CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

COUNCIL CHAMBERS	Tuesday, February 06, 2024
CITY HALL, 700 EDISON STREET	6:00 PM

Call to Order

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Minutes from the January 2, 2024 Meeting
2. Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd

Public Hearing (To Immediately Follow Item 2 Above but Not earlier than 6:15 PM)

1. Public Hearing for Conditional Use Permit Application Under the Provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code for 133 Superior Street to Request Trailer Storage in Existing Location Which Does Not Follow Conditions of Conditional Use Permit Application Approved on August 1, 2023 by the City Plan Commission and on August 9, 2023 by the Common Council

Additional Agenda Items for Discussion and Action May Occur on Any of the Following

1. Consider Conditional Use Permit Application Under the Provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code for 133 Superior Street to Request Trailer Storage in Existing Location Which Does Not Follow Conditions of Conditional Use Permit Application Approved on August 1, 2023 by the City Plan Commission and on August 9, 2023 by the Common Council
2. Discuss Future Development of City Owned Property Located at 1813 Charlotte Street
3. Discuss Future Development of City Owned Property Located at 1936 Charlotte Street
4. Proposed Amendments to Existing Ordinance Section 14-42 Mobile Homes
5. Proposed Amendments to Existing Ordinance Section 14-746 Accessory Structures
6. Proposed Amendments to Existing Ordinance Section 14-748 Fences.

Any Other Matters Authorized by Law to be Considered

Adjournment

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact Cheryl Barta, 700 Edison Street, Antigo, Wisconsin 54409. (715) 623-3633 extension 100. Members of and possibly a quorum of members of other governmental bodies may be in attendance to gather information. Any governmental body other than that specifically referred to above will take no action.

DATE MAILED: January 31,2024 TERENCE BRAND

"Antigo Area on the go"

To: Mayor and City Council

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: February 06, 2024

Re: Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd

The proposed project consists of a 19,631 SF ALDI Food Market located at 2019 Neva Rd. See attachments for more detail and plan sets.

PINNACLE ENGINEERING GROUP

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To: City of Antigo Municipal Staff

From: Mark Seidl, P.E.

Date: January 26, 2024

Subject: ALDI Antigo Project Narrative

The proposed project consists of a 19,631 SF ALDI Food Market located at 2019 Neva Rd. The proposed store sits on an approx. 2.93-acre parcel of land located at the northeast corner of US Highway 45 and Ackley Street. 96 customer parking stalls are provided, 4 of which are ADA. E-commerce (online pick-up order) stalls are provided. Onsite improvements include curb and gutter, asphalt and concrete paving, landscaping, stormwater bio-retention basins, and way-findings/striping. The proposed building has numerous architectural features and materials that make it a high-quality building. Features like insulated metal panels, water table masonry and architectural metal trim materials highlight the building and areas of interest.

Current project schedule is as follows:

Entitlement: Winter 2024
Construction Start: Summer 2024
Construction Complete: January 2025

If you should have any comments or questions, feel free to call me at 262-754-8888

Sincerely,

PINNACLE ENGINEERING GROUP

Mark Seidl, P.E.

Project Manager: Associate

Attachment: Project Narrative (6670 : Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd)

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ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

ALDI - ANTIGO #97

2019 NEVA RD, ANTIGO, WI

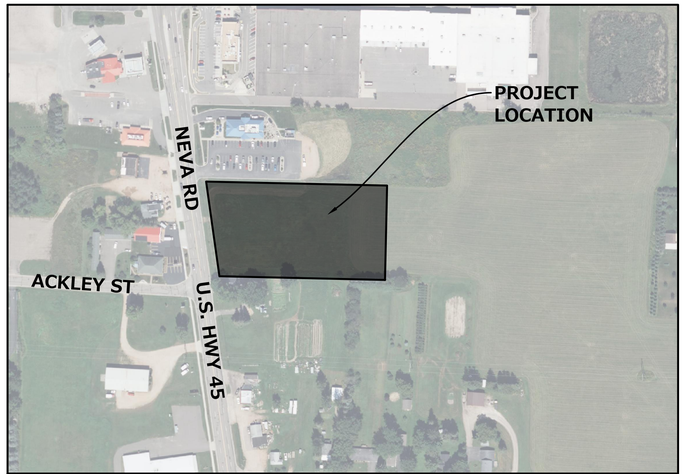
PLANS PREPARED
FOR

ALDI INC.

9342 SOUTH 13TH STREET
OAK CREEK, WI 53154

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
CAUTION EXISTING UTILITIES NEARBY		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE	SF	SF
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
MOUNTABLE CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
RETAINING WALL		



LOCATION MAP
SCALE: 1" = 200'

INDEX OF SHEETS

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PROJECT TEAM CONTACTS

CIVIL ENGINEER:
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SURVEYOR:
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9342 SOUTH 13TH STREET
OAK CREEK, WI 53154
E-MAIL: Tom.Howald@aldi.us

CONSTRUCTION MANAGER:
ROB MERKEL
ALDI INC. OAK CREEK DIVISION
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OAK CREEK, WI 53154
MAIN: (414) 216-7078
E-MAIL: Rob.Merkel@aldi.us

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE
NTS	NOT TO SCALE		

BENCHMARKS & DATUM

SOUTHEAST UPPER HYD FLANGE BOLT

ELEVATION = 1511.07

GENERAL NOTES

1. *THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.*
2. *A GEOTECHNICAL REPORT HAS NOT BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.*
3. *THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.*
4. *THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.*
5. *THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.*
6. *QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.*
7. *PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.*
8. *COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.*
9. *SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.*
10. *THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.*
11. *THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.*
12. *SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.*
13. *CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."*
14. *THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.*

EXPIRATION DATE: JULY 21, 2024

DIGGERS HOTLINE
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Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.Diggers-Hotline.com

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

Attachment: 2024-01-29 CIVIL & LANDSCAPE SET (6670 : Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd)

REVIEWED:
DESIGNED:
DRAFTED: DNL

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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

ALDI - ANTIGO #97
2019 NEVA RD, ANTIGO, WI

COVER SHEET

REVISIONS

PES JOB No. 3061.10
PES PM MTS
START DATE 01-16-24
SCALE N.T.S.

SHEET
C-1
C-11

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COVER SHEET

Z:\PROJECTS\2022\3061.10-WI\CAD\SHEETS\3061.10 COVER SHEET.DWG

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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
13. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL CITY OF ANTIGO CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF FILL SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
6. CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90'.
7. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.
8. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH AN INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
9. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
10. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED FOR ALL UTILITIES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
12. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
13. TRACER WIRE (NO. 12 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED IN ORDER TO LOCATE NON-METALLIC UNDERGROUND UTILITIES IN ACCORDANCE WITH THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER SPS 382. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.

SPECIFICATIONS FOR PAVING

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 ½ INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS SHALL BE PER THE SECTION IDENTIFIED IN THE SITE DIMENSIONAL AND PAVING PLAN. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS , GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

   PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

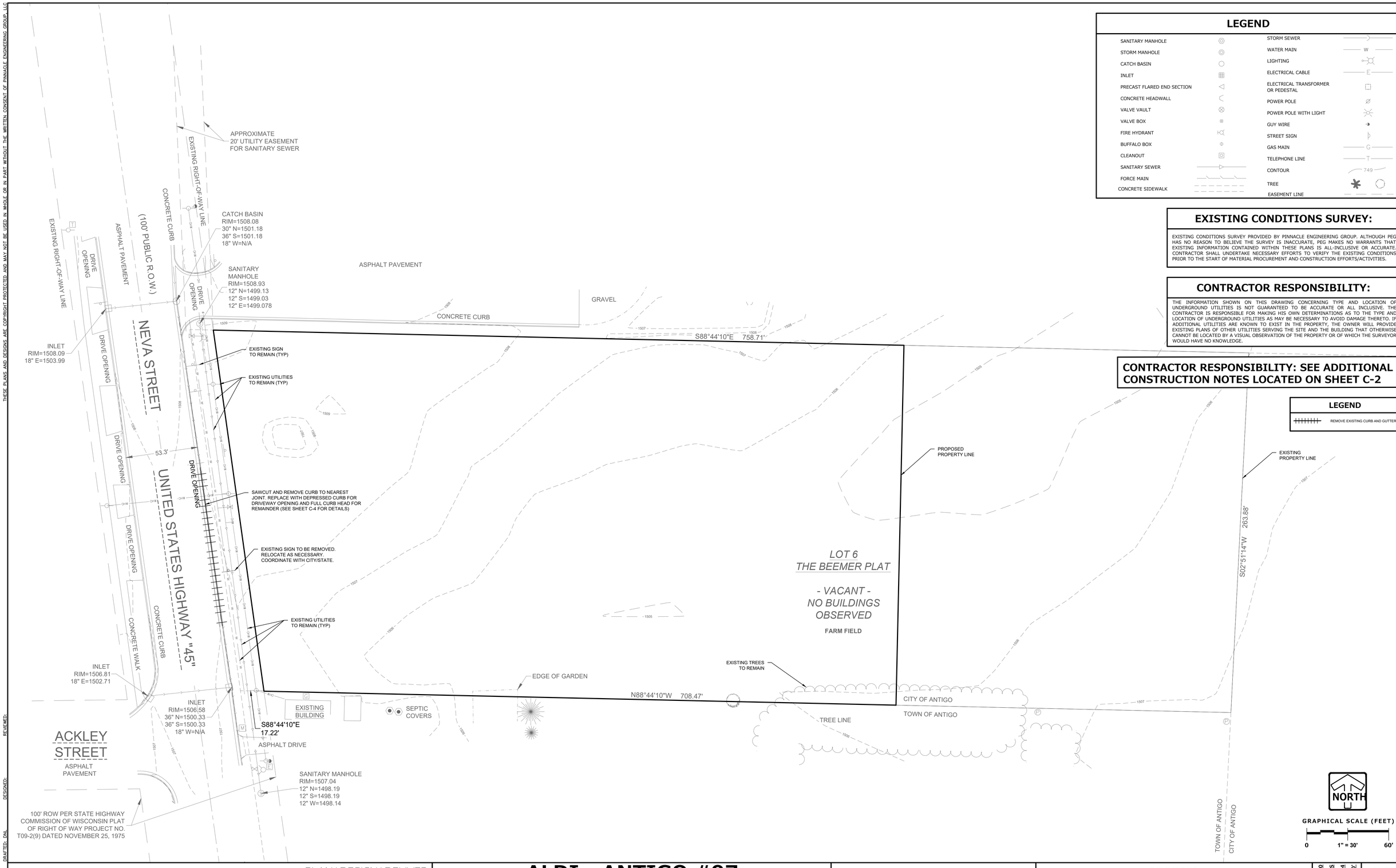
   BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

   DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL NON CHANNELIZED AREAS SHALL BE STABILIZED WITH CURLEX I EROSION MATTING AND ALL CHANNELS SHALL BE STABILIZED WITH CURLEX II EROSION MATTING OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES, BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
10. CONTRACTOR SHALL COORDINATE STOC

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LEGEND

SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
VALVE BOX	GUY WIRE
FIRE HYDRANT	STREET SIGN
BUFFALO BOX	GAS MAIN
CLEANOUT	TELEPHONE LINE
SANITARY SEWER	CONTOUR
FORCE MAIN	TREE
CONCRETE SIDEWALK	EASEMENT LINE

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

REMOVE EXISTING CURB AND GUTTER

DRAFTED: DNL
DESIGNED:
REVIEWED:

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CHICAGO I MILWAUKEE : NATIONWIDE

ALDI - ANTIGO #97

2019 NEVA RD, ANTIGO, WI

EXISTING CONDITIONS & DEMO PLAN

REVISIONS

PEG JOB No. 3061.10
PEG PM MTS
START DATE 01-16-24
SCALE 1" = 30'

SHEET
C-3
C-11

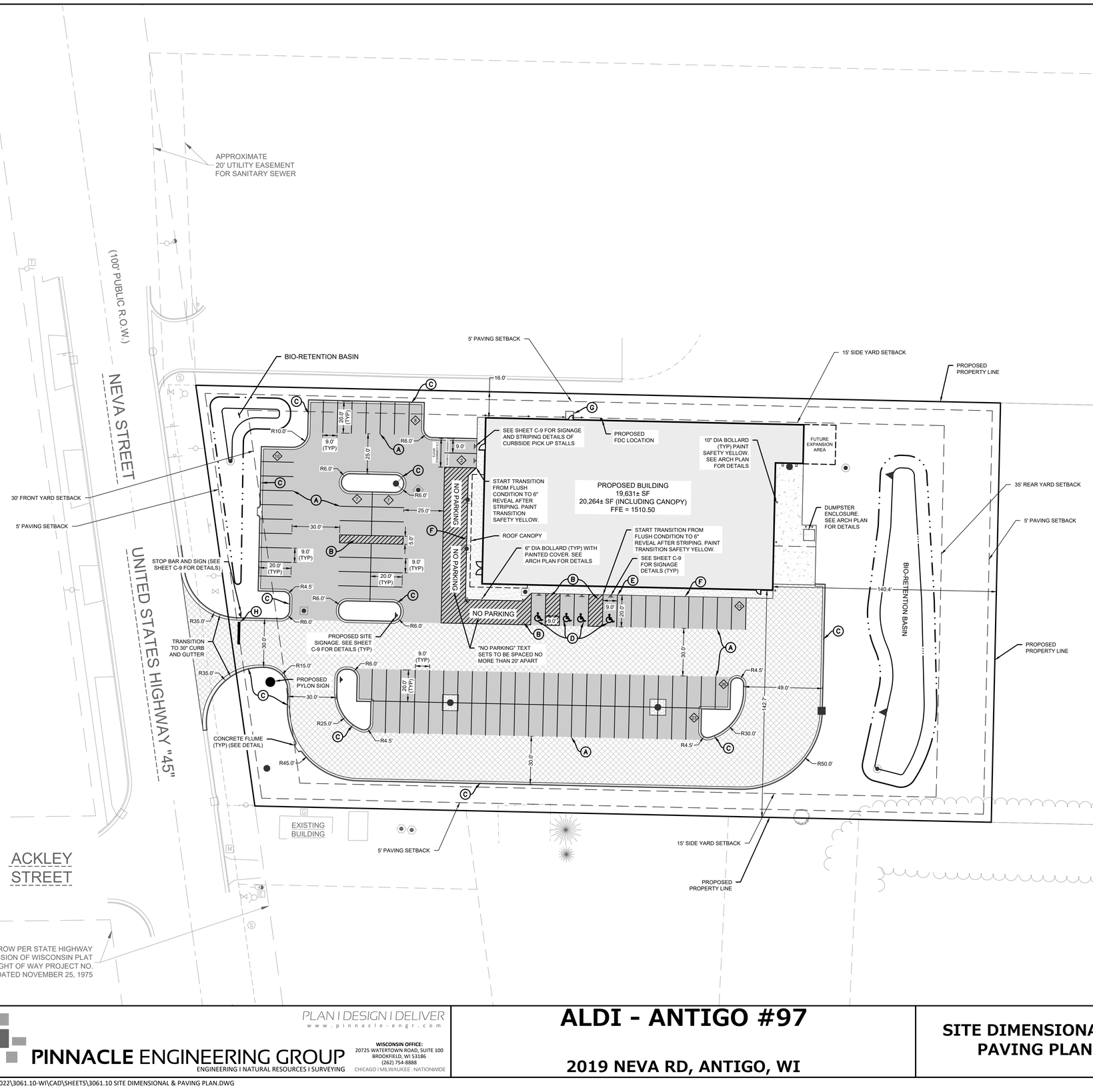
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EXISTING CONDITIONS & DEMO PLAN

Attachment: 2024-01-29 CIVIL & LANDSCAPE SET (6670 : Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd)

Z:\PROJECTS\2022\3061.10-WI\CAD\SHEETS\3061.10 EXISTING CONDITIONS & DEMO PLAN.DWG

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LEGEND

- **LIGHT DUTY ASPHALT PAVEMENT**
  - 8" - 1 ½" CRUSHED AGGREGATE TB
  - 3 ½" HMA PAVEMENT (2 LIFTS)
    - 2" BINDER COURSE - 3 LT 58-28 S
    - 1 ½" SURFACE COURSE - 5 LT 58-28 S
- **HEAVY DUTY ASPHALT PAVEMENT**
  - 10" - 1 ½" CRUSHED AGGREGATE TB
  - 4" HMA PAVEMENT (2 LIFTS)
    - 2" BINDER COURSE - 3 LT 58-28 S
    - 2" SURFACE COURSE - 5 LT 58-28 S
- **CONCRETE BUILDING SIDEWALK**
  -SEE ARCHITECTURAL PLAN FOR DETAIL
- **CONCRETE COLLAR**
  -6" - 1 ½ " CRUSHED AGGREGATE BASE COURSE CONFIRMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS, SECTION 301 AND 305.
  -6" PCC
- **CONCRETE PAVEMENT**
  - SEE ARCHITECTURAL PLAN FOR DETAIL

(A) 4" SOLID STRIPE (REFER TO C-9 FOR DETAILS)

(B) 4" DIAGONAL AT 45° SPACED 2' O.C. (REFER TO C-9 FOR DETAILS)

(C) 18" CURB & GUTTER (SEE DETAIL)

(D) ADA STALL INSIGNIA (REFER TO C-9 FOR DETAILS)

(E) TAPER CURB HEAD (SEE DETAIL)

(F) INTEGRAL CURB AND GUTTER (SEE DETAIL)

(G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)

(H) 12" STOP BAR (REFER TO C-9 FOR DETAILS)

(I) DEPRESS AND TAPER CURB HEAD. INSTALL TRUNCATED DOMES AT SIDEWALK.

