City of Menasha

SPECIAL ZONING APPROVAL

Owner Menasha Downtown Development, LLC. Case or Plan No. N/A

Address One Neenah Center, Suite 700 Fee $350.00

Applicant (if different than Owner) _____

Address _____

Zoning C2 Parcel Number(s) 3-00820-00 & 3-00818-00, 3-00818-01, 3-00816-01, 3-00817-01, 3-00798-00, 3-00790-00.

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- [X] Rezoning
- [ ] Special Use
- [ ] Flood Plain Map Amendment
- [ ] Appeal or Variance
- [ ] PUD Plan Approval

Description of Request: Rezone parcels from current C2 to PUD to enable the construction of a new 8 story office building and associated parking ramp. and ~~[illegible]~~ amend Planned Unit Development on parcels 3-00798-00 and 3-00790-00.

Owner/Agent [signature]
Signature BY: J.J. HOGERTY, II, Attorney Member

(If applicable) Formal Hearing 4/21/2015

Informal Hearing 4-14-2015 Notice Mailed 4-9-2015

Notice Mailed 4-9-2015 Notice Mailed _____

Action Taken: _____ 20____

- [ ] APPROVED
- [ ] DENIED

Conditions (if any): _____

April 9, 2015

Dear Property Owner:

The City of Menasha will be holding public hearings regarding the following proposed actions:

- Rezoning of the properties in proximity to 165 Main Street, which includes Parcel Numbers 3-00818-00, 3-00818-01, 3-00820-00, 3-00816-01, and 3-00817-01 from C-2 Central Business District to Planned Unit Development (PUD)
- Amending the Planned Unit Development District (PUD) Plan for Parcel Number 3-00798-00 and 3-00790-00 adjacent to Marina Place.

You are being notified of these proposed actions in accordance with Section 13-1-142 of the Menasha Code of Ordinances. These changes are proposed to enable the construction of a new eight story office building and associated parking.

Please see the enclosed map and public hearing notice for more information.

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, April 14, 2015 at 3:30 p.m. or shortly thereafter in the Third Floor Council Chambers of City Hall, 140 Main Street. Persons interested in this matter will be given an opportunity to comment and ask questions about the proposed rezoning. A second public hearing before the Common Council will be held Tuesday, April 21, 2015 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street.

Sincerely,

Kristi Heim

Kristi Heim
Community Development Coordinator

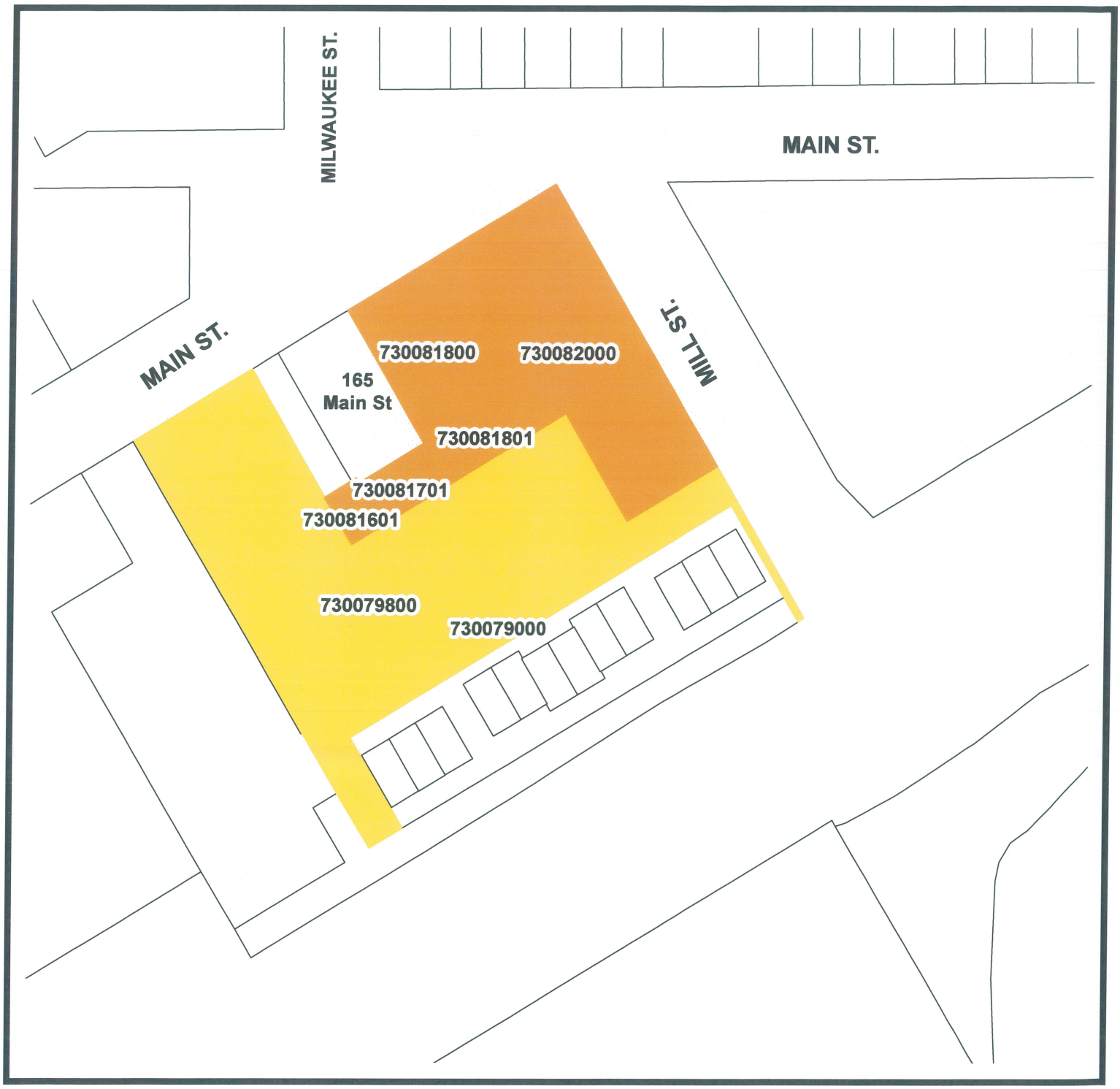
Enclosures

c: City of Menasha Clerk Deborah Galeazzi
Plan Commissioners

Proposed Rezonings

C-2 to Planned Unit Development
Parcel #3-00818-00, 3-00818-01
3-00820-00, 3-00816-01
and 3-00817-01

