



Plan Commission/
Architectural Review Board Meeting
Monday, October 16, 2023
6:00 p.m.

LOCATION OF MEETING: 96 RUSSELL DRIVE

Meeting Minutes

1. **Call to Order, Roll Call:** Chairman San Felippo called the meeting to order at 6:00pm. Commission members present included Mike San Felippo, Randy Soerens, Jeff Schultz, Barbara Ruege, John Schluetchermann, and Peter Lederer. Village employees present were, Clerk/Treasurer Stephanie Waala. For additional attendees see attached sign in sheet.

2. **Discussion and Possible Action to approve the October 2, 2023, meeting minutes.**

Member Schluetchermann made a motion to approve the minutes as submitted, motion was seconded by Member Ruege. Motion carried 6-0.

3. **Discussion and Possible Recommendation to the Village Board on the construction of a new two-family home, 525/527 Raybern Ct.**

No contractor/homeowner present

Member Schluetchermann informed the board the project hits 4 points required to build to include larger porch, larger roof pitch, larger overhang, and high dimensional shingles.

Member Schluetchermann made a motion to recommend to the village board for approval, motion was seconded by Member Ruege. Motion carried 6-0.

4. **Public Hearing regarding the creation of C-2 PUD Commercial Planned Unit Development District (see the Public Hearing notice, which was published on October 5, 2023, and October 12, 2023).**

Chairman San Felippo read the public hearing notice, no public comments were made. The public hearing was closed at 6:04 pm.

5. **Discussion and Possible Recommendation to the Village Board on Ordinance 2023-13 related to zoning.**

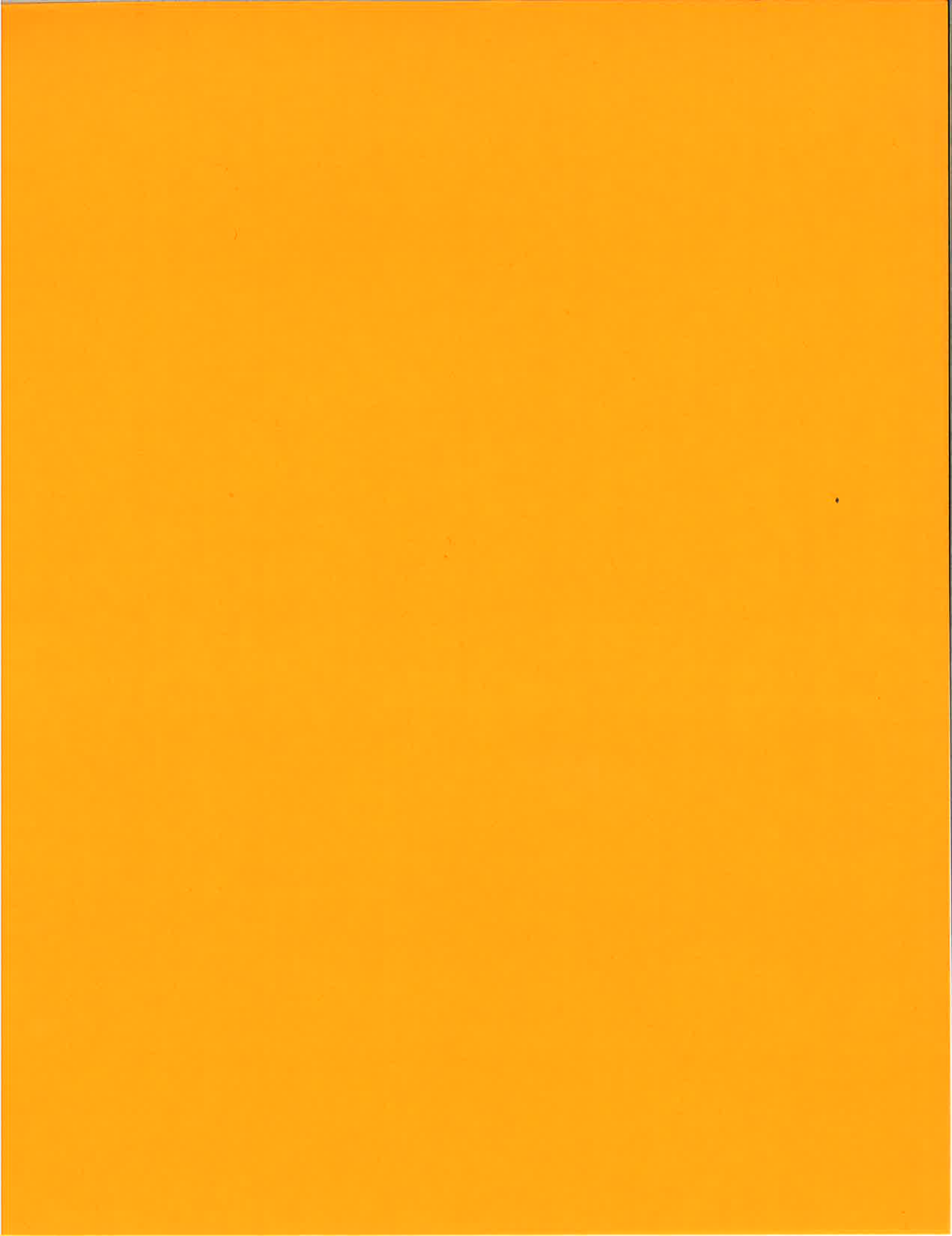
Member Schluetchermann inquired as to if in section (c)(2) it says 30 days, can this be changed to 15 days. Clerk Waala informed the board that this can be changed, but would he also request that all other zoning districts timeframe be changed as well to be cohesive. Chairman San Felippo informed the board that the other sections can be changed when the entire zoning ordinance is reviewed by the board.

Member Schluechtermann made a motion to recommend to the village board for approval with the proposed change to section (c)(2) from 30 days to 15 days, motion was seconded by Member Ruege. Motion carried 6-0.

7. Adjourned at 6:10 pm

Items on the Agenda may be taken out of order as listed. Created by Stephanie Waala on 10/25/2023.

WI Open Meeting Law (Wis. Stat. 19.83(2) and 19.84(2)) In general, the open meetings law grants citizens the right to attend and observe open session meetings of governmental bodies but does not require a governmental body to allow members of the public to speak or actively participate in the body's meeting. A governmental body is free to determine for itself whether and to what extent it will allow citizen participation at its meetings.



ORDINANCE NO. 2023-16

AN ORDINANCE TO REPEAL AND RECREATE SECTION 5 FOR DIRECT ANNEXATION OF A PORTION OF THE TOWN OF SHERMAN, SHEBOYGAN COUNTY, WISCONSIN, TO THE VILLAGE OF RANDOM LAKE, SHEBOYGAN COUNTY, WISCONSIN

WHEREAS, a petition for direct unanimous annexation pursuant to the provisions of 66.0217(2). Wis. Stats was approved by the Village of Random Lake on September 18, 2023, for annexation of certain lands located in the Town of Sherman to the Village as are more particularly described in Annexation Exhibit attached hereto; and

WHEREAS, the petition complies with the requirements of 66.0217(5). Wis. Stats. With respect to the information to be contained therein; and

NOW, THEREFORE, the Village Board of the Village of Random Lake, Sheboygan County, Wisconsin DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 5: WARD DESIGNATION

The territory described in Section 1 of this Ordinance is hereby designated part of Ward ~~2~~ **1** of the Village of Random Lake, Wisconsin. This Ward shall be part of Supervisory District 24, Assembly District 26, Senate District 9, and School District: Random Lake.

SECTION 8: EFFECTIVE DATE

Dated this 13th day of November 2023

VILLAGE OF RANDOM LAKE

By: _____
Michael San Felippo, President

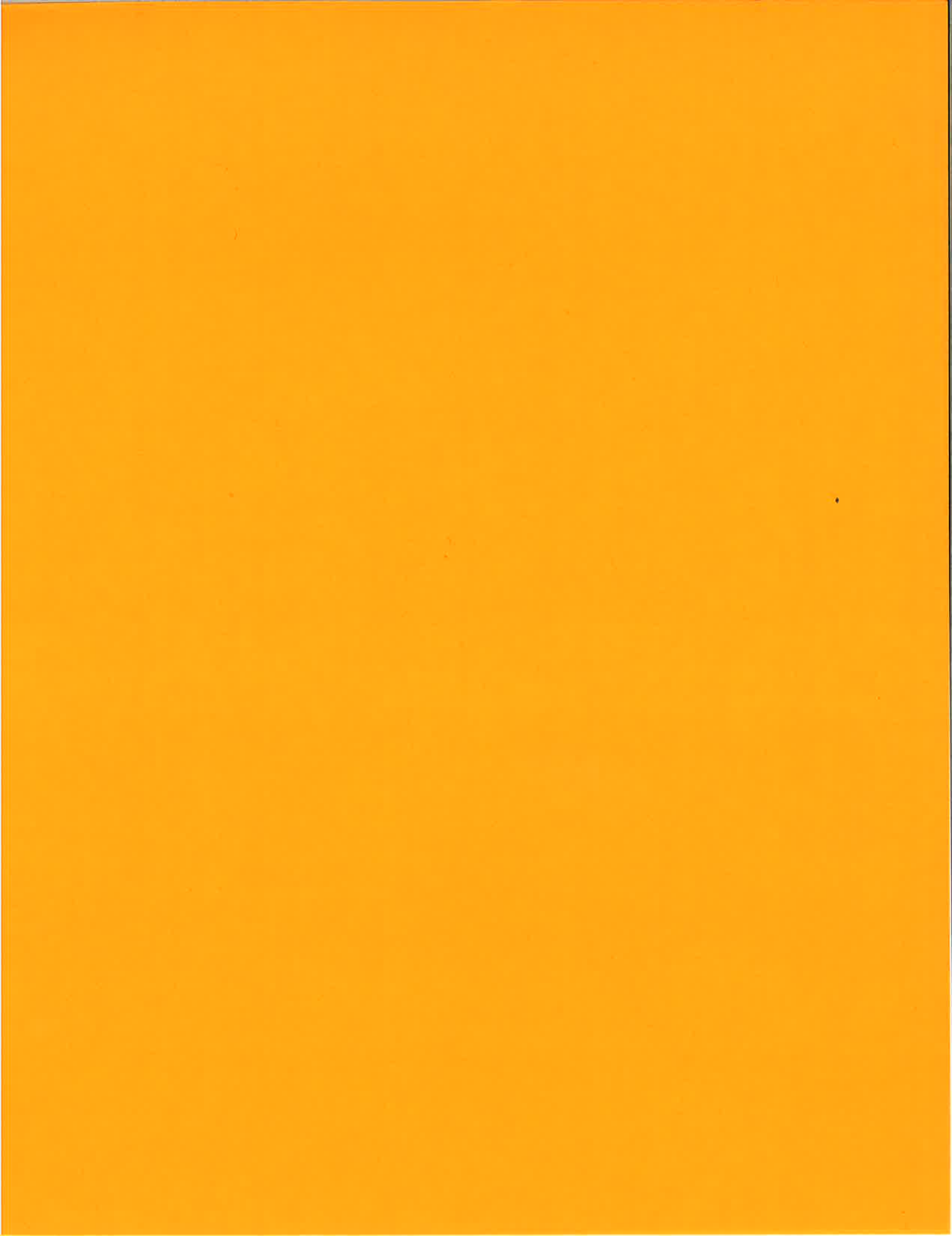
ATTESTED:

Stephanie Waala
Village Clerk/Treasurer

Date Adopted: _____

Date Published: _____

Effective Date: _____



ORDINANCE NO. 2023-15

AN ORDINANCE TO REPEAL AND RECREATE SECTION 38-100 RELATED TO ZONING IN THE MUNICIPAL CODE OF THE VILLAGE OF RANDOM LAKE, SHEBOYGAN COUNTY, WISCONSIN

WHEREAS, the Village of Random Lake adopted the Section 38-100 on October 16, 2023, and

WHEREAS, the Village Board of the Village of Random Lake believes it is in the best interest of the Village to regulate uses of properties; and

NOW, THEREFORE, the Village Board of the Village of Random Lake, Sheboygan County, Wisconsin DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Chapter 38 of the Village of Random Lake Municipal Code entitled “Zoning”, Article II entitled “Districts”, Division 3 entitled “Commercial”, Section 38-100 entitled “C-4 C-PUD Commercial Planned Unit Development District” is hereby created as follows:

- (a) *Intent.* The commercial planned unit development (C-PUD) overlay district regulations are intended to permit flexibility ~~and, consequently, encourage more creative and imaginative design for commercial development of a site than under conventional zoning regulations while~~, for commercial development of a site than under conventional zoning regulations while at the same time, preserving the health, safety, order, convenience, prosperity and general welfare of the village. The planned development procedure requires a high degree of cooperation between the developer and the village. The procedure described herein is designed to give the developer general plan approval before completing all detailed design work while providing the village with assurances that the project will retain the overall quality and character of a planned commercial development envisioned at the time of approval.
- (b) *General provisions.* The plan commission may recommend and the village board may, upon the request of the owners, establish planned development overlay districts which will, over a period of time, tend to promote the maximum benefit from coordinated area site planning by permitting the diversified location of structures and mixed dwelling types and compatible uses while encouraging maximum protection and preservation of natural resources and environmentally sensitive areas located within and impacted by such development.
 - (1) *Minimum C-PUD overlay district development area.* The plan commission shall be the authority in establishing the required size of an C-PUD overlay district. Conditions to be considered by the plan commission in determining the minimum area required for C-PUD overlay district zoning may include, but are not limited to, the following:

- a. Natural features of the land are such that development under standard zoning regulations would not be appropriate in order to conserve such features.
 - b. The land is adjacent to or across the street from property which has been developed ~~as a C-PUD~~ in a similar fashion and is to be developed in relationship to such prior development.
 - c. The C-PUD process is desirable to ensure compatibility and careful consideration of the effect of a development on surrounding land uses.
 - d. Detrimental site features affecting the development potential of a site such as heavily used highways, railroad tracks traversing a property, rock outcroppings, adjacent incompatible land uses or others may also justify consideration of an area as a C-PUD in order to give the design flexibility needed to deal with site constraints.
- (2) *Permitted and accessory uses.* Permitted and accessory uses in a C-PUD overlay district shall be the same as those permitted in the underlying existing zoning district in which a C-PUD is located. If a developer desires uses different than those permitted by the existing zoning, the developer shall simultaneously petition for rezoning of the underlying existing zoning to a zoning district which permits the desired uses.
 - (3) *Mixed uses.* A mix of different ~~residential~~ commercial uses within a C-PUD overlay district may be permitted if the plan commission and the village board determine that the mix of uses is compatible internally and with land uses in the abutting and surrounding neighborhood and necessary to achieve the objectives of the C-PUD Overlay District.
 - (4) *Number of buildings on a lot.* The C-PUD overlay district may permit more than one commercial building on a lot.
 - (5) *Density.* The C-PUD overlay district may permit the transfer of density ~~(units)~~ from one portion of the subject site to another and will permit the clustering of units in one or more locations within the total site. However, the density of use shall not exceed the density permitted in the underlying existing zoning district.
 - (6) *Setbacks.* Front yard setbacks shall comply with that of the underlying zoning district. Side and rear yard setbacks are to be determined by the plan commission after considering site specific areas.

- (7) *Building requirements.* The building regulations ~~of the underlying zoning shall be applicable for all developers.~~ are to be determined by the plan commission after considering site specific areas and surrounding used/building materials.
- (8) *Temporary uses.* Real estate field offices or shelters for materials and equipment being used in the construction of a permanent structure are permitted.
- (9) *Buffers.* The plan commission may require buffers between different and potentially incompatible land uses, buildings and structures. The use and integration of existing, natural features and vegetation as well as the installation of a variety of landscaping features shall be used as buffers and is strongly encouraged. The need for buffers in an C-PUD overlay district shall be determined by the plan commission at the time of site specific plan review.
- (10) *Open space.* The plan commission may require the development area of a C-PUD overlay district to contain up to 20 percent open space as determined by the plan commission on a site-specific basis. When deemed appropriate, the plan commission may also reduce density for open space purposes. For purposes of satisfying this requirement, the term "open space":
 - a. May include floodplain areas and wetland area in certain instances if permitted by the plan commission.
 - b. May not include streets, driveways and front yard setback requirements.
 - c. Shall be established as part of the general development plan and described and identified as to size, location, use, improvements (if any) and maintenance responsibility.

(c) *Application procedure and required information.*

- (1) *Preliminary consultation.* An applicant shall meet with the plan commission and appropriate village staff members for a preliminary consultation prior to formally submitting a rezoning C-PUD overlay district petition for a C-PUD overlay district. The purpose of this preliminary consultation is to discuss the proposed request and review the local regulations and policies applicable to the project and discuss the land use implications of the proposal.
- (2) *Rezoning C-PUD overlay district petition and general development plan.* The applicant shall submit a rezoning C-PUD overlay district petition in

accordance with the application procedure described in section 38-506. In addition to the required information noted in section 38-506, a general development plan shall be submitted to the plan commission and the village board for review 15 business days prior to any rezoning C-PUD overlay district hearing. The general development plan and supporting information shall contain and/or address the following:

- a. Plot plan of area proposed for development.
 - b. Proposed location of public utilities, public and private roads, driveways and parking facilities.
 - c. Size, arrangement and location of all proposed buildings.
 - d. Location of proposed open space areas, buffer yards and areas reserved or dedicated for public uses.
 - e. Perspective drawings and sketches illustrating the design and character of proposed structures.
 - f. Existing topography on-site with contours at no greater than two-foot intervals National Geodetic Vertical elevation.
 - g. A development phasing plan if development is to be developed in stages or phases.
- (3) *Public inspection.* The general development plan shall be available for public inspection prior to any rezoning C-PUD overlay district hearing on the proposed project.
- (4) *Public hearing.* The plan commission shall hold a public hearing on the rezoning C-PUD overlay district request and, following said public hearing, shall make a recommendation to the village board regarding approval/disapproval.
- (5) *Rezoning C-PUD overlay district approval/disapproval.* The village board shall act on the recommendation of the plan commission regarding the rezoning petition at their next scheduled meeting.
- (d) *Conditions and restrictions; preliminary plan approval.*
- (1) The plan commission may recommend, and the village board may adopt, by resolution, conditions and restrictions for C-PUD overlay districts that specify permitted uses and set bulk regulations and density standards for lot coverage and dwelling unit size and distribution and yard setbacks.

- (2) Conditions and restrictions adopted to govern development within a specific C-PUD overlay district may include, but not be limited to, nonstandard or nonuniform requirements, regulations and provisions recommended by the plan commission and approved by the village board. Such nonstandard requirements, regulations and provisions shall be designed to ensure proper development and appropriate operation and maintenance of specific developments on specific sites consistent with the intent of these regulations and commitments made by a developer at the time a C-PUD overlay district and general development plan are approved.
- (e) *Detailed plans and information.*
- (1) *Submission of plans for final review.* After the C-PUD zoning has been granted and the general development plan, together with conditions imposed by either the plan commission or the village board, has been approved, detailed site plans, architectural plans and utility plans shall be submitted to the plan commission for final review prior to the execution of a developer's agreement between the developer and the village board. Other related information required may include, but is not limited to, maintenance standards and plans of operation. The detailed plan and information shall conform substantially to the general development plan as approved.
 - (2) *Required information conforming to final plat specifications.* Information to be included in the detailed plan shall conform to the following subsections of division 3, article II of chapter 32 where applicable:
 - a. General requirements. A final plat prepared by a registered land surveyor shall be required for all developments. It shall comply in all respects with the requirements of Wis. Stats. § 236.20.
 - b. Additional information. The plat shall show correctly on its face, in addition to the information required by Wis. Stats. § 236.20, the following:
 - 1. Exact length and bearing of the centerline and center and centerline curves of all streets.
 - 2. Exact street width along the right-of-way line of any obliquely intersecting street.
 - 3. Railroad rights-of-way within and abutting the plat.
 - 4. Setbacks or building lines, if required by the plan commission, in accordance with the guidelines set forth in article III of chapter 32.

5. Utility and/or drainage easements.
 6. All lands reserved for future public acquisition or reserved for the common use of property owners within the plat.
 7. A detailed landscaping plan.
 8. Special restrictions required by the village board relating to access control along public ways and delineation of floodland limits.
- c. *Deed restrictions.* The village board may require that deed restrictions imposed by the developer be filed with the final plat.
 - d. *Plat restrictions.* The village board may require that plat restrictions intended to reflect village plans and ordinances be placed on the face of the plat.
- (f) *Review of detailed plan.* The plan commission shall review the detailed plan and provide the developer with a list of changes and additional requirements as it deems appropriate. Upon reaching agreement with the developer, the plan commission shall forward its recommendation to the village board.
- (g) *Architectural review.* ~~Building plans shall also be submitted to the architectural review board for their review and approval prior to the issuance of a building permit.~~ The architectural review board and plan commission shall review the building plans and provide the developer with a list of changes and additional requirements as it deems appropriate. Upon reaching agreement with the developer, the plan commission shall forward its recommendation to the village board.
- (1) The plan commission has the authority to approve building plans as a package for the entire development, or review on an individual basis if the developer has not finalized future phase building plans.
- (h) *Commencement of project.*
- (1) After the village board, upon recommendation of the plan commission, has approved the detailed site plans, construction of private and public amenities may commence in accordance with division 2, article IV of chapter 32.
 - (2) No building permit for commercial shall be issued until building plans have been approved by the architectural review board and all applicable fees and assessments required in subsection (m) of this section and section

32-15 have been paid and either all public and private construction has been completed and approved or a developer's agreement, including a letter of credit, has been approved by the village board. For staged development, such developers' agreements shall provide for the construction of improvements and the use of common areas outside of the subject stage.

- (3) After the village board, upon the recommendation of the plan commission, has approved the plans, the project shall be commenced within one year unless the time is extended in writing by the village board. In the event the project is not so timely commenced, the approval of the village board shall be deemed to be automatically revoked and zoning will revert back to the classification it held prior to rezoning C-PUD overlay district approval.
- (i) *Recordation.* The final plat or condominium declaration shall be recorded with the county register of deeds. Plats shall be recorded only after the certificates of the director of planning function in the state department of development, of the village board, of the surveyor and those certificates required by Wis. Stats. § 236.21, are placed on the face of the plat. The clerk-treasurer shall record the plat or condominium declaration within ten days of its approval by the village board. The developer shall, however, be responsible for payment of the recording fee.
- (j) *Duplicate plat or condominium declaration and plat to be filed.* An identical reproducible copy on stable drafting film at least four mils thick, along with the recording data, shall be placed on file with the director of public works.
- (k) *Maintenance of project.*
 - (1) Should the owner of a planned development, the condominium owners' association, in the event a condominium is created, fail to properly operate or maintain the premises according to the terms of this section or the developer's agreement, or to the extent that a nuisance is caused to occupants or neighbors, the plan commission may refuse to approve subsequent stages of the development until such time as they determine that the situation or the method of operation has been corrected. Failure to maintain the premises and/or satisfy any and all requirements contained in the approved plans, the C-PUD overlay district ordinance or developer's agreement shall constitute a violation of the city zoning regulations and be subject to the enforcement provisions set forth therein.
 - (2) Should the owner of a planned development or condominium owners' association fail to adequately perform maintenance functions such as snow and ice removal, weed cutting or trash disposal, the village shall have the right to perform such functions or to contract for their accomplishment at the property owner's expense.

- (1) *Changes or revisions.*
 - (1) All proposed changes, revisions and additions to any aspect of an approved planned development project shall be submitted to the plan commission for its review. The plan commission shall determine if the change, revision or addition is minor or if it materially affects the intended design of the project and the impact of the project on neighboring uses.
 - (2) If the change is determined to be minor, the plan commission shall review the request and pass its findings to the village board, which may approve the change without a public hearing. The plan commission's decision on minor changes shall be rendered at a meeting subsequent to the meeting at which the requested change was initially presented to the plan commission.
 - (3) If the requested change is determined by the plan commission to be substantial because of its effect on the intended design of the project or on neighboring uses, a public hearing shall be held by the plan commission to review and pass its findings to the village board for final approval.
- (m) *Fees.* The developer shall pay to the village all fees and all professional expenditures incurred by the village at the time specified.
 - (1) *General C-PUD plan review fee.* The developer shall pay a fee as provided in the village fee schedule ~~for each commercial unit~~ at the time the application is filed.
 - (2) *Detailed C-PUD plan review fee.* The developer shall pay a fee as provided in the village fee schedule ~~for each commercial unit~~ at the time the application is filed.
 - (3) *Professional fees.* The developer shall reimburse the village for all engineering, planning and legal fees incurred by the village. The village shall bill the developer monthly and payment shall be made within ten days from date of billing.

SECTION 2: SEVERABILITY

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3: EFFECTIVE DATE

This Ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this 13th day of November 2023.

