



CITY OF ANTIGO

CITY PLAN COMMISSION MEETING

MULTI-PURPOSE ROOM

Tuesday, September 06, 2022

CITY HALL, 700 EDISON STREET

6:00 PM

Call to Order

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

1. Approval of the Minutes from the August 2, 2022 Meeting
2. Public Hearing for Zoning Amendment Application for 413 Morse Street to Classify Property as R-4, General Residence District Instead of B-4, Central Business District to Rezone to Residential for Buyer's Lender to Conform to Current and Longtime Use as an Existing Single-Family Dwelling
3. Approve Zoning Amendment Application Request to Amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to Classify the Property at 413 Morse Street as R-4, General Residence District Instead of B-4, Central Business District to Rezone to Residential for Buyer's Lender to Conform to Current and Longtime Use as an Existing Single-Family Dwelling
4. Karl's Transport Site Plan
5. First Version of the Final Site Plan Submittal as Received from Northpointe Development for the Hogan Street Cottages and Town-homes Project on Hogan Street North of the Remington Detention Pond (Information from Mark Desotell)
6. Updated Information/Site Plan After Staff Review for the Hogan Street Cottages and Townhomes (Updated information from Charley Brinkmeier)
7. Approval of the Final Site Plan from Northpointe Development for the Hogan Street Cottages and Townhomes (as reviewed in agenda items #5 and #6)

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: September 01,2022

BILL BRANDT



NOTICE

NOTICE IS HEREBY GIVEN, that it has been proposed to amend Ordinance No. 1095B, the Municipal Code of the City of Antigo, so as to classify the following described property as R-4, General Residence District instead of B-4, Central Business District:

“Original Plat N ½ of Lot 14 and Lot 15, Block 52
Parcel #201-0733 (413 Morse Street)”

to rezone to Residential for buyer’s lender to conform to current and longtime use as an existing single-family dwelling.

FURTHER, that a public hearing will be held on the proposed amendment before the City Plan Commission of the City of Antigo on Tuesday, September 6, 2022, at 6:00 p.m. in the Multi-Purpose Room, 700 Edison Street, 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



Application for Zoning Amendment
 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

If you are requesting a zoning amendment, please provide the following information. Note that a different application is required if you are requesting a conditional use. Should you have any questions about this form or the City's rezoning process, please call 715-623-3633 x134.

Petitioner's Name: Rob Cornelius - CR Realty
 Petitioner's Address: 723 5th Ave Antigo, WI 54409
 Petitioner's Phone Number: 715-216-2508
 Property Owner's Name: Shirley A. Lamon
 Property Owner's Address: 413 Morse St. Antigo, WI 54409
 Property Owner's Phone Number: 715-216-5638

Property Information:

Address: 413 Morse St. Antigo, WI 54409
 Parcel ID Number: 201-0733
 Legal Description: Original Plat N 1/2 of Lot 14 & Lot 15 Block 52
 (The legal description may be obtained from the City Zoning Administrator)

Existing zoning district classification(s) of the land included within the petition: Business
B-4

Existing land use on land included in this application: Residential

Proposed zoning district classification(s) of the land included within the petition: Residential
R-4

Proposed land use(s) following rezoning: Residential

Please provide a brief narrative justifying the rezoning of this property. (Attach an additional sheet if necessary.):

Need to have rezoned to Residential
for buyers tender, to conform to current and
long time use.

Please attach a map of the area showing the parcel(s) proposed to be rezoned, adjacent streets, existing zoning on the parcels, and other information you feel might be helpful in evaluating your proposal.

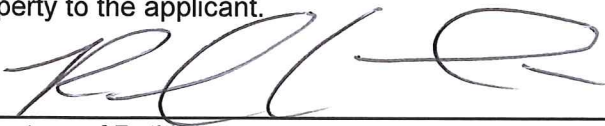
(City Zoning Administrator may provide this information)

Please attach a list of Names and Addresses of all abutting and opposite property owners within 300 feet of the property to be altered

(City Zoning Administrator will provide this information)

Attachment: Zoning Amendment Application for 413 Morse Street (5702 : Zoning Amendment Application for 413 Morse St)

If petitioner is NOT the property owner, a letter with the owner's signature shall need to be provided. The letter shall state that the owner is in agreement with the proposed zoning change contingent upon the sale of the property to the applicant.


Signature of Petitioner

8/16/22
Date

IF ADDITIONAL PAGES ARE NEEDED, PLEASE ATTACH HERETO

Please return this completed form with the information indicated above and the fee of **\$200** to the Building Inspector/Zoning Administrator Office located in Antigo City Hall, 700 Edison Street, Antigo WI. 54409.

paid 8/16/2022

Checks should be made payable to "City of Antigo".

The entire zoning ordinance is available on the City's website at: <http://www.antigo-city.org/>

Should you have any questions regarding this form or the City's rezoning process, please phone 715-623-3633 x134.

For City Use Only

Received by: Elizabeth McCarthy Date: 8/16/2022

City Planning Commission / Public hearing:

Date: September 6, 2022 ☐ Approved ☐ Denied

Common Council / Public hearing:

Date: _____ ☐ Approved ☐ Denied

Ordinance number: _____

Notes: _____



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: 8/11/2022

RE: To amend an existing single-family dwelling, currently zoned B-4, to a R-4 zoning

This is for your information:

- Definition of B-4 – The B-4 central retail district is designed to accommodate those retail and office uses which are characteristic of the major shopping streets of the downtown area.
- Subdivision V. – R-4 General Residence District
Sec. 14-316. - Permitted uses.
 - (a) The following uses are permitted in the R-4 general residence district:
 - (1) Single-family dwellings, attached and detached.
 - (2) Two-family dwellings, attached and detached.
 - (3) Apartment hotels.
 - (4) Multiple-family dwellings.
 - (5) Boardinghouses, lodginghouses and roominghouses.
 - (6) Educational and cultural institutions, nonboarding.
 - (7) Recreational and social facilities.
 - (8) Religious institutions.
 - (9) Signs, as regulated in subdivision V of division 5 of this article.
- **Sec. 14-108. - Procedures.**
 - (d)(1)(e). A lot or parcel of land shall not qualify for a zoning amendment unless it possesses 200 feet of frontage, contains 25,000 square feet of area or adjoins a lot or parcel of land which bears the same zoning district classification as the proposed zoning amendment.

Air Photo



413 Morse St – Parcel 2010733

Zoning





To: Mayor and City Council
From: Charley Brinkmeier, Land Surveyor/Project Manager
Date: September 06, 2022
Re: Karl's Transport Site Plan

Karl's Transport would like to construct an addition storage building behind their current facility. Staff has reviewed the site plan and recommends approval. Larger copies are available at the Public Works Office for review.

CIVIL PLANS FOR
KARL'S WAREHOUSING

LOT 1 BEING PART OF GOVERNMENT LOTS 3 AND 4 OF CSM VOL 17 PAGE 177 IS LOCATED IN PART
OF SECTION 03, TOWNSHIP 30 NORTH, RANGE 11 EAST, CITY OF ANTIGO, LANGLADE COUNTY,
WISCONSIN



LOCATION MAP

SHEET INDEX	
1.0	Cover Page
2.0	Existing Site Plan
3.0	Proposed Site Plan
4.0	Grading Plan
4.1	Grading Plan - East Side
4.2	Grading Plan - West Side
5.0	Erosion Control Plan
6.0	Erosion Control Details
7.0	Site Details



2.4.a

404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE: 715-843-7292
FAX: 715-843-7292
LET

MARATHON TECHNICAL
ENGINEERING

MTS

REVISION DATA	LAST MODIFIED C August 10, 2022
SURVEYED BY:	CHARLIE BRINKMEIER
DESIGNED BY:	MTS
DRAWN BY:	JUSTIN H.
APPROVED BY:	NICK B.
PROJECT DETAIL	PROJECT NUMBER
2255	PROJECT PHASE:
FOR CONSTRUCTION	PROJECT MILESTONES
OWNER APPROVED	

COVER PAGE

KARL'S WAREHOUSING

SCALE

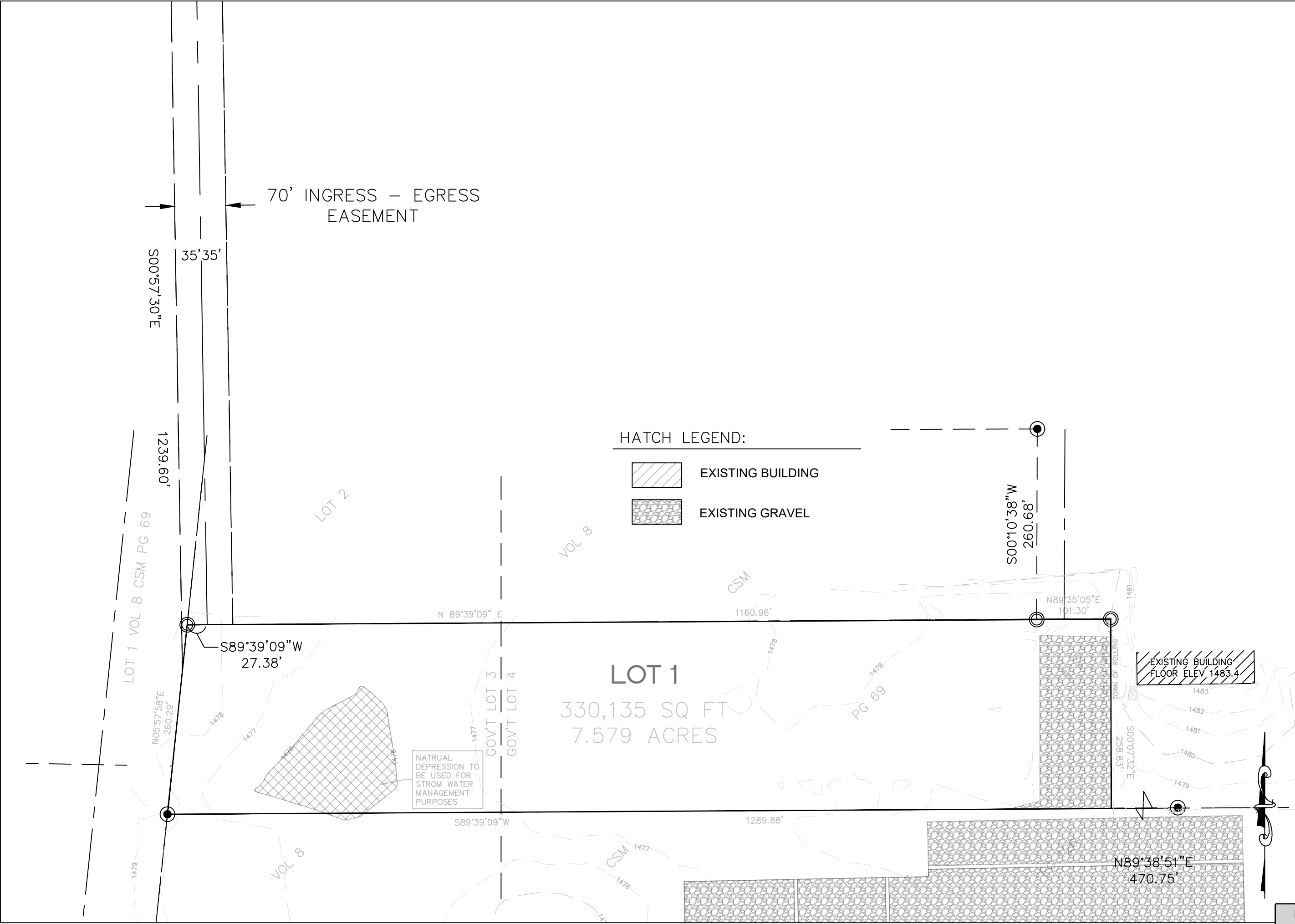
NTS

SHEET NO.

10

Packet Pg. 8

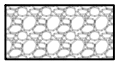
Attachment: Karl's site plan (5708 : Karl's Transport Site Plan)



HATCH LEGEND:



EXISTING BUILDING



EXISTING GRAVEL

2.4.a

1699 SCHOFIELD AVE
SUITE 115
SCHOFIELD, WI 544
PHONE: 715-843-72
LLC.NET

MARATHON TECHNICAL
ENGINEERING

MTS

REVISION	DATE
----------	------

SURVEYED BY:
CHARLIE BRINKMEIER

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAIL:
PROJECT NUMBER:
2255

PROJECT PHASE:
FOR CONSTRUCTION

PROJECT MILESTONE:
OWNER APPROVED

EXISTING SITE PLAN

KARL'S WAREHOUSING

SCALE

1" = 120'

SHEET NO.

29

Packet Pg. 9

PROPOSED SITE PLAN

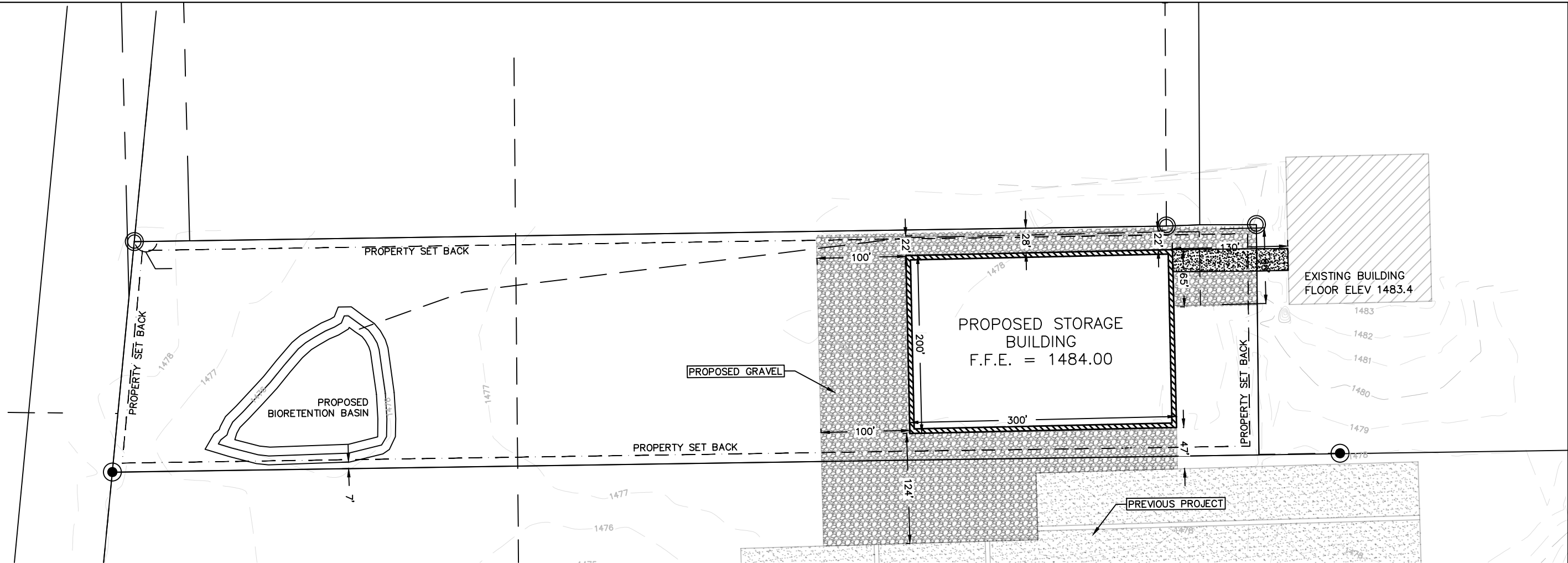
KARL'S WAREHOUSING

SCALE

1" = 120'

SHEET NO.

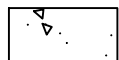
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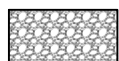
HATCH LEGEND:



PROPOSED BUILDING



PROPOSED CONCRETE

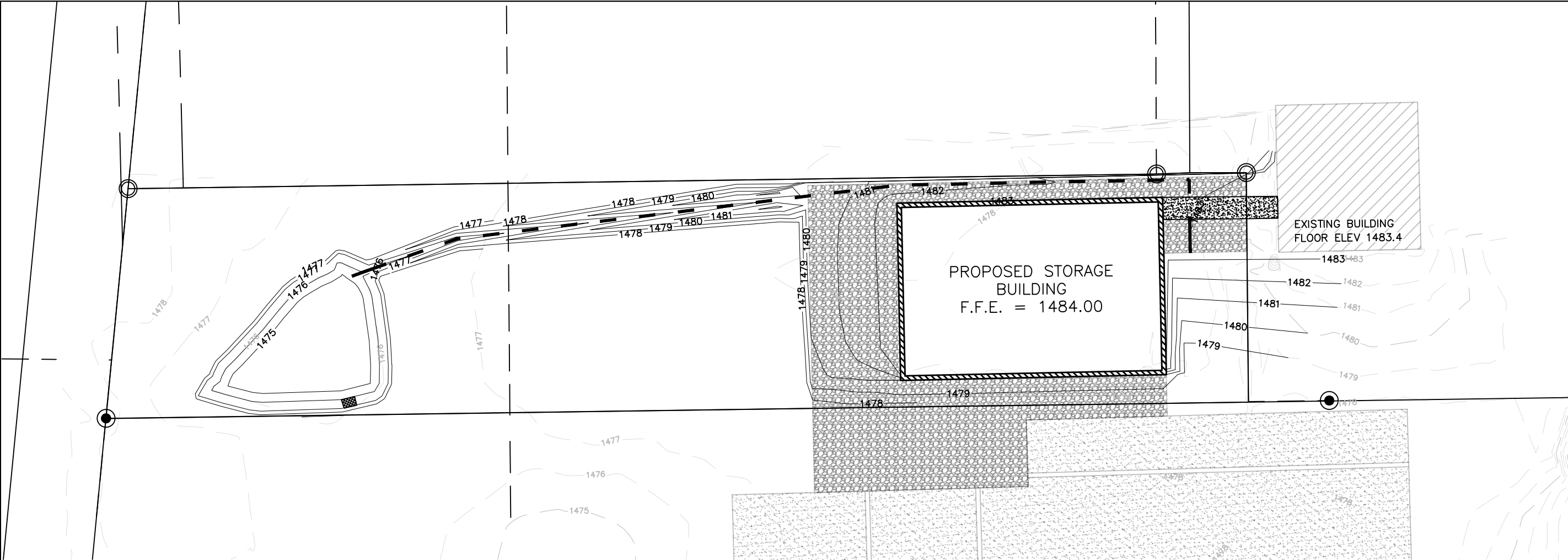


PROPOSED GRAVEL

LINETYPE LEGEND:

— — — SWALE CENTERLINE

- - - - - PROPERTY SETBACKS



LINETYPE LEGEND:

- — — — — EXISTING CONTOURS
- — — — — PROPOSED CONTOURS
- - - - - SWALE CENTERLINE

2.4.a

404 FRANKLIN ST.
WAUSAU, WI 54983
PHONE: 715-843-7292
FAX: 715-843-7292
IET

MARATHON TECHNICAL
ENGINEERING

MTS

REVISION DATA

SURVEYED BY:
CHARLIE BRINKMEIER

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAIL
PROJECT NUMBER

2255
PROJECT PHASE:

FOR CONSTRUCTION
PROJECT MILESTONE

OWNER APPROVED

GRADING PLAN

KARL'S WAREHOUSING

SCALE

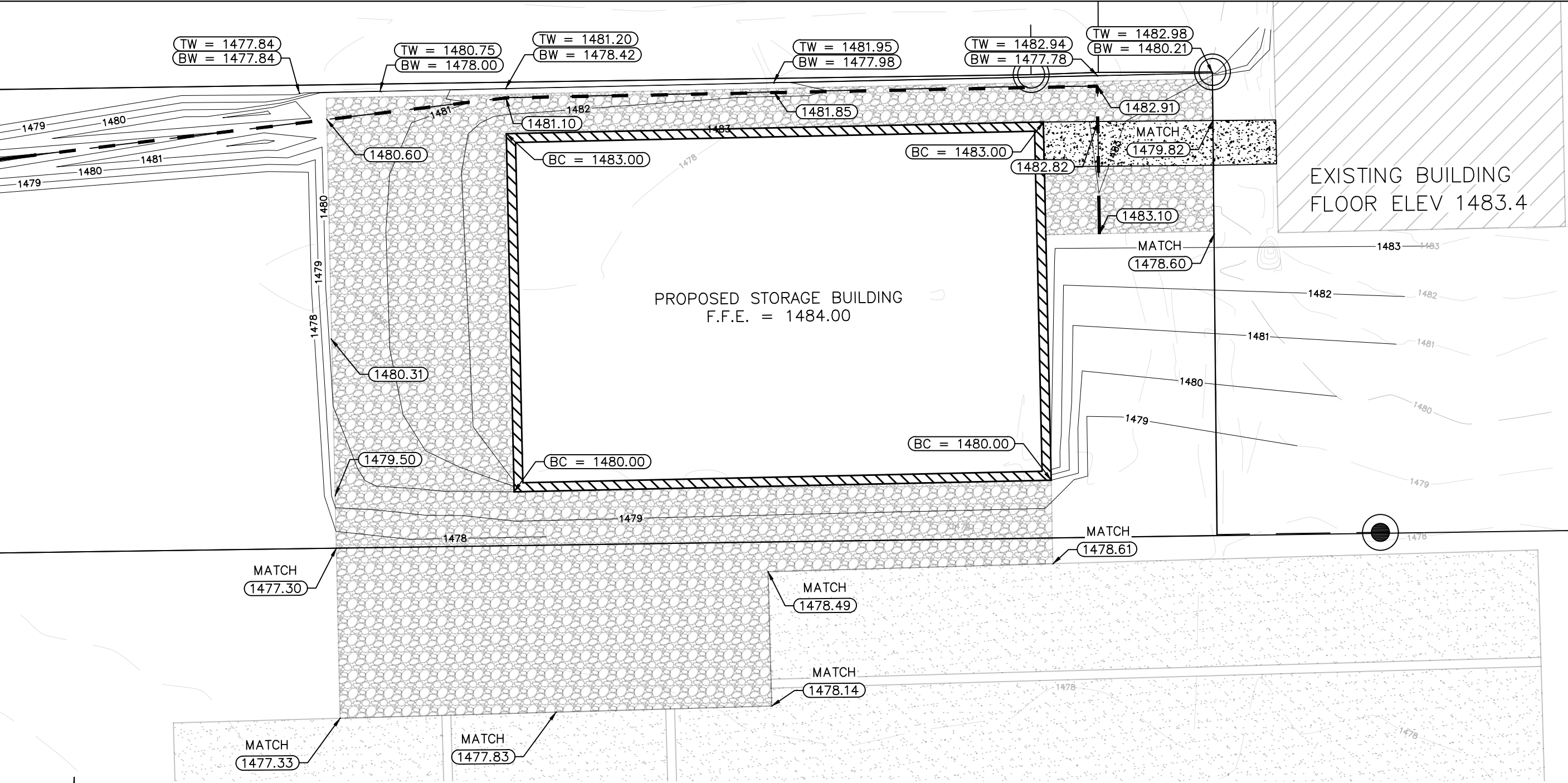
1" = 120'

SHEET NO.

4.0

Packet Pg. 11

Attachment: Karl's site plan (5708 : Karl's Transport Site Plan)



LINETYPE LEGEND:

---	---	EXISTING CONTOURS
---	---	PROPOSED CONTOURS
- - -	- - -	SWALE CENTERLINE

LABEL LEGEND:

XXXX.XX	→	PROPOSED SPOT ELEVATION
MATCH XXXX.XX	→	PROPOSED MATCH ELEVATION
BC = XXXX.XX	→	PROPOSED BUILDING CORNER ELEVATION
TW = XXXX.XX	→	PROPOSED TOP OF WALL ELEVATION
BW = XXXX.XX	→	PROPOSED BOTTOM OF WALL ELEVATION

2.4.a

404 FRANKLIN ST.
WAUSAU, WI 54983
PHONE: 715-843-7292
FAX: 715-843-7292
IET

MARATHON TECHNICAL
ENGINEERING

MTS

REVISION DATA

SURVEYED BY:
CHARLIE BRINKMEIER

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAIL
PROJECT NUMBER:
2255

PROJECT PHASE:
FOR CONSTRUCTION
PROJECT MILESTONE:
OWNER APPROVED

GRADING PLAN - EAST SIDE
KARL'S WAREHOUSING

SCALE

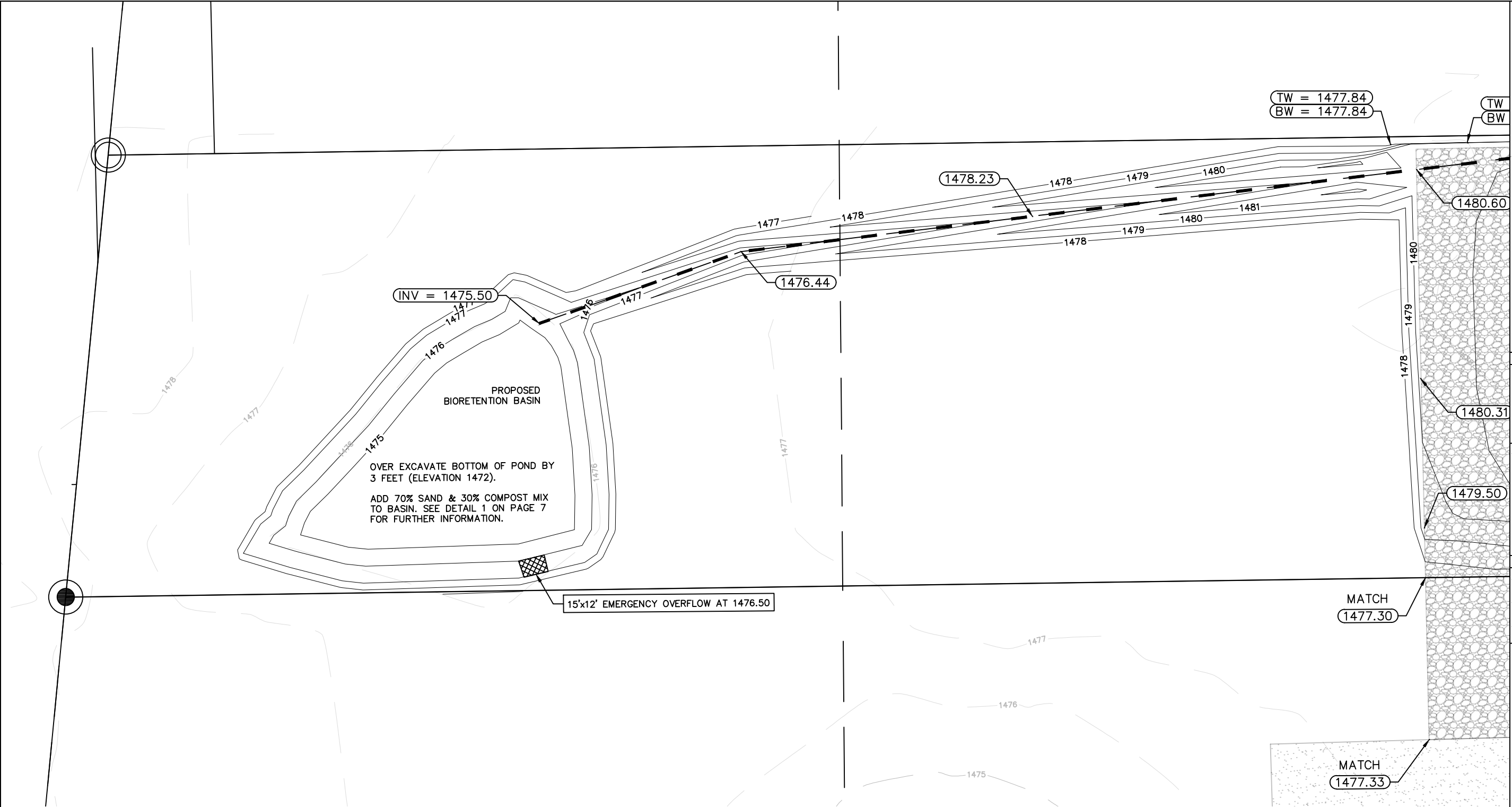
1" = 60'

SHEET NO.

