

It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

**CITY OF MENASHA  
PLAN COMMISSION  
Council Chambers  
140 Main Street, Menasha**

**September 9, 2014  
3:30 PM**

**AGENDA**

*3:30 PM – Public Hearing Regarding the Proposed Rezoning of the Property Located West of 1011 E Midway Road, Which Includes Parcel Numbers 7-00901-00, 7-00902-00 and 7-00903-00 from R-1 Single Family Residential to Planned Unit Development*

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE

1. [Minutes of the August 19, 2014 Plan Commission Meeting](#)

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

Five (5) minute time limit for each person

E. COMMUNICATION

1. [Regional Bike and Pedestrian Plan](#)

F. DISCUSSION

1. [Bike and Pedestrian Accommodations – Oneida Street and Midway Road to Barker Farm Park](#)

G. ACTION ITEMS

1. [Proposed Rezoning of the Property Located West of 1011 E Midway Road, Which Includes Parcel Numbers 7-00901-00, 7-00902-00 and 7-00903-00 and Consideration of Planned Unit Development Plan – Senior Living Development](#)
2. [Site Plan Review – Fox Lodge II – 1284 Midway Road](#)
3. Special Use Permit – 321 Konemac Street – Enclosed Repair Facility

H. ADJOURNMENT

**CITY OF MENASHA  
Plan Commission  
Council Chambers, City Hall – 140 Main Street  
August 19, 2014  
DRAFT MINUTES**

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**A. CALL TO ORDER**

The meeting was called to order at 3:36 PM by Mayor Merkes.

**B. ROLL CALL/EXCUSED ABSENCES**

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Ald. Kevin Benner, DPW Radtke and Commissioners Cruickshank, Sturm and DeCoster

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Schmidt.

PLAN COMMISSION MEMBERS ABSENT:

OTHERS PRESENT: CDD Keil, PP Homan, and Shawn McKibben and Brian Moore.

**3:30 PM – Public Hearing Regarding the Proposed Amendments to Title 13 and 14 of the Menasha Code of Ordinances pertaining to eliminating Section 13-1-14(k) which requires a 10 foot setback from drainage easements, and the creation of Section 14-1-11-b(3) which establishes engineering design criteria for certain open drainage ways.**

Mayor Merkes opened the public hearing at 3:36 PM.

No one from the public spoke.

The hearing was closed at 3:37 PM.

**C. MINUTES TO APPROVE**

1. **Minutes of the August 5, 2014 Plan Commission Meeting**

Motion by Comm. Sturm, seconded by Ald. Benner to approve the August 5, 2014 Plan Commission meeting minutes. The motion carried.

**D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA**

1. No one spoke.

**E. DISCUSSION**

1. **R-3 Zoning – DePere Street**

CDD Keil reported that he had received inquiry from a property owner in the eleven hundred block of DePere Street regarding the R-3 zoning classification. This inquiry was prompted by the requirement that driveways be paved within nine months of ownership transfer in the R3 and other multifamily zoning districts. Upon review, none of the properties in that section of DePere Street were three family and duplexes were the predominant use. There is no historic documentation available to determine the reasoning for the R3 classification. The comprehensive plan calls for low density residential uses.

Commissioners discussed implications of down zoning to a two family classification. Some additional analysis will need to be undertaken to determine whether down zoning would create additional nonconformities. Likewise, the driveway paving issue would need to be addressed.

No action was taken, however the matter may be revisited as part of the annual comprehensive plan review.

## F. ACTION ITEMS

1. **Amendments to Title 13 and 14 of the Menasha Code of Ordinances pertaining to eliminating Section 13-1-14(k) and the creation of Section 14-1-11-b(3)**

This item had been discussed at length at prior meetings.

Motion by Ald. Benner, seconded by DPW Radtke to recommend approval of the change to Title 13, Section 13-1-14(k) eliminating the 10 foot setback from drainage easements and the creation of Title 14, Section 14-1-11-b(3) of the Menasha Code of Ordinances creating criteria for increasing the width of drainage easements adjacent to certain high flow drainage ways.

The motion carried.

2. **Special Use Permit – 321 Konemac Street**

The applicant was not able to be present. No action was taken.

3. **Preliminary Site Plan – Midway Road**

Shawn McKibben, representing the developer Oak Park Place, LLC, described the proposed project, which consists of housing and health care services for senior citizens. CDD Keil stated that the property is currently zone R-1 Single Family Residential, however, this type of facility is consistent with the recommendations of the comprehensive for areas designated for low density residential development. Rezoning the property into a Planned Unit Development zoning classification is anticipated.

Commissioners discussed:

- Access from Midway Road.
- The possible discontinuance of a portion of Cottonwood Court.
- Access to Barker Park via a trail.
- Preservation of the tree line along the west side of the site and other landscaping.
- Vehicle circulation and parking.
- Relationship of the project to the remaining parcels south to Plank Road.

There was consensus that this project would be compatible with the neighborhood and planning for the development should proceed.

## H. ADJOURNMENT

Motion by Ald. Benner, seconded by Comm. DeCoster, to adjourn at 4:22 PM.

The motion carried.

*Minutes respectfully submitted by CDD Keil.*

## MEMORANDUM

**DATE:** August 20<sup>th</sup>, 2014

**TO:** Local Municipal Representatives and Elected Leadership

**FROM:** Melissa A. Kraemer Badtke, Principal Planner

**RE:** Feedback and Input on the *Appleton Transportation Management Area (TMA) and Oshkosh Metropolitan Planning Organization (MPO) Bicycle and Pedestrian Plan*

In 2012, East Central Wisconsin Regional Planning Commission received a Wisconsin Department of Transportation grant to develop a bicycle and pedestrian plan for the Appleton Transportation Management Area and the Oshkosh Metropolitan Planning Organization. Although a multitude of municipal bicycle and pedestrian plans have been completed throughout the three county areas of Calumet, Outagamie, and Winnebago Counties, there currently is not a plan that focuses on the regional connectivity of bicycle and pedestrian networks throughout the study area. This plan not only identifies existing and planned facilities, but identifies gaps, barriers, and needed connections to enhance the safe, accessible and efficient regional bicycle and pedestrian network throughout and in between the two urbanized areas. Most transit trips begin and/or end with a pedestrian trip, so connectivity with Valley Transit and GO Transit buses, which include bicycle racks, are also addressed in this plan.

The Bicycle and Pedestrian Steering Committee, which is made up of a wide variety of stakeholders within the Appleton TMA and the Oshkosh MPO, has provided guidance to East Central staff in the development of this plan. East Central staff has worked with the Bicycle and Pedestrian Steering Committee on collecting data, conducting bike and walk audits, developing the regional bicycle and pedestrian network, and developing the non-infrastructure recommendations. A draft of the bicycle and pedestrian plan is available for review at <http://fcompo.org/planning-activities/bicycle-and-pedestrian-planning/>. Enclosed you will find the summary document for the plan and copies of the regional bicycle and pedestrian network for the Appleton Transportation Management Area and the Oshkosh Metropolitan Planning Organization.

As a key stakeholder within the Fox Valley area, we would appreciate any feedback or comments that you may have on the draft plan or on the regional bicycle and pedestrian network. Please review the draft document above and the materials provided within this packet and provide any feedback or comments to Melissa Kraemer Badtke at [mbadtke@ecwrpc.org](mailto:mbadtke@ecwrpc.org); in the Subject Line: Bicycle and Pedestrian Feedback **no later than Monday, September 8<sup>th</sup>, 2014**. If you have any questions, please do not hesitate to give me a call at 920-751-4770. We look forward to working with you and a variety of stakeholders on the implementation of this plan.

## BICYCLE AND PEDESTRIAN BACKGROUND INFORMATION

**VISION:** *Ensure that residents within the Appleton (Fox Cities) and Oshkosh Metropolitan Planning Organizations (MPOs) have the ability to safely and conveniently walk or bike between origins and destinations via a well interconnected multimodal transportation network.*

Bicyclists and pedestrians do not adhere to municipal boundaries; therefore it is imperative this bicycle and pedestrian plan focuses on connecting all of the municipalities of the Fox Cities (Appleton) and Oshkosh Metropolitan Planning Organizations (MPOs). Although a multitude of municipal bicycle and pedestrian plans have been completed throughout the three county area of Calumet, Outagamie, and Winnebago Counties, there currently is not a plan that focuses on the regional connectivity of bicycle and pedestrian networks throughout the study area. This plan not only identifies existing and planned facilities, but identifies gaps, barriers, and needed connections to enhance the safe, accessible and efficient regional bicycle and pedestrian network throughout and in between the two urbanized areas. Most transit trips begin and/or end with a pedestrian trip, so connectivity with Valley Transit and GO Transit buses, which include bicycle racks, are also addressed in this plan.

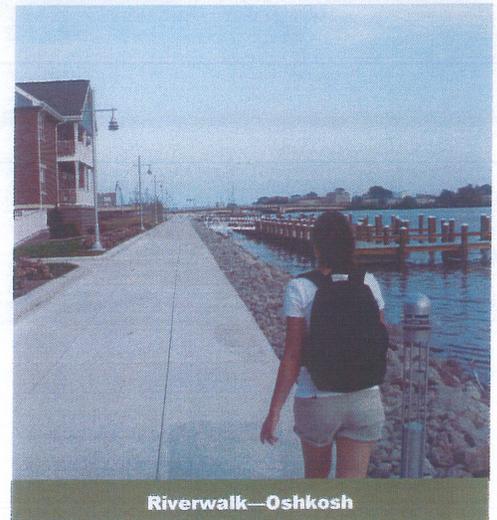
This plan has been a coordinated regional effort for three counties (Calumet, Outagamie, and Winnebago) with a population of over 200,000, twenty-five municipalities, 20 school districts, and 100 schools. This plan focuses on regional bicycle and pedestrian connectivity yet, it strives to keep individual characteristics of a community intact. Funding for this project was received from the Wisconsin Department of Transportation.



Wisconsin Avenue—Neenah



Ahnaip Street—Menasha



Riverwalk—Oshkosh

## BENEFITS OF BICYCLING AND WALKING

### Economic:

- In 2010, a study found that bicycle recreation and tourism contribute \$924 million annually to Wisconsin's economy and estimates that "the potential value of health benefits from reducing short car trips and increasing bicycling totaled \$409 million".

### Real Estate Values:

- Bob McNamara, Senior Policy Representative for the National Association of Realtors (NAR), a 1.2 million member professional organization, emphasized the importance of transportation choice at the 2009 National Bike Summit. Realtors sell not just houses, he said, they sell communities. Increasing transportation choice increases livability.

### Health:

- People living in auto-oriented suburbs drive more, walk less and are more obese than people living in walkable communities. For each hour of driving per day, obesity increases 6%, but walking for transportation reduces the risk of obesity.
- Today, approximately one-quarter of health care costs in the U.S. are attributable to obesity and health care costs for childhood obesity are estimated at approximately \$14 billion per year.
- Obesity is so prevalent in today's children, that this maybe the first generation of children in over 200 years that may not outlive their parents.

### Environmental/Congestion Management:

- Returning to 1969 levels of walking and bicycling to school would save 3.2 billion vehicle miles, 1.5 million tons of carbon dioxide and 89,000 tons of other pollutants equal to keeping more than 250,000 cars off the road for a year.
- A 5% increase in a neighborhood's "walkability" reduces vehicle miles traveled by 6%.

### Bicycle and Pedestrian Safety:

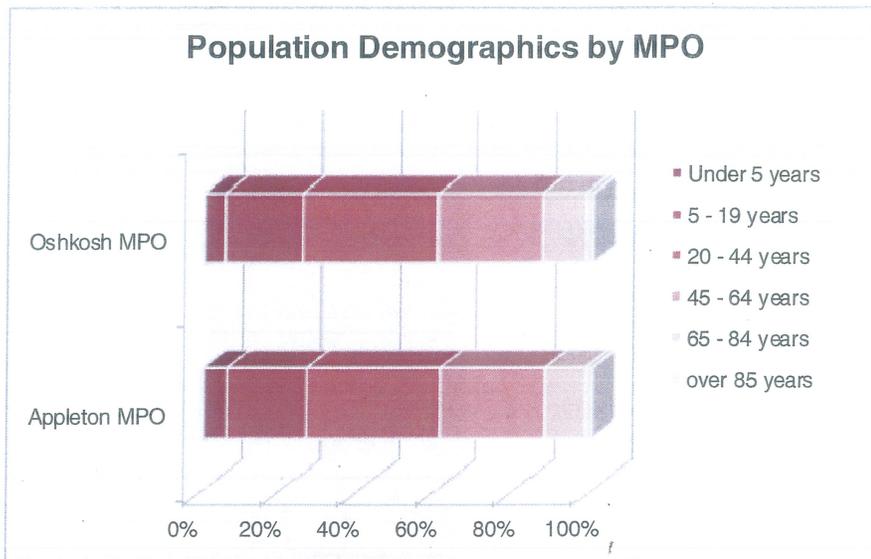
- Pedestrians are twice as likely to be struck by a vehicle in locations without a sidewalk.
- Seniors are the most vulnerable bicyclists and pedestrians. Adults over 65 make up 10% of walking trips, yet comprise 19% of pedestrian fatalities and make up 6% of bicycling trips, yet account for 10% of bicycle fatalities.

