



JOINT PLANNING & ZONING COMMISSION AND TOWN BOARD MEETING

January 7, 2026, 5:30 PM
820 E. Main Street, Eagle WI 53119

Agenda

1. Call to Order, Pledge of Allegiance
2. Roll Call
3. Minutes – Plan Commission consideration/approval of December 3, 2025, meeting minutes
4. Minutes – Town Board consideration/approval of December 3, 2025, meeting minutes
5. Public Comments - Please be advised per Section 19.84(2) Wis. Stats., information will be received from the public on only the items listed on the agenda. This public comment session shall last no longer than 15 minutes and individual presentations are limited to three minutes per speaker. There may be limited discussion on the information received, however, no action will be taken under public comment.
6. Site Plan/Plan of Operation for a 9,000 sq. ft. addition on the north side of the UPI Manufacturing building at S87W35670 Godfrey Ln. Tax Key 1818.999.053. Dretzka Investments, LLC (owner), UPI Manufacturing (applicant) Application 2025-25; Additional Information is available at: <https://s.zoninghub.com/K9HKD2WX5D>
 - A. Review and Discussion
 - B. Plan Commission recommendation to Town Board
 - C. Town Board action
7. Site Plan/Plan of Operation for a new 3,200 sq. ft. building at S90W35680 CTH NN. Tax Key 1818.999.003. Dretzka Chapman Oil, Inc (owner), Robert Chapman (applicant) Application 2025-24; Additional Information is available at: <https://s.zoninghub.com/EF2T3PYVRM>
 - A. Review and Discussion
 - B. Plan Commission recommendation to Town Board
 - C. Town Board action
8. Review of the number of accessory buildings allowed on a property at W377S10480 Betts Rd which is within the County's Shoreland Jurisdiction. Tax Key 1858.999.005. Doug and Linda Varrelmann (owners); Application 2025-26; Additional Information is available at: <https://s.zoninghub.com/EDOCLD17D5>
 - A. Review and Discussion
 - B. Plan Commission action
9. Miscellaneous Updates
 - A. Violation updates
 - B. Town Chairperson updates
10. Recommendation for future agendas (no packet materials)
11. Next meeting date: anticipated February 4, 2026
12. Adjournment by Planning and Zoning Commission
13. Adjournment by Town Board

Posted by Town Clerk on _____

Please note, 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 of Eagle at 262-594-5800. Copies of the agenda and packet materials may be obtained before the start of the meeting by contacting the Town Hall at (262) 594-5800 during regular office hours.

TOWN OF EAGLE
PLANNING & ZONING COMMISSION HELD JOINTLY WITH THE TOWN BOARD
December 3, 2025, 5:30PM
Unapproved Minutes

A Joint Public Hearing between the Town of Eagle Planning and Zoning Commission, Town of Eagle Board, and a Staff Representative of the Waukesha County Department of Parks and Land Use - Planning and Zoning Division was opened at 5:30pm by Chairperson Mommaerts to consider amendments to the Town of Eagle Zoning Map. The map update incorporates modified floodplain boundaries that were adopted in 2024. The overall floodplain area within the town reduced in size with FEMA's floodplain map update. Therefore, some of the lands formerly zoned by Waukesha County are now subject to the Town of Eagle Zoning Code. Affected properties are proposed to be zoned consistent with their current use. Most affected properties are state land which will be zoned P-1 Public. Many affected areas will remain zoned C-1 Conservancy District because the lands are wetlands. Planner Heermans displayed a map showing the changes. The public hearing was closed at 5:34pm.

Chairperson Mommaerts called the meeting to order at 5:35pm and led with the Pledge of Allegiance. R. Kugel, C. Mommaerts, R. Hajewski, D. Domagalski, D. Radtke, T. Samuels, and M. Bendler were present. D. Knauer and T. Betts were excused. Also in attendance was Town Planner Jacob Heermans.

Consideration and Approval of Minutes: *Motion by Kugel, seconded by Domagalski to approve the meeting minutes of November 5, 2025, as presented. All in favor, motion carried.*

Mommaerts opened the floor for public comments. Jerald Wisth of Juniper Lane said another dumpsite has been identified on the Doman property west of Markham Road. Wisth also asked where the Town is at with the 2045 Land Use Plan and lastly urged that Cobblestone Farms Development in the village is not opened up to traffic at Juniper Lane.

Consideration of the zoning amendment to the Town of Eagle Zoning Map, incorporating modified floodplain boundaries that were adopted in 2024. Application 2025-23. *Plan Commission motion by Samuels to accept the map. Second by Kugel. All in favor, motion carried. Town Board motion by Mommaerts to accept the recommendation of the Plan Commission to accept the map. Second by Hajewski. All in favor, motion carried.*

Change in Topography review for the placement of spoils resulting from a proposed wetland scrape project at W384S7460 CTH N, Tax Key EGLT 1757.999. Gordon Erikson (owner). It was noted that some of the documents in the packet incorrectly listed the address as CTH NN. The correct address is on CTH N, not NN. Planner Heermans summarized that the property is approximately 380 acres in size and is used for agricultural purposes. There is a large wetland on the east side of the property. The petitioner is proposing two shallow scrapes within the wetland to enhance wildlife habitat. The scrapes will be located within the county zoning jurisdiction; the resulting spoils will be spread in the farmland to the west. *Plan Commission motion by Samuels to approve the change in topography based on the conditions in the planner's report. Second by Bendler. All in favor, motion carried. Town Board motion by Hajewski to allow the change in topography as recommended by the Plan Commission. Second by Domagalski. All in favor, motion carried.*

Consideration of Certified Survey Map to create three (3) residential parcels on the southeast corner of Wilton Rd and STH 67. Tax Keys EGLT 1768.998.018 and EGLT 1768.998.013. Steven and Tara Wilton (owners). Application 2025-19 Heermans summarized that the applicants are proposing a Certified Survey Map to reconfigure two existing parcels, to create three residential lots.

Plan Commission motion by Radtke to approve the lot configuration on Highway 67 and Wilton Road. Second by Samuels. All in favor, motion carried. Town Board motion by Kugel to accept the recommendation by the Plan Commission and waive the requirement for the conceptual CSM. Second by Domagalski. All in favor, motion carried.

Periodic review of conditional use for hobby kennel for 9 dogs located at S105W375611 Estate Drive (EGLT 1857.008); Kallie Kestly and James Anderson (owners). Application 2025-22. Per Planner Heermans, the application indicated the same dogs reside on the property and no complaints have been received in the past twelve months. *Plan Commission motion by Mommaerts to extend the approval for an additional year based on the representations made by the petitioner at this meeting. Second by Kugel. All in favor, motion carried. Town Board motion by Hajewski to extend the conditional use of the hobby kennel by the recommendation of the plan Commission. Second by Domagalski. All in favor, motion carried.*

Business Park Detention Pond (Discussion only) Plan Commissioner Bendler has a large amount of documentation that is being reviewed. Bendler and Domagalski will compile the information.

Violation updates: Planner Heermans reported on code violations in the Town.

Chairperson Updates: Mommaerts has nothing to report at this time.

Future agenda items: No recommendations were made.

Next meeting: Wednesday January 7, 2026, at 5:30PM.

Motion to adjourn Planning and Zoning made by Samuels, seconded by Bendler. All in favor. Planning and Zoning adjourned at 6:02pm. Motion to adjourn Town Board made by Domagalski, seconded by Hajewski. All in favor. Town Board adjourned at 6:02pm.

Respectfully submitted, Mercia Christian, Clerk



STAFF REPORT AND RECOMMENDATION
SITE PLAN/PLAN OF OPERATION

Date: January 7, 2026

To: Planning and Zoning Commission and Town Board

Owner: Dretzka Investments LLC, UPI Manufacturing (applicant)

Location: S87W35670 Godfrey Ln, Tax Key No. EGLT 1818.999.053

Jurisdiction: This property is located entirely within the Town's zoning jurisdiction.

Zoning Classification: B-4 Mixed Business.

Existing Use: Manufacturing facility producing commercial and government (defense) products

Proposed Use: Site Plan, Plan of Operation review to construct a 9,000 SF building addition on the north side of the building

Application(s): 2025-25 Site Plan/Plan of Operation - <https://s.zoninghub.com/K9HKD2WX5D>

Staff Analysis

The subject property is 5.43 acres in size and is located on Godfrey Ln, between Chapman Ln and Price Ln., in the northern portion of the Town Business Park. The property comprises two lots which were combined via Certified Survey Map (CSM) in 2012. The property contains a 68,885 SF manufacturing/office building which was originally constructed in 2006 and subsequently added onto in 2012. UPI primarily manufactures, fabricates and assembles military equipment but does produce commercial products as well.

The petitioners are proposing a 9,000 sq. ft addition on the north side of the building for the continued assembly and shipping of armored vehicle parts. The addition will be constructed of prefinished metal panels to match the existing building, and two (2) overhead doors are proposed, one on the west of the addition and one on the east side of the addition. Hours of operation are typically 6 a.m. to 5 p.m. Monday through Friday with a maximum of 40 employees working in the building at any given time. The addition will add approximately 18 employees. The north side of the property is fenced with a retractable gate and is not accessible to the public. The stormwater for the site is directed to the private stormwater facility which is also owned by the petitioner. The addition meets the requirements of the B-4 District.

Staff Recommendation:

Staff recommends **conditional approval** of the Site Plan/Plan of Operation to construct the proposed addition on the north side of the existing building subject to the following conditions:

1. No changes to the site landscaping are proposed. The existing landscaping shall be maintained in perpetuity.
2. All work related to this project must comply with the plans approved by the town.
3. Prior to any construction taking place, a Zoning Permit and Building Permit must be issued by the Town

Planner and Town Building Inspector.

4. Any outdoor storage shall be screened from the road and shall not create a nuisance for nearby property owners or businesses. Outdoor storage shall be limited to business-related equipment, materials and product and at no time shall any outdoor storage be rented out to the general public.
5. Any outdoor lighting shall be LED, full cutoff and motion activated.
6. All proposed signage, as applicable, shall be approved by the Building Inspector.
7. Prior to the issuance of the Zoning Permit, the Town Planner must be notified by the Town Engineer that the development meets all provisions of the Storm Water Management Ordinance for the Town of Eagle.
8. Documentation shall be submitted to the Town Planner that the local Fire Inspector has inspected the building for compliance with all local fire codes, prior to the issuance of an occupancy permit.
9. Documentation shall be submitted to the Town Planner that the Town Building Inspector has completed a thorough inspection of the building for compliance with all building codes, prior to the issuance of an occupancy permit. If state approved plans are required, a copy of said plans shall be submitted to the Town Planner and Building Inspector for review and approval prior to the issuance of a Building Permit.
10. All activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
11. An up-to-date Site Plan/Plan of Operation must be on file, at all times, with the Town of Eagle.
12. The Town reserve the right to review any condition imposed as part of the Conditional Use and/or Site Plan/Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions which they feel may be reasonable to allow this use and ensure it does not become detrimental to the surrounding area.
13. **Professional Fees.** The petitioner shall, on demand, reimburse the Town of Eagle for all costs and expenses of any type that the Town incurs in connection with this conditional use, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
14. **Payment of Charges.** Any unpaid bills owed to the Town of Eagle by the subject property owner or his or her tenants, operators or occupants, or agents, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within 30 days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.



Jacob Heermans
Town Planner

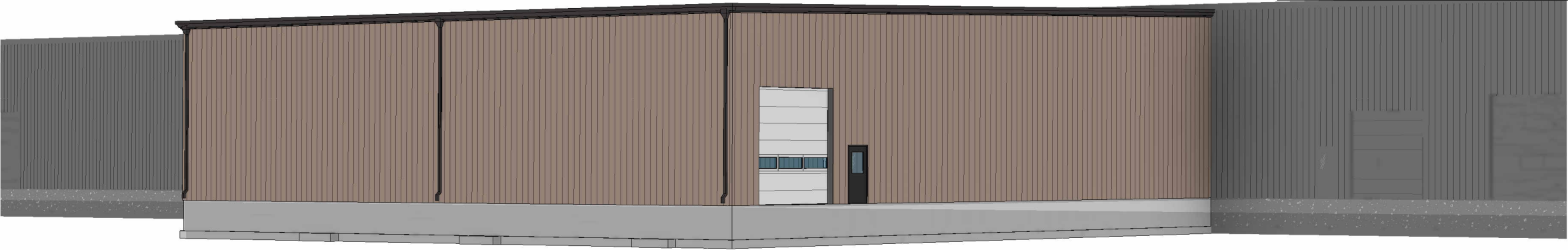
Attachments

Exhibit A – Site Plan

Exhibit B – Building Plans

2025 BUILDING ADDITION
UPI MANUFACTURING

587W35670 GODFREY LN
EAGLE, WI 53119
NOVEMBER 25, 2025



PROPOSED COMPLETED ELEVATION

OWNER
DRETZKA INVESTMENTS LLC C/O JEFF DRETZKA W33454375 CONNEMARA DR DOUSMAN, WI 53118 P. (608) 846-4711

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
GENERAL -	
G1.0	TITLE SHEET
CIVIL -	
C1.0	EXISTING PLAN
C2.0	PROPOSED SITE PLAN
C3.0	EROSION CONTROL PLAN
C4.0	EROSION CONTROL DETAILS

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
ARCHITECTURAL -	
A-001	FIRST FLOOR ARCHITECTURAL CODE
A-100	FIRST FLOOR PLAN
A-200	REFLECTED CEILING PLAN
A-300	ROOF PLAN
A-400	EXTERIOR ELEVATIONS
A-500	BUILDING SECTIONS
A-600	WALL SECTIONS
A-610	DOOR & WINDOW SCHEDULES
STRUCTURAL -	
S001	STRUCTURAL NOTES
S100	FOUNDATION PLAN
S110	BASE PLATE DETAILS
S111	FOUNDATION DETAILS
S200	ROOF FRAMING PLAN
MECHANICAL -	DESIGN BUILT
PLUMBING -	DESIGN BUILT
ELECTRICAL -	DESIGN BUILT

BUILDING DESIGN CRITERIA

- **CODE COMPLIANCE PER 2025 WISCONSIN**
COMMERCIAL BUILDING CODE (WCB) (2021 IBC - CODES)
ENERGY COMPLIANCE PER IECC 2021
- **BUILDING ENVELOPE REQUIREMENTS:**
CODE COMPLIANCE PER 2025 WISCONSIN
COMMERCIAL BUILDING CODE (WCB) (2021 IBC - CODES)
CONDITIONED SPACE PER ASHRAE 90.1 (2019).
MTL BLDG ROOF (U=0.035) 5PS 363.0402
MTL BLDG WALL (U=0.050) 5PS 363.0402
DOORS, SWINGING (U=0.37) 5PS 363.0403
DOORS, NON SWINGING (U=0.31)
- **PROVIDED THERMAL ENVELOPE:**
MTL BUILDING ROOF R25+RII LS, S5R (U=0.031)
MTL BUILDING WALL R30 (0.052) W/ THERMAL SPACER
BLOCKS
- **OCCUPANCY TYPE**
F2 - FACTORY (METAL PARTS ASSEMBLY) = 23,000 SF
- **CONSTRUCTION CLASSIFICATION - IIB**
METAL FRAME BUILDING
- **BUILDING ALLOWABLE AREA**
 - IBC 506.2 = 23,000 SF NON SPRINKLED
 - FRONTAGE INCREASE = 75% * 23,000 SF = 17,250 SF
- **OCCUPANT LOAD**
FACTORY F-2 WITH 18 OCCUPANTS

ABBREVIATIONS

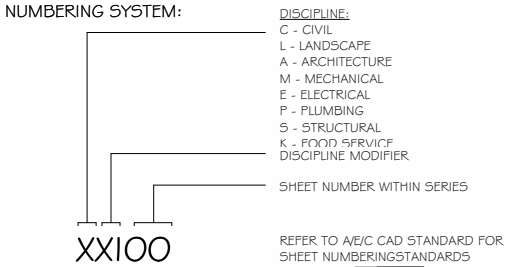
- EOP = EDGE OF PAVEMENT
BOC = BACK OF CURB
EOSW = EDGE OF SIDEWALK
TOF = TOP OF FOOTING
FFE = FIRST FLOOR ELEVATION
TOW = TOP OF WALL
SFE = SECOND FLOOR ELEVATION
ELEV. = ELEVATION
RO = ROUGH OPENING
BM = BENCHMARK
SQ. FT. = SQUARE FEET
DIA. = DIAMETER
TYP. = TYPICAL
HM = HOLLOW METAL
SS = STAINLESS STEEL
ALUM. = ALUMINUM
IBC = INTERNATIONAL BUILDING CODE
WD = WOOD
MTL = METAL
HSS = HOLLOW STEEL STRUCTURE
STL = STEEL
OFOI - OWNER FURNISHED OWNER INSTALLED
- MFG. = MANUFACTURER
DIM. = DIMENSION
SPF = SPRUCE PINE FUR
DF = DOUGLAS FIR
SP = SOUTHERN PINE
CONC. = CONCRETE
WWF = WIRE WELDED FABRIC
OC = ON CENTER
EW = EACH WAY
EF = EACH FACE
WH = WATER HEATER
DW = DISHWASHER
REF. = REFRIGERATOR
FRZ. = FREEZER
FTG. = FOOTING
PC = PRECAST
OHD = OVERHEAD DOOR
TJO = TOP OF
GALV. = GALVANIZED
BRG. = BEARING
OH = OVERHANG

SEAL

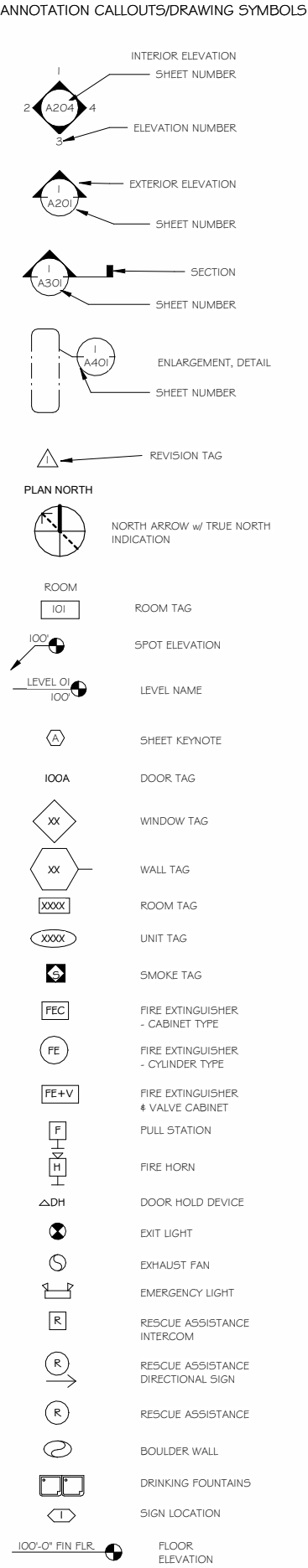


I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

INDEX OF DRAWINGS

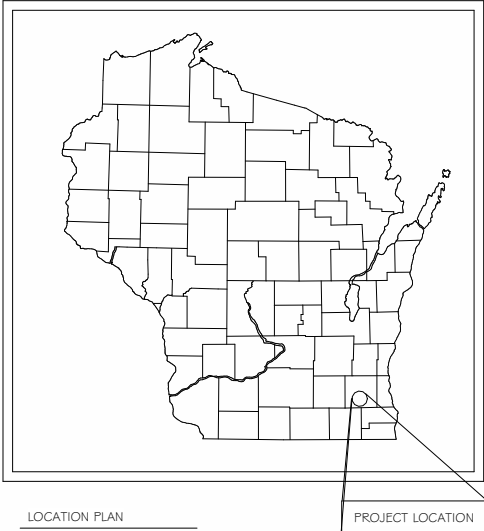


ARCHITECTURAL LEGEND

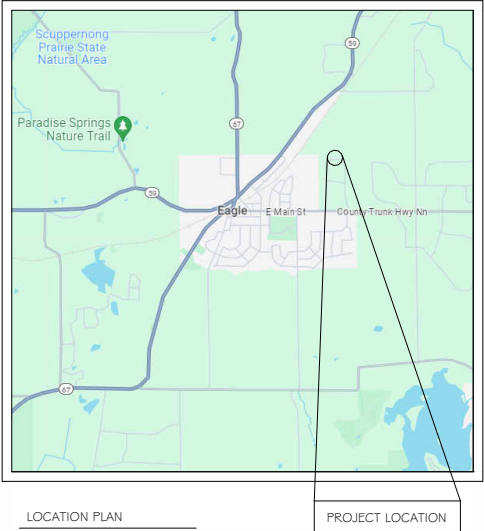


SUBMITTAL TYPE	ADDITION
PRIMARY OCCUPANCY TYPE	LOW HAZZARD FACTORY (F-2)
SECONDARY OCCUPANCY TYPE	N/A
OCCUPANCY SEPARATIONS	N/A

PROJECT AREA	9,000 SQ. FT.
FLOOR LEVELS	1
CONSTRUCTION CLASS	IIB
SPRINKLER PROTECTION	NONE



LOCATION PLAN
WAUKESHA COUNTY, WI



LOCATION PLAN
TOWN OF EAGLE

SHEET NAME:

TITLE SHEET

ADDRESS:

587W35670
GODFREY LN
EAGLE, WI 53119

PROJECT:

2025 BUILDING ADDITION
UPI MANUFACTURING

ROUSSEV
ENGINEERING
SOLUTIONS, LLC

7563 Driftless Rdg Wy
Verona, WI 53593
608-620-3036 (Office) • svet@rousseveengineering.com

ADVANCED
BUILDING
CORPORATION

3802 KIPP ST.
MADISON, WI 53718

PROJECT NO: 0924-25
PLOT DATE: 11/1/25
PLOT BY: SSR
PLOT SCALE: As indicated

SHEET # G1.0

BID DOCUMENTS

SITE DEVELOPMENT DATA:

SITE ADDRESS: S87W35670 GODFREY LN, EAGLE, WI
PARCEL ID 1818999053
LOT 1 CERT SURV 10963 VOL 107/49 REC IN DOC# 3909481 PT NW1/4 SEC 23 T5N R17E :: DOC# 3420791
LOT AREA: 5.433 AC±

CURRENT ZONING: B-4 MIXED BUSINESS

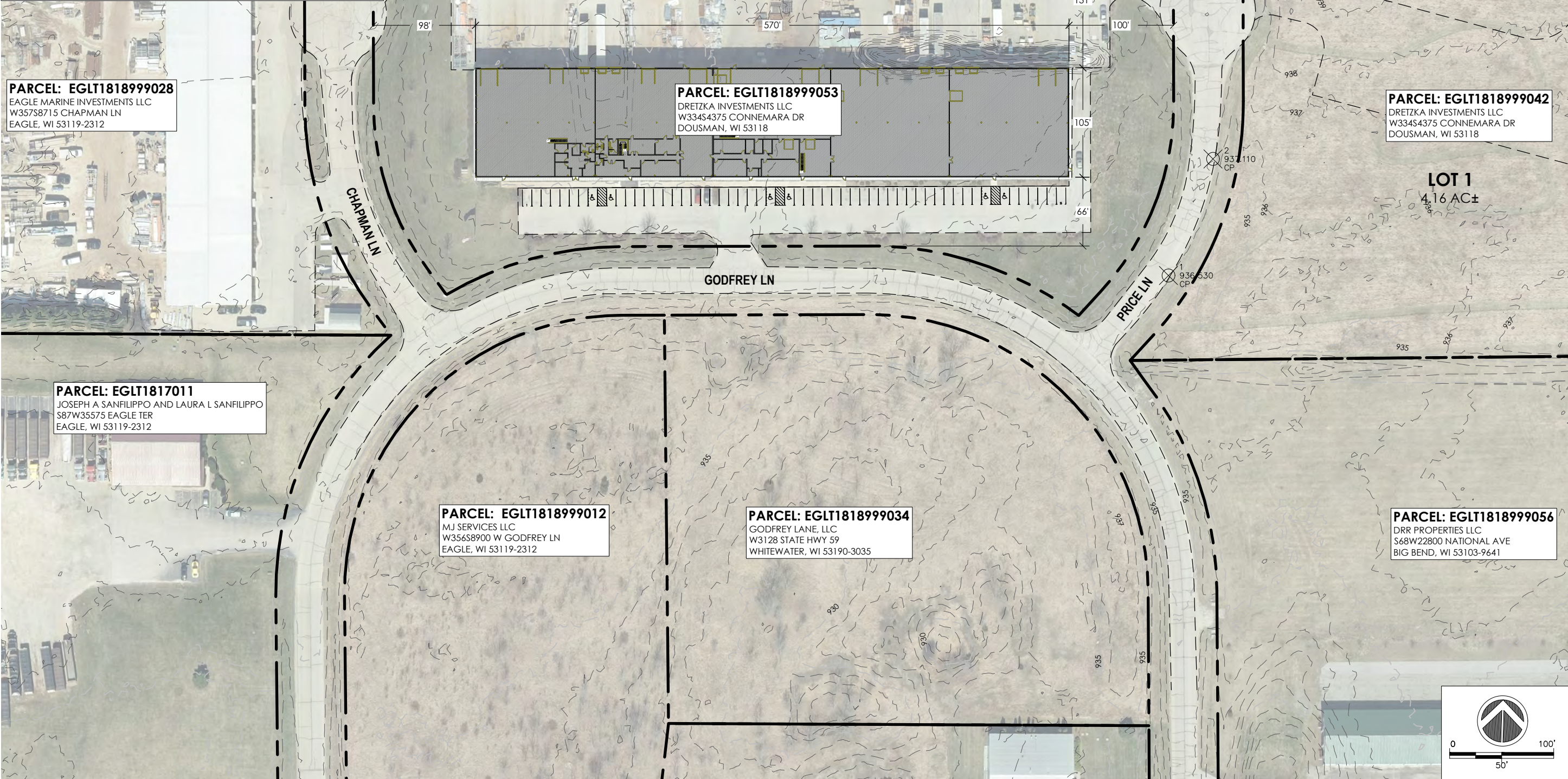
BLDG SETBACKS:

NORTH	= 40'
SOUTH	= 66'
EAST	=100'
WEST	= 98'

PROPOSED ADDITION: UFI MANUFACTURING FACILITY

EX. BUILDING FOOTPRINT	=	59,850 SF (1.37± AC)
DRIVEWAY & PARKING	=	106,786 SF (2.45± AC)
TOTAL IMPERVIOUS	=	166,636 SF (3.83 AC) 70%
LANDSCAPE AREAS	=	70,025 SF (1.60 AC) 30%

EXISTING PARKING STALLS = 55 STALLS / (3) ADA



BENCHMARK TABLE		
BENCHMARK	DESCRIPTION	ELEVATION
CP1	PK NAIL IN ASPHALT	936.53'
CP2	PK NAIL IN ASPHALT	937.11'

PARCEL: EGLT1783994
STATION ROAD LLC
4 EARLING CT
OCONOMOWOC, WI 53066-4032

PARCEL: EGLT1818999028
EAGLE MARINE INVESTMENTS LLC
W357S8715 CHAPMAN LN
EAGLE, WI 53119-2312

PARCEL: EGLT1818999053
DRETZKA INVESTMENTS LLC
W334S4375 CONNEMARA DR
DOUSMAN, WI 53118

PARCEL: EGLT1818999042
DRETZKA INVESTMENTS LLC
W334S4375 CONNEMARA DR
DOUSMAN, WI 53118

LOT 1
4.16 AC±

PARCEL: EGLT1817011
JOSEPH A SANFILIPPO AND LAURA L SANFILIPPO
S87W35575 EAGLE TER
EAGLE, WI 53119-2312

PARCEL: EGLT1818999012
MJ SERVICES LLC
W356S8900 W GODFREY LN
EAGLE, WI 53119-2312

PARCEL: EGLT1818999034
GODFREY LANE, LLC
W3128 STATE HWY 59
WHITEWATER, WI 53190-3035

PARCEL: EGLT1818999056
DRR PROPERTIES LLC
S68W22800 NATIONAL AVE
BIG BEND, WI 53103-9641



ROUSSEY
ENGINEERING
SOLUTIONS, LLC
7563 Driftless Rdg Wy
Verona, WI 53593

PROJECT:

2025 BUILDING ADDITION
UFI MANUFACTURING

ADDRESS:

S87W35670
GODFREY LN, EAGLE
WI 53119

SHEET NAME:

EXISTING PLAN

ADVANCED
BUILDING
CORPORATION
3802 KIPP ST.
MADISON, WI 53718
PROJECT NO: 0924-25
PLOT DATE: 11/27/25
PLOT BY: SSR
PLOT SCALE:
SHEET # C1.0
BID DOCUMENTS

NO.