Amend Planned Unit Development
Parcel #3-00798-00 and 3-00790-00



Legend

C-2 Central Business Distirct to Planned Unit Development

Amend Planned Unit Development

N

CITY OF MENASHA
Public Hearing

NOTICE IS HEREBY GIVEN that the City of Menasha Plan Commission and Common Council will hold public hearings regarding the following proposed actions: Rezoning of the properties in proximity to 165 Main Street, which includes Parcel Numbers 3-00818-00, 3-00818-01, 3-00820-00, 3-00816-01, and 3-00817-01 from C-2 Central Business District to Planned Unit Development (PUD) and Amending the Planned Unit Development District (PUD) Plan for Parcel Number 3-00798-00 and 3-00790-00 adjacent to Marina Place. The requested is to enable the construction of a new eight story office building and associated parking.

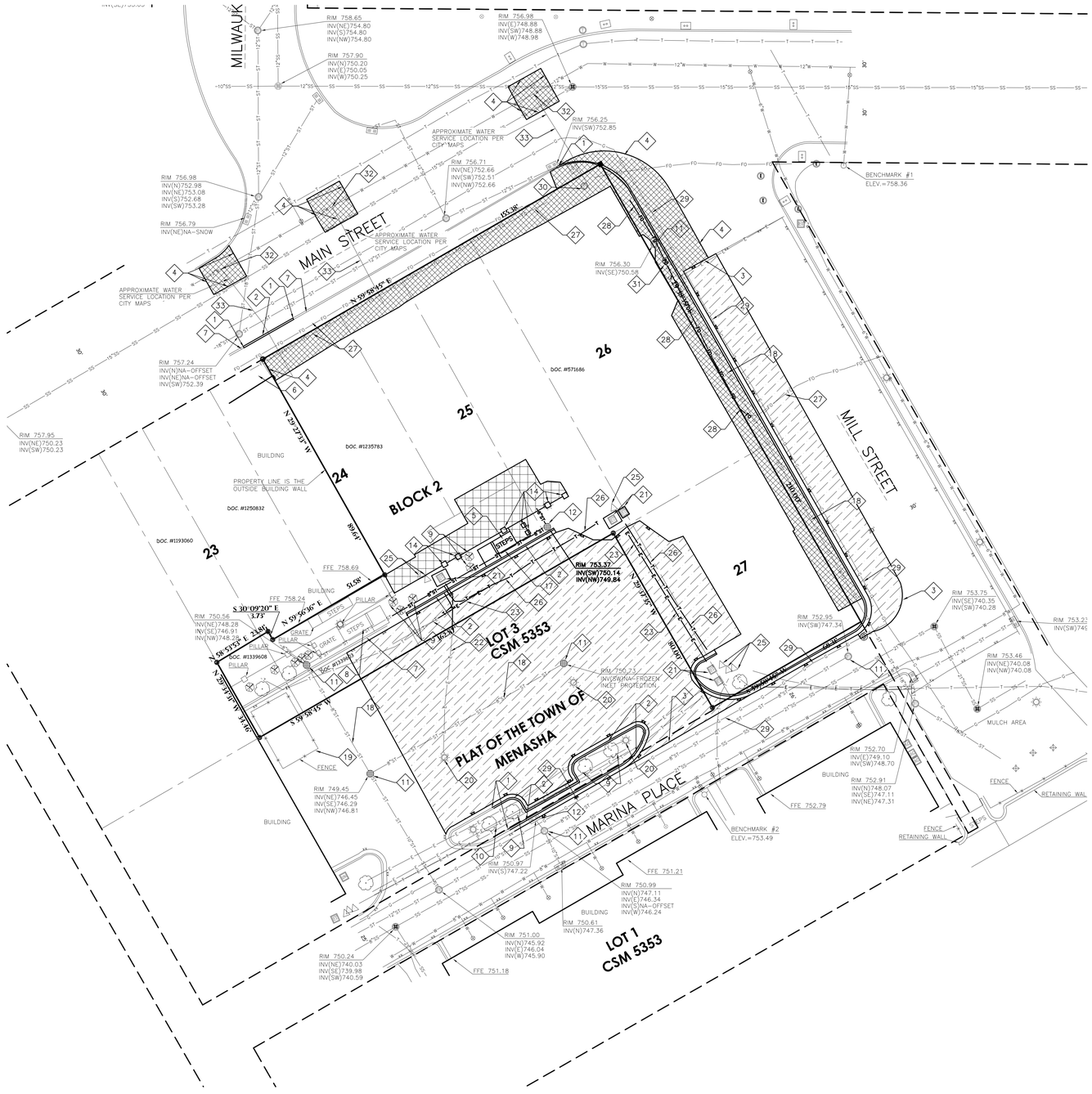
Plan Commission
Date of Hearings: Tuesday, April 14, 2015
Time of Hearings: 3:30 p.m. or shortly thereafter
Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

Common Council
Date of Hearings: Tuesday, April 21, 2015
Time of Hearings: 6:00 p.m. or shortly thereafter
Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

All persons interested in commenting on the proposed amendment are invited to attend.

Deborah A. Galeazzi
City Clerk

Publish: April 11 and 14, 2015



BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF MARINA PLACE, 100' +/- WEST OF MILL STREET
ELEVATION 753.50

BENCHMARK #2
BURY BOLT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF MAIN STREET AND MILL STREET INTERSECTION.
ELEVATION 758.36

DESCRIPTION

BEING ALL OF LOTS 25 AND 26, AND BEING PART OF LOTS 23, 24, 27 AND 28 OF BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
8. ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
11. MAINTAIN TRAFFIC CIRCULATION TO ALL RETAIL AND COMMERCIAL BUILDINGS SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.

