



City of Waupun

201 E. Main Street

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"Wild Goose Center of Wisconsin"

March 14, 2018

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for **Wednesday, March 21, 2018, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the February 21, 2018 meeting.
4. Site Plan Review – Waupun Baseball Complex Concession Stand – 810 E. Lincoln St.
5. Site Plan Review – Christian Home Homestead II – 1001 W. Brown St.
6. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Derrick Standke
BJ Yohn
J.E. Arthur & Associates Inc

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CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE FEBRUARY 21, 2018 MEETING
(draft)

1. Call to Order:
The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.
2. Roll Call:
Members Present: Fred Lueck, Nancy Vanderkin, Elton TerBeest, and Jeff Daane
Members Excused: Julie Nickel, Jerry Medema, and Derek Drews
Staff Present: John Lust, Zoning Administrator
3. Acting Chairman Vanderkin called for the approval of the January 17, 2018 meeting minutes. Motion by Daane, seconded by TerBeest to approve the minutes of the January 17, 2018 meeting as presented. Motion carried, minutes approved, unanimously.
4. Certified Survey Map – 201 Fond du Lac St. Brad Johnson of New Frontier Land Surveying LLC agent for the owner “Marine Credit Union” appeared to discuss the need for the CSM. A note on the CSM indicates the Plat of Pages Replat does not graphically match the monumentation in the field. The measurements on the plat are a correct representation of the true boundary lines and match found monumentation, occupation and the deeds. This survey was completed to clarify erroneous mapping on the recorded plat.

Lueck noted that Section 17.5(4) of the Cities Subdivision Ordinance requires setbacks or building lines required by the zoning ordinance shall be shown on the face of the map. This map does not contain such setback or building lines.

Motion by TerBeest, seconded by Daane to recommend to the City Council that the proposed CSM for Part of Lot 9 and Lot 10 of the Plat of Page’s Replat as recorded in Vol 6 of Plats, on page 20, said lands being a part of the SE ¼ of the SE ¼ of Section 32, Township 14 North, Range 15 East, City of Waupun, Fond du Lac County, Wisconsin be approved on the condition that the City’s setback or building lines be shown on said map prior to council action and recording. Motion carried, unanimously.

5. Acting Chairman Vanderkin called upon Kathy Thunes of ECWRPC to continue her discussion on the City’s Comprehensive Plan Update.

She indicated that she added that the City should investigate the possibility of combining the Waupun City and Country Fire Departments in Chapter 4. City Fire Chief BJ DeMaa noted that is something they can do. Kathy forecasted utilities and community facilities needs. She also stressed the need for diversity training in City government and development of an equal opportunity employment policy. In Chapter 7, Intergovernmental Cooperation as a goal to monitor facility and space needs and staffing concerns. She also revisited the name change from Agnesian Health Care to SSM Health noted in Section 7.4.11 as well as working with the local historical society.

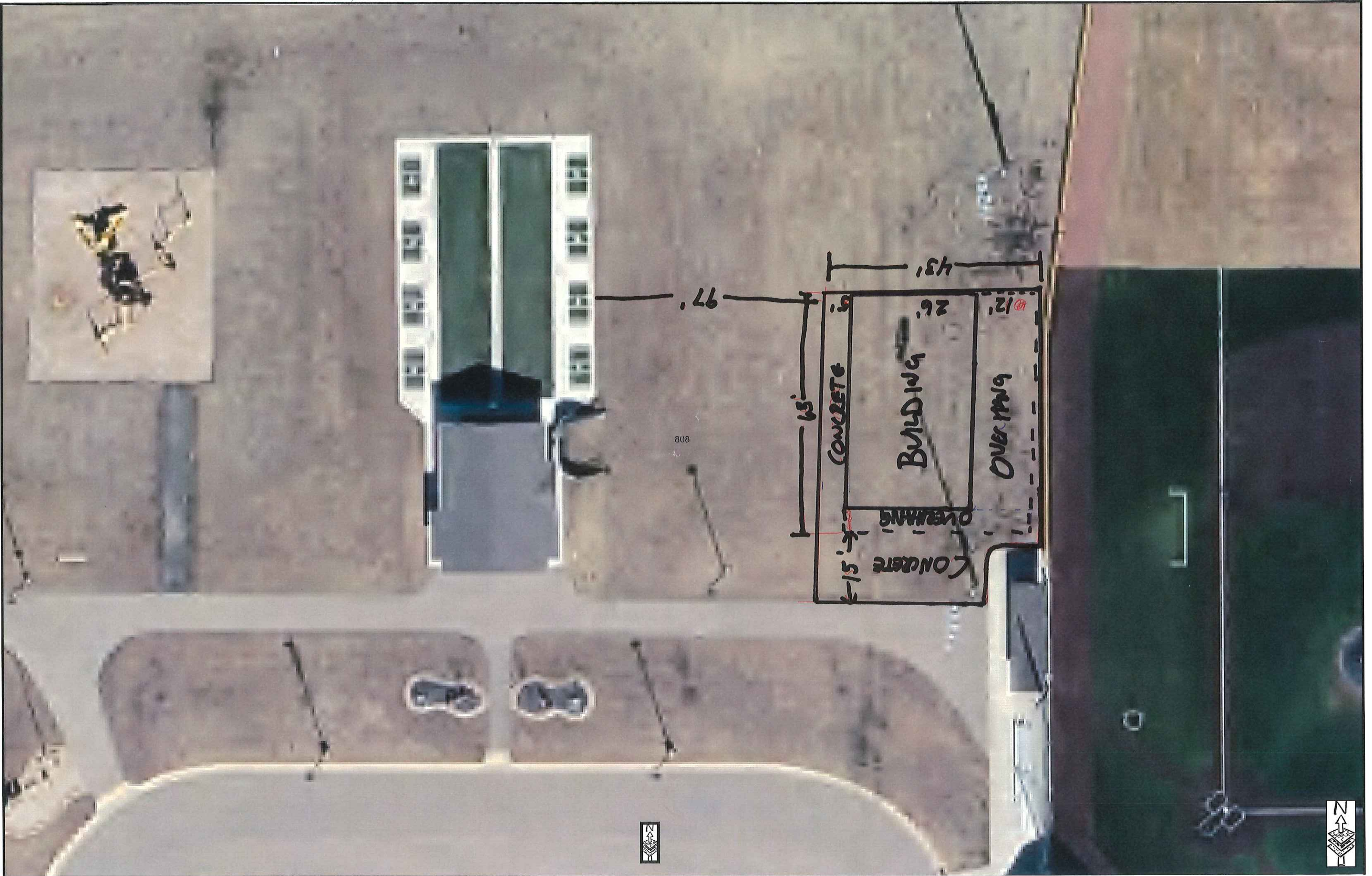
Daane noted continued communication with the Department of Corrections regarding the guard towers which are no longer occupied at night. Land issues in Chapter 8 were also discussed. Corridor businesses on the west end of the City was suggested on the City’s future land use map. Population projections were also discussed as well as household projections. It appears the City’s population will increase until 2035 and thereafter decrease by 2040. The City’s household projections also are projected to increase until 2035 and again decrease by 2040. She also discussed household unit intensity and units/acre based on the City’s lot size in the Zoning Ordinance.

Commercial/Industrial land use needs were also discussed. In 2015 the City had 128.61 commercial acres and 119.7 industrial acres. The City needs 17.73 new acres to meet the 146.34 acres needed by 2035 for commercial acres. The City will need 16.5 new acres to meet the 136.20 industrial acreage needed by 2035. Kathy said that the total gross acreage needs are based on minimum zoning requirements in the City for residential units (single family, duplexes, and multifamily units) would be 185 acres by 2035. She also discussed the future land use map which the City should use as a guide. She discussed existing land uses in the City and a future conceptual plan, such as a residential neighborhood investment area, a neighborhood commercial corridor, a senior residential district, environmentally sensitive areas, intergovernmental coordination area, trails, community gateways, etc. Other things the map may also include are, Wetlands less than five acres, floodways, floodplains, a 75' stream buffer, and conservancy zoned areas. Intergovernmental areas with cooperation with adjacent towns, like an official map for streets, trails, connections to Wild Goose Trail, etc. Future retention ponds, landfills, well locations, a new senior center, community center, etc. The committee should review the 2040 Future Land Use Map and read the framework that was passed out to the committee members for the next meeting in April.

6. Motion by Vanderkin, seconded by TerBeest to adjourn the meeting. Motion carried, meeting adjourned at 5:40 pm.

Fred Lueck, Secretary







GENERAL NOTES:

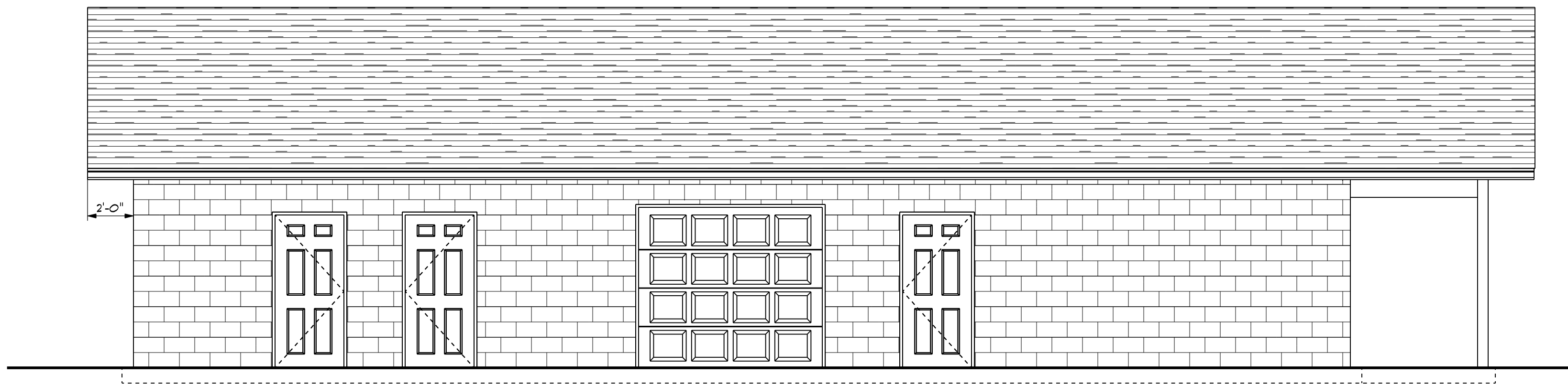
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THE PLANS AND CHECKING THEM FOR ACCURACY, THE OWNER/CONTRACTORS FOR THIS PROJECT MUST CHECK AND VERIFY ALL DETAILS, FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR SAME. OWNER/ CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION IS IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

ALL STRUCTURAL NOTATIONS ARE FOR REFERENCE ONLY AND ARE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY ALL STRUCTURAL ENGINEERING TO MEET ALL STATE AND LOCAL CODES AND IS APPROVED BY THE STATE INSPECTOR AND STRUCTURAL ENGINEER

ALL EXTERIOR DIMENSION ARE TO FACE OF MASONRY OR SHEATHING, EXCEPT WHEN RIGID INSULATION IS USED, DIMENSION WILL BE TO FACE OF STUD.

