

**CITY OF SPARTA  
PLANNING COMMISSION AGENDA  
March 16, 2020**

**CITY HALL**

**6:00 P.M.**

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Consent Agenda: Consisting of the minutes of the regular meeting on February 17, 2020**
- 4. Consideration of Site Plan for JAR Ventures, LLC located at 2275 Riley Road for new construction of Hoplite Crossfit**
- 5. Consideration of Site Plan for K & L Rentals for new storage building located on Hoeschler Drive**
- 6. Discussion of Changing Planning Commission meeting day and time**
- 7. Items for Future Consideration**
- 8. Adjourn**

A possible quorum of the Common Council may be in attendance at this meeting,  
but no action will be taken by the Council.

Posted: 3-13-2020

**CITY OF SPARTA  
PLANNING COMMISSION MINUTES  
February 17, 2020**

**PRESENT: Mayor Gust, Kevin Riley, Jim Church, Toni Wissestad**

**ABSENT: Norm Stanek, John Sund, John Ambro**

**ALSO PRESENT: Todd Fahning, Mark Sund, Matthew Hoffland, Pat Mulvaney, Jay Wendt, Duane Hellweg, Dan Hesse**

Mayor Gust called the meeting to order at 6:00 p.m.

Roll call was done by the Clerk.

**A motion was made by Kevin Riley and seconded by Toni Wissestad to approve the consent agenda consisting of the minutes from the regular meeting on January 20, 2020. Motion carried 4-0.**

The Public Hearing Regarding a Conditional Use Permit for Bug Tussel Wireless/Cloud1 for cell tower located near Century Foods on Hwy 16 per chapter 17-144(a)4 was open for comments at 6:10.

Jay Wendt spoke in favor of this CUP. AT&T have been looking for a location for the tower and this seems to be the perfect lot. The tower will be 140 feet in height and have a 4 ft. antennae.

There were no other comments so the Mayor closed this public hearing at 6:12.

**A motion was made by Kevin Riley and seconded by Jim Church to approve the conditional use permit for Bug Tussell Wireless/Cloud1 for cell tower to be located near Century Foods on Hwy 16 per chapter 17-144(a)4. Motion carried 4-0.**