KEYNOTES:

1. SAWCUT EXISTING CONCRETE CURBING
2. REMOVE EXISTING CONCRETE CURBING
3. SAWCUT EXISTING BITUMINOUS PAVEMENT
4. SAWCUT EXISTING CONCRETE
5. REMOVE EXISTING CONCRETE STEPS
6. MAINTAIN EXISTING CONCRETE WALK
7. MAINTAIN EXISTING CONCRETE CURBING
8. MAINTAIN EXISTING CONCRETE STEPS
9. REMOVE EXISTING TREE
10. MAINTAIN EXISTING TREE
11. MAINTAIN EXISTING STORM SEWER STRUCTURE
12. REMOVE EXISTING STORM SEWER STRUCTURE
13. ABANDON EXISTING STORM PIPE
14. REMOVE EXISTING PILLAR
15. MAINTAIN EXISTING WATER VALVES
16. MAINTAIN EXISTING STORM SEWER PIPE
17. REMOVE EXISTING STORM SEWER PIPE
18. MAINTAIN EXISTING STORM SEWER PIPE
19. MAINTAIN EXISTING FENCE
20. REMOVE EXISTING POWER/LIGHT POLE
21. COORDINATE REMOVAL/RELOCATION OF ELECTRICAL TRANSFORMER WITH ELECTRIC COMPANY
22. MAINTAIN AND PROTECT EXISTING ELECTRICAL LINE
23. REMOVE EXISTING ELECTRICAL LINE
24. MAINTAIN AND PROTECT EXISTING TELEPHONE LINE
25. COORDINATE RELOCATION OF EXISTING TELEPHONE BOX WITH TELEPHONE COMPANY
26. REMOVE/RELOCATE EXISTING UNDERGROUND TELEPHONE LINE
27. MAINTAIN EXISTING FIBER OPTIC LINE
28. REMOVE/RELOCATE EXISTING FIBER OPTIC LINE
29. MAINTAIN EXISTING GAS LINE
30. MAINTAIN EXISTING TELEPHONE/ FIBER OPTIC MANHOLE
31. RELOCATE EXISTING ELECTRIC MANHOLE
32. DISCONNECT WATER SERVICE AT MAIN. SHUT OFF CORPORATION. COORDINATE WITH CITY.
33. ABANDON EXISTING WATER SERVICE

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL

CONCRETE REMOVAL

REMOVAL OF ELEVATED CONCRETE WALK

0' 20' 40' 60'
Scale 1"=20'

Land Surveying
Engineering
Landscape Architecture
3709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.8707(P) 715.344.9722(Fx)
Point of Beginning

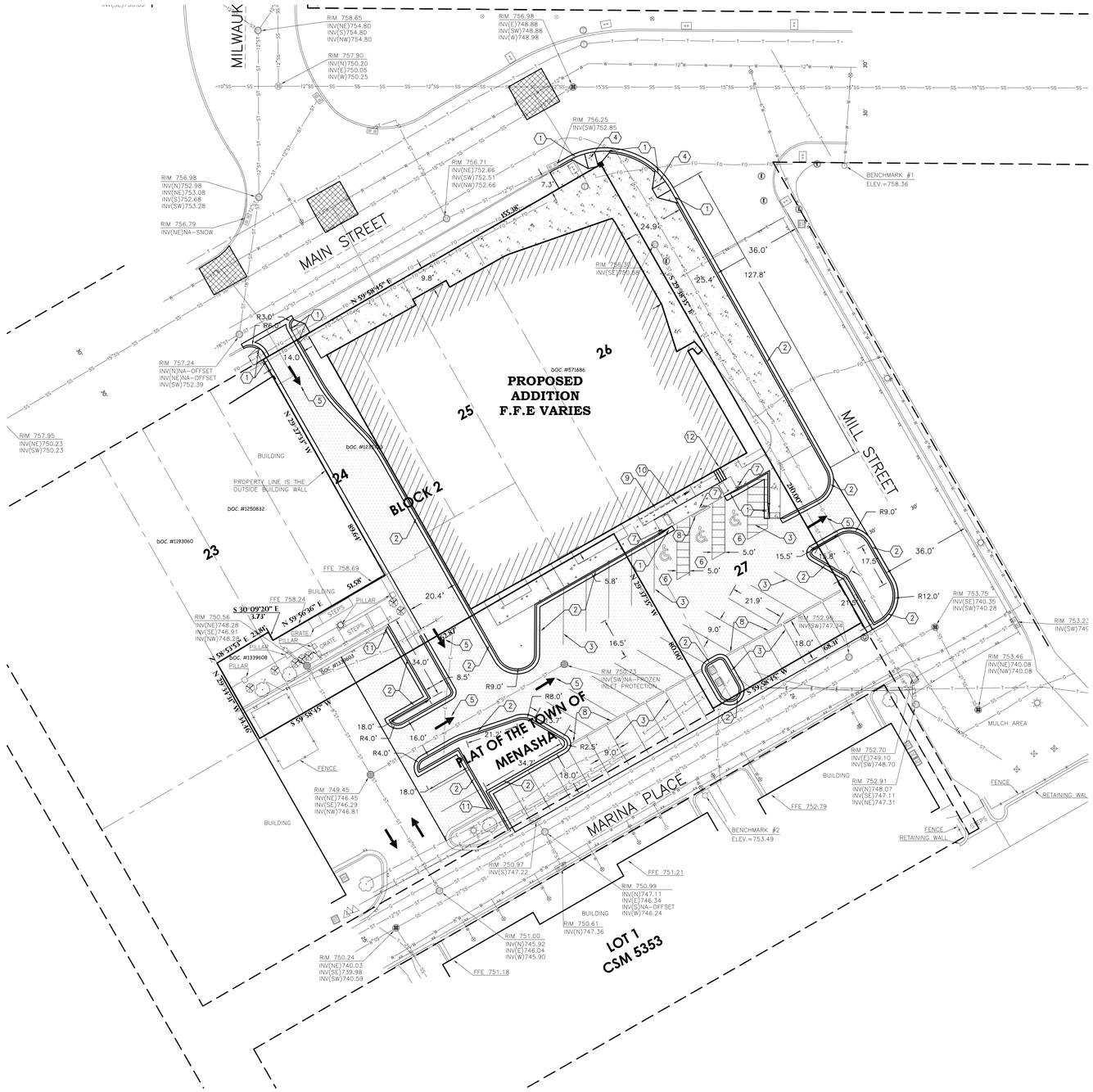
NO. | DESCRIPTION | BY | DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 1134
GREEN BAY, WISCONSIN 54305-1134
PHONE 920.336.9579 FAX 920.336.2899 www.performainc.com

