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

November 22, 2011
3:30 PM

AGENDA

3:30 PM – Informal Public Hearing – Special Use Permit – Outdoor Storage and Parking, Manitowoc Road, Parcel No. 7-00011-08

3:30 PM – Informal Public Hearing – Student Apartment Housing, Midway Road, Parcel No. 7-01262-15

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE
   1. Minutes of the November 8, 2011 Plan Commission Meeting

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
   Five (5) minute time limit for each person

E. DISCUSSION
   1. Annual Comprehensive Plan Review - Goals

F. ACTION ITEMS
   1. Special Use Permit – Outdoor Storage and Parking – Manitowoc Road, Parcel 7-00011-08
   2. Special Use Permit – Student Apartment Housing – Midway Road, Parcel 7-01262-15
   3. Lease of Water Street Property Adjacent to Valley Marine Mart

G. ADJOURNMENT

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
November 8, 2011
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:35 p.m. by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, Commissioners Schmidt and Sturm, DPW Radtke and Ald. Zelinski

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Cruickshank and Ald. Benner

PLAN COMMISSION MEMBERS ABSENT: None

OTHERS PRESENT: CDD Keil, PP Homan and Jody Harkness

C. MINTUES TO APPROVE

1. **Minutes of the October 18, 2011 Plan Commission Meeting**
Motion by Comm. Schmidt, seconded by Comm. Sturm to approve the October 18, 2011 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. **Comprehensive Plan Annual Review**
CDD Keil stated that the annual review of the comprehensive plan has been initiated. Notice has been placed in the newspaper, and will be posted on the city's website.

Commissioners discussed:

- Complete Streets Policies.
- Property maintenance.
- Creating a positive image for the community.
- Housing opportunities for all income ranges – not just focus on low/moderate income.
- Neighborhoods having different needs and opportunities.
- Modifying zoning to allow sale of duplex units on individual lots/zero lot line zoning.

Staff requested that commissioner's review the comprehensive plan goals and comment on them at the next meeting.

F. ACTION ITEMS

1. **Certified Survey Map – Tayco Street**
CDD Keil reported that the multi family dwelling unit that formerly occupied the lot has been razed. The lot is large enough to be split into two lots that conform with the lot area and width requirements of the R-1 single family zoning district.

Commissioners discussed:

- Orientation of the dwelling units.
- Location of a future garage/storage building.

- Addressing.
- The style of home to be built as related to the rest of the neighborhood.
- Future driveway locations.

Motion by Comm. Sturm, seconded DPW Radtke to recommend approval of the Tayco Street CSM.

The motion carried

2. **Gas Main Easement – Out Lot 3 – Re-Plat Lake Park Villas**
This item was withdrawn.

G. ADJOURNMENT

Motion by DPW Radtke, seconded by Ald. Zelinski to adjourn at 4:17 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, CDD.

14. Provide an integrated, efficient, and economical transportation system that provides mobility, convenience, and safety and meets the needs of all citizens including transit-dependent and disabled.

1.5 City of Menasha Planning Goals

This section contains the goals for each of the nine elements as described and required by Wisconsin's comprehensive planning law. Goals, objectives, policies, and programs will also be included within each of the respective planning elements. The following goals were developed by the City of Menasha to guide and focus the planning process. Goals are broad, value-based statements expressing public preferences for the long term (20 years or more). They address key issues, opportunities, and problems that affect the community.

Issues and Opportunities

Goal: Balance individual property rights with community interest and goals.

Goal: Minimize the impact of development on energy and natural resources.

Housing

Goal: Promote a positive image of the City of Menasha as a quality place to live.

Goal: Preserve, rehabilitate, and stabilize the city's existing housing stock and residential neighborhoods.

Goal: Create a diverse base of housing opportunities appropriate for all segments of the population.

Goal: Maintain an adequate supply of sites for single family housing in desirable locations to meet current needs and projected growth.

Goal: Maintain an adequate supply of sites for multi-family housing in desirable locations that meet current needs and projected growth.

Goal: Increase enforcement of housing and building code standards to ensure that every housing unit is decent, safe, sanitary, and secure.

Goal: Create affordable home ownership opportunities for low- and moderate-income residents.

Goal: Maintain an adequate supply of affordable rental housing for low- and moderate-income residents.

Goal: Maintain an adequate supply of affordable housing for senior and special need households.

Goal: Create new housing opportunities in close proximity to the downtown.

Goal: End housing discrimination in the City of Menasha.

Transportation

Goal: Provide a safe, efficient, and cost effective transportation system for the movement of people and goods.

Goal: Support and promote the development and use of multiple modes of transportation.

Goal: Incorporate energy conservation principles in transportation facility design and services.

Utilities and Community Facilities

Goal: Provide high quality and cost effective community facilities and services that meet existing and projected future needs.

Goal: Ensure proper treatment of wastewater to protect public health, groundwater quality, and surface water quality while meeting current and future needs.

Goal: Promote stormwater management practices in order to reduce private and public property damage and to protect water quality.

Goal: Ensure that the water supply for the community has sufficient capacity, is in compliance with drinking water quality standards and regulations, and is available to meet present and future needs.

Goal: Promote effective solid waste disposal and recycling services and systems that protect the public health, natural environment, and general appearance of land uses within the community.

Goal: Maintain and enhance recreational opportunities in the community.

Goal: Ensure the provision of reliable, efficient, and well-planned utilities to adequately serve existing and future development.

Goal: Encourage improved access to health care facilities and child care.

Goal: Provide a level of police, fire, and emergency services that meets present and future needs.

Goal: Promote quality schools and access to educational opportunities.

Goal: Reduce the long-term costs and environmental impact of municipal facilities and operations.

Agricultural, Natural, and Cultural Resources

Goal: Support the agricultural resources of the county and the region.

Goal: Maintain, preserve, and enhance the city's natural resources.

Goal: Mitigate impacts of development and land management practices on surface waters.

Goal: Preserve natural features like woodlands, wetlands, floodplains, shorelands, and open spaces in order to maintain and enhance community green space.

Goal: Enhance community image with attractive entrances, a mix of business types, a vital downtown, and community culture and events.

Goal: Preserve significant historical and cultural sites, structures, and neighborhoods that contribute to community identity and character.

Goal: Raise awareness of opportunities for buying locally grown or processed produce.

Economic Development

Goal: Support the economic development initiatives in the community and region to promote the creation of jobs and income opportunities.

Goal: Maintain and improve the utility, communication, and transportation infrastructure systems that promote economic development.

Goal: Support the retention and expansion of existing businesses.

Goal: Support entrepreneurial development and new business attraction efforts.

Goal: Maintain a quality workforce to strengthen businesses and maintain a high standard of living.

Goal: Support and pursue opportunities to increase and diversify the city's tax base.

Intergovernmental Cooperation

Goal: Foster mutually beneficial intergovernmental relations with other units of government.

Land Use

Goal: Provide for a compatible mix of land uses within the city.

Implementation

Goal: Promote consistency between plan recommendations, ordinances, and other land use regulations.

1.6 City of Menasha Issues and Opportunities

The following issues and opportunities identified by the Plan Commission (acting as a Citizen's Advisory Committee) were used to help form the goals, objectives, and policies in the comprehensive plan. These issues and opportunities are also addressed throughout the plan.

Issues and Opportunities

As recorded, without priority, after reviewing and eliminating duplicates.

- Menasha's waterfront is a definite asset.
- There is a need to revive and enhance community events.
- The school system is strong.
- Utilities are competitively priced.
- There needs to be more done with stormwater run-off.
- There should be more elderly housing.
- The city has a lot of renter occupied housing, especially in the core of the city, which by nature means the population is somewhat transient.
- The library is good.
- The park system is an asset.
- The city has an increasing socio-economic and racial mix. That is seen as a positive, but with that mix, comes a sometimes increasing burden on social services in the area.
- The housing stock in the city needs to be maintained.
- The city is safe and quiet.
- There are a variety of jobs in the area.
- The city is moving forward.
- The system of trails (bicycle, walking, and hiking) within the city is a strength.
- The level of service of public works is high.
- The public transportation system is strong but there are places where the walk to the stop is too far.
- Assets to the community include: the marina, the university, the arena, the museum and planetarium, a large variety and number of churches, and the nature reserve.
- There is a lack of sufficient level of economic activity downtown and on Doty Island.
- The city is landlocked and has no place to expand.

City of Menasha
SPECIAL ZONING APPROVAL

Owner Daniel Gueths Case or Plan No. _____

Address W7255 Manitowoc Rd. Fee waived → 2009 fee accepted for this re-application.

Applicant (if different than Owner) _____

Address _____

Zoning C-1 Parcel Number(s) 7-00011-08

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- ☐ Rezoning
- ☒ Special Use
- ☐ Flood Plain Map Amendment
- ☐ Appeal or Variance
- ☐ PUD Plan Approval
- ☐ Comprehensive Plan Amendment

Description of Request: Permit for outside parking & exterior storage

(If applicable)

Formal Hearing 12/5/2011

Informal Hearing 11/22/2011

Notice Mailed 11/15/2011

Notice Mailed 11/15/2011

Notice Mailed _____

Action Taken: _____ 20____

☐ APPROVED ☐ DENIED

Conditions (if any): _____

Owner/Agent n/a → continuation of open application from 2009 which was held @ Plan Commission (2009 application attached)
Signature

City of Menasha

SPECIAL ZONING APPROVAL

Owner Daniel Guethls Case or Plan No. _____

Address W7265 Manitowoc Rd. Fee $200

Applicant (if different than Owner) _____

Address _____

Zoning C-1 Parcel Number(s) 7-00011-08

PLEASE INDICATE WHICH REQUEST IS BEING MADE

☐ Rezoning ☑ Special Use ☐ Flood Plain Map Amendment

☐ Appeal or Variance ☐ PUD Plan Approval

Description of Request: Permit for outside parking + exterior storage

Owner/Agent Daniel Guethls
Signature

(If applicable)

Informal Hearing Nov 17, 2009

Notice Mailed Nov 10, 2009

Notice Mailed Nov 10, 2009

Action Taken: 11/17 - Plan Comm mtg

Formal Hearing Dec 7, 2009

Notice Mailed Nov 10, 2009

Notice Mailed _____

20____

☐ APPROVED ☒ DENIED

Conditions (if any): _____

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
November 17, 2009
MINUTES

A. CALL TO ORDER

The meeting was called was called to order at _3:34p.m. by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

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

PLAN COMMISSION MEMBERS EXCUSED: Commissioner Homan

OTHERS PRESENT: CDD Keil, Dan Gueths

C. MINTUES TO APPROVE

1. **Minutes of the November 3, 2009 Plan Commission Meeting**
Moved by DPW Radtke, seconded by Comm. Sturm to approve the November 3, 2009 Plan Commission meeting minutes with corrections noted regarding members present and meeting start time.
The motion carried.