DATE

REVISIONS

SITE DEVELOPMENT DATA:

SITE ADDRESS: S87W35670 GODFREY LN, EAGLE, WI
PARCEL ID 1818999053
LOT 1 CERT SURV 10963 VOL 107/49 REC IN DOC# 3909481 PT NW1/4 SEC 23
T5N R17E :: DOC# 3420791
LOT AREA: 5.433 AC±

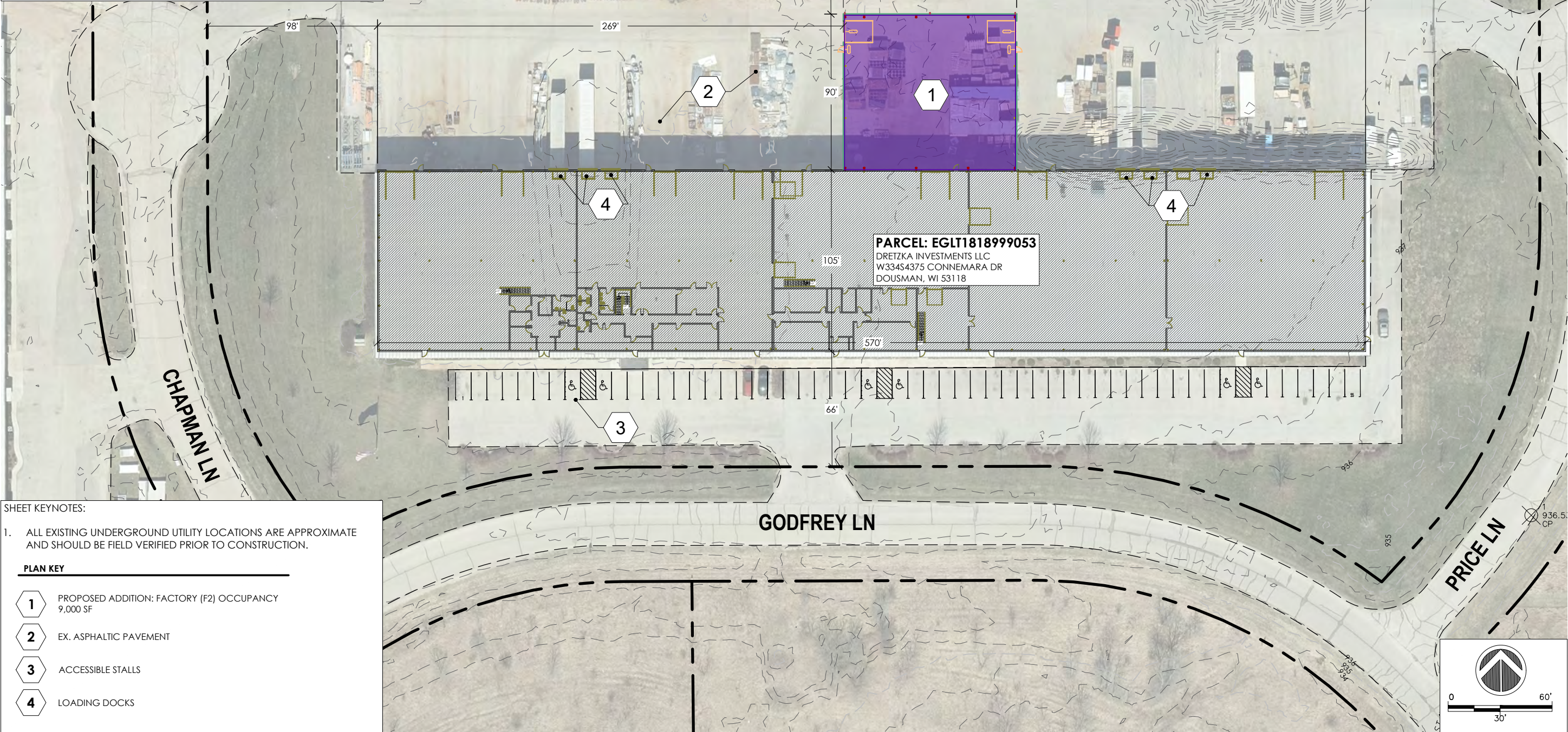
CURRENT ZONING: B-4 MIXED BUSINESS

BLDG SETBACKS:
NORTH = 40'
SOUTH = 66'
EAST = 100'
WEST = 98'

PROPOSED ADDITION: UFI MANUFACTURING FACILITY
EX. BUILDING FOOTPRINT = 68,885 SF (1.58± AC)
DRIVEWAY & PARKING = 97,751 SF (2.25± AC)
TOTAL IMPERVIOUS = 166,636 SF (3.83 AC) 70%
LANDSCAPE AREAS = 70,025 SF (1.60 AC) 30%

PROPOSED ADDITION = 9,000 SF (0.21± AC)
PROPOSED ADDITION REPLACES EXISTING PAVEMENT, THUS DOES NOT INCREASE IMPERVIOUS AREA.

EXISTING PARKING STALLS = 55 STALLS / (3) ADA



SHEET KEYNOTES:

1. ALL EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PLAN KEY

- 1** PROPOSED ADDITION: FACTORY (F2) OCCUPANCY 9,000 SF
2 EX. ASPHALTIC PAVEMENT
3 ACCESSIBLE STALLS
4 LOADING DOCKS

REVISIONS NO. DATE

SHEET NAME:

ADDRESS:

PROJECT:

2025 BUILDING ADDITION
UPI MANUFACTURING

RES
ROUSSEY
ENGINEERING
SOLUTIONS, LLC
3802 KIPP ST.
MADISON, WI 53718

PROJECT NO: 0924-25
PLOT DATE: 11/27/25
PLOT BY: SSR
PLOT SCALE:

SHEET # **C2.0**
BID DOCUMENTS

S87W35670
GODFREY LN, EAGLE
WI 53119

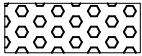
PROPOSED SITE PLAN
VERONA, WI 53593 608-620-3036 (Office) • svet@rousseyengineering.com

FILE NAME : \\ssr\res\Projects\2025\0924-25 UPI\CAD\Sheets\Plan\C3.0.dwg

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES FROM THE START OF LAND DISTURBING CONSTRUCTION ACTIVITIES UNTIL FINAL STABILIZATION OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH TOWN EROSION CONTROL AND STORMWATER ORDINANCE AND THE APPROPRIATE WISCONSIN DNR CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS. THE TOWN RESERVES THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES AS CONDITIONS WARRANT.
3. CLEANING RIGHT-OF-WAY SURFACES SHALL BE THOROUGHLY CLEANED BEFORE THE END OF EACH WORKING DAY WITHOUT HYDRAULIC FLUSHING.
4. RESTORATION RESTORATION SHALL BE COMPLETED AS NOTED IN THE CONSTRUCTION SCHEDULE UNLESS OTHERWISE AUTHORIZED BY THE TOWN.
5. INSPECTION THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. DOCUMENTATION OF EACH INSPECTION SHALL INCLUDE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF LAND DISTURBANCE AT THE CONSTRUCTION SITE, PERSON CONDUCTING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND A DESCRIPTION OF ANY EROSION OR SEDIMENT CONTROL MEASURE INSTALLATION.
6. STONE TRACKING PAD. BEFORE BEGINNING CONSTRUCTION, CONTRACTOR SHALL INSTALL A STONE TRACKING PAD AT EACH POINT WHERE VEHICLES ENTERS/EXITS THE CONSTRUCTION SITE. STONE TRACKING PADS SHOULD BE AT LEAST 24 FEET WIDE AND 50 FEET LONG, AND CONSTRUCTED OF 3-6 INCH WASHED STONE WITH A DEPTH OF AT LEAST 12 INCHES. ON SITES WITH CLAY SOILS, TONE TRACKING PADS MUST BE UNDERLAIN WITH A GEOTEXTILE LINER TO PREVENT THE STONE FROM SINKING INTO THE SOIL.
7. INLET PROTECTION. ALL INLETS SUBJECT TO DRAINAGE SHALL BE PROTECTED WITH TYPE D INLET PROTECTION OR APPROVED EQUAL. ANY DEPOSITS OF DIRT, MUD, ROCK, DEBRIS, OR OTHER MATERIAL ENTERING THE STORM SEWER SYSTEM SHALL BE PROMPTLY AND THOROUGHLY CLEANED OUT.
8. EROSION MAT. AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 4H:1V SHALL BE STABILIZED WITH WISCONSIN DOT CLASS 1, URBAN, TYPE B, EROSION MAT.
9. TEMPORARY EROSION CONTROL. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
10. STABILIZATION. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
12. SEEDING. SEED MIXTURE SHALL BE APPLIED AT A RATE OF 2 LBS PER 1,000 SF OF AREA OR AS NOTED ON THE LANDSCAPE PLAN.
13. STOCKPILES. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
14. DEWATERING SHALL FOLLOW DNR TECHNICAL STANDARD 1061.
15. CONCRETE WASHOUT AREA SHALL BE DESIGNATED BMP PER DNR TECHNICAL STANDARD.

EROSION CONTROL KEY



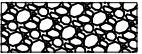
TRACKING PAD

— SF —

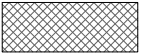
SILT FENCE, TYP.



INLET PROTECTION, TYP.



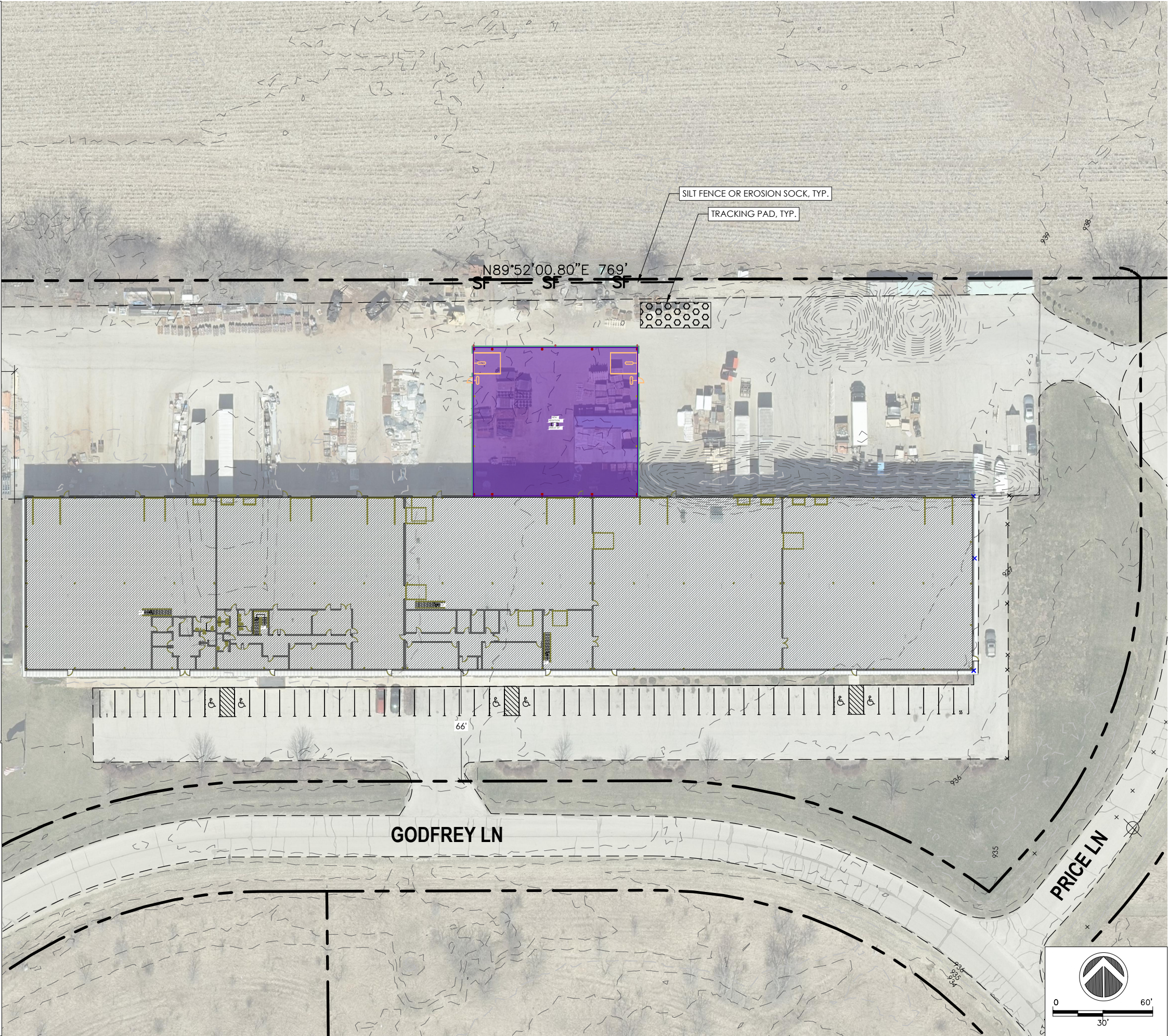
CLASS II RIP-RAP @ STORM SEWER OUTLET, TYP.



EROSION MAT



TEMPORARY DITCH CHECK, TYP.



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MADISON, WI 53718

PROJECT NO: 0924-25
PLOT DATE: 12/2/25
PLOT BY: SSR
PLOT SCALE:

SHEET # C3.0

BID DOCUMENTS

PROJECT:

2025 BUILDING ADDITION
UPI MANUFACTURING

ADDRESS:

S87W35670
GODFREY LN, EAGLE
WI 53119

SHEET NAME:

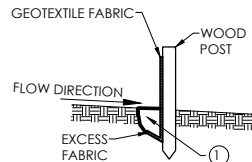
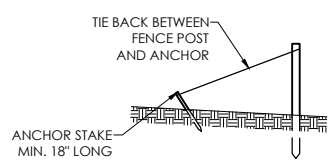
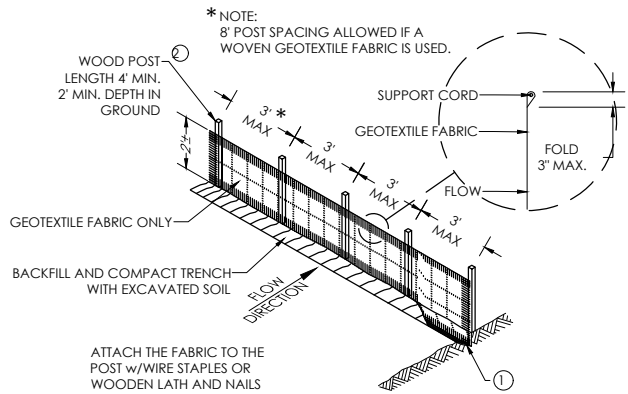
EROSION CONTROL PLAN

REVISIONS

NO. DATE

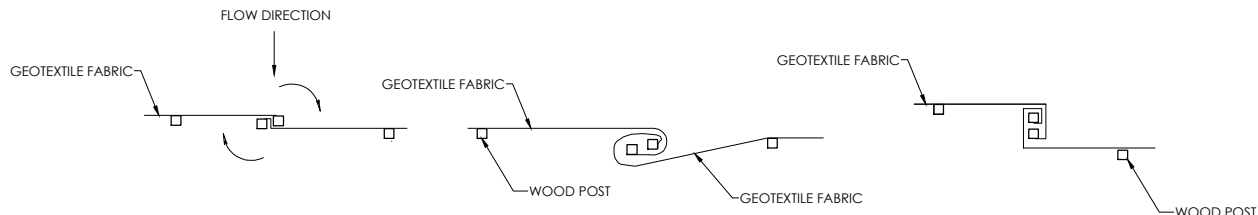
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- NOTES:
- TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC, FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - HORIZONTAL BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
 - WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.



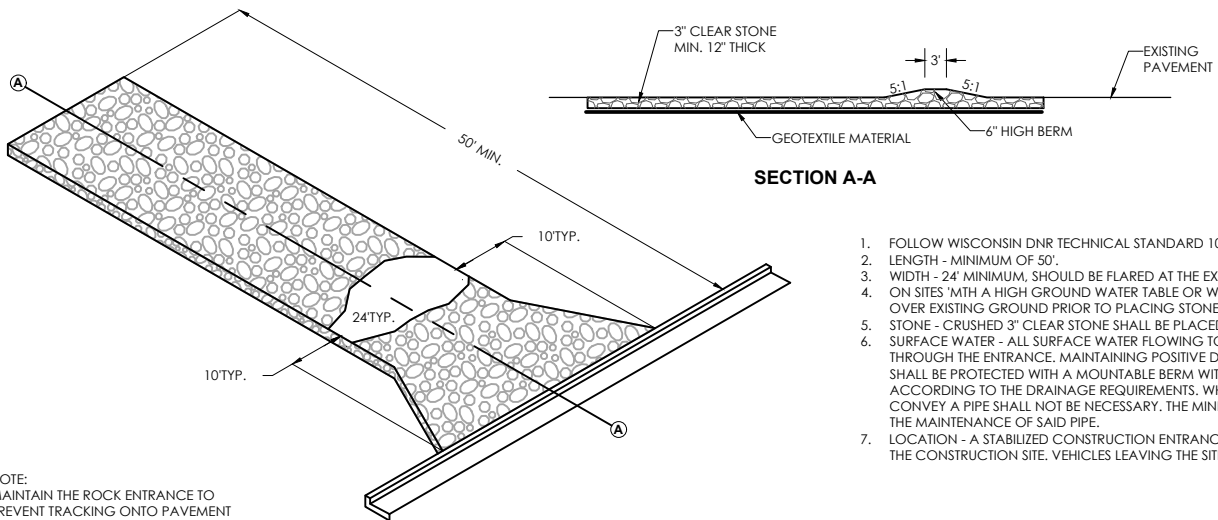
SILT FENCE TIE BACK DETAIL

TRENCH DETAIL



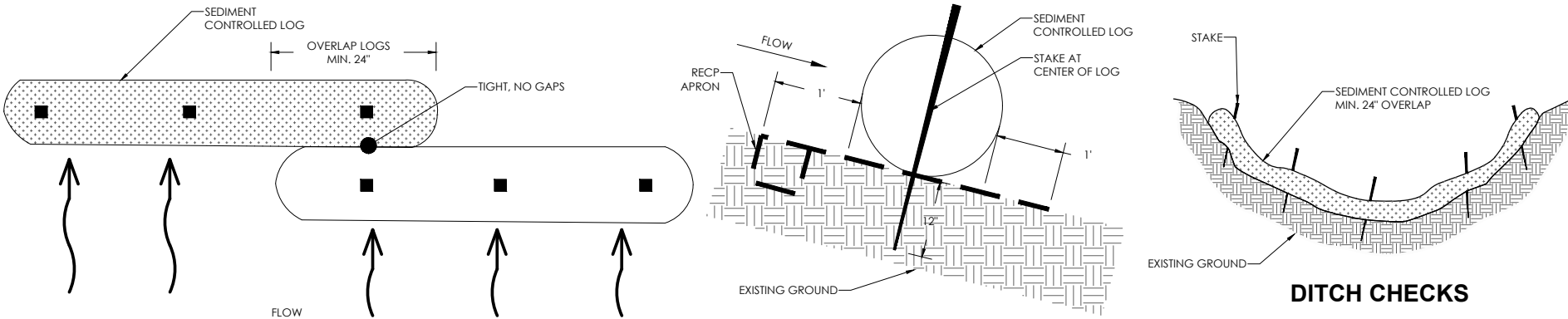
JOINING LENGTHS OF SILT FENCE

1-SILT FENCE



- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'.
- WIDTH - 24' MINIMUM. SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

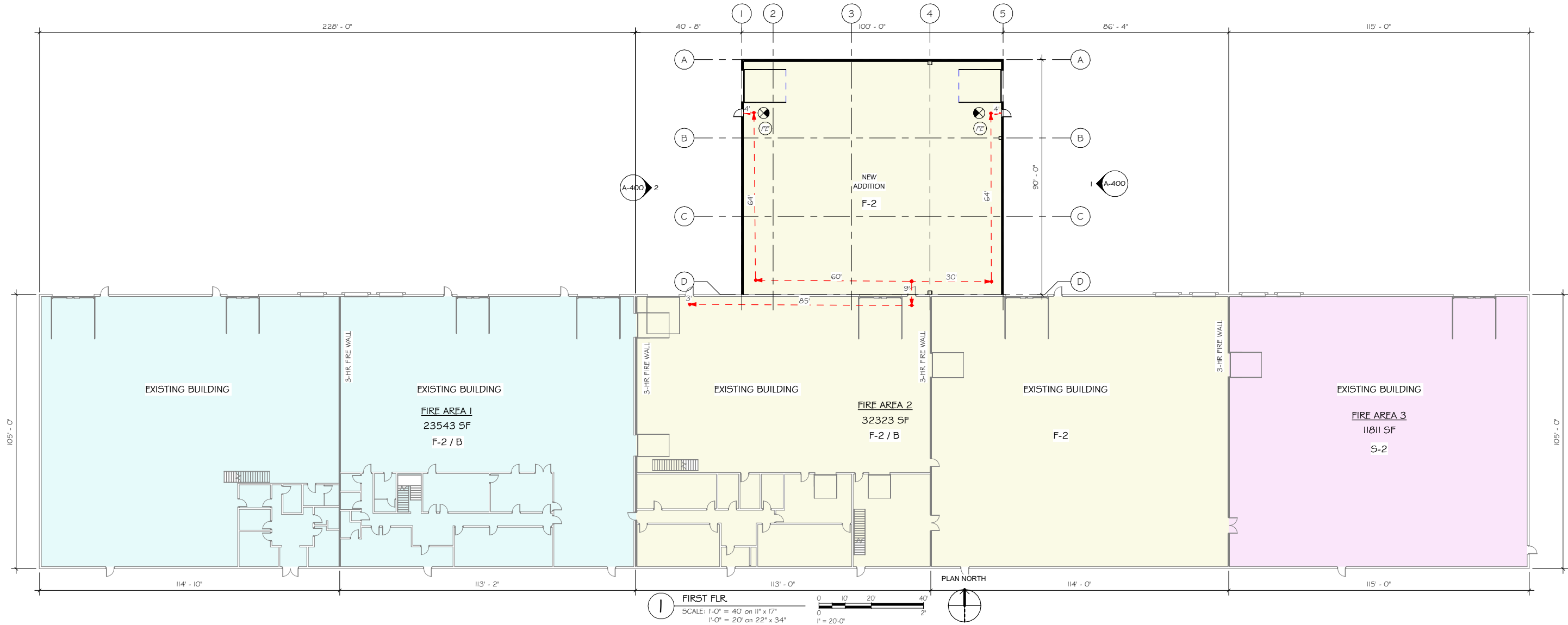
2-TRACKING PAD



3-TEMPORARY DITCH CHECK

NO.	DATE	REVISIONS	SHEET NAME:	ADDRESS:	PROJECT:
			EROSION CONTROL DETAILS	S87W35670 GODFREY LN, EAGLE WI 53119	2025 BUILDING ADDITION UPI MANUFACTURING
					ROUSSEV ENGINEERING SOLUTIONS, LLC
					7563 Dintless Rdg Wy Verona, WI 53593
					608-620-3036 (Office) • svet@rousseveengineering.com
					ADVANCED BUILDING CORPORATION
					3802 KIPP ST. MADISON, WI 53718
					PROJECT NO: 0924-25
					PLOT DATE: 12/2/25
					PLOT BY: SSR
					PLOT SCALE:
					SHEET # C4.0
					BID DOCUMENTS

