PLAN COMMISSION AGENDA
July 19, 2016 6:00 p.m.
Town Hall - 1900 W. Grand Chute Blvd.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – June 21, 2016 meeting.
5. Public Input.
6. Community Development Director's Report.
7. **Neighborhood Information Meeting #1** – Conditional Use Permit (CUP-07-16) requested by National Association of Tax Professionals, Inc., 3501 N. McCarthy Road, to allow grading and filling as required for building construction and associated site improvements. **Action**: Hear testimony/close meeting.
8. **Conditional Use Permit (CUP-07-16)** – Request by National Association of Tax Professionals, Inc., 3501 N. McCarthy Road, to allow grading and filling as required for building construction and associated site improvements. **Action:** Recommend approval/denial of CUP-07-16. (TOWN BOARD ACTION 8/4/2016)
9. **Site Plan (SP-14-16)** – Requested by National Association of Tax Professionals, Inc., 3501 N. McCarthy Road, for construction of office/warehouse and associated site improvements. **Action:** Approve/deny SP-14-16.
10. **Public Hearing #1** – Rezoning (Z-06-16) requested by Phillip C. Romenesko to rezone four abutting parcels, located at the intersections of W. Parkway Blvd/W. Trasino Way and N. Casaloma Drive, from C-2 Office Commercial District to RTF Two-Family Residential District. **Action:** Hear testimony/close hearing.
11. **Rezoning (Z-06-16)** – Request by Phillip C. Romenesko to rezone four abutting parcels, located at the intersections of W. Parkway Blvd/W. Trasino Way and N. Casaloma Drive, from C-2 Office Commercial District to RTF Two-Family Residential District. **Action:** Recommend approval/denial of Z-06-16. (TOWN BOARD ACTION 8/4/2016)
12. **Public Hearing #2** – Special Exception (SE-11-16) requested by Rafael Ramirez Rojas and Carlos Bonilla, dba El Agave Mexican Restaurant, 1750 N. Casaloma Drive, for operation of an outdoor service/beer garden. **Action:** Hear testimony/close hearing.
13. **Special Exception (SE-11-16)** – Request by Rafael Ramirez Rojas and Carlos Bonilla, dba El Agave Mexican Restaurant, 1750 N. Casaloma Drive, for operation of an outdoor service/beer garden. **Action:** Recommend approval/denial of SE-11-16. (TOWN BOARD ACTION 7/19/2016)
14. **Public Hearing #3** – Special Exception (SE-12-16) requested by Gordon Bubolz Nature Preserve, 4815 N. Lynndale Drive, for construction of a new environmental center and associated site improvements. **Action:** Hear testimony/close hearing.

15. **Special Exception (SE-12-16)** – Request by Gordon Bubolz Nature Preserve, 4815 N. Lynndale Drive for construction of a new environmental center and associated site improvements. **Action:** Recommend approval/denial of SE-12-16. (TOWN BOARD ACTION 8/4/2016)

16. **Site Plan (SP-12-16)** – Request by Gordon Bubolz Nature Preserve, 4815 N. Lynndale Drive for construction of a new environmental center and associated site improvements. **Action:** Approve/deny SP-12-16.

17. **Public Hearing #4** – Special Exception (SE-13-16) requested by Conrado Lopez Mendez and Oscar Lopez Mendez, dba Castilla Bistro & Tapas, 213 S. Nicolet Road, for operation of an outdoor service/beer garden. **Action:** Hear testimony/close hearing.

18. **Special Exception (SE-13-16)** – Request by Conrado Lopez Mendez and Oscar Lopez Mendez, dba Castilla Bistro & Tapas, 213 S. Nicolet Road, for operation of an outdoor service/beer garden. **Action:** Recommend approval/denial of SE-13-16. (TOWN BOARD ACTION 7/19/2016)

19. **Public Hearing #5** – Special Exception (SE-14-16) requested by Appleton Area School District and Wisconsin Connections Academy, 350 W. Capitol Drive, to operate a K-12 public online school at the former Appleton Public Montessori School property. **Action**: Hear testimony/close hearing.

20. **Special Exception (SE-14-16)** – Request by Appleton Area School District and Wisconsin Connections Academy, 350 W. Capitol Drive, to operate a K-12 public online school at the former Appleton Public Montessori School property. **Action**: Recommend approval/denial of SE-14-16. (TOWN BOARD ACTION 8/4/2016)

21. **Site Plan (SP-11-16)** – Request by JVL Construction, dba Fox Valley Storage, 5325 N. Ballard Road, for construction of self-storage units and associated site improvements. **Action:** Approve/deny SP-11-16.

22. **Site Plan (SP-15-16)** – Request by The Rochelle Leigh Group LLC, 1751 N. Margaret Street, for construction of an office building & associated site improvements. **Action:** Approve/deny SP-15-16.

23. **Site Plan (SP-17-16)** – Request by Konz Wood Products Co., 616 N. Perkins Street, for construction of a commercial building and associated site improvements. **Action:** Approve/deny SP-17-16 (*Staff report to be distributed separately in advance of the meeting)*

24. **Site Plan (SP-19-16)** – Request by Big Ring Storage LLC, 925 N. Bluemound Drive, for construction of one new self-storage building, one self-storage building addition, and associated site improvements. **Action:** Approve/deny SP-19-16.

25. **Site Plan Amendment (SPA1-16-15)** – Request by GCDL Tech Village LLC, 15 Tri-Park Way, to install a new monument sign. **Action**: Approve/deny SPA1-16-15.

26. Adjournment.

A quorum of the Town Board, Park Commission, Police and Fire Commission, Board of Appeals, and Licensing Committee may be present at this meeting. No official action of these bodies will be taken. **Accommodation Notice-**Any person requiring special accommodation who wishes to attend this meeting should contact **(Administration at 832-1573)** at least 48 hours in advance.

GRAND CHUTE PLAN COMMISSION MINUTES
June 21, 2016

Members Present: Chairman Dave Schowalter, Commissioners Bruce Sherman, Robert Stadel, Julie Hidde, Vivian Huth, Pam Crosby, Duane Boeckers,

Members Absent: Commissioner John Weber

Also Present: James March, Town Administrator; Thomas Marquardt, Public Works Director; Karen Heyrman, Deputy Public Works Director; Bob Heimann, IT Director; Michael Patza, Town Planner; other interested parties (audience attendance = approx. 13)

1. **ROLL CALL**
   Chairman Schowalter opened the meeting at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF AGENDA**.
   Motion (Sherman/Boeckers) to approve the agenda. Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – JUNE 7, 2016 MEETING.
   Motion (Huth/Crosby) to approve the minutes. Motion carried, all voting aye.

5. **PUBLIC INPUT**
   Alex Hendrickson, 4187 N. Prairie Rose Lane and Pintu Patel, 4165 N. Prairie Rose Lane stated they are having drainage issues at their properties. Mr. Patel provided a picture showing stormwater runoff from the field to the west draining into and ponding in their backyards after a recent major rainfall event. Mr. Hendrickson stated the stormwater outlet frequently becomes blocked by debris causing their properties and a large portion of the neighborhood to flood. In the past Mr. Hendrickson has periodically cleared the debris but will not be doing that anymore and would like a long term solution to this issue.

   Mr. Patel stated that they had recently moved into their home and the seller did not disclose the prior flooding issues at the residence. His property is substantially lower than the adjacent properties, which makes it prone to flooding. He would like the drainage issue to be corrected because he is unable to finish their landscaping until the issue is resolved.

   Chairman Schowalter said it is not an item on the agenda so it cannot be directly addressed tonight. He also shared information from the Town Engineer that the recent major rainfall was slightly greater than a 25-year storm event.

   Public Works Director Marquardt stated that there has been a plan developed by the adjacent property owners to the west to construct a berm to correct the drainage issue. Director Marquardt and Community Development Director Buckingham met with the property owners a few weeks ago, and were told that it is their intent to complete the ditch work later this year.

   Mr. Steve Zich, 4404 N. Orion Lane, stated he wanted to address Municipal Code 463-19, regarding wetland setbacks. He stated the current code prohibits any type of structure within 50' of a delineated wetland. They would like to construct a 4' fence in their backyard, but this is not possible with the 50' wetland setback. Mr. Zich asked the Plan Commission to consider revising this section of the code as believes we are the only municipality in the Valley with such strict enforcement regarding fencing. He has no intention of encroaching into the wetland area but would like to put his fence within the setback area. The type of fence he is looking at does not require concrete, just posts driven into the ground.

Chairman Schowalter noted that he and Planner Patza had discussed this issue and that staff would further review these code provisions. Planner Patza advised that the code does provide a variance procedure in the case of a hardship. He noted however that in this particular instance, since the requested fence location would be a self-created hardship, a variance could not be granted.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT – No report.

6. **NEIGHBORHOOD INFORMATION MEETING** – CONDITIONAL USE PERMIT (CUP-05-16) REQUESTED BY 1401 APPLETON LLC, DBA ANYTIME FITNESS, 1401 N. CASALOMA DRIVE, TO ALLOW GRADING AND FILLING FOR A BUILDING ADDITION AND PARKING LOT EXPANSION.

   Chairman Schowalter opened the Neighborhood Information Meeting at 6:13 p.m.

   Kevin Virobic, 1010 S. Timmers Lane, stated that he was not necessarily opposed to the project, but since this was a non-traditional stormwater management solution had several questions. Mr. Virobic wanted assurance that the quality and quantity of stormwater would meet Town requirements and that the porous asphalt would be properly maintained. He also questioned what would happen with the Operation and Maintenance Agreement if there was a change in ownership.

   Planner Patza responded that each of these questions will be addressed at length during the Site Plan report, which thoroughly explains the stormwater management aspects of this project.

   Motion (Hidde/Huth) to close the Neighborhood Information Meeting at 6:15 p.m. Motion carried, all voting aye.

7. **CONDITIONAL USE PERMIT (CUP-05-16)** – REQUEST BY 1401 APPLETON LLC, DBA ANYTIME FITNESS, 1401 N. CASALOMA DRIVE, TO ALLOW GRADING AND FILLING FOR A BUILDING ADDITION AND PARKING LOT EXPANSION.

   Planner Patza provided details on the project that will result in the excavation of 368 cubic yards of material to be replaced by clear stone, which will function as part of the stormwater management system. He explained that the final approval letter from the Town Engineer has been received for the Stormwater Management Plan. He also explained that the Operation and Maintenance Plan would stay with the property in perpetuity.

   Motion (Stadel/Huth) to recommend approval of the Conditional Use Permit (CUP-05-16) requested by 1401 Appleton LLC, dba Anytime Fitness, 1401 N. Casaloma Drive, to allow grading and filling for a building addition and parking lot expansion within the Shoreland Zoning District.

   Commissioner Sherman clarified the intent of the Town's Stormwater Ordinance as it relates to new development. Turning green space into impervious surface does generate additional stormwater, but this stormwater is captured and treated in detention facilities, then slowly released from the site. The Stormwater Ordinance dictates that runoff rates after development must be less than or equal to predevelopment rates.

   Motion to recommend approval of CUP-05-16 carried, all voting aye.

8. **SITE PLAN (SP-10-16)** – REQUEST BY 1401 APPLETON LLC, DBA ANYTIME FITNESS, 1401 N. CASALOMA DRIVE, FOR APPROVAL OF BUILDING ADDITION, PARKING LOT EXPANSION AND ASSOCIATED SITE IMPROVEMENTS.

DRAFT

Planner Patza provided project details that include a 2,700 sq. ft. building addition and 26 new parking spaces. Porous asphalt will be used for the new parking area due to the environmental and dimensional constraints that exist. Planner Patza provided details on the use of porous asphalt and the Operations and Maintenance (O & M) Plan that was developed. The property owner will retain services of a private engineering firm and the Town will receive inspection reports on a regular basis to ensure the porous asphalt is functioning properly. He noted that staff worked closely with the development team to assure the Town that this would be a successful stormwater treatment solution.

Planner Patza stated that a delineated wetland exists on the west and north ends of the property and the applicant is requesting a variance to reduce the wetland setback from 50' to 25' for the new parking area. Several alternatives were explored to avoid impacting the wetland setback area, but none of the alternatives were found to be economically or technically feasible. Staff has reviewed the variance request and agrees it is the minimum necessary to afford relief.

Motion (Stadel/Boeckers) to grant a variance from Chapter 463-19 (D)(3) of the Grand Chute Municipal Code to 1401 Appleton LLC, dba Anytime Fitness, 1401 N. Casaloma Drive, allowing a wetlands setback of 25' feet for additional parking area. In granting this variance, the Plan Commission has determined that the variance is not contrary to the public interest and that such variance will be in general harmony with the purposes and intent of the Town's Stormwater Management and Zoning Codes; the variance will not permit the establishment of a use which is not permitted or permissible in the district; special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same district; the literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; the hardship is not shared generally by other land or buildings in the area; and, the hardship results from the strict interpretation of this ordinance and is not the result of self-created or self-imposed circumstances. Motion carried on a vote of 5 – 2, with Commissioners Sherman and Hidde voting nay.

Motion (Crosby/Huth) to approve the Site Plan (SP-10-16) requested by 1401 Appleton LLC, dba Anytime Fitness, 1401 N. Casaloma Drive, for a building addition and associates site improvements, subject to Town Board approval of Conditional Use Permit (CUP-05-16).

In response to questions from Commissioner Hidde, Planner Patza stated the property owner and their contracted consultant are responsible to provide periodic inspection reports to the Town to ensure the porous asphalt is functioning properly. If it is not meeting the standards of the Town's Stormwater Ordinance, the Town has the authority to fix the issue and charge the costs back to the property owner. He also stated that staff and the Town Engineer have worked closely with the development team to complete the O & M Plan, and all parties believe this will be a successful stormwater management option

In response to questions from Commissioner Sherman, Planner Patza stated the porous pavement has to be cleaned two times per year. He also noted that this and other maintenance requirements are all part of the approved O & M Plan for the project.

Motion to approve SP-10-16 carried, all voting aye.

9. **SITE PLAN AMENDMENT (SPA1-11-99)** – REQUEST BY RONALD G. WOLFF, JR., DBA LAKE SHORE CLEANERS, INC., 4623 N. RICHMOND STREET, FOR APPROVAL OF BUILDING ADDITION FOR SHOP/STORAGE USE.

Motion (Hidde/Sherman) to approve the Site Plan Amendment (SPA1-11-99) requested by Ronald G. Wolff, Jr., dba Lake Shore Cleaners, Inc., 4623 N. Richmond Street, for a building addition and associated site improvements. Motion carried, all voting aye.

10. **CONDOMINIUM PLAT AMENDMENT (CPA1-01-12)** – GEORGETOWN SQUARE CONDOMINIUM, 5400/5404 PENNSYLVANIA AVENUE, FOR AN AMENDMENT TO THE CONDOMINIUM PLAT FOR NEW FLOOR PLANS THAT INCLUDE FULL BASEMENTS.

    Motion (Sherman/Boeckers) to recommend approval of the Georgetown Square Condominium Plat Amendment (CPA-01-12). Motion carried, all voting aye.

11. **SITE PLAN AMENDMENT (SPA1-07-12)** – APPLETON VALLEY HOMES, LLC, DBA GEORGETOWN SQUARE CONDOMINIUMS, 5400/5404 PENNSYLVANIA AVENUE, FOR NEW FLOOR PLANS THAT INCLUDE FULL BASEMENTS FOR NEW CONDO UNITS.

    Motion (Sherman/Hidde) to approve Site Plan Amendment (SPA1-07-12) requested by Appleton Valley Homes LLC, dba Georgetown Square Condominiums, 5400/5404 Pennsylvania Avenue, for new floor plans that include full basements for new condo units, subject to Town Board approval of an amendment to the Condominium Plat (CPA1-01-12). Motion carried, all voting aye

12. ADJOURNMENT.
    Motion (Sherman/Boeckers) to adjourn at 6:33 p.m. Motion carried, all voting aye.

Respectfully Submitted,

Tracy Olejniczak-MP/BB
Community Development Secretary

DRAFT

7/8.

Town of Grand Chute
Conditional Use Permit Application Review
National Association of Tax Professionals, Inc.

To: **Plan Commission**

From: **Mike Patza, Town Planner**

Date: **July 14, 2016**

Address: **3501 N. McCarthy Road** **App. #: CUP-07-16**

REQUEST

This project consist of the construction of a new 19,044 sq. ft. business office/warehouse facility and associated site improvements. Approximately 2,200 sq. ft. will be used for warehouse space to store and ship publication materials and the remainder of the space will be used as office space. A Conditional Use Permit is required to allow grading and filling within the Shoreland Zoning District.

ANALYSIS

The attached plan set illustrates the location of the new building and associated site improvements. Only 4.27 acres of the 27.4 acre property will be developed during this project. The fill that will be added to the project area will be taken from other areas of the property, resulting in a zero net gain of fill for the entire property. Standard erosion control techniques and best practices will be required during the construction process.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-07-16) requested by National Association of Tax Professionals, Inc., to allow grading and filling for a new building and associated site improvements within the Shoreland Zoning District.

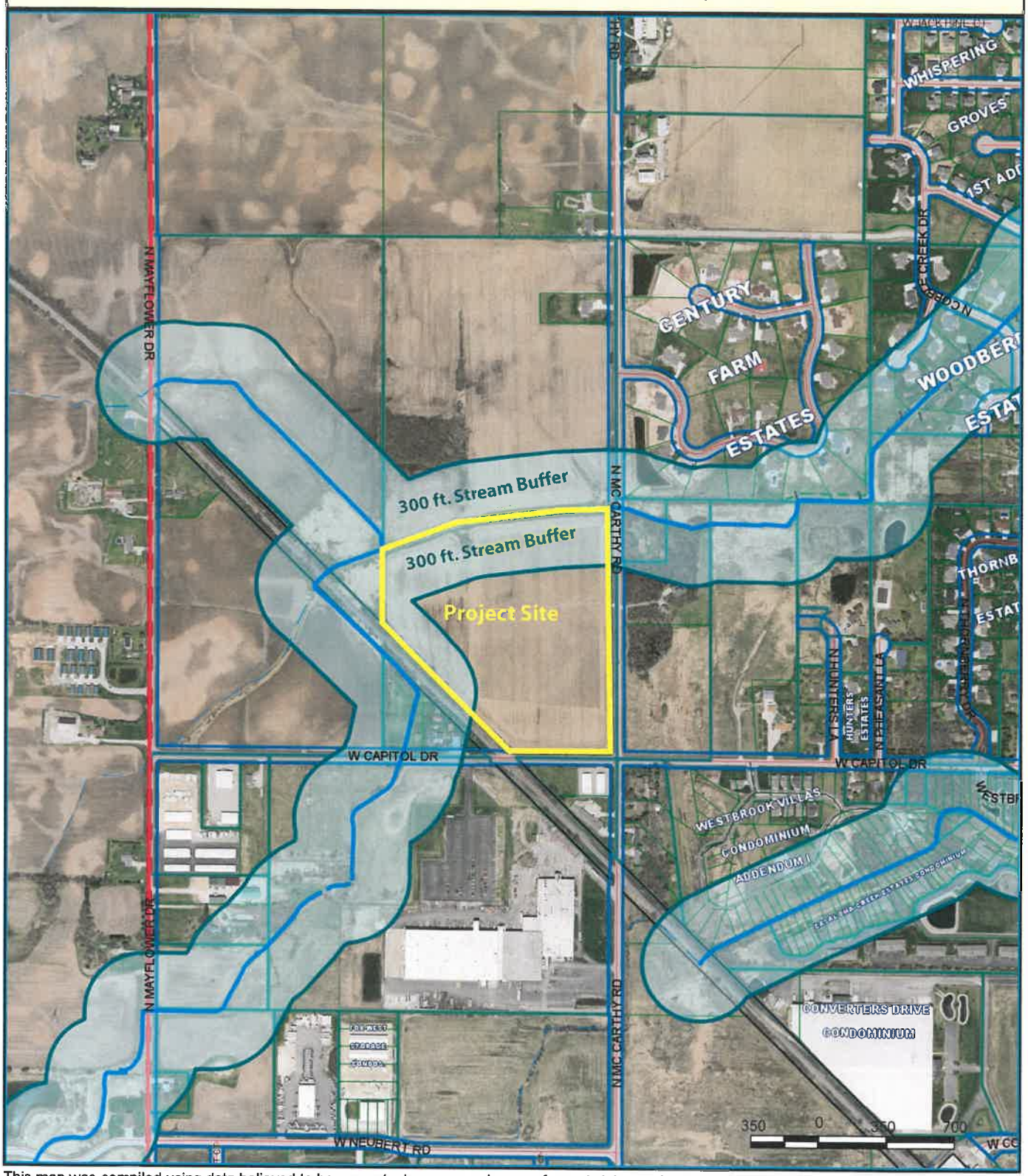
NATIONAL ASSOCIATION OF TAX PROFESSIONALS
McCARTHY ROAD
June 27, 2016

PROJECT DESCRIPTION

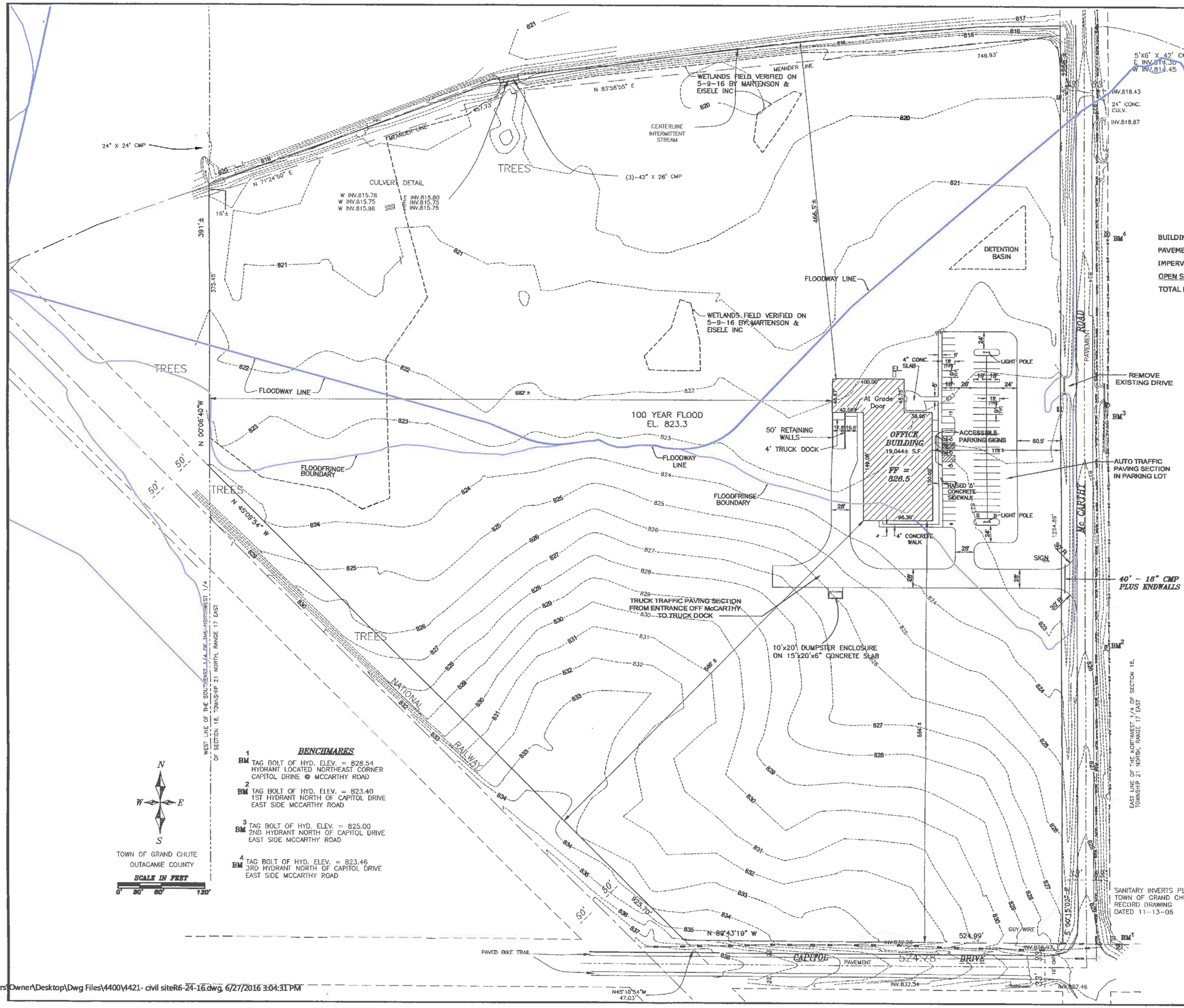
The proposed project entails the construction of a 19,044 square foot office and warehouse facility along with associated parking lots, drives, and storm water facilities for National Association of Tax Professionals, Inc. at the northwest corner of the intersection of Capitol Drive and McCarthy Road in the Town of Grand Chute. The warehouse portion of the building is approximately 2,200 square feet with the balance be being used as office space. The entire parcel is 27.4 acres, with the developed area of this project being 4.266 acres. The site is located in the Southeast ¼ of the Northwest ¼ of Section 18, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County.

To satisfy the Outagamie County Zoning Department requirement that no additional wet storm water ponds will be allowed in Appleton International Airport flyway approach in this area, a bioretention / dry detention basin system will be constructed to serve as the required storm water treatment facilities. Part of the project involves filling in the flood fringe and within the Shoreland Zoning District, therefore an Outagamie County Conditional Use Permit will be required.

CUP-07-16 -- 3501 N. McCarthy Road



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-



BENCHMARKS

BM 1 TAG BOLT OF HYD. ELEV. = 828.54
HYDRANT LOCATED NORTHEAST CORNER CAPITOL DRINE & MCCARTHY ROAD

BM 2 TAG BOLT OF HYD. ELEV. = 823.40
1ST HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

BM 3 TAG BOLT OF HYD. ELEV. = 825.00
2ND HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

BM 4 TAG BOLT OF HYD. ELEV. = 823.46
3RD HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

SITE PLAN NOTES

OWNER: NATIONAL ASSOCIATION OF TAX PROFESSIONALS, INC.
W6390 QUALITY DRIVE
GREENVILLE, WI 54942

ZONING: C-2 (OFFICE COMMERCIAL DISTRICT)

LEGAL DESCRIPTION: PART SE ¼ NW ¼, SECTION 18, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

PARCEL NO.: 101080501

AREA: 1,194,239 S.F. (27.42 AC)

SITE INFORMATION

	EXISTING	PROPOSED	
BUILDING FOOTPRINT	0 S. F.(0%)	19,044 S.F.	(1.6%)
PAVEMENT/CONCRETE	0 S.F. (0%)	52,148 S.F.	(4.4%)
IMPERVIOUS	0 S.F. (0%)	71,192 S.F.	(6.0%)
OPEN SPACE	1,194,239 S.F. (100%)	1,123,047 S.F.	(94.0%)
TOTAL LOT	1,194,239 S.F. (100%)	1,194,239 S.F.	(100%)

PARKING

STANDARD: 66 Spaces
ACCESSIBLE: 3 Spaces
TOTAL 69 Spaces

BUILDING CONSTRUCTION TYPE: IIB, UNSPRINKLERED

PRIMARY OCCUPANCY: B (BUSINESS)

SECONDARY OCCUPANCY: S-1 (MODERATE HAZARD STORAGE)

INDEX

C101 - Site Plan
C102 - Drainage & Grading Plan
C103 - Enlarged Drainage & Grading Plan
C104 - Utility Plan
C105 - Erosion Control & Flood Plain Fill Plan
C106 - Details
C107 - Details
A1.1 - Floor Plan
A2.0 - Elevations
E4 - Photometric Plan
L1 - Landscape Plan

LEGEND

- POWER POLE
- WATER VALVE
- SANITARY MANHOLE
- HYDRANT
- UTILITY PED
- OVERHEAD POWER
- EXISTING CONTOUR
- UNDERGROUND GAS
- UNDERGROUND TEL.
- SANITARY SEWER
- WATER MAIN

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

CONSOLIDATED CONSTRUCTION CO.
4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-842-6774
Fax: 920-739-3933
www.consolidated-const.com
ccinc@consolidated-const.com

SITE PLAN: NATIONAL ASSOC. OF TAX PROF. (NATP)

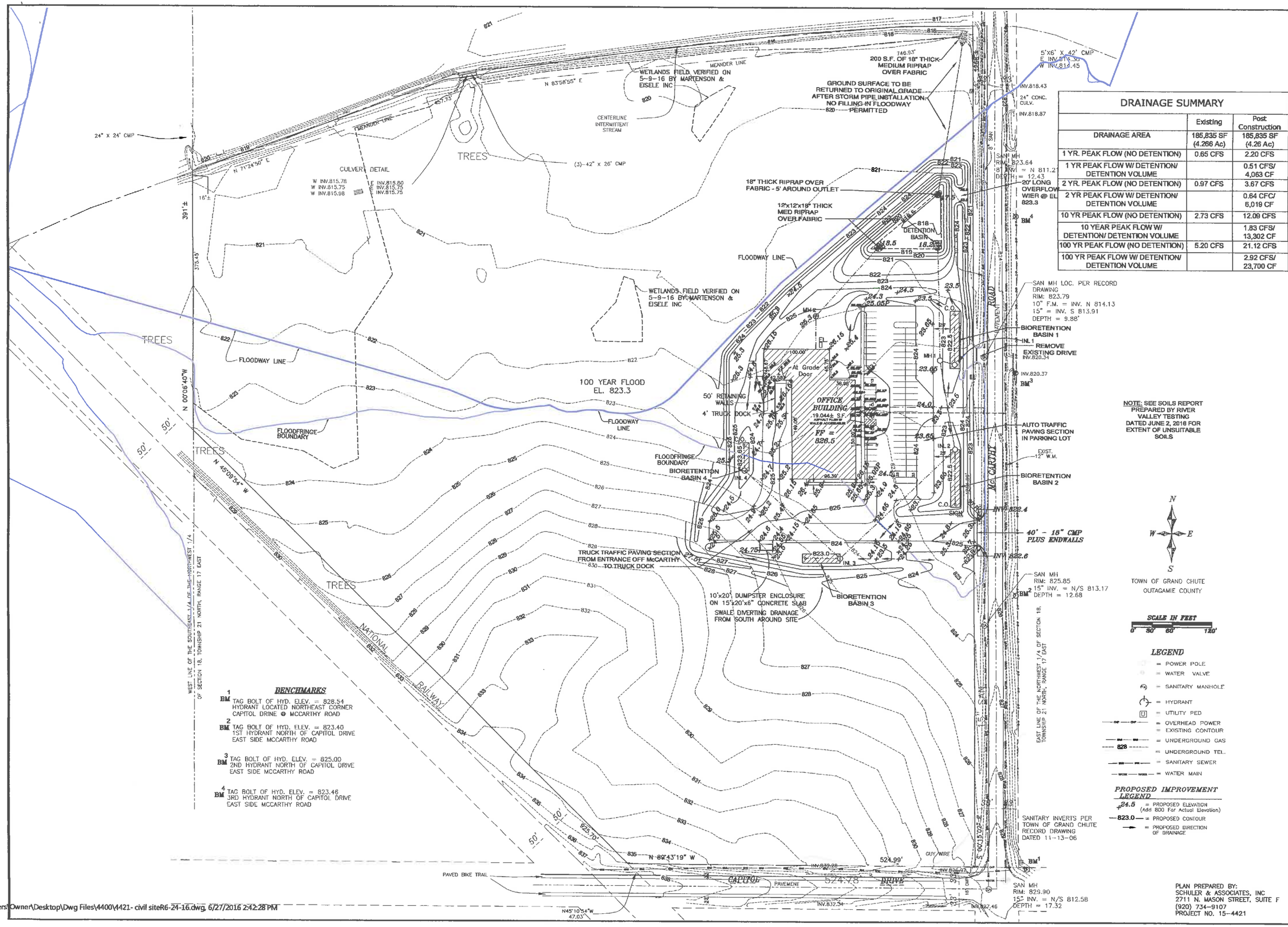
Date:	Description:
4-13-16	NOT WAITS DIMENSIONS
6-13-16	SUBMITTAL SET
6-27-16	SUBMITTAL SET

Project #:
Drawn By:
Issue Date: 4-6-2016
Issue # 1

C101

SITE PLAN

C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 3:04:31 PM



NOTE: SEE SOILS REPORT PREPARED BY RIVER VALLEY TESTING DATED JUNE 2, 2016 FOR EXTENT OF UNSUITABLE SOILS

DRAINAGE SUMMARY

	Existing	Post Construction
DRAINAGE AREA	185,835 SF (4.266 Ac)	185,835 SF (4.26 Ac)
1 YR. PEAK FLOW (NO DETENTION)	0.65 CFS	2.20 CFS
1 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		0.51 CFS/ 4,063 CF
2 YR. PEAK FLOW (NO DETENTION)	0.97 CFS	3.67 CFS
2 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		0.64 CFC/ 6,019 CF
10 YR PEAK FLOW (NO DETENTION)	2.73 CFS	12.09 CFS
10 YEAR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		1.83 CFS/ 13,302 CF
100 YR PEAK FLOW (NO DETENTION)	5.20 CFS	21.12 CFS
100 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		2.92 CFS/ 23,700 CF

CONSOLIDATED -CONSTRUCTION CO.-
4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3565
Toll Free: 800-642-6774
Fax: 920-739-3933
www.consolidated-const.com
ccdinc@consolidated-const.com

DRAINAGE & GRADING PLAN:
NATIONAL ASSOC. OF TAX PROF. (NATP)

Date:	Description:
6-27-16	BS-SUBMITTAL SET

Project #:
Drawn By:
Issue Date: 4-6-2016
Issue # 1

C102

DRAINAGE & GRADING

C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 2:42:28 PM

18" THICK RIPRAP OVER FABRIC - 5' AROUND OUTLET

12'x12'x18" THICK MED RIPRAP OVER FABRIC

DETENTION BASIN

FLOODWAY LINE

WETLANDS FIELD VERIFIED ON 5-9-16 BY MARTENSON & EISELE INC

100 YEAR FLOOD EL. 823.3

FLOODWAY LINE

FLOODFRINGE BOUNDARY

50' RETAINING WALLS

4' TRUCK DOCK

At Grade Door

ASPHALT FLUSH W/ WALK @ ACCESS AISLES

FF = 826.5

BIORETENTION BASIN 4

BIORETENTION BASIN 3

SWALE DIVERTING DRAINAGE FROM SOUTH AROUND SITE

DEPTH = 12.43

20' LONG OVERFLOW WIER @ EL 823.3

BM4

SAN MH LOC. PER RECORD DRAWING
RIM: 823.79
10" F.M. = INV. N 814.13
15" = INV. S 813.91
DEPTH = 9.88'

BIORETENTION BASIN 1

INL 1

INV.820.34

INV.820.37

BM3

EXIST. 12" W.M.

BIORETENTION BASIN 2

INV 822.4

INV 822.6

SAN MH
RIM: 825.85
15" INV. = N/S 813.17
DEPTH = 12.68

BM2

MC CARTHY ROAD

PAVEMENT

TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY

SCALE IN FEET
0' 15' 30' 60'

PROPOSED IMPROVEMENT LEGEND

+24.5 = PROPOSED ELEVATION (Add 800 For Actual Elevation)

—823.0— = PROPOSED CONTOUR

→ = PROPOSED DIRECTION OF DRAINAGE

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 2:35:25 PM

CONSOLIDATED - CONSTRUCTION CO. -
4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3565
Toll Free: 800-642-5774
Fax: 920-739-3933
www.consolidated-const.com
ccainc@consolidated-const.com

ENLARGED DRAINAGE & GRADING PLAN:
NATIONAL ASSOC. OF TAX PROF. (NATP)

Date:	Description:
6-27-16	SUBMITTAL SET

Project #:

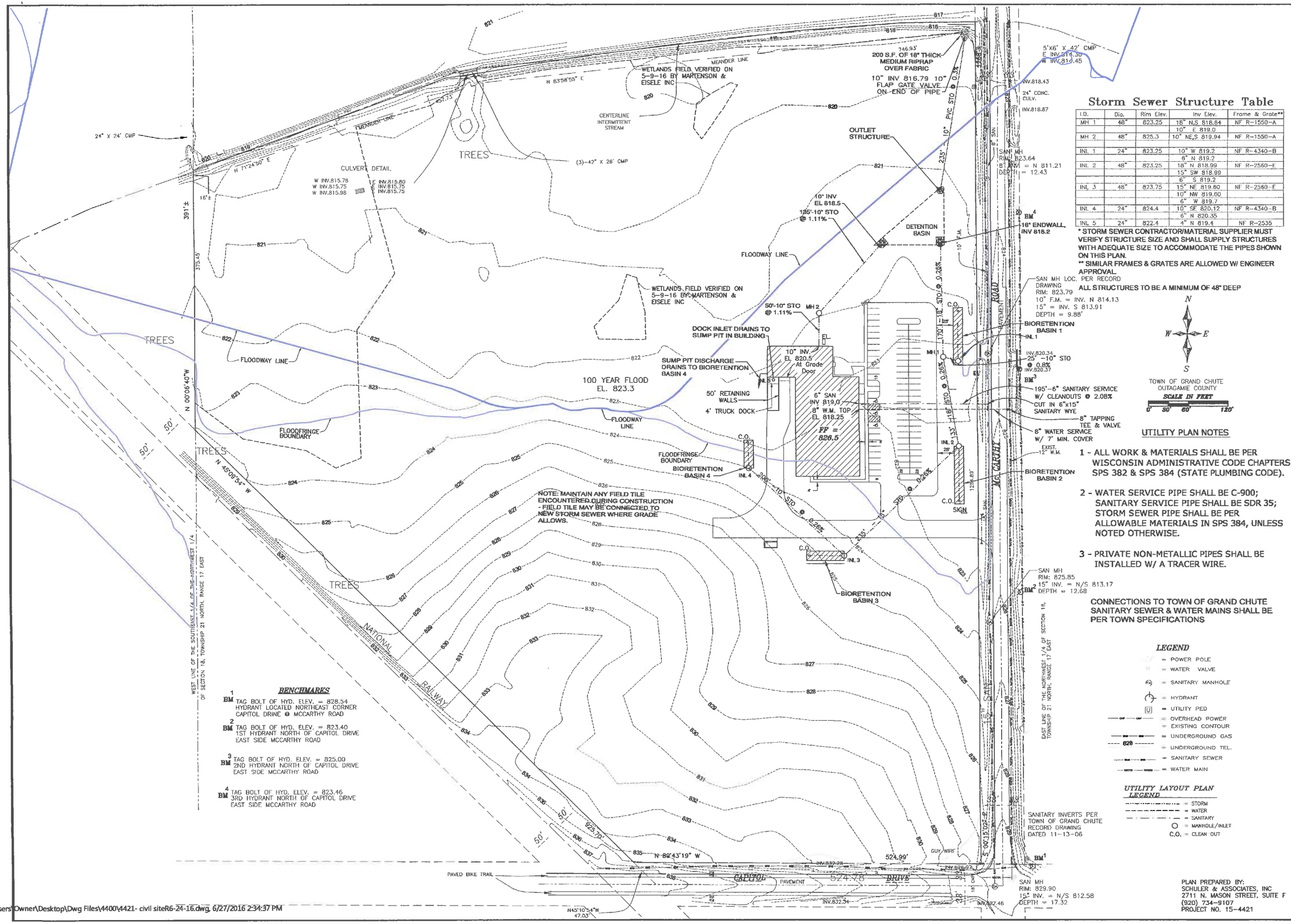
Drawn By:

Issue Date: 4-6-2016

Issue # 1

C103

DRAINAGE & GRADING



Storm Sewer Structure Table

I.D.	Dia.	Rim Elev.	Inv Elev.	Frame & Grate**
MH 1	48"	823.25	18" N,S 818.64	NF R-1550-A
			10" E 819.0	
MH 2	48"	825.3	10" NE,S 819.94	NF R-1550-A
INL 1	24"	823.25	10" W 819.2	NF R-4340-B
			8" N 819.2	
INL 2	48"	823.25	18" N 818.99	NF R-2560-E
			15" SW 818.99	
			6" S 819.2	
INL 3	48"	823.75	15" NE 819.60	NF R-2560-E
			10" NW 819.60	
			6" W 819.7	
INL 4	24"	824.4	10" SE 820.12	NF R-4340-B
			6" N 820.35	
INL 5	24"	822.4	4" N 819.4	NF R-2535

* STORM SEWER CONTRACTOR/MATERIAL SUPPLIER MUST VERIFY STRUCTURE SIZE AND SHALL SUPPLY STRUCTURES WITH ADEQUATE SIZE TO ACCOMMODATE THE PIPES SHOWN ON THIS PLAN.

** SIMILAR FRAMES & GRATES ARE ALLOWED W/ ENGINEER APPROVAL.

ALL STRUCTURES TO BE A MINIMUM OF 48" DEEP

UTILITY PLAN NOTES

1 - ALL WORK & MATERIALS SHALL BE PER WISCONSIN ADMINISTRATIVE CODE CHAPTERS SPS 382 & SPS 384 (STATE PLUMBING CODE).

2 - WATER SERVICE PIPE SHALL BE C-900; SANITARY SERVICE PIPE SHALL BE SDR 35; STORM SEWER PIPE SHALL BE PER ALLOWABLE MATERIALS IN SPS 384, UNLESS NOTED OTHERWISE.

3 - PRIVATE NON-METALLIC PIPES SHALL BE INSTALLED W/ A TRACER WIRE.

CONNECTIONS TO TOWN OF GRAND CHUTE SANITARY SEWER & WATER MAINS SHALL BE PER TOWN SPECIFICATIONS

LEGEND

- POWER POLE
- WATER VALVE
- SANITARY MANHOLE
- HYDRANT
- UTILITY PED
- OVERHEAD POWER
- EXISTING CONTOUR
- UNDERGROUND GAS
- UNDERGROUND TEL.
- SANITARY SEWER
- WATER MAIN

UTILITY LAYOUT PLAN LEGEND

- STORM
- WATER
- SANITARY
- MANHOLE/INLET
- C.O. = CLEAN OUT

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

CONSOLIDATED CONSTRUCTION CO.
4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-642-6774
Fax: 920-739-3633
www.consolidated-const.com
ccoinc@consolidated-const.com

UTILITY PLAN: NATIONAL ASSOC. OF TAX PROF. (NATP)

Date:	Description:
6-27-16	SUBMITTAL SET

Project #:

Drawn By:

Issue Date: 4-6-2016

Issue # 1

C104

UTILITY PLAN

C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 2:34:37 PM

WDNR EROSION CONTROL NOTES

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
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. NATIONAL ASSOCIATION OF TAX PROFESSIONALS IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 .
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067 .
11. ANY SEDIMENT-LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSION FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061 .
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OF 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 526). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063 .
14. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056 . REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062 .
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071 .
17. IMMEDIATELY STABILIZED STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATED FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. 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 BY OUTAGAMIE COUNTY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. NATIONAL ASSOCIATION OF TAX PROFESSIONALS IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068 .
22. 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 BY RUNOFF INTO THE RECEIVING CHANNEL.
23. COORDINATE WITH NATIONAL ASSOCIATION OF TAX PROFESSIONALS TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDED PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
24. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS III TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
26. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY OUTAGAMIE COUNTY.
27. SPILL PREVENTION PROCEDURES ARE TO BE FOLLOWED BY THE CONTRACTOR. SPILL CLEAN UP PROCEDURES ARE TO BE PER LOCAL & WISCONSIN DNR REQUIREMENTS.

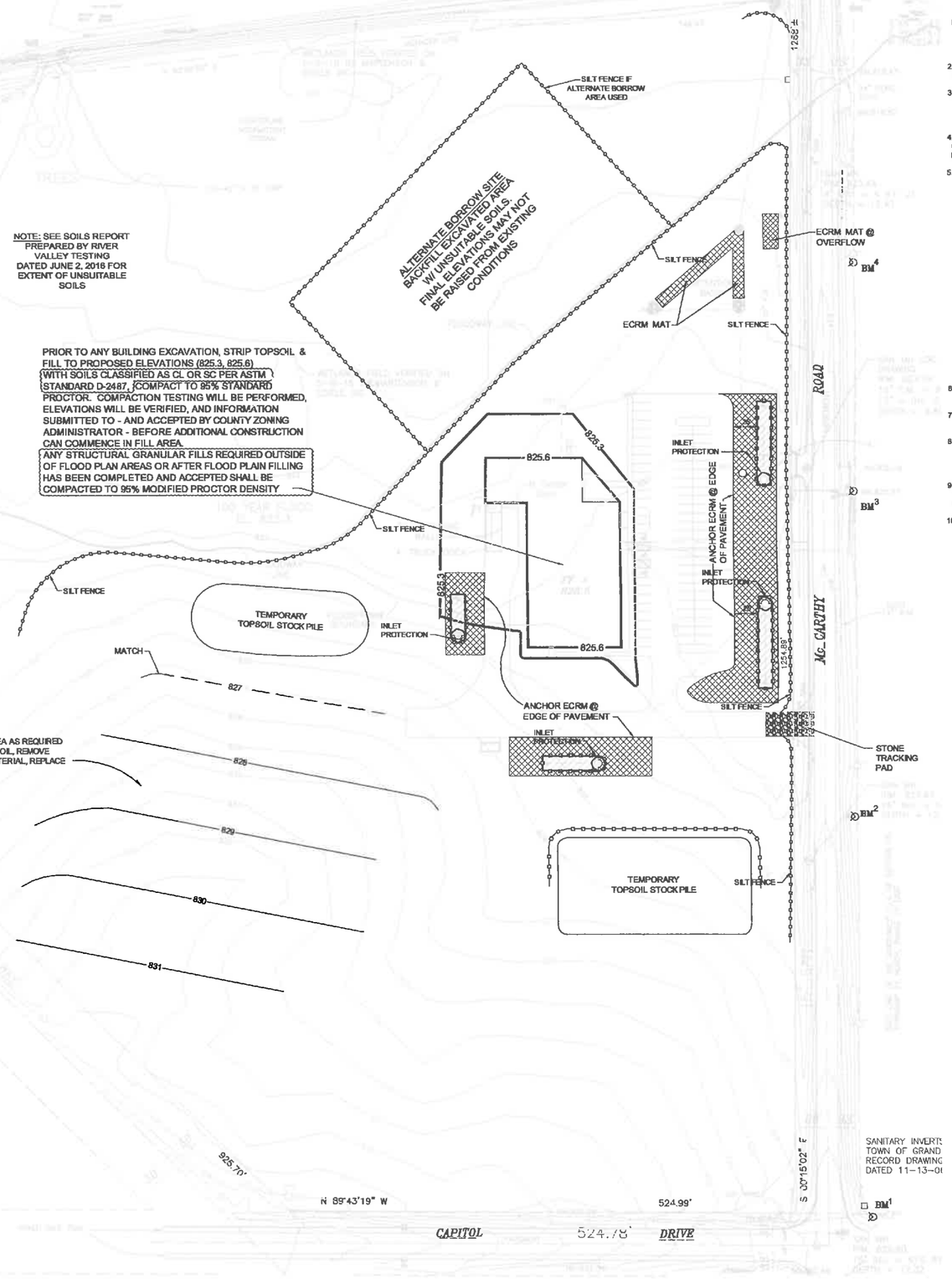
BENCHMARKS

BM 1 TAG BOLT OF HYD. ELEV. = 828.54
HYDRANT LOCATED NORTHEAST CORNER CAPITOL DRINE @ MCCARTHY ROAD

BM 2 TAG BOLT OF HYD. ELEV. = 823.40
1ST HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

BM 3 TAG BOLT OF HYD. ELEV. = 825.00
2ND HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

BM 4 TAG BOLT OF HYD. ELEV. = 823.46
3RD HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD



EROSION & SEDIMENT CONTROL PLAN INFORMATION

1. PROJECT: NATIONAL ASSOCIATION OF TAX PROFESSIONALS
TOWN OF GRAND CHUTE, WISCONSIN

PLAN PREPARED BY: SCHULER & ASSOCIATES, INC.
2711 NORTH MASON STREET, Suite F
APPLETON, WI 54914
Contact: JEFF RUSTICK, (920) 734-9107

2. START OF CONSTRUCTION: SEPTEMBER 1, 2016
END OF CONSTRUCTION: JUNE 30, 2017

3. LEGAL DESCRIPTION:
PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

4. PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 19,044 S.F. BUILDING, ALONG WITH ASSOCIATED PARKING LOTS, DRIVES, TRUCK DOCKS AND STORM WATER FACILITIES.

5. ANTICIPATED SEQUENCE OF CONSTRUCTION
a. 9-01-2016: INSTALL TRACKING PAD & PERIMETER SILT FENCE.
b. 9-06-2016: STRIP TOPSOIL FROM DRY DETENTION BASIN, BUILDING PAD AND BORROW AREAS & STOCKPILE.
c. 9-08-2016: FILL BUILDING PAD AREA, CONSTRUCT DRY DETENTION BASIN - INSTALL ECRM IN BASIN.
d. 9-19-2016: STRIP TOPSOIL FROM PARKING LOT & DRIVE AREAS & STOCKPILE. EXCAVATE FOR BUILDING FOOTINGS.
e. 9-26-2016: SEED STOCKPILES AND OTHER DISTURBED AREAS W/ TEMPORARY SEEDING MIX. BEGIN BUILDING FOUNDATION CONSTRUCTION.
f. 10-3-2016: INSTALL STORM SEWERS, SANITARY SEWERS, AND WATER SERVICE.
g. 10-7-2016: EXCAVATE & GRAVEL PARKING LOTS & DRIVES.
h. 10-23-2016: BEGIN ABOVE GROUND CONSTRUCTION FOR BUILDING.
i. 10-30-2016: EXCAVATE & GRADE BIORETENTION BASINS. PLACE EROSION CONTROL MAT AND SILT FENCE AROUND BASINS.
j. 4-1-2017: COMPLETE BUILDING.
k. 5-1-2017: FINAL GRADE, TOPSOIL & SEED OPEN SPACES.
l. 5-15-2017: PLACE ASPHALT PAVEMENT.
m. 7-15-2017: REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER VEGETATION IS COMPLETELY ESTABLISHED.