44

Packet Pg. 12

Attachment: Karl's site plan (5708 : Karl's Transport Site Plan)



LINETYPE LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- SWALE CENTERLINE

LABEL LEGEND:

- PROPOSED SPOT ELEVATION
- PROPOSED MATCH ELEVATION



2.4.a

404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE: 715-843-7292
FAX: 715-843-7292
IET

MARATHON TECHNICAL
ENGINEERING

MTS

REVISION DATA

SURVEYED BY:
CHARLIE BRINKMEIER

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAIL

PROJECT NUMBER:
2255

PROJECT PHASE:
FOR CONSTRUCTION

PROJECT MILESTONE:
OWNER APPROVED

GRADING PLAN - WEST SIDE

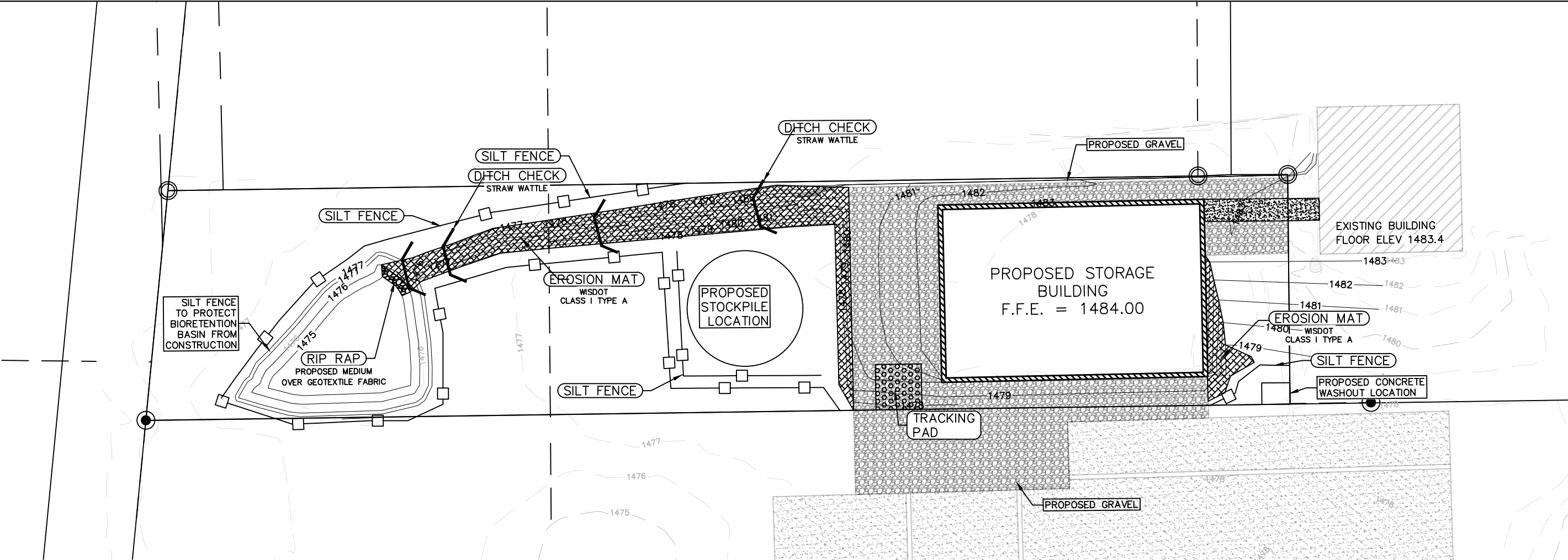
KARL'S WAREHOUSING

SCALE
1" = 60'

SHEET NO.
43

Packet Pg. 13

Attachment: Karl's site plan (5708 : Karl's Transport Site Plan)



HATCH LEGEND:

- EROSION CONTROL MATTING
- RIP RAP
- TRACKING PAD

LINETYPE LEGEND:

- SILT FENCE
- DITCH CHECK

2.4.a

404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE: 715-843-7292
FAX: 715-843-7292
IET

MARATHON TECHNICAL
SERVICE, INC.

MTS

REVISION DATA

SURVEYED BY:
CHARLIE BRINKMEIER

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAIL
PROJECT NUMBER:
2255

PROJECT PHASE:
FOR CONSTRUCTION

PROJECT MILESTONE:
OWNER APPROVED

EROSION CONTROL PLAN

KARL'S WAREHOUSING

SCALE

1" = 120'

SHEET NO.

50

Packet Pg. 14

Attachment: Karl's site plan (5708 : Karl's Transport Site Plan)

PROPOSED EROSION CONTROL ACTIVITIES:

1. CONTACT DIGGER’S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. KEEP A COPY OF THE EROSION CONTROL PLANS AND STORMWATER & EROSION CONTROL MANAGEMENT PLAN ON SITE THROUGHOUT THE PROJECT.
4. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
5. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
6. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3” CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12” THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
7. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
9. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING ANY SEDIMENT OR TRASH THAT HAS MOVED OFF–SITE SHALL BE SWEEPED OR CLEANED UP BEFORE THE END OF THE WORK DAY.
10. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
11. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5” OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
12. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
13. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
14. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
15. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
16. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTED DISTURBED AREAS WHENEVER MORE THAN 7 DAYS OF DRY WEATHER OCCUR.
18. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400–187. THIS FORM CAN BE FOUND ON WISCONSIN DNR WEBSITE OR PROVIDE IF NECESSARY.

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STARDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

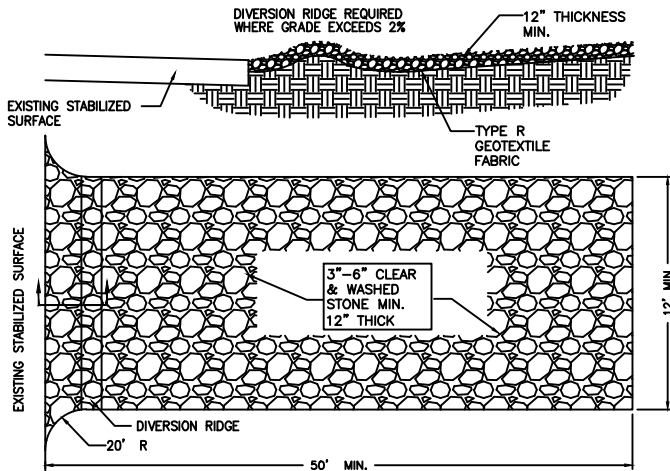
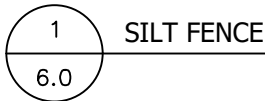
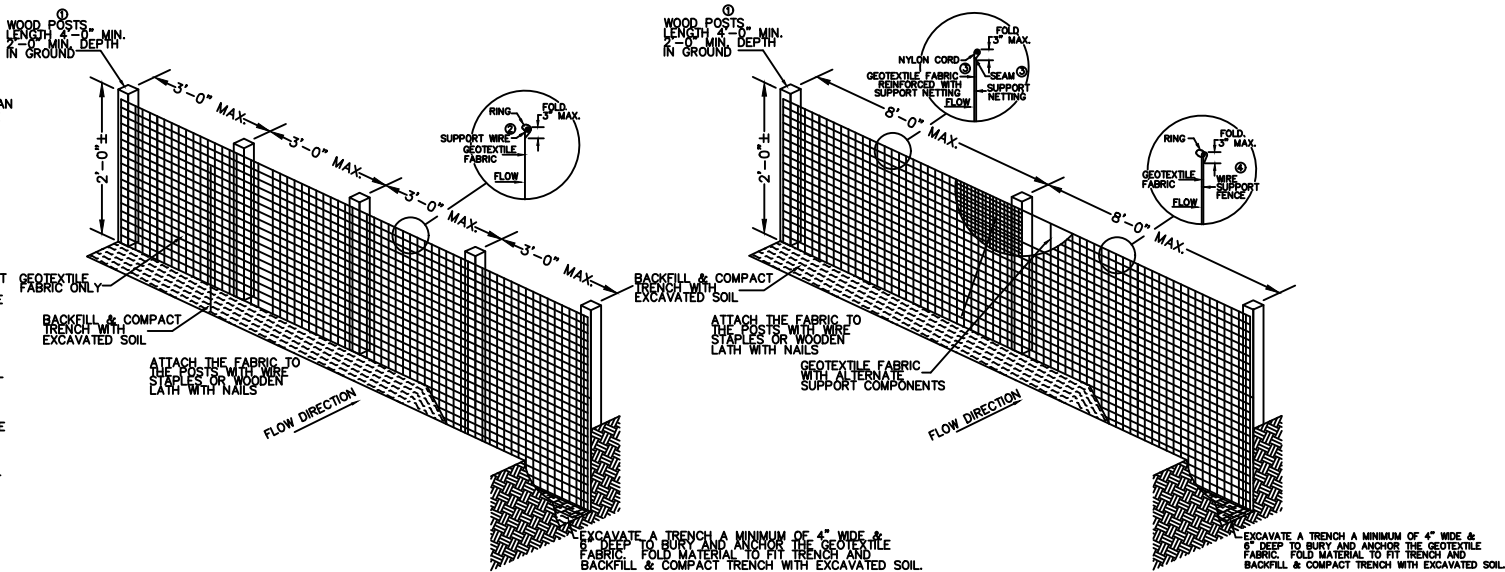
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOIL CONDITIONS.

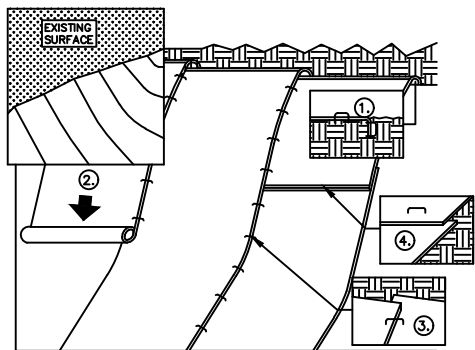
ALTERNATES "A" & "B" ARE EQUAL AND EITHER MAY BE USED.

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

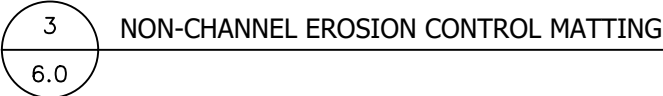
1. STEEL POSTS SHALL BE A STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS LINEAL FOOT (WITHOUT ANCHOR). PIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1 1/2" X 3 1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE MINIMUM SIZE OF 1 1/8" X 1 1/8" OAK OR HICKORY.
2. MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.
3. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3" A OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
4. WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.
5. LENGTH NOT LESS THAN THE CIRCUMFERENCE OF THE LARGEST TIRE ON THE CONSTRUCTION EQUIPMENT, PLUS 5 FEET.



- NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. IF TRACKING PAD IS FILLED WITH SEDIMENT REMOVE AND REPLACE AGGREGATE.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL MAXIMUM LENGTH PRACTICABLE.

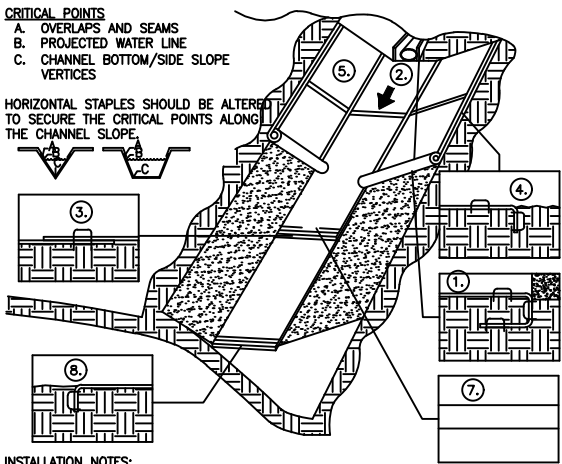


- INSTALLATION NOTES:
1. BEGIN AT THE TOP OF THE SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
2. ROLL THE MAT DOWN THE SLOPE IN DIRECTION OF FLOW.
3. OVERLAP PARALLEL EROSION MAT APPROX. 2". PLACE MAT END OVER END (SHINGLE STYLE).
4. OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.

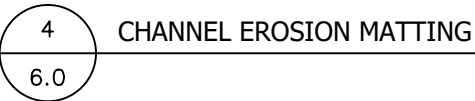


EROSION CONTROL SCHEDULING:

1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
3. INSTALL SILT FENCE AROUND THE PROPOSED BIORETENTION BASIN AFTER THE BASIN IS INSTALLED TO PREVENT SEDIMENTATION, AND COMPACTION DURING THE CONSTRUCTION PROCESS.
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.
6. ALL DISTURBED AREAS SHALL BE STABILIZED, STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS, AND ALL OTHER SOILS SHALL BE TEMPORARILY STABILIZED IF BEING DISTURBED FOR 14 DAYS OR MORE.
7. ALL SLOPES GREATER THAN 1:6 SHALL HAVE EROSION CONTROL MATTING.
8. CONCRETE WASHOUTS SHALL BE PLACED AWAY FROM ALL SWALES, AND BASINS.



- INSTALLATION NOTES:
1. BEGIN AT THE TOP OF THE CHANNEL SLOPE. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
2. ROLL THE MAT DOWN THE BOTTOM OF THE CHANNEL SLOPING IN DIRECTION OF FLOW.
3. OVERLAP END TO END APPROX. 6" WITH DOUBLE ROW OF STAGGERED STAPLES APPROX. 4" APART.
4. BEGIN AT THE TOP OF THE SIDE SLOPES. ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.
5. EROSION MAT ON SIDE SLOPES MUST BE MINIMUM OVERLAP OF 4" AND STAPLED.
6. OVERLAP END TO END APPROX. 6" AND STAPLE OVERLAP AREA WITH STAPLES APPROX. 12" APART.
7. IN HIGH FLOW CHANNEL, A STABLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER THE WIDTH OF CHANNEL. PLACE A SECOND ROW OF STAPLES 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. IN THE CHANNEL ANCHOR THE MAT IN A 6" WIDE x 6" DEEP TRENCH. BACKFILL AND COMPACT THE TRENCH.



2.4.a

1699 SCHOFIELD AVE
SCHAUBEL, WI 53444
PHONE: 715-843-7274
LC.NET

MARATHON TECHNICAL
CORPORATION

MTS

REVISION DATA

SURVEYED BY:
CHARLIE BRINKMEIER

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAIL

PROJECT NUMBER
2255

PROJECT PHASE:
FOR CONSTRUCTION

PROJECT MILESTONES
OWNER APPROVED

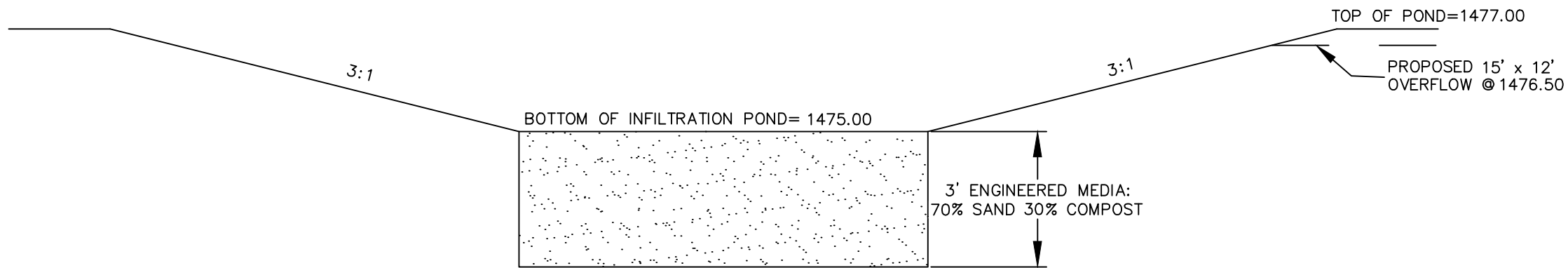
EROSION CONTROL DETAILS

KARL'S WAREHOUSING

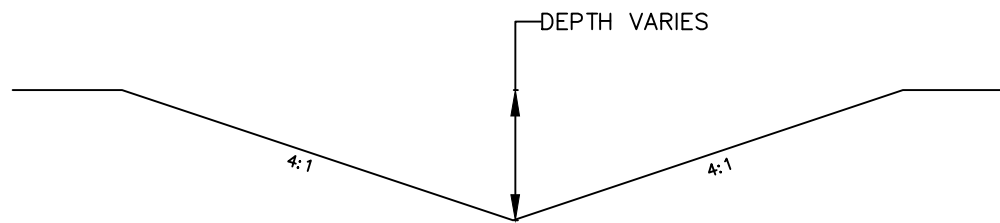
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NTS

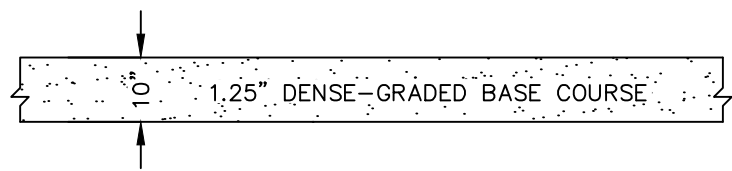
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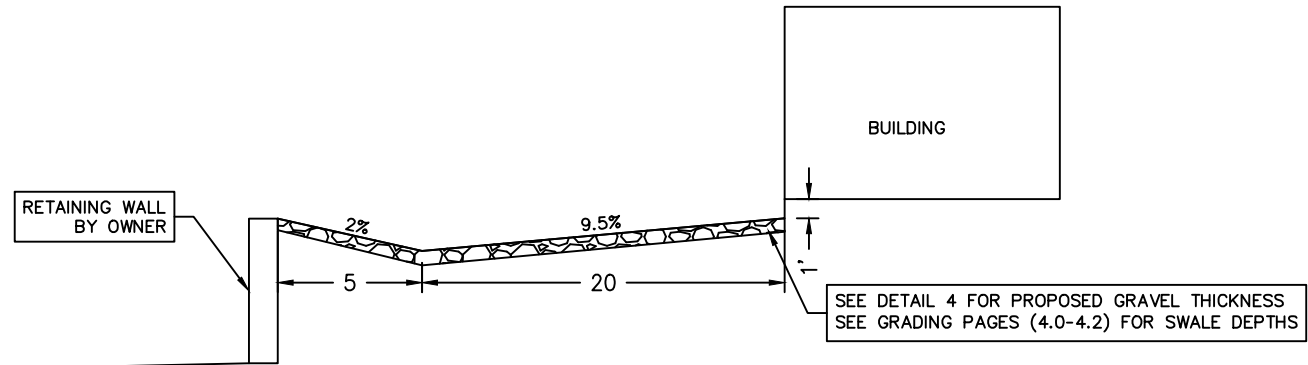
1 BIORETENTION BASIN
7.0



2 GRASS DRAINAGE SWALE
7.0



4 GRAVEL PARKING LOT
7.0



3 GRAVEL DRAINAGE SWALE
7.0

2.4.a

404 FRANKLIN ST.
WAUSAU, WI 54403
PHONE: 715-843-7292
FAX: 715-843-7292
IET

MARATHON TECHNICAL
ENGINEERING

MTS

REVISION DATA

SURVEYED BY:
CHARLIE BRINKMEIER

DESIGNED BY:
MTS

DRAWN BY:
JUSTIN H.

APPROVED BY:
NICK B.

PROJECT DETAIL
PROJECT NUMBER

2255

PROJECT PHASE:
FOR CONSTRUCTION

PROJECT MILESTONE
OWNER APPROVED

SITE DETAILS
KARL'S WAREHOUSING

SCALE

NTS

SHEET NO.

7.0

Packet Pg. 16

Attachment: Karl's site plan (5708 : Karl's Transport Site Plan)



To: Mayor and City Council
From: Mark Desotell, Director of Administrative Services
Date: September 06, 2022
Re: First Version of the Final Site Plan Submittal as Received from Northpointe Development for the Hogan Street Cottages and Town-homes Project on Hogan Street North of the Remington Detention Pond (Information from Mark Desotell)

Included in your agenda packet is the Final Site Plan drawings associated with the Hogan Street Cottages and Townhomes as presented by Northpointe Development. Staff will be reviewing the drawings during the week leading up to the September 6th meeting and will have any recommended revisions incorporated for your final consideration.

SITE SUMMARY

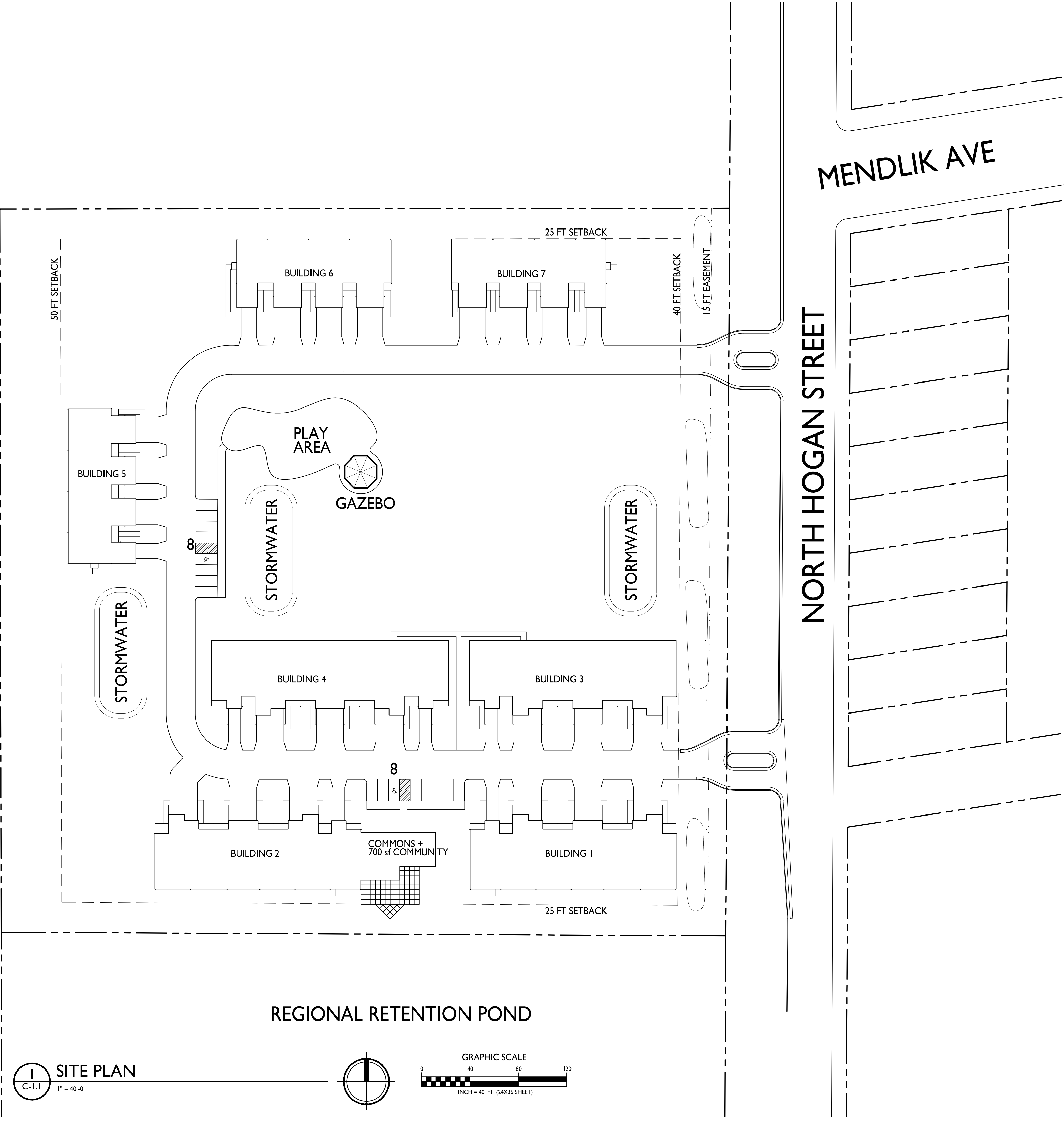
50 UNITS - 8.25 acres

FAMILY TOWNHOUSES

(3) 2-BEDROOM UNITS
(18) 3-BEDROOM UNITS

SENIOR COTTAGES

(10) 1-BEDROOM UNITS
(19) 2-BEDROOM UNITS



knothe • bruce
ARCHITECTS

Phone: 7601 University Ave, Ste 201
608.836.3690 Middleton, WI 53562



ISSUED

Issued for RFP - October 23, 2020
Revised for RFP - November 2, 2020
Revised for RFP - March 21, 2021
Revised for Review - May 19, 2022
Issued for City Review - August 22, 2022