FILE NAME : E:\Projects\2025\0924-25 UPI REV\TUP-2025.rvt



BUILDING CODE REVIEW						
REFERENCED CODES	INTERNATIONAL BUILDING CODE (IBC) - 2021					
BUILDING CLASSIFICATION	MAJOR OCCUPANCY: LOW HAZARD FACTORY, GROUP F-2 METAL PRODUCTS (FABRICATION AND ASSEMBLY) SECONDARY OCCUPANCY: N/A					
CONSTRUCTION TYPE	II-B					
FIRE PROTECTION SYSTEMS	SPRINKLED: BLDG NOT EQUIPPED W/ AN AUTOMATIC SPRINKLER SYSTEM					
BUILDING HEIGHT AND AREA LIMITATIONS	1 STORY					
ALLOWABLE AREA	- IBC 506.2 (F-2) N5 = 23,000 SF					
FRONTAGE INCREASE	FIRE AREA 2 + NEW ADDITION BUILDING PERIMETER WITH 30'+ OPEN SPACE = 634' TOTAL BUILDING PERIMETER (FIRE AREA 2) = 844' PERCENTAGE OF BUILDING PERIMETER WITH 30' OPEN SPACE = 634/844 = 75% AMOUNT OF INCREASE PER IBC 506.3.3 = 0.75, OR 75%*23,000 = 17,250 SF					
TOTAL ALLOWABLE AREA	= 23,000 SF + 17,250 = 40,250 SF					
GROSS BUILDING AREA	FIRE AREA 1 = 23,543 SF < 40,250 SF FIRE AREA 2 = 32,323 SF < 40,250 SF FIRE AREA 3 = 11,811 SF < 26,000 SF					
BUILDING FIRE AREA	- IBC 903: NO LIMITS ON FIRE AREA FOR F-2 OCCUPANCY					
ROOM OCCUPANCY						
ROOM NO	NAME	AREA	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD	COMMENTS
I	NEW ADDITION	8802 SF	FACTORY F-2	500	18	
TOTAL: I				18		

BUILDING CODE REVIEW	
MEANS OF EGRESS - CHAPTER 10	
OCCUPANT LOAD	18 OCCUPANTS
IBC 1005.3.2 (1): EGRESS WIDTH - 0.15 * PER OCCUPANT	18 X 0.15" = 4.35"
EGRESS OPENINGS	(2) SERVICE DOOR @ 36"
TOTAL EXISTING EGRESS WIDTH	72" : OK
IBC 1029.7 TRAVEL DISTANCE - EXIT ACCESS TRAVEL DISTANCE: MAX ALLOWED PER TABLE 1017.2 = 300' - 0" FOR BLDG W/O SPRINKLER SYSTEM FOR LOW HAZARD FACTORY (F-2) OCCUPANCY < 300' - 0"	
PLUMBING FIXTURES FOR CURRENT CONSTRUCTION	
SECTION 2902 - MINIMUM PLUMBING FACILITIES	
PLUMBING FIXTURE CALCULATIONS:	
F2 / MALE F2 / FEMALE	
WATER CLOSETS 1/4100=0.14 1/4100=0.14	1/4100=0.14 1/4100=0.14
LAVATORIES 1/4100=0.14 1/4100=0.14	1/4100=0.14 1/4100=0.14
TOTAL MENS = 0.14 (1 REQUIRED), PROVIDED BY EXISTING FACILITY	
TOTAL WOMENS = 0.14 (1 REQUIRED), PROVIDED BY EXISTING FACILITY	
TOTAL LAVATORIES = 0.14 (1 REQUIRED), PROVIDED BY EXISTING FACILITY	
TOTAL DRINKING FOUNTAINS = 1/400 (1 REQUIRED), PROVIDED BY EXISTING FACILITY	
TOTAL SERVICE SINKS = 1 REQUIRED, PROVIDED BY EXISTING FACILITY	
EXIT LIGHT	
FIRE EXTINGUISHER -CYLINDER TYPE -CABINET TYPE	
FIRE EXTINGUISHER -CABINET TYPE	

PROJECT:

2025 BUILDING ADDITION
UPI MANUFACTURING

ADDRESS:

S87W35G70
GODFREY LN
EAGLE, WI 53119

SHEET NAME:

FIRST FLOOR
ARCHITECTURAL CODE

REVISIONS

NO. DATE

RES

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CORPORATION

3802 KIPP ST.
MADISON, WI 53718

PROJECT NO:

0924-25

PLOT DATE:

11/11/25

PLOT BY:

SSR

PLOT SCALE:

As indicated

SHEET #

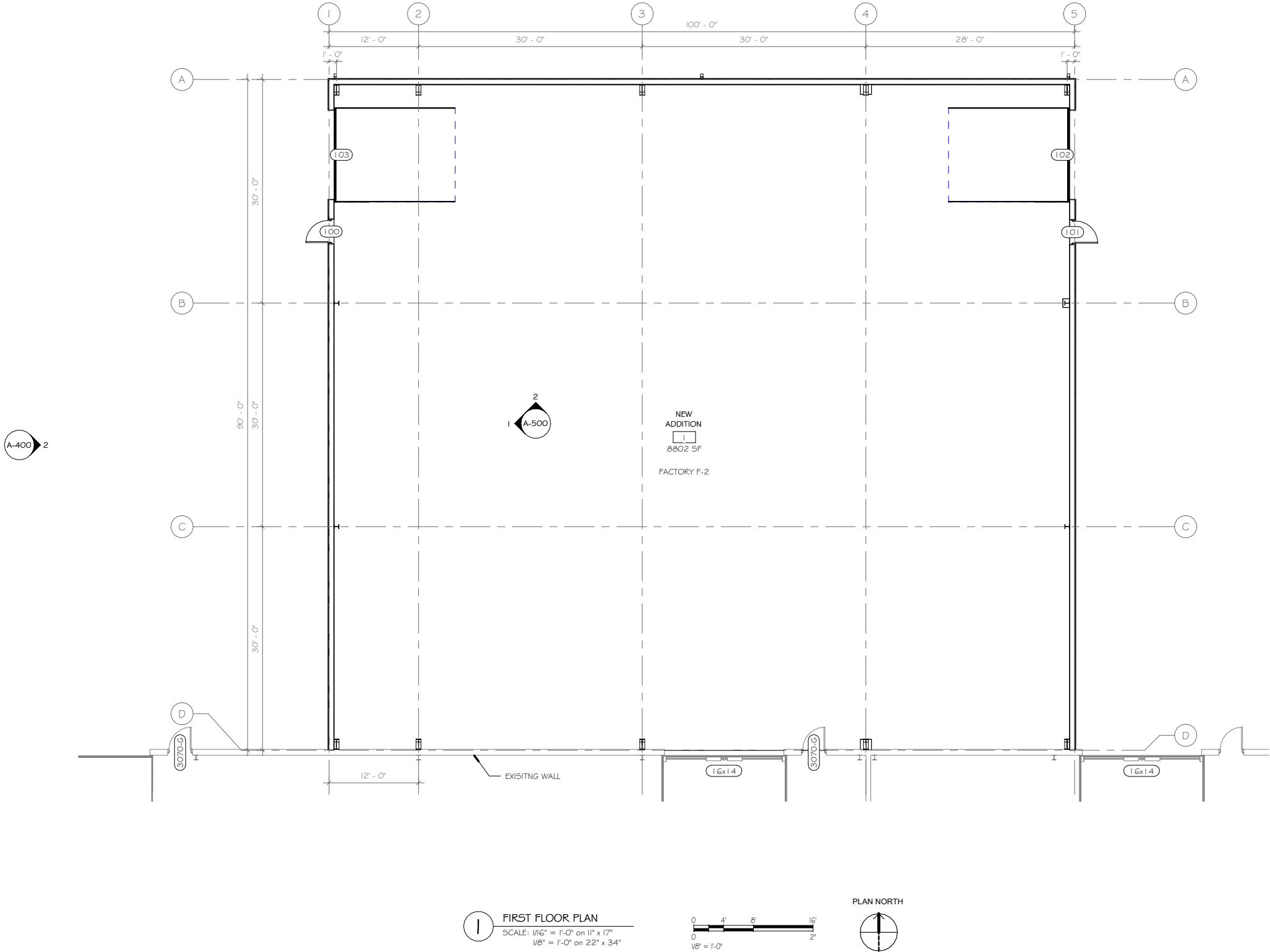
A-001

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BID DOCUMENTS

FILE NAME : E:\Projects\2025\0924-25 UPI\REV\UP-2025.rvt



3802 KIPP ST.
MADISON, WI 53718

PROJECT NO: 0924-25
PLOT DATE: 11/11/25
PLOT BY: SSR
PLOT SCALE: 1/8" = 1'-0"

SHEET # A-100

BID DOCUMENTS

PROJECT:

2025 BUILDING ADDITION
UPI MANUFACTURING

ADDRESS:

S87W35670
GODFREY LN
EAGLE, WI 53119

SHEET NAME:

FIRST FLOOR PLAN

REVISIONS

NO. DATE



1 FIRST FLR. REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0" on 11" x 17"
1/8" = 1'-0" on 22" x 34"

CEILING LEGEND	
	24" X 24" ACOUSTICAL CEILING TILE
	GYPSUM WALL BOARD / PAINT
	EXPOSED CEILING TO ROOF DECK
	FLUORESCENT STRIP FIXTURE
	RECESSED FLUORESCENT FIXTURE
	LIGHTING FIXTURES ON EMERGENCY POWER SOURCE
	SUPPLY FRESH AIR
	RETURN AIR REGISTER
	CEILING MOUNTED OCCUPANCY SENSOR
	CARBON MONOXIDE DETECTORS
	SPRINKLER HEADRE
	EXIT LIGHT FIXTURE



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PROJECT:
2025 BUILDING ADDITION
UPI MANUFACTURING

ADDRESS:
S87W35G7O
GODFREY LN
EAGLE, WI 53119

SHEET NAME:
REFLECTED CEILING
PLAN

REVISIONS
NO. DATE

PROJECT NO:
PLOT DATE:
PLOT BY:
PLOT SCALE:

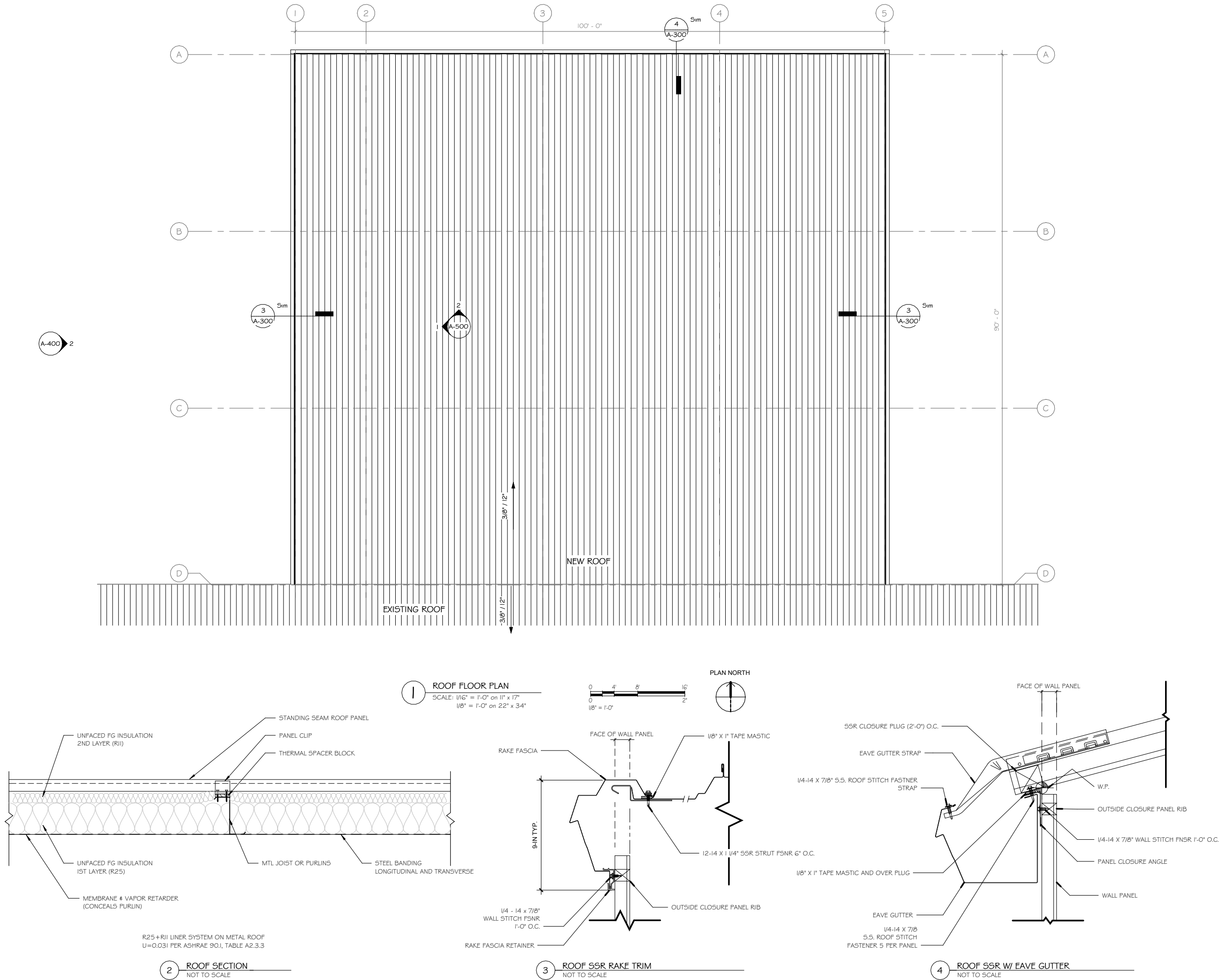
0924-25
11/1/25
SSR
1/8" = 1'-0"

SHEET #

A-200

BID DOCUMENTS

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PROJECT NO: 0924-25
PLOT DATE: 11/1/25
PLOT BY: SSR
PLOT SCALE: As indicated

SHEET # A-300

BID DOCUMENTS

PROJECT:

2025 BUILDING ADDITION
UPI MANUFACTURING

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SHEET NAME:

ROOF PLAN

ADDRESS:

S87W35670
GODFREY LN
EAGLE, WI 53119

REVISIONS

NO. DATE

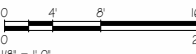
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3 NORTH ELEVATION
SCALE: 1/16" = 1'-0" on 11" x 17"
1/8" = 1'-0" on 22" x 34"

2 WEST ELEVATION
SCALE: 1/16" = 1'-0" on 11" x 17"
1/8" = 1'-0" on 22" x 34"

1 EAST ELEVATION
SCALE: 1/8" = 1'-0" on 11" x 17"
1/4" = 1'-0" on 22" x 34"



ELEVATION NOTES	
Item	Description
1	STEEL - PANEL RIB - AMERICAN BUILDING SURREY BEIGE
2	6"x6" GUTTER: COLOR AMERICAN BUILDINGS -MIDNIGHT BLACK
3	5"x6" DOWNSPOUT: COLOR AMERICAN BUILDINGS -MIDNIGHT BLACK



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PROJECT:
2025 BUILDING ADDITION
UPI MANUFACTURING

SHEET #
A-400

ADDRESS:
S87W35C70
GODFREY LN
EAGLE, WI 53119

SHEET NAME:
EXTERIOR ELEVATIONS

NO. DATE

REVISIONS

PROJECT NO:
0924-25

PLOT DATE:
11/1/25

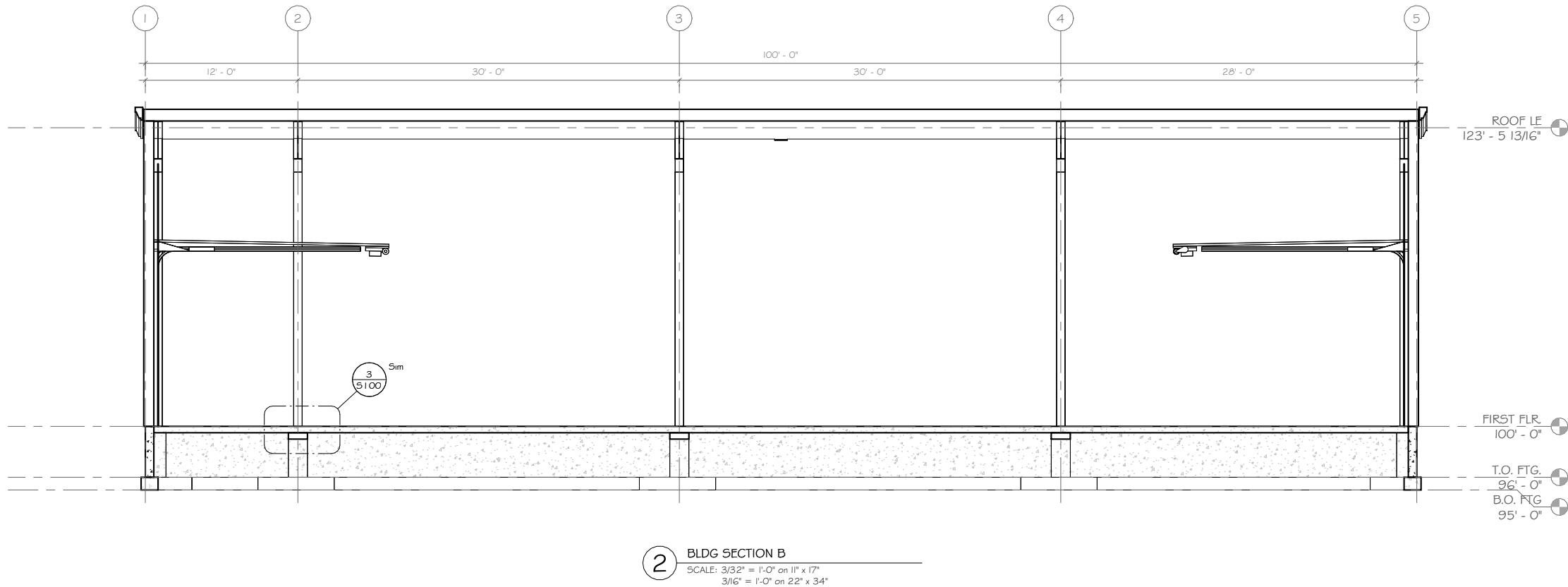
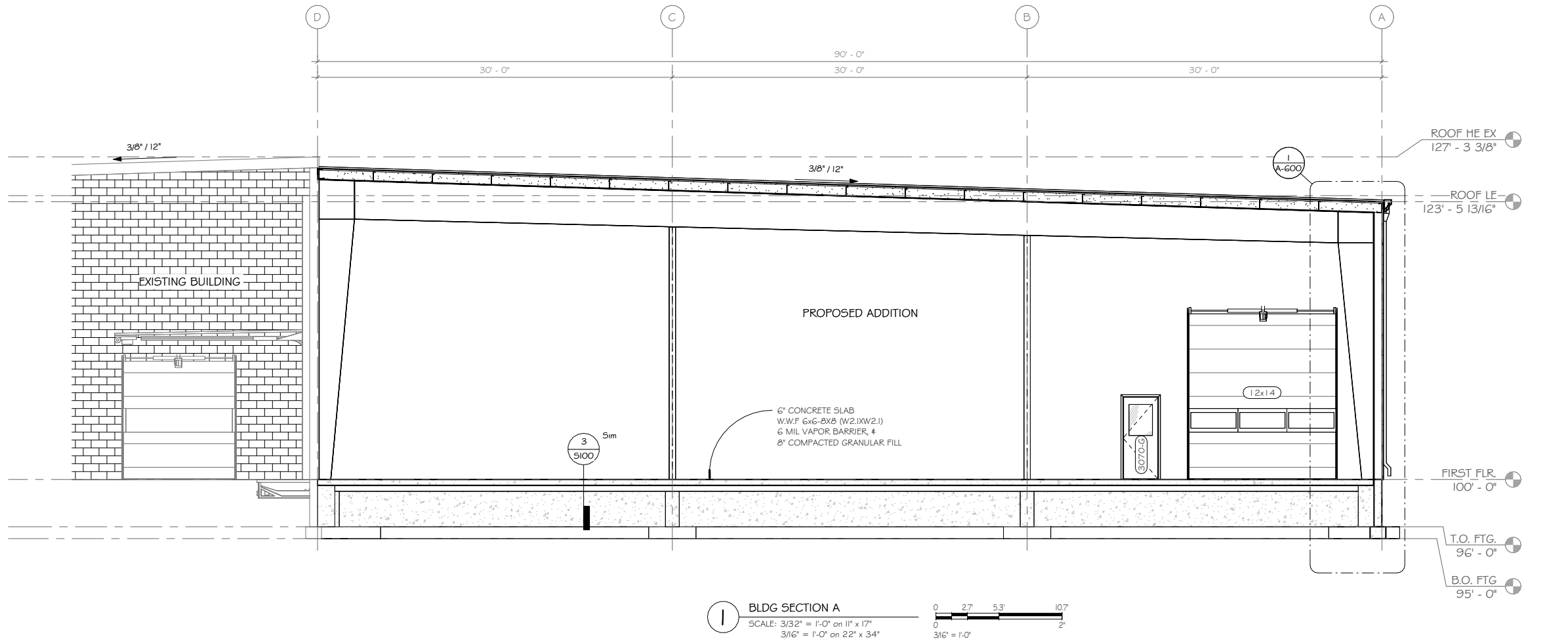
PLOT BY:
SSR

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

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Verona, WI 53593



3802 KIPP ST.
MADISON, WI 53718

PROJECT NO: 0924-25
PLOT DATE: 11/1/25
PLOT BY: SSR
PLOT SCALE: 3/16" = 1'-0"

SHEET # A-500

BID DOCUMENTS

PROJECT:

2025 BUILDING ADDITION
UPI MANUFACTURING

ADDRESS:

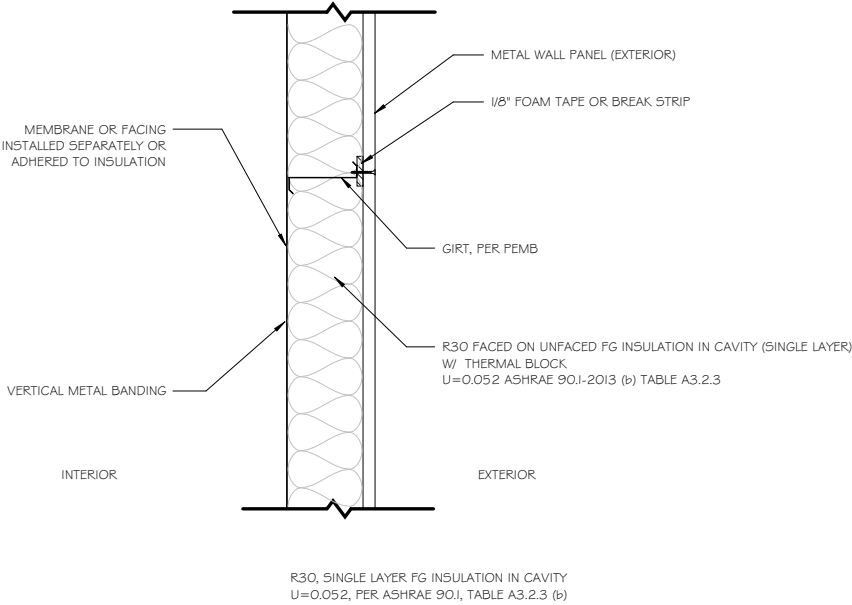
S87W35670
GODFREY LN
EAGLE, WI 53119

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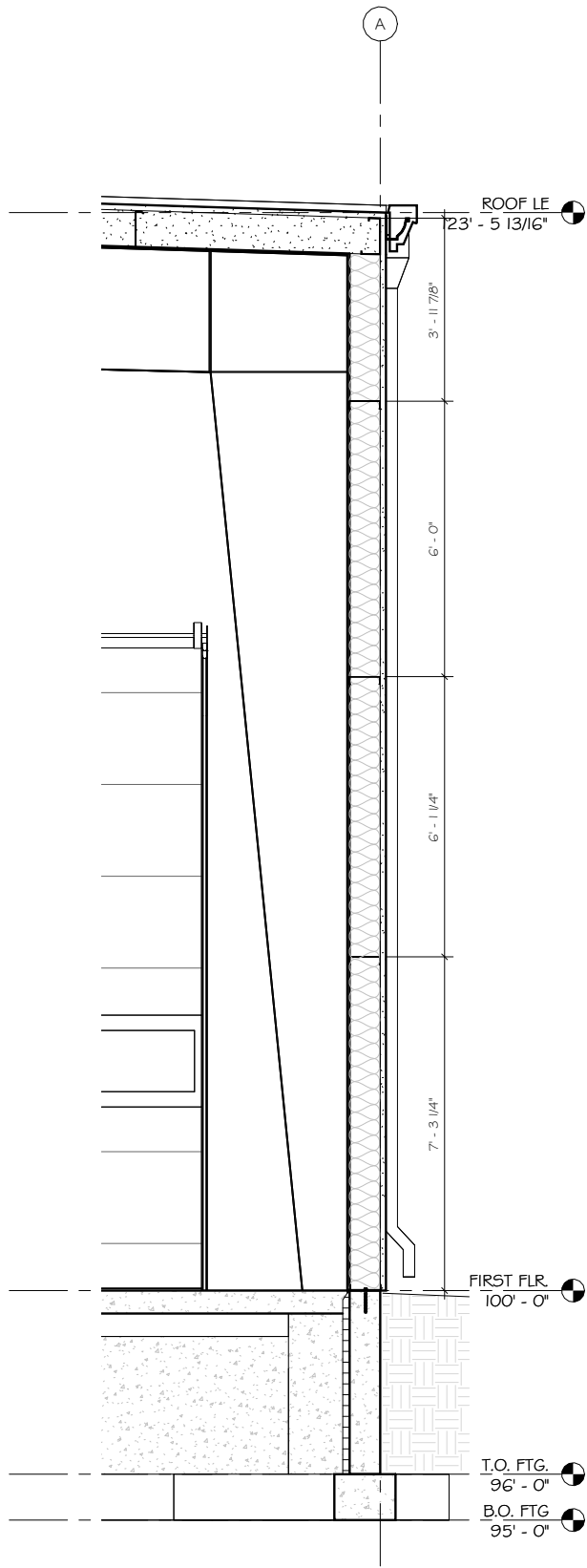
BUILDING SECTIONS