VILLAGE OF RANDOM LAKE

By: _____
Michael San Felippo, President

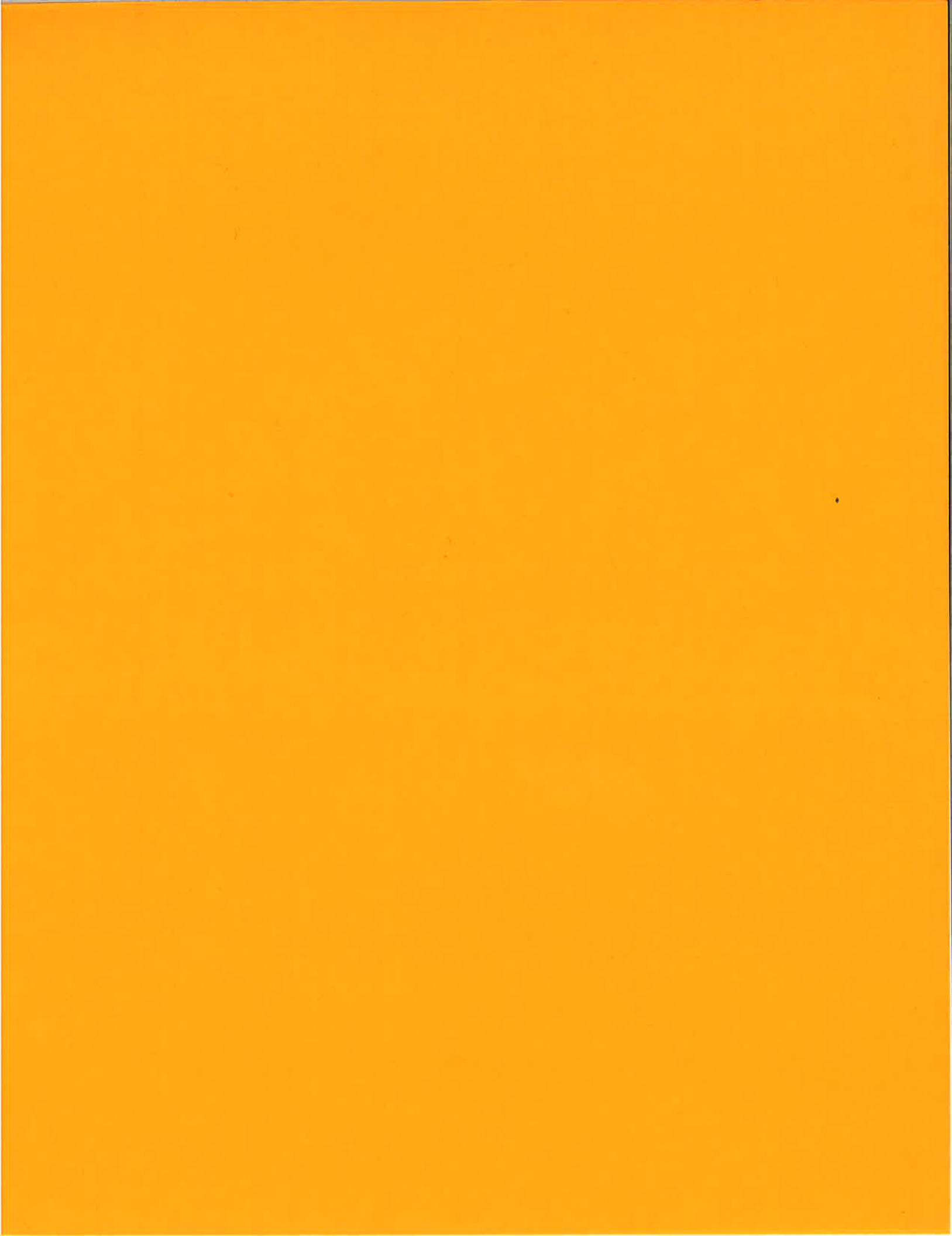
ATTESTED:

Stephanie Waala
Village Clerk/Treasurer

Date Adopted: _____

Date Published: _____

Effective Date: _____





96 Russell Drive • Random Lake, WI 53075
www.randomlakewi.com
P: 920.994.4852
F: 920.994.2390

Zoning Change

Applicant Information

Property Owner Name: JB Real Estate Holdings LLC	Applicant Name: Business at Random LLC
Address: PO Box 307	Address: 251 Lakeview Drive
City, State Zip: Random Lake, WI 53075	City, State, Zip: Belgium, WI 53004
Email: rasseljohnb@gmail.com	Email: rasseljohnb@gmail.com
Phone #: 920.918.1613	Phone#: 920.918.1613

Site Information

Parcel #: 59028426563	Property Address: N/A
Existing Zoning: M-1	Proposed Zoning: C-2 with a C-4 C-PUD Overlay District

Statement of Intent

JB Real Estate Holdings LLC and A3 Builders propose to rezone the property to accommodate a business / hobby condo development on 4.5 acres. The C-4 C-PUD Overlay District is to accommodate more flexibility in architecture, setbacks, and offsets from property lines to create a development conducive to the area and provide space for businesses and residents in the Village of Random Lake.

Additional Information

Hours of Operation: Varies for business / hobbyist Number of Employees: 1-3 per business / 0 for hobbyist.

List any anticipated noise, odors, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties: None anticipated.

Describe any materials proposed to be stored outside and any activities, processing, or other operations taking place outside an enclosed building: No materials are proposed to be stored outside and activities, processing and

other operations are not proposed to take place outside of buildings.

Describe anticipated traffic, noise, dust, soot, runoff or pollution associated with the conditional use, along with any proposed measures that will be taken to mitigate impacts to neighboring properties:

Describe any materials proposed to be stored outside and any activities, processing, or other operations taking place outside an enclosed building: No materials are proposed to be stored outside and activities, processing and

other operations are not proposed to take place outside of buildings.

Describe anticipated daily traffic, types and weights of vehicles, and any provisions, intersection or road improvements or other measures proposed to accommodate increased traffic: Daily traffic will be minimal: 2-3 trips per day for businesses /

less than 1 trip per day for hobbist. Typical vehicles will be cars, small box trucks, trucks with utility-hobby trailers,

and recreational vehicles. No road improvements are anticipated for County Road RR.

Provide a listing of any hazardous, toxic or explosive materials to be stored on site, and any spill containment, safety or pollution prevention measures: No hazardous waste is proposed to be stored on site. Ancillary items associated with

businesses/hobbies such as batteries, motor oil, etc. will be at the site to support the business operations and hobbist.

Describe any existing or proposed outdoor lighting along with any measures that will be taken to mitigate light-pollution impacts to neighboring properties: Outdoor lighting is proposed above the entrance door and will be shielded to ensure no

light glare leaves the property.

Describe any existing or proposed signage, including size, location, and materials: No signage is proposed at this time.

Describe the current uses of surrounding properties in the neighborhood: West - tilled land; North - tilled land

East - custom tag and label company (Badger Tag & Label Corporation); South - tilled land / future business park.

Site Plan Provided: yes no

Application Fee of \$250 received: yes no

Applicants Signature: John Roszel

Date: 10-20-2023

Received at Village Hall on _____

Reviewed by the Plan Commission on _____

Reviewed by the Village Board on _____

Approved and/or Denied on _____

REZONE EXHIBIT



UNPLATTED LANDS
OWNER: SUSAN A. DANFORTH

LEGAL DESCRIPTION

All of Lot 1 of Certified Survey Map No. V29, P132-135, Document No. 2076790, being part of the Southwest 1/4 of the Southwest 1/4, of Section 25, Township 13 North, Range 21 East, in the Village of Random Lake, Sheboygan County, Wisconsin, more particularly described as follows:

All of Lot 1 of Certified Survey Map No. V29, P132-135, Document No 2076790.

Said lands contain 195,894 square feet, 4.50 acres.

REZONE

EXISTING: M-1
PROPOSED: C-2 / C-4
C-PUD OVERLAY DISTRICT

LOT 1
CSM V25
P169-170

OWNERS:
DAN & KIM
MONDLOCH

OWNER:
SUBURBAN
MOTORS OF
GRAFTON, INC.
UNPLATTED LANDS

OWNERS:
DAN & KIM
MONDLOCH
UNPLATTED LANDS

UNPLATTED LANDS

MIDWAY LANE

AREA TO BE REZONED
195,894 SQ.FT.
4.50 AC.

LOT 2
CSM V29
P132

OWNER: BADGER
TAG AND LABEL
CORP.

BADGER WAY

1" IP
SW CORNER
SEC 25-13-21

N89°14'56"E 2632.36'
S. LINE OF S.W. 1/4
SEC 25-T13N-R21E

C.T.H. "RR"
WIDTH VARIES

1" IP
S 1/4 CORNER
SEC 25-13-21

LOT 1
CSM V17
P138-139

OWNER:
ERAL
LLC

LOT 3
CSM V30
P251-254

OWNER:
ERAL
LLC

OTLT 1
CSM V30
P251-254

OWNER:
ERAL
LLC

ERNST DR.
66' RW

LOT 1
CSM V30
P251-254

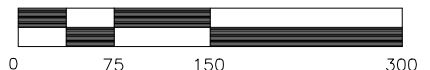
OWNER: ERAL LLC



PROJECT NO.
JBREH 173517
DATED: 10-20-2023

ALL OF LOT 1 OF CSM V29 P132-135,
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF
SEC. 25, T. 13 N., R. 21 E., VILLAGE OF RANDOM LAKE,
SHEBOYGAN COUNTY, WISCONSIN

SCALE: 1" = 150'



Business at Random Condominium

NEIGHBORS WITHIN 200' OF PROPERTY:

BADGER TAG AND LABEL CORPORATION
PO BOX 306
RANDOM LAKE WI 53075-0306

ERAL LLC
7820 N PHEASANT LN
MILWAUKEE WI 53217-3016

DAN H MONDLOCH
KIM M MONDLOCH
641 LAKE DR
RANDOM LAKE WI 53075-6700

SARA MARTENS
N577 STATE HIGHWAY 57
RANDOM LAKE WI 53075-1333



BUSINESS AT RANDOM

“A CONDOMINIUM COMMUNITY FOR WORK & PLAY”

How do you categorize what Business at Random Condominium is....whether it's for your business expansion or personal use, we see two words that focus on how we live today and provide for others:

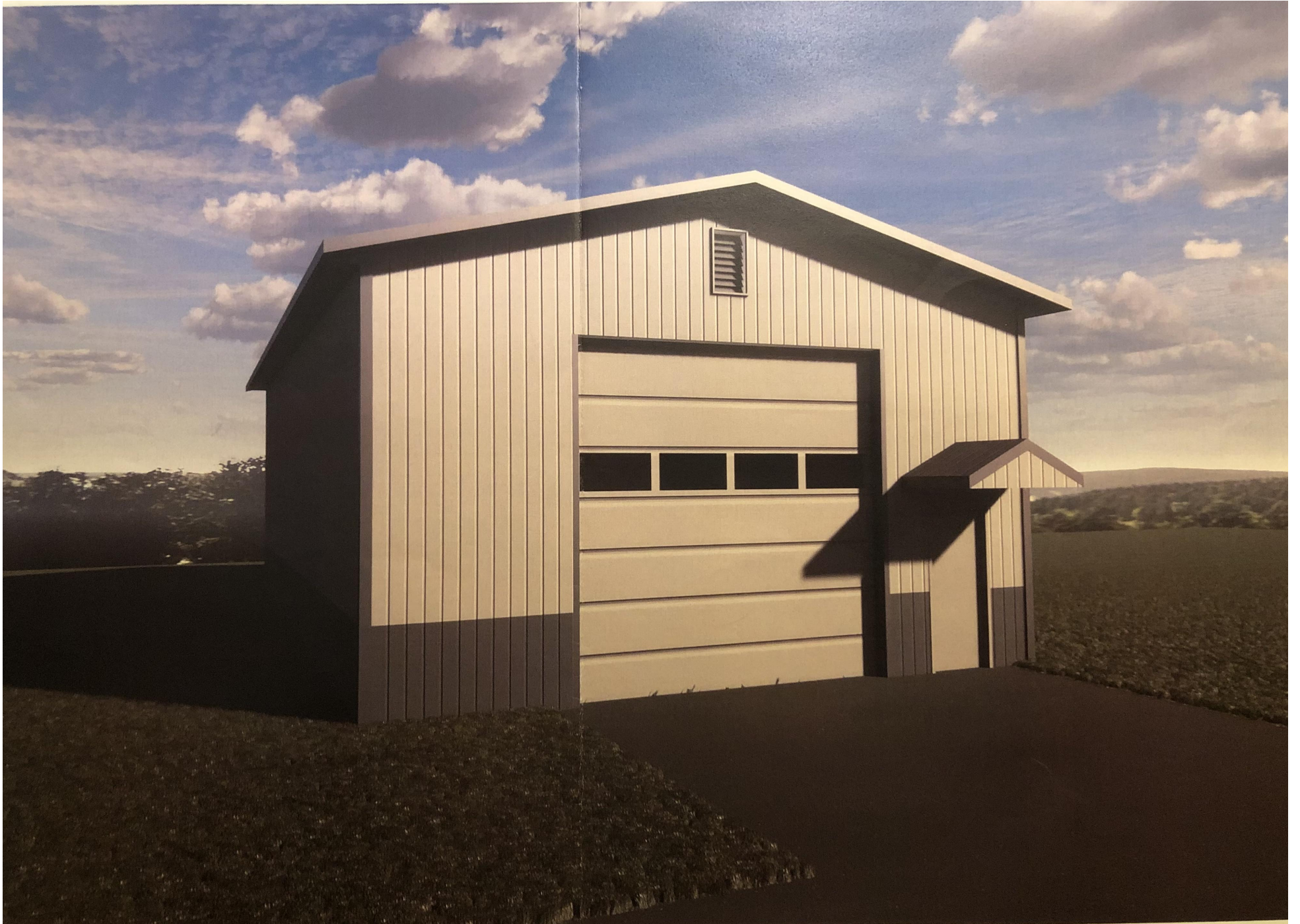
WORK-PLAY

We at A3 Builders propose buildings that offer contractors, hobbyists, RV/boat enthusiasts, lake owners and small business space needed combined with a stake (ownership) in the community. Located just north of the future business park / Eric Von Schledorn, east of Badger Tag and Label, and ¼ mile from STH 57, the 4.5 acre property provides the location condominium owners desire while providing the Village additional tax base in the community.

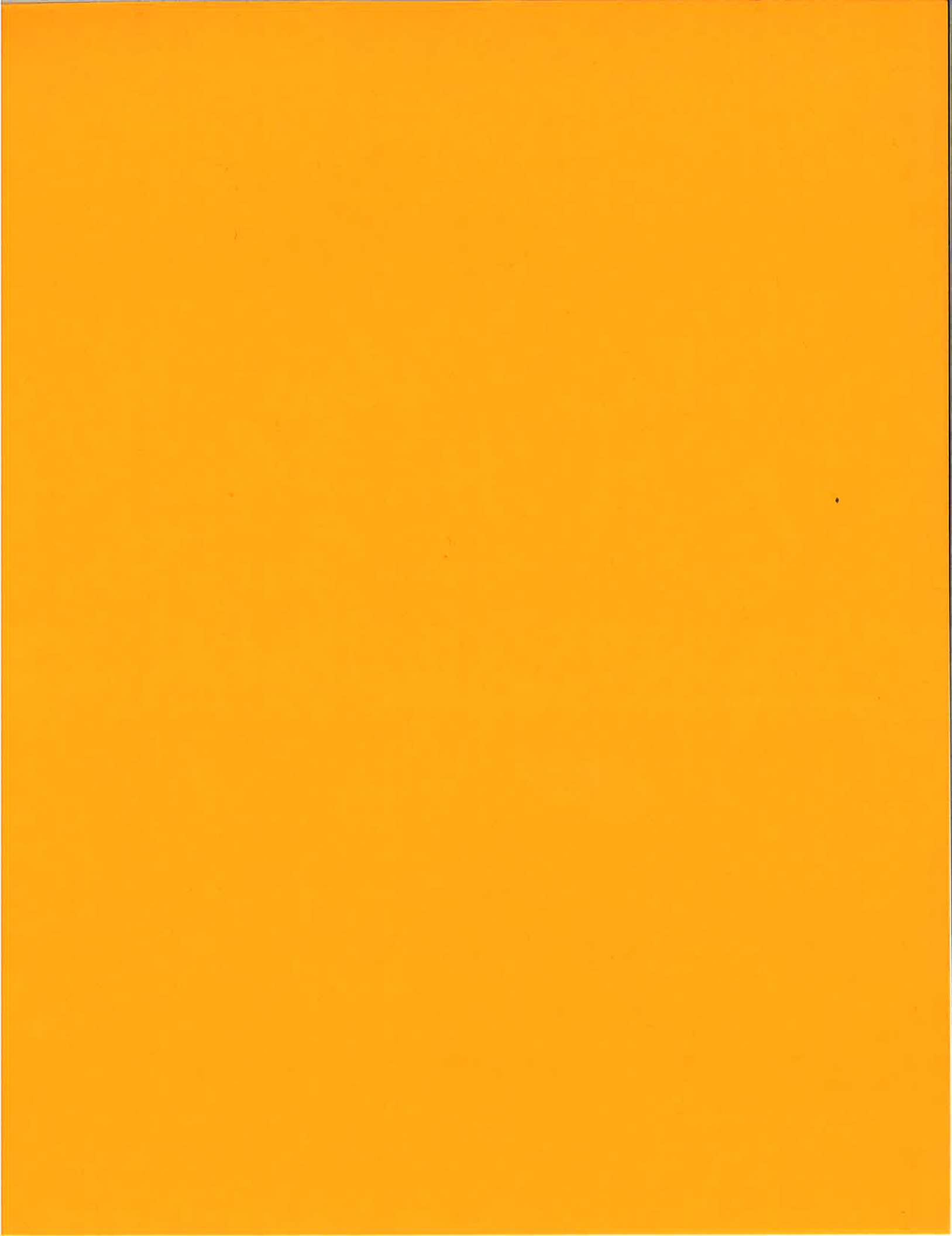
A Business at Random Condominium building varies in size from 1,200 sq. ft. up to 5,000 sq. ft. in a commercially zoned area. It will provide enough room and height to accommodate vehicles, RV's, and boats of many sizes. All buildings will be finished off as requested by the purchaser....they will be the OWNER of the building and as such will want to finish off the building similar to how homeowners finish off their new home!

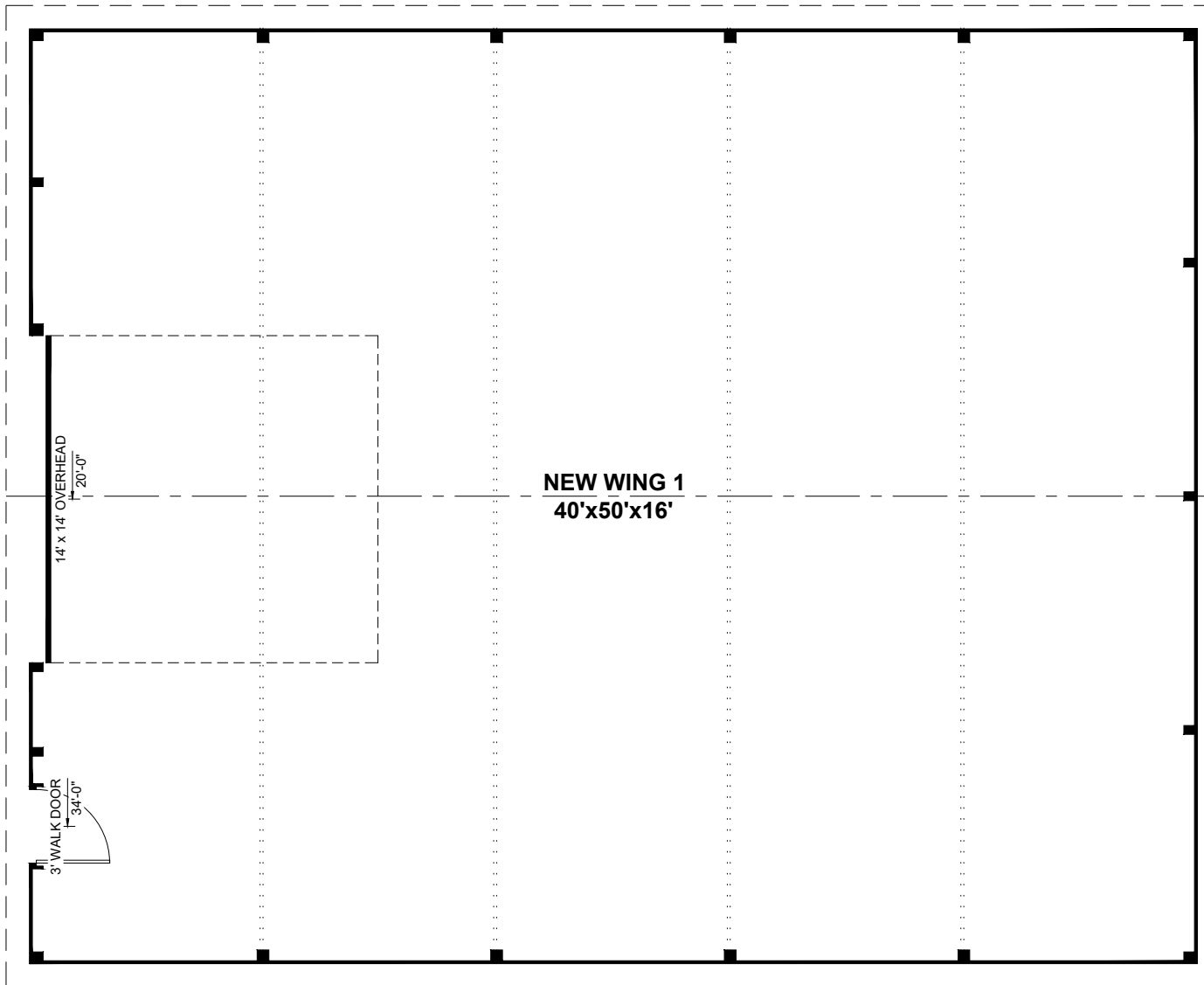
Condominium ownership gives the owner the piece of mind to ensure their equipment, RV/boat, and business operations are not only secure but in a place where ownership and upkeep is expected. Property maintenance and oversight will be included within the condominium association fee. This assures the owners and community that the grass/landscaping will be maintained, the snow will be removed uniformly and the site will operate as a condominium should.

We look forward to presenting our plans to the Plan Commission and Village Board for approval.









Bay Spacing - 5 @ 10'-0"

Customer Signature

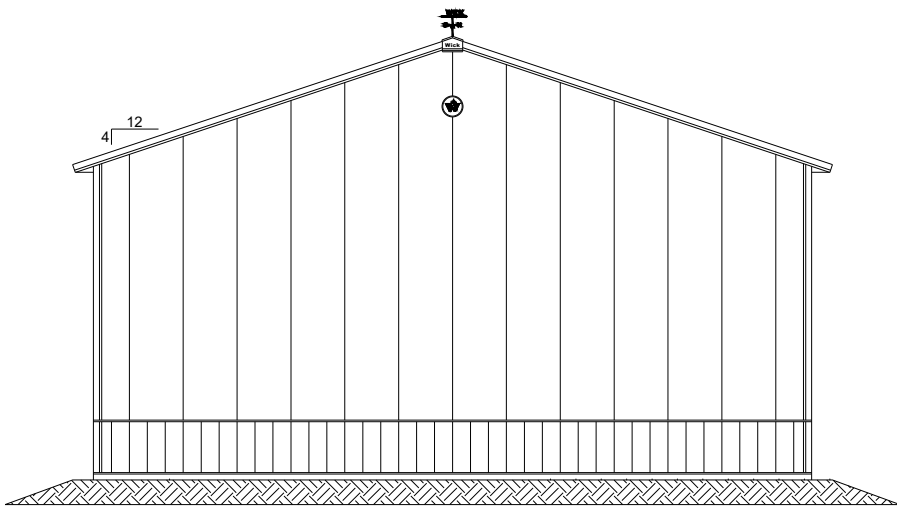


DROSSEL, MIKE
 MIKE DROSSEL
 N7612 Bittersweet Rd
 Plymouth, WI 53073

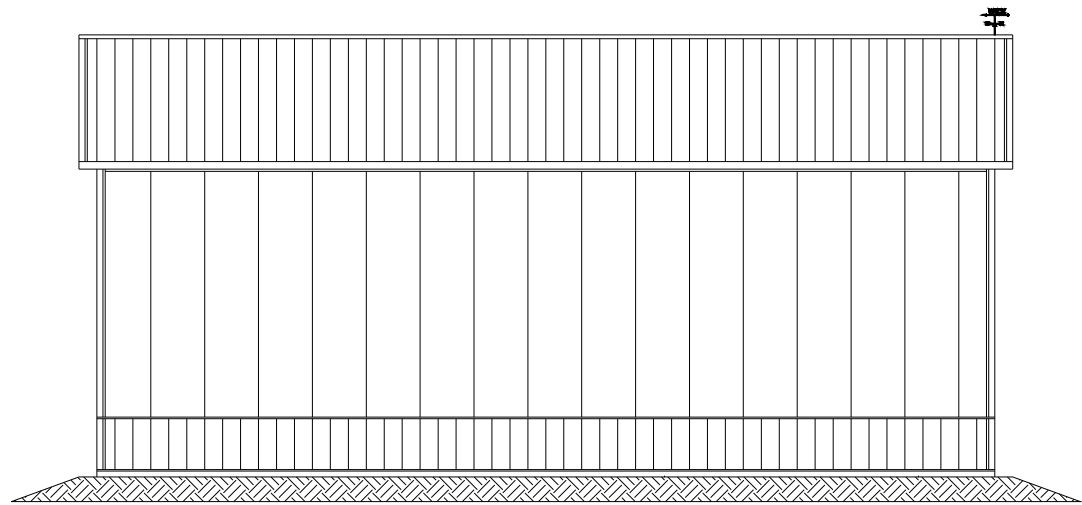
WickBuildings.com
 Date: 10-27-2023
 Time: 8:01 PM
 DO NOT SCALE