PROJECT TITLE

Northpointe
Development
Hogan Street
Cottages
Antigo, WI

North Hogan Street

SHEET TITLE

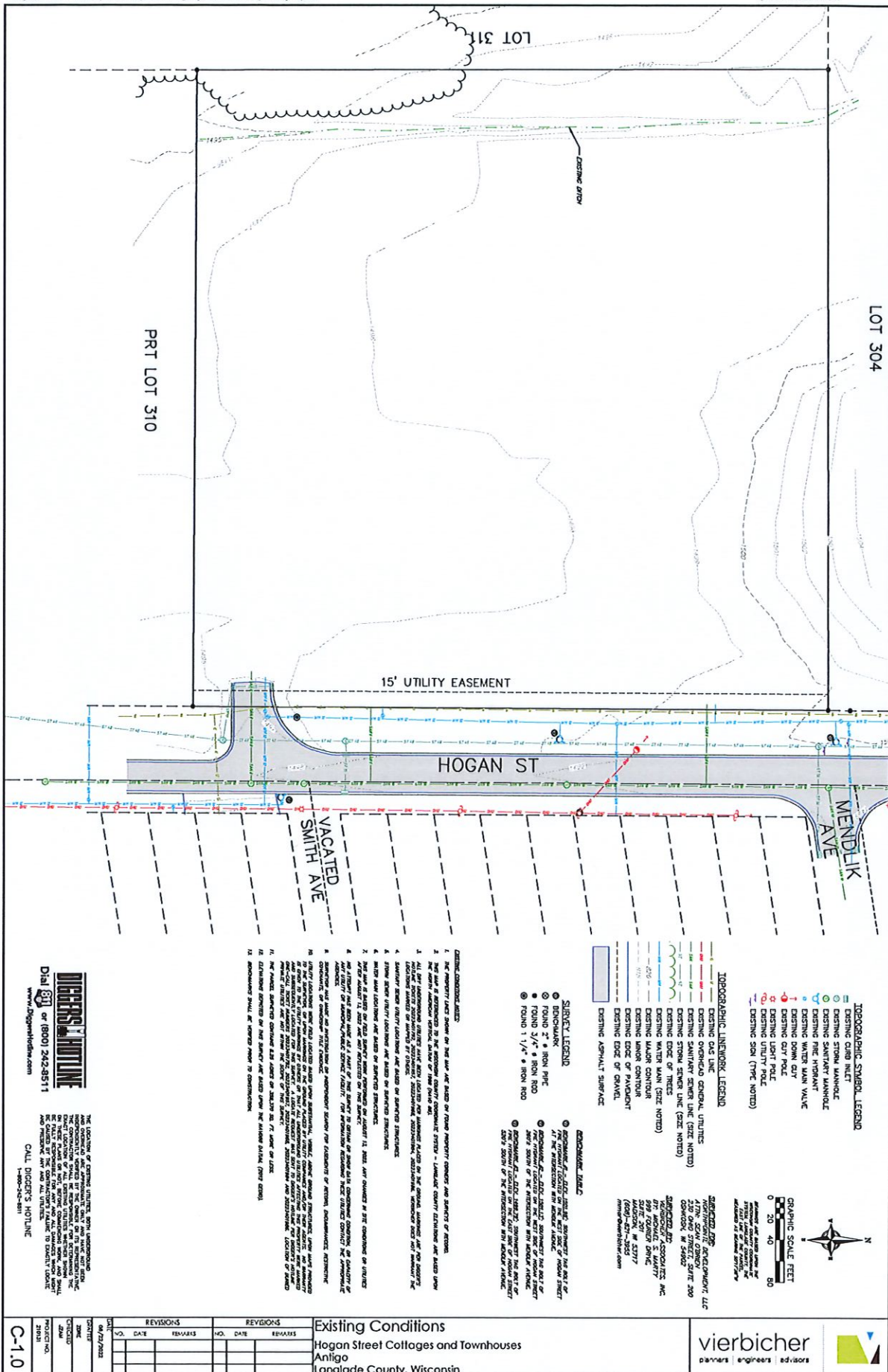
Site Plan

SHEET NUMBER

C-1.1

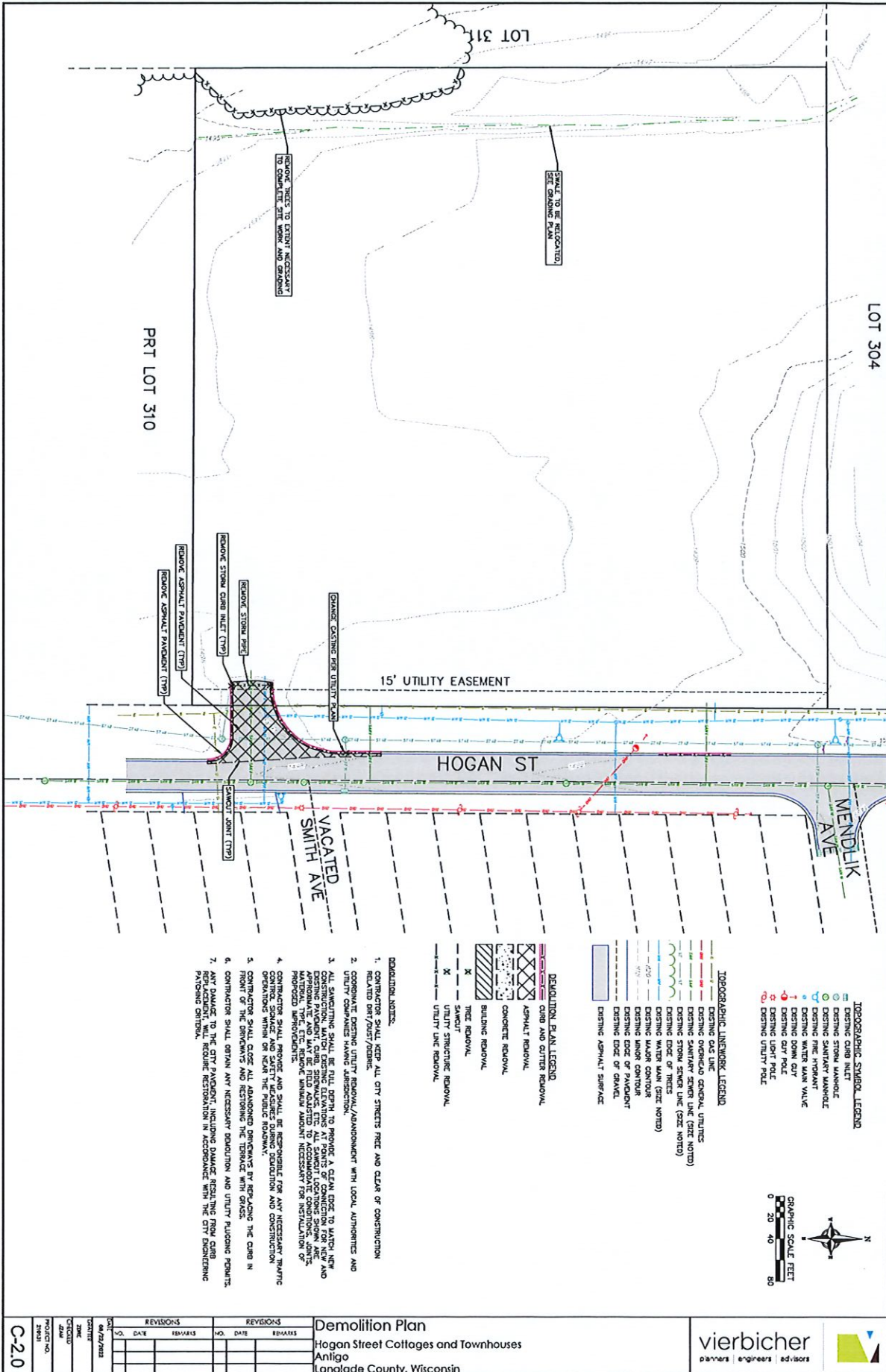
PROJECT NO. 2227

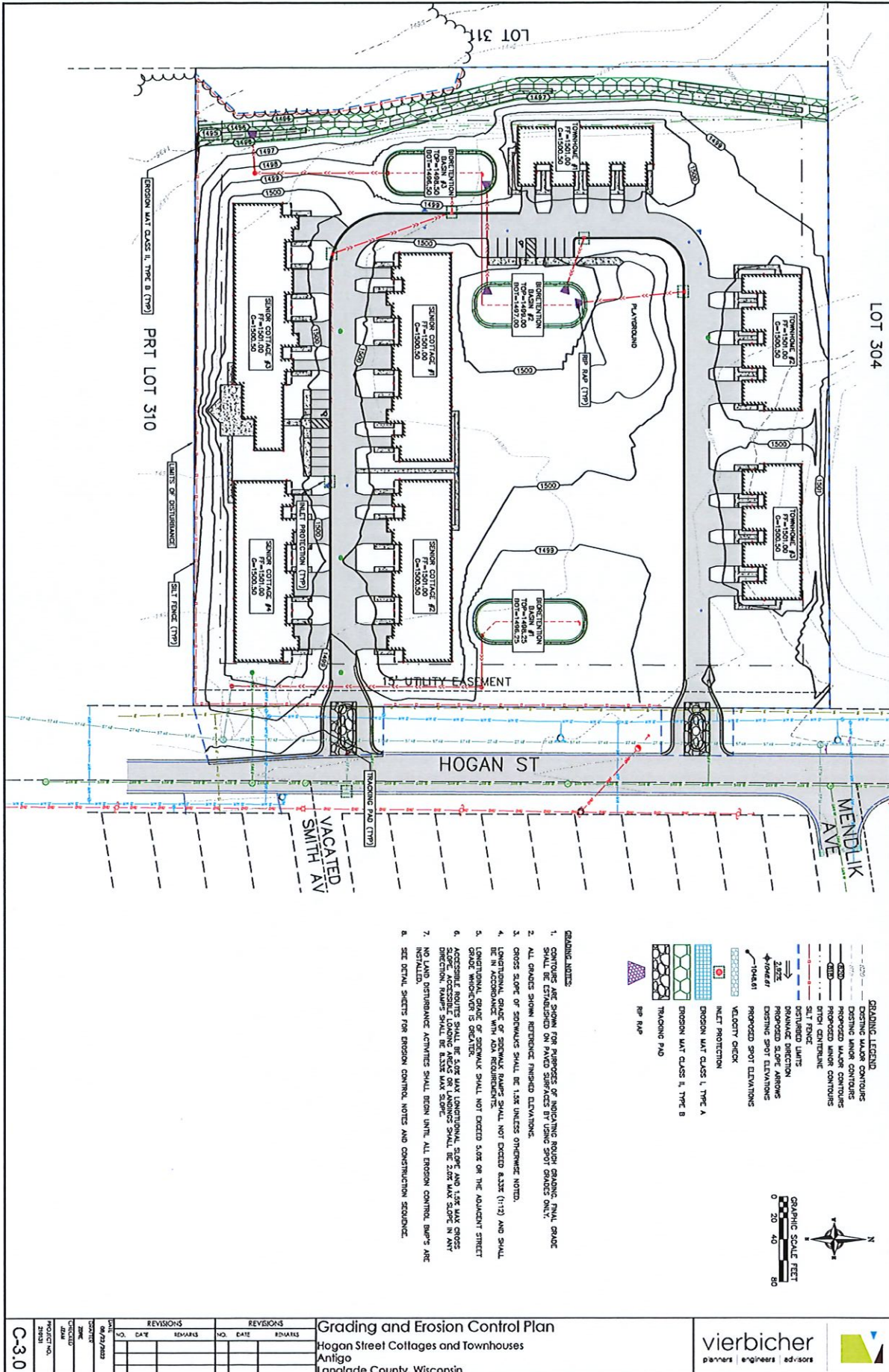
© Knothe & Bruce Architects, LLC

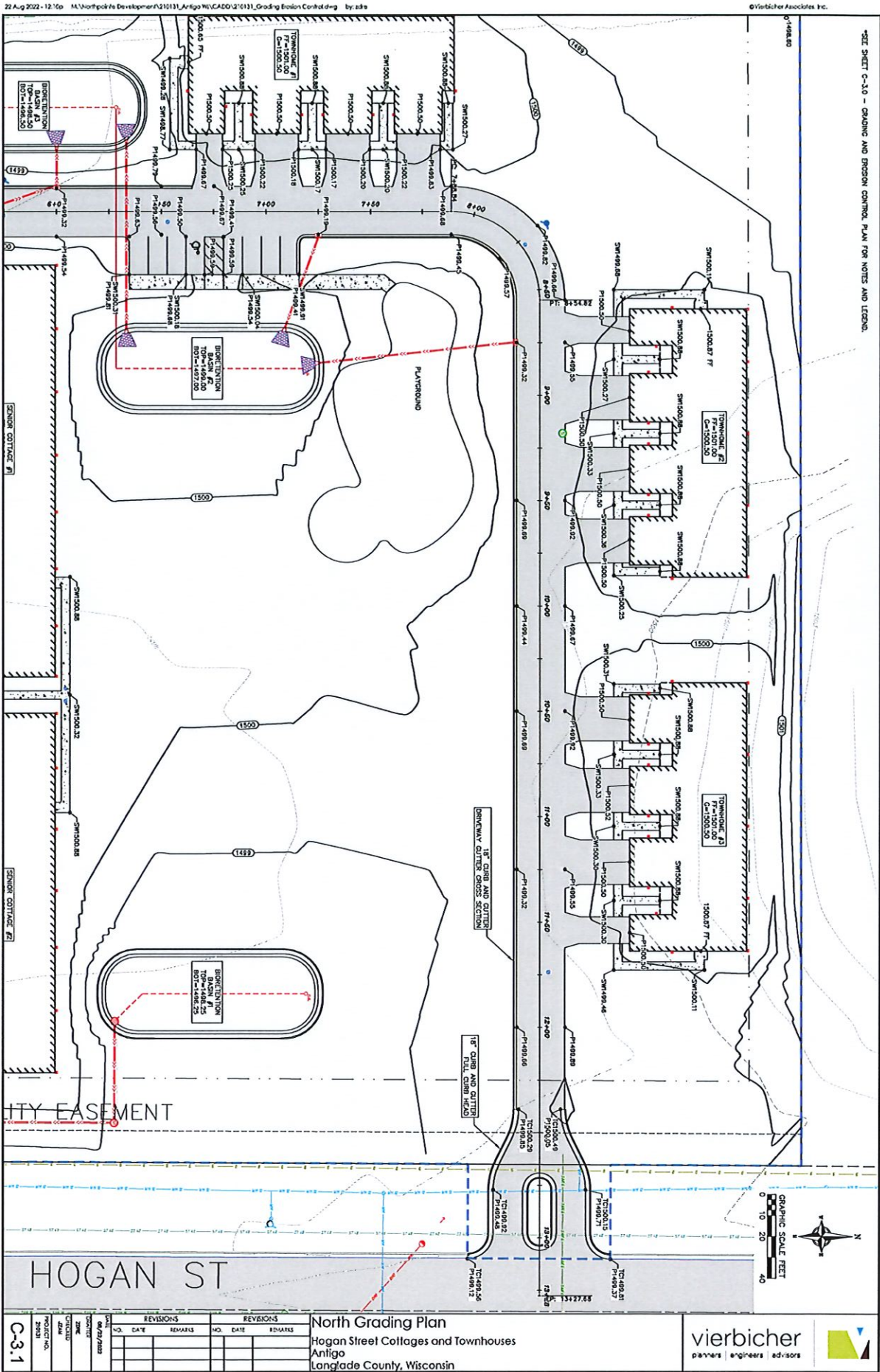


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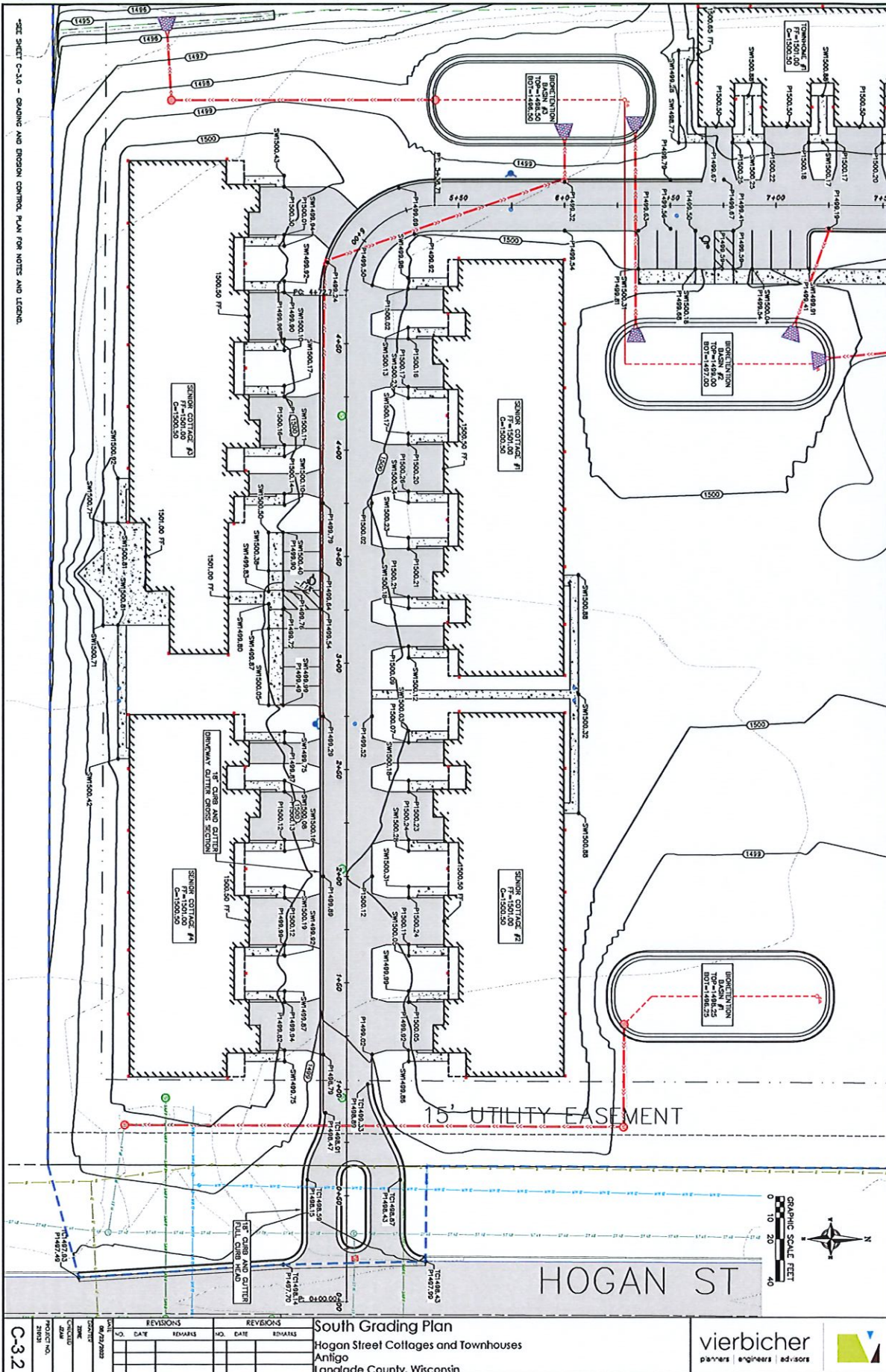
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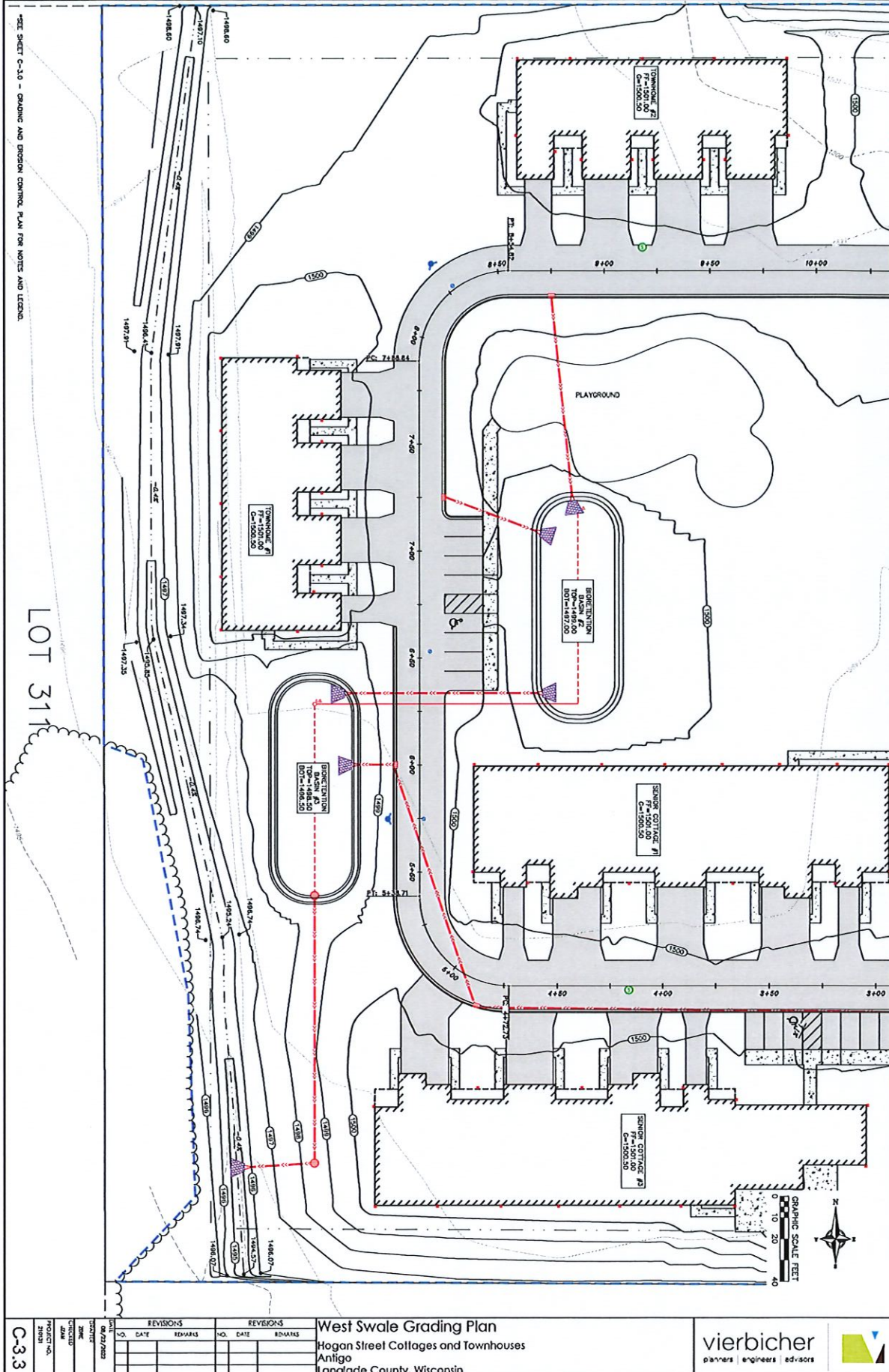


Attachment: Final Site Plan for Hogan Street Cottages and Townhomes 9-6-22 (5700 : Review and Consideration of the Final Site Plan Submittal



22 Aug 2022 - 12:10p M:\Northpark Development\1210131 Antigo WI\CA600\210131 Grading Emission Control.dwg by: eds

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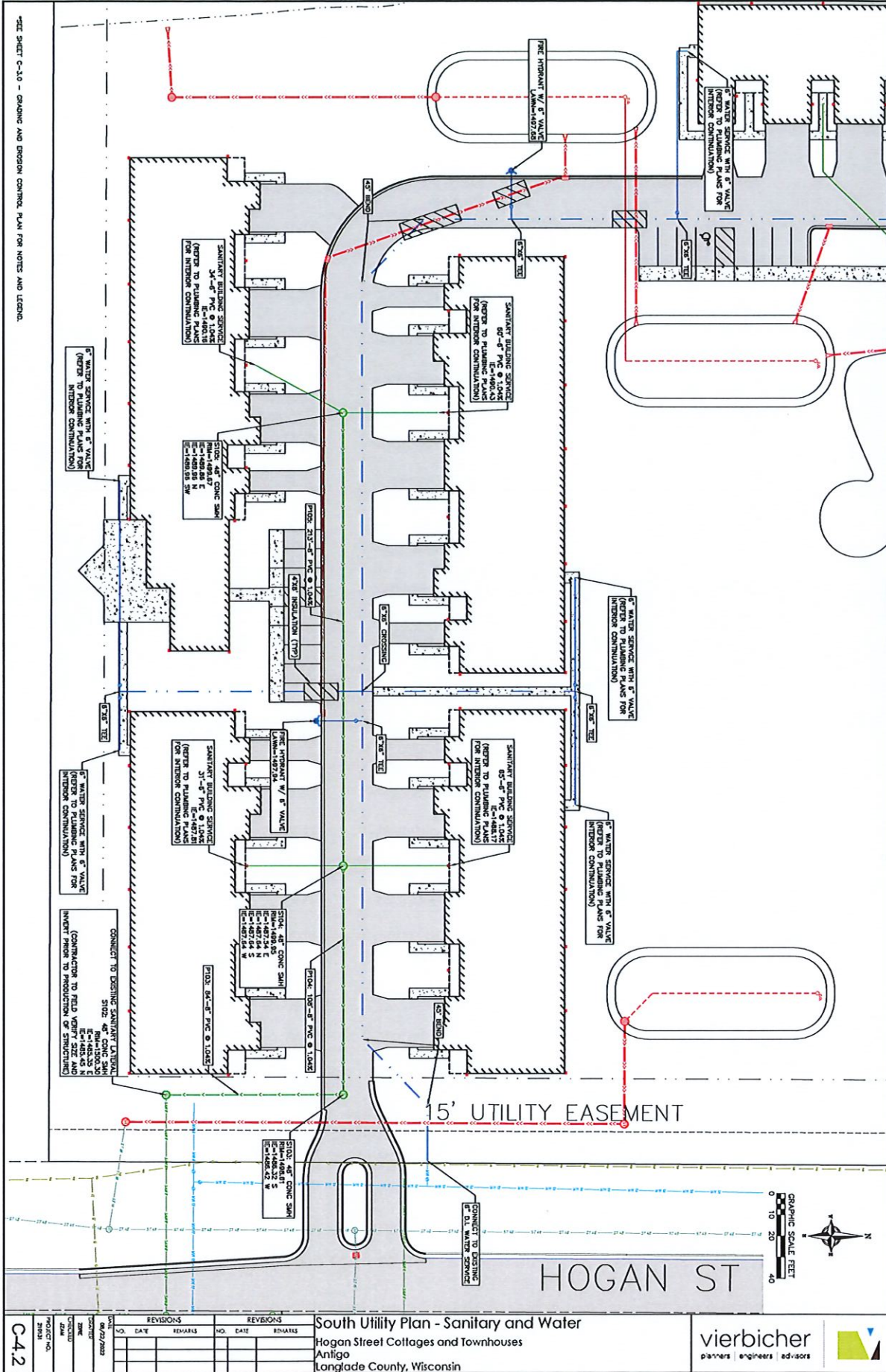






19 Aug 2022 - 10:56p M:\Northpole\Development\210131\Anigo\W\CA20-210131\Utility Plan.dwg by: jsh

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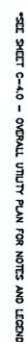
DATE: 08/19/2022
DRAWN: JSH
CHECKED: JSH
PROJECT NO: 210131

REVISIONS
REV. NO. DATE BY DESCRIPTION

1 08/19/2022 JSH Initial Design

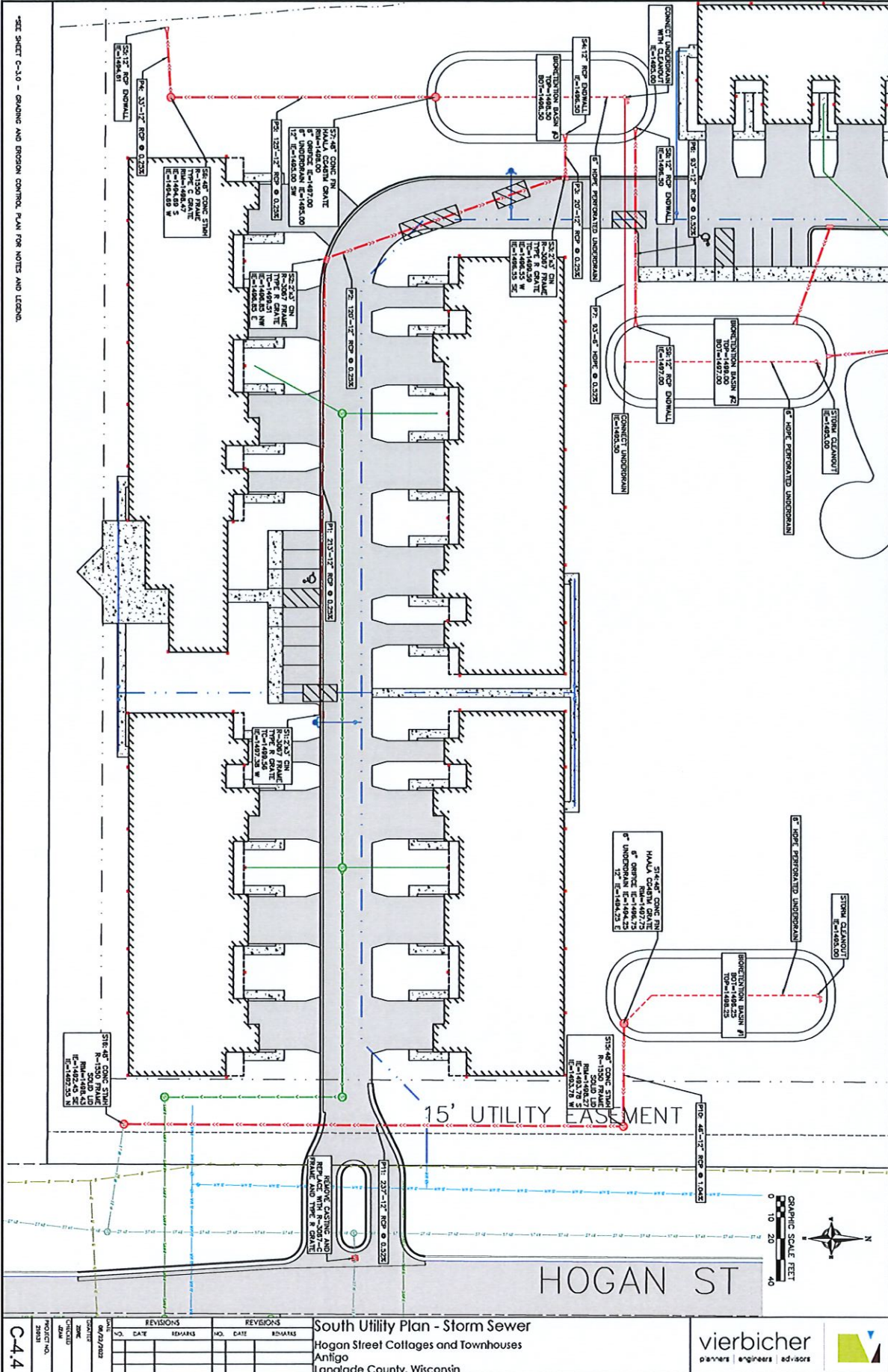
South Utility Plan - Sanitary and Water
Hogan Street Cottages and Townhouses
Anigo
Langlade County, Wisconsin

vierbicher
associates, inc.