REVISIONS

NO. DATE



2 EXTERIOR WALL SECTION
NOT TO SCALE



1 WALL DETAIL
SCALE: 1/4" = 1'-0" on 11" x 17"
1/2" = 1'-0" on 22" x 34"



3802 KIPP ST.
MADISON, WI 53718

PROJECT NO: 0924-25
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PLOT BY: SSR
PLOT SCALE: As indicated

SHEET # A-600

BID DOCUMENTS

PROJECT:

2025 BUILDING ADDITION
UPI MANUFACTURING

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SHEET NAME:

WALL SECTIONS

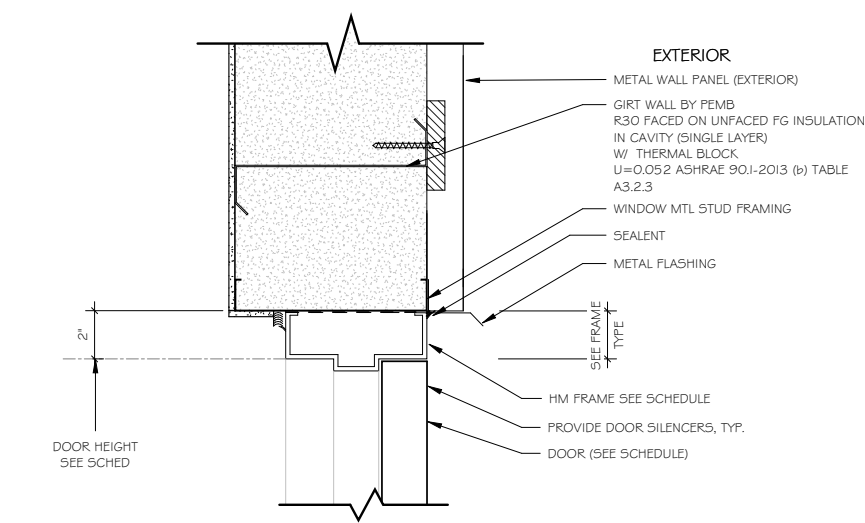
ADDRESS:

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GODFREY LN
EAGLE, WI 53119

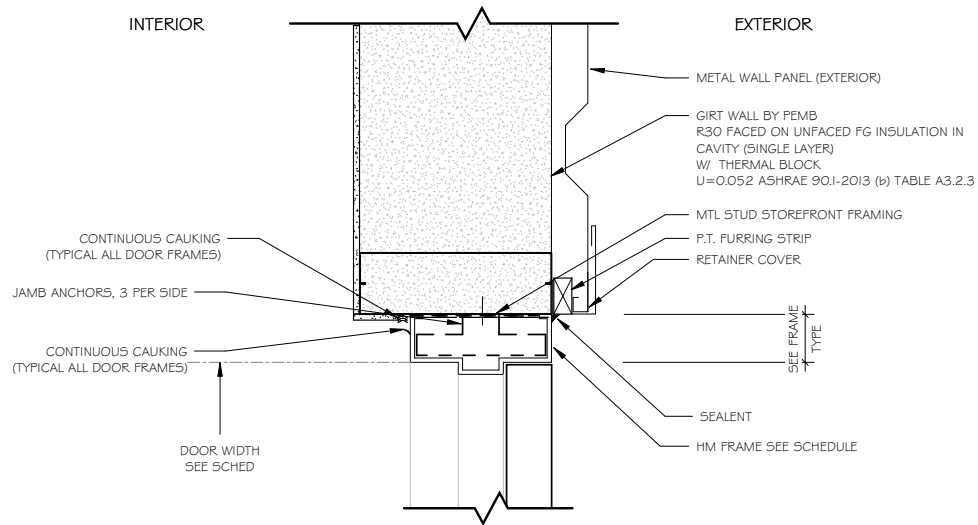
REVISIONS

NO. DATE

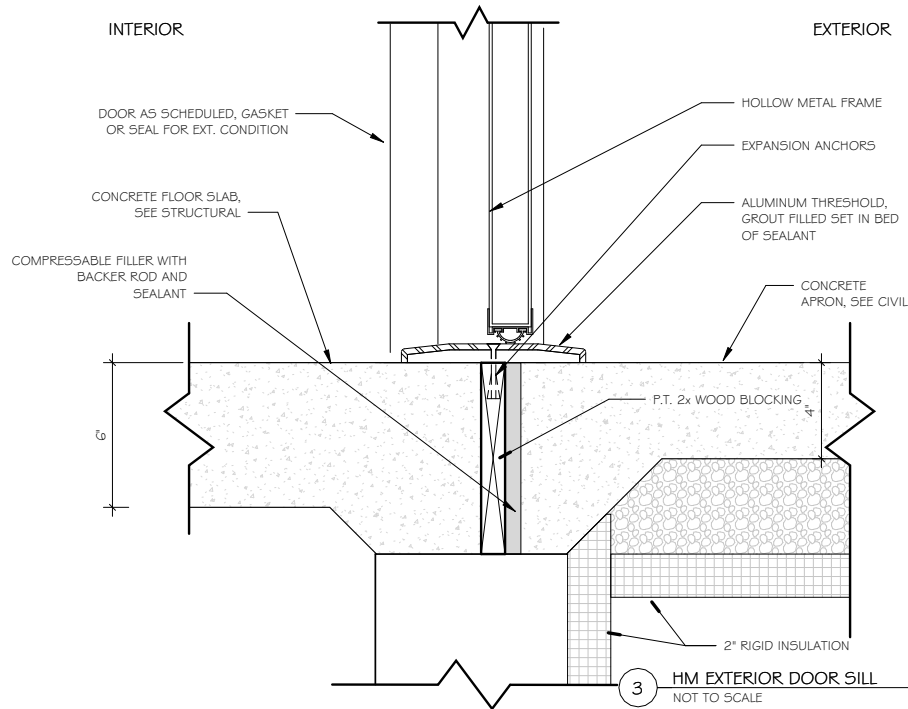
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2 HM EXTERIOR DOOR HEAD
NOT TO SCALE

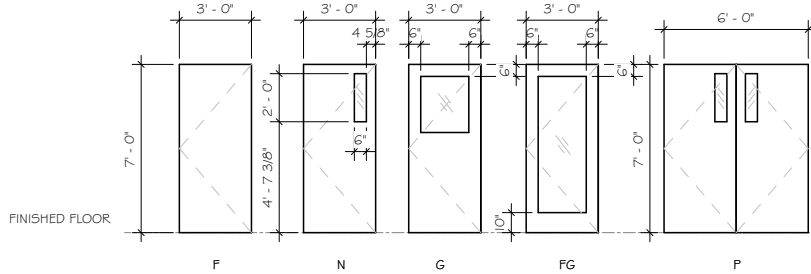


1 HM EXTERIOR DOOR JAMB
NOT TO SCALE

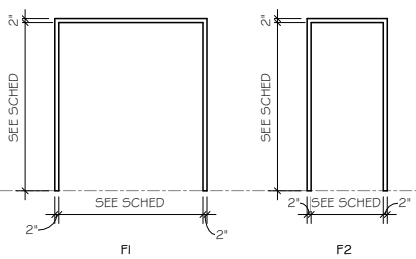


3 HM EXTERIOR DOOR SILL
NOT TO SCALE

DOOR TYPES:



FRAME TYPES:



DOOR SCHEDULE									
Mark	SIZE			DOOR	FRAME		GLZ	NOTES	
	W	HT	THK		MAT'L	ELEV			
I00	3' - 0"	7' - 0"	1 3/4"	G	HM	F2	HM	GL-1	
I01	3' - 0"	7' - 0"	1 3/4"	G	HM	G2	HM	GL-1	
I02	12' - 0"	14' - 0"	1 3/4"						OVERHEAD DOOR
I03	12' - 0"	14' - 0"	1 3/4"						OVERHEAD DOOR
Grand total: 4									

GENERAL NOTES - DOORS

- ALL DOORS SHALL HAVE A MINIMUM STC RATING OF 35 UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DOORS NOT LOCATED IN STOREFRONT / CURTAINWALL ASSEMBLIES SHALL BE INSULATED HOLLOW METAL AND MINIMUM LEVEL 2 PERFORMANCE LEVEL B PER SD/DOOR A250.8. ALL DOOR FRAMES SHALL BE WELDED. DOOR FRAMES SHALL BE FILLED WITH SPRAY FOAM INSULATION. EXTERIOR DOORS SHALL EXCEED MINIMUM INSULATION REQUIRED IN A SHRAE 90.1 - IF.
- INTERIOR VESTIBULE DOORS SHALL MATCH THE TYPE, CONSTRUCTION AND CONFIGURATION OF THEIR CORRESPONDING EXTERIOR DOORS.
- INTERIOR DOORS SHALL BE SOLID CORE WOOD VENEER DOOR. FRAMES SHALL BE WELDED HOLLOW METAL. HM DOORS AND FRAMES SHALL RECEIVE A PAINTED FINISH.
- LOCKSETS MUST ACCEPT MARSHALL BEST 6-PIN REMOVABLE CORE.
- THERMALLY BROKEN FRAME
- INSULATED DOOR
- TRACK & HARDWARE BY MANUFACTURER
- UL RATED DOOR & FRAME ASSEMBLY
- UNDERCUT DOOR IF
- PROVIDE ALL EXTERIOR EGRESS DOORS WITH PANIC HARDWARE OR FIRE EXIT HARDWARE PER IBC 1010.1.10. MAIN EXIT DOORS ARE PERMITTED TO BE LOCKING PER IBC 1010.1.9.3

LEGEND - DOOR TYPES

- F FLUSH
- P PAIR DOOR
- L LOUVER (BOTTOM)
- TL LOUVER (TOP)
- LL LOUVER (TOP AND BOTTOM)
- V VISION LITE
- VL VISION LITE AND LOUVER
- N NARROW LITE
- NL NARROW LITE AND LOUVER
- G HALF GLASS
- GL HALF GLASS AND LOUVER
- FG FULL GLASS
- FL FULL LOUVER
- D DUTCH DOOR
- OHD OVERHEAD SECTIONAL DOOR
- OHC OVERHEAD COILING DOOR

DOOR ABBREVIATIONS

- ALUM ALUMINUM
- HM HOLLOW METAL
- MTL METAL
- PNT PAINTED
- INS INSULATED
- ANOD ANNOIDIZED
- FRP FIBRE REINFORCED POLYMER
- WD WOOD SOLID CORE

GLAZING SCHEDULE

- GL-1 EXTERIOR INSULATED GLAZING UNIT
- GL-2 FIRE RATED GLASS (D-H-60 OR D-H-W-60)
- GL-3 TEMPERED SAFETY GLASS

GLAZING SCHEDULE

- GL-1 EXTERIOR INSULATED & TEMPERED GLAZING UNIT
- GL-2 FIRE RATED GLASS (D-H-60 OR D-H-W-60)
- GL-3 TEMPERED SAFETY GLASS



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3802 KIPP ST,
MADISON, WI 53718

PROJECT NO: 0924-25
PLOT DATE: 11/1/25
PLOT BY: SSR
PLOT SCALE: As indicated

SHEET # A-610

BID DOCUMENTS

SHEET NAME:

DOOR & WINDOW
SCHEDULES

ADDRESS:

S87W35C670
GODFREY LN
EAGLE, WI 53119

PROJECT:

2025 BUILDING ADDITION
UPI MANUFACTURING

REVISIONS

NO. DATE

CONCRETE CAST-IN-PLACE NOTES:

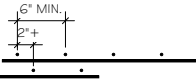
1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS AND THOSE OF THE LATEST EDITION OF THE FOLLOWING STANDARDS: ACI 318, ACI 315, ACI 301, AND ACI 305 # 306.
2. CONCRETE SLABS ON GROUND CONTAINING REINFORCEMENT SHALL PLACE ALL REINFORCING BARS AND WMF ON CHAIRS, TIED IN PLACE, AND LOCATED IN THE MIDDLE TO THE UPPER ONE-THIRD OF THE SLAB. LIFTING REINFORCING AFTER CONCRETE IS PLACED IS NOT CONSIDERED TO BE AN EFFECTIVE MEANS OF PLACEMENT AND SHALL NOT BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. WELDED WIRE REINFORCEMENT FABRIC SHALL BE SUPPORTED WITH APPROVED MATERIALS OR SUPPORTS AT SPACING NOT TO EXCEED 3 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. WELDED PLAIN WIRE REINFORCEMENT FABRIC FOR CONCRETE SHALL CONFORM TO ASTM A 185.
3. ALL CONCRETE MIX DESIGNS SHALL MINIMIZE SHRINKAGE AS MUCH AS IS PRACTICAL INCLUDING SELECTION OF AGGREGATE TYPE, SIZE, GRADATIONS W/ C RATIO AND ADD MIXTURES.
4. UNLESS THE MIX DESIGN INCLUDES THE USE OF SUPERPLASTICIZERS, CONCRETE WITH A SLUMP GREATER THAN 5" SHALL BE REFUSED.
5. ALL CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. ALL WELDED WIRE FABRIC (WWF) TO BE ASTM A - 185. ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 315 AND 315R.
6. ALL REINFORCING BARS AND WMF SHALL BE SET ON CHAIRS AND TIED IN PLACE.
7. AFTER CONCRETING HAS STARTED, IT SHALL BE CARRIED ON AS A CONTINUOUS OPERATION UNTIL PLACING OF A PANEL OR SECTION, AS DEFINED BY ITS BOUNDARIES OR PREDETERMINED JOINTS, IS COMPLETED. CONCRETE SHALL BE DEPOSITED AS NEARLY AS PRACTICABLE TO ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING OR FLOWING.
8. CONCRETING OPERATIONS SHALL BE CARRIED ON AT SUCH A RATE THAT THE CONCRETE IS AT ALL TIMES PLASTIC AND FLOWS READILY INTO SPACES BETWEEN REINFORCEMENT.
9. CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT AND EMBEDDED FIXTURES AND INTO CORNERS OF THE FORMS. THE TOP SURFACES OF VERTICALLY FORMED LIFTS SHALL BE GENERALLY LEVEL.
10. CONCRETE SHALL BE CURED ABOVE 50°F (10°C) AND IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN DAYS AFTER PLACEMENT. DO NOT PLACE CONCRETE WHEN DURING ANY POINT IN THE DAY THE MEAN DAYLIGHT TEMPERATURE IS LESS THAN 20°F.
11. ALL FLAT WORK CONCRETE SHALL BE COVERED IMMEDIATELY FOLLOWING SAW CUTTING AND MAINTAINED CONTINUOUSLY WET FOR A MINIMUM OF 7-DAYS AFTER PLACING. CURING SHEETS ARE TO BE USED AND REMAIN IN PLACE. CURING COMPOUNDS MAY BE USED APPLIED MUST BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS. SUBMIT PRODUCT DATA TO A/E FOR APPROVAL.
12. RETEMPERED CONCRETE, CONCRETE THAT HAS BEEN REMIXED AFTER INITIAL SET OR PARTIALLY HARDENED SHALL NOT BE USED IN THE STRUCTURE.
13. ALL LAPS SHALL BE "B" SPLICES UNLESS NOTED OTHERWISE ON THE DRAWINGS OR UNLESS SPECIAL CARE IS TAKEN FOR THE REINFORCING TO BE DETAILED AND PLACED TO PROVIDE STAGGERED LAPS.
14. UNLESS OTHERWISE APPROVED, ALL EXPOSED CONCRETE WALLS SHALL BE CURED WITH FORMS LEFT IN PLACE FOR SEVEN DAYS. IF FORMS CAN NOT BE LEFT IN PLACE THE CONTRACTOR SHALL SUBMIT IN WRITING TO THE ENGINEER ALL PROPOSED CURING METHODS.
15. WALL CRACKS DUE TO IMPROPER CURING METHODS, OR WEATHER PROTECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. ANCHOR BOLT DIAMETER AND PLACEMENT TO BE PER THE METAL BUILDING SUPPLIER'S DRAWINGS. ANCHOR RODS SHALL BE A MINIMUM OF (4) 3/4" DIAMETER F1554, GRADE 36, WITH A 9" MINIMUM EMBEDMENT UNLESS NOTED OTHERWISE. THREADED RODS SHALL HAVE A NUT AND WASHER SECURED TO THE EMBEDDED END EITHER BY WELD OR DOUBLE NUT.
17. THREADED RODS SHALL HAVE A NUT AND WASHER SECURED TO THE EMBEDDED END EITHER BY WELD OR DOUBLE NUT.
18. GROUT USED TO PROVIDE LEVEL BEARING OF COLUMN BASE PLATES SHALL BE NON-SHRINK, NON-METALLIC GROUT WITH A COMPRESSIVE STRENGTH 500 PSI OR MORE GREATER THAN THE COMPRESSIVE STRENGTH OF THE SUPPORTING CONCRETE MEMBER.
19. EPOXY FOR EPOXY GROUTED ANCHORS SHALL BE A TWO PART 100% SOLID EPOXY SUPPLIED AND DISPENSED THOUGH A STATIC MIXING NOZZLE SUPPLIED BY THE MANUFACTURE. DRILLED HOLES MUST BE BRUSHED CLEAN AND BLOWN OUT PRIOR TO INSTALLATION OF THE ANCHORS. FOLLOW ALL SUPPLIER'S INSTRUCTIONS FOR INSTALLATION.
20. UNLESS NOTED OTHERWISE ON THE DRAWINGS ALL REINFORCING SHALL BE LAPPED TO DEVELOP ITS CAPACITY AS FOLLOWS:

UNCOATED STANDARD # CLASS "B" TENSION LAP LENGTHS									
CONCRETE COMPRESSIVE STRENGTH = 3,500 PSI					CONCRETE COMPRESSIVE STRENGTH = 4,000 PSI				
STD DEVELOPMENT LENGTH			CLASS "B" LAP LENGHT		STD DEVELOPMENT LENGTH			CLASS "B" LAP LENGHT	
BAR SIZE	BTM BARS	TOP BARS	BTM BARS	TOP BARS	BAR SIZE	BTM BARS	TOP BARS	BTM BARS	TOP BARS
#3	15"	20"	20"	26"	#3	14"	18"	18"	23"
#4	20"	30"	30"	39"	#4	19"	25"	25"	33"
#5	25"	38"	38"	50"	#5	24"	31"	31"	40"
#6	30"	46"	46"	60"	#6	28"	37"	37"	48"
#7	35"	53"	53"	69"	#7	33"	43"	43"	56"
#8	41"	61"	61"	79"	#8	38"	49"	49"	64"
NOTES: 1. BASED ON "d" VALUES FROM SECTION 25.4.2.2 IN ACI 318-14: 1.1 GRADE 60 REINFORCEMENT BARS 1.2 NORMAL WEIGHT CONCRETE (=1.0) 1.3 NON-EPOXY COATED BARS (=1.0) 1.4 CLEAR COVER > 1.0d; CLEAR SPACING > 2.0d; NOTIFY ENGINEER IF COVER NOT MET. 2. STANDARD LAB SPLICES ARE TO BE USED WHEN < 50% OF BARS ARE LAPPED AT THE SAME LOCATION, INCLUDING TEMPERATURE AND SHRINKAGE LAP SPLICES. 2.1 PROVIDE CLASS B LAP SPLICES UNLESS DETAILED AND APPROVED BY ENGINEER. 3. CLASS B LAP SPLICES ARE TO BE USED WHEN > 50% OF BARS ARE LAPPED AT THE SAME LOCATION, INCLUDING TEMPERATURE AND SHRINKAGE LAP SPLICES. 4. HORIZONTAL (TOP) BARS HAVE MORE THAN 12" OF FRESH CONCRETE PLACED BELOW REINFORCEMENT. SPLICE LENGTHS ARE ROUNDED UP TO THE NEAREST INCH.									

21. SLAB ON GRADE SHALL HAVE A CLASS "A" TOLERANCE.
22. A 10-MIL (MIN.) POLYETHYLENE VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE OR SUBGRADE AND THE CONCRETE FLOOR.
23. CALCIUM CHLORIDE AND OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
24. PLACING OF CONCRETE SHALL BE DONE IN CONFORMANCE WITH ACI-306 FOR COLD WEATHER AND ACI-305 FOR HOT WEATHER.
25. EXPOSED FOUNDATION WALLS SHALL HAVE VERTICAL CONTROL JOINTS SPACED NOT MORE THAN 25'- 0" ON CENTER. EACH JOINT SHALL BE 3/ 4" WIDE BY 1/ 4 WALL DEPTH DEEP AND V-CHAMFERED ON BOTH SIDES. HORIZONTAL WALL REINFORCING SHALL BE DISCONTINUOUS AT THE CONTROL JOINT LOCATION WITH GREASED SMOOTH DOWEL BARS AT 16" ON CENTER THRU THE JOINT. THE LOCATION OF WALL CONTROL JOINTS SHALL BE MID BAY BETWEEN COLUMNS.
26. EXPOSED FOUNDATION WALLS SHALL HAVE EXPANSION JOINTS LOCATED AT EVERY FOURTH CONTROL/CONTRACTION JOINT. SEE CONCRETE DETAILS FOR SPECIFIC CONSTRUCTION REQUIREMENTS.
27. FLOOR SLAB CONTROL JOINTS SHALL FOLLOW THE INTENT SHOWN ON THE PLAN BUT SHALL NOT EXCEED AN ASPECT RATIO OF 1.5 TO 1.0. ALL REINTRANT CORNERS SHALL HAVE CONTROL JOINTS EXTENDING OUT FROM THE INSIDE CORNER. DEAD-END "T" CONTROL JOINTS INTO CONTINUOUS JOINTS SHALL BE AVOIDED.
28. WALL EXPANSION JOINTS ARE REQUIRED WHERE INDICATED ON THE DRAWINGS BUT NOT TO EXCEED 125 FEET.
29. NO TACK WELDING WILL BE PERMITTED ON ASTM A615 GRADE 40 OR 60 STEEL.
30. CONTROL JOINTS SHALL BE CUT IN SLAB-ON-GRADE CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR.
31. CONSTRUCTION JOINTS SHALL BE LOCATED AT CONTROL JOINTS OR CONTRACTION JOINTS.
32. ALL SLAB-ON-GRADE SHALL UTILIZE 1.5 INCH TOP AGGREGATE IN AN EVENLY DISTRIBUTED AGGREGATE GRADATION.
33. PIPE SLEEVES OVER 1 1/2" IN DIAMETER WHICH PASS THROUGH CONCRETE WALLS OR SLABS SHALL BE SCHEDULE 40 GALVANIZED STEEL PIPE. ALL OTHER SLEEVES SHALL BE 18 GAUGE SHEET METAL. SLEEVES SHALL BE ON SIZE LARGER THAN OUTSIDE DIAMETER OF THE PIPE PASSING THROUGH THE SLEEVE. VERIFY SIZE AND NUMBER WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTOR.
34. ALUMINUM CONDUIT SHALL NOT BE EMBEDDED IN CONCRETE.

CONCRETE REINFORCEMENT NOTES:

1. REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (MOST CURRENTLY ADOPTED EDITION).
2. PROVIDE MINIMUM COVER PER ACI 318, 7.7.1 ALSO SEE MILD STEEL PROTECTION NOTES.
3. WIRE SPACERS, CHAIRS, TIES, ETC. FOR SUPPORT OF STEEL REINFORCING SHALL BE PROVIDED BY THE CONCRETE CONTRACTOR TO ENSURE REINFORCING IS PLACED AND MAINTAINED IN THE PROPER POSITION DURING CONCRETE PLACEMENT.
4. ALL HOOKS IN STEEL REINFORCING SHALL BE ACI STANDARD HOOKS.
5. TERMINATE NON-CONTINUOUS STEEL REINFORCING WITH AN ACI STANDARD HOOK IF REQUIRED EMBEDMENT SHOWN ON DRAWINGS CANNOT BE OBTAINED.
6. ALL LAPS SHALL BE CLASS "B" PER ACI 318 ON THE DESIGN DRAWINGS, OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE TO BAR LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 12" DEEP.
7. STEEL REINFORCING SPLICES OF ADJACENT BARS SHALL BE STAGGERED SUCH THAT SPLICES ARE 4 FEET APART, MINIMUM.
8. CORNER BARS WITH CLASS "B" LAP PER ACI318 SHALL BE PROVIDED AT ALL WALL CORNERS AND AND INTERSECTIONS.
9. PROVIDE STEEL REINFORCING AROUND OPENINGS IN CONCRETE WALLS AND SLABS.
10. PROVIDE STEEL REINFORCING AT FOOTING STEPS.
11. WELDED WIRE REINFORCING SHALL BE IN FLAT SHEETS ONLY AND SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP Fy PER ACI 315.



12. WELDING OF STEEL REINFORCEMENT IS NOT PERMITTED, UNLESS APPROVED BY ENGINEER.

MILD REINFORCING STEEL PROTECTION NOTES:

THE FOLLOWING MINIMUM DIMENSIONS SHALL BE PROVIDED AS A CLEAR COVER FOR REINFORCING BARS IN STRUCTURAL MEMBERS:

CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH:

FOOTINGS 3"

CONCRETE PERMANENTLY EXPOSED TO EARTH OR WEATHER:

WALLS, COLUMNS, PIERS:

UP THROUGH #5 BARS 1-1/2"
#6 THROUGH #18 BARS 2"

CONCRETE NOT EXPOSED TO EARTH OR WEATHER:

WALLS: UP THROUGH #11 BARS 3/4"
#14 AND #18 BARS 1-1/2"

COLUMNS / PIERS: SIDES 1-1/2"

MISCELLANEOUS STRUCTURAL NOTES:

1. ENGINEER ASSUMES PIN BASED COLUMNS.
2. CONNECTORS:

A. FOR EXTERIOR AND INTERIOR APPLICATIONS WHERE EXPOSED TO MOISTURE, WHERE PRESSURE TREATED WOOD IS USED, AND FOR INTERIOR CORROSIVE ENVIRONMENTS ALL CONNECTORS SHALL BE HOT DIPPED GALVANIZED PER ASTM A 153A / 153M, OR STAINLESS STEEL, INCLUDING EXPANSION BOLTS, ANCHOR BOLTS, JOIST HANGERS, AND NAILS.