Nate 40x50x16 drawings
 40'-0" x 50'-0" x 16'-4" ICH

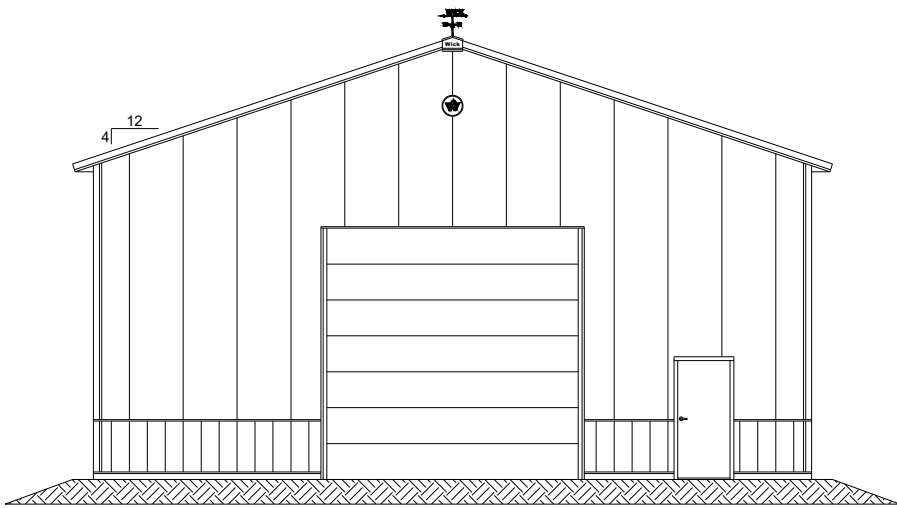
Nate Altheimer
 Xxx
 Random Lake, WI 53075



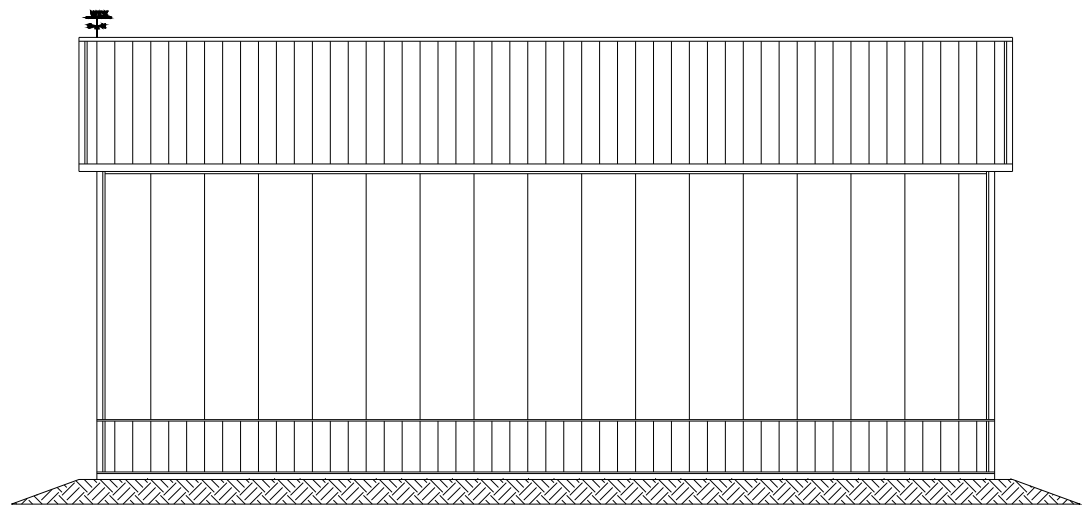
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation

Customer Signature _____

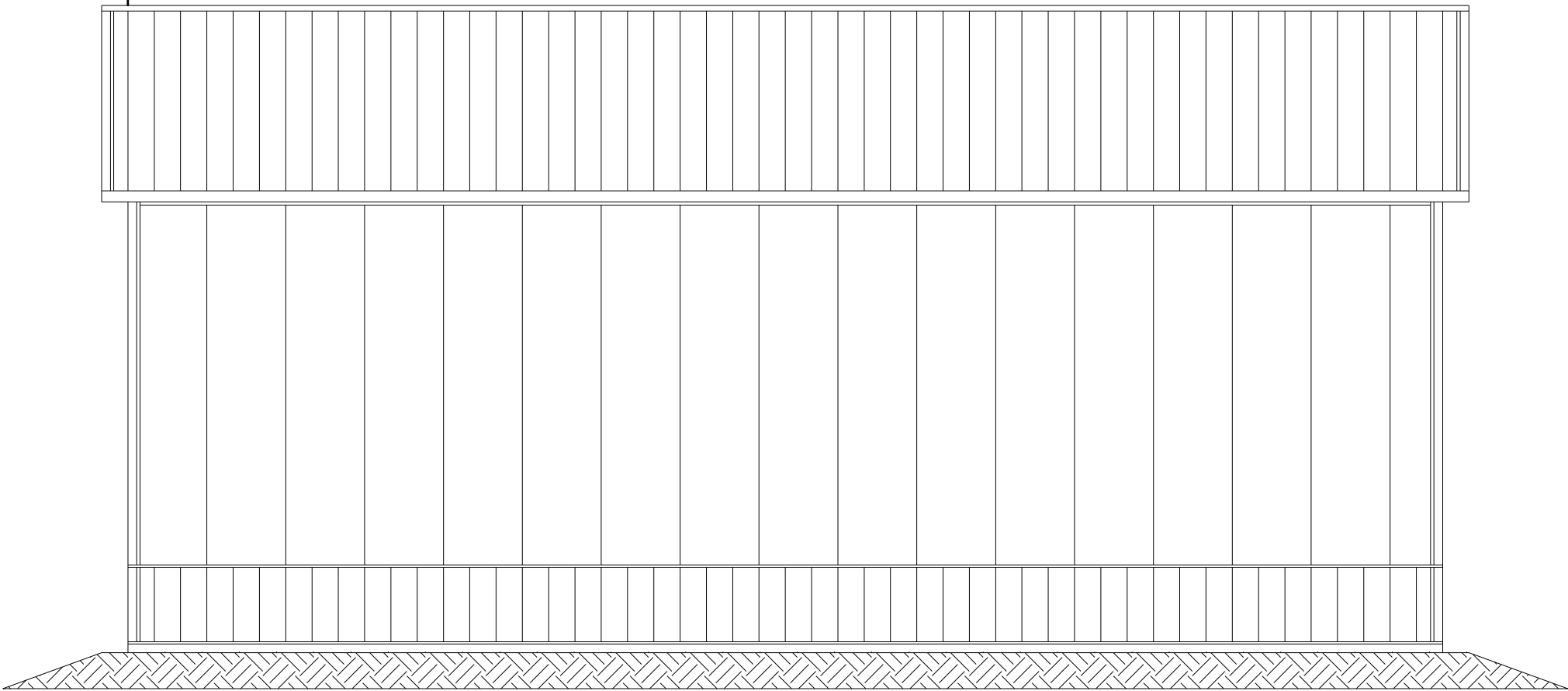


DROSSEL, MIKE
 MIKE DROSSEL
 N7612 Bittersweet Rd
 Plymouth, WI 53073

WickBuildings.com
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 Time: 8:01 PM
 DO NOT SCALE

Nate 40x50x16 drawings
 40'-0" x 50'-0" x 16'-4" ICH

Nate Altheimer
 Xxx
 Random Lake, WI 53075



Bottom Elevation

Customer Signature



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N7612 Bittersweet Rd
Plymouth, WI 53073

WickBuildings.com

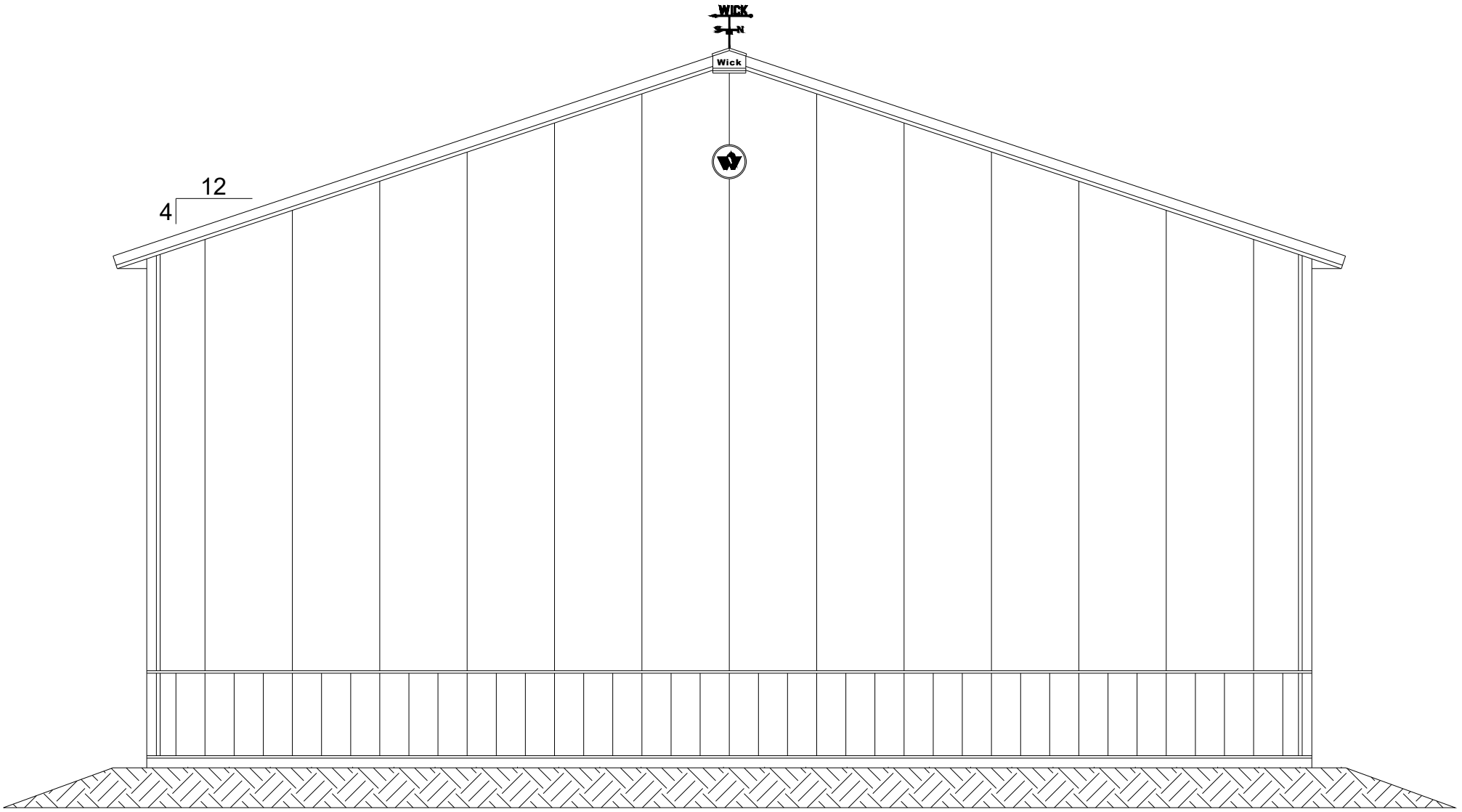
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Right Elevation