19 Aug 2022 - 10:36p M:\Northpark\Development\210131_Arigo\W\CA00\210131_SitePlan.dwg by: sde

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C-4.4	PROJECT NO.	210131
	SHEET	1
	DATE	08/02/2022
	BY	sde

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

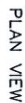
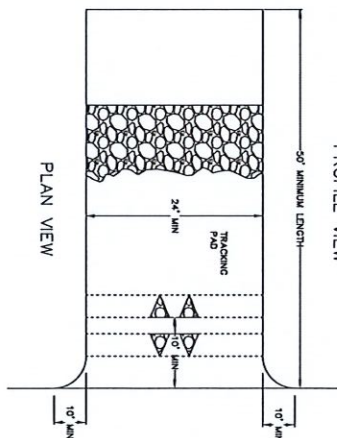
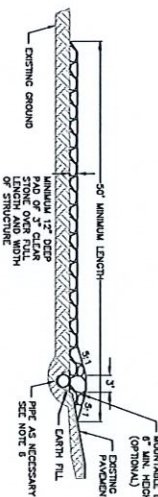
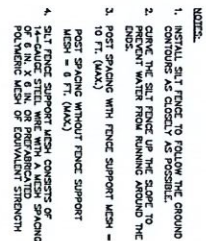
South Utility Plan - Storm Sewer
Hogan Street Cottages and Townhouses
Antigo
Langlade County, Wisconsin

vierbicher

soyars • engineers • architects

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF ANTIPO EROSION CONTROL ORDINANCE AND CHAPTER NO. 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCTION AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN AND TECHNICAL STANDARDS (<http://www.asd.state.wi.us/watershed/technical.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERMEABLE SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING ROAD GRADING AND DRAINAGE CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE DROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN A CUS INCESS OF RAIN FALLS WITHIN 24 HOURS OF WORKING.
5. THE CONTRACTOR IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ACCEPTANCE OF THE PROJECT EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUIRED IN WRITING BY THE STATE OR LOCAL INSPECTION OF THE DEVELOPER'S DIVISION, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3' CLEAN STONE BARRIAGE SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ADJACENT PROPERTIES. THE BARRIAGE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SEDIMENT RELOCATING THE ROAD SHALL BE REMOVED BY STREET CLEANING (NOT PROVIDING TURNING OFFERS THE END OF EACH WEEK DAY).
7. EXISTING DRAINAGE, ROAD ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED CONTOURED EROSION, ANY SOIL OR DIRT FIELDS WHICH WILL REMAIN IN EXPOSURE FOR MORE THAN 1-CONSECUTIVE DAYS, WHETHER TO BE STRUCTURED OR CHANNEL, UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES, TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TACKLING, EROSION MATTING, BARRIERS ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND TO PREVENT EROSION. THE STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF THE END OF THE DISTURBANCE. THE STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF THE END OF THE DISTURBANCE.
9. SITE DECONTAMINATION: WATER RUNOFF FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SUFFICIENT OR EQUIVALENT BARRIERS AND HAVE DRAINAGE PASSING RATE TO WATER WAY. THE BASIN SHALL BE CONSTRUCTED IN A MANNER THAT CAUSES EROSION OF THE SITE A NEIGHBORING SITE OR THE END OF THE RECEIVING WATER. PUMPERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARDS 1001 (DE-WATERS).
10. WASHED STONE WEIERS OR TOPDRESSING CANALS BEING SHALL BE BUILT PER PLAN TO REDUCE TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STREAM WATER.
11. SEE DETAIL SHEETS FOR PERMANENT SEDIMENT IN NO CASE WILL IMP-PAV BE SHALL THAN 3" TO 6".
12. INLET FILTERS, ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN A.D. TYPE D INLET PROTECTION. THE FILTER SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE UNDER CONSTRUCTION OF CHANNEL.
13. USE EROSION BASINS AS SEDIMENT TRAP DURING CONSTRUCTION (DO NOT USE WATERSHED AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZER AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETAIL BARRIERS DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL. PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL. TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE COVERED-ROADED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER PAV GRADING HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROAD GRADING, SEED, FERTILIZER AND MULCH SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (SEED, SEED & MULCH, TOPSOIL MUST 500) OF A DISTURBED AREA, INCLUDE SHADDER WATERSHED PROVISIONS OF ALL REED, SEED AND MULCHED AREAS, DROPS LOTS, WITHOUT A NON-TOXIC.
19. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 0% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL MAINTAIN/RETAIN THE SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
20. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE OF THE DISTURBED SLOPES. STEEPER THAN 3% AND MORE THAN 100 FEET LONG SHALL BE INSTALLED TO THE ROADWAY UNLESS SLOPES ARE USED.
21. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR HIGHWAY.
22. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
23. ACCUMULATED CONSTRUCTION DEBRIS SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE COMPLETION OF GRAVING WORK.
24. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED STONE THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE COMPLETION OF CONSTRUCTION.
25. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DAKE COUNTY LAND CONSERVATION OR PLANNING DEPARTMENT.
26. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

1. INSTALL SLIT FENCE AND THAOING P/DO
2. STRIP TOP-GRASS DETENTION BASIN
3. REMOVE GRADE DETENTION BASINS
4. SET DETENTION BASINS
5. STRIP TOP-GRASS-STREETS & LOTS
6. REMOVE GRADE SWELTERS & LOTS
7. SEED LOT AREAS AND INSTALL DRAIN-OVER VELOCITY STRUCTS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, ASPHALT) AND SIDEWALKS (CONCRETE)
11. REMOVE DRIVE-IN FLOOD CHECKS WHEN BASE COURSE IS PLACED
12. REMOVE TOP-GRASSES
13. REMOVE THAOING P/DO, SLIT FENCE AND DETENTION BERM WEAPONS AFTER DETENTION P/DO'S ARE REINSTALLED

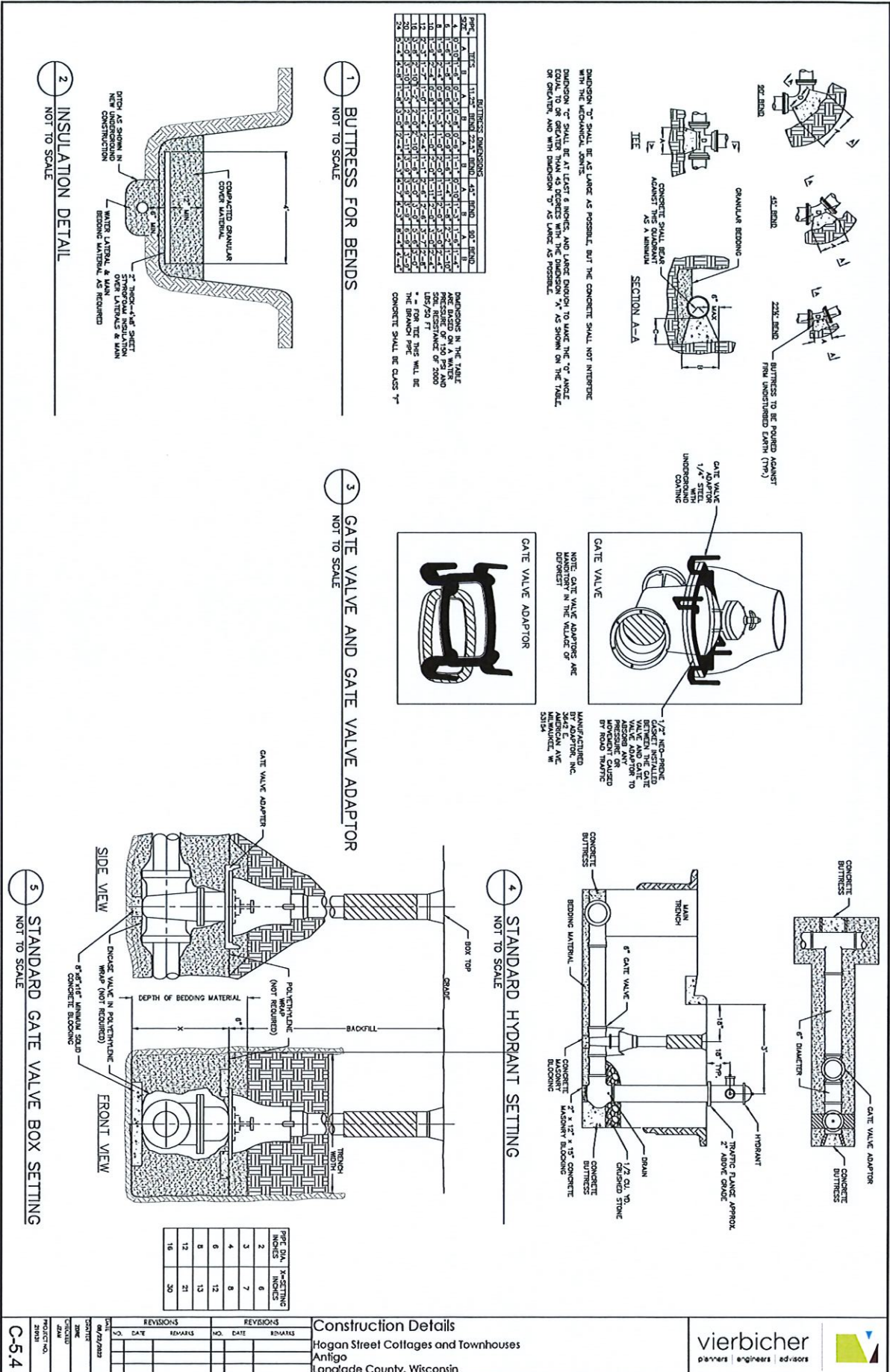
Packet Pg. 30

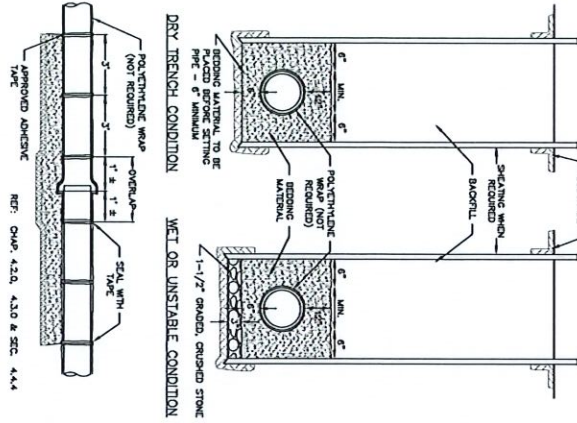




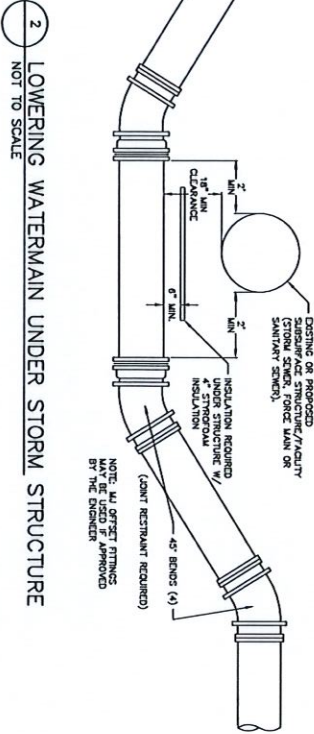
18 Aug 2022 - 10:40p AL:\Northpole Development\210131_Antigo\W\CAED\210131_Title Details.dwg by: adh

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1 STANDARD WATERMAIN TRENCH SECTION
NOT TO SCALE



2 LOWERING WATERMAIN UNDER STORM STRUCTURE
NOT TO SCALE











To: Mayor and City Council
From: Charley Brinkmeier, Land Surveyor/Project Manager
Date: September 06, 2022
Re: Updated Information/Site Plan After Staff Review for the Hogan Street Cottages and Townhomes (Updated information from Charley Brinkmeier)

Northpointe has submitted their site plan for approval which was included with Mark's memo on the previous agenda item. Staff has now reviewed everything and has made recommendations. Those recommendations have been incorporated by Northpointe and we are recommending approval of the current site plan. A larger copy is available at the Public Works Office for review.

This is what it should look like after construction and restoration has occurred.



Here is a couple of examples of what it should look like after a year to let the plantings in the bottom of the basin grow.

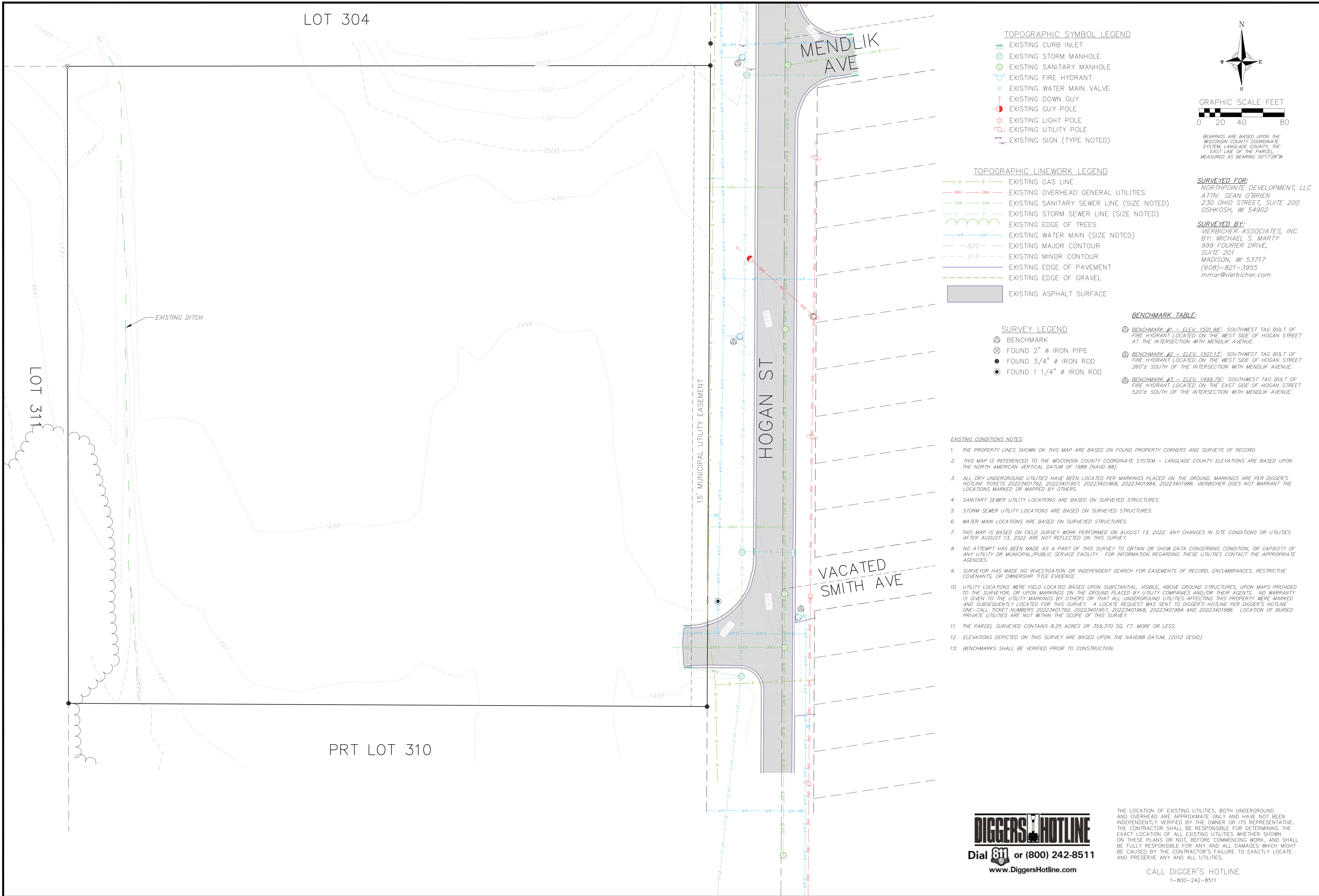


Attachment: Detention Photos (5706 : Updated Northpointe Site Plan)

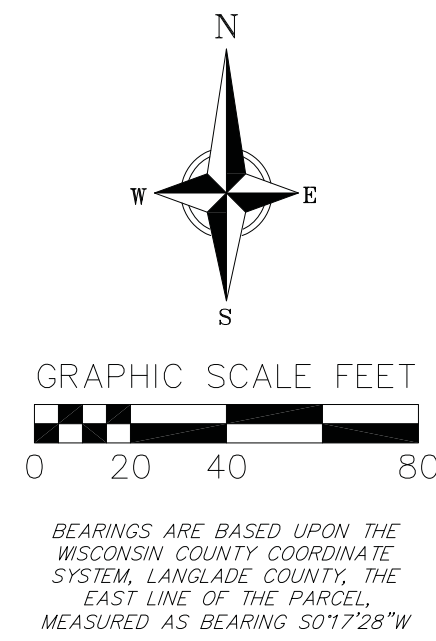


After a rain the basin will be filled with water. The basin is designed to hold water for no more than 24 hours and slowly release it downstream. Once the plantings are fully grown it is a possibility that you will not see the water.





- TOPOGRAPHIC SYMBOL LEGEND**
- EXISTING CURB INLET
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING WATER MAIN VALVE
 - EXISTING DOWN GUY
 - EXISTING GUY POLE
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING SIGN (TYPE NOTED)



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, LANGLADE COUNTY, THE EAST LINE OF THE PARCEL, MEASURED AS BEARING S017°28'W

- TOPOGRAPHIC LINEWORK LEGEND**
- EXISTING GAS LINE
 - EXISTING OVERHEAD GENERAL UTILITIES
 - EXISTING SANITARY SEWER LINE (SIZE NOTED)
 - EXISTING STORM SEWER LINE (SIZE NOTED)
 - EXISTING EDGE OF TREES
 - EXISTING WATER MAIN (SIZE NOTED)
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING EDGE OF PAVEMENT
 - EXISTING EDGE OF GRAVEL
 - EXISTING ASPHALT SURFACE

- SURVEY LEGEND**
- BENCHMARK
 - FOUND 2" Ø IRON PIPE
 - FOUND 3/4" Ø IRON ROD
 - FOUND 1 1/4" Ø IRON ROD

BENCHMARK TABLE:

- BENCHMARK #1 — ELEV. 1501.98'; SOUTHWEST TAG BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF HOGAN STREET AT THE INTERSECTION WITH MENDLIK AVENUE.
- BENCHMARK #2 — ELEV. 1501.13'; SOUTHWEST TAG BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF HOGAN STREET 260'± SOUTH OF THE INTERSECTION WITH MENDLIK AVENUE.
- BENCHMARK #3 — ELEV. 1499.79'; SOUTHWEST TAG BOLT OF FIRE HYDRANT LOCATED ON THE EAST SIDE OF HOGAN STREET 520'± SOUTH OF THE INTERSECTION WITH MENDLIK AVENUE.

EXISTING CONDITIONS NOTES:

- THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON FOUND PROPERTY CORNERS AND SURVEYS OF RECORD.
- THIS MAP IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM — LANGLADE COUNTY ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- ALL DRY UNDERGROUND UTILITIES HAVE BEEN LOCATED PER MARKINGS PLACED ON THE GROUND. MARKINGS ARE PER DIGGER'S HOTLINE TICKETS 20223401792, 20223401957, 20223401968, 20223401984, 20223401986. VIERBICHER DOES NOT WARRANT THE LOCATIONS MARKED OR MAPPED BY OTHERS.
- SANITARY SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
- STORM SEWER UTILITY LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
- WATER MAIN LOCATIONS ARE BASED ON SURVEYED STRUCTURES.
- THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON AUGUST 13, 2022. ANY CHANGES IN SITE CONDITIONS OR UTILITIES AFTER AUGUST 13, 2022 ARE NOT REFLECTED ON THIS SURVEY.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING CONDITION, OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES CONTACT THE APPROPRIATE AGENCIES.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE.
- UTILITY LOCATIONS WERE FIELD LOCATED BASED UPON SUBSTANTIAL, VISIBLE, ABOVE GROUND STRUCTURES, UPON MAPS PROVIDED TO THE SURVEYOR, OR UPON MARKINGS ON THE GROUND PLACED BY UTILITY COMPANIES AND/OR THEIR AGENTS. NO WARRANTY IS GIVEN TO THE UTILITY MARKINGS BY OTHERS OR THAT ALL UNDERGROUND UTILITIES AFFECTING THIS PROPERTY WERE MARKED AND SUBSEQUENTLY LOCATED FOR THIS SURVEY. A LOCATE REQUEST WAS SENT TO DIGGER'S HOTLINE PER DIGGER'S HOTLINE ONE-CALL TICKET NUMBERS 20223401792, 20223401957, 20223401968, 20223401984 AND 20223401986. LOCATION OF BURIED PRIVATE UTILITIES ARE NOT WITHIN THE SCOPE OF THIS SURVEY.
- THE PARCEL SURVEYED CONTAINS 8.25 ACRES OR 359,370 SQ. FT. MORE OR LESS.
- ELEVATIONS DEPICTED ON THIS SURVEY ARE BASED UPON THE NAVD88 DATUM, (2012 GEOID).
- BENCHMARKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



vierbicher
planners engineers advisors

Existing Conditions

Hogan Street Cottages and Townhouses

Antigo

Langlade County, Wisconsin

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE

08/26/2022

DRAFTER

ZDRE

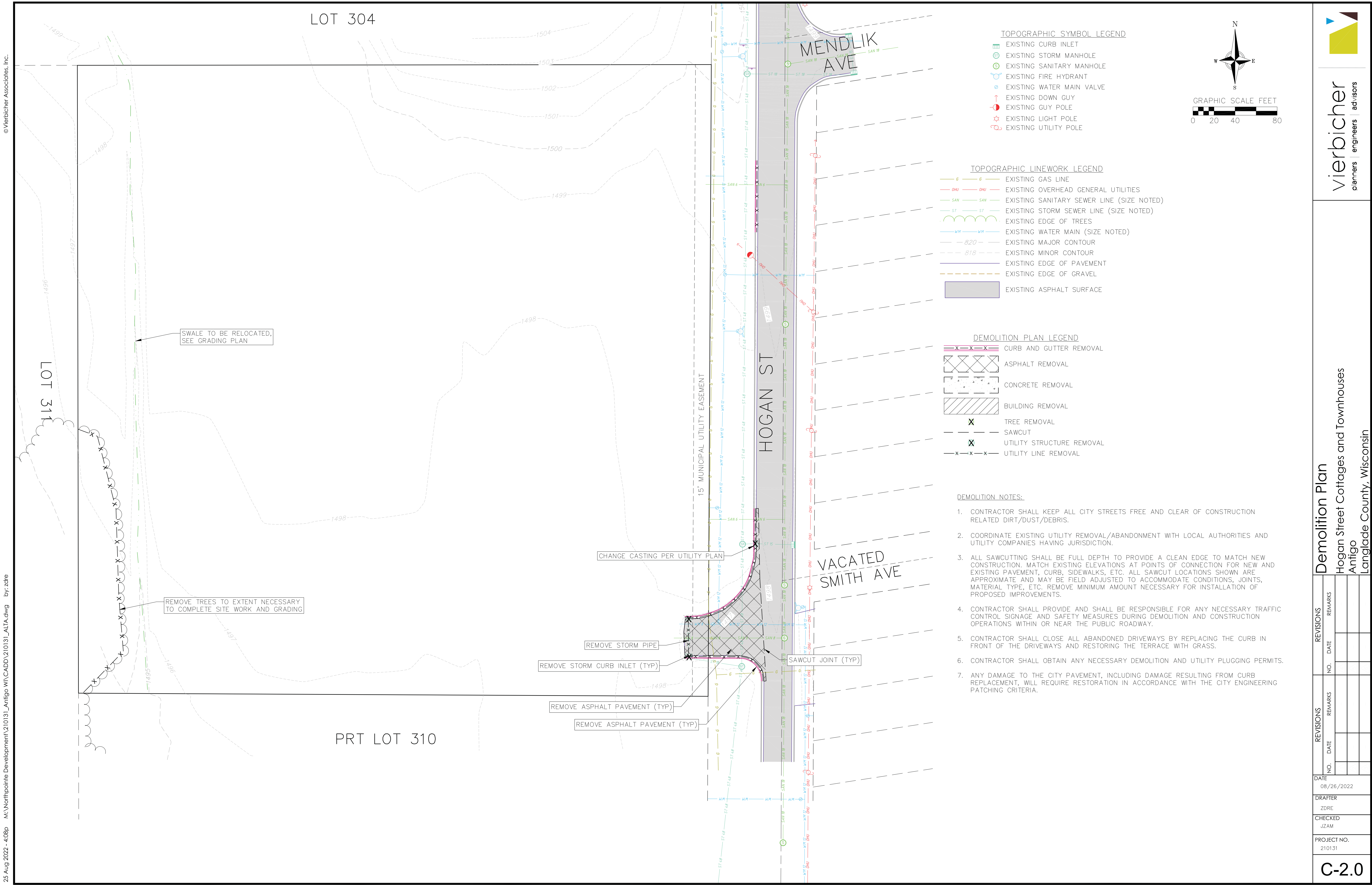
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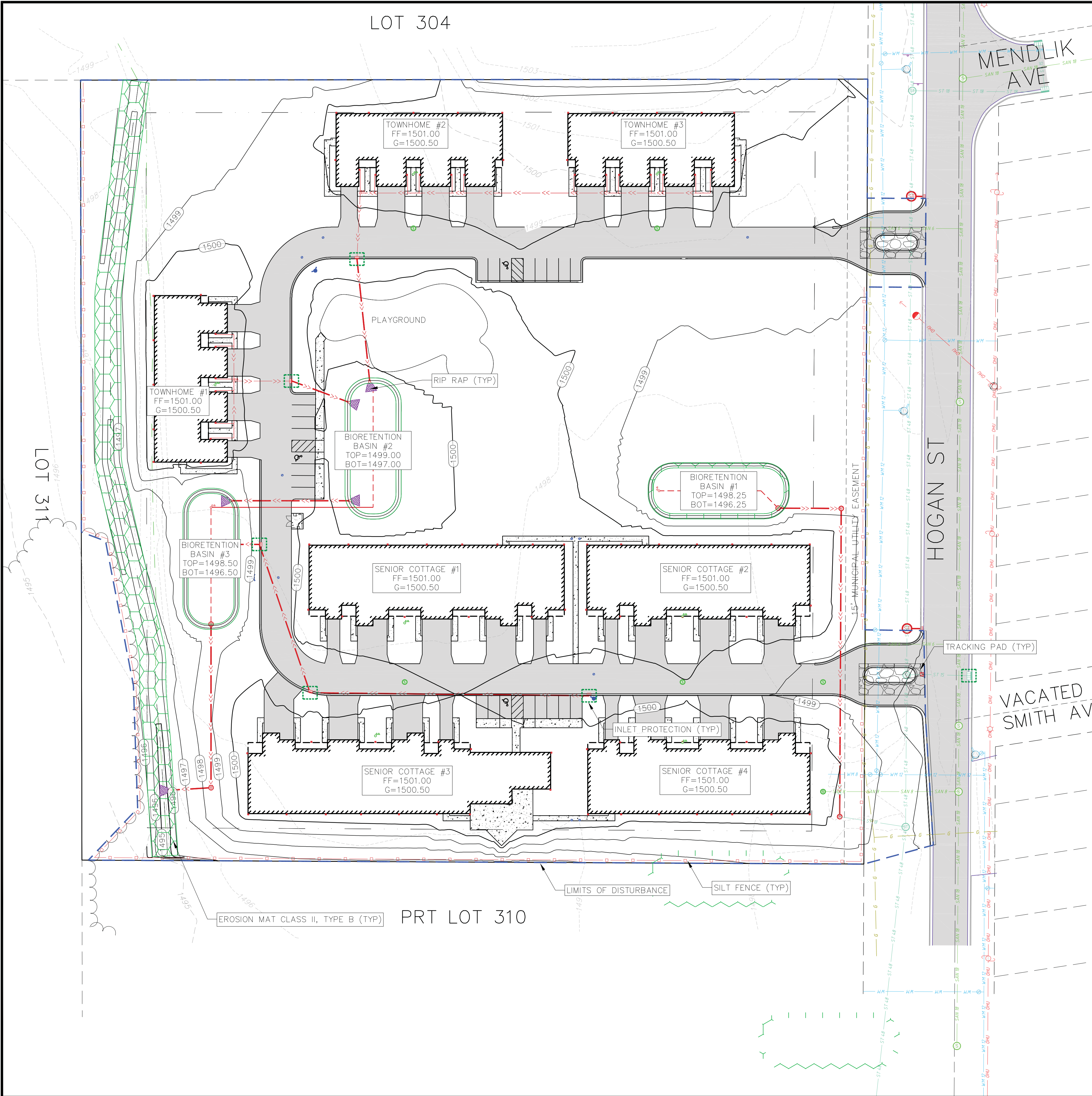
JZAM

PROJECT NO.