8. THE PROJECT SITE IS APPROXIMATELY 27.42 ACRES WITH 5.6 ACRES BEING DISTURBED DURING CONSTRUCTION.

7. ESTIMATED EXISTING RCN = 73
ESTIMATED POST CONSTRUCTION RCN = 87

8. SOILS ON SITE ARE MANAWA SILTY CLAY LOAM (McA) AND KEWAUNEE SILT LOAM (KNB), BOTH HYDROLOGIC GROUP D SOILS AND POYGAN SILTY CLAY LOAM (Po), A HYDROLOGIC GROUP C/D SOIL PER THE USDA WEB SOIL SURVEY.

9. DEPTH TO GROUND WATER IS 30 CM FOR MANAWA SILTY CLAY LOAM, 185 CM FOR KEWAUNEE SILT LOAM, AND 0 CM FOR POYGAN SILTY CLAY LOAM PER THE SOIL SURVEY.

10. THE SITE DRAINS TO AN UNNAMED TRIBUTARY TO BEAR CREEK THAT RUNS ALONG THE NORTH SIDE OF THE PROPERTY.

ALL SEEDING SHALL BE PER DNR TECHNICAL STANDARD 1059 (SEEDING). ALL MULCHING SHALL BE PER DNR TECHNICAL STANDARD 1058 (MULCHING FOR CONSTRUCTION SITES). STRAW MULCH SHALL BE ANCHORED BY CRIMPING PER DNR TECHNICAL STANDARD 1058.

N
W E
S
TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY

SCALE IN FEET
0' 30' 60' 120'

EROSION CONTROL LEGEND

- INLET PROTECTION
- SILT FENCE
- STONE TRACKING PAD
- CLASS 1, TYPE B EROSION CONTROL REVEGETATIVE MAT (ECRM) PER WISDOT PAL. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-642-6774
Fax: 920-739-3933
www.consolidated-const.com
ccsinc@consolidated-const.com
CONSOLIDATED - CONSTRUCTION CO. -

EROSION CONTROL & FLOOD PLAIN FILL PLAN:
NATIONAL ASSOC. OF TAX PROF. (NATP)

Date:	Description:
5-27-16	SUBMITTAL SET

Project #:
Drawn By:
Issue Date: 4-6-2016
Issue # 1

C105

ERO. CTRL., FILL PLAN

C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 2:32:49 PM

9.

Town of Grand Chute
Site Plan Review
National Association of Tax Professionals, Inc.

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **July 14, 2016**

Address: **3501 N. McCarthy Road** **App. #: SP-14-16**

REQUEST

1. **Proposed Use(s):** Business office use
2. **Project Description:** New office/warehouse building and associated site improvements
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

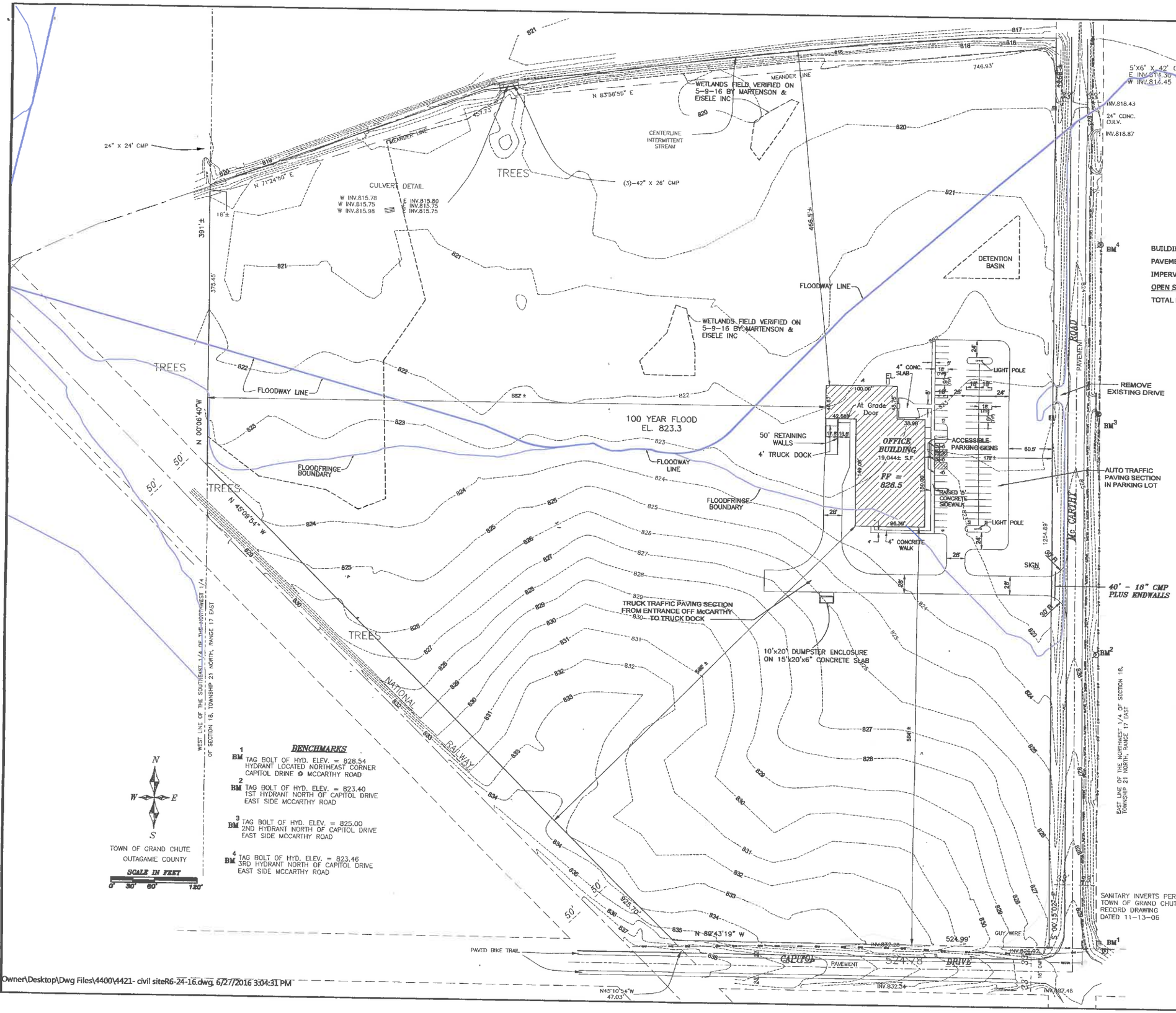
Applicant proposes the construction of a new 19,044 sq. ft. business office/warehouse facility and associated site improvements. National Association of Tax Professionals has outgrown its currently facility and needs additional space to accommodate its growing business. Approximately 2,200 sq. ft. of the new building will be used for warehouse space to store and ship publication materials and the remainder of the space will be used as office space. The entire parcel is 27.4 acres and is zoned C-2 Office Commercial District. This project will develop 4.27 acres on the east side of the property with frontage on N. McCarthy Road. Concept plans have been developed for additional office buildings on the property in the future.

The Stormwater Management Plan for the project consists of using overland flow and storm sewer to direct runoff to bioretention facilities and a dry detention basin. Due to the property being within the Airport Overlay District, a traditional stormwater retention pond cannot be utilized. The Stormwater Management and Erosion Control Plans are under review by the Town Engineer and their approval is a condition of Site Plan approval.

The building exterior will feature cast stone and aluminum panels, which meet the architectural requirements outlined in the Zoning Code. The Landscape and Site Lighting Plans are being reviewed by staff, and their approval is a condition of Site Plan approval. Under separate action, the Town Board will consider a Conditional Use Permit for the project. This permit must also be approved by Outagamie County. All other code requirements are met with this request.

RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-14-16) requested by National Association of Tax Professionals Inc., 3501 N. McCarthy Road, for the construction of a new office/warehouse building and associated site improvements, subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; (2) Staff approval of the Site Lighting and Landscaping Plans; and, (3) Town Board approval of Conditional Use Permit (CUP-07-16).



SITE PLAN NOTES

OWNER: NATIONAL ASSOCIATION OF TAX PROFESSIONALS, INC.
W6390 QUALITY DRIVE
GREENVILLE, WI 54942

ZONING: C-2 (OFFICE COMMERCIAL DISTRICT)

LEGAL DESCRIPTION: PART SE ¼ NW ¼, SECTION 18, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

PARCEL NO.: 101080501

AREA: 1,194,239 S.F. (27.42 AC)

SITE INFORMATION

	EXISTING	PROPOSED	
BUILDING FOOTPRINT	0 S. F.(0%)	19,044 S.F.	(1.6%)
PAVEMENT/CONCRETE	0 S.F. (0%)	52,148 S.F.	(4.4%)
IMPERVIOUS	0 S.F. (0%)	71,192 S.F.	(6.0%)
OPEN SPACE	1,194,239 S.F. (100%)	1,123,047 S.F.	(94.0%)
TOTAL LOT	1,194,239 S.F. (100%)	1,194,239 S.F.	(100%)

PARKING

STANDARD: 66 Spaces
ACCESSIBLE: 3 Spaces
TOTAL 69 Spaces

BUILDING CONSTRUCTION TYPE: IIB, UNSPRINKLERED

PRIMARY OCCUPANCY: B (BUSINESS)

SECONDARY OCCUPANCY: S-1 (MODERATE HAZARD STORAGE)

INDEX

C101 - Site Plan
C102 - Drainage & Grading Plan
C103 - Enlarged Drainage & Grading Plan
C104 - Utility Plan
C105 - Erosion Control & Flood Plain Fill Plan
C106 - Details
C107 - Details
A1.1 - Floor Plan
A2.0 - Elevations
E4 - Photometric Plan
L1 - Landscape Plan

LEGEND

- POWER POLE
- WATER VALVE
- SANITARY MANHOLE
- HYDRANT
- UTILITY PED
- OVERHEAD POWER
- EXISTING CONTOUR
- UNDERGROUND GAS
- 828 — UNDERGROUND TEL.
- SANITARY SEWER
- WATER MAIN

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

CONSOLIDATED -CONSTRUCTION Co.-
4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-642-6774
Fax: 920-739-3933
www.consolidated-const.com
ccinc@consolidated-const.com

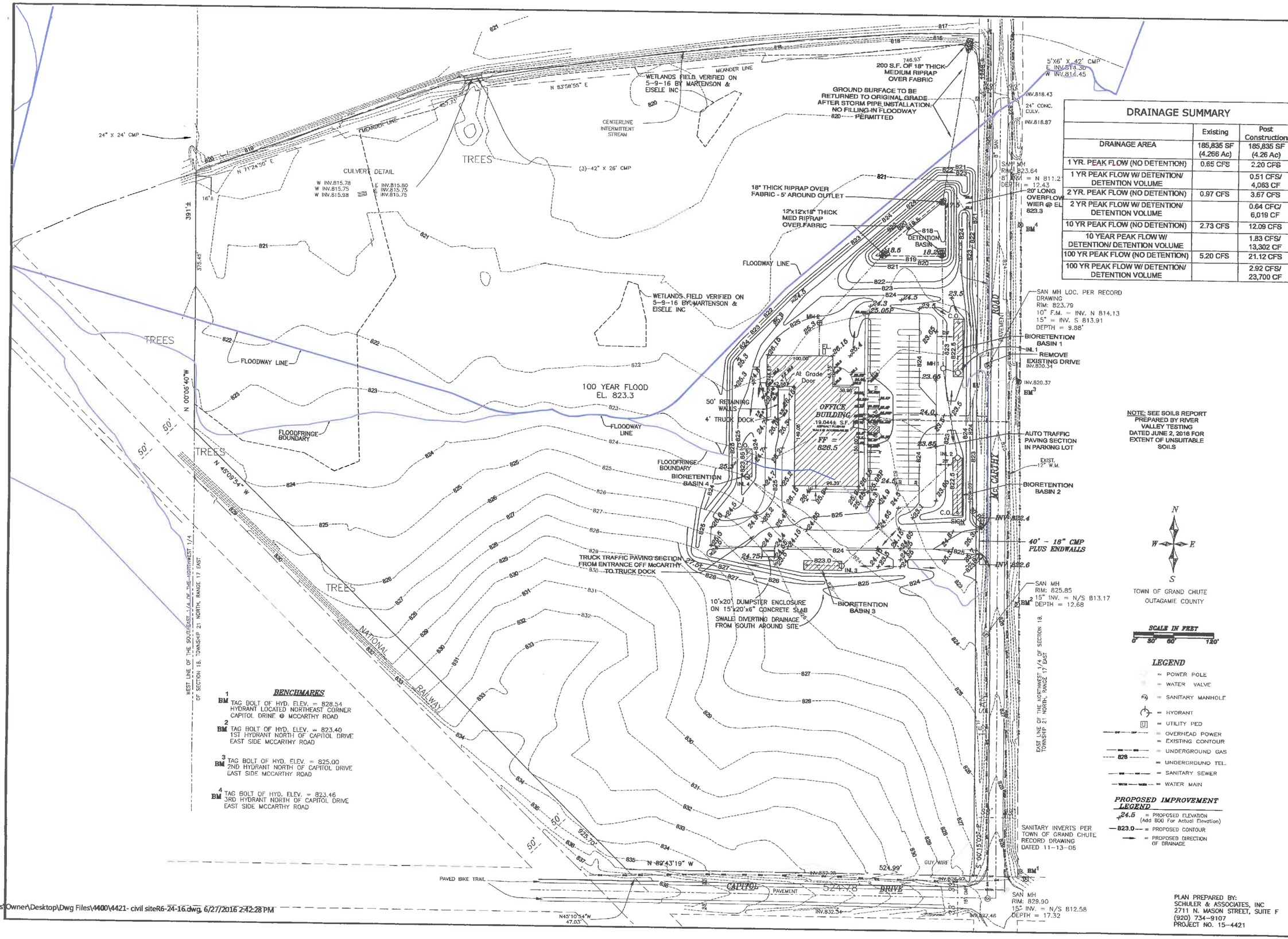
SITE PLAN: NATIONAL ASSOC. OF TAX PROF. (NATP)

Date:	Description:
4-13-16	ADD WALKS DIMENSIONS
5-1-16	REVISED BUILDING
6-27-16	SUBMITTAL SET

Project #:
Drawn By:
Issues Date: 4-6-2016
Issue #: 1

C101

SITE PLAN



DRAINAGE SUMMARY

	Existing	Post Construction
DRAINAGE AREA	185,835 SF (4.266 Ac)	185,835 SF (4.266 Ac)
1 YR. PEAK FLOW (NO DETENTION)	0.65 CFS	2.20 CFS
1 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		0.51 CFS/ 4,063 CF
2 YR. PEAK FLOW (NO DETENTION)	0.97 CFS	3.67 CFS
2 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		0.64 CFC/ 6,019 CF
10 YR PEAK FLOW (NO DETENTION)	2.73 CFS	12.09 CFS
10 YEAR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		1.83 CFS/ 13,302 CF
100 YR PEAK FLOW (NO DETENTION)	5.20 CFS	21.12 CFS
100 YR PEAK FLOW W/ DETENTION/ DETENTION VOLUME		2.92 CFS/ 23,700 CF

4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-642-8774
Fax: 920-739-3933
www.consolidated-const.com
ccdncc@consolidated-const.com
CONSOLIDATED - CONSTRUCTION CO. -

DRAINAGE & GRADING PLAN:
NATIONAL ASSOC. OF TAX PROF. (NATP)

Date:	Description:
8-27-16	SUBMITTAL SET

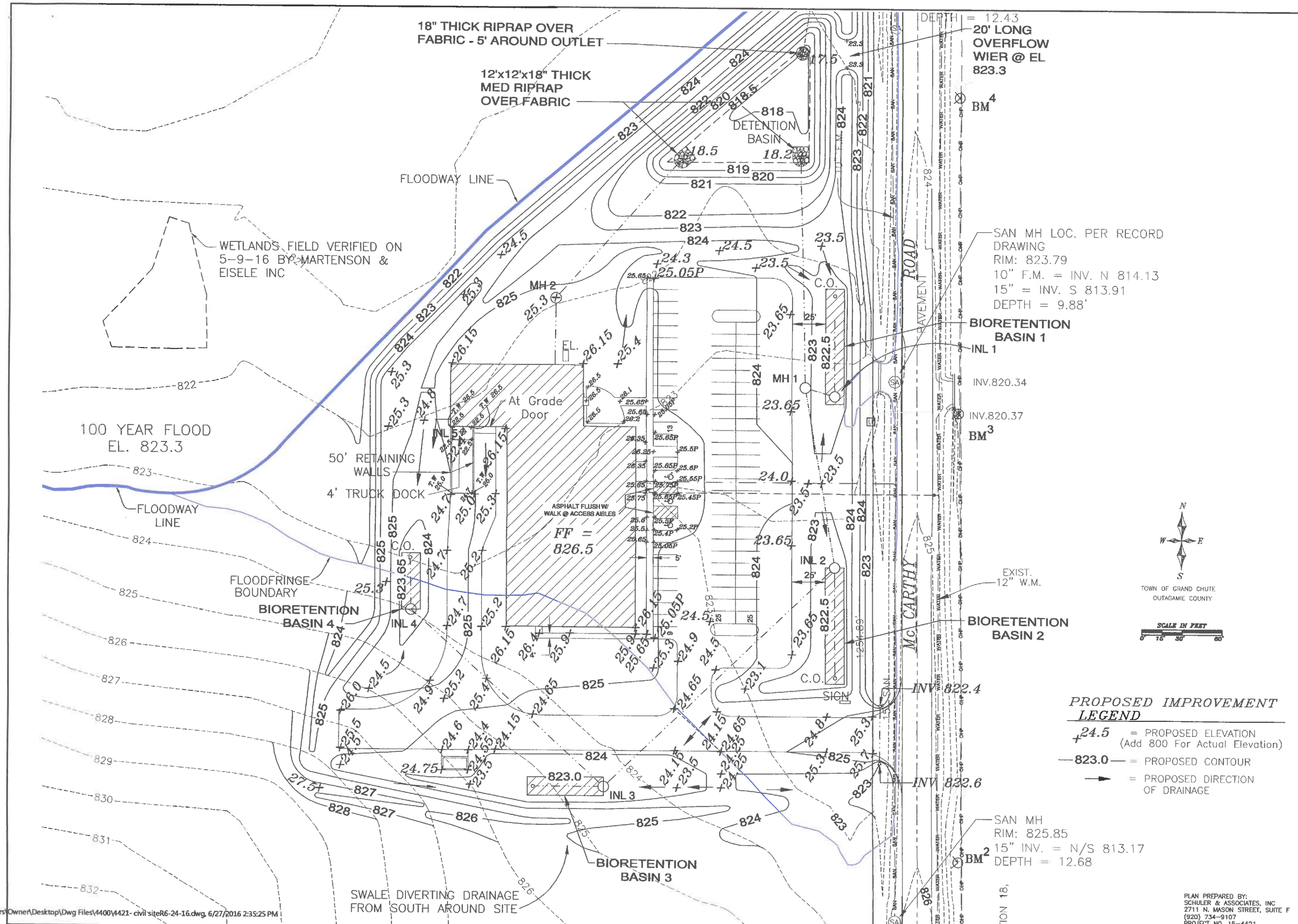
Project #:
Drawn By:
Issue Date: 4-6-2016
Issue # 1

C102

DRAINAGE & GRADING

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 2:42:28 PM



PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 2:35:25 PM

CONSOLIDATED CONSTRUCTION CO.
4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-842-6774
Fax: 920-739-3933
www.consolidated-const.com
ccinc@consolidated-const.com

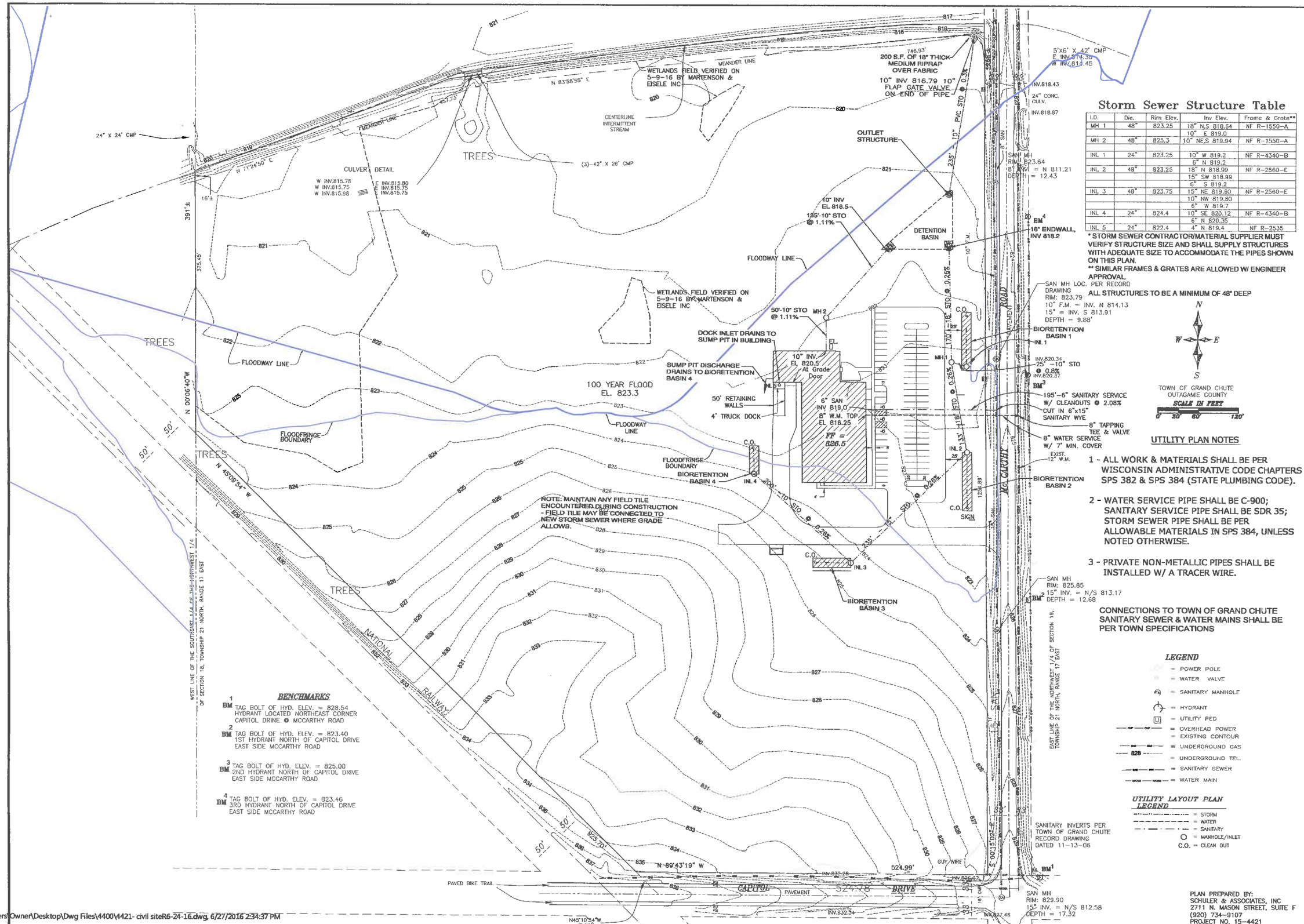
ENLARGED DRAINAGE & GRADING PLAN:
NATIONAL ASSOC. OF TAX PROF. (NATP)

Date:	Description:
5-27-16	SUBMITTAL SET

Project #:
Drawn By:
Issue Date: 4-6-2016
Issue # 1

C103

DRAINAGE & GRADING



Storm Sewer Structure Table

I.D.	Dia.	Rim Elev.	Inv Elev.	Frame & Grate**
MH 1	48"	823.25	18" N,S 818.64	NF R-1550-A
			10" E 819.0	
MH 2	48"	825.3	10" NE,S 819.94	NF R-1550-A
INL 1	24"	823.25	10" W 819.2	NF R-4340-B
			6" N 819.2	
INL 2	48"	823.25	18" N 818.99	NF R-2560-E
			15" SW 818.99	
			6" S 819.2	
INL 3	48"	823.75	15" NE 819.80	NF R-2560-E
			10" NW 819.80	
			6" W 819.7	
INL 4	24"	824.4	10" SE 820.12	NF R-4340-B
			6" N 820.35	
INL 5	24"	822.4	4" N 819.4	NF R-2535

* STORM SEWER CONTRACTOR/MATERIAL SUPPLIER MUST VERIFY STRUCTURE SIZE AND SHALL SUPPLY STRUCTURES WITH ADEQUATE SIZE TO ACCOMMODATE THE PIPES SHOWN ON THIS PLAN.

** SIMILAR FRAMES & GRATES ARE ALLOWED W/ ENGINEER APPROVAL.

ALL STRUCTURES TO BE A MINIMUM OF 48" DEEP

UTILITY PLAN NOTES

1 - ALL WORK & MATERIALS SHALL BE PER WISCONSIN ADMINISTRATIVE CODE CHAPTERS SPS 382 & SPS 384 (STATE PLUMBING CODE).

2 - WATER SERVICE PIPE SHALL BE C-900; SANITARY SERVICE PIPE SHALL BE SDR 35; STORM SEWER PIPE SHALL BE PER ALLOWABLE MATERIALS IN SPS 384, UNLESS NOTED OTHERWISE.

3 - PRIVATE NON-METALLIC PIPES SHALL BE INSTALLED W/ A TRACER WIRE.

CONNECTIONS TO TOWN OF GRAND CHUTE SANITARY SEWER & WATER MAINS SHALL BE PER TOWN SPECIFICATIONS

BENCHMARKS

1 BM TAG BOLT OF HYD. ELEV. = 828.54 HYDRANT LOCATED NORTHEAST CORNER CAPITOL DRINE @ MCCARTHY ROAD

2 BM TAG BOLT OF HYD. ELEV. = 823.40 1ST HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

3 BM TAG BOLT OF HYD. ELEV. = 825.00 2ND HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

4 BM TAG BOLT OF HYD. ELEV. = 823.46 3RD HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

LEGEND

- POWER POLE
- WATER VALVE
- SANITARY MANHOLE
- HYDRANT
- UTILITY PED
- OVERHEAD POWER
- EXISTING CONTOUR
- UNDERGROUND GAS
- UNDERGROUND TEL.
- SANITARY SEWER
- WATER MAIN

UTILITY LAYOUT PLAN LEGEND

- STORM
- WATER
- SANITARY
- MANHOLE/INLET
- C.O. = CLEAN OUT

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

CONSOLIDATED CONSTRUCTION CO.
4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-642-6774
Fax: 920-739-3933
www.consolidated-const.com
ccdinc@consolidated-const.com

UTILITY PLAN: NATIONAL ASSOC. OF TAX PROF. (NATP)

Date:	Description:
6-27-16	SUBMITTAL SET

Project #:

Drawn By:

Issue Date: 4-6-2016

Issue # 1

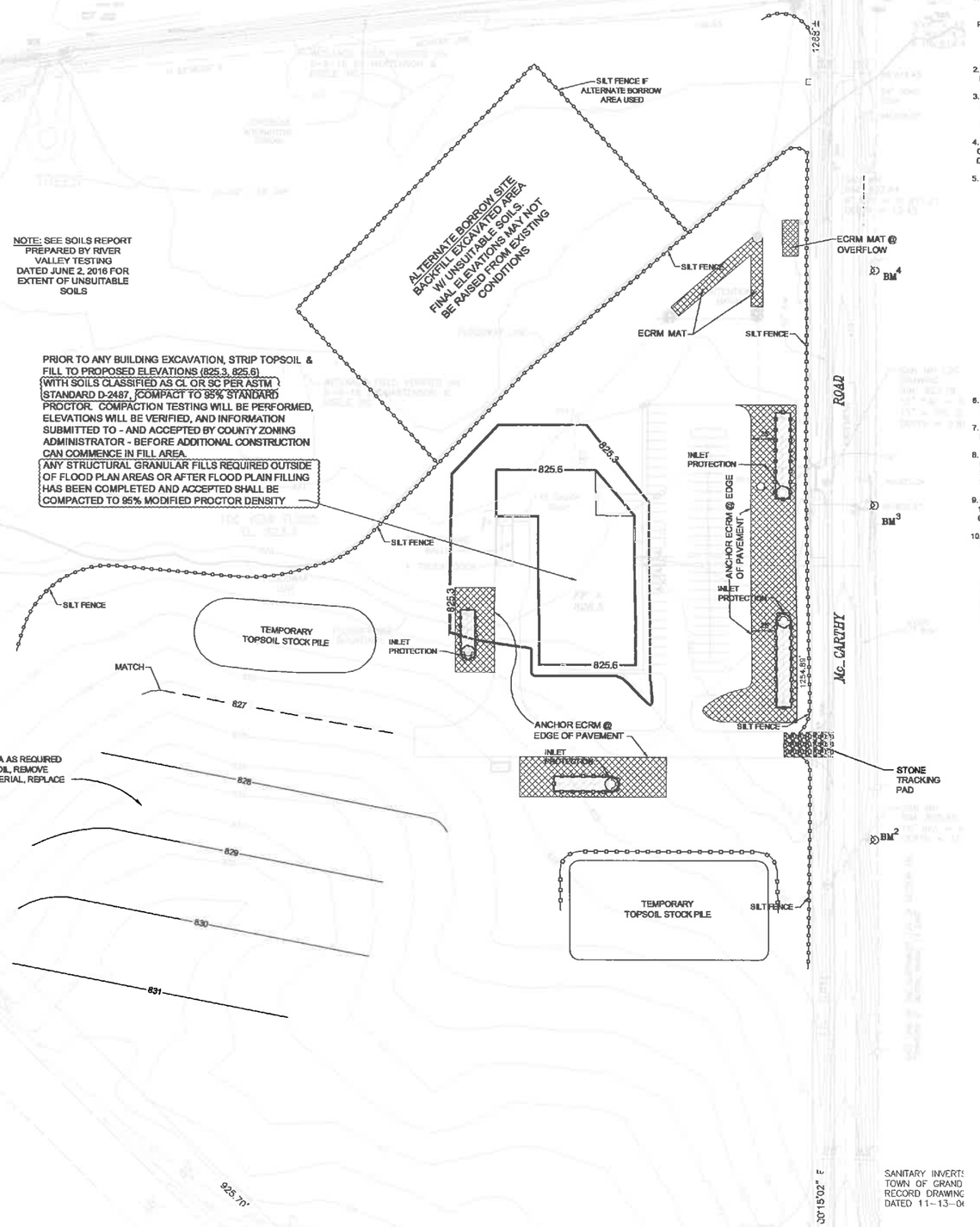
C104

UTILITY PLAN

C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 2:34:37 PM

WDNR EROSION CONTROL NOTES

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
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. NATIONAL ASSOCIATION OF TAX PROFESSIONALS IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060 .
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067 .
11. ANY SEDIMENT-LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSION FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061 .
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OF 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 526). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063 .
14. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056 . REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062 .
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071 .
17. IMMEDIATELY STABILIZED STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATED FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. 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 BY OUTAGAMIE COUNTY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. NATIONAL ASSOCIATION OF TAX PROFESSIONALS IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068 .
22. 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 BY RUNOFF INTO THE RECEIVING CHANNEL.
23. COORDINATE WITH NATIONAL ASSOCIATION OF TAX PROFESSIONALS TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDED PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
24. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS II TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
25. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
26. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY OUTAGAMIE COUNTY.
27. SPILL PREVENTION PROCEDURES ARE TO BE FOLLOWED BY THE CONTRACTOR. SPILL CLEAN UP PROCEDURES ARE TO BE PER LOCAL & WISCONSIN DNR REQUIREMENTS.



BENCHMARKS

BM 1 TAG BOLT OF HYD. ELEV. = 828.54
HYDRANT LOCATED NORTHEAST CORNER CAPITOL DRINE @ MCCARTHY ROAD

BM 2 TAG BOLT OF HYD. ELEV. = 823.40
1ST HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

BM 3 TAG BOLT OF HYD. ELEV. = 825.00
2ND HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

BM 4 TAG BOLT OF HYD. ELEV. = 823.46
3RD HYDRANT NORTH OF CAPITOL DRIVE EAST SIDE MCCARTHY ROAD

SANITARY INVERTS
TOWN OF GRAND
RECORD DRAWING
DATED 11-13-0

EROSION & SEDIMENT CONTROL PLAN INFORMATION

1. PROJECT: NATIONAL ASSOCIATION OF TAX PROFESSIONALS
TOWN OF GRAND CHUTE, WISCONSIN

PLAN PREPARED BY: SCHULER & ASSOCIATES, INC.
2711 NORTH MASON STREET, Suite F
APPLETON, WI 54914
Contact: JEFF RUSTICK, (920) 734-9107

2. START OF CONSTRUCTION: SEPTEMBER 1, 2016
END OF CONSTRUCTION: JUNE 30, 2017

3. LEGAL DESCRIPTION:
PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

4. PROJECT DESCRIPTION: THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 19,044 S.F. BUILDING, ALONG WITH ASSOCIATED PARKING LOTS, DRIVES, TRUCK DOCKS AND STORM WATER FACILITES.

5. ANTICIPATED SEQUENCE OF CONSTRUCTION
a. 9-01-2016: INSTALL TRACKING PAD & PERIMETER SILT FENCE.
b. 9-06-2016: STRIP TOPSOIL FROM DRY DETENTION BASIN, BUILDING PAD AND BORROW AREAS & STOCKPILE.
c. 9-08-2016: FILL BUILDING PAD AREA, CONSTRUCT DRY DETENTION BASIN - INSTALL ECRM IN BASIN.
d. 9-19-2016: STRIP TOPSOIL FROM PARKING LOT & DRIVE AREAS & STOCKPILE. EXCAVATE FOR BUILDING FOOTINGS.
e. 9-26-2016: SEED STOCKPILES AND OTHER DISTURBED AREAS W/ TEMPORARY SEEDING MIX. BEGIN BUILDING FOUNDATION CONSTRUCTION.
f. 10-3-2016: INSTALL STORM SEWERS, SANITARY SEWERS, AND WATER SERVICE.
g. 10-7-2016: EXCAVATE & GRAVEL PARKING LOTS & DRIVES.
h. 10-23-2016: BEGIN ABOVE GROUND CONSTRUCTION FOR BUILDING.
i. 10-30-2016: EXCAVATE & GRADE BIORETENTION BASINS. PLACE EROSION CONTROL MAT AND SILT FENCE AROUND BASINS.
j. 4-1-2017: COMPLETE BUILDING.
k. 5-1-2017: FINAL GRADE, TOPSOIL & SEED OPEN SPACES.
l. 5-15-2017: PLACE ASPHALT PAVEMENT.
m. 7-15-2017: REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER VEGETATION IS COMPLETELY ESTABLISHED.

6. THE PROJECT SITE IS APPROXIMATELY 27.42 ACRES WITH 5.5 ACRES BEING DISTURBED DURING CONSTRUCTION.

7. ESTIMATED EXISTING RCN = 73
ESTIMATED POST CONSTRUCTION RCN = 87

8. SOILS ON SITE ARE MANAWA SILTY CLAY LOAM (McA) AND KEWAUNEE SILT LOAM (KhB), BOTH HYDROLOGIC GROUP D SOILS AND POYGAN SILTY CLAY LOAM (Po), A HYDROLOGIC GROUP C/D SOIL PER THE USDA WEB SOIL SURVEY.

9. DEPTH TO GROUND WATER IS 30 CM FOR MANAWA SILTY CLAY LOAM, 165 CM FOR KEWAUNEE SILT LOAM, AND 0 CM FOR POYGAN SILTY CLAY LOAM PER THE SOIL SURVEY.

10. THE SITE DRAINS TO AN UNNAMED TRIBUTARY TO BEAR CREEK THAT RUNS ALONG THE NORTH SIDE OF THE PROPERTY.

ALL SEEDING SHALL BE PER DNR TECHNICAL STANDARD 1059 (SEEDING). ALL MULCHING SHALL BE PER DNR TECHNICAL STANDARD 1058 (MULCHING FOR CONSTRUCTION SITES). STRAW MULCH SHALL BE ANCHORED BY CRIMPING PER DNR TECHNICAL STANDARD 1058.

N
W E
S

TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY

SCALE IN FEET
0' 30' 60' 120'

EROSION CONTROL LEGEND

- = INLET PROTECTION
- = SILT FENCE
- = STONE TRACKING PAD
- = CLASS 1, TYPE B EROSION CONTROL REVEGETATIVE MAT (ECRM) PER WISDOT PAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

CONSOLIDATED -CONSTRUCTION CO.-
4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-642-6774
Fax: 920-739-3933
www.consolidated-const.com
ccdinc@consolidated-const.com

EROSION CONTROL & FLOOD PLAIN FILL PLAN:
NATIONAL ASSOC. OF TAX PROF. (NATP)

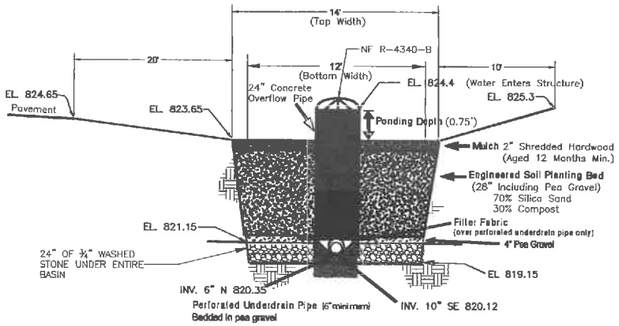
Date:	Description:
6-27-16	SUBMITTAL SET

Project #:
Drawn By:
Issue Date: 4-6-2016
Issue # 1

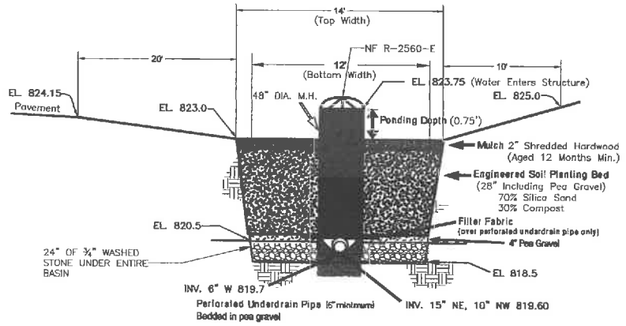
C105

ERO. CTRL., FILL PLAN

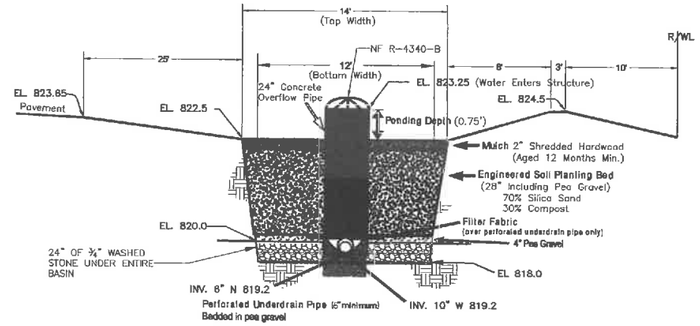
C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 2:32:49 PM



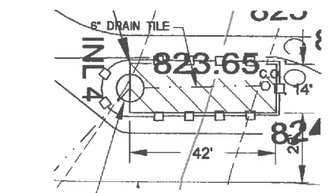
BIORETENTION DEVICE 4 – CROSS SECTION
(LOOKING SOUTH)



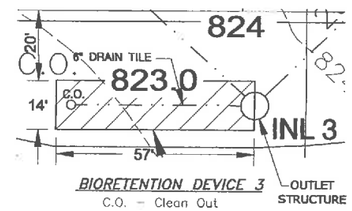
BIORETENTION DEVICE 3 – CROSS SECTION
(LOOKING EAST)



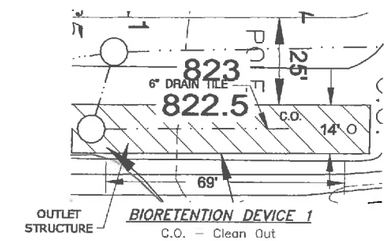
BIORETENTION DEVICE 1 – CROSS SECTION
(LOOKING NORTH)



BIORETENTION DEVICE 4
C.O. – Clean Out

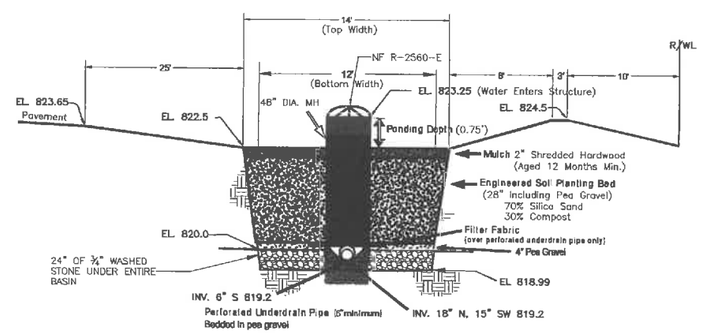


BIORETENTION DEVICE 3
C.O. – Clean Out



BIORETENTION DEVICE 1
C.O. – Clean Out

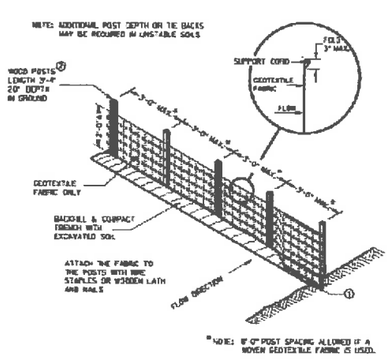
BIOFILTER PLANTING MIX - PER LANDSCAPE PLAN



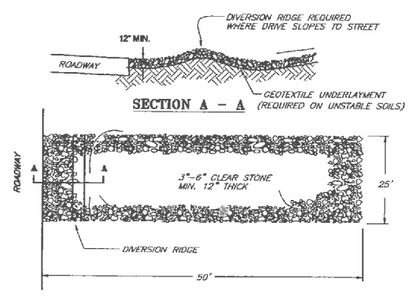
BIORETENTION DEVICE 2 – CROSS SECTION
(LOOKING NORTH)

GENERAL NOTES

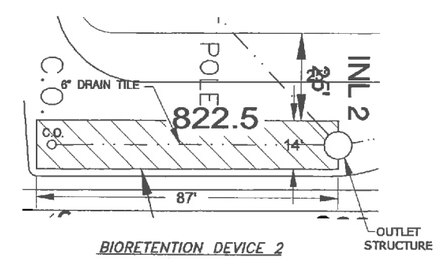
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" X 1½" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING THE METHODS: A) TRUE METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



SILT FENCE



Construction Entrance Tracking Pad



BIORETENTION DEVICE 2
C.O. – Clean Out

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

CONSOLIDATED -CONSTRUCTION CO.-
4300 N. Richmond Street
Appleton, WI. 54913-9704
Phone: 920-739-3555
Toll Free: 800-842-8774
Fax: 920-739-3933
www.consolidated-const.com
ccinc@consolidated-const.com

DETAILS:
NATIONAL ASSOC. OF TAX PROF. (NATP)

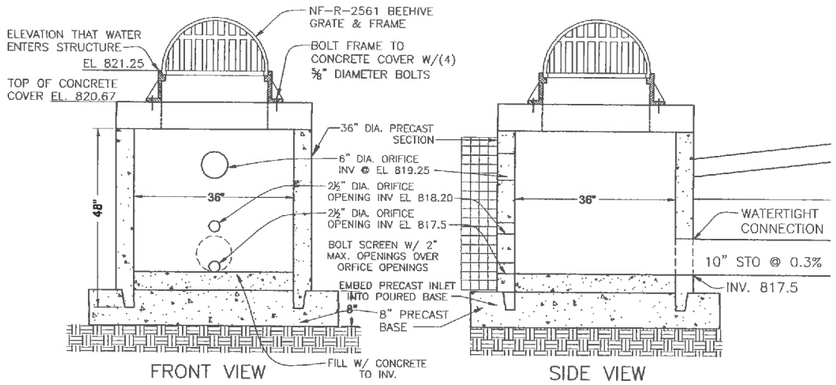
Date:	Description:
4-13-16	MOVED PAVEMENT DETAILS TO C107
6-27-16	SUBMITTAL SET

Project #:
Drawn By:
Issue Date: 4-6-2016
Issue # 1

C106

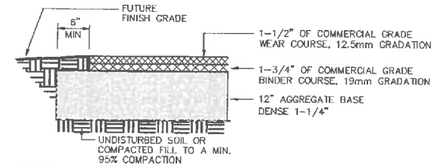
DETAILS

C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 2:39:41 PM



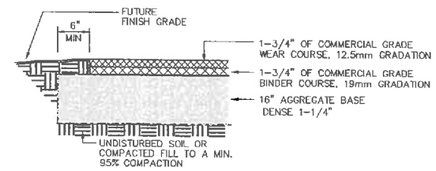
OUTLET STRUCTURE DETAIL

NTS



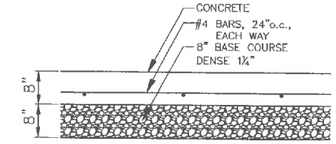
AUTO ASPHALTIC PAVEMENT SECTION

NTS



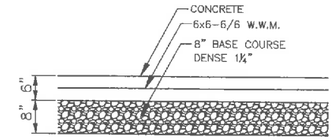
TRUCK ASPHALTIC PAVEMENT SECTION

NTS



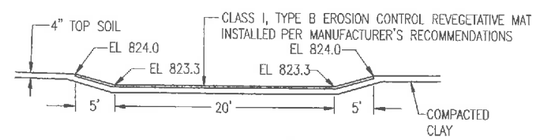
8" CONCRETE SLAB

NTS (TRUCK DOCK)



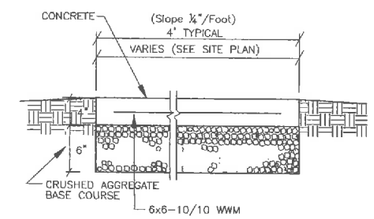
6" CONCRETE SLAB

NTS (Apron At Overhead Door/ Dumpster Pad)



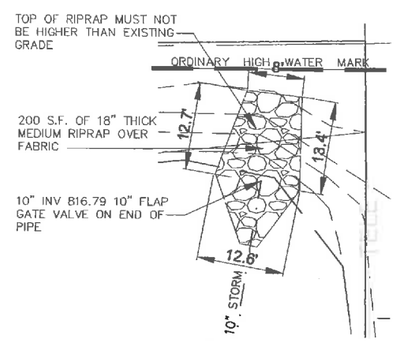
OVERFLOW WEIR

NTS



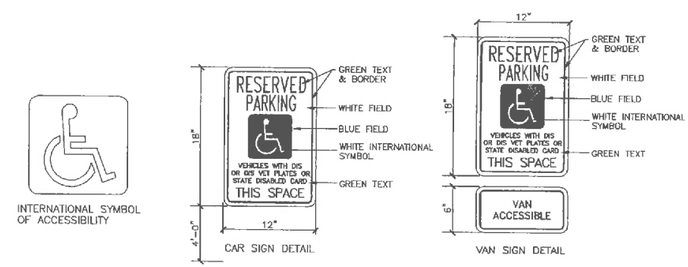
4" CONCRETE WALK DETAIL

NTS



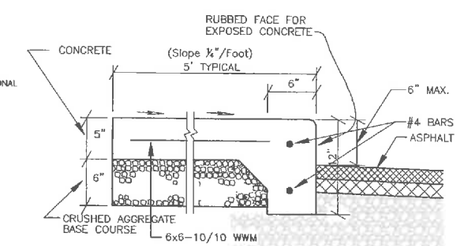
STORM SEWER DISCHARGE DETAIL

NTS



ACCESSIBLE PARKING SIGN DETAILS

NOT TO SCALE
IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON), BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE: TRANS #200.07



RAISED SIDEWALK DETAIL

NTS

PLAN PREPARED BY:
SCHULER & ASSOCIATES, INC
2711 N. MASON STREET, SUITE F
(920) 734-9107
PROJECT NO. 15-4421

4300 N. Richmond Street
Appleton, WI. 54913-8704
Phone: 920-739-3555
Toll Free: 800-642-5774
Fax: 920-739-3933
www.consolidated-const.com
ccsinc@consolidated-const.com
CONSOLIDATED -CONSTRUCTION CO.-

DETAILS: NATIONAL ASSOC. OF TAX PROF. (NATP)

Date:	Description:
6-27-16	SUBMITTAL SET

Project #:
Drawn By:
Issue Date: 4-13-2016
Issue # 1

C107

DETAILS

C:\Users\Owner\Desktop\Dwg Files\4400\4421- civil siteR6-24-16.dwg, 6/27/2016 2:29:20 PM

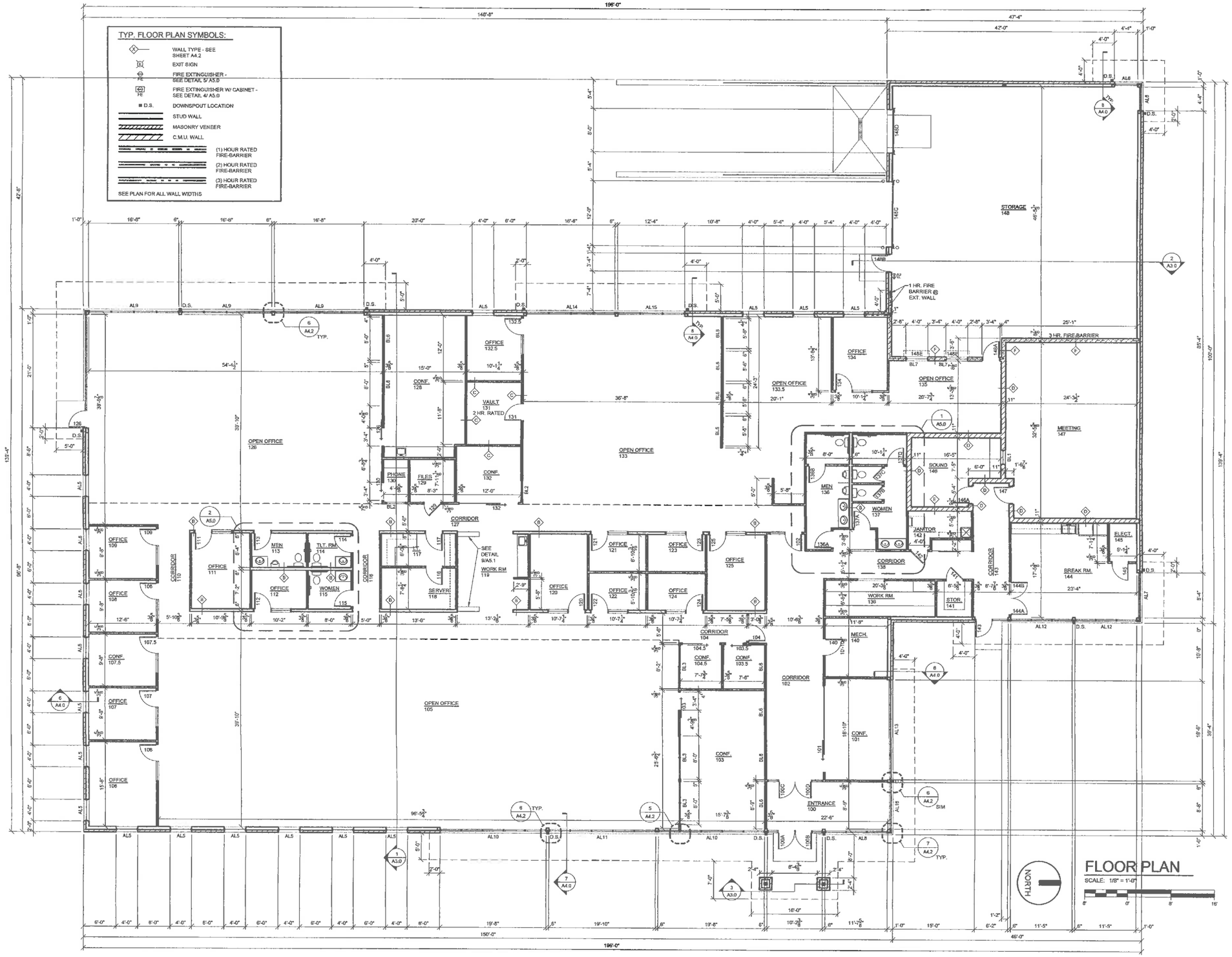
FLOOR PLAN NOTES:

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- ALL INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE, MEN'S AND WOMEN'S REST ROOM SIGNS.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER. (VERIFY LOCATIONS)
- ALL CABINETS AND COUNTERTOPS TO HAVE PLASTIC LAMINATE FRONTS AND TOPS.
- ALL EXTERIOR WINDOWS TO HAVE GYPSUM BOARD RETURNS AT HEAD AND JAMBS AND PLASTIC LAMINATE COVERED WOOD SILL.
- ELECTRICAL CONTRACTOR TO PROVIDE ALLOWANCE FOR TWELVE (12) RECESSED MOUNTED FLOOR DATA/ELEC. RECEPTACLES W/ METAL COVERS.
- HVAC CONTRACTOR TO DESIGN BUILDING HEATING AND COOLING SYSTEM TO INCLUDE ENTRANCE 100 AS AN OCCUPIED ROOM.
- ALL FURNITURE, MOVEABLE PARTITIONS AND APPLIANCES ARE PROVIDED BY OWNER. ALL CONTRACTORS SHALL COORDINATE LOCATIONS AND REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.
- OWNER TO PROVIDE BOTTLED WATER DISPENSER IN BREAK ROOM 144.
- SEE SHEET A4.2 FOR WALL TYPES AND DETAILS. UNLESS NOTED OTHERWISE, TYPICAL WALL TYPE TO BE DETAIL A/A4.2.
- STORAGE 141 TO BE PROVIDED WITH (5) ADJUSTABLE SHELVES ON THREE WALLS AS SHOWN. SEE DETAIL 8/A5.1
- JANITOR 142 TO BE PROVIDED W/ (1) 12" X 72" SHELF MOUNTED AT 60" A.F.F.