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

1. No one spoke.

E. DISCUSSION

1. None

G. ACTION ITEMS

1. **Certified Survey Map – Field of Dreams**

CDD Keil stated that this area had formerly been used as a stormwater detention basin. There was an agreement with the developer that if and when a regional stormwater management facility was created, and this pond was no longer needed, the parcel could be used for residential development. The Province Terrace regional stormwater pond has supplanted this facility.

Commissioners discussed a fence encroachment on the north side of Lot 1, soil suitability related to the placement of fill and bearing strength, and the incorrect labeling of Manitowoc Road as Plank Road. Motion by DPW Radtke, seconded by Comm. Schmidt to approve the CSM on Fieldview Drive with the correction to the street name.

2. **Special Use Permit – 7265 Manitowoc Road**
CDD Keil stated that a Special Use Permit was applied for to permit outdoor storage on the premises. A Special Use Permit was formerly granted on the adjoining parcel to Dan Gueths, who owns the parcel for which the current Special Use Application is being made. The Special Use permit previously issued has not been fully complied with.

Dan Gueths spoke concerning the need to obtain some economic return from the property given taxes and stormwater utility fees. He also stated that the existing berm screens the property from view by neighboring residents and that property owners in the vicinity of his existing storage facility are renting from him.

Commissioners discussed:

- Site grading and drainage
- Impact of the berm on drainage patterns
- Availability of storm sewer
- On-site stormwater management options
- Berm slope stability and erosion control
- Berm landscaping
- Paving of outdoor storage areas
- Site lighting & security
- The temporary/transitional character of the proposed use
- The lack of full compliance with formerly approved plans/permits

The direction of the commission was that staff should work with Mr. Gueths to come back with a complete plan addressing the above referenced items.

3. **Annual Comprehensive Plan Review – Identification of Issues/Opportunities to be Considered**
Commissioners discussed the Economic Development Element of the plan with respect to future commercial development and redevelopment opportunities. Ald. Benner spoke to the importance of rail transportation as related to economic development . Commissioners also discussed the impacts of rising fuel costs and the need for closer linkages with places to work/places to live.

H. ADJOURNMENT

Moved by Comm. Cruickshank, seconded by Ald. Benner to adjourn at 5:12 p.m.

The motion carried.

Minutes respectfully submitted by Greg Keil, Community Development Director

November 15, 2011

RE: Special Use Permit Application for Parcel Number 7-00011-08

Dear Property Owner:

Mr. Dan Gueths has applied for a Special Use Permit for parcel number 7-00011-08 located on Manitowoc Road adjacent to 7255 Manitowoc Road. The property owner has requested the Special Use Permit in order to allow for exterior storage and parking. The subject site is zoned C-1 General Commercial District and requires a Special Use Permit for outdoor storage, per Sec. 13-1-29(c)(17)a. of the City of Menasha Municipal Code.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, November 22, 2011 at 3:30 p.m. or shortly thereafter in the City Hall Council Chambers at 140 Main Street, Menasha.

The City of Menasha Common Council will also be considering this request at a formal public hearing scheduled for Monday, December 5, 2011 at 6:00 p.m. or shortly thereafter in the City Hall Council Chambers, 140 Main Street, Menasha. A copy of the notice of the Common Council hearing on this proposal is attached along with an area map identifying the location of the property.

Persons interested in this matter will be given an opportunity to comment on the request; written comments will also be considered. The City of Menasha is notifying you because you own property within one hundred (100) feet of the proposed special use. If you have any questions, please contact me.

Sincerely,

Kara Homan, AICP
Principal Planner

C: Plan Commission
City Clerk Galeazzi

City of Menasha
Public Hearings

NOTICE IS HEREBY GIVEN that public hearings will be held by the Menasha Plan Commission and Common Council on an application for a Special Use Permit by Mr. Daniel Gueths for Outdoor Storage and Parking in the C-1: General Commercial District, as required by Sec. 13-1-29(c)(17)a of the Municipal Code. This Special Use is being requested for Parcel Number 7-00011-08 located immediately west of 7255 Manitowoc Road, City of Menasha, Calumet County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, November 22, 2011 at 3:30 PM, or shortly thereafter, in the Council Chambers of Menasha City Hall located at 140 Main Street, Menasha, WI 54952. The Common Council will hold its formal public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, December 5, 2011 at the same location. All persons interested in commenting on the application for this Special Use Permit are invited to attend.

Deborah A. Galeazzi, WCMC
City Clerk

Run: Nov. 18 & 25, 2011

Proposed Special Use
Outdoor Storage
and Parking

Parcel Number:
7-00011-08

NORTH

City of Menasha

SPECIAL ZONING APPROVAL

Owner GBW Real Estate Holdings LLC Case or Plan No. _____

Address 300 North Broadway, Suite 2B, Green Bay, WI 54303 Fee $350

Applicant (if different than Owner) True North Architecture LLC

Address 1632 West Cloverdale Drive, Appleton, WI 54914

Zoning C-1 Parcel Number(s) 760126215

PLEASE INDICATE WHICH REQUEST IS BEING MADE

☐ Rezoning ■ Special Use ☐ Flood Plain Map Amendment

☐ Appeal or Variance ☐ PUD Plan Approval

Description of Request: Requesting Special Exception R-4 Use in a C-1 zoning District for the Purpose of constructing privately owned and developed apartments to house students Primarily attending UW-Fox Valley and other local post-secondary schools.

Owner/Agent _____
Signature

(If applicable)

Formal Hearing 12/5/2011

Informal Hearing 11/22/2011

Notice Mailed 11/15/2011

Notice Mailed 11/15/2011

Notice Mailed _____

Action Taken: _____ 20____

☐ APPROVED ☐ DENIED

Conditions (if any): _____

November 15, 2011

RE: Special Use Permit Application for Parcel Number 6-01262-15

Dear Property Owner:

GBW Real Estate Holdings LLC (hereinafter GBW) has applied for a Special Use Permit for parcel number 6-01262-15 located on Midway Road between 1244 and 1300 Midway Road. GBW has requested the Special Use Permit in order to construct Multi-Unit housing which is proposed for use as student-occupied apartments. The subject site is zoned C-1 General Commercial District and requires a Special Use Permit for Multi-Unit housing, per Sec. 13-1-29(c)(10) of the City of Menasha Municipal Code.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, November 22, 2011 at 3:30 p.m. or shortly thereafter in the City Hall Council Chambers at 140 Main Street, Menasha.

The City of Menasha Common Council will also be considering this request at a formal public hearing scheduled for Monday, December 5, 2011 at 6:00 p.m. or shortly thereafter in the City Hall Council Chambers, 140 Main Street, Menasha. A copy of the notice of the Common Council hearing on this proposal is attached along with an area map identifying the location of the property.

Persons interested in this matter will be given an opportunity to comment on the request; written comments will also be considered. The City of Menasha is notifying you because you own property within one hundred (100) feet of the proposed special use. If you have any questions, please contact me.

Sincerely,

Kara Homan, AICP
Principal Planner

C: Plan Commission
City Clerk Galeazzi

City of Menasha
Public Hearings

NOTICE IS HEREBY GIVEN that public hearings will be held by the Menasha Plan Commission and Common Council on an application for a Special Use Permit by GBW Real Estate Holdings LLC for Multi-Unit Housing in the C-1: General Commercial District, as required by Sec. 13-1-29(c)(10) of the Municipal Code. This Special Use is being applied for to allow for the development of student-occupied apartments on a vacant site on Midway Road (Parcel Number 6-01262-15) located between 1244 and 1300 Midway Road, City of Menasha, Winnebago County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, November 22, 2011 at 3:30 PM, or shortly thereafter, in the Council Chambers of Menasha City Hall located at 140 Main Street, Menasha, WI 54952. The Common Council will hold its formal public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, December 5, 2011 at the same location. All persons interested in commenting on the application for this Special Use Permit are invited to attend.