Background Information .....	1
Current Conditions Analysis .....	2
Existing Data .....	3
Recommendations: The 5 E's.....	4

# CURRENT CONDITIONS ANALYSIS

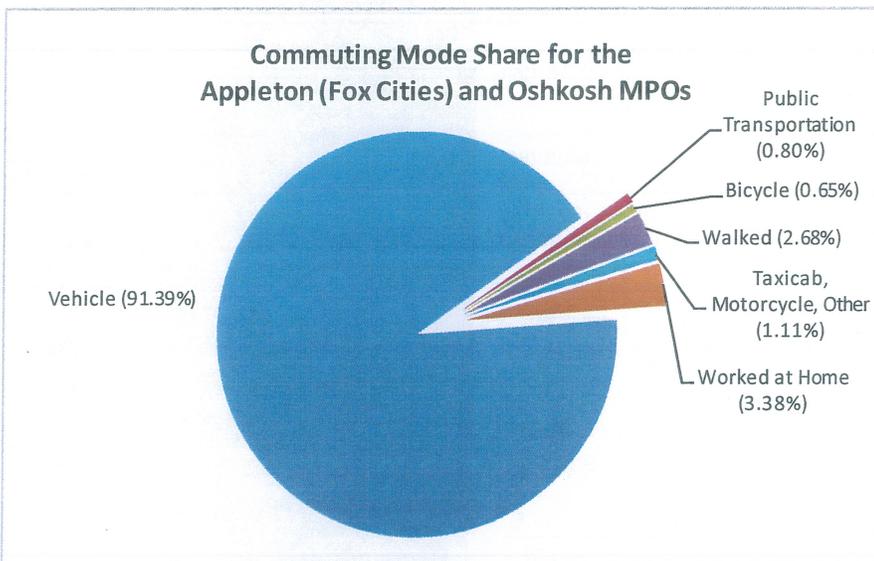
# PROGRAMS, POLICIES, AND PARTNERS

## Population Demographics by MPO



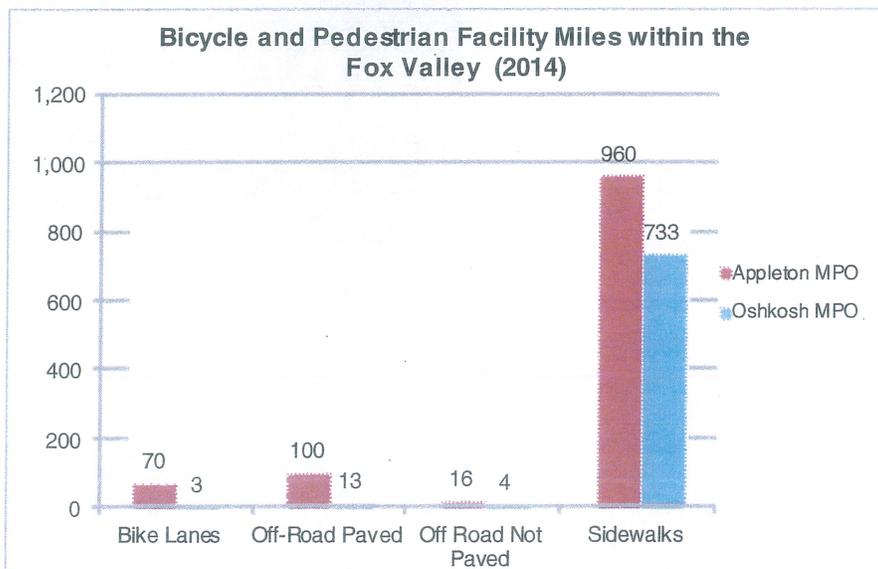
Source: U.S. Census—2010 SF-1

## Commuting Mode Share for the Appleton (Fox Cities) and Oshkosh MPOs



Source: U.S. Census—BO8006: Sex of Workers by Means of Transportation to Work 2008-2012 American Community Survey 5-Year Estimates

## Bicycle and Pedestrian Facility Miles within the Fox Valley (2014)



Source: ECWRPC and Local Municipalities

## PROGRAMS

- Fox Valley Bike Challenge
- Regional Safe Routes to School Program
- Weight of the Fox Valley
- Activate Fox Cities
- Well City Fox Cities
- Well City Oshkosh

## POLICIES

### Complete Streets Policy

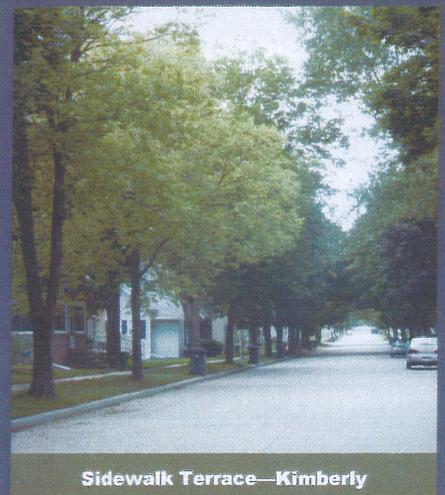
- Town of Grand Chute

### Safe Routes To School Resolutions of Support

- City of Oshkosh
- Town of Algoma
- Oshkosh Area School District

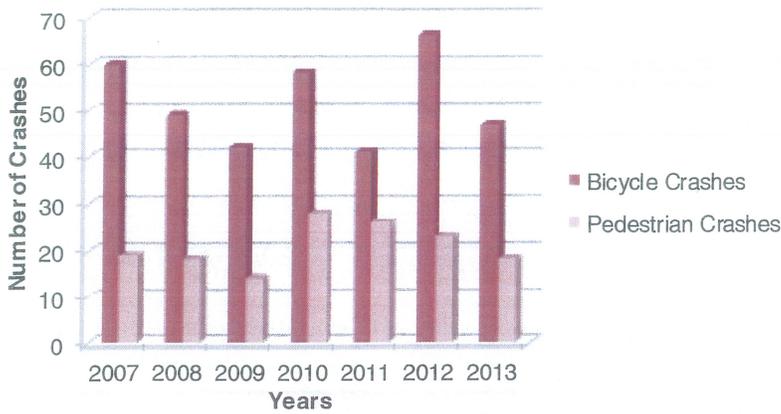
## PARTNERS

- Municipalities (multiple departments and elected officials)
- Advocacy Organizations
- Corporations
- Health Coalitions
- Health Care Organizations



Sidewalk Terrace—Kimberly

### Crash Data for Appleton (Fox Cities) & Oshkosh MPOs



Source: U.S. Census—BO8006: Sex of Workers by Means of Transportation to Work 2008-2012 American Community Survey 5-Year Estimates

## REGIONAL NETWORK RECOMMENDATIONS

- County Highway JJ./Edgewood Drive
- Connection to High Cliff State Park
- Additional connections over the Fox River (USH 41 and STH 441)
- Oneida Street
- County Highway II / Winchester Road
- Commercial Street, Neenah
- Wisconsin Avenue from Greenville to Kaukauna
- Connections to the Fox River Mall and other commercial areas
- State Highway 47 from Menasha to Appleton
- County Highway CB to the North
- State Highway 76 Connecting Greenville to Oshkosh
- County Highway A between Neenah and Oshkosh
- Connection to Winneconne and Omro
- State Highway 45 connecting to Fond du Lac

### BACKGROUND ON COUNTY HEALTH RANKINGS

The *County Health Rankings & Roadmaps* is a collaboration between the Robert Wood Johnson Foundation and the University of Wisconsin Population Health Institute. There are two overall rankings:

- **Health Outcomes:** How healthy a county is now.
- **Health Factors:** How healthy a county will be in the future.

The *Rankings* use a variety of factors to determine the overall health of a county including but not limited to health behaviors, social & economic factors, access to clinical care, and the physical environment.

For more information, please visit the *County Health Rankings and Roadmaps* website at <http://www.countyhealthrankings.org/>.

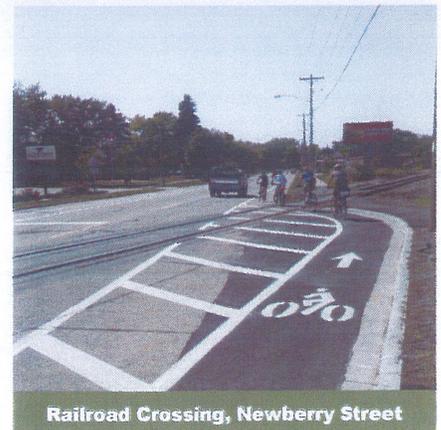
## COUNTY HEALTH RANKINGS (2014)

County	Rankings
Calumet County	6
Outagamie County	21
Winnebago County	39

\*\*Note that a Ranking of 1 is considered the best and a ranking of 72 is considered the worst.

### ~ Performance Measures ~

- **Benchmarking study to identify, update, and report on a number of performance measures (i.e. number of facility miles, count data on local bicycle and pedestrian facilities, etc.) determined by local stakeholder group.**
- **Active transportation model to assist in determining the number of potential users of bicycle and pedestrian facilities.**
- **Economic Impact Study—to determine the Return on Investment of bicycle and pedestrian facilities within the Fox Valley.**
- **Number of businesses encouraging their employees to walk or bike to work.**
- **Number of students (or trips saved from) participating in walking school bus programs or cycle trains.**
- **Number of riders and amount of miles for the Fox Valley Bike Challenge**
- **Percentage of funding for bicycle and pedestrian projects and program (local, MPO, state, federal, and private funds).**

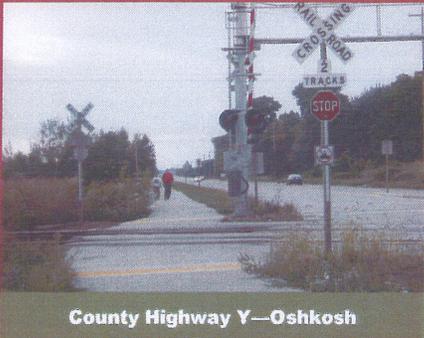


Railroad Crossing, Newberry Street

## FUNDING, FINANCING, AND IMPLEMENTATION

Local municipalities should consider funding and financing bicycle and pedestrian facilities during their capital improvement program process. As roadway projects come through the local municipalities' capital improvement program, bicycle and pedestrian facilities should be considered. It is easier to develop in bicycle and pedestrian accommodations versus retrofitting the bicycle and pedestrian accommodations after a roadway has recently been reconstructed.

State and federal grant programs should be used to supplement local funds in the development of bicycle and pedestrian facilities. However it should be noted that if communities awarded state or federal grant funds for bicycle and pedestrian accommodations that state and federal requirements will need to be met with the project. Typically state and federal grants will require a local match.



County Highway Y—Oshkosh

## RECOMMENDATIONS

### ~ Education ~

***Increase public and political awareness of the need for the benefits of bicycle and pedestrian facilities and a well interconnected multimodal transportation network.***

- Establish an annual report on the state of walking and bicycling including but not limited to miles of facilities, number of programs, and policies within the region.
- Educate drivers (including young drivers) about interacting/sharing the road with cyclists and pedestrians.
- Calculate benefits of local projects (i.e. economics, health, etc.).
- Partner with local parks and recreation departments and schools to offer summer bicycling classes.
- Work with local municipalities to develop site visits for elected officials to experience walking or bicycling.

### ~ Encouragement ~

***Encourage more residents to walk and/or bike as a means to reduce dependence on the automobile, conserve energy, and increase physical activity.***

- Continue to work with local organizations and municipalities to expand and promote the Fox Valley Bike Challenge.
- Provide bicycle parking at local businesses, employment centers, recreational facilities, etc.
- Establish an information website or app showing routes and locations of bicycling and walking facilities.
- Develop walking school bus programs and/or cycle trains with local schools.
- Work with local organizations and municipalities to develop a Cyclovía (an event that closes the streets temporarily for bicycle and pedestrian use only—Ride the Drive in Madison).

### ~ Enforcement ~

***Improve safety, reduce conflicts, and build mutual awareness and respect between motorists, bicyclists, and pedestrians by improving enforcement of all multimodal transportation laws.***

- Partner with local law enforcement in bicycle and pedestrian education efforts.
- Work with local police departments and other organizations to develop a bicycle patrol program.
- Work with local law enforcement to provide positive reinforcement of "Doing It Right" with residents and youth.
- Develop a Pedestrian Enforcement Campaign.

### ~ Engineering ~

***Improve the connections between bicycle, pedestrian, and transit networks within the Appleton (Fox Cities) and Oshkosh Urbanized Areas by identifying gaps, barriers and needed multimodal facilities.***

- Develop the Regional Bicycle and Pedestrian Network.
- Develop Complete Streets Policies for communities within the Appleton (Fox Cities) and Oshkosh MPOs.
- Develop a dedicated funding source for implementing bicycle and pedestrian facilities and programs (both at the local and the MPO levels).
- Develop way finding signage for bicycling and pedestrian facilities.

### ~ Evaluation ~

***Establish criteria to evaluate the education, encouragement, enforcement, and engineering components of existing and future bicycle and pedestrian planning efforts, programs, and facilities.***

- Work with local organizations and municipalities to develop a bicycle and pedestrian count process and conduct bicycle and pedestrian counts.
- Develop an annual benchmarking report on the state of walking and bicycling within the Fox Valley.
- Develop a Local Economic Impact Study for the Appleton (Fox Cities) and Oshkosh MPOs.

# Map 19 Appleton MPO Regional Bicycle & Pedestrian Network

## Legend

-  Regional Network
-  Parks
-  Appleton Metropolitan Planning Organization

**DRAFT**



Source:  
Base data provided by Calumet, Outagamie, & Winnebago County  
MPO data provided by ECWRPC & WisDOT  
Trail data provided by ECWRPC & local municipalities



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED JULY 2014 BY:  
 ECWRPC

# Exhibit 20 Oshkosh MPO Regional Bicycle & Pedestrian Network

## Legend

-  Regional Network
-  Parks
-  Oshkosh Metropolitan Planning Organization

**DRAFT**



Source:  
Base data provided by Calumet, Outagamie, & Winnebago County  
MPO data provided by ECWRPC & WisDOT  
Trail data provided by ECWRPC & local Municipalities



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PREPARED JULY 2014 BY:  
East Central Wisconsin  
Regional Planning Commission  
**ECWRPC**



**Potential Bike and  
Pedestrian Connections  
to Barker Farm Park**



# City of Menasha

## SPECIAL ZONING APPROVAL

Owner PPF Commercial-Menasha Subdivision, LLC Case or Plan No. \_\_\_\_\_  
40 PPFette Companies, Inc  
 Address 200 E. Washington St., Ste 2A Fee \$350  
Appleton, WI 54911  
 Applicant (if different than Owner) Oak Park Place  
 Address 719 Jupiter Dr. - Madison, WI 53718  
 Zoning Single family residential Parcel Number(s) 7-00901-00, 7-00902-00, 7-00903-00 & 31-9-479'

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Use                  | <input type="checkbox"/> Flood Plain Map Amendment    |
| <input type="checkbox"/> Appeal or Variance  | <input checked="" type="checkbox"/> PUD Plan Approval | <input type="checkbox"/> Comprehensive Plan Amendment |

Description of Request: Proposing to develop a 70 unit senior living community with Assisted Living and Memory Care units.  
Current zoning is single family residential.

