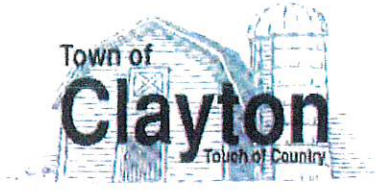


RECEIVED
MAY 15 2023



Site Plan Review Application
Town of Clayton
Mail: 8348 County Road T, Larsen, WI 54947
Phone: 920-836-2007 Fax: 920-836-2026
Email: administrator@townofclayton.net
Web Page: www.townofclayton.net

Contact Information

Property Owner: Positive Ventures, LLC Engineer/Architect: Utschig, Inc.
Company: EJJ Group Company: Utschig, Inc.
Address: 733 Midway Road Address: 11040 Craftsmen Drive
City/St/Zip: Menasha, WI 54952 City/St/Zip: Greenville, WI 54942
Phone/Fax: 920-570-3491 Phone/Fax: 920-757-0999
Email: kenw@ejj-group.com Email: jmcabe@utschiginc.com

Property Information

Project Name: Positive Ventures, LLC
Site Address: 2770 Towne Court Tax/Parcel ID: 006-062006
Site Zoning: I2 Heavy Industrial
Surrounding Land Uses: North: B-3 General Business A-2 General Ag
South: I2 Heavy Industrial
East: I2 Heavy Industrial
West: I2 Heavy Industrial
Proposed Use: Warehouse
Proposed Zoning: I2 Heavy Industrial
Lot Size: 2.18 acres Structure Size: 13,670 SF Addition: N/A
Project Schedule: June 1st - August 1st

Submittal Fees and Requirements

See Application Checklist for Additional Information
Please make checks payable to the Town of Clayton

need ck # 61439
8950 5/14/23
33.146

Fees

- Fees are based on Actual Review Costs (See Fee Schedule) and will be determined prior to approval.
- Storm Water & Erosion Control fees are based on Winnebago County Zoning Department fee schedule.

Plan of Operation Attached

- Letter describing the business

Site Plan, Architectural Plan, Utility Plan (if applicable), Landscaping Plan

- Meets the requirements of the Town's Zoning Code of Ordinances Article 7, Division 13
- Meets the requirements of the Town's Subdivision Ordinance
- Submit 1 Hard Copy w/application and email an 11 x 17 copy

Signatures

By the execution of this application, applicant hereby authorizes the Town of Clayton or its agents to enter upon the property during the hours of 7:00 AM to 7:00 PM daily for the purpose of inspection. Applicant grants the Town of Clayton or its agents even if applicant has posted this land against trespassing pursuant to Sec. 943.13 Wis. Stats.

Signature: Joe McCabe
(Owners Agent)

Date: 5.9.2023



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For Town Use Only

Fee (Actual Cost): _____ Acct No: _____ Receipt: _____ Date: _____
Date Rec'vd Complete: _____ By: _____ Applic. No.: _____
Review Meeting _____ History _____
Site Plan is: Approved _____ Approved with Condition _____ Denied _____
Comments: _____

Notes: Please notify utility companies regarding your proposed development. Site plan approval does not constitute approval of a building permit or any required approval of a highway connection permit. Site plan & fee must be submitted **30** working days prior to meeting please see PC Submittal Schedule.

Positive Ventures LLC
733 Midway Rd.
Menasha, WI 54952

Development Site:
2788 Towne Court
Town of Clayton, WI

Positive Ventures, LLC is developing the property at 2788 Towne Court in the Town of Clayton, WI to market to potential tenant(s) for permitted and or conditionally permitted use(s) within the I-1 Zoning district, for which it zoned.

Regards

Ken Weber

EJJ Group
(920) 570-3491
kenw@ejj-group.com



3/15/2023

JEREMY WESENER
UTSCHIG INC.
N1040 CRAFTSMEN DRIVE
GREENVILLE, WISCONSIN 54942

Identification Numbers

Plan Review No.: CB-032300350-PRB

Application No.: DIS-022306101

Site ID No.: SIT-112143

Please refer to all identification numbers in each correspondence with the Department.