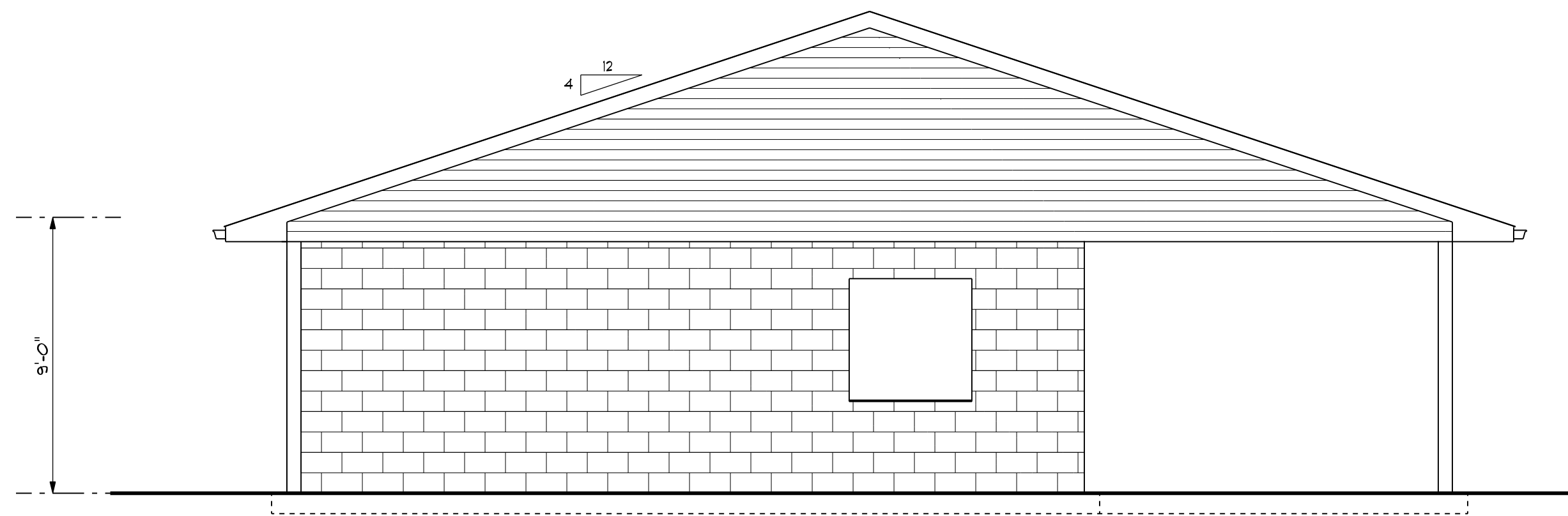
ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD. WINDOW SIZES ARE FOR REFERENCE ONLY. OWNER/ CONTRACTOR TO VERIFY MANUFACTURER AND SIZE TO MEET ALL CODE REQUIREMENTS, INCLUDING EGRESS, LIGHT AND VENTILATION.

THESE PLANS AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED WITHOUT WRITTEN CONSENT



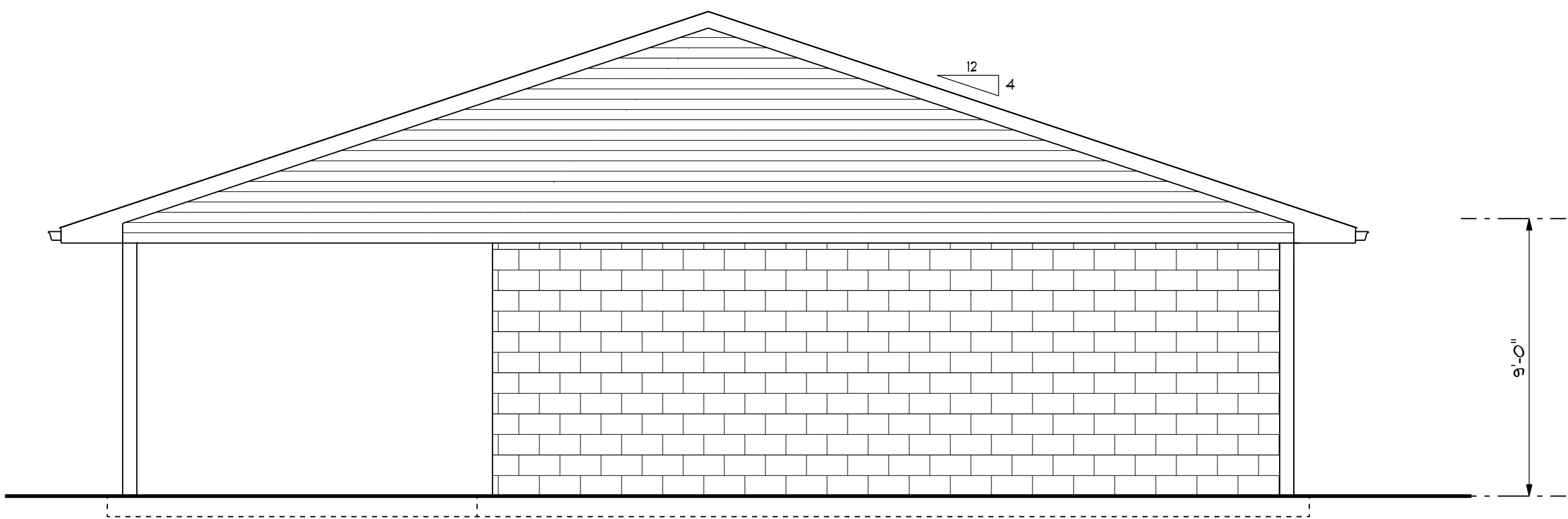
LEFT ELEVATION

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



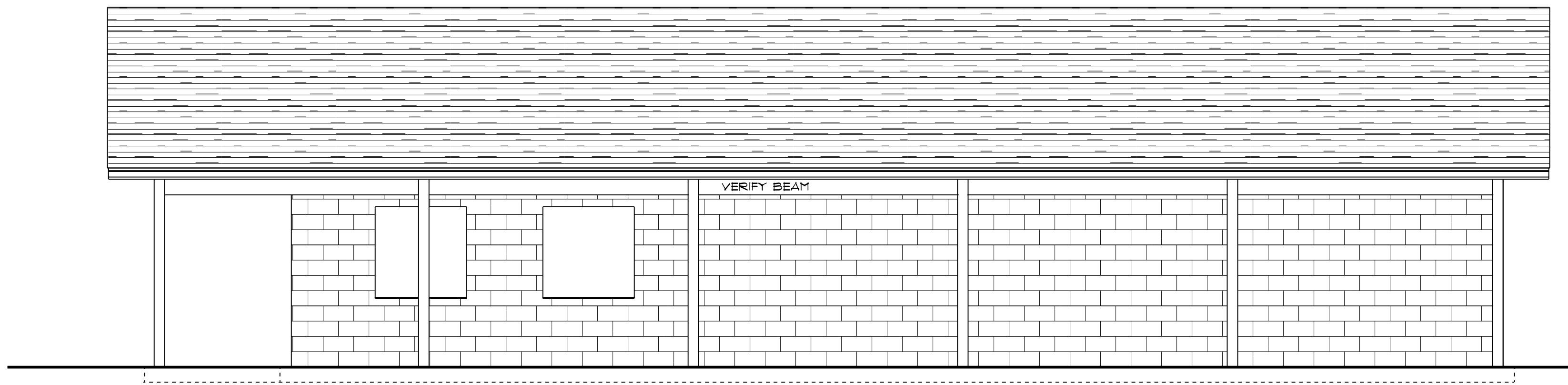
FRONT ELEVATION

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



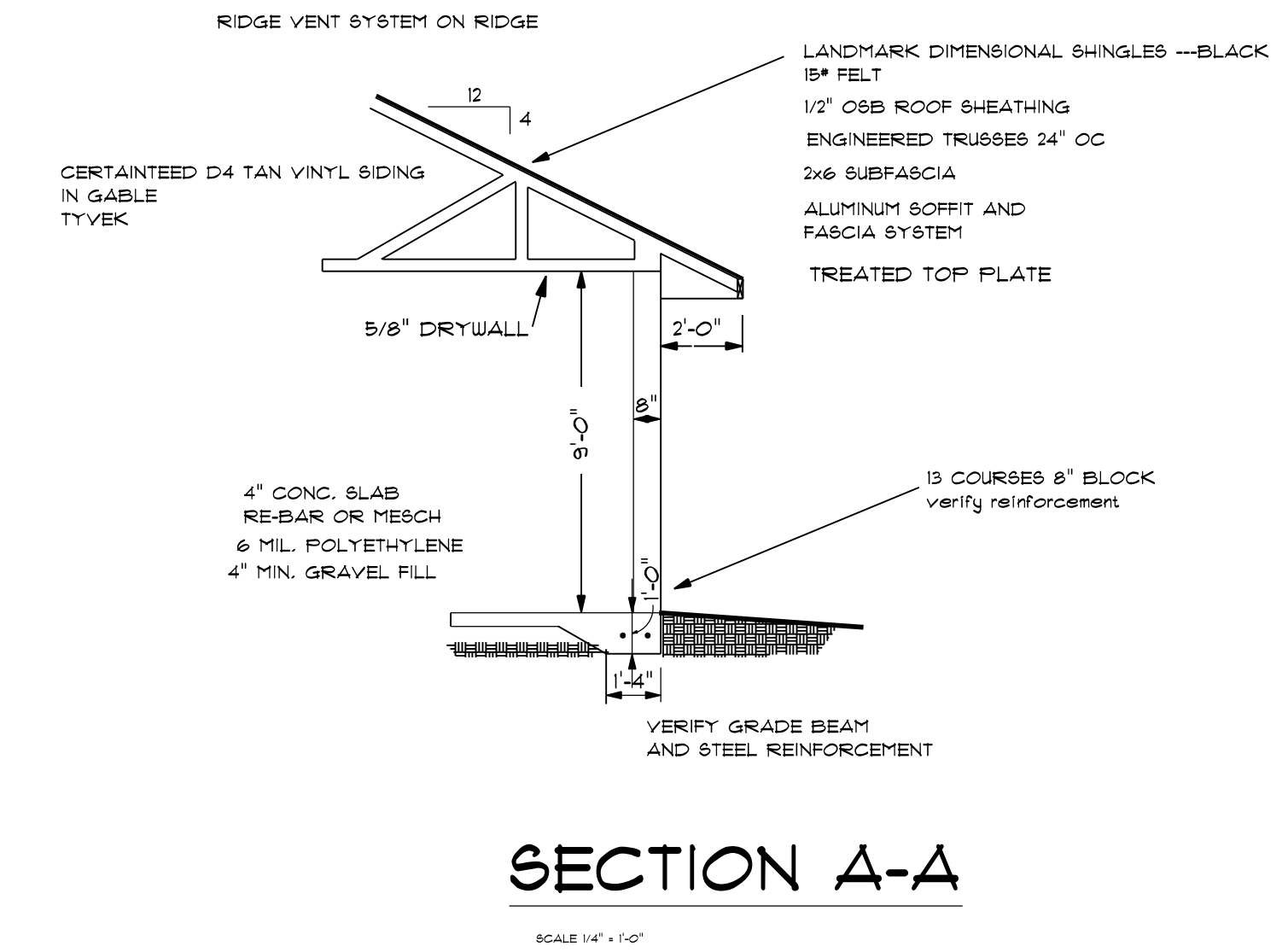
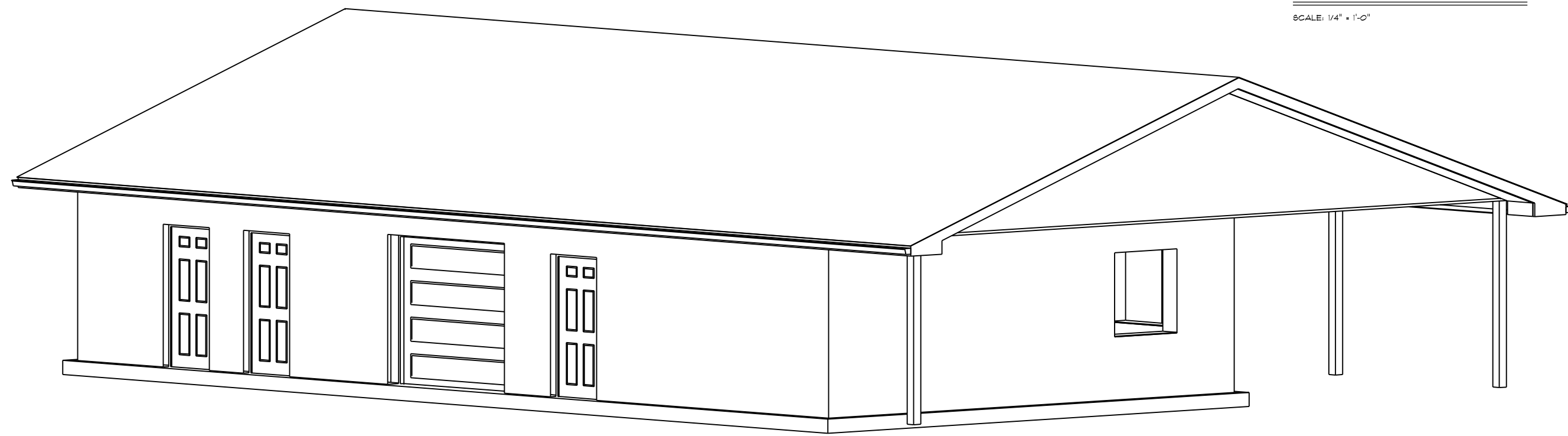
REAR ELEVATION