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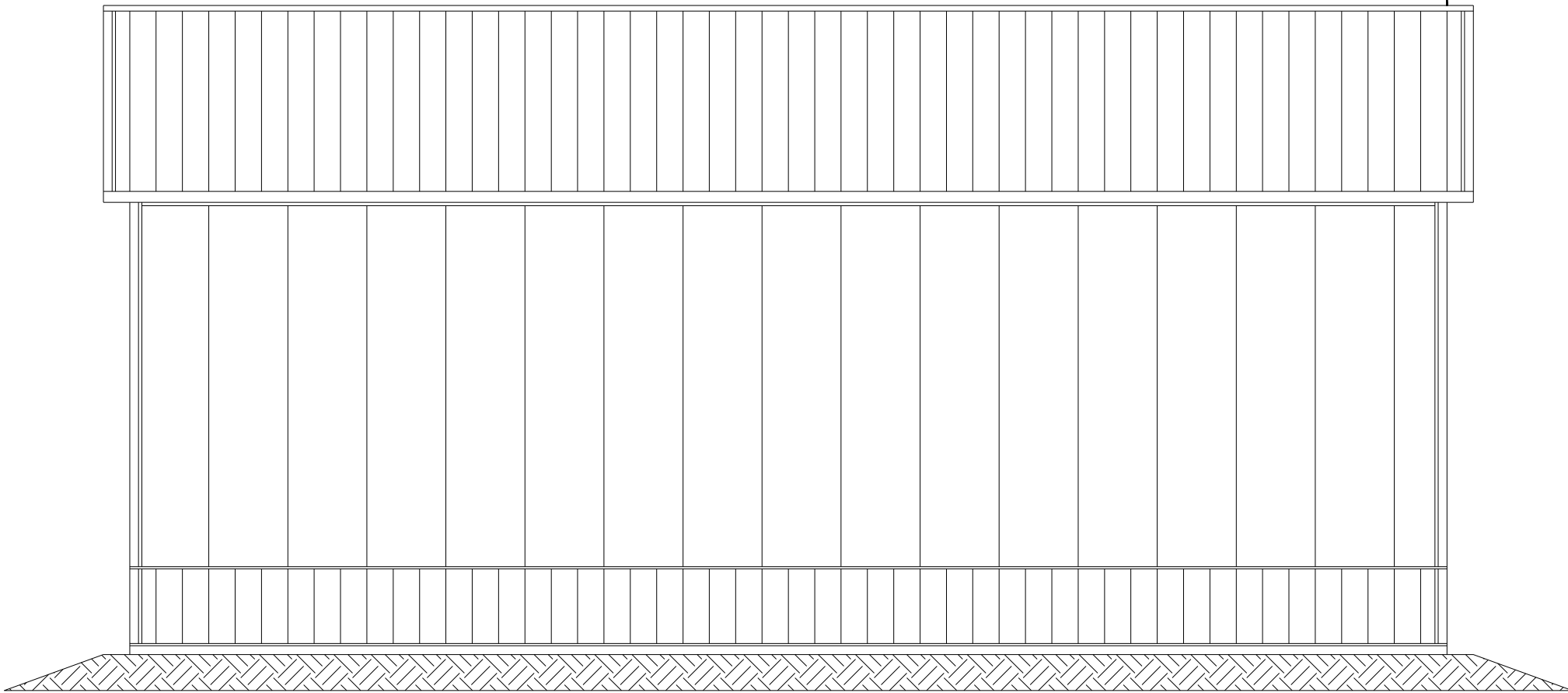


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Top Elevation

Customer Signature

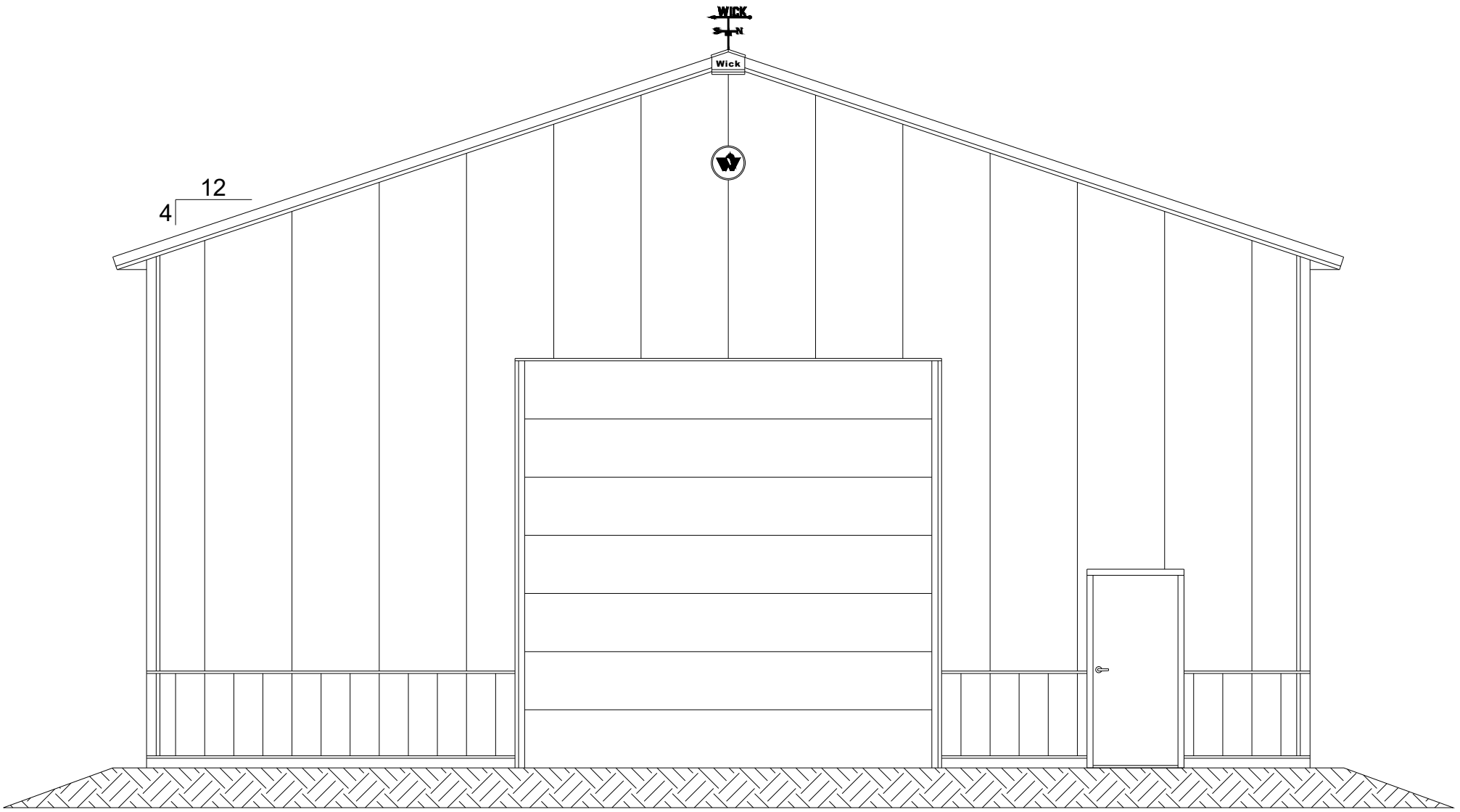


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Left Elevation

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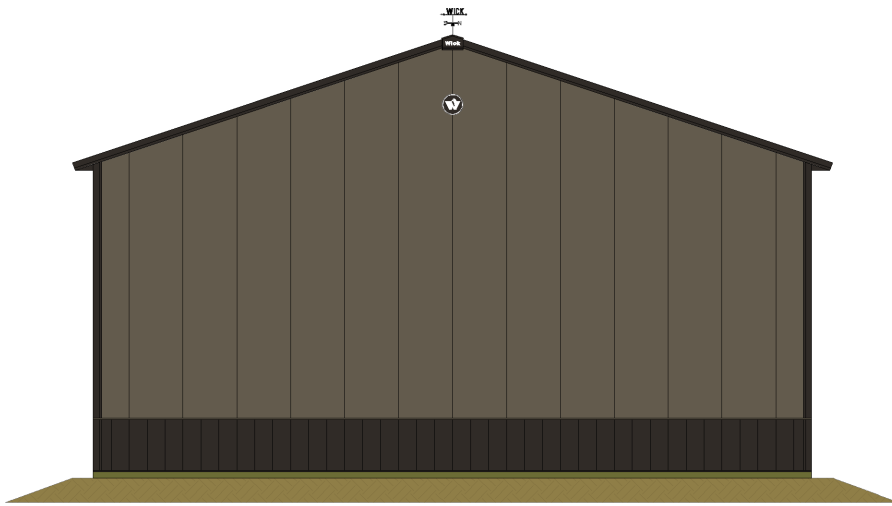


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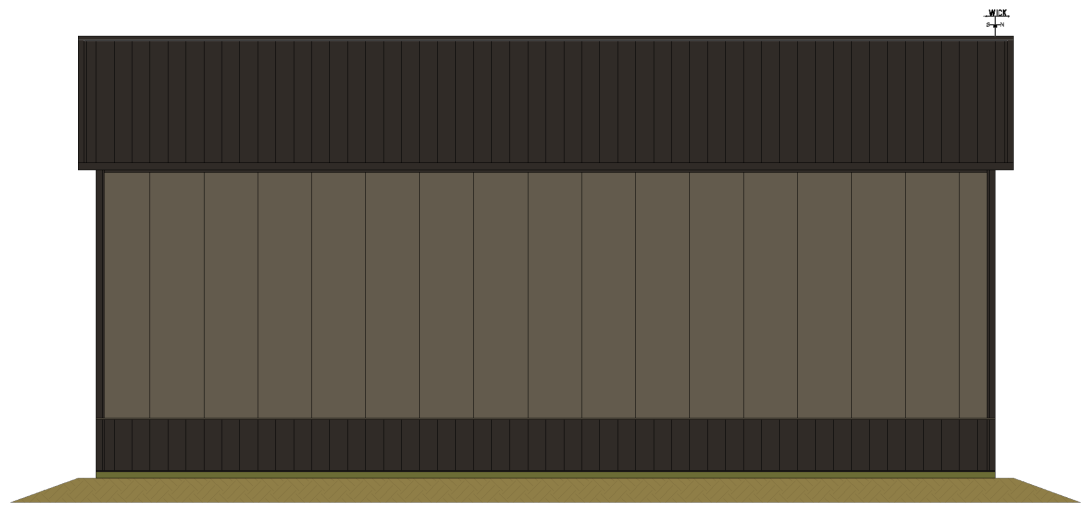
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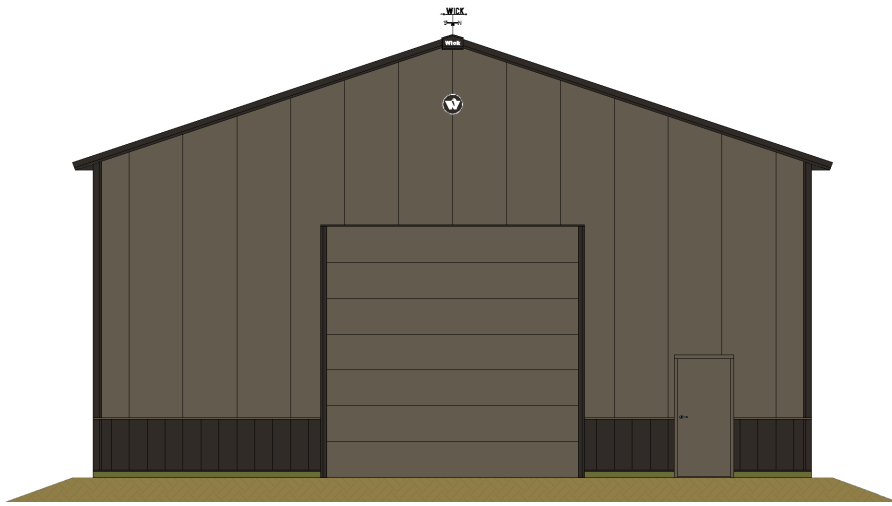
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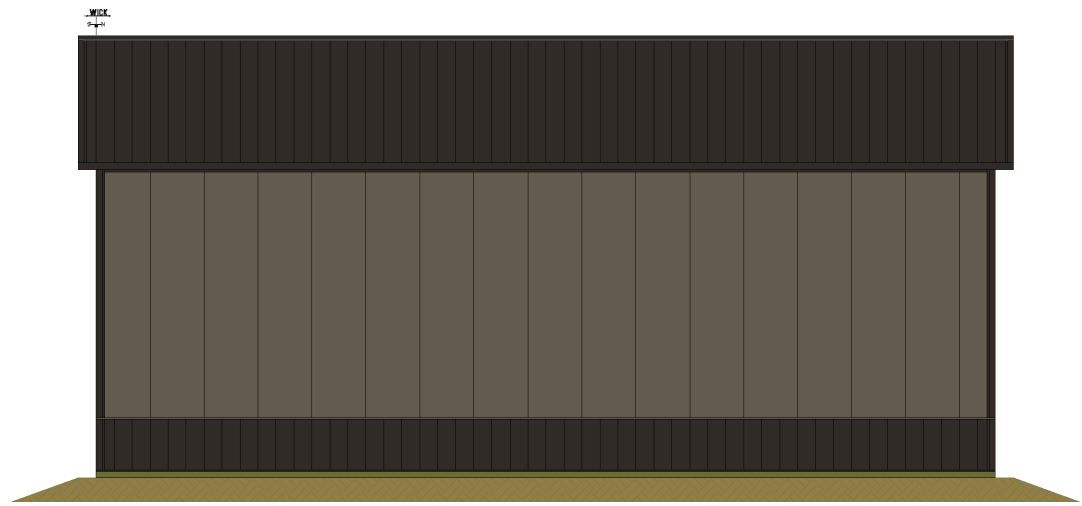
Right Elevation