CONDITIONAL APPROVAL

PLAN APPROVAL EXPIRES: 03/15/2024

CODE APPLIES: 02/07/2023

MUNICIPALITY:

TOWN OF CLAYTON, WINNEBAGO COUNTY

SITE:

2788 TOWNE COURT
NEENAH, WI 54956

FOR:

2788 TOWNE COURT

Building Name: 2788 Towne Court **Object Type:** Building **Major Occupancy:** S-1 - Storage Moderate-Hazard
Class of Construction: IIB - Metal Frame Unprotected Construction **Building Review Type:** Building Alteration
Plan Type: Full/Complete Building **Total Floor Area in Sq Ft:** 14,000 **Sprinklered Type:** NFPA 13
Allowable Area Determined By: Unseparated Use **Structural Components Included in Review:** None

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A Department electronic stamp and signature shall be on the plans which are used at the job site for construction.

The following conditions shall be met during construction or installation and prior to occupancy or use:

SUBMIT:

- SPS 361.30(3) - This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation in the field. The HVAC plans shall be submitted on the DSPPS website. Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.
- SPS 361.30(3) - It has been determined that this building will include 16 or more plumbing fixtures, thus plumbing plans must be submitted and approved prior to installation. Review Tables SPS 382.20-1 & 2 for specifics on plumbing plan submittal. You may contact any general plumbing plan reviewer at: 1-608-267-9421 or DspsSbPlbgTech@wi.gov
- SPS 361.30(3) - Submit, prior to installation, fire sprinkler plans, calculations substantiating the design, and associated pertinent information including this transaction number or CB number as a previous transaction. A fire sprinkler plan

submittal may be made on the DSPS website. Note that per SPS 361.30(4), the submission and approval of fire sprinkler system plans is not required for a project involving 20 or fewer sprinkler heads located within an existing fire sprinkler system.

KEY ITEM(S):

- SPS 361.31(2) - For new buildings, building additions, and building alterations in an existing building, the Department is NOT requiring lighting plans to be submitted for review and conditional approval. However, the owner is reminded that proper plans and calculations, demonstrating compliance with the general lighting requirements as contained in the IECC; and emergency illumination requirements as addressed in the IBC, are to be on-site and made available to a Dept. representative upon request.
- SPS 361.31 - These plans were conditionally approved electronically. The designer is responsible to download the plans, print out complete sets and permanently bind each set of the conditionally approved electronic plans, along with a complete bound set of specifications, as submitted to the Dept., for reference in the field. Plans for field reference shall be the same size and scale as originally submitted to the Dept. per SPS 361.31(2)(a), and per SPS 361.31(2)(d) shall be clear and legible. A complete bound conditionally approved set of plans and set of specifications shall be made available to a Dept. representative on-site upon request. There shall be an electronic stamp and signature on the index page of the conditionally approved plans by the Dept. representative that conditionally approved the plans, as well as the professional of the project if the building is over 50,000 cubic ft. Additionally, a copy of the conditional approval letter issued by the Dept. shall be permanently attached to each of the conditionally approved plan sets.

REMINDERS:

- SPS 361.36(1)(c) - This approval will expire 1 year after the date of this letter if the work covered by this approval is not completed and the building ready for occupancy within that year. This conditional approval is only for the altered portions and systems of the building shown on the plans. All other areas of the building have not been reviewed and are not a part of this approval.
- IEBC 707/IEBC 811/IEBC 908 - Additions, alterations, renovations or repairs to an existing building, building system or portion thereof shall conform to the provisions of the IECC as they relate to new construction without requiring the unaltered portions of the existing building or building system to comply with the IECC unless an exception listed in the code has been met. Additions, alterations renovations or repairs on energy conservation topics shall not create an unsafe or hazardous condition or overload existing building systems. Review IECC Chapters C5 and R5 for specific commercial building and low rise (3 stories above grade or less) residential requirements and exceptions, respectively.

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under **REQUIRED SUBMITTAL(S)**, may also be required.

All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.

This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.

In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.

Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. Compliance statements shall be filed online at <https://esla.wi.gov/PortalCommunityLogin>.

Inquiries concerning this correspondence may be made to me at the contact information listed below, or at the address on this letterhead.

Sincerely,



Kathleen Adsit

Division of Industry Services

Phone: 262-521-5187

Email: kathleen.adsit@wisconsin.gov

cc:

BRIAN NOE, DIS INSPECTOR, 920-420-4796, BRIAN.NOE@WISCONSIN.GOV

KELSEY FAUST-KUBALE, MUNICIPAL CLERK, (920) 836-2007, CLERK@TOWNOFCLAYTON.NET

ERIC JACOBSON, POSITIVE VENTURES LLC