description
Tires, Front	0699289	Tires, Front, Goodyear, Armor MAX MSA, 425/65R22.50, 20 ply, Fire Service Load
Wheels, Front	0725046	Wheels, Front, 22.50" x 12.25", Steel, Hub Pilot, 24k
Axle, Front, Custom	0644048	Axle, Front, Dalkosh TAK-4, Non Drive, 24,000 lb, QcmAXT/DCF (425 Tires)
Axle, Front, Custom	0644046	Axle, Front, Dalkosh TAK-4, Non Drive, 24,000 lb, QcmAXT/DCF (425 Tires)
Aerial Devices	0755098	Aerial, 107' ASL Single Axle, 750/500 Tp, 35 MPH Wind
Aerial Devices	0755098	Aerial, 107' ASL Single Axle, 750/500 Tp, 35 MPH Wind
Aerial Devices	0755098	Aerial, 107' ASL Single Axle, 750/500 Tp, 35 MPH Wind
Aerial Devices	0755098	Aerial, 107' ASL Single Axle, 750/500 Tp, 35 MPH Wind
Aerial Devices	0755098	Aerial, 107' ASL Single Axle, 750/500 Tp, 35 MPH Wind
Aerial Devices	0755098	Aerial, 107' ASL Single Axle, 750/500 Tp, 35 MPH Wind
Bumpers	0651933	Bumper, 22" Extended, Stainless Steel, Painted, Arrow XT

WEST BOUND LANES S.T.H. "16"  
(PUBLIC RIGHT OF WAY WIDTH VARIES)

ZONE: AE

ZONE: AE

CJE NO.: CJE2168RI  
JUNE 14, 2022



FIRE ACCESS EXHIBIT



DESIGN CODE:

WISCONSIN COMMERCIAL BUILDING CODE & THE ADOPTED 2015 INTERNATIONAL BUILDING CODE

BUILDING DESIGN LIVE LOADS/CRITERIA:

Table with 2 columns: Occupant Live Loads, Uniform Load, Concentrated Load. Includes categories like Office, Uniform Load, Concentrated Load, Passenger Vehicle, etc.

HANDRAILS & GUARDS (NON-GLASS): SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY LOCATION. LINEAR APPLIED LOAD @ ANY LOCATION OR TOP RAIL.

GRAB BARS, SHOWER SEATS & DRESSING ROOM BENCH SEATS: SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY LOCATION.

FIXED LADDERS: FOR EVERY 10 FT. OF LADDER HEIGHT. IN ADDITION TO THE 10 FT. LADDER SECTION REQUIREMENT, A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY LOCATION.

VEHICLE BARRIERS: SINGLE CONCENTRATED LOAD OVER A 12 INCH BY 12 INCH AREA APPLIED 18 TO 27 INCHES ABOVE THE SURFACE.

IMPACT LOADS (MACHINERY & ELEVATORS): MACHINERY: SHIRT OR MOTOR-DRIVEN LIGHT MACHINERY INCREASE STATIC LOAD BY 20%. REFRIGERATING OR POWER-DRIVEN MACHINERY INCREASE STATIC LOAD BY 50%.

INTERIOR WALLS & PARTITIONS: WALLS & PARTITIONS 6 FT. & GREATER UNIFORM HORIZONTAL LOAD OF 5 PSF.

ROOF LOAD DESIGN INFORMATION: GROUND SNOW LOAD (ps), TERRAIN CATEGORY, EXPOSURE CONDITION, EXPOSURE FACTOR (Ce), THERMAL FACTOR (Ct), FLAT ROOF SNOW LOAD (pf).

WIND LOAD DESIGN INFORMATION: WIND SPEED, 10-YEAR MRI, RISK CATEGORY, VELOCITY PRESSURE COEFFICIENT (Kz), EXPOSURE CATEGORY, ENCLOSURE CLASSIFICATION, INTERNAL PRESSURE COEFFICIENT (GCPI), GUST EFFECT FACTOR, TOPOGRAPHIC FACTOR (Kzt).

SEISMIC DESIGN INFORMATION: RISK CATEGORY, SITE CLASS (ASSUMED), Se, S1, Sms, Sml, Sds, Sd1, SEISMIC DESIGN CATEGORY, BASIC SEISMIC FORCE-RESISTING SYSTEM.

DESIGN BASE SHEAR (V), SEISMIC RESPONSE COEFFICIENT (Cs), RESPONSE MODIFICATION COEFFICIENT (R), OVERSTRENGTH FACTOR (W), DEFLECTION AMPLIFICATION FACTOR (Cd), ANALYSIS PROCEDURE USED.

RAIN DESIGN INFORMATION: 15 MINUTE INTENSITY, 60 MINUTE INTENSITY.

FLOOD DESIGN INFORMATION: FLOOD ZONE, BASE FLOOR ELEVATION (ft).

SOIL LATERAL LOADS (PER GEO-TECHNICAL ENGINEER'S REPORT): AT-REST PRESSURE, ACTIVE PRESSURE, PASSIVE PRESSURE.

MATERIAL STRENGTHS:

CONCRETE: (COMPRESSIVE STRENGTH @ 28 DAYS) F'c = 4,000 PSI, F'c = 3,000 PSI, F'c = 3,500 PSI.

REINFORCING STEEL: BILLET A615 GRADE 60, Fy = 60,000 PSI.

STRUCTURAL STEEL: ROLLED "WIDE FLANGE" SHAPES, PIPE SECTION, RECTANGLE (OR SQUARE) "HOLLOW STRUCTURAL SECTION (HSS)", ROUND "HOLLOW STRUCTURAL SECTION (HSS)", ALL OTHER ROLLED SHAPES & PLATES.

STRUCTURAL BOLTS: COMMON BOLTS (CARRIAGE), ANCHOR BOLTS (HOT-DIP GALV.), THROUGH BOLT CONNECTIONS, THREADED RODS.

WELDED CONNECTIONS: WELDING ELECTRODES, E70xx (TO KSI).

CONCRETE MASONRY UNIT: COMPRESSIVE STRENGTH (F'm), 2,800 PSI.

MASONRY MORTAR: TYPE "S" MORTAR BELOW GRADE, TYPE "N" OR "S" ABOVE GRADE.

WOOD FRAMING: DIMENSIONAL LUMBER MEMBERS TO BE SPRUCE-PINE-FIR #2, Fb (BENDING), Fv (SHEAR), Fcp (COMP. PERP. TO GRAIN), Fc (COMP. PARA. TO GRAIN), Ft (TENSION PARA. TO GRAIN), E (MODULUS OF ELASTICITY).

PRESSURE TREATED DIMENSIONAL LUMBER MEMBERS TO BE SOUTHERN-PINE #1 (2"-4" NOM. WIDTH), Fb (BENDING), Fv (SHEAR), Fcp (COMP. PERP. TO GRAIN), Fc (COMP. PARA. TO GRAIN), Ft (TENSION PARA. TO GRAIN), E (MODULUS OF ELASTICITY).

PRESSURE TREATED DIMENSIONAL LUMBER MEMBERS TO BE SOUTHERN-PINE #1 (5"-6" NOM. WIDTH), Fb (BENDING), Fv (SHEAR), Fcp (COMP. PERP. TO GRAIN), Fc (COMP. PARA. TO GRAIN), Ft (TENSION PARA. TO GRAIN), E (MODULUS OF ELASTICITY).

LAMINATED-VENEER LUMBER (LVL), ROSEBURG MANUFACTURE: Fb (BENDING), Fv (SHEAR), Fcp (COMP. PERP. TO GRAIN, EDGEWISE), Fc (COMP. PARA. TO GRAIN), Ft (TENSION PARA. TO GRAIN).

GENERAL:

- 1. ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS, BUILDING CODE INDICATED ABOVE & OSHA REGULATIONS.
2. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS...
3. THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS...
4. DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS...
5. DIMENSIONS AND ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS AND ELEVATIONS SHOWN ON STRUCTURAL DRAWINGS.
6. DO NOT SCALE PLANS.
7. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL DESIGNER OF RECORD.
8. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND CONSTRUCTION SEQUENCE...
9. CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS...
10. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS...

FOUNDATION & EARTHWORK:

- 1. ALL EXTERIOR FOOTINGS MUST BEAR AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE.
2. DO NOT PLACE ANY FOOTINGS ON FROZEN SUBGRADE.
3. BACK FILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF FOUNDATION WALLS.
4. DO NOT PLACE BACK FILL AGAINST BASEMENT WALLS UNTIL THE TOP AND BOTTOM OF THE WALL ARE ADEQUATELY BRACED...
5. REMOVE ANY EXISTING CONCRETE 2'-0" BELOW NEW CONCRETE FOOTINGS AND SLABS ON GRADE.
6. SHORINGS/OR UNDERPINNING SHALL BE DESIGNED TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT...
7. CENTER PIER AND COLUMN FOOTINGS ON COLUMN CENTERLINES AND WALL FOOTINGS ON WALL CENTERLINES...
8. ALL BACK FILL WITHIN 3'-0" OF RETAINING WALLS AND BASEMENT WALLS SHALL BE FREE DRAINING GRANULAR MATERIAL...
9. TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION...
10. FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL...
11. REFER TO SOILS REPORT (IF APPLICABLE) FOR DESCRIPTION OF EXISTING SOIL CONDITIONS...
12. WHERE NEW FOOTINGS ABUT EXISTING FOOTINGS, STEP THE NEW FOOTING AS REQUIRED TO HAVE NEW BOTTOM/FTG ELEVATION MATCH EXISTING BOTTOM/FTG ELEVATION.

CAST-IN-PLACE REINFORCED CONCRETE:

- 1. CONCRETE WORK SHALL CONFORM TO ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
2. CONTRACTOR SHALL SUBMIT A SET OF STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION...
3. MAXIMUM WATER/CEMENT RATIO FOR CONCRETE SHALL BE AS FOLLOWS:
4. CONCRETE EXPOSED TO EXTERIOR CONDITIONS SHALL BE AIR-ENTRAINED 4%-6%.
5. GROUT BELOW BASE PLATES AND BEARINGS PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT 3/4" THICK MINIMUM.
6. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60). DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
7. CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL...
8. PROVIDE (2)-#5 BARS AROUND ALL OPENINGS AND (2)-#5 BARS DIAGONALLY AT ALL OPENING CORNERS...
9. PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES...
10. PROVIDE A 1" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE.
11. DO NOT PLACE CONDUITS, PIPES, DUCTS, OR FIXTURES IN STRUCTURAL CONCRETE UNLESS NOTED OTHERWISE.
12. SLEEVES, CONDUITS, OR PIPING PASSING THROUGH CONCRETE SLABS AND WALLS SHALL BE PLACED SO THAT THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER AND SO THAT THEY DO NOT DISPLACE REINFORCING.
13. PROVIDE SAW CUT CONTROL JOINTS IN THREE CONCRETE SLABS ON METAL DECK SPACED NO MORE THAN 20'-0" APART...
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS...
15. REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPlice SCHEDULE FOR LAP SPICES IN REINFORCING STEEL.
16. ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPICES UNLESS OTHERWISE NOTED.
17. CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
18. MAXIMUM SLUMP FOR ALL CONCRETE SHALL NOT EXCEED 4".
19. FOR SLABS ON GRADE, PROVIDE POLYPROPYLENE FIBER REINFORCED CONCRETE WITH A FIBER DOSED AT 0.18 BY VOLUME.
20. CLASS C FLY ASH OR SLAG MAY BE SUBSTITUTED FOR CEMENT ON A POUND TO POUND BASIS UP TO 10% OF THE TOTAL CEMENTITIOUS CONTENT.
21. ALL CONCRETE SLABS SHALL BE WET CURED PER ACI RECOMMENDATIONS FOR NO LESS THAN SEVEN DAYS.
22. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
23. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE (UNLESS OTHERWISE NOTED):
FOOTINGS - ALL SIDES
SLABS NOT PERMANENTLY AGAINST EARTH - BOTTOM & SIDES
SLABS PERMANENTLY AGAINST EARTH - BOTTOM & SIDES
SLABS - TOP
WALLS NOT PERMANENTLY AGAINST EARTH
WALLS PERMANENTLY AGAINST EARTH
BEAMS & GIRDERS NOT PERMANENTLY AGAINST EARTH
BEAMS & GIRDERS NOT PERMANENTLY AGAINST EARTH
PIERS & COLUMNS NOT PERMANENTLY AGAINST EARTH
24. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED.

STRUCTURAL STEEL:

- 1. DESIGN, DETAILING, FABRICATION, AND ERECTION SHALL CONFORM TO AISC 360-10 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS".
2. SEISMIC DESIGN, DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO AISC 341-10 "SEISMIC PROVISION FOR STRUCTURAL STEEL BUILDINGS".
3. WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS HOLDING CURRENT AWS CERTIFICATES...
4. CONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION...
5. CONTRACTOR SHALL DESIGN AND PROVIDE ANY TEMPORARY BRACING OR GUY'S REQUIRED TO ERECT STEEL MEMBERS...
6. PROVIDE 3/16" CAP PLATE AT THE ENDS OF ALL EXPOSED TUBE AND PIPE MEMBERS.
7. STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER OR ARCHITECT...
8. ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CHAMBER (WITHIN MILL TOLERANCE).
9. THE STEEL SUPPLIER SHALL COORDINATE HIS WORK WITH THE STEEL JOIST SUPPLIER...
10. CAPACITY OF BOLTED OR WELDED CONNECTIONS SHALL BE EQUAL TO OR EXCEED 120% OF BEAM REACTION...
11. UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS, ALL BEAM CONNECTIONS SHALL BE DOUBLE ANGLE CONNECTIONS...
12. ALTERNATE CONNECTIONS FROM WHAT IS SPECIFIED ON THE CONSTRUCTION DOCUMENTS WILL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL...
13. USE STANDARD AISC DOUBLE ANGLE CONNECTIONS WHERE POSSIBLE...
14. WHERE WOOD MEMBERS FRAME INTO STEEL MEMBERS, PROVIDE A SADDLE CONNECTION...
15. PROVIDE STIFFENER PLATES ON BOTH SIDES OF BEAM NEBS AT ALL CONCENTRATED LOADS ABOVE AND BELOW A BEAM.

WOOD DESIGN:

- 1. DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO AWC NDS-2015 "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION W/ 2012 SUPPLEMENT".
2. DESIGN, FABRICATION, AND CONSTRUCTION SHALL CONFORM TO AWC SDCPS-2015 "SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC".
3. PLYWOOD/ O.S.B. SHEATHING SHALL CONFORM TO THE CURRENT EDITION OF "U.S. PRODUCT STANDARD PS-1" FOR SOFTWOOD PLYWOOD/ O.S.B. AND BEAR THE APA GRADE-TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION.
4. PLYWOOD/ O.S.B. SHEATHING SHALL BE ATTACHED TO WOOD FRAMING WITH "STRENGTH AXIS PARALLEL TO FLOOR. STAGGER ALL JOINTS.
5. PLYWOOD/ O.S.B. SHEATHINGS SHALL BE FASTENED TO SUPPORTS W/ 8d NAILS SPACED AT 8" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
6. ANY PLYWOOD/ O.S.B. SHEATHING THAT IS EXPOSED TO MOISTURE SHALL BE PRESSURE TREATED.
7. PLYWOOD/ O.S.B. PANEL EDGES SHALL BEAR ON THE FRAMING SUPPORT MEMBERS AND BUTT ALONG THEIR CENTER LINES. NAILS SHALL BE PLACED NOT LESS THAN 3/8" IN FROM THE PANEL EDGE.
8. WOOD SILL PLATES AND OTHER WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
9. MAXIMUM MOISTURE CONTENT IN ANY WOOD MEMBER SHALL NOT EXCEED 19%.
10. 2x WOOD JOISTS SHALL HAVE 1x3 SFF NO.2 CROSS BRIDGING AT 8'-0" O/C MAXIMUM.
11. DO NOT EMBED NON-PRESSURE TREATED WOOD MEMBERS IN CONCRETE.
12. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM. USE STEEL WASHERS BETWEEN HEAD OF BOLT OR LAG SCREW AND WOOD. USE STEEL WASHERS BETWEEN NUT AND WOOD. VERIFY GALVANIC REACTION CONDITIONS AND REQUIREMENTS.
13. ALL FASTENERS ATTACHING PRESSURE TREATED WOOD MEMBERS TO CONCRETE OR MASONRY SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
14. MAKE NO SUBSTITUTIONS OF ANY ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SPECIFIED ON ANY FRAMING PLANS WITH OUT THE DIRECT WRITTEN PERMISSION OF THE STRUCTURAL DESIGNER OF RECORD.

LOAD COMBINATIONS:

Table with 2 columns: Allowable Stress Design (ASD), Strength Design (LRFD). Lists various load combinations for different structural members like columns, beams, and walls.

ADDITIONAL SERVICEABILITY:

- 1. D + 0.5L (CREEP)
2. D + 0.5L + W (WIND)

LAKE COUNTRY TOY BOXES - PRELIM

N47W28229 LYNNDALE RD
PEWAUKEE, WI 53072

STRUCTURAL SPECIFICATIONS & INDEX SHEET

S.001

DATE: OCTOBER 23RD, 2023

PROJECT NUMBER: 23-369

REVISIONS:

- BID SET: 10/23/23

Table with 2 columns: Description, Date. Shows revision history.

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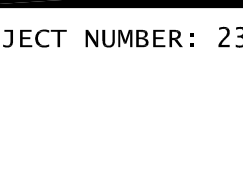
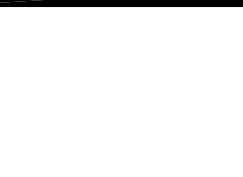
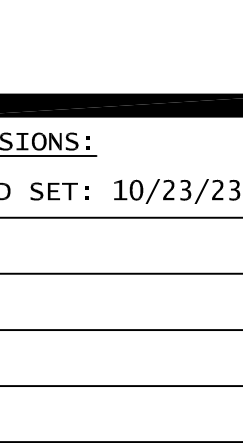
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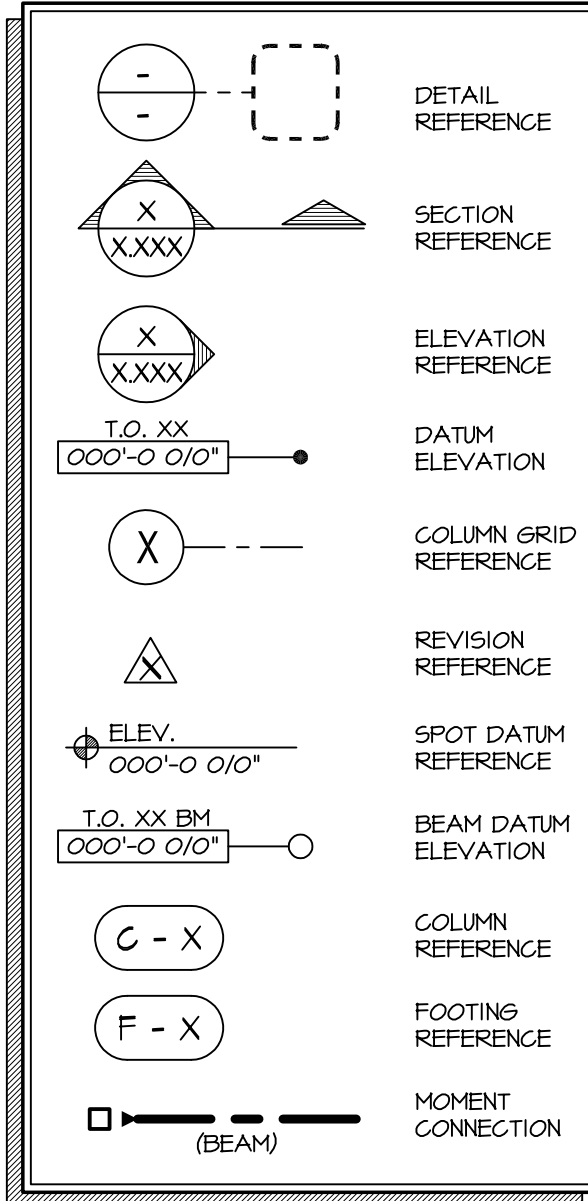
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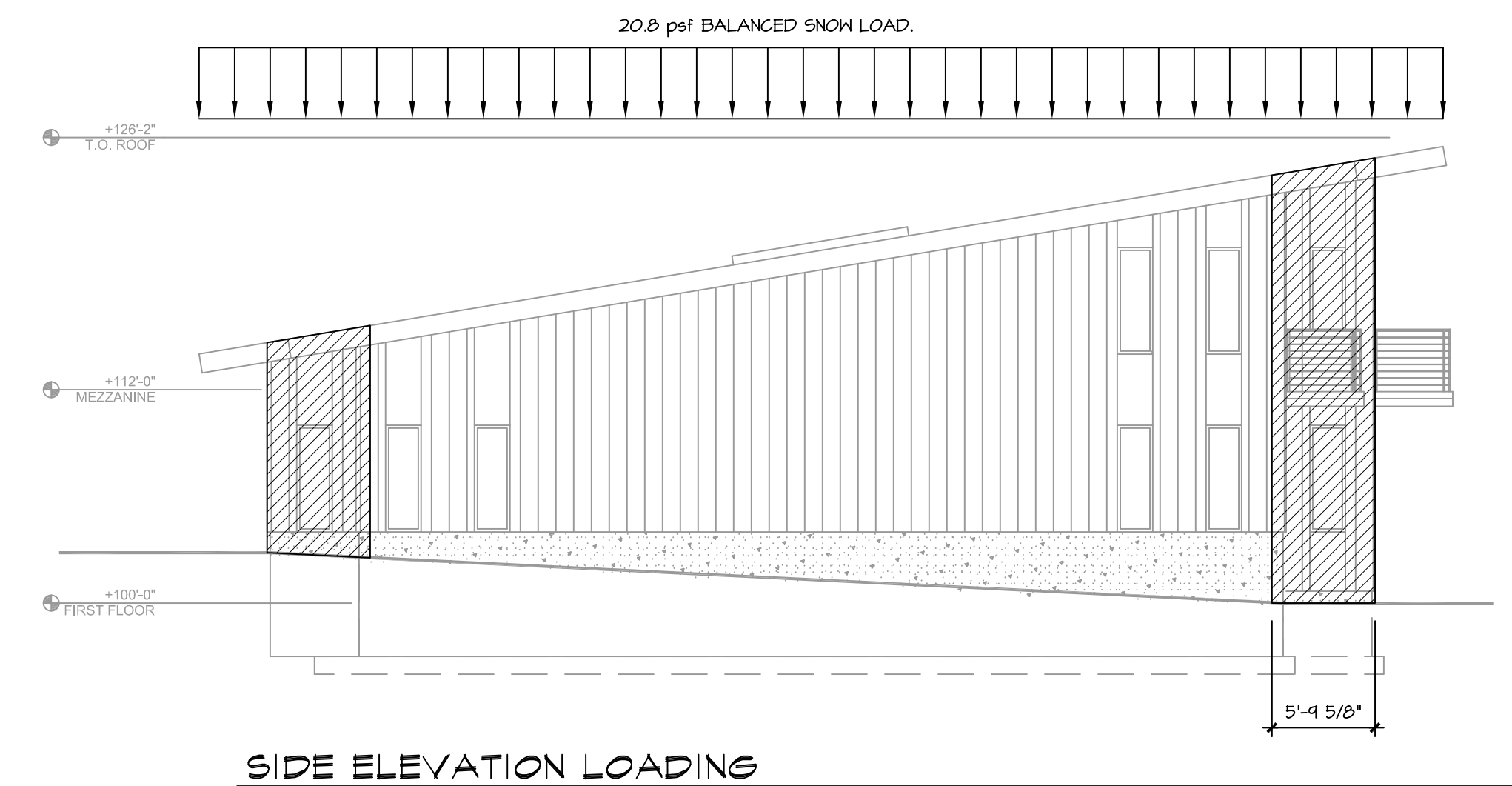
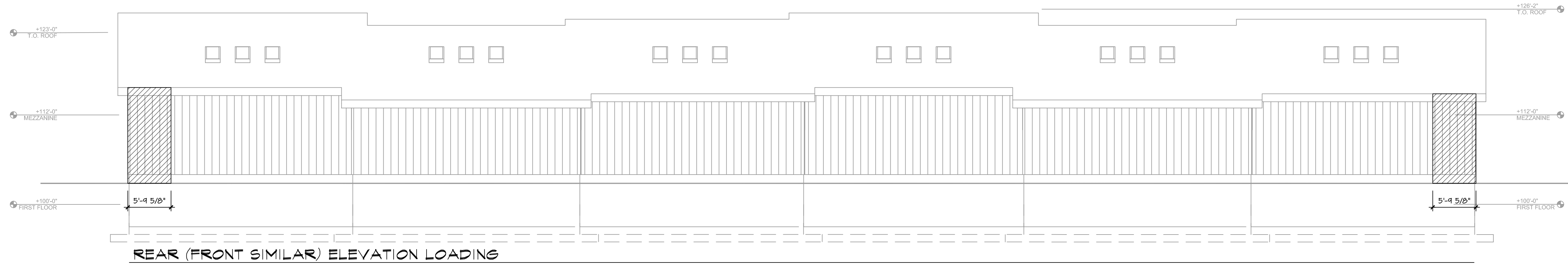
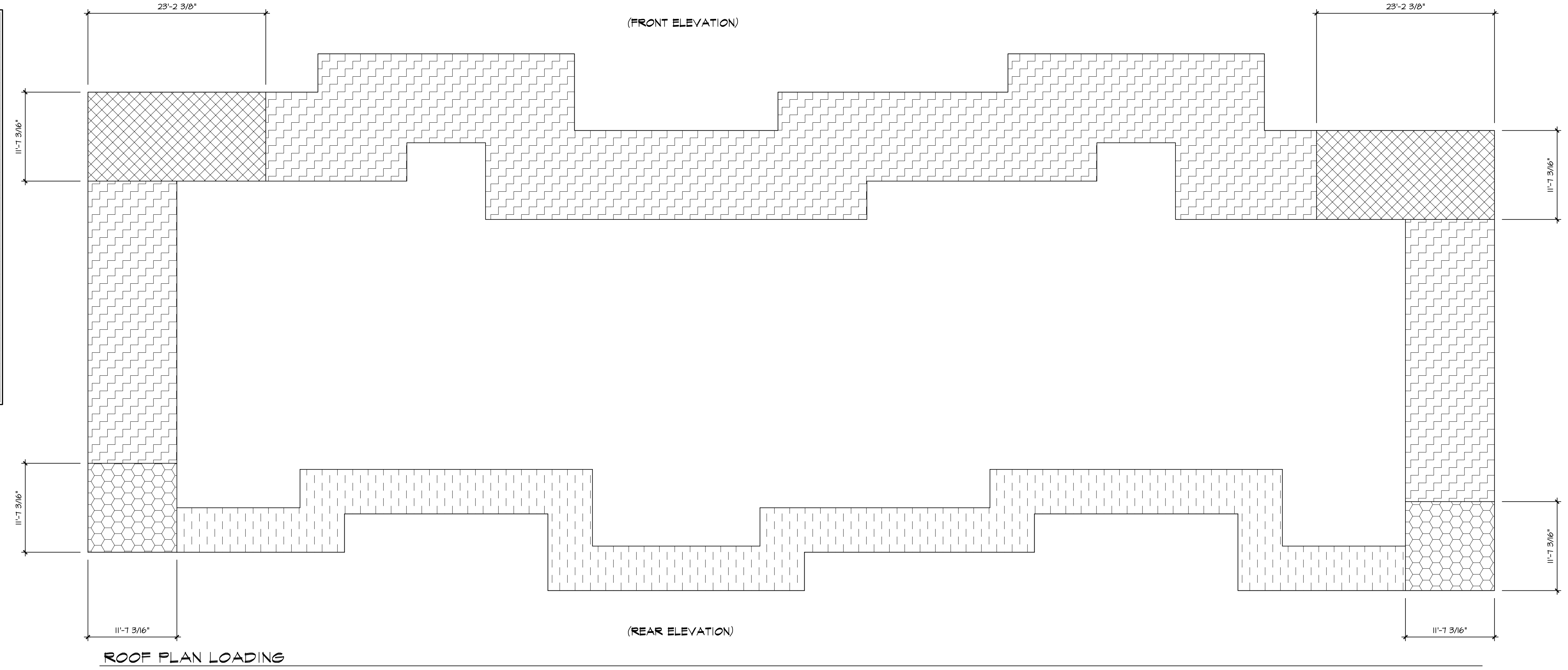
SCOPE OF DRAWING: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT.