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE SHEET A4.2
- EXIT SIGN
- FE — FIRE EXTINGUISHER - SEE DETAIL 5/ A5.0
- FE — FIRE EXTINGUISHER W/ CABINET - SEE DETAIL 4/ A5.0
- D.S. — DOWNSPOUT LOCATION
- STUD WALL
- MASONRY VENEER
- C.M.U. WALL
- (1) HOUR RATED FIRE-BARRIER
- (2) HOUR RATED FIRE-BARRIER
- (3) HOUR RATED FIRE-BARRIER

SEE PLAN FOR ALL WALL WIDTHS



FLOOR PLAN

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

BHA

BlowfisH Architects, llc
752 S. Grove St.
Ripon, WI 54971
920-810-5561
William F Hoch, AIA

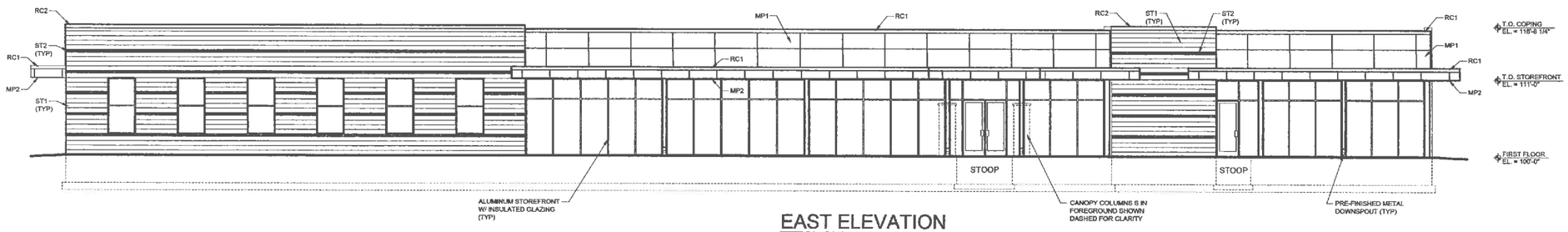
CONSOLIDATED -CONSTRUCTION Co.-

National Assoc. of Tax Prof.
New Office Building
N. McCarthy Road
Grand Chute, WI

REVISIONS:
AD2 6-20-2016
ENLARGED BLDG.

150540
APRIL 8, 2016
SHEET
A1.1

2016 © BlowfisH Architects, llc



EAST ELEVATION

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

ELEVATION NOTES:

- ALL COLORS AND PATTERNS TO BE SELECTED BY DESIGN ARCHITECT
- PRODUCT SUPPLIERS TO SUBMIT COLOR SAMPLES TO DESIGN ARCHITECT PRIOR TO ORDERING MATERIALS

MATERIAL KEY:

ST1: CAST STONE
HERITAGE CAST STONE
HEARTLAND SERIES MASONRY VENEER
3 3/8 x 7 5/8 x 23 5/8 - SMOOTH FINISH

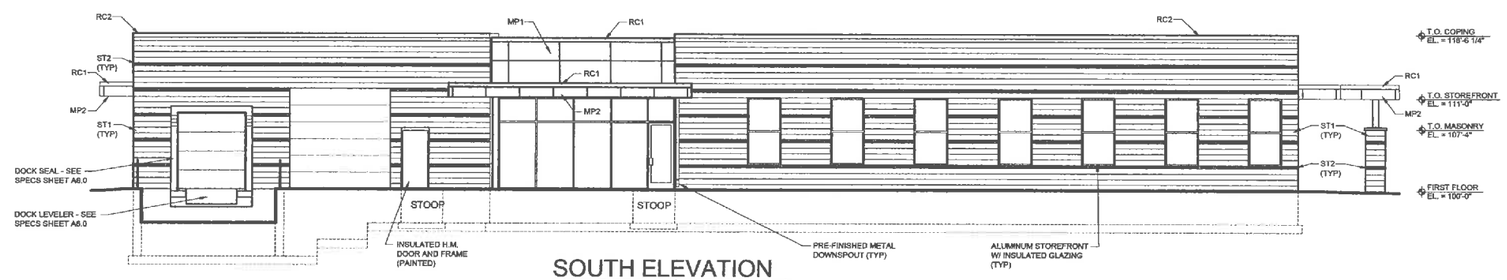
ST2: CAST STONE
HERITAGE CAST STONE
HEARTLAND SERIES MASONRY VENEER
3 3/8 X 3 5/8 X 23 5/8 - CHISEL FINISH

MP1: METAL WALL PANEL
ALUCOBOND PE
RAINSCREEN SYSTEM II

MP2: METAL WALL PANEL
ALUCOBOND PE
ROUT AND RETURN DRY-SEAL SYSTEM

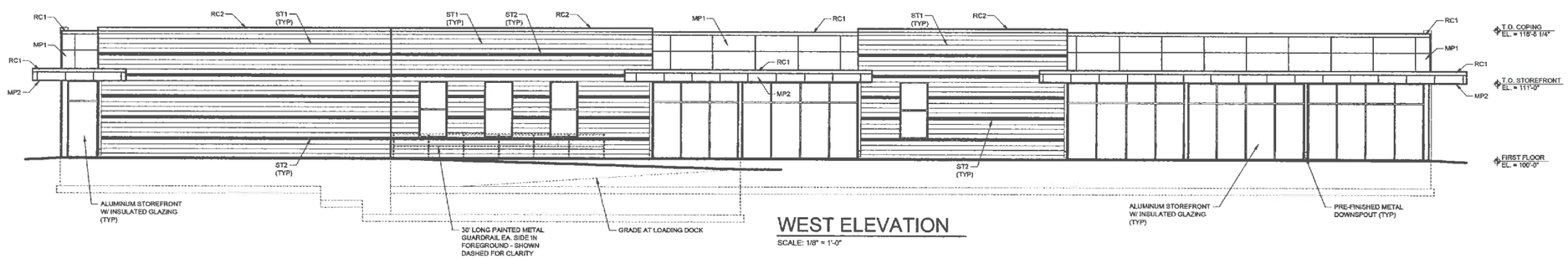
RC1: ROOF EDGE COPING
PRE-FIN 24 ga. METAL
COLOR 1

RC1: ROOF EDGE COPING
PRE-FIN 24 GA. METAL
COLOR 2



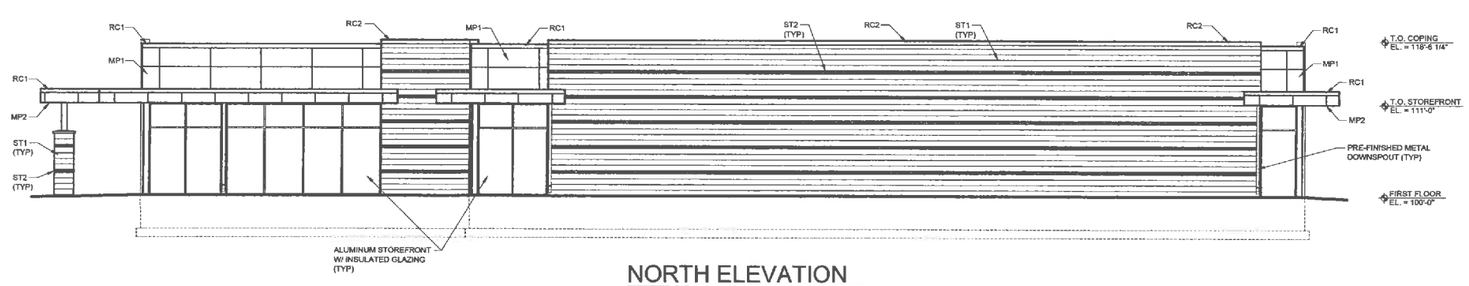
SOUTH ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

BHA
BlowfisH Architects, llc
752 S. Grove St.
Ripon, WI 54971
920-810-5561
William F Hoch, AIA

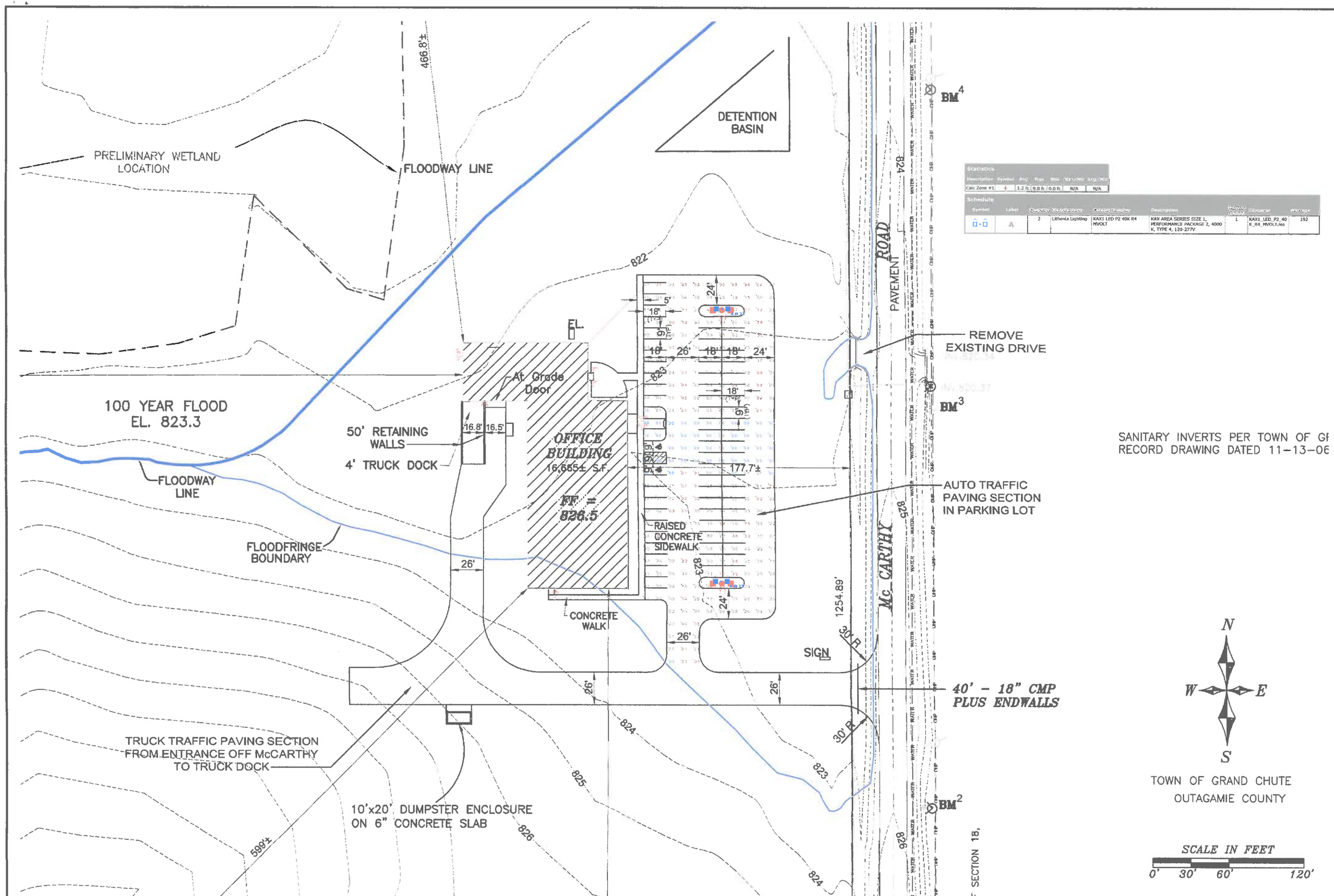
CONSOLIDATED - CONSTRUCTION CO. -
A00 N. Raymond Street
Appleton, WI 54913-0104
Tel Fax 920-734-5511
Toll Free 800-243-8314
www.consolidated-construction.com
www.consolidated-construction.com

National Assoc. of Tax Prof.
New Office Building
N. McCarthy Road
Grand Chute, WI

REVISIONS:
AD2 6-20-2016
ENLARGED BLDG.

150540
APRIL 8, 2016
SHEET
A2.0

2016 © BlowfisH Architects, llc



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.2 fc	9.0 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamps/ Luminaire	Filename	Arrangement
	A	2	Lithonia Lighting	KAX1 LED P2 40K R4 MVOLT	KAX AREA SERIES SIZE 1, PERFORMANCE PACKAGE 2, 4000 K, TYPE 4, 120-277V	1	KAX1_LED_P2_40K_R4_MVOLT.ies	192

SITE LIGHTING PLAN
SCALE: 1/32" = 1'-0"

Northland Electrical Services LLC

COPYRIGHT ©

DESIGNED BY • NORTHLAND ELECTRICAL SERVICES LLC •

NATIONAL ASSOCIATION OF TAX PROFESSIONALS
GRAND CHUTE, WI

• DESIGNERS • ELECTRICAL CONTRACTORS • CONSULTING •

N

DATE: 6/20/16
DRAWN BY: CRL/BGR
FILE: -

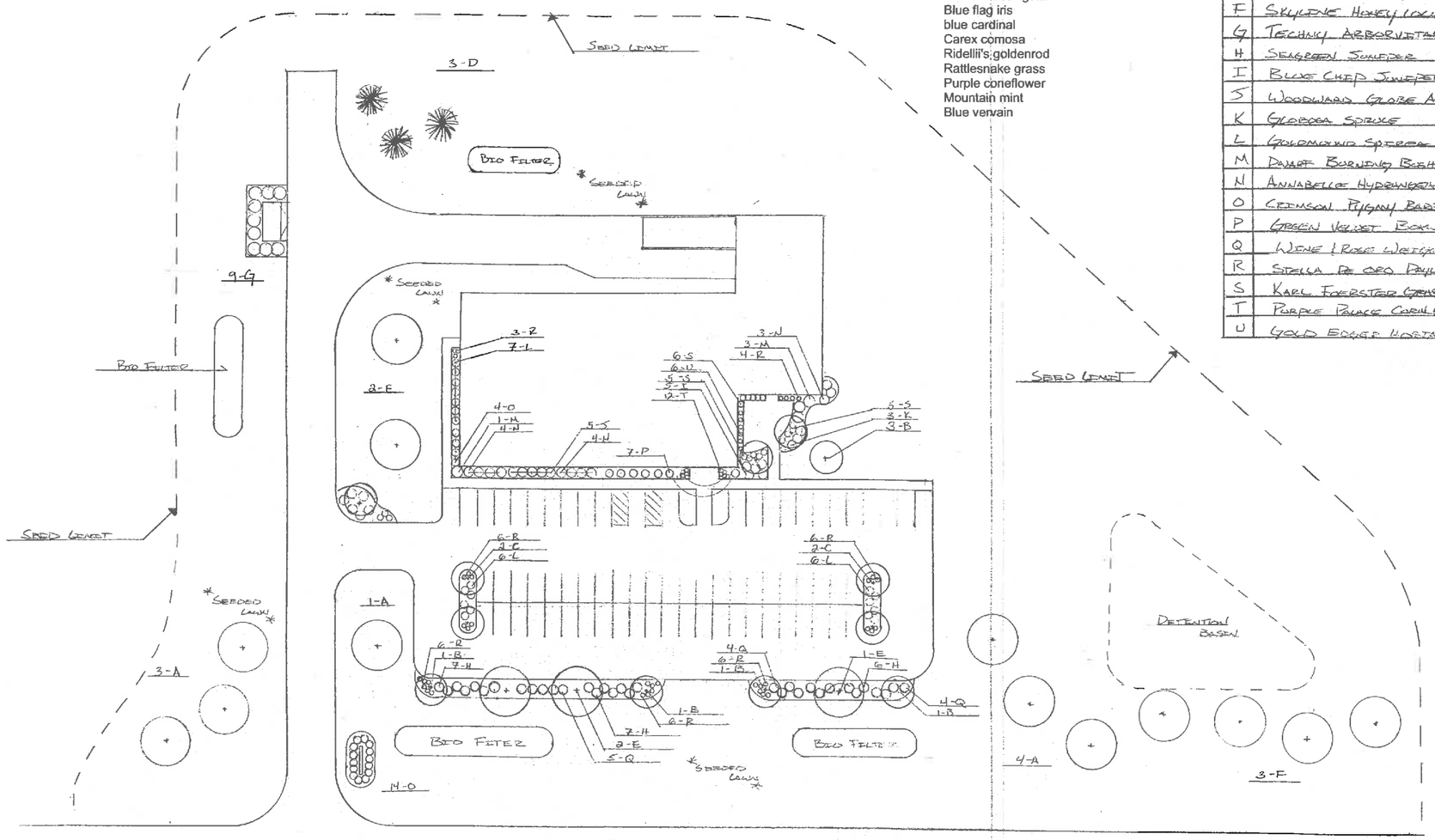
E4
ELECTRICAL

National Association of Tax Professionals

BIO FILTER PLANT LIST (18" SPACING)

Big bluestem
Brown fox sedge
Sweet black eyed susan
Ironweed
Golden alexanders
New england aster
Ohio spiderwort
Marsh blazsingstar
Blue flag iris
blue cardinal
Carex comosa
Ridellii's goldenrod
Rattlesnake grass
Purple coneflower
Mountain mint
Blue vervain

	PLANT LIST
A	AUTUMN BLAZE MAPLE
B	CLEVELAND SELECT PEAR
C	PINK SPIRE FLOWERING CRAB
D	COLORADO BLUE SPRUCE
E	CRIMSON KING MAPLE
F	SKYLINE HONEY LOCUST
G	TECHNY ARBORVITAE
H	SEA GREEN JUNIPER
I	BLUE CHIP JUNIPER
J	WOODWARD GLOBE ARBORVITAE
K	GLAUCA SPRUCE
L	GOLDMOUND SPIREA
M	DWARF BURNING BUSH
N	ANNABELLE HYDRANGEA
O	CRIMSON PIGMY BARBERRY
P	GREEN VELVET BOXWOOD
Q	WINE & ROSE WEIGELA
R	STELLA DE ORO DAYLILY
S	KARL FOERSTER GRASS
T	PURPLE PALACE CORALBELLS
U	GOLD EDGE HOSTA



CONSOLIDATED CONSTRUCTION CO. INC.

CREATIVE LANDSCAPES, INC
Stumpf
SINCE 1972
W5550 State Road 114
Menasha, WI 54952
(920) 731-2653
Fax (920) 731-2692
Email: sc@stumpfcreative.com
Visit us @: www.stumpfcreative.com

DATE: 6/23/16
SCALE: 1"=20'

L1 - LANDSCAPE PLAN

10/11.

Town of Grand Chute
Rezoning Request
Phillip C. Romenesko

To: **Plan Commission**

From: **Robert Buckingham, Community Development Director**

Date: **July 13, 2016**

Address: **W. Parkway Blvd/W. Trasino Way at N. Casaloma Dr.** **App. #: Z-06-16**

REQUEST

The area to be rezoned consists of four abutting parcels of vacant land (See map attached). Applicant requests the rezoning of the parcels from **C-2 Office Commercial District to RTF Two-Family Residential District** to allow the construction of residential duplexes.

ANALYSIS

In the original master plan for Trasino Park, these parcels were intended to be developed for small-scale office uses. The struggles at Trasino Park with fully developing the large amount of land zoned commercial have been well-chronicled. The plan to shift the subject properties from commercial to low-density residential use is a good outcome for the Town and the neighborhood. Residential neighbors to the west, north and south should be relieved that they will not have more commercial development nearby. The businesses in Trasino Park should be pleased that the nearby residential/consumer base will be growing. And, the Town is anxious to see these properties developed for a productive, tax generating use. When these duplex units are built, the driveways will lead onto Parkway Blvd. and Trasino Way. No new curb cuts will be allowed onto Casaloma Drive. As part of the rezoning action, it will be necessary to amend the Comprehensive Plan to reflect a change to Regional Center-Residential Use at this site.

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation to amend the Comprehensive Plan to reflect Regional Center-Residential Use for four vacant properties at the intersection of W. Parkway Blvd/W. Trasino Way and N. Casaloma Dr. and to rezone the properties from C-2 Office Commercial District to RTF Two-Family Residential District (Ordinance O-09-2016).

Grand Chute GIS Map 2-06-16

This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys

70.94 0 70.94 141.88

12/13.

Town of Grand Chute
Special Exception
Rafael Ramirez Rojas & Carlos Bonilla, dba El Agave Mexican Restaurant
Outdoor Service/Beer Garden

To: **Plan Commission**

From: **Robert Buckingham, Community Development Director**

Date: **July 13, 2016**

Address: **1750 N. Casaloma Drive** **App. #: SE-11-16**

REQUEST

1. **Proposed Use(s):** New business - food & beverage service on existing outdoor patio
2. **Project Description:** Fenced patio adjoins the south side of the building
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

This is a request for approval to allow this new building operator the right for use of the outdoor patio area previously used by Coaches Corner and Da House. The patio is compliant with Town code. Hours of operation on the patio are restricted by ordinance. Food and beverage service has to end at 10:30 p.m. and no food or beverage consumption is allowed after 11:00 p.m.

FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity.** *Yes.*
b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards.** *Yes.*
c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking.** *NA.*
d. **Adequate public facilities and services are available for the proposed Special Exception use of structure.** *Yes.*

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception (SE-11-16) requested by Rafael Ramirez Rojas and Carlos Bonilla, dba El Agave Mexican Restaurant, 1750 N. Casaloma Drive, for operation of an outdoor service/beer garden.

Grand Chute GIS Map SE-11-16

This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys

20 0 20 40

14/15.

Town of Grand Chute
Special Exception Request
Gordon Bubolz Nature Preserve

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **July 14, 2016**

Address: **4815 N. Lynndale Drive** **App. #: SE-12-16**

REQUEST

1. **Proposed Use:** Continued environmental center use
2. **Project Description:** New environmental center building and associated site improvements
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant proposes a new 18,000 sq. ft. building and associated site improvements on the 725 acre nature preserve. The new building will replace the current environmental center and meet the growing needs of the nature preserve, while providing opportunities to help create financial sustainability. It will also support the Preserve's mission and provide an enhanced experience to the 60,000 annual visitors. Below is a list of amenities and proposed uses for the new space:

- Expanded teaching areas and office space
- Larger and more comfortable spaces for visitors
- Interactive and education exhibits
- Public library and student research center
- Toddler play and learn area
- Gift shop and coffee shop
- Rental space for events such as weddings, family gatherings, and corporate events

Pending approval, construction is scheduled to begin late summer 2016 with occupancy in the spring of 2017.

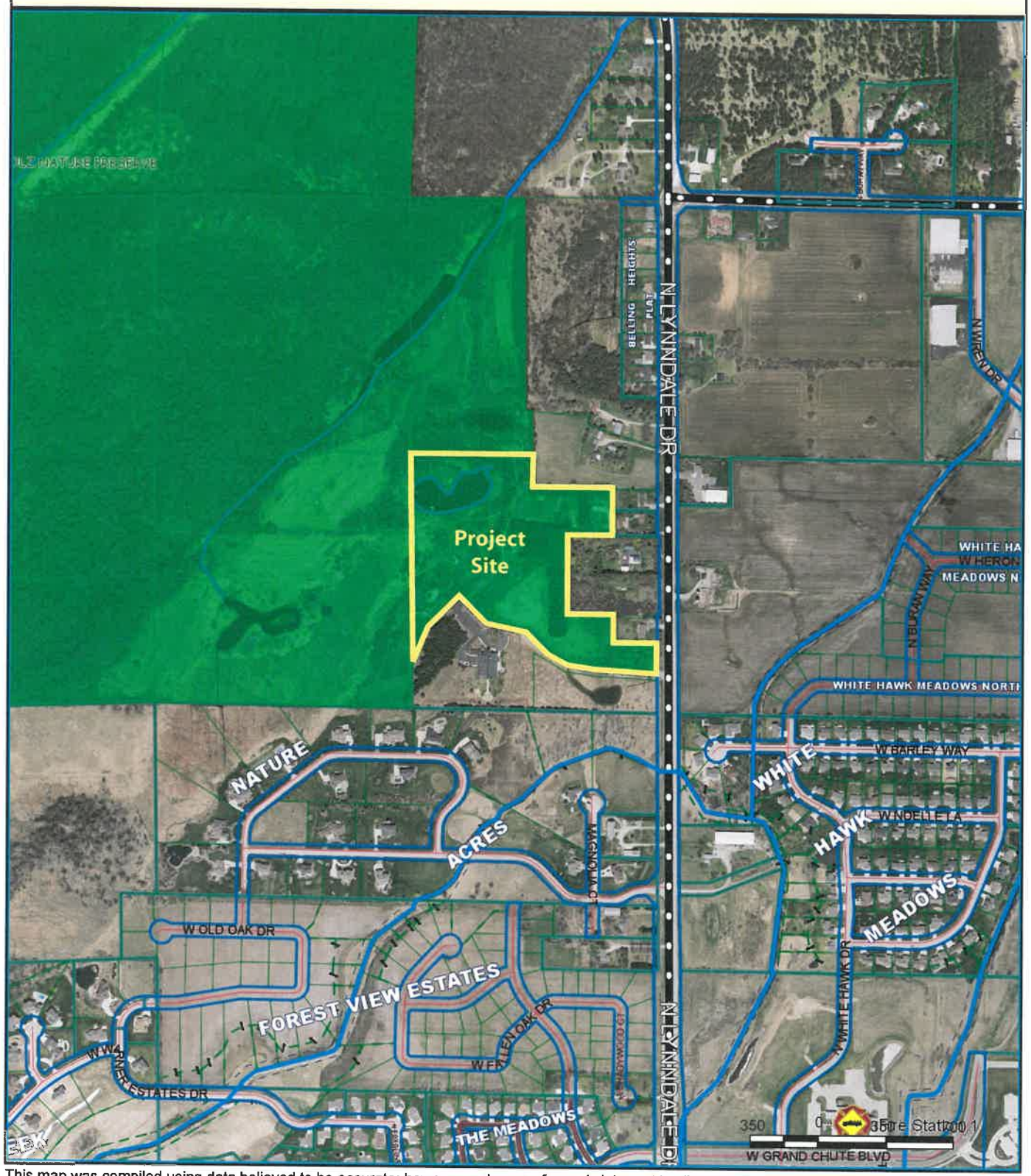
FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity.** *Found.*
b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards.** *Found.*
c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking.** *Found.*
d. **Adequate public facilities and services are available for the proposed Special Exception use of structure.** *Found.*

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-12-16) requested by Gordon Bubolz Nature Preserve, 4815 N. Lynndale Drive, to allow construction of a new environmental center facility and associated site improvements.

SE-12-16 -- 4815 N. Lynndale Drive



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-

EDUCATION RECREATION CONSERVATION

GORDON BUBOLZ
NATURE PRESERVE

July 12, 2016

Town of Grand Chute - Community Development
Grand Chute Town Hall
1900 W. Grand Chute Boulevard
Grand Chute, WI 54913-9613

Dear Planning Commission,

The Gordon Bubolz Nature Preserve is a private, non-profit, 501c3 environmentally based organization based in Grand Chute, Wisconsin. The preserve was founded in 1971. We serve the Fox Valley and surrounding Northeast Wisconsin through environmental education, outdoor recreation and the conservation of both the habitats and inhabitants within the property. The preserve's mission state's that we are "Dedicated to developing a sound environmental ethic in persons of all ages through education, recreation and conservation, while promoting a strong sense of overall wellness and appreciation of nature."

The Preserve currently administers environmental programs to nearly 6,000 school aged children and over 8,500 people of all ages. We received more than 60,000 visitors to our grounds last year to enjoy the opportunities to learn, recreate or relax and refresh in a natural environment.

Our organization manages 725 acres of diverse wildlife habitat just North of Appleton that becomes more precious by the year as development continues to expand its reaches further into rural areas. This is indeed one of the Fox Cities last protected wild areas.

Upon realizing we were both out of room for our visitors and that the building was beyond a simple repair, our board made the decision to launch a Capital Campaign to secure the future of this wonderful resource for the community. The current condition of the facility, estimated cost to renovate and the lack of space to support mission based activities necessitated a need for expansion versus renovation.

The proposed new 18,000 square foot facility will offer many advantages that the current facility cannot. Not only we will have the ability to host more students and visitors, but also have the advantage of self-funding some of those activities with the design incorporating different sized rental areas.

The following is a list of amenities the new facility will incorporate to both support the preserve's mission and help create financial sustainability:

- Expanded teaching areas and office space
- Larger and more comfortable spaces for visitors to interact in
- Interactive and educational exhibit spaces
- Gift shop and coffee shop
- Public library and a student research center
- Toddler play and learn area
- Rental spaces for events like weddings, family reunions, corporate retreats, teambuilding
- Outdoor spaces, patios, decks, etc.
- Expanded parking for increasing numbers of guests

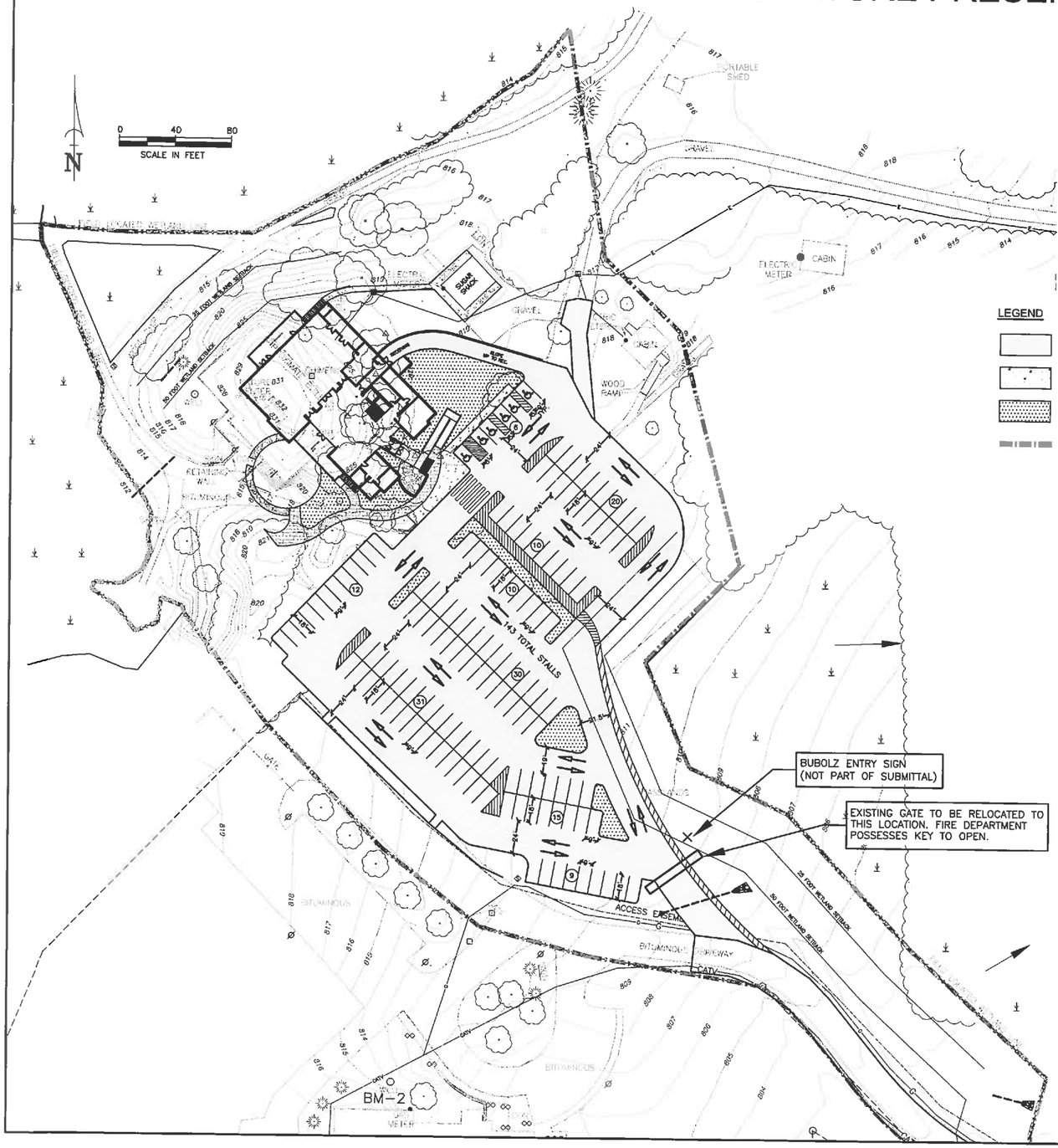
Pending approvals, the preserve would like to begin construction in the late summer months of 2016 to complete the shell of the new facility prior to the coming cold months of winter. With the duration of construction planned for between 6 to 8 months, the new facility would be complete and occupied in the spring of 2017 with the aforementioned starting time-frame.

We very much appreciate your time and consideration of this project and look forward to working with you through this process. Please, don't hesitate to contact me or a member of our team with any questions or concerns.

With warm regards,

Randy S. Tuma
Executive Director
rtuma@bubolzpreserve.org
920-731-6041

SITE PLAN: BUBOLZ NATURE PRESERVE CENTER



SITE PLAN NOTES

1.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF GRAND CHUTE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.	ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3.	ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5.	NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
6.	ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D, LATEST VERSION.
7.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
8.	NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

LEGEND

- PAVEMENT
- SIDEWALK
- GRASS
- PROJECT LIMITS (5.34 AC)

BUILDING SIZE

PROPOSED BUILDING 9,060 SF

ALLOWABLE AREA

TABULAR FLOOR AREA: 6,000 SF
SPRINKLER INCREASE: 12,000 SF
TOTAL ALLOWABLE AREA: 18,000 SF

APPLICABLE BUILDING CODE

2009 IBC

CONSTRUCTION CLASSIFICATION

TYPE VB COMBUSTIBLE UNPROTECTED.

SITE DATA

PROJECT AREA =232,625 SF (5.34 AC)

SITE PROJECT AREA

EXISTING OPEN SPACE = 154,600 SF
EXISTING IMPERVIOUS PAVEMENT = 78,025 SF

PROPOSED BUILDING = 9,060 SF
PROPOSED PAVEMENT = 105,395 SF
PROPOSED OPEN SPACE = 118,170 SF
GREEN SPACE PERCENTAGE = 50.80%

ZONING DATA

CURRENT ZONING DISTRICT:
DISTRICT (AGD) GENERAL AGRICULTURAL DISTRICT

PARKING CALCULATIONS

REQUIREMENTS OF CODE 535-49

RECREATION / AMUSEMENT
3,460 SF @ 10 STALLS/1000 SF = 34.6 STALLS

MUSEUM
14,556 SF @ 4 STALLS/1000 SF = 58.2 STALLS

TOTAL STALLS = 92.8 STALLS

LANDSCAPING REQUIREMENTS

REQUIREMENTS OF CODE 535-52

SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
4815 N. LYNNDALE DRIVE
APPLETON, WI 54913
PARCEL NUMBER: 101031600

OWNER/APPLICANT:

FAITH TECHNOLOGIES
ATTN: DARELL HARLIN
709 GILLETTE STREET, SUITE 1
LA CROSSE, WI 54603
PHONE: (608) 782-0516 EXT. 1210

PROJECT ARCHITECT:

AYRES ASSOCIATES
ATTN: TRAVIS SCHROEDER
3433 OAKWOOD HILLS PARKWAY
EAU CLAIRE, WI 54701-7698
SchroederT@AyresAssociates.com
PHONE: (715) 831-7717

ENGINEER:

MARTENSON & EISELE, INC.
ATTN: JEFF SCHULTZ, P.E.
1377 MIDWAY ROAD
MENASHA, WI 54952
jeffs@martenson-eisele.com
PHONE: 920-731-0381

NRCS SOILS

CCB CASCO LOAM
HYDROLOGIC SOIL GROUP: B
GP GRAVEL PITS
HRB HORTONVILLE SILT LOAM
HYDROLOGIC SOIL GROUP: C
MFB MANISTEE FINE SANDY LOAM,
HYDROLOGIC SOIL GROUP: B
MUA MUNDELEIN SILT LOAM
HYDROLOGIC SOIL GROUP: B/D
ROB ROUSSEAU LOAMY FINE SAND
HYDROLOGIC SOIL GROUP: A
SHA SHIOCTON SILT LOAM
HYDROLOGIC SOIL GROUP: B/D
SU SUAMICO MUCK
HYDROLOGIC SOIL GROUP: C/D

LEGAL DESCRIPTION

LOT 2 OF CERTIFED SURVEY MAP 3940, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 , SECTION 9, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	GAS VALVE
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
1-1/4" REBAR FOUND	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
RECORDED AS	GUY	CONTOUR W/ ELEVATION
CONIFEROUS TREE	LIGHT POLE	EXIST. TOP OF CURB ELEV.
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. FLOW LINE ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	FIRST FLOOR = 000.00
WETLANDS	CABLE PEDESTAL	TOPSOIL DEPTH
SOIL BORING	EXIST. HYDRANT	INFILTRATION SOIL BORING
	WATER VALVE	
	WATER STOP BOX	

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

NO.	DATE	FIELDWORK	REVISION

DRAWN BY EAE
APPROVED JWS

SITE PLAN
BUBOLZ NATURE PRESERVE CENTER
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6-13-2016

COMPUTER FILE
Design\1-0772-001dc.dwg

DRAWING NO.
C1.1

GORDON BUBOLZ
NATURE PRESERVE
AYRES
ASSOCIATES

AYRES
ASSOCIATES

16.

Town of Grand Chute
Site Plan Review
Gordon Bubolz Nature Preserve

To: Plan Commission

From: Michael Patza, Town Planner

Date: July 14, 2016

Address: 4815 N. Lynndale Drive **App. #: SP-12-16**

REQUEST

1. **Proposed Use(s):** Continued environmental center use
2. **Project Description:** Construction of a new environmental center and associated site improvements
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

Applicant proposes the construction of a new 18,000 sq. ft. environmental center facility and associated site improvements on the 725 acre nature preserve. The new building will be at the same location as the exiting environmental center, and the existing parking lot will be reconstructed at its current location and expanded. The lower level of the building will be used for environmental classrooms, staff and volunteer space, and storage areas. The upper level will feature a large assembly space, prep kitchen, meeting rooms, office space, and a cafe/gift shop. The building exterior will be a combination of cultured or real stone product and siding, which meets the architectural requirements outlined in the Zoning Code. The new facility will also feature several outdoor spaces including decks and patio areas, which will help to tie the building into the surrounding natural environment on the preserve.

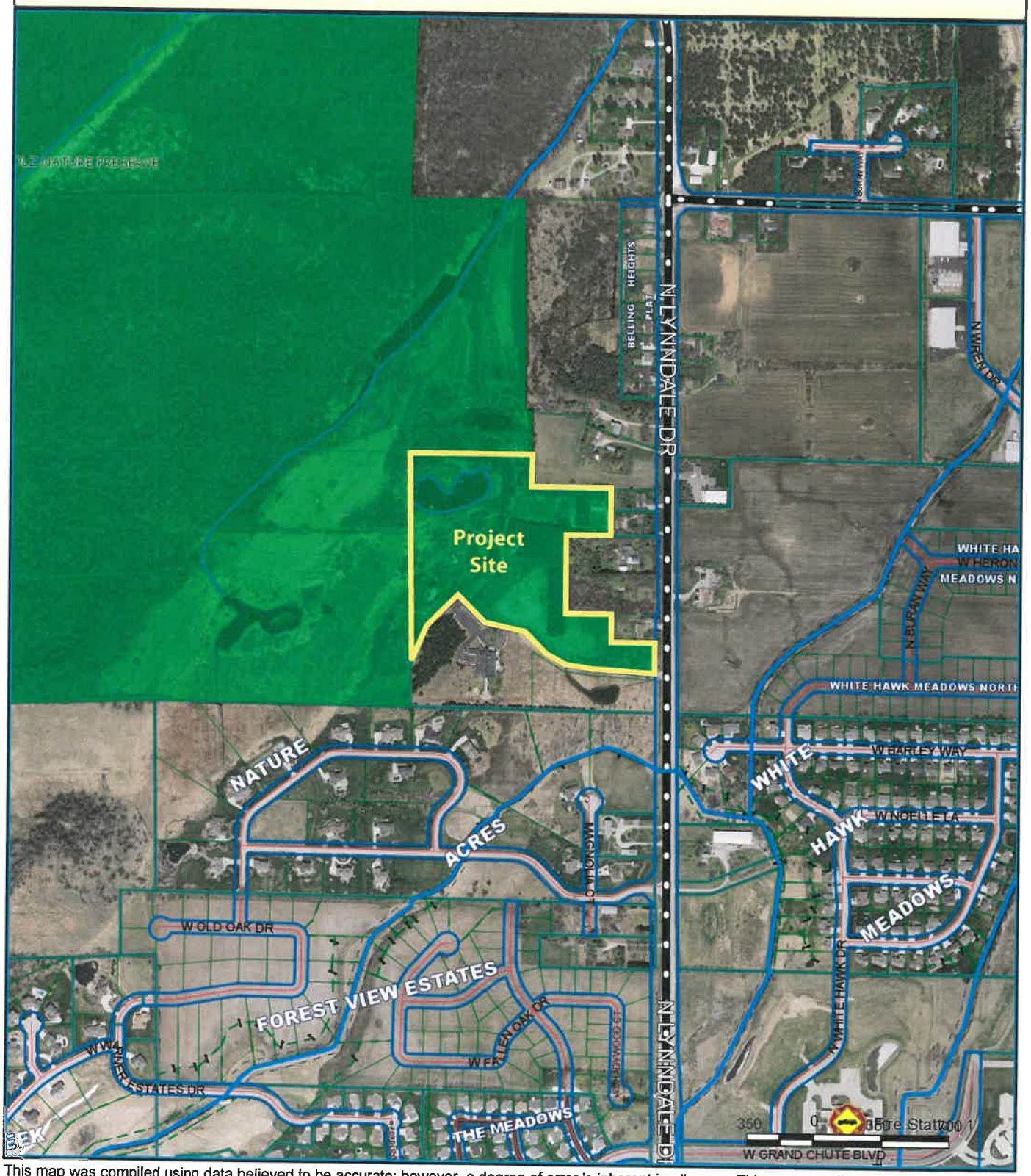
The existing private drive will be utilized to access the new facility. The drive will be widened to 26' to meet the access requirements for emergency service vehicles. This process will impact approximately 5,000 sq. ft. of wetlands. A permit to impact the wetlands has been approved by the Wisconsin DNR. The private drive will be designated as "no parking" on both sides. The new parking lot will provide 143 new parking stalls. This exceeds the Zoning Code requirement of 126 stalls for this project. Sewer and water utilities will reach the new facility through an existing easement from N. Lynndale Drive that is located to the north of the private driveway.

The Stormwater Management Plan for the project consists of using overland flow and storm sewer to direct runoff to a new retention pond. The Stormwater Management and Erosion Control Plans have been approved by the Town Engineer. The Landscape Plan has been reviewed and approved by staff. The Site Lighting Plan is being reviewed by staff and its approval is a condition of Site Plan Approval. Under separate action, the Town Board will consider a Special Exception Permit for this project. All other code requirements are met with this request.

RECOMMENDATION

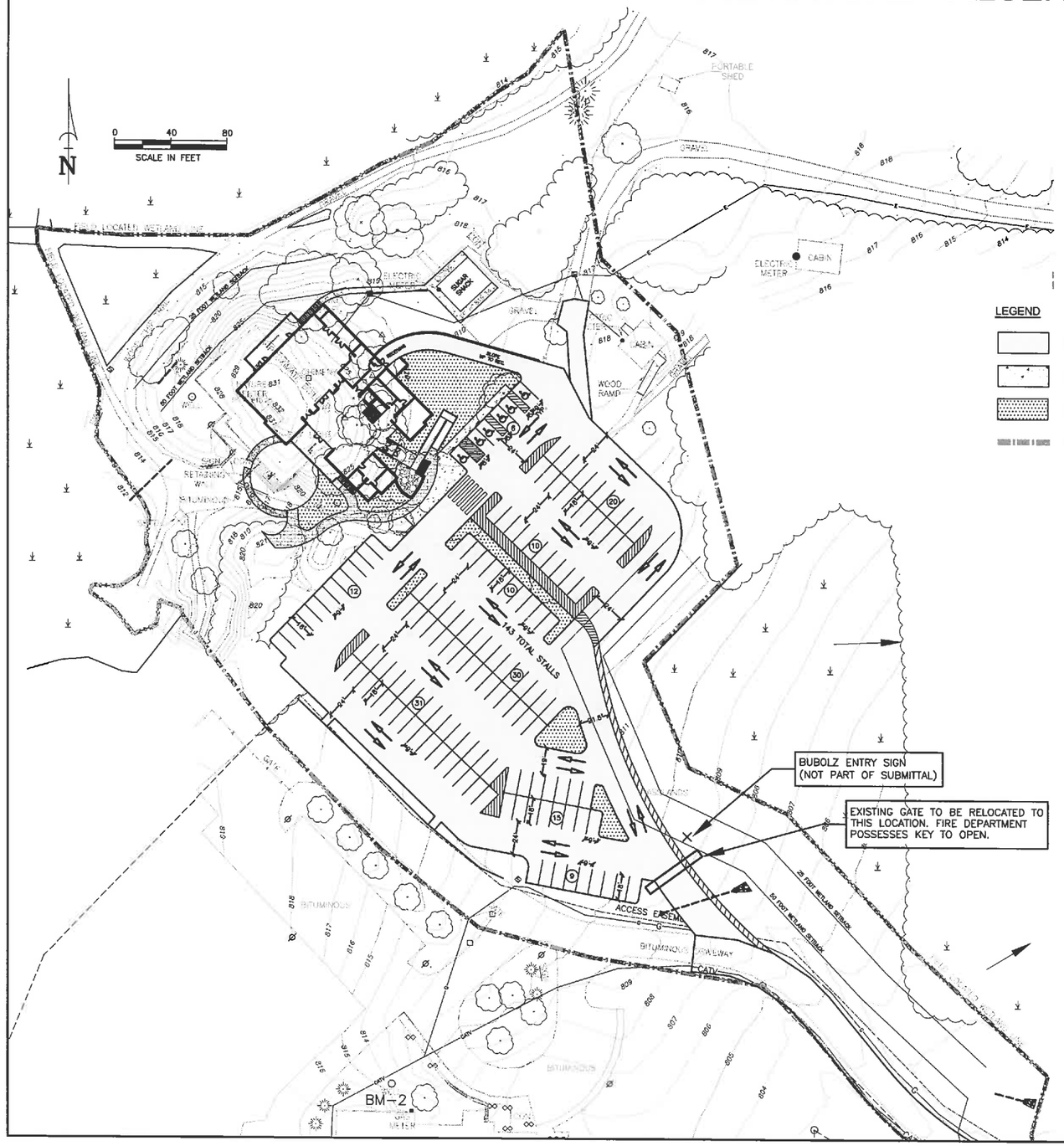
Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-12-16) requested by Gordon Bubolz Nature Preserve, 4815 N. Lynndale Drive, for the construction of a new environmental center and associated site improvements, subject to: (1) staff approval of the Site Lighting Plan; and, (2) Town Board approval of Special Exception Permit (SE-12-16).