(10) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE DATA

SITE AREA:	**2.93 AC (127,809 S.F.)**
DISTURBANCE LIMITS:	**3.01 AC (131,156 S.F.)**
PARKING STALLS:	**96 STALLS (4 ADA)**
BUILDING AREA:	**0.45 AC (19,631 S.F)**
GRASS AREA:	**1.20 AC (52,062 S.F.)**
TOTAL IMPERVIOUS AREA:	**1.73 AC (75,747 S.F.)**
GREEN SPACE (%)	**40.73%**

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Attachment: 2024-01-29 CIVIL & LANDSCAPE SET (6670 : Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd)

REVIEWED:
DESIGNED:
DRAFTED: DNL

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SITE DIMENSIONAL & PAVING PLAN

REVISIONS

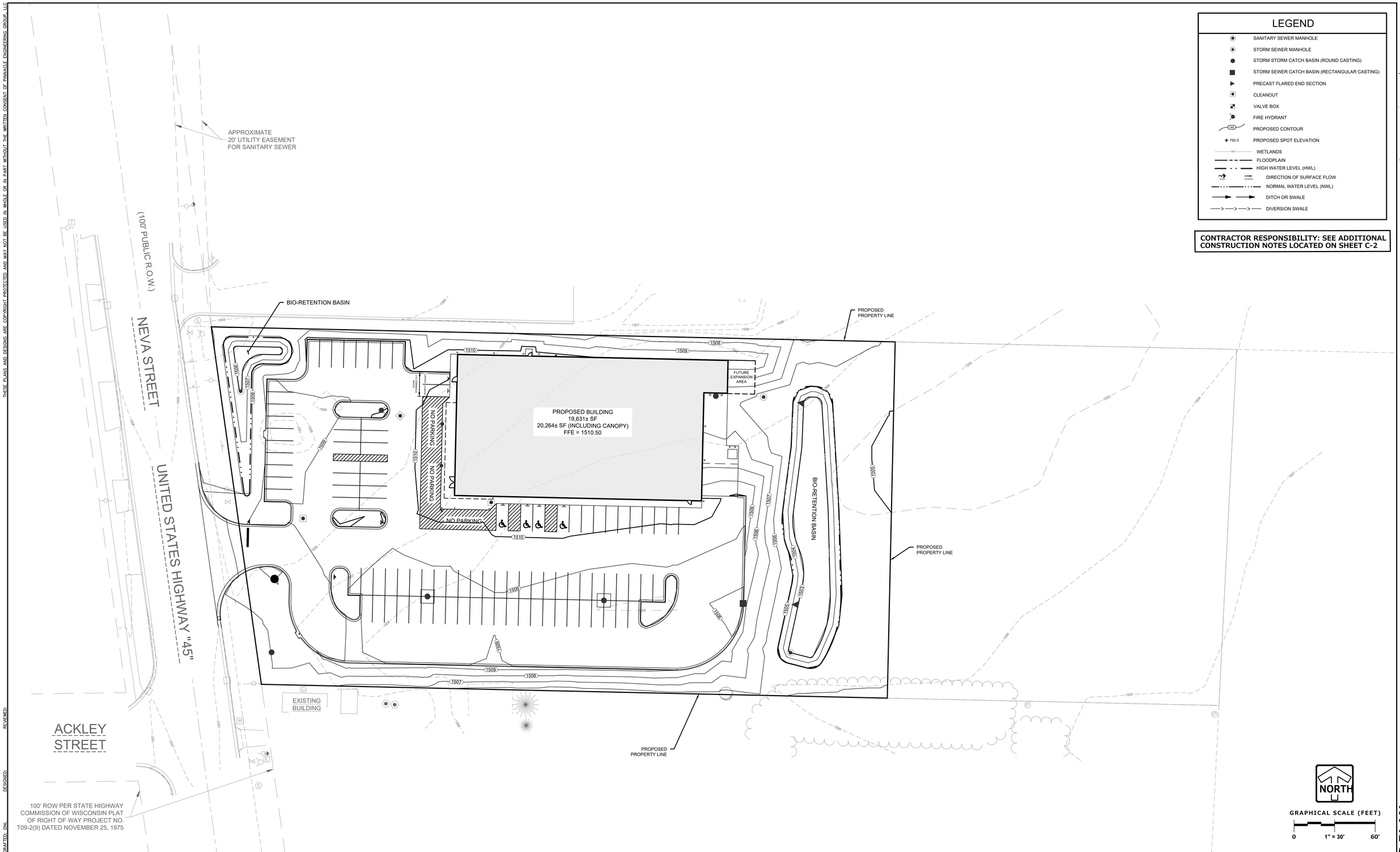
PEG JOB No. 3061.10
PEG PM MTS
START DATE 01-16-24
SCALE 1" = 30'

SHEET
C-4
C-11

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Z:\PROJECTS\2022\3061.10-WI\CAD\SHEETS\3061.10 SITE DIMENSIONAL & PAVING PLAN.DWG

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- DIRECTION OF SURFACE FLOW
- NORMAL WATER LEVEL (NWL)
- DITCH OR SWALE
- DIVERSION SWALE

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVIEWED:
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GRADING PLAN

REVISIONS

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PEG PM MTS
START DATE 01-16-24
SCALE 1" = 30'

SHEET
C-5
C-11

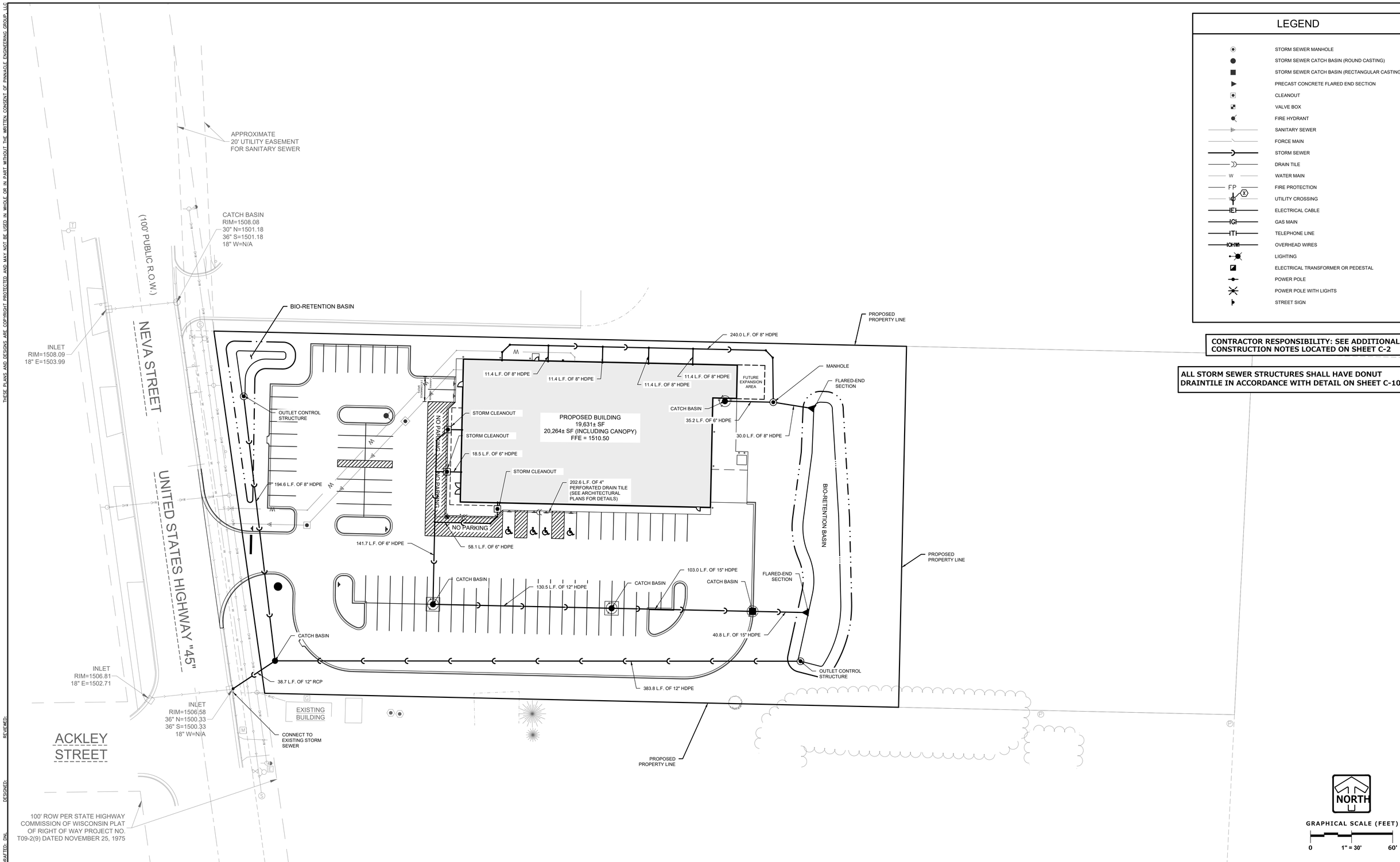
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GRADING PLAN

Attachment: 2024-01-29 CIVIL & LANDSCAPE SET (6670) : Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd)

Z:\PROJECTS\2022\3061.10-WI\CAD\SHEETS\3061.10 GRADING PLAN.DWG

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- FORCE MAIN
- STORM SEWER
- DRAIN TILE
- W — WATER MAIN
- FP — FIRE PROTECTION
- UTILITY CROSSING
- ELECTRICAL CABLE
- GAS MAIN
- TELEPHONE LINE
- OHW — OVERHEAD WIRES
- LIGHTING
- ELECTRICAL TRANSFORMER OR PEDESTAL
- POWER POLE
- POWER POLE WITH LIGHTS
- STREET SIGN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL STORM SEWER STRUCTURES SHALL HAVE DONUT DRAINTILE IN ACCORDANCE WITH DETAIL ON SHEET C-10

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVIEWED:
DESIGNED:
DRAFTED: DNL

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ALDI - ANTIGO #97

2019 NEVA RD, ANTIGO, WI

STORM SEWER PLAN

REVISIONS

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PEG PM MTS
START DATE 01-16-24
SCALE 1" = 30'

SHEET
C-6
C-11

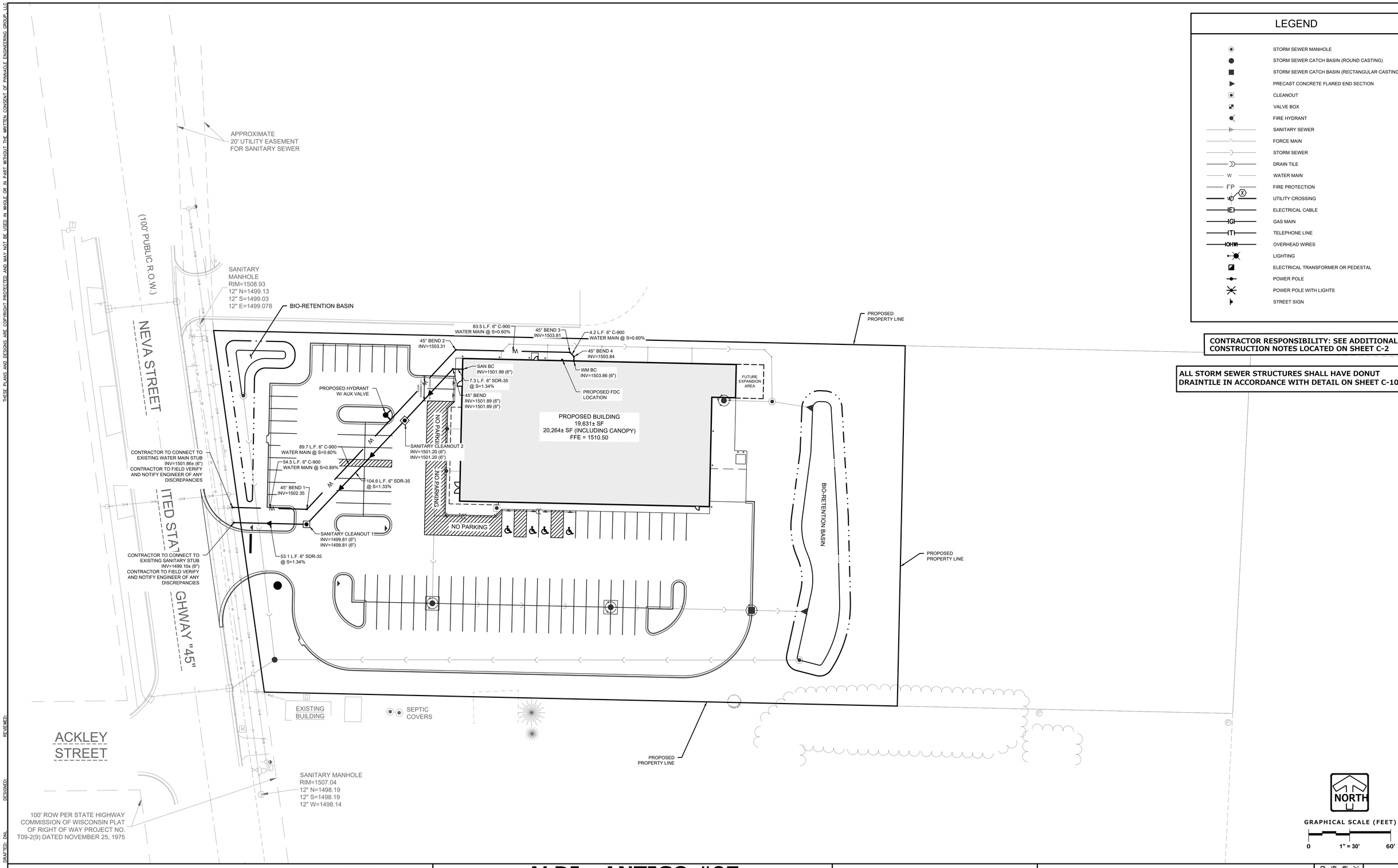
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STORM SEWER PLAN

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LEGEND

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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL STORM SEWER STRUCTURES SHALL HAVE DONUT DRAINTILE IN ACCORDANCE WITH DETAIL ON SHEET C-10

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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SANITARY & WATERMAIN PLAN

REVISIONS

PEG JOB No. 3061.10
PEG PM MTS
START DATE 01-16-24
SCALE 1" = 30'

SHEET
C-7
C-11

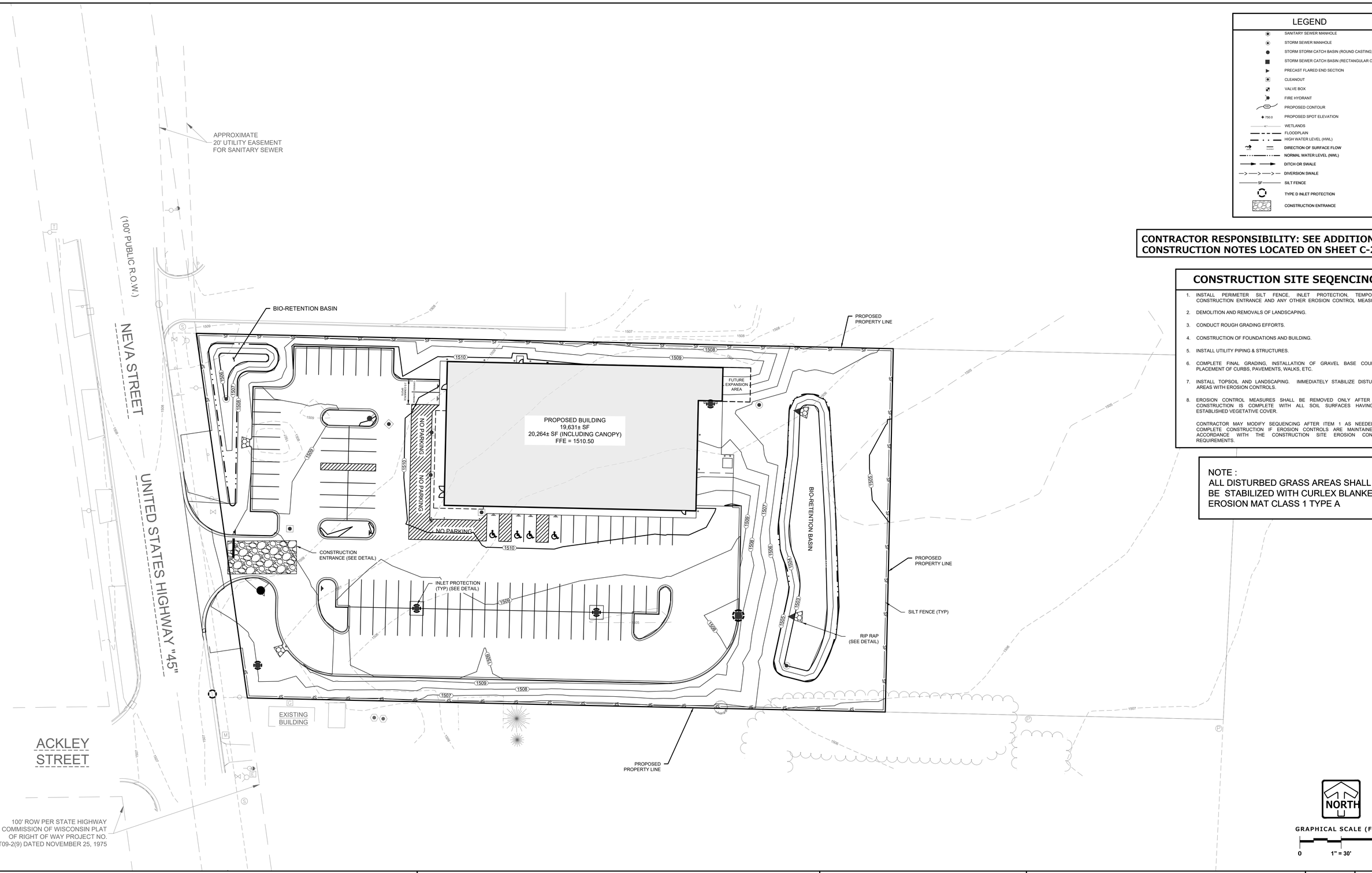
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SANITARY & WATERMAIN PLAN

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- DIRECTION OF SURFACE FLOW
- NORMAL WATER LEVEL (NWL)
- DITCH OR SWALE
- DIVERSION SWALE
- SF SILT FENCE
- TYPE D INLET PROTECTION
- CONSTRUCTION ENTRANCE

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

CONSTRUCTION SITE SEQENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES.
2. DEMOLITION AND REMOVALS OF LANDSCAPING.
3. CONDUCT ROUGH GRADING EFFORTS.
4. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
5. INSTALL UTILITY PIPING & STRUCTURES.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

NOTE :
ALL DISTURBED GRASS AREAS SHALL BE STABILIZED WITH CURLEX BLANKET. EROSION MAT CLASS 1 TYPE A

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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EROSION CONTROL PLAN