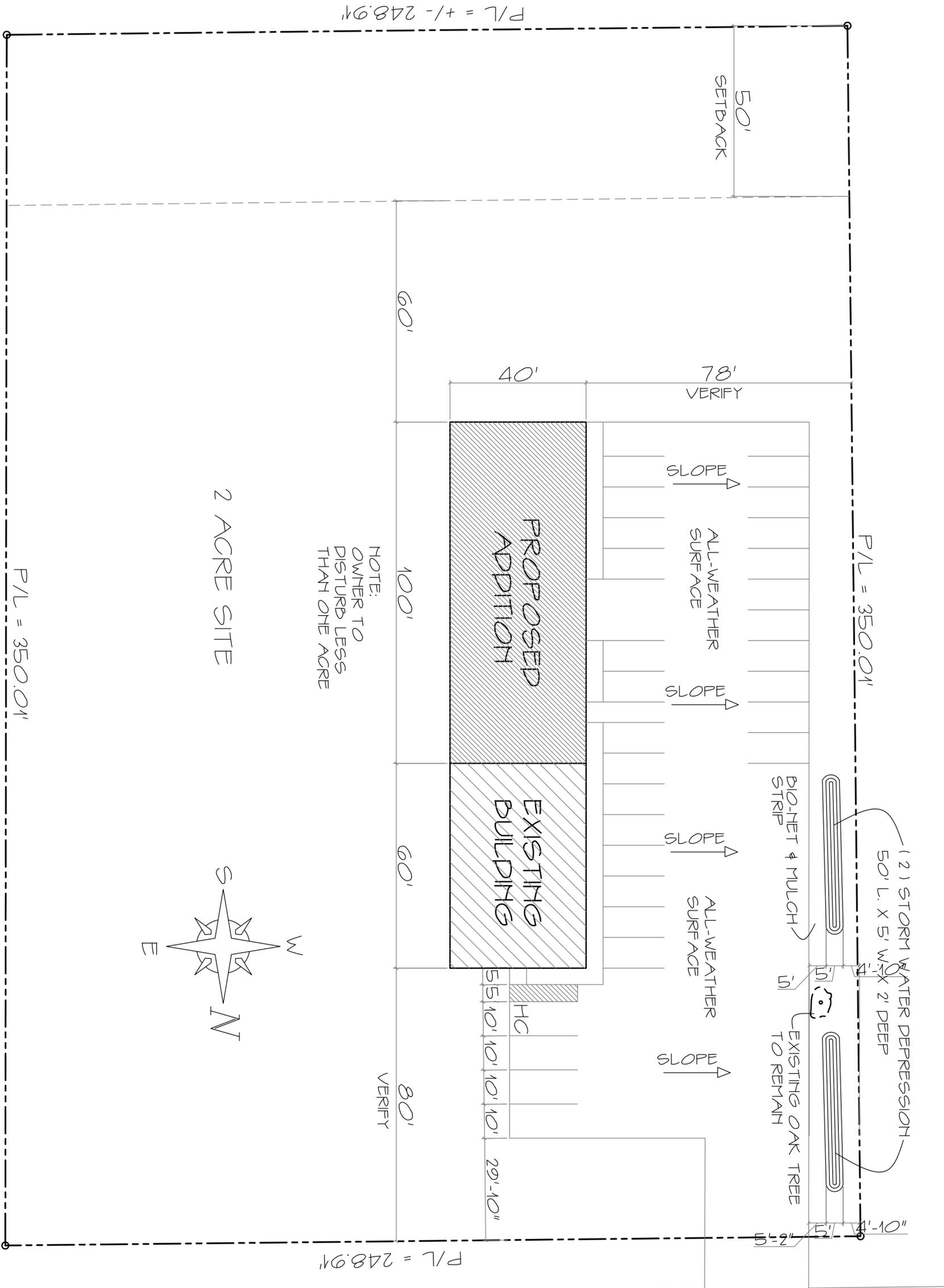
Duane Hellweg presented a site plan to be approved for the Morrow Home located at 331 S. Water Street. They will be adding a 2 story building on one end which will contain 36 assisted living apartments and in the back of the lot there will be a single story addition for 15 nursing home rooms. Part of the old west wing will be demolished. **A motion was made by Kevin Riley and seconded by Toni Wissestad to approve the Site Plan for Morrow Home located at 331 S. Water Street. Motion carried 4-0.**

A request from Brooks Tractor located at 2900 Bicycle Road to have a site plan approved was presented. They would like to add another 5,000 sq. ft. storage building on their site. **A motion was made by Jim Church and seconded by Kevin Riley to approve the Site Plan for Books Tractor located at 2900 Bicycle Road. Motion carried 4-0.**

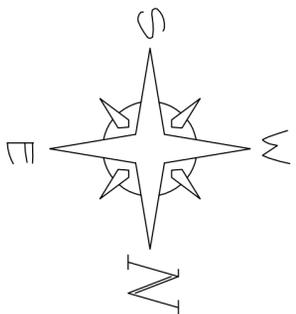
There were no items mentioned for future consideration.

**A motion was made by Toni Wissestad and seconded by Kevin Riley to adjourn at 6:22 p.m. Motion carried 4-0.**

Respectfully submitted,  
Julie Hanson  
City Clerk



PLOT PLAN  
1" = 20'