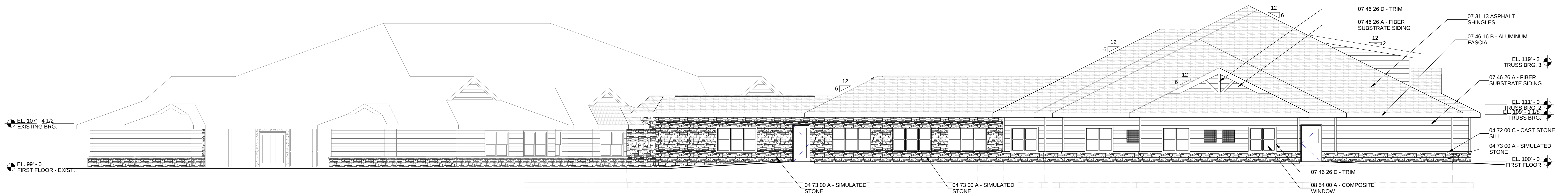
SCALE: 1/4" = 1'-0"



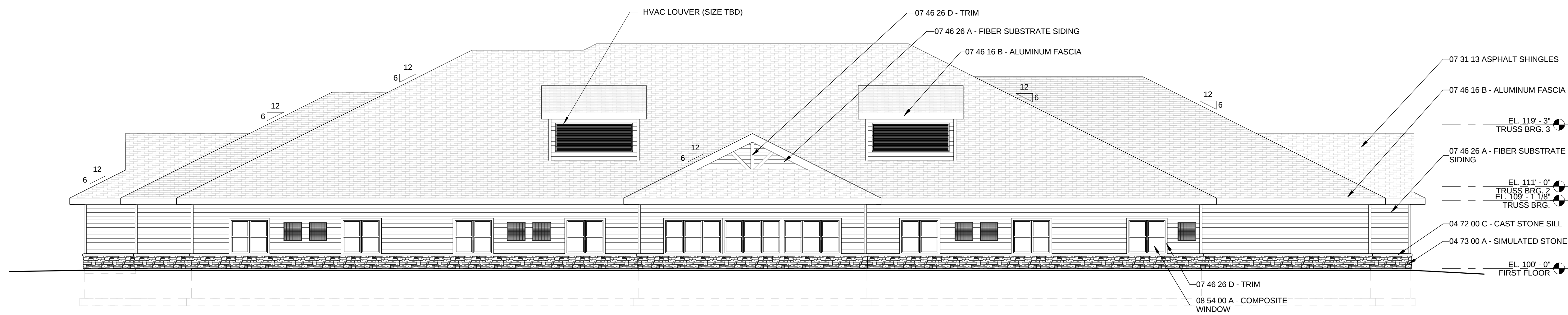
RIGHT ELEVATION

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

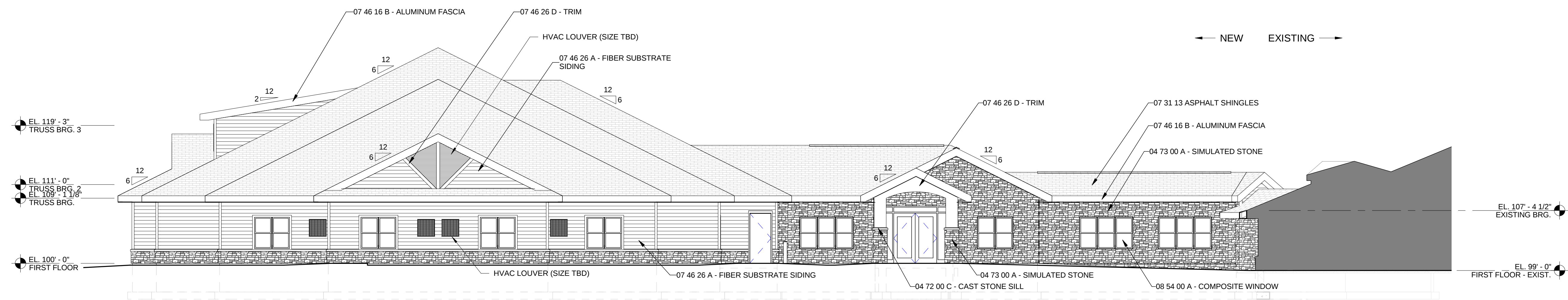




4 WEST ELEVATION
SCALE 1/8" = 1'-0"



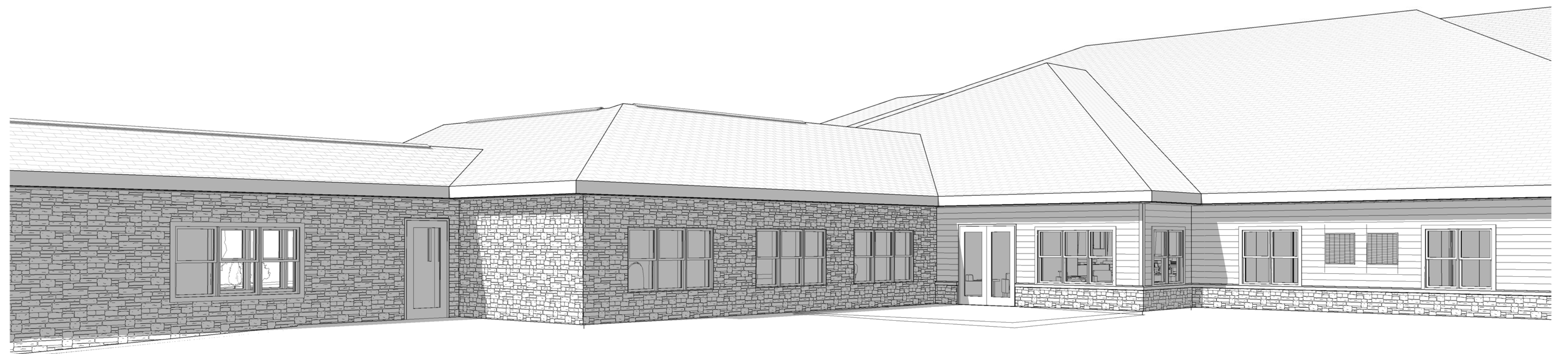
3 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



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



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



EXISTING	PROPOSED	DESCRIPTION
		STORM SEWER MANHOLE
		SANITARY SEWER MANHOLE
		CLEANOUT
		TELEPHONE MANHOLE
		VALVE MANHOLE
		ROUND TYPE CATCH BASIN
		CURB TYPE CATCH BASIN
		WATER SERVICE VALVE
		WATER MAIN VALVE
		GAS SERVICE VALVE
		GAS MAIN VALVE
		HYDRANT
		TELEPHONE POLE & GUY WIRE
		TELEPHONE POLE & STREET LIGHT
		POWER POLE & GUY WIRE
		POWER POLE & STREET LIGHT
		STREET LIGHT
		RAILROAD ELECTRIC WG-WAG SIGNAL
		STOP, STREET, HIGHWAY, & OTHER SMALL SIGNS
		PARKING METER
		RURAL MAILBOX - URBAN MAIL DEPOSIT BOX
		TREE - TO BE CLEARED & GRUBBED
		EVERGREEN TREE - TO BE CLEARED & GRUBBED
		STUMP - TO BE GRUBBED
		BUSH
		HEDGE
		WOODED AREA (EDGE OF)
		WOOD FENCE
		WOVEN OR BARBED WIRE FENCE
		CHAIN LINK FENCE
		CENTERLINE OF DITCH
		TOP OF BANK
		CENTER LINE
		TRANSIT LINE
		R/W LINE
		LOT LINE
		CURB & GUTTER (CURB SECTION)
		SANITARY SEWER MAIN
		STORM SEWER MAIN
		WATER MAIN
		GAS MAIN
		UNDERGROUND TELEVISION CABLE
		UNDERGROUND TELEPHONE CABLE
		EASEMENT
		SILT FENCE
		CONSTRUCTION LIMIT
		BUILDING
		IRON PIPE FOUND IN PLACE
		REBAR FOUND IN PLACE
		PROPOSED SPOT ELEVATION
		EXISTING SPOT ELEVATION
		INLET PROTECTION
		PROPOSED TOP OF CURB ELEV./PROPOSED GUTTER ELEV.