REVISIONS

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PEG PM MTS
START DATE 01-16-24
SCALE 1" = 30'

SHEET
C-8
C-11

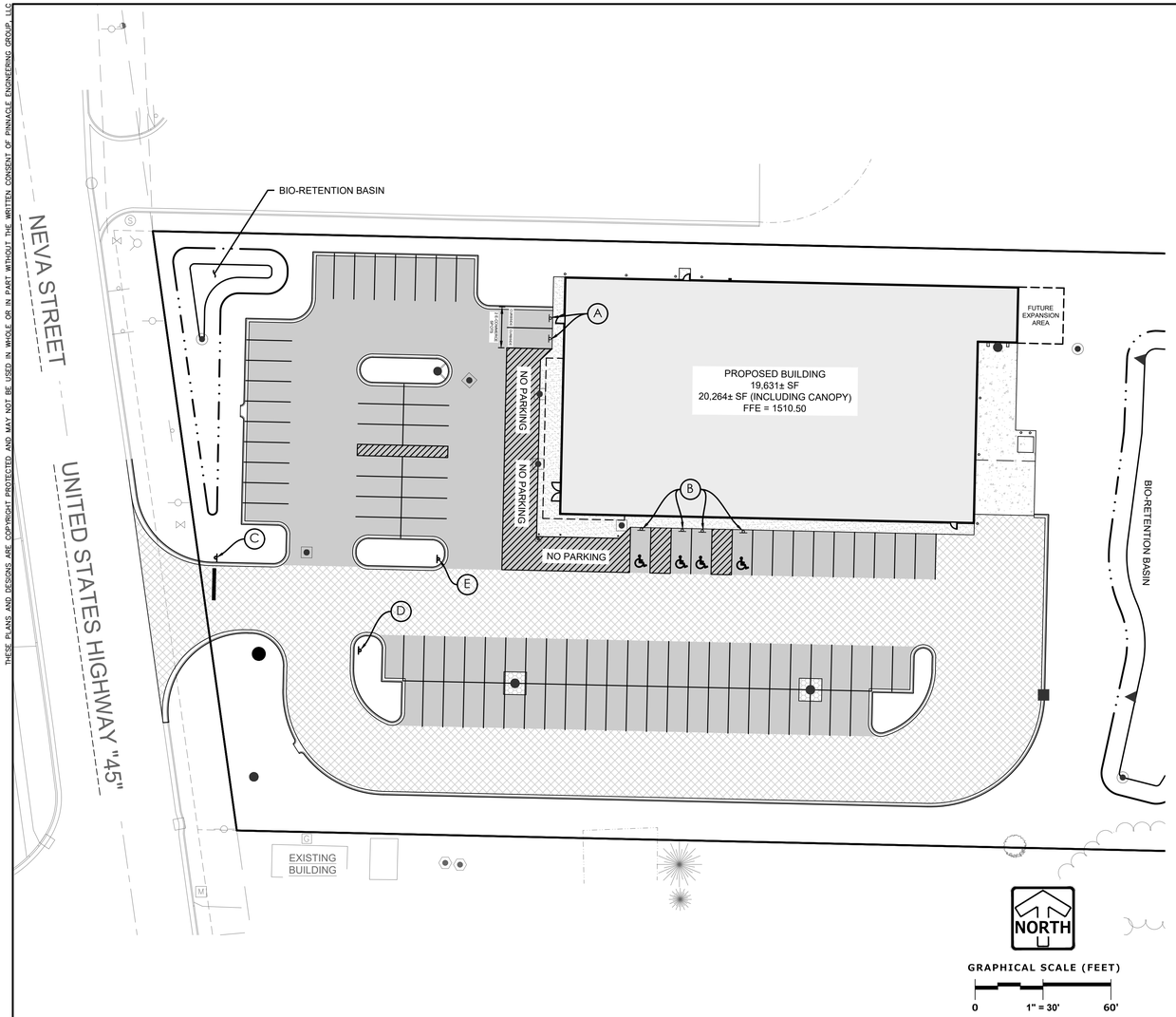
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EROSION CONTROL PLAN

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SITE LEGEND:

1. PAINT CURBSIDE PARKING STALL (REFER TO DETAIL)
2. EMPLOYEE INGRESS/EGRESS

SIGN SCHEDULE/LEGEND:

LEGEND	SIGN	DESCRIPTION	TYPE OF MOUNT	MOUNTING HEIGHT (BOTTOM OF SIGN)	QUANTITY
A	RESERVED FOR CURBSIDE PICKUP 1 Check in via text or app instructions	12" x 18" CURBSIDE PICK-UP PARKING SIGN	POST MOUNTED ON BOLLARD*	5'	2
B	D9-6	12" x 18" ADA PARKING SIGN	POST MOUNTED ON BOLLARD**	5'	4
C	STOP R1-1	30" x 30" STOP SIGN	POST MOUNTED IN GRASS	7'	1
D	CURBSIDE PICKUP	12" x 18" DIRECTIONAL SIGNAGE, STRAIGHT ARROW	POST MOUNTED IN GRASS	5'	1
E	CURBSIDE PICKUP	12" x 18" DIRECTIONAL SIGNAGE, LEFT ARROW	POST MOUNTED IN GRASS	5'	1
F	CURBSIDE PICKUP	12" x 18" DIRECTIONAL SIGNAGE, RIGHT ARROW	POST MOUNTED IN GRASS	5'	0

SIGNS A, B, & E TO BE PROVIDED BY ALDI. CONTRACTOR TO PROVIDE BOLLARD, POST, ETC. FOR ALL SIGNS

*CURBSIDE PICKUP BOLLARDS SHALL HAVE BLUE BOLLARD COVERS

**ADA PARKING STALL BOLLARDS SHALL HAVE YELLOW BOLLARD COVERS

LEGEND OF IMPROVEMENTS

BACK OF CURB / FACE OF CURB — FACE OF CURB/BACK OF CURB

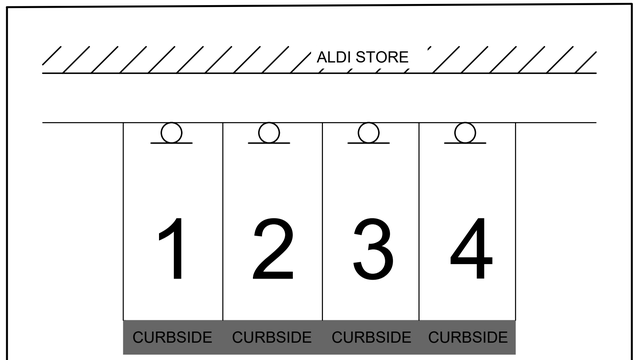
SUBJECT PARCEL PROPERTY LINE

ALDI BUILDING

SITE SIGN

TRAFFIC SIGNAGE AND PAVEMENT MARKINGS:

1. FONT STYLE FOR CURBSIDE SIGNAGE, PARKING SPACE LETTERING AND PARKING SPACE NUMBERING SHALL BE ARIAL BOLD.
2. PAVEMENT MARKINGS SHALL BE THE TYPE, COLOR, SIZE, AND LOCATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL PROVIDE TWO (2) COATS OF PAINT FOR ALL PAVEMENT MARKINGS. IF THE INFORMATION ON THE PLANS AND DETAILS IS NOT COMPLETE AND THE AUTHORITY HAVING JURISDICTION DOES NOT HAVE REQUIREMENTS REGARDING THIS, USE THE FOLLOWING:
   - 2.1. PAINT SHALL BE SUPPLIED IN ACCORDANCE WITH AASHTO: M 248 LATEST ADDITION.
   - 2.2. COLORS SHALL BE AS FOLLOWS:
     - 2.2.1. YELLOW- PARKING STALLS, PARKING ISLANDS, AND FIRE LANES
     - 2.2.2. WHITE - STOP BARS AND LETTERING, PEDESTRIAN CROSSINGS, HANDICAP PARKING SYMBOL AND CHARACTERS, TRAFFIC CONTROL LETTERING AND CHARACTERS
     - 2.2.3. BLUE - BACKGROUND OF HANDICAP PARKING SYMBOL
   - 2.3. REFER TO CURBSIDE PARKING DETAIL FOR PAINT TYPE, COLOR AND FONT
3. THE PAVEMENT SHALL BE CLEAN AND FREE OF DIRT, DUST, MOISTURE, OILS, AND OTHER FOREIGN MATERIALS. ANY OLD PAVEMENT MARKINGS SHALL BE REMOVED UNLESS PAINTS ARE COMPATIBLE AND OVERLAY IDENTICAL. THE SURFACE OF THE PAVEMENT PRIOR TO APPLICATION SHALL BE 45 DEGREES F AND RISING UNLESS MANUFACTURER'S RECOMMENDATIONS ARE GREATER. ALL PAINTING SHALL BE APPLIED IN APPROPRIATE WEATHER CONDITIONS (E.G. TEMPERATURE, WIND, PRECIPITATION), AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. THE SIGNAGE AND PAVEMENT MARKINGS SHALL BE THE TYPE AND AT THE GENERAL LOCATION SHOWN ON THE DRAWINGS.
5. POSTS, BRACKETS, AND FRAMES SHALL BE STEEL PER ASTM A-36, A-242, A-441, A-572, A588, GRADE 50, AND HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123. ALL CUTTING, DRILLING, OR OTHER POLE MODIFICATIONS SHALL BE PAINTED WITH GALVANIZING PAINT. ALL BOLTS, NUTS, AND WASHERS SHALL BE STAINLESS STEEL.
6. POST HOLES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE DETAIL UNLESS POOR SOILS OR FROST CONDITIONS REQUIRE GREATER DEPTH. SIGN POSTS SHALL BE KEPT PLUMB, 6 INCHES OFF BOTTOM AND CENTERED AS 4,000 PSI CONCRETE IS PLACED AROUND THE POST. THE OVERALL SIGN AND POST SYSTEM SHOULD BE ABLE TO WITHSTAND 33 POUNDS PER SQUARE FOOT.
7. CONTRACTOR CAN PLACE SIGNS ON POSTS AFTER CONCRETE HAS CURED FOR SEVEN DAYS OR 3/4 STRENGTH IS ACHIEVED.
8. ALL HANDICAP STRIPING AND SIGNAGE, INCLUDING SPACES, CROSSWALK, ACCESSIBLE PATH, AND CURB RAMPS, SHALL MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. FIRE LANE STRIPING AND SIGNAGE SHALL MEET THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTOR AND FIRE DEPARTMENT.



ALDI BLUE CUSTOM COLOR:

CCE COLORANT	OZ	32	64	128
L1-BLUE	-	63	1	1
R3-MAGENTA	-	5	-	1
Y3-DEEP GOLD	-	1	1	-

- ARIAL BOLD FONT SHALL BE USED FOR NUMBERS AND LETTERS
- PAINT SHALL BE SEALMASTERS 'COLOR PAVE' OR 'LIQUID THERMOPLASTIC' TRAFFIC MARKING PAINT OR AS APPROVED BY ALDI CM. CONTACT ROCHESTER JET-BLACK, GARY ROSBROOK, 585-441-4125 FOR ORDERING.
  - -a. COLOR PAVE SHALL BE USED FOR NEW PAVEMENT
  - -b. LIQUID THERMOPLASTIC SHALL BE USED FOR OLDER PAVEMENT THAT HAS BEEN SEALED WITH A COAL TAR SEALER.
- SURFACE PREPARATION SHALL COMPLY WITH MANUFACTURERS REQUIREMENTS.
- SIGNS, NUMBERS AND WORDING TO BE PLACED CENTERED

CURBSIDE PARKING DETAIL

N.T.S

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2019 NEVA RD, ANTIGO, WI

SIGNAGE PLAN

REVISIONS

PEG JOB No. 3061.10
PEG PM MTS
START DATE 01-16-24
SCALE 1" = 30'

SHEET
C-9
C-11

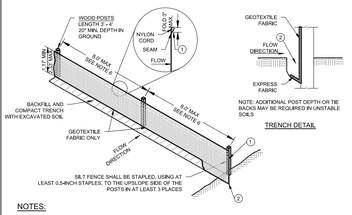
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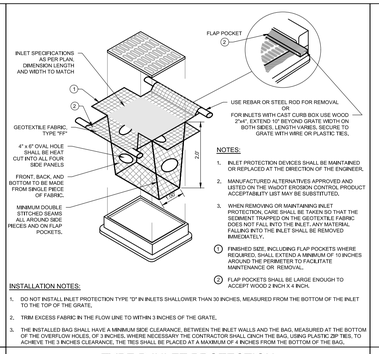
Attachment: 2024-01-29 CIVIL & LANDSCAPE SET (6670 : Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd)



NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 4-INCH DEEP TRENCH OR 8-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2-INCHES x 1 1/2-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (6-FEET FOR WOVEN AND 3-FEET FOR NONWOVEN).

SILT FENCE



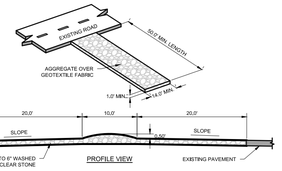
NOTES:

1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. 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.

INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES, WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE, THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

TYPE D INLET PROTECTION



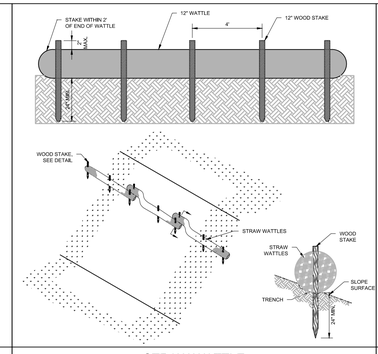
#137 (6/01/19)

STRAW WATTLE

NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE IN ACCORDANCE WITH TABLE 1 IN TECH. STANDARD 1057 WDNR
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK, ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD. THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

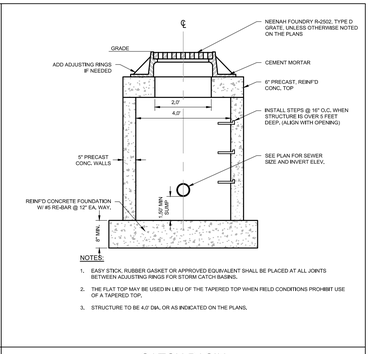
CONSTRUCTION ENTRANCE



NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

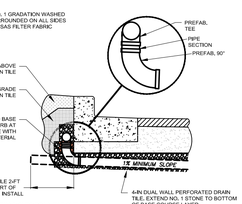
STORM SEWER MANHOLE



NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA, OR AS INDICATED ON THE PLANS.

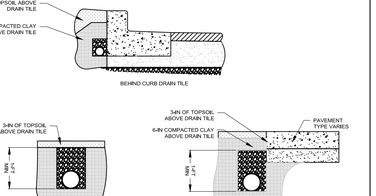
CATCH BASIN



NOTES:

1. PITCH CONCRETE AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME.

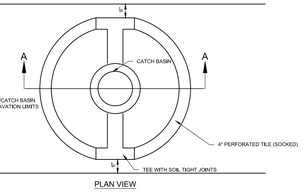
CONCRETE FLUME



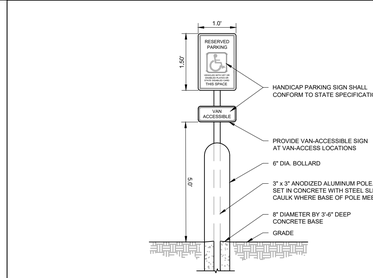
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET, THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

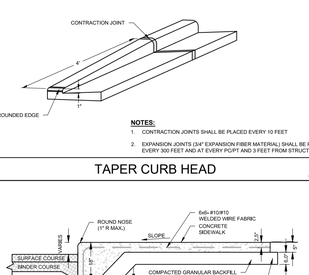
18" VERTICAL FACE CURB



STORM CLEANOUT



ADA SIGN

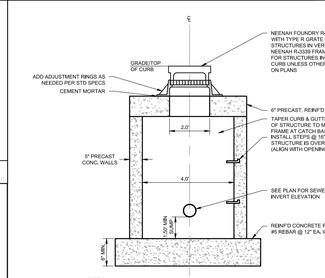


NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD

INTEGRAL CURB AND SIDEWALK



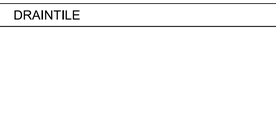
NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURES TO BE 4' DIA, OR AS INDICATED ON THE PLANS.

CATCH BASIN - CURB







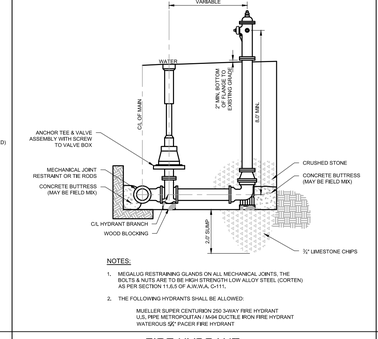


DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS, CORRUGATED HIGH-DENSITY POLYETHYLENE (HDPE) CONDUIT SHALL BE AASHTO M252 FOR 3-INCH THROUGH 10-INCH DIAMETER AND AASHTO M294 FOR 12-INCH THROUGH 60-INCH DIAMETER. ALL PERFORATIONS SHALL HAVE A MINIMUM WIDTH OF 1/8 INCH, SHALL BE SMOOTH WITH NO BURRS OR SHARP EDGES THAT COULD CAUSE ABRASION OF THE CONDUIT, AND SHALL BE LOCATED PER THE FOLLOWING CRITERIA:
   - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS B PERFORATION PATTERN.
   - DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MINIMUM MANNING'S "N" VALUE OF 0.12 WITH CLASS B PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH FASCIA WIRE OR OTHER APPROVED METHODS IN ORDER TO LOCATE THE DRAIN TILE AFTER BACKFILLING. THE CONTRACTOR SHALL PROVIDE THE EXPANDED NOTES OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. A MINIMUM TRENCH WIDTH OF 12" SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.
4. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
   - CONCRETE PAVED AREAS: 2.5-FT
   - UNDER PAVED AREAS: 2.5-FT
   - BEHIND CURB: 2.5-FT
   - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS: 2.5-FT
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL AS DIRECTED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURE AND INSTALLING A FLEXIBLE RUBBER BOOT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE ACHIEVED BY THE USE OF KOR-N-SEAL CONNECTORS, OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
   - A 4" CORE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A CLEAN STONE SHALL BE INSTALLED TO PROVIDE CONTINUOUS SUPPORT.
   - CONFLICT DETECTION TECHNOLOGIES, INC. (811) OR LOCAL LAWS SHALL BE FOLLOWED.
   - TOP OF CLAY SECTION OF TOPSOIL LAYING ABOVE THE CONDUIT.
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.
8. PIPE MANUFACTURED FITTINGS (ELBOWS, WYES, TEES, BENDS, ETC.) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A WATERTIGHT CAP OR PLUG. THE CAP OR PLUG SHALL BE REMOVABLE FOR MAINTENANCE.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL CAPACITY UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND ROADSIDE INTO THE CONDUIT.