SP-12-16 -- 4815 N. Lynndale Drive



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-

SITE PLAN: BUBOLZ NATURE PRESERVE CENTER



LEGEND

- PAVEMENT
- SIDEWALK
- GRASS
- PROJECT LIMITS (5.34 AC)

SITE PLAN NOTES

1.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF GRAND CHUTE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2.	ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
3.	ALL DIMENSIONS ARE TO THE EDGE OF BUILDING OR FACE OF CURB.
4.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5.	NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
6.	ALL STOP SIGNS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION M.U.T.C.D. LATEST VERSION.
7.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH LAND DISTURBING ACTIVITIES PRIOR TO RECEIVING WRITTEN NOTICE TO PROCEED FROM THE ENGINEER.
8.	NO OUTDOOR STORAGE OR DISPLAY IS PROPOSED.

BUILDING SIZE

PROPOSED BUILDING 9,060 SF

ALLOWABLE AREA

TABULAR FLOOR AREA: 6,000 SF
SPRINKLER INCREASE: 12,000 SF
TOTAL ALLOWABLE AREA: 18,000 SF

APPLICABLE BUILDING CODE

2009 IBC

CONSTRUCTION CLASSIFICATION

TYPE VB COMBUSTIBLE UNPROTECTED.

SITE DATA

PROJECT AREA =232,625 SF (5.34 AC)

SITE PROJECT AREA

EXISTING OPEN SPACE = 154,600 SF
EXISTING IMPERVIOUS PAVEMENT = 78,025 SF

PROPOSED BUILDING = 9,060 SF
PROPOSED PAVEMENT = 105,395 SF
PROPOSED OPEN SPACE = 118,170 SF
GREEN SPACE PERCENTAGE = 50.80%

ZONING DATA

CURRENT ZONING DISTRICT:
DISTRICT (AGD) GENERAL AGRICULTURAL DISTRICT

PARKING CALCULATIONS

REQUIREMENTS OF CODE 535-49

RECREATION / AMUSEMENT
3,460 SF @ 10 STALLS/1000 SF = 34.6 STALLS

MUSEUM
14,556 SF @ 4 STALLS/1000 SF = 58.2 STALLS

TOTAL STALLS = 92.8 STALLS

LANDSCAPING REQUIREMENTS

REQUIREMENTS OF CODE 535-52

SITE/PROJECT INFORMATION

PROPERTY ADDRESS:
4615 N. LYNNDALE DRIVE
APPLETON, WI 54913
PARCEL NUMBER: 101031600

OWNER/APPLICANT:

FAITH TECHNOLOGIES
ATTN: DARELL HARLIN
709 GILLETTE STREET, SUITE 1
LA CROSSE, WI 54603
PHONE: (608) 782-0516 EXT. 1210

PROJECT ARCHITECT:

AYRES ASSOCIATES
ATTN: TRAVIS SCHROEDER
3433 OAKWOOD HILLS PARKWAY
EAU CLAIRE, WI 54701-7698
SchroederT@AyresAssociates.com
PHONE: (715) 831-7717

ENGINEER:

MARTENSON & EISELE, INC.
ATTN: JEFF SCHULTZ, P.E.
1377 MIDWAY ROAD
MENASHA, WI 54952
jeffs@martenson-eisele.com
PHONE: 920-731-0381

NRCS SOILS

CCB CASCO LOAM
HYDROLOGIC SOIL GROUP: B
GP GRAVEL PITS
HRB HORTONVILLE SILT LOAM
HYDROLOGIC SOIL GROUP: C
MFB MANISTEE FINE SANDY LOAM,
HYDROLOGIC SOIL GROUP: B
MUA MUNDELEIN SILT LOAM
HYDROLOGIC SOIL GROUP: B/D
ROB ROUSSEAU LOAMY FINE SAND
HYDROLOGIC SOIL GROUP: A
SHA SHIOCTON SILT LOAM
HYDROLOGIC SOIL GROUP: B/D
SU SUAMICO MUCK
HYDROLOGIC SOIL GROUP: C/D

LEGAL DESCRIPTION

LOT 2 OF CERTIFED SURVEY MAP 3940, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 , SECTION 9, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

TOPOGRAPHIC LEGEND

- 1" x 18" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER
- ( ) RECORDED AS
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- SOIL BORING
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBEROPTIC
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- SIGN
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- EXIST. HYDRANT
- WATER VALVE
- WATER STOP BOX
- GAS VALVE
- EXIST STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STD. SEWER
- EXIST. WATER MAIN
- EXIST. SPOT ELEVATION
- CONTOUR W/ ELEVATION
- 600.00TW EXIST. TOP OF CURB ELEV.
- 600.00IE EXIST. FLOW LINE ELEV.
- FF = 600.00 FIRST FLOOR = 600.00
- TOPSOIL DEPTH
- INFILTRATION SOIL BORING

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

DRAWN BY	FIELDWORK	APPROVED
BJE		JVS

NO.	DATE	REVISION

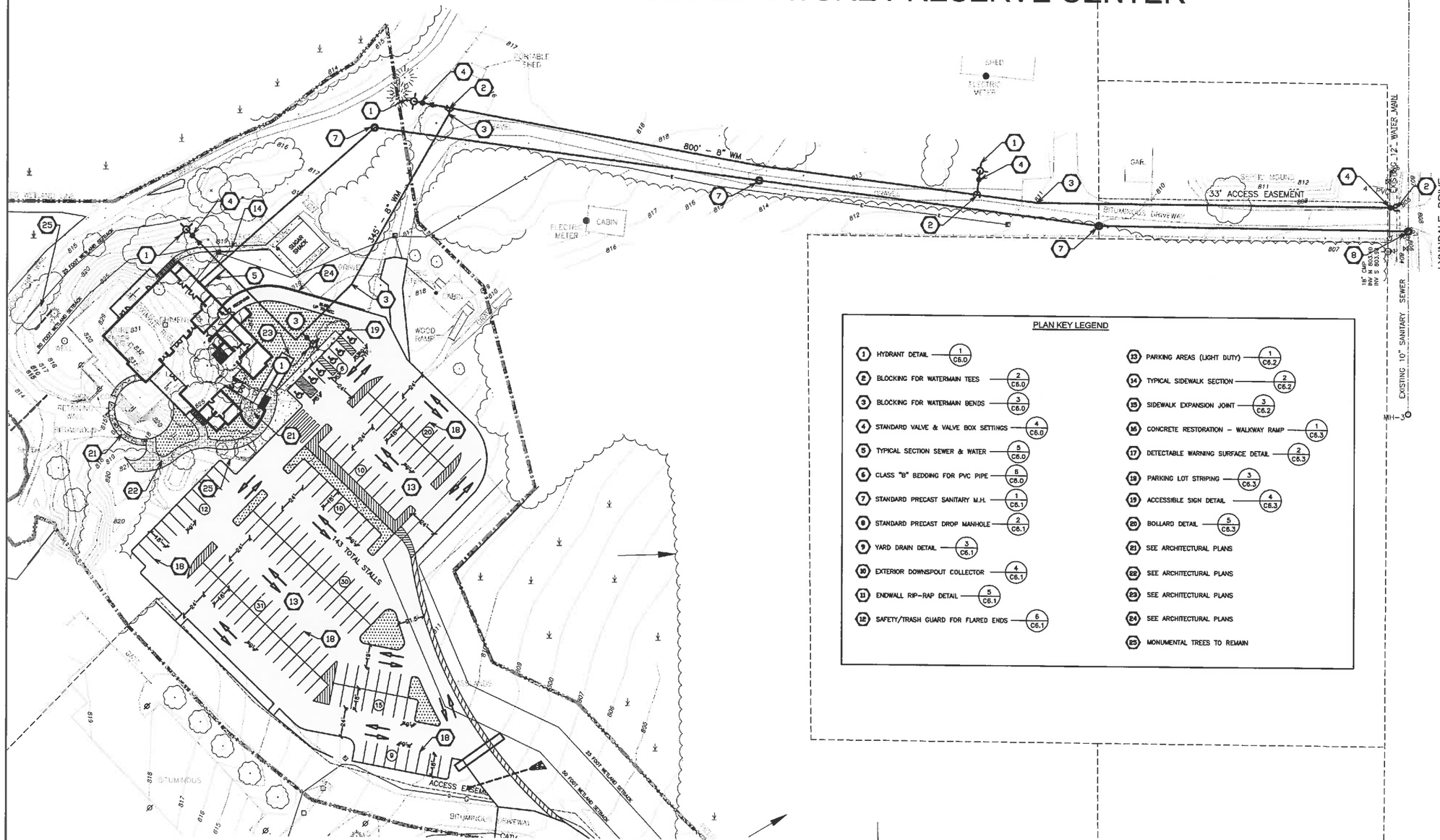
SITE PLAN
BUBOLZ NATURE PRESERVE CENTER
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6-13-2016

COMPUTER FILE
Design\1-0772-001de.dwg

DRAWING NO.
C1.1

SITE PLAN KEYNOTES: BUBOLZ NATURE PRESERVE CENTER



PLAN KEY LEGEND

1. HYDRANT DETAIL — 1/C6.0
2. BLOCKING FOR WATERMAIN TEES — 2/C6.0
3. BLOCKING FOR WATERMAIN BENDS — 3/C6.0
4. STANDARD VALVE & VALVE BOX SETTINGS — 4/C6.0
5. TYPICAL SECTION SEWER & WATER — 5/C6.0
6. CLASS "B" BEDDING FOR PVC PIPE — 6/C6.0
7. STANDARD PRECAST SANITARY M.H. — 1/C6.1
8. STANDARD PRECAST DROP MANHOLE — 2/C6.1
9. YARD DRAIN DETAIL — 3/C6.1
10. EXTERIOR DOWNSPOUT COLLECTOR — 4/C6.1
11. ENDWALL RIP-RAP DETAIL — 5/C6.1
12. SAFETY/TRASH GUARD FOR FLARED ENDS — 6/C6.1
13. PARKING AREAS (LIGHT DUTY) — 1/C6.2
14. TYPICAL SIDEWALK SECTION — 2/C6.2
15. SIDEWALK EXPANSION JOINT — 3/C6.2
16. CONCRETE RESTORATION – WALKWAY RAMP — 1/C6.3
17. DETECTABLE WARNING SURFACE DETAIL — 2/C6.3
18. PARKING LOT STRIPING — 3/C6.3
19. ACCESSIBLE SIGN DETAIL — 4/C6.3
20. BOLLARD DETAIL — 5/C6.3
21. SEE ARCHITECTURAL PLANS
22. SEE ARCHITECTURAL PLANS
23. SEE ARCHITECTURAL PLANS
24. SEE ARCHITECTURAL PLANS
25. MONUMENTAL TREES TO REMAIN

N

0 40 80
SCALE IN FEET

TOPOGRAPHIC LEGEND

- 1" x 18" IRON PIPE FOUND
- 1-1/4" x 30" REBAR FOUND
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER
- ( ) RECORDED AS
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- TELEPHONE MANHOLE
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER-OPTIC
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- SIGN
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- EXIST. HYDRANT
- WATER VALVE
- WATER STOP BOX
- GAS VALVE
- EXIST STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STD. SEWER
- EXIST. WATER MAIN
- 000.00 EXIST. SPOT ELEVATION
- 000 CONTOUR W/ ELEVATION
- 000.00tc EXIST. TOP OF CURB ELEV.
- 000.00fl EXIST. FLOW LINE ELEV.
- FF = 000.00 FIRST FLOOR = 000.00
- TOPSOIL DEPTH

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

NO.	DATE	REVISION

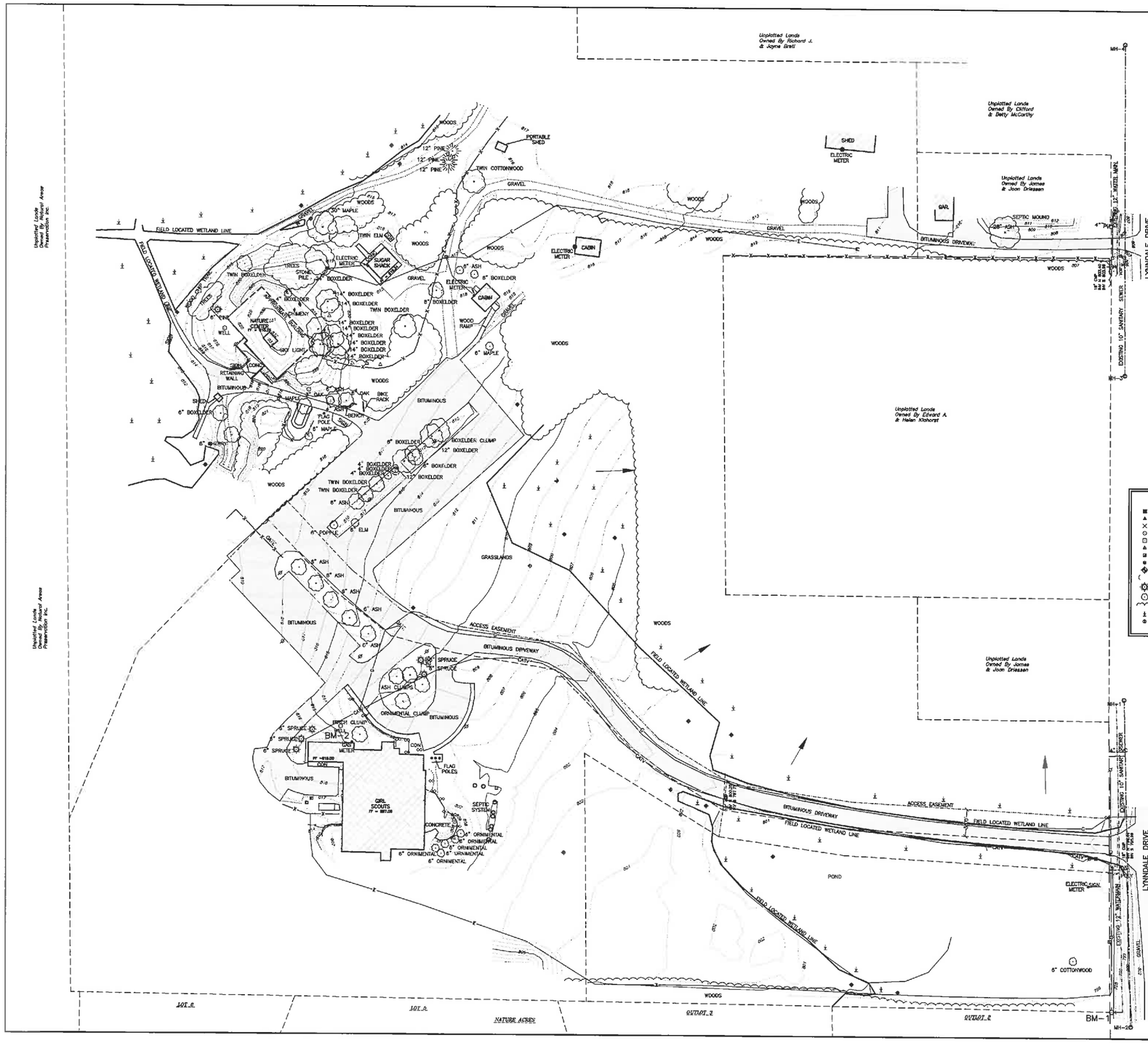
DRAWN BY: EAE
FIELDWORK
APPROVED: JWS

SITE PLAN KEYNOTES
BUBOLZ NATURE PRESERVE CENTER
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6-13-2016

COMPUTER FILE
Design\1-0772-001de.dwg

DRAWING NO.
C1.2



TOPOGRAPHIC LEGEND

1" x 18" IRON PIPE SET	OVERHEAD POWER LINES	WALK LIGHT
1-1/4" x 30" REBAR SET	UNDERGROUND ELECTRIC	EXIST STORM MANHOLE
CHISELED "X" SET	UNDERGROUND TELEPHONE	STORM INLET
3/4" REBAR FOUND	UNDERGROUND FIBEROPTIC	YARD DRAIN
1" IRON PIPE FOUND	UNDERGROUND GAS	EXIST SANITARY MANHOLE
SEPTIC VENT	UNDERGROUND CABLE TV	EXIST. SAN. SEWER
2" IRON PIPE FOUND	EXIST. FENCE LINE	EXIST. STO. SEWER
CHISELED "X" FOUND	SIGN	EXIST. WATER MAIN
GOVERNMENT CORNER	POWER POLE	EXIST. SPOT ELEVATION
( ) RECORDED AS	GUY	
CONIFEROUS TREE	LIGHT POLE	CONTOUR W/ ELEVATION
DECIDUOUS TREE	TELEPHONE PEDESTAL	EXIST. TOP OF CURB ELEV.
EXIST. WOODS LINE	ELECTRIC PEDESTAL	EXIST. FLOW LINE ELEV.
WETLANDS	CABLE PEDESTAL	FIRST FLOOR = 000.00
TELEPHONE MANHOLE	EXIST. HYDRANT	TOPSOIL DEPTH
	WATER VALVE	DRAIN
	WATER STOP BOX	METER OR FLAG POLE

BENCHMARK DATA

I.D.	DESCRIPTION:	ELEVATION:
1	TAG BOLT ON HYDRANT	800.22
2	WELL CAP	818.16

EXISTING UTILITY SCHEDULE

STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
MH-1	800.33	783.73	16.60
MH-2	799.83	782.52	17.31
MH-3	804.07	784.75	19.32
MH-4	808.45	785.95	22.50

DIGGERS HOTLINE

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

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

TOPOGRAPHIC SURVEY NOTES

1. UTILITY AND LATERAL LOCATIONS SHOWN ARE BASED ON FIELD MARKINGS BY LOCATING COMPANIES AND/OR MAPPING FROM THE RESPECTIVE UTILITY. THEREFORE THE LOCATIONS SHOWN ON THIS DRAWING CANNOT BE GUARANTEED. CONTACT DIGGERS HOTLINE
2. BASE SURVEY WAS PREPARED BY M&E, APRIL 2016. UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND AVOID DAMAGE THERETO.
3. HORIZONTAL DATUM IS BASED OUTAGAMIE COUNTY, WISCONSIN COUNTY COORDINATE SYSTEM.

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.751.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
LVL	MJR	GAZ

NO.	DATE	REVISION

TOPOGRAPHIC SURVEY

BUBOLZ NATURE PRESERVE CENTER

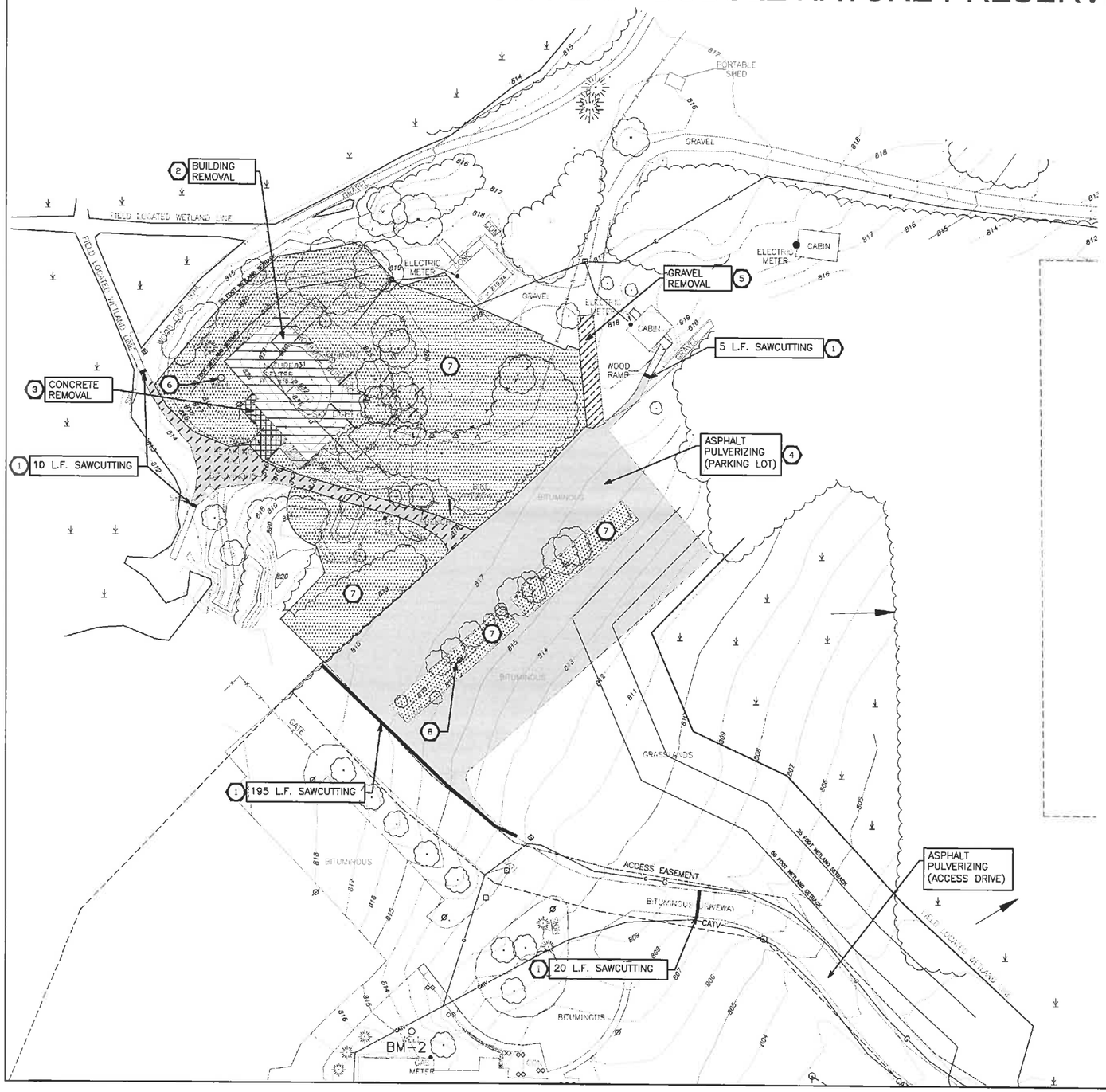
LOT 2 OF CERTIFED SURVEY MAP 3940, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 9, TOWNSHIP 21 NORTH, RANGE 17 EAST, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6/13/2016

COMPUTER FILE
1-0772-001topo

DRAWING NO.
C1.3

DEMOLITION PLAN: BUBOLZ NATURE PRESERVE CENTER



N

0 40 80
SCALE IN FEET

DEMOLITION PLAN NOTES

1.	THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
2.	ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWN OF GRAND CHUTE AND O.S.H.A. STANDARDS AND CODES.
3.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
4.	THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
5.	THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
6.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
7.	CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

DEMOLITION PLAN LEGEND

1	SAWCUTTING	(230 L.F.)
2	BUILDING REMOVAL	(6,050 S.F.)
3	CONCRETE REMOVAL (INCLUDES STAIRS & RAMPS)	(635 S.F.)
4	ASPHALT PULVERIZING	(35,835 S.F.)
5	GRAVEL REMOVAL	(1,050 S.F.)
6	WELL ABANDONMENT	
7	CLEARING, GRUBBING, TREE, STRUCTURES (SIGNS, BIKE RACK (ETC.), TOPSOIL & VEGETATION REMOVAL	(49,150 S.F.)
8	UTILITY POLES RELOCATED BY OTHERS	
9	ASPHALT REMOVAL	(437 S.Y.)

TOPOGRAPHIC LEGEND

- 1" x 18" IRON PIPE FOUND
- 1-1/4" x 30" REBAR FOUND
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER
- ( ) RECORDED AS
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- TELEPHONE MANHOLE
- —OH— OVERHEAD POWER LINES
- —E—E— UNDERGROUND ELECTRIC
- —T—T— UNDERGROUND TELEPHONE
- —FIBER— UNDERGROUND FIBEROPTIC
- —G—G— UNDERGROUND GAS
- —CATV— UNDERGROUND CABLE TV
- —X—X— EXIST. FENCE LINE
- SIGN
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- EXIST. HYDRANT
- WATER VALVE
- WATER STOP BOX
- GAS VALVE
- EXIST. STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST. SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- 000 EXIST. SPOT ELEVATION
- 000 CONTOUR W/ ELEVATION
- 000.00hc EXIST. TOP OF CURB ELEV.
- 000.00fl EXIST. FLOW LINE ELEV.
- FF = 000.00 FIRST FLOOR = 000.00
- TOPSOIL DEPTH

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
EAE		JWS

NO.	DATE	REVISION

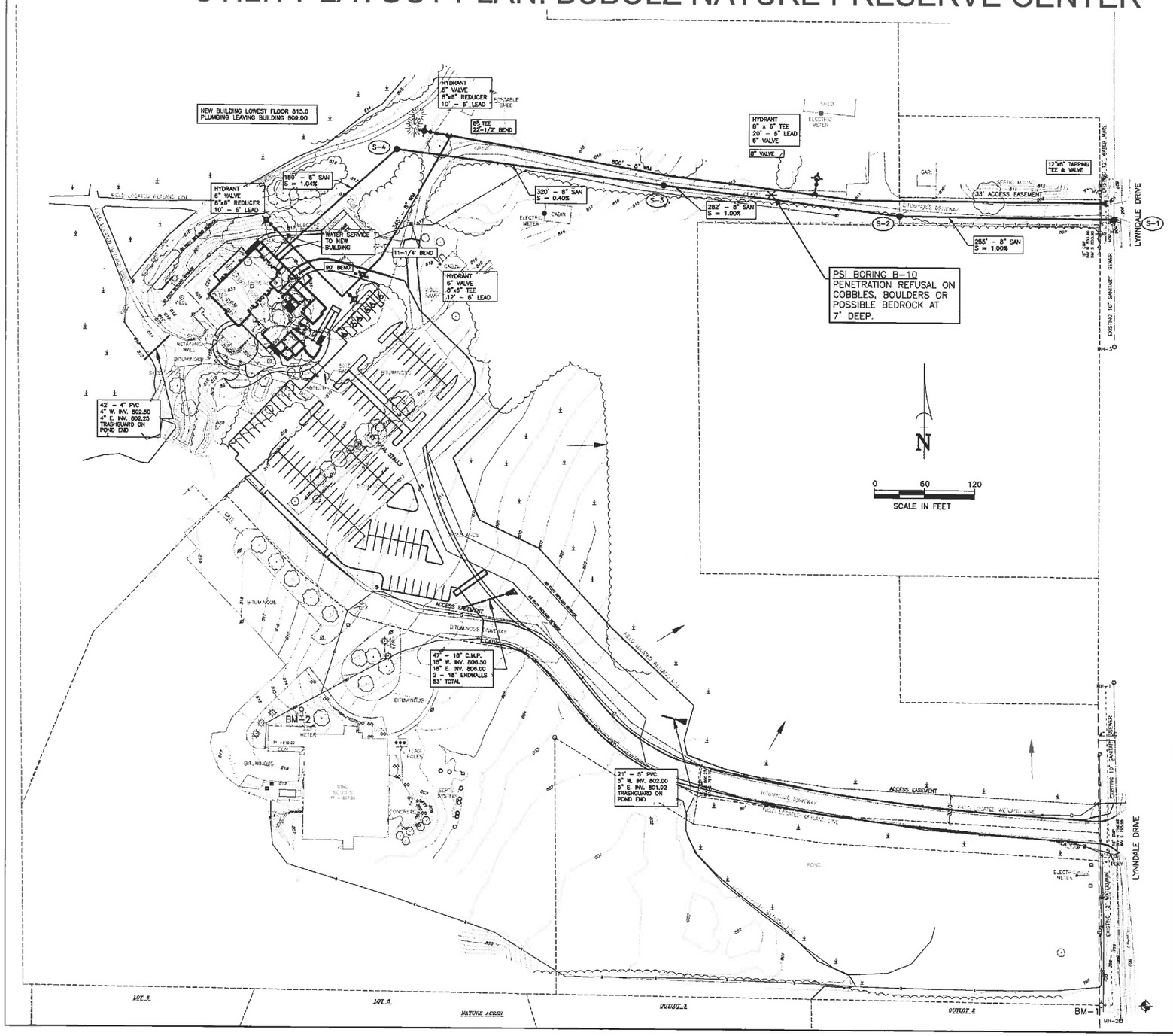
DEMOLITION PLAN
BUBOLZ NATURE PRESERVE CENTER
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6-13-2016

COMPUTER FILE
Design\1-0772-001de.dwg

DRAWING NO.
C1.4

UTILITY LAYOUT PLAN: BUBOLZ NATURE PRESERVE CENTER



UTILITY PLAN NOTES

1.	THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2.	ALL UTILITY CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION, 6TH EDITION" AND THE TOWN OF GRAND CHUTE STANDARD SPECIFICATIONS.
3.	ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
4.	THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
5.	THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
6.	THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
7.	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
8.	CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.

PROPOSED UTILITY SCHEDULE

STRUCTURE ID#	RIM ELEVATION	INVERT ELEVATION	STRUCTURE DEPTH (FT.)
S-1	807.80	8" E 800.45 10" N,S 785.17 8" OUTSIDE DROP 785.57	22.63
S-2	810.00	8" W,E 803.00	7.00
S-3	814.70	8" W,E 805.82	8.88
S-4	816.50	6" SW 807.10 8" E 807.00	9.50'

DIGGERS HOTLINE

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

CALL 811 or
Toll Free 1-800-242-8511
(262)432-7910
Emergency Only (877) 500-9592
FAX 1-800-338-3860
FAX (414) 259-0947
Hearing Impaired TDD 1-800-542-2289

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

UTILITY LAYOUT PLAN LEGEND

	EXISTING CONTOUR		STORM MANHOLE
848	PROPOSED CONTOUR		STORM INLET
	STORM MAIN		SANITARY MANHOLE
	WATER MAIN		HYDRANT
	SANITARY MAIN		WATER VALVE
	UTILITY LATERAL		

TOPOGRAPHIC LEGEND

	1" x 18" IRON PIPE SET	OH	OVERHEAD POWER LINES		GAS VALVE
	1-1/4" x 30" REBAR SET	E	UNDERGROUND ELECTRIC		EXIST STORM MANHOLE
	CHISELED "X" SET	T	UNDERGROUND TELEPHONE		STORM INLET
	3/4" REBAR FOUND	FIBER	UNDERGROUND FIBEROPTIC		YARD DRAIN
	1" IRON PIPE FOUND	G	UNDERGROUND GAS		EXIST SANITARY MANHOLE
	1-1/4" REBAR FOUND	CATV	UNDERGROUND CABLE TV		EXIST. SAN. SEWER
	2" IRON PIPE FOUND	X	EXIST. FENCE LINE		EXIST. STO. SEWER
	CHISELED "X" FOUND		SIGN		EXIST. WATER MAIN
	GOVERNMENT CORNER		POWER POLE		EXIST. SPOT ELEVATION
( )	RECORDED AS		GUY		
	CONIFEROUS TREE		LIGHT POLE	000	CONTOUR W/ ELEVATION
	DECIDUOUS TREE		TELEPHONE PEDESTAL	000.00ne	EXIST. TOP OF CURB ELEV.
	EXIST. WOODS LINE		ELECTRIC PEDESTAL	000.00fl	EXIST. FLOW LINE ELEV.
	WETLANDS		CABLE PEDESTAL	FF = 000.00	FIRST FLOOR = 000.00
	SOIL BORING		EXIST. HYDRANT		TOPSOIL DEPTH
			WATER VALVE		INFILTRATION SOIL BORING
			WATER STOP BOX		

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
EAE		JWS

NO.	DATE	REVISION

UTILITY LAYOUT PLAN
BUBOLZ NATURE PRESERVE CENTER
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6-13-2016

COMPUTER FILE
Design\1-0772-001de.dwg

DRAWING NO.
C2.0

OVERALL DRAINAGE PLAN: BUBOLZ NATURE PRESERVE CENTER

DRAINAGE PLAN LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- STORM SEWER MAIN
- STORM MANHOLE
- STORM INLET
- X (000.00) PROPOSED ELEVATION
- X (000.00) PERTINENT DITCH OR SWALE ELEVATION
- EXISTING ELEVATION
- DIRECTION OF DRAINAGE

DRAINAGE PLAN NOTES:

1. THE LOCATION OF EXISTING UTILITY FACILITIES AS SHOWN ON THE PLAN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE ALL FACILITIES LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT WITHIN THE WORK IS DISCOVERED.
2. ALL WORK UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF GRAND CHUTE'S STANDARD SPECIFICATIONS, ALONG WITH THE LATEST EDITION OF THE STATE OF WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. THIS FINAL DRAINAGE PLAN INDICATES DRAINAGE ALONG LOT LINES, MAJOR DRAINAGE SWALES AND CONCEPTUAL DRAINAGE FOR EACH LOT. THE SITE PLANNER FOR EACH INDIVIDUAL HOME SITE SHOULD DESIGN DETAILED DRAINAGE FOR THE INTERIOR OF THE LOT BASED ON THIS INFORMATION. GRADE AT FOUNDATION ELEVATIONS MAY VARY SIGNIFICANTLY DEPENDING UPON ARCHITECTURE. THE SITE PLANNER SHOULD CONSULT AN ENGINEER TO DETERMINE GRADE AT FOUNDATION ELEVATION.
4. THE PROPOSED ELEVATIONS SHOWN ON THE DRAINAGE PLANS THAT ARE ADJACENT TO ABUTTING PROPERTIES MAY VARY FROM 5' TO 10' FROM THE PROPERTY CORNERS.
5. PER WI. ADMIN. CODE, COMM 21.12: THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST $\frac{1}{2}$-INCH PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS.
6. THE LANDSCAPER SHALL UTILIZE THE PROPOSED ELEVATIONS. THE LANDSCAPER SHALL NOT GRADE UP TO ANY PEDESTAL OR ANY OTHER STRUCTURE TO DETERMINE ELEVATION.
7. ALL WORK SHALL COMPLY WITH O.S.H.A. STANDARDS.
8. THE CONTRACTOR AND/OR OWNER SHALL NOT PROCEED WITH CONSTRUCTION ACTIVITIES UNTIL APPROPRIATE PERMITS/APPROVALS ARE OBTAINED.
9. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR CONSTRUCTION.
10. THE CONTRACTOR SHALL CLEAN UP ALL EXCESS MATERIAL AND DEBRIS CAUSED AS A RESULT OF WORK UNDER THIS CONTRACT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE RESULTING FROM THE PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
12. CONTRACTOR SHALL DISPOSE OF NON-SUITABLE MATERIAL OFF-SITE.
13. LOTS WITH AN EXCESS FILL HEIGHT OF 3' SHALL BE STRIPPED OF TOPSOIL AND COMPACT EACH LAYER TO 95 PERCENT OF MAXIMUM DENSITY, OR MORE, BEFORE PLACING SUBSEQUENT LAYER.
14. EXISTING PAVEMENT AREAS THAT GET COMPLETELY EXCAVATED SHALL HAVE 4" ASPHALT AND 12" STONE BASE. IF 12" STONE BASE CANNOT BE ACHIEVED, GEO-TEXTILE ROAD FABRIC IS REQUIRED.

TOPOGRAPHIC LEGEND

- 1" x 18" IRON PIPE SET
- 1-1/4" x 30" REBAR SET
- CHISELED "X" SET
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 1-1/4" REBAR FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND
- GOVERNMENT CORNER
- ( ) RECORDED AS
- CONIFEROUS TREE
- DECIDUOUS TREE
- EXIST. WOODS LINE
- WETLANDS
- SOIL BORING
- OVERHEAD POWER LINES
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBEROPTIC
- UNDERGROUND GAS
- UNDERGROUND CABLE TV
- EXIST. FENCE LINE
- SIGN
- POWER POLE
- GUY
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- CABLE PEDESTAL
- EXIST. HYDRANT
- WATER VALVE
- WATER STOP BOX
- GAS VALVE
- EXIST STORM MANHOLE
- STORM INLET
- YARD DRAIN
- EXIST SANITARY MANHOLE
- EXIST. SAN. SEWER
- EXIST. STO. SEWER
- EXIST. WATER MAIN
- 000.00 EXIST. SPOT ELEVATION
- 000 CONTOUR W/ ELEVATION
- 000.00ex EXIST. TOP OF CURB ELEV.
- 000.00fl EXIST. FLOW LINE ELEV.
- FF = 000.00 FIRST FLOOR = 000.00
- TOPSOIL DEPTH
- INFILTRATION SOIL BORING

Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
EAE		JWS

NO.	DATE	REVISION

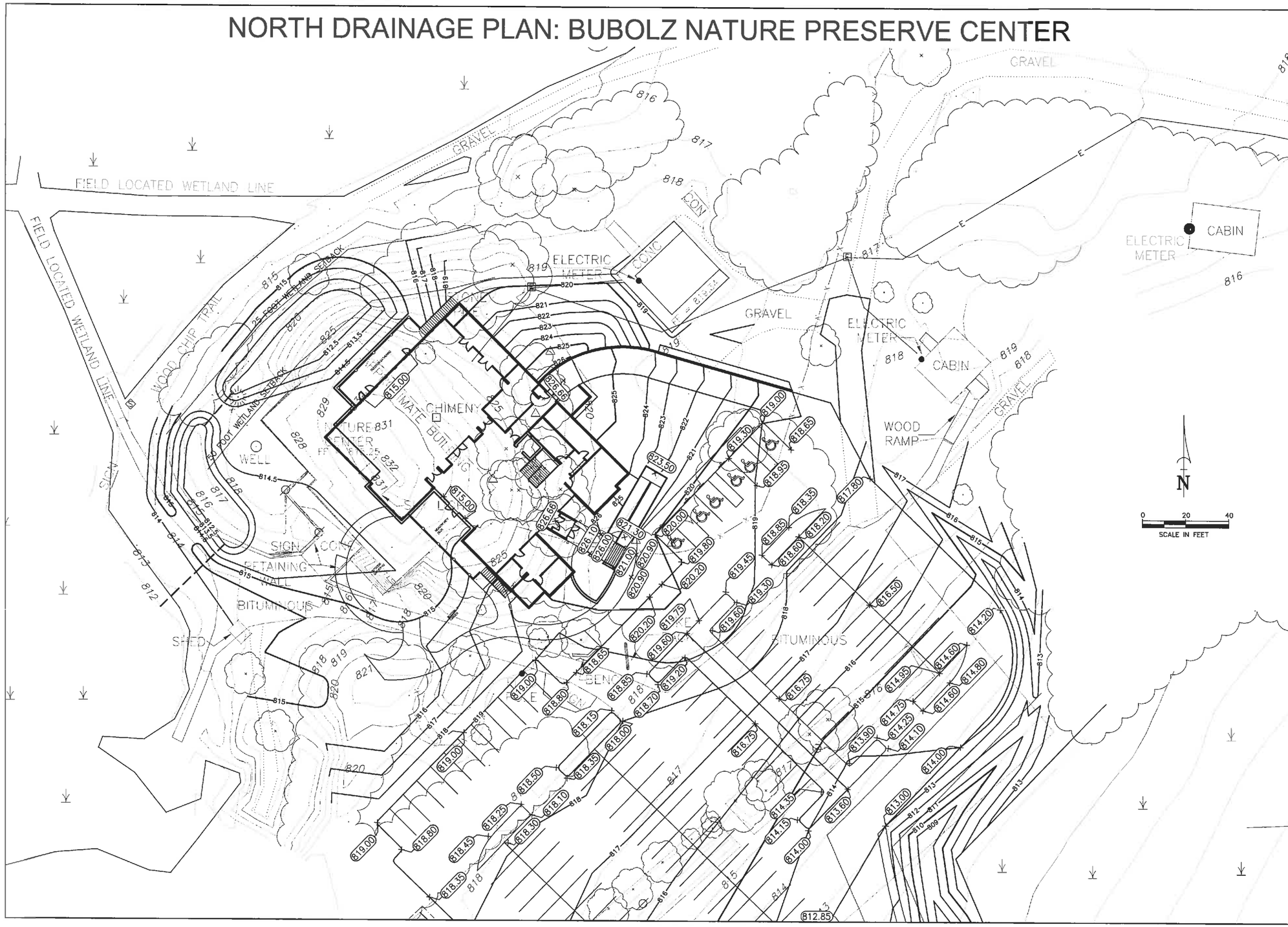
OVERALL DRAINAGE PLAN
BUBOLZ NATURE PRESERVE CENTER
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6-13-2016

COMPUTER FILE
Design\1-0772-001de.dwg

DRAWING NO.
C3.0

NORTH DRAINAGE PLAN: BUBOLZ NATURE PRESERVE CENTER



Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 | 800.236.0381

DRAWN BY	FIELDWORK	APPROVED
EAE		JWS

NO.	DATE	REVISION

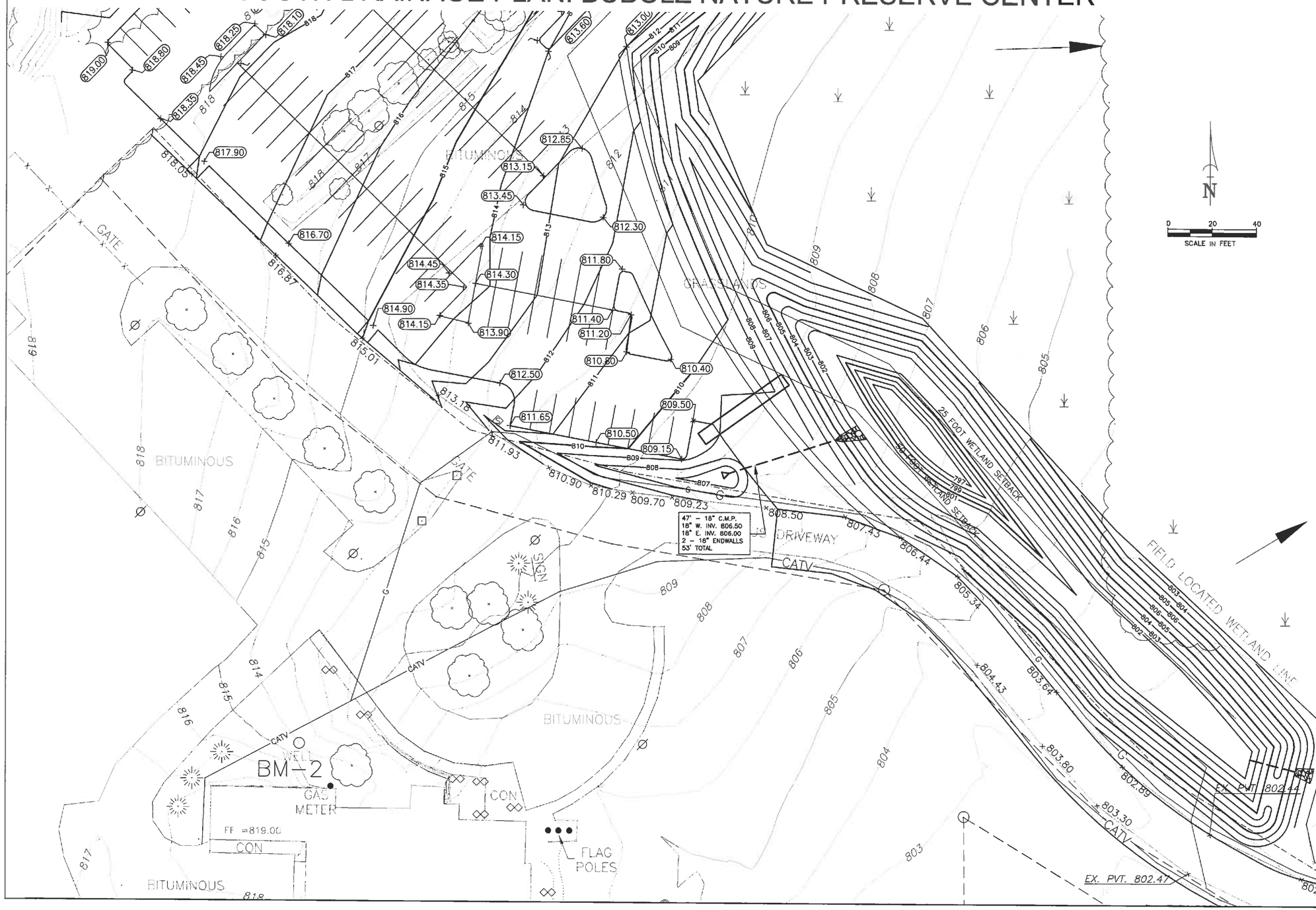
NORTH DRAINAGE PLAN
BUBOLZ NATURE PRESERVE CENTER
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6-13-2016

COMPUTER FILE
Design\1-0772-001de.dwg

DRAWING NO.
C3.1

SOUTH DRAINAGE PLAN: BUBOLZ NATURE PRESERVE CENTER



Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
EAE		JWS

NO.	DATE	REVISION

SOUTH DRAINAGE PLAN
BUBOLZ NATURE PRESERVE CENTER

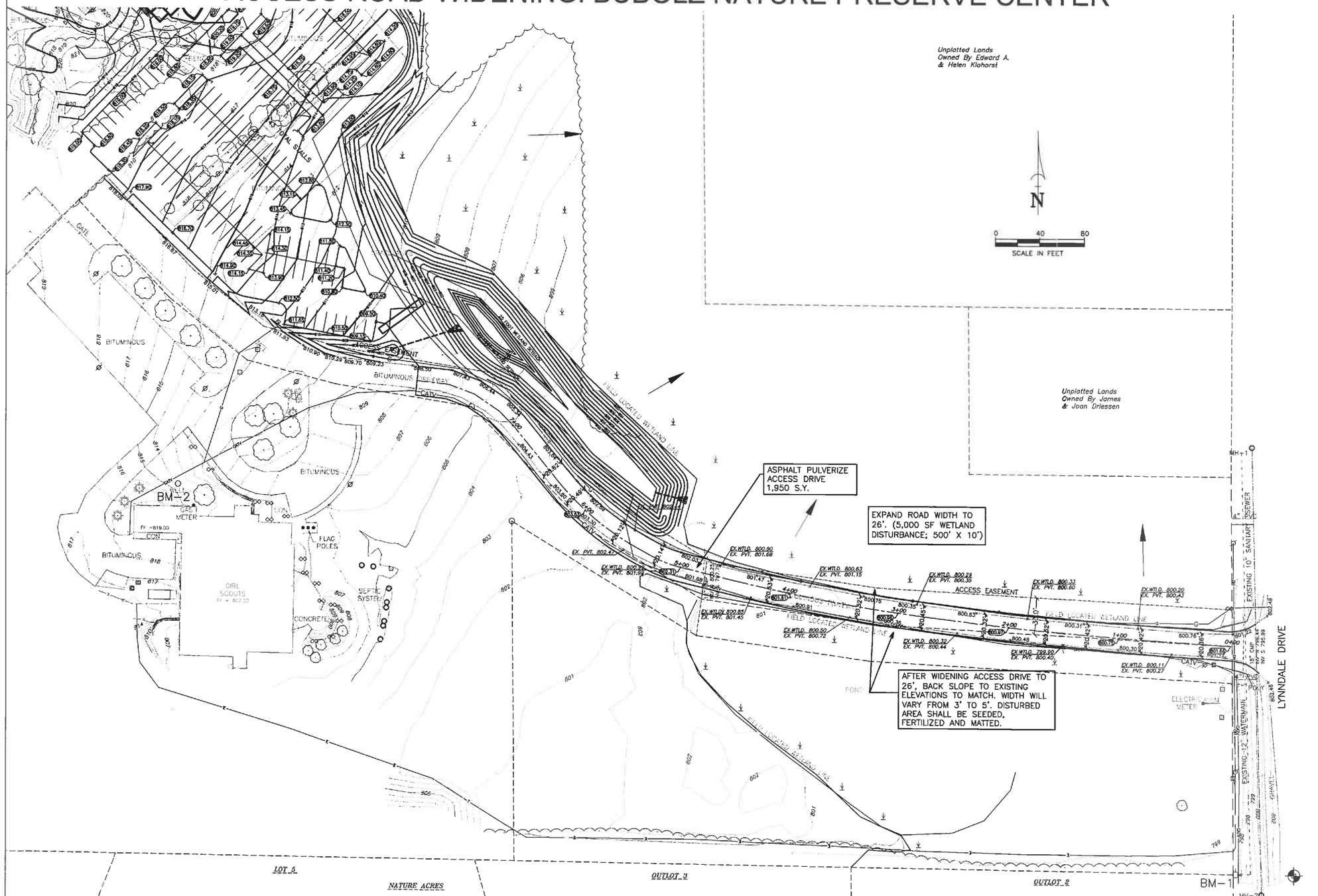
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6-13-2016

COMPUTER FILE
Design\1-0772-001de.dwg

DRAWING NO.
C3.2

ACCESS ROAD WIDENING: BUBOLZ NATURE PRESERVE CENTER



Martenson & Eisele, Inc.
Planning
Environmental
Surveying
Engineering
Architecture
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

DRAWN BY	FIELDWORK	APPROVED
EAE		JWS

NO.	DATE	REVISION

ACCESS ROAD WIDENING
BUBOLZ NATURE PRESERVE CENTER
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6-13-2016

COMPUTER FILE
Design\1-0772-001de.dwg

DRAWING NO.
C3.3

LANDSCAPE PLAN: BUBOLZ NATURE PRESERVE CENTER

N

0 40 80
SCALE IN FEET

LANDSCAPE SCHEDULE

Mark	Type	Initial Size	Mature Size	Quantity
AQ	EMERALD QUEEN MAPLE *(acer platanoides 'emerald queen')*	2-1/2"	40'	5
AR	RED SUNSET MAPLE *(acer rubrum 'franksred')*	2-1/2"	40'	1
AP	JAPANESE MAPLE *(acer palmatum atropurpureum)*	2-1/2"	10'	2
PC	NEWPORT PLUM *(prunus cerasifera)*	2-1/2"	20'	1
JH	HUGHES JUNIPER *(juniperus horizontalis 'hughes')*	2 GAL.	2'	18
SB	GOLDFLAME SPIREA *(spiraea x bumalda 'goldflame')*	2 GAL.	2-3'	3
BT	ROYAL BURGUNDAY BARBERRY *(berberis thunbergii 'gentry cultivar')*	2 GAL.	2'	4

LANDSCAPE NOTES

ALL DISTURBED AREAS TO BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS AFTER COMPLETION OF WORK IN THOSE AREAS. MULCH MATERIAL SHALL BE STRAW THAT IS PUNCH-CRIMPED INTO PLACE TO INHIBIT THE BLOWING OF MULCH.