DEMOLITION PLAN

DRAWN: WFF	CHK'D: JJL
DATE: 03/30/15	
SCALE:	
DRAWING NO.: C1.0	
PROJECT NO.: 14097	REV.:



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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
5. SEE SHEET C3.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
12. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
13. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

1. 6" CURB TAPER SECTION
2. 30" CURB & GUTTER
3. PARKING LOT STRIPING
4. HANDI-CAP RAMP
5. DIRECTIONAL ARROW
6. HANDICAP PARKING STALL
7. HANDICAP PARKING SIGN
8. 8' PARKING STOP
9. ADA ACCESS ROUTE
10. PROPOSED RETAINING WALL

PAVEMENT HATCH PATTERNS:

PROPOSED 3" ASPHALTIC CONCRETE PAVEMENT W/ 9" BASE COURSE — 1 / C5.0

PROPOSED 4" CONCRETE PAVEMENT — 3 / C5.0

PROPOSED CONCRETE PAVEMENT TO MATCH EXISTING

0' 20' 40' 60'
Scale 1"=20'

Land Surveying
Engineering
Landscape Architecture
5709 Windy Dinks, Suite D
Stevens Point, WI 54482
715.344.0707 (FAX) 715.344.9922(FAX)

Point of Beginning

NO. | DESCRIPTION | BY | DATE

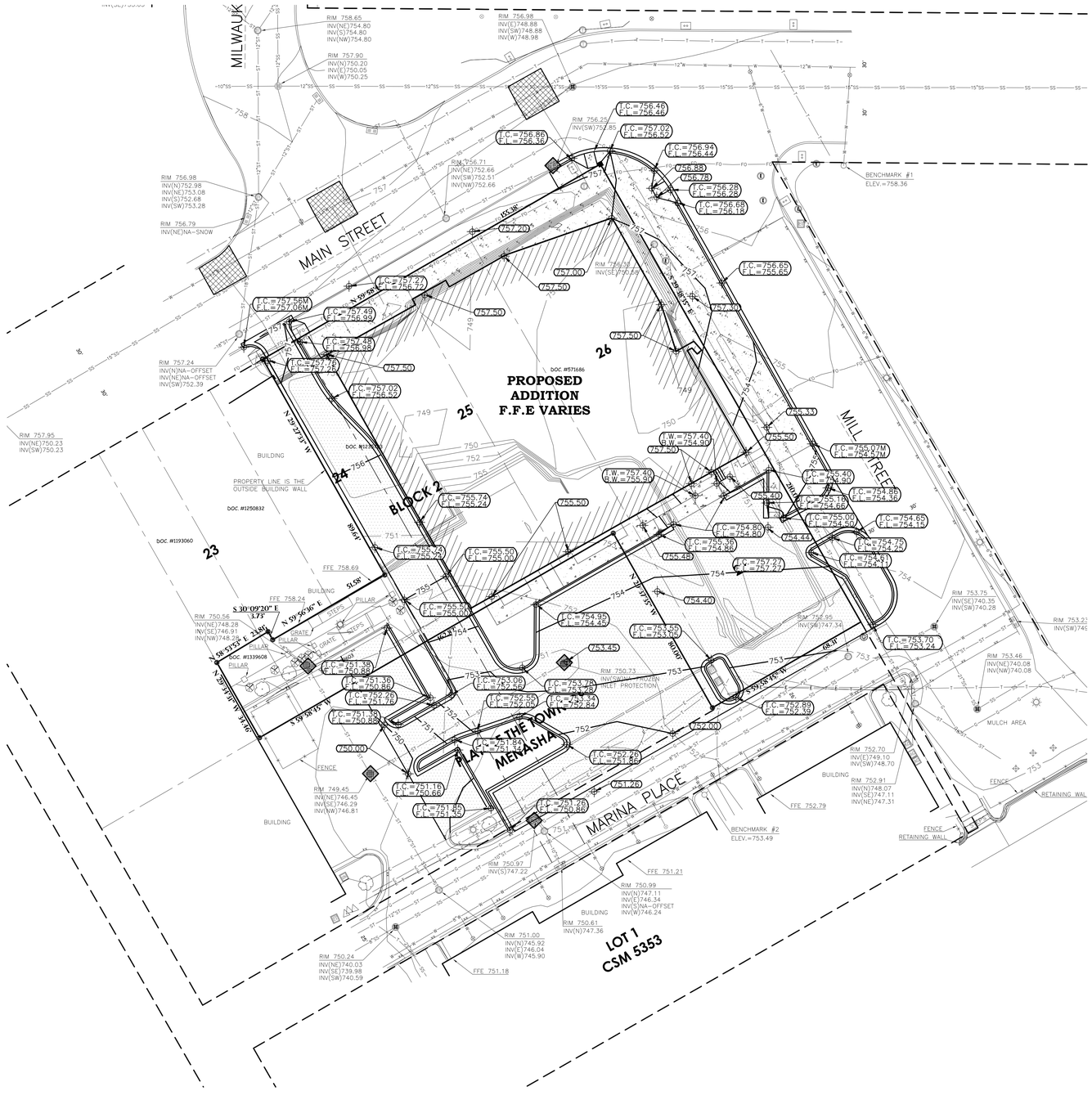
ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 1316
DE PERE, WISCONSIN 54115
PHONE 920-336-9100 FAX 920-336-2899 www.performainc.com