(If applicable)	Formal Hearing <u>9/15/2014</u>
Informal Hearing <u>9/9/2014</u>	Notice Mailed <u>9/21/2014</u>
Notice Mailed <u>9/21/2014</u>	Notice Mailed _____
Action Taken: _____	20____

APPROVED                       DENIED

Conditions (if any): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Owner/Agent _____	Signature _____
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September 2, 2014

Dear Property Owner:

The City of Menasha will be holding public hearings regarding the proposed rezoning of property located west of 1011 E Midway Road which includes parcel numbers 7-00901-00, 7-00902-00 and 7-00903-00. You are being notified of the proposed rezoning in accordance with Section 13-1-142 of the Menasha Code of Ordinances.

Rezoning of the properties from R-1 Single Family District to Planned Unit Development is requested to enable the development of housing and associated facilities providing health care services to seniors.

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, September 9, 2014 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 Monday, September 15, 2014 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street.

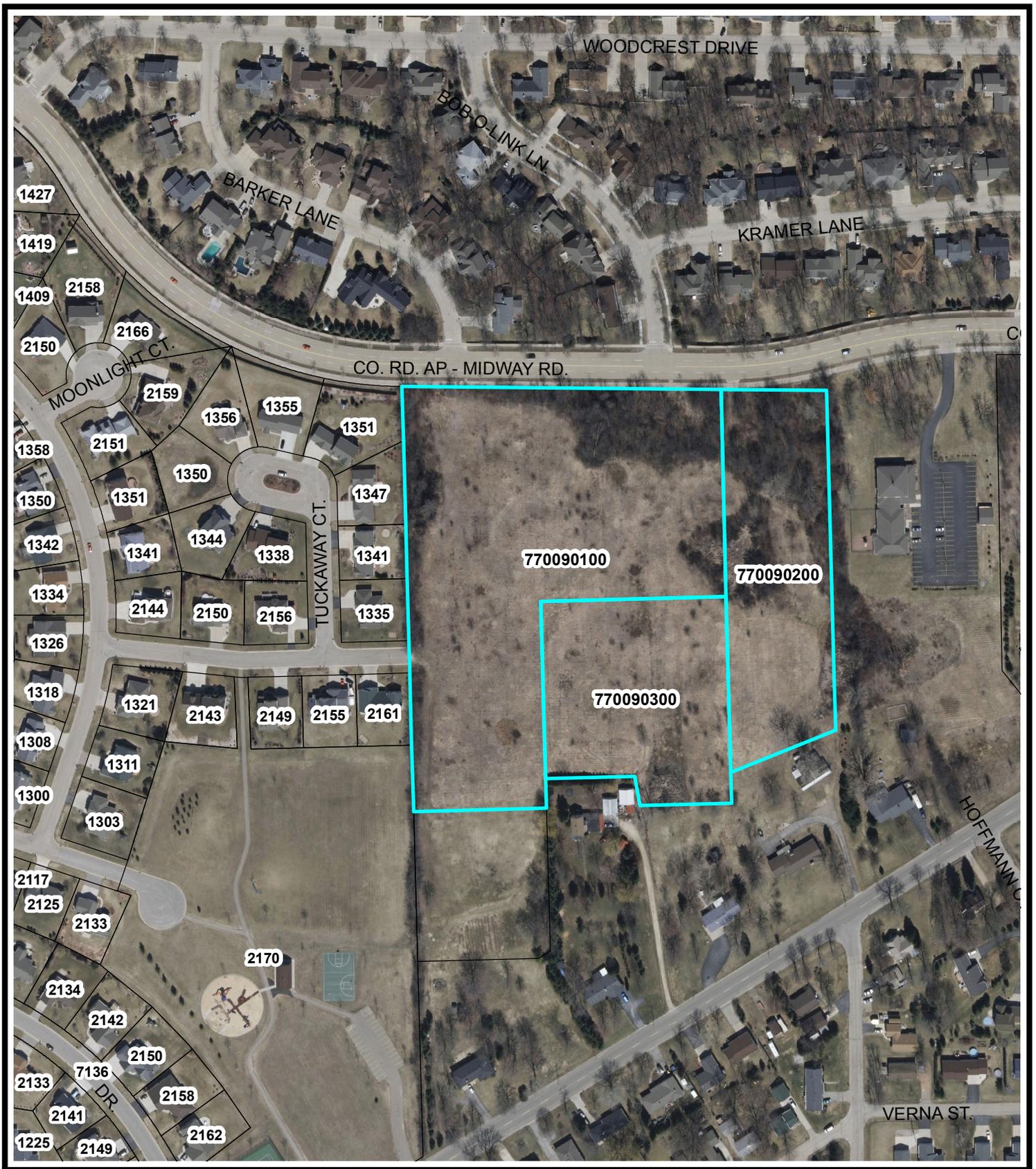
Questions regarding the proposed project may be directed to Shawn McKibben, Director of Development and Construction, Oak Park Place, LLC at 608-663-8792 or via email at [smckibben@oakparkplace.com](mailto:smckibben@oakparkplace.com). The City of Menasha Community Development Department may also be contacted at 920-967-3650 or via email [gkeil@ci.menasha.wi.us](mailto:gkeil@ci.menasha.wi.us).

Sincerely,

Kristi Heim  
Community Development Coordinator

Enclosures

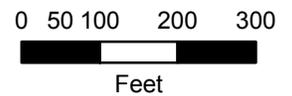
c: City of Menasha Clerk Deborah Galeazzi  
Town of Harrison Clerk Jennifer Weyenberg  
City of Appleton Clerk Dawn Collins



# Proposed Rezoning from R-1 Single Family to Planned Unit Development



Legend  Parcels Proposed for Rezoning:  
Parcel ID# 7-00901-00,  
7-00902-00 & 7-00903-00





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 proposed rezoning of the property located west of 1011 E Midway Road, which includes parcel number 7-00901-00, 7-00902-00 and 7-00903-00.

Rezoning of the properties from R-1 Single Family District to Planned Unit Development is requested to enable the development of housing and facilities providing health care services to seniors.

Public hearings will be held as follows:

**Plan Commission**

Date of Hearings: Tuesday, September 9, 2014

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: Monday, September 15, 2014

Time of Hearings: 6:00 p.m. or shortly thereafter

Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

Questions regarding the proposed project may be directed to Shawn McKibben, Director of Development and Construction, Oak Park Place, LLC at 608-663-8792 or via email at [smckibben@oakparkplace.com](mailto:smckibben@oakparkplace.com). The City of Menasha Community Development Department may also be contacted at 920-967-3650 or via email [gkeil@ci.menasha.wi.us](mailto:gkeil@ci.menasha.wi.us).

Deborah A. Galeazzi  
City Clerk

Publish: September 2 and 8, 2014

# ADCI



### GENERAL DRAWING SYMBOLS

	PARTIAL ELEVATION		SECTION MARKER
	DETAIL MARKER		EXPANDED PLAN
	INTERIOR ELEVATIONS		NORTH ARROW
	DOOR SYMBOL		EXIT LIGHT
	WINDOW SYMBOL		EXHAUST FAN
	WALL SYMBOL		EMERGENCY LIGHT
	ROOM NUMBER		RESCUE ASSISTANCE INTERCOM
	SMOKE DETECTOR		RESCUE ASSISTANCE DIRECTIONAL SIGN
	FIRE EXTINGUISHER - CABINET TYPE		RESCUE ASSISTANCE
	FIRE EXTINGUISHER - CYLINDER TYPE		BOULDER WALL
	FIRE EXTINGUISHER - 4 VALVE CABINET		DRINKING FOUNTAINS
	PULL STATION		SIGN LOCATION
	FIRE HORN		REVISION / ADDENDUM DESIGNATION
	DOOR HOLD DEVICE		FLOOR ELEVATION

NOTE:  
ALL DIMENSIONS ARE STUD TO STUD UNLESS OTHERWISE NOTED.

### ABBREVIATIONS

<p>A: AREA AB: ANCHOR BOLT ACQ: ACOUSTICAL ACT: ACOUSTICAL TILE ADDM: ADDENDUM AFF: ABOVE FINISHED FLOOR ALT: ALTERNATE ALUM: ALUMINUM ANCH: ANCHOR ANOD: ANODIZED APPROX: APPROXIMATE APPROV: APPROVED ARCH: ARCHITECTURAL BY: BOTTOM (OF) BD: BOARD BRM: BEDROOM BIT: BITUMINOUS BL: BUILDING LINE BLDG: BUILDING BLK: BLOCK BLKG: BLOCKING BRM: BEAM BOT: BOTTOM SP: BASE PLATE BRG: BEARING BSMT: BASEMENT C/C: CENTER TO CENTER CAP: CAPACITY CER: CERAMIC CG: CORNER GUARD CIP: CAST IN PLACE CJ: CONTROL JOINT CL: CENTER LINE CLG: CEILING CLO: CLOSET CLR: CLEAR CLR OPG: CLEAR OPENING CMU: CONCRETE MASONRY UNIT CTR: CENTER COL: COLUMN CONC: CONCRETE CONS: CONSTRUCTION CONTR: CONTRACTOR CONT: CONTINUOUS COR: CORNER CPT: CARPET CSMT: CASEMENT CT: CERAMIC TILE DBL: DOUBLE DP: DEEP DL: DEAD LOAD DEMO: DEMOLITION DF: DRINKING FOUNTAIN DIA: DIAGONAL DIAM: DIAMETER DISP: DISPENSER DN: DOWN DTL: DETAIL DWG: DRAWINGS DS: DOWNSPOUT DH: DOOR HOLD OPEN</p>	<p>EA: EACH EIFS: EXTERIOR INSULATION FINISH SYSTEM EQ: EXPANSION JOINT ELE: ELEVATION ELEC: ELECTRICAL ELEV: ELEVATOR ENCL: ENCLOSURE EPDM: ETHYLENE PROPYLENE DIENE MONOMER EQ: EQUAL EQUIP: EQUIPMENT EW: EACH WAY EXC: EXCAVATE, EXCAVATION EXIST: EXISTING EXT: EXTERIOR FD: FLOOR DRAIN FND: FOUNDATION FE: FIRE EXTINGUISHER FEC: FIRE EXTINGUISHER CABINET FF: FINISH FLOOR FIN: FINISH FLR: FLOOR FTG: FOOTING FTKID: FIRE TREATED FURN: FURNITURE GA: GAUGE GALV: GALVANIZED GC: GENERAL CONTRACTOR GND: GROUND GLU-LAM: GLUE LAMINATED GRAM: GRANITE GWB: GYPSUM WALL BOARD HB: HOSE BID HC: HOLLOW CORE CLR: CLEAR CLR OPG: CLEAR OPENING CMU: CONCRETE MASONRY UNIT CTR: CENTER COL: COLUMN CONC: CONCRETE CONS: CONSTRUCTION CONTR: CONTRACTOR CONT: CONTINUOUS COR: CORNER CPT: CARPET CSMT: CASEMENT CT: CERAMIC TILE DBL: DOUBLE DP: DEEP DL: DEAD LOAD DEMO: DEMOLITION DF: DRINKING FOUNTAIN DIA: DIAGONAL DIAM: DIAMETER DISP: DISPENSER DN: DOWN DTL: DETAIL DWG: DRAWINGS DS: DOWNSPOUT DH: DOOR HOLD OPEN</p>	<p>MAINT: MAINTENANCE MAT: MATERIAL MAX: MAXIMUM MECH: MECHANICAL MEMB: MEMBRANE MEZZ: MEZZANINE MFG: MANUFACTURER MANUF: MANUFACTURED MIN: MINIMUM MISC: MISCELLANEOUS NO: NUMBER MTL: METAL NIC: NOT IN CONTRACT NO: NUMBER NTS: NOT TO SCALE O/C: ON CENTER OFCI: OWNER FURNISHED CONTRACTOR INSTALLED OFOI: OWNER FURNISHED OWNER INSTALLED OQ: OVERFLOW BRAN OH: OVERHEAD, OVERHANG OPG: OPENING OPP: OPPOSITE OSB: ORIENTED STRAND BOARD PLAM: PLASTIC LAMINATE PC: PRECAST CONCRETE PERIM: PERIMETER PERF: PERFORATED PREFIN: PREFINISHED PKG: PARKING PL: PROPERTY LINE PLBG: PLUMBING PLYW: PLYWOOD PT: PAINT PRELIM: PRELIMINARY PREFAB: PREFABRICATED PRES: PRESERVATIVELY TREATED PVMT: PAVEMENT QT: QUARRY TILE QTY: QUANTITY R: RISER RAD: RADIUS RD: ROOF DRAIN REFL: REFLECTED REF: REFRIGERATOR REINF: REINFORCEMENT, REINFORCE REQD: REQUIRED RESUL: RESILIENT RET: RETAINING REV: REVISION RM: ROOM RO: ROUGH OPENING RS: ROUGH SAWN</p>	<p>SCHED: SCHEDULE SECT: SECTION SF: SQUARE FOOT SHT: SHEET SHTG: SHEATHING SHWR: SHOWER SIM: SIMILAR SPEC: SPECIFICATION SQ: SQUARE SS: STAINLESS STEEL STD: STANDARD STL: STEEL STOR: STORAGE STRUCT: STRUCTURAL SUSP: SUSPENDED SYM: SYMMETRICAL SYS: SYSTEM T: TREAD T/ TOP (OF) T&amp;B: TOP AND BOTTOM T&amp;G: TONGUE AND GROOVE TEL: TELEPHONE TEMP: TEMPORARY THK: THICK TIL: TOILET TYP: TYPICAL UNEX: UNEXCAVATED UNLESS NOTED OTHERWISE VCI: VINYL COMPOSITION TILE VERT: VERTICAL VEST: VESTIBULE VR: VAPOR RETARDER W: WITH W/O: WITHOUT WC: WATER CLOSET WD: WOOD WH: WATER HEATER WIN: WINDOW WT: WEIGHT YD: YARD</p>
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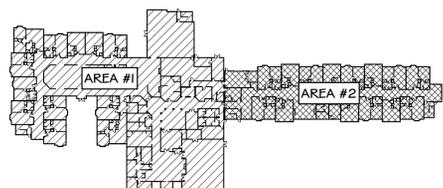
MENASHA