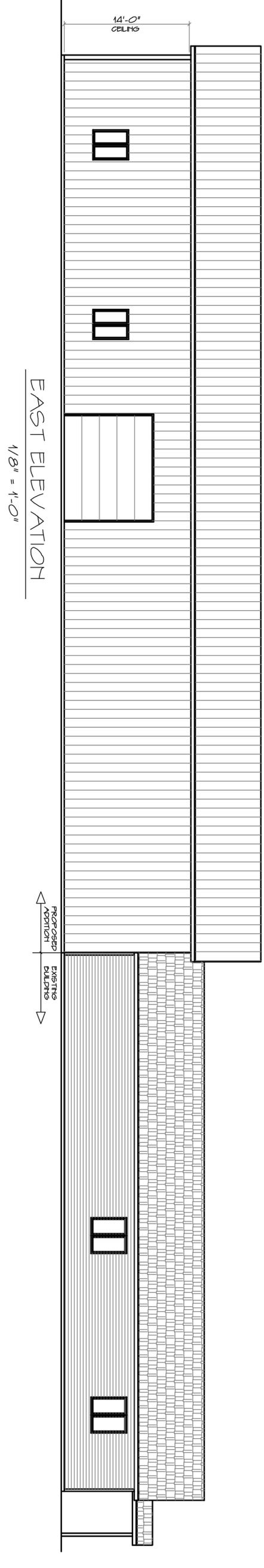
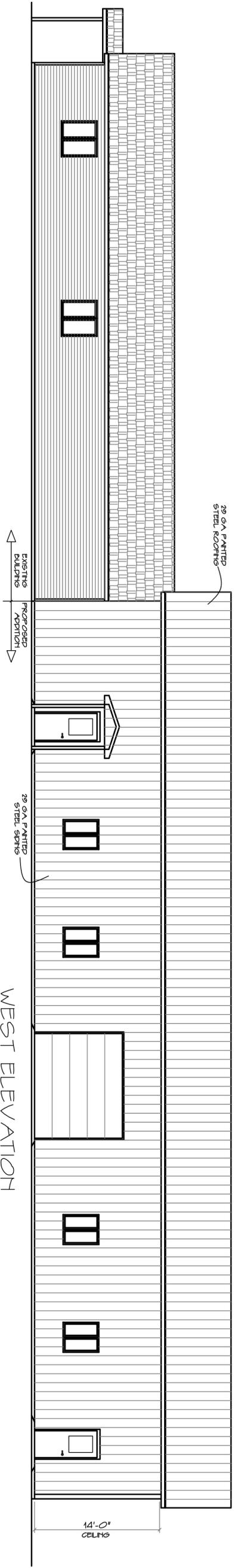
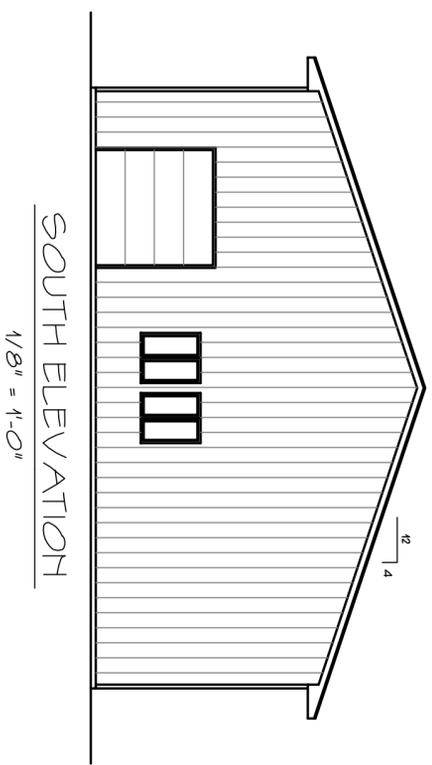
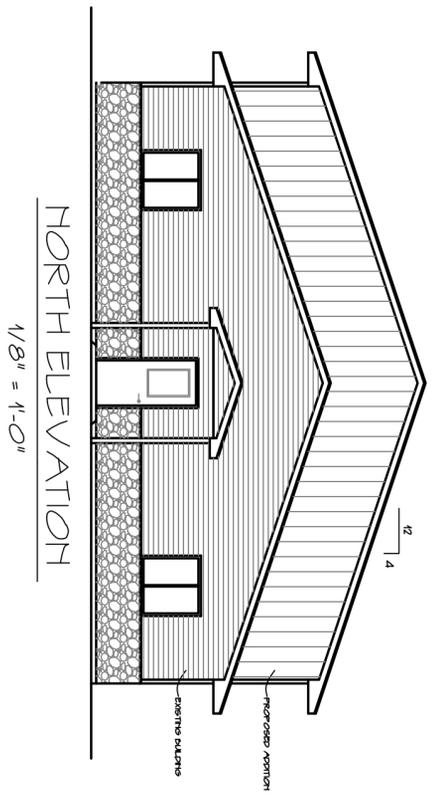
RILEY ROAD