DRAINTILE

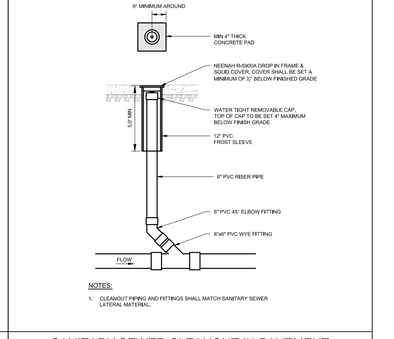
CATCH BASIN - UNDERDRAIN



NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS. THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.6.5 OF AJW,WJL G-111,
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:
   - MUELLER SUPER CENTURION 250 3-WAY FIRE HYDRANT
   - U.S. PIPE METROPOLITAN / M-94 DUCTILE IRON FIRE HYDRANT
   - WATEROUS 50' PACER FIRE HYDRANT

FIRE HYDRANT



NOTES:

1. CLEANOUT PIPING AND FITTINGS SHALL MATCH SANITARY SEWER LATERAL MATERIAL.

SANITARY SEWER CLEANOUT IN PAVEMENT

REVIEWED:
DESIGNED:
DRAFTED: DNL

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(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

ALDI - ANTIGO #97

2019 NEVA RD, ANTIGO, WI

CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 3061.10
PEG PM MTS
START DATE 01-16-24
SCALE N.T.S

SHEET
C-10
C-11

CONSTRUCTION DETAILS

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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; *REFER TO SECTION 4 OF THIS PLAN.* ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: *FUEL, TANKS, WASTE CONTAINERS, OIL, OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.*

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERMS/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. *SILT FENCE* MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW BALES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERMS/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAPS/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERMS/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS NEEDED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

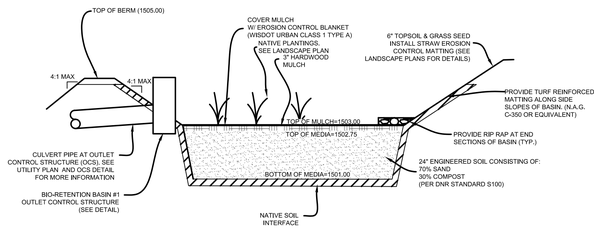
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER, MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED, PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C	*	*	*	D	*				
SODDING			E	*	*	*	*	*	*			

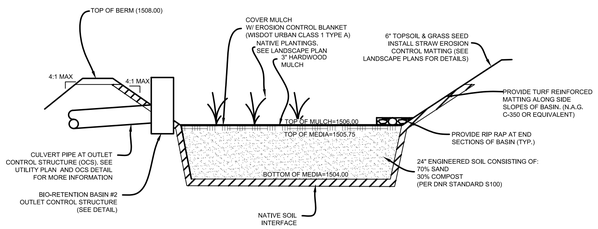
A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



EAST BIO-RETENTION BASIN DETAIL

SPECIFICATIONS:

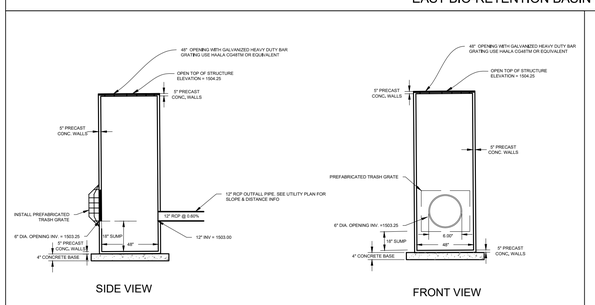
1. IF USED AS A SEDIMENT BASIN, BOTTOM OF BASIN SHALL BE LEFT A MINIMUM OF 1' ABOVE FINAL GRADE IN ORDER TO PRESERVE NATIVE SOIL INTERFACE, DO NOT EXCAVATE FINAL 1' UNTIL FINAL SITE STABILIZATION OCCURS.
2. DO NOT USE HEAVY EQUIPMENT IN THE BASIN.
3. DO NOT PLACE TOPSIL, MEDIA, MULCH, OR PLANTS UNTIL AFTER THE PAVING OPERATIONS ARE COMPLETE AND THE SITE IS STABILIZED.
4. PRIOR TO COMPLETING THE GARDEN, REMOVE ANY SEDIMENT THAT HAS ACCUMULATED AND REMOVE FINAL FOOT AND LOOSEN BOTTOM SOIL PRIOR TO PLACEMENT OF ANY FINISH MATERIALS.
5. ONCE THE ENGINEERED SOIL OR TOPSOIL IS PLACED, THE SURFACE SHALL BE COVERED WITH A VARIOUS AREAS OF PLANTINGS AND/OR SEEDING AS SPECIFIED ON THE LANDSCAPE PLAN. HARDWOOD MULCH MAY NOT BE USED WITHIN 30' OF THE OUTLET TO AVOID WASHOUTS. DECORATIVE 6" STONE SHALL BE USED INSTEAD.
6. EROSION CONTROL MATTING SHALL BE ANCHORED, OVERLAPPED, STAKED AND ENTRENCHED PER THE MANUFACTURER'S RECOMMENDATIONS.
7. CONTRACTOR TO PROVIDE A COPY OF ALL GEOTECHNICAL REPORTS AND DATA PERTAINING TO THE PONDS TO THE ENGINEER FOR APPROVAL. ENGINEER SHALL SUBMIT COPIES TO THE CITY FOR APPROVAL ALONG WITH THE RECORD DRAWINGS.



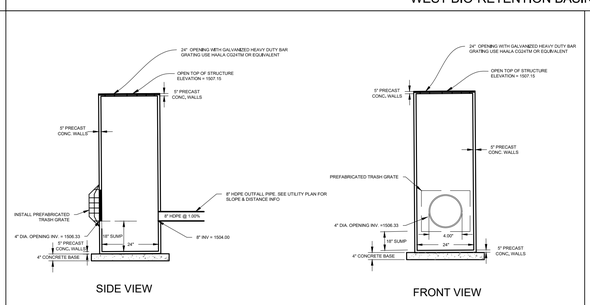
WEST BIO-RETENTION BASIN DETAIL

SPECIFICATIONS:

1. IF USED AS A SEDIMENT BASIN, BOTTOM OF BASIN SHALL BE LEFT A MINIMUM OF 1' ABOVE FINAL GRADE IN ORDER TO PRESERVE NATIVE SOIL INTERFACE, DO NOT EXCAVATE FINAL 1' UNTIL FINAL SITE STABILIZATION OCCURS.
2. DO NOT USE HEAVY EQUIPMENT IN THE BASIN.
3. DO NOT PLACE TOPSIL, MEDIA, MULCH, OR PLANTS UNTIL AFTER THE PAVING OPERATIONS ARE COMPLETE AND THE SITE IS STABILIZED.
4. PRIOR TO COMPLETING THE GARDEN, REMOVE ANY SEDIMENT THAT HAS ACCUMULATED AND REMOVE FINAL FOOT AND LOOSEN BOTTOM SOIL PRIOR TO PLACEMENT OF ANY FINISH MATERIALS.
5. ONCE THE ENGINEERED SOIL OR TOPSOIL IS PLACED, THE SURFACE SHALL BE COVERED WITH A VARIOUS AREAS OF PLANTINGS AND/OR SEEDING AS SPECIFIED ON THE LANDSCAPE PLAN. HARDWOOD MULCH MAY NOT BE USED WITHIN 30' OF THE OUTLET TO AVOID WASHOUTS. DECORATIVE 6" STONE SHALL BE USED INSTEAD.
6. EROSION CONTROL MATTING SHALL BE ANCHORED, OVERLAPPED, STAKED AND ENTRENCHED PER THE MANUFACTURER'S RECOMMENDATIONS.
7. CONTRACTOR TO PROVIDE A COPY OF ALL GEOTECHNICAL REPORTS AND DATA PERTAINING TO THE PONDS TO THE ENGINEER FOR APPROVAL. ENGINEER SHALL SUBMIT COPIES TO THE CITY FOR APPROVAL ALONG WITH THE RECORD DRAWINGS.



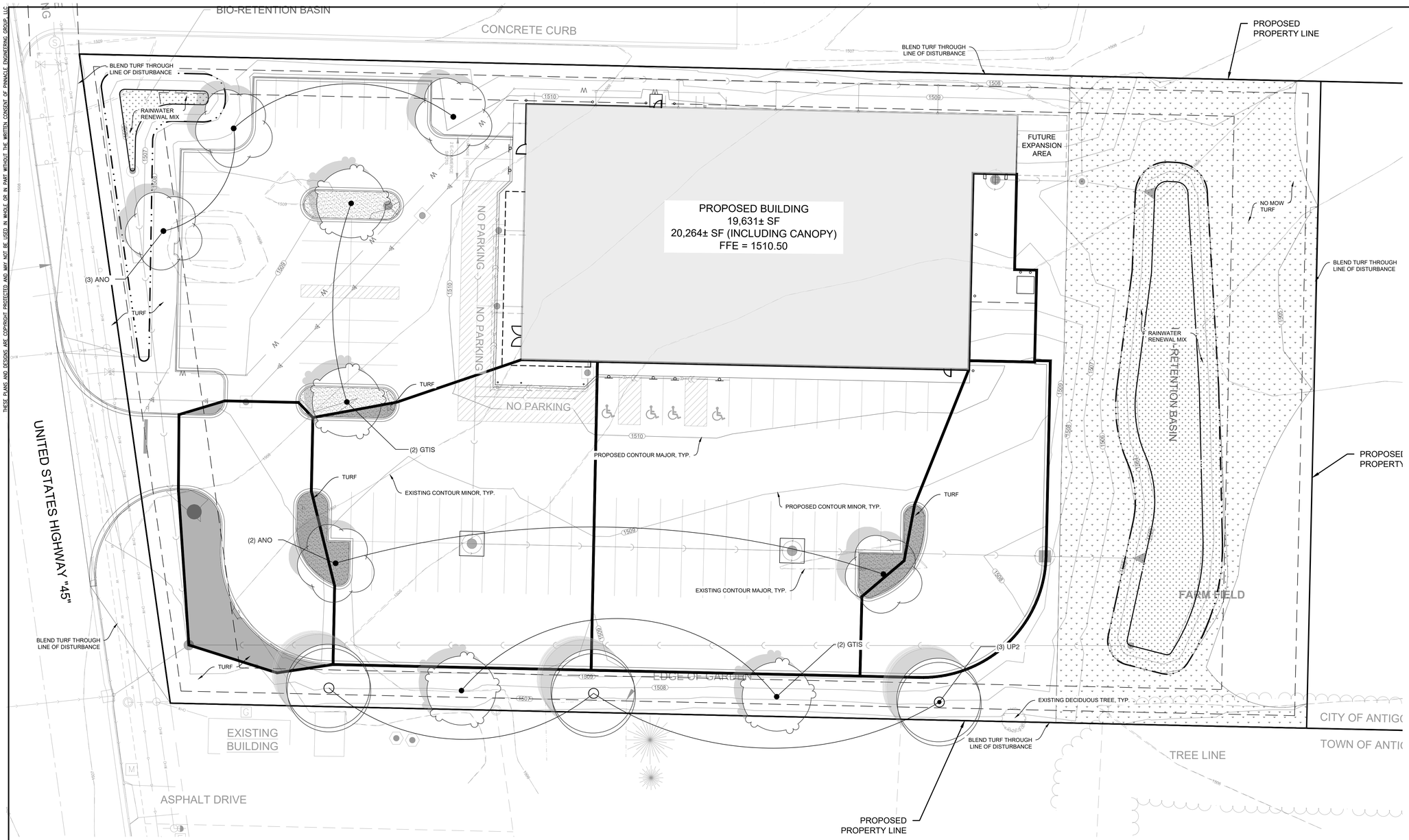
EAST BIO-RETENTION BASIN OUTLET CONTROL STRUCTURE DETAIL



WEST BIO-RETENTION BASIN OUTLET CONTROL STRUCTURE DETAIL

DESIGNED: DNL
DRAFTED: DNL
REVIEWED:

PINNACLE ENGINEERING GROUP



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
ANO	5	Acer rubrum 'Northwood'	Northwood Maple	2" Cal.	50' T x 35' W
GTIS	4	Gleditsia triacanthos inermis 'Sunburst'	Sunburst Common Honeylocust	2" Cal.	45' T x 35' W
UP2	3	Ulmus x 'Morton Glossy'	Triumph Elm	2" Cal.	55' T x 40' W

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
AGRECOL MIXES				
	7,947 sf	Rain Garden	AGRECOL RAINWATER RENEWAL SEED MIX	
TURF				
	27,149 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	
	15,643 sf	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix	

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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REVIEWED: DJB
DESIGNED: SAT
DRAFTED: SAT

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
PLAN I DESIGN I DELIVER
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

ALDI - ANTIGO #97

2019 NEVA RD, ANTIGO, WI

LANDSCAPE PLAN

REVISIONS

PEG JOB NO. 3061.10
PEG PM MTS
START DATE 01-16-24
SCALE 1" = 20'

SHEET
L-1
L-2

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LANDSCAPE PLAN

Z:\PROJECTS\2022\3061.10-WI\CAD\SHEETS\3061.10 LANDSCAPE PLAN.DWG

Attachment: 2024-01-29 CIVIL & LANDSCAPE SET (6670 : Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd)

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GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL INDIVIDUAL TREES SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY..
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 4B. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS..
14. WHILE PLANTING TREES, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
15. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
16. ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
17. TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
18. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
19. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
20. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
21. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
22. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
23. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
24. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
25. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
26. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
27. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
28. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
29. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
30. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
31. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE SEEDING

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:

A. ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL.TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

B. PREPARATION OF SOIL PRIOR TO SEEDING
   1. REFER TO CIVIL PLANS FOR SOIL MIXTURE.
   2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
   3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
   4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. COVER CROP
   1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
   2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

B. SEED MIX:
   1. MIX ALL NATIVE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.
   2. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
   3. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
   4. COVER SEED WITH ¼ -INCH TO ½ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
   5. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
   6. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

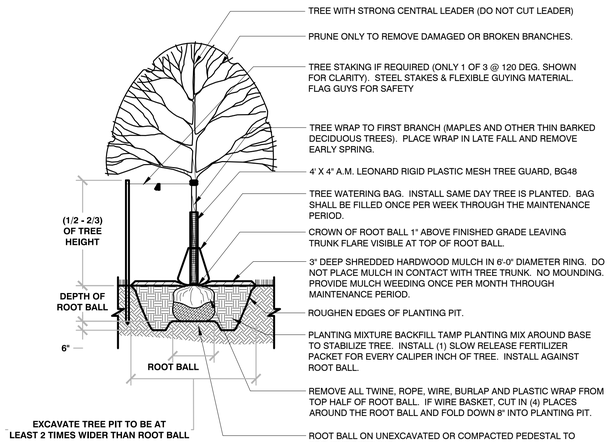
WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

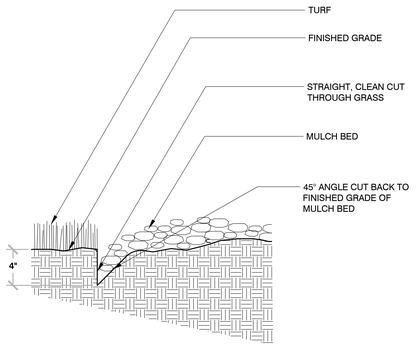
2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.