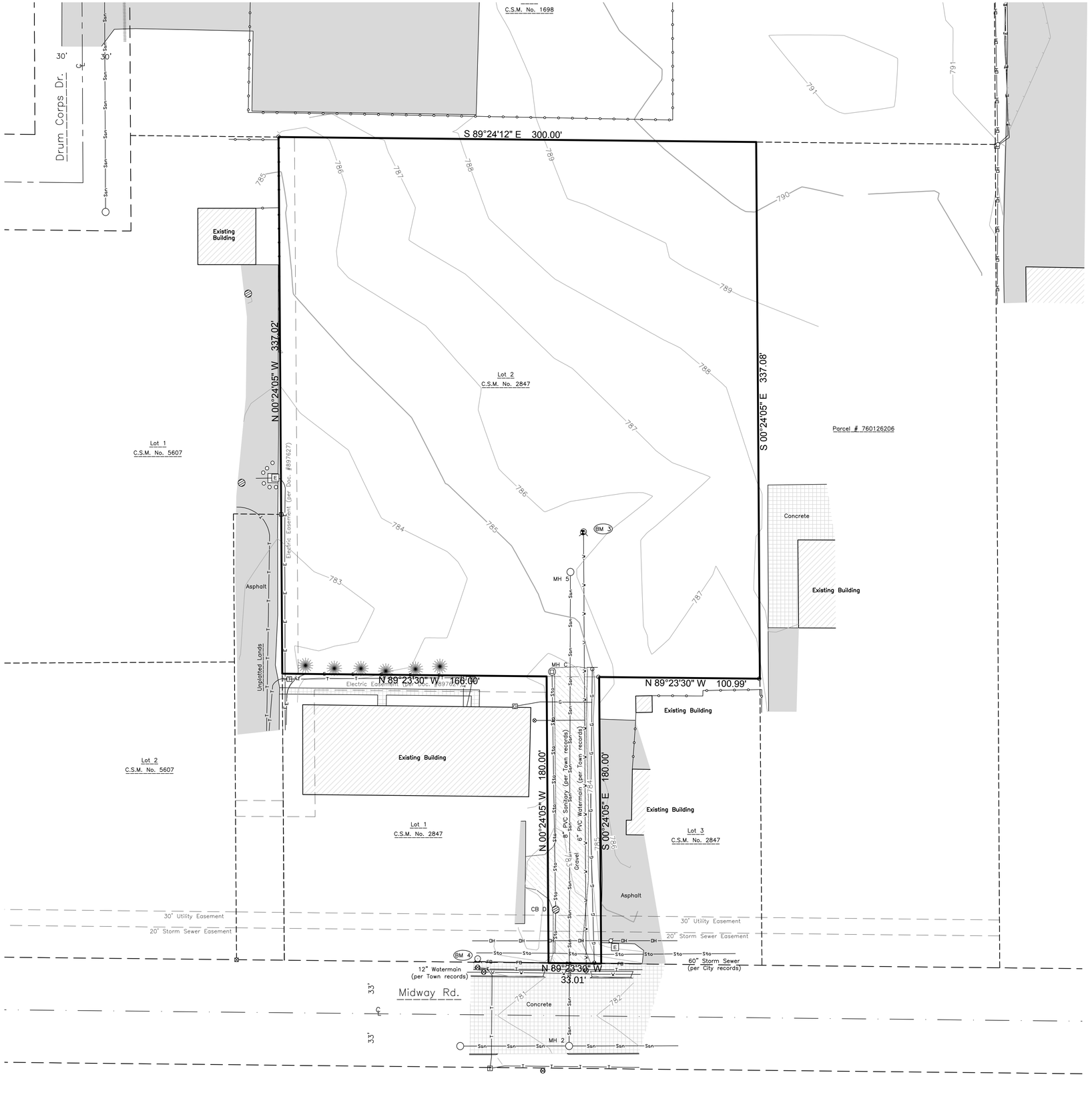
Deborah A. Galeazzi, WCMC
City Clerk

Run: Nov. 18 & 25, 2011

Proposed Special Use
Student Housing
Apartments

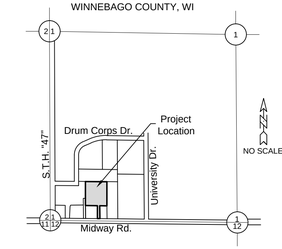
Parcel Number:
6-01262-15

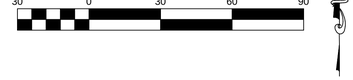
NORTH



LOCATION MAP

SW 1/4 SEC 1, T 20 N, R 17 E,
TOWN&CITY OF MENASHA
WINNEBAGO COUNTY, WI





LEGEND

Underground Cable TV	Sanitary MH / Tank / Base	Air Conditioner
Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Telephone Pedestal
Overhead Electric Lines	Storm Manhole	CATV Pedestal
Utility Guy Wire	Inlet	Gas Regulator
Sanitary Sewer	Catch Basin / Yard Drain	Sign
Storm Sewer	Hydrant	Post / Guard Post
Underground Electric	Utility Valve	Flag Pole
Underground Gas Line	Utility Meter	Coniferous Tree
Underground Telephone	Utility Pole	Benchmark
Water Main	Light Pole / Signal	Asphalt Pavement
Fence - Steel	Guy Wire / Pump	Concrete Pavement
Culvert	Electric Pedestal	Gravel
Index Contour	Electric Transformer	
Intermediate Contour	+799.9 Ex Spot Elevation	

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

STRUCTURE TABLE

Sanitary		
MH 1	Rim	787.86
	8" PVC N,S	777.56
	8" PVC E	777.61
	4" PVC NE	779.26
MH 2	Rim	781.24
	10" PVC E,W	770.89
	8" PVC N	771.34
MH 3	Rim	791.36
	10" PVC N,S	780.26
MH 4	Rim	789.76
	10" PVC N,S	777.09
MH 5	Rim	785.90
	8" PVC S	773.00
Storm		
CB A	Rim	788.04
	12" PVC N,S	783.64
CB B	Rim	791.00
	6" PVC S	789.45
MH C	Rim	783.69
	12" PVC N,S	778.38
CB D	Rim	782.47
	12" PVC N,S	776.47

NOTES

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

This is not a boundary survey.

SURVEYOR'S CERTIFICATE

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

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

Topographic Survey

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

true north ARCHITECTURE
TRUE NORTH ARCHITECTURE LLC
1632 West Cloverdale Drive Appleton, Wisconsin 54914
920.560.3171 fax 920.560.3171 e-mail truenortharch@tds.net

REVISIONS
- -
- -

UW-FOX VALLEY
Student Housing Apartments
MIDWAY ROAD
MENASHA WISCONSIN

DATE	PROJECT NO.	DRAWN	CHECKED
11/7/2011	10-225	katie	JRS

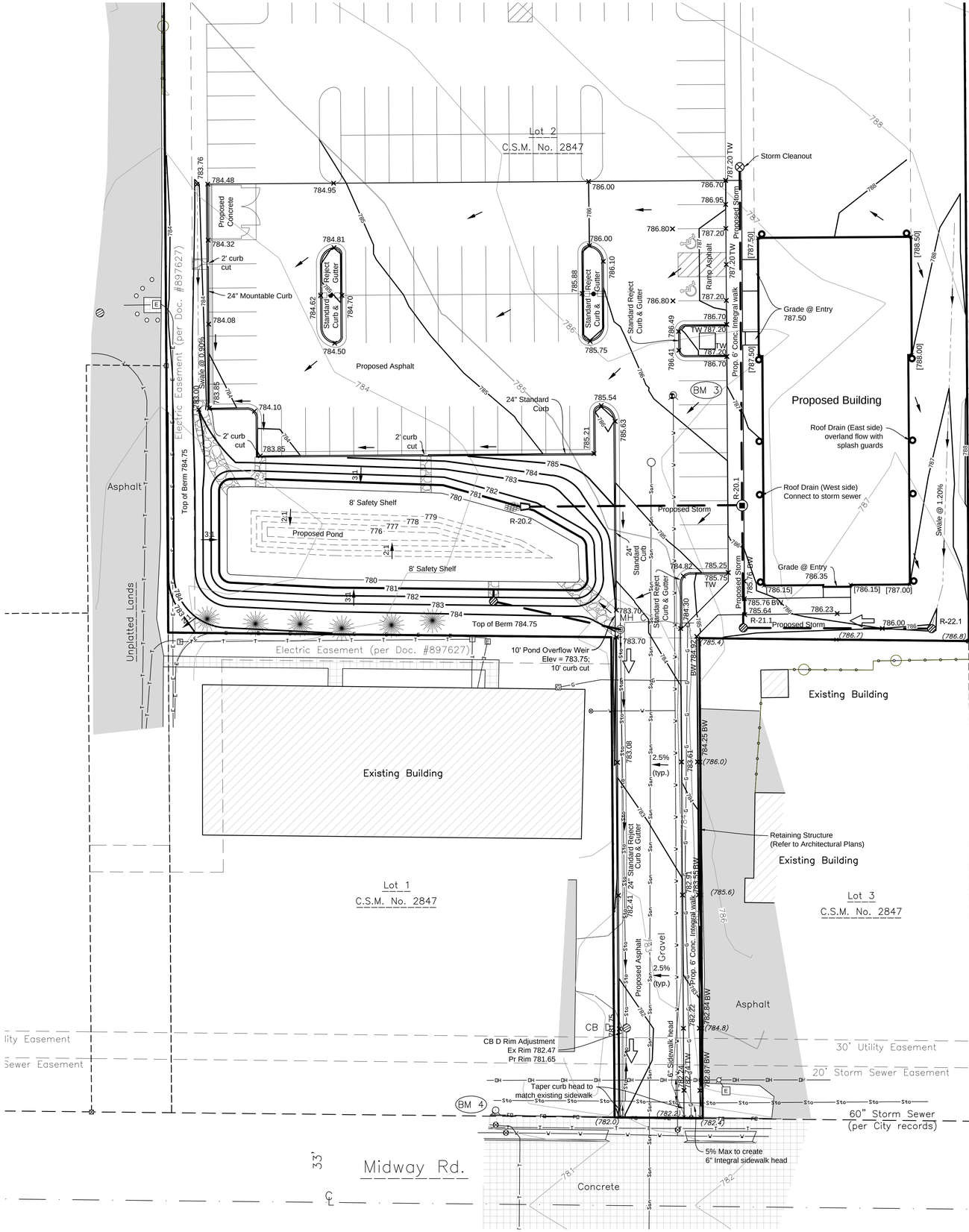
DEVELOPMENT PARTNERS
NEENAH, WISCONSIN

SMET CONSTRUCTION SERVICES
Our Reputation is Building
300 NORTH BROADWAY, SUITE 28 GREENBAY, WI 54303
www.smet.com

SHEET NO.

C0.1

Nov 08, 2011 - 09:49 AM J:\Projects\3835tru\dwg\Civil 3D\3835topo.dwg Printed by: katie

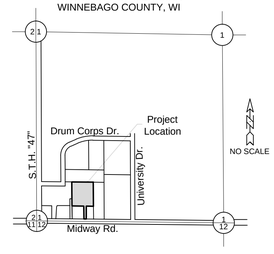


NOTES:

1. Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
2. The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
3. Silt fence shall be installed at the toe of all newly constructed fill slopes and shall be maintained until slope vegetation is established. Silt fence shall be installed prior to site grading.
4. Inlet protection shall be installed around the upstream end of new culvert pipes and inlets, in accordance with Wisconsin DOT Standard Detail Drawing 8E10-2.
5. Gravel access shall be provided to the construction site.
6. Tracking of mud on existing streets shall be cleaned up daily.
7. Vegetation beyond slopes shall remain.
8. 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.
9. Contractor shall remove all excess materials from the site.
10. Earthwork contractors shall verify topsoil depth.
11. All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
12. 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 contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
13. The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.
14. Contractor is responsible for compliance with Department of Commerce, Chapter Comm 82, for lateral construction and cleanout locations.
15. Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
16. Parking lot striping shall be 4" painted safety yellow.
17. All curb shall accept drainage unless noted otherwise as reject (inverted pan).