SHEET INDEX table listing sheet numbers and titles: S.001 STRUCTURAL SPECIFICATIONS & INDEX SHEET, S.002 SNOW & COMPONENTS & CLADDING LOADING, S.003 WOOD FRAMING DETAILS, S.100 FOUNDATION PLAN, S.200 MEZZANINE FRAMING PLAN, S.201 FIRST FLOOR WIND BRACING PLAN, S.300 ROOF FRAMING PLAN, S.301 MEZZANINE WIND BRACING PLAN.





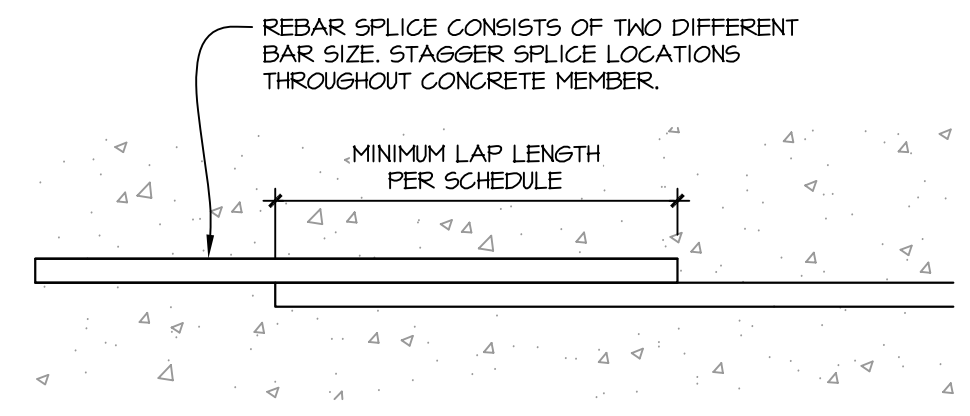
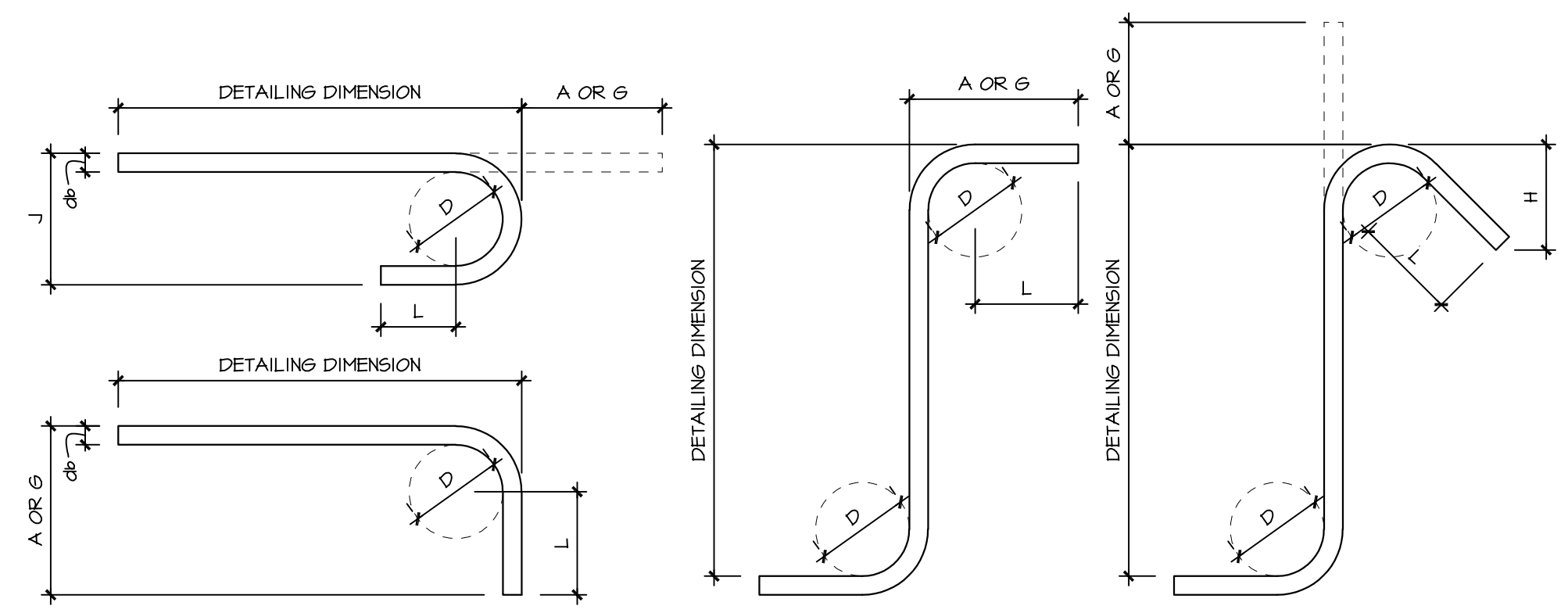
COMPONENTS & CLADDING PRESSURES			
COMPONENT	ZONE	POS. PRESS. (PSF)	NEG. PRESS. (PSF)
410 sq. ft.	1	16.0	-25.8
25 sq. ft.	1	16.0	-25.8
50 sq. ft.	1	16.0	-25.8
100 sq. ft.	1	16.0	-25.8
410 sq. ft.	2	16.0	-24.8
25 sq. ft.	2	16.0	-24.0
50 sq. ft.	2	16.0	-28.4
100 sq. ft.	2	16.0	-21.8
410 sq. ft.	2'	16.0	-35.9
25 sq. ft.	2'	16.0	-35.1
50 sq. ft.	2'	16.0	-34.4
100 sq. ft.	2'	16.0	-33.8
410 sq. ft.	3	16.0	-34.9
25 sq. ft.	3	16.0	-35.1
50 sq. ft.	3	16.0	-31.4
100 sq. ft.	3	16.0	-21.8
410 sq. ft.	3'	16.0	-56.0
25 sq. ft.	3'	16.0	-48.0
50 sq. ft.	3'	16.0	-41.9
100 sq. ft.	3'	16.0	-35.9
410 sq. ft.	4	21.8	-23.6
50 sq. ft.	4	19.5	-21.3
200 sq. ft.	4	17.6	-19.4
>500 sq. ft.	4	16.3	-18.1
410 sq. ft.	5	21.8	-24.0
50 sq. ft.	5	19.5	-24.5
200 sq. ft.	5	17.6	-20.7
>500 sq. ft.	5	16.3	-18.1







REVISIONS:  
- BID SET: 10/23/23

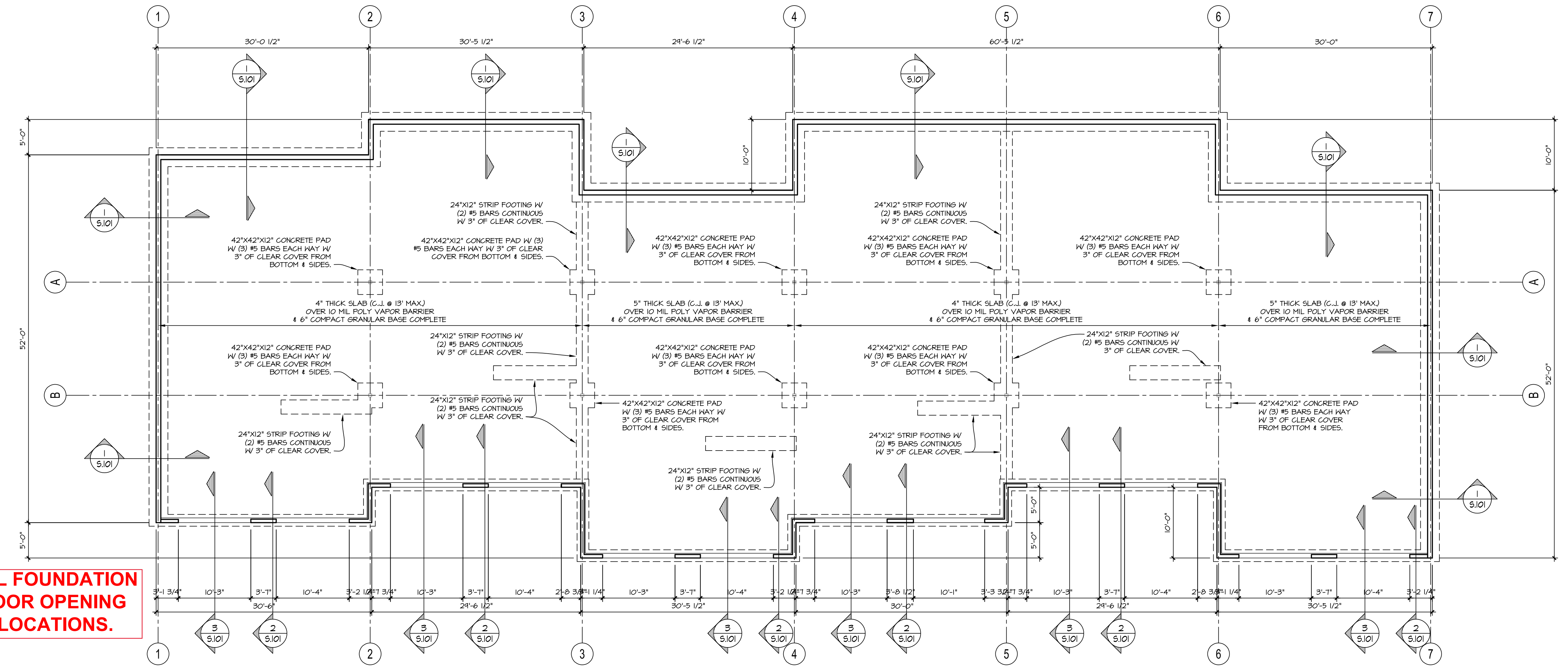


BAR SIZE	180° HOOK			90° HOOK		
	A OR G	J	L	A OR G	D	L
#3	5"	3"	2 1/4"	2 1/2"	6"	2 1/4"
#4	6"	4"	3"	2 1/2"	8"	3"
#5	7"	5"	3 3/4"	2 1/2"	10"	3 3/4"
#6	8"	6"	4 1/2"	3"	12"	4 1/2"
#7	10"	7"	5 1/4"	3 1/2"	14"	5 1/4"
#8	11"	8"	6"	4"	16"	6"

BAR SIZE	90° HOOK/TIE			180° HOOK/TIE		
	A OR G	D	L	A OR G	D	L
#3	4"	1 1/2"	2 1/4"	4 1/4"	1 1/2"	2 1/2"
#4	4 1/2"	2"	3"	4 1/2"	2"	3"
#5	6"	2 1/2"	3 3/4"	5 1/2"	2 1/2"	3 3/4"
#6	12"	4 1/2"	4"	7 3/4"	4 1/2"	4 1/2"
#7	14"	5 1/4"	10 1/2"	9"	5 1/4"	5 1/4"
#8	16"	6"	12"	10 1/4"	6"	6"

BAR SIZE	REBAR (TENSION) LAP LENGTHS SCHEDULE (UNLESS OTHERWISE NOTED)			
	MINIMUM CLASS "B" LAP LENGTH FOR 5,000 psi CONCRETE.	MINIMUM CLASS "B" LAP LENGTH FOR 4,000 psi CONCRETE.	MINIMUM CLASS "B" LAP LENGTH FOR 5,000 psi CONCRETE.	MINIMUM CLASS "B" LAP LENGTH FOR 6,000 psi CONCRETE.
#3	22 INCHES	14 INCHES	17 INCHES	15 INCHES
#4	24 INCHES	25 INCHES	22 INCHES	20 INCHES
#5	36 INCHES	31 INCHES	28 INCHES	25 INCHES
#6	43 INCHES	37 INCHES	33 INCHES	30 INCHES
#7	63 INCHES	54 INCHES	44 INCHES	44 INCHES
#8	71 INCHES	62 INCHES	55 INCHES	51 INCHES

NOTE:  
THIS SCHEDULE IS APPLICABLE FOR NORMAL WEIGHT CONCRETE, NON-ZINC OR NON-EPOXY COATED, & NON-BUNDLED GRADE 60 REBAR.



**USE ARCHITECTURAL FOUNDATION PLAN [A100] FOR DOOR OPENING DIMENSIONS AND LOCATIONS.**

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

**LAKE COUNTRY TOY BOXES - PRELIM**

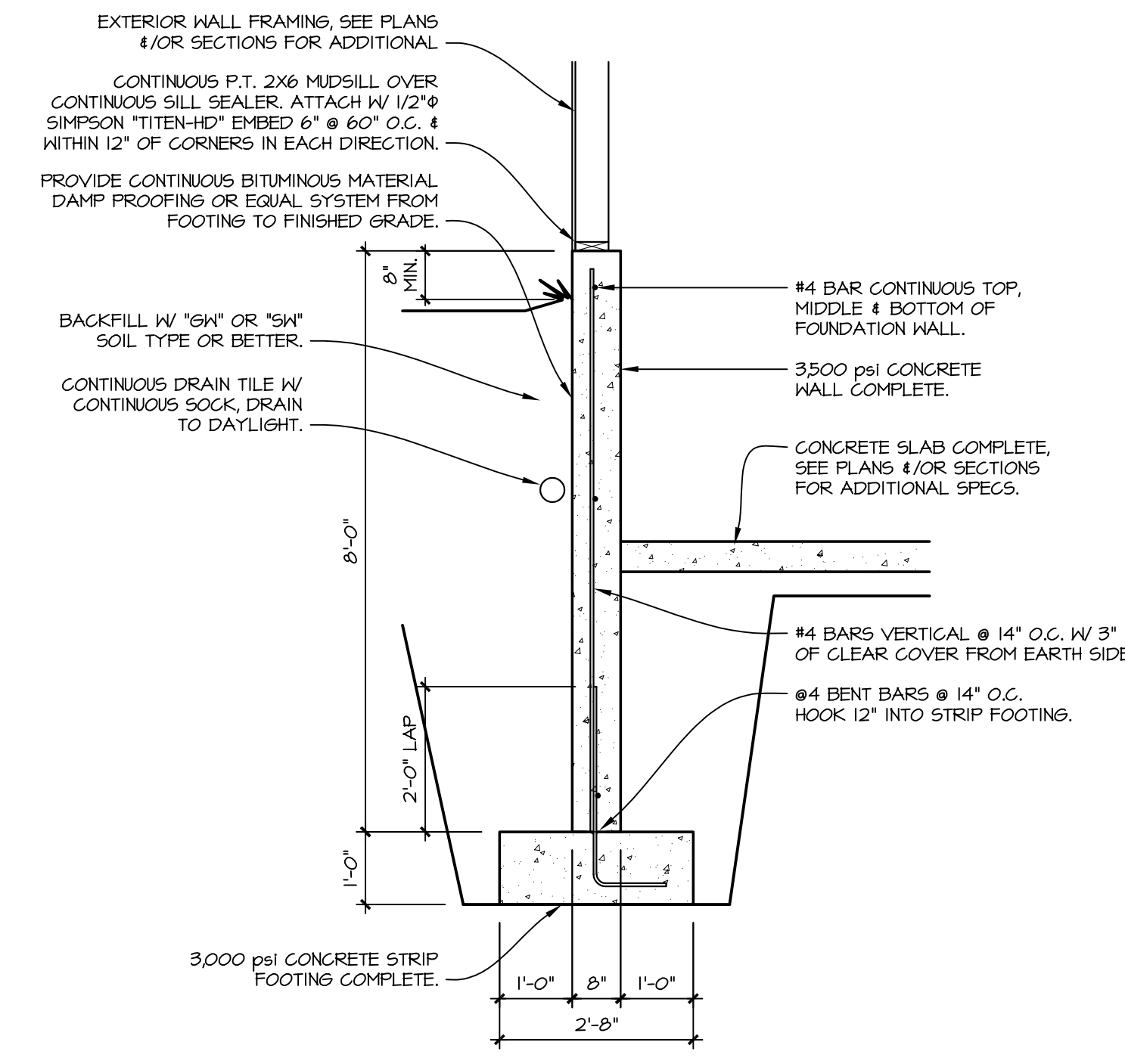
N47W28229 LYNNDALE RD  
PEWAUKEE, WI 53072  
SHEET TITLE:  
**FOUNDATION PLAN**

**S.100**

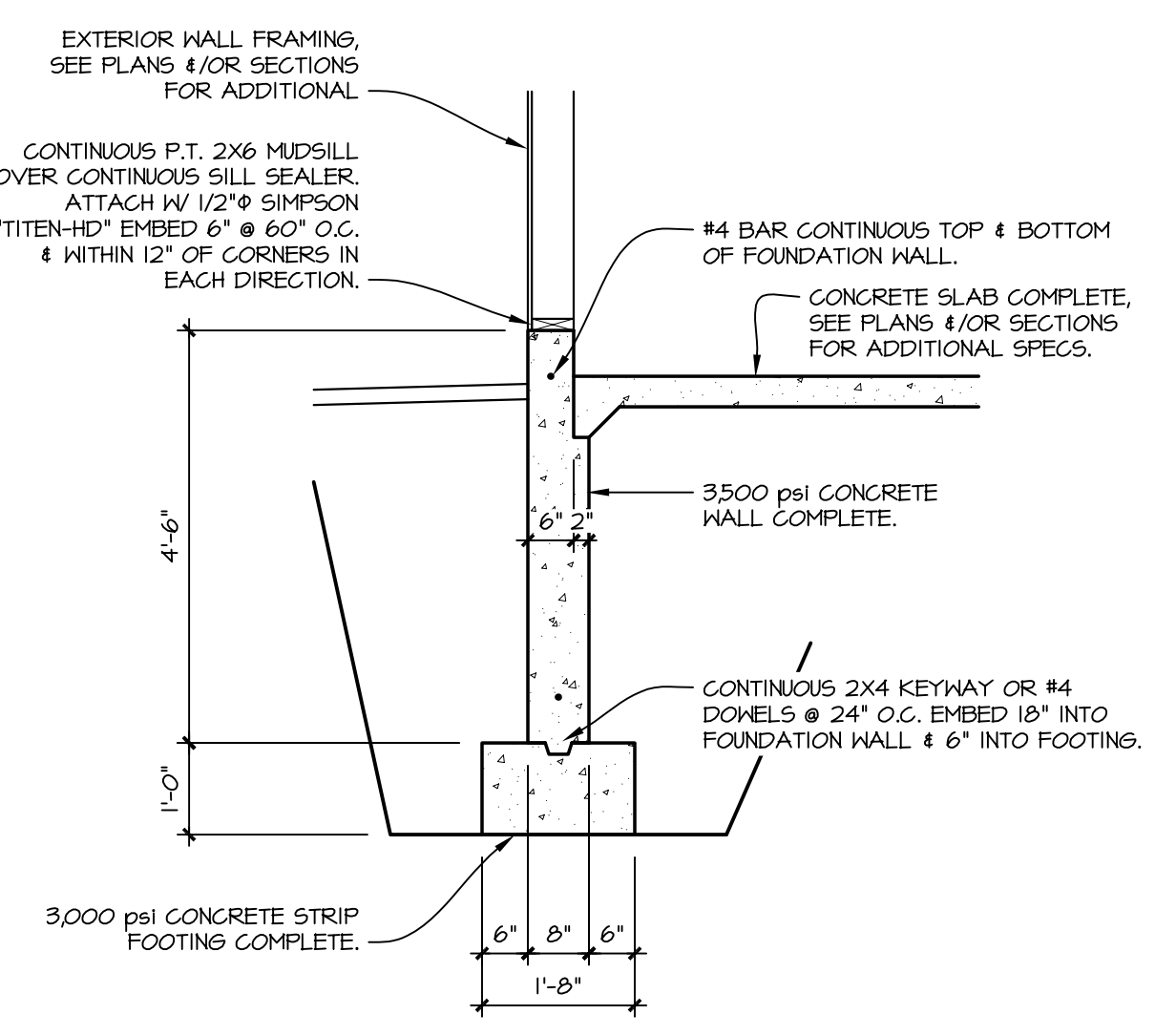
DATE: OCTOBER 23RD, 2023

PROJECT NUMBER: 23-369

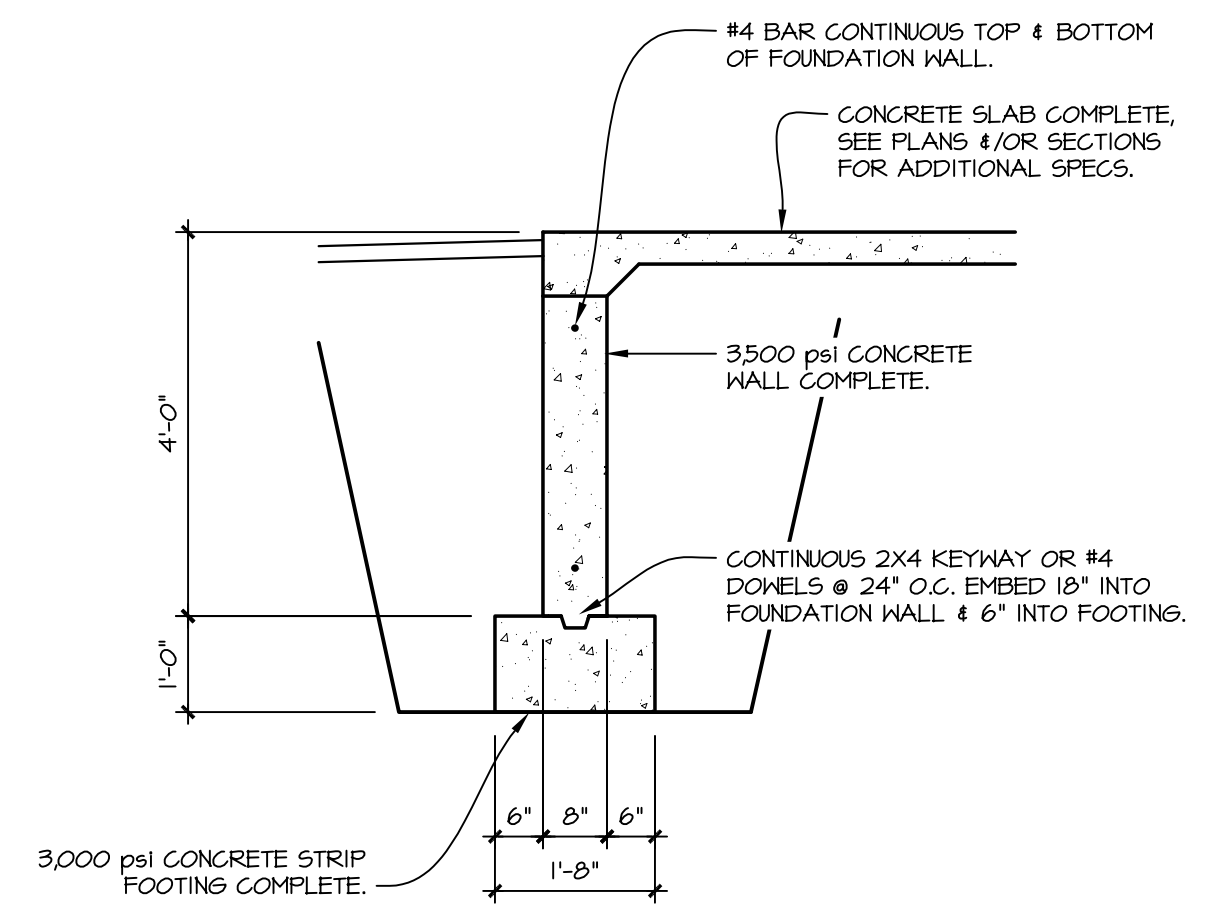




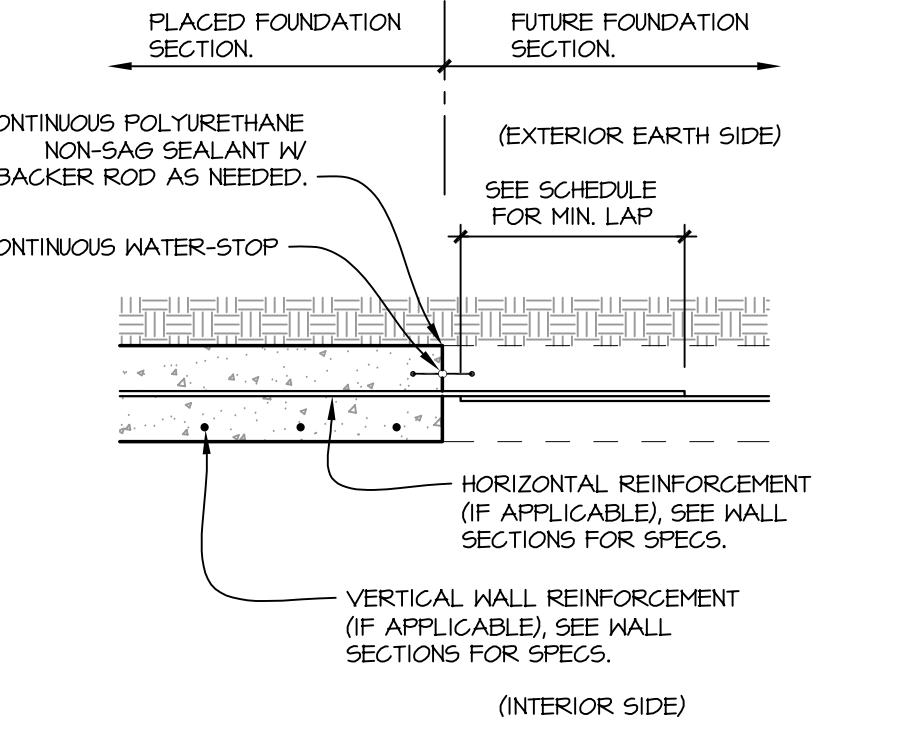
1  
S.101  
SIDE & REAR FOUNDATION WALL  
1/2" = 1'-0"



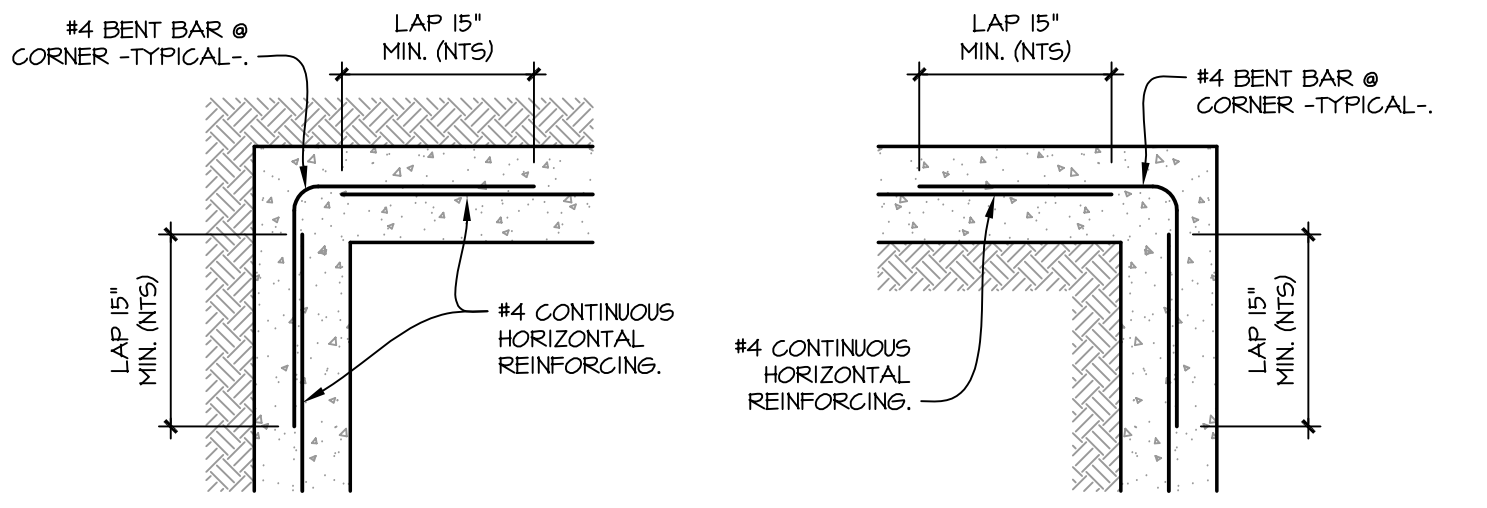
2  
S.101  
FRONT FOUNDATION WALL  
1/2" = 1'-0"



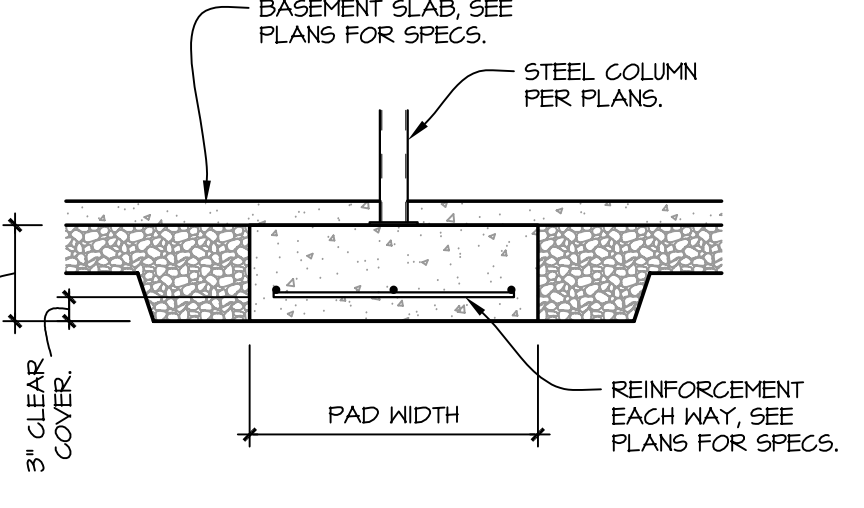
3  
S.101  
FOUNDATION WALL @ DOORS  
1/2" = 1'-0"



4  
S.101  
CONSTRUCTION JOINT SECTION  
1/2" = 1'-0"



5  
S.101  
GENERIC HORIZONTAL REINFORCING @ CORNERS  
1/2" = 1'-0"



6  
S.101  
GENERIC COLUMN PAD  
1/2" = 1'-0"

REVISIONS:

1	BID SET: 10/23/23

LAKE COUNTRY TOY BOXES - PRELIM

N47W28229 LYNNDALE RD  
PEWAUKEE, WI 53072  
SHEET TITLE:  
FOUNDATION DETAILS

S.101

DATE: OCTOBER 23RD, 2023  
PROJECT NUMBER: 23-369

SHOULDER & KING SCHEDULE			
OPENING SIZE (FEET)	SHOULDER SPECIFICATIONS	KING SPECIFICATIONS	ADDITIONAL NOTES
LESS THAN 4'-0"	(1) 2X6 SFF #2 OR (1) 2X4 SFF #2	(1) 2X6 SFF #2 OR (1) 2X4 SFF #2	MATCH SHOULDERS & KINGS W/ STUD WALL THICKNESS
4'-0" - 8'-0"	(1) 2X6 SFF #2 OR (2) 2X4 SFF #2	(1) 2X6 SFF #2 OR (2) 2X4 SFF #2	MATCH SHOULDERS & KINGS W/ STUD WALL THICKNESS
8'-0" - 12'-0"	(2) 2X6 SFF #2 OR (3) 2X4 SFF #2	(2) 2X6 SFF #2 OR (3) 2X4 SFF #2	MATCH SHOULDERS & KINGS W/ STUD WALL THICKNESS

**NOTES:**  
- MAXIMUM SHOULDER HEIGHT OF 6'-0" FOR 2X4'S & 8'-0" FOR 2X6'S.  
- MAXIMUM KING HEIGHT OF 8'-0" FOR 2X4'S & 10'-0" FOR 2X6'S.  
- THIS SCHEDULE APPLIES TO ALL OPENINGS UNLESS OTHERWISE INDICATED ON THE FRAMING PLANS &/OR DETAILS.