210131

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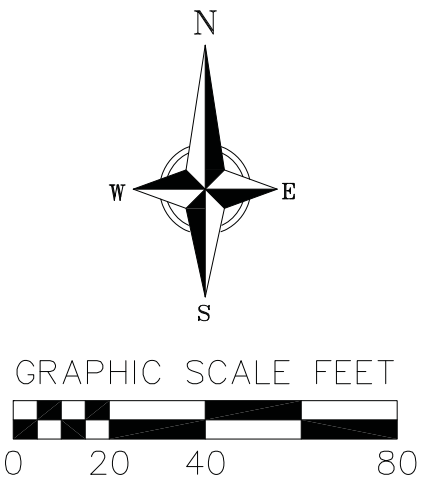




GRADING LEGEND

- 820 EXISTING MAJOR CONTOURS
- 818 EXISTING MINOR CONTOURS
- 820 PROPOSED MAJOR CONTOURS
- 818 PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- TRACKING PAD
- RIP RAP

- GRADING NOTES:**
- CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADE SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
 - ALL GRADES SHOWN REFERENCE FINISHED ELEVATIONS.
 - CROSS SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
 - LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
 - LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
 - ACCESSIBLE ROUTES SHALL BE 5.0% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2.0% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.
 - NO LAND DISTURBANCE ACTIVITIES SHALL BEGIN UNTIL ALL EROSION CONTROL BMP'S ARE INSTALLED.
 - SEE DETAIL SHEETS FOR EROSION CONTROL NOTES AND CONSTRUCTION SEQUENCE.

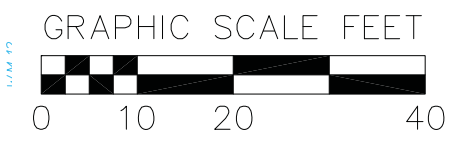
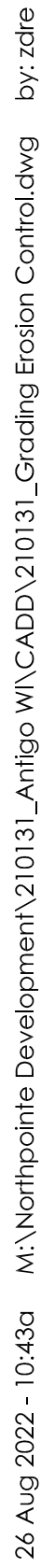


Grading and Erosion Control Plan
Hogan Street Cottages and Townhouses
Antigo
Langlade County, Wisconsin

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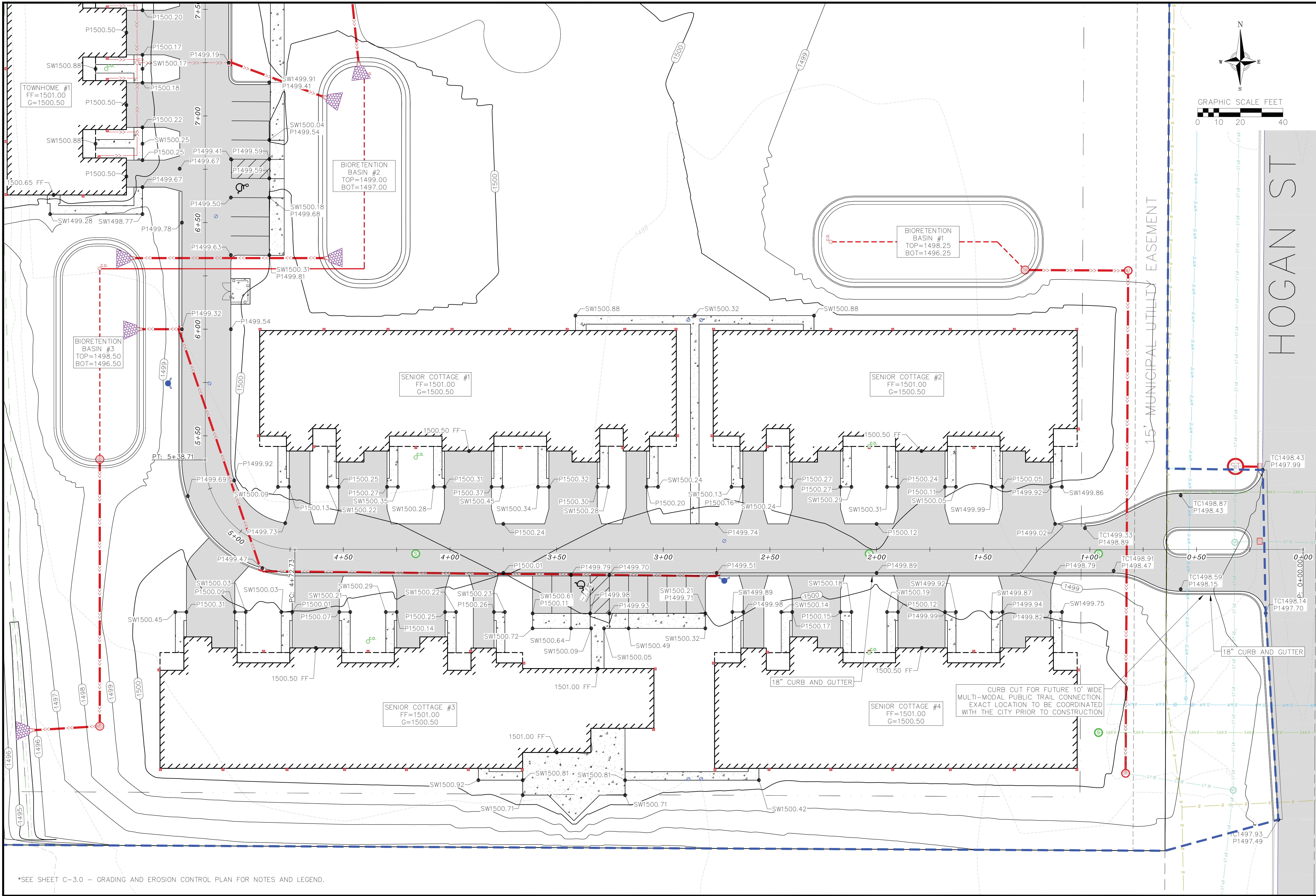


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Hogan Street Cottages and
Antigo
Langlade County, Wisconsin

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C-3.1



*SEE SHEET C-3.0 - GRADING AND EROSION CONTROL PLAN FOR NOTES AND LEGEND.



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South Grading Plan
Hogan Street Cottages and Townhouses
Antigo
Langlade County, Wisconsin

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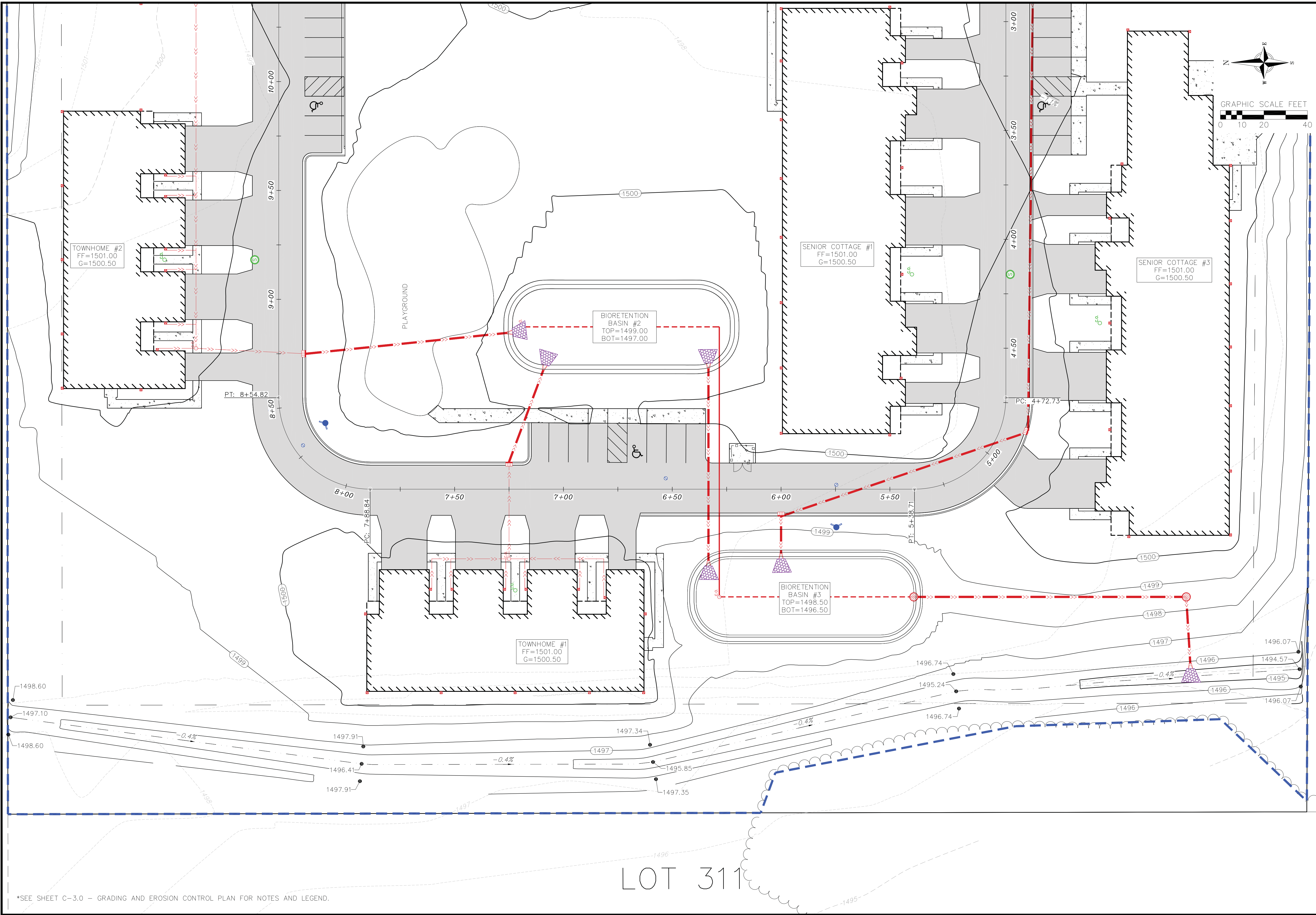
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*SEE SHEET C-3.0 - GRADING AND EROSION CONTROL PLAN FOR NOTES AND LEGEND.



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West Swale Grading Plan
Hogan Street Cottages and Townhouses
Antigo
Langlade County, Wisconsin

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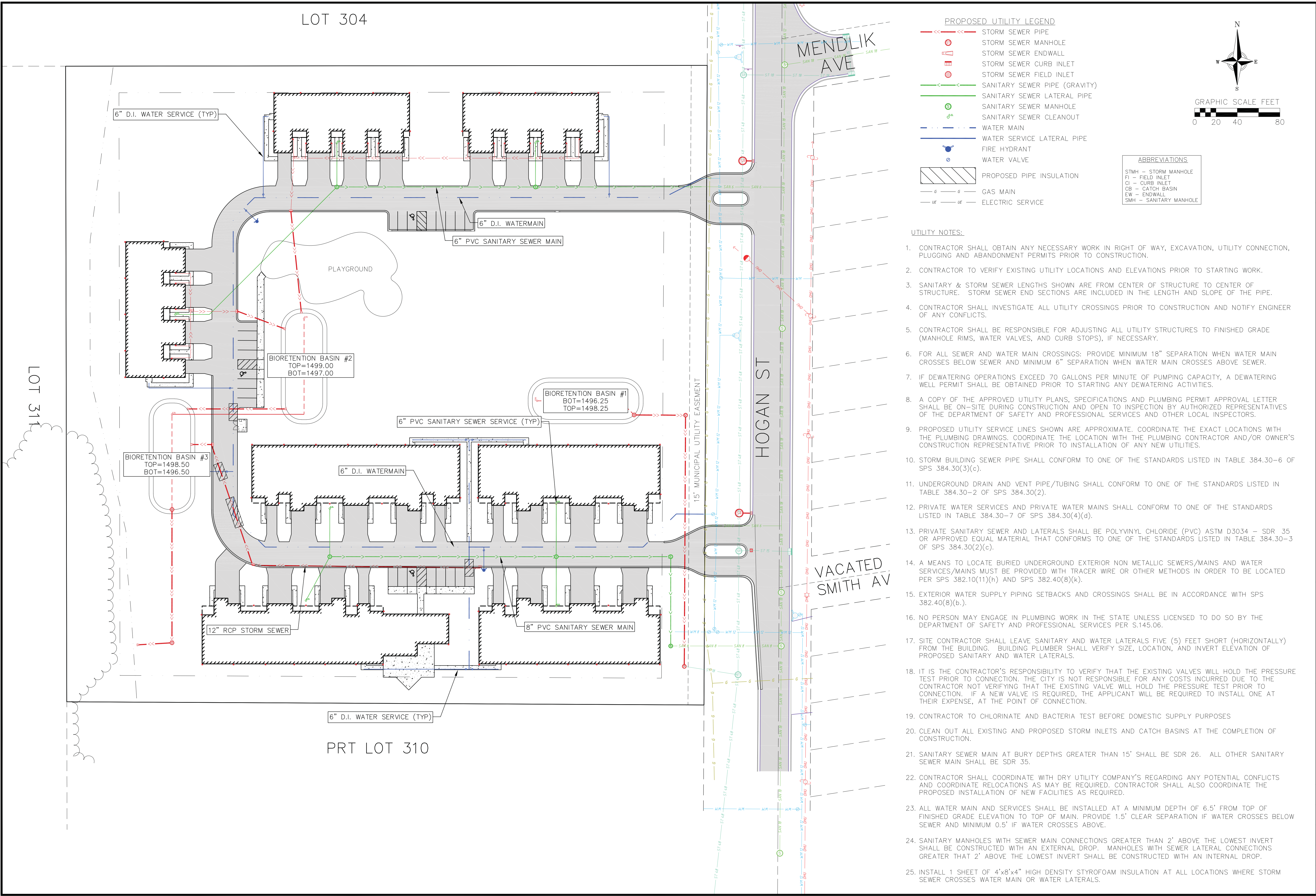
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C-3.3



PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER FIELD INLET
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

- STMH = STORM MANHOLE
- FI = FIELD INLET
- CI = CURB INLET
- CB = CATCH BASIN
- EW = ENDWALL
- SMH = SANITARY MANHOLE

UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING AND ABANDONMENT PERMITS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO STARTING WORK.
- SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
- CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES TO FINISHED GRADE (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
- FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
- IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
- A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
- PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATION WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
- STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
- UNDERGROUND DRAIN AND VENT PIPE/TUBING SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-2 OF SPS 384.30(2).
- PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
- PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 - SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
- A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
- EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
- NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
- SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
- CONTRACTOR TO CHLORINATE AND BACTERIA TEST BEFORE DOMESTIC SUPPLY PURPOSES
- CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.
- SANITARY SEWER MAIN AT BURY DEPTHS GREATER THAN 15' SHALL BE SDR 26. ALL OTHER SANITARY SEWER MAIN SHALL BE SDR 35.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
- ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GRADE ELEVATION TO TOP OF MAIN. PROVIDE 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
- SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
- INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.



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Overall Utility Plan
Hogan Street Cottages and Townhouses
Antigo
Langlade County, Wisconsin

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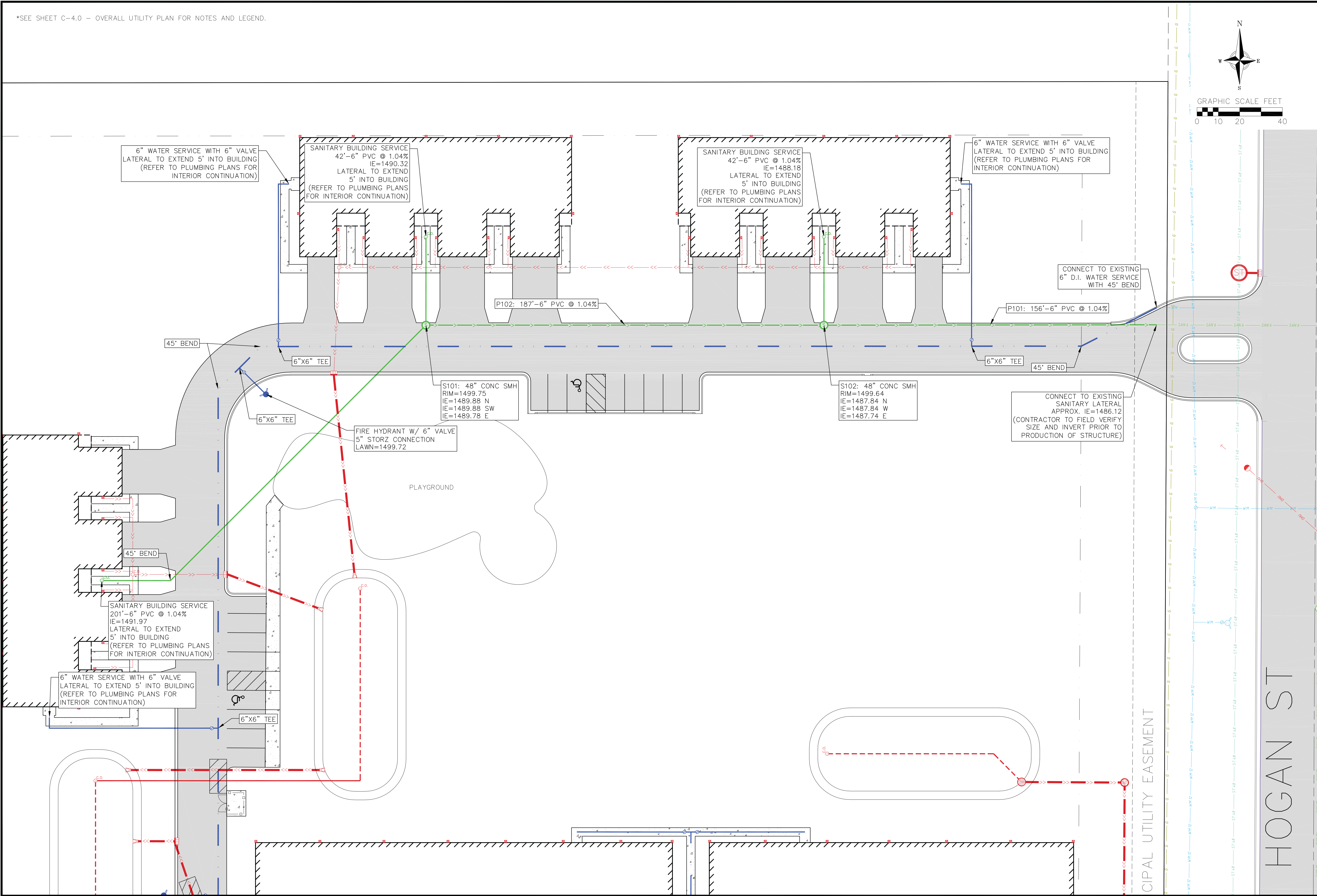
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C-4.0

*SEE SHEET C-4.0 - OVERALL UTILITY PLAN FOR NOTES AND LEGEND.





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North Utility Plan - Sanitary and Water

Hogan Street Cottages and Townhouses

Antigo

Langlade County, Wisconsin

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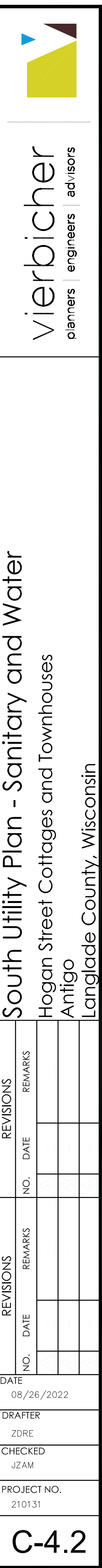
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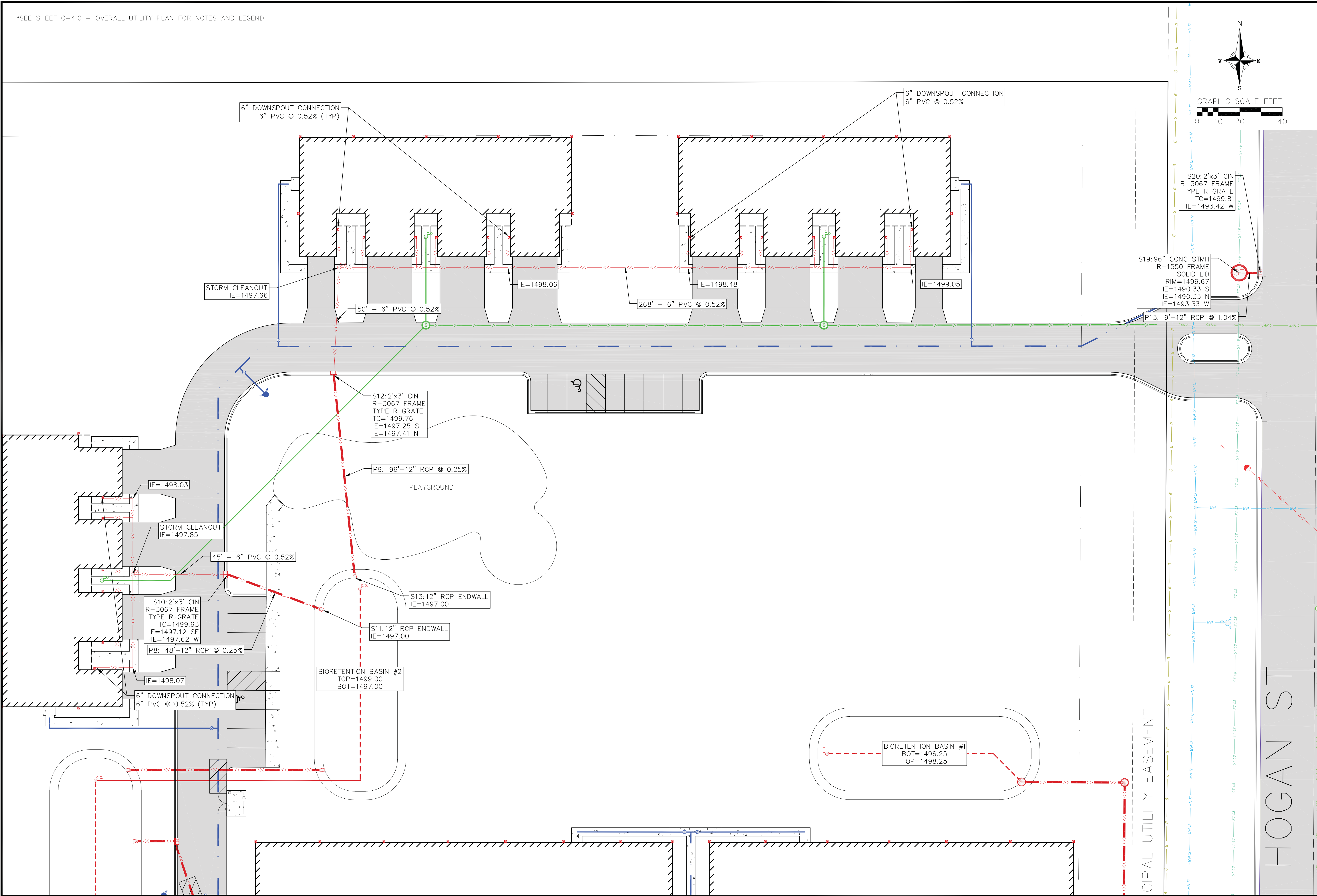
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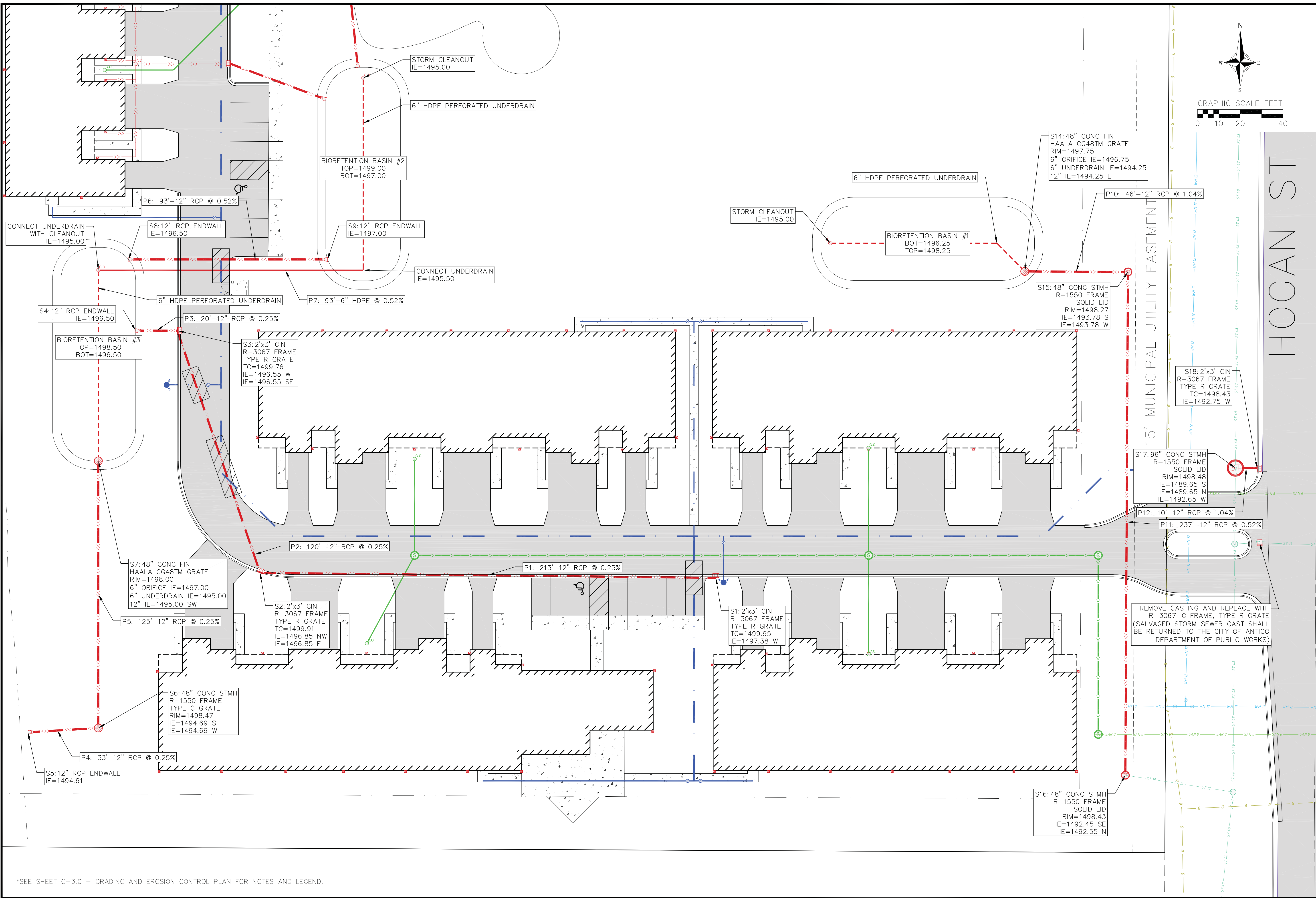


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C-4.3

North Utility Plan - Storm Sewer
Hogan Street Cottages and Townhouses
Antigo
Langlade County, Wisconsin



*SEE SHEET C-3.0 - GRADING AND EROSION CONTROL PLAN FOR NOTES AND LEGEND.