B. CONNECTION DESIGN TO WOOD OR STEEL FRAMING AND EVALUATION OF STRUCTURAL MEMBERS ADEQUACY BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE PROVIDED BY ALL SUBCONTRACTORS.

C. INSTALLER OF ANCHORS OR CONNECTIONS TO STRUCTURE IS RESPONSIBLE FOR ANCHOR DESIGN AND DETERMINATION OF STRUCTURAL COMPONENT ADEQUACY. DO NOT CUT REINFORCING BARS OR DAMAGE OTHER EMBEDMENTS.
3. WORK BY OTHERS:

A. ALL SUPPORTS, FRAMING, SUB-FRAMING, LIGHT GAGE FRAMING, MISCELLANEOUS STEEL FRAMING, METAL FABRICATIONS, BRACING BRACKETS, HANGERS, CONNECTORS, EMBEDMENTS, FASTENERS, AND ATTACHMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS ARE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE ENGINEERED AND PROVIDED BY THE CONTRACTOR REQUIRING THE ITEM. COMPLY WITH GOVERNING CODES.

B. CONSTRUCTION MEANS AND METHODS ARE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE ENGINEERED AND PROVIDED BY THE CONTRACTOR REQUIRING SUCH, WORK INCLUDES, BUT IS NOT LIMITED TO:

1. EVALUATION OF STRUCTURE FOR CONSTRUCTION EQUIPMENT LOADS SUCH AS FORKLIFTS, MATERIAL STOCKPILES, ETC.

2. EVALUATION OF STRUCTURE FOR INSTALLATION OF ANY NECESSARY SHORING FOR MOVING LOADS DURING INSTALLATION OF HEAVY EQUIPMENT.
4. WHERE DIMENSIONS OR WEIGHTS OF EQUIPMENT OR SYSTEMS ARE VARIABLE FROM MANUFACTURER TO MANUFACTURER, VERIFY DIMENSIONS AND WEIGHTS SHOWN ON DRAWINGS WITH SELECTED MANUFACTURER PRIOR TO ORDERING MATERIALS, NOTIFY ENGINEER OF DISCREPANCIES.
5. DO NOT SUSPEND POINT LOADS FROM ROOF SHEATHING OR ROOF PURLINS UNLESS APPROVED BY THE ENGINEER. POINT LOADS INCLUDE, BUT ARE NOT LIMITED TO: HANGERS FOR CEILINGS, PIPES, DUCTS, STEEL STUDS, EQUIPMENT, ETC. CONTRACTOR INSTALLING SUCH POINT LOADS SHALL PROVIDE SUB-FRAMING TO TRANSFER LOAD TO THE STRUCTURE SUPPORTING DECK.

MATERIAL DESIGN PROPERTIES:

CONCRETE PROPERTIES:

1. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS AND THOSE OF THE LATEST EDITION OF THE FOLLOWING STANDARDS: ACI 318, ACI 315, ACI 301, AND ACI 305 # 306.
- | USE | 28 DAY STRENGTH | MIN. H2O /CEMENT RATIO | SLUMP (INCHES) | MAX. AGGREGATE SZ. |
|-----------------|-----------------|------------------------|----------------|--------------------|
| INTERIOR FLOORS | 3,500 PSI | .62 | 3 ±1 | 3/4 |
| WALLS | 3,500 PSI | .62 | 3 ±1 | 3/4 |
| PIERS | 3,500 PSI | .62 | 3 ±1 | 3/4 |
| FOOTINGS | 3,500 PSI | .62 | 3 ±1 | 1-1/2 |
| EXTERIOR FLOORS | 4,000 PSI | .48 | 4 ±1 | 3/4 |
2. ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE SHALL BE AIR ENTRAINED TO 6% (+/- 1.5%) AND HAVE A MAXIMUM 3/4" AGGREGATE. ALL CONCRETE WITHOUT UPERPLASTICIZERS SHALL HAVE A MAXIMUM SLUMP OF 4" ± 1".

REINFORCING STEEL STRENGTHS:

BARS (ASTM A615, GRADE 60) fy = 60,000 PSI
WELDED WIRE MESH (ASTM A 185) fy = 65,000 PSI

STRUCTURAL STEEL STRENGTHS:

OTHER:
W SHAPES (ASTM A992, GR50) fy = 50,000 PSI
ANGLES, CHANNELS, PLATES, # BARS (ASTM A36) fy = 36,000 PSI
SQUARE # RECTANGULAR TS OR HS5 SECTIONS (ASTM A500 ,GR B) fy = 42,000 PSI
HIGH STRENGTH BOLTS (ASTM A325)

FROST WALL SCHEDULE						
MARK	DIMENSIONS			REINFORCEMENT	TOP OF ELEV	REMARKS
	WIDTH	LENGTH	DEPTH			
PIER 1	18"	24"	4'-0"	(10) #6 VERTICAL BARS W/ #3 TIES @ 12" O.C. TOP 4 TIES @ 3' O.C.	100'-0"	
PIER 2	18"	17 1/2"	4'-0"	(8) #6 VERTICAL BARS W/ #3 TIES @ 12" O.C. TOP 4 TIES @ 3' O.C.	100'-0"	
PIER 3	19"	22"	4'-0"	(12) #6 VERTICAL BARS W/ #3 TIES @ 12" O.C. TOP 4 TIES @ 3' O.C.	100'-0"	
PIER 4	19"	22"	4'-0"	(12) #6 VERTICAL BARS W/ #3 TIES @ 12" O.C. TOP 4 TIES @ 3' O.C.	100'-0"	
PIER 5	19"	14"	4'-0"	(8) #6 VERTICAL BARS W/ #3 TIES @ 12" O.C. TOP 4 TIES @ 3' O.C.	100'-0"	

NOTE: PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY PIER SIZES WITH METAL BUILDING MFG'S BASE PLATE AND ANCHOR BOLT LAYOUTS

FOOTING SCHEDULE						
MARK	DIMENSIONS			REINFORCEMENT (W)- SPAN WIDTH (L)- SPAN LENGTH	TOP OF ELEV	REMARKS
	WIDTH	LENGTH	DEPTH			
F1	6'-0"	6'-0"	1'-0"	#5 BARS @ 12" O.C. , E.W.	96'-0"	
F2	4'-0"	4'-0"	1'-0"	#5 BARS @ 12" O.C. , E.W.	96'-0"	
F3	7'-0"	5'-0"	1'-0"	#5 BARS @ 12" O.C. , E.W.	96'-0"	
STRIP 16"	1'-4"	CONT.	1'-0"	(2) #5 BARS, CONT.	96'-0"	

STRUCTURAL DESIGN DATA:

DESIGN CODE:

2025 WISCONSIN ENROLLED COMMERCIAL BUILDING CODE (2021 IBC)

SOIL LOAD:

ALLOWABLE NET SOIL BEARING PRESSURE (ASSUMED) 2,000 PSF
SOILS REPORT AVAILABLE NO

*SEISMIC LOAD:

SEISMIC USE GROUP / RISK CATEGORY II
SEISMIC LOAD IMPORTANCE FACTOR (Ie) I
SEISMIC SITE CLASS D (ASSUMED)
MAPPED SPECTRAL RESPONSE ACCELERATION (Ss) 0.072
MAPPED SPECTRAL RESPONSE ACCELERATION (Si) 0.047
SPECTRAL RESPONSE COEFFICIENT (Sds) 0.077
SPECTRAL RESPONSE COEFFICIENT (Sd1) 0.075
SEISMIC DESIGN CATEGORY A
SEISMIC RESPONSE COEFF. CS 0.026
RESPONSE MODIFICATION COEFF. 3.00
LONGITUDINAL BASE SHEAR 0.026 x W KIP5
TRANSVERSE BASE SHEAR 0.026 x W KIP5

*WIND LOAD:

ULTIMATE WIND SPEED 115 MPH (Vult)
NOMINAL WIND SPEED 89 MPH (Vasd)
RISK CATEGORY II-STANDARD BUILDINGS
WIND EXPOSURE C
INTERNAL PRESSURE COEFFICIENTS ± 0.18

ROOF DESIGN LOAD:

SNOW ROOF LOAD 21.0 PSF
GROUND SNOW LOAD 30.0 PSF
ROOF LIVE LOAD 20.0 PSF
ROOF DEAD LOAD PER MFG
COLLATERAL LOAD 5.0 PSF
UNBALANCED LOAD: N/A
DRIFT LOADS SEE APPROPRIATE DIAGRAMS ON 52.0

*SNOW LOAD:

GROUND SNOW LOAD 30 PSF
SNOW EXPOSURE FACTOR (Ce) 1.0
SNOW IMPORTANCE FACTOR (Is) 1.0
THERMAL FACTOR (Ct) 1.0
RISK CATEGORY II

* SEISMIC, WIND, AND SNOW LOAD CALCULATIONS AND DESIGN DATA SHALL BE PERFORMED AND SUPPLIED BY THE TRUSS MANUFACTURER.

FOUNDATION PLAN NOTES:

1. CONTRACTOR SHALL PROVIDE FROST PROTECTION AND MOISTURE PROTECTION FOR FOOTINGS EXPOSED DURING CONSTRUCTION.
2. REFER TO ARCHITECTURAL DRAWINGS OR PLUMBING DRAWINGS FOR SPECIFIC FLOOR DRAIN LOCATIONS AND ELEVATIONS.
3. REFER TO STRUCTURAL DETAIL PLAN SHEETS FOR MISCELLANEOUS DETAILS NOT INDICATED ON PLAN.
4. NOTIFY ENGINEER OF ANY UNUSUAL SOIL CONDITIONS. ALL FOOTINGS SHALL REST ON UNDISTURBED ROCK OR SOIL EXCAVATIONS FOR FOOTINGS SHALL BE APPROVED BY ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
5. WHERE REQUIRED, REMOVE UNSUITABLE EXISTING SOILS BELOW FOOTINGS, SLABS-ON-GRADE, ETC. TO APPROVED BEARING SOIL. REPLACE WITH ENGINEERED FILL (COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY) TO THE REQUIRED FOOTING BEARING ELEVATION. REVIEW SOIL REPORT, IF ANY. FILL MATERIAL SHALL HAVE A MINIMUM BEARING CAPACITY AS INDICATED IN THE STRUCTURAL DESIGN DATA SOIL LOAD INFORMATION ON SHEET 50.0. TYPE OF FILL MATERIAL AND PLACEMENT SHALL CONFORM TO SPECIFICATIONS UNDER THE DIRECTION AND SUPERVISION OF THE SOILS ENGINEER. SOILS ENGINEER SHALL FIELD VERIFY ALL BEARING CAPACITIES BEFORE FOOTINGS ARE POURED. CONTACT ENGINEER IF UNABLE TO ATTAIN LISTED SOIL BEARING PRESSURE.
6. PROVIDE A MINIMUM OF 8 INCHES OF WELL COMPACTED GRANULAR FILL BELOW ALL SLABS ON GRADE. COMPACT TO 95% OF THE MODIFIED PROCTOR DENSITY.
7. CONCRETE EXPOSED TO WEATHER (RETAINING WALLS, EXTERIOR SLABS, WALKS, CURBS, ETC. BUT EXCLUDING EXPOSED FOUNDATION WALLS) SHALL CONTAIN 4 TO 7 PERCENT AIR BY VOLUME.
8. DELIVERY TICKETS FOR EACH LOAD OF CONCRETE DELIVERED TO THE JOB SITE SHALL BE FURNISHED UPON REQUEST TO THE ENGINEER. TICKET INFORMATION SHALL CONTAIN ALL PERTINENT DESIGN INFORMATION, INCLUDING AMOUNT OF WATER ADDED AT THE JOB SITE, IF ANY.
9. VERIFY PIER CENTERLINE SPACINGS, ANCHOR BOLT LAYOUT, AND FOUNDATION DIMENSIONS WITH METAL BUILDING MANUFACTURER'S ANCHOR BOLT PLAN. VERIFY THAT ALL BASE PLATES WILL BEAR FULLY ON CONCRETE PIERS, NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO POURING CONCRETE.
10. FORMWORK FOR FOOTINGS SHALL CONSIST OF A MANUFACTURED FORM SYSTEM OR A MINIMUM 1-1/2" THICK WOOD PLANK SECURED TO WOOD OR STEEL STAKES. POURING TO EXCAVATION BANK MAY NOT BE DONE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
11. MIXING AND PLACING OF CONCRETE TO BE IN ACCORDANCE WITH ACI 318. CONCRETE SHALL BE DEPOSITED AS NEARLY AS PRACTICAL IN ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING OR FLOWING. CONCRETING SHALL BE CARRIED ON A SUCH A RATE THAT CONCRETE IS AT ALL TIMES PLASTIC AND FLOWS READILY INTO SPACES BETWEEN REINFORCEMENT. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE THOROUGHLY WORKED AROUND REINFORCEMENT AND EMBEDDED FIXTURES AND INTO CORNERS OF FORMS.

NO. DATE

REVISIONS

SHEET NAME:

ADDRESS:

PROJECT:

2025 BUILDING ADDITION

UP1 MANUFACTURING

PROJECT NO: 0924-25
PLOT DATE: 11/1/25
PLOT BY: SSR
PLOT SCALE: As indicated

SHEET #

5001

BID DOCUMENTS

STRUCTURAL NOTES

S87W35670

GODFREY LN

EAGLE, WI 53119

UP1 MANUFACTURING

ROUSSEV ENGINEERING SOLUTIONS, LLC

3802 KIPP ST., MADISON, WI 53718

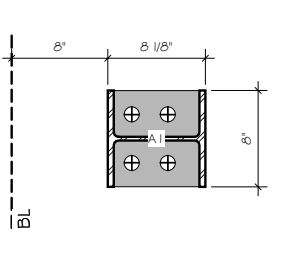
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PLOT DATE: 11/1/25
PLOT BY: SSR
PLOT SCALE: As indicated

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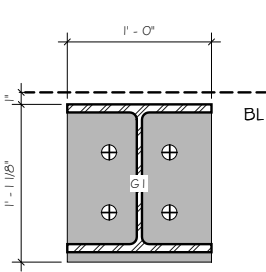
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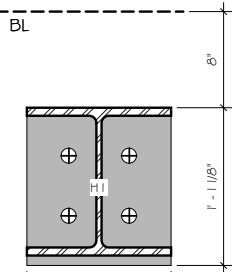
BASE PLATES



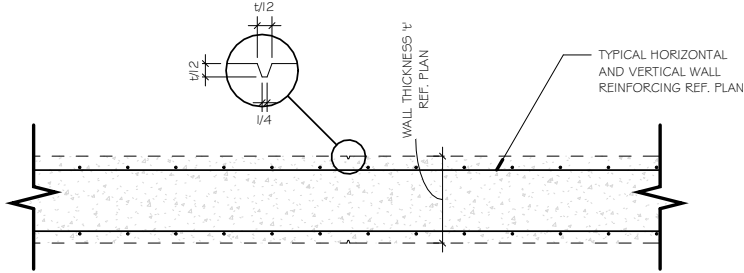
AI, BI, CI, DI, EI, FI
GRID LINE A, B, C, D
BASE PLATE THICKNESS PER MFG.
(4)~3/4" DIA. J-BOLTS GR36 #
W/ MIN. 12" EMBEDMENT
ELEV.=100'-0"



GI (MAIN FRAME)
BASE PLATE THICKNESS PER MFG.
GI (4)~1" DIA. Ø THREADED ROD
F1554 GR36 W/ DOUBLE NUT ON END
W/ MIN. 12" EMBEDMENT.
ELEV.=100'-0"

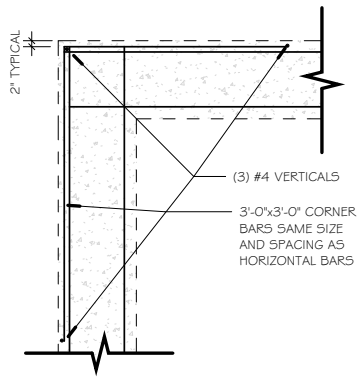


HI (MAIN FRAME)
BASE PLATE THICKNESS PER MFG.
BP: HI (4)~1" DIA. Ø THREADED ROD F1554
GR36 W/ DOUBLE NUT ON END # W/ MIN. 12"
EMBEDMENT.
ELEV.=100'-0"

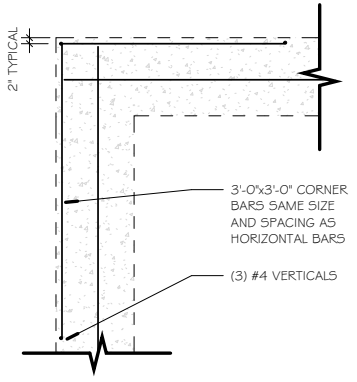


NOTE: PROVIDE FND WALL CONTOL JOINTS @ 30' SPACING.

6 FND WALL CJ
NOT TO SCALE

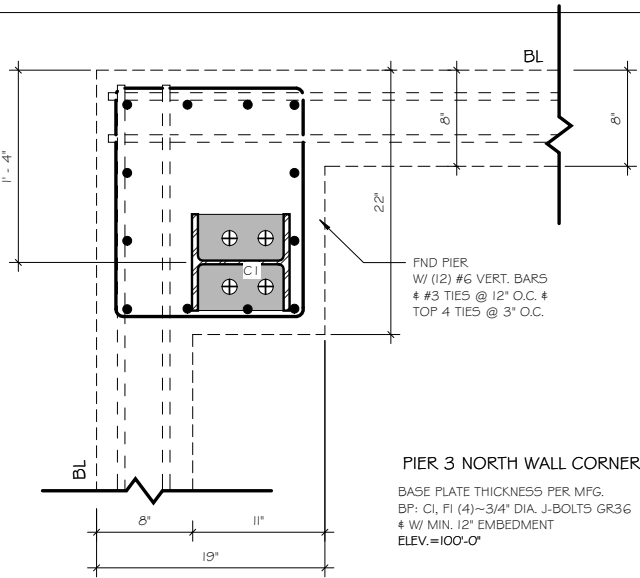


4 FND WALL CORNERS
NOT TO SCALE

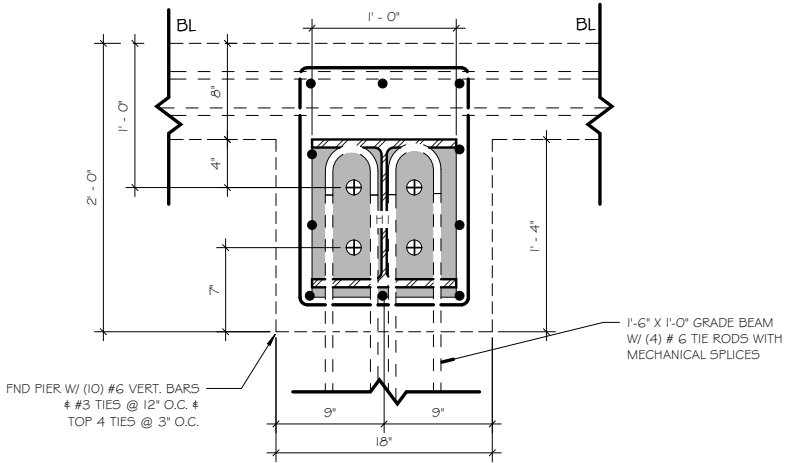


ONE LAYER OF REINFORCEMENT

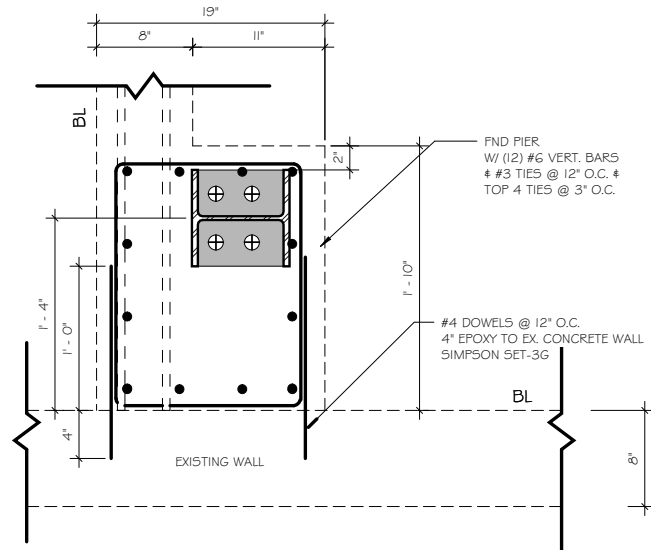
PIER DETAILS



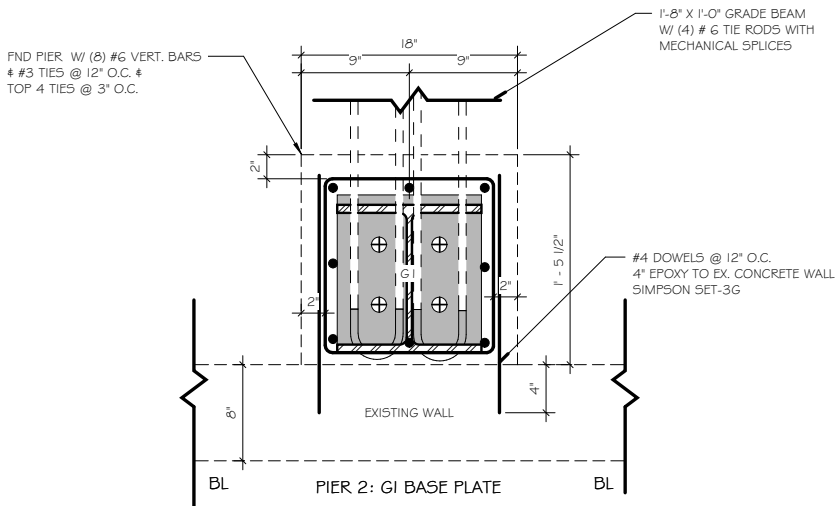
PIER 3 NORTH WALL CORNERS
BASE PLATE THICKNESS PER MFG.
BP: C1, FI (4)~3/4" DIA. J-BOLTS GR36
W/ MIN. 12" EMBEDMENT
ELEV.=100'-0"



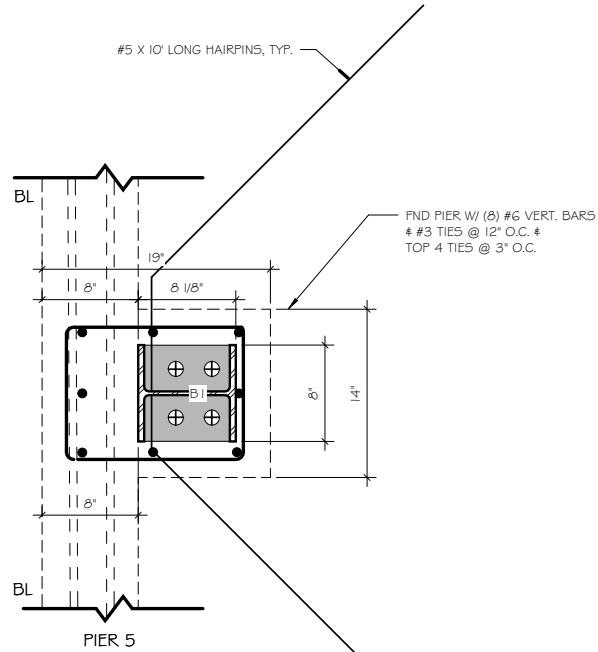
PIER 1: BASE PLATE HI
BASE PLATE THICKNESS PER MFG.
BP: HI: (4)~1" DIA. Ø THREADED ROD F1554
GR36 W/ DOUBLE NUT ON END # W/ MIN. 12"
EMBEDMENT.
ELEV.=100'-0"



PIER 4 SOUTH WALL CORNERS
BASE PLATE THICKNESS PER MFG.
BP: AI# DI (4)~3/4" DIA. J-BOLTS GR36
W/ MIN. 12" EMBEDMENT
ELEV.=100'-0"



PIER 2: GI BASE PLATE
BASE PLATE THICKNESS PER MFG.
BP: GI: (4)~1" DIA. Ø THREADED ROD F1554
GR36 W/ DOUBLE NUT ON END # W/ MIN. 12"
EMBEDMENT.
ELEV.=100'-0"



PIER 5
BASE PLATE THICKNESS PER MFG.
BP: BI # EI (4)~3/4" DIA. J-BOLTS GR36
W/ MIN. 12" EMBEDMENT
ELEV.=100'-0"

PROJECT:

2025 BUILDING ADDITION
UPI MANUFACTURING



PROJECT NO: 0924-25
PLOT DATE: 11/1/25
PLOT BY: SSR
PLOT SCALE: As indicated

SHEET # 5110

BID DOCUMENTS

ADDRESS:

587W35670
GODFREY LN
EAGLE, WI 53119

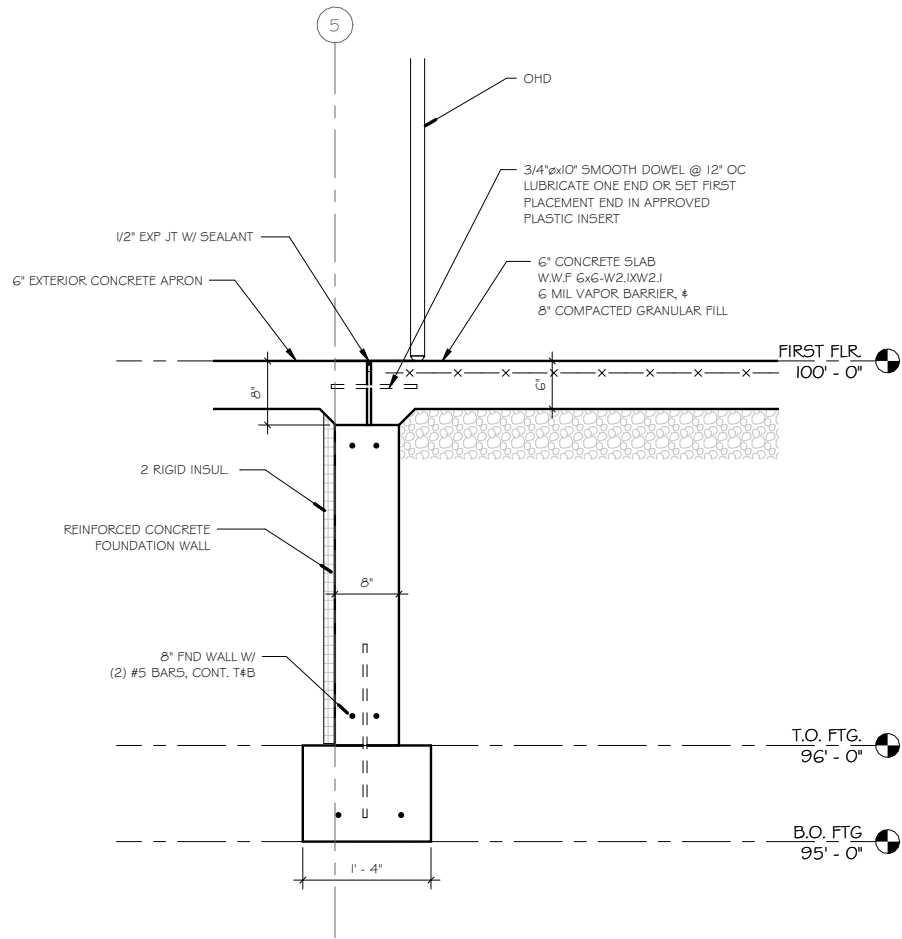
SHEET NAME:

BASE PLATE DETAILS

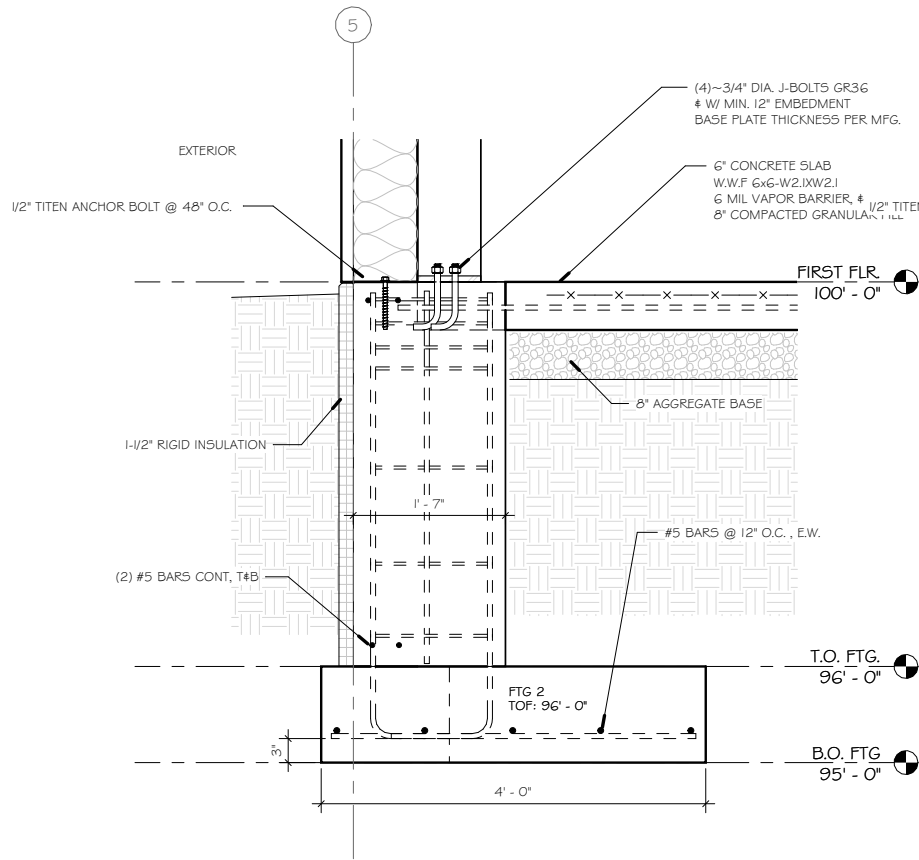
REVISIONS

NO. DATE

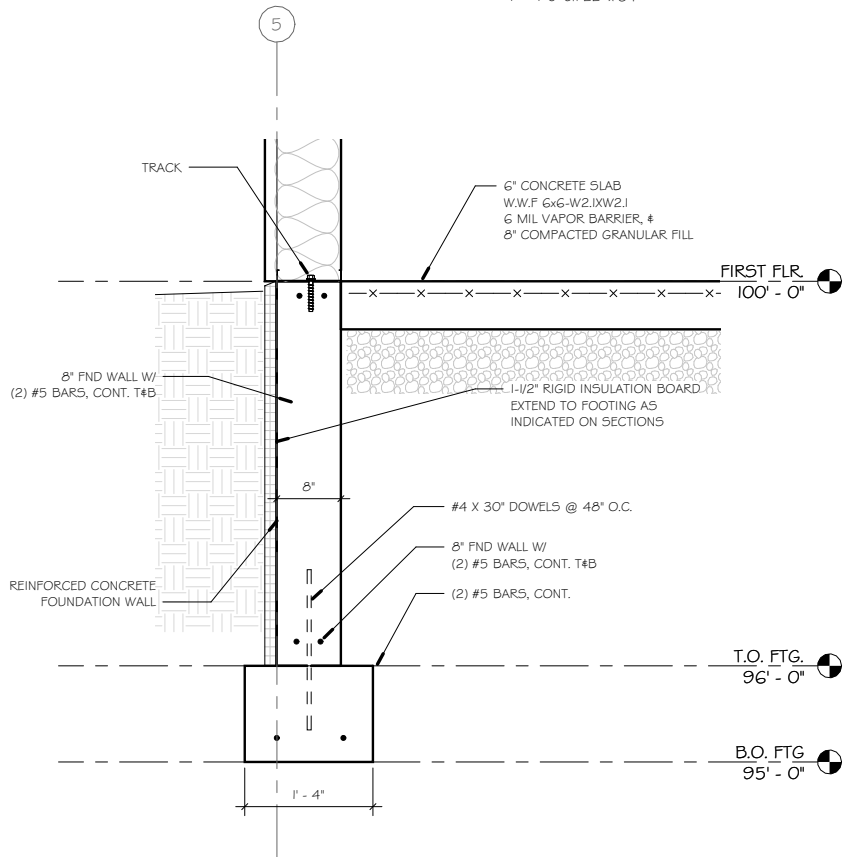
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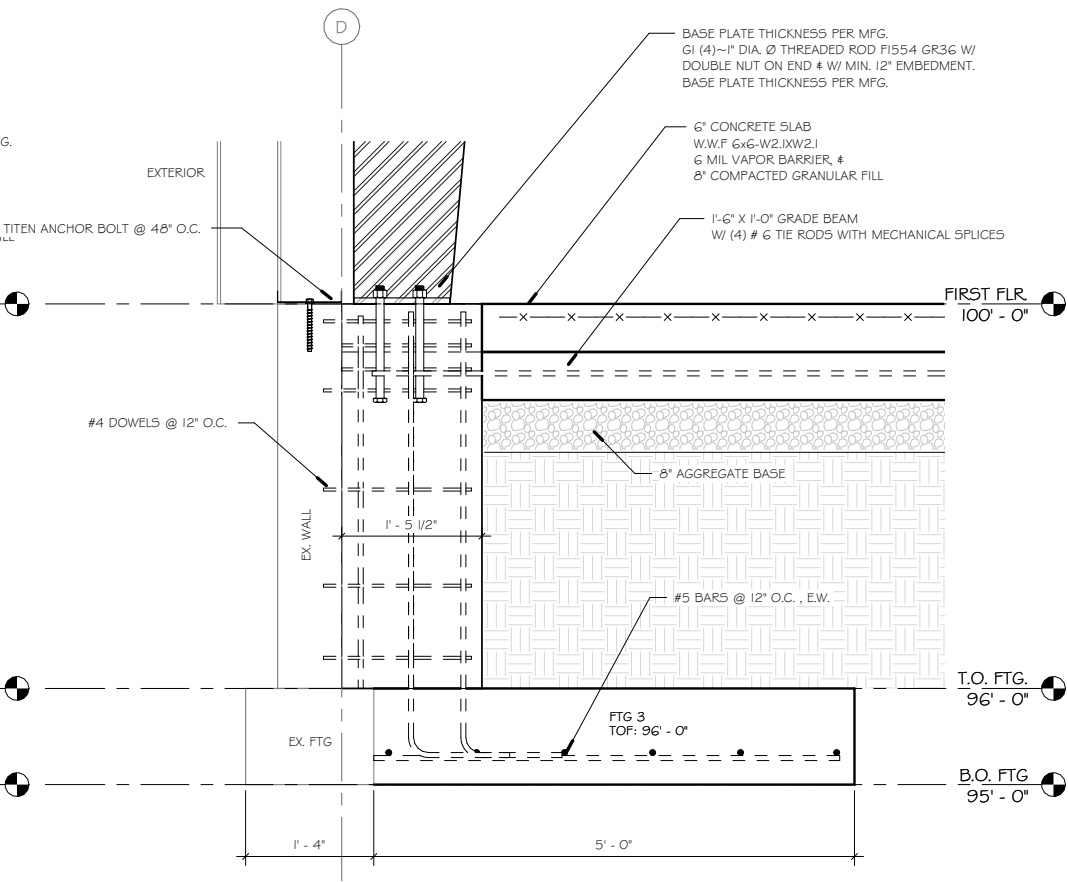
5 FND WALL @ OHD
SCALE: 1/2" = 1'-0" on 11" x 17"
1" = 1'-0" on 22" x 34"



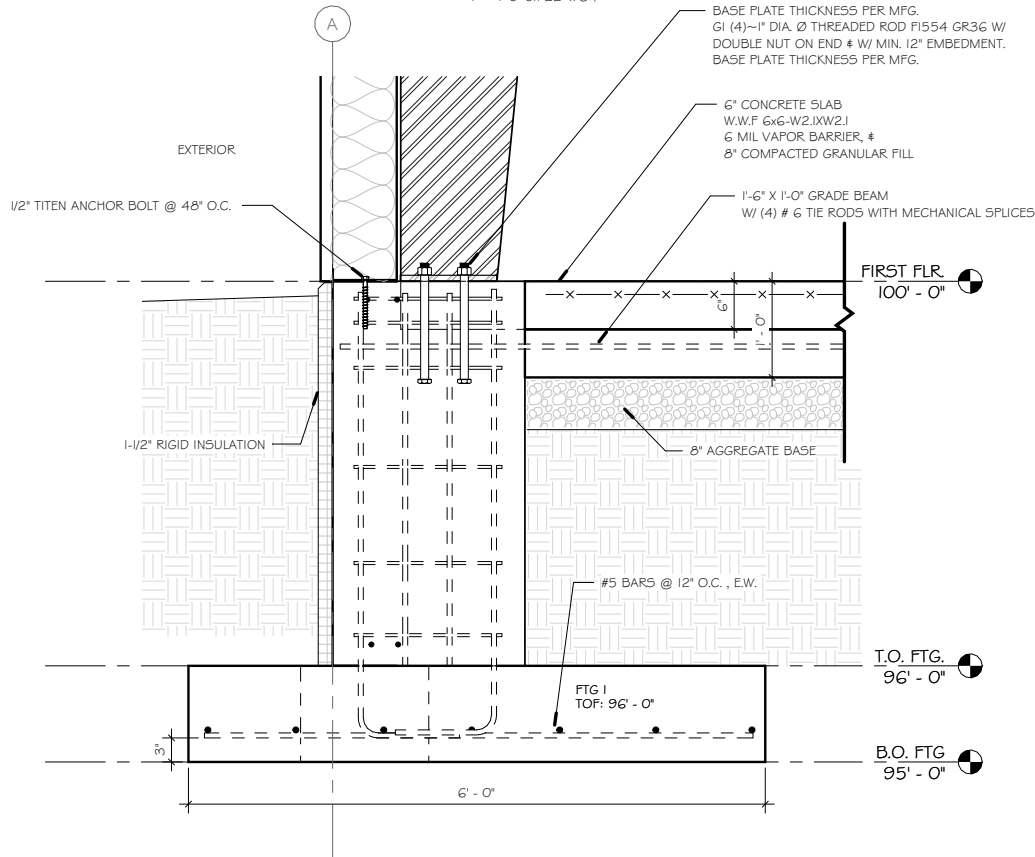
3 PIER 5 & FTG 2
SCALE: 1/2" = 1'-0" on 11" x 17"
1" = 1'-0" on 22" x 34"



4 TYP. FND WALL
SCALE: 1/2" = 1'-0" on 11" x 17"
1" = 1'-0" on 22" x 34"



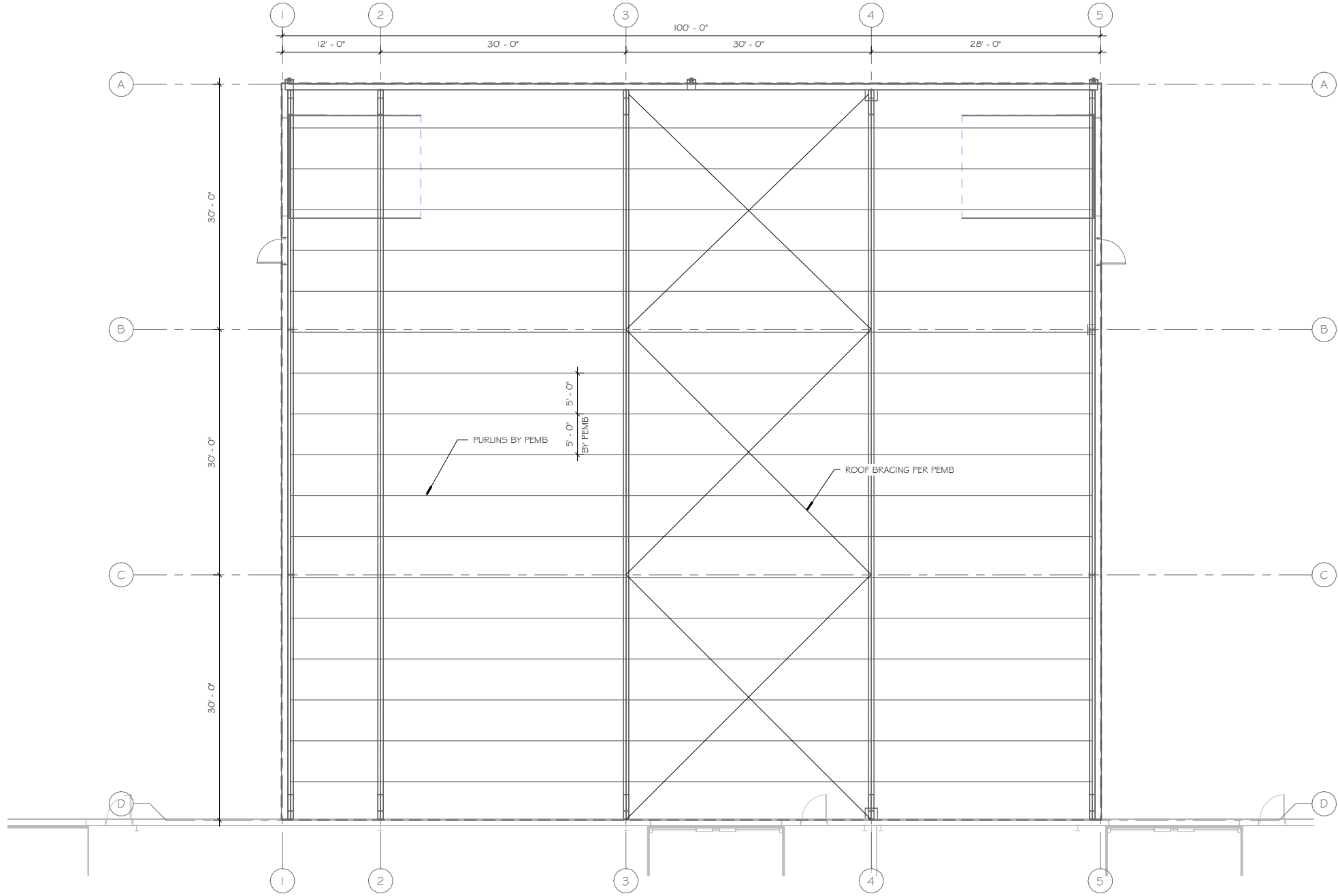
2 PIER 2 & FTG 1
SCALE: 1/2" = 1'-0" on 11" x 17"
1" = 1'-0" on 22" x 34"



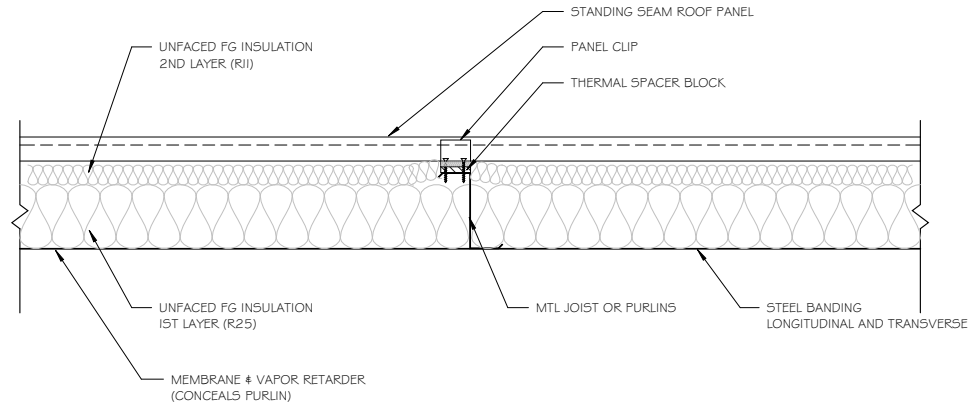
1 PIER 1 & FTG 1
SCALE: 1/2" = 1'-0" on 11" x 17"
1" = 1'-0" on 22" x 34"

PROJECT:	2025 BUILDING ADDITION UPI MANUFACTURING	ADDRESS:	S87W35C670 GODFREY LN EAGLE, WI 53119	SHEET NAME:	FOUNDATION DETAILS	REVISIONS	NO.	DATE
ADVANCED BUILDING CORPORATION 3802 KIPP ST. MADISON, WI 53718 PROJECT NO: 0924-25 PLOT DATE: 11/1/25 PLOT BY: SSR PLOT SCALE: 1" = 1'-0"	ROUSSEV ENGINEERING SOLUTIONS, LLC 7563 Driftless Rda Wy Verona, WI 53593 608-620-3036 (Office) • svet@rousseveengineering.com	SHEET #		SIII		BID DOCUMENTS		

FILE NAME : E:\Projects\2025\0924-25 UPI REV\TUP-2025.rvt



1 ROOF FRAMING PLAN
SCALE: 1/16" = 1'-0" on 11" x 17"
1/8" = 1'-0" on 22" x 34"



R25+R11 LINER SYSTEM ON METAL ROOF
U=0.031 PER ASHRAE 90.1, TABLE A2.3.3

2 ROOF SECTION
NOT TO SCALE



3802 KIPP ST.
MADISON, WI 53718

PROJECT NO: 0924-25
PLOT DATE: 11/1/25
PLOT BY: SSR
PLOT SCALE: As indicated

SHEET # 5200

BID DOCUMENTS

PROJECT:
2025 BUILDING ADDITION
UPI MANUFACTURING

ROUSSEV
ENGINEERING
SOLUTIONS, LLC
7563 Driftless Rdg Wy
Verona, WI 53593

608-620-3036 (Office) • svet@rousseveengineering.com

ADDRESS:
S87W35G70
GODFREY LN
EAGLE, WI 53119

SHEET NAME:
ROOF FRAMING PLAN

REVISIONS

NO. DATE



STAFF REPORT AND RECOMMENDATION
SITE PLAN/PLAN OF OPERATION

Date: January 7, 2026

To: Planning and Zoning Commission and Town Board

Owner: Chapman Oil Inc, Robert Chapman (applicant)

Location: S90W35680 CTH NN, Tax Key No. EGLT 1818.999.003

Jurisdiction: This property is located entirely within the Town's zoning jurisdiction.

Zoning Classification: B-4 Mixed Business.

Existing Use: Multi-tenant building (Citizen's Bank, Country Kids) and parking lot.

Proposed Use: Site Plan, Plan of Operation review to construct a 3,200 SF building which will house a taxidermy business (Northwoods Taxidermy)

Application(s): 2025-24 Site Plan/Plan of Operation - <https://s.zoninghub.com/EF2T3PYVRM>

Staff Analysis

The subject property is 2.7 acres in size, excluding the right-of-way of Godfrey Ln and is located on the northeast corner of Godfrey Ln and CTH NN within the Town Business Park. The property was created via a Certified Survey Map (CSM) in 1993. The property contains a 10,000 sf multi-tenant building which houses Citizen's bank on the west side of the building and Country Kids on the east side of the building. There is existing parking on both the north and south sides of the building. The grassy area to the north of the building, adjacent to Godfrey Ln contains an existing stormwater detention basin to handle the site stormwater.

The petitioners are proposing to construct a 3,200 sq. ft metal Cleary building which will house a taxidermy business (Northwoods Taxidermy). The building will be located north of the existing multi-tenant building. The building will be constructed of prefinished metal panels and will have decorative wainscoting on the south and west face of the building. There is one (1) overhead door that will face Godfrey Ln. Hours of operation are typically 6 a.m. to 4 p.m. Monday through Friday with 4-5 employees working in the building at any given time. The stormwater for the site is directed to the on-site stormwater facility along Godfrey Ln. The building and the proposed use meets the requirements of the B-4 District, however, the Town Board will need to approve the overhead door that faces a public street.

Staff Recommendation:

Staff recommends **conditional approval** of the Site Plan/Plan of Operation to construct the proposed addition on the north side of the existing building subject to the following conditions:

1. The operator of the taxidermy business shall at all times maintain an up-to-date taxidermy license with the state Department of Natural Resources and U.S. Fish and Wildlife Service, as applicable.
2. The overhead door facing Godfrey Ln shall be removed or relocated, unless otherwise approved by the Town Board.

3. No taxidermy waste shall be buried on the subject property and no taxidermy waste shall be burned on the subject property.
4. The Applicant shall apply to the Waukesha County Environmental Health Division (EHD) for approval of the existing septic system, or obtain a Sanitary Permit for a new system, as applicable. Documentation shall be provided that adequate septic facilities are provided for the proposed use, prior to issuance of the Zoning Permit.
5. No changes to the site landscaping are proposed. A landscape plan shall be provided to ensure that the building complies with Article 9 – Landscaping. All existing landscaping shall be maintained in perpetuity.
6. All construction shall comply with the building plans/site plan approved by the town.
7. Prior to any construction taking place, a Zoning Permit and Building Permit must be issued by the Town Planner and Town Building Inspector.
8. Any outdoor storage shall be screened from the road and shall not create a nuisance for nearby property owners or businesses. Outdoor storage shall be limited to one (1) pick-up truck and one (1) box trailer.
9. Any outdoor lighting shall be shielded so that light rays do not adversely affect adjacent uses.
10. All proposed signage, as applicable, shall be approved by the Building Inspector.
11. Prior to the issuance of the Zoning Permit, the Town Planner must be notified by the Town Engineer that the development meets all provisions of the Storm Water Management Ordinance for the Town of Eagle.
12. Documentation shall be submitted to the Town Planner that the local Fire Inspector has inspected the building for compliance with all local fire codes, prior to the issuance of an occupancy permit.
13. Documentation shall be submitted to the Town Planner that the Town Building Inspector has completed a thorough inspection of the building for compliance with all building codes, prior to the issuance of an occupancy permit. If state approved plans are required, a copy of said plans shall be submitted to the Town Planner and Building Inspector for review and approval prior to the issuance of a Building Permit.
14. All activities on the subject property herein may not in any way become a nuisance by reason of appearance, noise, dust, smoke, illumination, odor or any other similar factor.
15. An up-to-date Site Plan/Plan of Operation must be on file, at all times, with the Town of Eagle.
16. The Town reserve the right to review any condition imposed as part of the Conditional Use and/or Site Plan/Plan of Operation if said use becomes a problem in the area. The Town Plan Commission may modify, change, delete, add, etc. any conditions which they feel may be reasonable to allow this use and ensure it does not become detrimental to the surrounding area.
17. **Professional Fees.** The petitioner shall, on demand, reimburse the Town of Eagle for all costs and expenses of any type that the Town incurs in connection with this conditional use, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.

18. **Payment of Charges.** Any unpaid bills owed to the Town of Eagle by the subject property owner or his or her tenants, operators or occupants, or agents, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within 30 days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

A handwritten signature in black ink, appearing to read "Jacob Heermans". The signature is fluid and cursive, with a large initial "J" and "H".