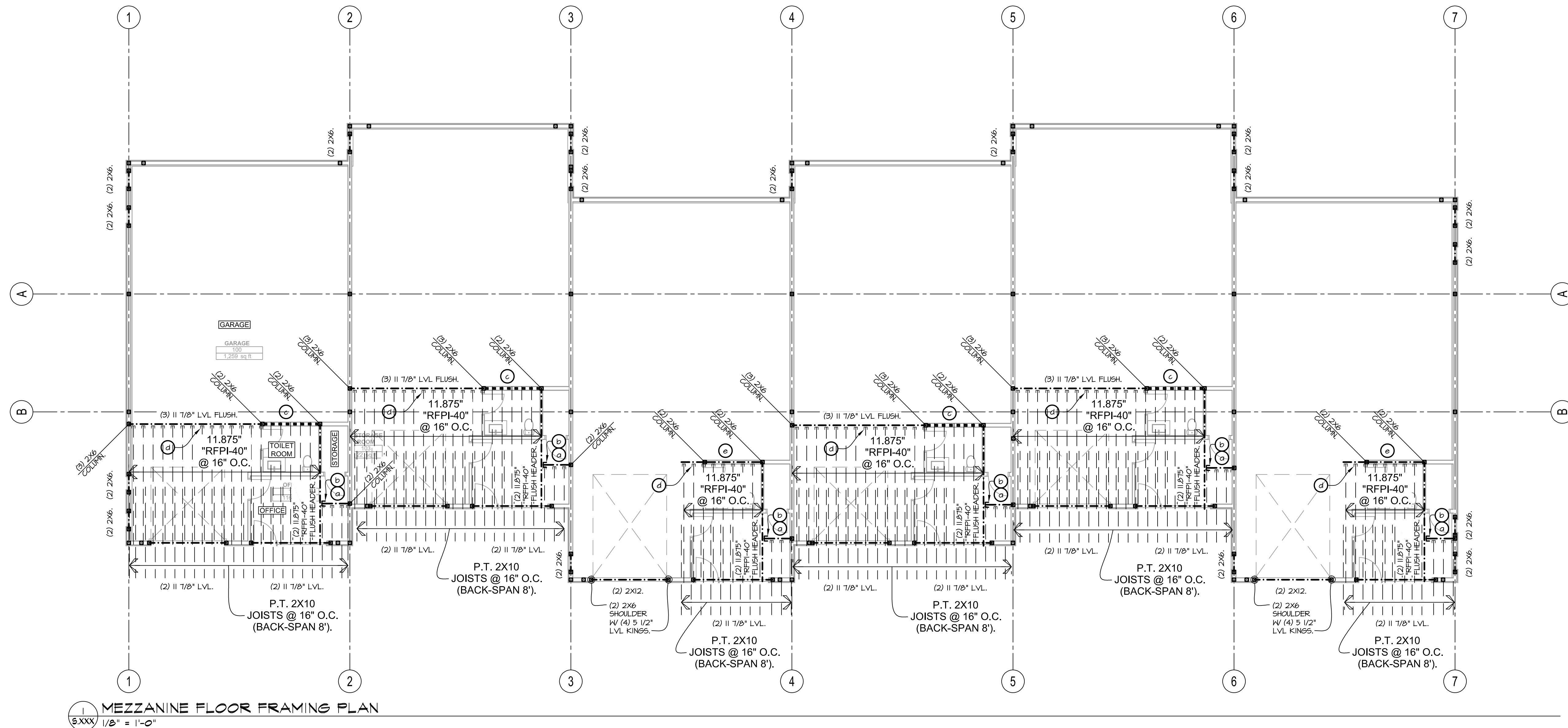
**FLOOR SHEATHING NOTE:**  
PROVIDE 23/32" T&G SHEATHING (UNLOCKED) W/ SPAN RATINGS OF 40/24 & ATTACHED W/ #10X2 1/2" WOOD SCREWS @ 6" O.C. @ PANEL EDGES & 12" O.C. IN THE FIELD & A CONT. BEAD OF "LOCTITE" "PL400" ADHESIVE OR EQUAL.

**WALL FRAMING NOTES:**  
INTERIOR DEMISING WALLS:  
- 1 3/4"X5 1/2" LSL (155E) STUDS @ 16" O.C.  
INTERIOR UNIT WALLS:  
- SFF #2 2X4 & 2X6 STUDS @ 16" O.C.  
EXTERIOR WALLS:  
- FRONT & REAR BUILDING:  
- 2X6 SFF #2 STUDS @ 16" O.C.  
- SIDE BUILDING:  
- 12'-15': SFF #2 2X6 STUDS @ 16" O.C.  
- 15'-18': 1 3/4"X5 1/2" LSL (155E) STUDS @ 16" O.C.  
- 18'+: (2) 1 3/4"X5 1/2" LSL (155E) STUDS @ 16" O.C.

TABLE 2304.10.1 FASTENING SCHEDULE FOR WOOD CONSTRUCTION:					
WALL FRAMING		FLOOR FRAMING			
CONNECTION	FASTENING	LOCATION	CONNECTION	FASTENING	LOCATION
STUD TO STUD (NOT @ BRACED PANELS)	16d COMMON (3 1/2"X0.162") @ 24" O.C. 3"X0.131" NAILS @ 16" O.C. (3) 3" 14 GAUGE STAPLE @ 16" O.C.	FACE NAIL	JOIST TO SILL, TOP PLATE OR GIRDER	(3) 8d COMMON (2 1/2"X0.131") (3) 3"X0.131" NAILS (3) 3" 14 GAUGE STAPLES (1/16" CROWN)	TOENAIL
STUD TO STUD & ABUTTING STUDS @ INTERSECTING WALL CORNERS @ BRACED WALL PANELS)	16d COMMON (3 1/2"X0.162") @ 16" O.C. 3"X0.131" NAILS @ 12" O.C. (3) 3" 14 GAUGE STAPLE @ 12" O.C.	FACE NAIL	RIM JOIST, BAND JOIST OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON (2 1/2"X0.131") @ 6" O.C. 3"X0.131" NAILS @ 6" O.C. 3" 14 GA. STAPLES (1/16" CROWN) @ 6" O.C.	TOENAIL
BUILT-UP HEADER (2" TO 2" HEADER)	16d COMMON (3 1/2"X0.162") @ 16" O.C. 16d BOX (3 1/2"X0.135) @ 12" O.C.	EACH EDGE, FACE NAIL	BUILT-UP GIRDERS & BEAMS, 2" LUMBER LAYERS	10d BOX (3"X0.128") 3"X0.131" NAILS (3) 3" 14 GAUGE STAPLES (1/16" CROWN)	24" O.C. FACE NAIL @ TOP & BOTTOM STAGGERED ON OPPOSITE SIDES
CONTINUOUS HEADER TO STUD	(4) 8d COMMON (2 1/2"X0.131") (4) 10d BOX (3"X0.128")	TOENAIL	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 10d BOX NAILS (3"X0.128") (3) 3"X0.131" NAILS (3) 3" 14 GAUGE STAPLES (1/16" CROWN)	ENDS & @ EACH SPLICE, FACE NAIL
TOP PLATE TO TOP PLATE	16d COMMON (3 1/2"X0.162") @ 16" O.C. 3"X0.131" NAIL @ 12" O.C. 3" 14 GA. STAPLES (1/16" CROWN) @ 12" O.C.	FACE NAIL	JOIST TO BAND JOIST OR RIM JOIST	(3) 16d COMMON (3 1/2"X0.162") (4) 3"X0.131" NAILS (4) 3" 14 GAUGE STAPLES (1/16" CROWN)	EACH JOIST OR RAFTER, FACE NAIL
TOP PLATE TO TOP PLATE @ END JOINTS	(8) 16d COMMON (3 1/2"X0.162") (12) 3"X0.131" NAILS (12) 3" 14 GAUGE STAPLES	EACH SIDE OF END JOINT, FACE NAIL 24" LAP LENGTH MIN ON EACH SIDE	BRIDGINS OR BLOCKING TO JOIST, RAFTER OR TRUSS	(2) 8d COMMON (2 1/2"X0.162") (2) 3"X0.131" NAILS (2) 3" 14 GAUGE STAPLES (1/16" CROWN)	EACH END, TOENAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT @ BRACED PANELS)	16d COMMON (3 1/2"X0.162") @ 16" O.C. 3"X0.131" NAILS @ 12" O.C. 3" 14 GA. STAPLES (1/16" CROWN) @ 12" O.C.	FACE NAIL			
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING @ BRACED PANELS)	(2) 16d COMMON (2 1/2"X0.131") @ 16" O.C. (4) 3"X0.131" NAILS @ 16" O.C. (4) 3" 14 GAUGE STAPLES @ 16" O.C.	FACE NAIL			
STUD TO TOP OR BOTTOM PLATE	(4) 8d COMMON (2 1/2"X0.131") (4) 3"X0.131" NAILS (4) 3" 14 GAUGE STAPLES (1/16" CROWN)	TOENAIL			
	(2) 16d COMMON (3 1/2"X0.162") (3) 3"X0.131" NAILS (3) 14 GAUGE STAPLES (1/16" CROWN)	END NAIL			
TOP PLATES, LAPS @ CORNERS & INTERSECTIONS	(2) 16d COMMON (3 1/2"X0.131") (3) 3"X0.131" NAILS (3) 3" 14 GAUGE STAPLES (1/16" CROWN)	FACE NAIL			

**MEZZANINE FRAMING STRUCTURAL NOTES:**

- (A) 11.875" "RFPI-20" FLUSH HEADER.
- (B) SIMPSON "H410 MIN." HANGER.
- (C) BEARING WALL: 2X6 STUDS @ 16" O.C.
- (D) SIMPSON "U52,37/11.88 MIN." HANGERS @ 16" O.C.
- (E) CONTINUOUS 2-SPAN (2) 11 7/8" LVL FLUSH.



**LAKE COUNTRY TOY BOXES - PRELIM**

N47W28229 LYNNDALE RD  
PEWAUKEE, WI 53072

SHEET TITLE:  
**MEZZANINE FRAMING PLAN**

**S.200**

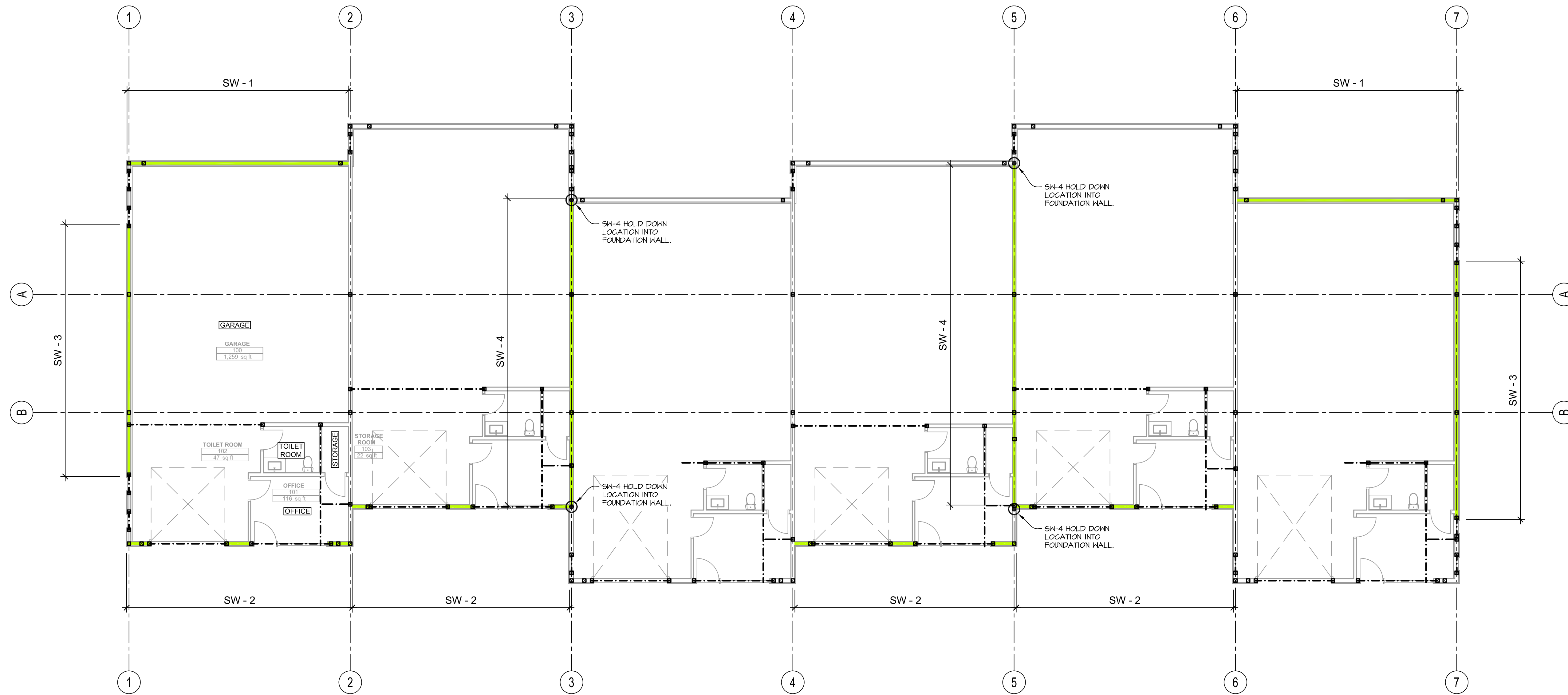
DATE: OCTOBER 23RD, 2023

PROJECT NUMBER: 23-369



REVISIONS:  
- BID SET: 10/23/23

SHEAR WALL SCHEDULE					
MARK	METHOD	SHEATHING ATTACHMENT	HOLD DOWN	EDGE STUDS	ADDITIONAL NOTE(S)
SW-1	SEGMENTED	7/16" OSB UNBLOCKED W/ 8d NAILS 6" O.C. @ ALL PANEL EDGES & 12" O.C. @ ALL INTERMEDIATE STUDS	NOT REQUIRED	(2) 2X6 STUDS @ EACH END OF SHEAR WALL	-
SW-2	PERFORATED	7/16" OSB BLOCKED W/ 8d NAILS 3" O.C. @ ALL PANEL EDGES & 12" O.C. @ ALL INTERMEDIATE STUDS	NOT REQUIRED	(2) 2X6 STUDS @ EACH END OF SHEAR WALL	-
SW-3	SEGMENTED	7/16" OSB UNBLOCKED W/ 8d NAILS 6" O.C. @ ALL PANEL EDGES & 12" O.C. @ ALL INTERMEDIATE STUDS	NOT REQUIRED	(2) 2X6 STUDS @ EACH END OF SHEAR WALL	-
SW-4	SEGMENTED	7/16" OSB BLOCKED W/ 8d NAILS 3" O.C. @ ALL PANEL EDGES & 12" O.C. @ ALL INTERMEDIATE STUDS	NOT REQUIRED	(2) 2X6 STUDS @ EACH END OF SHEAR WALL	-



5.201 FIRST FLOOR WIND BRACING PLAN  
1/8" = 1'-0"

LAKE COUNTRY TOY BOXES - PRELIM

N47W28229 LYNNDALE RD  
PEWAUKEE, WI 53072

SHEET TITLE:  
FIRST FLOOR WIND BRACING PLAN

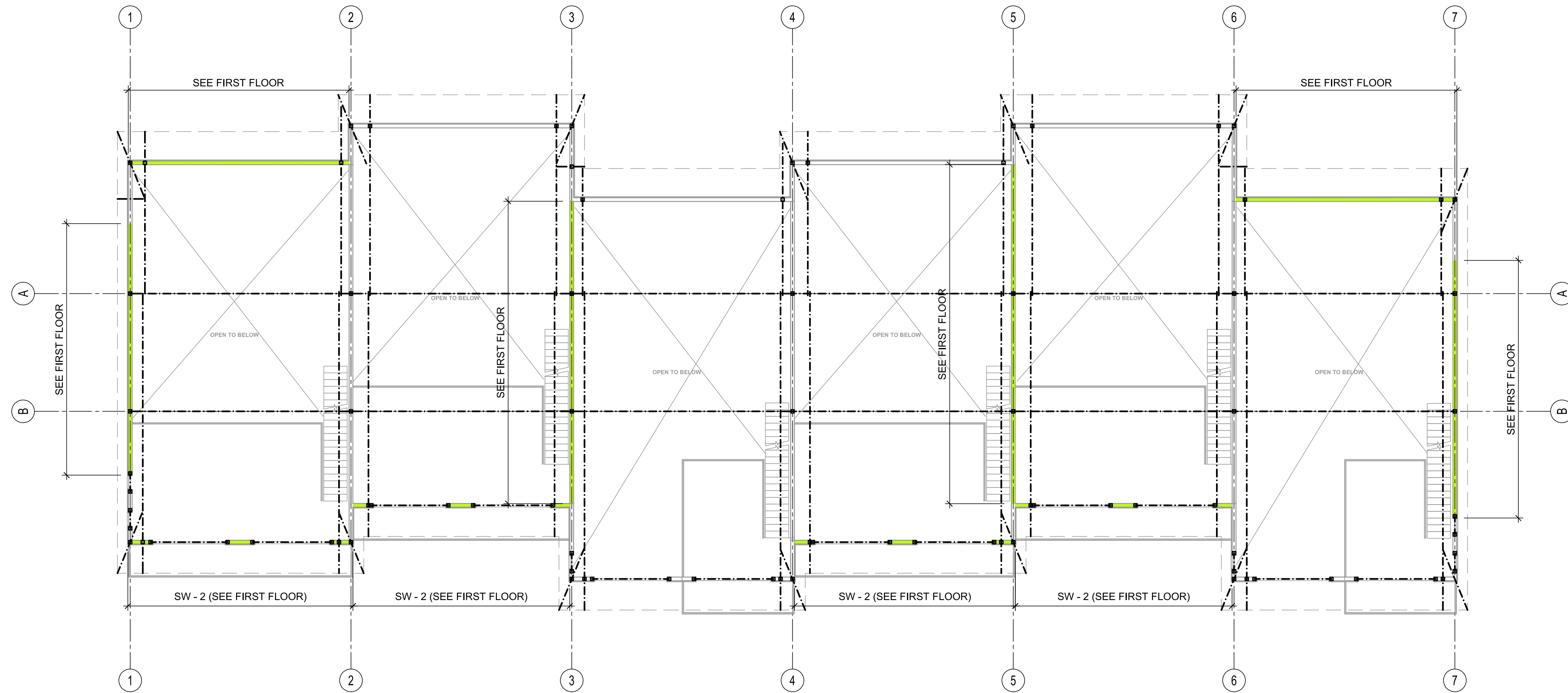
S.201

DATE: OCTOBER 23RD, 2023

PROJECT NUMBER: 23-369







MEZZANINE FLOOR WIND BRACING PLAN  
 1/8" = 1'-0"

LAKE COUNTRY TOY BOXES - PRELIM

N47W28229 LYNNDALE RD  
 PEWAUKEE, WI 53072

SHEET TITLE:  
 MEZZANINE FLOOR WIND BRACING PLAN

S.301

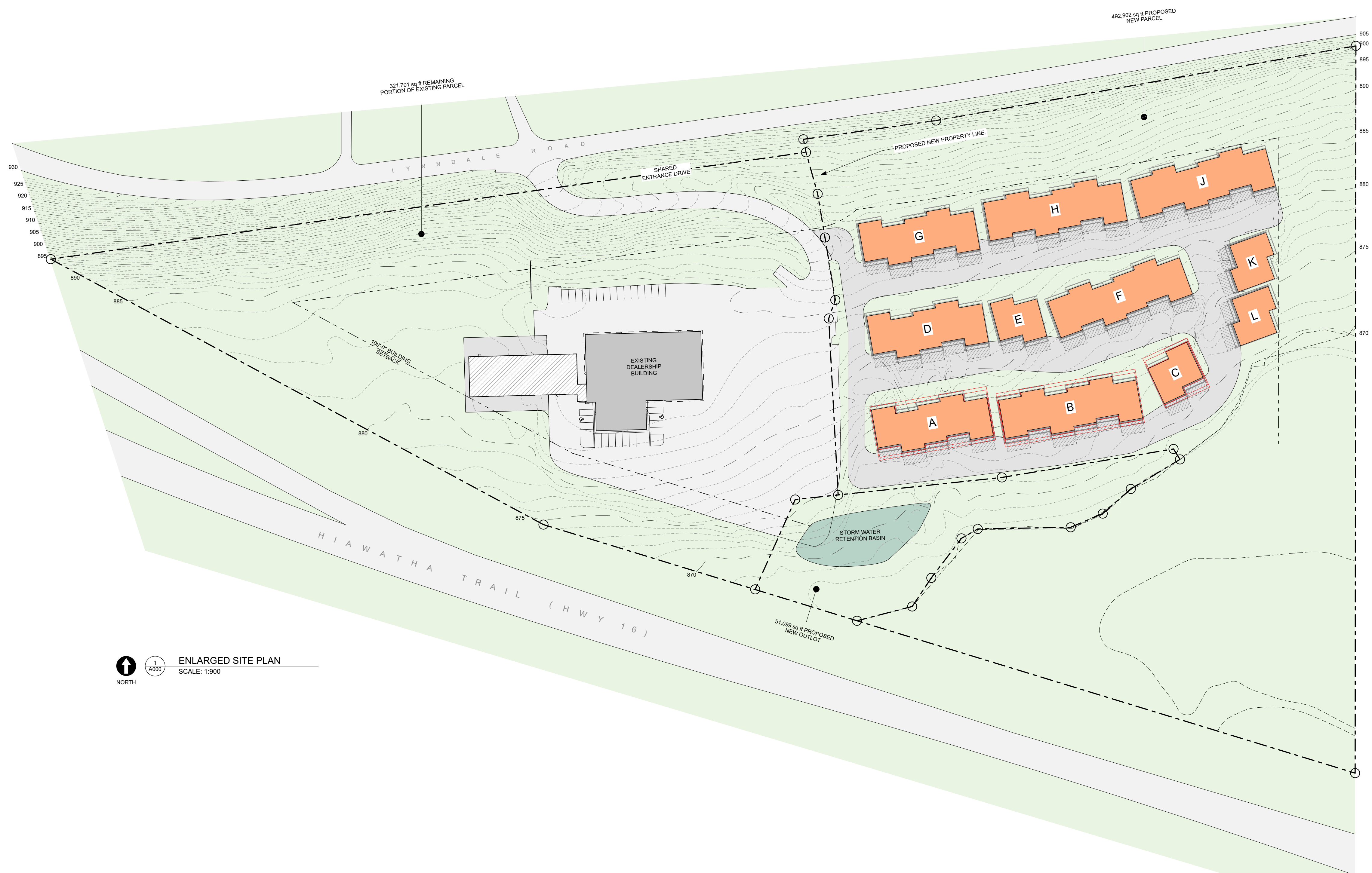
DATE: OCTOBER 23RD, 2023

PROJECT NUMBER: 23-369



REVISIONS:

- BID SET: 10/23/23



**ENLARGED SITE PLAN**  
 SCALE: 1:900

**SITE PLAN - GENERAL NOTES**

1. THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
5. ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.
6. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.
8. SEE LANDSCAPE DRAWINGS FOR FULL SCOPE ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.



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**LAKE COUNTRY TOY BOXES**  
 N47W28229 LYNDALE RD. PEWAUKEE, WI, 53072

DRAWING ISSUE: 001  
 STRUCTURAL: 001  
 PRICING SET: 001  
 ALTERNATIVE: 001  
 PRICING SET: 001

PROJECT # 22.08  
 OVERALL SITE PLAN

**A000**

NOT FOR CONSTRUCTION



**APPLICABLE CODES**

2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL FIRE CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2017 NATIONAL ELECTRIC CODE  
2015 UNIFORM PLUMBING CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2013 OR MOST RECENT ACCESSIBILITY GUIDELINES (ICC/ANSI A117.1)

**GENERAL INFORMATION**

USE AND OCCUPANCY: STORAGE (S-1)

CONSTRUCTION TYPE: TYPE VB - UNPROTECTED (NON-SPRINKLERED)

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

HOURLY RATINGS	0 HOURS
PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS	
EXTERIOR	0 HOURS
INTERIOR	0 HOURS
NON BEARING WALLS	
EXTERIOR	0 HOURS
INTERIOR	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS

BUILDING HEIGHT: [TABLE 504.3]

MAXIMUM: 40'-0"

PROVIDED: 25'-8"

NUMBER OF STORIES [TABLE 504.4]

MAXIMUM: 2

PROVIDED: 2

AREA ALLOWED PER FLOOR [TABLE 506.2]

MAXIMUM: 9,000 S.F.

PROVIDED: 9,000 S.F. STORAGE

TOTAL: 9,000 S.F.