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
AAH	AREAD	L.S.	LEFT STATION
AVE	AVENUE	LOC	LOCATE
B.C.	BACK	M.H.	MANHOLE
BK	BACK OF CURB	MAX.	MAXIMUM
B.W.	BACK OF WALK	MIN.	MINIMUM
B.M.	BENCH MARK	MCP	MUNICIPAL
BLDG.	BUILDING	N.	NORTH
B.V.D.	BOLIVARD	NO.	NUMBER
C.	CONCRETE	PAYT.	PAVEMENT
C.B.	CATCH BASIN	PL.	PLACE
CL	CENTER LINE	P.T.	POINT OF TANGENCY
C.W.	CONCRETE WALK	P.C.	POINT OF CURVATURE
C.M.P.	CORRUGATED METAL PIPE	P.I.	POINT OF INTERSECTION
C.T.H.	COUNTY TRUNK HIGHWAY	P.V.T.	POINT OF VERTICAL TANGENCY
C&G	CURB & GUTTER	P.V.C.	POINT OF VERTICAL CURVATURE
CUL.	CULVERT	P.V.I.	POINT OF VERTICAL INTERSECTION
DIS.	DISCHARGE	P.P.	POWER POLE
DR.	DRAIN	PROP.	PROPOSED
E.	EAST	R.	RADIUS
ELEV.	ELEVATION	R.P.	RADIUS POINT
EX.	EXISTING	R.R.	RAILROAD
F.F.	FACE TO FACE (CURB & GUTTER)	R.C.P.	REINFORCED CONCRETE PIPE
FL.	FLOWLINE	RT.	RIGHT
F.M.	FORCE MAIN	R/W	RIGHT OF WAY
F.W.	FRONT OF WALK	S.	SOUTH
GAR.	GARAGE	SPK.	SPIKE
GRV.	GRAVEL	S.T.H.	STATE TRUNK HIGHWAY
G.M.V.	GAS MAIN VALVE	STA.	STATION
G.S.V.	GAS SERVICE VALVE	ST.	STREET
H.E.C.P.	HORIZONTAL ELLIPTICAL CULVERT PIPE	TOP	TOP OF PIPE
HDPE	HIGH DENSITY POLYETHYLENE	T.P.	TELEPHONE POLE
HS.	HOUSE	T.P.	TOP OF CURB
HSD	HYDRANT	T.L.	TRANSIT
I.P.	IRON PIPE	V.C.	VERTICAL CURVE
INL.	INLET	W.	WEST
INV.	INVERT	W.M.V.	WATER MAIN VALVE
L.	LEFT	W.S.V.	WATER SERVICE VALVE

[illegible]

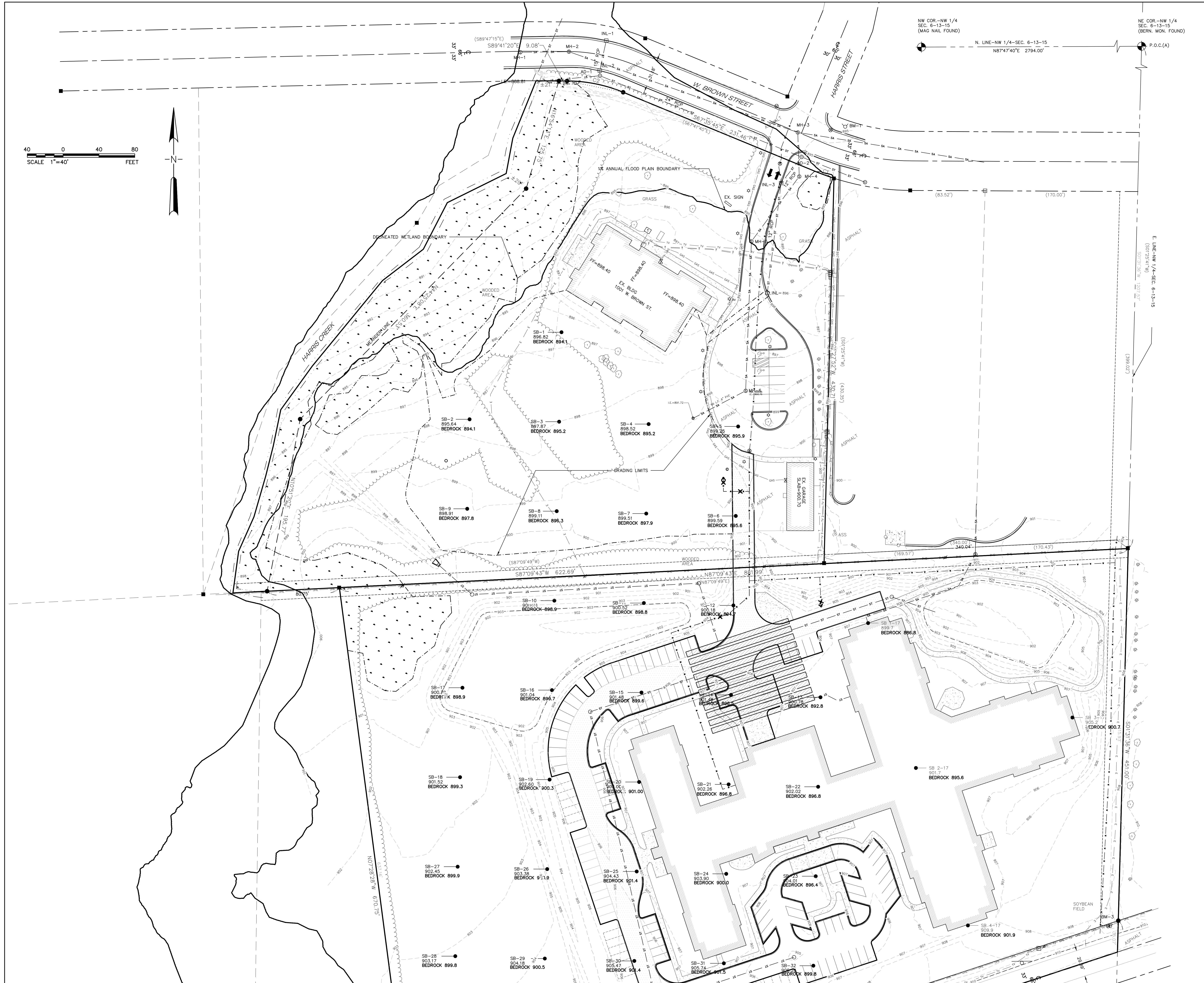
<u>STAGES OF CONSTRUCTION</u>	<u>DURATION</u>	<u>APPROXIMATE DATES</u>
1. INSTALL SILT FENCE AND TRACKING PAD	1 DAY	5/1/2018
2. STRIP TOPSOIL	1 WEEK	5/2/2018-5/9/2018
3. CONSTRUCT POND	1 WEEK	5/10/2018-5/17/2018
4. GRADE SITE	2-3 WEEKS	5/18/2018-6/8/2018
5. CONSTRUCT PARKING LOT	1 WEEK	6/8/2018-6/15/2018
6. CONSTRUCT BUILDING	1 YEAR	6/8/2018-6/8/2019
7. PAVE PARKING LOT	1 WEEK	8/1/2018-8/9/2018
8. LANDSCAPING	1 WEEK	9/1/2018-9/8/2018
9. APPLY FINAL STABILIZATION TO ENTIRE SITE	1 WEEK	9/15/2018-9/22/2018

<u>STAGES OF CONSTRUCTION</u>	<u>DURATION</u>	<u>APPROXIMATE DATES</u>
1. INSTALL SILT FENCE AND TRACKING PAD	1 DAY	5/1/2018
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4. GRADE SITE	2-3 WEEKS	5/18/2018-6/8/2018
5. CONSTRUCT PARKING LOT	1 WEEK	6/8/2018-6/15/2018
6. CONSTRUCT BUILDING	1 YEAR	6/8/2018-6/8/2019
7. PAVE PARKING LOT	1 WEEK	8/1/2018-8/9/2018
8. LANDSCAPING	1 WEEK	9/1/2018-9/8/2018
9. APPLY FINAL STABILIZATION TO ENTIRE SITE	1 WEEK	9/15/2018-9/22/2018

REVISED	<i>J. E. Arthur & Associates, Inc.</i>	
	ENGINEERS	SURVEYORS
	SCALE <u>N/A</u>	GRADING/EROSION CONTROL/UTILITY PLAN
	DATE <u>3/1/2017</u>	WAUPUN CHRISTIAN HOMESTEAD II
	PROJECT NO. <u>779.002</u>	CITY OF WAUPUN, DODGE COUNTY, WI

SHEET NUMBER:

C 1.1



DRAWN BY <u>MLA</u>	SCALES HORIZONTAL <u>1"=40'</u>	PROJECT NO. <u>779.002</u>	REVISIONS	BENCH MARK	BM 1 - BURY BOLT ON HYDRANT NE CORNER OF HARRIS ST. & W. BROWN ST. ELEVATION=895.83 BM 2 - CUT "X" NE SIDE OF CONCRETE BASE FOR LIGHT POLE AT THE NE CORNER OF EXISTING BUILDING ELEVATION=898.50 BM 3 - BURY BOT ON HYDRANT N. SIDE OF STH 68 LOCATED ON SE CORNER OF PROPERTY ELEVATION=909.03	DATUM NAVD '88 ASSUMED CITY PROJECT	EXISTING CONDITIONS WAUPUN CHRISTIAN HOME II 1001 W. BROWN STREET CITY OF WAUPUN, DODGE COUNTY, WISCONSIN	A J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS 548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54605 PHONE: 920.922.5703	SHEET 2 OF 7 SHEETS FILE NO. 779-11-18002
CHECKED BY <u>ERO</u>	VERTICAL <u>NA</u>	DATE <u>3/1/2017</u>							
APPROVED BY <u>ERO</u>									

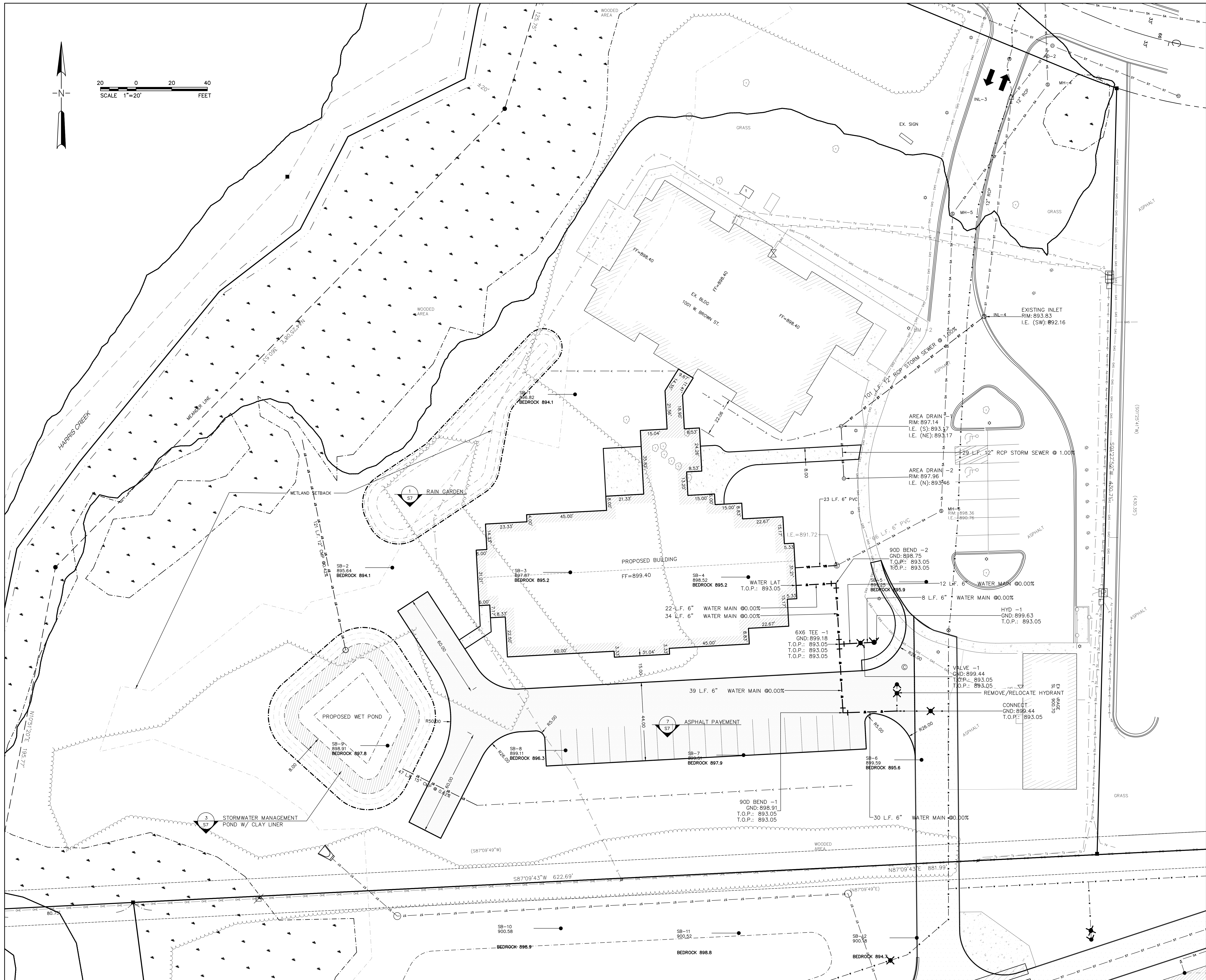
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Planning, Design & Construction, Inc.
www.hoffman.net 122 East College Avenue, Suite 101 | Appleton, Wisconsin 54911
920.922.5703 | 920.922.5701 | 920.922.5702