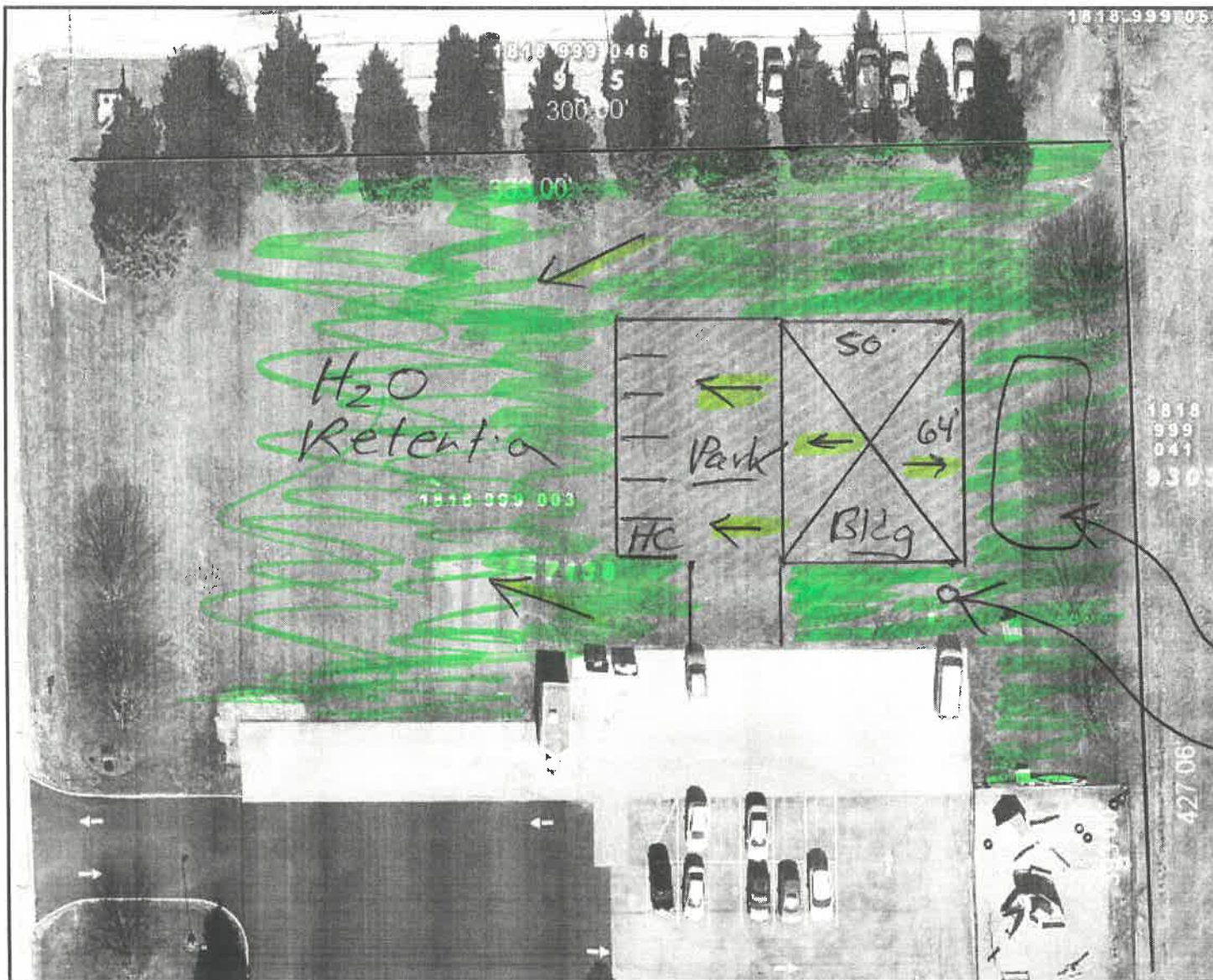
Jacob Heermans
Town Planner

Attachments

Exhibit A – Site Plan

Exhibit B – Building Plans

N:\PRKANDLU\Planning and Zoning\Community Assistance\T EAGLE\STAFF REPORTS AND PROJECTS\2025\2025-24 Chapman SPPO\Staff Report Chapman.docx



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- <all other values>
- Railroad_2K

septic
area
well

←
Water
Flow

0 43.94 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 12/22/2025





P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

12/22/2025
CHAPMAN, ROBERT
Doc ID: 9910120251222150927

Elevations & Floor Plan

Client Information

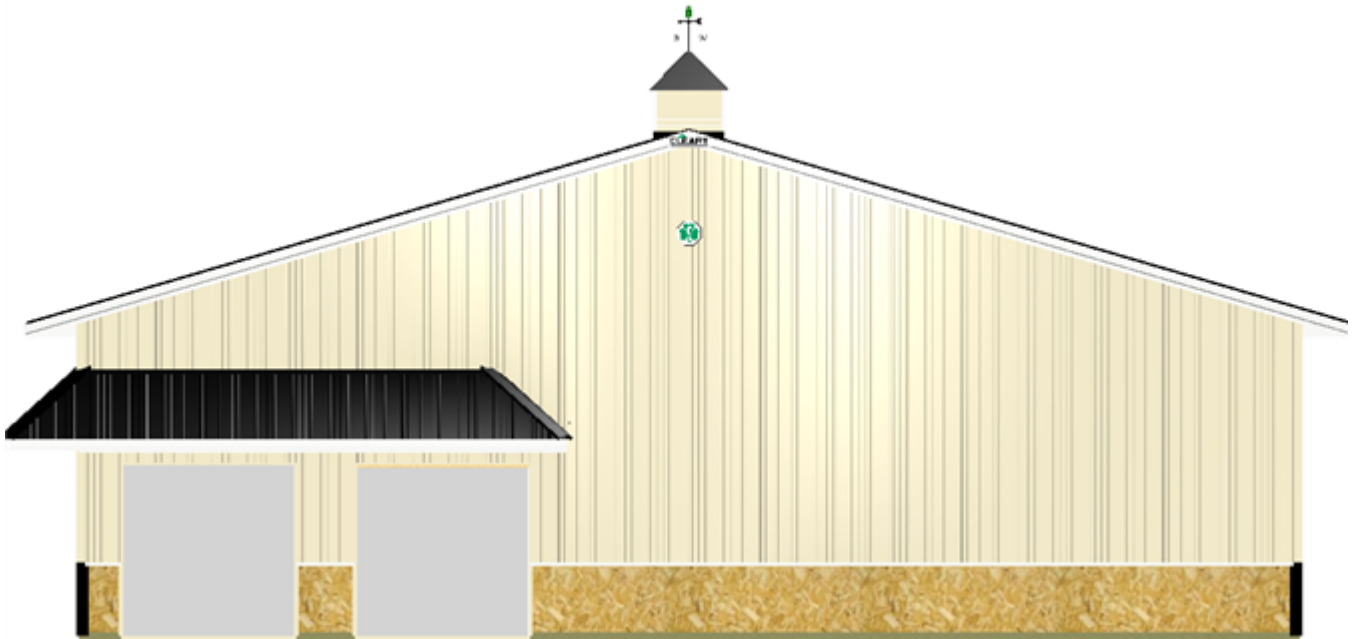
Building Specification For:

CHAPMAN, ROBERT
UNKNOWN
EAGLE, WISCONSIN 53119
Cell Phone: (262) 844-0185
Email: Chapmansbpeaglr@gmail.com

Building Site Location:

Location: N/A
Tenant: N/A
S90W35680 COUNTY ROAD NN
EAGLE, WISCONSIN 53119
County: WAUKESHA

Elevations for Building 1



South End Wall 1 on Building 1

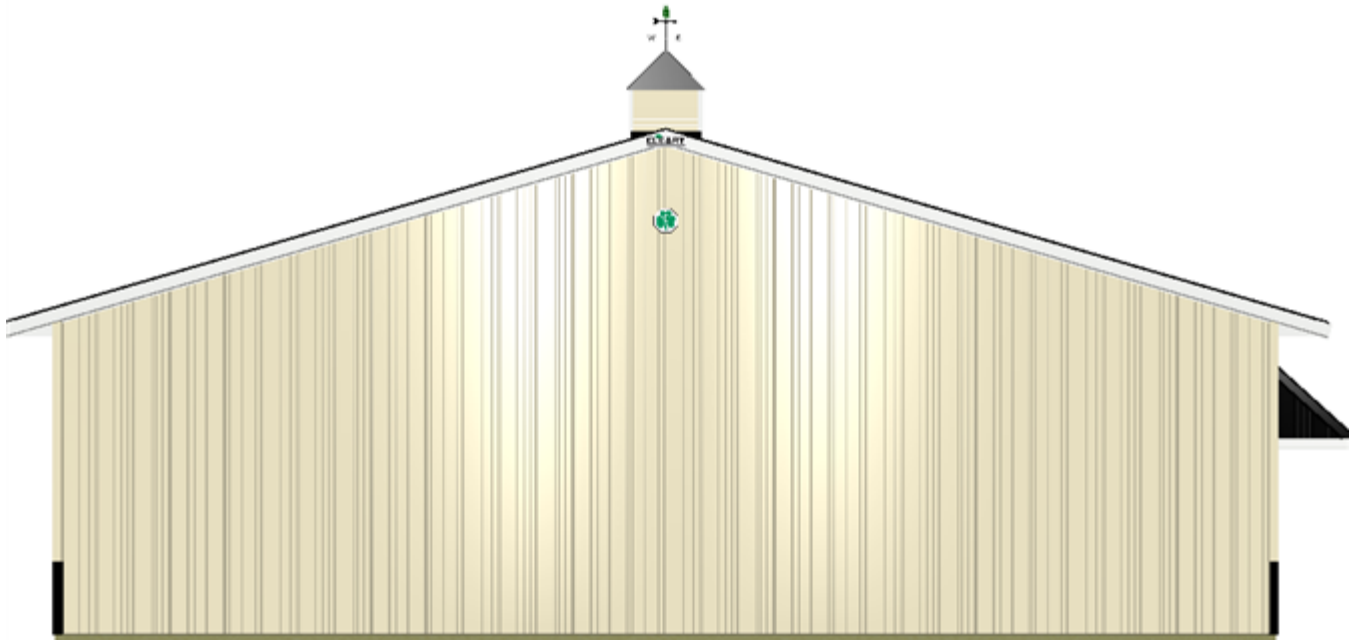
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



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12/22/2025
CHAPMAN, ROBERT
Doc ID: 9910120251222150927

Elevations & Floor Plan



North End Wall 2 on Building 1

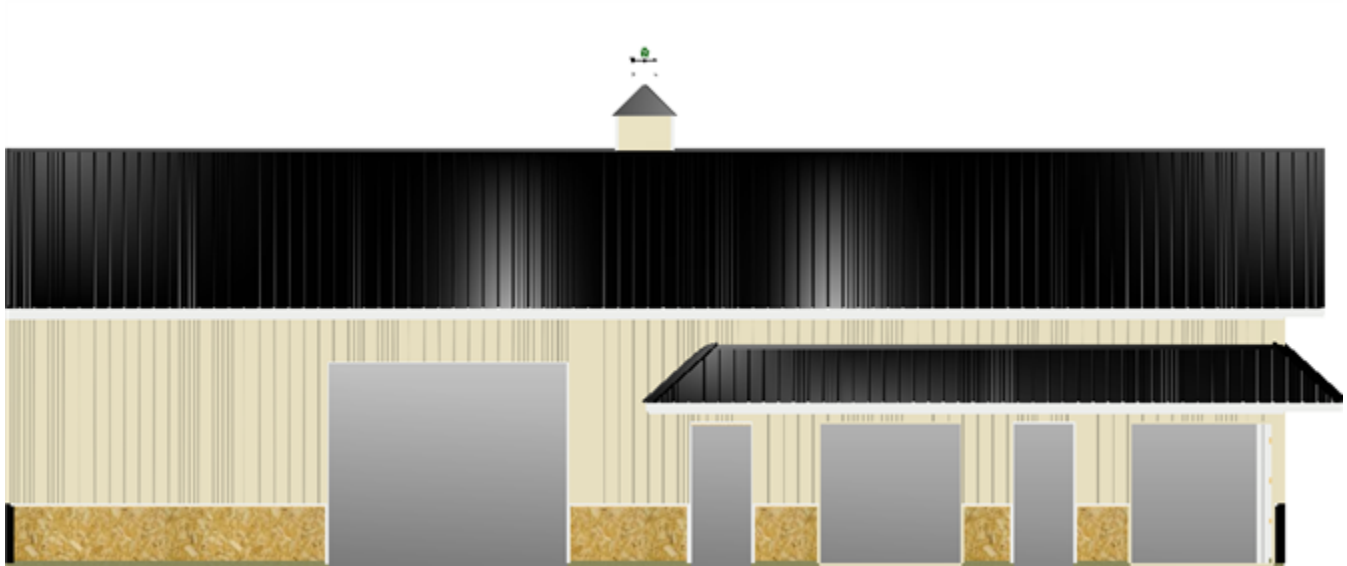
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

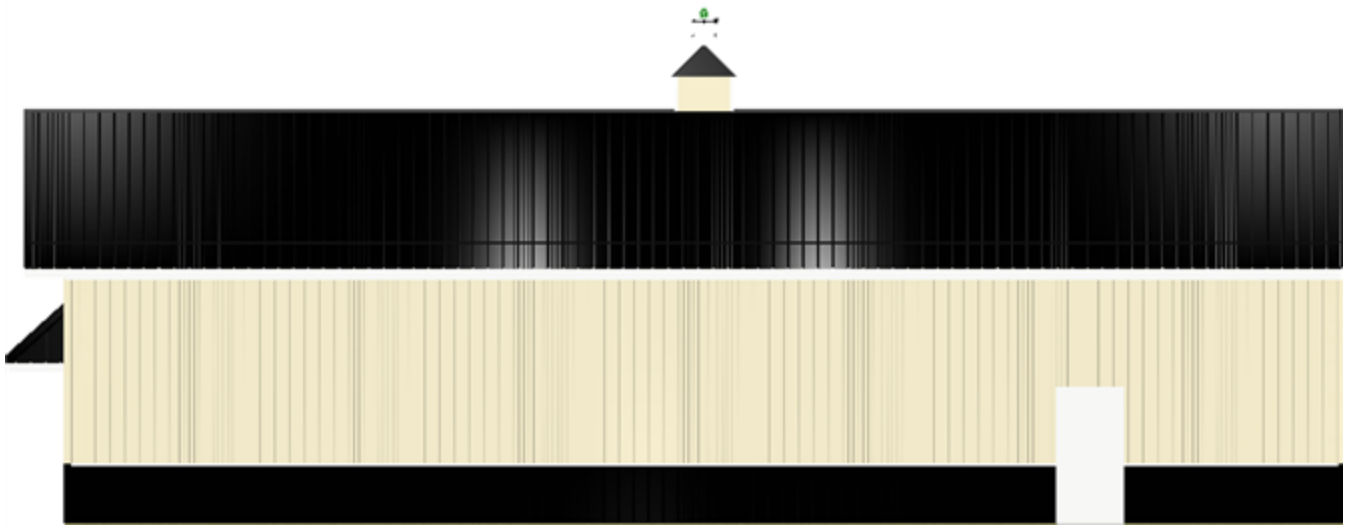
12/22/2025
CHAPMAN, ROBERT
Doc ID: 9910120251222150927

Elevations & Floor Plan



West Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

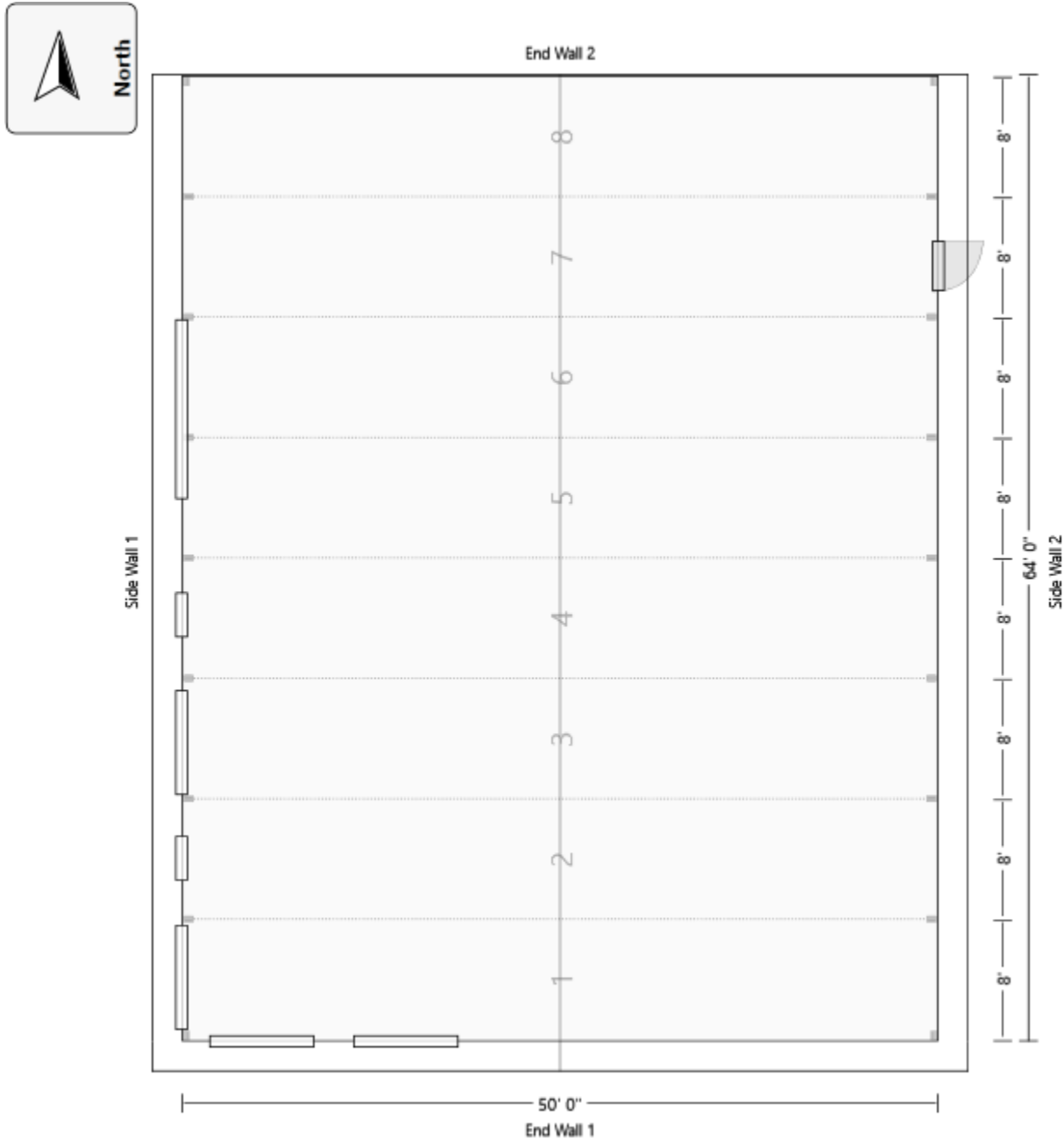


East Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

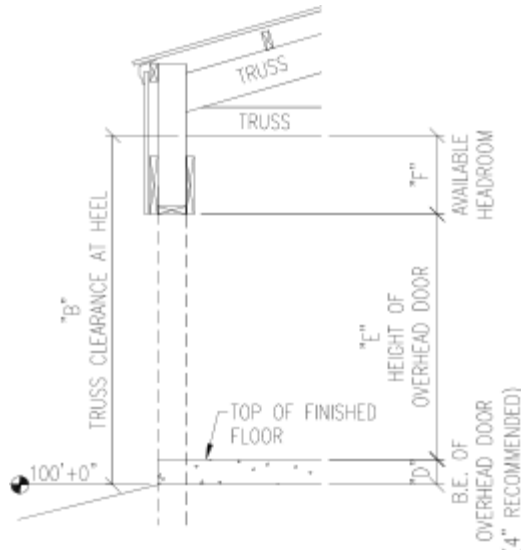
Elevations & Floor Plan

Floor Plan



Elevations & Floor Plan

Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door:

0' 4"

The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door:

10' 0"

Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom:

1' 7"

Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

$$("B") - ("D") - ("E") = ("F")$$

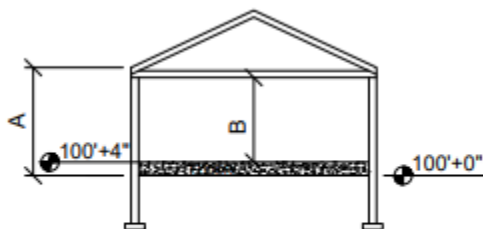
$$(\text{Truss Clearance}) - (\text{B.E. of overhead door}) - (\text{Overhead door height}) = (\text{Available headroom})$$

Example:

$$(10'-0") - (4") - (8'-0") = (1'-8" \text{ of available headroom})$$

Interior Clearances and Exterior Heights

Building 1



Standard Lower Chord Truss (SLC)

Interior Clearances:

"B"=Clearance from finished floor to bottom of truss:

11' 8"

(Clearance is reduced by the thickness of any ceiling and the thickness of any floor covering)

Exterior Heights:

"A" = Actual Eave Height:

13' 8"

Roof Peak Height:

20' 11 1/2"

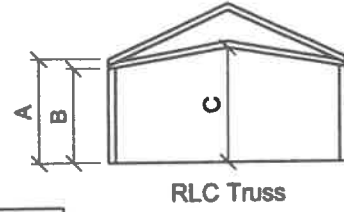
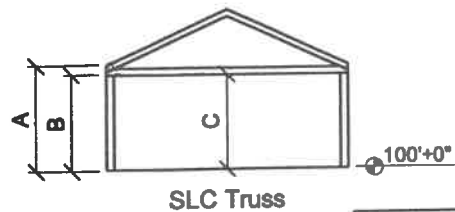
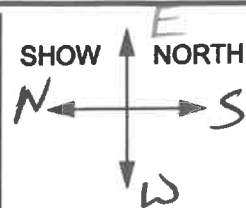
Roof Pitch:

3.5/12

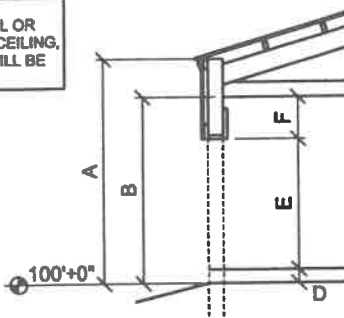
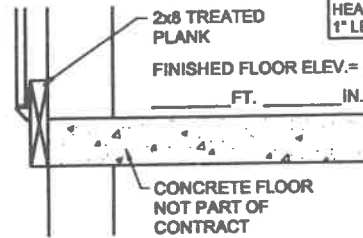
Top of concrete floor must be at 100'+4" for this foundation type. If thicker concrete floor is desired, the extra thickness will be below the 100'+0" mark.



P.O. BOX 930220
VERONA, WI 53593-0220
(608) 845-9700
FAX (608) 845-7070

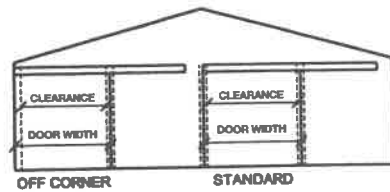


NOTE:
WITH DRYWALL OR
LINER PANEL CEILING,
HEADROOM WILL BE
1" LESS



A = EAVE HEIGHT 13'8"
B = TRUSS CLEARANCE AT HEEL 12'
C = TRUSS CLEARANCE AT CENTER OF BUILDING 12' (11'8" act.)
CLEARANCE MAY BE REDUCED BY FINISHED FLOOR HEIGHT
D = OVERHEAD FRAMEOUT BOTTOM ELEVATION 100'4"
E = OVERHEAD FRAMEOUT HEIGHT 10'1'8"
F = ACTUAL HEADROOM AVAILABLE

HEADROOM REQUIRED TO TURN THE DOOR MUST BE LESS THAN
THE ACTUAL HEADROOM AVAILABLE



NOTE:
ACTUAL WIDTH OF SLIDE DOOR CLEARANCE
WILL BE 6" LESS THAN NOMINAL DOOR SIZE
AND 12" LESS IF DOOR IS OFF THE CORNER.
EXAMPLE: IF NOMINAL SLIDE DOOR IS 12'-0"
WIDE, THE ACTUAL CLEARANCE IS 11'-6" ON
STANDARD DOOR OR 11'-0" IF DOOR IS OFF
THE CORNER

ENDWALL

SIDEWALL

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

DOOR WIDTH _____
OPENING CLEARANCE _____
HEIGHT _____

NOTE: ALL DOOR OPENINGS NEED TO BE CLEARLY DIMENSIONED FROM THE NEAREST
CORNER. SHOW ALL CONDITIONS OF ALL ATTACHMENT (LEANS, PORCHES, ETC.) ON THE
LAYOUT BELOW. INDICATE EAVE HEIGHTS AND ROOF PITCHES OF ALL ATTACHMENTS.

INDICATE ANY POWER LINES WITHIN 10' OF BUILDING SITE. ARE THERE ANY BUILDINGS
WITHIN 10' OF SITE: IF SO, THEN SEND A PICTURE OR LIST THE CONDITIONS OF THE
BUILDING ON THE C-100. ALSO, INDICATE ANY UNDERGROUND UTILITIES ON THE C-100
(i.e. SEWER, WATER, ELECTRIC, ETC.)

DATE

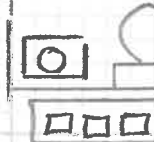
PURCHASER SIGNATURE

SELLER SIGNATURE

1 sq. = 1'

50'

64'



Mech.

Awning

Office &
Showroom

12x100H



Date: January 7, 2025

To: Town of Eagle Plan Commission

From: Jacob Heermans, Town Planner

Subject: Review of the number of accessory buildings allowed on a property at W377S10480 Betts Rd which is within the County's Shoreland Jurisdiction. Tax Key 1858.999.005. Doug and Linda Varrelmann (owners)

Application: 2025-26; <https://s.zoninghub.com/EDOCLD17D5>

The petitioners own a 4.6-acre parcel on Betts Rd which is entirely within the County's Shoreland jurisdiction and is zoned A-2 Rural Home District. The property contains a single-family residence with an attached garage, an above ground swimming pool, and a 36' x 63' pole barn. There is a deck on the south side of the home which contains a gazebo, approximately 150 sf in size. The County Shoreland Protection Ordinance defines the gazebo as a structure which is subject to the maximum accessory building provisions. Properties within the County's jurisdiction are generally limited to two (2) accessory buildings unless the Town Plan Commission renders a finding to allow more than two (2) accessory structures.