TITLE: LAYOUT PLAN

DRAWN	CHK'D
WFF	JJL

DATE: 03/30/15
SCALE:
DRAWING NO.: C2.0
PROJECT NO.: 14097
REV.:



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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 757.50' EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
6. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
9. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
10. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
11. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
12. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
13. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
14. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
15. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
16. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
17. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
18. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
19. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
20. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IF ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
21. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
22. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
23. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
24. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL SEQUENCING

1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN DEMOLITION
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
6. ALL DISTURBED AREAS SHALL BE FULLY STABILIZED PRIOR TO COMMENCEMENT OF PHASE 2.
7. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	892.26
PROPOSED RIM ELEVATION	RIM=893.56
PROPOSED TOP OF CURB ELEVATION	TC=893.56
PROPOSED FLOW LINE ELEVATION	FL=893.56
PROPOSED TOP OF WALL ELEVATION	TW=893.56
PROPOSED BOTTOM OF WALL ELEVATION	BW=893.56
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M
PROPOSED INLET PROTECTION	8 / C5.0

0' 20' 40' 60'
Scale 1"=20'

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.8707 FAX 715.344.9922(Fx)
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NO. | DESCRIPTION | BY | DATE

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MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5156
DE PERE, WISCONSIN 54115-5156
PHONE: 920.336.9797 FAX: 920.336.2809 www.performainc.com

GRADING PLAN

TITLE

DRAWN	CHK'D
WFR	JJL

DATE 03/30/15
SCALE
DRAWING NO. C3.0
PROJECT NO. 14097
REV.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL.
5. COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'–6" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET C3.0 FOR PROPOSED GRADES.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT–OF–WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
10. FIELD VERIFY THE SANITARY LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK.

UTILITY LEGEND:

PROPOSED STORM SEWER	X"ST
PROPOSED SANITARY SEWER	X"SS
PROPOSED WATER MAIN	X"W
PROPOSED 8" WATER MAIN VALVE	9 / C5.0

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0' 20' 40' 60'
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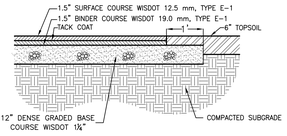
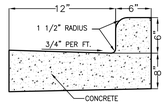
PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com

UTILITY PLAN

TITLE	
DRAWN: WFR	CHK'D: JJL
DATE: 03/30/15	
SCALE	
DRAWING NO.: C4.0	
PROJECT NO.: 14097	REV.

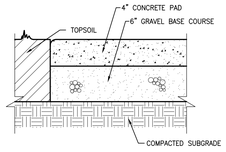


3" ASPHALT PAVEMENT (1 / C5.0)

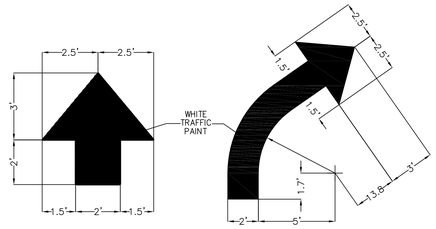


STANDARD CURB

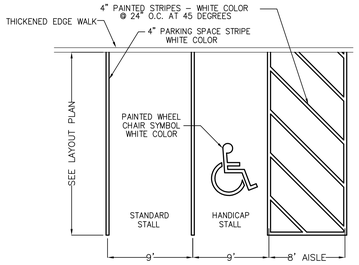
30" CURB AND GUTTER (2 / C5.0)



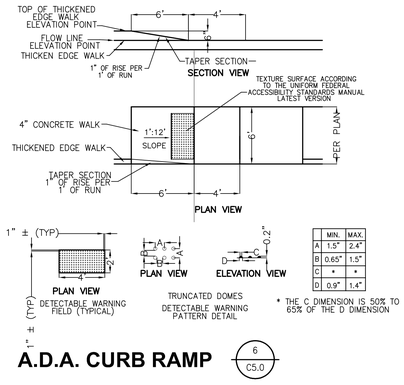
4" CONCRETE PAVEMENT (3 / C5.0)



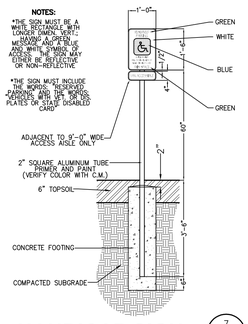
DIRECTIONAL ARROWS (4 / C5.0)



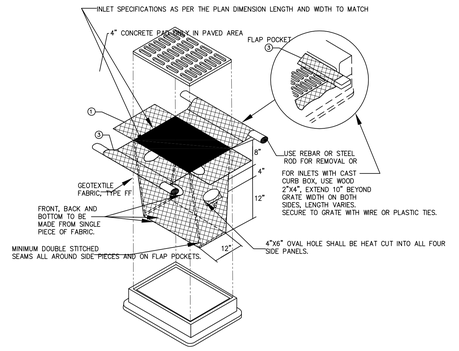
PARKING LOT STRIPING (5 / C5.0)



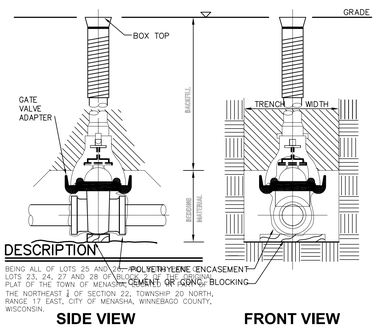
A.D.A. CURB RAMP (6 / C5.0)



HANDICAP SIGN (7 / C5.0)



INLET PROTECTION (8 / C5.0)



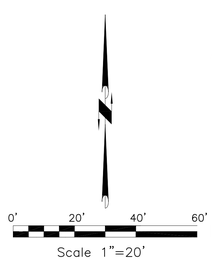
WATER VALVE (9 / C5.0)