PROGRESS SET
XXXX
PROJECT XXXX

New Construction For: CHRISTIAN HOME AND REHABILITATION
HOMESTEAD II
Waupun, WI 53963

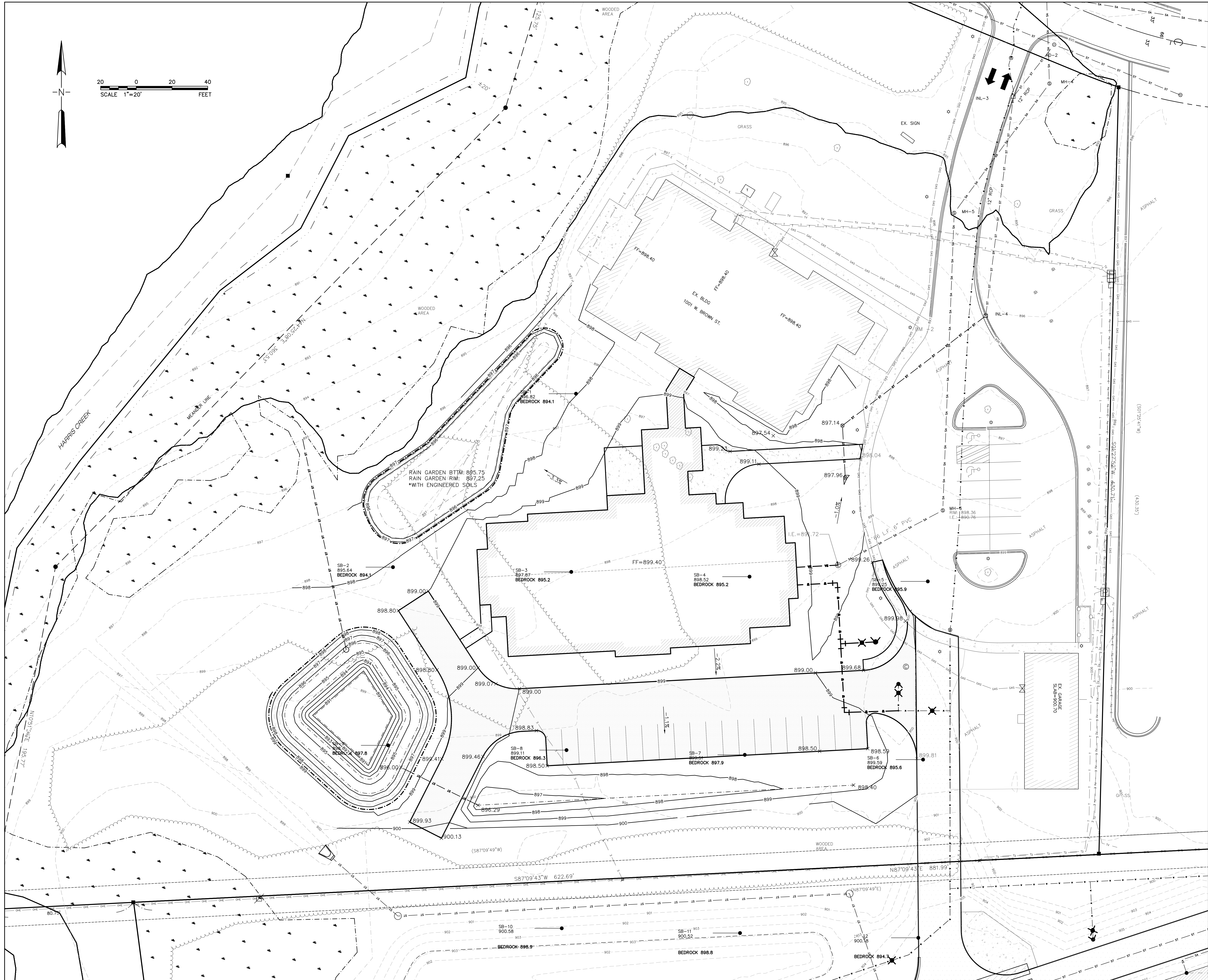
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PROJECT 16171	
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CHECKED BY: Checker	
COPYRIGHT © 2017, HOFFMAN PLANNING, DESIGN & CONSTRUCTION, INC.	
SHEET TITLE:	
Unnamed	
SHEET NUMBER:	
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DRAWN BY <u>MLA</u> CHECKED BY <u>ERO</u> APPROVED BY <u>ERO</u>		SCALES HORIZONTAL <u>1"=20'</u> VERTICAL <u>NA</u>	PROJECT NO. <u>779.002</u> DATE <u>3/1/2017</u>	REVISIONS <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>							BENCH MARK <table><tr><td>BM 1 - BURY BOLT ON HYDRANT NE CORNER OF HARRIS ST. & W. BROWN ST. ELEVATION=895.83</td><td rowspan="3">DATUM NAVD '88 ASSUMED CITY PROJECT</td></tr><tr><td>BM 2 - CUT "X" NE SIDE OF CONCRETE BASE FOR LIGHT POLE AT THE NE CORNER OF EXISTING BUILDING ELEVATION=898.50</td></tr><tr><td>BM 3 - BURY BOT ON HYDRANT N. SIDE OF STH 68 LOCATED ON SE CORNER OF PROPERTY ELEVATION=909.03</td></tr></table>	BM 1 - BURY BOLT ON HYDRANT NE CORNER OF HARRIS ST. & W. BROWN ST. ELEVATION=895.83	DATUM NAVD '88 ASSUMED CITY PROJECT	BM 2 - CUT "X" NE SIDE OF CONCRETE BASE FOR LIGHT POLE AT THE NE CORNER OF EXISTING BUILDING ELEVATION=898.50	BM 3 - BURY BOT ON HYDRANT N. SIDE OF STH 68 LOCATED ON SE CORNER OF PROPERTY ELEVATION=909.03	SITE PLAN WAUPUN CHRISTIAN HOME II 1001 W. BROWN STREET CITY OF WAUPUN, DODGE COUNTY, WISCONSIN		A.J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS 548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54603 PHONE: 920.922.5703	
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BM 3 - BURY BOT ON HYDRANT N. SIDE OF STH 68 LOCATED ON SE CORNER OF PROPERTY ELEVATION=909.03																			
SHEET 3 OF 7 SHEETS		FILE NO. 779-11-18003																	

PRELIMINARY
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 Hoffman Planning, Design & Construction, Inc. www.hoffmaninc.com 122 East College Avenue, Suite 101 Joplin, Missouri 64501 800.456.6201 268.8541 Joplin, Missouri 64502	
PROGRESS SET XXXXXX PROJECT XXXX	
New Construction For: CHRISTIAN HOME AND REHABILITATION HOMESTEAD II Waupun, WI 53963	
MARK	DATE
ISSUED: 0-0-0	
PROJECT 16171	
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CHECKED BY <u>ERO</u>	VERTICAL <u>NA</u>	DATE <u>3/1/2017</u>
APPROVED BY <u>ERO</u>		

REVISIONS	BENCH MARK

- BM 1 - BURY BOLT ON HYDRANT NE CORNER OF HARRIS ST. & W. BROWN ST. ELEVATION=895.83
BM 2 - CUT "X" NE SIDE OF CONCRETE BASE FOR LIGHT POLE AT THE NE CORNER OF EXISTING BUILDING ELEVATION=898.50
BM 3 - BURY BOT ON HYDRANT N. SIDE OF STH 68 LOCATED ON SE CORNER OF PROPERTY ELEVATION=909.03

- DATUM
NAVD '88
ASSUMED
CITY
PROJECT

DRAINAGE PLAN
WAUPUN CHRISTIAN HOME II
1001 W. BROWN STREET
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

A J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54603 PHONE: 920.922.5703

PRELIMINARY
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New Construction For: CHRISTIAN HOME AND REHABILITATION