LOCATION MAP

SW 1/4 SEC 1, T 20 N, R 17 E,
TOWN&CITY OF MENASHA
WINNEBAGO COUNTY, WI



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

20 0 20 40 60

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Electric Lines
- Utility Guy Wire
- Sanitary Sewer
- Storm Sewer
- Underground Electric
- Underground Gas Line
- Underground Telephone
- Water Main
- Fence - Steel
- Culvert
- Index Contour
- Intermediate Contour
- Proposed Storm Sewer
- Proposed Contour
- Proposed Swale
- Proposed Flowline Grade
- Proposed Top of Walk Grade
- Proposed Back of Walk Grade
- Finished Ground @ Foundation
- Existing Grade
- Overland Overflow Path
- Sanitary MH / Tank / Base
- Clean Out / Curb Stop / Pull Box
- Storm Manhole
- Inlet
- Catch Basin / Yard Drain
- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire / Pump
- Electric Pedestal
- Electric Transformer
- Ex Spot Elevation
- Proposed Storm Manhole
- Proposed Curb Inlet
- Prop. Catch Basin / Yard Drain
- Proposed Endwall
- Proposed Roof Drain
- Proposed Rip Rap
- Prop. Drainage Direction
- Air Conditioner
- Telephone Pedestal
- CATV Pedestal
- Gas Regulator
- Sign
- Post / Guard Post
- Flag Pole
- Coniferous Tree
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel

Drainage & Grading Plan

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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REVISIONS
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UW-FOX VALLEY
Student Housing Apartments
MIDWAY ROAD
MENASHA WISCONSIN

DATE	11/8/2011
PROJECT NO.	10-225
DRAWN	katie
CHECKED	TNW

DEVELOPMENT PARTNERS
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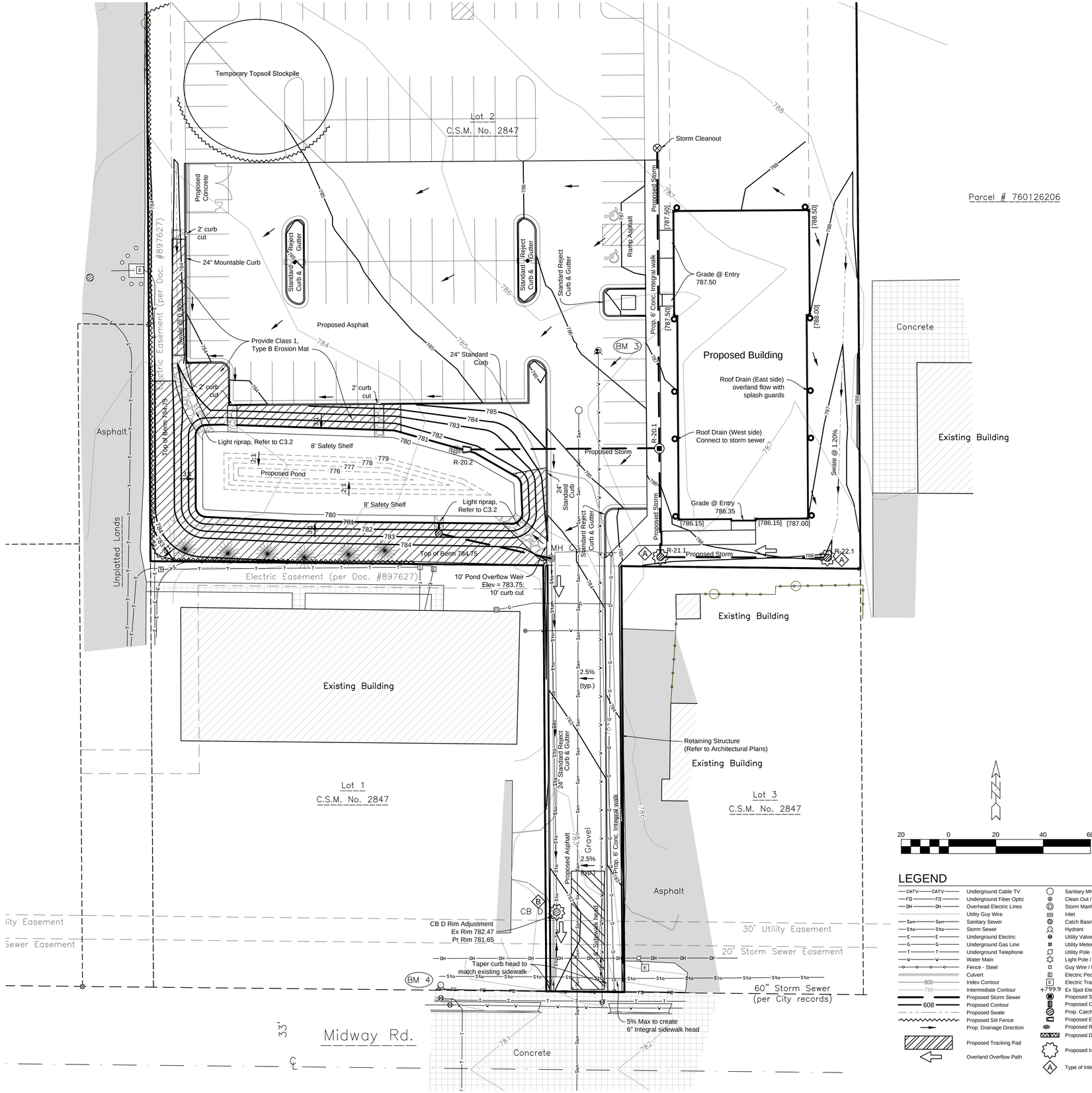
SHEET NO.

C1.2



LEGEND

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

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. It is the responsibility of the Contractor to minimize the area disturbed and the duration of the disturbance.

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 upslope 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. **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. 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.
3) Trapping Sediment in Channelized Flow
   a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the flow velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062**. Ditch Checks will be used where indicated on the plan. Additional ditch checks may be required in areas where erosion is occurring.
4) Permanent Channel Stabilization
   a) Armored Waterway - Intended to establish a non-erosive lining in the channel to prevent erosion. This can be accomplished using riprap. 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.
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 controlled 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.

Sequence of Construction

1) Obtain plan approval and other applicable permits.
2) Flag work limits. **November 2011.**
3) Install all erosion control measures. **December 2011.**
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. **December 2011.**
5) Begin sanitary sewer service, water service, and storm sewer construction. **December 2011.**
6) Construct storm water pond and stabilize embankments. **December 2011.**
7) Construct building, driveways, and parking areas upon completion of the utility construction. Field inspect and add additional measures if necessary. **December 2011 - June 2012.**
8) Stabilize lawn and ditch areas no later than one week after final grade is established. **No later than June 29, 2012 for entire site.**
9) Watering may be necessary to establish healthy and well rooted vegetation. Temporary measures may only be removed once final site stabilization has occurred.

Note: The dates provided are approximate for proposed (phase 1) construction and subject to weather conditions and overall project schedule. Several work items as listed above may occur simultaneously with others. Future (phase 2) construction timeline has not been established.

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 they day. Accumulated sediment shall be removed when it has reached a height of one-half the height of the structure. In addition, the following measures shall be taken:

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

Weekly inspection reports shall be maintained by the contractor. These reports shall document inspections and maintenance performed. The date and time of the inspections, the inspector's name, and the status of construction and any maintenance performed. Refer to Appendix C of the Erosion and Sediment Control Plan (report) or visit http://dnr.wi.gov/runoff/stormwater/constforms.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.

true north ARCHITECTURE
TRUE NORTH ARCHITECTURE LLC
1632 West Cloverdale Drive Appleton, Wisconsin 54914
920.560.3171 fax 920.560.3171 e-mail truenortharch@tds.net

REVISIONS
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2
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UW-FOX VALLEY
Student Housing Apartments
MIDWAY ROAD
MENASHA WISCONSIN

DATE 11/8/2011
PROJECT NO. 10-225
DRAWN katie
CHECKED TNW

DEVELOPMENT PARTNERS
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Erosion & Sediment Control Plan

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
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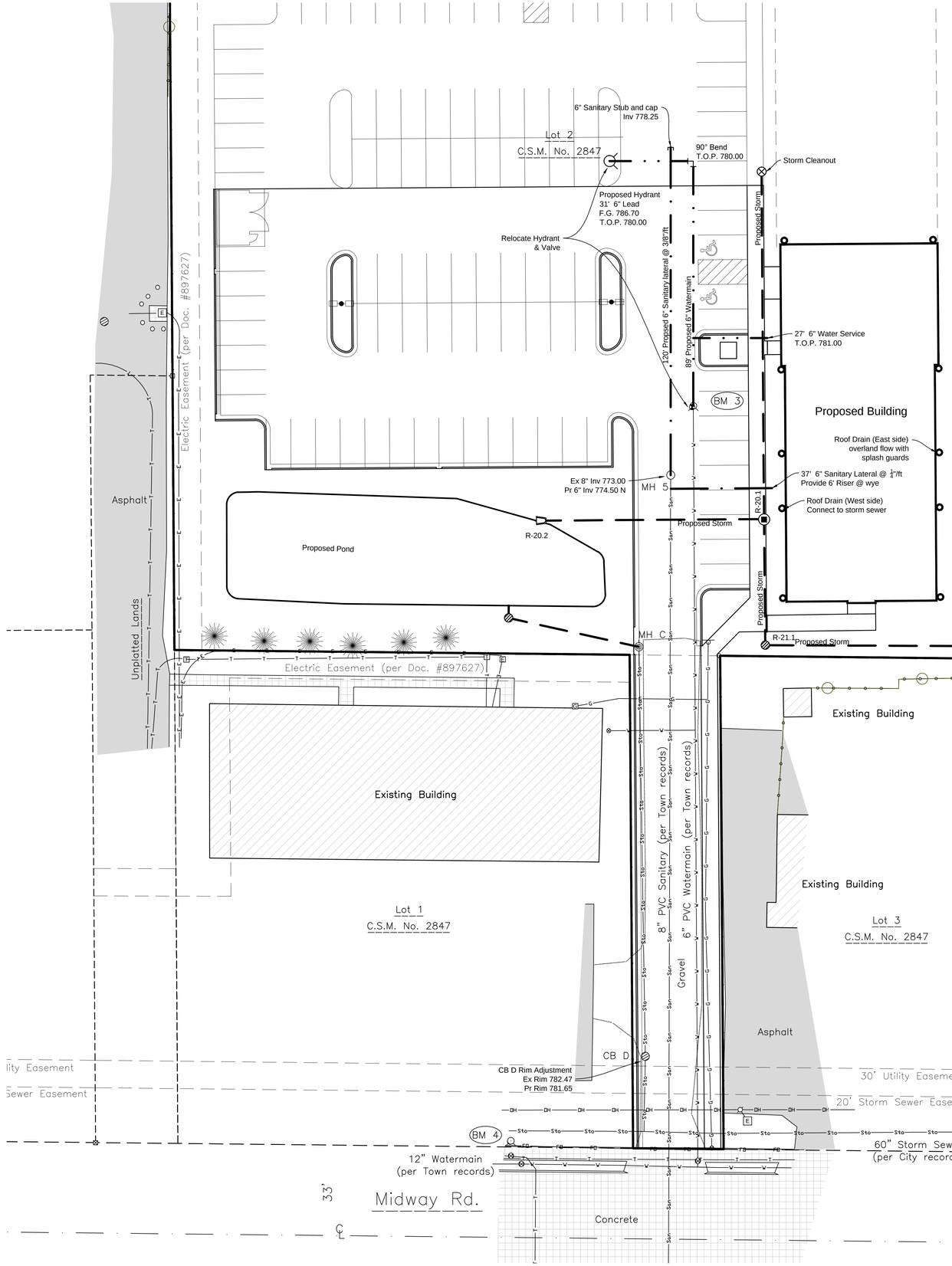