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South Utility Plan - Storm Sewer
Hogan Street Cottages and Townhouses
Antigo
Langlade County, Wisconsin

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C-4.4

EROSION CONTROL MEASURES

1. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF ANTIGO EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
3. INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
5. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
6. A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
7. CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
8. STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7--CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25--FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN--WORKED FOR A PERIOD OF MORE THAN 7--CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
9. SITE DE--WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE--WATERING).
10. WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
11. SEE DETAIL SHEETS FOR RIP--RAP SIZING. IN NO CASE WILL RIP--RAP BE SMALLER THAN 3" TO 6".
12. INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
13. USE DETENTION BASINS AS SEDIMENT BASINS DURING CONSTRUCTION (DO NOT USE INFILTRATION AREAS). AT THE END OF CONSTRUCTION, REMOVE SEDIMENT AND RESTORE PER PLAN.
14. RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
15. TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
16. AFTER DETENTION BASIN GRADING IS COMPLETE, THE BOTTOM OF DRY BASINS SHALL RECEIVE 6" TOPSOIL AND SHALL BE CHISEL--PLOWED TO A MINIMUM DEPTH OF 12" PRIOR TO RESTORATION.
17. SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
18. FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
19. SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER/THIS SHEET. SOIL STABILIZERS SHALL BE RE--APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
20. SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
21. SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
22. SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
23. ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
24. ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
25. ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY DANE COUNTY LAND CONSERVATION OR PERMITTING MUNICIPALITY.
26. THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AND TRACKING PAD
2. STRIP TOPSOIL--DETENTION BASINS
3. ROUGH GRADE DETENTION BASINS
4. SEED DETENTION BASINS
5. STRIP TOPSOIL--STREETS & LOTS
6. ROUGH GRADE STREETS & LOTS
7. SEED LOT AREAS AND INSTALL DRIVE--OVER VELOCITY CHECKS
8. CONSTRUCT UNDERGROUND UTILITIES
9. INSTALL INLET PROTECTION
10. CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE--OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
11. RESTORE TERRACES
12. REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

SEEDING RATES:

TEMPORARY:

1. USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
2. USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

1. USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

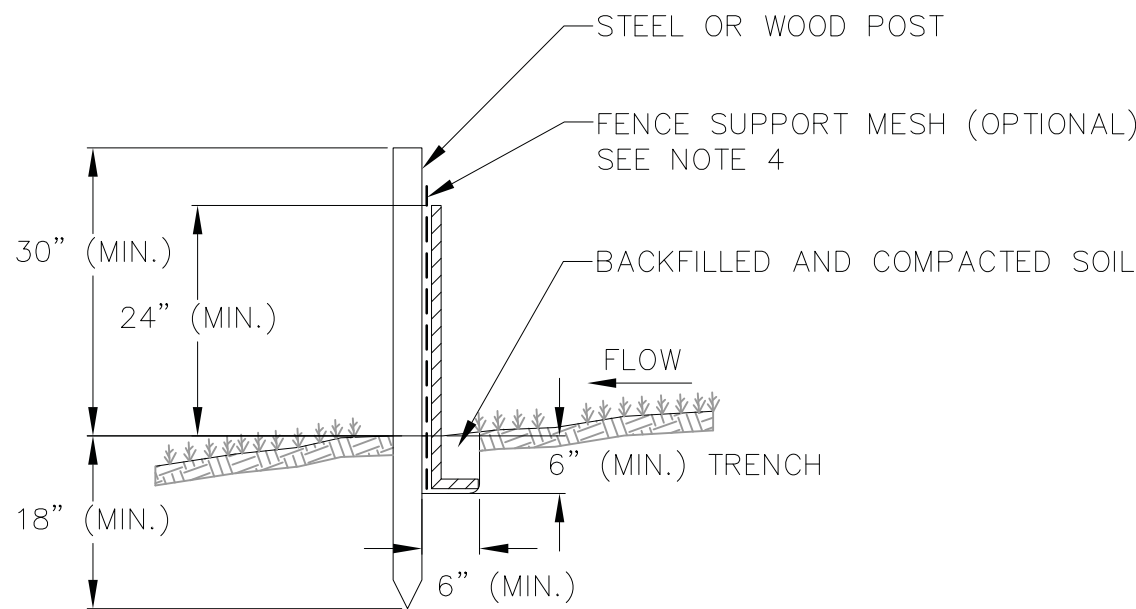
TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:

USE ½" TO 1--½" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

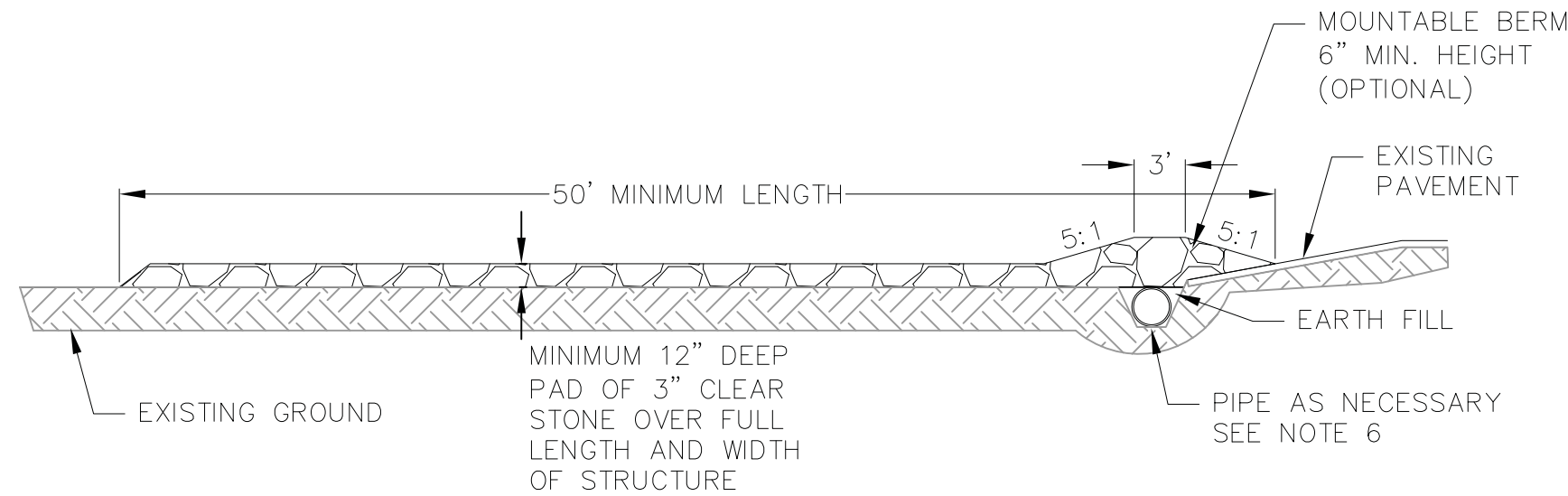


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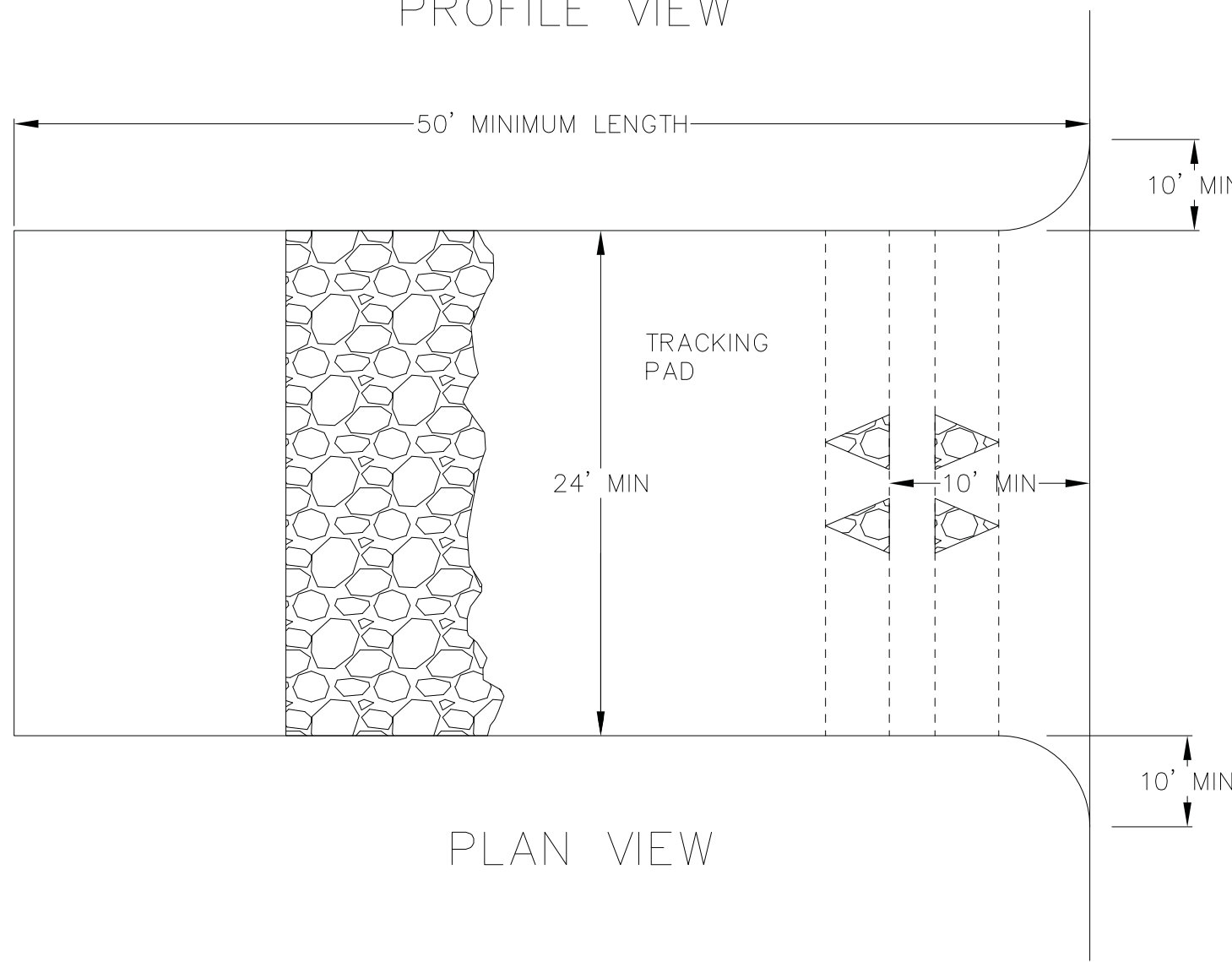
1. INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
2. CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
3. POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
4. SILT FENCE SUPPORT MESH CONSISTS OF 14--GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

1 SILT FENCE
NOT TO SCALE



PROFILE VIEW



PLAN VIEW

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
2. LENGTH -- MINIMUM OF 50'
3. WIDTH -- 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE--HR GEOTEXTILE FABRIC.
5. STONE -- CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.
6. SURFACE WATER -- ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
7. LOCATION -- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2 TRACKING PAD
NOT TO SCALE



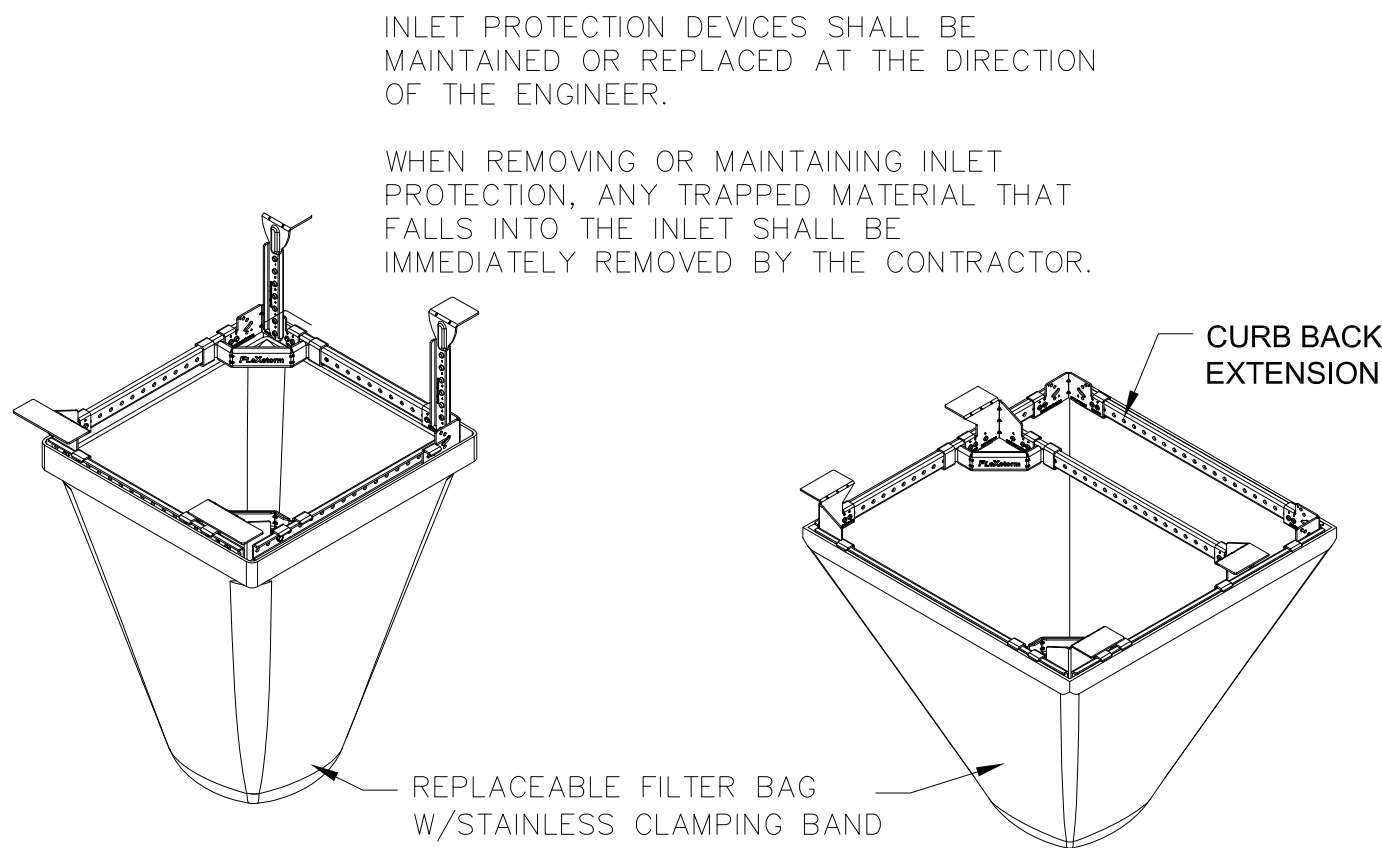
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Construction Details
Hogan Street Cottages and Townhouses
Antigo
Langlade County, Wisconsin

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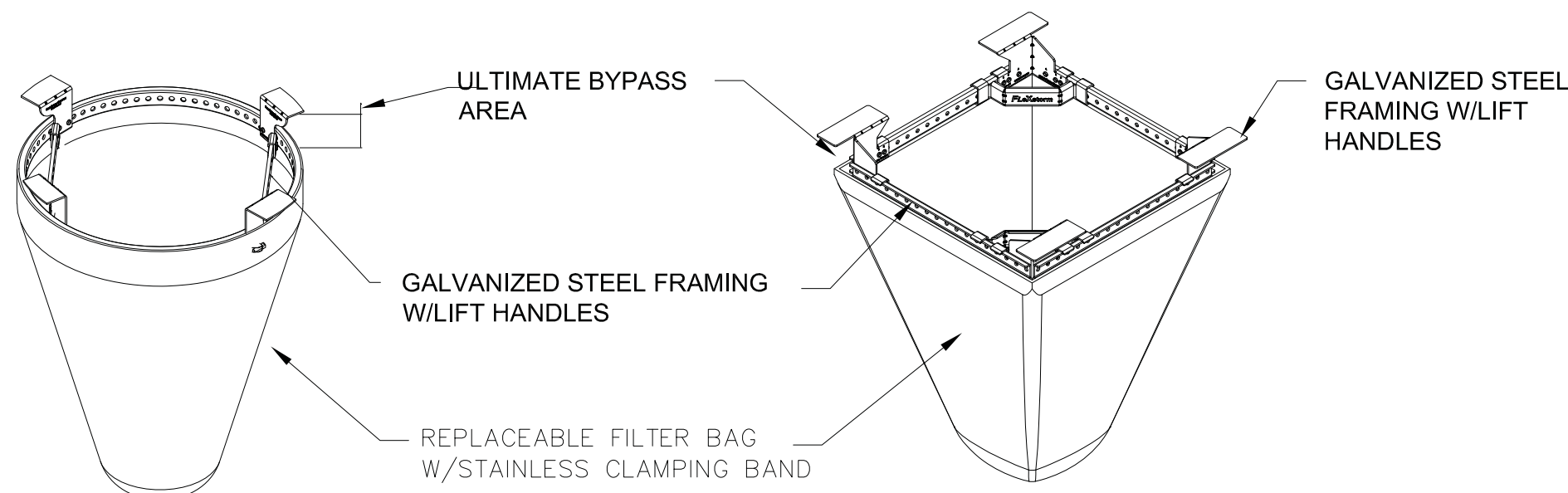
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FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB

FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)



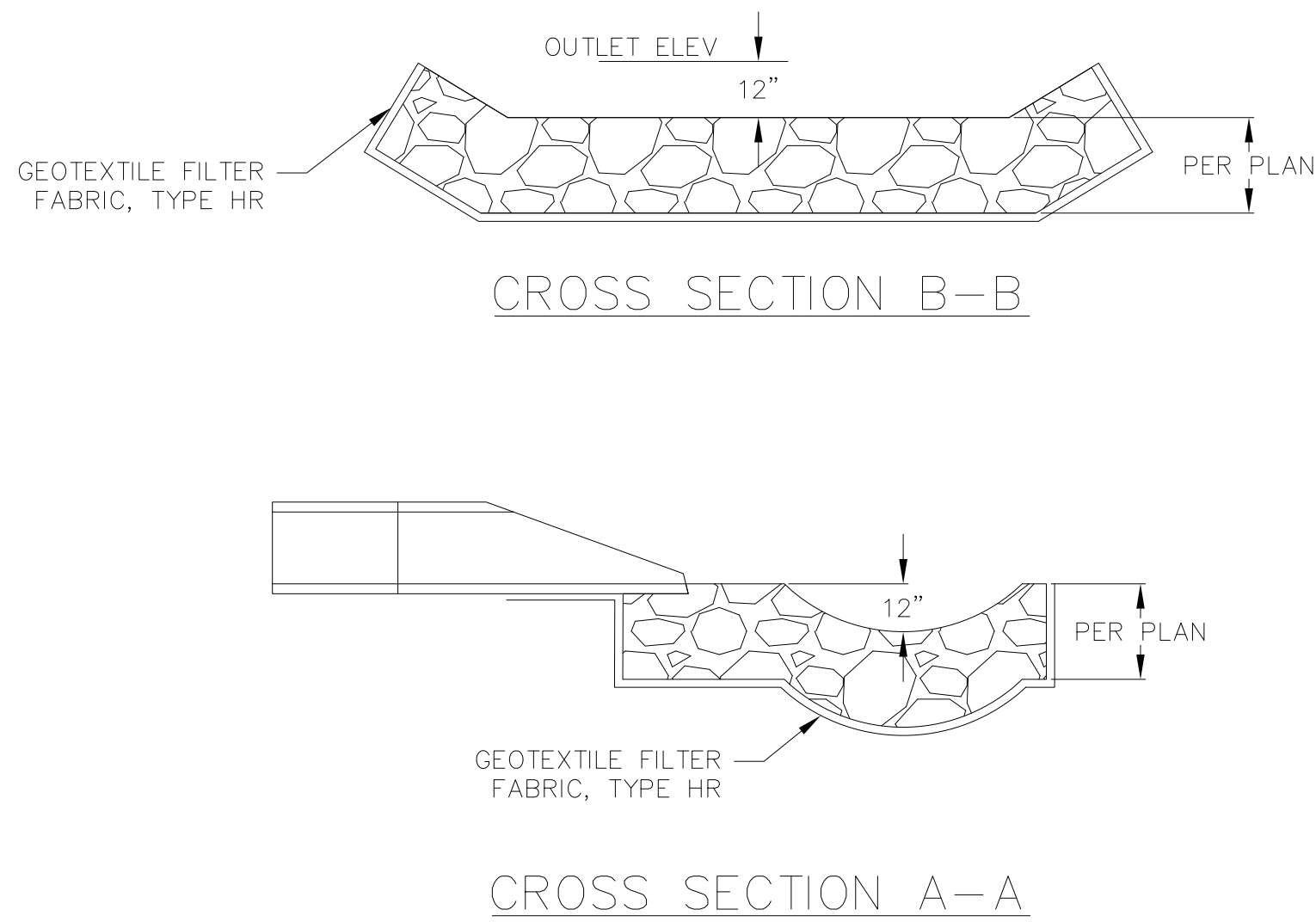
FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS

FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS

NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

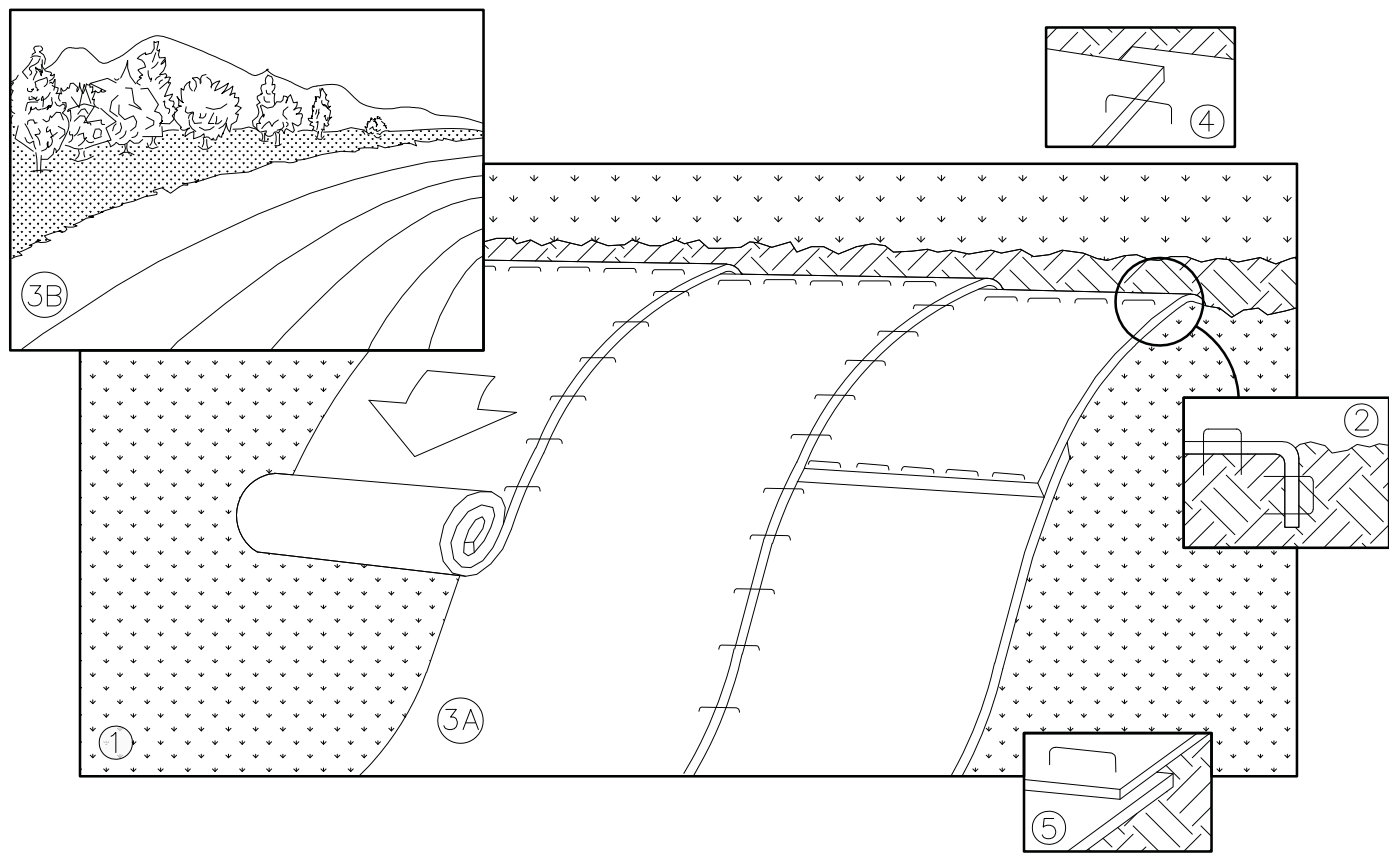
1 FRAMED INLET PROTECTION

NOT TO SCALE



2 RIP-RAP OUTLET

NOT TO SCALE

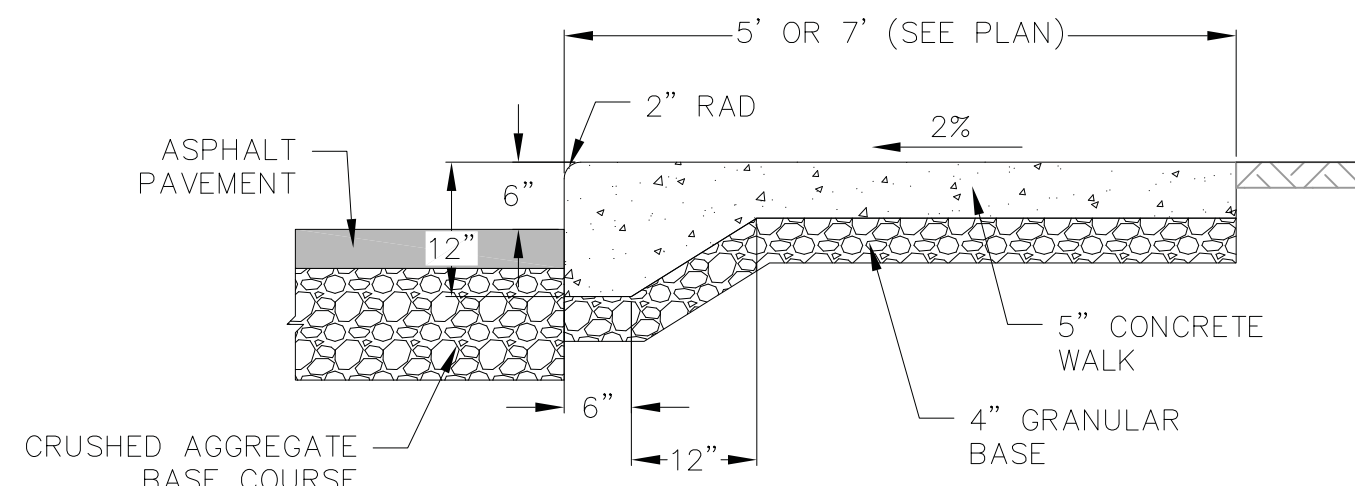


NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A> DOWN, OR HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