PLANTING AREAS ADJACENT TO BUILDING AND WHERE NOTED AS "ROCK" SHALL BE WASHED RIVER STONE. BERMS AND PLANTING AREAS SURROUNDING NEW SHADE TREES SHALL BE SHREDDED MULCH WITHIN A BLACK VINYL EDGING STAKED AT MIN. 32" O.C. PROVIDE LANDSCAPING FABRIC AT ALL PLANTING BEDS.

BRACE DECIDUOUS SHADE AND ORNAMENTAL TREES AND WRAP TRUNK WITH FABRIC UP MIN. 36" ABOVE FINISH GRADE.

Martenson & Eisele, Inc.
1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381
Planning
Environmental
Surveying
Engineering
Architecture

DRAWN BY	FIELDWORK	APPROVED
EAE		JWS

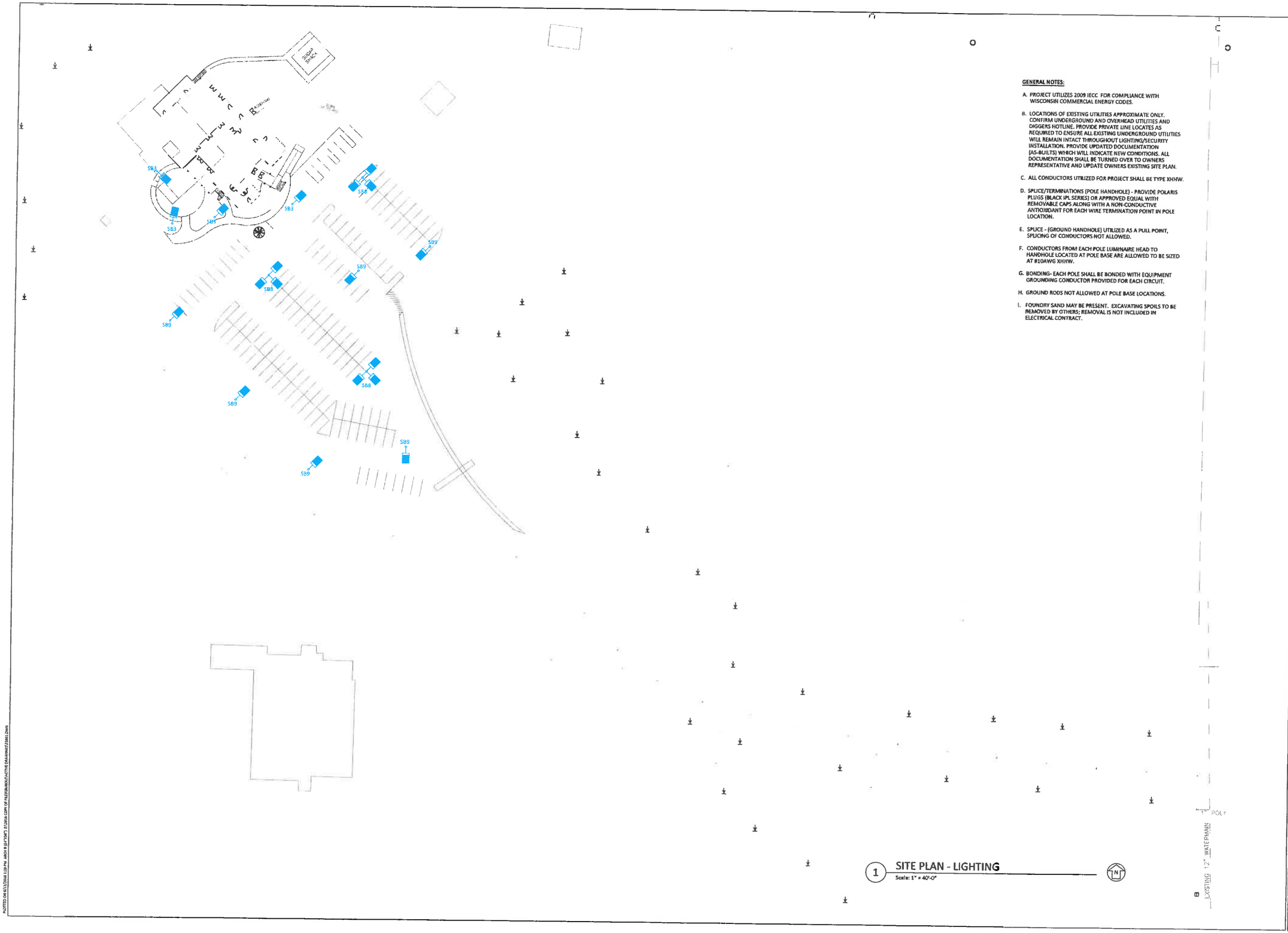
NO.	DATE	REVISION

LANDSCAPE PLAN
BUBOLZ NATURE PRESERVE CENTER
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN

SCALE	DATE
BAR SCALE	6-13-2016

COMPUTER FILE
Design\1-0772-001de.dwg

DRAWING NO.
C7.0



1 SITE PLAN - LIGHTING
Scale: 1" = 40'-0"

GENERAL NOTES:

A. PROJECT UTILIZES 2009 IECC FOR COMPLIANCE WITH WISCONSIN COMMERCIAL ENERGY CODES.

B. LOCATIONS OF EXISTING UTILITIES APPROXIMATE ONLY. CONFIRM UNDERGROUND AND OVERHEAD UTILITIES AND DIGGERS HOTLINE. PROVIDE PRIVATE LINE LOCATES AS REQUIRED TO ENSURE ALL EXISTING UNDERGROUND UTILITIES WILL REMAIN INTACT THROUGHOUT LIGHTING/SECURITY INSTALLATION. PROVIDE UPDATED DOCUMENTATION (AS-BUILTS) WHICH WILL INDICATE NEW CONDITIONS. ALL DOCUMENTATION SHALL BE TURNED OVER TO OWNERS REPRESENTATIVE AND UPDATE OWNERS EXISTING SITE PLAN.

C. ALL CONDUCTORS UTILIZED FOR PROJECT SHALL BE TYPE XHHW.

D. SPLICE/TERMINATIONS (POLE HANDHOLE) - PROVIDE POLARIS PLUGS (BLACK IPL SERIES) OR APPROVED EQUAL WITH REMOVABLE CAPS ALONG WITH A NON-CONDUCTIVE ANTIOXIDANT FOR EACH WIRE TERMINATION POINT IN POLE LOCATION.

E. SPLICE - (GROUND HANDHOLE) UTILIZED AS A PULL POINT, SPLICING OF CONDUCTORS NOT ALLOWED.

F. CONDUCTORS FROM EACH POLE LUMINAIRE HEAD TO HANDHOLE LOCATED AT POLE BASE ARE ALLOWED TO BE SIZED AT #10AWG XHHW.

G. BONDING- EACH POLE SHALL BE BONDED WITH EQUIPMENT GROUNDING CONDUCTOR PROVIDED FOR EACH CIRCUIT.

H. GROUND RODS NOT ALLOWED AT POLE BASE LOCATIONS.

I. FOUNDRY SAND MAY BE PRESENT. EXCAVATING SPOILS TO BE REMOVED BY OTHERS; REMOVAL IS NOT INCLUDED IN ELECTRICAL CONTRACT.

FAITH TECHNOLOGIES
ELECTRICAL CONTRACTOR
2662 American Drive, P.O. Box 627
Appleton, WI 54912-0627
(920) 225-6500 office
www.faithtechnologies.com

Bubolz Nature Preserve Center
Town of Grand Chute, Winnebago County, Wisconsin
Appleton, WI
Lighting Plan

Copyright © Faith Technologies, Inc. 2016, All Rights Reserved. No part or whole may be made without prior written authorization from Faith Technologies, Inc. The contents of this document are subject to intellectual property rights and will not be disclosed to third parties or used for any other purpose than that for which it is intended without prior written consent of Faith Technologies, Inc. Faith Technologies, Inc. is liable for any direct, indirect, incidental, or consequential damages or any other claims that result from the unauthorized duplication or use of this document or any part of this document.

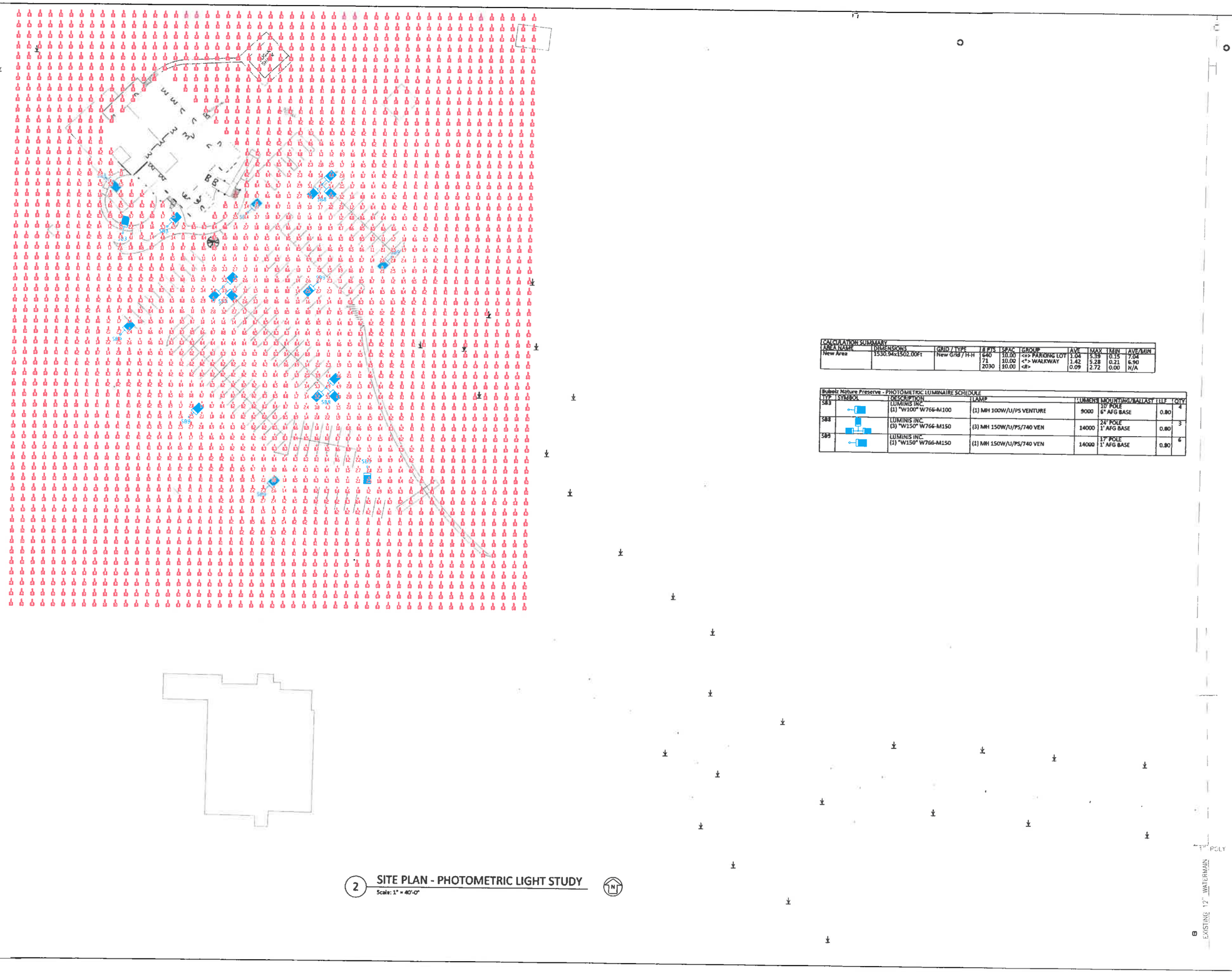
DATE:	NO:	REVISIONS:	RESP:

PROJECT NUMBER
1642301

DRAWN BY:	N. Kanter
DESIGNED BY:	N. Kanter
APPROVED BY:	T. Full
DATE:	06/13/2016
SCALE:	1"=40'-0"

SHEET
ES001

PLOTTED ON 6/13/2016 1:10 PM ABCR B (24"X36") FOR FIX COPY OF FILE F:\BUILDING\ACTIVE DRAWINGS\1642301.DWG



CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	AVE/MIN
New Area	1530.94x1502.00Ft	New Grid / H-H	640	10.00	<*> PARKING LOT	1.04	5.39	0.15	7.04
			71	10.00	<*> WALKWAY	1.42	5.28	0.21	6.90
			2030	10.00	<#>	0.09	2.72	0.00	N/A

Bubolz Nature Preserve - PHOTOMETRIC LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
SB3		LUMINIS INC. (1) "W100" W766-M100	(1) MH 100W/U/PS VENTURE	9000	10' POLE 6" AFG BASE	0.80	4
SB4		LUMINIS INC. (3) "W150" W766-M150	(3) MH 150W/U/PS/740 VEN	14000	24' POLE 1' AFG BASE	0.80	3
SB5		LUMINIS INC. (1) "W150" W766-M150	(1) MH 150W/U/PS/740 VEN	14000	17' POLE 1' AFG BASE	0.80	6

2 SITE PLAN - PHOTOMETRIC LIGHT STUDY
Scale: 1" = 40'-0"

FAITH TECHNOLOGIES
ELECTRICAL CONTRACTOR
2662 American Drive, P.O. Box 627
Appleton, WI 54912-0627
(920) 735-5500 office
www.faithtechnologies.com

Bubolz Nature Preserve Center
Town of Grand Chute, Winnebago County, Wisconsin
Appleton, WI
Lighting Photometric Plan

Copyright © Faith Technologies, Inc. 2016. All Rights Reserved. No part of this document may be used, reproduced, or disclosed without prior written permission from Faith Technologies, Inc.
The contents of this document are subject to trade secrets and confidential information of Faith Technologies, Inc. Any use, disclosure, reproduction, or distribution of the contents of this document is prohibited and may be subject to civil and criminal liability. Faith Technologies, Inc. is not liable for any direct, indirect, accidental, special, or consequential damages or any other claims that result from the unauthorized duplication or use of this document or any part of its contents.

DATE:	NO:	REVISIONS:	REQ'D:

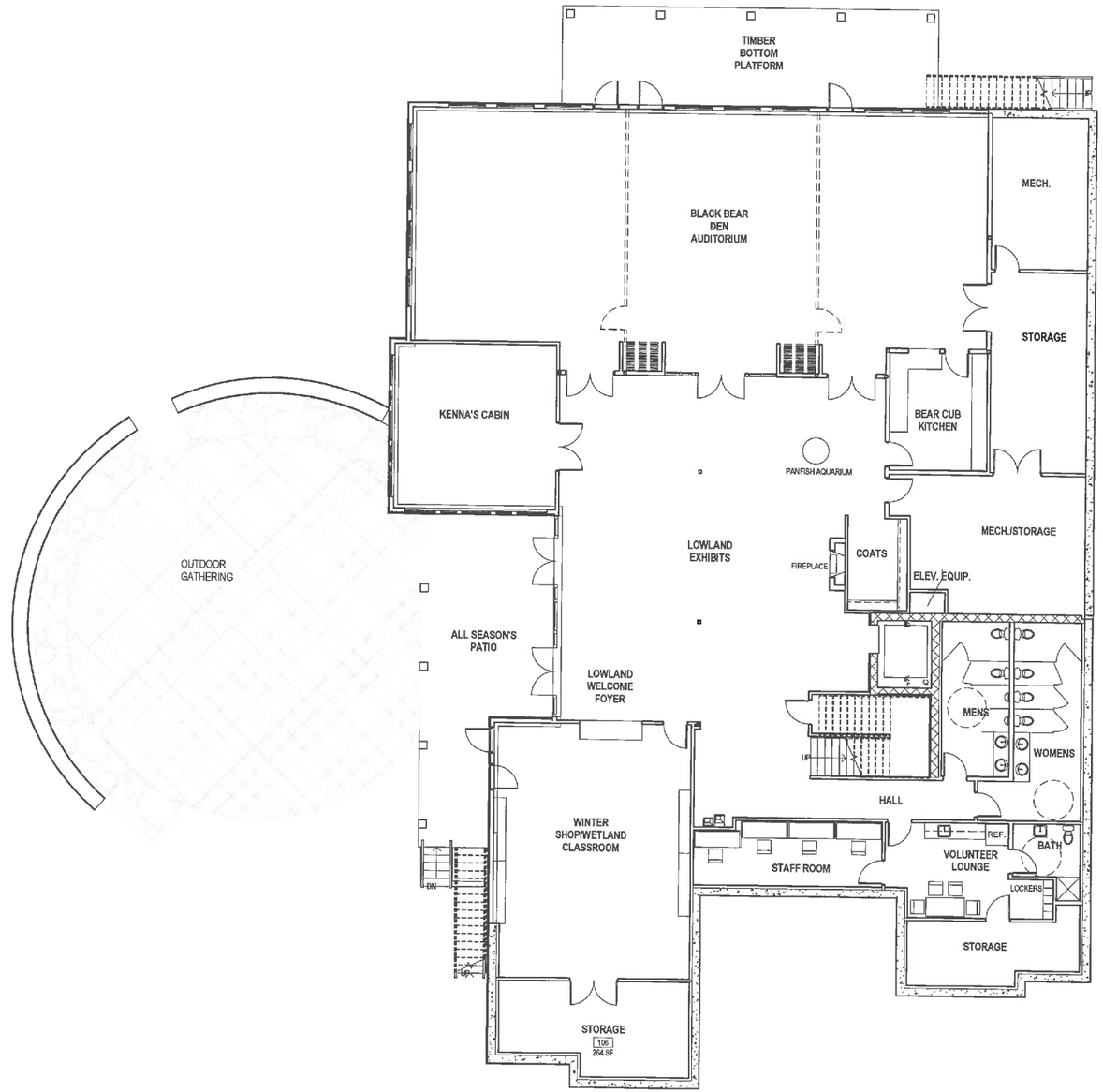
PROJECT NUMBER
1642301

DRAWN BY:	N. Kanter
DESIGNED BY:	N. Kanter
APPROVED BY:	T. Full
DATE:	06/13/2016
SCALE:	1"=40'-0"

SHEET
EN001

GORDON BUBOLZ
NATURE PRESERVE
AVRES
ASSOCIATES

AYRES
ASSOCIATES



1 LOWLANDS LEVEL
1/8" = 1'-0"

TOTAL AREA 18,100 SF

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

5/27/16 NUMBER:

MARK	DATE	DESCRIPTION

FAITH TECHNOLOGIES
BUBOLZ NATURE PRESERVE CENTER
4815 N LYNNDALE DR. APPLETON, WI 54913

AYRES ASSOCIATES
Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54702
(715) 834-3161
River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54022
(715) 425-4908
Fax: (715) 426-5866

FLOOR PLAN - LOWER LEVEL

THE DESIGNS AND PLANS INDICATED ON THIS DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

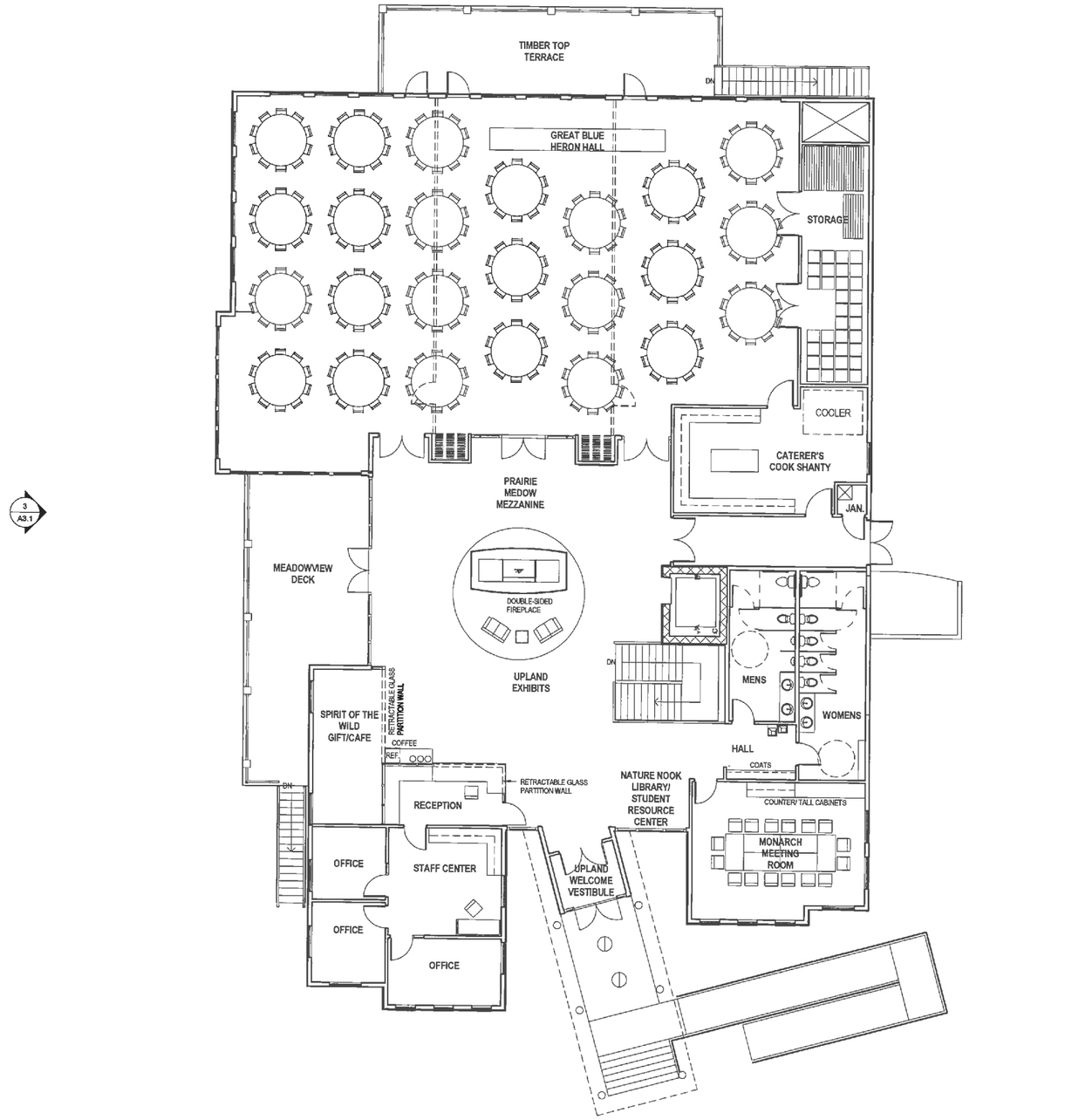
PROJECT No: 08-1779

A2.0

5/27/16

NOT FOR CONSTRUCTION - SCHEMATIC DESIGN

6/13/2016 11:51:34 AM C:\Users\Kristy\Desktop\Revit Local\Warehouse 21\Bubolz Nature Preserve_CENTRAL_stellar2.rvt



1 UPLANDS LEVEL
1/8" = 1'-0"

TOTAL AREA 18,100 SF

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

5/27/16 NUMBER:

MARK	DATE	DESCRIPTION

FAITH TECHNOLOGIES
BUBOLZ NATURE PRESERVE CENTER
4815 N LYNNDALE DR. APPLETON, WI 54913

AYRES ASSOCIATES
Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54702
(715) 834-3161
River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54022
(715) 426-4908
Fax: (715) 426-5866

FLOOR PLAN - LEVEL ONE

THIS DESIGN IS NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE OR PROJECT WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES

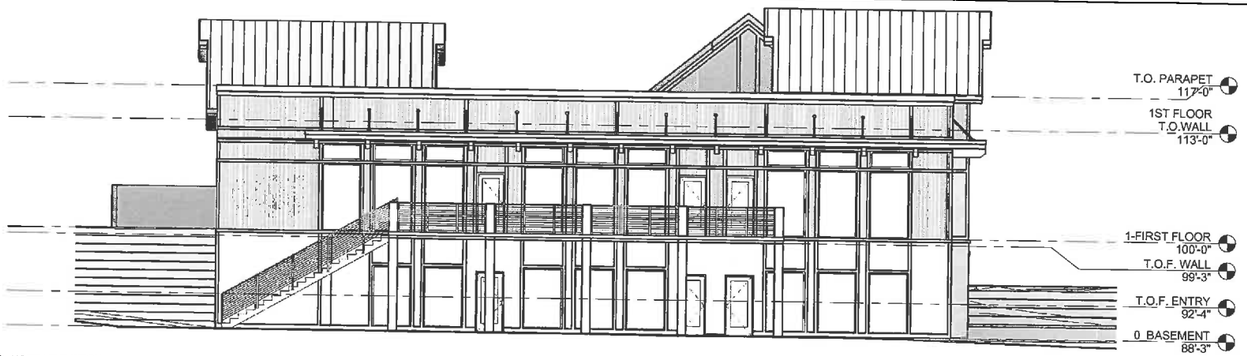
NOT FOR CONSTRUCTION - SCHEMATIC DESIGN

PROJECT No: 06-1779

A2.1

5/27/16

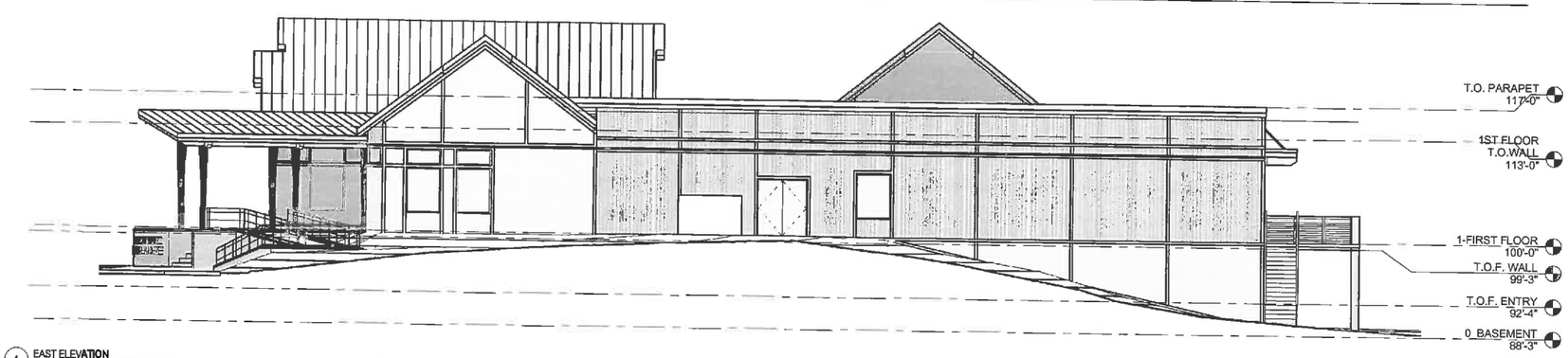
6/13/2016 11:51:44 AM C:\Users\Kristy\Desktop\Revit Local\Warehouse 21\Bubolz Nature Preserve_CENTRAL_stellar2.rvt



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

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

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



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

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

5/27/16 NUMBER:

MARK	DATE	DESCRIPTION

FAITH TECHNOLOGIES
BUBOLZ NATURE PRESERVE CENTER
4815 N LYNNDALE DR. APPLETON, WI 54913

AYRES ASSOCIATES
Eau Claire Office
3433 Oakwood Hills Parkway
Eau Claire, Wisconsin 54702
(715) 834-3161
River Falls Office
215 N. Second Street Suite 204
River Falls, Wisconsin 54022
(715) 426-4908
Fax: (715) 426-5866

EXTERIOR ELEVATIONS

THIS DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR CLAIMS SHALL BE USED OR REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES

PROJECT No: 08-1779

A3.1

5/27/16

NOT FOR CONSTRUCTION - SCHEMATIC DESIGN

6/13/2016 11:52:01 AM C:\Users\Kristy\Desktop\Revit Local\Warehouse 21\Bubolz Nature Preserve_CENTRAL_stelter2.rvt

17/18.

Town of Grand Chute
Special Exception Amendment
Conrado Lopez Mendez & Oscar Lopez Mendez , dba Castilla Bistro & Tapas
Outdoor Service/Beer Garden

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: July 13, 2016

Address: 213 S. Nicolet Road **App. #: SE-13-16**

REQUEST

1. **Proposed Use(s):** New business - food & beverage service on existing outdoor patio
2. **Project Description:** Fenced patio adjoins the north side of the building
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

ANALYSIS

This is a request for approval to allow this new building operator the right for use of the outdoor patio area previously used by Gather Restaurant. The patio is compliant with Town code. Hours of operation on the patio are restricted by ordinance. Food and beverage service has to end at 10:30 p.m. and no food or beverage consumption is allowed after 11:00 p.m.

FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity.** *Yes.*
b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards.** *Yes.*
c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking.** *NA.*
d. **Adequate public facilities and services are available for the proposed Special Exception use of structure.** *Yes.*

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception (SE-13-16) requested by Conrado Lopez Mendez and Oscar Lopez Mendez dba Castilla Bistro & Tapas, 213 S. Nicolet Road, for operation of an outdoor service/beer garden.

Coming
Soon!
Cast
Bistro &
SE-13-16

19/20.

Town of Grand Chute
Special Exception Request
Appleton Area School District and Wisconsin Connections Academy K-12 Public Online School

---

To: **Plan Commission**

From: **Robert Buckingham, Community Development Director**

Date: **July 13, 2016**

Address: **350 W. Capitol Drive** **App. #: SE-14-16**

REQUEST

1. **Proposed Use:** Administrative and teaching/instructional operations
2. **Project Description:** Remodel and occupy former Appleton Public Montessori School property
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

The Appleton Area School District (AASD) owns this property, which formerly was the site of the Public Montessori School. AASD now plans to operate its Wisconsin Connections Academy (WCA) online school from the property. Additional background on WCA is provided in the packet. Unlike a typical school where teachers and students are in the same facility, WCA will only have teachers in it. Students work from home using technology as a link into instructional and learning resources provided through WCA. Average daily occupancy at the school property will be 22 – 24 adult employees during a typical school day. Daily occupancy during summer non-school months will drop to at least 2 employees. The building interior and site exterior will undergo minor remodeling to create new work spaces, to provide new wall, ceiling and floor finishes, and to re-stripe the parking lot and remove playground equipment. Occupancy will occur in advance of the upcoming academic year. The use of the facility for continued public education purposes is a good outcome for AASD, the Town, and residential neighbors. We have received a number of neighbor inquiries in recent years, with concerns being expressed over the potential uses of the property that would not be compatible with the surrounding residential properties. This "re-use" of a public school facility for a virtual school is an ideal occupancy at this location.

FINDINGS OF FACT IN GRANTING OF A SPECIAL EXCEPTION

a. **The establishment, maintenance or operation of the proposed Special Exception use or structure at the proposed location will not be detrimental or injurious to the use and enjoyment of existing uses on adjacent properties or properties in the vicinity.** *Yes.*
b. **The establishment, maintenance or operation of the proposed Special Exception use or structure, alone or in combination with other existing Special Exception uses and structures in the vicinity will not cause traffic hazards.** *Yes.*
c. **Adequate provision is made for surface water drainage, ingress and egress to the property, and off-street parking.** *Yes.*
d. **Adequate public facilities and services are available for the proposed Special Exception use of structure.** *Yes.*

RECOMMENDATION

Staff has reviewed and supports a Plan Commission recommendation for approval of the Special Exception Permit (SE-14-16) requested by the Appleton Area School District and Wisconsin Connections Academy, 350 W. Capitol Drive, to allow operation of a K-12 public online school at the former Appleton Public Montessori School property.

Grand Chute GIS Map

SE-14-16

This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys

Appleton Area School District
Wisconsin Connections Academy

"The school is virtual, but the learning experience is real."
Michelle Mueller, Principal
Jeff LeMahieu, Dean of Students

Background on Wisconsin Connections Academy

Wisconsin Connections Academy (WCA) is a pioneering K-12 virtual public charter school whose mission is learning online through a strong family-school partnership. WCA provides a rigorous curriculum while balancing flexibility with accountability. As a high quality, highly accountable virtual charter school, WCA continues to aspire to fulfill the intent of the Appleton Area School District (AASD) to address the needs of all learners and open the way for Wisconsin families to benefit from this important form of public education. WCA is based in Appleton, where its school staff may take full advantage of the guidance of the AASD. The school opened its virtual doors in September 2002.

WCA represents an innovative approach to public education for the 21st century. Working from home under the guidance of certified teachers with whom they interact via technology following a Personalized Learning Plan, WCA students engage in a rigorous, Wisconsin standards-aligned curriculum that is rich in print, enhanced by technology, and tailored to their learning needs. Each WCA student has a "Learning Coach" – a parent or another caring adult designated by the parents, who works in partnership with the school's professional teachers. In addition, students have access to powerful learning software and communications tools, and their progress through the WCA curriculum is monitored by a unique learning management system, Connexus, designed specifically for this K-12 virtual school. The WCA model features individualized instruction, parent involvement, accountability via online and offline assessments, high-quality teaching, technology-rich schooling, and proven curriculum. Students have opportunities for interaction and socialization during instructional activities and extracurricular activities. Students graduating from WCA will meet all graduation requirements and receive a WCA/AASD diploma.

While most Wisconsin students are well-served in a brick-and-mortar setting, there are others for whom only an alternative like WCA – with its individualized instruction and flexible scheduling – will satisfy their learning needs.

Average Daily Occupancy

On a typically day, there will be 22 adults on the premises.

120 East Harris, Appleton, WI 54911 ~ Phone: 920-993-7076 ~ Fax: 920-832-6284 ~ aasd.k12.wi.us/wca

Appleton Area School District
Facilities & Operations Center, 531 N. Morrison St., Appleton, WI 54911
Phone: 920-832-6306 • Fax: 920-993-7096

July 11, 2016

Bob Buckingham
Community Development Director
Grand Chute Town Hall
1900 W. Grand Chute Boulevard
Grand Chute, WI 54913-9613

Dear Bob,

Please accept the following additional narrative as requested for the Special Exception Application on behalf of the Wisconsin Connections Academy (WCA) c/o Appleton Area School District (AASD). WCA is a school within AASD. A copy of the original application has been included at the end of this document for reference. Suggested requested bullet points, from your email on 7/6/16 2:52 pm, have been included directly below with responses.

1. *What is the Background/history on the Academy?*
    a. See attached background document.
2. *What facility is this replacing?*
    a. The proposed WCA facility remodel is replacing the once existing Montessori School facility and grounds.
    b. The replacement differs in that WCA will only require adult, capable of self-preservation, occupancy.
3. *Will there be any on-site student instructional classrooms?*
    a. No.
4. *What is the expected date of occupancy?*
    a. WCA would like to take occupancy as soon as possible after approval of the application.

b. The Principal and Secretary are ready to move in immediately and the balance of the staff is scheduled to report on August 22, 2016.

5. *What if any are the planned changes/modifications/remodeling of the building or property*?

   a. The building interior is anticipated to undergo minor remodeling in the way of new:

      i. Administrative offices

      ii. Reception counter & Waiting area

      iii. Copy area

      iv. Coffee/Break area

      v. Fully accessible restrooms

      vi. Open office area for instructor cubicles

      vii. Floor, ceiling and wall finishes: carpet, tile, paint, acoustical tile, paint.

   b. The building exterior and site is anticipated to undergo minor remodeling in the way of:

      i. Replacement of deteriorating concrete stoop, at front entry accessible ramp.

      ii. Re stripe of asphalt parking lot.

      iii. Remove playground equipment.

6. *What will be the average daily occupancy numbers at the school (teachers, staff, leadership team)*?

   a. The facility will be occupied during the summer non-school months with at least 2 full time employees.

   b. The facility will be occupied with approximately 24 employees during typical school days.

7. *Is this year-round occupancy or just typical school year timeframe*?

   a. Please see response to #5 above.

8. *Relevant comments*:

   a. In the Architect of Record's professional opinion, "The proposed occupancy, although relatively new as realized by the advancement of technology in the transmission of audio/visual signals, is somewhat different than a typical K-12 school. A typical school has teachers and student in the same physical facility,

while the proposed facility will only have teachers in it. None the less, the proposed function of the facility is part and parcel to the K-12 education process, Teacher – Student. Also the proposed facility occupancy is of a *lesser hazard* than a typical school in that children are not present on-site. So in reality the facility will be operated similarly to a K-12 school with live class instructions and should be considered a K-12 operations facility, and not a typical business facility."

If you have any additional questions, please contact me.

Respectfully,

Joseph R. Sargent

Joseph R. Sargent, P.E.
Engineering Services Coordinator
Appleton Area School District

Enclosure
1. WCA Background
2. Architect of Record Opinion
3. Original Application

Hoffman®
Planning, Design & Construction, Inc.

July 8, 2016

Bob Buckingham
Community Development Director
Grand Chute Town Hall
1900 W. Grand Chute Boulevard
Grand Chute, WI 54913-9613

Dear Bob,

Per your conversation with Mark Robbins, we are requesting the Appleton Area School District forward the additional information concerning the Special Exception Application for the moving of the Wisconsin Connections Academy (WCA) to the building at 350 West Capital Drive which was previously occupied by the Montessori School.

In our opinion as the Architect of Record, the proposed occupancy, although relatively new as realized by the advancement of technology in the transmission of audio/visual signals, is somewhat different than a typical K-12 school. A typical school has teachers and student in the same physical facility, while the proposed facility will only have teachers in it. None the less, the proposed function of the facility is part and parcel to the K-12 education process, Teacher – Student. Also the proposed facility occupancy is of a lesser hazard than a typical school in that children are not present on-site. So in reality the facility will be operated similarly to a K-12 school with live class instructions and should be considered a K-12 operations facility, and not a typical business facility.

Should you have questions about this request, please feel free to contact me at 920.380.2114 or jandres@hoffman.net or Mark Robbins at 920.380.2164 or mrobbins@hoffman.net.

Respectfully submitted,

Jody Andres AIA LEED AP
K-12 Market Leader | Senior Project Architect
Hoffman Planning, Design & Construction, Inc.
920.380.2114 | jandres@hoffman.net

21.

Town of Grand Chute
Site Plan Review
JVL Construction, dba Fox Valley Storage

To: Plan Commission

From: Michael Patza, Town Planner

Date: July 14, 2016

Address: 5325 N. Ballard Road **App. #: SP-11-16**

REQUEST

1. **Proposed Use(s):** Self-storage use
2. **Project Description:** Construction of self-storage units and associated site improvements
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

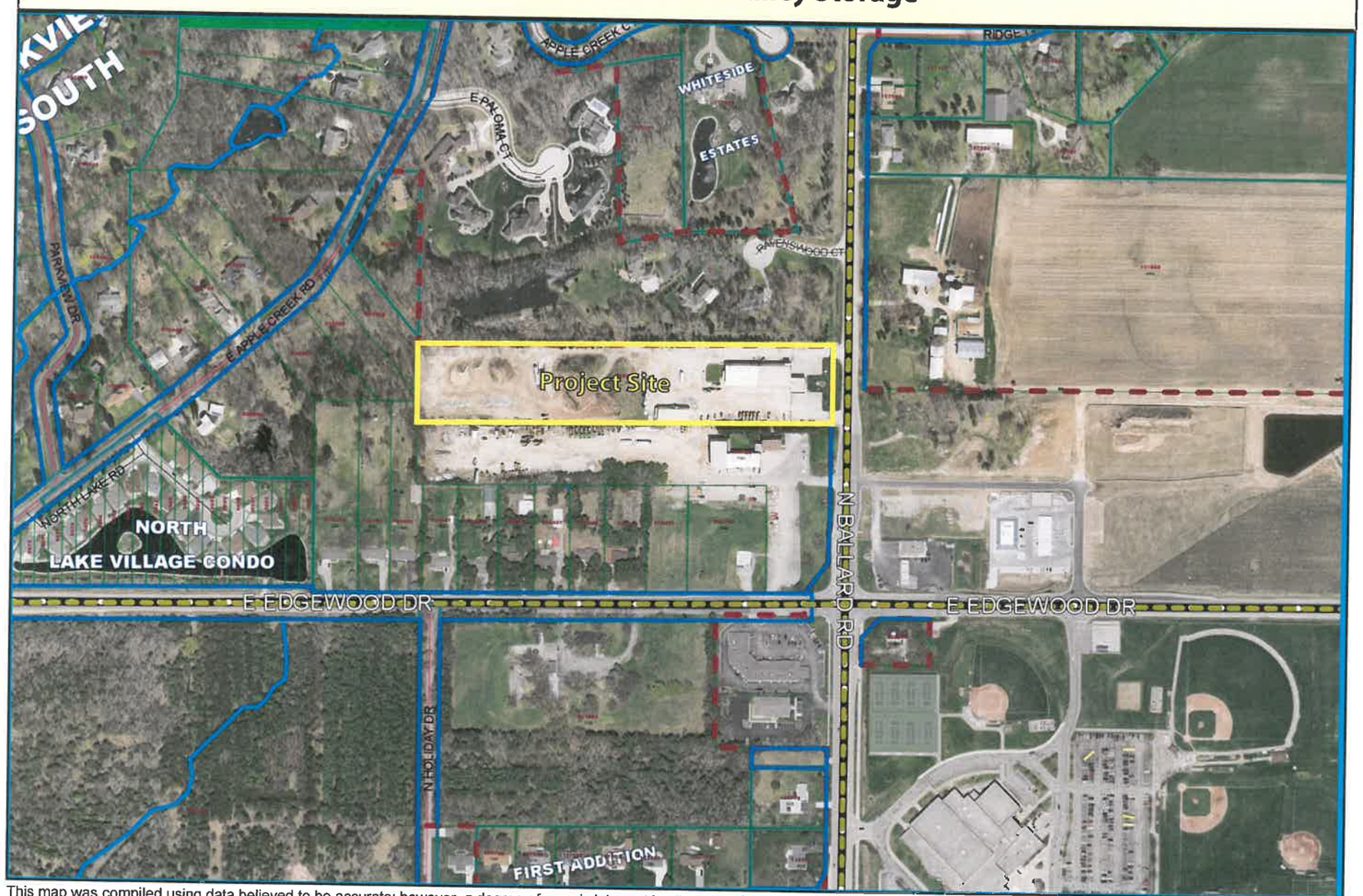
Applicant proposes the construction 9 new self-storage units and associated site improvements on this 6.94 acre property. The property was recently rezoned from a split zoning of RSF Single Family Residential District and IND Industrial District to CL Local Commercial District. This property was formerly used for rock crushing/pulverizing, which created conflicts with adjacent residential properties. The proposed use of the property will be a drastic improvement over previous conditions and will help alleviate those issues. The result of the project will be an increase in greenspace and a reduction in impervious surface to meet the Town's code requirements.

The Stormwater Management Plan for the project consists of using overland flow to direct runoff to an infiltration basin on the north side of the property. This site is one of the few areas of the Town with sandy soils that allow enough infiltration to meet the Town's stormwater requirements. Measures will be in place to ensure no stormwater runoff flows north onto adjacent residential properties, which has been an issue in the past. The Stormwater Management and Erosion Control Plans are under review by the Town Engineer and their approval is a condition of Site Plan approval. The Landscape Plan has been reviewed and approved by staff. The Site Lighting Plan is under review by staff and its approval is a condition of Site Plan approval. All other code requirements are met with this request.

RECOMMENDATION

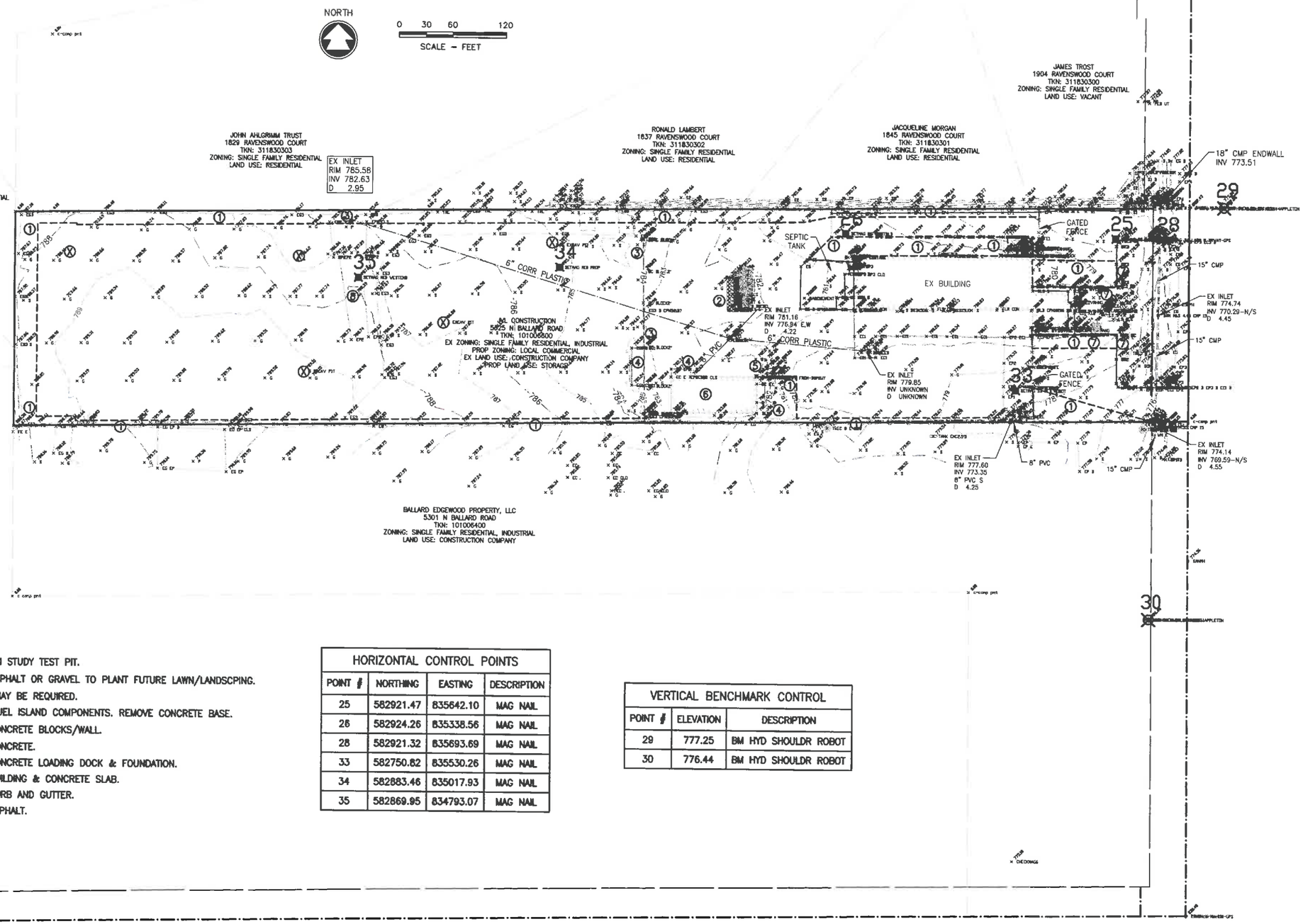
Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-11-16) requested by JVL Construction, dba Fox Valley Storage, 5325 N. Ballard Road, for the construction of self-storage units and associated site improvements subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; and, (2) staff approval of the Site Lighting Plan.

SP-11-16 -- Fox Valley Storage



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys

203.1 0 203.1 406.2



- ⓧ INFILTRATION STUDY TEST PIT.
- ① REMOVE ASPHALT OR GRAVEL TO PLANT FUTURE LAWN/LANDSCPING. SAWCUTS MAY BE REQUIRED.
- ② SALVAGE FUEL ISLAND COMPONENTS. REMOVE CONCRETE BASE.
- ③ REMOVE CONCRETE BLOCKS/WALL.
- ④ REMOVE CONCRETE.
- ⑤ REMOVE CONCRETE LOADING DOCK & FOUNDATION.
- ⑥ REMOVE BUILDING & CONCRETE SLAB.
- ⑦ REMOVE CURB AND GUTTER.
- ⑧ REMOVE ASPHALT.

HORIZONTAL CONTROL POINTS

POINT #	NORTHING	EASTING	DESCRIPTION
25	582921.47	835642.10	MAG NAIL
26	582924.26	835338.56	MAG NAIL
28	582921.32	835693.69	MAG NAIL
33	582750.82	835530.26	MAG NAIL
34	582883.46	835017.93	MAG NAIL
35	582869.95	834793.07	MAG NAIL

VERTICAL BENCHMARK CONTROL

POINT #	ELEVATION	DESCRIPTION
29	777.25	BM HYD SHOULDR ROBOT
30	776.44	BM HYD SHOULDR ROBOT

McMAHON
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

McMahon provides this drawing & data, regardless of form, as instruments of service. All rights including copyrights are retained by McMahon. The client and/or recipient agrees to the extent permitted by law to indemnify and hold McMahon harmless for any reuse of or changes made to the original drawing or data without prior written consent by McMahon.