WISCONSIN

# OAK PARK PLACE MENASHA

PROJECT INFORMATION	
<b>PROJECT:</b>	OAK PARK PLACE MENASHA #Site Address MENASHA, WISCONSIN #Site Postcode
<b>OWNER:</b>	OAK PARK PLACE OF MENASHA LLC 719 JUPITER DRIVE MADISON, WISCONSIN 53716
<b>ARCHITECT/INTERIOR DESIGN:</b>	ARCHITECTURAL DESIGN CONSULTANTS, INC. 30 WISCONSIN DELLS PARKWAY P.O. BOX 560 LAKE DELTON, WI 53940 PHONE NUMBER: (608) 254-6181 FAX NUMBER: (608) 254-2139

BUILDING INFORMATION:		
LOCATION:	AREA #1	AREA #2
OCCUPANCY:	I-I & I-2	I-I
CLASS OF CONSTRUCTION:	IIA	VA
SPRINKLERED:	YES (NFPA 13)	YES (NFPA 13)
NUMBER OF STORIES:	2	2
NUMBER OF FLOORS:	2	2
FLOOR AREAS:	FIRST 36,206 SF	15,675 SF
	SECOND 27,025 SF	15,675 SF
BUILDING AREA:	63,233 SF	31,350 SF
BUILDING FOOTPRINT:	36,206 SF	15,675 SF
ADCI PROJECT NUMBER:	14-014	
BUILDING CODE:	2009 INTERNATIONAL BUILDING CODE W/ WISCONSIN AMENDMENTS	



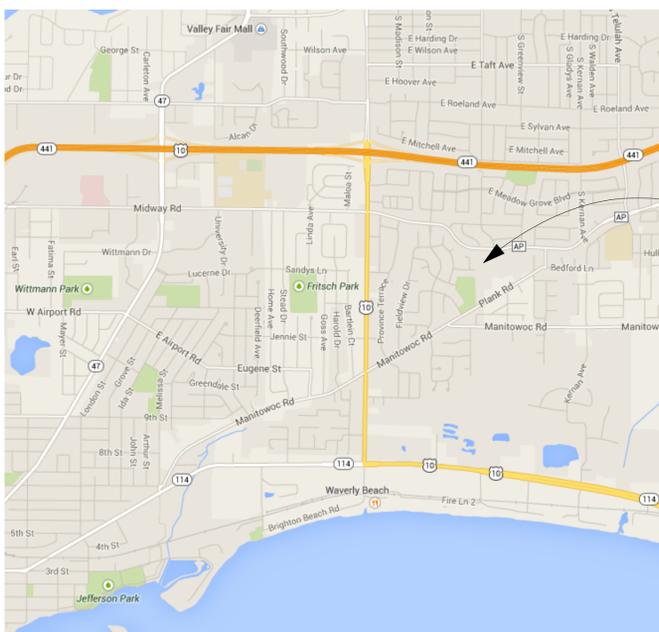
KEY PLAN

INDEX OF DRAWINGS:	
TS	TITLE SHEET

CIVIL:	
C11	SITE PLAN

ARCHITECTURAL:	
A1.0	OVERALL FIRST FLOOR PLAN
A2.0	OVERALL SECOND FLOOR PLAN
A5.1	EXTERIOR ELEVATIONS

UNIT SUMMARY						
	UNIT TYPE	UNIT AREA	UNIT DESCRIPTION	FIRST	SECOND	TOTAL
MEMORY CARE (I-2)	MC-1	318 SF	"TYPE B" UNIT	---	23	23
	MC-2	318 SF	"ACCESSIBLE" UNIT	---	3	3
	MC-3	347 SF	"TYPE B" UNIT	---	2	2
	MC-4	324 SF	"TYPE B" UNIT	---	1	1
	MC-5	399 SF	"TYPE B" UNIT	---	1	1
	<b>TOTAL PER FLOOR</b>			---	<b>30</b>	<b>30</b>
ASSISTED LIVING (I-1)	ALS-1	563 SF	"TYPE B" STUDIO UNIT	2	---	2
	ALS-2	563 SF	"ACCESSIBLE" STUDIO UNIT	1	---	1
	ALS-3	563 SF	"TYPE B" STUDIO UNIT	5	6	11
	AL 1 BR-1	752 SF	"TYPE B" 1 BEDROOM UNIT	7	---	7
	AL 1 BR-2	752 SF	"ACCESSIBLE" 1 BEDROOM UNIT	1	---	1
	AL 1 BR-3	752 SF	"TYPE B" 1 BEDROOM UNIT	7	8	15
	AL 1 BR-4	782 SF	"TYPE B" 1 BEDROOM UNIT	1	---	1
	<b>TOTAL PER FLOOR</b>			<b>26</b>	<b>14</b>	<b>40</b>



VICINITY MAP

NOT TO SCALE

PROJECT LOCATION

ISSUED FOR:	DATE:
SCHEMATIC DESIGN APPROVAL	08-11-2014
PLANNING COMMISSION	09-02-2014

REVISION:	

PRELIMINARY PLANS NOT FOR CONSTRUCTION

**ADCI Architectural Design Consultants, Inc.**  
30 Wisconsin Dells Parkway • P.O. Box 580  
Lake Delton, WI 53940  
Phone: (608) 254-6181 Fax: (608) 254-2139

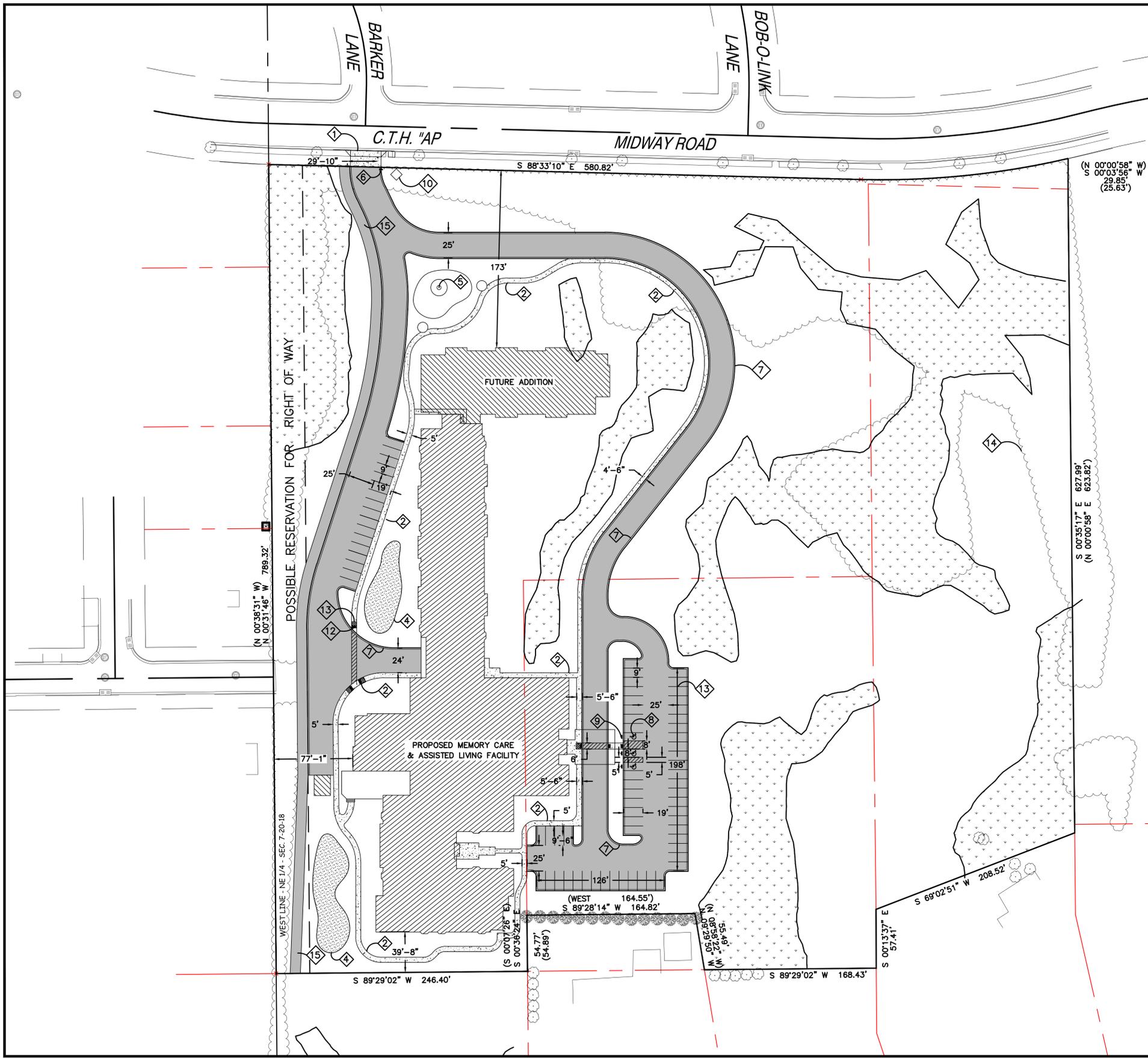
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OAK PARK PLACE  
MENASHA  
TITLE SHEET

WISCONSIN  
MENASHA

Drawn By: T. FRAWLEY
Checked By: M. KRUSER
Date: 09-02-2014
Scale: AS NOTED
Job Number: 14-014

SHEET NUMBER
<b>TS</b>

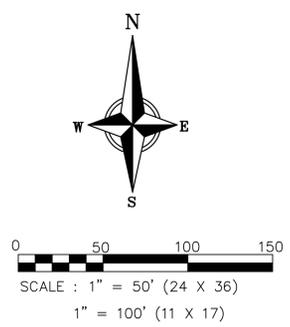


**PLAN KEY**

- 1 NEW DRIVEWAY APPROACH IN ACCORDANCE WITH CITY OF MENASHA STANDARDS. CONTRACTOR TO OBTAIN PERMIT FROM THE CITY TO WORK IN THE RIGHT-OF-WAY
- 2 SIDEWALK
- 3 PAVEMENT STRIPING
- 4 STORMWATER MANAGEMENT AREA
- 5 FOUNTAIN
- 6 7' HIGH STOP SIGN
- 7 18" CURB AND GUTTER
- 8 VAN ACCESSIBLE STALL, TYP.
- 9 ACCESSIBLE PARKING SIGN, TYP.
- 10 MONUMENT SIGN
- 11 CURB RAMP, TYP.
- 12 DETECTABLE WARNING FIELD, TYP.
- 13 4" PAVEMENT STRIPING WITH NON-EPOXY, TRAFFIC-GRADE PAINT, TYP
- 14 EXISTING WOODED AREA
- 15 10' WIDE MULTI-USE CITY PATH

**KEY**

- BITUMINOUS PAVEMENT
- CONCRETE
- WETLAND AREAS AS DELINEATED BY R.A. SMITH NATIONAL, INC. ON MAY 8 & MAY 14, 2014



ISSUANCE/REVISION	DATE
SITE PLAN APPROVAL	09-02-14

818 N Meadowbrook Ln  
Waunakee, WI 53597  
phone (608) 849-9378  
fax (608) 237-2129

**PROFESSIONAL ENGINEERING** LLC

**OAK PARK PLACE MENASHA  
CIVIL SITE PLAN**  
MENASHA, WISCONSIN

**C101**









# PROPOSED NEW ADDITION FOR: U.W. FOX VALLEY THE FOX VILLAGE STUDENT APARTMENTS

**1284 MIDWAY ROAD  
CITY OF MENASHA, WISCONSIN**

## SHEET INDEX

### ARCHITECTURAL

- TS - TITLE SHEET
- G1.1 - GENERAL INFORMATION
- C1.1 - SITE PLAN
- C1.2 - DRAINAGE AND GRADING PLAN
- C1.3 - EROSION AND SEDIMENT CONTROL PLAN
- C2.1 - UTILITY PLAN
- C3.1 - SITE DETAILS
- L1.0 - LANDSCAPE & LIGHTING PLAN
- A1.1 - FLOOR PLAN
- A3.1 - BUILDING ELEVATIONS
- A4.1 - BUILDING SECTION

### STRUCTURAL

### PLUMBING

THIS IS A DESIGN BUILD PROJECT FOR PLUMBING. THE PLUMBING CONTRACTOR SHALL PROVIDE PLANS TO THE PROJECT MANAGER & THE SUPERVISING PROFESSIONAL FOR REVIEW PRIOR TO THE PLANS BEING SUBMITTED TO WISCONSIN BUILDING OFFICIAL. THE PLUMBING CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE SITE TO RECORD ANY CHANGES TO THE DESIGN. THIS DRAWING OF RECORD & STATE APPROVED PLANS SHALL BE TURNED OVER TO THE PROJECT MANAGER AT THE END OF THE PROJECT.

### HVAC

THIS IS A DESIGN BUILD PROJECT FOR HVAC. THE HVAC CONTRACTOR SHALL PROVIDE PLANS TO THE PROJECT MANAGER & THE SUPERVISING PROFESSIONAL FOR REVIEW PRIOR TO THE PLANS BEING SUBMITTED TO WISCONSIN BUILDING OFFICIAL. THE HVAC CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE SITE TO RECORD ANY CHANGES TO THE DESIGN. THIS DRAWING OF RECORD & STATE APPROVED PLANS SHALL BE TURNED OVER TO THE PROJECT MANAGER AT THE END OF THE PROJECT.

### ELECTRICAL

THIS IS A DESIGN BUILD PROJECT FOR ELECTRICAL. THE ELECTRICAL CONTRACTOR SHALL PROVIDE PLANS TO THE PROJECT MANAGER & THE SUPERVISING PROFESSIONAL FOR REVIEW PRIOR TO THE PLANS BEING SUBMITTED TO WISCONSIN BUILDING OFFICIAL. THE ELECTRICAL CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE SITE TO RECORD ANY CHANGES TO THE DESIGN. THIS DRAWING OF RECORD & STATE APPROVED PLANS SHALL BE TURNED OVER TO THE PROJECT MANAGER AT THE END OF THE PROJECT.