HOMESTEAD II

Waupun, WI 53963

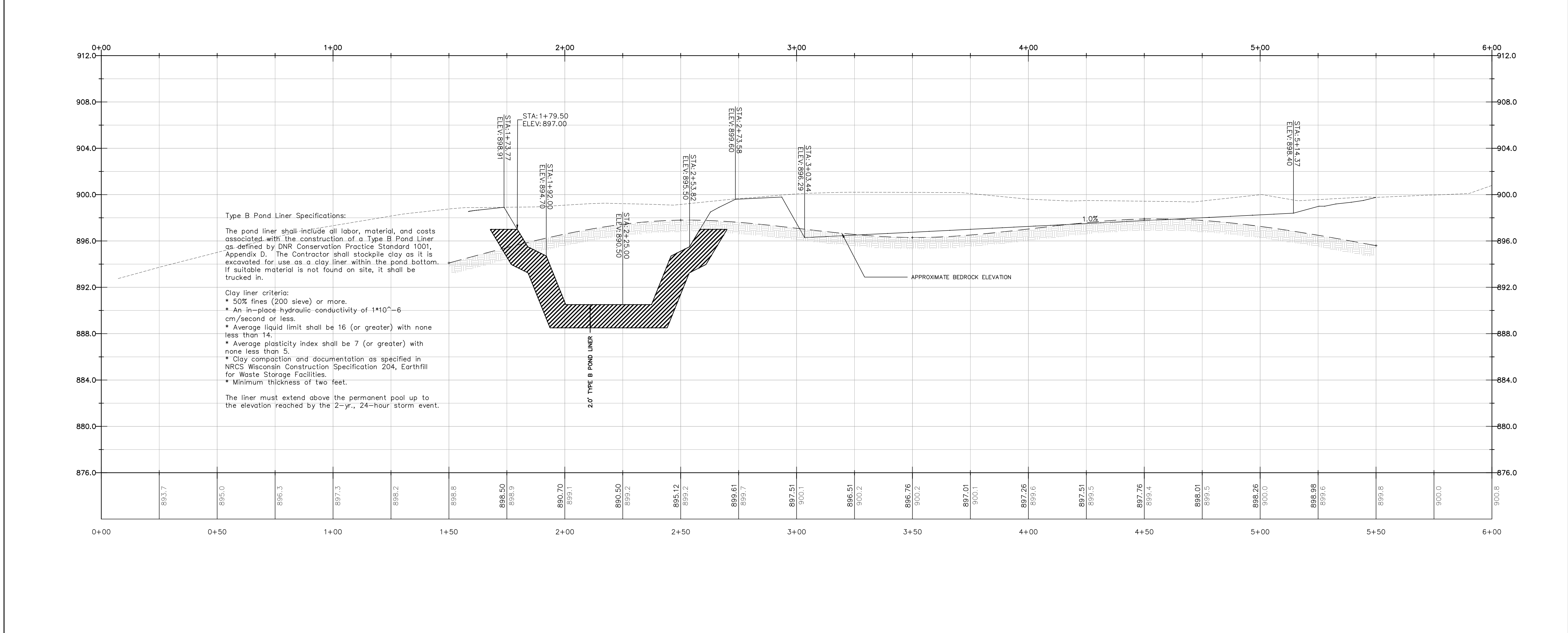
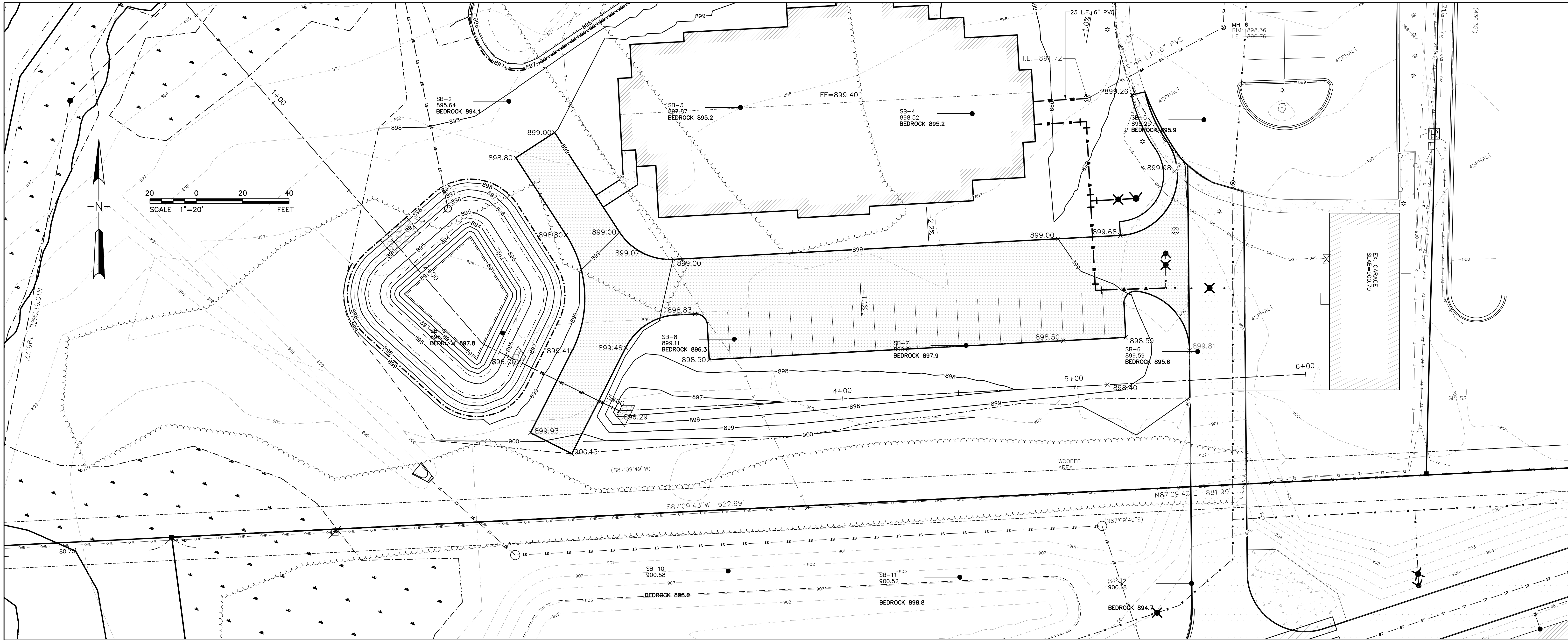
PROGRESS SET
XXXX
PROJECT XXXX

H Hoffman
Planning, Design & Construction, Inc.
www.hoffman.net 122 East College Avenue, Suite 101 Appleton, Wisconsin 54911
800.526.6201 920.854.8541 Appleton, Wisconsin 54912

MARK	DATE
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SHEET TITLE:	

Unnamed

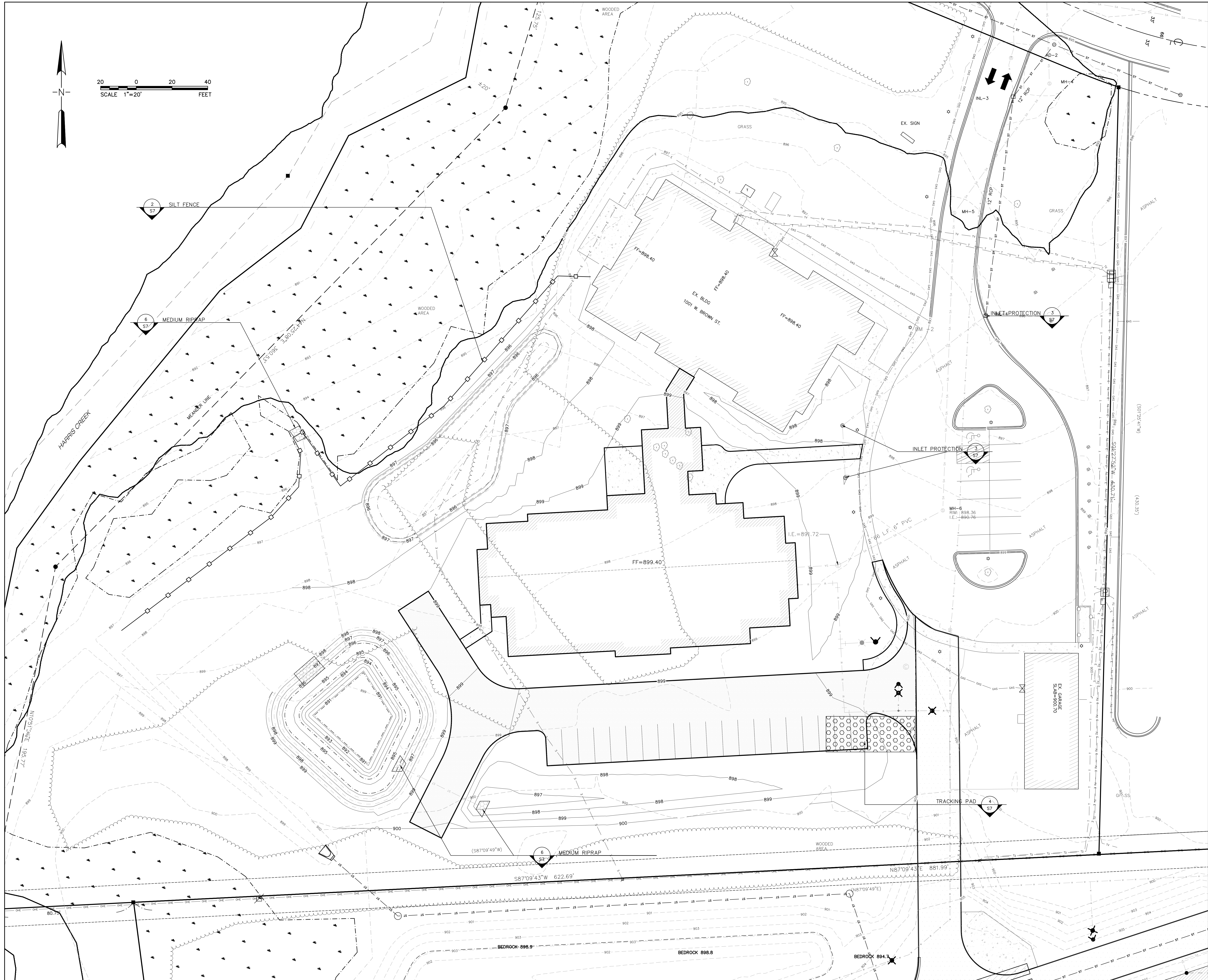
SHEET NUMBER:
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DRAWN BY: <u>MLA</u>	SCALES: HORIZONTAL: <u>1"=20'</u> VERTICAL: <u>1"=4'</u>	PROJECT NO: <u>779.002</u> DATE: <u>3/1/2017</u>	REVISIONS: <table border="1"><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>							BENCH MARK: BM 1 - BURY BOLT ON HYDRANT NE CORNER OF HARRIS ST. & W. BROWN ST. ELEVATION=895.83 BM 2 - CUT "X" NE SIDE OF CONCRETE BASE FOR LIGHT POLE AT THE NE CORNER OF EXISTING BUILDING ELEVATION=898.50 BM 3 - BURY BOT ON HYDRANT N. SIDE OF STH 68 LOCATED ON SE CORNER OF PROPERTY ELEVATION=909.03	DATUM: NAVD '88 ASSUMED: ☒ CITY: ☐ PROJECT: ☐	BEDROCK PROFILE WAUPUN CHRISTIAN HOME II 1001 W. BROWN STREET CITY OF WAUPUN, DODGE COUNTY, WISCONSIN		A.J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS 548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703	
DRAWN BY: <u>MLA</u>		CHECKED BY: <u>ERO</u>		APPROVED BY: <u>ERO</u>		SHEET 5 OF 7 SHEETS		FILE NO. 779-11-18005							

PRELIMINARY
NOT FOR CONSTRUCTION

 Hoffman Planning, Design & Construction, Inc. www.hoffmaninc.com 122 East College Avenue, Suite 101 Waupun, Wisconsin 54981 920.922.5703 FAX 920.922.5702	
PROGRESS SET XXXXXX PROJECT XXXX	
New Construction For: CHRISTIAN HOME AND REHABILITATION HOMESTEAD II Waupun, WI 53963	
Unnamed	
SHEET NUMBER: C 1.5	