1 TREE PLANTING
1/4" = 1'-0"
329343-01



2 TRENCHED BED EDGE
3/4" = 1'-0"
3293-03

DRAFTED: SAT
DESIGNED: SAT
REVIEWED: DJB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

ALDI - ANTIGO #97

2019 NEVA RD, ANTIGO, WI

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS

PEG JOB No. 3061.10
PEG PM MTS
START DATE 01-16-24
SCALE VARIES

SHEET
L-2
L-2

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LANDSCAPE GENERAL NOTES & DETAILS

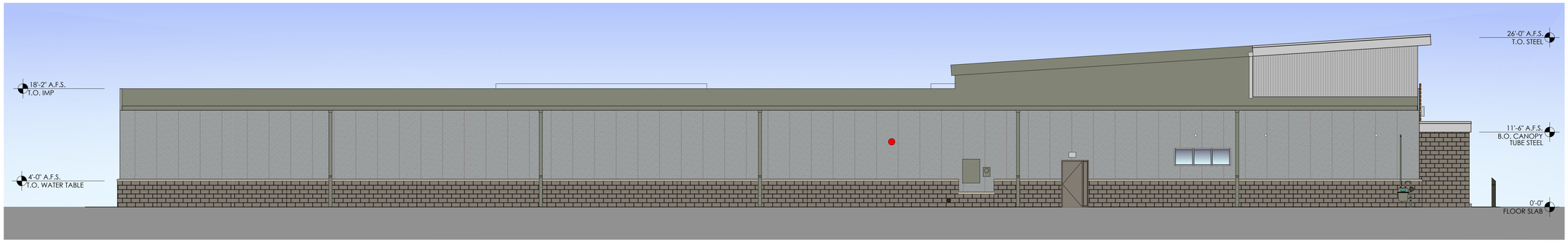
Attachment: 2024-01-29 CIVIL & LANDSCAPE SET (6670 : Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd)

Z:\PROJECTS\2022\3061.10-WI\CAD\SHEETS\3061.10 LANDSCAPE PLAN.DWG



4 Side Elevation

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



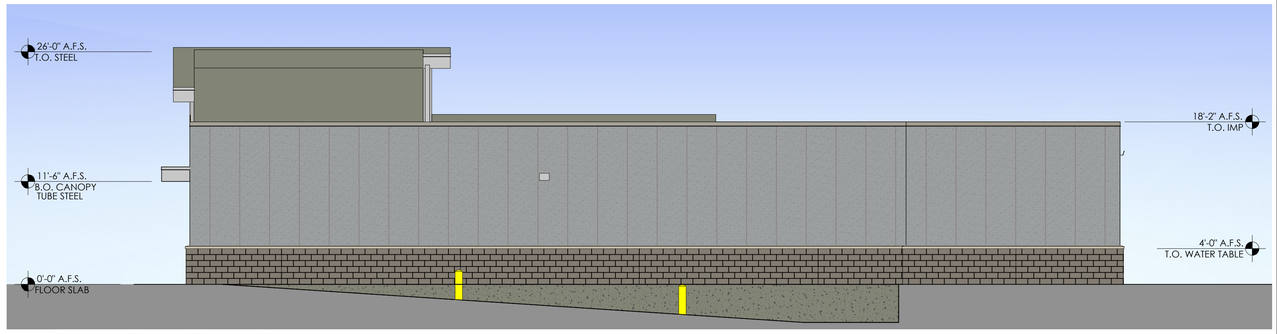
3 Side Elevation

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



2 Front Elevation

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



1 Rear Elevation

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

SIGNAGE			
DESCRIPTION	**QUANTITY**	**SQ. FT. PER SIGN**	**TOTALS**
TOWER SIGN	2	46.6	93.2
TOTAL SIGNAGE			93.2
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

PLOTTED: 12/5/2023 1:57 PM

Issued:	Date:
Concept No 1	12/05/23
Revisions:	Date:

DO NOT SCALE PLANS

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ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: MYG

REVIEWED BY: ERM

Seal

NOT FOR CONSTRUCTION

ALDI Inc.
9342 South 13th Street
Oak Creek, WI 53154
(414) 570-1860
(414) 570-1864 fax

ALDI Inc. Store #: XX
Antigo, WI
US HWY 45
Antigo, WI 54409
Langlade County
Project Name & Location:

Exterior Elevations
Drawing Name:

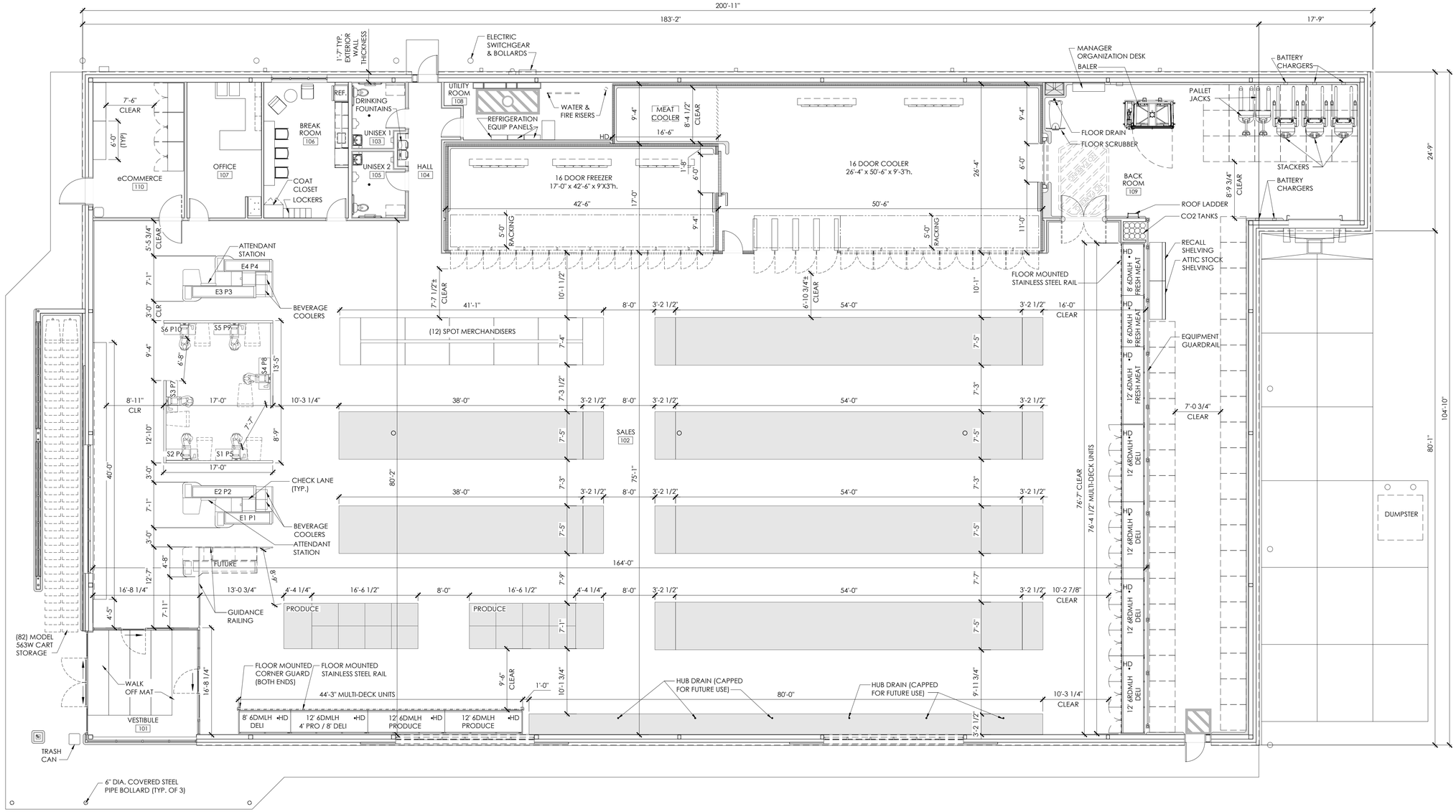
Prototype:	Project No.
V9.0	40473-31
Type: Ground Up	
Scale: As Noted	A-201 Drawing No.

Attachment: OAK97 Antigo WI_V9 CEE No 1_231207 (6670 : Proposed Project Consisting of a 19,631 Sq Ft ALDI Food Market Located at 2019 Neva Rd)

SIDE DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE	SALES / VESTIBULE	12,657
	UNISEX 2	79
	UNISEX 1	78
	HALL	132
SUBTOTAL (MERCANTILE)		12,946
BUSINESS	OFFICE	243
	BREAK ROOM	277
	eCOMMERCE	298
SUBTOTAL (BUSINESS)		818
STORAGE / STOCK	BACKROOM	2,341
	COOLER	1,439
	FREEZER	674
	UTILITY ROOM	218
SUBTOTAL (STORAGE / STOCK)		4,672
SUBTOTAL (OCCUPANCIES)		18,436
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		1,195
BUILDING SQUARE FOOTAGE		19,631
EXTERIOR CANOPY		650
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		20,281

SIDE DOCK OPERATIONS DATA	
ITEM	V9.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	816'-0"
ASSUMED PALLET STORAGE	54
BUILDING DIMENSIONS	104'-10" x 183'-2"
SALES FLOOR DIMENSIONS	75'-1" x 164'-0"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	12
CART STORAGE	82

NOTES:
1. THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
3. THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
4. ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
5. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).



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

PLAN NORTH

Issued:	Date:
Concept No 1	12/05/23

Revisions:	Date:

DO NOT SCALE PLANS

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ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: MYG

REVIEWED BY: ERM

Seal

NOT FOR CONSTRUCTION

ALDI Inc.
9342 South 13th Street
Oak Creek, WI 53154
(414) 570-1860
(414) 570-1864 fax

ALDI Inc. Store #: XX
Antigo, WI
US HWY 45
Antigo, WI 54409
Langlade County
Project Name & Location:

Operations Plan
Drawing Name:

Prototype: V9.0	Project No. 40473-31
Type: Ground Up	A-131
Scale: As Noted	Drawing No.

Attachment: OAK97 Antigo WI_V9 CFP No 1_231207 (6670 : Proposed Project Concept)

PLOTTED: 12/5/2023 12:13 PM

Antigo
"Antigo Area on the go"

NOTICE

NOTICE IS HEREBY GIVEN, that the following application for a Conditional Use Permit under the provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code, has been filed:

> "Original Plat Lots 19 & 20 & That Pt of Springbrook That Lies Betw E & W Bndry Lns of Lot 18 & S ½ Vacant 9th Ave Lyg N of & Adj to Lots 19 & 20 Block 85 Parcel #201-1204 (133 Superior Street)"

to request trailer storage in existing location.

FURTHER, that a public hearing will be held on the above application before the City Plan Commission of the City of Antigo on Tuesday, February 6, 2024, at 6:00 p.m. in the Council Chambers, City Hall, 700 Edison Street, Antigo, Wisconsin, at which time opportunity to be heard will be given all interested persons.

Kaye M. Matucheski
City Clerk-Treasurer/Finance Director

City of Antigo, 700 Edison Street, Antigo, Wisconsin 54409-1955
The City of Antigo is an Equal Opportunity Provider
Phone (715) 623-3633 Fax (715) 627-7099
www.antigo-city.org

Attachment: Public Hearing Notice for 133 Superior Street 2-6-2024 City Plan Mtg Conditional Use Application (6654 : Public Hearing for

APPLICATION FOR CONDITIONAL USE HEARING

CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR
700 EDISON STREET, ANTIGO, WISCONSIN 54409
PHONE: 715.623.3633 x134 Fax 715.627.7099
bmccarthy@antigo-city.org

paid 1/18/2024

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE $ 100.00 DATE OF APPLICATION: 1-18-24

APPLICANT NAME (S): Michael Schilcher

ADDRESS: 133 Superior St

CITY: Antigo STATE Wis ZIP 54409

PHONE: 715.623.3294 EMAIL:

PROPERTY ADDRESS: 133 Superior St PARCEL NUMBER: 2011204

LEGAL DESCRIPTION: Original Plat Lots 19 + 20 + That part of Spring Brook that Lies between E + W Boundary Lns of Lot 18 + S 1/2 vacant 9th Ave Lys N of + adj To Lots 19 + 20 Block 5

APPLICANT REQUEST FOR CONDITIONAL USE OF ORDINANCE NUMBER: 14-746

FOR THE PURPOSE OF: Trailer Storage existing Location

It is understood that a Public Hearing will be held before a request for the above Conditional Use is, or is not approved. Applicant will be notified of the date and place of the Public Hearing.

APPLICANT SIGNATURE: Michael Schilcher

FOR OFFICE USE ONLY BELOW THIS LINE

ADJACENT PROPERTY OWNERS WITHIN 100 FEET

ACTION OF THE CITY PLANNING COMMISSION: ____ **APPROVED** ____ **DENIED**

CITY PLAN COMMISSION RECOMMENDATION TO CITY COUNCIL:

SIGNATURE OF CHAIRPERSON OF CITY PLAN COMMISSION

DATE

Attachment: Conditional Use Application (2nd) for 133 Superior Street - Michael Schilcher 2-6-2024 City Plan (6655 : Conditional Use

Antigo
"Antigo Area on the go"
BUILDING INSPECTOR/ZONING ADMINISTRATOR
715-623-3633 ext134
FAX 715-627-7099

Memo

To: City Plan Commission

From: Beth McCarthy, Building Inspector/Zoning Administrator

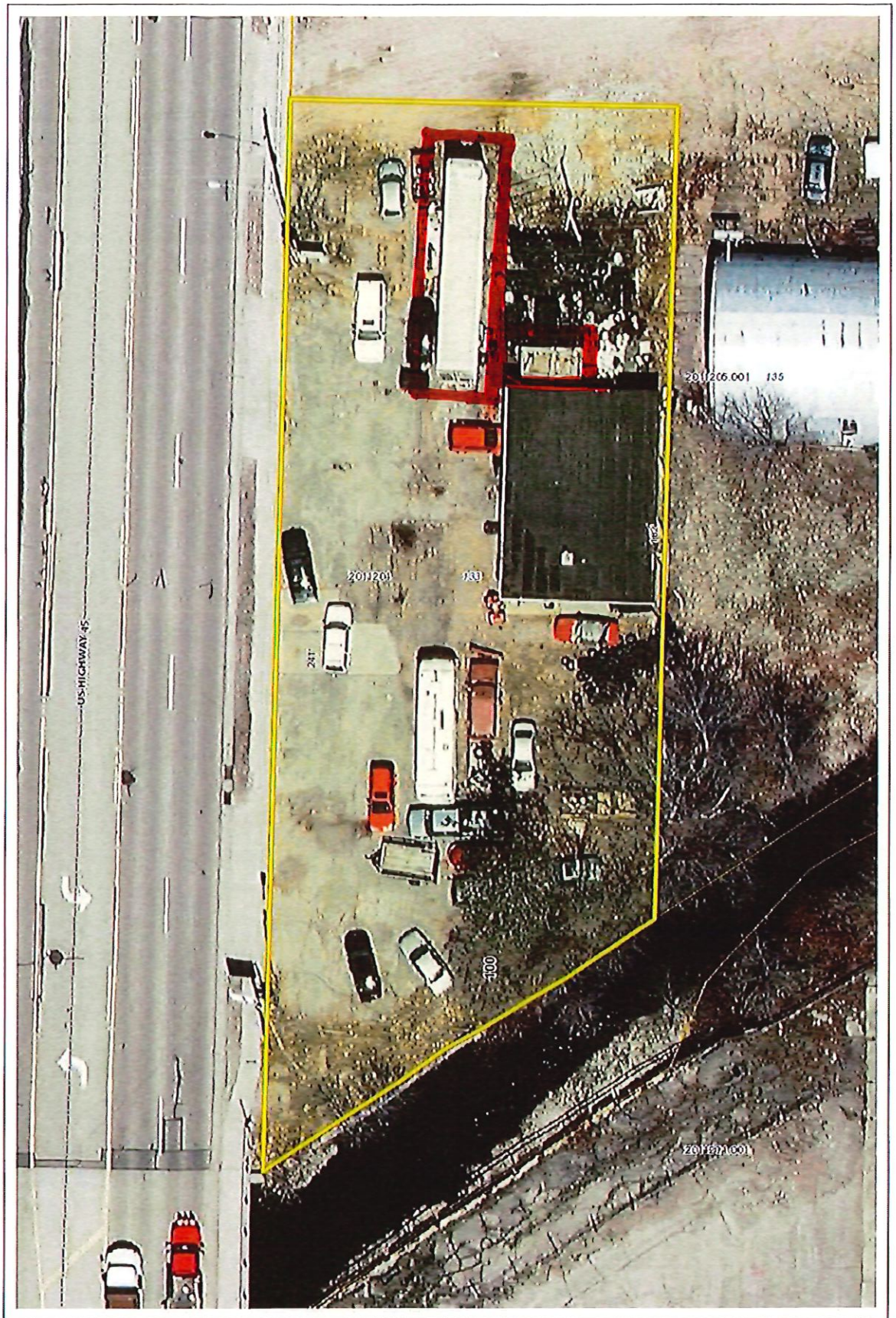
Date: 1/18/2024

RE: To allow a semi-trailer to be used as accessory structures or storage facilities in a business or industrial district.

This is for your information:

- 133 Superior St is zoned I-1 (Limited Industrial Zoning)
- Sec. 14-746 Accessory uses or structures reads as follows:
  (e) Use restrictions in:
  (2) Business and industrial districts. Shipping container, truck body, semi-trailer or similar devices used as an accessory structure or storage facility shall be approved as a conditional use.
- 133 Superior St is located in the flood plain and permanent storage buildings are required to be engineered.
- The owner of 133 Superior St is currently using both a semi-trailer and a van body for storage. This is not a flood plain violation.
- The aerial photo attachment, shows the semi-trailer and the van body and their current location on the property. They are outlined in red.
- Mr. Schilcher's original approved Conditional Use Permit and the meeting minutes are attached for your review.
- City Council officially approved Mr. Schilcher's Conditional Use Permit on Aug. 9th 2023. The Conditional Use Permit that is in place is currently not being followed to date.

Attachment: Conditional Use Application (2nd) for 133 Superior Street - Michael Schilcher 2-6-2024 City Plan (6655 : Conditional Use



City of Antigo GIS

DISCLAIMER: The City of Antigo does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 20'

Antigo
"Antigo Area on the go"

Print Date: 7/12/2023

Attachment: Conditional Use Application (2nd) for 133 Superior Street - Michael Schilcher 2-6-2024 City Plan (6655 : Conditional Use

APPLICATION FOR CONDITIONAL USE HEARING

CITY OF ANTIGO BUILDING INSPECTOR AND ZONING ADMINISTRATOR
700 EDISON STREET, ANTIGO, WISCONSIN 54409
PHONE: 715.623.3633 x134 Fax 715.627.7099
rmusolff@antigo-city.org

ALL INFORMATION MUST BE PRINTED AND LEGIBLE

FEE $ 100.00 paid 6/14/2023 DATE OF APPLICATION: 6-14-23

APPLICANT NAME (S): Michael Schilcher

ADDRESS: 133 Superior St

CITY: Antigo STATE WI ZIP 54409

PHONE: 715 623-3294 EMAIL: —

PROPERTY ADDRESS: 133 Superior St PARCEL NUMBER: 201 1204

LEGAL DESCRIPTION: original Plat Lots 19 & 20 & that pt of Springbrook that lies betw E & W Boundry LNS of Lot 18 & S 1/2 vacant 9th Ave lyg N of & Adj to lots 19 & 20 Block 85

APPLICANT REQUEST FOR CONDITIONAL USE OF ORDINANCE NUMBER: 14-746

FOR THE PURPOSE OF: trailer - storage

It is understood that a Public Hearing will be held before a request for the above Conditional Use is, or is not approved. Applicant will be notified of the date and place of the Public Hearing.

APPLICANT SIGNATURE: Michael Schilcher

FOR OFFICE USE ONLY BELOW THIS LINE

ADJACENT PROPERTY OWNERS WITHIN 100 FEET

ACTION OF THE CITY PLANNING COMMISSION: X APPROVED ___ DENIED

CITY PLAN COMMISSION RECOMMENDATION TO CITY COUNCIL: See attached

SIGNATURE OF CHAIRPERSON OF CITY PLAN COMMISSION

DATE 8-2-23

Attachment: Conditional Use Application (2nd) for 133 Superior Street - Michael Schilcher 2-6-2024 City Plan (6655 : Conditional Use

Conditions for Michael Schilcher at 133 Superior Street

1. Large trailer to be moved to the south side of the building, turned parallel to the south building line, ten feet (10') from the existing building and set back up to the east property line.