STORM SEWER PIPE SUMMARY

Reach US	Reach DS	US Inv	DS Inv	Length	Slope	Size (in)	Node Drop
R-20.1	R-20.2	781.15	781.00	83	0.0018	15	0.00
R-21.1	R-20.1	781.40	781.30	46	0.0022	12	0.00
R-22.1	R-21.1	781.85	781.50	71	0.0050	10	0.00
cleanout	R-20.1	781.75	781.40	127	0.0028	10	0.00

STORM SEWER STRUCTURE SUMMARY

Structure	Type	Size	Cover	Final Grade Rim	Pipe Invert	Sump Invert	Final Grade Depth
R-20.1	MH (42)	42" ID	R-1710	786.30	781.15	—	5.15
R-21.1	Catch Basin	36" ID	R-2540	785.20	781.40	—	3.80
R-22.1	Catch Basin	36" ID	R-2540	785.90	781.85	—	4.05
						Total =	13.00

LEGEND

CATV CATV	Underground Cable TV	Sanitary MH / Tank / Base	Air Conditioner
FO FO	Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Telephone Pedestal
OH OH	Overhead Electric Lines	Storm Manhole	CATV Pedestal
	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
	Fence - Steel	Guy Wire / Pump	Concrete Pavement
	Culvert	Electric Pedestal	Gravel
800	Index Contour	Electric Transformer	
799	Intermediate Contour	+799.9 Ex Spot Elevation	
	Proposed Storm Sewer	Proposed Storm Manhole	Proposed Reducer
	Proposed Sanitary Sewer	Prop. Catch Basin / Yard Drain	Proposed Plug
	Proposed Water Main	Proposed Endwall	Proposed Tee
	Proposed Swale	Proposed Hydrant	Proposed 90° Bend
		Proposed Valve	Proposed 45° Bend
		Proposed Curb Stop/Cleanout	Proposed 22.5° Bend

Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the City of Menasha.

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 outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

The Contractor is responsible for compliance with Department of Commerce, Chapter Comm 82, for lateral construction and cleanout locations.

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

Pipe lengths are measured to center of structure. Endwalls are included in pipe length.

Utility Plan

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UW-FOX VALLEY
Student Housing Apartments
MIDWAY ROAD
MENASHA WISCONSIN

DATE	PROJECT NO.	DRAWN	CHECKED
11/8/2011	10-225	katie	TNW

DEVELOPMENT PARTNERS
NEENAH, WISCONSIN

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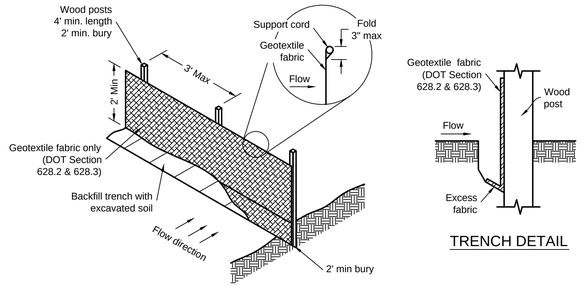
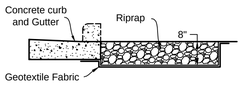


TRENCH DETAIL

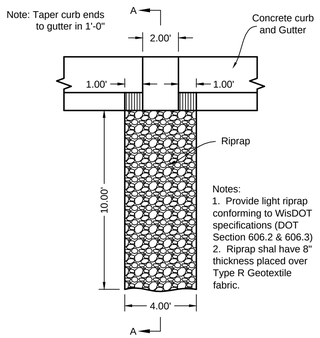
Silt fence notes:

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.

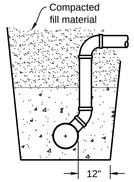
SILT FENCE INSTALLATION



SECTION A-A



PLAN VIEW
CURB CUT OPENING



WYE RISER

RISER DETAIL

Geotextile Fabric
DOT Type FF
(DOT Section
628.2 & 628.3)

INLET PROTECTION, TYPE B

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

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.

1. Finished size, including flap pockets where required, shall extend a minimum of 10" around the perimeter to facilitate maintenance or removal.

2. Flap pockets shall be large enough to accept wood 2x4.

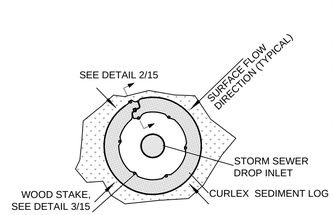
INSTALLATION NOTES:

Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

TYPE B

Trim excess fabric in the flow line to within 3" of the grate.

The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.



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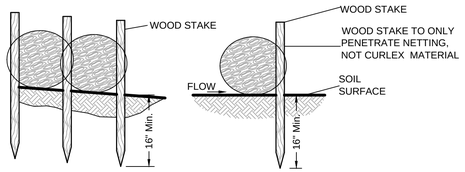
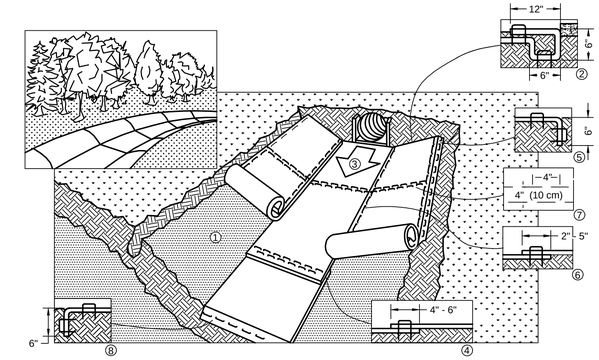


DETAIL 2/15 DETAIL 3/15

INLET PROTECTION, TYPE A



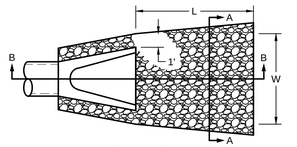
1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the channel by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) across the width of the RECP's.
3. Roll center RECP's in direction of water flow in bottom of channel. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the DOT system, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
4. Place consecutive RECP's end over end (shingle style) with a 4" - 6" (10 cm - 15 cm) overlap. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center to secure RECP's.
5. Full length edge of RECP's at top of side slopes must be anchored with a row of staples/stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent RECP's must be overlapped approximately 2" - 5" (5cm - 12.5 cm) (depending on RECP's type) and stapled.
7. In high flow channel applications a staple check slot is recommended at 30 to 40 foot (9 M - 12 M) intervals. Use a double row of staples staggered 4" (10 cm) apart and 4" (10 cm) on center over entire width of the channel.
8. The terminal end of the RECP's must be anchored with a row of staples.stakes approximately 12" (30 cm) apart in a 6" (15 cm) deep x 6" (15 cm) wide trench. Backfill and compact the trench after stapling.
Note:
* In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.
9. Detail provided by North American Green (www.nagreen.com)

Critical Points
A. Overlaps and seams
B. Projected Water line
C. Channel Bottom/side slope vertices

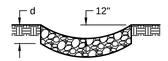
Note:
* Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

** In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the RECP's.

EROSION MAT CHANNEL INSTALLATION

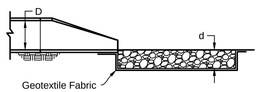


PLAN VIEW



SECTION A-A

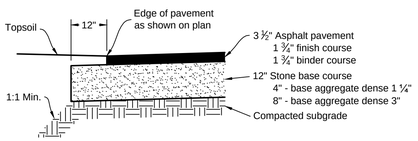
D	12"	15"	18"	21"	24"	30"	36"	42"	48"	54"	60"
L	10'	12'	18'	20'	20'	25'	28'	33'	37'	40'	45'
W	11'	13'	20'	22'	24'	28'	32'	38'	42'	45'	50'
d	12"	12"	12"	18"	18"	18"	24"	24"	24"	24"	24"
Riprap	Light	Light	Light	Med.	Med.	Heavy	Heavy	Heavy	Heavy	Heavy	Heavy
cu yds	2.6	3.6	7.8	14.3	15.6	22.6	38.4	53.2	65.8	76.3	95.0



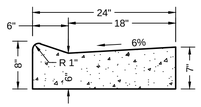
SECTION B-B

Notes:
1. Excavate below channel outlet and widen channel outlet to the required riprap thickness for each apron. Foundation to be set to zero grade and smoothed.
2. Place geotextile fabric on bottom and sides of prepared foundation. Fabric shall extend under endwall in accordance with DOT specifications. (DOT Section 628.2 & 628.3)
3. Exercise care in placement of riprap to avoid damage to filter fabric.
4. Use riprap conforming to Wisconsin DOT specifications. (DOT Section 606.2 & 606.3)
5. Use DOT Type R geotextile fabric for light riprap. Use Type HR for medium and heavy riprap. (DOT Section 606.2, 606.3, 628.2 & 628.3)
6. Use 12" dimension for pipes less than 12" in diameter.