SHEET DESCRIPTION	
PLOT PLAN	
BY: TJS	SCALE: AS NOTED
DATE: FEB. 2020	FILE:
LAST REVISION:	REVISION DATE:

*Addition to Hoplite of Bldg.*  
RILEY ROAD  
SPARTA, WISCONSIN

**TJS Designs LLC**  
14530 Genesis Road  
Sparta, Wisconsin 54656  
608-269-2280

AN



SHEET NO. <b>A2</b>	SHEET DESCRIPTION	
	PLOT PLAN	
	BY: TJS	SCALE: AS NOTED
	DATE: FEB 2020	FILE:
	LAST REVISION:	REVISION DATE:
	△	

*Addition to Hoplite CF Bldg.*  
**RILEY ROAD**  
 SPARTA, WISCONSIN

**TJS Designs LLC**  
 14530 Genesis Road  
 Sparta, Wisconsin 54656  
 608-269-2280

**ENGINEERING SERVICES**

**MM**

FOR ANY QUESTIONS PLEASE CONTACT BUILDING ENGINEER AT THE FOLLOWING ADDRESS: ENGINEERING SERVICES ARCHITECTURAL COMPANY

PROJECT TITLE: **K & L SPARTA, W**

PROF. ENGINEER: **JEFF MURRAY**

PLAN DESIGNER: **JEFF MURRAY**

GRAPH BY: **JFA**

DATE: **3/3/2020**

SCALE: **AS NOTED**

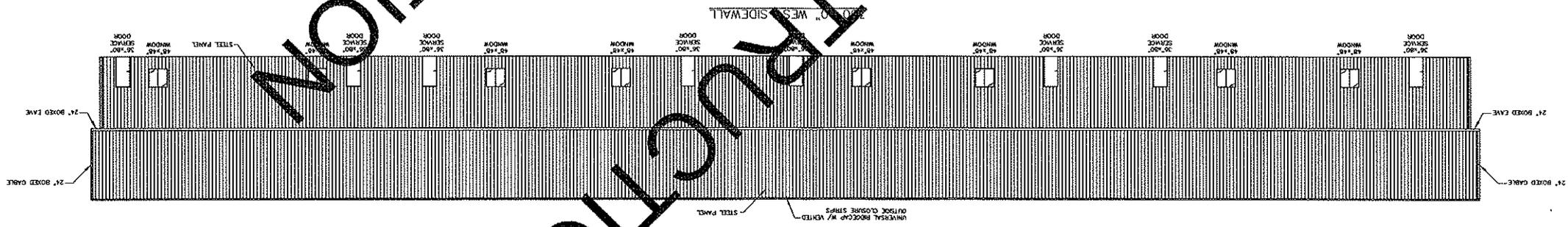
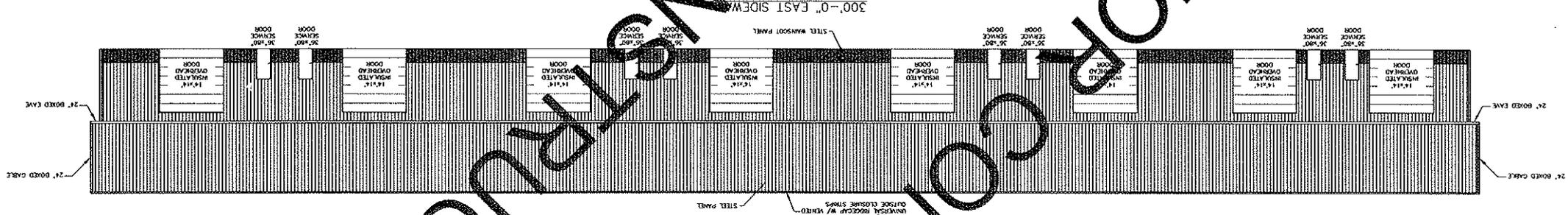
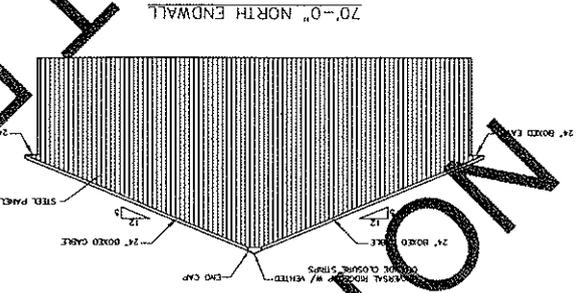
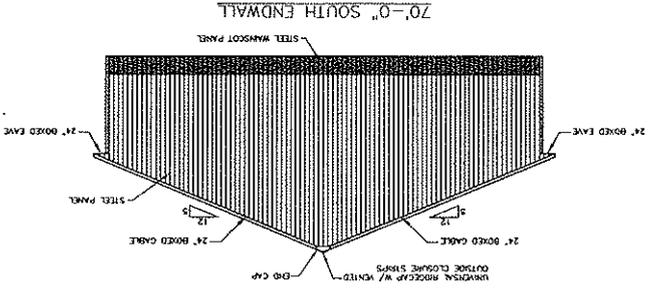
REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		