2. Small trailer needs to have solid closure door.

3. Maximum of two trailers and if any trailer needs to be replaced, replacement must be of similar size.

4. Complete compliance within thirty (30) days.

Attachment: Conditional Use Application (2nd) for 133 Superior Street - Michael Schilcher 2-6-2024 City Plan (6655 : Conditional Use

CITY OF ANTIGO

CITY PLAN COMMISSION

MINUTES OF MEETING HELD

AUGUST 01, 2023

City Plan Commission of the City of Antigo met in Regular Meeting on the above date at 6:00 PM in the Council Chambers, City Hall, Mayor Terence Brand presiding.

Attendee Name	Title	Status	Arrived
Charley Brinkmeier	Member	Present	
Jerry Rice	Member	Present	
Tim Sharon	Member	Absent	
Larry Steckbauer	Member	Present	
Gordon Neve	Member	Absent	
Scott Henricks	Member	Present	
Terence Brand	Mayor	Present	

Others in attendance: Val and Michael Schilcher, 133 Superior Street; Gary Brabazon and Vicki Eldridge, Antigo Visual Arts (AVA), 814 Fifth Avenue; Elizabeth McCarthy, Building Inspector/Zoning Administrator; Sandy Fischer, Alderperson Ward 2; Reinhardt Balcerzak, Alderperson Ward 8; Mark Edwards, Alderperson Ward 5; Mark Desotell, Director of Administrative Services; and Cheryl Barta, Administrative Assistant.

PUBLIC HEARINGS

1. Public Hearing for Zoning Amendment Application for 308 Superior Street and 304 Superior Street to Classify Properties as R-3, Two-Family Residence District Instead of B-1, Neighborhood Shopping District to Allow for Property to be Used as a Single Family Home with Rezoning Required to Obtain Conventional Mortgage

There being no individuals wishing to address this matter and after complying with statutory procedures, the Mayor closed the public hearing.

2. Public Hearing for Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code for 133 Superior Street to Allow Trailer - Storage

Michael Schilcher, business owner of 133 Superior, reported the business has been there for sixty-four (64) years and the trailer has been there for fifteen (15) years. Mr. Schilcher reported the trailer is used for storage of his used tire inventory and he does not believe it poses a problem. He also reported he had wanted to add on a while ago but he is in a flood zone, so he had to do something else to protect his investment of used tires.

Upon Mr. Steckbauer's inquiry if the trailer could be put alongside of the station instead of right in front, Mr. Schilcher reported the trailer would block off the south side of his building and that he would rather have it functional and just walk in to get what he needed.

There being no individuals wishing to address this matter and after complying with statutory procedures, the Mayor closed the public hearing.

3. Public Hearing for Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-443, the Municipal Code for 814 Fifth Avenue to Allow for Warehousing and Storage of Antigo Visual Arts (AVA) Equipment and Materials On Site

Gary Brabazon, representing Antigo Visual Arts (AVA) and the building owner at 817 Fifth Avenue, reported the building is just a shell and that it is not possible to be used as a retail business in the shape it is in. Mr. Brabazon reported some screens have been put up to keep some of the storage items from being visible. He also reported that AVA is willing to do whatever is required to be able to continue to use the space and the building owner has allowed

Attachment: Conditional Use Application (2nd) for 133 Superior Street - Michael Schilcher 2-6-2024 City Plan (6655 : Conditional Use

AVA to use the building for free. Mr. Brabazon noted that they might have the opportunity to move to a seven hundred square foot (700') facility later in the year.

Mark Desotell, Director of Administrative Services reported that he was working with AVA to acquire the seven hundred square foot (700') space and stated the facility would not solve their storage needs.

There being no other individuals wishing to address this matter and after complying with statutory procedures, and upon proper motion the Mayor closed the public hearings at 6:08 PM., Steckbauer moved, Alderperson Henricks seconded. Carried, 6-0.

Discussion and Action May Occur on Any of the Following Agenda Items:

1. Minutes from the May 2, 2023 Meeting

RESULT:	CARRIED [UNANIMOUS]
MOVER:	Scott Henricks, Member
SECONDER:	Charley Brinkmeier, Member
AYES:	Brinkmeier, Rice, Steckbauer, Henricks, Brand
ABSENT:	Tim Sharon, Gordon Neve

2. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Properties at 308 Superior Street and 304 Superior Street as R-3, Two-Family Residence District Instead of B-1, Neighborhood Shopping District To Allow for Property to be Used as a Single Family Home With Rezoning Required to Obtain Conventional Mortgage

Ms. McCarthy, Building Inspector/Zoning Administrator explained a realty company had purchased the house for their business, the building was maintained to look like a home, continues to function as a home and is in the middle of a residential area so there is no reason not to re-zone the property as residential.

Motion to approve to amend Zoning Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to classify the properties at 308 and 304 Superior Street as R-3, Two-Family Residence District instead of B-1, Neighborhood Shopping District to allow for property to be used as a single family home with rezoning required to obtain conventional mortgage.

RESULT:	ORDINANCE TO COUNCIL [UNANIMOUS] Next: 9/13/2023 6:00 PM
MOVER:	Larry Steckbauer, Member
SECONDER:	Scott Henricks, Member
AYES:	Brinkmeier, Rice, Steckbauer, Henricks, Brand
ABSENT:	Tim Sharon, Gordon Neve

3. Approve Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-746, the Municipal Code for 133 Superior Street to Allow Trailer Storage

Ms. McCarthy reported the zoning that Mr. Schilcher is in does not restrict the use of a trailer for storage. She reported he is required to obtain a conditional use permit and follow conditions the Commission would like to see.

Ms. McCarthy noted that the moving of the larger trailer was a thought of hers as well and there is also a smaller trailer that is out of compliance that has been on the property for some time. She noted that if the larger trailer were moved the smaller trailer would be exposed and you would be able to see the tires in that trailer. She also noted that there is no door on this trailer.

Attachment: Conditional Use Application (2nd) for 133 Superior Street - Michael Schilcher 2-6-2024 City Plan (6655 : Conditional Use

Ms. McCarthy also noted that Mr. Schilcher is correct that he is in a flood plain and that the trailers are probably his best alternative for storage.

Several options were discussed with the Commission.

Upon Mr. Steckbauer's inquiry if Mr. Schilcher would retire would the conditions go to the new owner, Mr. Desotell reported the new owner would either have to remove the trailers or come back to the Commission for a conditional use application.

Motion to approve conditional use application under the provisions of Ordinance No. 1985B, Section 14-746, the Municipal Code for 133 Superior Street to allow trailer storage with conditions: large trailer to be moved to the south side of the building, turned parallel to the south building line, ten feet (10') from the existing building and set back up to the east property line; small trailer needs to have solid closure door; maximum of two trailers and if any trailer needs to be replaced, replacement must be of similar size; and must complete compliance within thirty (30) days.

RESULT:	**CARRIED [UNANIMOUS]**
MOVER:	Jerry Rice, Member
SECONDER:	Larry Steckbauer, Member
AYES:	Brinkmeier, Rice, Steckbauer, Henricks, Brand
ABSENT:	Tim Sharon, Gordon Neve

4. Approve Conditional Use Application Under the Provisions of Ordinance No. 1095B, Section 14-443, the Municipal Code for 814 Fifth Avenue to Allow for Warehousing and Storage of Antigo Visual Arts (AVA) Equipment and Materials On Site

Mr. Desotell praised AVA for their efforts and reported he would like to see them be able to continue using the space. He noted it is just a matter of keeping displays in the windows as there is an Ordinance that does not allow windows to be screened or blacked out to avoid seeing inside.

Ms. McCarthy reported as soon as AVA was approached they immediately put displays up.

Ms. McCarthy noted that six other owners of buildings were sent letters and AVA was the only one that reached out to find a solution.

Upon Mr. Rice's inquiry if the Fire Department would have something to say if there were combustible material in the building, Ms. McCarthy reported a condition could be contingent upon an inspection by the Fire Department.

Ms. Eldridge reported there is not a lot of paint, that ninety percent are plastic caps.

Mr. Desotell reported that he did not recall that there was a large quantity of paint in the building but he was sure if a fire retardant cabinet were required AVA could obtain a cabinet.

Motion to approve a Conditional Use Application under the provisions of Ordinance No. 1095B, Section 14-443, the Municipal Code of the City of Antigo, for 814 Fifth Avenue to allow for warehousing and storage of Antigo Visual Arts (AVA) equipment and materials on site with the condition of maintaining a display in the window to conceal storage items and contingent upon the approval of the Fire Department (inspection of the premises).

Attachment: Conditional Use Application (2nd) for 133 Superior Street - Michael Schilcher 2-6-2024 City Plan (6655 : Conditional Use

CITY OF ANTIGO

COMMON COUNCIL

AUGUST 09, 2023

MOTIONS

1. Approve Conditional Use Application for Michael Schilcher to Allow Trailer Storage at 133 Superior Street (Approved by City Plan Commission 8/1/2023 with the conditions that the large trailer is to be moved to the south side of the building, turned parallel to the south building line, ten feet from the existing building and set back up to the east property line, small trailer needs to have solid closure door, maximum of two trailers and if any trailer needs to be replaced the replacement must be of similar size, and compliance must be complete within thirty days.)

RESULT:	**CARRIED [UNANIMOUS] with additional conditions noted**
MOVER:	Reinhardt Balcerzak, Ward 8
SECONDER:	Joel Wagner, Ward 6
AYES:	Rebstock, Fischer, Kassis, Bauknecht, Edwards, Wagner, Bugni, Balcerzak, Henricks

Attachment: Conditional Use Application (2nd) for 133 Superior Street - Michael Schilcher 2-6-2024 City Plan (6655 : Conditional Use

"Antigo Area on the go"

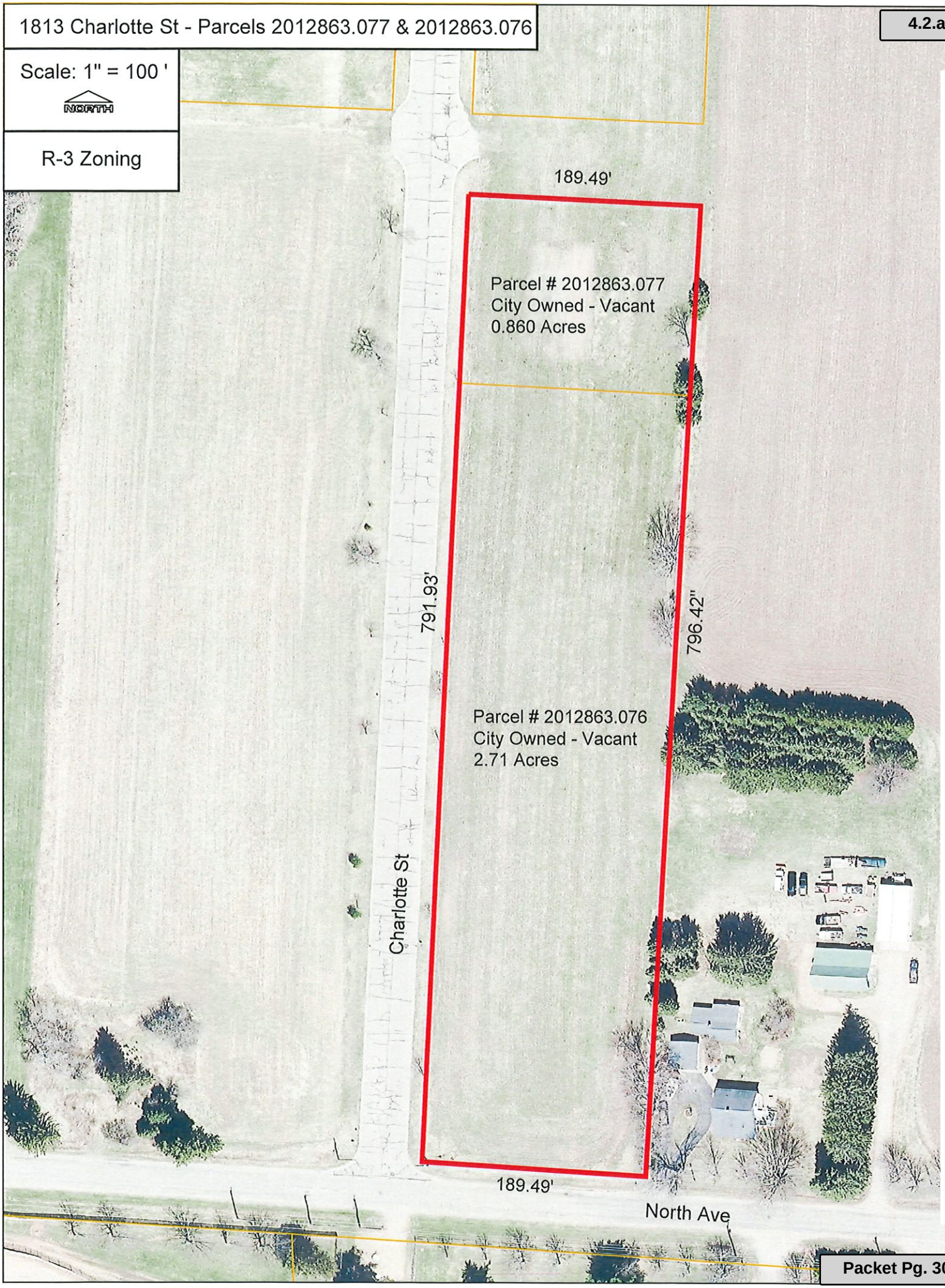
To: Mayor and City Council

From: Beth McCarthy, Building Inspector/Zoning Administrator

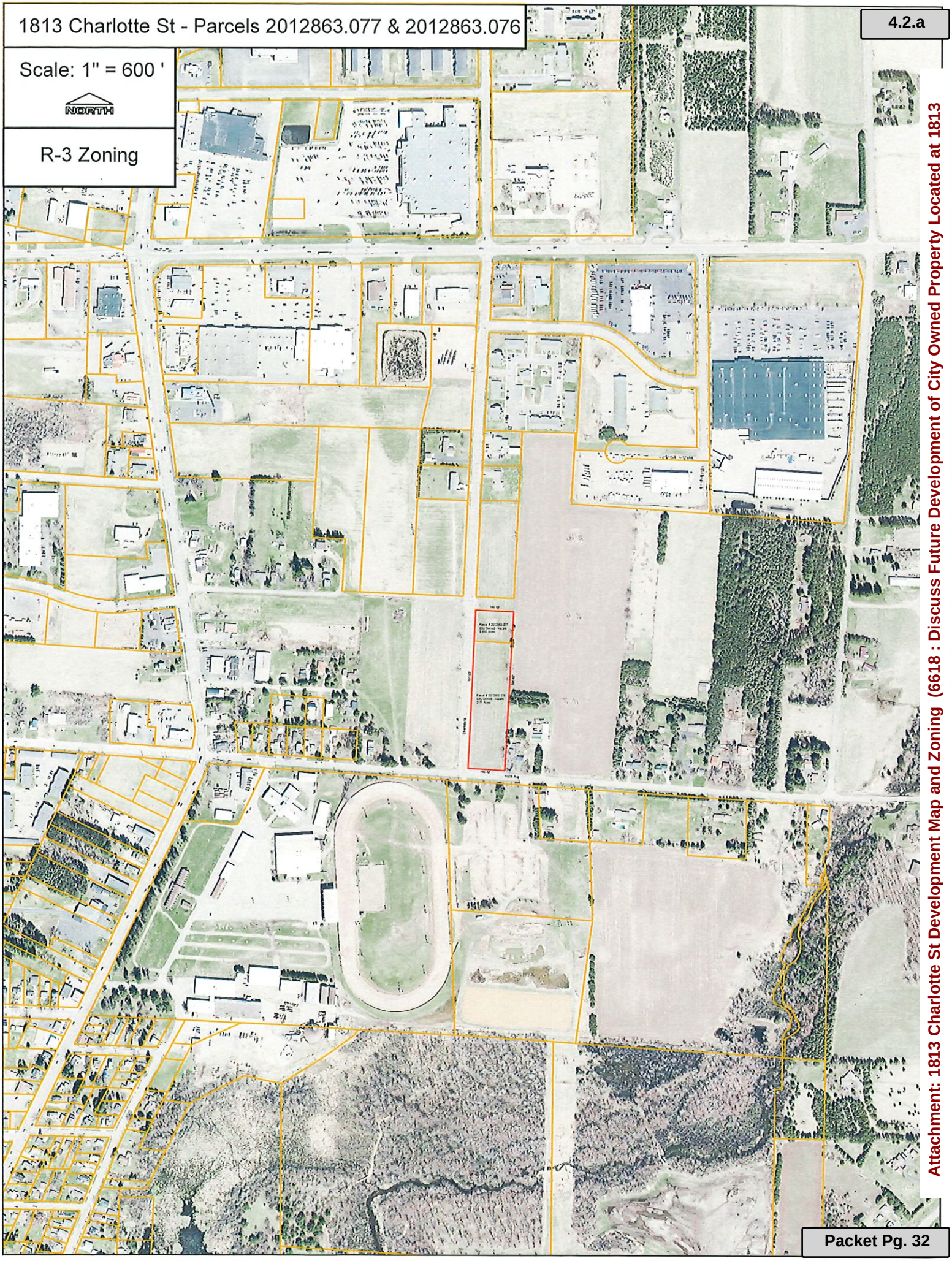
Date: February 06, 2024

Re: Discuss Future Development of City Owned Property Located at 1813 Charlotte Street

1813 Charlotte Street consists of two parcels, combining for a total area of 3.75 acres. Both parcels are currently zoned R-3. Attached are two maps illustrating the property at two different scales. Also included is the City Ordinance Subdivision IV R-3 Two-Family Residence District, which lists permitted and conditional uses in a R-3 zoning district. R-1 zoning is also included because all permitted R-1 zoning uses are permitted in R-3 zoning. This property is being brought to City Plan for the discussion of its development.