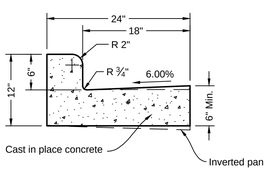
OUTLET PROTECTION



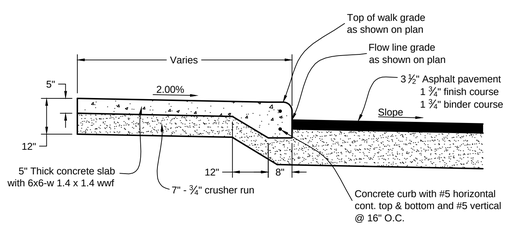
ASPHALT PAVEMENT SECTION



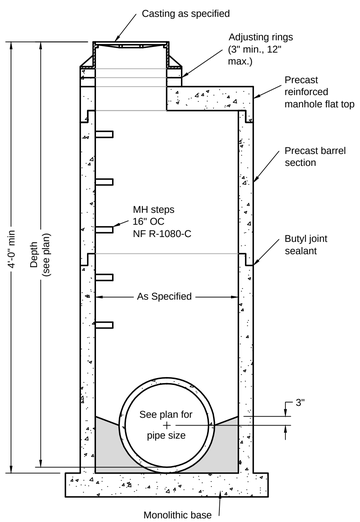
24" MOUNTABLE CURB



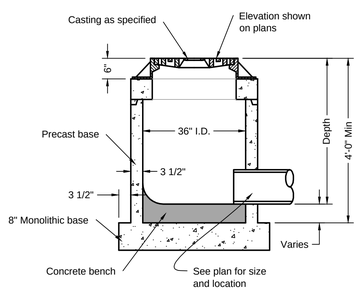
24" STANDARD CURB



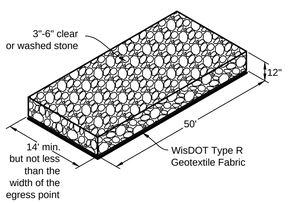
INTEGRAL SIDEWALK / PAVEMENT SECTION



STANDARD STORM MANHOLE



ROUND INLET



TRACKING PAD DETAIL

Civil Details

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UW-FOX VALLEY
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DATE 11/8/2011
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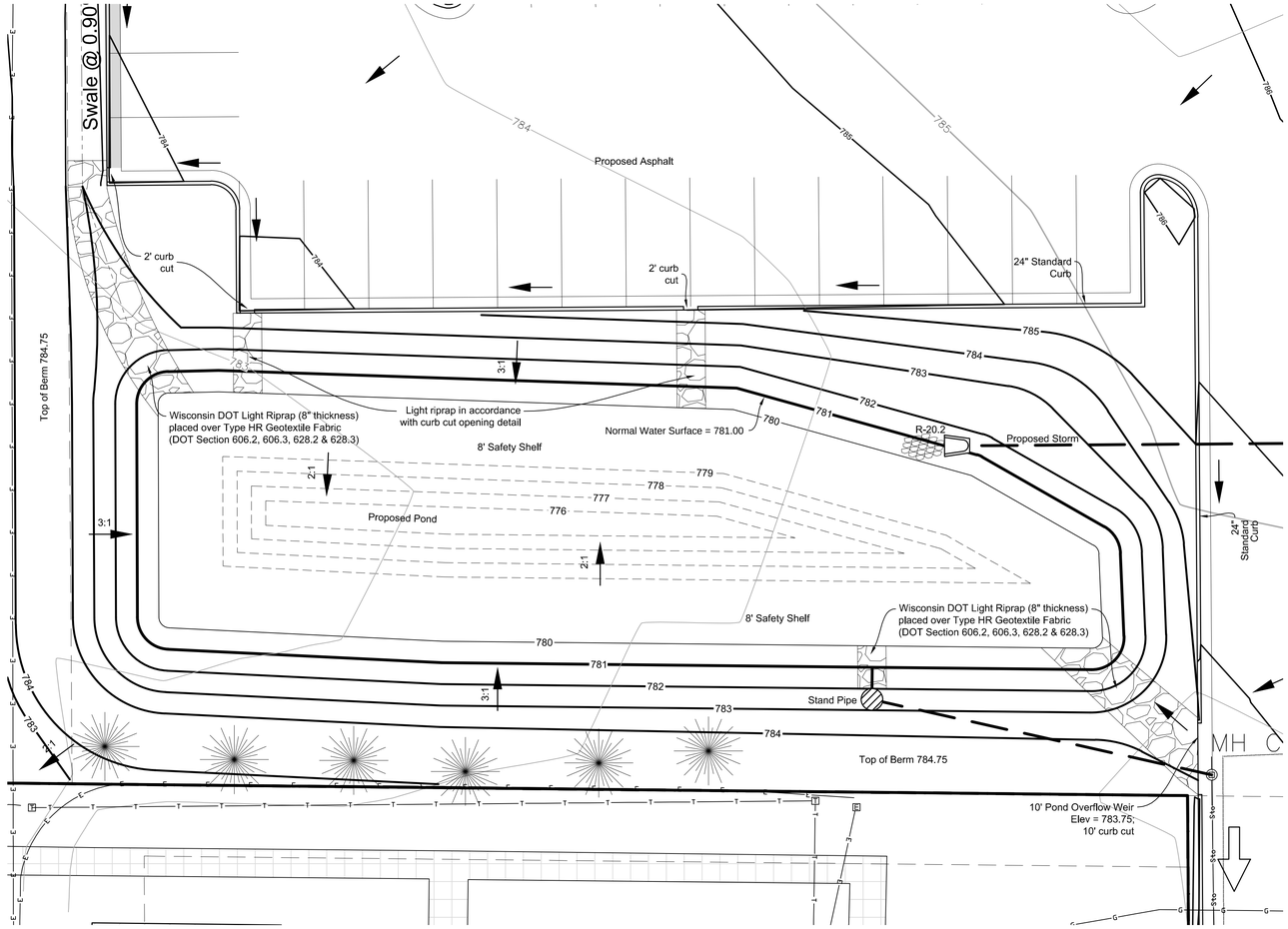


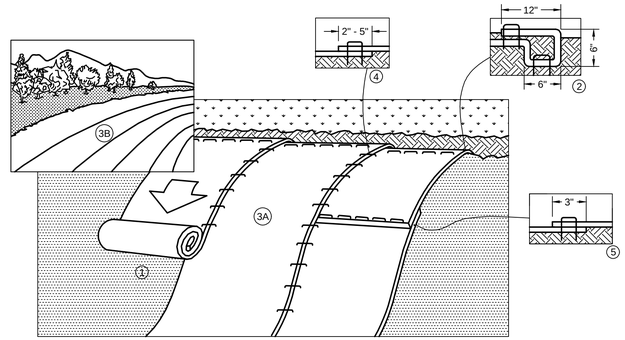
POND DETAIL

EMERGENCY SPILLWAY DETAIL

TYPICAL EMBANKMENT SECTION

STAND PIPE DETAIL

Outlet	
Size, in	12
Invert	779.50
Slope (%)	2.00
Intake pipe	
Size, in	5
Invert	781.00
Length, ft	4.00
Crest	
Elevation	782.85
Base	
Elevation	778.00



1. Prepare soil before installing Rolled Erosion Control Products (RECP's), including any necessary application of lime, fertilizer, and seed.
Note: When using cell-o-seed do not seed prepared area. Cell-o-seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the RECP's in a 6" (15 cm) deep x 6" (15 cm) wide trench with approximately 12" (30 cm) of RECP's extended beyond the up-slope portion of the trench. Anchor the RECP's with a row of staples/stakes approximately 12" (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30 cm) portion of RECP's back over seed and compacted soil. Secure RECP's over compacted soil with a row of staples/stakes spaced approximately 12" (30 cm) apart across the width of the RECP's.
3. Roll the RECP's (A.) down or (B.) horizontally across the slope. RECP's will unroll with appropriate side against the soil surface. All RECP's must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using the Dot system, staples/stakes should be placed through each of the colored Dots corresponding to the appropriate staple pattern.
4. The edges of parallel RECP's must be stapled with approximately 2" - 5" (5 cm - 12.5 cm) overlap depending on RECP's type.
5. Consecutive RECP's spliced down the slope must be placed end over end (shingle style) with an approximate 3" (7.5 cm) overlap. Staple through overlapped area, approximately 12" (30 cm) apart across entire RECP's width.
Note: * In loose soil conditions, the use of staple or stake lengths greater than 6" (30 cm) may be necessary to properly secure the RECP's.
6. Detail provided by North American Green (www.nagreen.com)

EROSION MAT SLOPE INSTALLATION

Pond Notes:

1. The base of the embankment shall be stripped of all vegetation, stumps, topsoil and other matter. Stripping shall be to a minimum of 6 inches.
2. Embankments shall be constructed with non-organic soils and compacted to 90% standard proctor according to the procedures outlined in ASTM D-698. No tree stumps, or other organic material shall be buried in the embankment. The constructed embankment height shall be increased a minimum of 5% to account for settling.
3. All pipes extending through the embankment shall be bedded and backfilled with embankment or equivalent soils. The bedding and backfill shall be compacted in lifts and to the same standard as the original embankment. Excavation through a completed embankment shall have a side slope of 1:1 or flatter.
4. Topsoil shall be spread on all disturbed areas, except for elevations below the safety shelf, as work is completed. The minimum depth of topsoil shall be 4 inches.
5. All areas disturbed by pond construction shall be seeded as work is completed. Pond side slopes above permanent pool shall be temporarily seeded with annual rye or oats immediately after pond is "roughed in." This will require topsoil application. Slopes steeper than 10:1 but less than 4:1 will require properly anchored mulch in accordance with Section 627.1 of the DOT Standard Specifications for Highway and Structure Construction. DOT Class I, Type B erosion mat will be required on slopes steeper than 4:1 (Section 628.2 & 628.3).
6. Riprap at all inflow points shall extend a minimum of 18 vertical inches below the permanent pool. (Section 606.2 & 606.3)
7. Any rock encountered shall be excavated to a depth two feet deeper than the proposed pond grade.
8. The pond shall be constructed with a Type B Liner with the following WDNR specifications (Wet Detention Pond Technical Standard 1001). Liners include; Clay, High Density Polyethylene (HDPE), Polyethylene Pond Liner (PPL) or any liner satisfying Type A Liner criteria.

Clay liners specifications are as follows:
- 50% fines (200 sieve) or more.
- Hydraulic conductivity of 1 x 10-6 cm/sec or less.
- Average liquid limit of 16 or greater, with no value less than 14.
- Average PI of 7 or more, with no values less than 5.
- Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
- Minimum thickness of 2 feet.
- If in-situ soils meet the above requirements of the specification for a Type B Clay Liner, including a minimum saturated hydraulic conductivity of 1 x 10-6 cm/sec to a depth of 4 feet below the pond bottom, the in-situ soils then satisfy the pond liner requirements.

HDPE liner specifications are as follows:
- Minimum thickness of 40 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

PPL liner Specifications are as follows:
- Minimum thickness of 30 mils.
- Design according to the criteria in Table 3 of NRCS 313, Waste Storage Facility Technical Standard.
- Install according to NRCS Wisconsin Construction Specification 202, Polyethylene Geomembrane Lining.