SHEET TITLE: **ELEVATIONS**

TITLE NAME: **502820M**

SHEET NO.: **S2**



ELEVATIONS  
SCALE: 3/8"=1'-0"

NOT FOR CONSTRUCTION

**BUILDING SPECIFICATIONS AND GENERAL NOTES**

<b>OWNERS INFORMATION:</b>		<b>BUILDING DESIGN INFORMATION:</b>		<b>BUILDING AREA:</b>	
NAME: LAND L RENTALS	DESIGN CODE: 2015 W. CONN. BLDG. CODE	FIRE AREA #1: 11000 SQFT	FIRE AREA #2: 18000 SQFT	TOTAL BUILDING AREA: 29000 SQFT	
ADDRESS: 1050 HOESCHLER DR.	USE OF BUILDING: STORAGE WAREHOUSE	ALLOWABLE AREA:	TABLE AREA #1: 30000 SQFT	PERIMETER INCREASE #1: 40000 SQFT	
CITY: WAUKESHA	OCCUPANCY CLASSIFICATION: S-1	TABLE AREA #2: 30000 SQFT	PERIMETER INCREASE #2: 40000 SQFT	TOTAL ALLOWABLE AREA: 40000 SQFT	
STATE: WI	CONSTRUCTION TYPE: 2A				
ZIP: 53190	FIRE CATEGORY: 60				
	FIRE SUPPRESSION SYSTEM: 60				

ROOM LABEL	AREA	FLOOR AREA PER EXPOSURE (SQ. FT.)	OCCUPANTS	DOWNPAIN PER EXPOSURE (GALL. PER HOUR)	WATER SUPPLY	DOWNPAIN PER EXPOSURE (GALL. PER HOUR)	LAVIDORES	OCCUPANTS PER EXPOSURE (GALL. PER HOUR)	OPENING CLEARANCE
FIRE AREA #1	11000	500	23						
FIRE AREA #2	18000	300	29						
<b>TOTAL</b>	<b>29000</b>		<b>43</b>		<b>0</b>		<b>0</b>		<b>0</b>

SNOW	WIND	SEISMIC	TRUSS DEAD LOADS
(S) = 40.0 PSF (C) = 1.00 (H) = 1.00 (O) = 1.18 (F) = 21.22 PSF (C) = 0.78 (F) = 21.22 PSF (W) = 20.00 PSF *WITH UNBALANCED LOADS AS REQUIRED	S.W. = 115 MPH EXPOSURE B	- SEISMIC IMPORTANCE FACTOR: 1.00 - COEFFICIENT SDS: 0.038 - SITE CLASSIFICATION: 0.05A - COEFFICIENT SSI: 0.05A - SEISMIC DESIGN CATEGORY: 6	DLIC = 8 PSF DLSC = 2 PSF