Attachment: 1813 Charlotte St Development Map and Zoning (6618 : Discuss Future Development of City Owned Property Located at 1813



Attachment: 1813 Charlotte St Development Map and Zoning (6618 : Discuss Future Development of City Owned Property Located at 1813

Subdivision IV. - R-3 Two-Family Residence District

Sec. 14-286. - Permitted uses.

Permitted uses in the R-3 two-family residence district shall be as follows:

(1) Any use permitted in the R-1 district.

(2) Two-family detached dwellings.

(Code 1999, § 13-1-47(a))

Sec. 14-287. - Conditional uses.

Conditional uses in the R-3 two-family residence district shall be as follows:

(1) Any use allowed as a conditional use in the R-1 district, subject to subdivision II of division 5 of this artic except the following:

a. Airports and commercial heliports.

b. Excavations for specified purposes.

c. Mobile home parks.

d. Radio and television stations and towers.

(2) An abstract and title company office.

(3) Bed and breakfast establishments.

(Code 1999, § 13-1-47(b))

Sec. 14-288. - Lot size requirements.

(a) *Permitted uses.* For each principal permitted use located in the R-3 two-family residence district, a lot shall be provided in accordance with the requirements of the following table:

	Minimum Lot Area	Minimum Lot Width (feet
Single-family detached dwellings, rectories, parsonages and parish houses	6,600 sq. ft.	60
Two-family detached dwellings	6,600 sq. ft.	60
Agriculture	3 acres	200
Cemeteries	2 acres	175
Educational (nonboarding) and cultural institutions	20,000 sq. ft.	100
Recreational and social buildings and community centers	15,000 sq. ft.	90
Religious institutions, except rectories, parsonages and parish houses	15,000 sq. ft.	90

Attachment: 1813 Charlotte St Development Map and Zoning (6618 : Discuss Future Development of City Owned Property Located at 1813

(b) *Conditional uses.* For each principal conditional use located in the R-3 district, a lot shall be provided in accordance with the requirements of the following table:

	Minimum Lot Area	Minimum Lot Width (feet)
Educational institutions, boarding	2 acres	175
Health and medical institutions	20,000 sq. ft.	100
Philanthropic and eleemosynary institutions	20,000 sq. ft.	100
Planned developments, residential	2 acres	None
Public utility and service uses	As specified by the plan commission	

(c) *Accessory uses.* Lot size requirements for accessory uses in the R-3 district shall be as specified in the R-1 district.

(Code 1999, § 13-1-47(c))

Sec. 14-289. - Yard requirements.

(a) *Permitted uses.* For each principal use located in the R-3 two-family residence district, a front yard, two sid yards and a rear yard shall be provided, each of which shall be not less than the amount stipulated in the following table:

	Front Yard (feet)	Interior Side Yard (feet)	Corner Side Yard (feet)	Rear Yard (feet)
Single-family detached dwellings, rectories, parsonages and parish houses	15*	5	12	25
Two-family detached dwellings	15*	5	12	25
Agriculture	No requirements			
Educational (nonboarding) and cultural institutions	30*	10**	25**	40
Recreational and social facilities, except:	No requirements			
Recreational buildings and community centers	20*	8**	15**	25
Religious institutions except rectories, parsonages and parish houses	20*	8**	15**	25

*	Or 20 percent of the lot depth, whichever is less
**	Plus one foot for each two feet by which the building height exceeds 15 feet

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(b) *Conditional uses.* For each principal conditional use located in the R-3 district, a front yard, two side yards and a rear yard shall be provided, each of which shall be not less than the amount stipulated in the followir table:

	Front Yard (feet)	Interior Side Yard (feet)	Corner Side Yard (feet)	Rear Yard (feet)
Educational institutions, boarding	50 feet from the nearest property line			
Health and medical institutions	30*	10**	25**	40
Philanthropic and eleemosynary institutions	30*	10**	25**	40
Planned developments, residential	As specified in division 4 of this article			
Public utility and service uses	As specified by the plan commission			

*	Or 20 percent of the lot depth, whichever is less
**	Plus one foot for each two feet by which the building height exceeds 15 feet

(c) *Accessory uses.* Yard requirements for accessory buildings shall be as specified in the R-2 district.

(Code 1999, § 13-1-47(d))

Sec. 14-290. - Building bulk limitations.

(a) *Permitted uses.* Building bulk limitations for permitted uses in the R-3 two-family residence district shall be as follows:

	Maximum Building Height
Single-family detached dwellings, rectories, parsonages and parish houses; and two-family detached dwellings	2½ stories, but not to exceed 35 feet

All other permitted uses shall be regulated on the basis of maximum floor area ratio as follows:

	Floor Area Ratio
Educational (nonboarding) and cultural institutions	1.00
Recreational and social buildings	0.80
Religious institutions, except rectories, parsonages and parish houses	0.80

(b) *Conditional uses.* Building bulk limitations for conditional uses in the R-3 two-family residence district shall be as follows:

	Floor Area Ratio

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Educational institutions, boarding	0.50
Health and medical institutions	1.00
Philanthropic and eleemosynary institutions	0.80
Planned developments, residential	As provided in division 4 of this article
Public utility and service use	As specified by the plan commission

(c) *Accessory uses.* In the R-3 district, the floor area of the accessory buildings shall be included in the total allowable floor area permitted on the zoning lot, as specified for the principal uses in subsections (a) and (b of this section. However, any floor area devoted to off-street parking or loading facilities shall be exempt from the floor area ratio requirements.

(Code 1999, § 13-1-47(e))

Secs. 14-291—14-315. - Reserved.

Attachment: 1813 Charlotte St Development Map and Zoning (6618 : Discuss Future Development of City Owned Property Located at 1813

Subdivision II. - R-1 Single-Family Residence District

Sec. 14-226. - Permitted uses.

The following uses are permitted in the R-1 single-family residence district:

(1) Single-family detached dwellings, excluding all mobile homes; for purposes of this article, manufactured homes are included in the definition of single-family dwelling.

(2) Manufactured homes complying with all of the following requirements and limitations:

a. The home shall be a doublewide of at least 24 feet in width and 36 feet in length.

b. The home shall be installed on an approved foundation system in conformity with the uniform building code. The wheels and axles must be removed. The enclosed foundation system shall be approved by the building inspector and/or city engineer; the building inspector may require a plan t be certified by a registered architect or engineer to ensure proper support for the home.

c. The home shall be equipped with foundation siding which in design, color and texture appears to b an integral part of the adjacent exterior wall of the manufactured home.

d. The home shall be covered by a roof pitched at a minimum slope of three inches in 12 inches, which is permanently covered with nonreflective material.

e. The home shall have a pitched roof, overhanging eaves and such other design features required of new single-family dwellings located within the city.

(3) Community living arrangements and day care centers which have a capacity for eight or fewer persons.

(4) Foster family care.

(5) Home occupations and professional home offices.

(6) Agriculture not as a principal use; one horse is permitted if the lot is a minimum of three acres.

(7) Educational (nonboarding) and cultural institutions:

a. Elementary and nursery schools.

b. Junior or senior high schools.

c. Public libraries and public art galleries.

d. Public museums.

(8) Recreational and social facilities:

a. Athletic fields, noncommercial.

b. Golf courses, but not golf driving ranges, pitch and putt or miniature golf courses.

c. Grounds of recreational clubs, noncommercial.

d. Parks and playgrounds.

e. Recreational buildings and community centers, noncommercial.

f. Swimming pools, noncommercial.

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g. Tennis clubs and courts.

(9) Religious institutions, as follows:

a. Churches, chapels, temples and synagogues.

b. Convents, seminaries, monasteries and nunneries.

c. Rectories, parsonages and parish houses.

d. Religious retreats.

(10) Signs, as regulated in subdivision V of division 5 of this article.

(11) Accessory uses and buildings incidental to and on the same zoning lot as a principal use, as follows:

a. Agricultural buildings and structures.

b. Athletic fields and playgrounds.

c. Boathouses, private.

d. Clubhouses and other structures on the grounds of private clubs, golf courses and tennis clubs.

e. Garages and carports.

f. Greenhouses and conservatories, private.

g. Guesthouses, private.

h. Living quarters, detached, for persons employed on the premises if occupied only by such persons and their immediate family.

i. Roadside stands, for the display and sale of agriculture products on zoning lots where the principal use is agriculture.

j. Sewage disposal units, individual, in accordance with city standards.

k. Stables, private noncommercial; one horse is permitted with a minimum lot size of three acres.

l. Stadiums and grandstands in athletic fields.

m. Storage of building materials and equipment and temporary buildings for construction purposes, fo a period not to exceed the duration of such construction as allowed by a building or razing permit.

n. Swimming pools and tennis courts, private.

o. Temporary real estate tract offices, for the purpose of conducting the sale of lots of the tract upon which such tract office is located, for a period not to exceed two years.

p. Toolhouses, sheds and other similar buildings for the storage of domestic supplies.

q. Water systems, individual, in accordance with city standards.

(Code 1999, § 13-1-45(a))

Sec. 14-227. - Conditional uses.

The following conditional uses may be allowed in the R-1 single-family residence district, subject to subdivision II of division 5 of this article:

(1)

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Airports and commercial heliports, including aircraft landing fields, runways, flight strips and flying schools, together with hangars, terminal buildings and other auxiliary facilities.

(2) Educational institutions, boarding, as follows:

a. Colleges, junior colleges and universities, including fraternity and sorority houses, dormitories and other structures and facilities necessary to the operation of a college or university, but not business colleges or trade schools.

b. Nursery, elementary and junior and senior high schools, boarding.

c. Community living arrangements and day care centers which have a capacity for nine or more persons.

(3) Excavations for specified purposes, as follows:

a. Artificial lakes.

b. Borrow pits.

c. Topsoil removal.

(4) Health and medical institutions, as follows:

a. Convalescent, nursing and rest homes.

b. Hospitals and sanitariums, but not including institutions for the care or treatment of the insane, feeble minded, alcoholic or drug addicted patients.

c. Institutions for the care of the aged and for children.

(5) Mobile home parks, subject to this article.

(6) Philanthropic and eleemosynary institutions.

(7) Planned developments, residential, in accordance with division 4 of this article.

(8) Public utility and service uses, as follows:

a. Electric substations.

b. Fire stations.

c. Gas regulator stations.

d. Police stations.

e. Other municipal and county buildings.

f. Post offices.

g. Railroad passenger stations.

h. Railroad rights-of-way, but not including railroad yards and shops other than for passenger purpos

i. Sewage treatment plants, community.

j. Telephone exchanges, telephone transmission equipment buildings and microwave relay towers.

k. Waterworks, reservoirs, pumping stations and filtration plants.

(9) Radio and television stations and towers, transmitting and receiving.

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(10) Cemeteries.

(11) Accessory uses, other than those allowed under section 14-226(11), incidental to and on the same zoni lot as a principal use.

(12) Bed and breakfast inns.

(13) Kennels, as prescribed in section 18-35(b).

(14) Wind energy systems, as prescribed in section 14-892.

(Code 1999, § 13-1-45(b))

Sec. 14-228. - Lot size requirements (area and width).

(a) *Permitted uses.* For each principal permitted use located in the R-1 single-family residence district, a lot sha be provided in accordance with the requirements of the following table:

	Minimum Lot Area	Minimum Lot Width (feet)
Single-family detached dwellings, rectories, parsonages and parish houses	10,000 sq. ft.	70
Agriculture	3 acres	200
Cemeteries	2 acres	175
Educational (nonboarding) and cultural institutions	40,000 sq. ft.	150
Recreational and social buildings and community centers	20,000 sq. ft.	100
Religious institutions, except rectories, parsonages and parish houses	20,000 sq. ft.	100

(b) *Conditional uses.* For each principal conditional use located in the R-1 district, a lot shall be provided in accordance with the requirements of the following table:

	Minimum Lot Area	Minimum Lot Width (feet)
Airports and commercial heliports	As specified by the plan commission	
Educational institutions, boarding	2 acres	175
Excavations for specified purposes	As specified by the plan commission	
Health and medical institutions	40,000 sq. ft.	150
Mobile home parks	10 acres	None
Philanthropic and eleemosynary institutions	40,000 sq. ft.	150
Planned developments, residential	2 acres	None
Public utility and service uses	As specified by the plan commission	
Radio and television stations and towers	2 acres	175

(c)

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Accessory uses. Each accessory use may be established on the same lot as a principal use, provided that such lot meets the lot size requirements of the R-1 district as provided in subsections (a) and (b) of this section, except as indicated for the following accessory uses:

	Minimum Lot Area	Minimum Lot Width (feet)
Boathouses, private	20,000 sq. ft.	100
Guesthouses, private	20,000 sq. ft.	100
Living quarters, detached, for persons employed on the premises	20,000 sq. ft.	100
Stables, private	3 acres	200

(Code 1999, § 13-1-45(c))

Sec. 14-229. - Yard requirements.

(a) *Permitted uses.* For each principal use located in the R-1 single-family residence district, a front yard, two side yards and a rear yard shall be provided, each of which shall be not less than the amount stipulated in the following table:

	Front Yard (feet)	Interior Side Yard (feet)	Corner Side Yard (feet)	Rear Yard (feet)
Single-family detached dwellings, rectories, parsonages and parish houses	30*	7	20	35
Agriculture	No requirements			
Educational (nonboarding) and cultural institutions	50*	15**	30**	75
Recreational and social buildings and community centers	40*	15**	30**	50
Religious institutions, except rectories, parsonages and parish houses	40*	15**	30**	50

*	Or 20 percent of the lot depth, whichever is less
**	Plus one foot for each two feet by which the building height exceeds 15 feet

(b) *Conditional uses.* For each principal conditional use located in the R-1 district, a front yard, two side yards and a rear yard shall be provided, each of which shall be not less than the amount stipulated in the followir table:

Attachment: 1813 Charlotte St Development Map and Zoning (6618 : Discuss Future Development of City Owned Property Located at 1813

	Front Yard (feet)	Interior Side Yard (feet)	Corner Side Yard (feet)	Rear Yard (feet)
Airports and commercial	As specified by the plan commission			
Educational institutions, boarding	As specified by the plan commission			
Excavations for specified purposes	50 feet from the nearest property line			
Health and medical institutions	50*	15**	30**	75
Mobile home parks	In accordance with this article			
Philanthropic and eleemosynary institutions	50*	15**	30**	75
Planned developments, residential	As provided in this article			
Public utility and service uses	As specified by the plan commission			
Radio and TV stations and towers	50**	30**	35**	100

*	Or 20 percent of the lot depth, whichever is less
**	Plus one feet for each two feet by which the building or structure height exceeds 15 feet

(c) *Accessory buildings.* Except as indicated, the following yard requirements of the principal uses shall apply t their accessory buildings:

	Front Yard (feet)	Interior Side Yard (feet)	Corner Side Yard (feet)	Rear Yard (feet)
Agricultural buildings	100	50	50	100
Boathouses, private	No requirements			
Buildings, accessory to single-family dwellings, other than those specified	30	2	20	3
Clubhouses and other structures residential on the grounds of private clubs, golf courses and tennis clubs	Shall be located not less than 200 feet from the nearest property line			
Roadside stands on lots where the principal use is agriculture	20	50	50	None
Stables, private	100	50	50	100
Stadiums and grandstands in athletic fields	Shall be located not less than 200 feet from the nearest residential property line			
Temporary buildings for construction purposes	No yard requirements, provided that there shall not be undue interference with the use and enjoyment of neighboring property			

(Code 1999, § 13-1-45(d))

Attachment: 1813 Charlotte St Development Map and Zoning (6618 : Discuss Future Development of City Owned Property Located at 1813

Sec. 14-230. - Building bulk limitations.

(a) *Permitted uses.* Building bulk limitations for permitted uses in the R-1 single-family residence district shall b as follows:

	Maximum Building Height
Single-family detached dwellings, rectories, parsonages and parish houses	2½ stories, but not to exceed 35 feet

All other permitted uses shall be regulated on the basis of maximum floor area ratio as follows:

	Floor Area Ratio
Educational (nonboarding) and cultural institutions	0.75
Recreational and social buildings	0.50
Religious institutions, except rectories, parsonages and parish houses	0.50

(b) *Conditional uses.* Building bulk limitations for conditional uses in the R-1 single-family residence district sha be as follows:

	Floor Area Ratio
Airports and commercial heliports	As specified by the plan commission
Educational institutions, boarding	0.30
Health and medical institutions	0.75
Mobile home parks	As required by this article
Philanthropic and eleemosynary institutions	0.50
Planned developments, residential	As provided in division 4 of this article
Public utility and service uses	As specified by the plan commission
Radio and television stations and towers	0.030

(c) *Accessory uses.* In the R-1 district, the floor area of the accessory buildings shall be included in the total allowable floor area permitted on the zoning lot, as specified for the principal uses in subsections (a) and (b) of this section. However, any floor area devoted to off-street parking or loading facilities shall be exempt from floor area ratio requirements.

(Code 1999, § 13-1-45(e))

Secs. 14-231—14-255. - Reserved.

Attachment: 1813 Charlotte St Development Map and Zoning (6618 : Discuss Future Development of City Owned Property Located at 1813

"Antigo Area on the go"

To: Mayor and City Council

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: February 06, 2024

Re: Discuss Future Development of City Owned Property Located at 1936 Charlotte Street

Parcel 201-2863.073, 1936 Charlotte St, was given to the City of Antigo as part of an agreement between the Moermond Trust and the City. As part of the agreement, City then cancelled the deferred assessment fees resulting from the construction of Charlotte St. After the City gained title to the property, it was thought it could be used for a future well site. A future well site would not need this entire parcel and there are other potential locations for a well site along the transmission main. The parcel area is 2.76 acres in size.



City of Antigo GIS

DISCLAIMER: The City of Antigo does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 167 '

Antigo "Antigo Area on the go"

Print Date: 1/31/2024

Attachment: 1936 Charlotte St Map (6657 : Discuss Future Development of City Owned Property Located at 1936 Charlotte Street)

Sec. 14-286. - Permitted uses.

Permitted uses in the R-3 two-family residence district shall be as follows:

(1) Any use permitted in the R-1 district.

(2) Two-family detached dwellings.

(Code 1999, § 13-1-47(a))

Sec. 14-287. - Conditional uses.