DRAWN BY <u>MLA</u> CHECKED BY <u>ERO</u> APPROVED BY <u>ERO</u>		SCALES HORIZONTAL <u>1"=20'</u> VERTICAL <u>NA</u>		PROJECT NO. <u>779.002</u> DATE <u>3/1/2017</u>		REVISIONS <table><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>								BENCH MARK <table><tr><td>BM 1 - BURY BOLT ON HYDRANT NE CORNER OF HARRIS ST. & W. BROWN ST. ELEVATION=895.83</td><td>DATUM NAVD '88</td></tr><tr><td>BM 2 - CUT "X" NE SIDE OF CONCRETE BASE FOR LIGHT POLE AT THE CORNER OF EXISTING BUILDING ELEVATION=898.50</td><td>ASSUMED</td></tr><tr><td>BM 3 - BURY BOT ON HYDRANT N. SIDE OF STH 68 LOCATED ON SE CORNER OF PROPERTY ELEVATION=909.03</td><td>CITY PROJECT</td></tr></table>		BM 1 - BURY BOLT ON HYDRANT NE CORNER OF HARRIS ST. & W. BROWN ST. ELEVATION=895.83	DATUM NAVD '88	BM 2 - CUT "X" NE SIDE OF CONCRETE BASE FOR LIGHT POLE AT THE CORNER OF EXISTING BUILDING ELEVATION=898.50	ASSUMED	BM 3 - BURY BOT ON HYDRANT N. SIDE OF STH 68 LOCATED ON SE CORNER OF PROPERTY ELEVATION=909.03	CITY PROJECT	EROSION CONTROL PLAN WAUPUN CHRISTIAN HOME II 1001 W. BROWN STREET CITY OF WAUPUN, DODGE COUNTY, WISCONSIN		A.J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS 548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54601 PHONE: 920.922.5703	
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SHEET 6 OF 7 SHEETS		FILE NO. 779-11-18006		PRELIMINARY NOT FOR CONSTRUCTION		Unnamed		SHEET NUMBER: C 1.6																	

MARK	DATE
ISSUED: 0-0-0	
PROJECT 16171	
NO CAD DWG FILE:	
DRAWN BY: Author	
CHECKED BY: Checker	
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SHEET TITLE:	

DISTURBED AREAS LEFT UNWORKED FOR A PERIOD OF GREATER THAN SEVEN DAYS SHALL BE TEMPORARILY STABILIZED WITH MULCH.

MULCHING SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1058.

SEEDING SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1059.

TEMPORARY SEEDING

SPECIES	LBS/ACRE	% PURITY
OATS	131	98
CEREAL RYE	131	97
WINTER WHEAT	131	95
ANNUAL RYEGRASS	80	97

USE OATS IN SPRING AND SUMMER PLANTINGS.
USE CEREAL RYE, WINTER WHEAT, AND ANNUAL RYEGRASS FOR FALL PLANTINGS.
TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

PERMANENT SEEDING

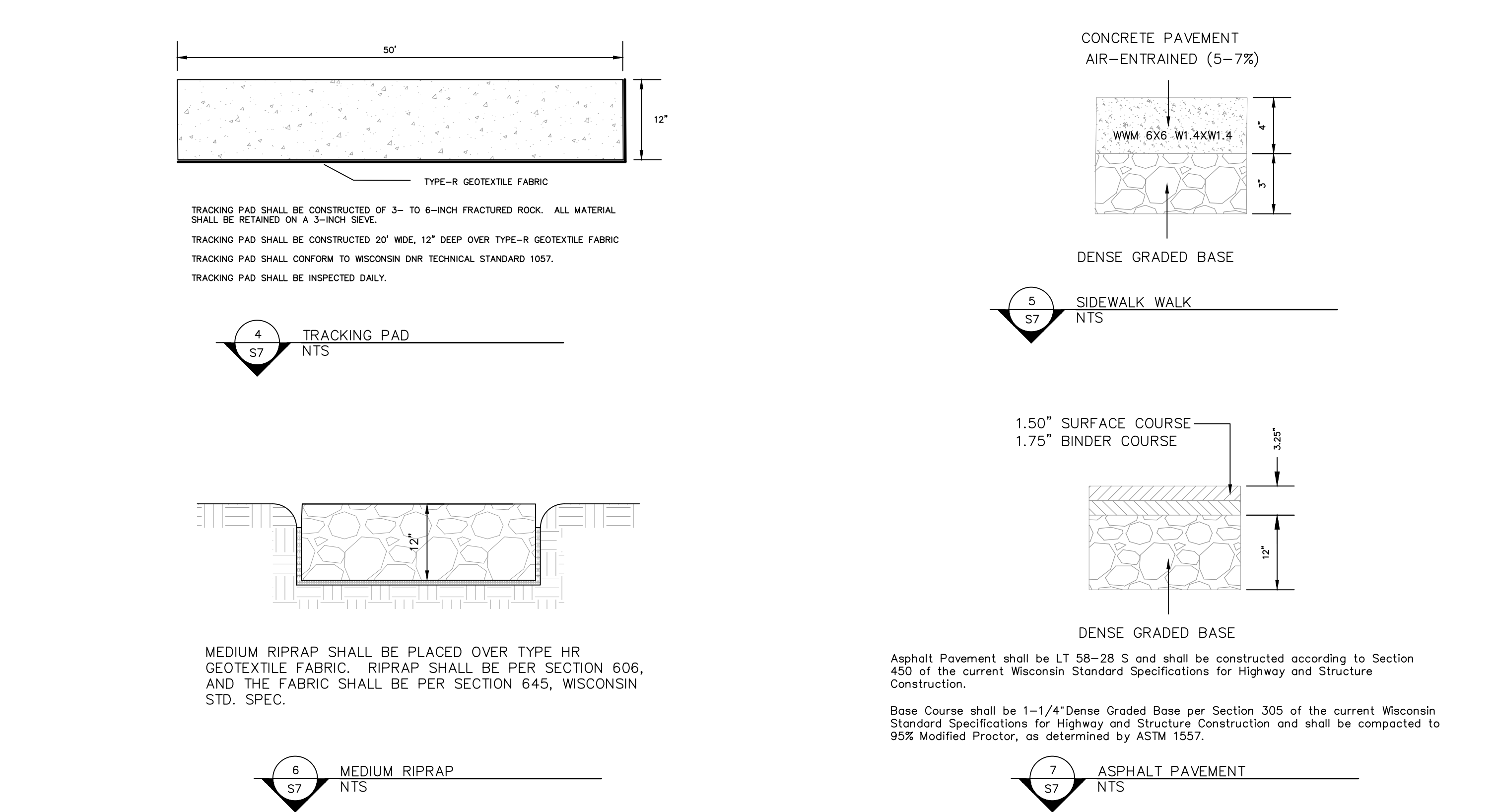
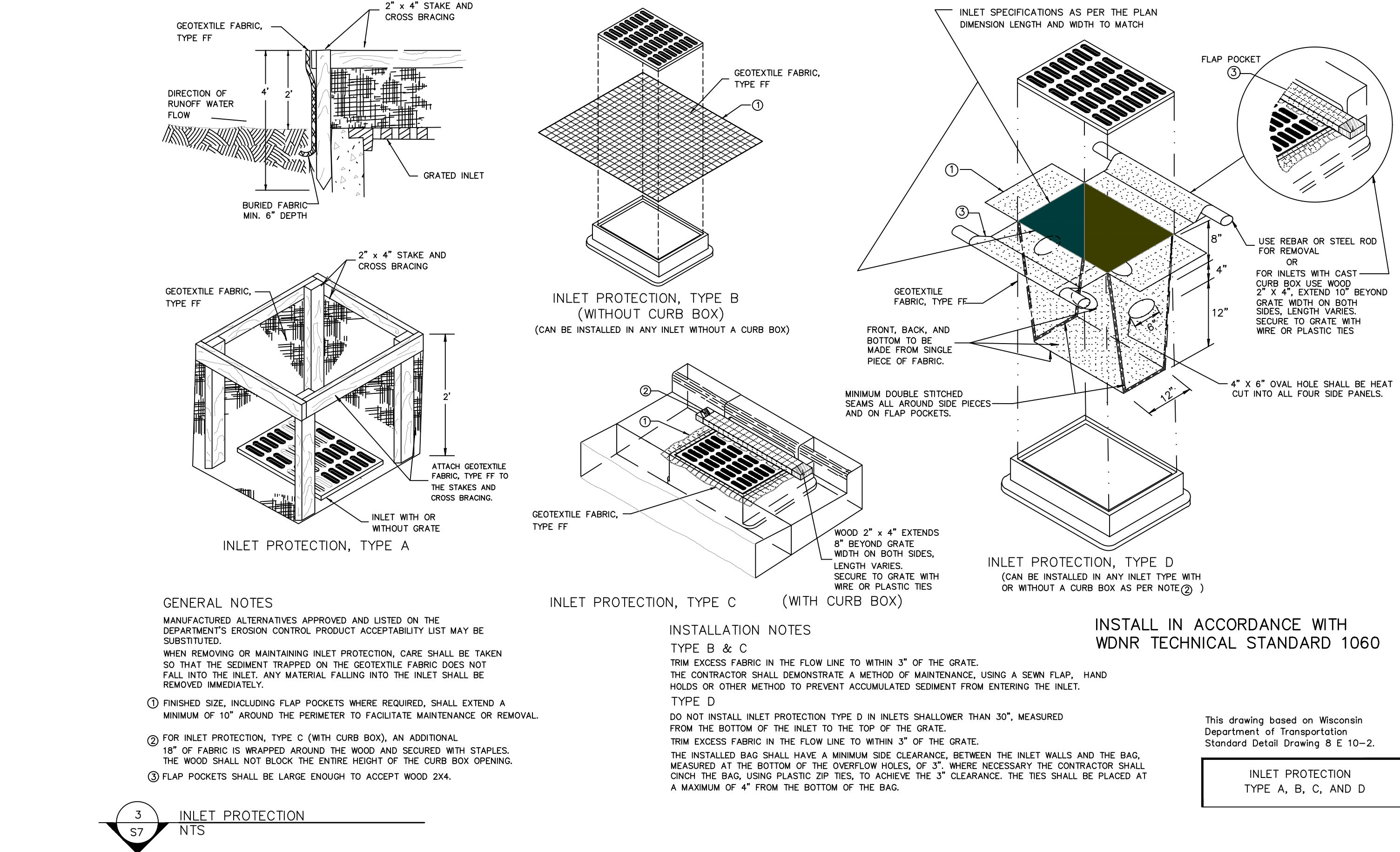
SEEDING MIXTURES AND RATES SHALL CONFORM TO WISDOT 2003, STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 630, SEEDING.