- MAJOR STRUCTURAL COMPONENTS:**
- COLUMNS:** - ALL LAMINATED COLUMNS SHALL BE HIGHEST MANUFACTURER'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.
  - TRUSSES:** - DESIGNED IN ACCORDANCE TO 2015 IBC  
- THIRD PARTY INSPECTED  
- HIGHEST MANUFACTURING TRUSS QUOTE NUMBER: 01800629977  
- LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.
  - STEEL PANEL:** - HIGHEST MANUFACTURING PRO-RIB STEEL PANEL  
- 0.14" MINIMUM THICKNESS BEFORE PAINTING  
- 0.015" NOMINAL THICKNESS AFTER PAINTING  
- G90 GALVANIZED COATING PLUS ZINC PHOSPHATE  
- 40 YEAR PAINT WARRANTY  
- STRUCTURAL STRENGTH ASTM-A563 GRADE 80 (FULL HARD STEEL)  
- 62000 PSI MINIMUM TENSILE STRENGTH

**PLEASE NOTE:**

- DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ACCEPTING TO CODE COMPLIANCE.
- THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
- NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
- WHERE LACK OF INFORMATION OR ANY AMBIGUITY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- IMPORTANT! THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP TRUSS BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE EXTERNAL SHEAR WALLS. STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS MADE MAY BE DETRIMENTAL TO THE BUILDING'S STRUCTURAL PERFORMANCE.

**SOIL:**

- PRESUMPTIVE SOIL TYPE: SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (CLASS MATERIAL: SW, SP, SM, SC, GW AND GC)
- SOIL CONSISTENCY: MEDIUM TO DENSE
- A SOIL BEARING VALUE ASSUMED AT A MINIMUM 2000 PSF.
- ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED INCOMPACTED SOIL OR SOIL COMPACTED TO 90% MOISTURE PROCTOR DENSITY.
- ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.
- OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.
- FOOTINGS TO BE ABOVE THE WATER TABLE.

**CONCRETE:**

- CONCRETE SHALL BE IN ACCORDANCE WITH AC 308. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL REBAR SHALL MEET A615 GRADE 40 OR BETTER.

**LUMBER:**

- ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL LUMBER IN CONTACT WITH CONCRETE OR SOIL ABOVE GRADE SHALL BE TREATED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AIA (U) LOCAL REQUIREMENTS OR BETTER.
- ALL LUMBER BELOW GRADE SHALL BE TREATED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AIA (U) LOCAL REQUIREMENTS OR BETTER.

**STEEL TRUSS:**

- COLOR MATCHED STEEL TRUSS
- OSRAM-A-STAR 1050 PAINT SYSTEM

**FRAMING FASTENERS:**

- GALVANIZED THREADED HARDENED STEEL RINGSHANK NUTS UNLESS NOTED OTHERWISE.

**PANEL FASTENERS:**

- COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #10 HEX HEAD, 1/4" HEX HEAD.

**HANDLING AND STORING:**

- ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS.
- ALL FINISHED GRADES TO SLOPE AWAY FROM BUILDING AT A (2% FOR IMPERVIOUS) (DC 1004)

**CONSTRUCTION BRACING:**

- TEMPORARY BRACING DURING CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY. REFER TO DC3-B1 AND/OR B10 SUMMARY SHEET "GRADE FORMWORK, BRACING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) AND WOOD TRUSS COUNCIL OF AMERICA (WCA).

**HVAC:**

- HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE APPROVED BY LOCAL OFFICIALS.

**PLUMBING:**

- PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.

**ELECTRICAL:**

- ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.

**EXIT LIGHTS:**

- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH THE ICC ELECTRICAL CODE.

**ACCESSIBLE PARKING:**

- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 5.

**ACCESSIBLE ROUTE:**

- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 4.