Conditional uses in the R-3 two-family residence district shall be as follows:

(1) Any use allowed as a conditional use in the R-1 district, subject to subdivision II of division 5 of this ar e, except the following:

a. Airports and commercial heliports.

b. Excavations for specified purposes.

c. Mobile home parks.

d. Radio and television stations and towers.

(2) An abstract and title company office.

(3) Bed and breakfast establishments.

(Code 1999, § 13-1-47(b))

Sec. 14-288. - Lot size requirements.

(a) *Permitted uses.* For each principal permitted use located in the R-3 two-family residence district, a lot sha be provided in accordance with the requirements of the following table:

	Minimum Lot Area	Minimum Lot Width (fe
Single-family detached dwellings, rectories, parsonages and parish houses	6,600 sq. ft.	60
Two-family detached dwellings	6,600 sq. ft.	60
Agriculture	3 acres	200
Cemeteries	2 acres	175
Educational (nonboarding) and cultural institutions	20,000 sq. ft.	100
Recreational and social buildings and community centers	15,000 sq. ft.	90
Religious institutions, except rectories, parsonages and parish houses	15,000 sq. ft.	90

Attachment: Antigo, WI Code of Ordinances R-3 (6657 : Discuss Future Development of City Owned Property Located at 1936 Charlotte Street)

(b) *Conditional uses.* For each principal conditional use located in the R-3 district, a lot shall be provid accordance with the requirements of the following table:

	Minimum Lot Area	Minimum Lot Width (feet
Educational institutions, boarding	2 acres	175
Health and medical institutions	20,000 sq. ft.	100
Philanthropic and eleemosynary institutions	20,000 sq. ft.	100
Planned developments, residential	2 acres	None
Public utility and service uses	As specified by the plan commission	

(c) *Accessory uses.* Lot size requirements for accessory uses in the R-3 district shall be as specified in the R-1 district.

(Code 1999, § 13-1-47(c))

Sec. 14-289. - Yard requirements.

(a) *Permitted uses.* For each principal use located in the R-3 two-family residence district, a front yard, two si yards and a rear yard shall be provided, each of which shall be not less than the amount stipulated in the following table:

	Front Yard (feet)	Interior Side Yard (feet)	Corner Side Yard (feet)	Rear Yard (fee
Single-family detached dwellings, rectories, parsonages and parish houses	15*	5	12	25
Two-family detached dwellings	15*	5	12	25
Agriculture	No requirements			
Educational (nonboarding) and cultural institutions	30*	10**	25**	40
Recreational and social facilities, except:	No requirements			
Recreational buildings and community centers	20*	8**	15**	25
Religious institutions except rectories, parsonages and parish houses	20*	8**	15**	25

*	Or 20 percent of the lot depth, whichever is less
**	Plus one foot for each two feet by which the building height exceeds 15 feet

Attachment: Antigo, WI Code of Ordinances R-3 (6657 : Discuss Future Development of City Owned Property Located at 1936 Charlotte Street)

(b) *Conditional uses.* For each principal conditional use located in the R-3 district, a front yard, two si and a rear yard shall be provided, each of which shall be not less than the amount stipulated in the following table:

	Front Yard (feet)	Interior Side Yard (feet)	Corner Side Yard (feet)	Rear Yard (fee
Educational institutions, boarding	50 feet from the nearest property line			
Health and medical institutions	30*	10**	25**	40
Philanthropic and eleemosynary institutions	30*	10**	25**	40
Planned developments, residential	As specified in division 4 of this article			
Public utility and service uses	As specified by the plan commission			

*	Or 20 percent of the lot depth, whichever is less
**	Plus one foot for each two feet by which the building height exceeds 15 feet

(c) *Accessory uses.* Yard requirements for accessory buildings shall be as specified in the R-2 district.

(Code 1999, § 13-1-47(d))

Sec. 14-290. - Building bulk limitations.

(a) *Permitted uses.* Building bulk limitations for permitted uses in the R-3 two-family residence district shall b as follows:

	Maximum Building Height
Single-family detached dwellings, rectories, parsonages and parish houses; and two-family detached dwellings	2½ stories, but not to exceed 35 feet

All other permitted uses shall be regulated on the basis of maximum floor area ratio as follows:

	Floor Area Ratio
Educational (nonboarding) and cultural institutions	1.00
Recreational and social buildings	0.80
Religious institutions, except rectories, parsonages and parish houses	0.80

(b) *Conditional uses.* Building bulk limitations for conditional uses in the R-3 two-family residence district sha be as follows:

	Floor Area Ratio

Attachment: Antigo, WI Code of Ordinances R-3 (6657 : Discuss Future Development of City Owned Property Located at 1936 Charlotte Street)

Educational institutions, boarding	0.50
Health and medical institutions	1.00
Philanthropic and eleemosynary institutions	0.80
Planned developments, residential	As provided in division 4 of this article
Public utility and service use	As specified by the plan commission

(c) *Accessory uses.* In the R-3 district, the floor area of the accessory buildings shall be included in the total allowable floor area permitted on the zoning lot, as specified for the principal uses in subsections (a) and of this section. However, any floor area devoted to off-street parking or loading facilities shall be exempt from the floor area ratio requirements.

(Code 1999, § 13-1-47(e))

Secs. 14-291—14-315. - Reserved.

Attachment: Antigo, WI Code of Ordinances R-3 (6657 : Discuss Future Development of City Owned Property Located at 1936 Charlotte Street)

Sec. 14-226. - Permitted uses.

The following uses are permitted in the R-1 single-family residence district:

(1) Single-family detached dwellings, excluding all mobile homes; for purposes of this article, manufactu homes are included in the definition of single-family dwelling.

(2) Manufactured homes complying with all of the following requirements and limitations:

a. The home shall be a doublewide of at least 24 feet in width and 36 feet in length.

b. The home shall be installed on an approved foundation system in conformity with the uniform building code. The wheels and axles must be removed. The enclosed foundation system shall be approved by the building inspector and/or city engineer; the building inspector may require a pla be certified by a registered architect or engineer to ensure proper support for the home.

c. The home shall be equipped with foundation siding which in design, color and texture appears to an integral part of the adjacent exterior wall of the manufactured home.

d. The home shall be covered by a roof pitched at a minimum slope of three inches in 12 inches, wh is permanently covered with nonreflective material.

e. The home shall have a pitched roof, overhanging eaves and such other design features required new single-family dwellings located within the city.

(3) Community living arrangements and day care centers which have a capacity for eight or fewer persor

(4) Foster family care.

(5) Home occupations and professional home offices.

(6) Agriculture not as a principal use; one horse is permitted if the lot is a minimum of three acres.

(7) Educational (nonboarding) and cultural institutions:

a. Elementary and nursery schools.

b. Junior or senior high schools.

c. Public libraries and public art galleries.

d. Public museums.

(8) Recreational and social facilities:

a. Athletic fields, noncommercial.

b. Golf courses, but not golf driving ranges, pitch and putt or miniature golf courses.

c. Grounds of recreational clubs, noncommercial.

d. Parks and playgrounds.

e. Recreational buildings and community centers, noncommercial.

f. Swimming pools, noncommercial.

Attachment: Antigo, WI Code of Ordinances R-1 (6657 : Discuss Future Development of City Owned Property Located at 1936 Charlotte Street)

g. Tennis clubs and courts.

(9) Religious institutions, as follows:

a. Churches, chapels, temples and synagogues.

b. Convents, seminaries, monasteries and nunneries.

c. Rectories, parsonages and parish houses.

d. Religious retreats.

(10) Signs, as regulated in subdivision V of division 5 of this article.

(11) Accessory uses and buildings incidental to and on the same zoning lot as a principal use, as follows:

a. Agricultural buildings and structures.

b. Athletic fields and playgrounds.

c. Boathouses, private.

d. Clubhouses and other structures on the grounds of private clubs, golf courses and tennis clubs.

e. Garages and carports.

f. Greenhouses and conservatories, private.

g. Guesthouses, private.

h. Living quarters, detached, for persons employed on the premises if occupied only by such person and their immediate family.

i. Roadside stands, for the display and sale of agriculture products on zoning lots where the princip use is agriculture.

j. Sewage disposal units, individual, in accordance with city standards.

k. Stables, private noncommercial; one horse is permitted with a minimum lot size of three acres.

l. Stadiums and grandstands in athletic fields.

m. Storage of building materials and equipment and temporary buildings for construction purposes, a period not to exceed the duration of such construction as allowed by a building or razing permi

n. Swimming pools and tennis courts, private.

o. Temporary real estate tract offices, for the purpose of conducting the sale of lots of the tract upo which such tract office is located, for a period not to exceed two years.

p. Toolhouses, sheds and other similar buildings for the storage of domestic supplies.

q. Water systems, individual, in accordance with city standards.

(Code 1999, § 13-1-45(a))

Sec. 14-227. - Conditional uses.

The following conditional uses may be allowed in the R-1 single-family residence district, subject to subdivision II division 5 of this article:

(1)

Attachment: Antigo, WI Code of Ordinances R-1 (6657 : Discuss Future Development of City Owned Property Located at 1936 Charlotte Street)

Airports and commercial heliports, including aircraft landing fields, runways, flight strips and flying schools, with hangars, terminal buildings and other auxiliary facilities.

(2) Educational institutions, boarding, as follows:

a. Colleges, junior colleges and universities, including fraternity and sorority houses, dormitories an other structures and facilities necessary to the operation of a college or university, but not busine colleges or trade schools.

b. Nursery, elementary and junior and senior high schools, boarding.

c. Community living arrangements and day care centers which have a capacity for nine or more persons.

(3) Excavations for specified purposes, as follows:

a. Artificial lakes.

b. Borrow pits.

c. Topsoil removal.

(4) Health and medical institutions, as follows:

a. Convalescent, nursing and rest homes.

b. Hospitals and sanitariums, but not including institutions for the care or treatment of the insane, feeble minded, alcoholic or drug addicted patients.

c. Institutions for the care of the aged and for children.

(5) Mobile home parks, subject to this article.

(6) Philanthropic and eleemosynary institutions.

(7) Planned developments, residential, in accordance with division 4 of this article.

(8) Public utility and service uses, as follows:

a. Electric substations.

b. Fire stations.

c. Gas regulator stations.

d. Police stations.

e. Other municipal and county buildings.

f. Post offices.

g. Railroad passenger stations.

h. Railroad rights-of-way, but not including railroad yards and shops other than for passenger purpo

i. Sewage treatment plants, community.

j. Telephone exchanges, telephone transmission equipment buildings and microwave relay towers.

k. Waterworks, reservoirs, pumping stations and filtration plants.

(9) Radio and television stations and towers, transmitting and receiving.

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(10) Cemeteries.

(11) Accessory uses, other than those allowed under section 14-226(11), incidental to and on the same zoning lot as a principal use.

(12) Bed and breakfast inns.

(13) Kennels, as prescribed in section 18-35(b).

(14) Wind energy systems, as prescribed in section 14-892.

(Code 1999, § 13-1-45(b))

Sec. 14-228. - Lot size requirements (area and width).

(a) *Permitted uses.* For each principal permitted use located in the R-1 single-family residence district, a lot s be provided in accordance with the requirements of the following table:

	Minimum Lot Area	Minimum Lot Width (feet)
Single-family detached dwellings, rectories, parsonages and parish houses	10,000 sq. ft.	70
Agriculture	3 acres	200
Cemeteries	2 acres	175
Educational (nonboarding) and cultural institutions	40,000 sq. ft.	150
Recreational and social buildings and community centers	20,000 sq. ft.	100
Religious institutions, except rectories, parsonages and parish houses	20,000 sq. ft.	100

(b) *Conditional uses.* For each principal conditional use located in the R-1 district, a lot shall be provided in accordance with the requirements of the following table:

	Minimum Lot Area	Minimum Lot Width (feet)
Airports and commercial heliports	As specified by the plan commission	
Educational institutions, boarding	2 acres	175
Excavations for specified purposes	As specified by the plan commission	
Health and medical institutions	40,000 sq. ft.	150
Mobile home parks	10 acres	None
Philanthropic and eleemosynary institutions	40,000 sq. ft.	150
Planned developments, residential	2 acres	None
Public utility and service uses	As specified by the plan commission	
Radio and television stations and towers	2 acres	175

(c)

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Accessory uses. Each accessory use may be established on the same lot as a principal use, provided that su meets the lot size requirements of the R-1 district as provided in subsections (a) and (b) of this section, except as indicated for the following accessory uses:

	Minimum Lot Area	Minimum Lot Width (feet)
Boathouses, private	20,000 sq. ft.	100
Guesthouses, private	20,000 sq. ft.	100
Living quarters, detached, for persons employed on the premises	20,000 sq. ft.	100
Stables, private	3 acres	200

(Code 1999, § 13-1-45(c))

Sec. 14-229. - Yard requirements.

(a) *Permitted uses.* For each principal use located in the R-1 single-family residence district, a front yard, two side yards and a rear yard shall be provided, each of which shall be not less than the amount stipulated i the following table:

	Front Yard (feet)	Interior Side Yard (feet)	Corner Side Yard (feet)	Rear Yard (fee
Single-family detached dwellings, rectories, parsonages and parish houses	30*	7	20	35
Agriculture	No requirements			
Educational (nonboarding) and cultural institutions	50*	15**	30**	75
Recreational and social buildings and community centers	40*	15**	30**	50
Religious institutions, except rectories, parsonages and parish houses	40*	15**	30**	50

*	Or 20 percent of the lot depth, whichever is less
**	Plus one foot for each two feet by which the building height exceeds 15 feet

(b) *Conditional uses.* For each principal conditional use located in the R-1 district, a front yard, two side yards and a rear yard shall be provided, each of which shall be not less than the amount stipulated in the following table:

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	Front Yard (feet)	Interior Side Yard (feet)	Corner Side Yard (feet)	Rear Ya
Airports and commercial	As specified by the plan commission			
Educational institutions, boarding	As specified by the plan commission			
Excavations for specified purposes	50 feet from the nearest property line			
Health and medical institutions	50*	15**	30**	75
Mobile home parks	In accordance with this article			
Philanthropic and eleemosynary institutions	50*	15**	30**	75
Planned developments, residential	As provided in this article			
Public utility and service uses	As specified by the plan commission			
Radio and TV stations and towers	50**	30**	35**	100

*	Or 20 percent of the lot depth, whichever is less
**	Plus one feet for each two feet by which the building or structure height exceeds 15 feet

(c) *Accessory buildings.* Except as indicated, the following yard requirements of the principal uses shall apply their accessory buildings:

	Front Yard (feet)	Interior Side Yard (feet)	Corner Side Yard (feet)	Rear Yard (fee
Agricultural buildings	100	50	50	100
Boathouses, private	No requirements			
Buildings, accessory to single-family dwellings, other than those specified	30	2	20	3
Clubhouses and other structures residential on the grounds of private clubs, golf courses and tennis clubs	Shall be located not less than 200 feet from the nearest property li			
Roadside stands on lots where the principal use is agriculture	20	50	50	None
Stables, private	100	50	50	100
Stadiums and grandstands in athletic fields	Shall be located not less than 200 feet from the nearest residential property line			
Temporary buildings for construction purposes	No yard requirements, provided that there shall not be undue interference with the use and enjoyment of neighboring property			

(Code 1999, § 13-1-45(d))

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Sec. 14-230. - Building bulk limitations.

(a) *Permitted uses.* Building bulk limitations for permitted uses in the R-1 single-family residence district sha e as follows:

	Maximum Building Height
Single-family detached dwellings, rectories, parsonages and parish houses	2½ stories, but not to exceed 35 feet

All other permitted uses shall be regulated on the basis of maximum floor area ratio as follows:

	Floor Area Ratio
Educational (nonboarding) and cultural institutions	0.75
Recreational and social buildings	0.50
Religious institutions, except rectories, parsonages and parish houses	0.50

(b) *Conditional uses.* Building bulk limitations for conditional uses in the R-1 single-family residence district s be as follows:

	Floor Area Ratio
Airports and commercial heliports	As specified by the plan commission
Educational institutions, boarding	0.30
Health and medical institutions	0.75
Mobile home parks	As required by this article
Philanthropic and eleemosynary institutions	0.50
Planned developments, residential	As provided in division 4 of this article
Public utility and service uses	As specified by the plan commission
Radio and television stations and towers	0.030

(c) *Accessory uses.* In the R-1 district, the floor area of the accessory buildings shall be included in the total allowable floor area permitted on the zoning lot, as specified for the principal uses in subsections (a) and of this section. However, any floor area devoted to off-street parking or loading facilities shall be exempt from floor area ratio requirements.

(Code 1999, § 13-1-45(e))

Secs. 14-231—14-255. - Reserved.

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"Antigo Area on the go"

To: Mayor and City Council

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: February 06, 2024

Re: Proposed Amendments to Existing Ordinance Section 14-42 Mobile Homes

Section 14-42 Mobile Homes

Ordinance Section 14-42 Mobile Homes, currently refers to mobile homes only. The City of Antigo's existing ordinances do not specifically state the terms mobile recreational vehicles and camping units. The alterations to this ordinance section will help the City to restrict the duration that mobile homes, mobile recreational vehicles and/or camping units shall be occupied, other than in a licensed campground. The additional terms also add clarity to the ordinance.

"Antigo Area on the go"

To: Mayor and City Council

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: February 06, 2024

Re: Proposed Amendments to Existing Ordinance Section 14-746 Accessory Structures

Section 14-42 Accessory uses or structures.

Ordinance Section 14-746 Accessory uses or structures, is currently very convoluted. With the proposed amendments to the attached ordinance, it will clearly states that each property is allowed one accessory structure, in addition to one attached garage or one detached garage. A variance would be required prior to obtaining any additional accessory buildings.

"Antigo Area on the go"

To: Mayor and City Council

From: Beth McCarthy, Building Inspector/Zoning Administrator

Date: February 06, 2024

Re: Proposed Amendments to Existing Ordinance Section 14-748 Fences.

Section 14-748 Fences.

Ordinance Section 14-748 Fences, currently requires fences to be installed following a two foot setback from property lines. The proposed amendments to the attached ordinance, would allow fences be installed up to the property line. Subsection(f)(1) Fencing materials regulated, also contains noteworthy proposed alterations. Additional prohibited materials have been added in the proposed version of this sections, to help improve city yard appearances.