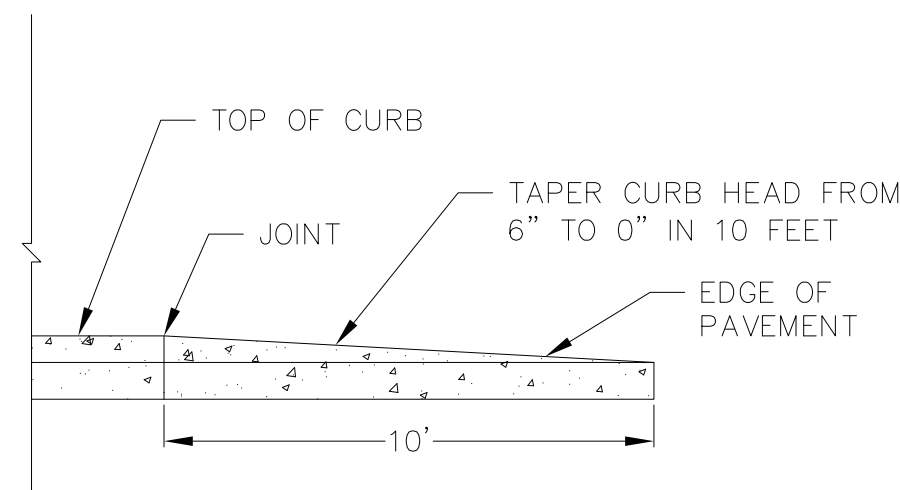
3 EROSION MAT

NOT TO SCALE



4 CURBED SIDEWALK SITE DETAIL

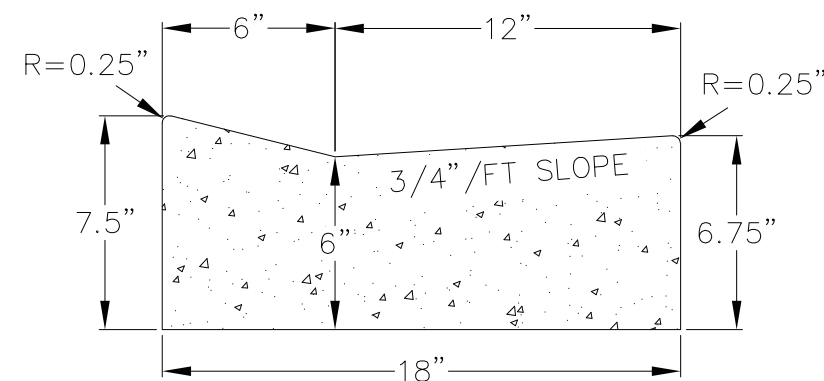
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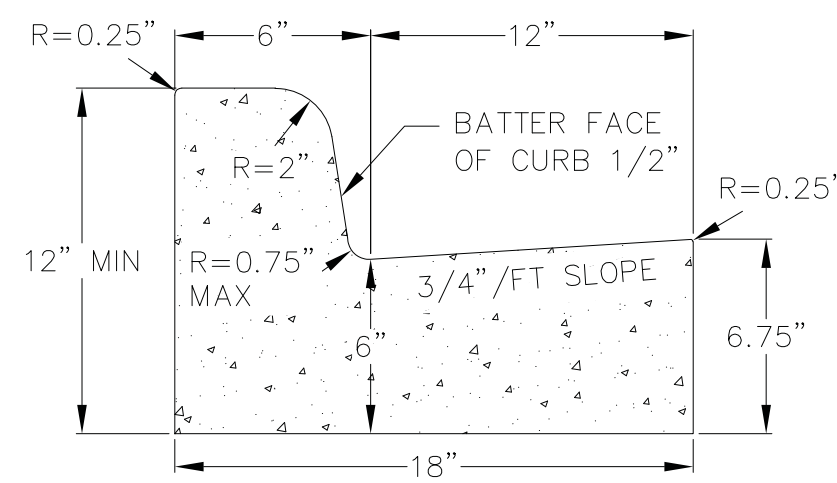
PROFILE VIEW

5 CURB & GUTTER TERMINATION

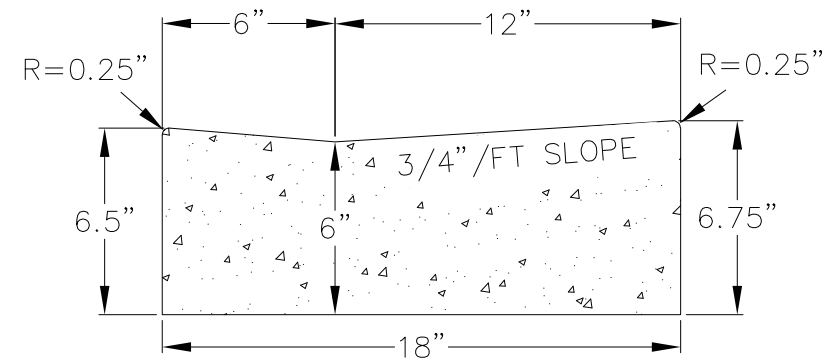
NOT TO SCALE



DRIVEWAY GUTTER CROSS SECTION



CURB AND GUTTER CROSS SECTION



HANDICAP RAMP GUTTER CROSS SECTION

6 18" CONCRETE CURB AND GUTTER

NOT TO SCALE



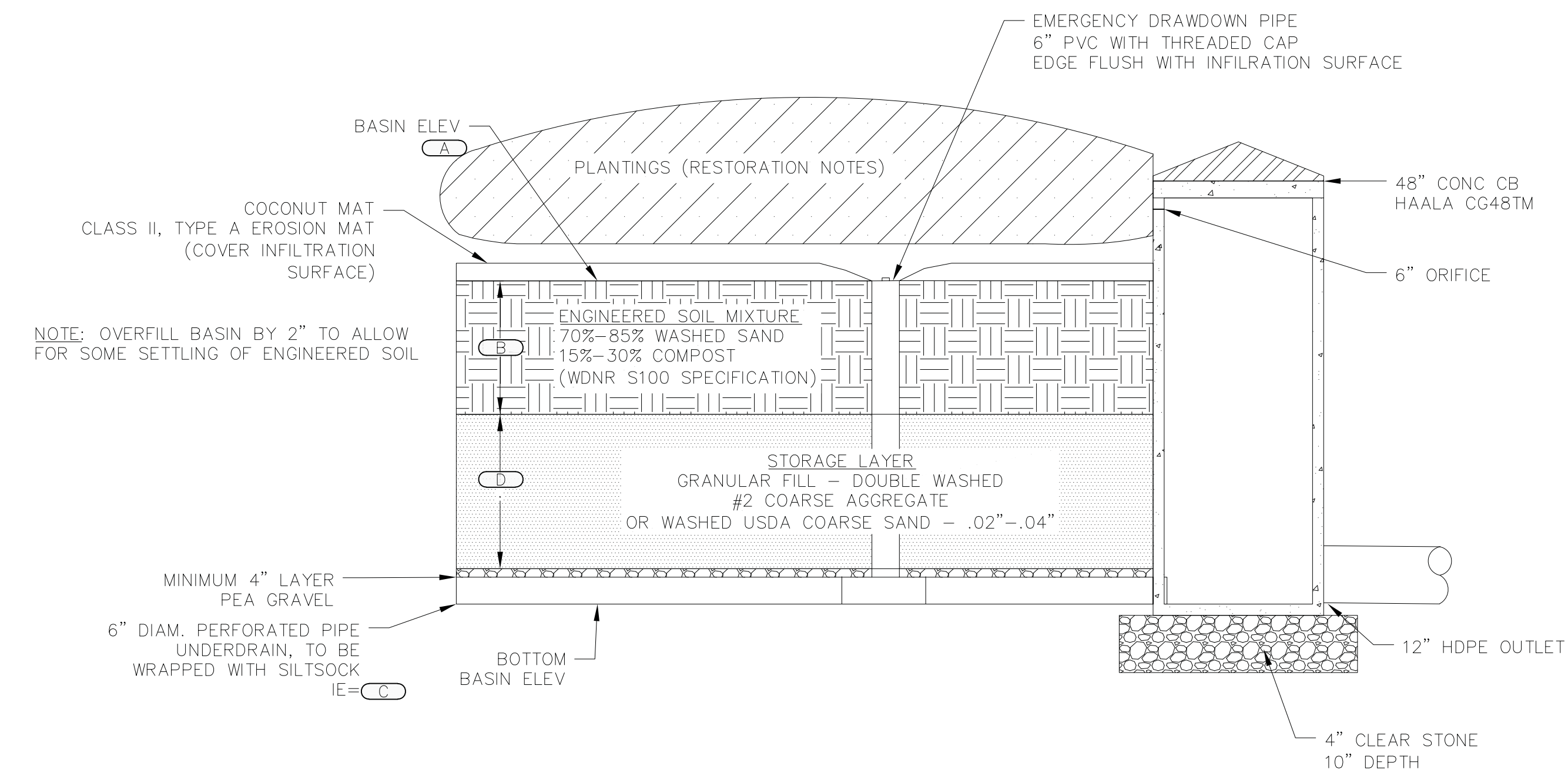
veribcher
planners engineers advisors

Construction Details
Hogan Street Cottages and Townhouses
Antigo
Langlade County, Wisconsin

REVISIONS	NO.	DATE	REMARKS
REVISIONS	NO.	DATE	REMARKS

DATE	08/26/2022
DRAFTER	ZDRE
CHECKED	JZAM
PROJECT NO.	210131

C-5.1



1 BIORETENTION BASIN
NOT TO SCALE

	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>		
<u>BASIN LOCATION</u>	<u>BASIN ELEVATION</u>	<u>ENGINEERED SOIL MIXTURE THICKNESS</u>	<u>UNDERDRAIN</u>	<u>STORAGE LAYER THICKNESS</u>	<u>BOTTOM BASIN ELEVATION</u>	<u>NATIVE SOIL INFILTRATION RATE</u>	<u>SIDE SLOPE</u>
BIORETENTION BASIN 1	1496.25	24"	1494.25	36"	1491.25	0.50 IN/HR	2:1
BIORETENTION BASIN 2	1497.00	18"	1495.50	36"	1492.50	0.50 IN/HR	2:1
BIORETENTION BASIN 3	1496.50	18"	1495.00	36"	1492.00	0.50 IN/HR	2:1

BIO-RETENTION AREA RESTORATION SPECIFICATIONS:

NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

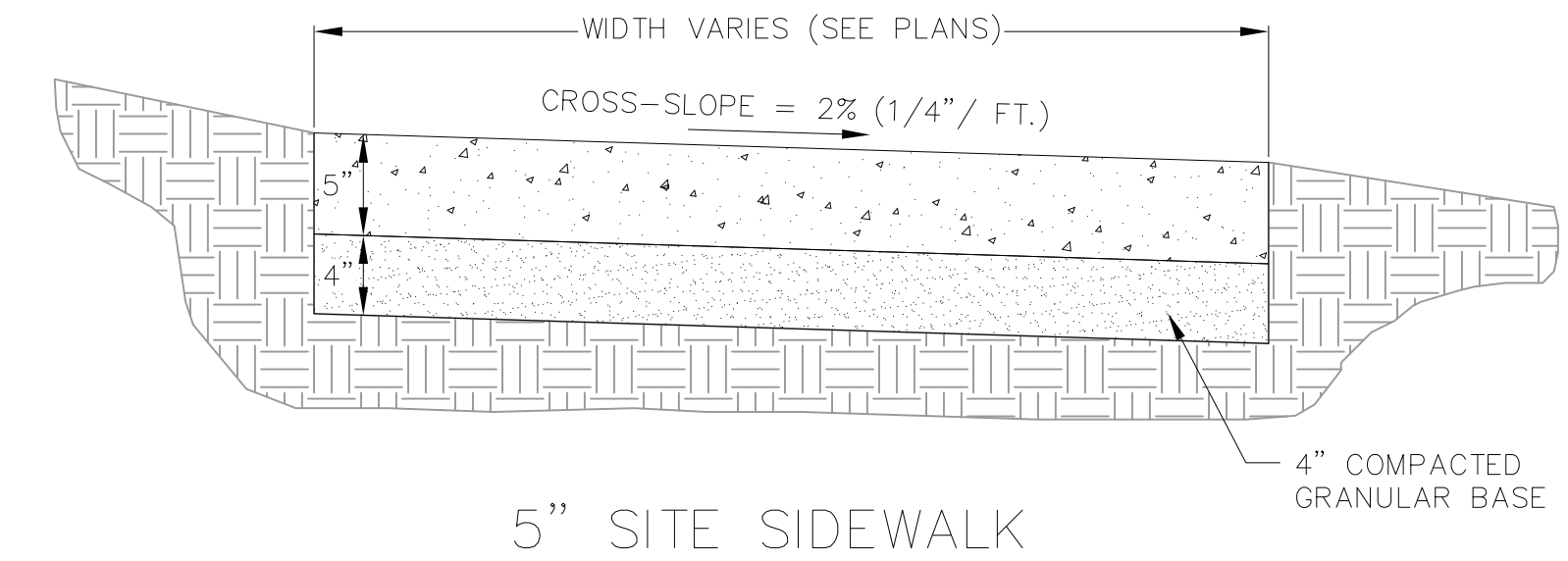
USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) - OR ENGINEER APPROVED EQUAL.

PLANT PLUGS AT 1 PER SQUARE FOOT.

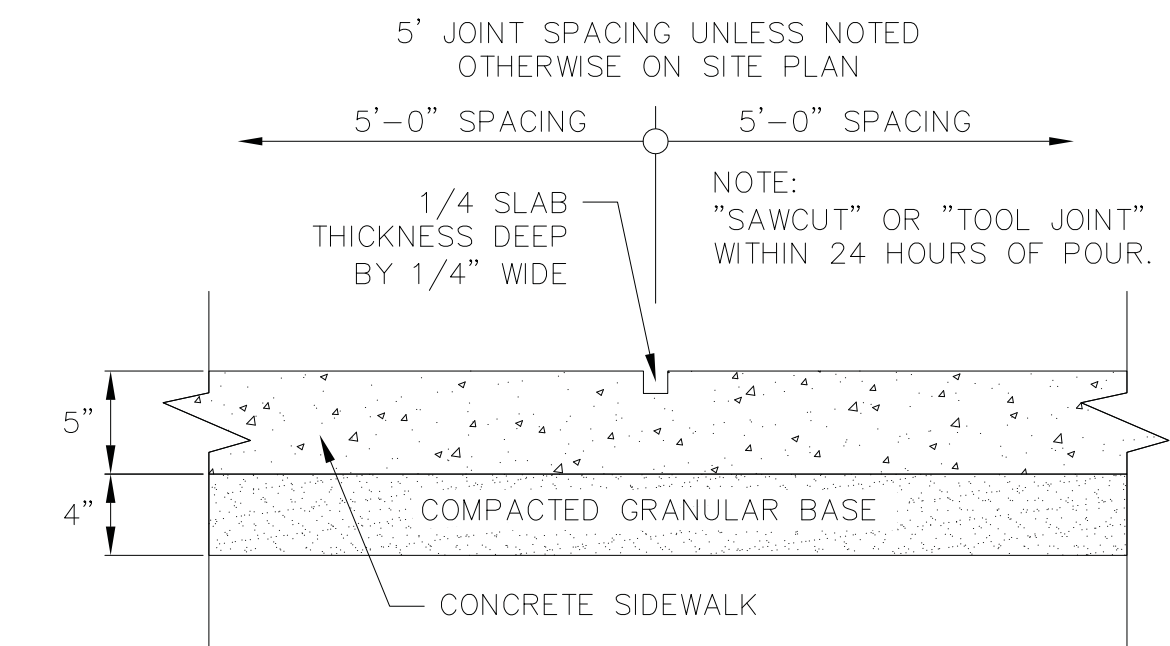
PLANTING, MULCH, AND MAINTENANCE NOTES:
PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 1/4" WHICH CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

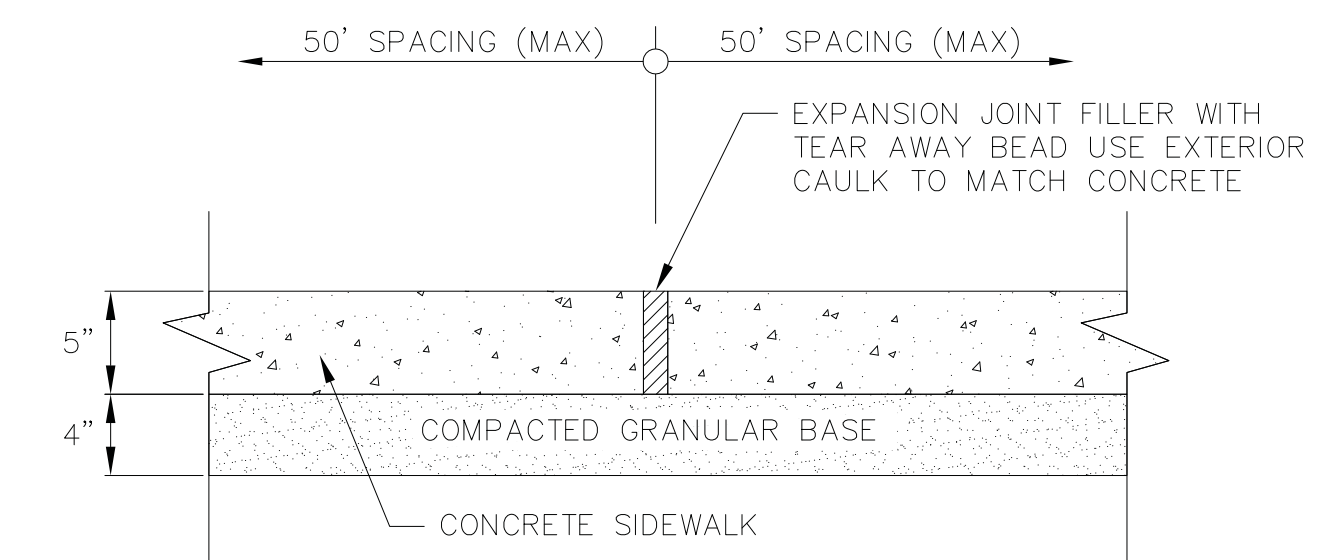
1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD, DURING EXCAVATION, BY DESIGN ENGINEER.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE WASHED SAND (FREE OF P200 PARTICLES) TO 46 INCHES BELOW GROUND SURFACE (IF REQUIRED).
4. PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
 - 70-85% WASHED SAND
 - 15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)
5. PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.