NUMBER OF EXITS:

REQUIRED: 2

PROVIDED: 1

REQUIRED SEPARATION OF OCCUPANCIES [TABLE 508.4]

NONE REQUIRED

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT [TABLE 1004.1.2]

STORAGE (S-1): 2,955 S.F. / 100 S.F. GROSS = 28.8 (29) OCCUPANTS

UTILITY FLOOR AREAS (U): 568 S.F. / N/A = 0 (0) OCCUPANTS

TOTAL OCCUPANTS ALLOWED = 29 OCCUPANTS

EGRESS WIDTH REQUIRED/PROVIDED

29 x 0.2' = 5.8' (10')

STAIR WIDTH REQUIRED/PROVIDED

NOT APPLICABLE

COMMON PATH OF EGRESS TRAVEL [TABLE 1006.2.1]

MAXIMUM: 75'-0"

ACTUAL: 43'-7"

EXIT TRAVEL DISTANCE [TABLE 1017.2]

MAXIMUM: 200'-0"

ACTUAL: 97'-6"

SANITARY FIXTURE COUNTS [TABLE 2902.1]:

REQUIRED (BUSINESS)

TOTAL PROVIDED

MEN

LAVATORY 1

WATER CLOSET 1

URINAL -

WOMEN

LAVATORY 1

WATER CLOSET 1

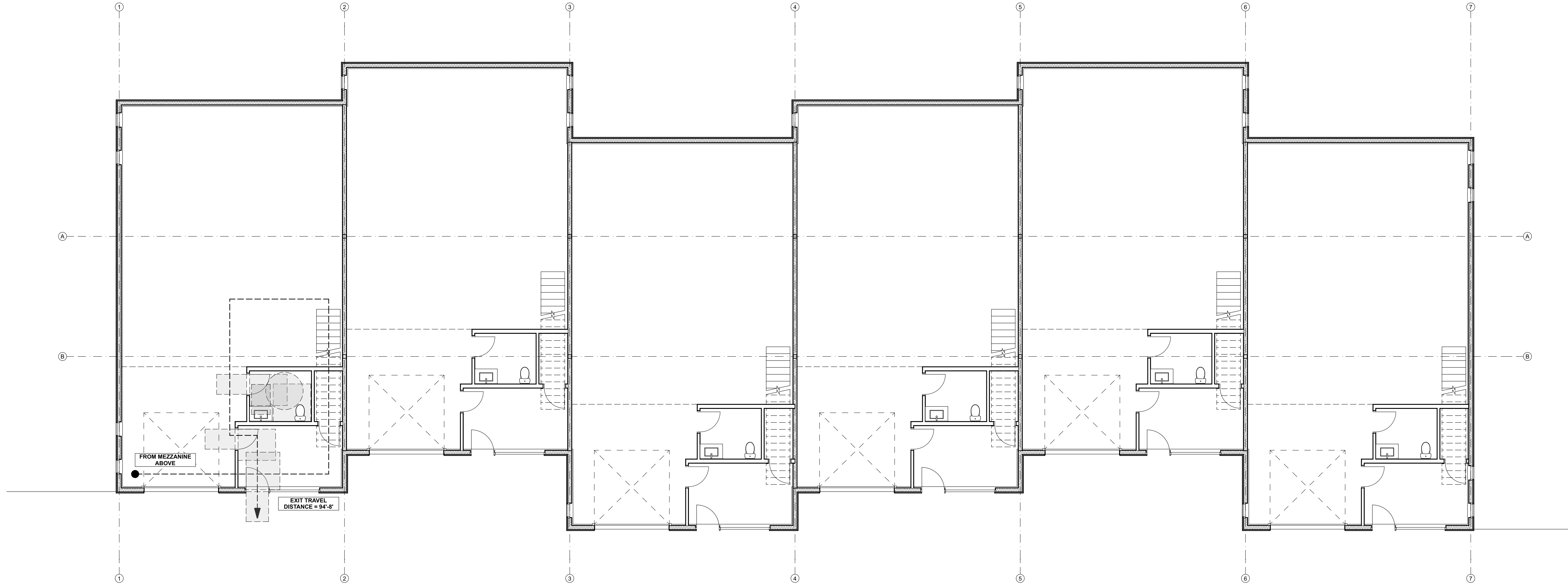
OTHER

SERVICE SINK 1

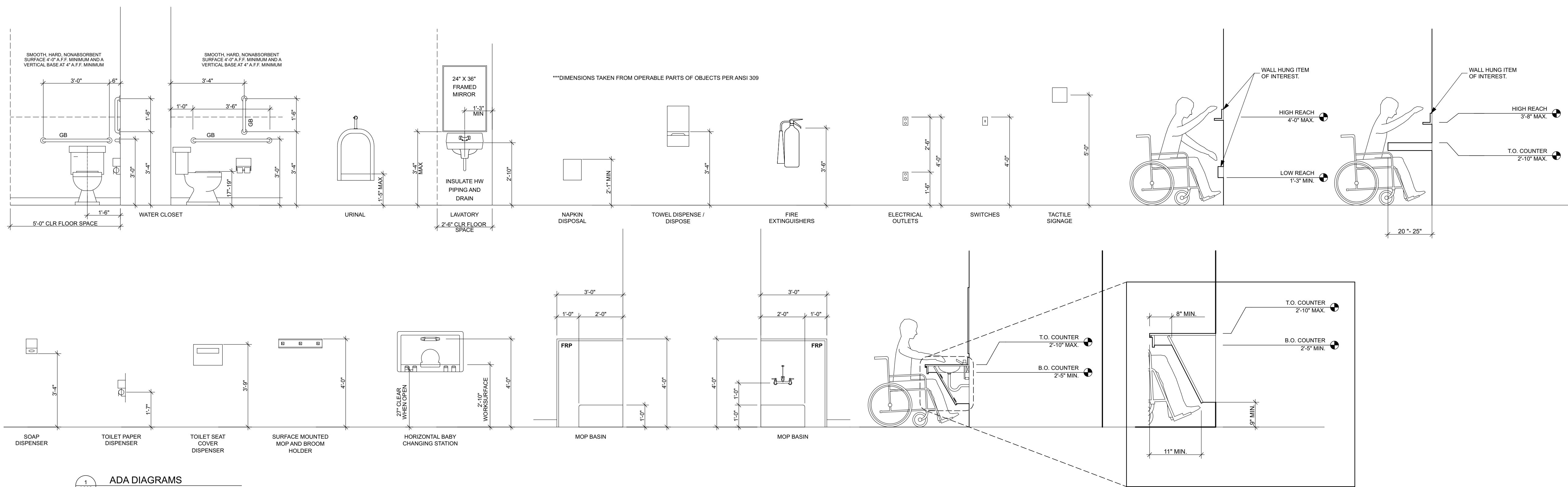
DRINKING FOUNTAIN 1

NOTES:

DRINKING WATER WILL BE PROVIDED IN WAITING AREA.



**3 FIRST FLOOR CODE PLAN**  
SCALE: 1/8" = 1'-0"



**1 ADA DIAGRAMS**  
SCALE: 3/8" = 1'-0"

DRAWING ISSUE  
STRUCTURAL CONSULTING  
PRICING SET  
ALTERNATIVE CONSULTING  
PRICING SET

PROJ. # 22.08

CODE PLANS

**A002**

**NOT FOR CONSTRUCTION**

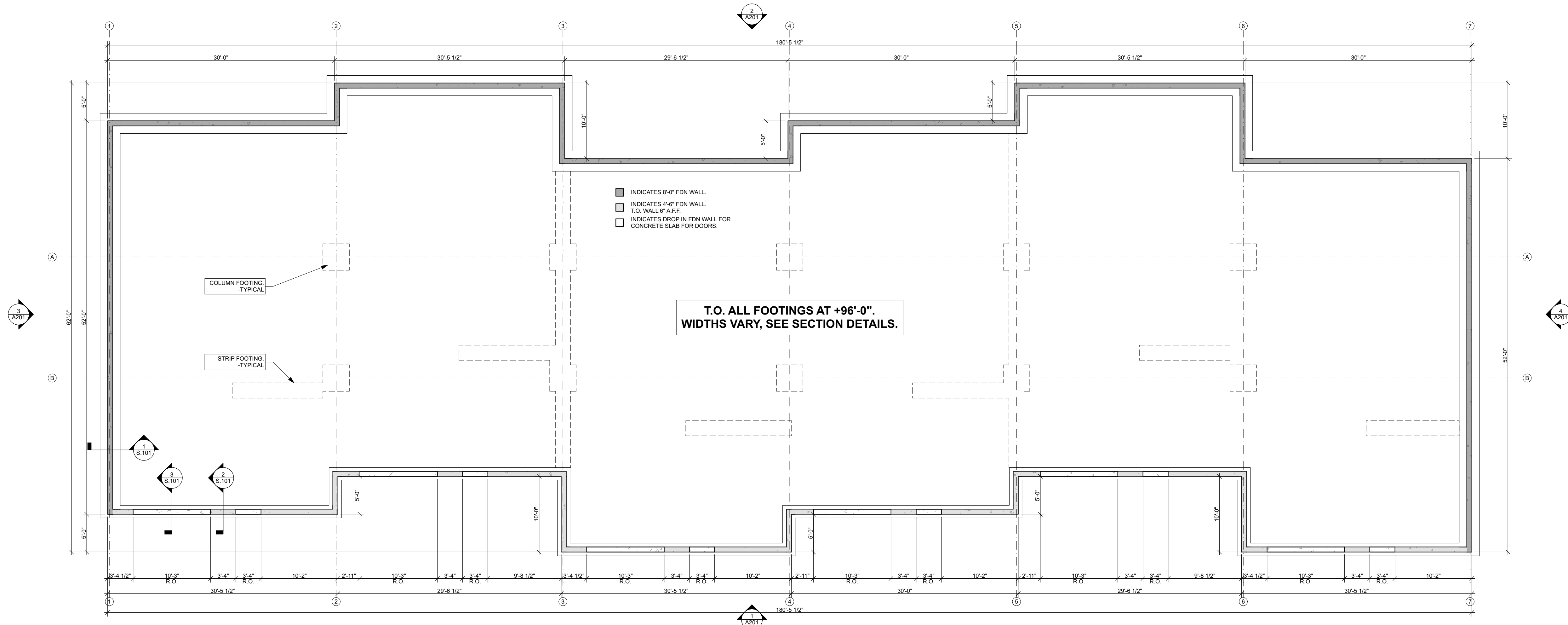
**LAKE COUNTRY TOY BOXES**  
 N47W28229 LYNNDALE RD. PEWAUKEE, WI, 53072

DRAWING ISSUE DATE  
 STRUCTURAL 11/15/22 11/15/22  
 PRICING SET 11/15/22 11/15/22  
 ALTERNATIVE 11/15/22 11/15/22  
 PRICING 11/15/22 11/15/22

PROJECT # 22.08

FOUNDATION PLAN

**A100**



**FOUNDATION PLAN**  
 SCALE: 1/8" = 1'-0"  
 NORTH

**NOT FOR CONSTRUCTION**



# LAKE COUNTRY TOY BOXES

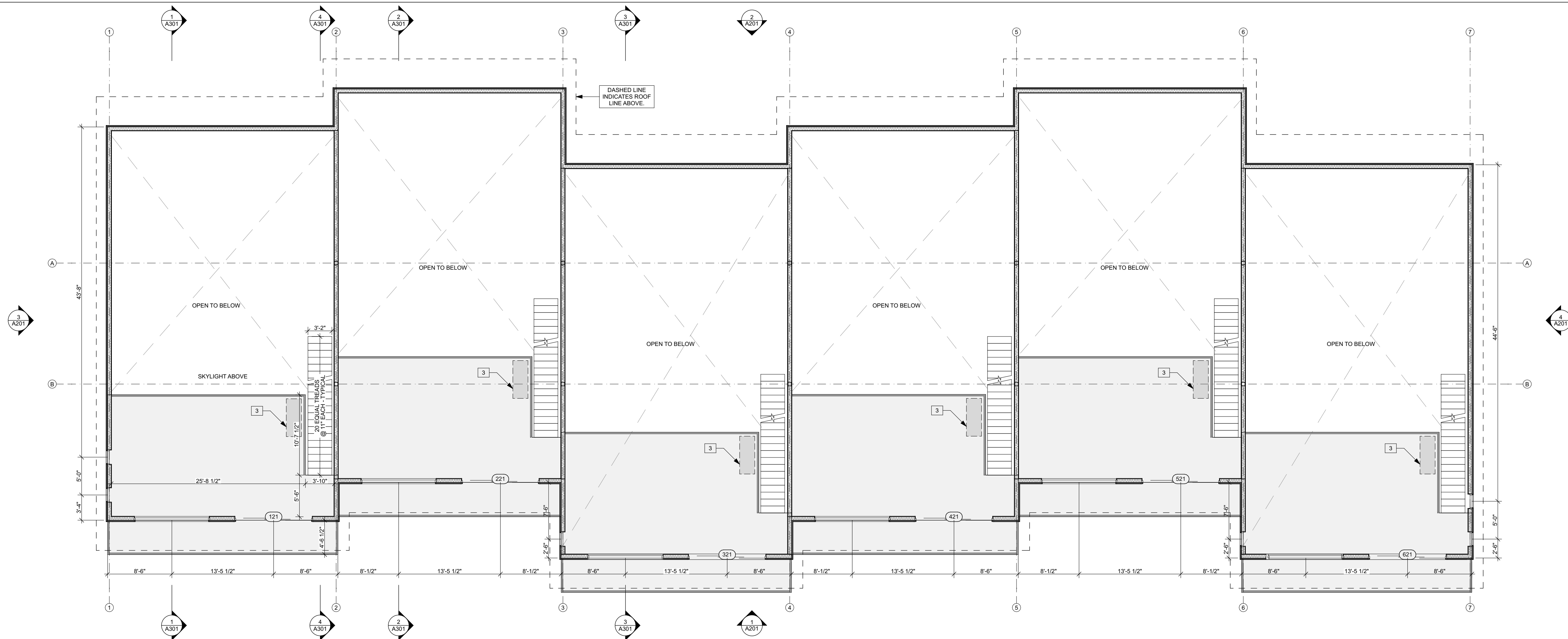
N47W28229 LYNDALE RD. PEWAUKEE, WI, 53072

DRAWING ISSUE  
STRUCTURAL (S) ILM 03.03.2022  
PRICING SET (P) ILM 03.03.2022  
ALTERNATIVE (A) ILM 11.15.2023  
PRICING (P) ILM 11.15.2023

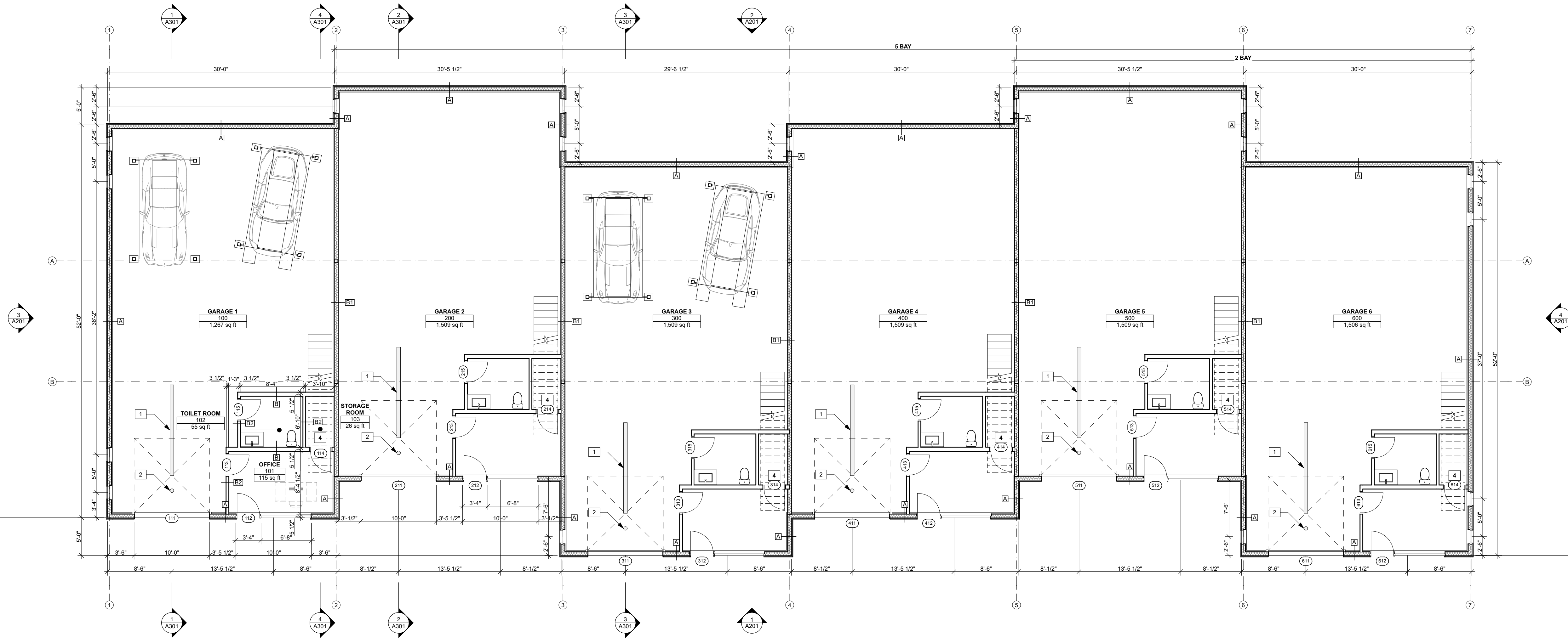
PROJECT # 22.08

TOY BOX FLOOR PLANS - 6 BAY

A101



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

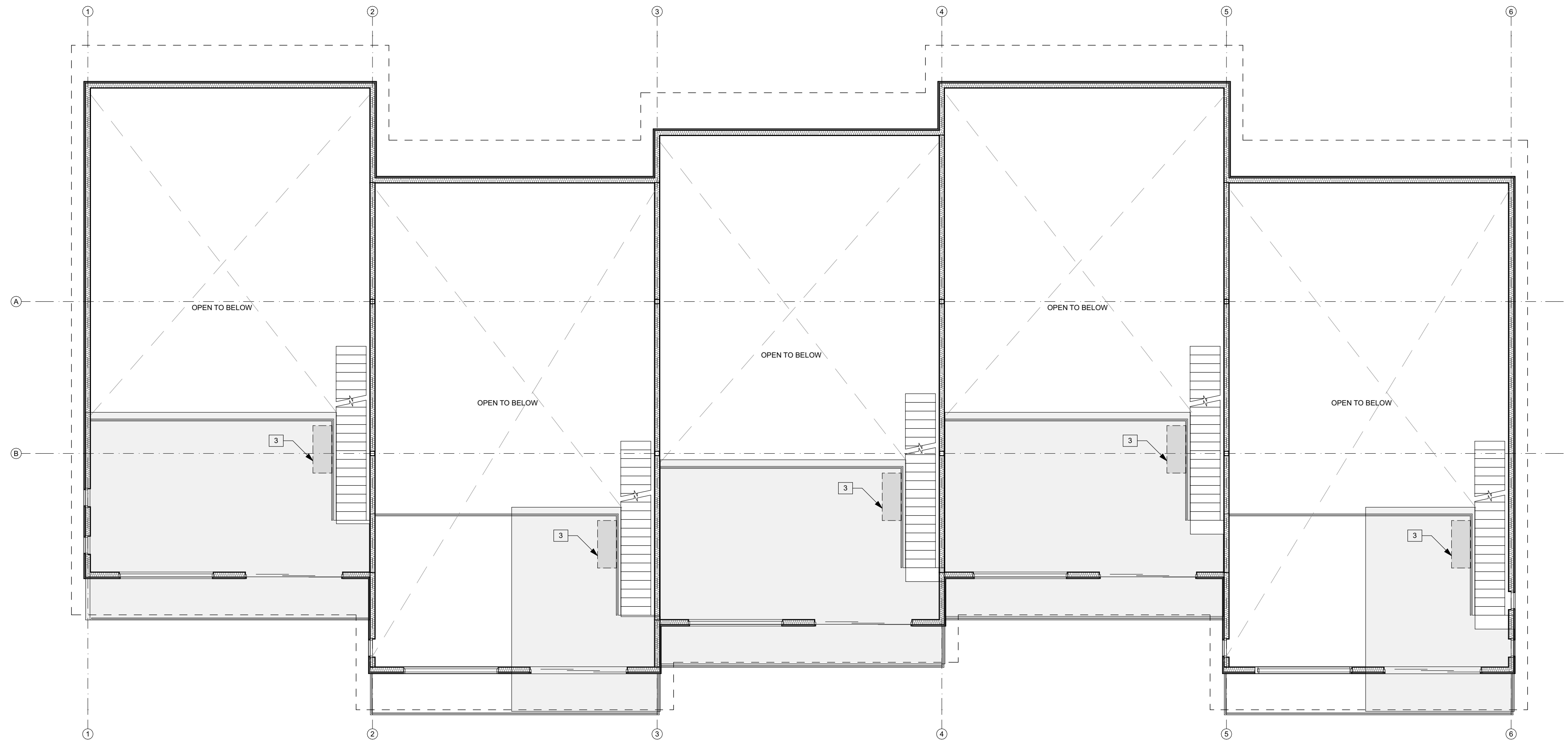
**KEY NOTES - TOY BOXES**

- 1 6" TRENCH DRAIN.
- 2 WATER OUTFLOW.
- 3 WET BAR ROUGH-IN PLUMBING.
- 4 FURNACE UNDERNEATH STAIRS.

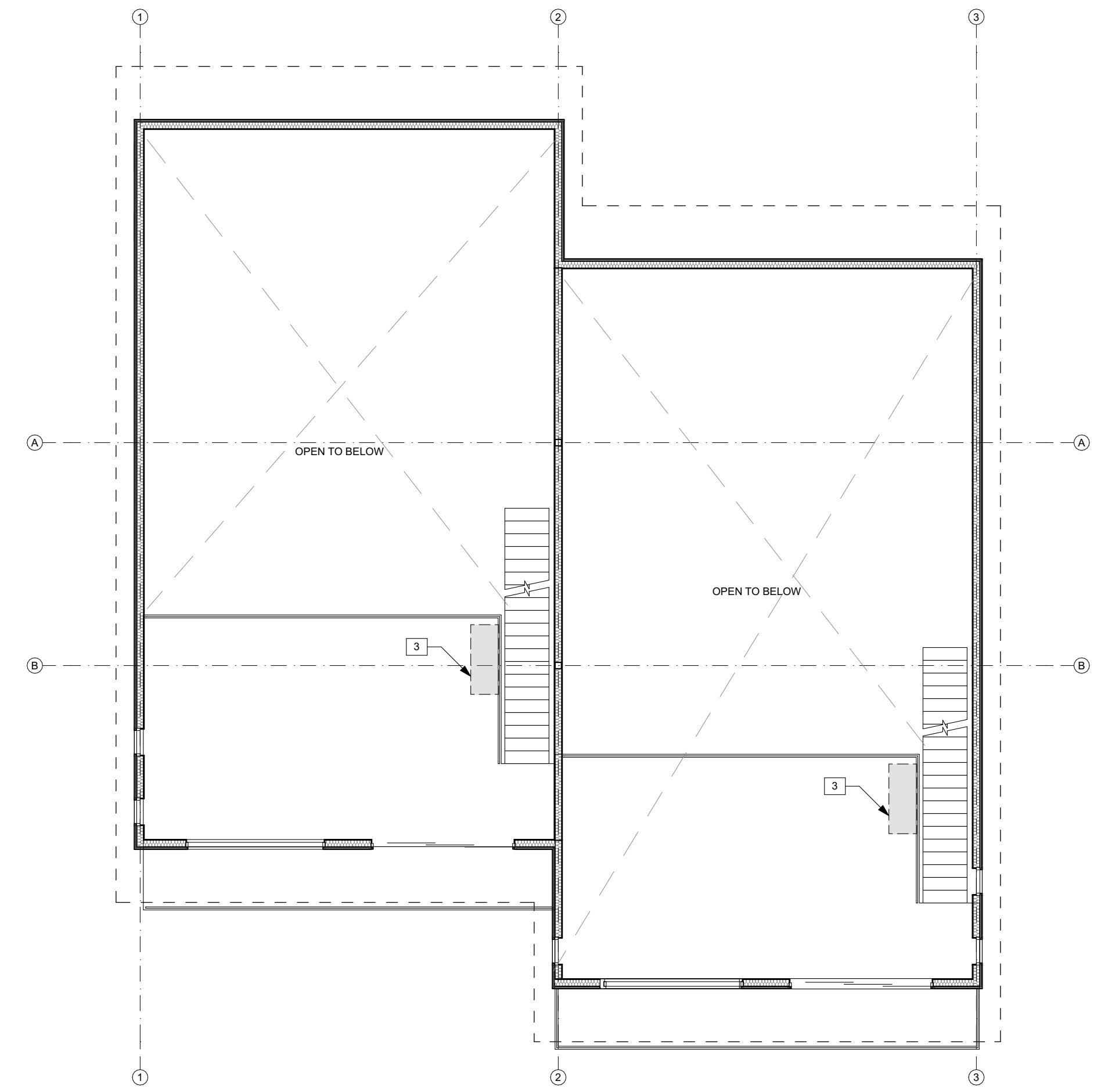
**FLOOR PLAN - GENERAL NOTES**

1. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
3. INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
6. TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF WALLS, UNLESS NOTED OTHERWISE.
7. COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, SPEAKERS, HVAC DUCTS, GRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL, AND OTHER PERTINENT TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.
8. SEE SHEET A500 FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
9. SEE SHEET A600 AND A601 FOR DOOR AND WINDOW TYPES.