## PROJECT INFORMATION

<b>PROJECT:</b>	FOX VILLAGE STUDENT HOUSING	<b>OCCUPANCY:</b>	E SI 4 B NON-SEPARATED	<b>ALLOWABLE AREA PER FLOOR</b>	
<b>ADDRESS:</b>	1284 MIDWAY ROAD CITY OF MENASHA, WI	<b>TYPE OF CONSTRUCTION:</b>	VB WOOD FRAMED UNPROTECTED) NON-SPRINKLED	<b>BUILDING AREA:</b>	
<b>USE:</b>	R-2 MULTI-FAMILY	<b>OCCUPANT LOAD:</b>		EXISTING BUILDING (3 STORIES)	21,840 S.F.
<b>ZONING:</b>	R-4 MULTI-FAMILY / HIGH DENSITY	<b>CALCULATED LOAD:</b>		ADDITION (3 STORIES)	14,500 S.F.
<b>SPECIAL EXCEPTION:</b>	G1 GENERAL COMMERCIAL	<b>DAYCARE =</b>	125 CHILDREN PER LICENSE	<b>TOTAL</b>	<b>35,990 S.F.</b>
<b>OWNER:</b>	GBN REAL ESTATE HOLDINGS, LLC, 300 N. BROADWAY, SUITE 2B GREEN BAY, WI, 54303	<b>EMPLOYEES =</b>	16		
<b>CONTACT:</b>	PAUL BELSCHNER 420-552-5828	<b>EGRESS WIDTH REQUIRED:</b>	27' OCCUPANT NON-SPRINKLED		
<b>DESIGNERS OF RECORD:</b>		<b>SEE PLAN</b>			
<b>ARCHITECTURAL:</b>	FISHER & ASSOCIATES ARCHITECTS / PLANNERS 215 PETERLYNN DRIVE HEIGHTSTOWN, WI 54180 P:(420) 552-4181 F:(420) 552-4181	<b>EXIT ACCESS TRAVEL DISTANCE:</b>	200' PER TABLE 1004.2.4		
<b>CONTACT:</b>	RICHARD J. FISHER AIA	<b>TOILET FACILITIES PER TABLE 2902.1:</b>			
<b>STRUCTURAL ENGINEERS:</b>	LARSON ENGINEERING OF WISCONSIN 2901 ENTERPRISE AVE APPLETON, WISCONSIN 54915 P:(420) 734-8261 F:(420) 734-8260	<b>BUSINESS USE:</b>	16 OCCUPANTS		
<b>CONTACTS:</b>	BRIAN ENDTER	<b>TOILETS FOR CHILDREN ARE WITHIN EACH ROOM</b>			
<b>GENERAL CONTRACTOR:</b>	SMET CONSTRUCTION SERVICES 300 N. BROADWAY GREEN BAY, WI 54303 P:(920) 552-5828 F:(920) 552-5841	<b>STAFF TOILETS ARE SINGLE USER TOILET ROOMS</b>			
<b>CONTACT:</b>	STEVE PAYANT	<b>1 KIC &amp; 1 LAV FOR MENS AND WOMENS PROVIDED</b>			
		<b>1 SERVICE SINK IS PROVIDED IN LAUNDRY ROOM</b>			
		<b>FIRE FIGHTING APPARATUS</b>			
		<b>THE BUILDING IS LIMITED IN AREA</b>			
		<b>THE FIRE LANE IS UNOBSTRUCTED</b>			
		<b>THE FIRE LANE IS WITHIN 150' OF ALL PARTS OF THE EXTERIOR WALL</b>			
		<b>WITH A MIN. UNOBSTRUCTED HEIGHT OF 15'-0"</b>			
		<b>THE BUILDING IS 19'-0" TALL</b>			
		<b>CONTROL AREAS</b>			
		<b>NO HAZARDOUS MATERIALS WILL BE STORED WITHIN THIS BUILDING</b>			
		<b>PER TABLES 507.1(1) AND 507.1(2)</b>			
		<b>GRADE PLAN DETERMINATION</b>			
		<b>THE GREATEST HGT. FROM GRADE TO TOP OF WALL IS 19'-0"</b>			
		<b>ALLOWABLE HEIGHT PER TABLE 509.15.55'</b>			
		<b>NUMBER OF STORIES (1)</b>			
		<b>THIS BUILDING HAS ONE FLOOR LEVEL</b>			

A FIRE ALARM SYSTEM SHALL BE INSTALLED  
PER IBC SECTION 907.2.3

**ISSUED FOR SITE PLAN APPROVAL** **9/2/14**



**SMET**  
CONSTRUCTION SERVICES

OUR REPUTATION IS BUILDING

WWW.SMET.COM

SMET CONSTRUCTION SERVICES CORP. • DESIGN/BUILD/FINANCE

CORPORATE OFFICE  
300 N. BROADWAY, SUITE 2B  
GREEN BAY, WI 54303  
P: (920) 552-5828  
F: (920) 552-5841

MARKETTE OFFICE  
1428 MAIN STREET, SUITE D  
MARKETTE, WI 54449  
P: (920) 275-1872  
F: (920) 552-5828  
E-MAIL: BUILD@SMET.COM

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REVISIONS:

NO.	DATE	DESCRIPTION
1	10/21/14	RELEASED FOR SITE PLAN

FISHER & ASSOCIATES, LLC  
ARCHITECTS / PLANNERS  
215 PETERLYNN DRIVE  
HEIGHTSTOWN, WI 54180  
P:(420) 552-4181  
F:(420) 552-4181  
r.fisher@fisherandassociates.com

PROJECT INFO:

UW FOX VALLEY  
THE FOX VILLAGE STUDENT APARTMENTS  
1284 MIDWAY ROAD  
CITY OF MENASHA, WI

DRAWN BY: R/JF	SALES:
SMET NO.:	SHEET:
ARCHT. NO.:	TS
DATE:	
MAY 27, 2014	

# PROJECT INFORMATION

**PROJECT:** FOX VILLAGE STUDENT HOUSING  
**ADDRESS:** 1284 MIDWAY ROAD  
 CITY OF MENASHA, WI  
**USE:** R-2 MULTI-FAMILY  
**ZONING:** C1 GENERAL COMMERCIAL  
 SPECIAL EXC., R-4 MULTI-FAMILY / HIGH DENSITY  
**OWNER:** GBW REAL ESTATE HOLDINGS, LLC,  
 300 N. BROADWAY, SUITE 2B  
 GREEN BAY, WI, 54303  
**CONTACT:** PAUL BELSGHNER  
 PH 920-532-3020

**DESIGNERS OF RECORD:**  
 CIVIL ENGINEERING  
 DAVEL ENGINEERING  
 1811 RAGINE STREET  
 MENASHA, WI 54204  
 P.(920) 991 1066

**CONTACT:** TIM WITTMAN

**ARCHITECTURAL:**  
 FISHER & ASSOCIATES  
 ARCHITECTS / PLANNERS  
 215 PETERLYNN DRIVE  
 WRIGHTSTOWN, WI 54180  
 P.(920) 532-4199  
 F.(920) 532-9119

**CONTACT:** RICHARD J. FISHER AIA

**BUILDING AREA:**  
 EXISTING BUILDING (3 STORIES) 21,040 S.F.  
 ADDITION (3 STORIES) 14,150 S.F.  
**TOTAL 35,190 S.F.**

**PARKING REQUIREMENTS (PER 13-1-51(B)):**

**PHASE I (EXISTING APARTMENTS):**  
 1 1/2 SPACES PER UNIT  
 (15) 4 BEDROOM UNITS = 22.5  
 (2) 2 BEDROOM UNITS = 3.0  
**26 SPACES REQUIRED**

**PHASE II (PROPOSED APARTMENTS):**  
 1 1/2 SPACES PER UNIT  
 (12) 4 BEDROOM UNITS = 18.0

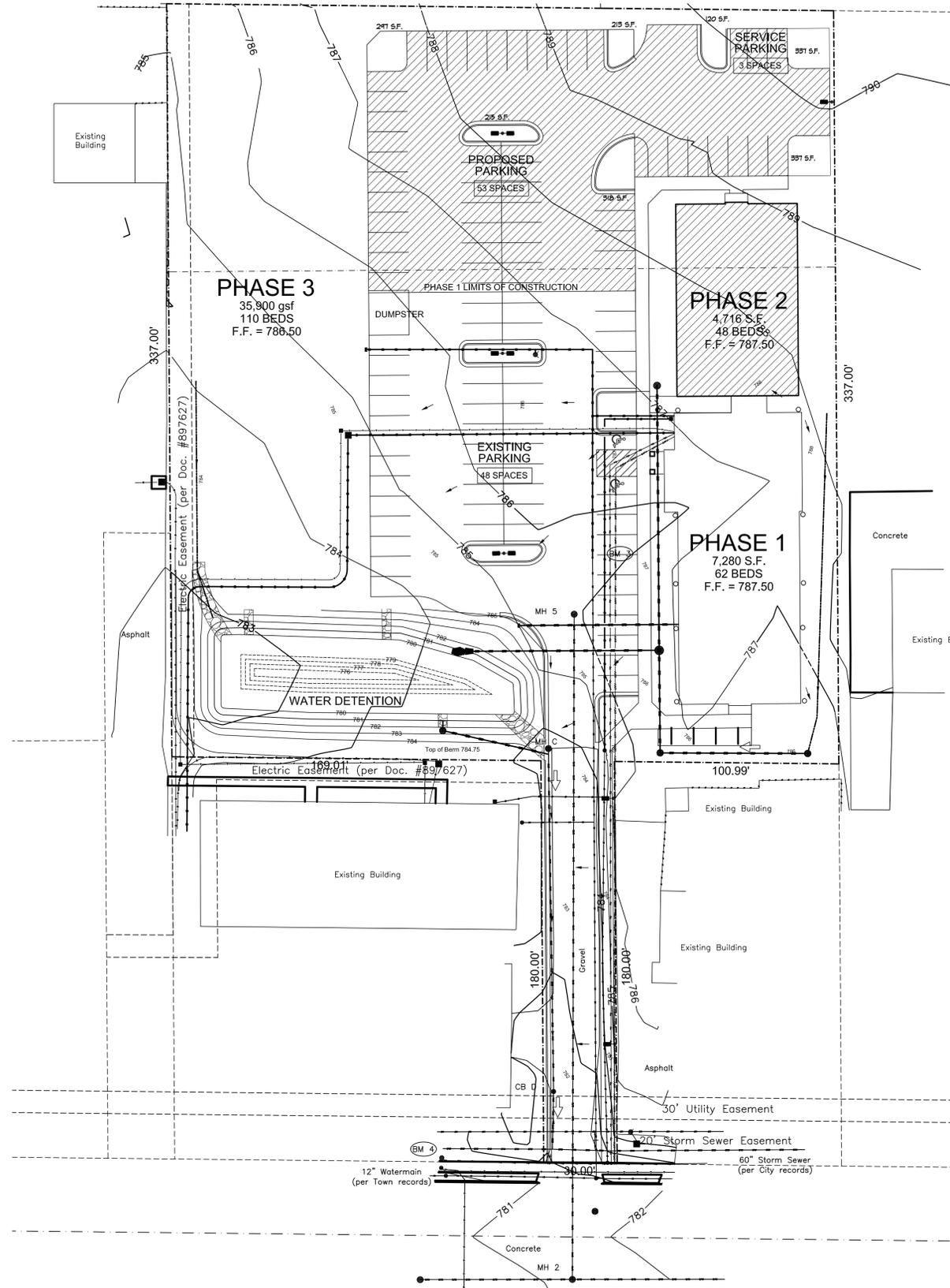
**18 SPACES REQUIRED**  
**44 TOTAL SPACES REQUIRED**

**99 TOTAL SPACES PROVIDED**

**SITE AREAS**

PAVING AND SIDEWALKS	45,816 S.F.	42.8%
BUILDING	11,946 S.F.	11.2%
GREEN SPACE	49,221 S.F.	46.0%
<b>SITE TOTAL</b>	<b>107,034 S.F.</b>	<b>100.0%</b>

**NEW PAVING DATA**  
 NEW PAVING AREA 16,147 S.F.  
 INTERIOR GREEN SPACE 1857 S.F. 11.4% OF PAVED AREA



**SITE PLAN**  
 1" = 30'-0"  
 NORTH



**SMET CONSTRUCTION SERVICES**  
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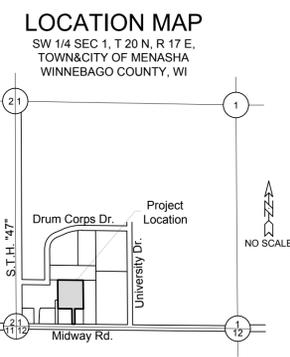
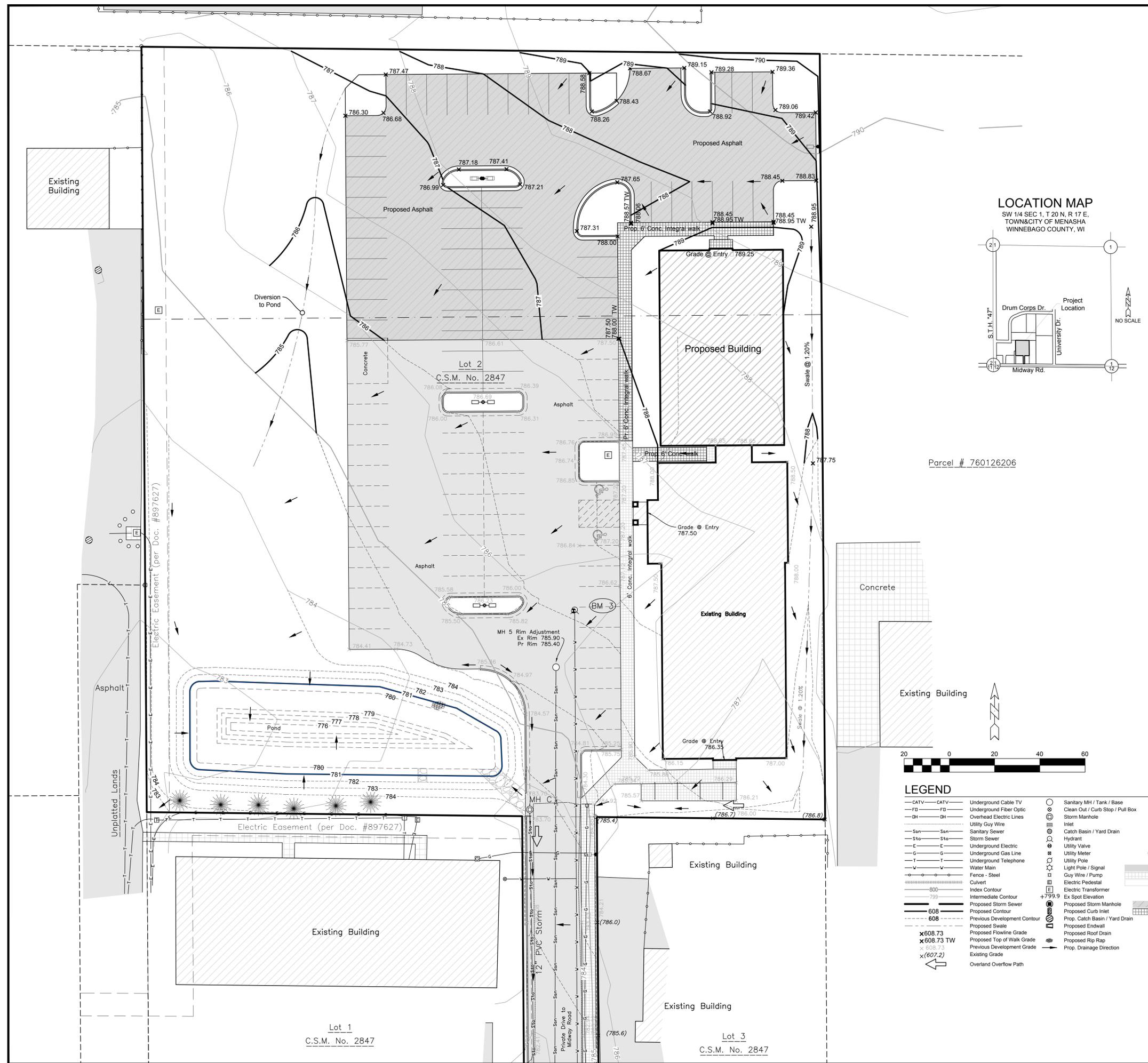
**REVISIONS:**