NO.	DATE	REVISION

BALLARD ROAD STORAGE
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN
EXISTING SITE PLAN, DEMOLITION PLAN AND SURVEY CONTROL

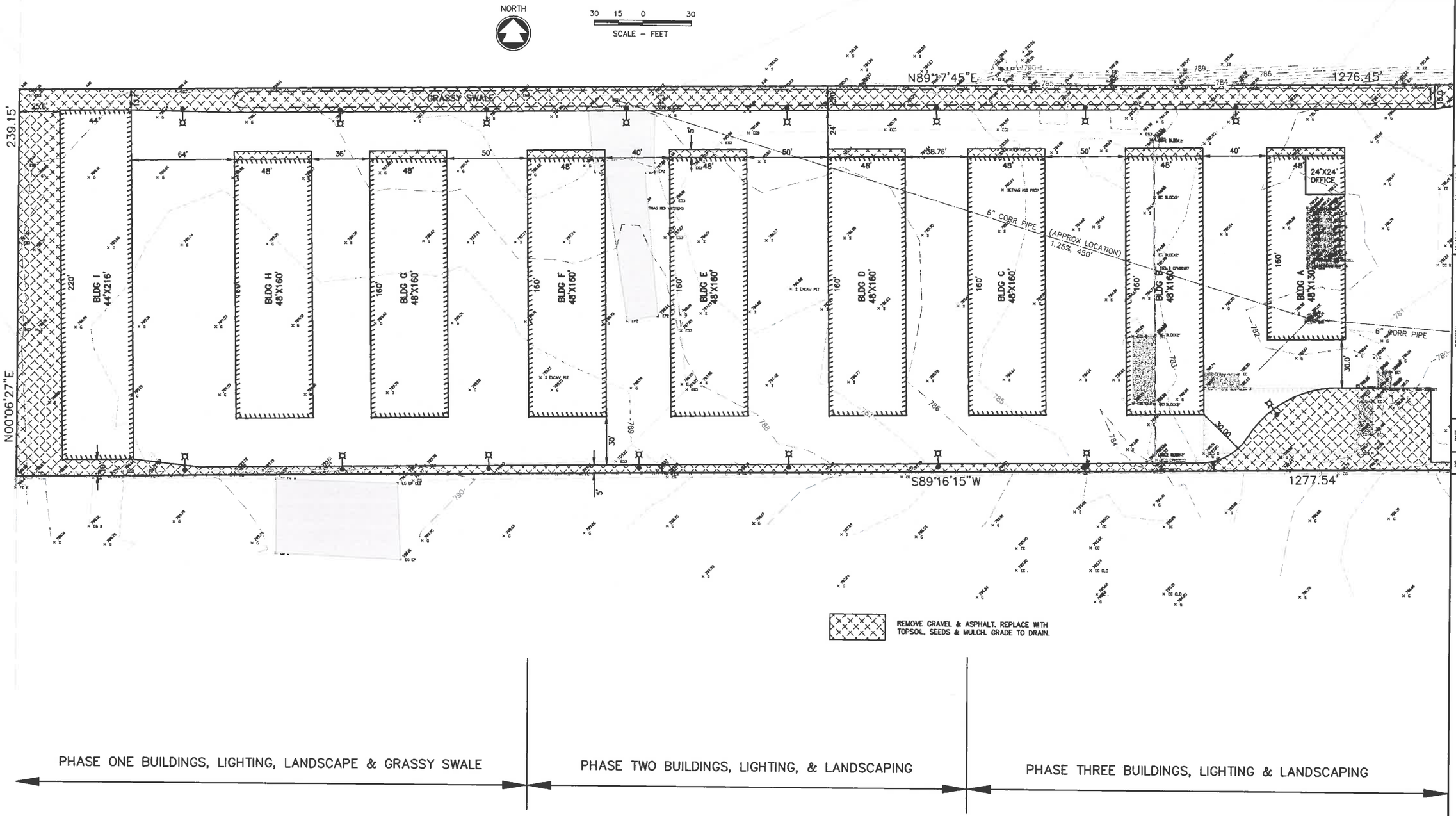
DESIGNED	DRAWN
BTH	MJA

PROJECT NO. J0945 9-15-00045

DATE MAY, 2016

SHEET NO. 02

bhamblin, W:\PROJECTS\J0945\916004511\CADD\Civil3D\plan sheets\02 EXISTING SITE PLAN, DEMOLITION PLAN AND SURVEY CONTROL.dwg, 02 existing site plan demolition plan and survey control, Plot Date: 7/1/2016 11:15 AM, xrefs: (x-exist topo ivl 5325 n ballard rd 884 07adj, x



NOTE: PHASING IS APPROXIMATE. OWNER RESERVES THE RIGHT TO MODIFY THE CONSTRUCTION INCLUDED IN EACH PHASE.
THE GRASSY SWALE MUST BE CONSTRUCTED IN ITS ENTIRETY AS PART OF THE FIRST PHASE.

McMAHON
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

McMahon provides this drawing and data, regardless of form, as instruments of service. All rights including copyrights are retained by McMahon. The client and/or recipient agrees to the fullest extent permitted by law to indemnify and hold McMahon harmless for any reuse of or changes made to the original drawing or data without prior written consent by McMahon.

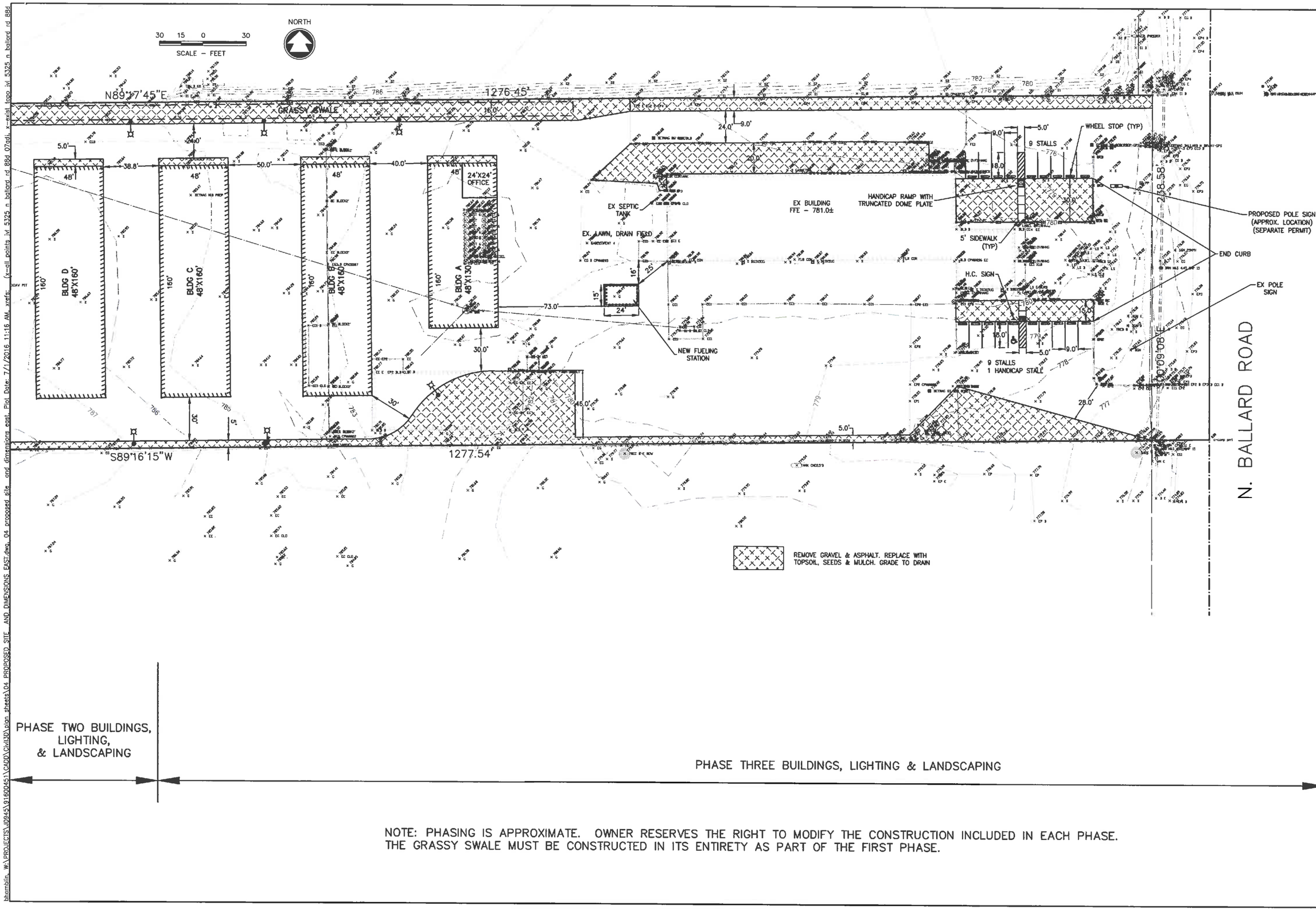
NO.	DATE	REVISION

Ballard Road Storage
Town Of Grand Chute, Outagamie County, Wisconsin
PROPOSED SITE AND DIMENSIONS WEST

DESIGNED	DRAWN
BTH	MJA

PROJECT NO. J0945 9-15-00045
DATE MAY, 2016
SHEET NO. 03

bhamblin, W:\PROJECTS\J0945\91600451\CADD\Civil3D\plan sheets\03 PROPOSED SITE AND DIMENSIONS WEST.dwg, 03 proposed site and dimensions west, Plot Date: 7/1/2016 11:16 AM, xrefs: (x-all points jvl 5325 n ballard rd 88d 07adj), x-exist shade jvl 5325 n ballard rd 88



NOTE: PHASING IS APPROXIMATE. OWNER RESERVES THE RIGHT TO MODIFY THE CONSTRUCTION INCLUDED IN EACH PHASE. THE GRASSY SWALE MUST BE CONSTRUCTED IN ITS ENTIRETY AS PART OF THE FIRST PHASE.

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

McMahon provides this drawing and data, regardless of form, as instruments of service. All rights including copyrights are retained by McMahon. The client and/or recipient agrees to the fullest extent permitted by law to indemnify and hold McMahon harmless for any reuse of or changes made to the original drawing or data without prior written consent by McMahon.

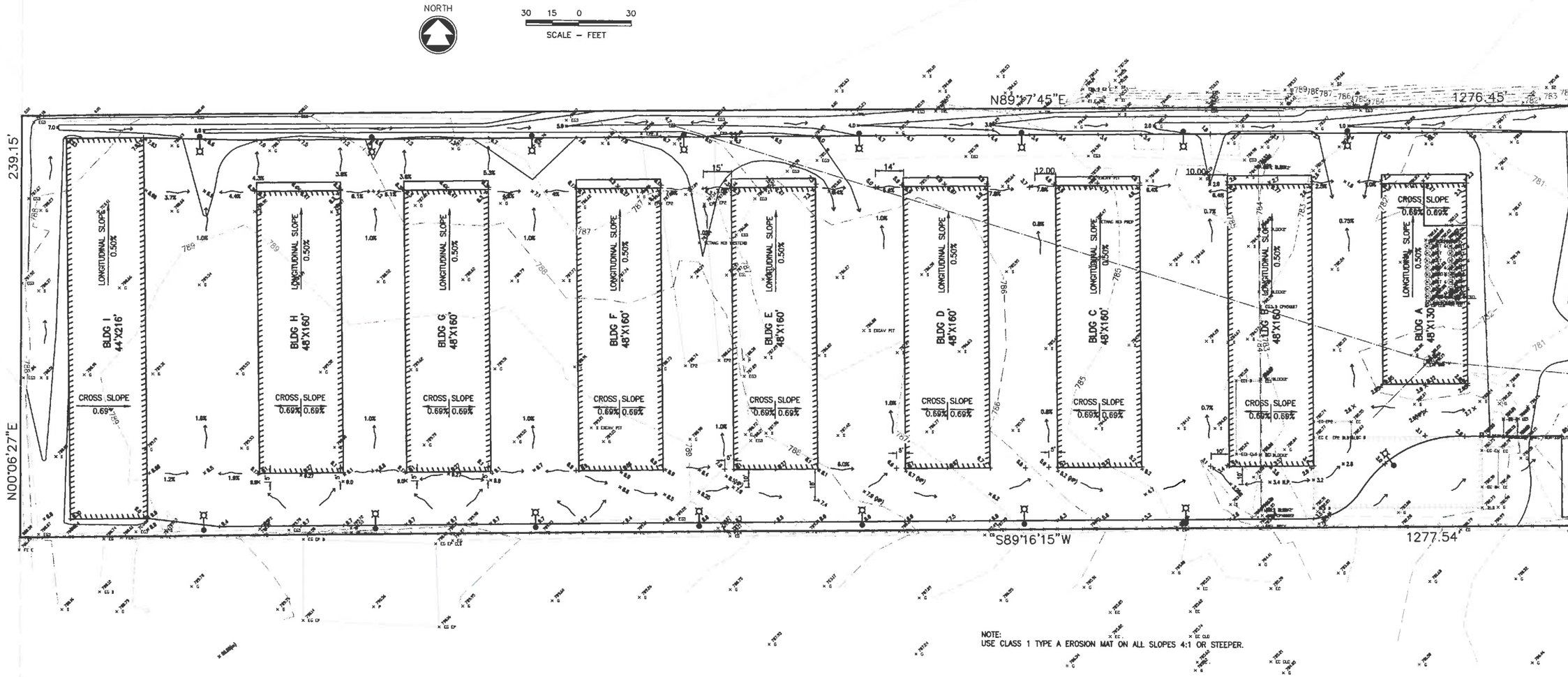
NO.	DATE	REVISION

Ballard Road Storage
Town Of Grand Chute, Outagamie County, Wisconsin
PROPOSED SITE AND DIMENSIONS EAST

DESIGNED	DRAWN
BTH	MJA

PROJECT NO. J0945 9-15-00045
DATE MAY, 2016
SHEET NO. 04

bhumblin, W:\PROJECTS\J0945\91500945\CADD\Civil3D\plan sheets\04 PROPOSED SITE AND DIMENSIONS EAST.dwg, 04 proposed site and dimensions east, Plot Date: 7/1/2016 11:16 AM, xrefs: (x-all points w/ 5325 n ballard rd 88d 07adk, x-exist topo w/ 5325 n ballard rd 88d



NOTE:
USE CLASS 1 TYPE A EROSION MAT ON ALL SLOPES 4:1 OR STEEPER.

McMAHON
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

McMahon provides this drawing and data, regardless of form, as instruments of service. All rights including copyrights are retained by McMahon. The client and/or recipient agrees to the fullest extent permitted by law to indemnify and hold McMahon harmless for any reuse of or changes made to the original drawing or data without prior written consent by McMahon.

NO.	DATE	REVISION

Ballard Road Storage
Town Of Grand Chute, Outagamie County, Wisconsin
GRADING PLAN WEST

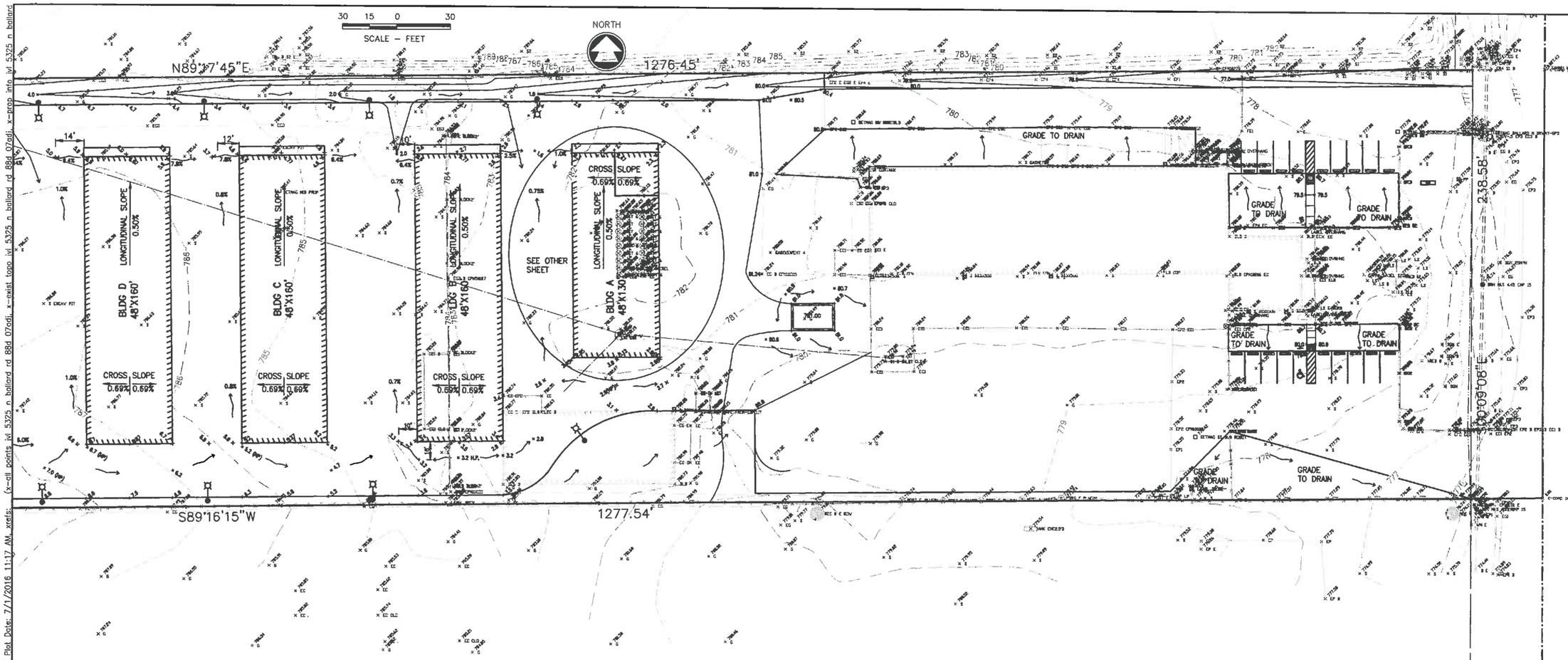
DESIGNED	DRAWN
BTH	MJA

PROJECT NO.
J0945 9-15-00045

DATE
MAY, 2016

SHEET NO.
05

bhamblin, W:\PROJECTS\J0945\9160045\CADD\Civil3D\plan sheets\05 GRADING PLAN WEST.dwg, 05 grading plan west, Plot Date: 7/1/2016 11:17 AM, xrefs: (x-all points lvl 5325 n ballard rd 88d 07adj, x-exist topo lvl 5325 n ballard rd 88d 07adj, x-prop into lvl 5325 n ballard



NOTE:
USE CLASS 1 TYPE A EROSION MAT ON ALL SLOPES 4:1 OR STEEPER.

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

McMahon provides this drawing and data, regardless of form or format, as instruments of service. All rights including copyright are retained by McMahon. The client or recipient agrees to the fullest extent permitted by law to indemnify and hold McMahon harmless for any reuse of or changes made to this original drawing or data without prior written consent by McMahon.

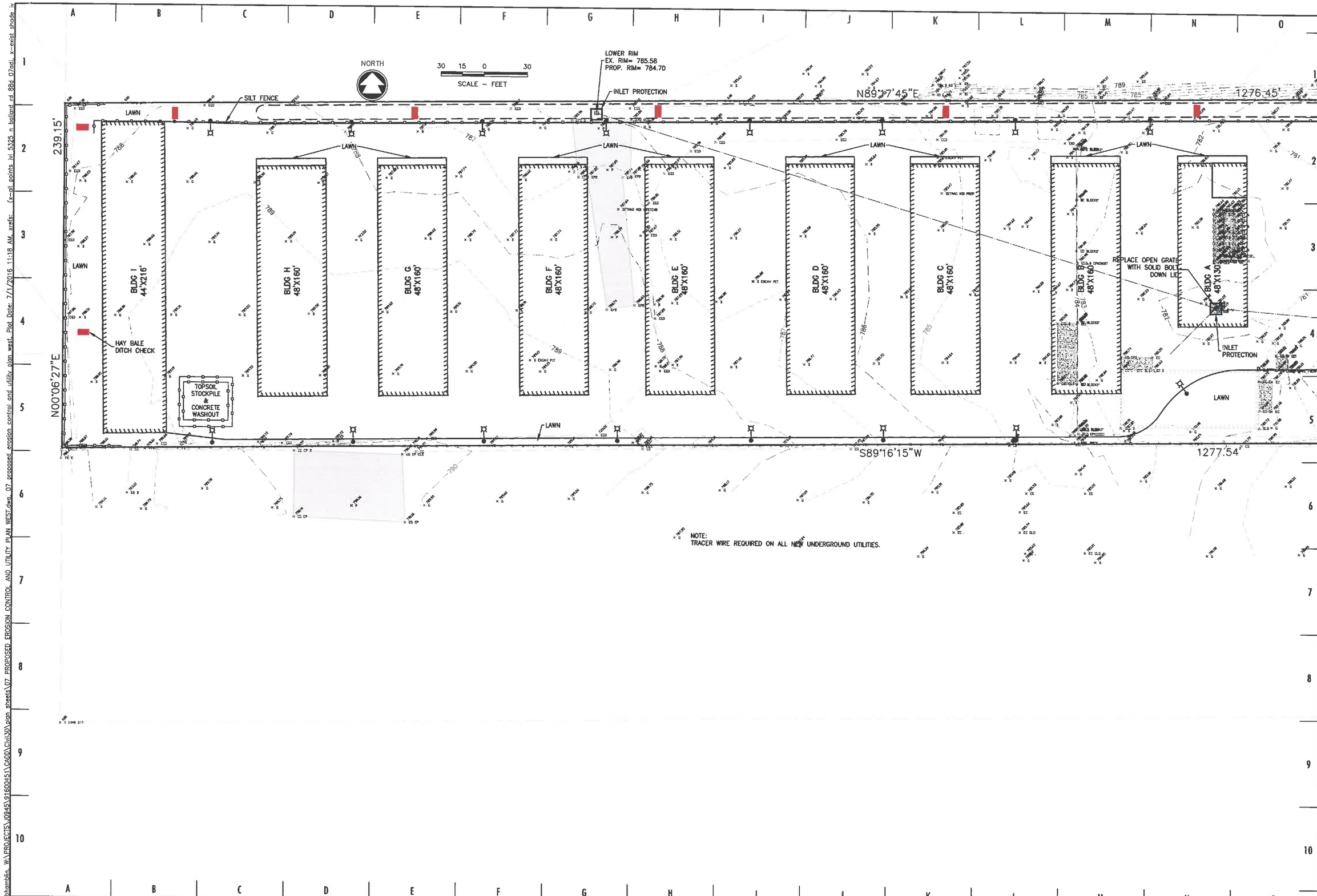
NO.	DATE	REVISION

Ballard Road Storage
Town Of Grand Chute, Outagamie County, Wisconsin
GRADING PLAN EAST

DESIGNED	DRAWN
BTH	MJA

PROJECT NO. J0945 9-15-00045
DATE MAY, 2016
SHEET NO. 06

bhamblin, W:\PROJECTS\J0945\91600451\CADD\Civil3D\plan sheets\06 GRADING PLAN EAST.dwg, 06 grading plan east, Plot Date: 7/1/2016 11:17 AM, xrefs: (x-all points)vl 5325 n ballard rd 88d 07adj, x-exist topo)vl 5325 n ballard rd 88d 07adj, x-prop info)vl 5325 n ballard



McMAHON
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmgrp.com

McMahon provides this drawing and data, regardless of form, as instruments of service. All rights including copyrights are retained by McMahon. The client and/or recipient agrees to the extent permitted by law to indemnify and hold McMahon harmless for any reuse of or changes made to the original drawing or data without prior written consent by McMahon.

NO.	DATE	REVISION

Ballard Road Storage
Town Of Grand Chute, Outagamie County, Wisconsin
PROPOSED EROSION CONTROL AND UTILITY PLAN WEST

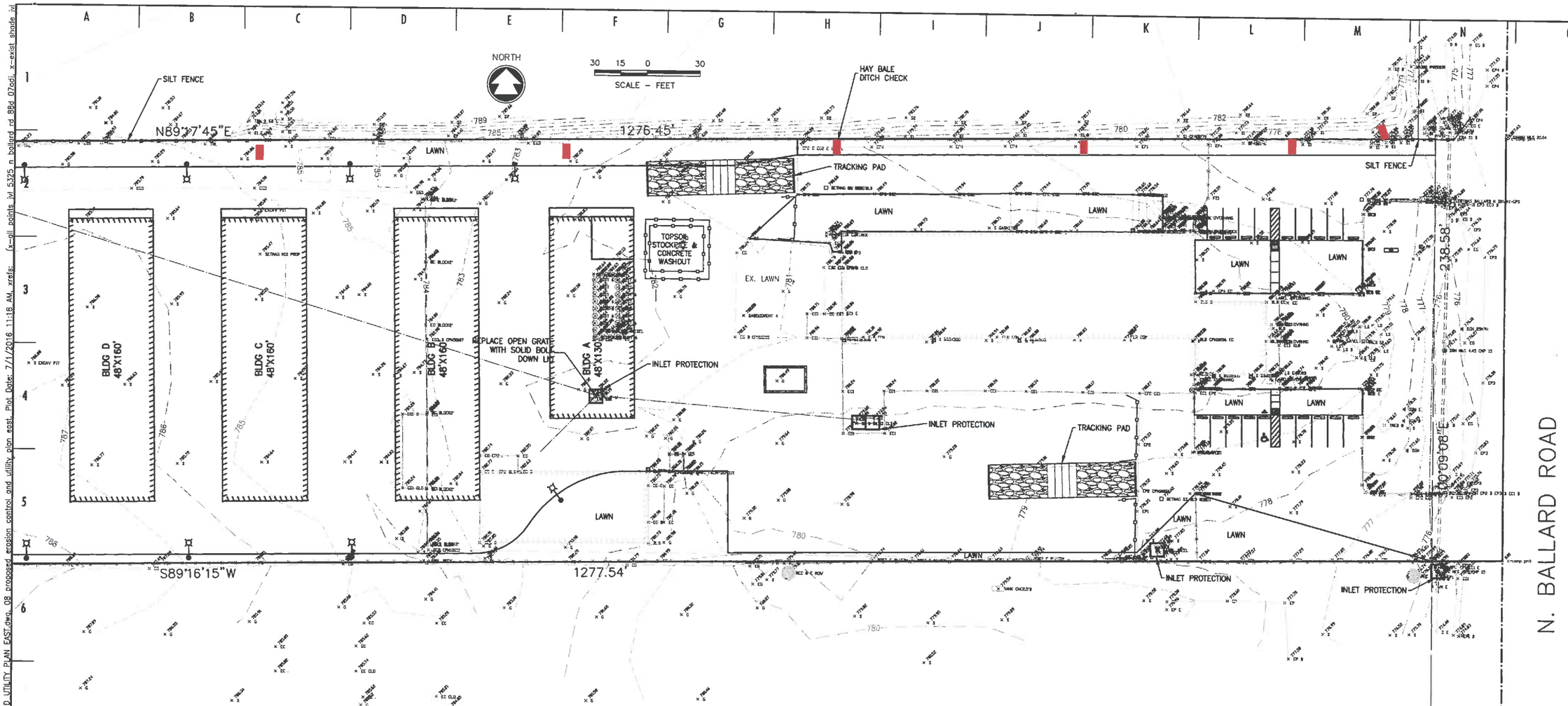
DESIGNED	DRAWN
BTH	MJA

PROJECT NO. J0945 9-15-00045

DATE MAY, 2016

SHEET NO. 07

bhamblin, W:\PROJECTS\J0945\91600451\CADD\Civil3D\plan sheets\07 PROPOSED EROSION CONTROL AND UTILITY PLAN WEST.dwg, 07 proposed e
x-all points wi 5325 n ballard rd 88d 07adj, x-exist shade iv
Plot Date: 7/1/2016 11:18 AM, xrefs:



NOTE:
TRACER WIRE REQUIRED ON ALL NEW UNDERGROUND UTILITIES.

McMAHON
1446 McMAHON DRIVE, NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4204
www.mcmgrp.com

McMahon provides this document and/or data, regardless of form, as instruments of service. All rights including copyrights are retained by McMahon. The client and/or recipient agrees to the fullest extent permitted by law to indemnify and hold McMahon harmless for any reuse of or changes made to the original document without prior written consent by McMahon.

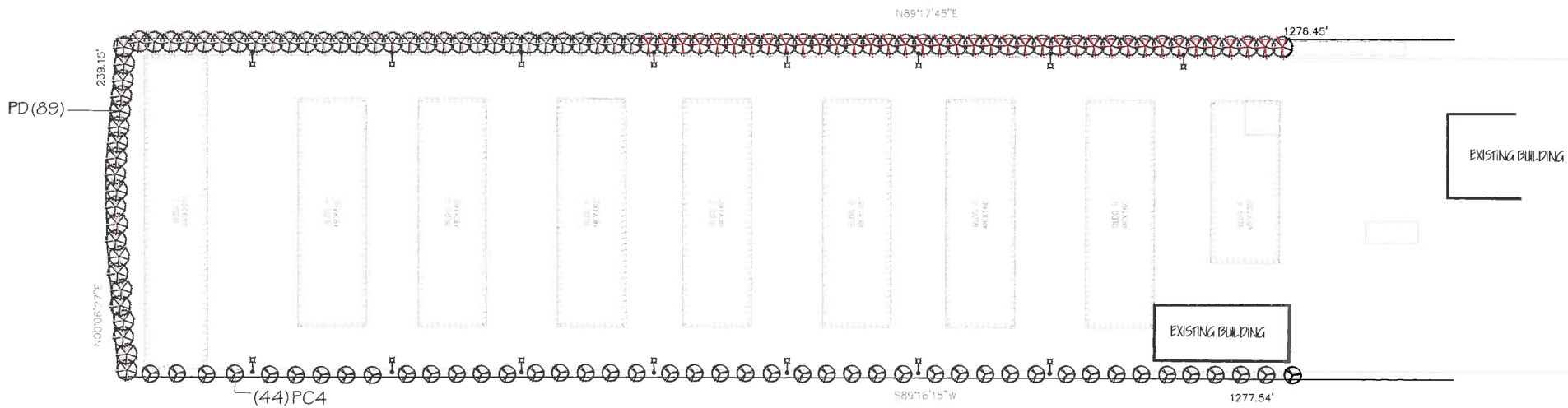
NO.	DATE	REVISION

Ballard Road Storage
Town Of Grand Chute, Outagamie County, Wisconsin
PROPOSED EROSION CONTROL AND UTILITY PLAN EAST

DESIGNED	DRAWN
BTH	MJA

PROJECT NO. J0945 9-15-00045
DATE MAY, 2016
SHEET NO. 08

bhamblin W:\PROJECTS\J0945\916000451\CADD\Civil3D\plan sheets\08 PROPOSED EROSION CONTROL AND UTILITY PLAN EAST.dwg, 08 proposed erosion control and utility plan east, Plot Date: 7/1/2016 11:18 AM, xrefs: (x-all points lvl 5375 n ballard rd 88d 07adj, x-exist shade lvl



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
PD	Picea glauca 'Densata' / Black Hills Spruce	B & B	5-6'	25
PC4	Pyrus calleryana 'Cleveland Select' / Cleveland Select Pear	B & B	2"Cal	44

Schmalz
Custom Landscaping and Garden Center

LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION

AWARD WINNING DESIGN
AND INSTALLATION

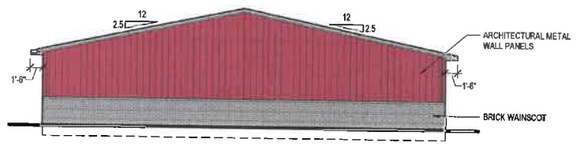
W2484 CTY RD KK
APPLETON, WI 54915-9464
PHONE 920-733-8223
FAX 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and are the property of Schmalz Custom Landscaping, Inc. and shall not be used, reproduced or copied, in whole or in part, for any purpose without the written permission of Schmalz Custom Landscaping, Inc.
Written dimensions on this plan shall have precedence over scaled dimensions.
DO NOT SCALE
© 2016, Schmalz Custom Landscaping, Inc.

NORTH

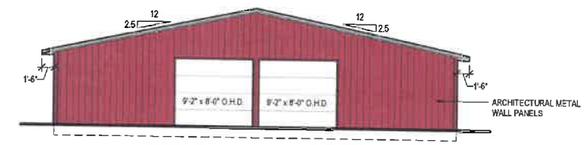
Ballard Rd Storage Units
5335 N. Ballard Rd
Appleton, WI 54913

DATE: 6/06/2016
REVISED:
PHONE NO.
EMAIL:
SCALE: 1" = 40'-0"
DRAWN BY: N. Ballet
SHEET TITLE: Landscape Plan
SHEET NO. L-1
JOB #
FILE NO.



NORTH ELEVATION

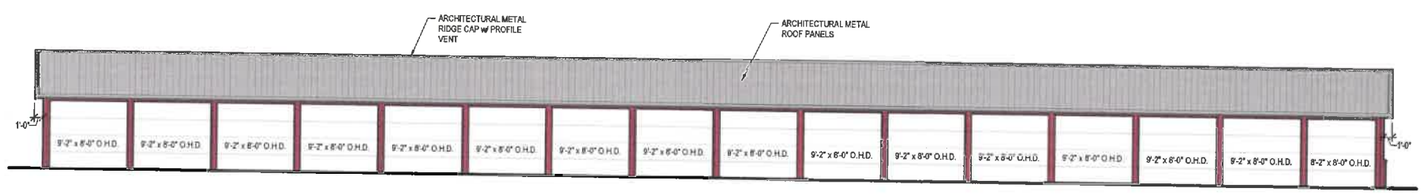
1/8" = 1'-0"



SOUTH ELEVATION

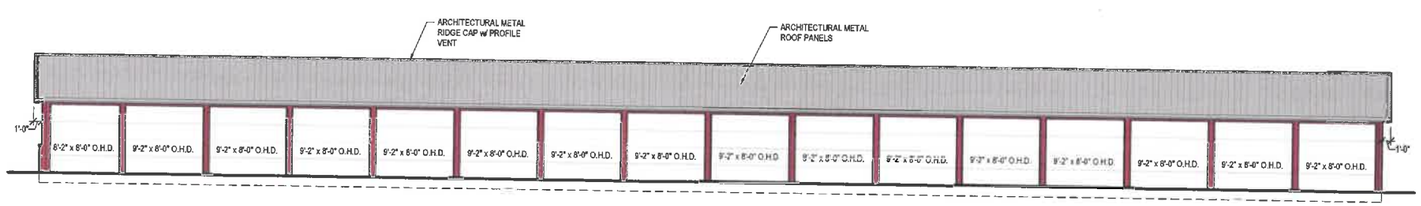
1/8" = 1'-0"

COLORS	
ROOF STEEL:	CLAY
SIDE STEEL:	AUTUMN RED
ROOF TRIMS:	CLAY
WALL TRIMS:	AUTUMN RED
BRICK:	T.B.D. - MATCH CLAY
DOORS:	WHITE



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

"COPYRIGHT NOTICE"

This drawing, design, and detail was made exclusively for the party named in the title block. It is the copyrighted property of JVL INC. - COMMERCIAL. No part hereof shall be reproduced, disclosed, or made available to anyone, by any method without the expressed written consent of JVL INC. - COMMERCIAL.

2228 E. STIRLING PKWY
APPLETON, WI 54915
PHONE: (920) 749-3022

JVL INC. COMMERCIAL

PROPOSED 48' x 160' MINI STORAGE BUILDING FOR:

BALLARD STORAGE COMMON BUILDINGS

BALLARD RD
GRAND CHUTE, WISCONSIN

ISSUE RECORD:

PROJECT MGR: J. VANLANEN

PROJECT #:

DRAWN BY: AWS

ISSUE DATE: 07-14-16

SHEET: **A2.0**

\\SERVER2015-01\Folder Redirection\asudbrin\Desktop\TEMP\Larry Van Lanen\Ballard Storage\Buildings B-H 48x160\JVL- Ballard Storage - 48x160.rvt

7/14/2016 10:08:43 AM

22.

Town of Grand Chute
Site Plan Review
The Rochelle Leigh Group, LLC

To: Plan Commission

From: Michael Patza, Town Planner

Date: July 14, 2016

Address: 1751 N. Margaret Street **App. #: SP-15-16**

REQUEST

1. **Proposed Use(s):** Business office use
2. **Project Description:** Construction of an office building and associated site improvements
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

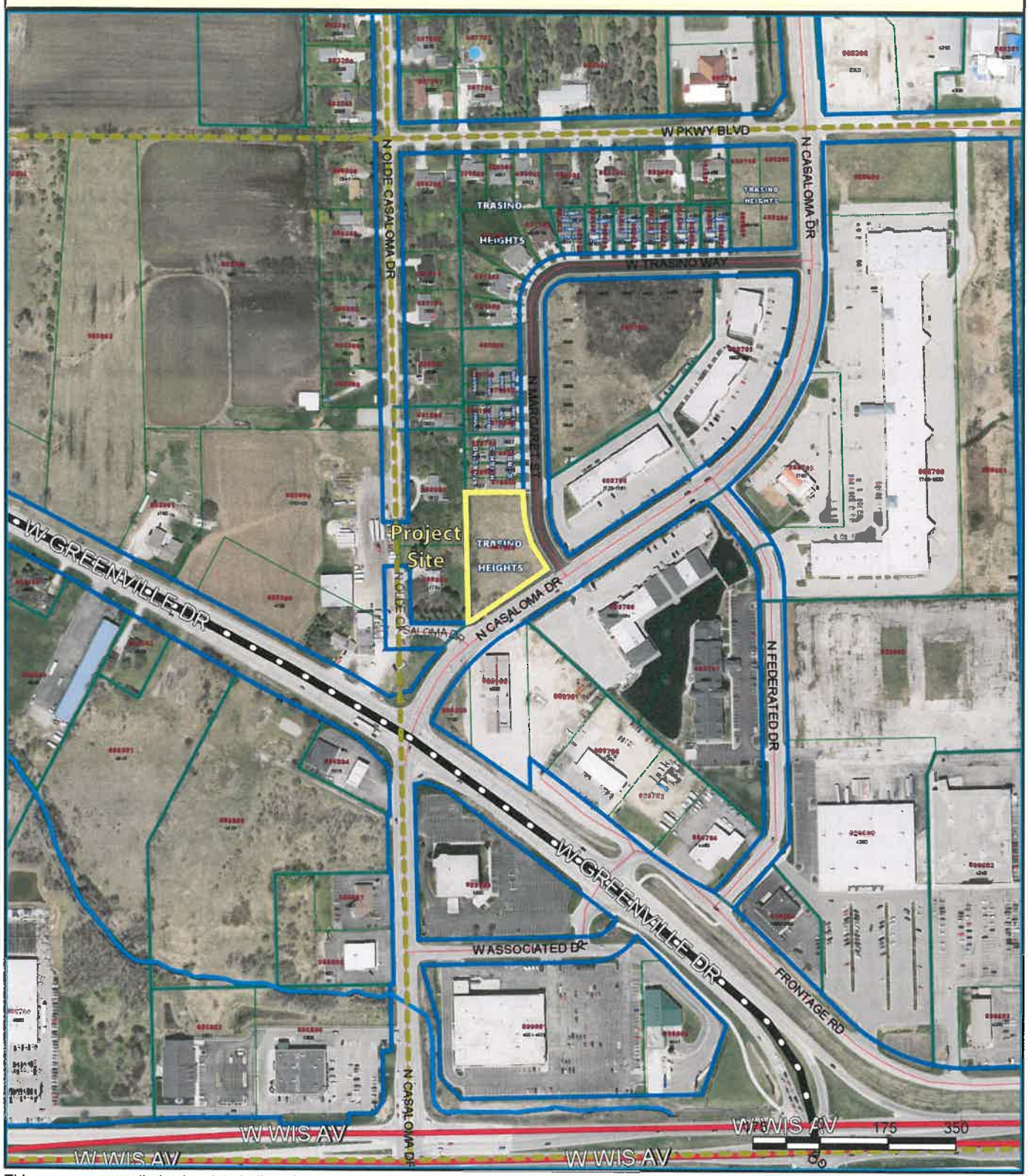
Applicant proposes the construction of a 2,400 sq. ft. office building and associated site improvements on this 1.09 acre parcel. The property is currently zoned CP Planned Commercial District, which restricts the permitted uses of the property to office use only. The driveway for the new development will be on N. Margaret Street. The new building will be located on the southwest corner of the property along N. Casaloma Drive. The building exterior will feature the use of brick and masonry elements, which meet the architectural requirements outlined in the Zoning Code. There are plans for future development on the property that would include additional office buildings and expanded parking.

The Stormwater Management Plan for the project consists of using overland flow and storm sewer to direct runoff to the Trasino Park Regional Pond on the southeast side of N. Casaloma Drive. The Stormwater Management and Erosion Control Plans are under review by the Town Engineer and their approval is a condition of Site Plan approval. The Landscape and Site Lighting Plans are under review by staff and their approval is a condition of Site Plan approval. All other code requirements are met with this request.

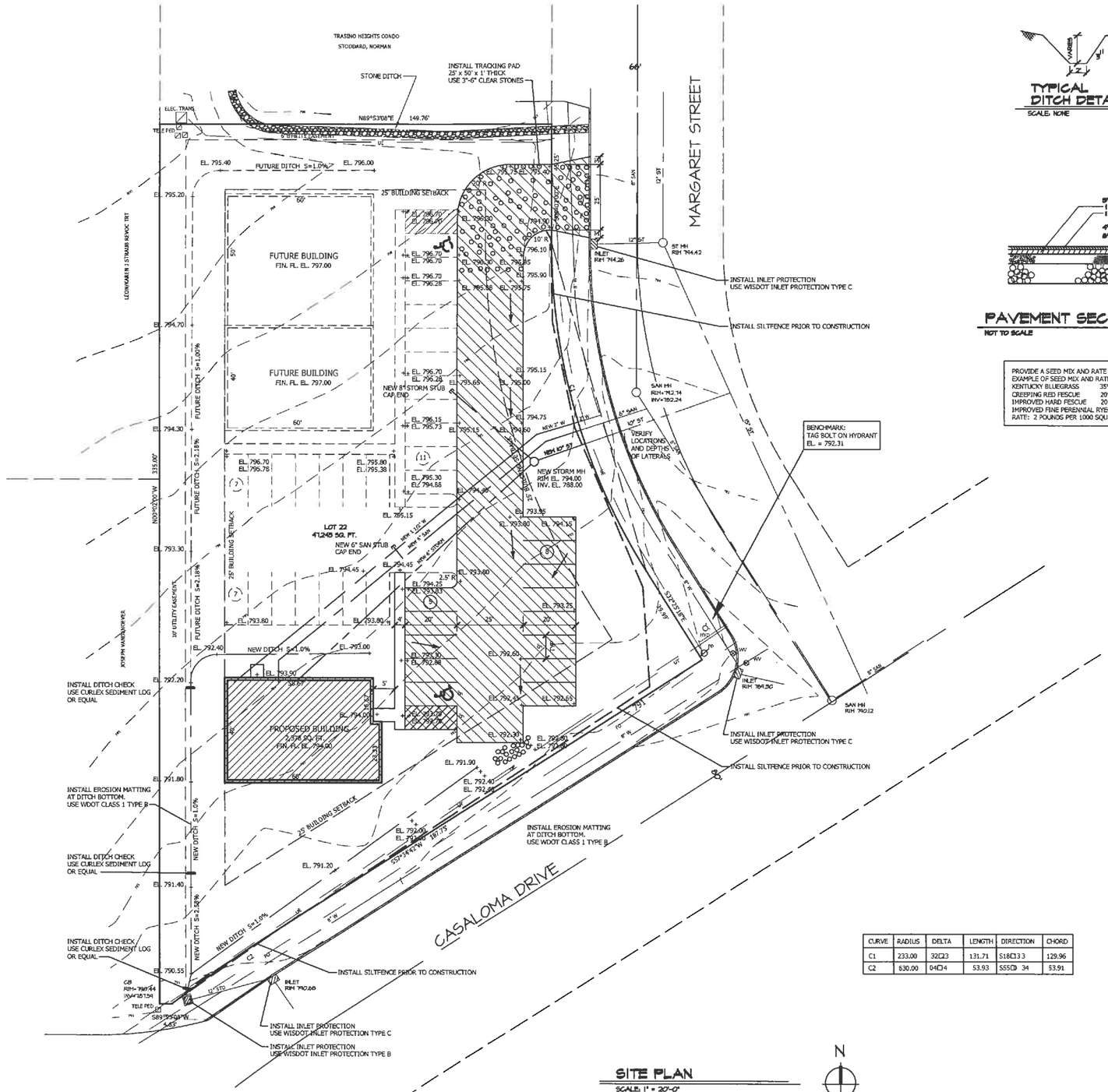
RECOMMENDATION

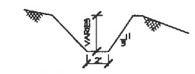
Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-15-16) requested by The Rochelle Leigh Group, LLC, 1751 N. Margaret Street, for the construction of an office building and associated site improvements subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; and, (2) Staff approval of the Site Lighting and Landscaping Plans.

SP-15-16 -- 1751 N. Margaret Street



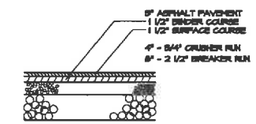
This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-





TYPICAL DITCH DETAIL

SCALE: NONE



PAVEMENT SECTION

NOT TO SCALE

PROVIDE A SEED MIX AND RATE THAT WILL ESTABLISH A LAWN TYPE TURF.
EXAMPLE OF SEED MIX AND RATE:

KENTUCKY BLUEGRASS	35%
CREEPING RED FESCUE	20%
IMPROVED HARD FESCUE	20%
IMPROVED FINE PERENNIAL RYEGRASS	25%

RATE: 2 POUNDS PER 1000 SQUARE FEET OF AREA

LEGEND

- SOIL BORING
- BENCH MARK
- 3/4" REBAR FOUND
- 1" X 24" IRON PIPE SET WT. 1.65 LBS./ LIN. FT.
- 1" IRON PIPE FOUND
- P.K. NAIL SET
- RECORDED AS
- MANHOLE
- CATCH BASIN
- MONITORING WELL
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE
- POST INDICATOR VALVE
- DIRECTION OF SURFACE RUNOFF
- STORM SEWER OUTLET
- CULVERT PIPE
- INLET
- TELEPHONE PEDESTAL
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND NATURAL GAS LINE
- WATER MAIN
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- STORM SEWER
- SANITARY SEWER
- DITCH LINE
- SILT FENCE
- FENCE
- RAILROAD
- GAS METER
- ELECTRIC METER
- LIMITS OF PROPOSED BITUMINOUS PAVEMENT
- LIMITS OF PROPOSED CONCRETE PAVEMENT
- LIMITS OF PROPOSED GRAVEL PAVEMENT

OVERALL BUILDING AREA = 2576 S.F.