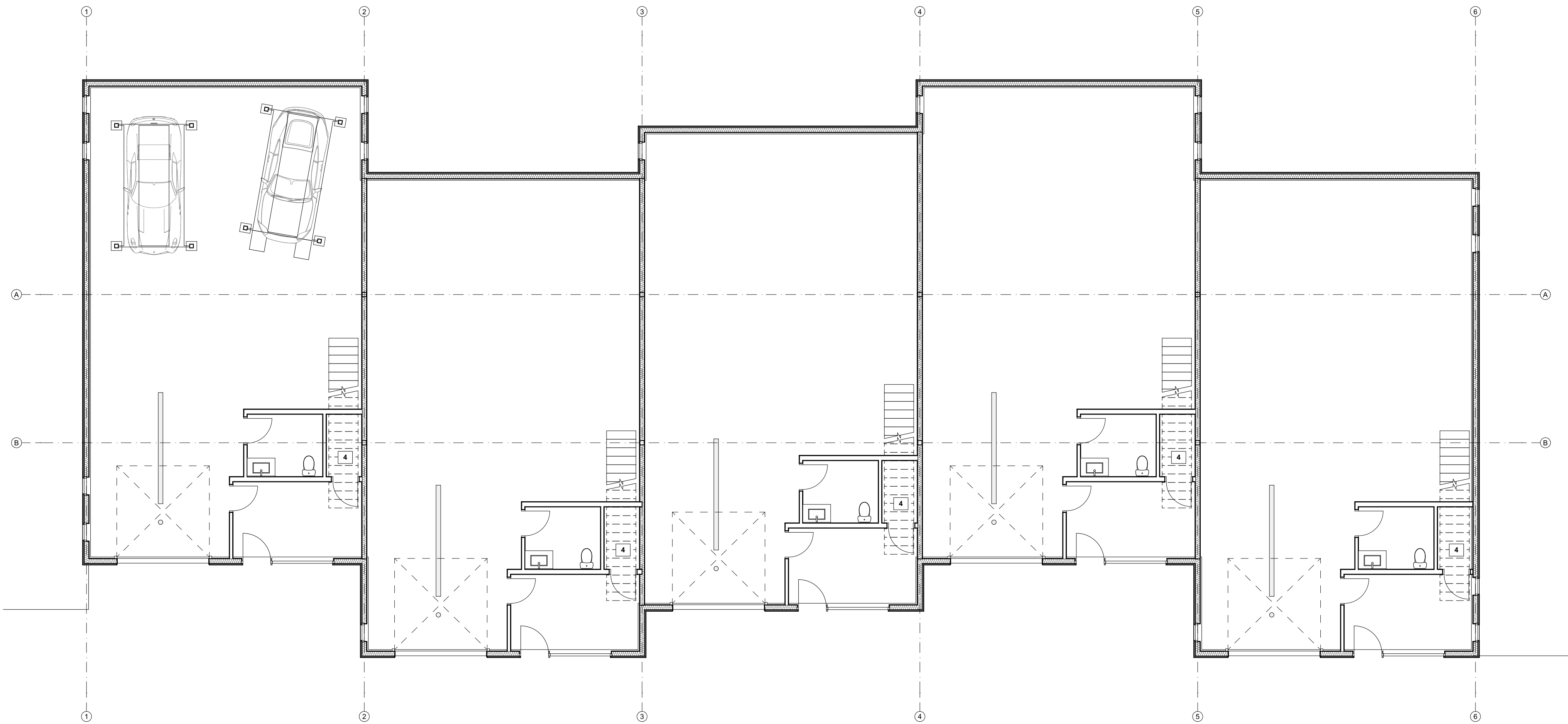
NOT FOR CONSTRUCTION



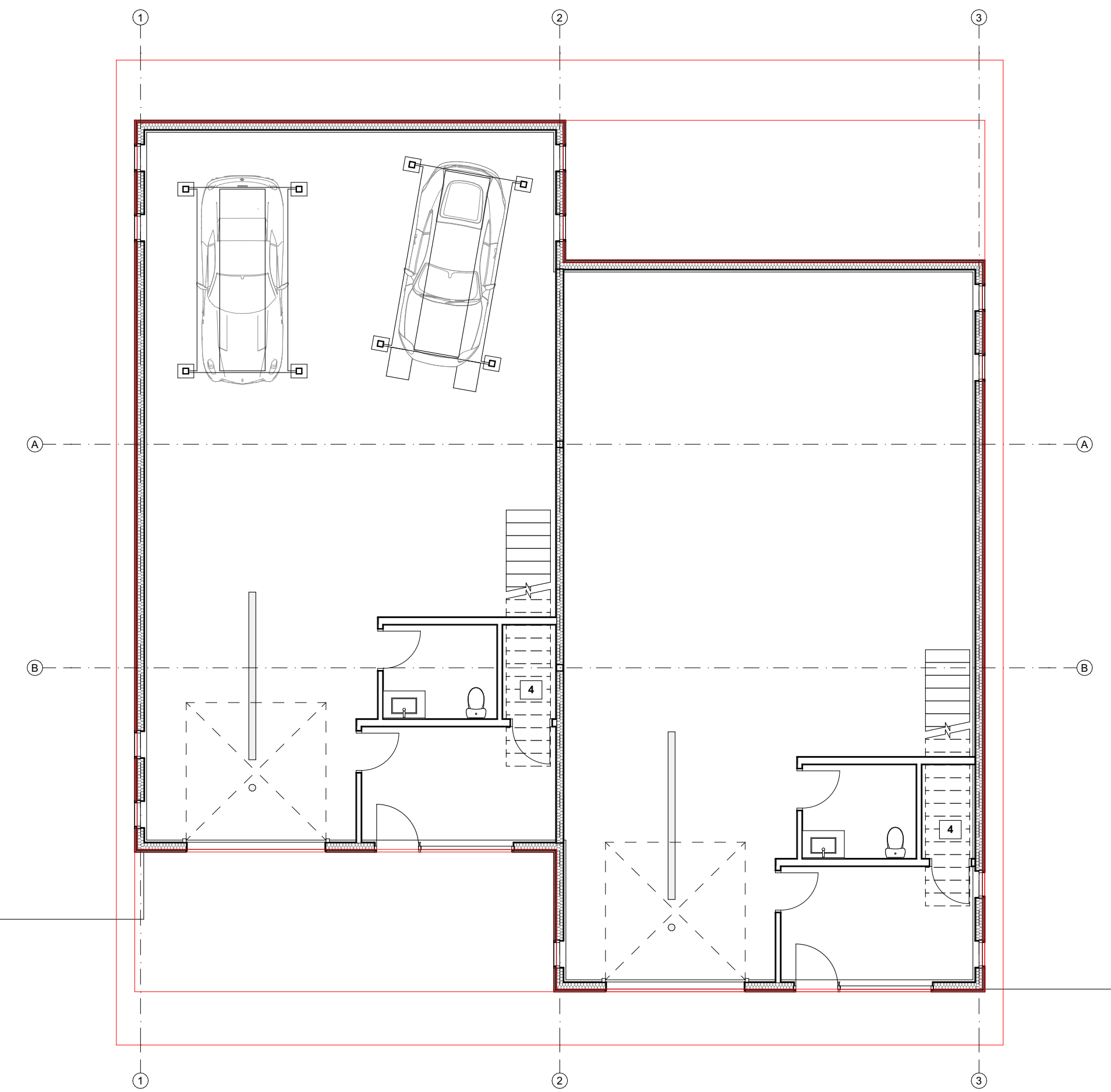
1  
A102  
MEZZANINE PLAN - 5 BAY  
SCALE: 1/8" = 1'-0"



3  
A102  
MEZZANINE PLAN - 2 BAY  
SCALE: 1/8" = 1'-0"



2  
A102  
FIRST FLOOR PLAN - 5 BAY  
SCALE: 1/8" = 1'-0"



4  
A102  
FIRST FLOOR PLAN - 2 BAY  
SCALE: 1/8" = 1'-0"



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CONSULTANTS

**LAKE COUNTRY TOY BOXES**  
N47W28229 LYNNDALE RD. PEWAUKEE, WI, 53072

DRAWING ISSUE  
STRUCTURAL LLM 03/15/2022  
PRICING SET LLM 03/15/2022  
ALTERNATIVE LLM 11/15/2023  
PRICING SET

PROJECT # 22.08

TOY BOX FLOOR  
PLANS- 2 & 5 BAY

**A102**

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ARCHITECTS LLC

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CONSTRUCTION**

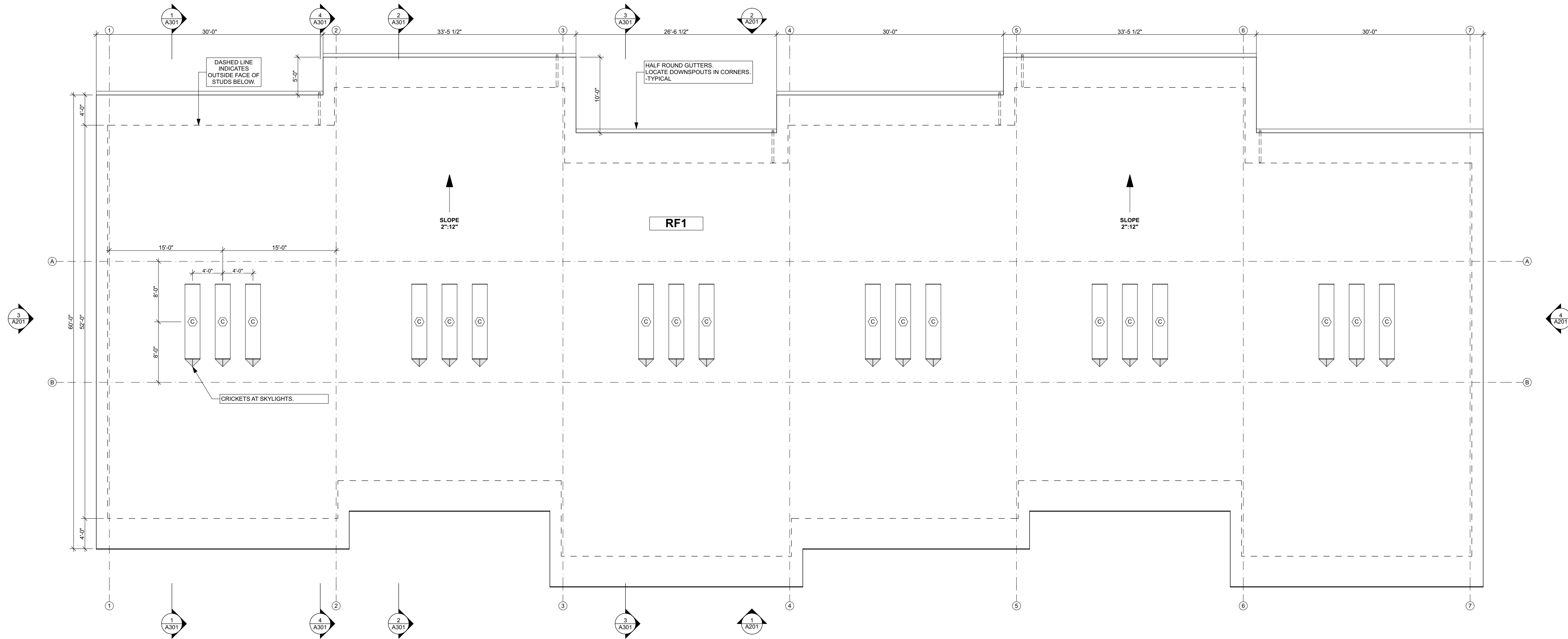
**LAKE COUNTRY TOY BOXES**  
N47W28229 LYNNDALE RD. PEWAUKEE, WI, 53072

DRAWING ISSUE: 1  
STRUCTURAL: 1/11/22  
PRICING SET: 1/11/22  
ALTERNATIVE: 1/11/22  
PRICING SET: 1/11/22

PROJECT # 22.08

ROOF PLAN

**A103**



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH

**ROOF PLAN - GENERAL NOTES**

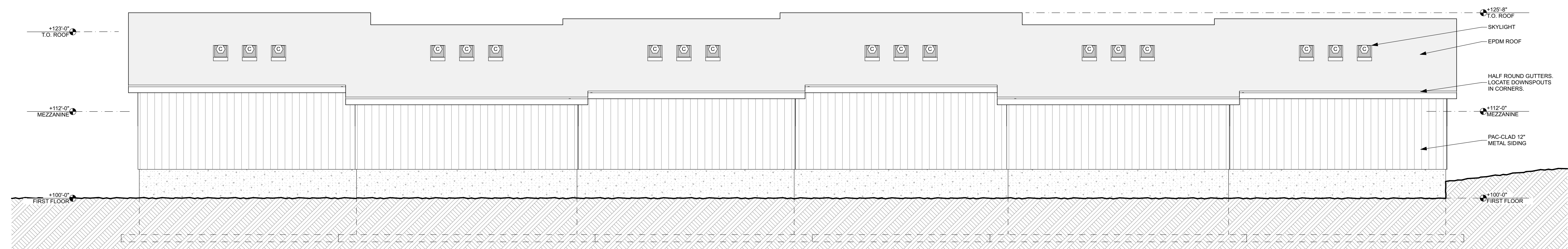
1. THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
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4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.

NOT FOR CONSTRUCTION

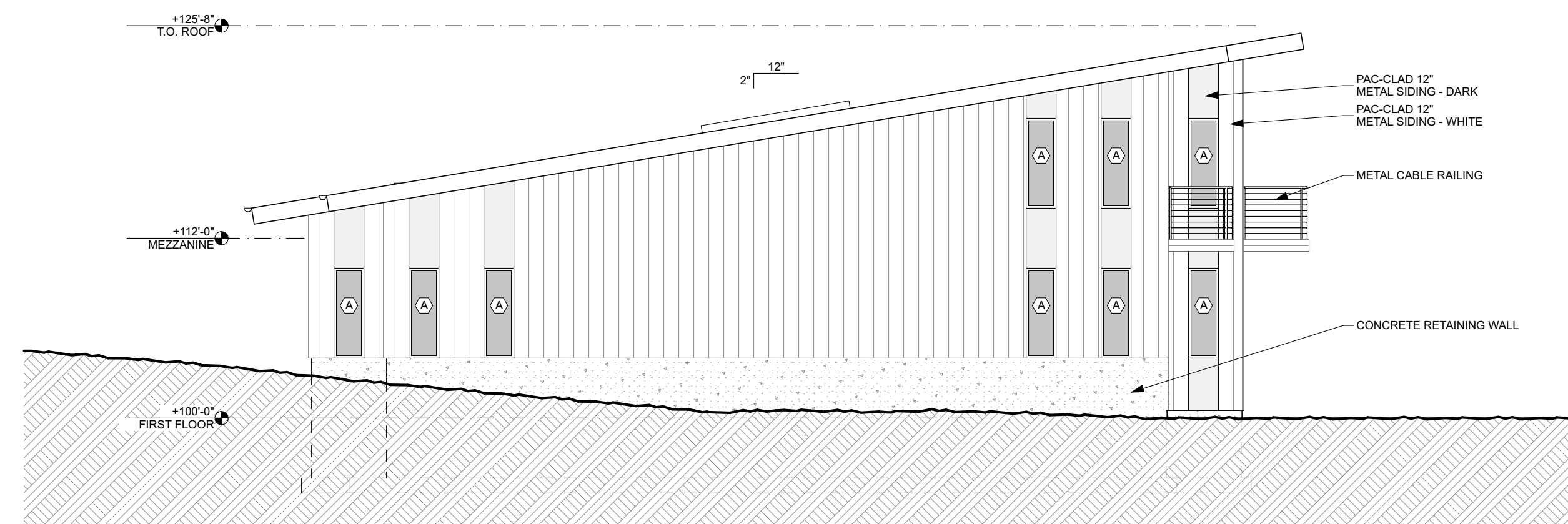




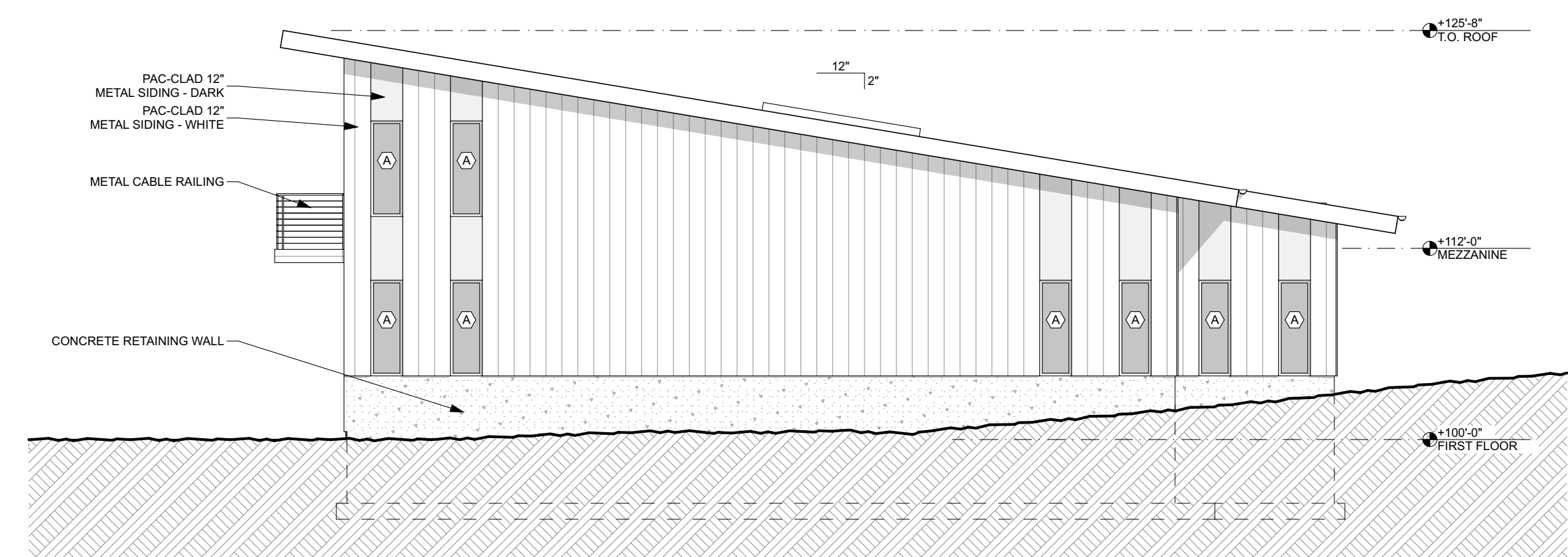
1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



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



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

**LAKE COUNTRY TOY BOXES**  
N47W28229 LYNDALE RD. PEWAUKEE, WI, 53072

DRAWING ISSUE  
STRUCTURAL CONSULTANT  
PRICING SET  
ALTERNATIVE CONSULTANT  
PRICING SET

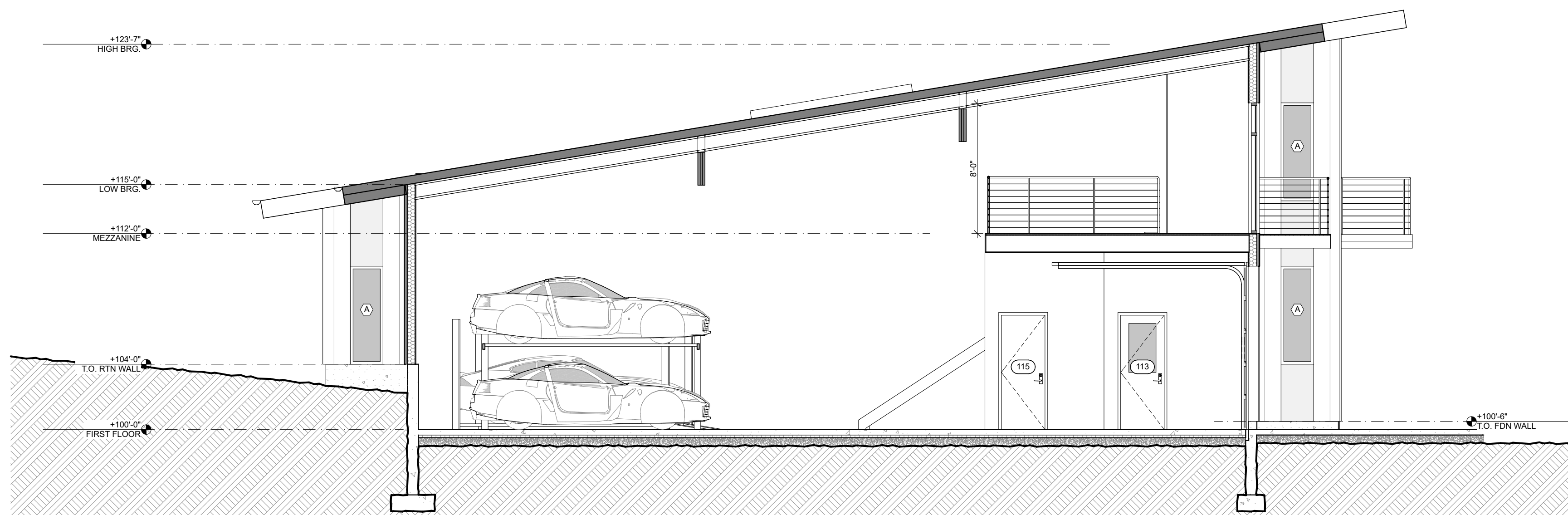
PROJECT # 22.08

TOY BOX  
ELEVATIONS

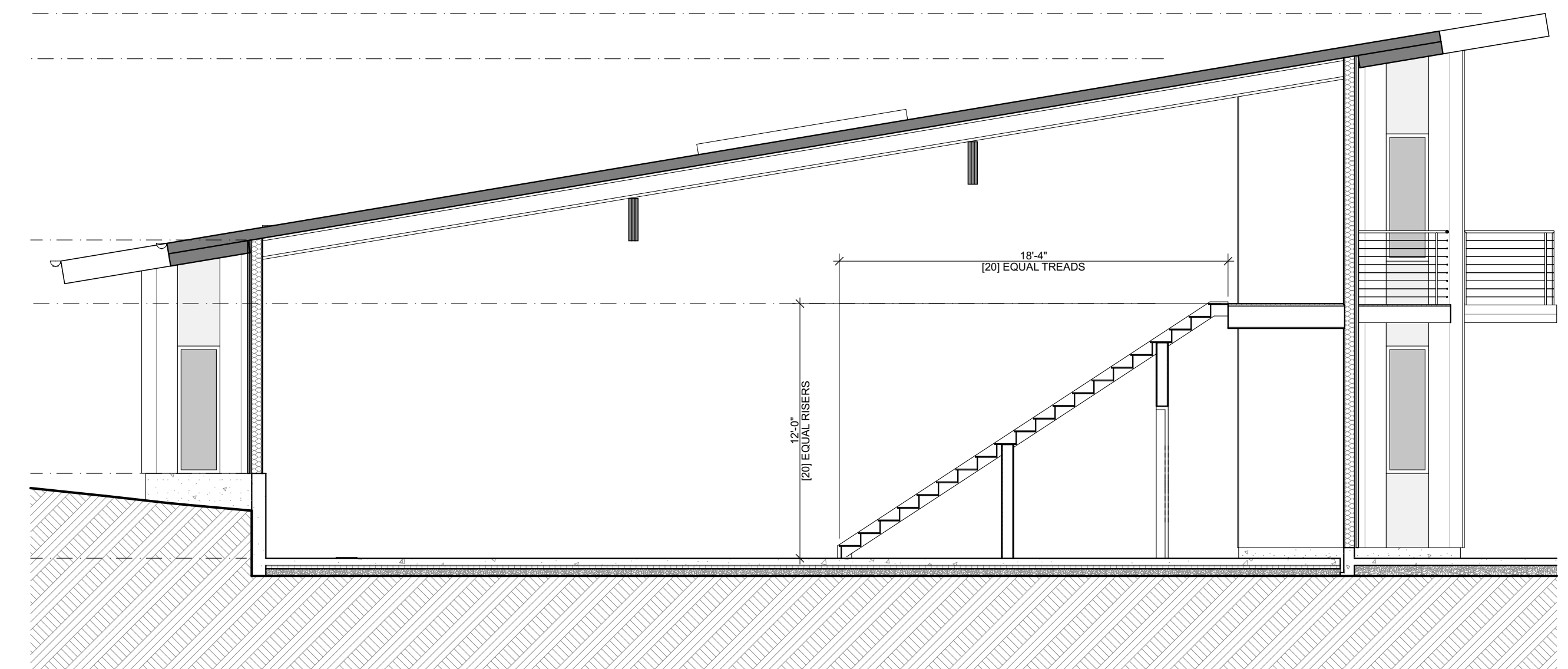
**A201**

NOT FOR CONSTRUCTION

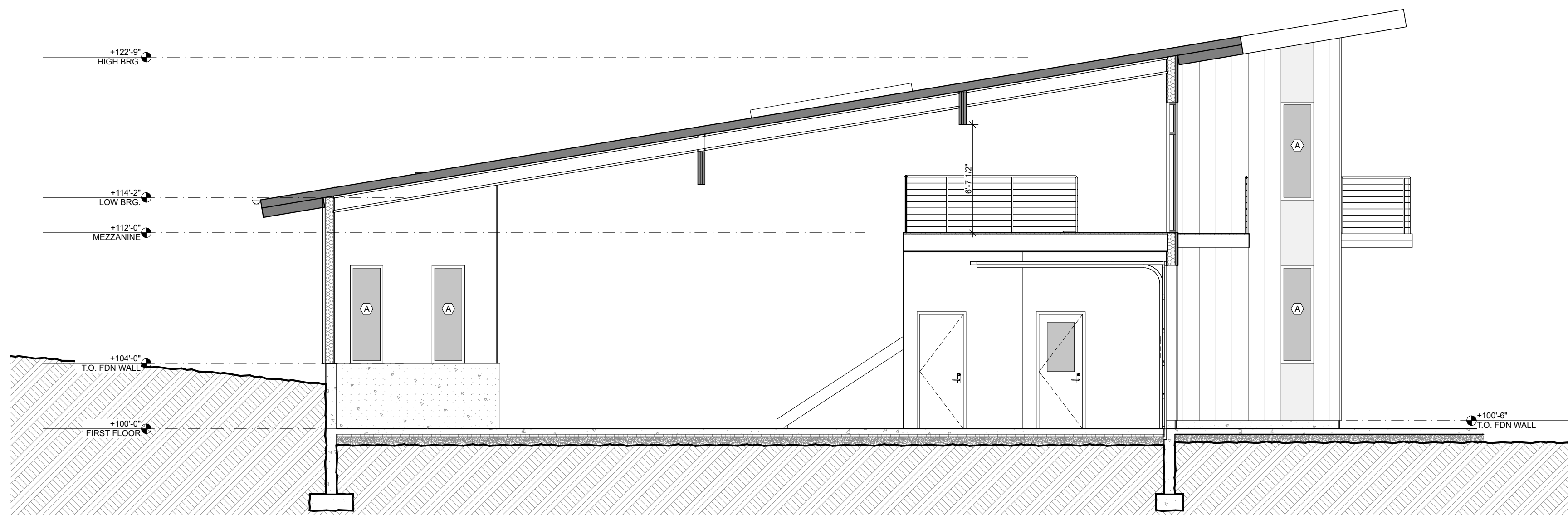




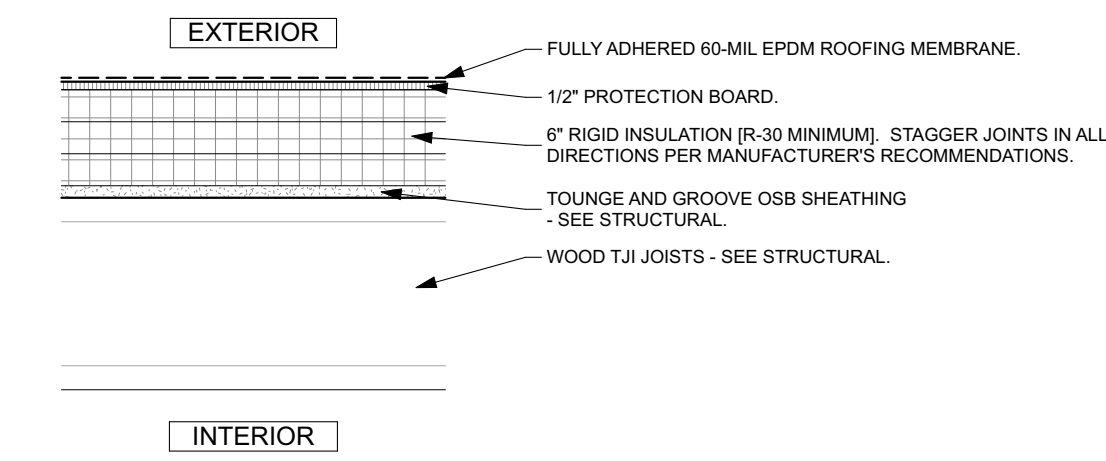
**1 GARAGE 1&4 SECTION**  
SCALE: 3/16" = 1'-0"



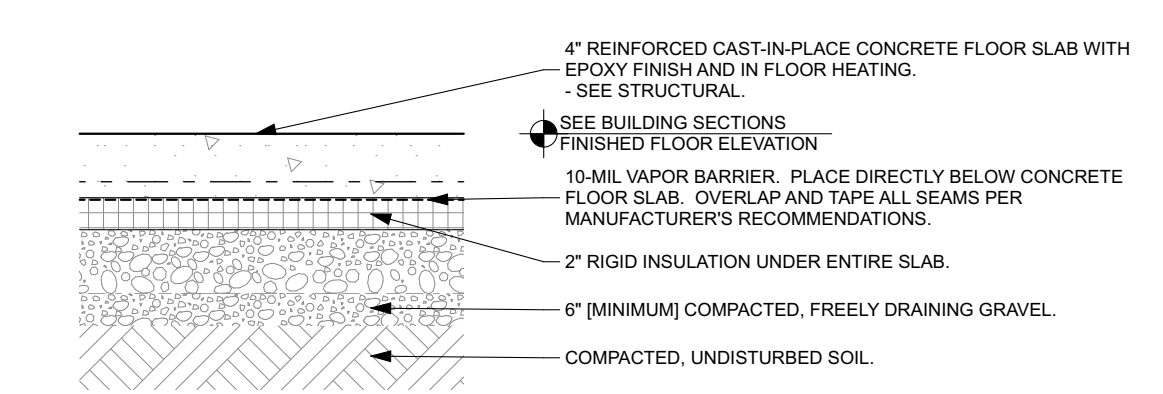
**4 STAIR SECTION**  
SCALE: 3/16" = 1'-0"



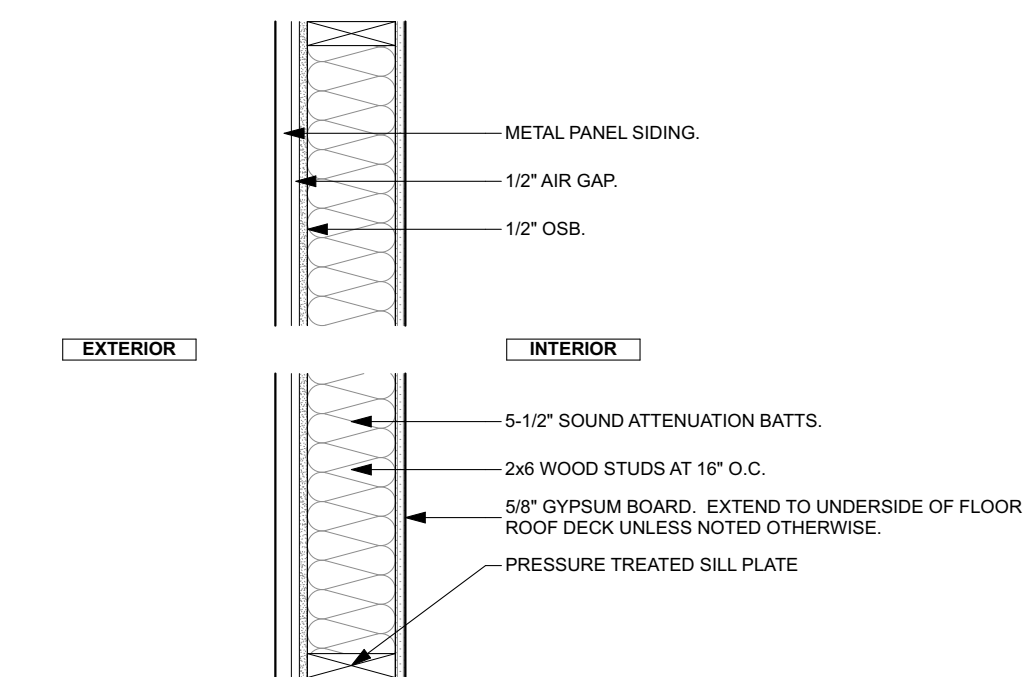
**2 GARAGE 2&5 SECTION**  
SCALE: 3/16" = 1'-0"