**ACCESSIBLE DOOR:**

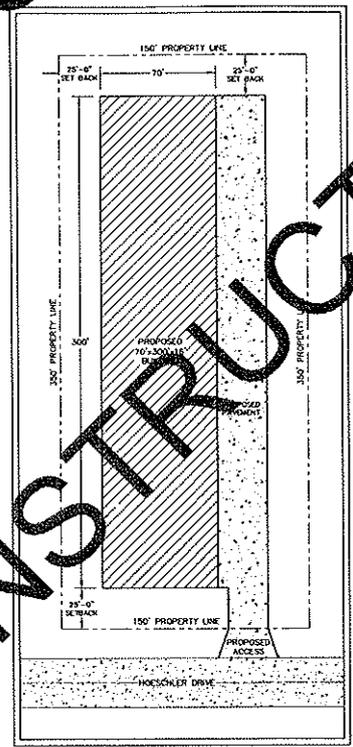
- SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 3 SECTION 303, HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHARP POINT THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINGERING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND W-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPENED, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" (2280 MM) ABOVE FINISHED FLOOR THE THRESHOLD OF SERVICE DOORS MAY NOT EXCEED 1/2" ON EITHER SIDE OF THE DOOR WITH 1:2 SLOPE IF GREATER THAN 1/4".

**FIRE EXTINGUISHERS:**

- SHALL BE INSTALLED, PROVIDED, AND MAINTAINED AS SPECIFIED IN NFPA NO. 10 (BY OTHERS).

# K & L SPARTA

SPARTA, WI



**SITE PLAN**  
SCALE: 1"=40'

**BUILDING INFORMATION:**

NAME:	K & L SPARTA
ADDRESS:	1050 HOESCHLER DRIVE
CITY:	SPARTA
STATE:	WI
ZIP:	54656
COUNTY:	WAUKESHA

**SHEET INDEX**

SHEET #	SHEET DESCRIPTION
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S2	ELEVATIONS
S3	FOUNDATION
S4	FLOOR PLAN
S5	ROOF FRAMING PLAN
S6	SCHEMATIC SECTION DETAILS
S7	WALL SECTION, EXTERIOR WALL SECTION & SECTION DETAILS
S8	INTERIAR DOOR DETAILS & PARTITION DETAILS
S9	EXTERIOR SECTION & SECTION DETAILS
S10	STEEL APPLICATION DETAILS
S11	FOUNDATION FLOOR PLAN & DETAILS

**NOTE:** THE OWNER SHALL PROVIDE AN ALL WEATHER HARD SURFACE AREA 30 FEET OR MORE IN WIDTH EXTENDING AT LEAST 50% OF THE LENGTH OF ONE SIDE OF THE PROPOSED STRUCTURE AND MUST BE ACCESSIBLE TO FIRE FIGHTING EQUIPMENT.

**NOTE:** THE OWNER SHALL PROVIDE DESIGNATED SPACE WITHIN OR ADJACENT TO STRUCTURE FOR THE COLLECTION OF RECYCLABLE MATERIALS AS PER SPS 302.04(400).

**NOTE:** FLOOR ELEVATION @ ALL SERVICE DOORS SHALL BE LEVEL AND FLUSH WITH ADJACENT INSIDE AND OUTSIDE FLOORS AS PER IBC 1008.1.5

**NOTE:** OWNER/CONTRACTOR SHALL VERIFY ALL SETBACKS WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION.

**NOTE:** PARKING LOT REQUIRES HANDICAP ACCESSIBLE PARKING SPACES. (ANSI A117.1.5.2) FOR NUMBER OF SPACES REQUIRED, SEE WISCONSIN CODE SECTION 1106.

**NOTE:** IF MORE THAN ONE ACRE OF LAND IS DISTURBED BY BUILDING ERECTION AND/OR PARKING AND ACCESS DRIVE SURFACE, THEN THE OWNER/CONTRACTOR SHALL SUBMIT A WATER RESOURCES APPLICATION FOR PROJECT PERMITS (WRAPP) AS PER NR 218.

**NOTE:** CURB RAMPS COMPLYING W/ ADAAG 4.7 ARE REQUIRED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.



**ENGINEERING SERVICES**

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:  
ENGINEERING@MMWESTMANUPACTURING.COM

**PROJECT TITLE:**  
**K & L SPARTA**  
SPARTA, WI

PROF. ENGINEER: JEFF MURRAY  
PLAN DESIGNER: JEFF MURRAY  
DRAWN BY: APA  
DATE: 3/5/2020  
SCALE: AS NOTED

**REVISIONS**

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:  
**GENERAL NOTES & SITE PLAN**

FILE NAME: S02B20W  
SHEET NO.

**S1**