PARKING SHOWN - 13 STALLS
5.47 STALLS / 1,000 G.S.F. BUILDING AREA
9' x 20' STALLS, 9' x 20' H.C. STALLS

CURVE	RADIUS	DELTA	LENGTH	DIRECTION	CHORD
C1	233.00	32□23	131.71	S18□33	129.96
C2	630.00	04□14	53.93	S55□ 34	53.91

SITE PLAN

SCALE: 1" = 20'-0"

N

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL. (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	BY	DATE
-	-	-	-

REV. NO.	DESCRIPTION	BY	DATE

PROJECT: FRED J. PIETTE COMPANY THE BARBERSHOP

LOCATION: CASALOMA DRIVE/MARGARET STREET GRAND CHUTE, WISCONSIN

DESCRIPTION: SITE/ EROSION CONTROL PLAN

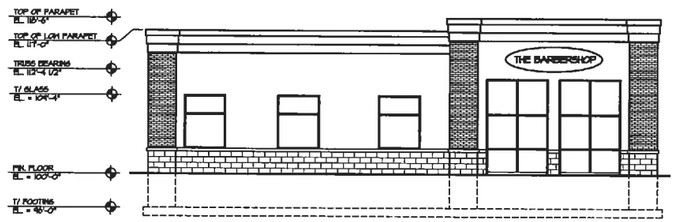
DRAWN BY: DNS

CHECKED BY:

DATE: 06-22-16

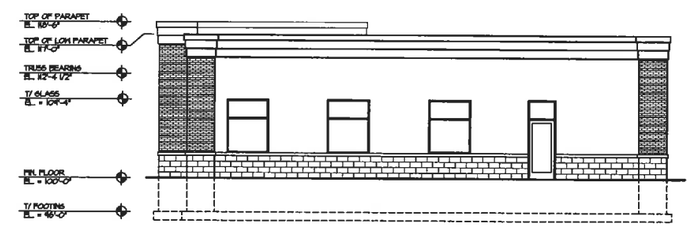
SHEET C1.0

PROJECT-NUMBER 7507



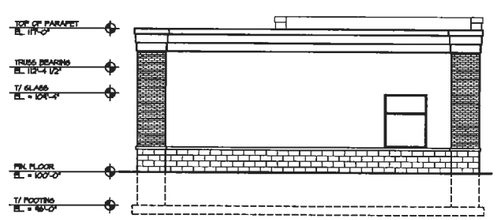
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

EAST ELEVATION

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

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY
-			

DATE	BY	REV. NO.	DESCRIPTION
-	-		

PROJECT: THE BARBERSHOP NEW BUILDING

LOCATION: MARGARET DRIVE TOWN OF GRAND CHUTE, WISCONSIN

DESCRIPTION: EXTERIOR ELEVATIONS OPTION "B"

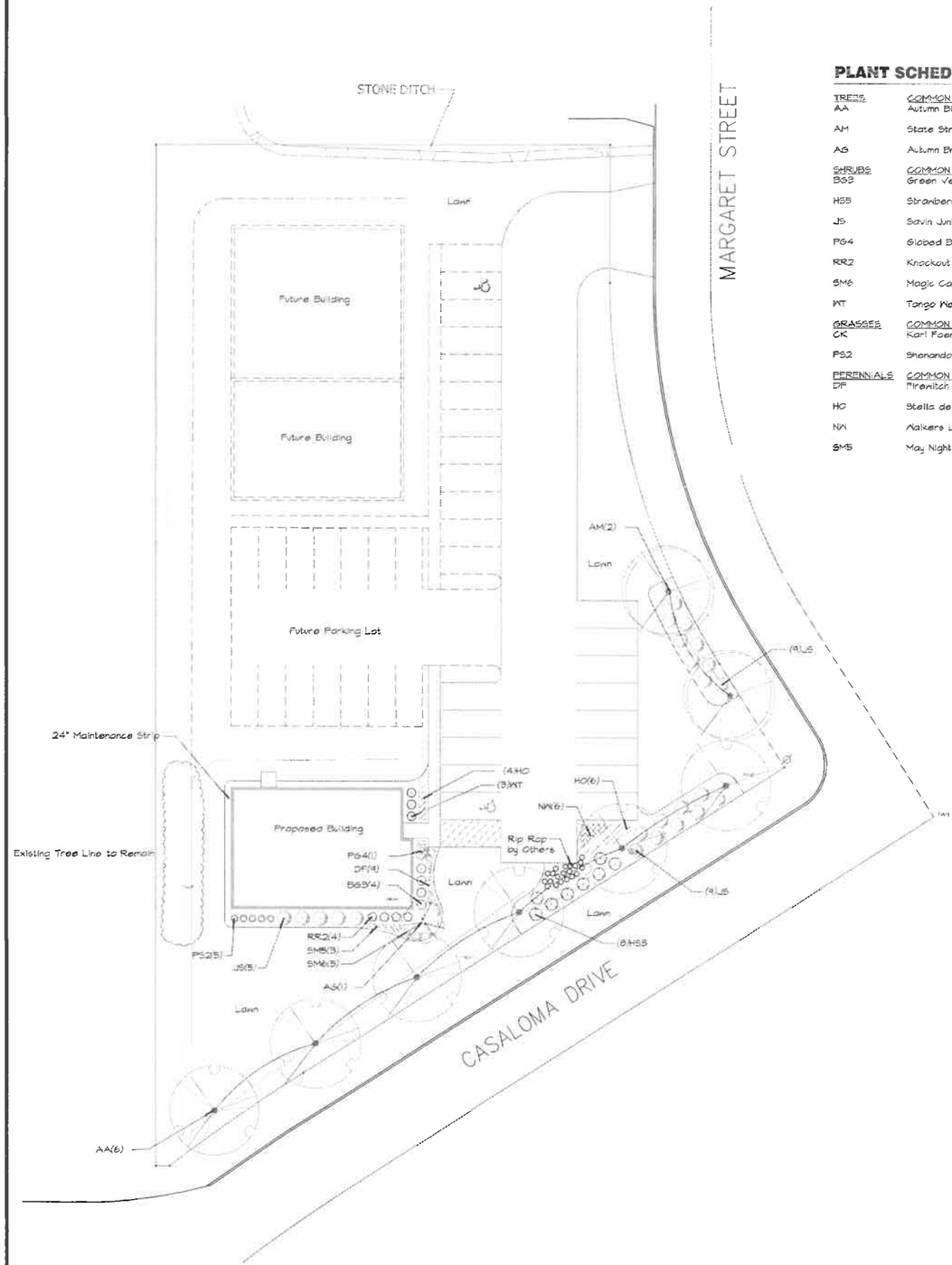
DRAWN BY: RDT

CHECKED BY:

DATE: 06-03-16

SHEET: A2.0b

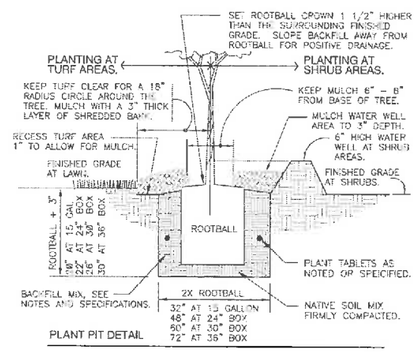
PROJECT-NUMBER: 7507



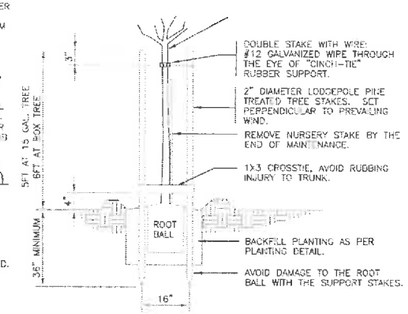
PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL.	QTY
AA	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	B & B	2"Cal	6
AM	State Street Maple	Acer miyabei 'Morton' TM	B & B	2"Cal	3
AG	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B & B	2"Cal	1
SHRUBS	**COMMON NAME**	**BOTANICAL NAME**	**CONT**		**QTY.**
BG3	Green Velvet Boxwood	Buxus x 'Green Velvet'	3 gal		4
HS5	Strawberry Sundae Hydrangea	Hydrangea paniculata 'Rensun'	3 gal		8
JS	Savin Juniper	Juniperus sabina 'Savin'	5 gal		23
PG4	Globed Blue Spruce on Std	Picea pungens glauca 'Globosa'	18" b&b		1
RR2	Knockout Rose	Rosa x 'Knockout' TM	3 gal		4
SM6	Magic Carpet Spirea	Spiraea japonica 'Magic Carpet'	3 gal		5
WT	Tango Weigela	Weigela florida 'Tango'	3 gal		3
GRASSES	**COMMON NAME**	**BOTANICAL NAME**	**CONT**		**QTY**
CK	Karl Foerster Grass	Calamagrostis x acutiflora 'Karl Foerster	1 gal		6
PS2	Shenandoah Switch Grass	Panicum virgatum 'Shenendoah'	1 gal		5
PERENNIALS	**COMMON NAME**	**BOTANICAL NAME**	**CONT**		**QTY**
DF	Firewitch Dianthus	Dianthus x 'Firewitch'	1 gal		4
HC	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'	1 gal		10
NW	Walkers Low Catmint	Nepeta x faassenii 'Walkers Low'	1 gal		6
SM5	May Night Salvia	Salvia nemorosa 'Mainacht'	1 gal		3

NOTES:
-All planting beds to have 3-4" of brown-dyed mulch
-Plant beds and lawn areas to be separated by a natural cut edge
-All trees to be staked at time of planting
-Trees in lawn area to have a 5' diameter mulch ring (3-4" thick) to match that in planting beds
-All lawn areas to be sewn with seed, fertilizer and chopped straw
-Areas of future development to be sewn with seed, fertilizer and chopped straw

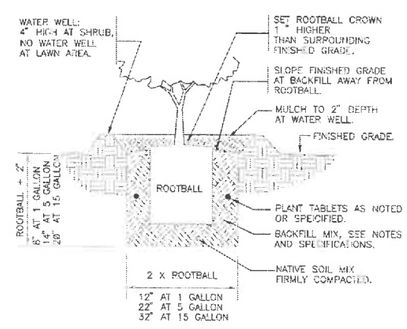


PLANT PIT DETAIL

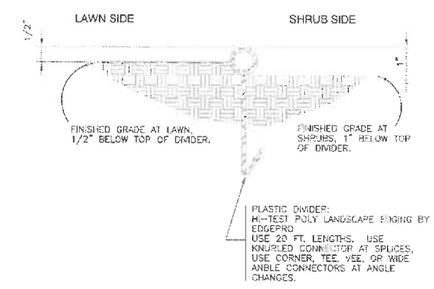


STAKING DETAIL

1 TREE DOUBLE STAKE PLANTING



2 SHRUB & PERENNIAL PLANTING



3 PLASTIC LAWN EDGING

0 20 40 60 feet
1" = 20'

Schmalz
Custom Landscaping and Garden Center

LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION

AWARD WINNING DESIGN AND INSTALLATION

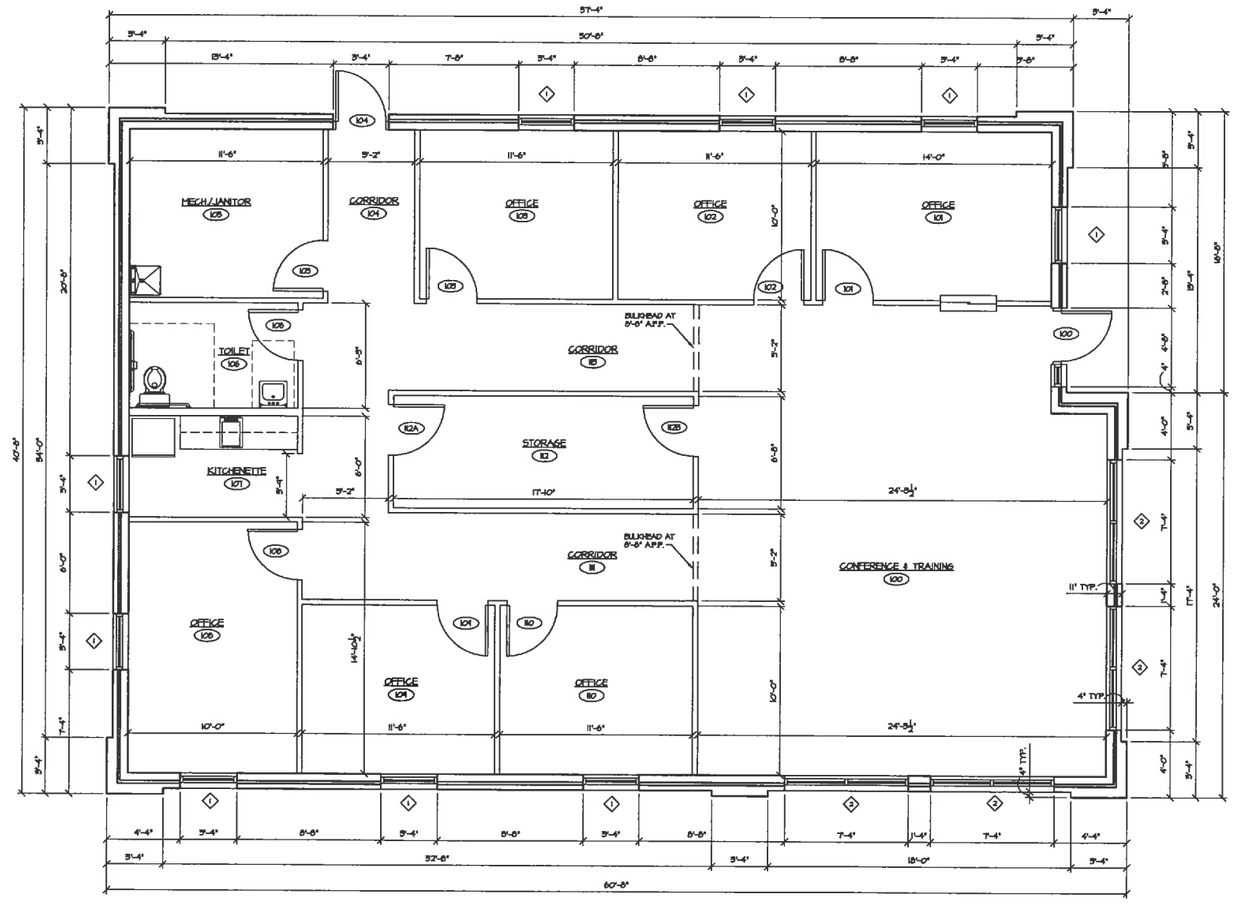
W2484 CTY RD KK
APPLETON, WI 54915-9464
PHONE 920-733-8223
FAX 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and are the property of Schmalz Custom Landscaping, Inc. None of these ideas, arrangements or plans shall be disclosed to any person, firm or corporation for any purpose without the written permission of Schmalz Custom Landscaping, Inc.
DO NOT SCALE
Written dimensions on this plan shall have precedence over scaled dimensions.
© 2008, Schmalz Custom Landscaping, Inc.

NORTH

Fred J. Piette Company - The Barbershop
Casaloma Dr. / Macarthur St.
Grand Chute, WI 54913

DATE: 6/25/2016	
REVISED:	
PHONE NO. 6/25/2016	
EMAIL:	
SCALE: 1" = 20'	
DRAWN BY: DCV	
SHEET TITLE: Landscape Plan	
SHEET NO. L-1	
JOB #	FILE NO.



FLOOR PLAN

SCALE: 1/4" = 1'-0"

N

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY	REV. NO.	DESCRIPTION	DATE	BY
-		-	-				

PROJECT: FRED J. PIETTE COMPANY THE BARBERSHOP

LOCATION: CASALOMA DRIVE/MARGARET STREET GRAND CHUTE, WISCONSIN

DESCRIPTION: FLOOR PLAN

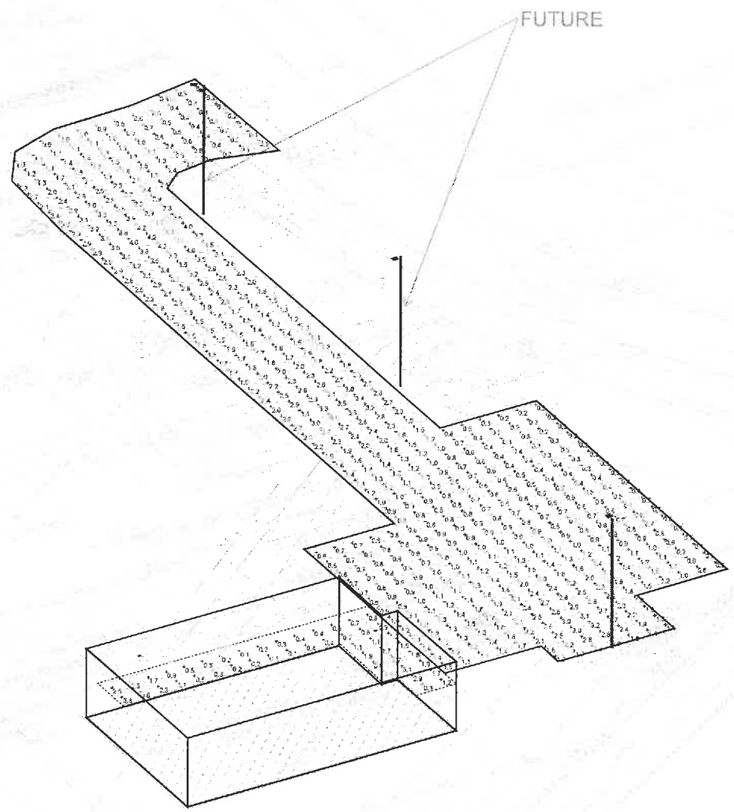
DRAWN BY: DNS

CHECKED BY:

DATE: 06-08-16

SHEET: A1.0

PROJECT NUMBER: 7507



South West View

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps
	A	2	RAB LIGHTING, INC.	ALED4T78 - RWLED4T78 - RWLED4T78SF - WPLED4T78 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	6
	B	1	RAB LIGHTING, INC.	ALED4T78 - RWLED4T78 - RWLED4T78SF - WPLED4T78 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST WHITE PAINTED METAL LENS FRAME.	6
	C	2	RAB LIGHTING - LED WALLPACK LUMINAIRE	WPLED13	WITH SPECULAR REFLECTOR AND CLEAR FLAT GLASS LENS	1

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.5 fc	4.3 fc	0.1 fc	43.0:1	15.0:1
SERVICE DOOR WALK WAY	+	1.3 fc	4.9 fc	0.1 fc	49.0:1	13.0:1

CRESCENT ELECTRIC SUPPLY COMPANY

BARBERSHOP
GRAND CHUTE, WI

Designer
Kiara LaFountain
Date
6/21/2016
Scale
Not to Scale
Drawing No.

Summary

23.

Town of Grand Chute
Site Plan Review
Konz Wood Products Co.

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **July 15, 2016**

Address: **616 N. Perkins Street** **App. #: SP-17-16**

REQUEST

1. **Proposed Use(s):** Continued industrial use
2. **Project Description:** Construction of an industrial building and associated site improvements
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

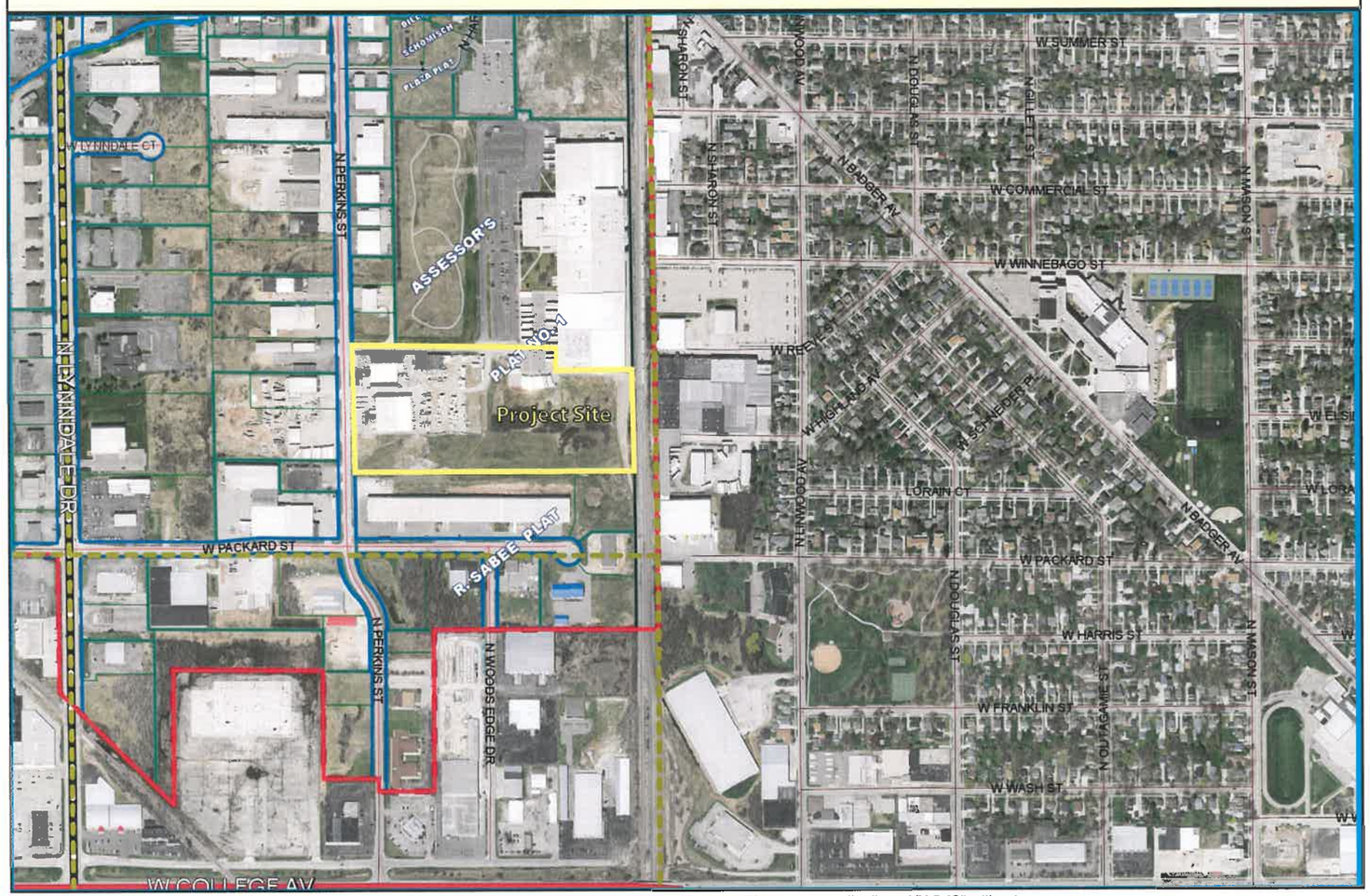
Applicant proposes the construction of a 20,000 sq. ft. industrial building and associated site improvements. The 15.12 acre property is currently zoned IND Industrial District. The new building will be used to store wood products that are used for their pallet construction business. The building will feature a prefinished metal roof, and the sides of the building will be a mesh screen over metal girts. The existing access points from N. Perkins Street and the driveway to the north will be maintained. Areas used to access the new building, new parking stalls, and the driveway leading to the north will all be paved with asphalt. Additional areas of the site will be graveled and used for outdoor storage of wood products used in their construction process. A water main will be extended into the property to provide a fire hydrant on site.

The Stormwater Management Plan for the project consists of using overland flow and storm sewer to direct runoff to a new retention pond located on the southwest corner of the property. The Stormwater Management and Erosion Control Plans are under review by the Town Engineer and their approval is a condition of Site Plan approval. The Site Lighting Plan is under review by staff and its approval is a condition of Site Plan approval. All other code requirements are met with this request.

RECOMMENDATION

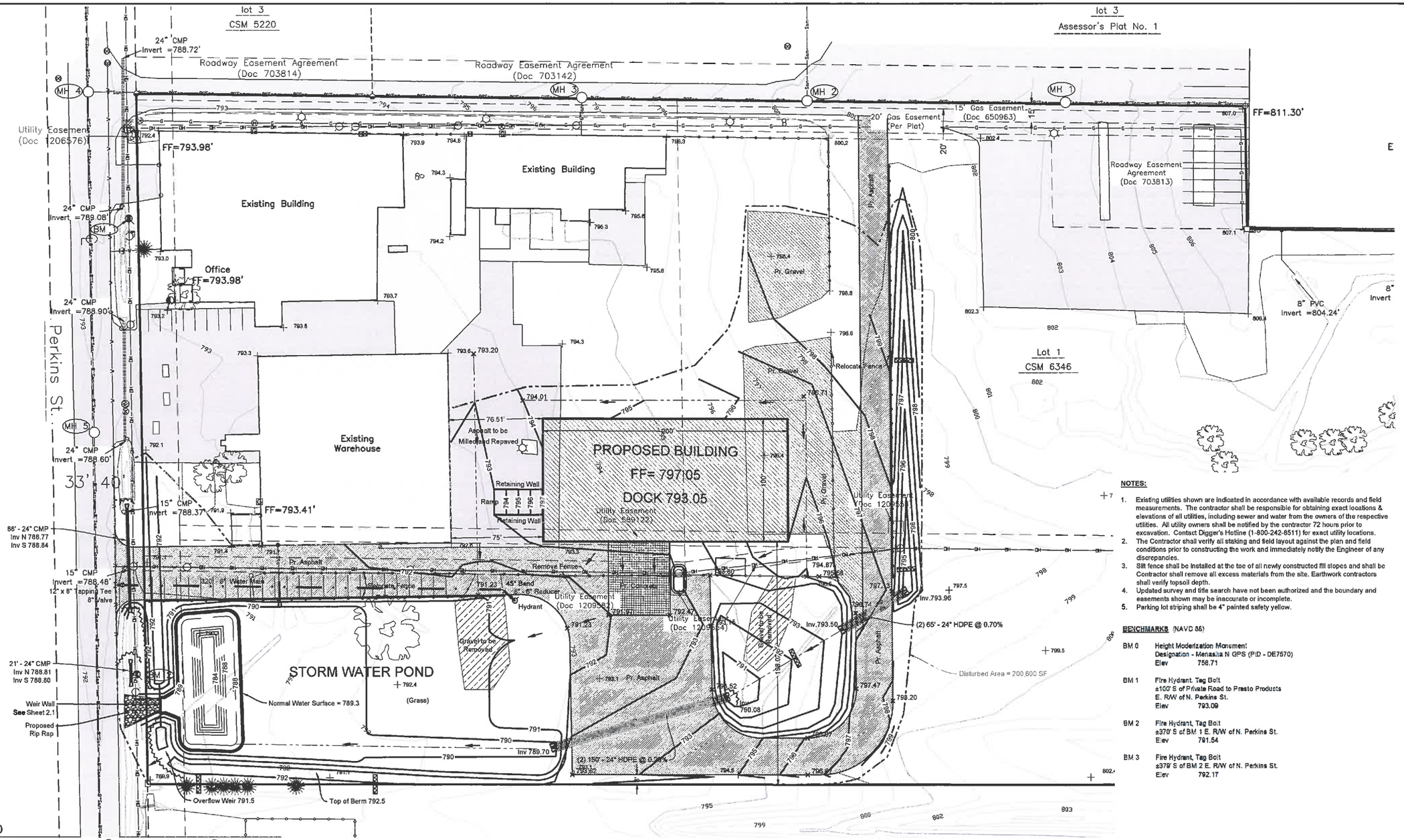
Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-17-16) requested by Konz Wood Products Co., 616 N. Perkins Street, for the construction of an industrial building and associated site improvements subject to: (1) Town Engineer approval of the Stormwater Management and Erosion Control Plans; and, (2) Staff approval of the Site Lighting Plan.

SP-17-16 -- 616 N. Perkins Street



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys

300 0 300 600



NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. Silt fence shall be installed at the toe of all newly constructed fill slopes and shall be Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
4. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
5. Parking lot striping shall be 4" painted safety yellow.

BENCHMARKS (NAVD 88)

BM 0 Height Modernization Monument
Designation - Menasha N GPS (PID - DE7570)
Elev 758.71

BM 1 Fire Hydrant, Tag Bolt
±100' S of Private Road to Presto Products
E. R/W of N. Perkins St.
Elev 793.09

BM 2 Fire Hydrant, Tag Bolt
±370' S of BM 1 E. R/W of N. Perkins St.
Elev 791.54

BM 3 Fire Hydrant, Tag Bolt
±379' S of BM 2 E. R/W of N. Perkins St.
Elev 792.17

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Railroad Tracks
- Culvert
- Index Contour
- Intermediate Contour
- +799.9 Ex Spot Elevation
- Proposed Storm Sewer
- 608 Proposed Contour
- Proposed Swale
- Proposed Culvert
- Proposed Silt Fence
- Prop. Drainage Direction
- Proposed Tracking Pad
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Catch Basin / Yard Drain
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Telephone Pedestal
- Asphalt Pavement
- Concrete Pavement
- Gravel
- Proposed Storm Manhole
- Proposed Curb Inlet
- Pr. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Rip Rap
- Proposed Erosion Mat
- Proposed Inlet Protection
- CATV Pedestal
- Gas Regulator
- Post / Guard Post
- Flag Pole
- Deciduous Tree
- Coniferous Tree
- Soil Boring
- Benchmark
- ½" Rebar Found
- 1" Iron Pipe Found
- 2" Iron Pipe Found
- Masonry (PK) Nail Found
- Concrete Mon. Found (Brass Cap)
- FF=000.0 Prop. Finished Floor Elev.
- 608.73 Prop. Flowline Spot Elev.
- 608.73 TW Prop. Top of Walk Elev.
- (608.7) Existing Grade
- Proposed Ditch Check
- Type of Inlet Protection

SITE DATA TABLE:

	Existing (SF)	Proposed Add'l (SF)	Total (SF)
Waterbody	0	+ 6,144	6,144
Lawns & grasses	388,963	-63,585	325,378
Pavements	210,545	+37,441	247,986
Building	59,105	+20,000	79,105
Total	658,613	0	658,613

40 0 40 80 120

DRAINAGE PLAN CERTIFICATION:

I, John R. Davel, Professional Engineer, hereby certify that this Drainage Plan will meet or exceed the requirements of the Town of Grand Chute.

John R. Davel, P.E. E-25512 Date

SUBMITTAL 6/27/2016

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Roche Street Menasha, WI 54952
Ph: 920-982-9501 Fax: 920-830-9595
www.davel.pro

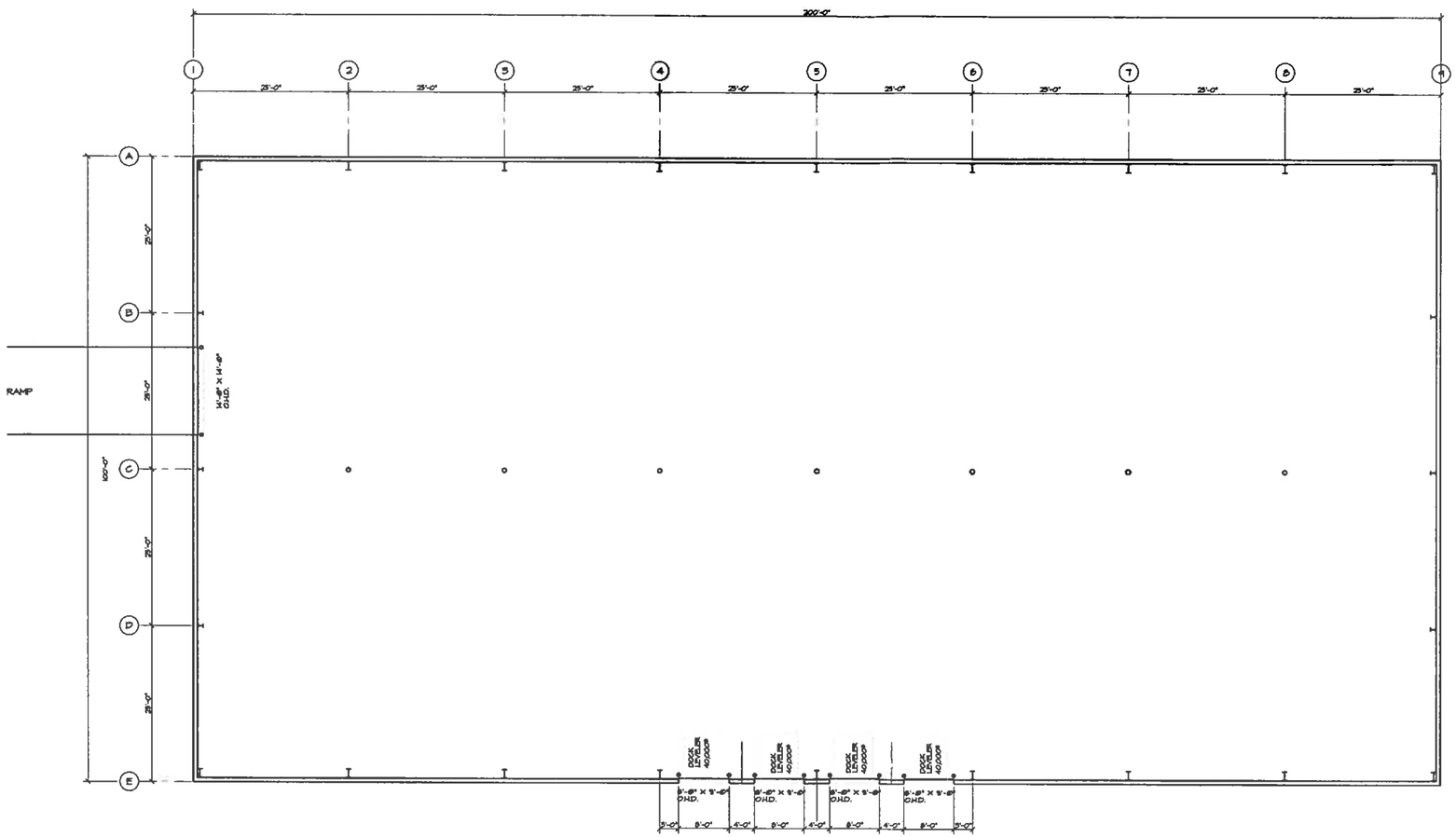
DRAINAGE, GRADING & EROSION CONTROL PLAN

New Building

Town of Grand Chute, Outagamie County, WI
For: Konz Wood Products

Date: 07/14/2016
Filename: 4670eng.dwg
Author: jrd
Last Saved by: katie
Page: 1.1

7/14/2016 2:45 PM J:\Projects\4670 konz\dwg\Civil 3D\4670eng.dwg Printed by: katie



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

NORTH

REVISIONS:

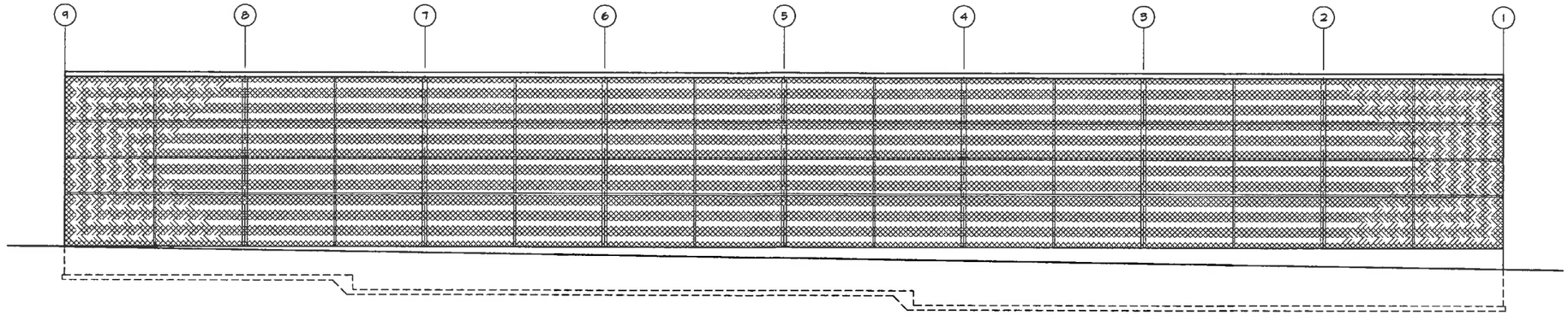
Building Creations, LLC
Design / Build and General Contractor
W 3326 Schroeder Road
Appleton, WI 54913
Ph. (920) 882 - 3541

FISHER & ASSOCIATES, LLC
Architects / Planners
816 COLLEGE AVENUE
PO BOX 1267
APPLETON, WI 54912-1267
Ph. (920) 733-7411
Fax (920) 733-7412
rfisher@fisherandassociatesllc.com

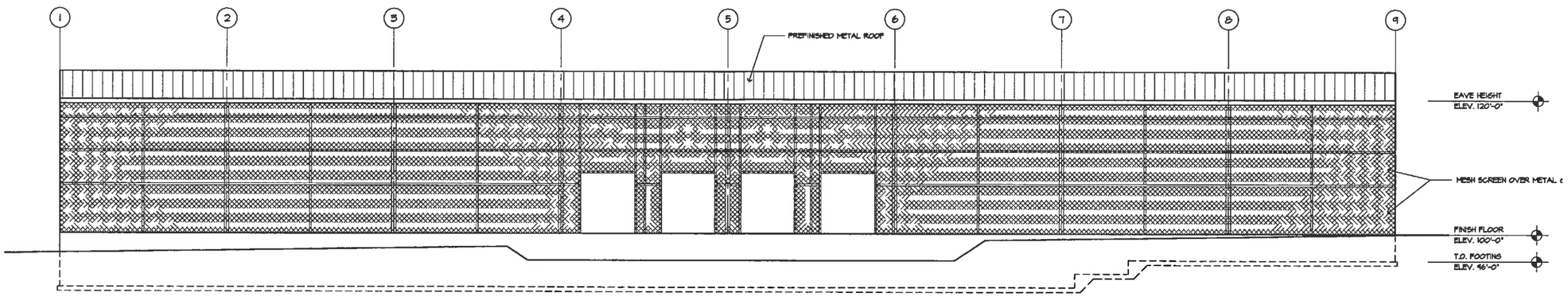
PROJECT:
PROPOSED NEW STORAGE BUILDING FOR:
KONZ WOOD PRODUCTS CO.
616 N Perkins St
APPLETON, WISCONSIN

DRAWN BY: RJF
CHK'D BY: RJF
JOB NUMBER: 16027
DATE: 06/21/16

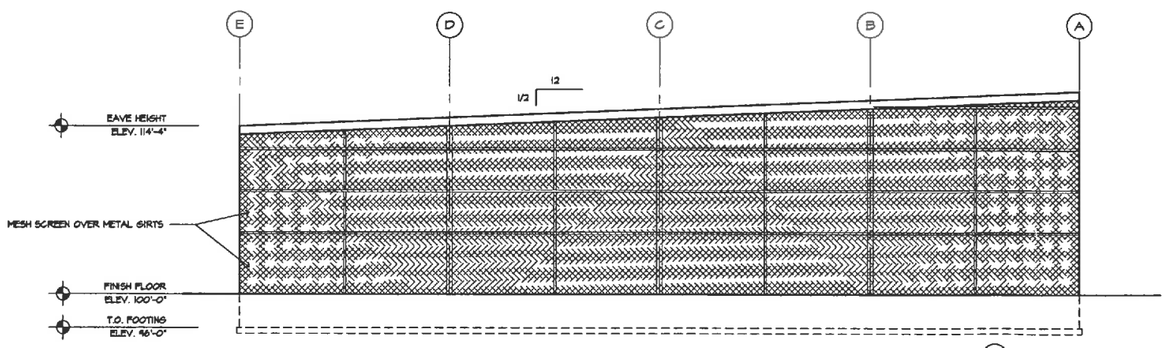
A1.1



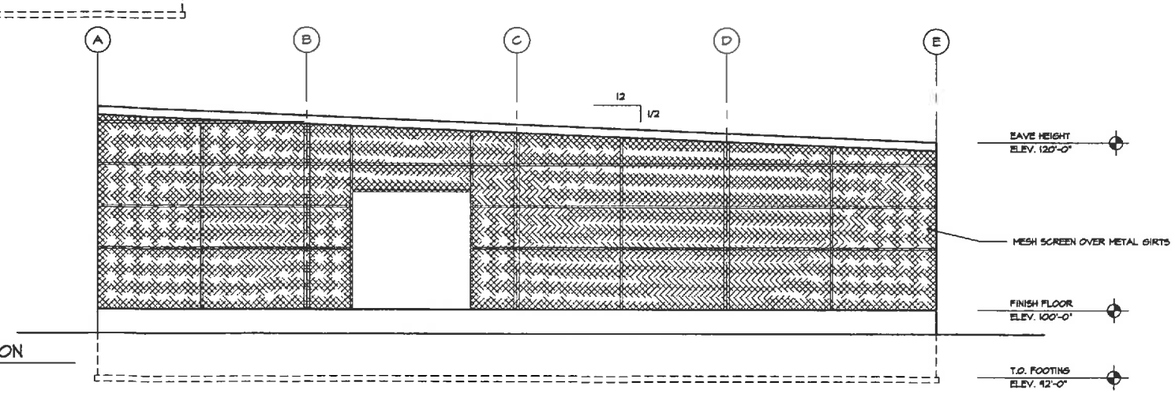
WEST ELEVATION
1/8" = 1'-0"



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



EAST ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

REVISIONS:

Building Creations, LLC
Design / Build and General Contractor
W 3326 Schroeder Road
Appleton, WI 54913
Ph. (920) 882 - 5541

FISHER & ASSOCIATES, LLC
Architects / Planners
164 CEDAR STREET DE PERE, WI 54115
PH. (920) 337-9000
rfisher@fisherassociatesllc.com

PROJECT:
PROPOSED NEW STORAGE BUILDING FOR:
KONZ WOOD PRODUCTS CO.
616 N Perkins St
APPLETON, WISCONSIN

DRAWN BY:	RJF
CHK'D BY:	RJF
JOB NUMBER:	15058
DATE:	12/18/15

A3.1

Town of Grand Chute
Site Plan Review
Big Ring Storage, LLC

To: **Plan Commission**

From: **Michael Patza, Town Planner**

Date: **July 14, 2016**

Address: **925 N. Bluemound Drive** **App. #: SP-19-16**

REQUEST

1. **Proposed Use(s):** Self-storage use
2. **Project Description:** Construction of one new self-storage building, one self-storage building addition, and associated site improvements
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes

ANALYSIS

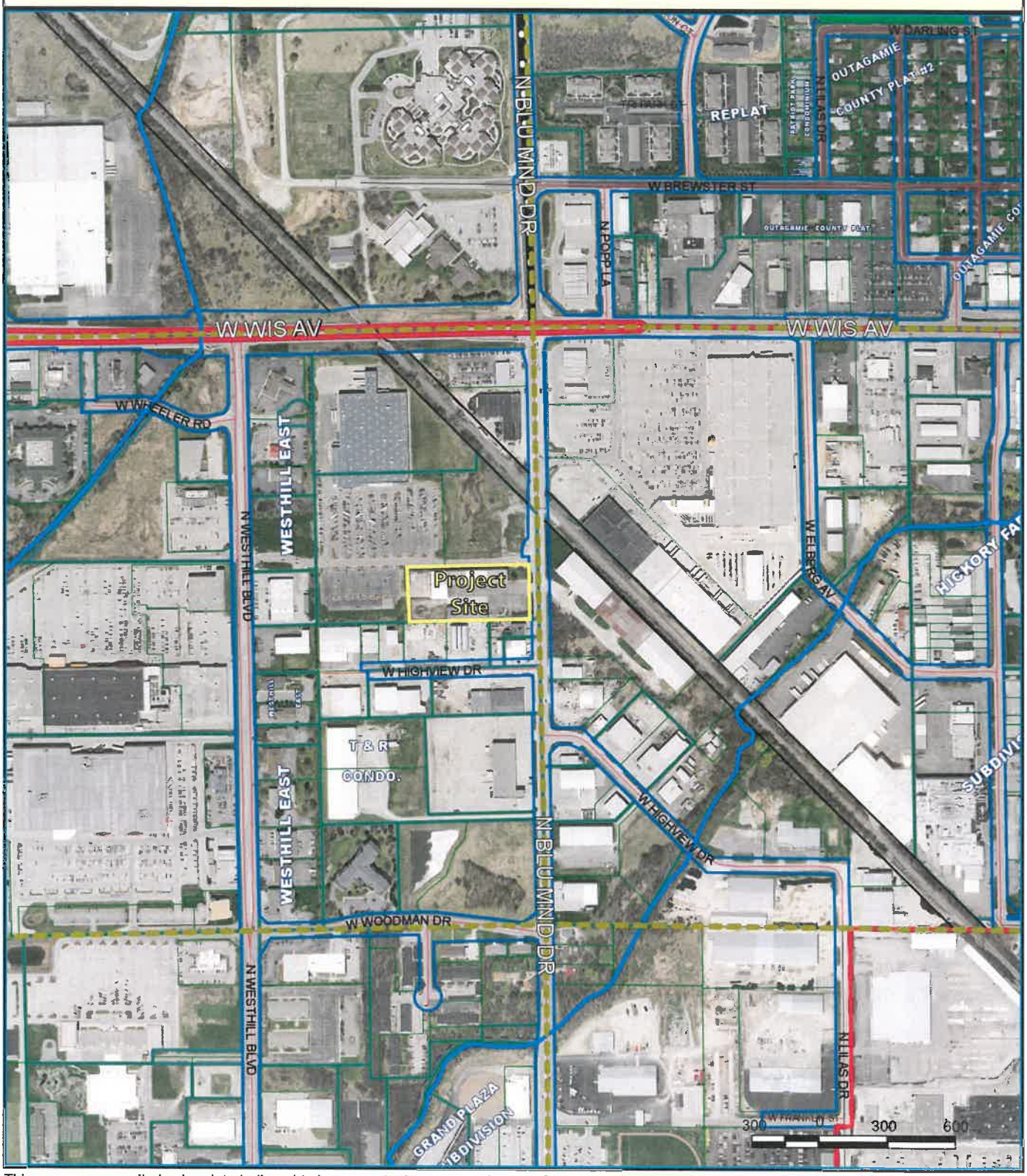
Applicant proposes the construction of a new 4800 sq. ft. self-storage building and a 3360 sq. ft. addition to an existing building on site that will also be used for self-storage. The 2.8 acre property is currently zoned IND Industrial District. The building addition is located on the northeast corner of the property and will front N. Bluemound Drive. The new building will be located on the southwest corner of the property. The existing driveway on N. Bluemound Drive will continue to be utilized to access the property.

The project will result in no additional impervious surface and onsite detention is not required. The Drainage and Erosion Control Plans are under review by the Town Engineer and their approval is a condition of Site Plan approval. The Landscape Plan has been reviewed and approved by staff. The Site Lighting Plan is under review by staff and its approval is a condition of Site Plan approval. Staff is reviewing building elevations for compliance with architectural standards and their approval is a condition of Site Plan approval. All other code requirements are met with this request.

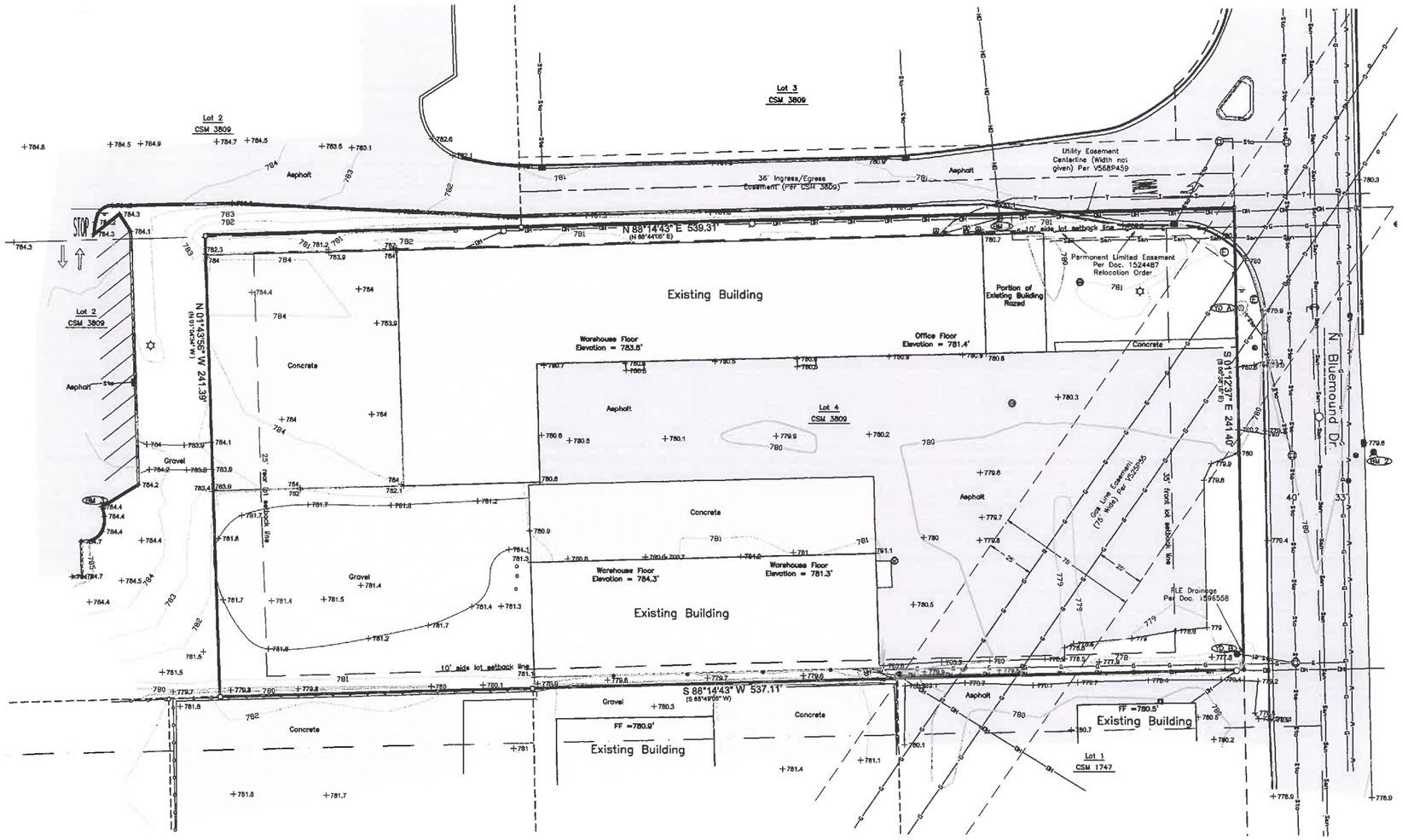
RECOMMENDATION

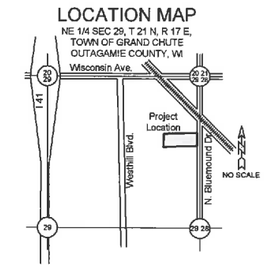
Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-19-16) requested by Big Ring Storage, LLC, 925 N. Bluemound Drive, for the construction of one new self-storage building, one self-storage addition, and associated site improvements subject to: (1) Town Engineer approval of the Drainage and Erosion Control Plans; (2) staff approval of the Site Lighting Plan; and, (3) staff approval of building elevations.

SP-19-16 -- 925 N. Bluemound Drive



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-





BENCHMARKS (NAVD 88)

BM 0 NGS Benchmark
Designation - Menasha N. GPS (PID-DE7570)
Elev 758.71

BM 1 Nail In N. Face of PP 87-378
±120' W of W. ROW of Bluemound (N. Lot Line)
Elev 782.82

BM 2 Fire Hydrant, Shoulder (Below Top Nut)
±120' S of N Line of Lot 4 CSM 3809
(E ROW Bluemound Dr.)
Elev 782.81

BM 3 Cut X In Concrete Curb.
±140' S and ±32' W of NW corner
Lot 4 CSM 3809
Elev 784.82

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
YD	A	779.62	777.53	12"	PVC	SE
YD	B	777.55	774.92	18"	RCP	E

LEGEND

- CATV — Underground Cable TV
- FO — Underground Fiber Optic
- OH — Overhead Electric Lines
- Utility Guy Wire
- San — Sanitary Sewer
- Sto — Storm Sewer
- E — Underground Electric
- G — Underground Gas Line
- T — Underground Telephone
- W — Water Main
- Fence - Steel
- 600 — Index Contour
- Intermediate Contour
- Ex Spot Elevation
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Monitoring Well
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Air Conditioner
- Electric Manhole (Empty)
- CATV Pedestal
- Gas Regulator
- Sign
- Post
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- ⅜" x 18" Steel Rebar @ 1.50lbs/LF SET
- Masonry (PK) Nail SET
- 1" Iron Pipe Found
- ⅜" Rebar Found
- ( ) Recorded As

Bearings are referenced to the North line of Lot 4 of Certified Survey Map No. 3809, which is assumed to bear N88°14'43"E, base on the Winnebago County Coordinate System.

30 0 30 60 90

NOTES

Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

SURVEYOR'S CERTIFICATE

I, James R Sehloff, hereby certify that I have surveyed this property and this topographical map is a true representation thereof and shows the size and location of the property and the location of all apparent roadways. I hereby certify that said topographical survey and map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief, a true and accurate representation thereof.