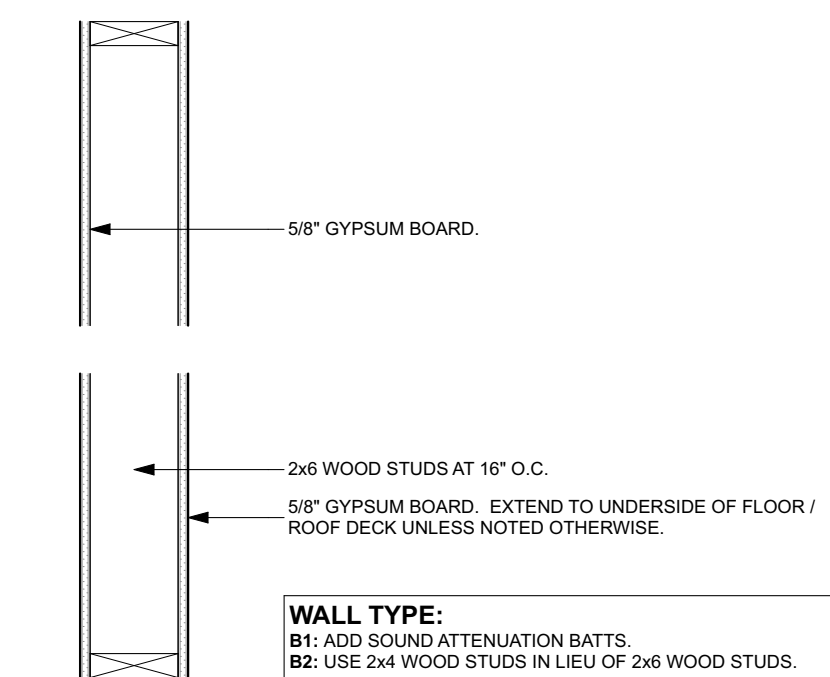
**RF1 ROOF**  
SCALE: 1" = 1'-0"



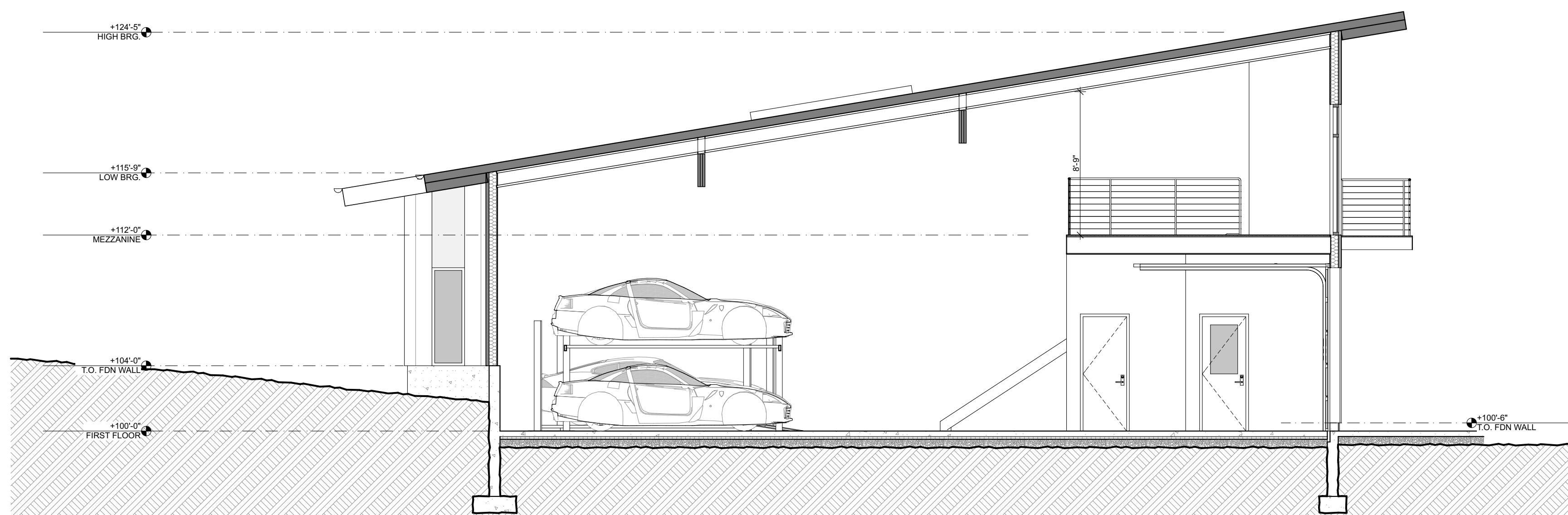
**FL1 FLOOR**  
SCALE: 1" = 1'-0"



**A EXTERIOR WALL**  
SCALE: 1" = 1'-0"



**B INTERIOR WALL**  
SCALE: 1" = 1'-0"



**3 GARAGE 3&6 SECTION**  
SCALE: 3/16" = 1'-0"

**LAKE COUNTRY TOY BOXES**  
N47W28229 LYNDALE RD. PEWAUKEE, WI, 53072

DRAWING ISSUE  
STRUCTURAL PER ILM 03.11.2022  
PRICING SET PER ILM 03.11.2022  
ALTERNATIVE PER ILM 11.15.2023  
PRICING SET PER ILM 11.15.2023

PROJECT # 22.08

TOY BOX SECTIONS

**A301**

**NOT FOR CONSTRUCTION**





Project:

**LAKE COUNTRY  
TOY BOXES**

Lyndale Avenue  
Delafield, WI

Issuance and Revisions:

Date	Number	Description
06/10/22		Client Review Submittal
07/12/22		Plan Commission Submittal/Revisions Based on Engineering Review

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InSite Landscape Design Inc.

Sheet Title:

PROPOSED OVERALL  
LANDSCAPE PLAN  
AND GENERAL NOTES

Date of Drawing: 07/12/22

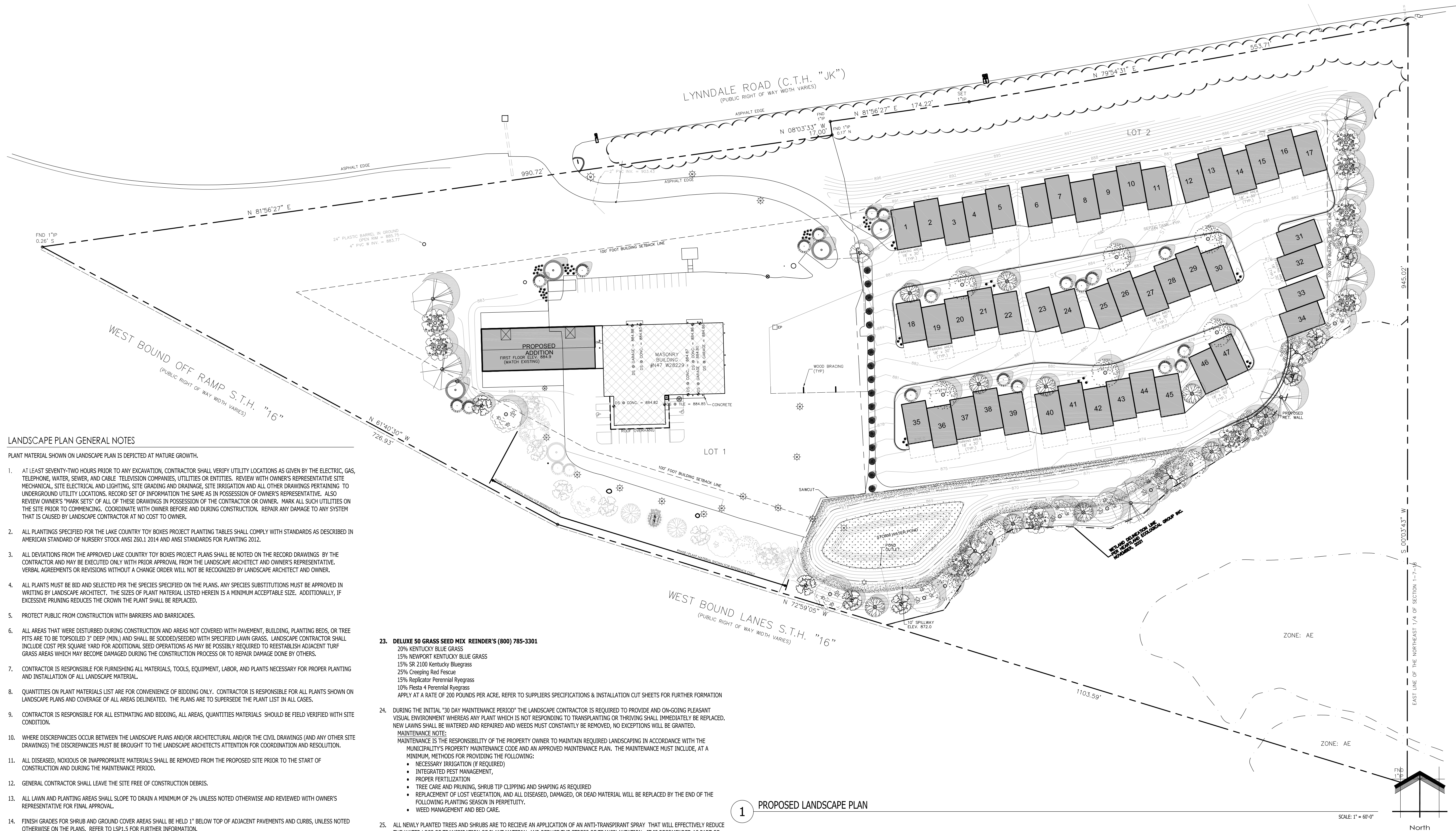
Scale: 1" = 60'-0"

Drawn By: MCD

Job Number: L22-046

Sheet Number:

**LSP1.1**



**1 PROPOSED LANDSCAPE PLAN**

**SITE INFORMATION**

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)	PROPOSED NEW BUILDING AREA	93,362 SQ. FT.
LOT ZONING		EXISTING BUILDING AREA	15,494 SQ. FT.
LOT AREA	866,318 SQ. FT. (19.89 Acres)	EXISTING BUILDING AREA	8,151 SQ. FT.
TOTAL IMPERVIOUS	285,557 SQ. FT. (6.56 Acres)		
TOTAL GREENSPACE	580,760 SQ. FT. (13.33 Acres)		
SITE LANDSCAPE PERCENTAGE	33%		

**DESIGN COMPLIANCE:** THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE TOWN OF DELAFIELD LANDSCAPE REQUIREMENTS SET FORTH IN SECTION 217-5 Landscaping & Screening Standards.  
**CONTRACTOR NOTE:** THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE TOWN OF DELAFIELD. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE TOWN OF DELAFIELD.

**EXISTING CONDITIONS GENERAL NOTES**

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS / MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
- VERIFY LOCATION OF ALL EXISTING EASEMENTS.
- INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

**LANDSCAPE PLAN GENERAL NOTES**

- PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SET" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
  - ALL PLANTINGS SPECIFIED FOR THE LAKE COUNTRY TOY BOXES PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
  - ALL DEVIATIONS FROM THE APPROVED LAKE COUNTRY TOY BOXES PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
  - ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
  - PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
  - ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE FITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOLOEDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
  - CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
  - QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
  - CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
  - WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
  - ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
  - GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
  - ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
  - FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.5 FOR FURTHER INFORMATION.
  - ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.5 FOR FURTHER INFORMATION.  
**PER EVERY 100 SQUARE FEET ADD:** ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
  - ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.5 FOR FURTHER INFORMATION.
  - PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.5 FOR FURTHER INFORMATION.
  - ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.5 FOR FURTHER INFORMATION.
  - PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
  - ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
  - WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.5 FOR FURTHER INFORMATION.
  - LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.

- 23. DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**  
20% KENTUCKY BLUE GRASS  
15% NEWPORT KENTUCKY BLUE GRASS  
15% SR 2100 Kentucky Bluegrass  
25% Creeping Red Fescue  
15% Replicator Perennial Ryegrass  
10% Fiesta 4 Perennial Ryegrass  
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
- 24. DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.**  
**MAINTENANCE NOTE:**  
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:  
• NECESSARY IRRIGATION (IF REQUIRED)  
• INTEGRATED PEST MANAGEMENT,  
• PROPER FERTILIZATION  
• TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED  
• REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.  
• WEED MANAGEMENT AND BED CARE.

- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPARENT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPARATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

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

**DIGGERS HOT LINE**

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511 (242) 432-7910 (877) 500-9592  
www.DiggersHotline.com OR

**811**  
Know what's below.  
Call before you dig.

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L22-000 - LAKE COUNTRY TOY BOXES - 07/12/2022



LE ROAD (C.T.H. "JK")  
PUBLIC RIGHT OF WAY WIDTH VARIES



Project:

**LAKE COUNTRY  
TOY BOXES**

Lyndale Avenue  
Delafield, WI

Issuance and Revisions:

Date	Number	Description
06/10/22		Client Review Submittal
07/12/22		Plan Commission Submittal/Revisions Based on Engineering Review

**1** PROPOSED PARTIAL LANDSCAPE PLAN - NORTH

Proposed Plant Material Table LSP1.2

Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	Acgr	☉	Acer griseum	Paperbark maple	3"-Cal - B&B	1
4	AcmiM	☉	Acer miyabei 'Morton'	State Street Miyabe Maple	3"-Cal - B&B	1
3	AcsaFMM	☉	Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Sugar Maple	3"-Cal - B&B	1
1	AcsaGM	☉	Acer Saccharum 'Green Mountain'	Green Mountain Sugar Maple	3"-Cal - B&B	1
1	ActaGA	☉	Acer tataricum 'GarAnn'	Hot Wings Tatarian Maple	3"-Cal - B&B	1
3	Actrff	☉	Acer x freemanii 'Firefall'	Firefall Maple	3"-Cal - B&B	1
1	ActfSG	☉	Acer x freemanii 'Sienna'	Sienna Glen Maple	3"-Cal - B&B	1
1	GibiPS	☉	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	3"-Cal - B&B	1
Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	Abcon	☉	Abies concolor	White fir	6' - 7' - B&B	2
12	JuscM	☉	Juniperus scopulorum 'Medora'	Medora Juniper	3' - 4' - B&B	2
7	JuscM	☉	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5' - 6' - B&B	2
9	PipuB	☉	Picea pungens 'Glauca'	Colorado blue spruce	6' - 7' - B&B	2
Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
17	PaviN	☉	Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	4

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
  2. Evenly shaped upright tree with full branching to the ground.
  3. Full, well rooted plant, evenly shaped.
  4. Full, well rooted plant.

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LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES  
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CHANGES OR ALTERATIONS MADE BY ANYONE  
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InSite Landscape Design Inc.

Sheet Title:

PROPOSED PARTIAL LANDSCAPE  
PLAN - NORTH  
AND PLANT MATERIAL TABLE

Date of Drawing: 07/12/22  
Scale: 1" = 30'-0"  
Drawn By: MCD  
Job Number: L22-046  
Sheet Number:

**LSP1.2**

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Project:

## LAKE COUNTRY TOY BOXES

Lyndale Avenue  
Delafield, WI

Issuance and Revisions:

Date	Number	Description
06/10/22		Client Review Submittal
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Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN - NORTH AND PLANT MATERIAL TABLE

Date of Drawing: 07/12/22

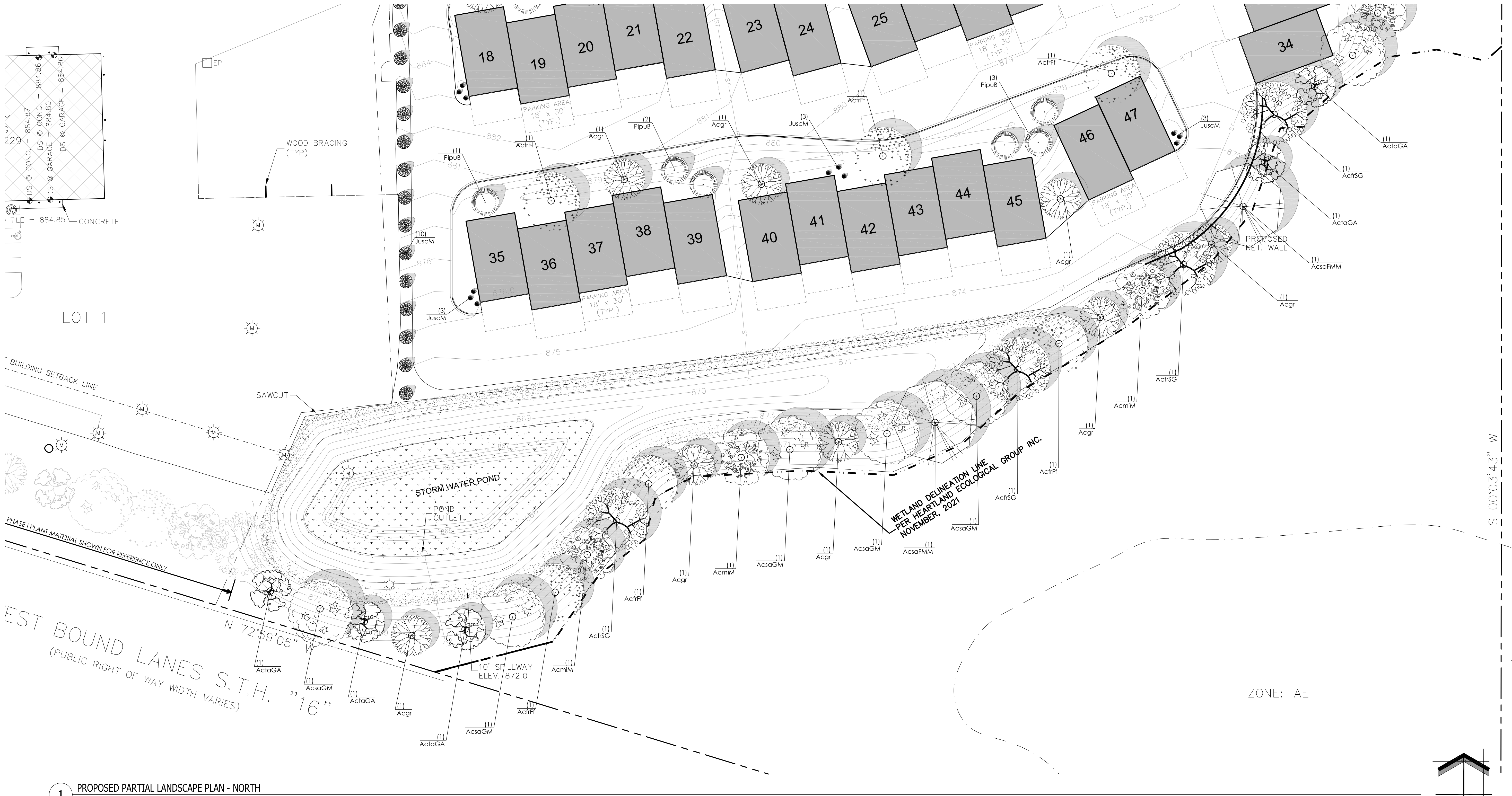
Scale: 1" = 30'-0"

Drawn By: MCD

Job Number: L22-046

Sheet Number:

# LSP1.3



1 PROPOSED PARTIAL LANDSCAPE PLAN - NORTH

Proposed Plant Material Table LSP1.3

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
8	Acgr		Acer griseum	Paperbark maple	3"-Cal - B&B	1
3	AcmiM		Acer miyabei 'Morton'	State Street Miyabe Maple	3"-Cal - B&B	1
2	AcsoFMM		Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Sugar Maple	3"-Cal - B&B	1
5	AcsoGM		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3"-Cal - B&B	1
5	ActaGA		Acer tataricum 'GarAnn'	Hot Wings Tatarian Maple	3"-Cal - B&B	1
6	AcrfF		Acer x freemanii 'Firefall'	Firefall Maple	3"-Cal - B&B	1
4	AcrfSG		Acer x freemanii 'Sienna'	Sienna Glen Maple	3"-Cal - B&B	1

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
9	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	3' - 4' - B&B	2
10	JuscM		Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5' - 6' - B&B	2
6	PipuB		Picea pungens 'Glauca'	Colorado blue spruce	6' - 7' - B&B	2

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
  2. Evenly shaped upright tree with full branching to the ground.
  3. Full, well rooted plant, evenly shaped.
  4. Full, well rooted plant.

Lower Two-Thirds of the Bowl - Stormwater Prairie Seed Mix @ Storm Water Management Pond Basin from Cardno

Quantity	Symbol	Supplier	Type
10,400 sq. ft. VERIFY		Agrecol	Rainwater Renewal Seed Mix - mixture contains 15 native permanent grass/ sedge species and 19 native forb species. Refer to cut sheets for mix specifics and installation instructions.

Upper Third of the Bowl - Economy Prairie Seed Mix Storm Water Management Pond Basin from Cardno

Quantity	Symbol	Supplier	Type
OVERALL 20,000 sq. ft. VERIFY		Agrecol	Economy Prairie Seed Mix - mixture contains 7 native permanent grass/ sedge species and 15 native forb species. Apply at 10 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions.

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Project:

## LAKE COUNTRY TOY BOXES

Lyndale Avenue  
Delafield, WI

Issuance and Revisions:

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Sheet Title:

PROPOSED PARTIAL LANDSCAPE PLAN - NORTH AND PLANT MATERIAL TABLE

Date of Drawing: 07/12/22

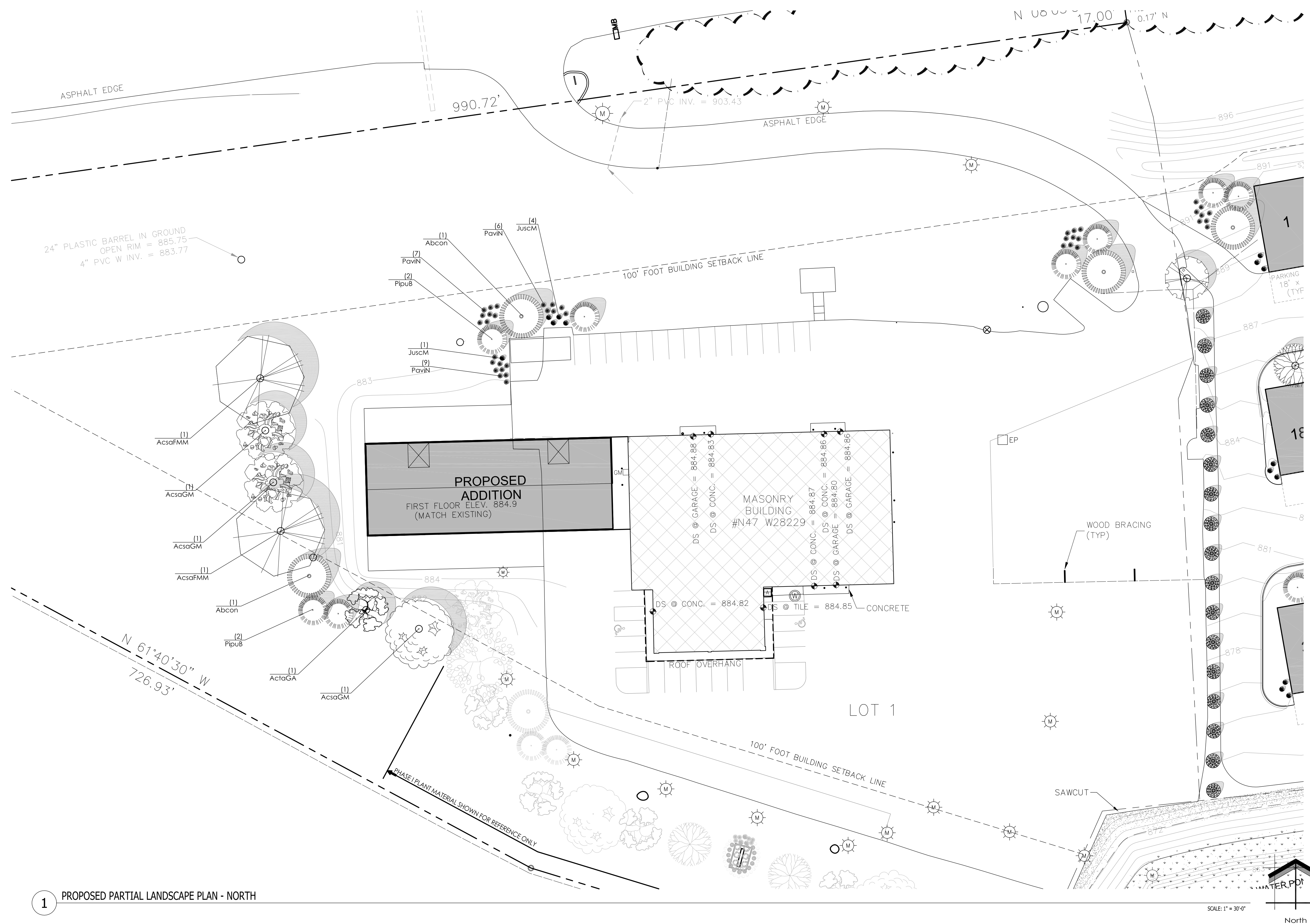
Scale: 1" = 30'-0"

Drawn By: MCD

Job Number: L22-046

Sheet Number:

# LSP1.4



### 1 PROPOSED PARTIAL LANDSCAPE PLAN - NORTH

Proposed Plant Material Table LSP1.4

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Broadleaf Deciduous Tree						
2	AcmM		Acer miyabei 'Marton'	State Street Miyabe Maple	3"-Cal - B&B	1
2	AcsaFMM		Acer saccharum 'Flax Mill Majesty'	Flax Mill Majesty Sugar Maple	3"-Cal - B&B	1
1	AcsaGM		Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3"-Cal - B&B	1
1	ActaGA		Acer tataricum 'GarAnn'	Hot Wings Tatarian Maple	3"-Cal - B&B	1

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Conifer Evergreen Tree						
2	Abcon		Abies concolor	White fir	6' - 7' - B&B	2
5	JusCM		Juniperus scopulorum 'Medora'	Medora Juniper	3' - 4' - B&B	2
4	PipuB		Picea pungens 'Glauca'	Colorado blue spruce	6' - 7' - B&B	2

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
Perennial Grass						
23	PaviN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	4

Comments

1. Straight central leader, full & even crown. Prune only after planting.
2. Evenly shaped upright tree with full branching to the ground.
3. Full, well rooted plant, evenly shaped.
4. Full, well rooted plant.

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L22-000 - LAKE COUNTRY TOY BOXES - 07/12/2022





Toy Box – Lynndale Road  
Storm Water Management Practice  
Maintenance Agreement

229 Lynndale Road, LLC as “Owners” of Lot 1 and Lot 2 and Outlot 1 of the property described below, in accordance with Chapter 14 Waukesha County Code of Ordinances, agrees to install and maintain storm water management practice(s) on the subject property in accordance with approved plans and Storm Water Permit conditions. The owner further agrees to the terms stated in this document to ensure that the storm water management practice(s) continues serving the intended functions in perpetuity. This Agreement includes the following exhibits:

**Exhibit A:** Legal Description of the real estate for which this Agreement applies (“Property”).

**Exhibit B:** Location Map(s) – shows an accurate location of each storm water management practice affected by this Agreement.

**Exhibit C:** Maintenance Plan – prescribes those activities that must be carried out to maintain compliance with this Agreement.

Note: After construction verification has been accepted by Waukesha County, for all planned storm water management practices, an addendum(s) to this agreement shall be recorded by the Owners showing design and construction details. The addendum(s) may contain several additional exhibits, including certification by Waukesha County of Storm Water Permit termination, as described below.