1	8/21/14	RELEASED FOR SITE PLAN
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**FISHER & ASSOCIATES, LLC**  
 Architects / Planners  
 215 PETERLYNN DRIVE WRIGHTSTOWN, WI 54180  
 P. (920) 532-4199  
 F. (920) 532-9119  
 info@fisherandassociates.com

**PROJECT INFO:**  
**UW FOX VALLEY**  
**THE FOX VILLAGE STUDENT APARTMENTS**  
 1284 MIDWAY ROAD  
 CITY OF MENASHA, WI

<b>DRAWN BY:</b> RJF	<b>SALES:</b> -
<b>SMET NO.:</b> -	<b>SHEET:</b> -
<b>ARCHT. NO.:</b> 14029	<b>C1.1</b>
<b>DATE:</b> MAY 27, 2014	



Parcel # 760126206

**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 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.
- 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.
- Vegetation beyond slopes shall remain.
- The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- Earthwork contractors shall verify topsoil depth.
- All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
- The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
- Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
- Parking lot striping shall be 4" painted safety yellow.
- All curb shall reject drainage unless noted otherwise.

**BENCHMARKS** (Town of Menasha Records)

BM 0	Fire Hydrant, Top Nut N end of University Dr. at Water Station Elev 802.65
BM 1	Fire Hydrant, Bury Bolt N/R/W Drum Corps, E of Americanos Elev 794.62
BM 2	Fire Hydrant, Bury Bolt ±400 SW of BM 1, W/R/W Drum Corps Dr. Elev 791.10
BM 3	Fire Hydrant, Bury Bolt ±270 N of Midway Rd. Elev 787.73
BM 4	Fire Hydrant, Bury Bolt ±700 W of University, N/R/W Midway Rd. Elev 783.49
BM 5	Fire Hydrant, Bury Bolt ±520 N of Midway Rd, E/R/W University Dr. Elev 794.75

**DRAINAGE PLAN CERTIFICATION:**

I, Timothy N. Wittmann, Professional Engineer, hereby certify that this Drainage Plan will meet or exceed the requirements of the City of Menasha.

Timothy N. Wittmann, P.E. E-40111 Date



**LEGEND**

<ul style="list-style-type: none"> <li>— CATV — CATV — Underground Cable TV</li> <li>— FD — FD — Underground Fiber Optic</li> <li>— OH — OH — Overhead Electric Lines</li> <li>— UG — UG — Utility Guy Wire</li> <li>— San — San — Sanitary Sewer</li> <li>— Sto — Sto — Storm Sewer</li> <li>— E — E — Underground Electric</li> <li>— G — G — Underground Gas Line</li> <li>— T — T — Underground Telephone</li> <li>— W — W — Water Main</li> <li>— F — F — Fence - Steel</li> <li>— C — C — Culvert</li> <li>— 800 — 800 — Index Contour</li> <li>— 799 — 799 — Intermediate Contour</li> <li>— 608 — 608 — Proposed Storm Sewer</li> <li>— 608 — 608 — Proposed Contour</li> <li>— 608 — 608 — Previous Development Contour</li> <li>— 608 — 608 — Proposed Swale</li> <li>— 608.73 — 608.73 — Proposed Flowline Grade</li> <li>— 608.73 — 608.73 — Proposed Top of Walk Grade</li> <li>— 607.2 — 607.2 — Previous Development Grade</li> <li>— 607.2 — 607.2 — Existing Grade</li> <li>— 607.2 — 607.2 — Overland Overflow Path</li> </ul>	<ul style="list-style-type: none"> <li>○ Sanitary MH / Tank / Base</li> <li>○ Clean Out / Curb Stop / Pull Box</li> <li>○ Storm Manhole</li> <li>○ Inlet</li> <li>○ Catch Basin / Yard Drain</li> <li>○ Hydrant</li> <li>○ Utility Valve</li> <li>○ Utility Meter</li> <li>○ Light Pole / Signal</li> <li>○ Guy Wire / Pump</li> <li>○ Electric Pedestal</li> <li>○ Electric Transformer</li> <li>○ Ex Spot Elevation</li> <li>○ Proposed Storm Manhole</li> <li>○ Proposed Curb Inlet</li> <li>○ Prop. Catch Basin / Yard Drain</li> <li>○ Proposed Endwall</li> <li>○ Proposed Roof Drain</li> <li>○ Proposed Rip Rap</li> <li>○ Prop. Drainage Direction</li> </ul>	<ul style="list-style-type: none"> <li>□ Air Conditioner</li> <li>□ Telephone Pedestal</li> <li>□ CATV Pedestal</li> <li>□ Gas Regulator</li> <li>□ Sign</li> <li>○ Post / Guard Post</li> <li>○ Flag Pole</li> <li>○ Coniferous Tree</li> <li>○ Benchmark</li> <li>□ Asphalt Pavement</li> <li>□ Concrete Pavement</li> <li>□ Gravel</li> <li>□ Prop. Asphalt</li> <li>□ Prop. Concrete</li> </ul>
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**REVISIONS:**

NO.	DATE	DESCRIPTION
1	8/21/14	RELEASED FOR SITE PLAN

**PROJECT INFO:**

**UW FOX VALLEY**  
**THE FOX VILLAGE STUDENT APARTMENTS**  
**1284 MIDWAY ROAD**  
**CITY OF MENASHA, WI**

**PROJECT INFO:**

PROJECT NO.: 38353Engr.dwg  
ENGR. NO.: 38353Engr.dwg  
DATE: 08/22/2014

**SALES:**

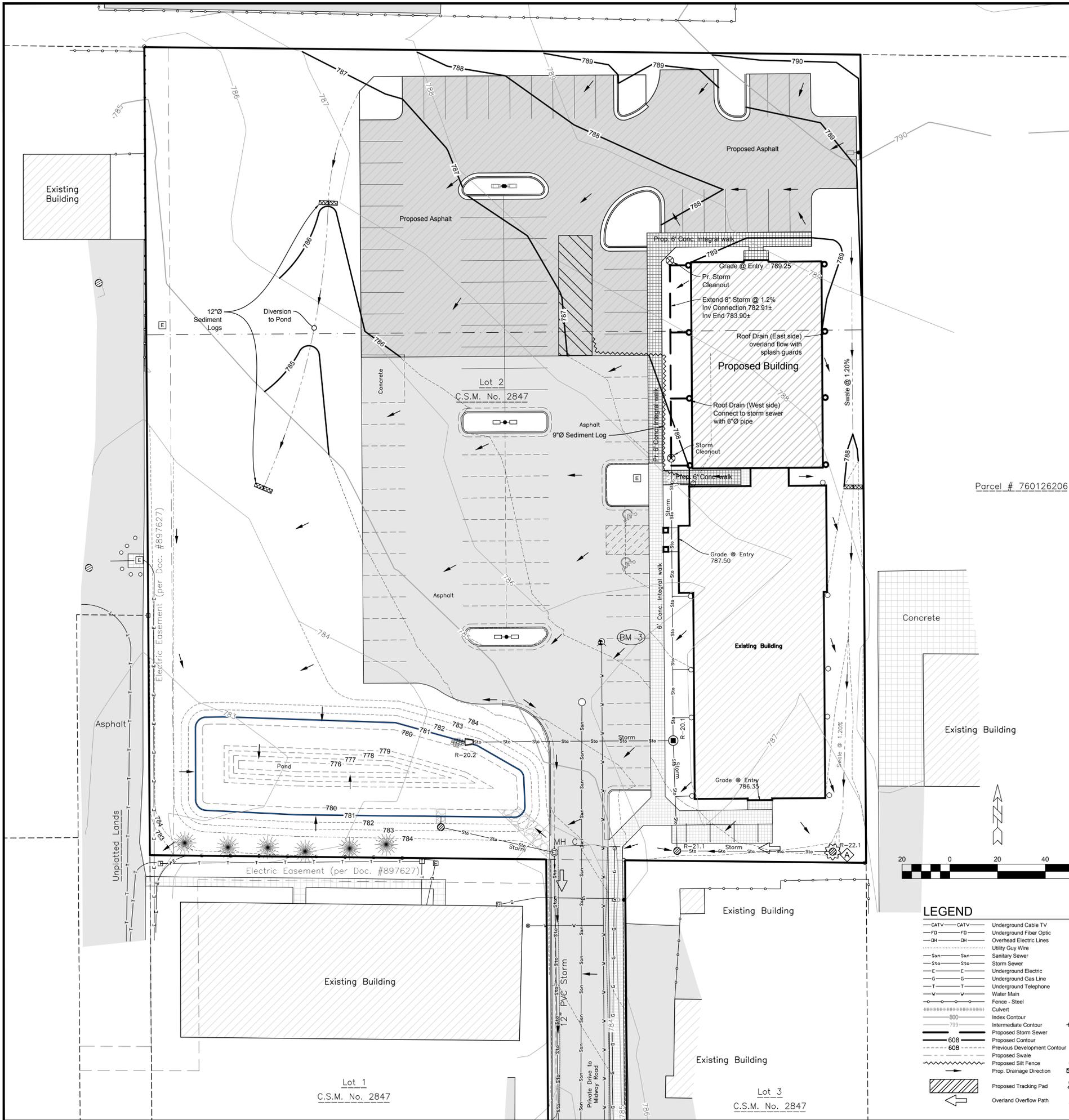
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SMET NO.:  
ENGR. NO.:  
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DRAWN BY: JRD  
CHECKED BY: JRD

DATE: 08/22/2014

**C1.2**



**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 control measures shall be maintained on a continuing basis until the site is permanently stabilized. Erosion controls must be in place at the end of each work day with all off-site sediments being cleaned daily or as necessary as no sediment flushing is 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 sewer and the pond.
  - b) Temporary Diversion - Intended to divert runoff around disturbed areas to a location where the water can be discharged with out 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 upstope of any soil piles to reduce the amount of sediment transported. There are no temporary diversions proposed with this project. 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 will be used in the following areas:
    - i) on all permanent and temporary diversions;
    - ii) and on any areas with slopes greater than 4:1.
  - 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 soil 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 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. All areas immediately downstream of curb cuts will be stabilized using riprap.
  - 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. A tracking pad will be constructed at the site entrances as indicated on the 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. The bags shall meet the requirements of Technical Standard 1061.
- 9) The contractor shall notify the City of Menasha Erosion control Inspector at least 3 days prior to the start of soil disturbing activities. 920-967-3610
- 10) Where construction activities have permanently ceased or have temporarily been suspended for more than fourteen days, or when final grades are reached in any portion of the site, stabilization shall be implemented within seven days. Temporary stabilization practices such as mulch/tackifier, erosion mat, or WisDOT type BG soil stabilizer (polymer) shall be applied to the soil surface when the site is not ready for permanent restoration. When stabilization is not possible due to snow cover, stabilization measures shall be initiated as soon as possible.
- 11) The removal of vegetative cover and exposure of the bare ground must be restricted to the minimum amount necessary for construction. Areas where soil is exposed must be protected from erosion by seeding and mulching, sodding, diversion of surface runoff, installation of straw bales or silt screens, construction of settling basins, or similar methods as soon as possible after removal of original ground cover as described in the Wisconsin DNR Tech Stds. Any stockpile that remains over 14 days must be stabilized with mixture No. 20 from WISDOT section 630.
- 12) All construction waste shall be removed from the site and properly disposed of in accordance with state statutes. Concrete truck washout shall be completed within the construction limits adjacent to sedimentation areas and away from all stormwater collection structures. Hardened concrete waste shall either be removed from site or used as backfill in approved locations.

**Sequence of Construction**

- 1) Obtain plan approval and other applicable permits.
- 2) Flag work limits. August 2014.
- 3) Install all erosion control measures. August 2014.
- 4) Strip topsoil prior to utility construction. Stabilize topsoil in accordance with the appropriate WDNR Technical Standard. temporary seeding is required on all disturbed soils if conditions allow. August 2014.
- 5) Construct building, driveways, and parking areas upon completion of the utility connections. Field inspect and add additional measures if necessary. August 2014 - December 2014.
- 6) Stabilize lawn and ditch areas no later than one week after final grade is established. No later than September 15, 2014.
- 7) Watering may be necessary to establish healthy and well rooted vegetation. Temporary measures may only be removed once final site stabilization has occurred.

**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 vegetative 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 of the Erosion and Sediment Control Plan (report) or visit <http://dnr.wi.gov/runoff/stormwater/constrforms.htm> for a template. Upon request, the inspection reports shall be made available to the owner, the engineer, the City of Menasha, or the Wisconsin Department of Natural Resources.