MIXTURES PER 630.2.1.5.1.1.2 –

- USE SEED MIXTURE No. 10 WHERE AVERAGE LOAM, HEAVY CLAY, OR MOIST SOIL PREDOMINATE.
- USE SEED MIXTURE No. 20 WHERE LIGHT, DRY, WELL-DRAINED, SANDY, OR GRAVELLY SOILS PREDOMINATE AND FOR ALL HIGH CUT AND FILL SLOPES GENERALLY EXCEEDING 6 TO 8 FEET, EXCEPT WHERE USING No. 70.
- USE SEED MIXTURE No. 10 OR No. 20 ON ALL DITCHES, INSLOPES, MEDIAN AREAS, AND LOW FILLS, EXCEPT WHERE USING No. 30 OR No. 70.
- USE SEED MIXTURE No. 30 FOR MEDIANS AND ON SLOPES OR DITCHES GENERALLY WITHIN 15 FEET OF THE SHOULDER WHERE A SALT-TOLERANT TURF IS PREFERRED.
- USE SEED MIXTURE No. 40 IN URBAN OR OTHER AREAS WHERE A LAWN TYPE IS PREFERRED.
- USE SEED MIXTURE No. 60 ONLY ON AREAS, THE CONTRACT DESIGNATES OR THE ENGINEER SPECIFIES. USE IT AS A COVER SEEDING FOR NEWLY GRADED WET AREAS OR AS A NURSE CROP FOR SPECIFIED WETLAND SEED MIXTURES. THE CONTRACTOR SHALL NOT APPLY IT TO FLOODED AREAS.
- USE SEED MIXTURE Nos. 70 AND 70A ON SLOPES AND UPLAND AREAS WHERE THE ENGINEER SPECIFIES. USE SEED MIXTURE No. 70 ON LOAMY SOILS AND SEED MIXTURE No. 70A ON SANDY SOILS.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY EROSION CONTROL FACILITIES UNTIL FINAL STABILIZATION IS ACHIEVED.

ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS



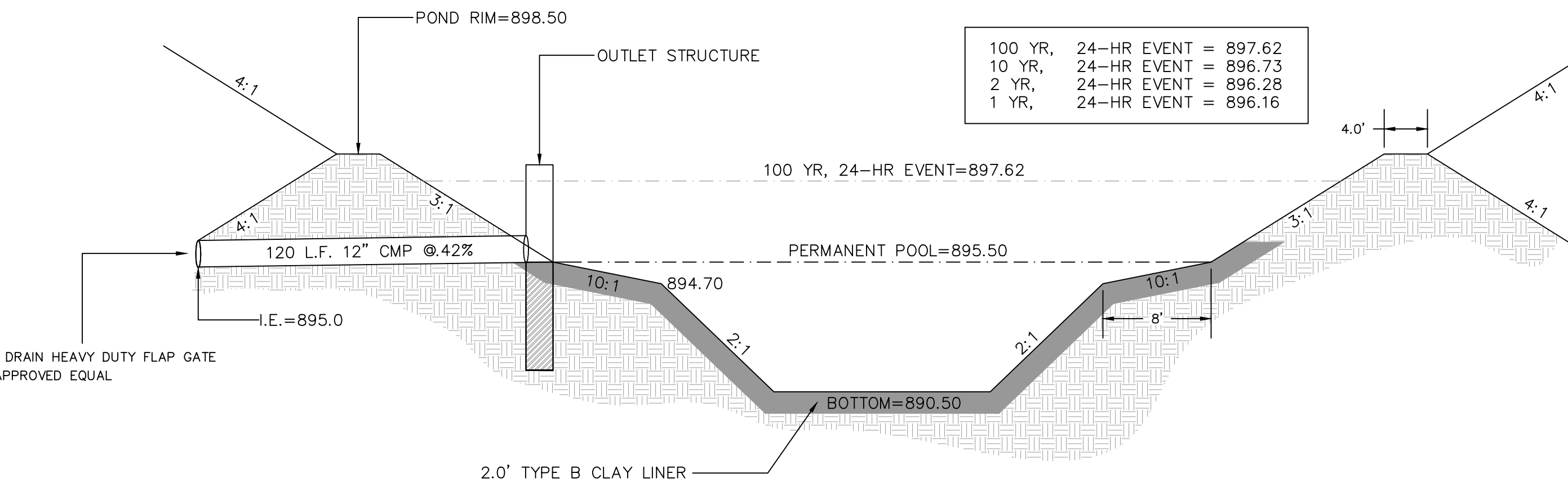
DRAWN BY <u>MLA</u>	SCALES HORIZONTAL <u>NA</u>	PROJECT NO. <u>779.002</u>	REVISIONS	BENCH MARK	BM 1 - BURY BOLT ON HYDRANT NE CORNER OF HARRIS ST. & W. BROWN ST. ELEVATION=895.83	DATUM NAVD '88 ☒
CHECKED BY <u>ERO</u>	VERTICAL <u>NA</u>	DATE <u>3/1/2017</u>			BM 2 - CUT "X" NE SIDE OF CONCRETE BASE FOR LIGHT POLE AT THE NE CORNER OF EXISTING BUILDING ELEVATION=898.50	ASSUMED ☐
APPROVED BY <u>ERO</u>					BM 3 - BURY BOT ON HYDRANT N. SIDE OF STH 68 LOCATED ON SE CORNER OF PROPERTY ELEVATION=909.03	CITY ☐
						PROJECT ☐

Type B Pond Liner Specifications:

The pond liner shall include all labor, material, and costs associated with the construction of a Type B Pond Liner as defined by DNR Conservation Practice Standard 1001, Appendix D. The Contractor shall stockpile clay as it is excavated for use as a clay liner within the pond bottom. If suitable material is not found on site, it shall be trucked in.

- Clay liner criteria:
- * 50% fines (200 sieve) or more.
 - * An in-place hydraulic conductivity of 1*10⁻⁶ cm/second or less.
 - * Average liquid limit shall be 16 (or greater) with none less than 14.
 - * Average plasticity index shall be 7 (or greater) with none less than 5.
 - * Clay compaction and documentation as specified in NRCS Wisconsin Construction Specification 204, Earthfill for Waste Storage Facilities.
 - * Minimum thickness of two feet.

The liner must extend above the permanent pool up to the elevation reached by the 2-yr., 24-hour storm event.



SANITARY SEWER

- Sanitary Sewer installation shall be in accordance with Wis. Admin. Code SPS 382 and the Standard Specifications for Sewer and Water Construction in Wisconsin, Sixth Edition.
- Sanitary sewer shall be Polyvinyl Chloride (PVC) sewer pipe and shall conform to the requirements of ASTM D3034 (smooth) SDR 35. The joints shall be elastomeric.
- All laterals shall be of the same material and same joints as the main sewer and shall terminate 4" above finished ground in the location shown on the plan.
- Bedding material from a point 4" below the barrel of the pipe to 12" above the pipe shall be 3/8" crushed stone.
- The trenches for the sanitary sewer main and all laterals and appurtenances located in street or driveway crossings or within 3' of the edge of pavement shall be backfilled to existing grade with pit-run sand/gravel with no material larger than 2 inches. The trenches not located in street or driveway crossings may be backfilled with excavated material.
- Backfill material shall be settled by mechanical compaction as follows: The initial compacted lift shall be 2 feet. Each subsequent compacted lift of material shall be 18 inches. The Contractor shall use smaller lifts if the required compaction cannot be obtained. The backfill material shall be compacted to 95% Modified Proctor. Flooding of excavated backfill material or granular backfill material shall not be allowed.
- All sections of sanitary sewer shall be checked by the air test method. No connections shall be made to the newly installed system until the main and laterals have been tested and accepted. The Contractor shall be required to repair any leaks, whether said leaks are in the main, laterals or manholes. Any visible leaks shall be repaired by the Contractor, even if the infiltration or exfiltration requirements are met.

WATER MAIN

- Water Main installation shall be in accordance with Standard Specifications for Sewer and Water Construction in Wisconsin, Sixth Edition, unless otherwise noted.
- The water main shall be polyvinyl chloride and conform to AWWA C900 for bell end pipe with elastomeric-gasket joints. The pipe shall have a pressure class 150 (DR 18), unless noted otherwise.
- Bedding material for the PVC Water Main from a point 6" below the barrel of the pipe to 12" above the pipe shall be Class IB or Class II as defined in ASTM D 2321.
- The trenches for the water main and all laterals and appurtenances located in street or driveway crossings or within 3' of the edge of pavement shall be backfilled to existing grade with pit-run sand/gravel with no material larger than 2 inches. The trenches not located in street or driveway crossings may be backfilled with excavated material.

STORM SEWER

- RCP Storm sewer pipe shall be RCP, Class III. Bedding material from 6" below the pipe to the springline of the storm sewer pipe shall be 3/4" crushed stone compacted to 90% of the optimum density as determined by ASTM 1557 using the Modified Proctor method.
- The trenches for the storm sewer and all laterals and appurtenances located in existing or proposed street or driveway crossings shall be backfilled with pit-run sand/gravel with no material larger than 2 inches. The top 12 inch layer of base course in proposed street or drive areas shall be composed of 1-1/4" Dense Graded Base, as specified in Sub-Section 305.2.2.1 of "Standard Specifications for Road and Bridge Construction." The trenches not located in street or driveway crossings may be backfilled with excavated material.
- Backfill material shall be settled by mechanical compaction as follows: The initial compacted lift shall be 2 feet. Each subsequent compacted lift of material shall be 18 inches. The Contractor shall use smaller lifts if the required compaction cannot be obtained. The backfill material shall be compacted to 95% Modified Proctor. Flooding of excavated material or granular backfill shall not be allowed.
- Area Drain 2 shall be a 2' precast manhole with a Neenah R-2561 frame and "Beehive" grate.
- Area Drain 1 shall be a 4' precast manhole with a Neenah R-2561 frame and "Beehive" grate.

DETAILS
WAUPUN CHRISTIAN HOME II
1001 W. BROWN STREET
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

A.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54601 PHONE: 920.922.5703

SHEET 7 OF 7 SHEETS FILE NO. 779-11-18007

H Hoffman
Planning, Design & Construction, Inc.
122 East College Avenue, Suite G1 | Appleton, Wisconsin 54911
www.hoffman.net | 920.864.6500 | FAX 920.864.6502

PROGRESS SET
XXXXXX
PROJECT XXXX

New Construction For: CHRISTIAN HOME AND REHABILITATION

HOMESTEAD II

Waupun, WI 53963

MARK	DATE
ISSUED:	0-0-0
PROJECT	16171
NO. CAD DWG FILE:	
DRAWN BY:	Author
CHECKED BY:	Checker
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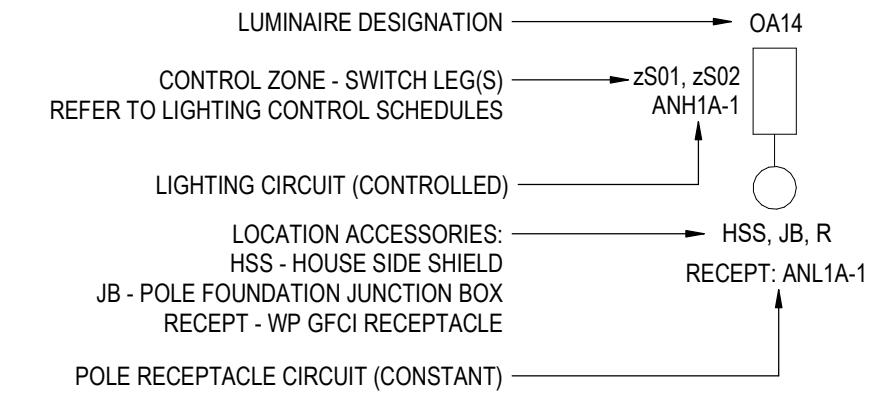
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SHEET NUMBER:

C 1.7

PRELIMINARY
NOT FOR CONSTRUCTION

SITE LUMINAIRE LEGEND



SITE LIGHTING PHOTOMETRIC PLAN

1"=30'-0"