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK#1
BURY BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF MARINA PLACE, 100' +/- WEST OF MILL STREET.
ELEVATION 753.50

BENCHMARK #2
BURY BOLT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF MAIN STREET AND MILL STREET INTERSECTION.
ELEVATION 758.36



Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.8999(P) 715.344.8922(Fx)
Point of Beginning

NO. | DESCRIPTION | BY | DATE

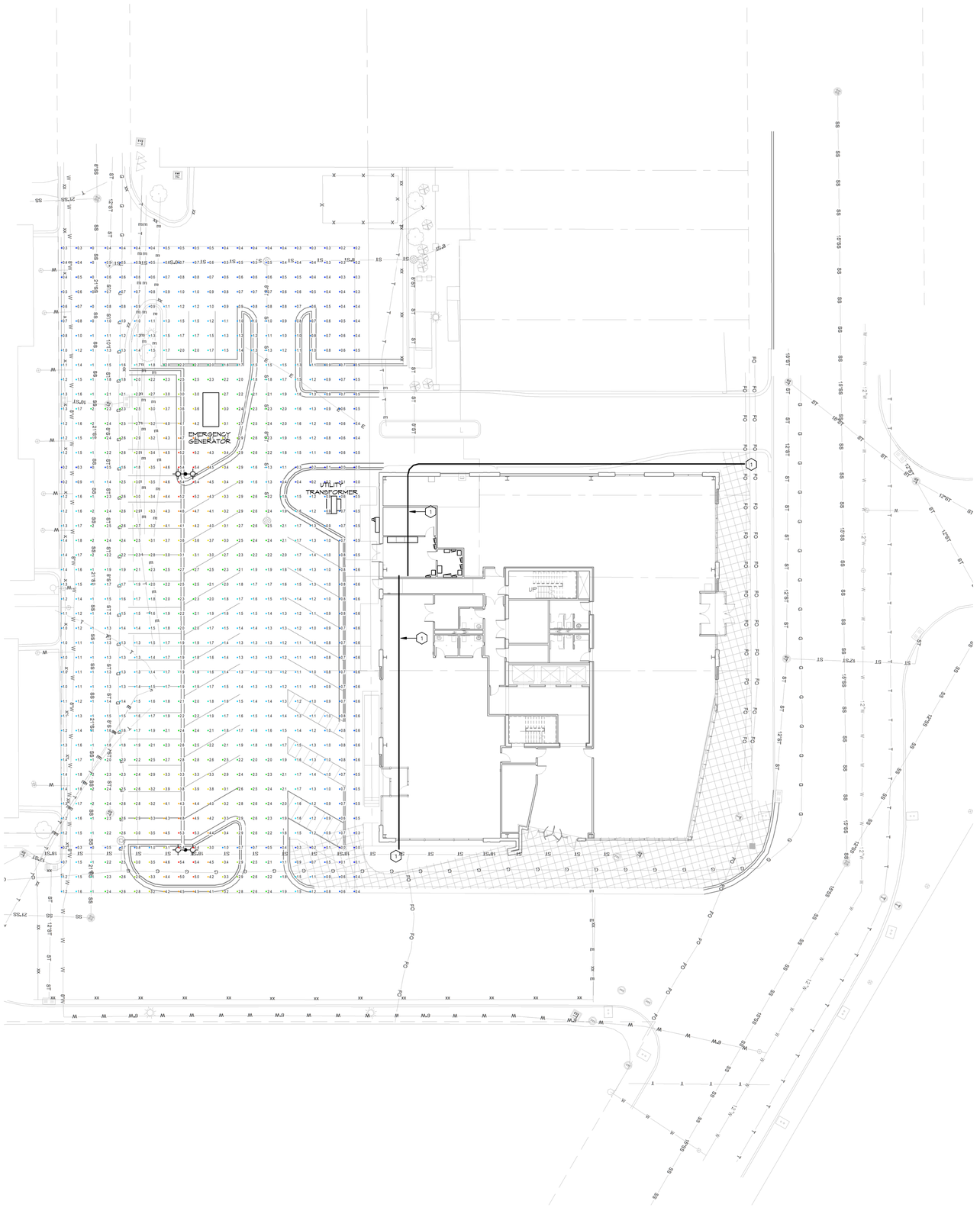
ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
134 N. BROADWAY, P.O. BOX 3154
GREEN BAY, WISCONSIN 54303
PHONE 920-336-9729 FAX 920-336-2899 www.performainc.com

DETAIL SHEET

TEE

DRAWN: WFR	CHK'D: JJL
DATE: 03/30/15	
SCALE:	
DRAWING NO.: C5.0	
PROJECT NO.: 14097	REV.:



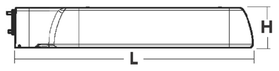
SITE ELECTRICAL NOTES:

1. FURNISH (2) 4" BURIED PVC CONDUIT WITH SWEEPING BENDS TO STREET FOR COMMUNICATIONS/FIBER.

CSX2 LED
LED Area Luminaire

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	34-1/3" (87.1 cm)
Width:	18-1/2" (46.9cm)
Height:	5-3/4" (14.6 cm)
Weight (max):	59 lbs (26.8 kg)



PARKING LOT LUMINAIRE

SITE ELECTRICAL PLAN
SCALE: 1/16" = 1'-0"

NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
12 N. BROADWAY P.O. BOX 1556
DE PERE, WISCONSIN 54115
PHONE: 800-336-9800 FAX: 800-336-2899 www.performainc.com

SITE ELECTRICAL PLAN

DRAWN: MPM	CHK'D: MPM
DATE: 03/30/15	
SCALE: As indicated	
DRAWING NO.: E1.0	
PROJECT NO.: 14097	REV.