Through this Agreement, the Owners hereby subjects the Property to the following covenants, conditions and restrictions:

1. The Owners shall be responsible for the routine and extraordinary maintenance and repair of the storm water management practice(s) and drainage easements identified in Exhibit B until Storm Water Permit termination by Waukesha County in accordance with Chapter 14 of the County Code of Ordinances.
2. After Storm Water Permit termination under 1., the current Owners shall be solely responsible for maintenance and repair of the storm water management practices and drainage easements in accordance with the maintenance plan contained in Exhibit C.
3. Upon written notification by Town of Delafield or their designee, the Owners shall, at their own cost and within a reasonable time period determined by the Town of Delafield, have an inspection of the storm water management practice conducted by a qualified professional, file a report with the Town of Delafield and complete any maintenance or repair work recommended in the report. The Owners shall be liable for the failure to undertake any maintenance or repairs.
4. In addition, and independent of the requirements under paragraph 3 above, the Town of Delafield, or its designee, is authorized to access the property as necessary to conduct inspections of the storm water management practices or drainage easements to ascertain compliance with the intent of this Agreement and the activities prescribed in Exhibit C. The Town of Delafield may require work to be done which differs from the report described in paragraph 3 above, if the Town of Delafield reasonably concludes that such work is necessary and consistent with the intent of this agreement. Upon notification by the Town of Delafield of required maintenance or repairs, the Owners shall complete the specified maintenance or repairs within a reasonable time frame determined by the Town of Delafield.
5. If the Owners do not complete an inspection under 3. above or required maintenance or repairs under 4. above within the specified time period, the Town of Delafield is authorized, but not required, to perform the specified inspections, maintenance or repairs. In the case of an emergency situation, as determined by the Town of Delafield, no notice shall be required prior to the Town of Delafield performing emergency maintenance or repairs. The Town of Delafield may levy the costs and expenses of such inspections, maintenance or repair related actions as a special charge against the Property and collected as such in accordance with the procedures under s. 66.0627 Wis. Stats. or subch. VII of ch. 66 Wis. Stats.
6. This Agreement shall run with the Property and be binding upon all heirs, successors and assigns. After the Owner records the addendum noted above, the Town of Delafield shall have the sole authority to modify this agreement upon a 30-day notice to the current Owners.

4755667

REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON

February 19, 2024 03:58 PM  
James R Behrend  
Register of Deeds

8 PGS  
TOTAL FEE: \$30.00  
TRANS FEE: \$0.00

Book Page -



Name and Return Address

Land Resources Division  
515 W. Moreland Blvd., Rm AC 260  
Waukesha, WI 53188

Dated this 19 day of February, 2024

Owner: 229 Lynndale Road, LLC

[Signature]  
Owner's Signature

[Signature]  
Agent: Thomas J Beaudry

### Acknowledgements

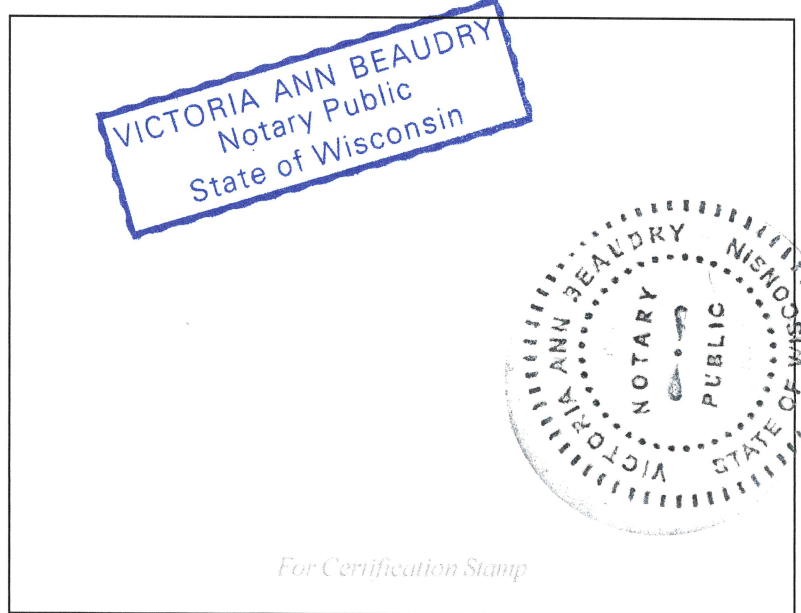
State of Wisconsin:  
County of Waukesha

Personally came before me this 19 day of February, 2024, the above named Tom Beaudry to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]  
Notary Public, Waukesha County, WI  
My commission expires: 4/15/27

This document was drafted by:  
CITRIS JACKSON  
CJ Engineering LLC

9205 W. Center Street, Suite 214  
Milwaukee, WI 53222



## **Exhibit A – Legal Description**

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Waukesha County Register of Deeds office.

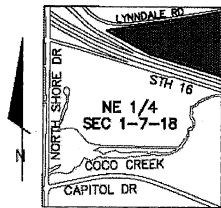
Project Identifier: **Toy Box – Lynndale Road** Acres: **19.888**  
Date of Recording: **January 9, 2024 in Volume 130 at pages 168-173 as Document 4751438**  
Map Produced By: **CJ Engineering, LLC., 9205 W. Center St. Ste. 214, Milwaukee, WI**  
Legal Description: **CSM 12525 Being a part of the Northwest Quarter (NW ¼) and Northeast Quarter (NE ¼) of Section 1, Township 7N, Range 18E (Town of Delafield) Waukesha County, Wisconsin.**

**Please see page 4 for Exhibit A Continued**

# Exhibit A - Continued

## CERTIFIED SURVEY MAP NO. 12525

BEING A PART OF THE NORTHWEST AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN



**LOCATION MAP**  
NE 1/4 SECTION 1-7-18  
SCALE 1"=2000'

ALL BEARINGS REFER TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 1, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) (NAD27) BEARING OF S 01°09'30" E.

SEE PAGE 3 FOR FLOODPLAIN/WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS &

STORM WATER MANAGEMENT PRACTICE MAINTENANCE AND EASEMENTS NOTES

⊙ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.

○ INDICATES 1.5 INCH DIA. IRON ROD FOUND.

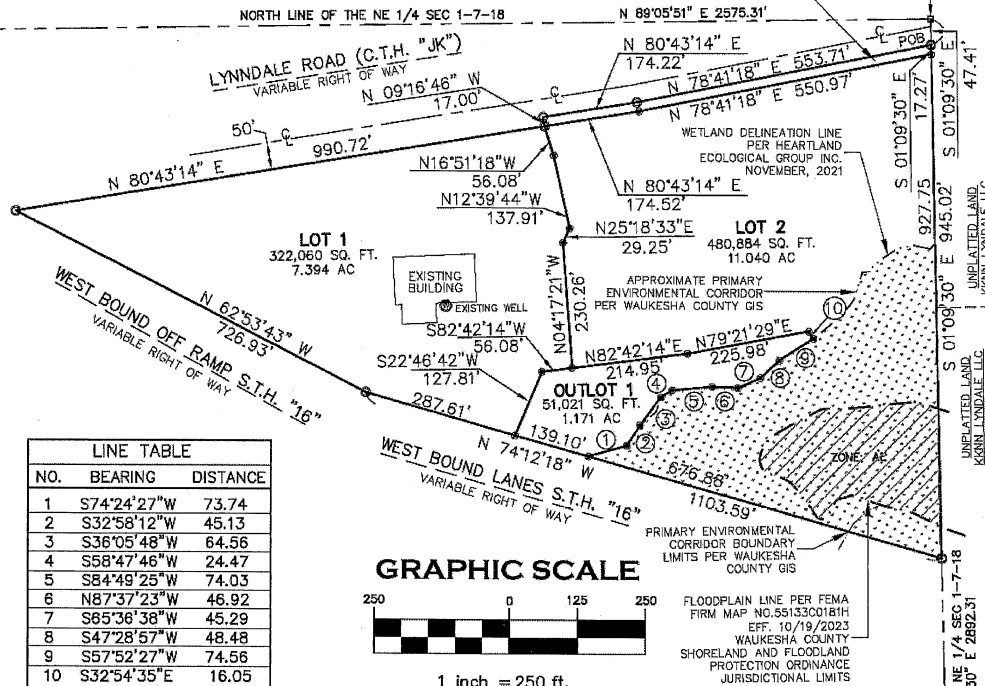
▨ INDICATES WETLANDS

▨ INDICATES FLOODPLAIN

NOTE:  
PRIMARY ENVIRONMENTAL CORRIDOR LOCATION PER COUNTY GIS MATCHES WETLAND NORTHERN LIMITS

**CJ engineering**  
civil design and consulting  
9205 W. Center Street  
Suite 214  
Milwaukee, WI 53222  
PH. (414) 443-1312  
www.cj-engineering.com

**PREPARED FOR:**  
229 LYNDALDE ROAD LLC  
1422 PEARL ST.  
WAUKESHA, WI 53186



LINE TABLE		
NO.	BEARING	DISTANCE
1	S74°24'27"W	73.74
2	S32°58'12"W	45.13
3	S36°05'48"W	64.56
4	S58°47'46"W	24.47
5	S84°49'25"W	74.03
6	N87°37'23"W	46.92
7	S85°36'38"W	45.29
8	S47°28'57"W	48.48
9	S57°52'27"W	74.56
10	S32°54'35"E	16.05

### GRAPHIC SCALE



1 inch = 250 ft.

NOTE:  
WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT OF THIS CERTIFIED SURVEY MAP

SE CORNER OF THE NE 1/4 OF SECTION 1, T 7 N, R 18 E, CONC. MON. WITH BRASS CAP  
N 404,450.25  
E 2,453,059.70



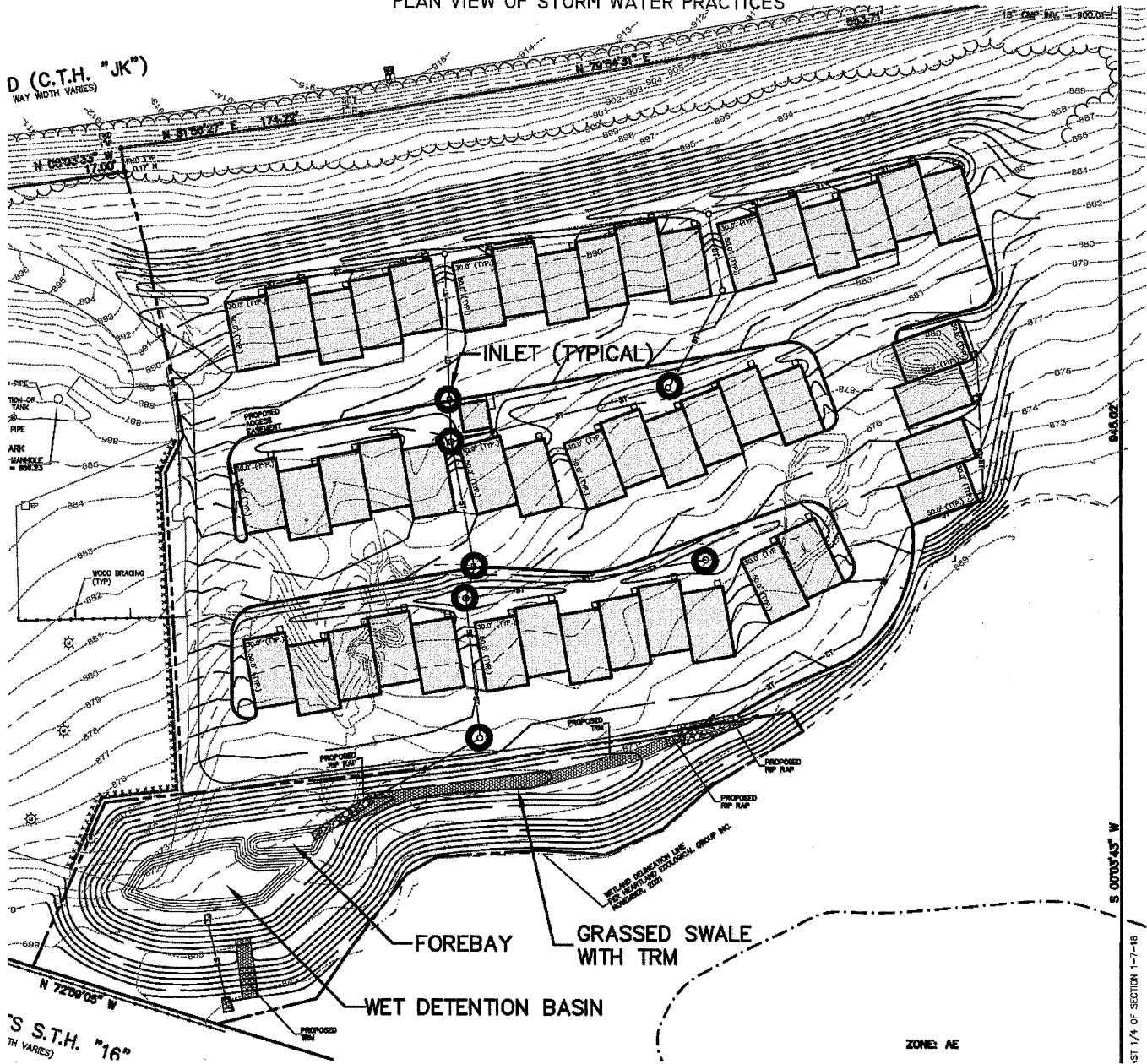
## Exhibit B - Location Map

### Storm Water Management Practices Covered by this Agreement

The storm water management practices covered by this Agreement are depicted in the reduced copy of a portion of the construction plans, as shown below. The practices include one wet detention basin, one forebays, one grass swale (conveying storm water to the forebays) and all associated pipes, earthen berms and other components of these practices. All of the noted storm water management practices are located within Lot 1, Lot 2 and Outlot 1 of CSM 12525, recorded as Document 4751438 on January 9, 2024 in Volume 140 at pages 168-173, as noted in Exhibit A.

**Project Identifier:** Toy Box – Lynndale Road  
**Storm water Practices:** Wet Detention Basin #1, Forebays (2), Grass swale (1)  
**Location of Practices:** All of Outlot 1 of CSM 12525:  
**Owners of Lot 1 and Lot 2 jointly own Outlot 1:** 229 Lynndale Road LLC

**FIGURE I**  
**PLAN VIEW OF STORM WATER PRACTICES**



**POOR ORIGINAL**



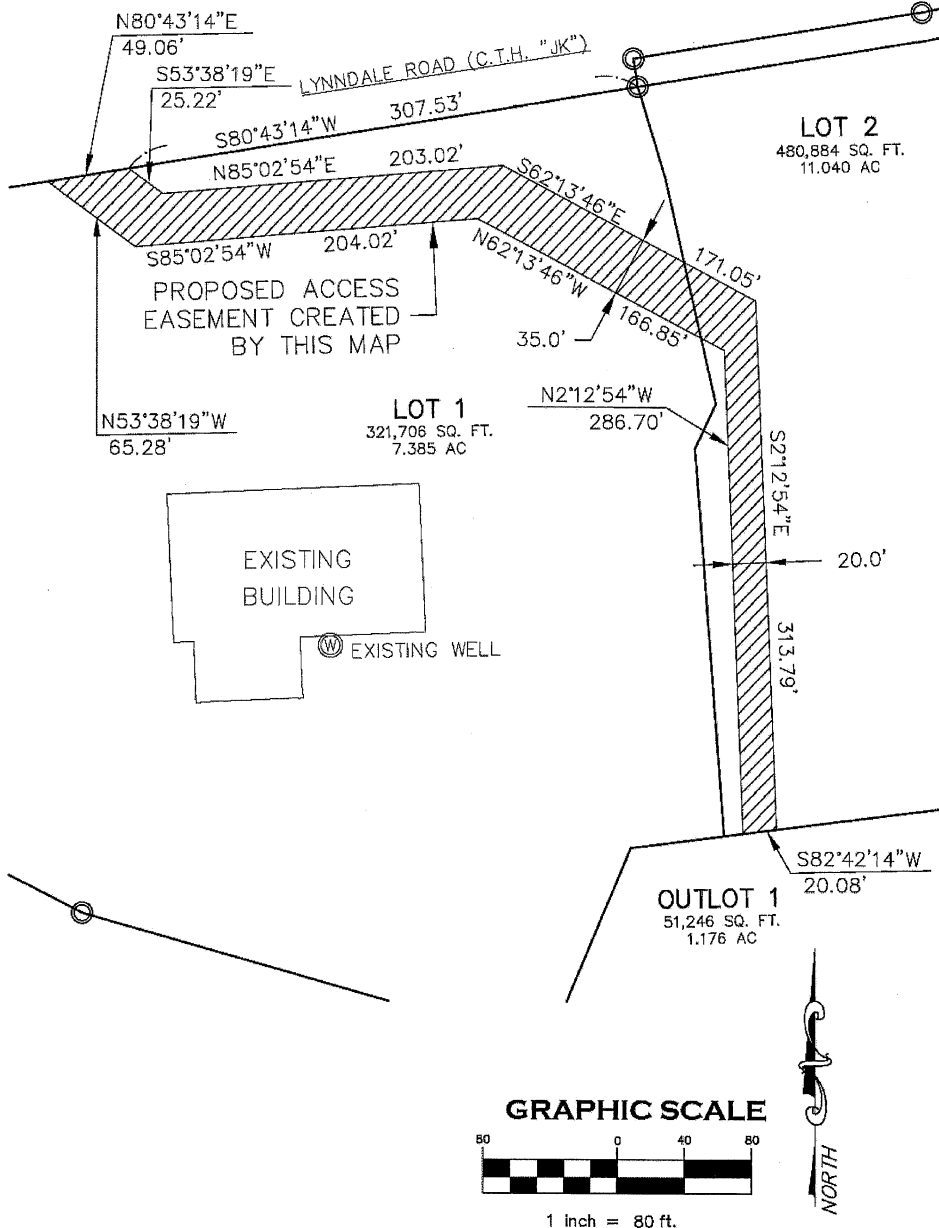
Exhibit B – Continued

**CERTIFIED SURVEY MAP NO. 12525**

BEING A PART OF THE NORTHWEST AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

**CJ**  
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 PH. (414) 443-1312  
 www.cj-engineering.com

NOTE:  
 SHARED ACCESS DRIVEWAY IS FOR THE BENEFIT OF BOTH LOT 1 AND LOT 2 AS WELL AS ACCESS TO THE STORM WATER FACILITY



THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

SHEET 2 OF 6

## **Exhibit C**

### **Storm Water Practice Maintenance Plan**

This exhibit explains the basic function of each of the storm water practices listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive, but rather indicates the minimum type of maintenance that can be expected for this particular site. Access to the stormwater practices for maintenance vehicles is shown in Exhibit B. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Owners to enforcement of the provisions listed on page 1 of this Agreement by the Town of Delafield.

#### **System Description:**

The wet detention basin is designed to trap 80% of sediment in runoff and maintain pre-development downstream peak flows. The site runoff will either sheet drain to the pond or be captured in inlets and conveyed through a series of stormwater pipes to the basins forebay. The basin has one forebay located at the low end of a grass swale. In addition to runoff conveyance, the grass swale also allow filtration of pollutants, especially from smaller storms. The forebay is 4 feet deep. The forebay will trap coarse sediments in runoff, such as road sands, thus reducing maintenance of the main basin. The main pool will trap the finer suspended sediment. To do this, the pond size, water level and outlet structures must be maintained as specified in this Agreement (see Figures 1 and 2). The basin has been designed to remove 80.77% of Particulate Solids and 80.51% of Particulate Phosphorus.

The basin receives runoff from a 6.392 acre drainage. During high rainfall or snow melt events, the water level will temporarily rise and slowly drain down to the elevation of the control structure. The water level is controlled by a 24-inch vertical concrete pipe (outlet structure or standpipe) located at the southern waters edge of the basin (see Figures 2). On the face of the 24- inch pipe, there is 3-inch drilled hole (orifice) with a metal trash rack in front of it. This orifice controls the water level and causes the pond to temporarily rise during runoff events. Above this orifice there is a secondary 8” orifice which adds additional performance ability to the pond during peak storm events. High flows which may exceed these two orifices will overtop to the 24” vertical pipe and drain through the 24” horizontal grated opening or flow over the rock lined emergency spillway. “As-built” construction drawings of the basin, showing actual dimensions, elevations, outlet structures, etc. will be recorded as an addendum(s) to this agreement within 60 days after Waukesha County accepts verification of construction from the project engineer.

#### **Minimum Maintenance Requirements:**

To ensure the proper long-term function of the storm water management practices described above, the following activities must be completed:

1. All outlet pipes must be checked monthly to ensure there is no blockage from floating debris or ice, especially the trash rack in front of the 3-inch orifice and the trash rack on the outlet structure in the main basin. Any blockage must be removed immediately.
2. Grass swales shall be preserved to allow free flowing of surface runoff in accordance with approved grading plans. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows in any way.
3. Grass swales, inlets and outlets must be checked after heavy rains (minimum of annually) for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the downstream forebay or basin. Erosion matting is recommended for repairing grassed areas.
4. NO trees are to be planted or allowed to grow on the earthen berms. Tree root systems can reduce soil compaction and cause berm failure. The berms must be inspected annually and any woody vegetation removed.
5. Invasive plant and animal species shall be managed in compliance with Wisconsin Administrative Code Chapter NR 40. This may require eradication of invasive species in some cases.
6. If the permanent pool falls below the safety shelf, a review shall be performed to determine whether the cause is liner leakage or an insufficient water budget. If the cause is leakage, the liner shall be repaired. Leakage due to muskrat burrows may require removal of the animals, repair of the liner with clay, and

- embedding wire mesh in the liner to deter further burrowing. If the permanent pool cannot be sustained at the design elevation, benching of the safety shelf may be necessary.
7. If floating algae or weed growth becomes a nuisance (decay odors, etc.), it must be removed from the basin or the forebay and deposited where it cannot drain back into the basin. Removal of the vegetation from the water reduces regrowth the following season (by harvesting the nutrients). Wetland vegetation must be maintained along the waters edge for safety and pollutant removal purposes.
  8. If mosquitoes become a nuisance, the use of mosquito larvicide containing naturally-occurring Bti soil bacteria is recommended.
  9. When sediment in the forebay or the basin has accumulated to an elevation of three feet below the outlet elevation, it must be removed (see Exhibit D). All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the basin. The forebays will likely need sediment removal first. Failure to remove sediment from the forebays will cause resuspension of previously trapped sediments and increase downstream deposition.
  10. No grading or filling of the basin or berm other than for sediment removal is allowed, unless otherwise approved by the Town of Delafield.
  11. Periodic mowing of the grass swales will encourage vigorous grass cover and allow better inspections for erosion. Waiting until after August 1 will avoid disturbing nesting wildlife. Mowing around the basin or the forebay may attract nuisance populations of geese to the property and is not necessary or recommended.
  12. Any other repair or maintenance needed to ensure the continued function of the storm water practices or as ordered by the Town of Delafield under the provisions listed on page 1 of this Agreement.
  13. Aerators/Fountains – If an aerator or fountain is desired for visual and other aesthetic effects (aerators designed to mix the contents of the pond are prohibited) they must meet all of the items below:
    - i. Use an aerator/fountain that does not have a depth of influence that extends into the sediment storage depth (i.e. more than three feet below the normal water surface).
    - ii. If the water surface drops due to drought or leakage, the aerator / fountain may not be operated until the water rises enough for the depth of influence to be above the sediment storage layer. Therefore, if the depth of influence of the aerator / fountain is two feet, the water surface must be within one foot or less of the lowest pond outlet.
    - iii. Provide an automatic shut-off of the aerator/fountain as the pond starts to rise during a storm event. The aerator/fountain must remain off while the pond depth returns to the permanent pool elevation and, further, shall remain off for an additional 48 hours, as required for the design micron particle size to settle to below the draw depth of the pump.
    - iv. Configure the pump intake to draw water primarily from a horizontal plane so as to minimize the creation of a circulatory pattern from bottom to top throughout the pond.







# Stormwater Permit

Permit #: 601413 Permit Expiration Date: 6/1/27

This permit has been issued pursuant to Chapter NR216 Wis. Admin. Code and the Waukesha County Stormwater Management and Erosion Control Ordinance (Chapter 14 Code of Ordinances).

Project Name: Toy Box

Project Type: Comm/Ind Bldgs

Permit Holders Name: Thomas J Beaudry

Project Location: 229 Lynndale Rd

Survey Township: Delafield Section: 1 Municipality: Town of Delafield

Issued By: Leif Hauge Date Issued: 2/19/24

Waukesha County Department of Parks and Land Use  
Land Resources Division  
Administration Center  
515 W. Moreland Blvd., Room AC260  
Waukesha, WI 53188  
Phone: 262-896-8300

If checked, this county permit also confers coverage under WPDES stormwater discharge permit WI-S067831-5, issued by the Wisconsin Department of Natural Resources under Chapter NR 216 Wisconsin Administrative Code.

**Plans & Approvals (office use only)**

- TIS
- Erosion Control
- Stormwater Management
- Foundation Drainage

**- Post this permit on premises in clear view from the road -**



# Plan Commission Report for March 5, 2022

## **Lake Country Toy Box Agenda Item No. 5. B.**

Applicant: Tom Beaudry, owner  
Project: Lake Country Toy Box  
Requested Action: Approval of Declaration and Condominium Plat  
Zoning: M-1 Industrial  
Location: N47 W28229 Lynndale Road

### **Report**

The intent of the Toy Box development is for each unit to be owned separately as opposed to units being leased. This type of ownership is governed by Section 703 of the Wisconsin State Statutes. Condominium in the Town zoning ordinance and the land development and development control ordinance is defined as “a community association combining individual unit ownership with share use or ownership of common property or facilities, established in accordance with the Condominium Ownership Act and § 703 Wisconsin Statutes.” A requirement of §703 is that a declaration and condominium plat be prepared and recorded. Section 18.04 (6) states that the plat shall be reviewed in the same manner as a preliminary plat and final plat. Therefore, the plat requires the approval of the Town Plan Commission and Town Board. Plat requirements found in § 703 are minimal as compared to a preliminary or final plat required of subdivisions.

I have reviewed the condominium plat to determine if it meets Wisconsin Statute requirements and have provided review comments to the surveyor. All my review comments have been incorporated onto the plat dated February 28, 2024.

Staff will review the Declaration when submitted by the property owner to make sure that nothing in the document conflicts with the Town Code or any conditions of approval made by the Plan Commission. The primary purpose of the Declaration is to describe the land on which the condominium is located, a description of each unit, a description of common elements, and information regarding voting at association meetings.

### **Staff Recommendation:**

I recommend that the Plan Commission approve the Toy Box Condominium plat dated February 28, 2024, and forward a recommendation to approve the same to the Town Board. I also recommend that the Plan Commission direct staff to review the Declaration and make sure that nothing in the document conflicts with the Town Code or any conditions of approval made by the Plan Commission.

Tim Barbeau, Town Engineer

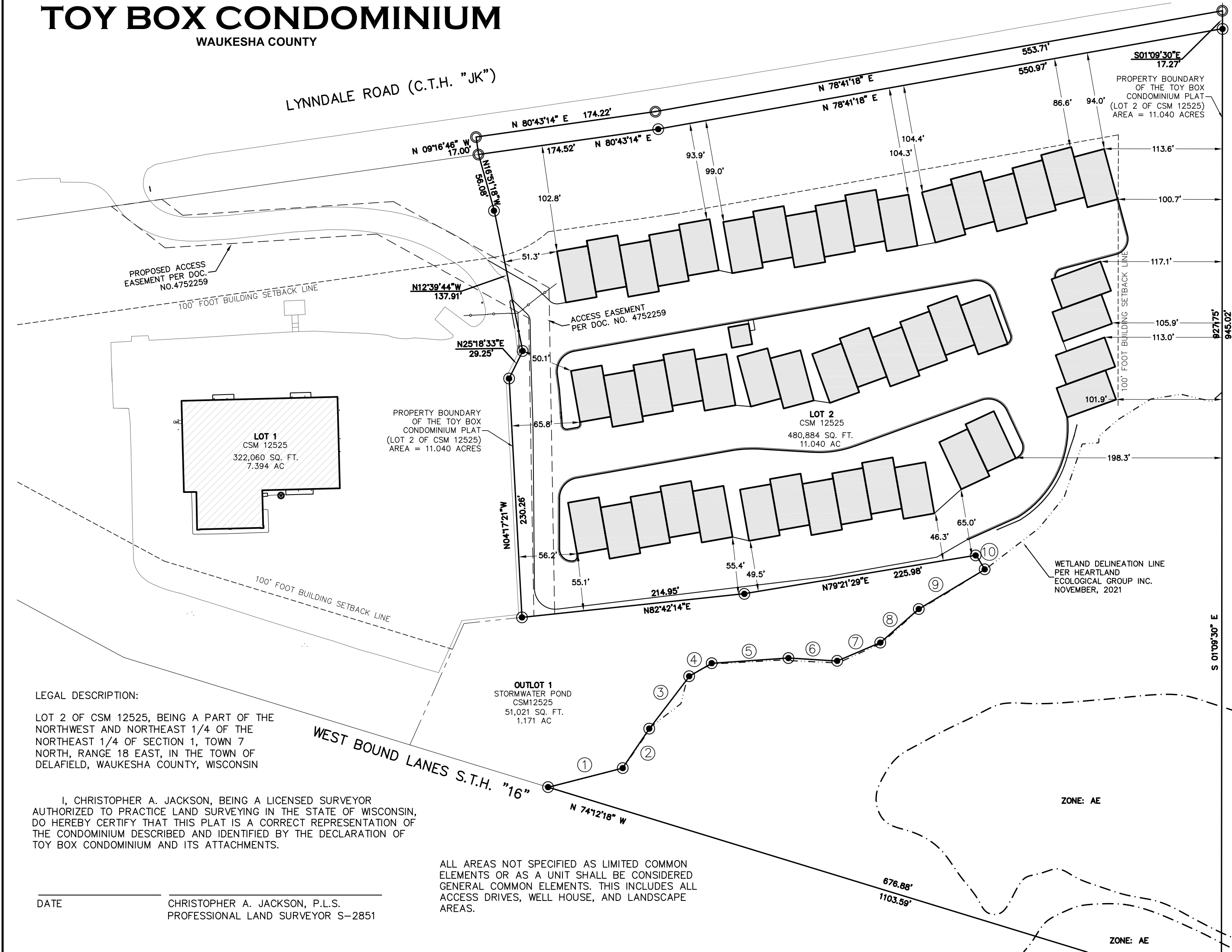
February 28, 2024



# TOY BOX CONDOMINIUM

WAUKESHA COUNTY

LYNNDALE ROAD (C.T.H. "JK")



**LEGAL DESCRIPTION:**

LOT 2 OF CSM 12525, BEING A PART OF THE NORTHWEST AND NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

I, CHRISTOPHER A. JACKSON, BEING A LICENSED SURVEYOR AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF WISCONSIN, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND IDENTIFIED BY THE DECLARATION OF TOY BOX CONDOMINIUM AND ITS ATTACHMENTS.