Top Elevation



Left Elevation



Bottom Elevation

Customer Signature _____



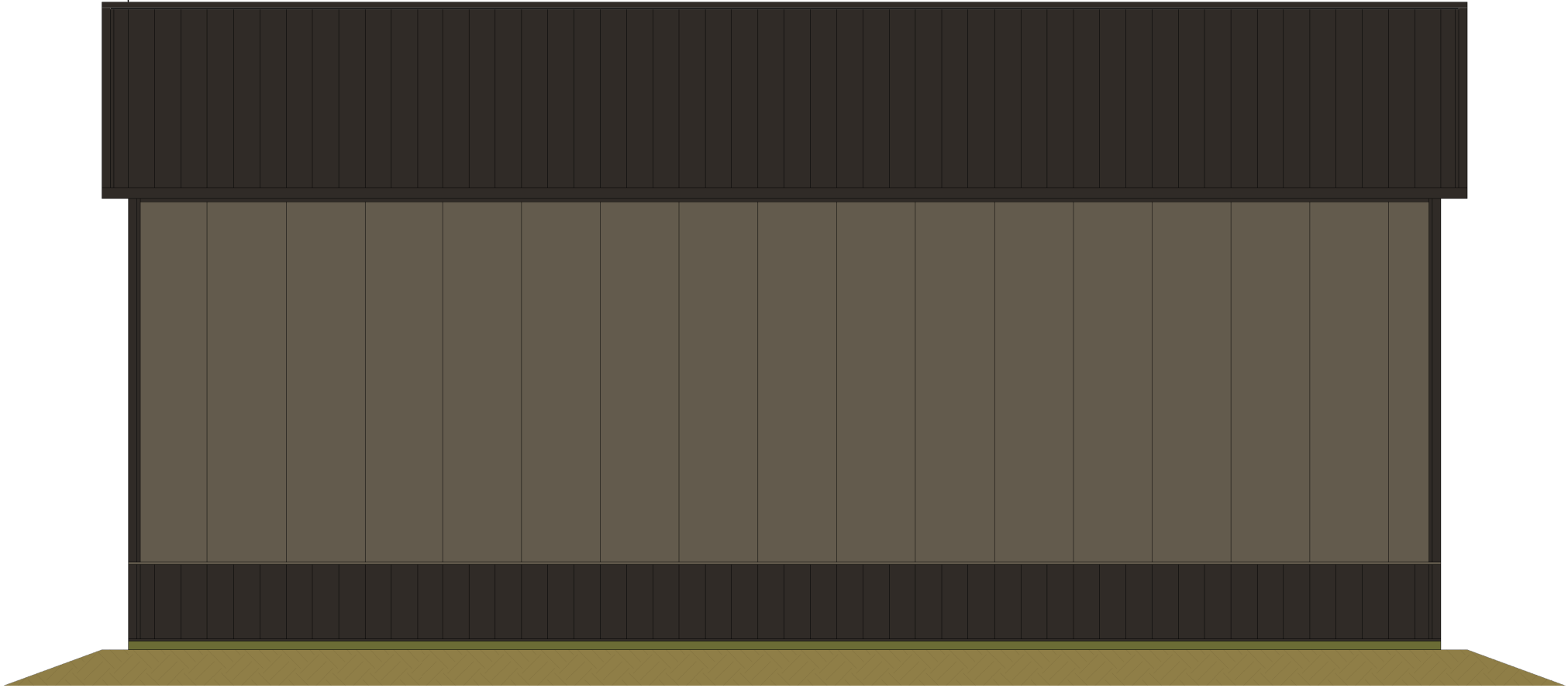
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Bottom Elevation

Customer Signature



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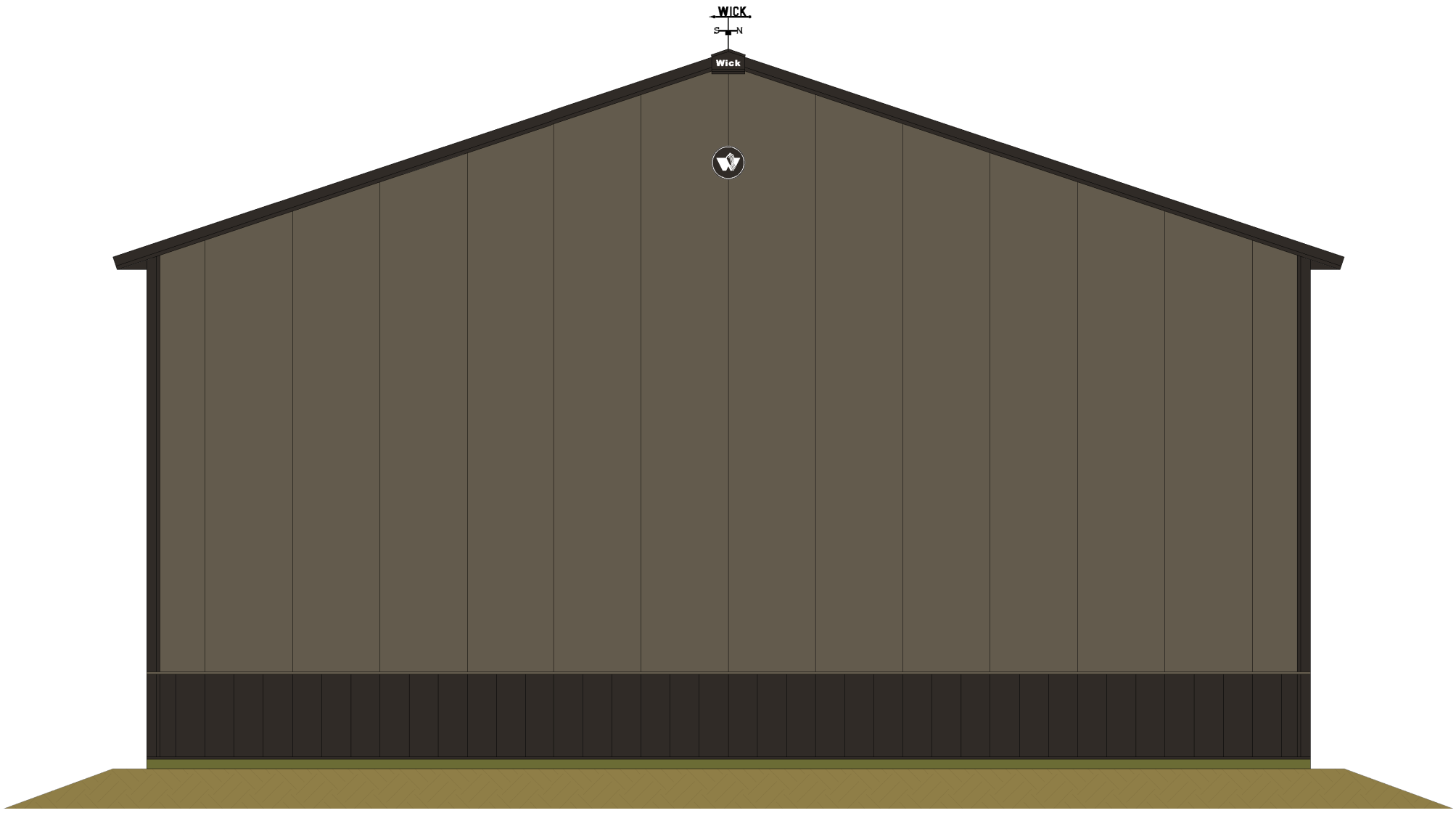
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Right Elevation

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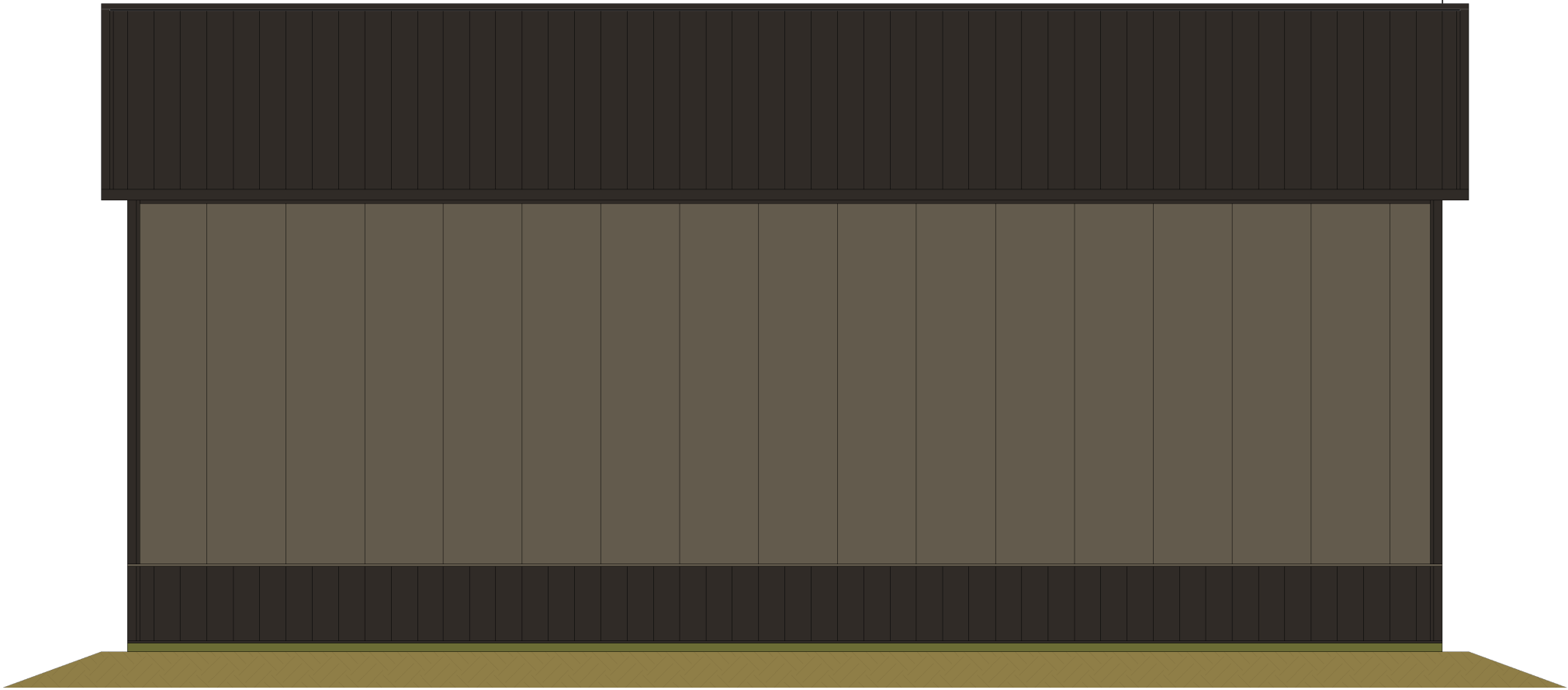
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S-N