ELEVATION NOTES:

1. C.J. = CONTROL JOINT
2. PROVIDE METAL STUD FRAMING AT ALL METAL PANEL JOINTS (TYPICAL) COORDINATE LOCATIONS WITH METAL PANEL SUPPLIER.
3. SEE DETAIL (24/A6.3) FOR TYPICAL CAST STONE PANEL JOINT.
4. SPANDREL GLASS SHOWN SHADED. SEE DETAIL (11/A6.3).

NORTH ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 1556
DE PERE, WISCONSIN 54115
PHONE: 920-336-9920 FAX: 920-336-2899 www.performainc.com

EXTERIOR ELEVATIONS

DRAWN: JAN	CHK'D: RB
DATE: MM/DD/YY	
SCALE: 1/8" = 1'-0"	
DRAWING NO.: A3.1	
PROJECT NO.: 14097	REV.:

ELEVATION NOTES:

1. C.J. = CONTROL JOINT
2. PROVIDE METAL STUD FRAMING AT ALL METAL PANEL JOINTS (TYPICAL) COORDINATE LOCATIONS WITH METAL PANEL SUPPLIER.
3. SEE DETAIL (24/A6.3) FOR TYPICAL CAST STONE PANEL JOINT.
4. SPANDREL GLASS SHOWN SHADED. SEE DETAIL (11/A6.3).

SOUTH ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY P.O. BOX 1556
DE PERE, WISCONSIN 54115
PHONE: 920-336-9920 FAX: 920-336-2899 www.performaarc.com

TITLE: EXTERIOR ELEVATIONS

DRAWN	CHK'D
JAN	RB

DATE: MM/DD/YY

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

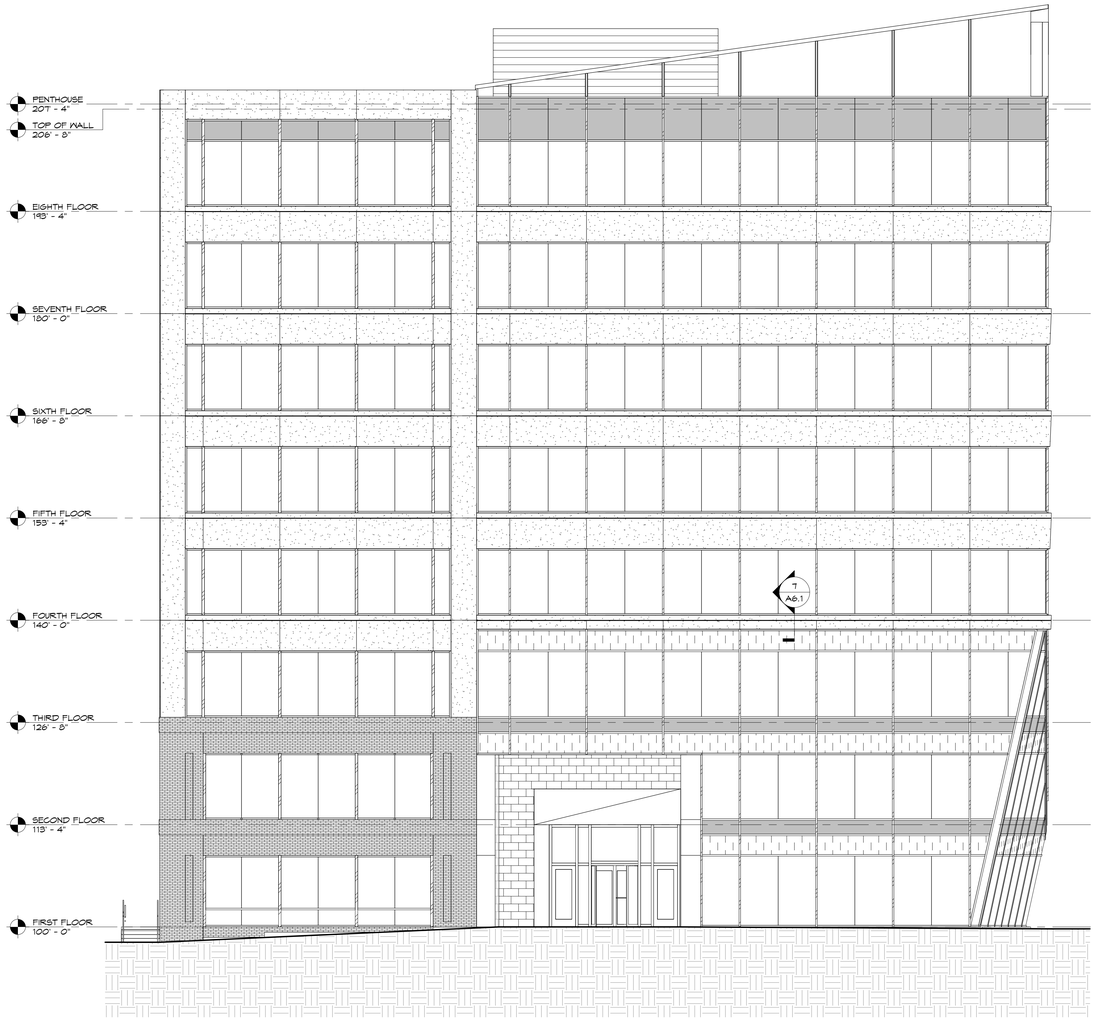
DRAWING NO.: A3.2

PROJECT NO.: 14097

REV.:

ELEVATION NOTES:

1. C.J. = CONTROL JOINT
2. PROVIDE METAL STUD FRAMING AT ALL METAL PANEL JOINTS (TYPICAL) COORDINATE LOCATIONS WITH METAL PANEL SUPPLIER.
3. SEE DETAIL (24/A6.3) FOR TYPICAL CAST STONE PANEL JOINT.
4. SPANDREL GLASS SHOWN SHADED. SEE DETAIL (11/A6.3).