**LEGEND**

CATV - CATV	Underground Cable TV	Sanitary MH / Tank / Base	Air Conditioner
FD	Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Telephone Pedestal
DR - Dh	Overhead Electric Lines	Storm Manhole	CATV Pedestal
San - Dh	Utility Guy Wire	Inlet	Gas Regulator
San - San	Sanitary Sewer	Catch Basin / Yard Drain	Sign
Sto - Sto	Storm Sewer	Hydrant	Post / Guard Post
E - E	Underground Electric	Utility Valve	Flag Pole
G - G	Underground Gas Line	Utility Meter	Coniferous Tree
T - T	Underground Telephone	Utility Pole	Benchmark
W - W	Water Main	Light Pole / Signal	Asphalt Pavement
F - F	Fence - Steel	Guy Wire / Pump	Concrete Pavement
Culvert	Culvert	Electric Pedestal	Gravel
Index Contour	Index Contour	Electric Transformer	
Intermediate Contour	Intermediate Contour	Ex Spot Elevation	
Proposed Storm Sewer	Proposed Storm Sewer	Proposed Storm Manhole	Prop. Asphalt
Proposed Contour	Proposed Contour	Proposed Curb Inlet	Prop. Concrete
Previous Development Contour	Previous Development Contour	Prop. Catch Basin / Yard Drain	
Proposed Swale	Proposed Swale	Proposed Endwall	
Proposed Silt Fence	Proposed Silt Fence	Proposed Rip Rap	
Prop. Drainage Direction	Prop. Drainage Direction	Proposed Ditch Check	
Proposed Tracking Pad	Proposed Tracking Pad	Proposed Inlet Protection	
Overland Overflow Path	Overland Overflow Path	Type of Inlet Protection	

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**UW FOX VALLEY**  
THE FOX VILLAGE STUDENT APARTMENTS  
1284 MIDWAY ROAD  
CITY OF MENASHA, WI

PROJECT INFO:

DRAWN BY: JRD

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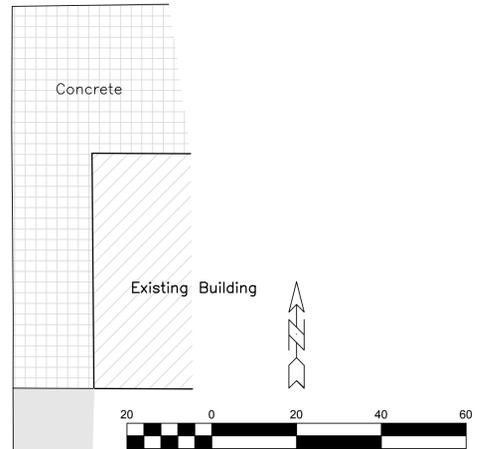
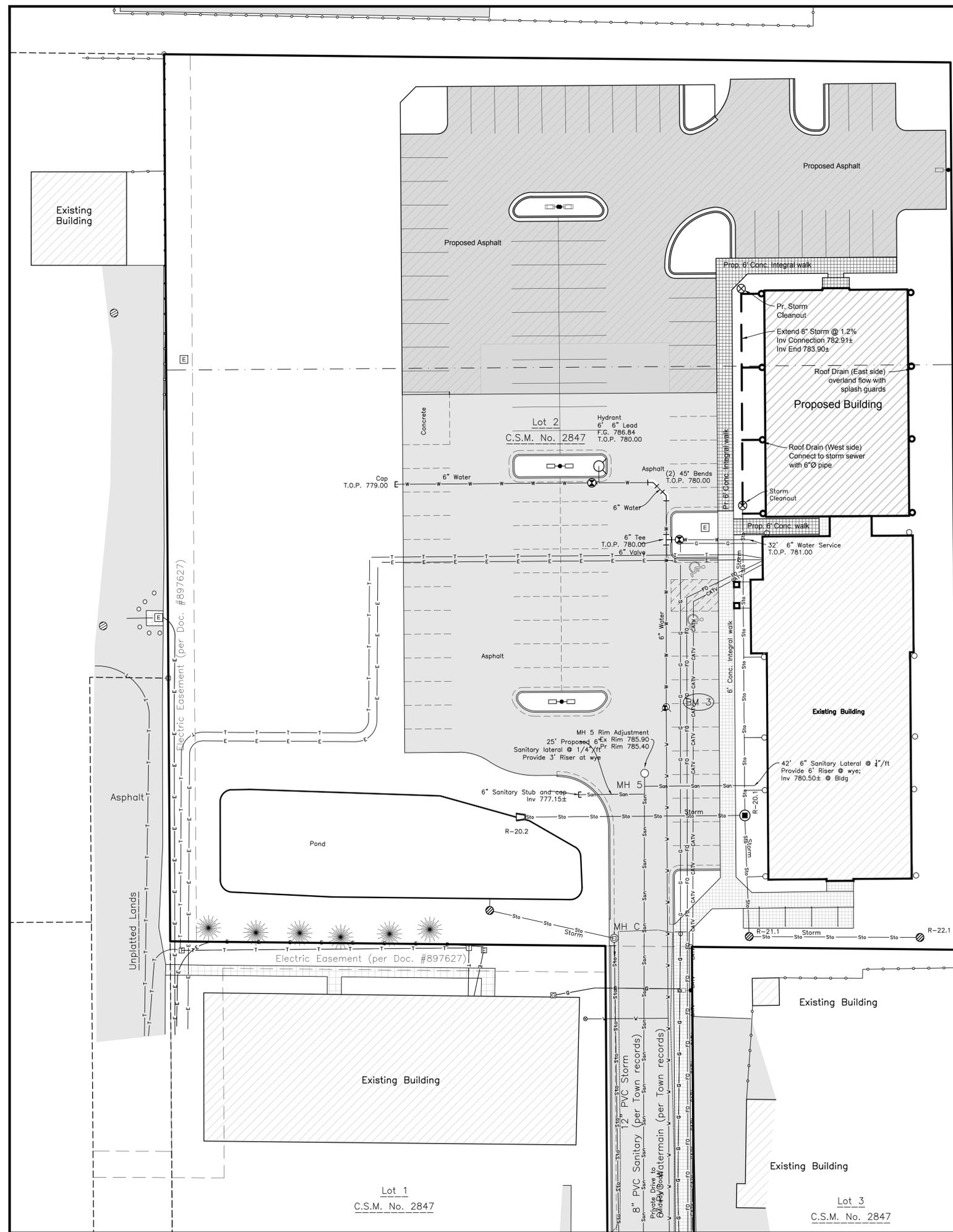
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SHEET: C1.3

**Erosion & Sediment Control Plan**

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**LEGEND**

-CATV-CATV-	Underground Cable TV	○	Sanitary MH / Tank / Base	□	Air Conditioner
-FD-FD-	Underground Fiber Optic	⊗	Clean Out / Curb Stop / Pull Box	□	Telephone Pedestal
-DH-DH-	Overhead Electric Lines	⊙	Storm Manhole	□	CATV Pedestal
-UW-UW-	Utility Guy Wire	⊕	Inlet	□	Gas Regulator
-San-San-	Sanitary Sewer	⊖	Catch Basin / Yard Drain	□	Sign
-Sto-Sto-	Storm Sewer	⊗	Hydrant	□	Post / Guard Post
-E-E-	Underground Electric	⊙	Utility Valve	○	Flag Pole
-G-G-	Underground Gas Line	⊕	Utility Meter	⊙	Coniferous Tree
-T-T-	Underground Telephone	⊖	Utility Pole	⊙	Benchmark
-W-W-	Water Main	⊕	Light Pole / Signal	⊙	Asphalt Pavement
-F-F-	Fence - Steel	⊕	Guy Wire / Pump	⊙	Concrete Pavement
-C-C-	Culvert	⊕	Electric Pedestal	⊙	Gravel
-I-I-	Index Contour	⊕	Electric Transformer	⊙	
-799-	Intermediate Contour	⊕	Ex Spot Elevation	⊙	
-S-S-	Proposed Storm Sewer	⊕	Proposed Storm Manhole	⊕	Proposed Reducer
-SS-SS-	Proposed Sanitary Sewer	⊕	Prop. Catch Basin / Yard Drain	⊕	Proposed Plug
-W-W-	Proposed Water Main	⊕	Proposed Endwall	⊕	Proposed Tee
-S-S-	Proposed Swale	⊕	Proposed Hydrant	⊕	Proposed 90° Bend
-A-A-	Prop. Asphalt	⊕	Proposed Valve	⊕	Proposed 45° Bend
-C-C-	Prop. Concrete	⊕	Proposed Curb Stop/Cleanout	⊕	Proposed 22.5° Bend

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

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.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

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Utility Plan

PROJECT INFO:

UW FOX VALLEY  
THE FOX VILLAGE STUDENT APARTMENTS  
1284 MIDWAY ROAD  
CITY OF MENASHA, WI

PROJECT INFO:

DRAWN BY: JRD  
SMET NO.:  
ENGR. NO.: 38353Engr.dwg  
DATE: 08/8/2014

SALES: SHEET: C2.1

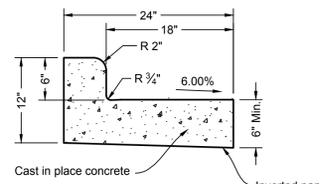
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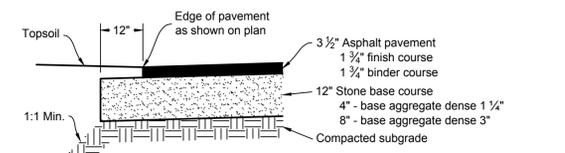
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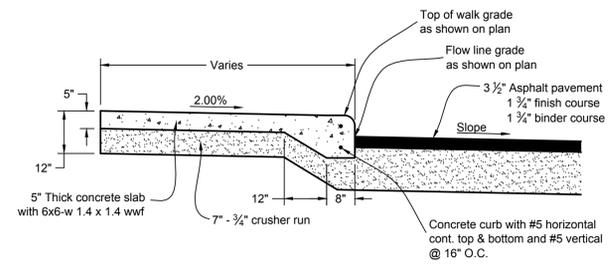
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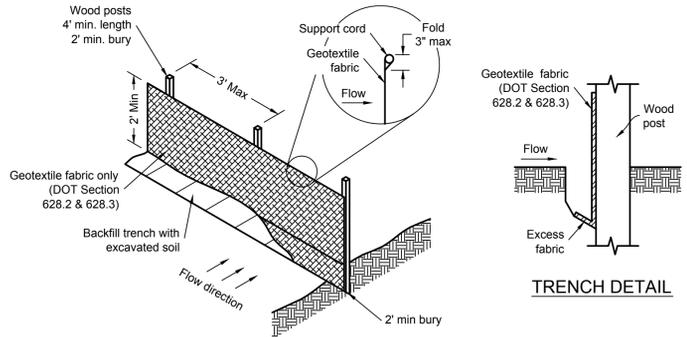
24" REJECT CURB



ASPHALT PAVEMENT SECTION



INTEGRAL SIDEWALK / PAVEMENT SECTION



TRENCH DETAIL

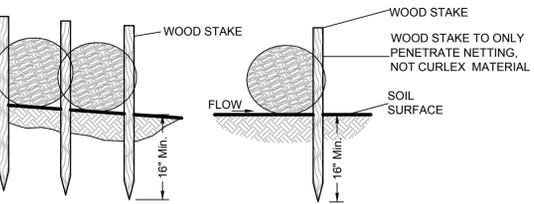
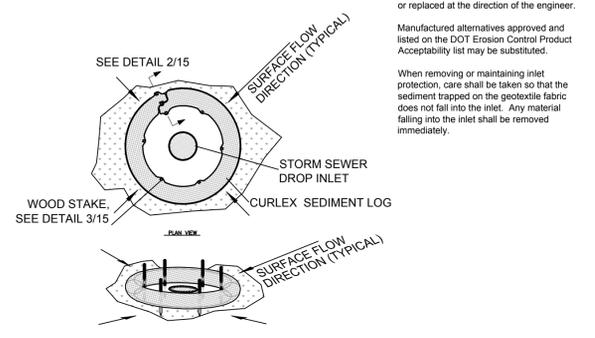
- Silt fence notes:**
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
  2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
  3. Attach the fabric to the posts with wire staples or wooden lath and nails.
  4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
  5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
  6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
  7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION

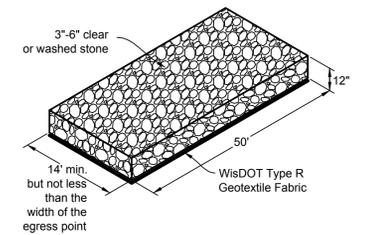
**GENERAL NOTES:**  
Inlet protection devices shall be maintained or replaced at the direction of the engineer.

Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.

When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.