9. All liners must extend above the permanent pool up to the elevation of the 2-year, 24-hour rainfall event.

Storm Water Pond Detail

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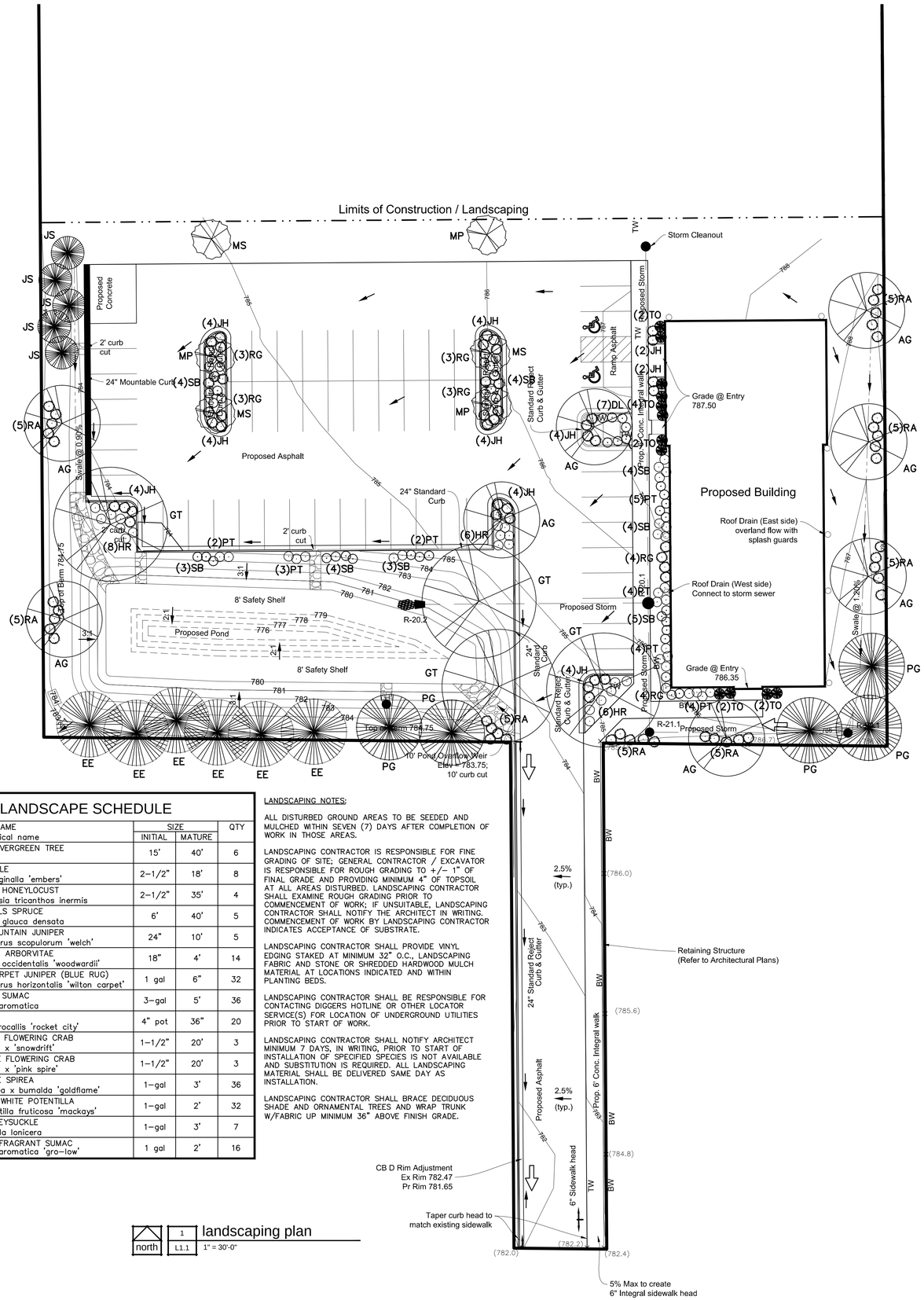
ZONING CODE REQUIREMENTS:

EXISTING ZONING DISTRICT:	C–1 (GENERAL COMMERCIAL DISTRICT)
PROPOSED SPECIAL EXCEPTION:	R–4 USE (MULTI–FAMILY, HIGH DENSITY)
FRONT YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	8 FEET EACH SIDE
REAR YARD SETBACK:	25 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET – 3 STORIES /
MINIMUM LOT SIZE:	1,500SF/UNIT > 550SF x 15 = 22,500SF 750SF/UNIT < 550SF x 2 = 1,500SF TOTAL PHASE 1 = 24,000SF (0.55 ACRES) 1,500SF/UNIT > 550SF x 12 = 18,000SF 750SF/UNIT < 550SF x 2 = 1,500SF TOTAL PHASE 2 = 19,500SF (0.45 ACRES) 1,500SF/UNIT > 550SF x 22 = 33,000SF 750SF/UNIT < 550SF x 3 = 2,250SF TOTAL PHASE 3 = 35,250SF (0.80 ACRES)
TOTAL ALL PHASES:	78,750SF (1.80 ACRES < 2.46 ACRES)
DESIGN STANDARDS:	75% REQUIRED PRIMARY MATERIALS REQUIRED
ACTUAL:	76.5% PRIMARY MATERIALS (BRICK/STONE) (NORTH WALL IS TEMPORARY – NOT INCLUDED)
DUMPSTER SCREENING:	MIN. 6 FOOT HIGH / 75% OPACITY
EQUIPMENT SCREENING:	SCREEN ROOF/GROUND EQUIPMENT FROM VIEW
MINIMUM LANDSCAPED AREA:	20%
ADJACENT TO BUILDINGS:	36" WIDE BUFFER W/MINIMUM 25% EVERGREEN
PERIMETER:	ONE CANOPY TREE (1.5" CALIPER) / 35LF 25% REQUIRED LANDSCAPE W/MIN 25% EVERGREEN
PARKING LOT:	ONE CANOPY TREE (1.5" CALIPER) / 30LF FIVE SHRUBS (36"H) / 30LF W/MIN 50% EVERGREEN MIN. 10% OF PARKING INTERIOR MIN. ONE CANOPY TREE PER ISLAND (100SF) NO TURF
OUTDOOR LIGHTING:	FULL CUTOFF DESIGN AND DIRECTED DOWNWARD COLOR RENDITION INDEX (CRI) OF 50 OR HIGHER SECURITY LIGHTING FROM DUSK TO DAWN MAXIMUM 25 FEET HIGH POLES
PARKING LOT:	MIN. 0.5 HORIZ FC / MAX. 5.0 HORIZ FC
BUILDING:	MIN. 0.5 HORIZ FC / MAX. 2.0 HORIZ FC
LIGHT SPILLAGE:	MAXIMUM 0.50 FC
OFF–STREET PARKING:	MIN 1–1/2 SPACES PER DWELLING UNIT 1.5 x 17 = 26 SPACES / 55 SPACES PROVIDED ALL PHASES: 1.5 x 56 = 84 SPACES / 110 SPACES PROVIDED
STALL SIZE:	9 FEET MIN WIDTH / 171SF MIN SIZE
AISLE SIZE:	25 FEET (90–DEGREE PARKING)
MINIMUM DRIVEWAY WIDTH:	24 FEET (2–WAY TRAFFIC)



EE

LANDSCAPE SCHEDULE				
MARK	COMMON NAME botanical name	SIZE INITIAL	 MATURE	QTY
EE	EXISTING EVERGREEN TREE	15'	40'	6
AG	AMUR MAPLE acer ginalla 'embers'	2–1/2"	18'	8
GT	SUNBURST HONEYLOCUST gleditsia tricanthos inermis	2–1/2"	35'	4
PG	BLACK HILLS SPRUCE picea glauca densata	6'	40'	5
JS	ROCKY MOUNTAIN JUNIPER juniperus scopulorum 'welch'	24"	10'	5
TO	WOODWARD ARBORVITAE thuja occidentalis 'woodwardii'	18"	4'	14
JH	WILTON CARPET JUNIPER (BLUE RUG) juniperus horizontalis 'wilton carpet'	1 gal	6"	32
RA	FRAGRANT SUMAC rhus aromatica	3–gal	5'	36
HR	DAYLILLY hemerocallis 'rocket city'	4" pot	36"	20
MS	SNOWDRIFT FLOWERING CRAB malus x 'snowdrift'	1–1/2"	20'	3
MP	PINK SPIRE FLOWERING CRAB malus x 'pink spire'	1–1/2"	20'	3
SB	GOLDFLAME SPIREA spiraea x bumalda 'goldflame'	1–gal	3'	36
PT	MACKAY'S WHITE POTENTILLA potentilla fruticosa 'mackays'	1–gal	2'	32
DL	BUSH HONEYSUCKLE diervilla lonicera	1–gal	3'	7
RG	GRO–LOW FRAGRANT SUMAC rhus aromatica 'gro–low'	1 gal	2'	16

LANDSCAPING NOTES:

ALL DISTURBED GROUND AREAS TO BE SEEDED AND MULCHED WITHIN SEVEN (7) DAYS AFTER COMPLETION OF WORK IN THOSE AREAS.

LANDSCAPING CONTRACTOR IS RESPONSIBLE FOR FINE GRADING OF SITE; GENERAL CONTRACTOR / EXCAVATOR IS RESPONSIBLE FOR ROUGH GRADING TO +/– 1" OF FINAL GRADE AND PROVIDING MINIMUM 4" OF TOPSOIL AT ALL AREAS DISTURBED. LANDSCAPING CONTRACTOR SHALL EXAMINE ROUGH GRADING PRIOR TO COMMENCEMENT OF WORK; IF UNSUITABLE, LANDSCAPING CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING. COMMENCEMENT OF WORK BY LANDSCAPING CONTRACTOR INDICATES ACCEPTANCE OF SUBSTRATE.

LANDSCAPING CONTRACTOR SHALL PROVIDE VIN'YL EDGING STAKED AT MINIMUM 32" O.C., LANDSCAPING FABRIC AND STONE OR SHREDDED HARDWOOD MULCH MATERIAL AT LOCATIONS INDICATED AND WITHIN PLANTING BEDS.

LANDSCAPING CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE OR OTHER LOCATOR SERVICE(S) FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO START OF WORK.

LANDSCAPING CONTRACTOR SHALL NOTIFY ARCHITECT MINIMUM 7 DAYS, IN WRITING, PRIOR TO START OF INSTALLATION OF SPECIFIED SPECIES IS NOT AVAILABLE AND SUBSTITUTION IS REQUIRED. ALL LANDSCAPING MATERIAL SHALL BE DELIVERED SAME DAY AS INSTALLATION.