Top Elevation

Customer Signature



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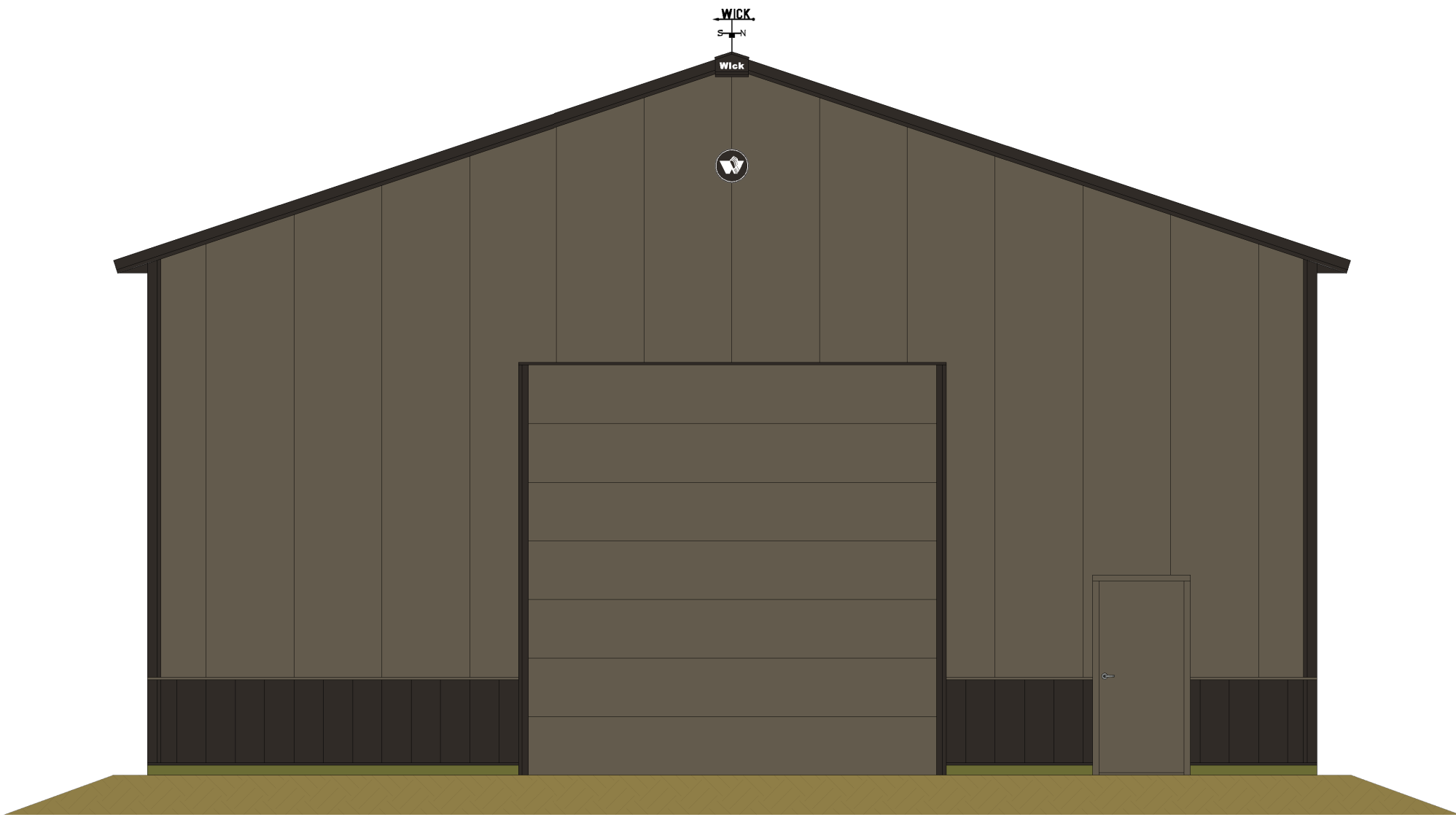
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Left Elevation

Customer Signature _____



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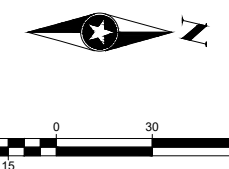
EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON-SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, AND THE SITE IS STABILIZED.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. PERMIT HOLDER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 1/2" OR GREATER. CORRECT ANY DAMAGED STRUCTURES IMMEDIATELY. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION, MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
6. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WDNR STORMWATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS".

7. EROSION CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
8. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE AREA(S) SERVED HAVE 80% OR MORE ESTABLISHED VEGETATIVE COVER AS DETERMINED BY THE ENGINEER.
9. INSTALL PERIMETER EROSION CONTROLS AND TRACKING PAD(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD #1057 FOR CONSTRUCTION ENTRANCE(S).
10. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068.
11. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED OFF-SITE.
12. CONTRACTOR TO COORDINATE WITH MUNICIPALITY TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATION(S) FOR ANY EXCAVATED SOILS AND/OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).

13. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA(S) AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD #1060.
14. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD #1067.
15. COMPLETE AND STABILIZE SEDIMENT BASIN(S)/TRAP(S) OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN SEDIMENT BASIN(S)/TRAP(S) PER WDNR TECHNICAL STANDARD #1063.
16. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE HALF OF THE CONTROL PRACTICE'S HEIGHT. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD #1071.
18. ALL SIDE SLOPES 5:1 OR STEEPER SHALL BE RESTORED WITH CLASS I - TYPE 'A' EROSION MATTING, AND ALL AREAS OF CONCENTRATED FLOW SHALL BE RESTORED WITH CLASS II - TYPE 'B' CHANNEL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARDS #1052 AND #1053.

19. ALL SLOPES PROTECTED ONLY BY SILT FENCE MUST BE FULLY RESTORED WITHIN 30 DAYS OF DISTURBANCE.
20. STABILIZE ALL NON-ACTIVE STOCKPILES WITH TEMPORARY SEED & MULCH WITHIN 7 DAYS OF INACTIVITY AND/OR WITHIN 30 DAYS OF LAYUP. INSTALL SILT FENCING AROUND ALL DOWN SLOPE AND SIDE SLOPES OF TOPSOIL STOCKPILES. STOCKPILES NOT SHOWING ADEQUATE VEGETATION BY NOV 1 SHOULD BE DORMANT SEEDING AND COVERED WITH A W/DOT PAL TYPE A SOIL STABILIZER (FOR SLOPES 3 FEET HORIZONTAL TO 1 FOOT VERTICAL OR FLATTER) OR EROSION CONTROL MAT.
21. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF INACTIVITY. THIS MAY BE DONE USING TEMPORARY AND/OR PREEMINENT RESTORATION TECHNIQUES, DEPENDING ON PROGRESS OF GRADING ACTIVITIES OF THE AREA(S). THIS INCLUDES AREAS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION.
22. SEDIMENT CONTROL FOR UTILITY CONSTRUCTION
 - a. PLACE EXCAVATED TRENCH MATERIAL ON HIGH SIDE OF THE TRENCH.
 - b. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER UTILITY INSTALLATION.



EROSION CONTROL LEGEND

- FOO - INLET PROTECTION TYPE 'A'
- OOO - INLET PROTECTION TYPE 'C'
- OO - INLET PROTECTION TYPE 'D'
- O - SEDIMENT LOG
- - SILT FENCE
- - CLASS I - TYPE 'A' ECRM
- - CLASS II - TYPE 'B' CHANNEL MATTING
- - CLASS III - TYPE 'B' TRM
- - TREE PRESERVATION AREA
- - CLEAR & GRUB LIMITS
- - PRESCRIPTIVE COMPLIANCE AREA

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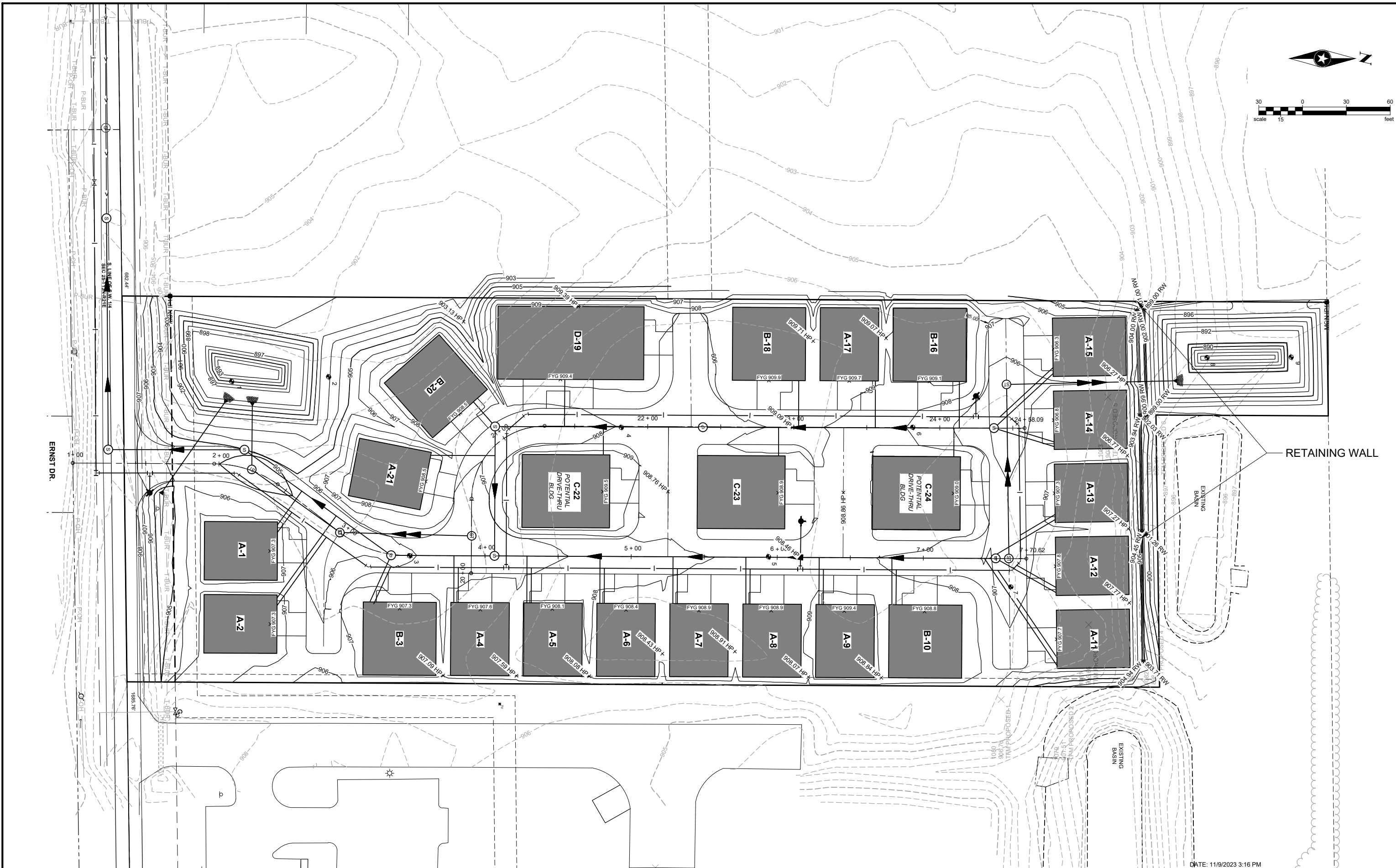
SEH Project	JBREH 173517	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	JLS						
Designed By	JLS						
Checked By	MPC						



Business at Random Condominium
Village of Random Lake, Wisconsin

GRADING AND EROSION CONTROL
EROSION CONTROL PLAN

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SEH Project JBREH 173517
 Drawn By JLS
 Designed By JLS
 Checked By MPC

Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date



Business at Random Condominium
 Village of Random Lake, Wisconsin

GRADING AND EROSION CONTROL
GRADING PLAN

List of all materials and colors to be used on the exterior

2x6 spf construction 16 on center.
Treated sill plate with spf top and bottom plates
Insulated overhead door with opener
Steel service door color to match exterior
1x4 lateral purlins
Engineered roof trusses with 2x4 purlins
Corner bracing with osb for sheer and wind
Color matched steel roof
Color matched steel walls
Color matched wainscot steel
Color matched steel soffit and fascia system

Color samples will be charcoal grey and Smoke Grey.