DETAIL 2/15  
DETAIL 3/15  
INLET PROTECTION, TYPE A



TRACKING PAD DETAIL

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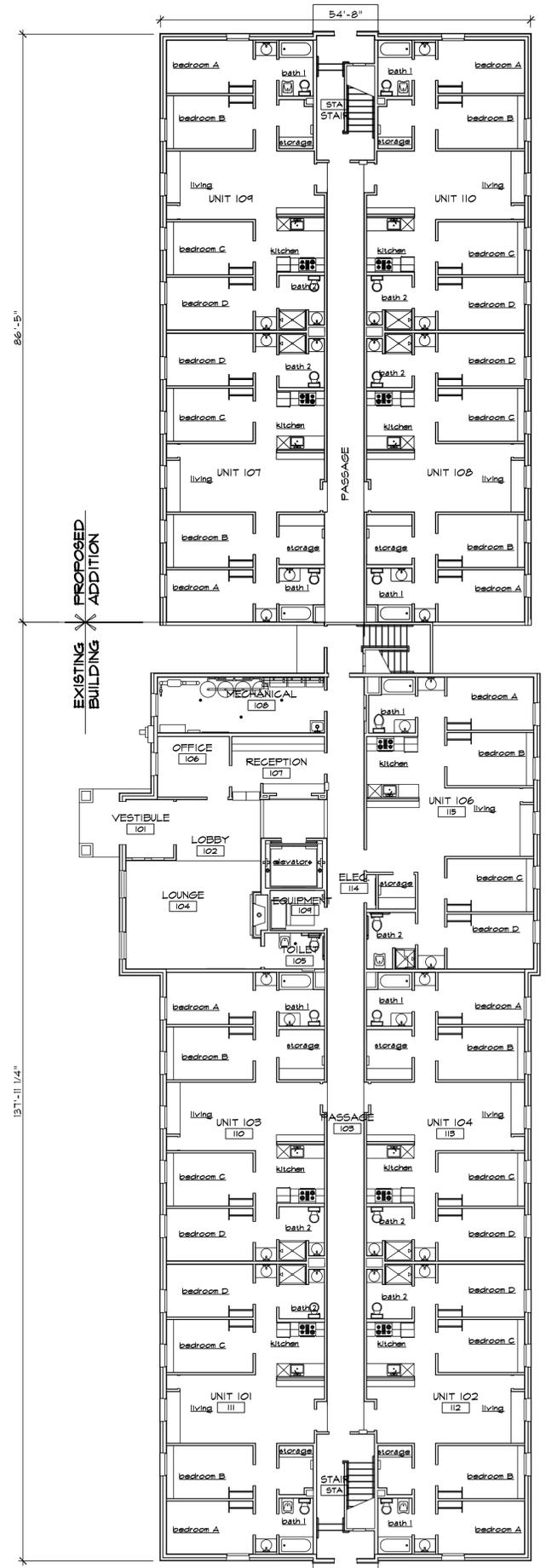
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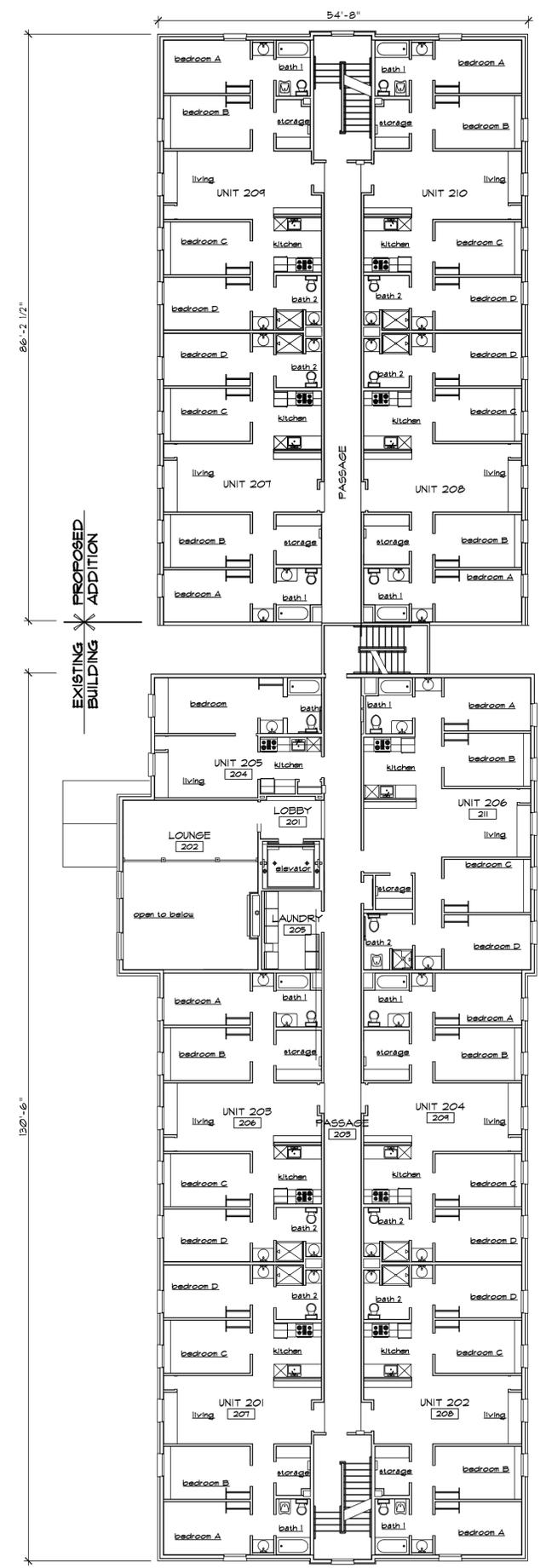
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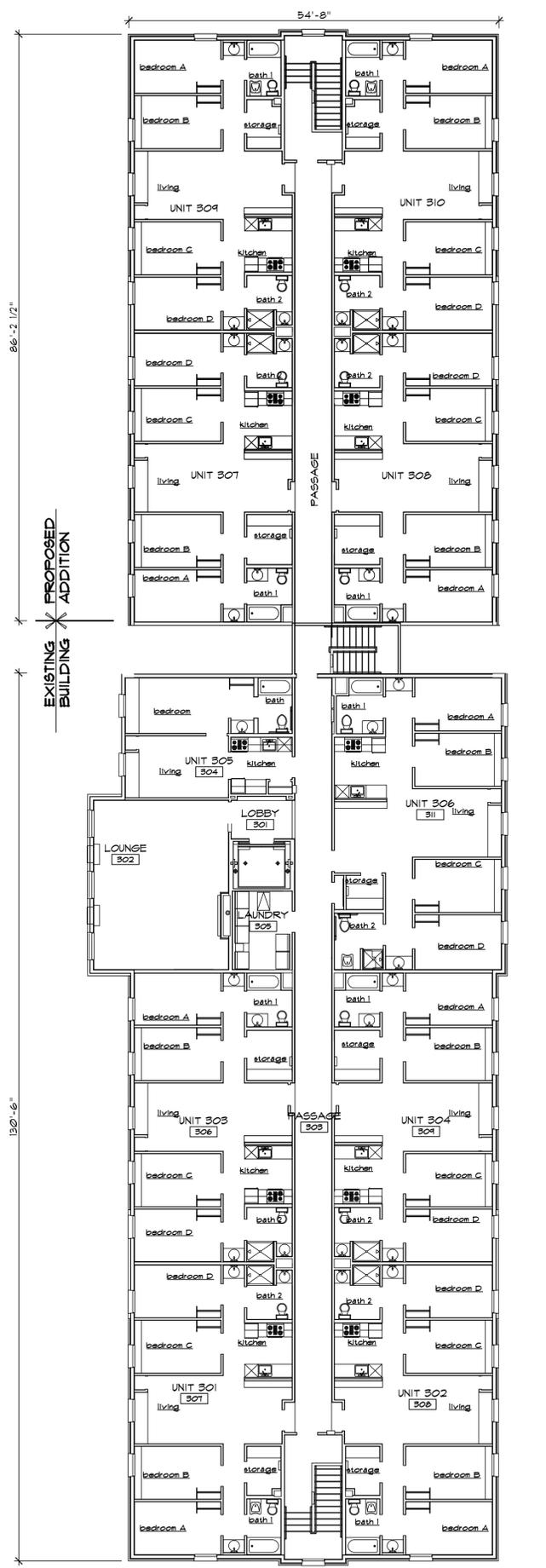




FIRST FLOOR PLAN  
3/32" = 1'-0"



SECOND FLOOR PLAN  
3/32" = 1'-0"



THIRD FLOOR PLAN  
3/32" = 1'-0"



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REVISIONS:

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PROJECT INFO:  
**UW FOX VALLEY**  
**THE FOX VILLAGE STUDENT APARTMENTS**  
1284 MIDWAY ROAD  
CITY OF MENASHA, WI

DRAWN BY: R/JF  
SMET NO.:  
ARCHT. NO.: 14029  
DATE: MAY 27, 2014

SALES:  
SHEET:  
**A1.1**

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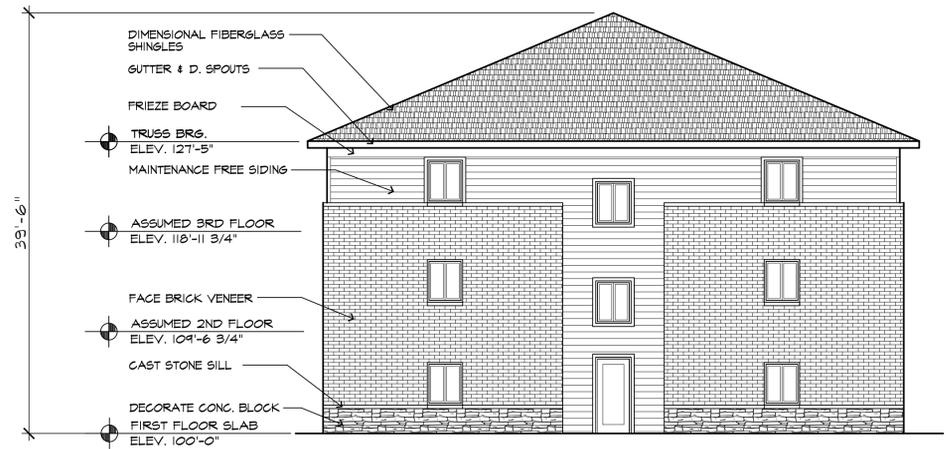
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PROPOSED ADDITION \* EXISTING BUILDING

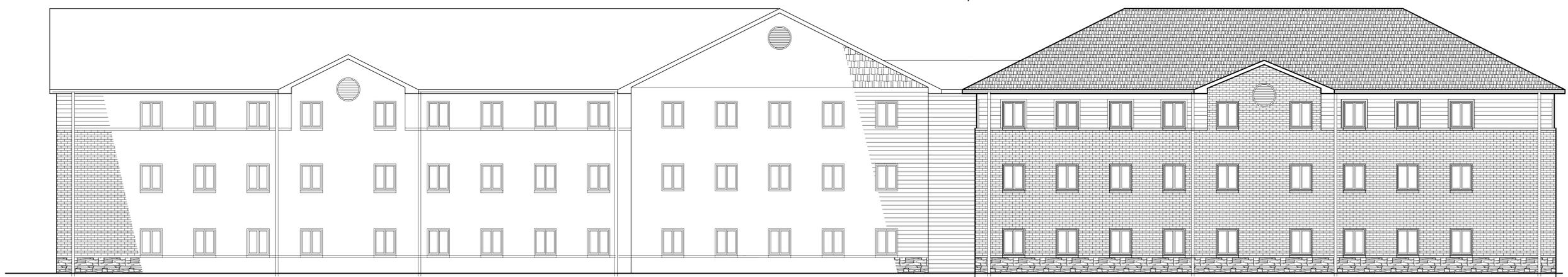


WEST ELEVATION  
1/8" = 1'-0"



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

EXISTING BUILDING \* PROPOSED ADDITION



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

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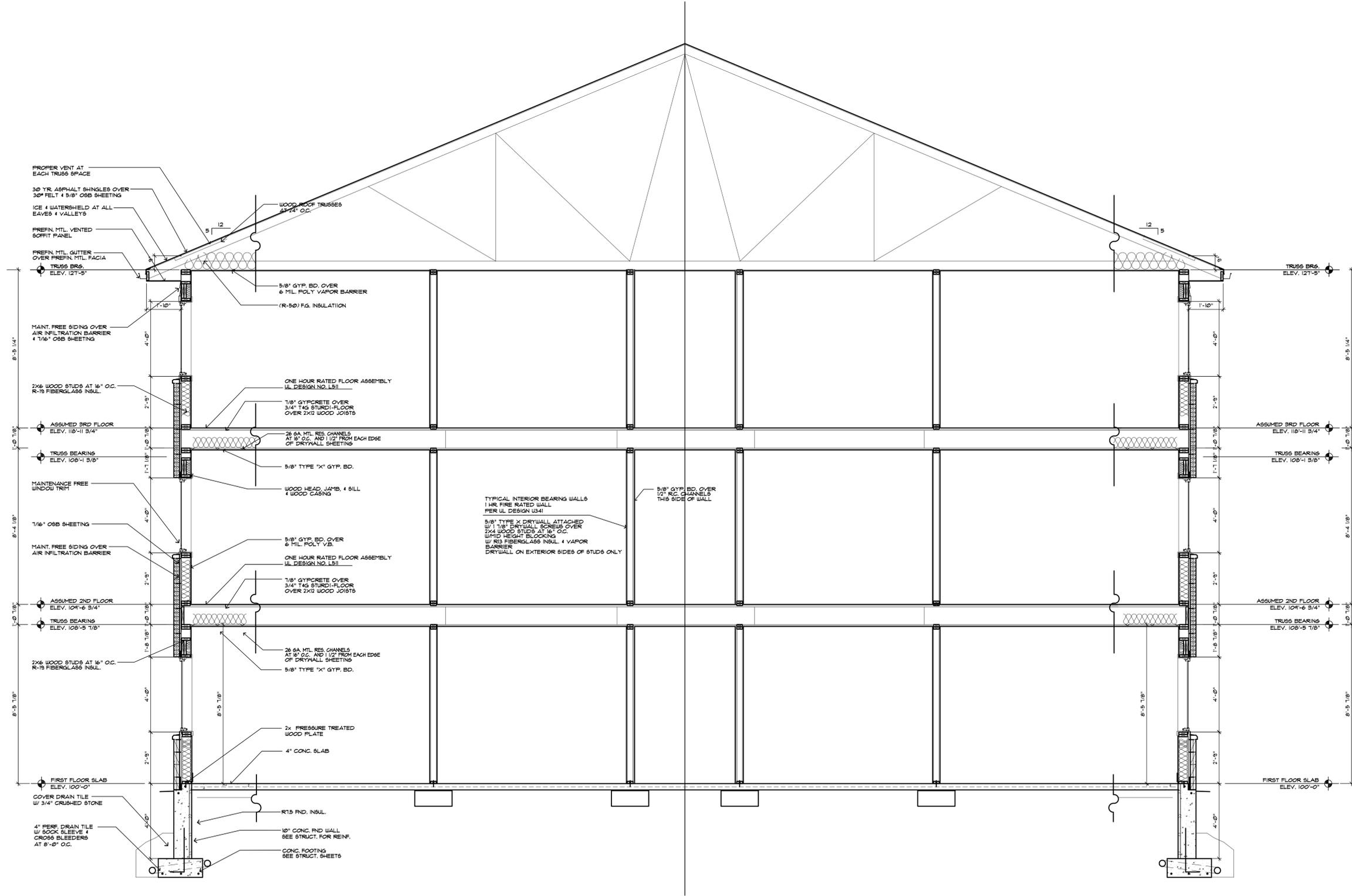
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1284 MIDWAY ROAD  
CITY OF MENASHA, WI

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SMET NO.:  
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NO.	DATE	DESCRIPTION
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DRAWN BY: RJF	SALES:
SMET NO.:	SHEET:
ARCHT. NO.:	<b>A4.1</b>
DATE: MAY 27, 2014	