EAST ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY P.O. BOX 1556
DE PERE, WISCONSIN 54115
PHONE: 920-336-9920 FAX: 920-336-2899 www.performaarc.com

TITLE: EXTERIOR ELEVATIONS

DRAWN	CHK'D
JAN	RB

DATE: MM/DD/YY

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

DRAWING NO.: A3.3

PROJECT NO.: 14097

REV.:

ELEVATION NOTES:

1. C.J. = CONTROL JOINT
2. PROVIDE METAL STUD FRAMING AT ALL METAL PANEL JOINTS (TYPICAL) COORDINATE LOCATIONS WITH METAL PANEL SUPPLIER.
3. SEE DETAIL (24/A6.3) FOR TYPICAL CAST STONE PANEL JOINT.
4. SPANDREL GLASS SHOWN SHADED. SEE DETAIL (11/A6.3).

WEST ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY P.O. BOX 1556
DE PERE, WISCONSIN 54115
PHONE: 920-336-9929 FAX: 920-336-2899 www.performaarc.com

TITLE: EXTERIOR ELEVATIONS

DRAWN	CHK'D
JAN	RB

DATE: MM/DD/YY

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

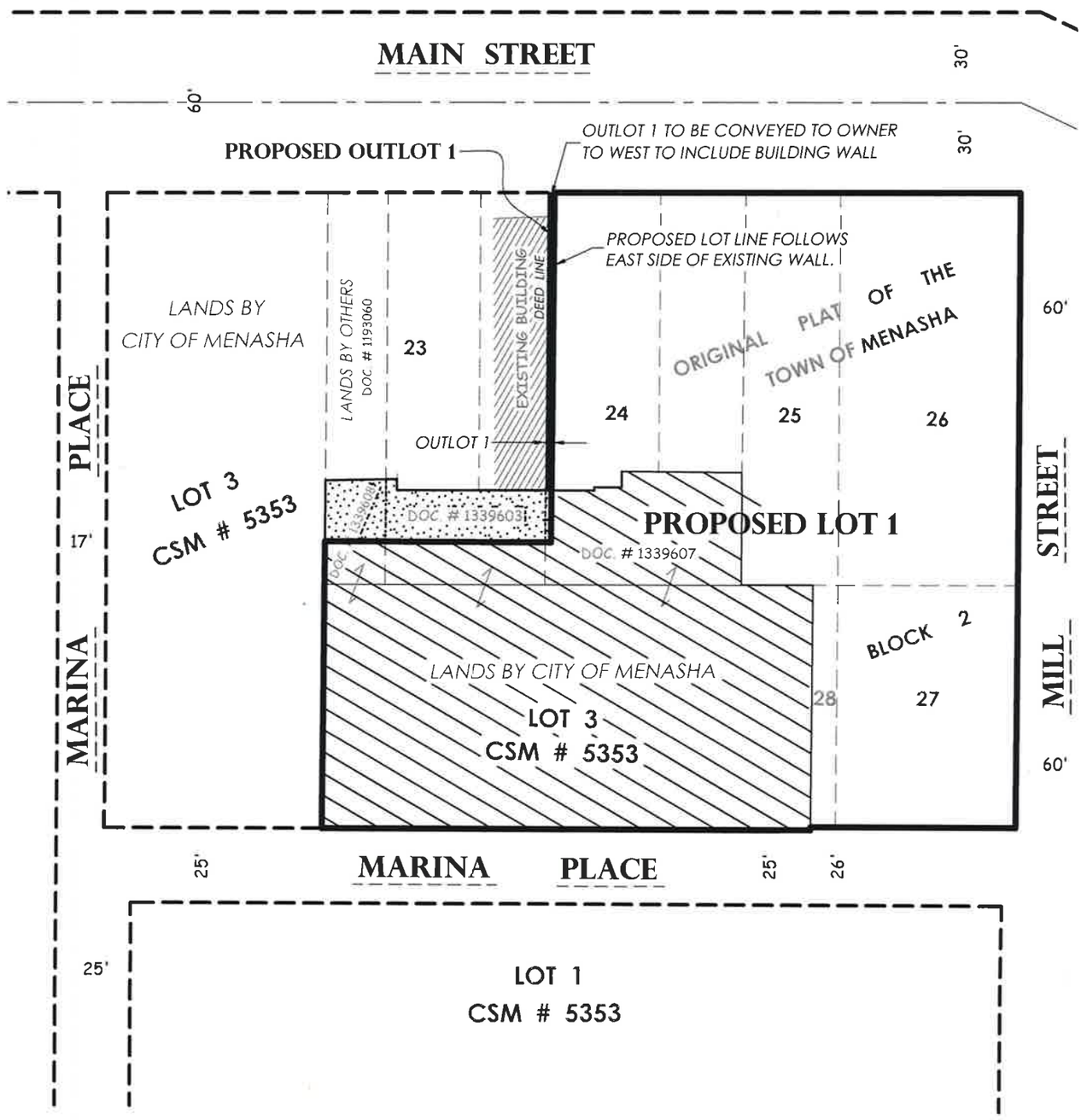
DRAWING NO.: A3.4

PROJECT NO.: 14097

REV.:

PROPERTY EXHIBIT

BEING A PART OF LOT 3, CERTIFIED SURVEY MAP #5353, ALL OF LOTS 26 AND 25 AND A PART OF LOTS 24. 27 AND 28, BLOCK 2, ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCOINSIN.



0' 50' 100'

SCALE 1" = 50'

LEGEND

AREA TO BE RETAINED BY CITY OF MENASHA

AREA TO BE CONVEYED FROM CITY OF MENASHA

Point of Beginning

Civil Engineering
Land Surveying
Landscape Architecture
Jordan G. Brost, RLS #3009
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(Fx)

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST AND DRAWN BY JORDAN BROST

FIELD BOOK GB 2 PAGE 33-36

JOB # 15.401

SHEET 1 OF 1 SHEETS

Main & Mill Streets - Menasha, WI
ONE MENASHA CENTER

Aerial

Performa
Miron

March 24, 2015

Milwaukee Street

River Walk

Main Street East

Main Street West

Main & Mill Streets - Menasha, WI
ONE MENASHA CENTER

Rendered Views

Performa Miron

March 24, 2015