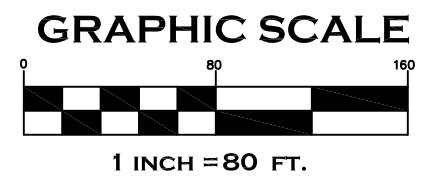
DATE \_\_\_\_\_ CHRISTOPHER A. JACKSON, P.L.S.  
PROFESSIONAL LAND SURVEYOR S-2851

ALL AREAS NOT SPECIFIED AS LIMITED COMMON ELEMENTS OR AS A UNIT SHALL BE CONSIDERED GENERAL COMMON ELEMENTS. THIS INCLUDES ALL ACCESS DRIVES, WELL HOUSE, AND LANDSCAPE AREAS.

**CJ**  
engineering  
civil design and consulting  
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Milwaukee, WI 53222  
PH. (414) 443-1312  
www.cj-engineering.com



- ⊙ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.
- INDICATES 1.5 INCH DIA. IRON ROD FOUND.

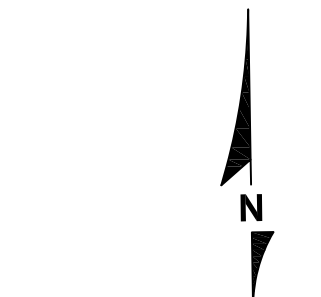
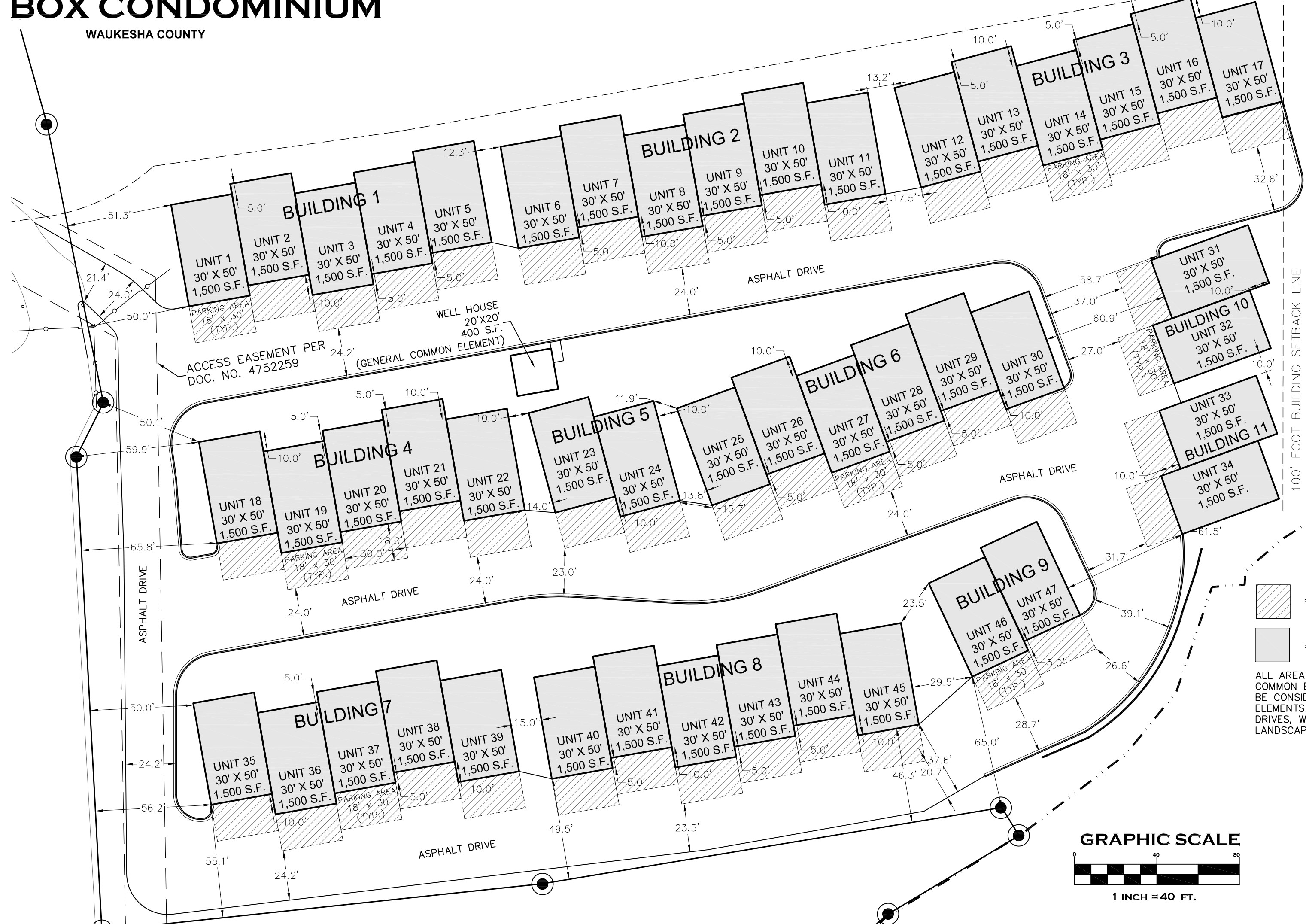


LINE TABLE		
NO.	BEARING	DISTANCE
1	S74°24'27"W	73.74
2	S32°58'12"W	45.13
3	S36°05'48"W	64.56
4	S58°47'46"W	24.47
5	S84°49'25"W	74.03
6	N87°37'23"W	46.92
7	S65°36'38"W	45.29
8	S47°28'57"W	48.48
9	S57°52'27"W	74.56
10	S32°54'35"E	16.05

# TOY BOX CONDOMINIUM



WAUKESHA COUNTY

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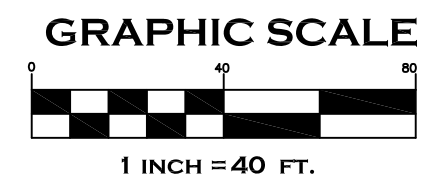


WETLAND DELINEATION LINE  
 PER HEARTLAND  
 ECOLOGICAL GROUP INC.  
 NOVEMBER, 2021

## LEGEND

-  = LIMITED COMMON ELEMENT
-  = UNIT

ALL AREAS NOT SPECIFIED AS LIMITED COMMON ELEMENTS OR AS A UNIT SHALL BE CONSIDERED GENERAL COMMON ELEMENTS. THIS INCLUDES ALL ACCESS DRIVES, WALKWAYS, WELL HOUSE AND LANDSCAPE AREAS.

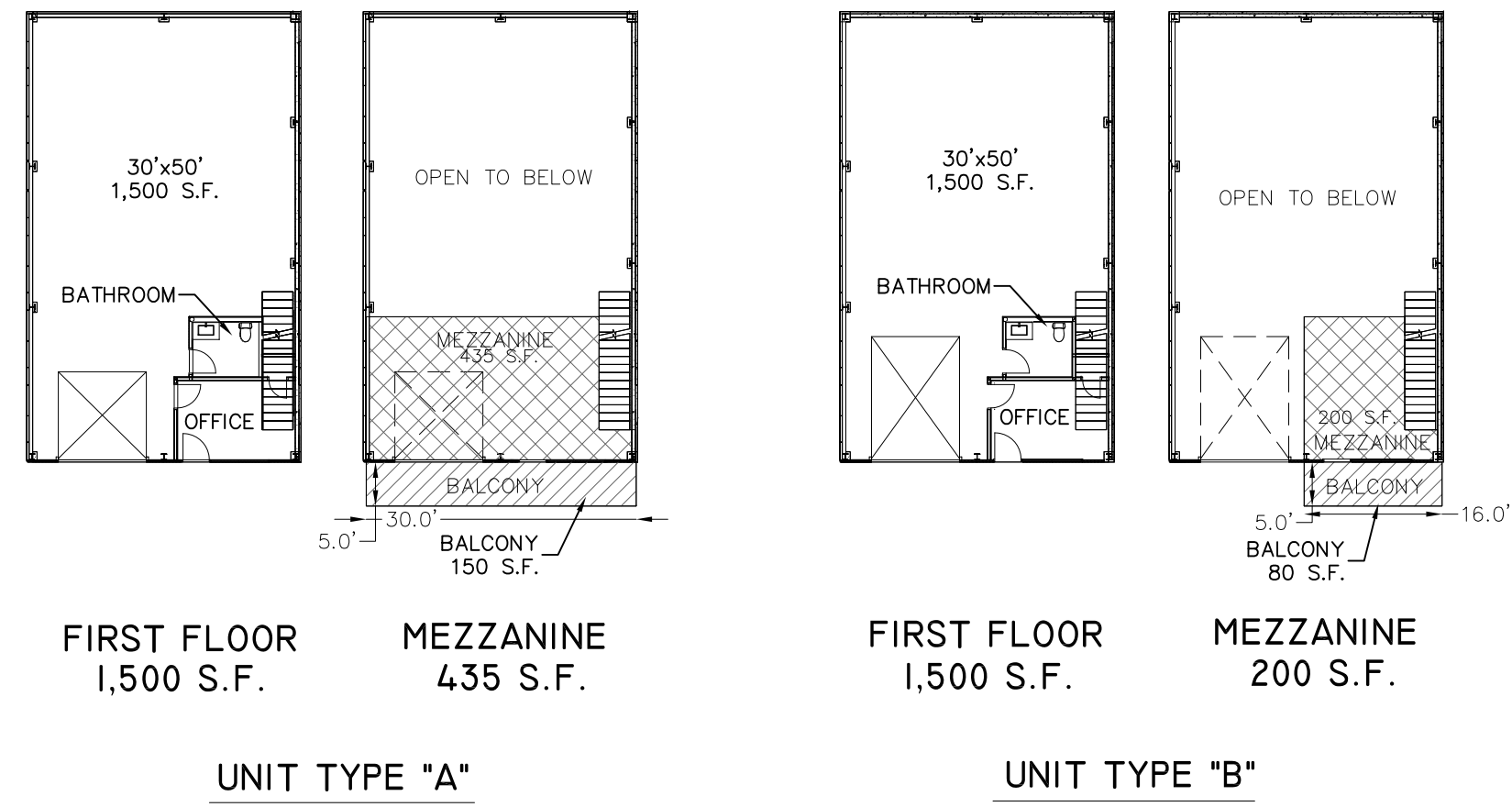






# TOY BOX CONDOMINIUM

WAUKESHA COUNTY

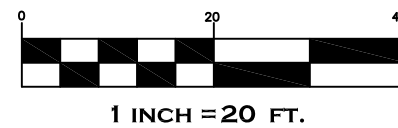
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 Milwaukee, WI 53222  
 PH. (414) 443-1312  
 www.cj-engineering.com



## LEGEND

-  = MEZZANINE WITHIN UNIT
-  = LIMITED COMMON ELEMENT

## GRAPHIC SCALE



1 INCH = 20 FT.

# Plan Commission Report for November 1, 2022

## **Roy Certified Survey Map Agenda Item No. 5. C.**

Applicant:	Jacob Roy
Project:	Land Combination
Requested Action:	Approval of Certified Survey Map
Zoning:	R-3 (County Zoning)
Location:	W298 N2808 Shady Lane

### **Report**

Mr. Roy is planning an addition to his house. Town and County staff require owners to “clean up” lot line issues when such a request is made in order to avoid nonconforming offsets. The CSM eliminates a lot line that passes through the middle of his driveway. Although the line may not affect the addition, the owner wants to know where the lot lines are located. I have reviewed the CSM for conformance to our code, provided my review comments to the surveyor and received an updated survey (included in your packets). There are a few outstanding minor technical items that need to be added to the CSM that will not significantly change the document.

### **Staff Recommendation:**

I recommend conditional approval of the CSM prepared by C3E Geomatics revised October 26, 2022, subject to the surveyor addressing any outstanding review comments raised by the Town and County staff prior to execution of the document.

Tim Barbeau, Town Engineer  
October 26, 2022





# TOWN OF DELAFIELD

## APPLICATION FOR PLAN COMMISSION AGENDA

*Plan Commission meetings are typically held the first Tuesday of every month. All applications must be submitted at least 3 weeks before a Plan Commission meeting to make the agenda. Any late submittals will be considered at the following meeting.*

(PLEASE PRINT)

Owner Information			Applicant		
Name: <b>Jacob Roy</b>			Name: <b>Jacob Roy</b>		
Address <b>W298N2808 Shady Ln</b>			Address <b>N8663 Wilmers Lndg</b>		
City <b>Pewaukee</b>	State <b>WI</b>	Zip <b>53072</b>	City <b>East Troy</b>	State <b>WI</b>	Zip <b>53120</b>
Telephone Number [REDACTED]			Telephone Number [REDACTED]		
Email: [REDACTED]			Email: [REDACTED]		

### APPLICATION TYPE AND FEE (CHECK ALL THAT APPLY)

\*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however, applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs.

- |                                                                       |                                                                |
|-----------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Site Plan.....\$150.00                       | <input type="checkbox"/> Home Occupation.....\$50.00           |
| <input type="checkbox"/> Site Grading Plan.....\$50.00                | <input type="checkbox"/> Zoning Amendment.....\$300.00         |
| <input type="checkbox"/> Lighting Plan.....\$50.00                    | <input type="checkbox"/> Land Use Amendment.....\$300.00       |
| <input type="checkbox"/> Signage Plan.....\$75.00                     | <input type="checkbox"/> Conditional Use.....\$225.00          |
| <input type="checkbox"/> Preliminary Plat.....\$300.00                | <input type="checkbox"/> Plan of Operation.....\$150.00        |
| <input type="checkbox"/> Final Plat.....\$150.00                      | <input type="checkbox"/> Planned unit Development.....\$225.00 |
| <input checked="" type="checkbox"/> Certified Survey Map.....\$250.00 | <input type="checkbox"/> Conceptual Plan Review.....\$50.00    |
| <input type="checkbox"/> Developer's Agreement.....\$100.00           | <input type="checkbox"/> Other.....\$50.00 minimum             |

**PROJECT NAME:** Jacob Roy Remodel

**Property Address:** W298N2808 Shady Ln Pewaukee WI 53072

**Tax ID/Parcel ID:** DELT0774047      **Lot Size:** 15,445.8SF

**Current Zoning:** \_\_\_\_\_      **Proposed Zoning (if applicable):** \_\_\_\_\_

**Present Use:** Residential home      **Intended Use (if applicable):** Residential home

A complete application along with the appropriate fees shall be submitted by the deadline outlined at the top of the application. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the project review checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. The Town of Delafield reserves the right not to accept an application that is deemed incomplete.



# TOWN OF DELAFIELD PLAN COMMISSION APPLICATION

## Project Description

Please answer the questions below that pertain to your request. If necessary, please attach a separate sheet.

### **PETITION FOR REZONING**

In the space below, please describe the purpose of the rezoning.

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### **PETITION FOR LAND USE AMENDMENT**

In the space below, please describe the purpose of the Land Use Amendment.

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### **PETITION FOR CONDITIONAL USE**

In the space below, please describe the purpose of the Conditional Use.

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### **PETITION FOR CERTIFIED SURVEY MAP / PRELIMINARY PLAT / FINAL PLAT**

In the space below, please describe the intention of the land division.

Removal of the internal lot line

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### **PETITION FOR SITE PLAN / PLAN OF OPERATION / OTHER APPLICATION**

In the space below, please describe the intention for the site plan, plan of operation, or other application.

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# Required Forms for Submittal

### Required Forms Checklist:

- Legal Description (all applications)
- Professional Staff/Fees Chargeback Acknowledgement (all applications)
- Certification for Division of Land (Certified Survey Map land splits)

### Submittal Information:

- One (1) copy of this application (signed & dated)
- One (1) electronic copy of all supporting materials, i.e., drawings, plans and written documentation (via email to dgreen@townofdelafield.org).
- Two (2) full size hard copies of all supporting materials, i.e., drawings, plans and written documentation of plans 11"x17" and smaller.
- Seven (7) copies of supporting materials larger than 11"x17".

I understand that this form shall be on file in the office of the Town Administrator by 4:00 p.m. on the 21st day before the meeting on which I desire to be heard or as required in the Land Division or Zoning Ordinance, whichever is longer. Plan Commission meetings are held the first Tuesday of each month. Furthermore, I understand that any engineering or legal review fees associated with this project may be charged to me.

**FAILURE TO PROVIDE ALL REQUIRED MATERIALS AND INFORMATION CAN RESULT IN THIS APPLICATION BEING WITHDRAWN FOR CONSIDERATION BY THE PLAN COMMISSION.**

*[Signature]*  
Signature of Owner

10/14/22  
Date

Sarcos Roy  
Print Name

### For Office Use Only

Application Received \_\_\_\_\_  
Date Received \_\_\_\_\_  
PC Meeting Date \_\_\_\_\_  
Public Hearing Date \_\_\_\_\_

Amount Received \_\_\_\_\_  
Received by \_\_\_\_\_  
Board Meeting Date \_\_\_\_\_

Publication Date (if required) \_\_\_\_\_



**TOWN OF DELAFIELD**

**PROFESSIONAL STAFF FEES CHARGEBACK ACKNOWLEDGEMENT**

**PLEASE BE ADVISED**

That pursuant to the Town of Delafield Code of Ordinances, the Town of Delafield Town Board has determined that whenever the services of the Town Attorney, Town Engineer or any of the other Town's professional staff results in a charge to the Town for that professional's time and services, and such service is not a service supplied to the Town as a whole, the Town Clerk shall charge that service and the fees incurred by the Town to the owner of the property. Also be advised that pursuant to the Town of Delafield Code of Ordinances certain other fees, costs and charges are the responsibility of the property owner.

\*\*\*\*\*

I, the undersigned, have been advised that, pursuant to the Town of Delafield Code of Ordinances, if the Town Attorney, Town Engineer or any other Town professional provides services to the Town as a result of my activities, whether at my request or at the request of the Town, I shall be responsible for the fees incurred by the Town. Also, I have been advised that pursuant to the Town of Delafield Code of Ordinances, certain other fees, costs and charges are my responsibility.

  
\_\_\_\_\_  
Signature of Owner

10/14/22  
\_\_\_\_\_  
Date

Jacob Roy  
\_\_\_\_\_  
Owner's name (please print)

Form received by: \_\_\_\_\_

Date: \_\_\_\_\_



# Certified Survey Map

All of Lot 19 and the Southerly 10 feet of Lot 18 of Plat of Re-Survey of Lots 7,8,11,13,15,16,18-24 of the Continuation of the Plat of Blatz Oakwood Grove being part of the The Southwest 1/4 of the Northwest 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin

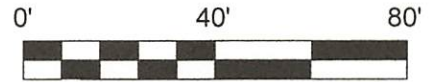


NW 1/4 SEC. 14, T7N, R18 E

■ NW Cor. NW 1/4, Sec. 14, T7N, R18E  
Conc. Mon. W/ Brass Cap

### LEGEND

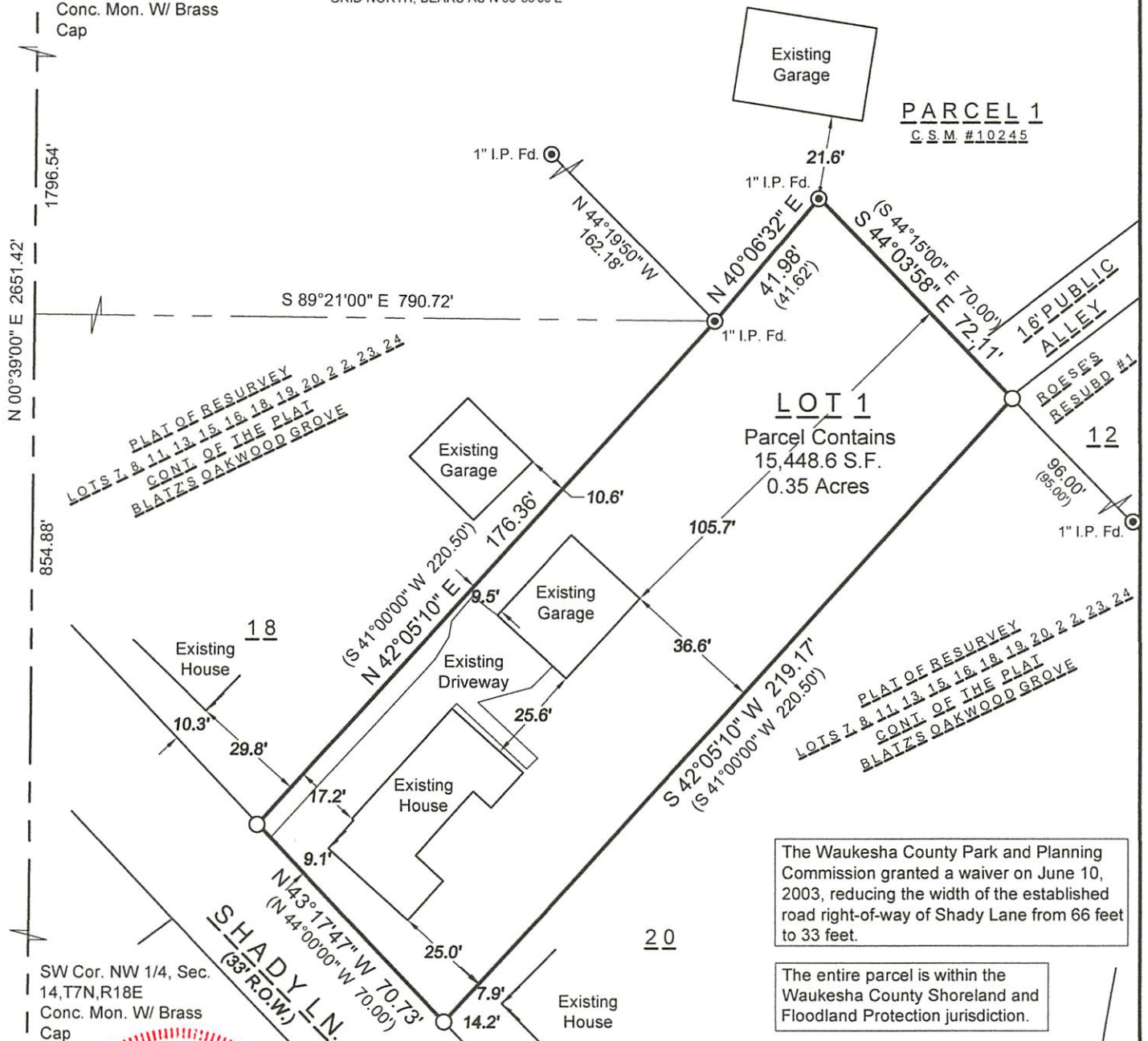
- 3/4"X18" IRON ROD SET  
1.50Lbs./LINEAL FOOT
- ⊙ MONUMENT FOUND AS NOTED  
(Measured Outside Diam.)
- ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT



Prepared For:

Jacob M Roy  
W298N2808 Shady Ln  
Pewaukee, WI 53072-4211

HORIZONTAL DATUM IS BASED ON C. S. M. No. 10405 WEST LINE OF THE NW 1/4 OF SEC. 14, T7N, R18E OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), AND ALL BEARINGS ARE REFERRED TO GRID NORTH, BEARS AS N 00°39'00 E



N 00°39'00" E 2651.42'  
1796.54'  
854.88'

PLAT OF RESURVEY  
LOIS 7 & 11 13 15 16 18 19 20 22 23 24  
CONT. OF THE PLAT  
BLATZ OAKWOOD GROVE

**PARCEL 1**  
C. S. M. #10245

**LOT 1**  
Parcel Contains  
15,448.6 S.F.  
0.35 Acres

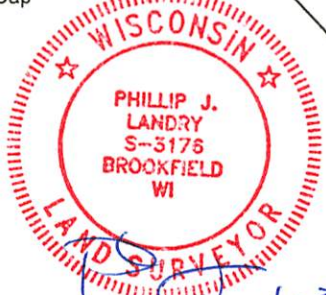
**LOT 12**

PLAT OF RESURVEY  
LOIS 7 & 11 13 15 16 18 19 20 22 23 24  
CONT. OF THE PLAT  
BLATZ OAKWOOD GROVE

The Waukesha County Park and Planning Commission granted a waiver on June 10, 2003, reducing the width of the established road right-of-way of Shady Lane from 66 feet to 33 feet.

The entire parcel is within the Waukesha County Shoreland and Floodland Protection jurisdiction.

SW Cor. NW 1/4, Sec. 14, T7N, R18E  
Conc. Mon. W/ Brass Cap



1-30-24

Revised 06-05-23  
Revised 04-12-23  
Revised 10-26-22



260 Regency Court • Lower Level  
Brookfield, WI 53045 • (262) 312-1034  
c3egeomatics.com



# Certified Survey Map

All of Lot 19 and the Southerly 10 feet of Lot 18 of Plat of Re-Survey of Lots 7,8,11,13,15,16,18-24 of the Continuation of the Plat of Blatz Oakwood Grove being part of the The Southwest 1/4 of the Northwest 1/4 of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin

## SURVEYOR'S CERTIFICATE:

I Phillip J. Landry, Professional Land Surveyor, do hereby certify:

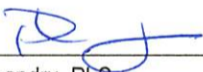
That I have surveyed, Divided and mapped a parcel of land located in a part of the NW ¼ of Section 14, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, Parcel now being more particularly bounded and described and follows:

Commencing at the Southwest Corner of the aforementioned NW 1/4, thence N 00°39'00" E along the West line of said NW 1/4, 854.88 feet; thence S 89°21'00" E along a line perpendicular to said West line of said NW 1/4, 790.72 feet to a 1" Iron Pipe being the Southwest Corner of Certified Survey Map No. 10245 and also being the Point of Beginning; thence N 40°06'32" E along the southeasterly line of said Certified Survey Map, 41.98 feet to a 1" Iron Pipe Found marking a corner of said Certified Survey Map; thence along the southwesterly line of said Certified Survey Map, S 44°03'58" E, 72.11 feet to the Northeast Corner of Lot 19 of the Plat of Resurvey of Lots 7, 8, 11, 13, 15, 16, 18, 19, 20, 21, 22, 23, and 24 of the Continuation of the Plat of Blatz's Oakwood Grove, said Northeast Corner lies N 44°03'58" W, 96.00 feet of a 1" Iron Pipe Found; thence S 42°05'10" W along the southeasterly line of said Lot 19, 219.17 feet to the Southeast Corner of said Lot 19 and being the Northerly line of Shady Lane, thence N 43°17'47" W along said northerly line of Shady Lane, 70.73 feet; thence N 42°05'10" E, 176.36 feet to the point of beginning of this description.

The gross area of said parcel contains 15,448.6 Square feet more or less or 0.35 Acres of land more or less.

That I have made such survey, land division and map by the direction of Jacob M Roy, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes, the subdivision ordinance of Waukesha County, and the Platting ordinance of the Town of Delafield and the Village of Hartland in surveying, dividing and mapping same.

Dated this 30<sup>th</sup> day of JANUARY, 20 24.

  
Phillip J. Landry PLS  
Professional Land Surveyor S-3176

### BASEMENT RESTRICTION - GROUNDWATER

The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. The Waukesha County Shoreland and Floodland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any future proposed residence will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland and Floodland Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.



1-30-24

Revised 06-05-23  
Revised 04-12-23  
Revised 10-26-22

This Instrument was drafted by Phillip J. Landry, a Professional Land Surveyor, S-3176 on this 25th day of April, 2022



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Sheet 2 of 4

Job# 22037