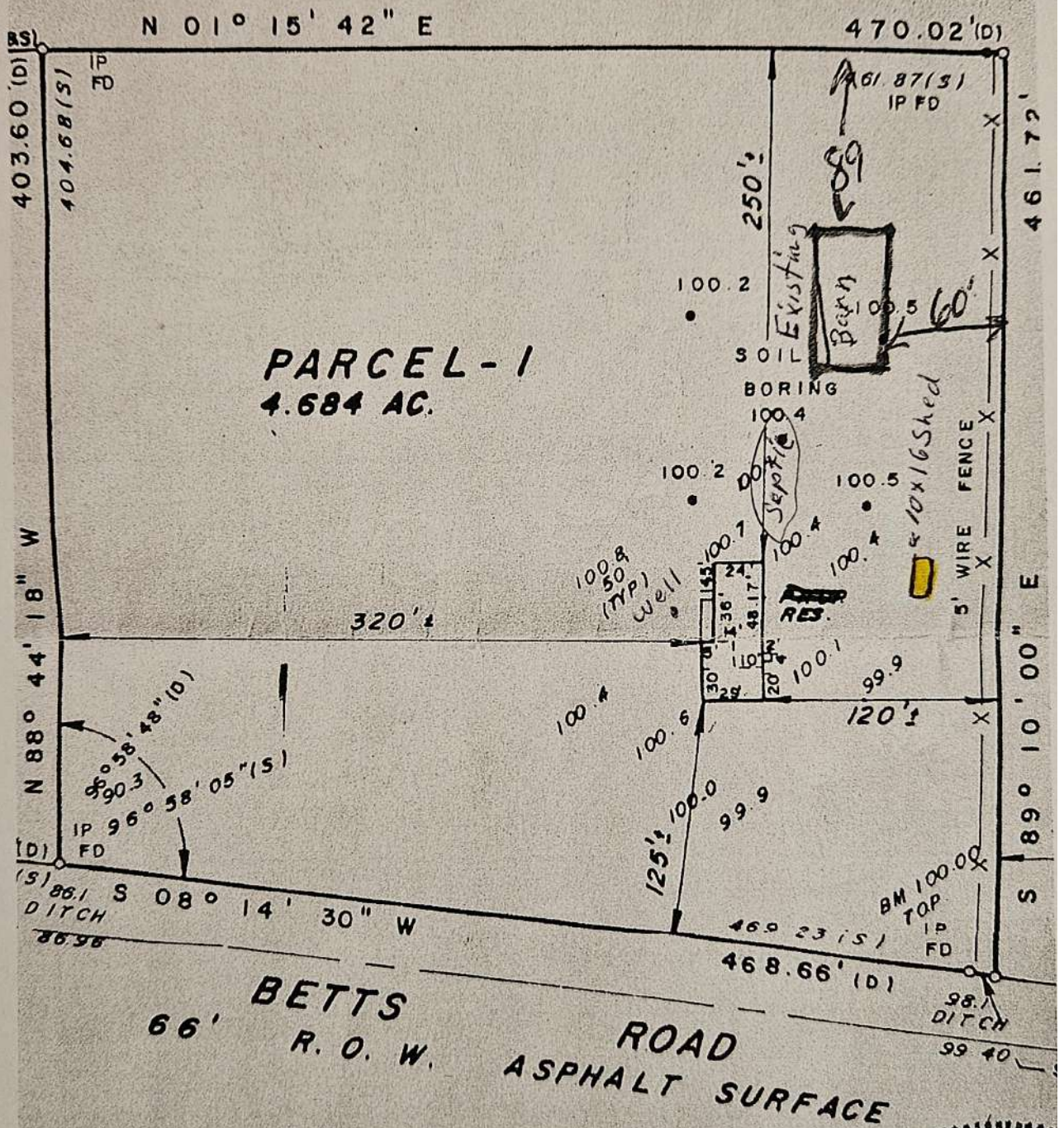
The petitioners are proposing to construct a 10' x 16' shed for personal storage in addition to the existing accessory buildings and are seeking Plan Commission approval for a total of three (3) accessory structures. The structures meet the 2% limitation, as required by the County and meet all locational requirements. Residential properties within the Town's jurisdiction are generally allowed a total of three (3) accessory buildings (two plus a minor shed less than 150 sf in size). The shed is proposed to be constructed south of the above ground pool, north of the existing tree line. The shed will largely be screened from neighboring properties and from the road.

Potential Plan Commission motion: It is recommended that the Planning and Zoning Commission approve of the request for a third accessory building. The person making this motion should refer to the application and any additional information as discussed by the Plan Commission. The analysis as noted in the staff report may also be used as the justification, in which the Plan Commission may, or may not, expand upon based on the discussion.

Enclosure: Exhibit A – Zoning Permit Application Packet

UNPLATTED

LANDS



SS

WE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION IS TRUE AND CORRECT REPRESENTATION THEREOF.

DAY OF May 19 92

Le 345 BOOK Eagle #8 PAGE 20

WISCONSIN

JOHN W. JAHNKE

SS

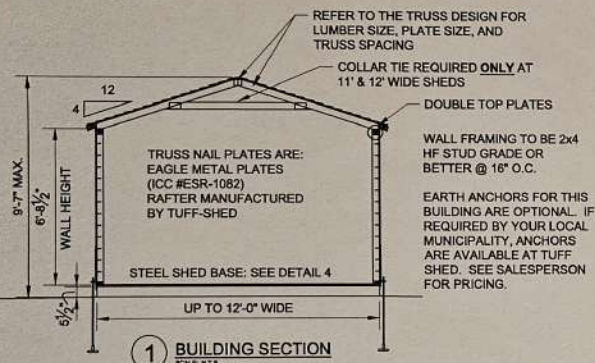
WALKER

WIS.

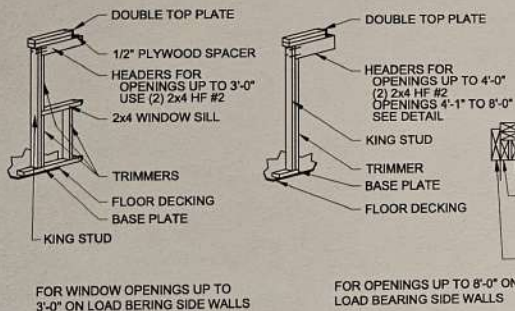
RICHARD P. JAHNKE, WIS. R.

JOHN W. JAHNKE, WIS. R.

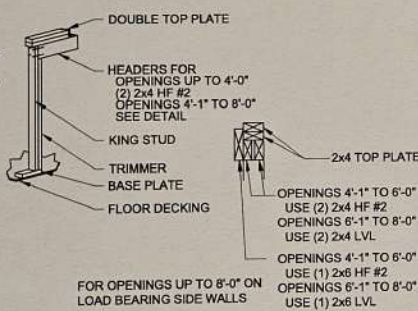
PR & TR700 SHEDS UP TO 12' WIDE x UP TO 24' LONG



1 BUILDING SECTION
SCALE: 1/8\"/>

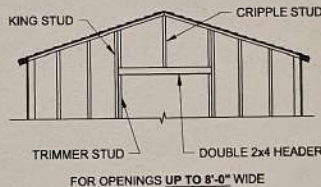


2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: 1/8\"/>

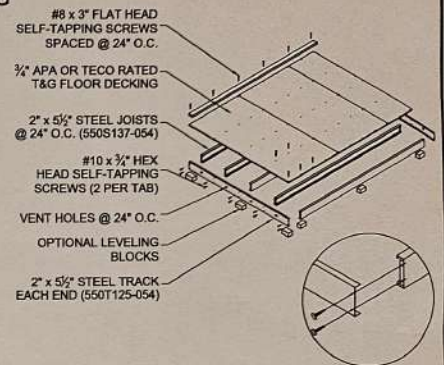


2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: 1/8\"/>

- NOTES:**
1. BUILDING CODE: 2022 CBC AND 2022 CRC
 2. DESIGN LOADING:
WIND SPEED & EXPOSURE: 110C
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2022 CBC AND 2022 CRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.
 3. **NAILING:**
ROOF:
ATTACH 7/16\"/>



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: 1/8\"/>



4 SHED BASE DETAIL
SCALE: 1/8\"/>

1. STEEL SHED FOUNDATION:
2\"/>
2. 3/4\"/>
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1 1/2\"/>
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3\"/>
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2\"/>



Order #:	P.O. #
Customer:	Drawn By: SJ
Site Address:	Date: 6/16/23
Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA	Checked By:
	Date:
	Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC. & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF
TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE	DRAWING NO.
BUILDING SECTIONS	PR/TR700-01
SHED BASE DETAILS	REV. LEVEL 01
HEADER FRAMING DETAILS	SHEET 1
2022 CBC & CRC - 110C	PAGE 1 OF 1

Zoning Permit Worksheet

The Applicant is responsible for filling out the "Proposed" section on the below table for the improvements specified above.

	Structure 1 (please specify) (accessory _____)			Structure 2 (please specify) (_____)			Notes
	Existing	Proposed	Required	Existing	Proposed	Required	
Road Setback		150'					
Offset (N)		440'					
Offset (S)		40'					
Offset (E)		250					
Total Building Footprint	3456						
Accessory Building Footprint		160					
Building Height		13					
Shore Setback							
Wetland Setback							
Floodplain Setback							
Impervious Surface							

***If more than two (2) structures are proposed, please attach an additional page

For Office Use Only

Fee Pd.: \$ _____ Receipt No.: _____ ATF Y___N___ Reviewed by: _____ PSE Approved: Y___N___NA___

X-Ref: BOA File No. _____ SPPO File No. _____ CU File No. _____

Nonconforming Structure Y___N___ Zoning District(s): _____

☐ Shoreland Protection Ordinance
 ☐ Zoning Code
 ☐ Other

Application Status

☐ Approved
 ☐ Denied

Signature of Zoning Administrator

Date

Date Stamp:

Received

Dept of Parks and Land Use

Office Use Only

ZP Appl No. _____

Zoning Permit Application

Waukesha County Department of Parks and Land Use
Planning and Zoning Division515 W. Moreland Blvd. Room AC260 Waukesha, Wisconsin 53188 (262) 896-8300
Email pod@waukeshacounty.gov Website www.waukeshacounty.gov/planningandzoning

Please complete this application and submit it to the Planner of the Day (pod@waukeshacounty.gov) along with any supplemental information and plans. An invoice number will be provided to you after the initial intake review to pay the required application fee. An updated fee schedule is available here: <https://www.waukeshacounty.gov/parks-and-land-use/planning-and-zoning/division-fees/>

Tax Key No(s). 1858999005Address of Premises w377s10480 Betts Rd. Eagle WI. 53119

Property Owner

Name Douglas Linda VarrelmannEmail dvarrel@aol.comPhone No. 2626133703

Applicant/Agent

Name _____

Email _____

Phone No. _____

Scope of Work (check all that apply)

- ☐ Interior Remodeling
 ☐ Addition to Principal Structure
 ☒ Accessory Building (New/Remodel)
 ☐ New Residence
 ☐ Deck/Patio/Walkway
☐ Boathouse (New/Remodel)
 ☐ Swimming Pool
 ☐ Multi-Family
 ☐ New Industrial/Commercial
 ☐ Cellular/Co-Location
 ☐ Sign
☐ Other

Description of proposed work to be completed:

10 x 16 Accessory building. No foundation
No GradingSanitary Facilities (check one) Public Sewer ☐ Septic/Holding Tank ☒

Sanitary Permit No. (new construction) _____

Existing Structure(s) ☐ Check if vacant

Principal Structure 1st floor (sq. ft.) 984 2nd floor (sq. ft.) 864
 Att. Garage (sq. ft.) 725 Basement (sq. ft.) 984 Exposed Y N Partial Partial
 Structure Size Height 30
 No. of Bedrooms 3 No. of Bathrooms 3

Other structures (type/sq. ft.)

pole barn/ 2160

Proposed Structure(s) only include new sq. ft. for additions

Principal Structure 1st Floor (sq. ft.) 160 2nd floor (sq. ft.) 0
 Att. Garage (sq. ft.) 0 Basement (sq. ft.) 0 Exposed Y N Partial Partial
 Structure Size Height 13'
 No. of Bedrooms 0 No. of Bathrooms 0

Other Structures (type/sq. ft.)

Building Footprint (all roofed structures) 3456
 ** (exclude area of 2' overhang or less for building footprint calculation)

Accessory Building Footprint 160Total B.F. % 1.595Size of Lot Average Width 470'Total Area (excluding established road ROW) 216,670

Applicant Certification

By accepting and acknowledging this form, the owner agrees that the foregoing information is true and accurate to the best of his/her knowledge; it is hereby agreed that for and in consideration of the issuance of a Zoning Permit that the foregoing work will be carried out as defined in this application; that all applicable ordinances or codes of the state, county, and municipality will be complied with in carrying out the proposed work stated in the application; and that work will not commence before a building permit has been obtained from the local/town building inspector. If any changes or deviations are made from the original application, a new permit is required. Failure to comply with the permit as issued will result in the revocation of the permit or other penalties. Further, by accepting and acknowledging this form, the owner or his/her authorized agent is giving their consent for the Dept. of Parks and Land Use to inspect the site as necessary and related to this application even if the property has been posted against trespassing pursuant to Wis. Stat.; and serves as acceptance of the wetland statement included on the Property Owner letter issued with the Zoning Permit.

Owner Signature: Douglas VarrelmannDate: 11/19/2025

PENDING EAGLE ZONING VIOLATIONS
TOWN AND COUNTY VIOLATIONS

This list is for informational purposes only and no discussion or action will be taken on these matters. *Italics indicates new information since last update.*

TOWN VIOLATIONS

Tom Reynolds, S70W35196 TOWNSHIP ROAD X

8/21/24: RL conducted site visit from the road. Met with CM and SJ to discuss the history of the property and next steps. It was identified that the building permit had expired. Violations appear to include, at a minimum, business without permits (commercial greenhouse/food processing), disrepair of building (greenhouse) and expired permits. SJ stated that he will try to make contact with the owner first.

9/24/24: It was relayed to RL that at least two attempts have been made by SJ to contact the owner by site inspection. RL will consult with Town Atty to discuss next steps.

11/7/24: Met SJ and owner on property. Owner gave a tour and explained the farming operation (Alchemy Acres). it runs like a co-op where people come and pick up their order or they will deliver it. It's all local people. He grows and sells, fresh produce and modifies some of it by fermenting it. He creates dried herbs and juices produce. He does not participate in any markets. He does not sell mead and understood he was denied that permit. He does have agricultural equipment lying around the property (soil steamer, pallets, wheelbarrows). He was in the middle of siding the addition and there were construction materials that needed to be cleaned up. Has chickens and 4 hoop houses near the house, + approximately 10 hoop houses out in the field. He is there on T/R/S and some Sundays. Typically, no one there on M/W/F. When asked about mowing around the fields, he indicated that it would disrupt the habitat of insects that would turn to feeding on the crops. Chickens on site. Was willing to put up vegetative screening around the property near the roads but wants to make sure it's beneficial to his operation. The property is currently being transferred to an LLC where it will be employee-owned.

11/21/24 RL spoke with WC Environmental Health Division (EHD). They are trying to contact the owner to better understand what types of products are being made. No licensing has been given. RL needs to review ordinance and provide owner with what options might be available. May need to involve Town Atty.

1/10/25 Reviewed zoning code for possible options for owner. Can apply for a Greenhouse CU and can continue to grow produce on site. However, there does not appear to be a path in the code to support accessory agricultural uses such as production of teas, juices, herbs, etc. Junk, debris, general yard property maintenance must be explored by the Building Inspector.

1/27/2025 RL has received information from EHD that they do not appear to have enough proof to post a Cease and Desist order, but will be sending a letter reminding property owner of proper permitting. RL and EHD are drafting separate letters regarding the applicable violations to achieve voluntary compliance.

2/21/25 No update.

Early March 2025: Environmental Health Division send letter to property owner notifying him that food processing without proper food grade protection or proper state and local licensing is a violation of state codes.

4/7/25 Planner notified of someone living in a camper on site.

4/16/25 Planner drove by property. Camper had been removed. Some building materials removed.

Approximately 20 greenhouses present.

6/6/25 Letter with attachment of code references and application sent to property owner via mail and email, requesting the property be brought into compliance with town ordinances, including the property maintenance code and the zoning code. Applications were requested by July 1 and permission to re-inspect the property was requested to be granted by June 25, 2025.

6/26/25 Staff received an email from the property owner regarding the letter noted above.

10/23/25 Staff met with Mr. Reynold's on his Road X property, but was not given permission to inspect. Inspected property from the driveway, ROW, and neighboring property and observed sheep.

11/5/25 Joint meeting held at the Town Hall to discuss the violation with Mr. Reynolds and to hear neighbor concerns.

11/17/25 Town BI inspected Mr. Reynold's property. Structure which lacks an active Building Permit has been improved, however, no progress has been made on the remainder of the property/violations.

11/19/25 Conference call with Planner, Town Chair and Waukesha County Planning Manager to discuss strategy. Planner will send a letter prior to end of the week clearly outlining the violations and establishing a short window in which to gain compliance. Failure to do so will result in citations and likely a lawsuit.

12/8/25 Violation letter drafted. Staff is seeking input from Environmental Health on additional violations.

12/15/25 Meeting with Waukesha County Environmental Health staff to discuss violation and possible health code violations.

12/18/25 A violation letter was sent to the property owner establishing a **January 5, 2026**, deadline for compliance. (Pending, JH)

COUNTY VIOLATIONS

Jeffrey and Heather Sorenson, W345 S10503 CTH E

Constructed a fence within the shore setback area

10/28/24 Complaint received about a fence that had been constructed around the property within the shore setback area.

11/19/24 Need to contact property owner(s) to schedule a site inspection.

12/10/24 Contacted owners to schedule an inspection.

1/28/25 No response from owners. Need to follow up to schedule inspection and/or require removal.

02/07/25 Violation reassigned to AT. Request to Inspect letter sent 02/10/25.

02/18/25 Owner (Heather Sorensen) called AT and stated fence was placed as a way to prevent neighbor's dog from crossing into property (dog had previously bit their child). Wants to know what can be done to keep the fence. Other neighbors are their cousins and they love having the fence. Was not aware a fence required a permit. AT will conduct site visit on 02/25/25.

02/25/25 Site visit showed white fence along southern lot line. Property also had sections of black metal "decorative" fencing (mostly along the southeast property line near retaining wall), more panels of this fencing are stacked off to one side. Tall black fence along SW corner of home (not permitted in the 2021 addition ZP). Currently reviewing the approved landscaping plan to confirm compliance with replanting requirements.. Will need to send follow up letter.

04/10/25 Violation compliance letter sent. Deadline to remove all fencing w/in 75 feet of shore is May 22nd. Will need to conduct site visit after deadline to confirm continued compliance.

05/27/25 Site visit scheduled for 05/29/25

06/09/25 Neighbor emailed POD that owner has told other residents that he is not going to take the fence down because it is for his children's safety. He started to do the removal and then stopped and plans to put it back up. "Is safety a reason he can put the fence back up?" I informed neighbor that I will be onsite this week and if they put the fence back up after my visit, she should contact me.

06/11/25 Site visit showed panels have been removed from fence along lot line (panels are laying in a pile along the shore) but posts are still present. Tall black fence by SW corner of house is still present. Owner would like to keep this fence and some black fencing along the steep retaining walls as his son is autistic and doesn't have any safety awareness so they are concerned he would fall down the steep retaining walls.

06/11/25 Spoke with supervisors. Will conduct another site visit to ensure the posts have been removed and will advise owner that a variance is needed to retain the black fencing near the retaining walls since it is within 75' of the OHWM.

06/30/25 Neighbor emailed photos. Stated that "The plan for the neighbors appears to be that they will leave in the posts and lean the fencing against it. I'm guessing they feel it is then no longer a permanent structure and rules don't apply to it. He has recently installed solar lights on the top of each post, so I assume he is keeping them in long term. It both looks horrible, and has to be a technicality for leaving it in place. I can try to take more pictures if you need them. It is difficult to see how he has leaned the fencing slats against the post, but easy to see in person. "

07/10/25 Compliance letter sent. They will have until July 25th to remove remaining post and fencing or will need to apply for a variance by that deadline to keep any of the fencing (even around the retaining walls)

07/21/25 Spoke w/ Jeff Sorensen as he left a call w/ POD that he wanted to talk with me. I told him I can email the variance application. Said that he would need to provide proof of hardship that is not personal in

nature. He said that of course this is personal and that he's trying to keep his kids safe. I gave him an example that say you had more kids than the number of bedrooms available that is a personal consideration. He understood what I meant but was not happy about it. Emailed his wife the application and reminded them of the July 25th deadline to apply by.

07/28/25 No application for variance received on or before July 25th. Will conduct site visit to find out if fencing is still present.

08/04/25 Called owner, they said application was coming via certified mail.

08/07/25 Application arrived, AT received application and routed to admin for processing.

11/20/25 Variance went before County BOA in October. Requested tabled, as owners were not in attendance and neighbor raised concerns which need to be addressed by the owners. BOA likely to take action at the January meeting.

12/22/25 Item will be on the January BOA agenda for action. (Pending, AT)

Rachel and Jeff Schaefer, S101W34695 CTH LO;

Junk, work w/o permits, structure in disrepair

8/5/2021: Received complaint regarding junk, work without permits and residence/fence in disrepair. After multiple attempts, our office was unable to inspect the property.

Summer 2023: Owner contacted the office in summer of 2023 for a zoning permit. Our office 10/23/23: County sent a letter that stated the following: Listing photos revealed miscellaneous junk was present and viewable to the present. Owner was made aware of the active violation on the property. He granted our office permission to inspect over the phone.

6/2/23: A site inspection was conducted, revealing land altering activities with new basement construction. In addition, multiple items regulated as junk including an unlicensed boat, inoperable boat trailer, broken hot tub, construction materials, buckets and other miscellaneous items were observed. The owners had deadlines of 6/23/23 to submit a zoning permit application and 7/10/23 to remove junk from the property.

10/16/23: Another site inspection was conducted which revealed little progress had been made and a majority of the junk and miscellaneous materials remained on-site and visible. No zoning permit application had been received at that time either. Deadlines of 11/6/23 and 11/27/23 were given to apply for a ZP and remove the junk-type items, respectively. Note: the staff person involved soon after left the county and the violation was reassigned.

April 2024: Citations were issued 5/6/24. The owner was scheduled a court date of 6/5/24 and failed to show. Corp Counsel stated that she waits a month and if the owners do not contact them to reopen the case, it is closed out after a month. Corp Counsel suggested that a follow-up letter be written.

9/26/24 Staff working with Corp Counsel to get clarity on next steps.

11/15/24 A violation letter was sent to the subject property on 11/15/24. It appears a previous employee was able to contact the owner using that address (I have been using the mailing address on file with tax listing). The owner was given a deadline of 12/2/24 to submit a zoning permit and minor grading permit application and remove junk-type items from the property. No further extensions will be granted; additional citations will be immediately issued if the permits are not applied for and/or the property is not in compliance with the Ordinance.

12/4/24 Owner applied and paid for an ATF zoning permit for the replacement/repair of the residence's foundation. There is a discrepancy between the survey we have on file and GIS. It appears some of the lots in this subdivision were redescribed in 1978 (?). Tax listing is looking into the discrepancy and we have not heard back.

1/27/25 Emailed Tax Listing for a second time to obtain information on the right of way discrepancy.

Another attempt will be made. KSF

3/30/25: Emailed tax listing for a third time to obtain information on the right of way discrepancy. No response.

4/1/25 Called owner and left a voicemail stating that I would conduct a site inspection in the near future.

4/10/25 Conducted site inspection which revealed miscellaneous junk and construction materials were still present on the property in addition to a vehicle that is not registered. Items that were present include: buckets, bricks, miscellaneous wooden items, ladders, a cement mixer, a trailer, tree stumps, a refrigerator, plywood, a fish tank, and a large pile of decorative stones. I did not walk the entire property.

4/11/25 A violation letter was sent, with a deadline of 5/30 to bring property into compliance.

4/22/25 Received call from owner stating the tires have been placed on the trailer and he will need to call a junk removal company for the refrigerator. The septic system was pumped on 4/18 and the PSE was issued.

4/24/25 Zoning Permit E24:019 was issued and a new deadline of 6/30 was granted to remove the remaining items.

5/28/25 The owner has until 6/30 to remove the remaining items (junk, construction materials, etc.). A site inspection will be conducted on or shortly after that deadline.

6/20/25 No update as deadline is still pending.

7/28/25 Site inspection conducted, which revealed minimal progress. The refrigerator is gone and all the vehicles are registered. The deadline to complete the basement and remove the construction materials is October 24. The owner stated he would start getting rid of junk items on and near back porch.

11/20/25 Jeff called a couple weeks ago and staff has been playing phone tag. Staff will try to contact him again and schedule a site inspection.

12/26/25 No update; staff will attempt to contact owner. (Pending, KS)

Bernard and Clara Erdmann, W345S10433 WAMBOLD RD

Construction/remodel of structure located within floodplain and not conforming to offset.

6/3/25 Complaint received about construction/remodel of structure located within floodplain and not conforming to offset.

06/14/25 Violation reassigned from Ken Smith to Anna Tuinstra.

6/20/2025 Violation letter mailed.

06/27/25 Daughter of owner called. Said their dad (the owner) had extended the roof line in 2017 and also added boards to the back for their pontoon boat to be protected. This past year their nephews put boards on the sides of it to protect it from leaves. There is also a fence along the back wall (SW side) that "may or may not be on the lot line". Their neighbor had given them a "warning" that any further improvements to the structure she would report it as a violation because they did not have any permits and the structure is in the floodplain. They describe the structure as a "boat shelter". They are willing to comply with our requirements. Depending on the improvements an ATF ZP may be needed.

07/16/25 Site visit w/ EG and son of homeowner. Said the fence used to be wire and the neighbor's tree fell on it. They replaced the fence with wood instead of the wire because the wood fence blocks the leaves from coming into the boat storage area. The "carport"/boat storage area has strange internal retaining walls that apparently the owner cut away some of the space to make it more level? The fencing does fit better with the adjacent buildings than the existing wire fence. The neighbor has been cleaning up her property so the white fence is possibly more visible to them compared to the wire fence but it all has been existing on the property since maybe the 80s?

07/21/25 Discussed VL w/ JH. We need proof that the overhang and walls of the "boat shelter" have been present for more than 10 years. Otherwise they will need to remove it or apply for ATF variance.

08/15/25 Deadline to remove is moved to September 15th as owner of property is in the hospital.

11/20/25 Structure has been removed, per violator. Need to verify via site visit.

12/26/25 Inspection still needs to be completed, as assigned staff has been out on medical leave. Plan to inspect in early January for compliance. (Pending, AT)

Steve Wruck, W345 S10483 CTH E

Storage of construction equipment, business materials and a junk boat

12/5/25 Complaint received with photos showing construction equipment.

12/26/25 Violation letter sent to property owner. (Pending, EG)

NOTES:

This list of zoning violations in the Town of Eagle are pending with the Town of Eagle and/or with Waukesha County PZD. The list is provided to the Town each month at the request of the Town Plan Commission.