LANDSCAPING CONTRACTOR SHALL BRACE DECIDUOUS SHADE AND ORNAMENTAL TREES AND WRAP TRUNK W/FABRIC UP MINIMUM 36" ABOVE FINISH GRADE.

north | 1 / L1.1 landscaping plan 1" = 30'-0"

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UW-FOX VALLEY
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MIDWAY ROAD
MENASHA WISCONSIN

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PROJECT NO. 10-225
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third floor plan

north | 3 / A1.1 | 1/8" = 1'-0"

second floor plan

north | 2 / A1.1 | 1/8" = 1'-0"

main floor plan

north | 1 / A1.1 | 1/8" = 1'-0"

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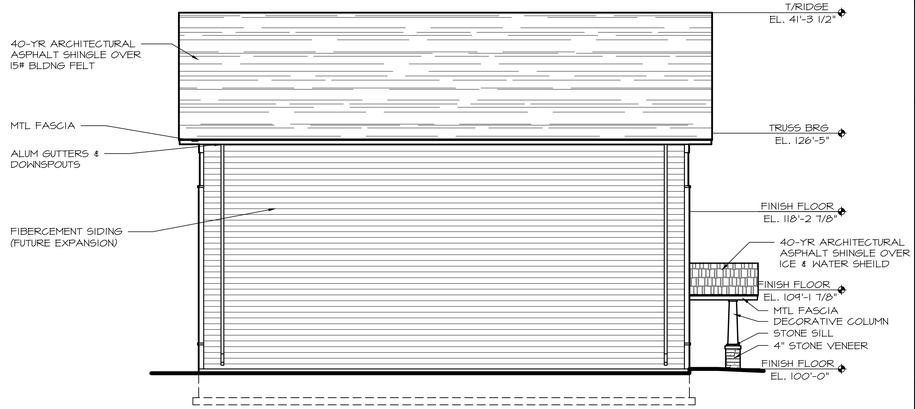
SHEET NO.

A1.1

1 A2.1 east elevation

1/8" = 1'-0"



2 A2.1 south elevation

1/8" = 1'-0"

4 A2.1 west elevation

1/8" = 1'-0"

3 A2.1 north elevation

1/8" = 1'-0"

5 A2.1 enlarged window elevations

1/4" = 1'-0"

6 A2.1 window details

1" = 1'-0"

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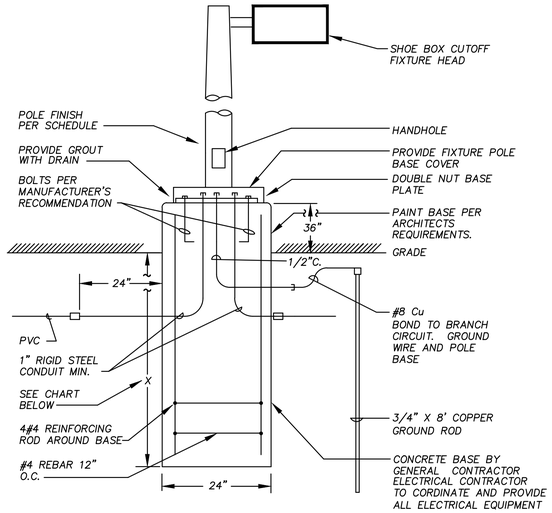
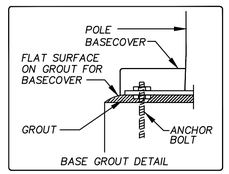


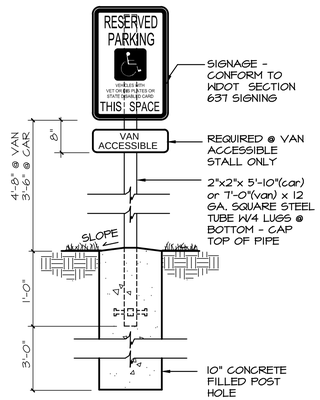
NOTES:

1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

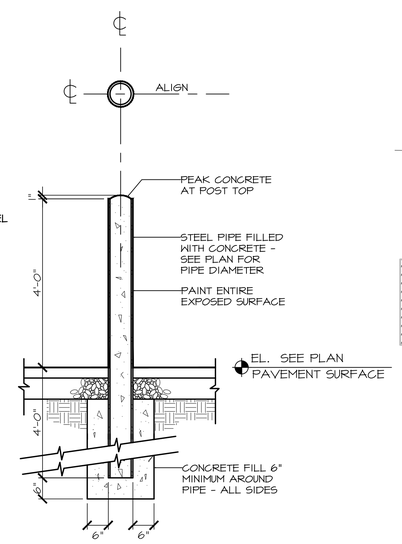
POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
15'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

5 / C1.1 light pole base detail
NOT TO SCALE

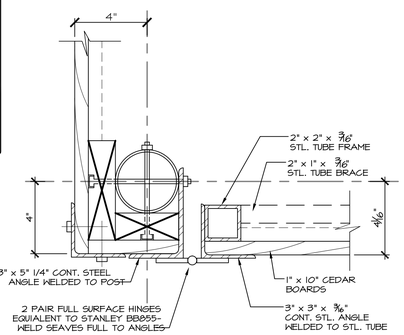


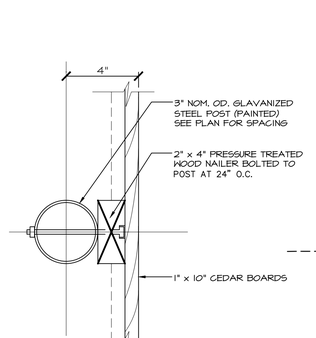


4 / C1.1 accessible signage
1/8"=1'-0"

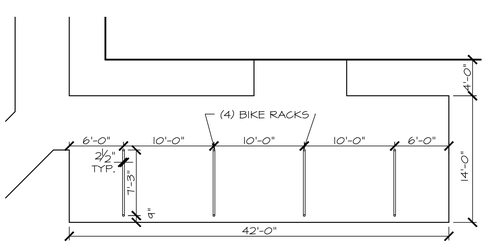


3 / C1.1 pipe bollard
1/8"=1'-0"

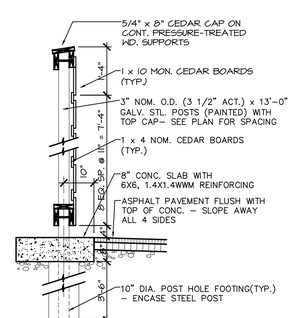




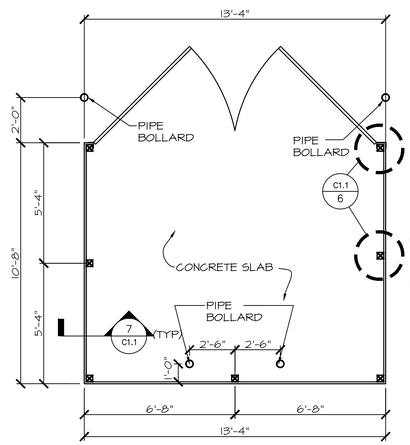
6 / C1.1 wood dumpster post details
3"=1'-0"



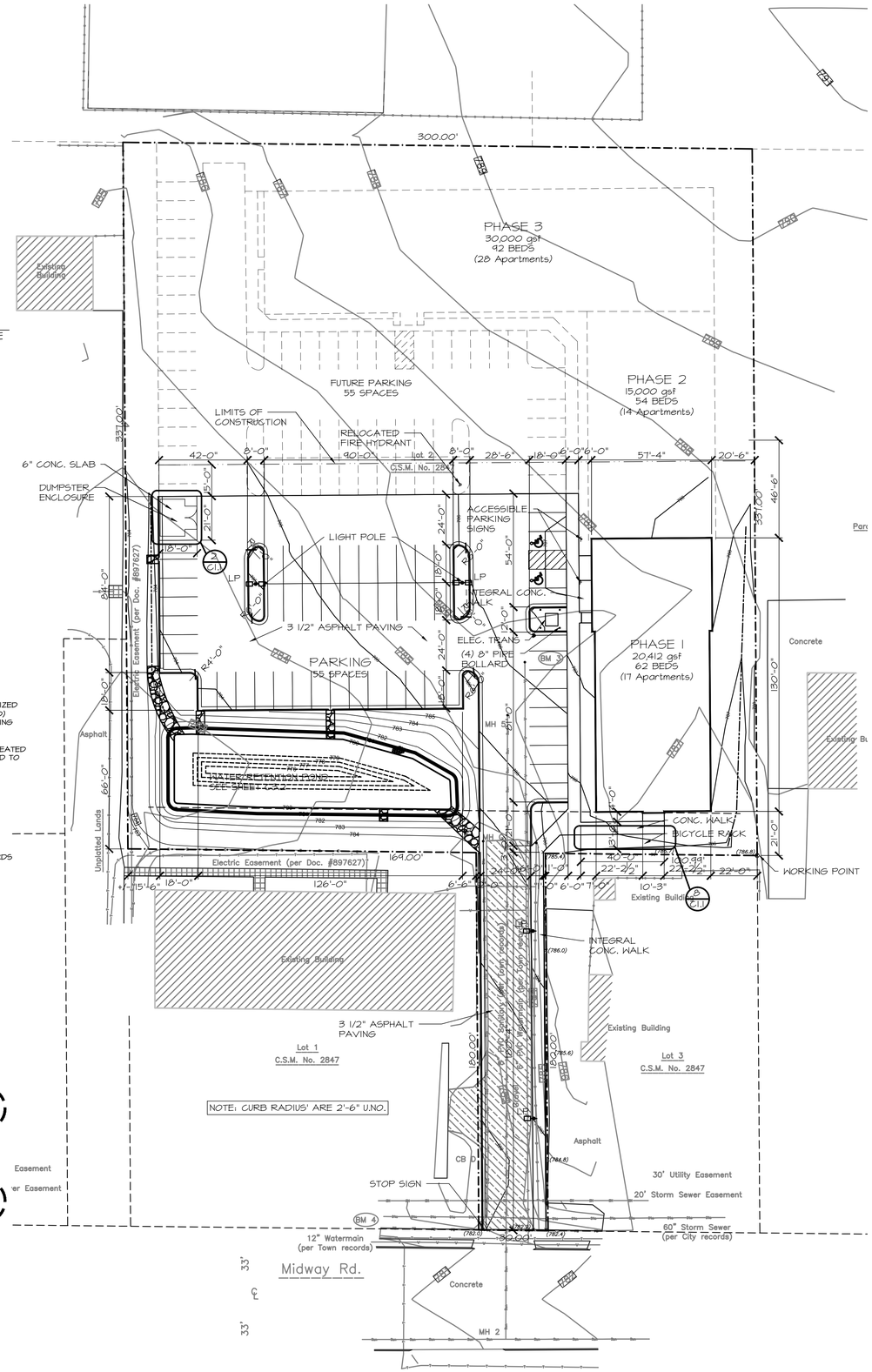
8 / C1.1 enlarged bike rack plan
1/8"=1'-0"



7 / C1.1 wood dumpster wall detail
1/2"=1'-0"



2 / C1.1 wood dumpster enclosure
1/4"=1'-0"



1 / north / C1.1 site improvement plan
1" = 30'-0"

true north ARCHITECTURE
TRUE NORTH ARCHITECTURE LLC
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1
2
3

UW-FOX VALLEY
Student Housing Apartments
MIDWAY ROAD
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DATE 09 NOVEMBER 2011
PROJECT NO. 10-225
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DEVELOPMENT PARTNERS
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SHEET NO.
C1.1


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