James R Sehloff, Wisconsin Professional Land Surveyor No. S-2692 Date

TOPOGRAPHIC / BOUNDARY SURVEY

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-8595
www.davel.pro

PRELIMINARY

PLANNERS | ARCHITECTS | BUILDERS

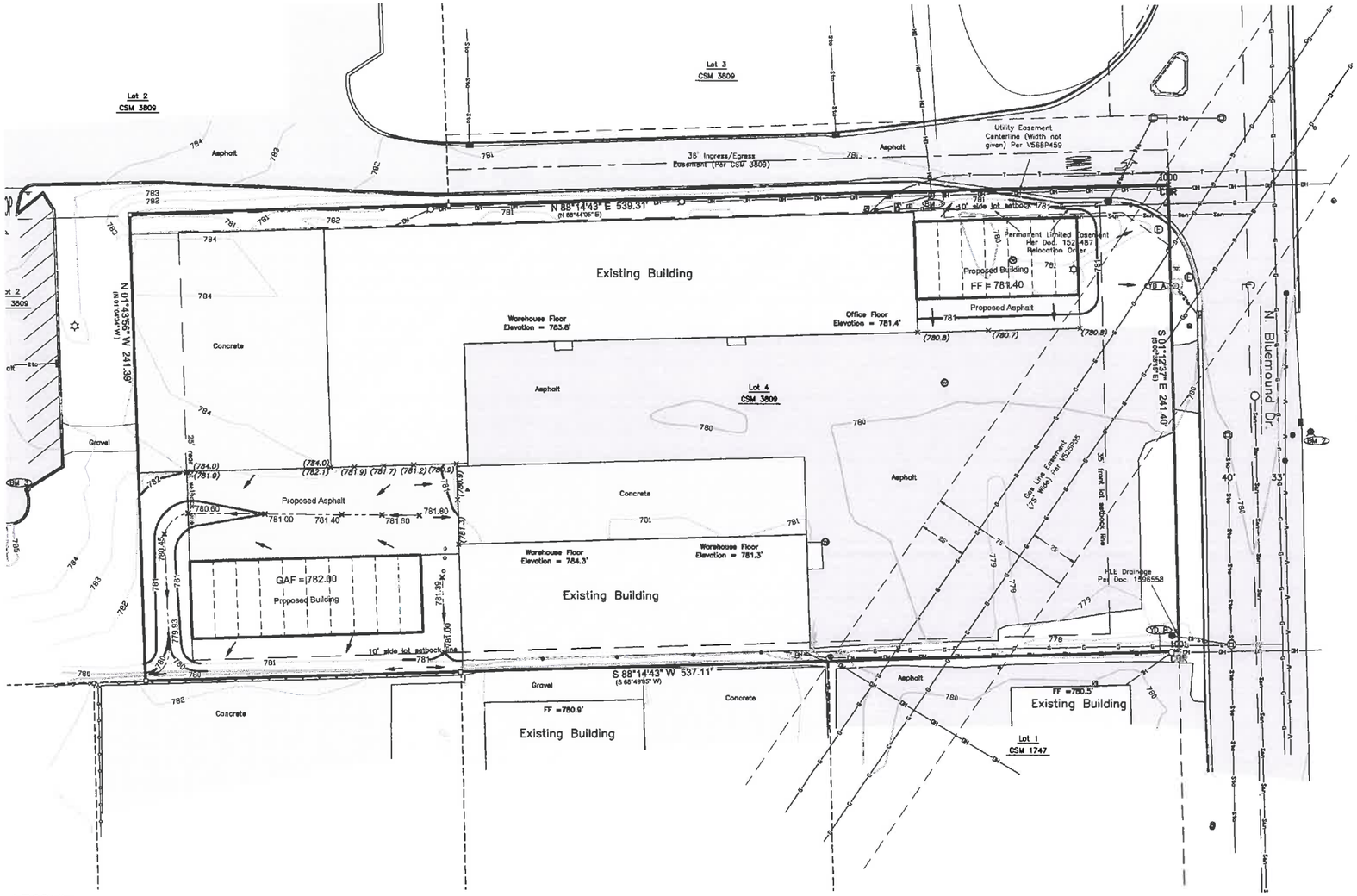
Keller
PLANNERS | ARCHITECTS | BUILDERS
FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795
1-800-236-2534
FAX (920) 766-5064
MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337
MILWAUKEE
W204 N11508
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740
WAUSAU
5405 Lilac Ave
Wausau, WI 54401
PHONE (715) 848-3141
FAX (715) 848-3181
www.kellerbuilds.com

6/22/2016 4:45 PM J:\Projects\4721ker\dwg\Carlson\4721topo.dwg Printed by: mitch

PROPOSED FOR:
NICK SCHMIDT STORAGE II
TOWN OF GRAND CHUTE WISCONSIN

REVISIONS
1 .

PROJECT MANAGER: ---
DESIGNER: ???
DRAWN BY: mitch
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO: ---
CONTRACT NO: 4721topo.dwg
DATE: 06/22/2016
SHEET: C1.0



NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. **The outside services are shown to stop at a point 5 feet outside the foundation wall.** The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.
4. Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.
5. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.

BENCHMARKS (NAVD 88)

BM 0 NGS Benchmark
Designation - Menasha N. GPS (PID-DE7570)
Elev 758.71

BM 1 Nail in N. Face of PP 67-376
±120' W/ of W. ROW of Bluemound (N. Lot Line)
Elev 782.62

BM 2 Fire Hydrant, Shoulder (Below Top Nut)
±120' S of N Line of Lot 4 CSM 3809
(E ROW Bluemound Dr.)
Elev 782.81

BM 3 Cut X/in Concrete Curb.
±140' S and ±80' W of NW corner
Lot 4 CSM 3809
Elev 784.62

DRAINAGE PLAN CERTIFICATION:

I, John R. Davel, Professional Engineer, hereby certify that this Drainage Plan will meet or exceed the requirements of the Town of Grand Chute.

John R. Davel, P.E. E-25512 Date

LEGEND

CATV	Underground Cable TV		Sanitary MH / Tank / Base		CATV Pedestal
FO	Underground Fiber Optic		Clean Out / Curb Stop / Pull Box		Gas Regulator
OH	Overhead Electric Lines		Storm Manhole		Railroad Signal
	Utility Guy Wire		Inlet		Sign
San	Sanitary Sewer		Catch Basin / Yard Drain		Tower / Silo
Sto	Storm Sewer		Water MH / Well		Post / Guard Post
E	Underground Electric		Hydrant		Satellite Dish
G	Underground Gas Line		Utility Valve		Large Rock
T	Underground Telephone		Utility Meter		Flag Pole
W	Water Main		Utility Pole		Deciduous Tree
	Fence - Steel		Light Pole / Signal		Coniferous Tree
	Fence - Wood		Guy Wire / Pump		Bush / Hedge
	Fence - Barbed Wire		Electric Pedestal		Stump
WL	Wetlands		Electric Transformer		Marsh
	Treeline		Air Conditioner		Soil Boring
	Railroad Tracks		Telephone Pedestal		Benchmark
	Culvert		Telephone Manhole		Asphalt Pavement
500	Index Contour		Wetlands		Concrete Pavement
100	Intermediate Contour	+799.9	Ex Spot Elevation		Gravel
	Proposed Storm Sewer		Proposed Storm Manhole		
608	Proposed Contour		Proposed Curb Inlet		
	Proposed Swale		Prop. Catch Basin / Yard Drain		
	Proposed Culvert		Proposed Endwall		
×608.73	Prop. Flowline Spot Elev.		Proposed Rip Rap		
×608.73 TW	Prop. Top of Walk Elev.		Prop. Drainage Direction		
+(608.7)	Existing Grade	FF=000.0	Prop. Finished Floor Elev.		

30 0 30 60 90

DRAINAGE & GRADING PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

07/07/2016

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-3336
FAX (608) 318-3337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5805 Lilac Ave
Wausau, WI 54401
PHONE (715) 848-3141
FAX (715) 848-3181

www.kellerbuilds.com

7/7/2016 11:40 AM J:\Projects\4721sch\dwg\Civil 3D\4721engr.dwg Printed by: mitch

PROPOSED FOR:

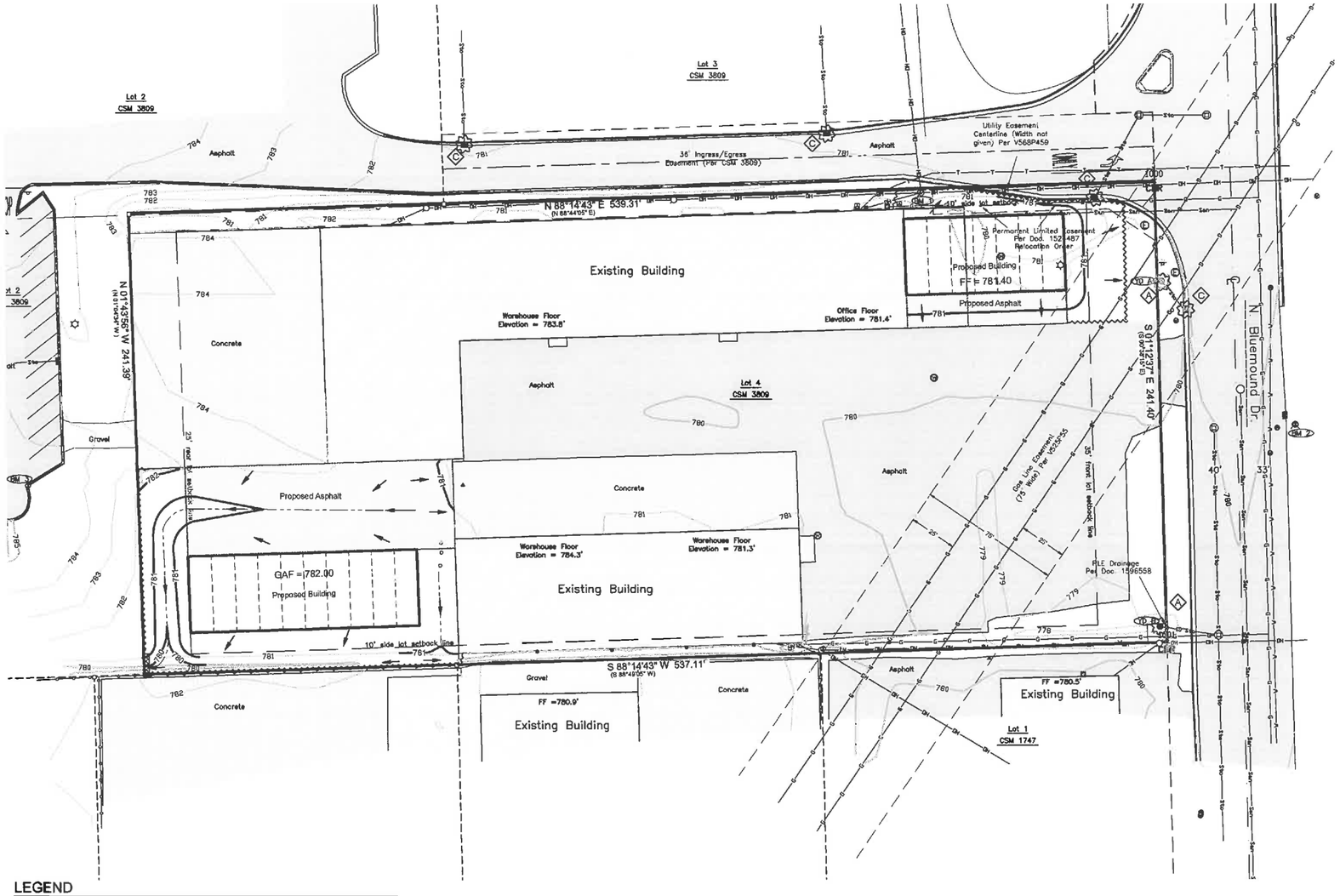
NICK SCHMIDT STORAGE II

TOWN OF GRAND CHUTE WISCONSIN

REVISIONS
1 .

PROJECT MANAGER: ------
DESIGNER: MDB
DRAWN BY: mitch
EXPEDITOR: ------
SUPERVISOR: ------
PRELIMINARY NO: ------
CONTRACT NO: 4721engr.dwg
DATE: 06/22/2016
SHEET: C1.2

PLANNERS | ARCHITECTS | BUILDERS



LEGEND

CATV — CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO — FO	Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
OH — OH	Overhead Electric Lines	Storm Manhole	Railroad Signal
	Utility Guy Wire	Inlet	Sign
San — San	Sanitary Sewer	Catch Basin / Yard Drain	Tower / Silo
Sto — Sto	Storm Sewer	Water MH / Well	Post / Guard Post
E — E	Underground Electric	Hydrant	Satellite Dish
G — G	Underground Gas Line	Utility Valve	Large Rock
T — T	Underground Telephone	Utility Meter	Flag Pole
W — W	Water Main	Utility Pole	Deciduous Tree
	Fence - Steel	Light Pole / Signal	Coniferous Tree
	Fence - Wood	Guy Wire / Pump	Bush / Hedge
	Fence - Barbed Wire	Electric Pedestal	Stump
Wl — Wl — Wl	Wetlands	Electric Transformer	Marsh
	Treeline	Air Conditioner	Soil Boring
	Railroad Tracks	Telephone Pedestal	Benchmark
	Culvert	Telephone Manhole	Asphalt Pavement
800	Index Contour	Wetlands	Concrete Pavement
799	Intermediate Contour	+799.9 Ex Spot Elevation	Gravel
	Proposed Storm Sewer	Proposed Storm Manhole	
808	Proposed Contour	Proposed Curb Inlet	
	Proposed Swale	Prop. Catch Basin / Yard Drain	
	Proposed Culvert	Proposed Endwall	
	Proposed Silt Fence	Proposed Rip Rap	
	Prop. Drainage Direction	Proposed Erosion Mat	
	Proposed Tracking Pad	Proposed Inlet Protection	
	Proposed Ditch Check	Type of Inlet Protection	

30 0 30 60 90

Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control product acceptability lists (PAL). It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance. Erosion & sediment control measures shall be maintained on a continuing basis until the site is permanently stabilized. All applicable controls must be in place at the end of each work day. All off-site sediment deposits occurring as a result of construction work or a storm event shall be cleaned up at a minimum of the end of each day or as necessary. Flushing shall not be allowed.

1) Diverting Flow
   a) Permanent Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the storm water treatment areas.
   b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged without adversely impacting the receiving area or channel. Unlike a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be used upslope of any soil piles to reduce the amount of sediment transported. All diversions shall be installed and maintained in accordance with DNR Technical Standard 1066.
2) Overland Flow
   a) Silt Fence - Intended to provide a temporary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow; thereby reducing the erosion potential of flowing water. Silt fencing is not to be used in areas of channelized flow and sediment deposits shall be removed when a 6 inch depth is reached. The silt fence shall be repaired or replaced as necessary to maintain a barrier. All Silt Fence shall be installed and maintained in accordance with DNR Technical Standard 1056. It will be placed at the following locations:
      i) along the site boundary where runoff will leave the site,
      ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.
   b) Sediment Bale Barrier - Intended to intercept and detain small amounts of sediment from construction operations to prevent sediment from leaving the site. Sediment Bale Barriers are not to be used in areas of channelized flow. All Sediment Bale Barriers shall be installed and maintained in accordance with DNR Technical Standard 1055. Sediment Bale Barriers may be used in place of silt fence around soil stockpiles.
   c) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by raindrop impact, high overland and concentrated flow velocities and assist the establishment of both temporary and permanent vegetation. All Erosion Mat shall be installed and maintained in accordance with DNR Technical Standards 1052 and 1053 and all Mulching with DNR Technical Standard 1058. In addition to mulching, Erosion Mat is required per plan with installation per manufacturer specifications.
   d) Seeding - Intended to provide a reduction of overland flow velocities and stabilize disturbed areas. Seeding will be used on all disturbed areas within seven days of the completion of the activity that will disturb the area. All seeding shall be in accordance with DNR Technical Standard 1059. Seed mixture 40 (per WisDOT Specifications, Section 630) shall be applied at 5 pounds per 1000 square feet for permanent seeding prior to September 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard but no later than November 1st. Sod placement may occur at anytime sod is available and the sod and soil are not frozen.
3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062. Ditch Checks will be used where indicated on the plan as 12-inch diameter sediment logs. Additional ditch checks may be required in areas where erosion is occurring.
4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. Riprap will be used in the following areas:
      i) Pipe outfalls.
   b) Vegetated Waterway - Intended to establish permanent vegetation to reduce the velocity of concentrated runoff thereby protecting the waterway from erosion. The type of erosion mat used will depend upon the velocity of the runoff in the channel and are specified in accordance with DOT Erosion Control Product Acceptability Lists (PAL). Vegetated waterways will be used in the following areas:
      i) drainage swales as indicated on the plans.
5) Inlet Protection Barriers - Intended to prevent the sedimentation of storm water conveyance structures. All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060. As required, inlet protection barriers will be used at all storm sewer inlets as indicated on the plans.
6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057. Install and maintain a tracking pad at the Sawyer Street entrance per plan.
7) Dust Control - Intended to reduce surface to air transport of dust during construction. Dust control shall be implemented with use of methods provided in DNR Technical Standard 1068. These methods include the use of polymers, seeding, and mulch.
8) Dewatering BMP - Intended to reduce the amount of sediment conveyed due to dewatering practices. Dewatering practices require compliance with DNR Technical Standard 1061. The use of geotextile bags is required to prevent sedimentation with non-erosive discharge.
9) Waste Material - All onsite waste and construction materials shall be handled and disposed of properly. No pavement material, runoff from concrete washout, or other waste material is allowed to enter the storm sewer system or receiving waters.

Sequence of Construction

1) Obtain plan approval and other applicable permits
2) Install & maintain all erosion & sediment control measures: July 2016
3) Utility construction: July 2016
4) Strip and stabilize topsoil in accordance with the appropriate WDNR Technical Standard, temporary seeding is required on all disturbed soils if conditions allow: July 2016.
5) Site grading: July 2016
6) Grade and gravel construction: July 2016
7) Building Construction: July 2016 - September 2016
8) Site Paving: September 2016
9) Stabilize lawn and ditch areas no later than one week after final grade is established. Field inspect and add additional measures if necessary.
10) Construct bio-filtration areas upon completion of construction and stabilization of site vegetation or pavement installation. September 2016
11) Remove all temporary measures, topsoil critical areas, and establish vegetation. Water if necessary to establish healthy and well rooted vegetation.

Note: The dates provided are approximate and subject to weather conditions and overall project schedule. Several work items as listed above may occur simultaneously with others.

Maintenance Plan

The contractor is responsible for inspection and maintenance of sediment and erosion control measures until the project is completed. The inspections shall be made every seven days or within 24-hours of a rainfall event of 0.50-inch or greater. Any practices that are damaged or not working properly shall be repaired by the end of the day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

1) All seeded areas will be re-seeded and mulched as necessary according to the specifications in the planned practices to maintain a vigorous, dense vegetated cover.
2) Remove silt fence and temporary structures only after final stabilization and vegetative cover is established.
3) Avoid the use of fertilizers and pesticides in or adjacent to channels or ditches.
4) Construction and waste materials shall be properly disposed.

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to Appendix C or the DNR website for a template; http://dnr.wi.gov/topic/stormwater/constructforms.html#forms. Upon request, the inspection reports shall be made available to the owner, the engineer, the Wisconsin Department of Natural Resources, or the Town of Grand Chute.

EROSION & SEDIMENT CONTROL PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

07/07/2016

PLANNERS | ARCHITECTS | BUILDERS

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N218 State Road 55
P.O. Box 420
Kaukauna, WI 54130
PHONE (920) 766-5795
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5805 Lilac Ave
Wausau, WI 54401
PHONE (715) 848-3141
FAX (715) 848-3151

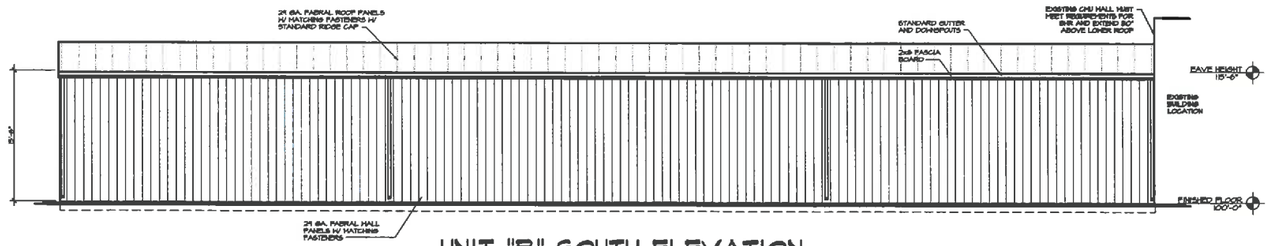
www.kellerbuilds.com

PROPOSED FOR:
NICK SCHMIDT STORAGE II
TOWN OF GRAND CHUTE
WISCONSIN

REVISIONS
1 .

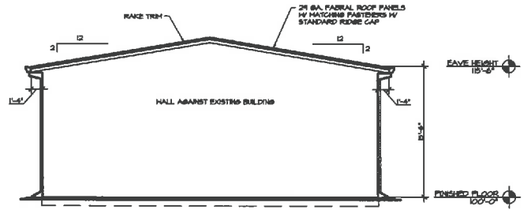
PROJECT MANAGER:
DESIGNER: MDB
DRAWN BY: mitch
EXPEDITOR:
SUPERVISOR:
PRELIMINARY NO:
CONTRACT NO: 4721engr.dwg
DATE: 06/22/2016
SHEET: C1.3

7/7/2016 11:40 AM J:\Projects\4721keller\dwg\Civil 3D\4721engr.dwg Printed by: mitch



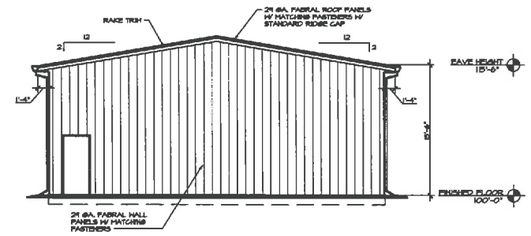
UNIT "B" SOUTH ELEVATION

1/8"=1'-0"



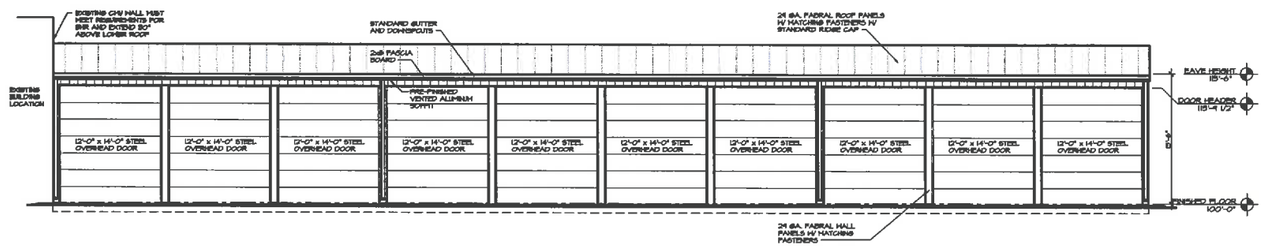
UNIT "B" EAST ELEVATION

1/8"=1'-0"



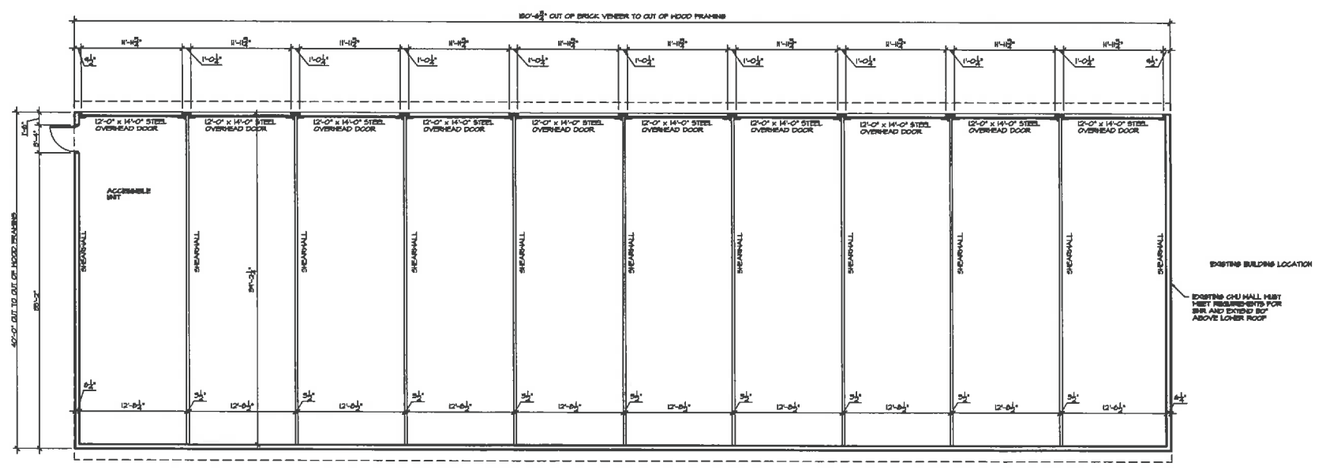
UNIT "B" WEST ELEVATION

1/8"=1'-0"



UNIT "B" NORTH ELEVATION

1/8"=1'-0"



NORTH

UNIT "B" FLOOR PLAN

1/8"=1'-0"

EXTERIOR SUPPORT HALL 2x6 WOOD (SPF-#1 / #2) STUDS 24" O.C.

INTERIOR SUPPORT HALL 2x4 WOOD (SPF-#1 / #2) STUDS 24" O.C.

SUPPORT HALLS ARE ATTACHED TO THE CONCRETE FOUNDATION WITH 3/8"x5" SIMPSON TITEN HD GALVANIZED 48" O.C.

ALL OVERHEAD DOORS HAVE SECURITY MBS-HARDCORE LOCKS WITH SPACERS.

PRELIMINARY - NOT FOR CONSTRUCTION.

Keller™

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N214 State Road 55
P.O. Box 520
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5804

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11828
Cedarsauke Rd
Germantown, WI 53022
PHONE (262) 250-8790
1-800-236-2534
FAX (262) 250-8740

WAUSAU
2805 Lilac Ave
Wausau, WI 54401
PHONE (715) 848-2141
FAX (715) 848-2151

www.kellerbuilds.com

PROPOSED MINI STORAGE BUILDING FOR:

NICK SCHMIDT

GRAND CHUTE, WISCONSIN

"COPYRIGHT NOTICE"

This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

R1 05.17.2016 TDP

PROJECT MANAGER: D. HULCE

DESIGNER: R. LINDSTROM

DRAWN BY: KRH

EXPEDITOR: ------

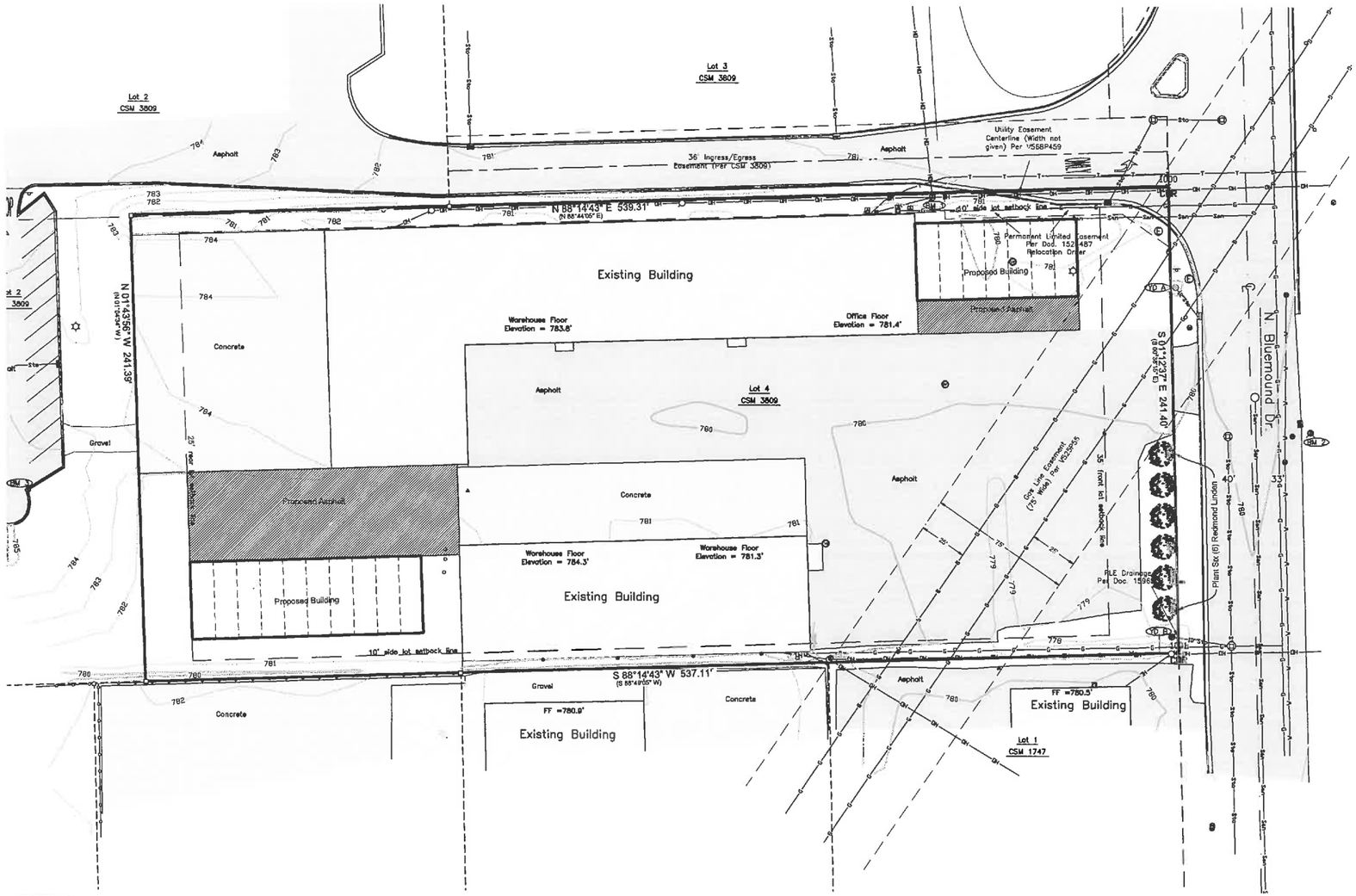
SUPERVISOR: ------

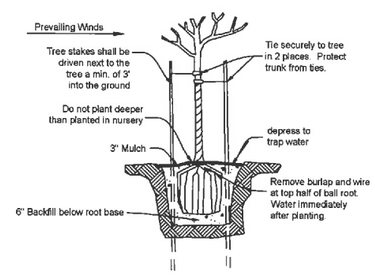
PRELIMINARY NO: P16027

CONTRACT NO: ------

DATE: JAN. 26, 2016

SHEET: A1.1





Tree Planting Details

Plant Schedule - Frontage

Plant	Code	Common Name	Genus/Species	Qty
Tree-Deciduous	RL	Redmond Linden	Tilia x 'Redmond'	6

* Deciduous Trees must be a minimum caliper of 2.5 inches when planted

LEGEND

CATV — CATV	Underground Cable TV	Sanitary MH / Tank / Base	CATV Pedestal
FO — FO	Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
OH — OH	Overhead Electric Lines	Storm Manhole	Railroad Signal
	Utility Guy Wire	Inlet	Sign
San — San	Sanitary Sewer	Catch Basin / Yard Drain	Tower / Silo
Sto — Sto	Storm Sewer	Water MH / Well	Post / Guard Post
E — E	Underground Electric	Hydrant	Satellite Dish
G — G	Underground Gas Line	Utility Valve	Large Rock
T — T	Underground Telephone	Utility Meter	Flag Pole
W — W	Water Main	Utility Pole	Deciduous Tree
S — S	Fence - Steel	Light Pole / Signal	Coniferous Tree
O — O	Fence - Wood	Guy Wire / Pump	Bush / Hedge
B — B	Fence - Barbed Wire	Electric Pedestal	Stump
WL — WL	Wetlands	Electric Transformer	Marsh
	Treeline	Air Conditioner	Soil Boring
	Railroad Tracks	Telephone Pedestal	Benchmark
	Culvert	Telephone Manhole	Asphalt Pavement
	Index Contour	* Wetlands	Concrete Pavement
	Intermediate Contour	+799.9 Ex Spot Elevation	Gravel

30 0 30 60 90

LANDSCAPE PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

07/07/2016

PLANNERS | ARCHITECTS | BUILDERS

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N218 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-6795
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
N304 W11599
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5805 Lilac Ave
Wausau, WI 54401
PHONE (715) 848-3141
FAX (715) 848-3181

www.kellerbuilds.com

PROPOSED FOR:
NICK SCHMIDT STORAGE II
TOWN OF GRAND CHUTE WISCONSIN

REVISIONS
1 .

PROJECT MANAGER: ------
DESIGNER: MDB
DRAWN BY: mitch
EXPEDITOR: ------
SUPERVISOR: ------
PRELIMINARY NO: ------
CONTRACT NO: 4721engr.dwg
DATE: 06/22/2016
SHEET: C1.1

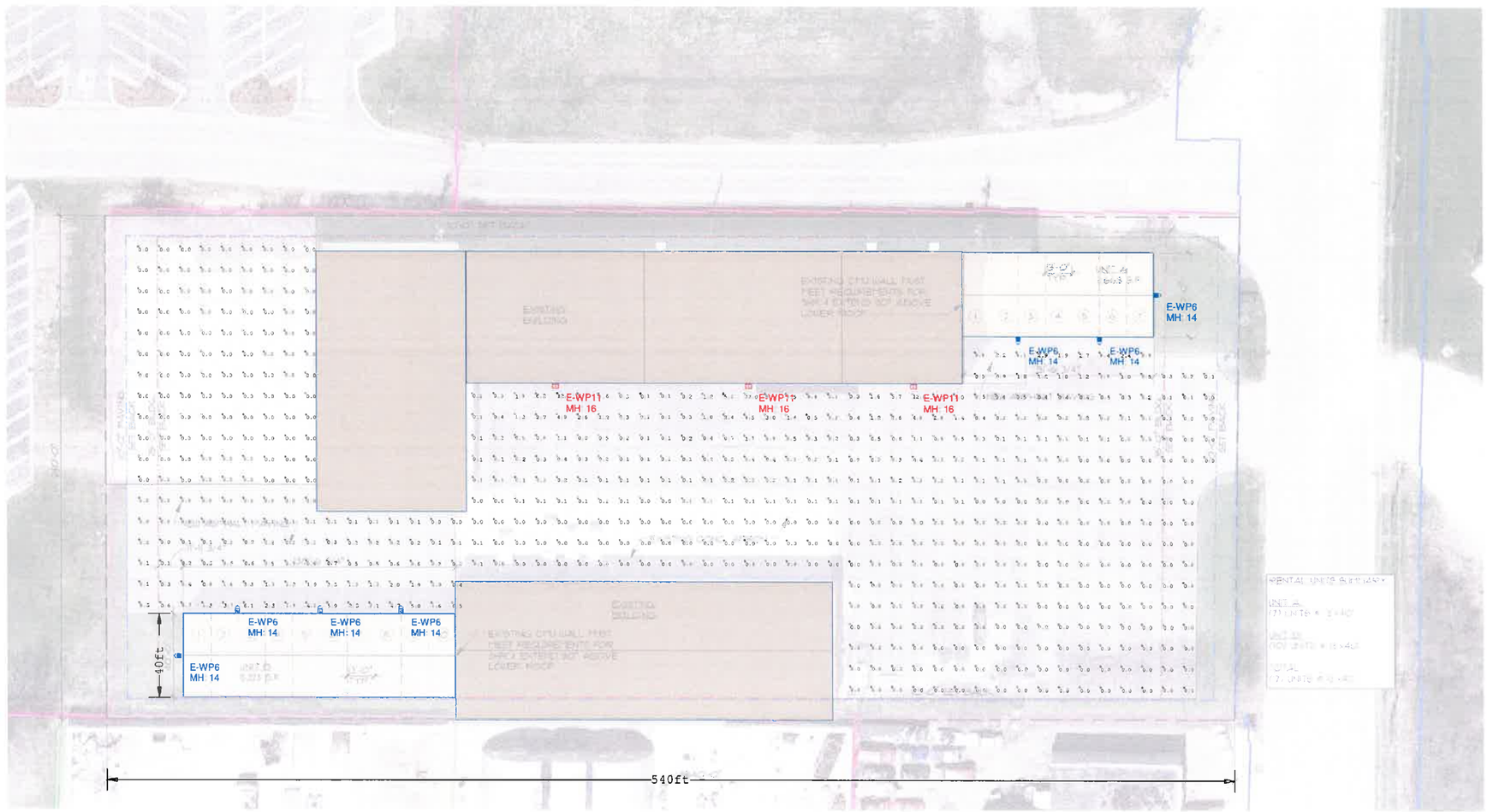
7/7/2016 11:41 AM J:\Projects\4721kel\dwg\Civil 3D\4721engr.dwg Printed by: mitch

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	7	E-WP6	SINGLE	N.A.	1.000	252	E-WP6L03CZ
	3	E-WP11	SINGLE	N.A.	1.000	225	E-WP11L07UCZ

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0.41	12.0	0.0	N.A.	N.A.

-Mounting Height= MH

-Layout utilizes specified locations.



e-conolight

1501 96th Street
Sturtevant, Wisconsin 53177
PH: (888) 243-9445
FX: (262) 504-5409
www.e-conolight.com

Customer responsible to verify ordering information/ catalogue number prior to placing order.

Date:6/27/2016 | Scale: 1"=30' | Layout by: Travis Lindblom

Project Name: 89313 - storage units in the Town of Grand Chute | Salesforce: 15636

Filename: 160627KR1TDL.AGI

Footcandles calculated at grade using mean lumen values

Illumination results shown on this lighting design are based on project parameters provided to E-conolight used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

0 60' 120'

Town of Grand Chute
Site Plan Sign Amendment Review
GCDL Tech Village, LLC

To: Plan Commission

From: Robert Buckingham, Community Development Director

Date: July 14, 2016

Address: 15 Tri-Park Way **App. #: SPA1-16-15**

A. REQUEST

1. **Proposed Use(s):** Student housing
2. **Project Description:** Install new monument sign
3. **Plat/CSM Accurate parcel lines/lot recorded:** Yes.

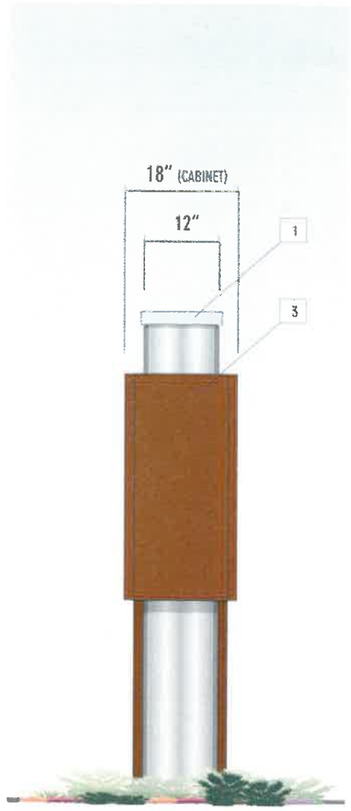
B. ANALYSIS

Applicant seeks approval for a new monument sign at the entry to the development. The sign will be 6'-6" in height and 18 sq. ft. in size. The sign will be internally illuminated with LED fixtures. All code requirements are met with this request.

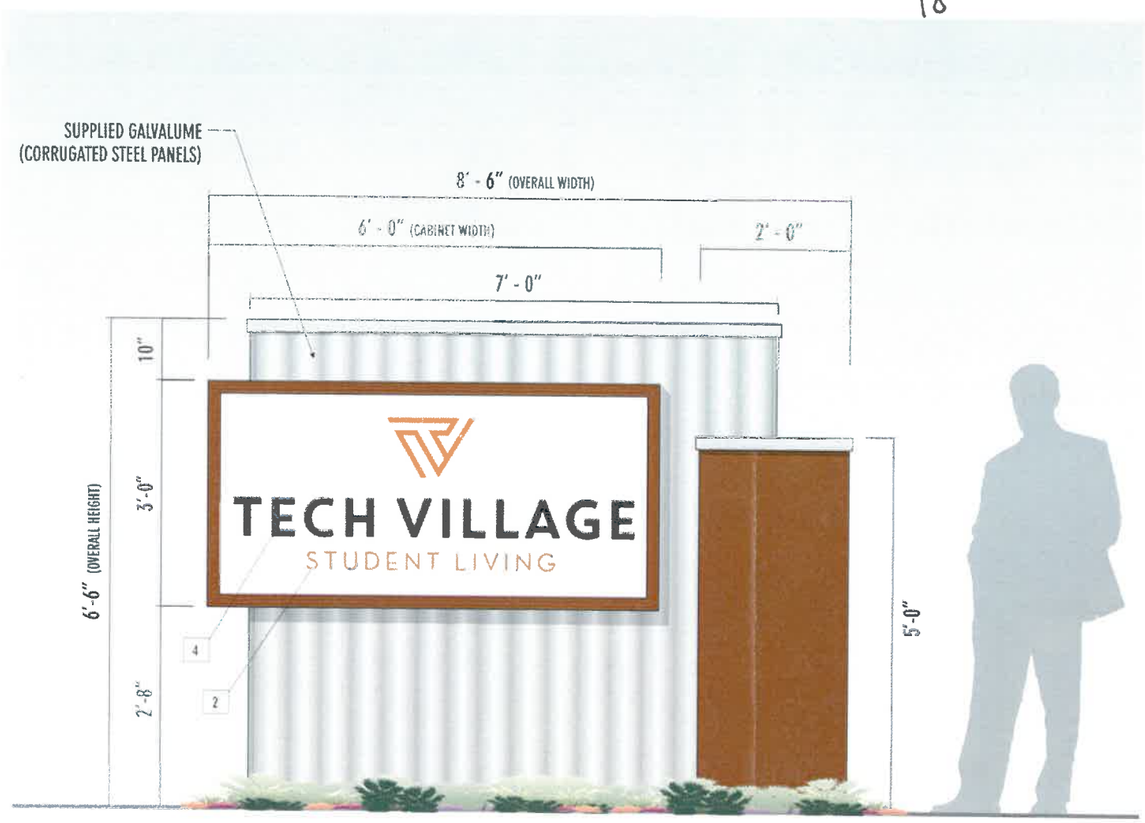
C. RECOMMENDATION

Staff has reviewed and supports Plan Commission approval of the Site Plan Amendment (SPA1-16-15) requested by GCDL Tech Village LLC, 15 Tri-Park Way, for installation of a new monument sign.

18 ⊡

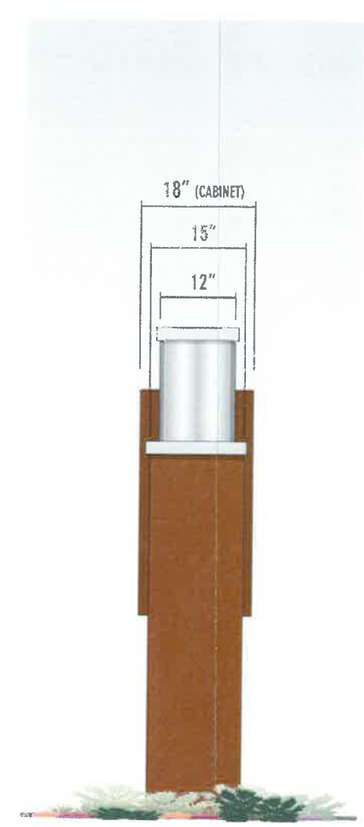


LEFT SIDE VIEW



SCALE: ½" = 1' 0"

DETAIL VIEW



RIGHT SIDE VIEW

- ALUMINUM SIGN CABINETS AND CAPS
- WHITE LEXAN FACES WITH TRANSLUCENT VINYL GRAPHICS
- INTERNALLY ILLUMINATED WITH WHITE LED's
- CABINET FRAMES CLADDED WITH ALUMINUM & SUPPLIED GALVALUME (CORRUGATED STEEL PANELS)

AppletonSIGN COMPANY
2400 Holly Road • Neenah, WI 54956
Tel: 920.734.1601 • Fax: 920.734.1622
www.AppletonSIGN.com

CLIENT:	TECH VILLAGE - STUDENT LIVING
STREET ADDRESS:	15 TRI-PARK WAY
CITY / STATE:	GRAND CHUTE, WI
SCOPE:	2016 - MONUMENT
DATE:	06/17/16
SALES:	RON ERICKSON
DESIGNER:	-
GENERAL SPECIFICATIONS	
VOLTAGE:	120v
POWER DRAW:	
SQUARE FOOTAGE:	55.25 - APPROX.
COLOR SCHEDULE	
1	PAINT: MATCH PMS 420c
2	PRINT: MATCH LOGO PMS 7565c
3	PAINT: MATCH PMS 7567c
4	PRINT: MATCH LOGO PMS 426c
REQUIRED ITEMS	
CLEAN ART?	
FIELD SURVEY?	
COLORS?	
MISC. ITEMS ?	
REVISION SCHEDULE	

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK DESCRIBED ON THIS DRAWING & THE PROPOSAL MATCHING THE DESIGN ID #. PRODUCTION OF THIS PROJECT WILL NOT BE ALLOWED WITHOUT A SIGNATURE.

FABRICATE & INSTALL ONE(1) D/F LED-LIT MONUMENT SIGN

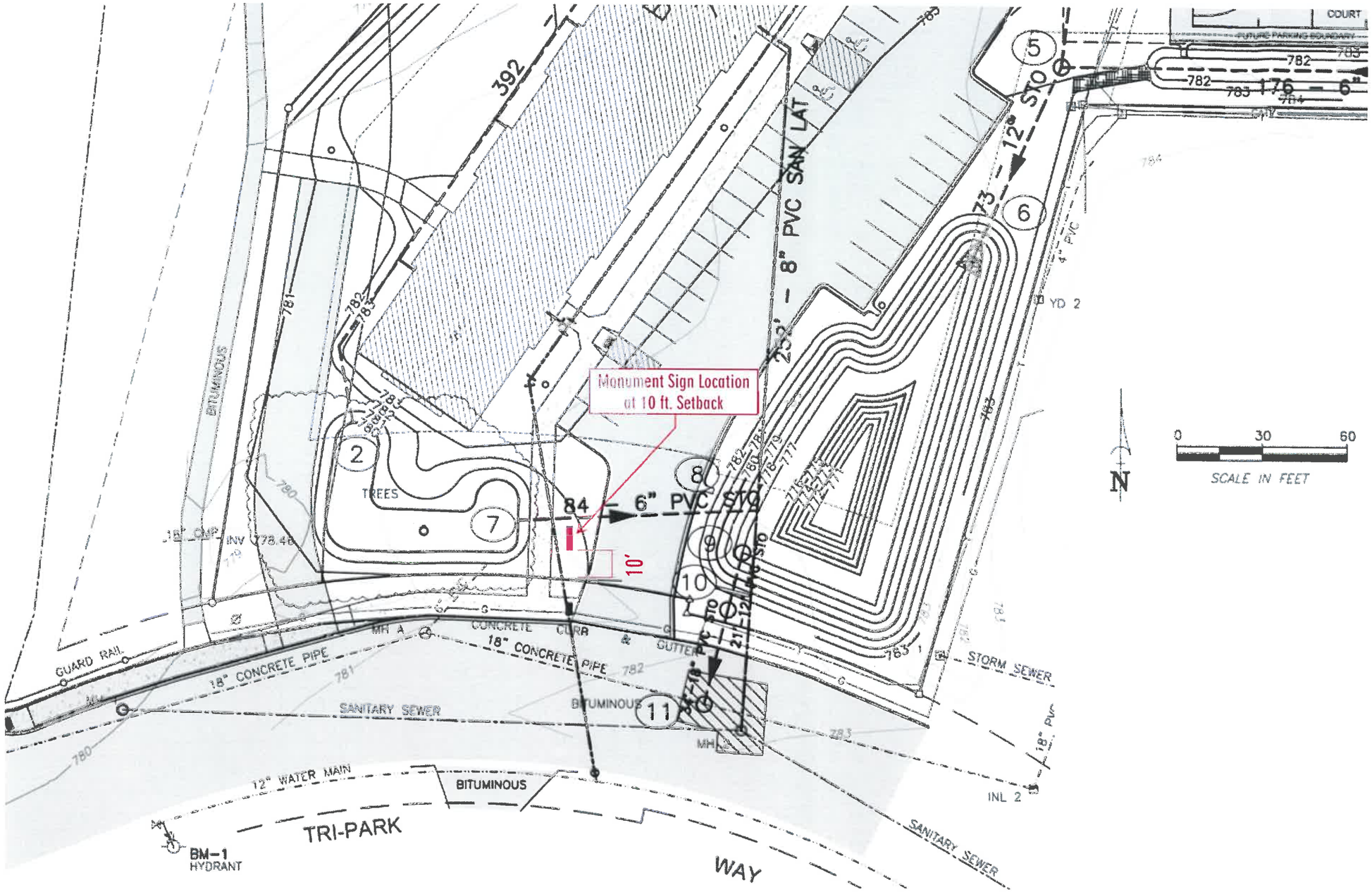
OPT. #1

9798 **1**

DETAILED DESIGN!
CAN BE USED FOR PRODUCTION

DISCLAIMERS: THIS DOCUMENT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. ©

COLORS SHOWN ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUTS/COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU NEED TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE.



AppletonSIGN COMPANY
2400 Holly Road • Neenah, WI 54956
Tel: 920.734.1601 • Fax: 920.734.1622
www.AppletonSIGN.com

CLIENT:	TECH VILLAGE - STUDENT LIVING
STREET ADDRESS:	15 TRI-PARK WAY
CITY / STATE:	GRAND CHUTE, WI
SCOPE:	2016 - MONUMENT
DATE:	06/17/16
SALES:	RON ERICKSON
DESIGNER:	-
GENERAL SPECIFICATIONS	
VOLTAGE:	120v
POWER DRAW:	
SQUARE FOOTAGE:	55.25 - APPROX.

COLOR SCHEDULE		
1		PAINT: MATCH PMS 420c
2		PRINT: MATCH LOGO PMS 7565c
3		PAINT: MATCH PMS 7567c
4		PRINT: MATCH LOGO PMS 426c

REQUIRED ITEMS	
CLEAN ART?	
FIELD SURVEY?	
COLORS?	
MISC. ITEMS ?	

REVISION SCHEDULE	

PLEASE SIGN BELOW STATING THAT THIS DESIGN IS APPROVED

X

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL SPECIFICATIONS/SCOPE OF WORK DESCRIBED ON THIS DRAWING & THE PROPOSAL MATCHING THE DESIGN ID #. PRODUCTION OF THIS PROJECT WILL NOT BE ALLOWED WITHOUT A SIGNATURE.

SIGN LOCATION PLAN

OPT. #1 | 9798 | 3

DISCLAIMERS:

THIS DOCUMENT IS OWNED BY APPLETON SIGN COMPANY. IT IS A CONCEPTUAL REPRESENTATION OF SERVICES PROVIDED BY APPLETON SIGN. CLIENT AGREES, BY RECEIPT OF THIS DESIGN, NOT TO SHARE CONCEPTS OR SPECIFICATIONS WITH ANY THIRD PARTY UNLESS PURCHASED BY PAYMENT OR GIVEN WRITTEN CONSENT. ANY VIOLATION WILL BE ENFORCED AND MAY CONSTITUTE DESIGN FEES. ©

COLORS SHOWN ON THIS DOCUMENT ARE A CONCEPTUAL REPRESENTATION OF ACTUAL COLORS USED IN THE PRODUCTION PROCESS. PAPER PRINT OUTS/COMPUTER SCREEN VISUALS MAY NOT ACCURATELY REPRESENT THE ACTUAL COLOR LISTED DUE TO DIFFERENT CAPABILITIES. IF YOU NEED TO SEE A SAMPLE OF THE ACTUAL COLOR BEFORE APPROVING, PLEASE REQUEST A PHYSICAL COLOR SAMPLE FROM YOUR SALES REPRESENTATIVE.

DETAILED DESIGN!
CAN BE USED FOR PRODUCTION