5" SITE SIDEWALK

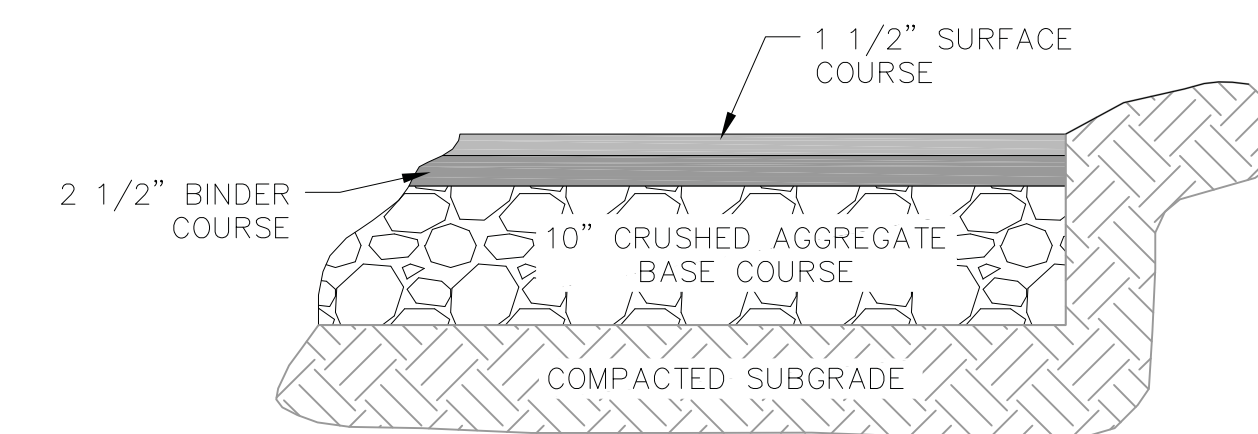


SIDEWALK CONTROL JOINT

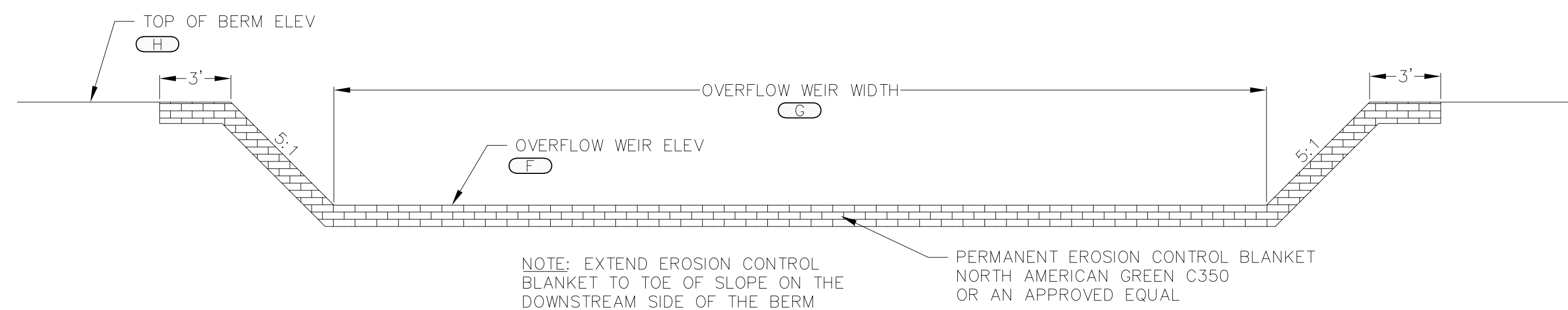


SIDEWALK EXPANSION JOINT

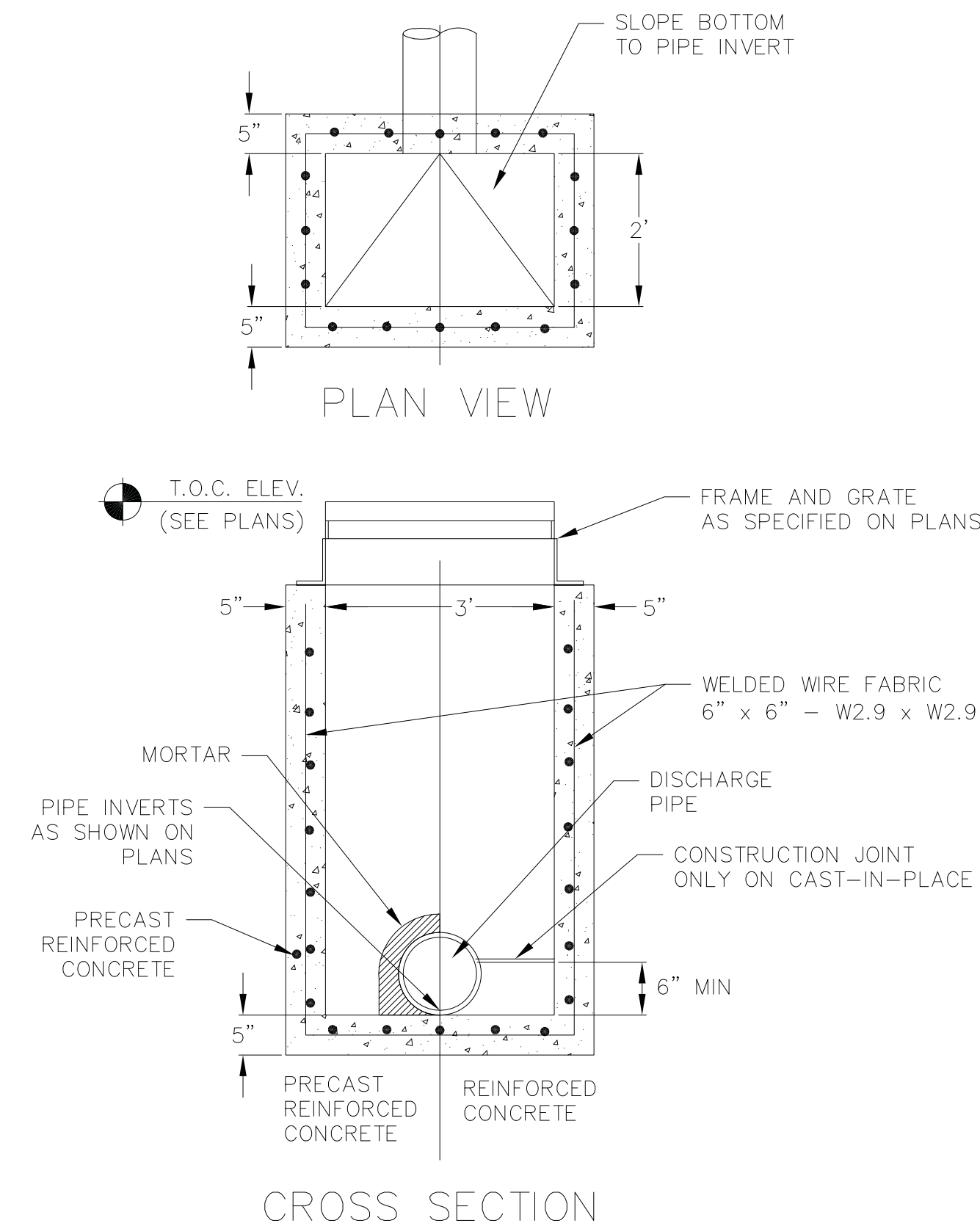
3 5" SIDEWALK
NOT TO SCALE



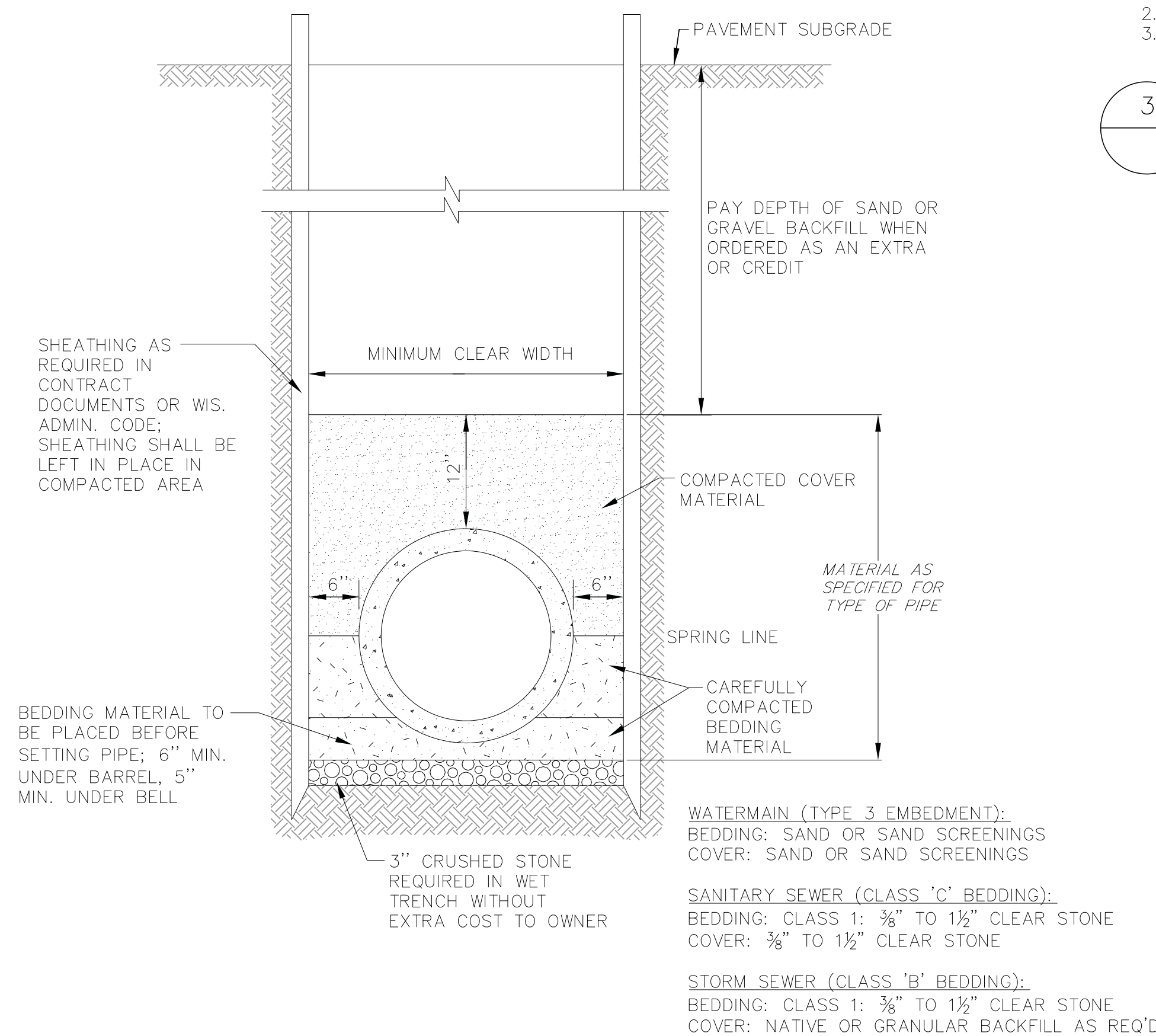
4 SITE PAVEMENT
NOT TO SCALE



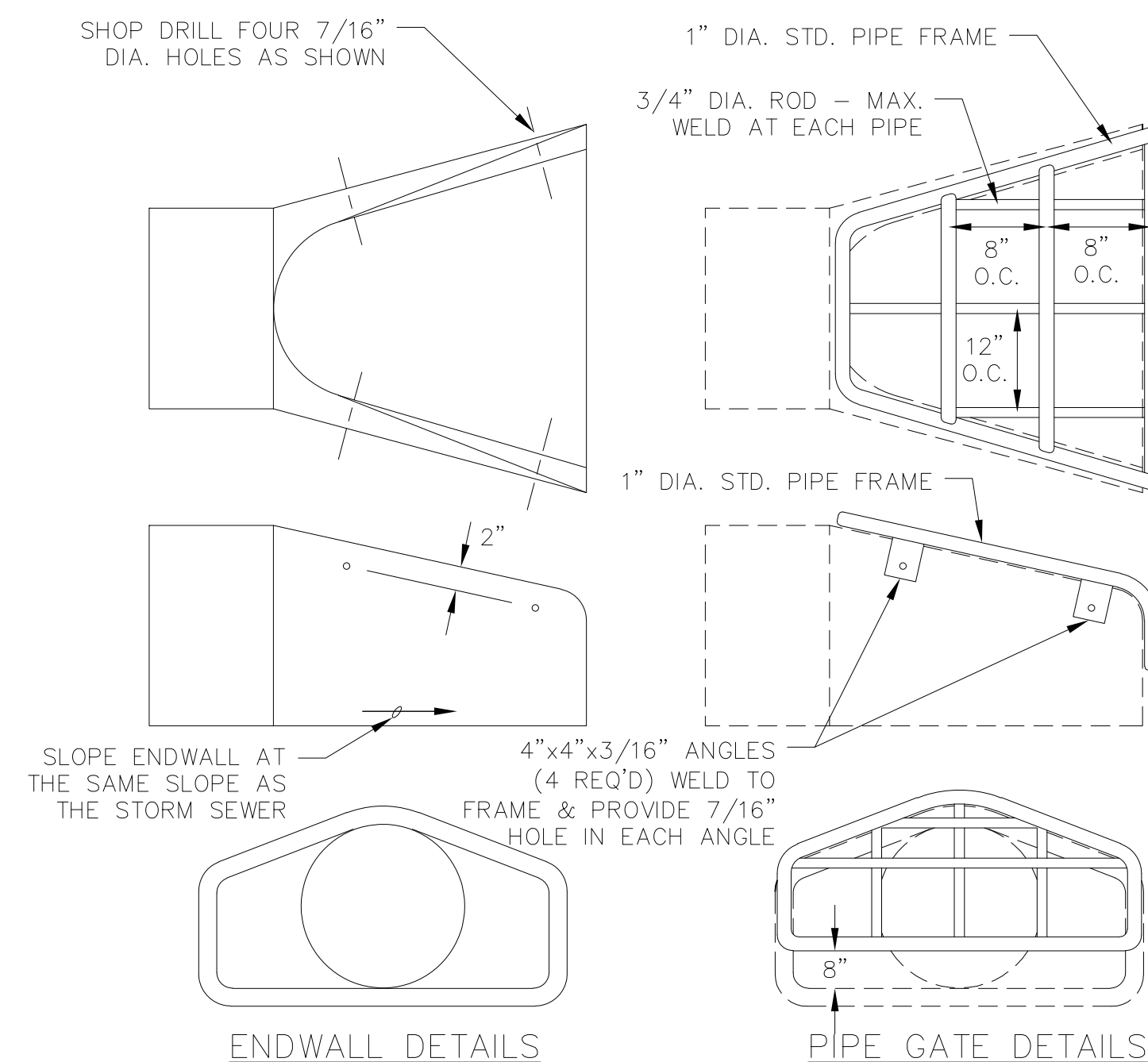
2 BIORETENTION OVERFLOW WEIR
NOT TO SCALE



1 CURB INLET - TYPE 3, 2' x 3' BASIN
NOT TO SCALE



2 STANDARD TRENCH SECTION
NOT TO SCALE



NOTES:

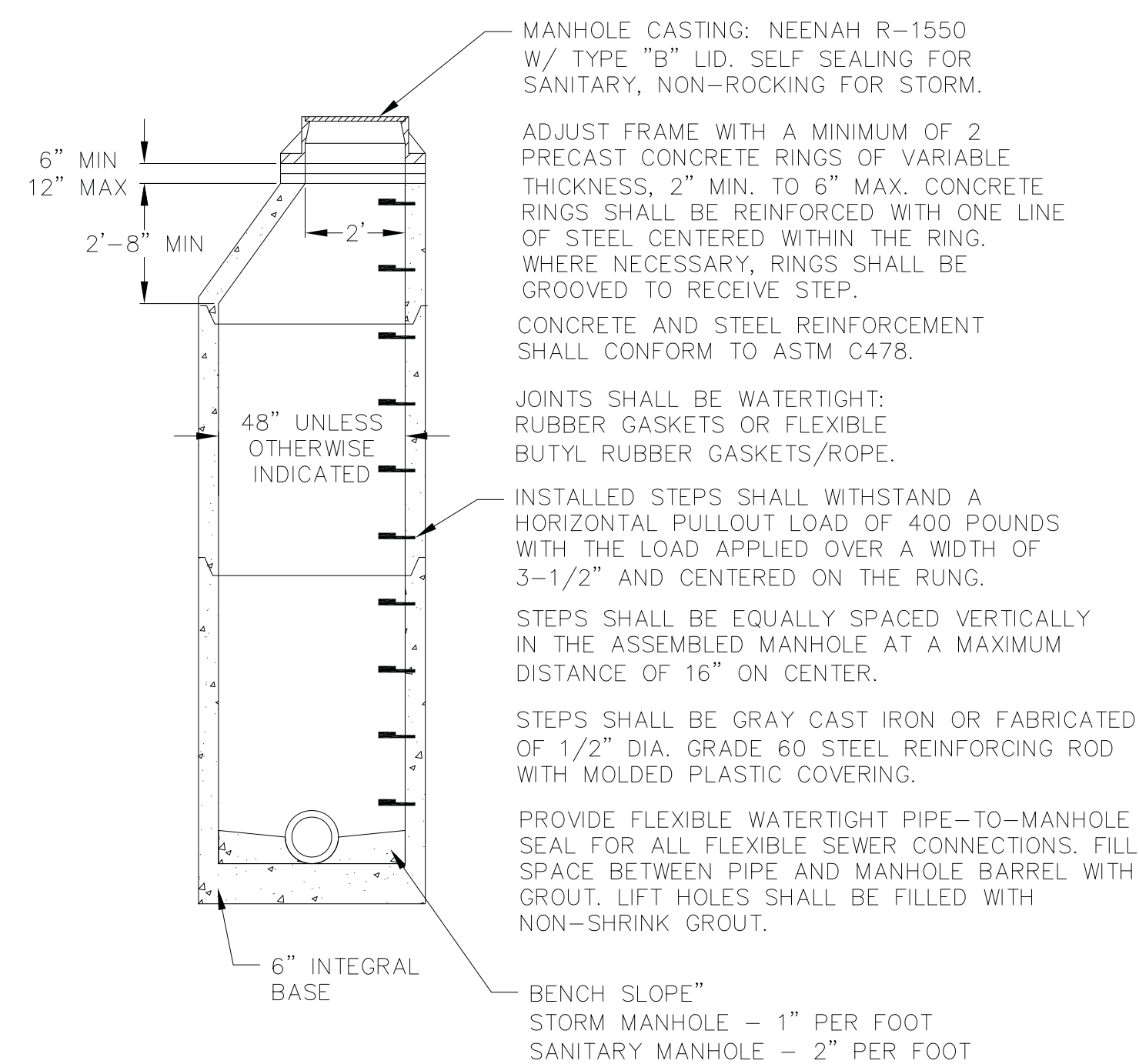
- THE CONTRACTOR SHALL BOLT THE PIPE GATE TO THE CONCRETE ENDWALL WITH FOUR 3/8"x6" MACHINE BOLTS WITH NUTS ON INSIDE WALL.
- THE CONTRACTOR SHALL PROVIDE JOINT TIES ON STORM SEWER SYSTEM INFALL AND OUTFALL PIPES. TIE THE ENDWALL AND THE LAST 2 PIPE SECTIONS.

PAINTING SPECIFICATIONS:
— THE PIPE GATE SHALL RECEIVE THE FOLLOWING PREPARATION & PAINTING. THE FIRST COAT SHALL BE RUS-OLEUM X-60 RED BARE METAL PRIMER OR APPROVED EQUAL. THE SECOND COAT SHALL BE RUS-OLEUM 960 ZINC CHROMATE PRIMER OR APPROVED EQUAL. THE THIRD COAT SHALL BE RUS-OLEUM 1282 HIGH GLOSS METAL FINISH OR APPROVED EQUAL.

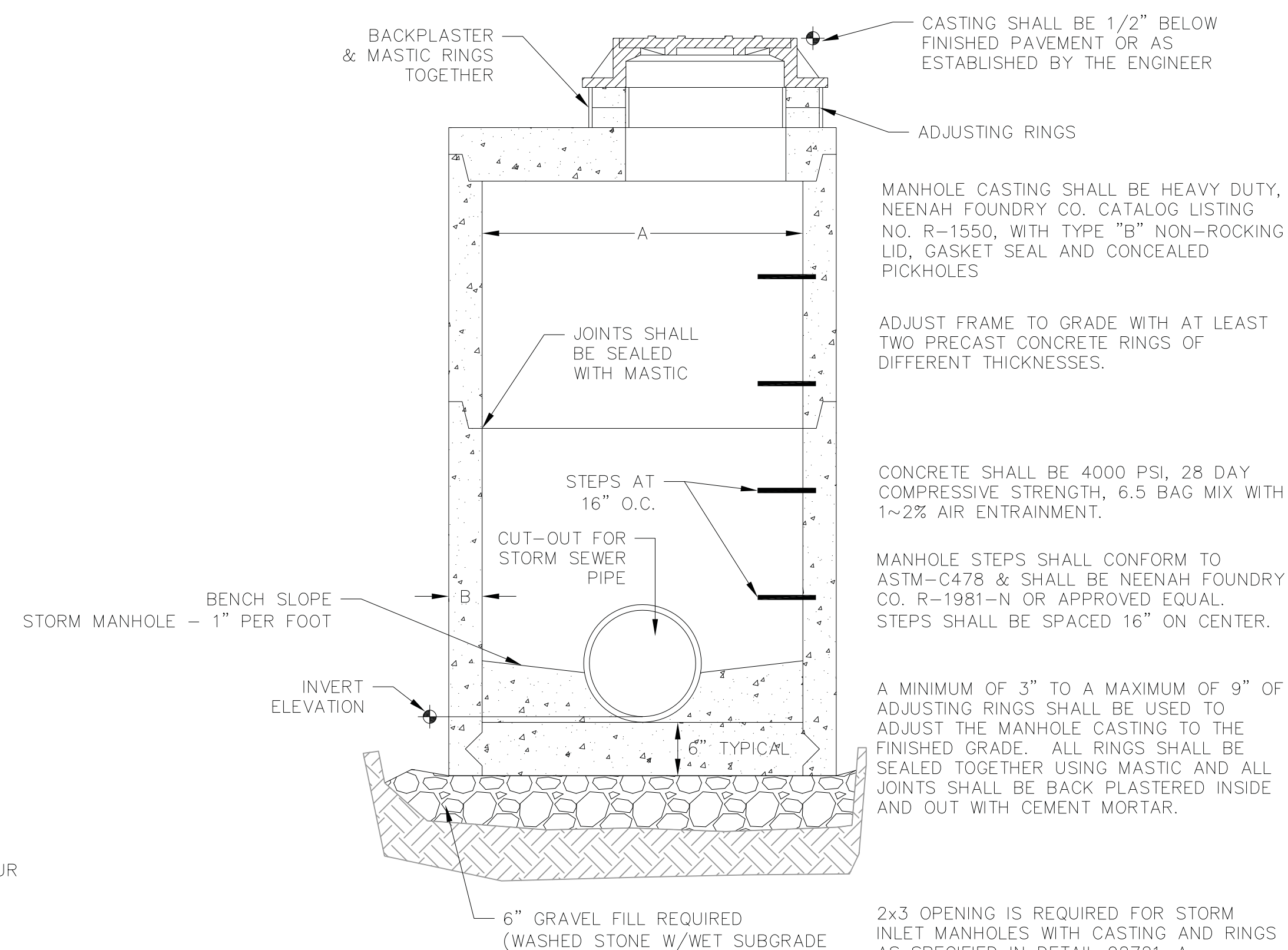
PREPARATION STEPS:

1. BARE METAL SURFACES – TREAT WITH THE THREE-COAT PAINTING SYSTEM LISTED AFTER A THOROUGH SCRAPING, WIRE BRUSHING & CLEANING.
2. EACH COAT OF PAINT SHALL BE APPLIED OVER THE ENTIRE GATE SURFACE.
3. ALLOW 24-48 HOURS DRYING TIME AT 60° OR ABOVE BETWEEN COATS.

3 STANDARD ENDWALL
NOT TO SCALE



4 PRECAST CONCRETE MANHOLE
NOT TO SCALE



STORM MANHOLE DIMENSIONS

MANHOLE SIZE	DIMENSION	
	A	B (MIN.)
48"	48"	5"
60"	60"	6"
72"	72"	7"
84"	84"	7"
96"	96"	9"

5 STORM SEWER MANHOLE
NOT TO SCALE

REVISIONS			REVISIONS		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

	2		
DATE			
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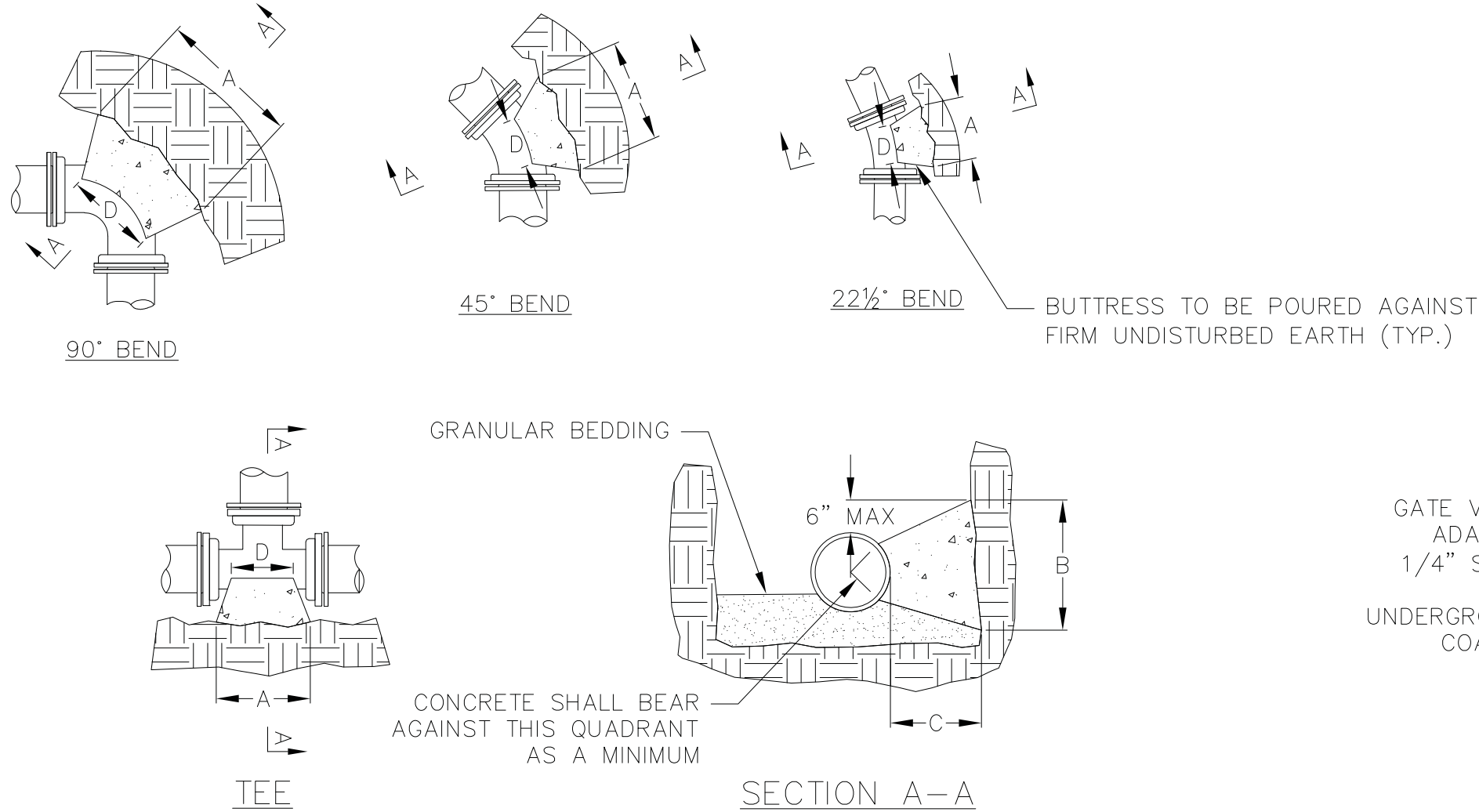
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21013

C

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DIMENSION "D" SHALL BE AS LARGE AS POSSIBLE, BUT THE CONCRETE SHALL NOT INTERFERE WITH THE MECHANICAL JOINTS.

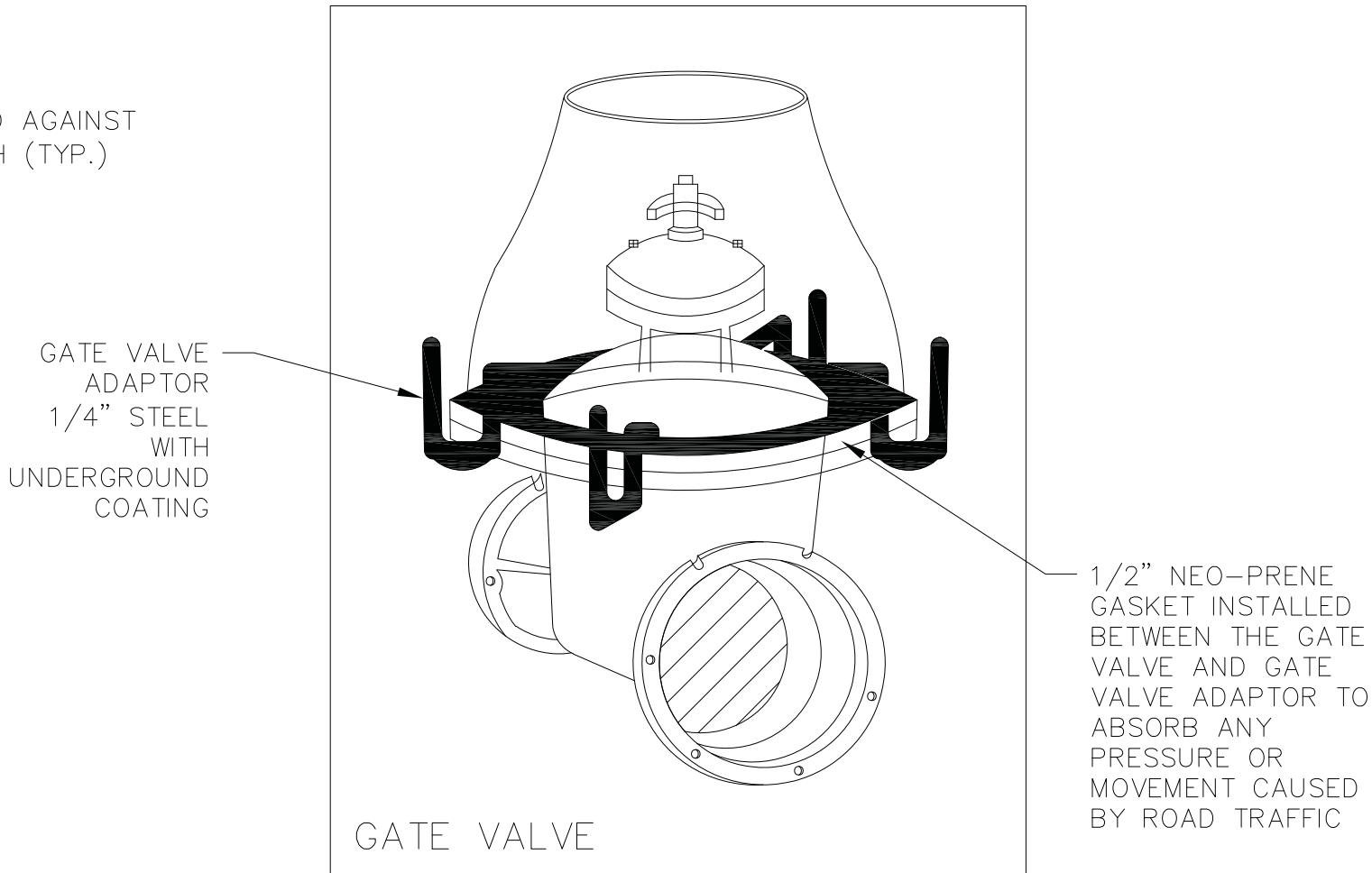
DIMENSION "C" SHALL BE AT LEAST 6 INCHES, AND LARGE ENOUGH TO MAKE THE "Q" ANGLE EQUAL TO OR GREATER THAN 45 DEGREES WITH THE DIMENSION "A" AS SHOWN ON THE TABLE, OR GREATER, AND WITH DIMENSION "D" AS LARGE AS POSSIBLE.

PIPE SIZE*	TEES		11.25° BEND		22.5° BEND		45° BEND		90° BEND	
	A	B	A	B	A	B	A	B	A	B
4	0'-10"	1'-6"	0'-5"	0'-8"	0'-6"	1'-1"	0'-10"	1'-3"	1'-6"	1'-4"
6	1'-6"	1'-8"	0'-6"	1'-2"	0'-9"	1'-6"	1'-4"	1'-8"	2'-2"	1'-10"
8	1'-9"	2'-4"	0'-9"	1'-3"	1'-0"	2'-0"	1'-11"	2'-0"	3'-0"	2'-4"
10	1'-9"	2'-4"	0'-9"	1'-3"	1'-0"	2'-0"	1'-11"	2'-0"	3'-0"	2'-4"
12	2'-3"	1'-7"	1'-0"	1'-4"	2'-4"	1'-1"	2'-6"	2'-6"	3'-7"	2'-8"
16	3'-8"	2'-10"	1'-2"	2'-0"	2'-10"	1'-6"	3'-0"	3'-0"	5'-6"	3'-0"
20	5'-0"	3'-10"	1'-5"	2'-6"	1'-11"	3'-9"	3'-9"	3'-9"	6'-9"	3'-9"
24	5'-4"	4'-8"	1'-8"	3'-0"	2'-4"	4'-3"	4'-7"	4'-3"	8'-4"	4'-4"

DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND SOIL RESISTANCE OF 2000 LBS/SQ FT

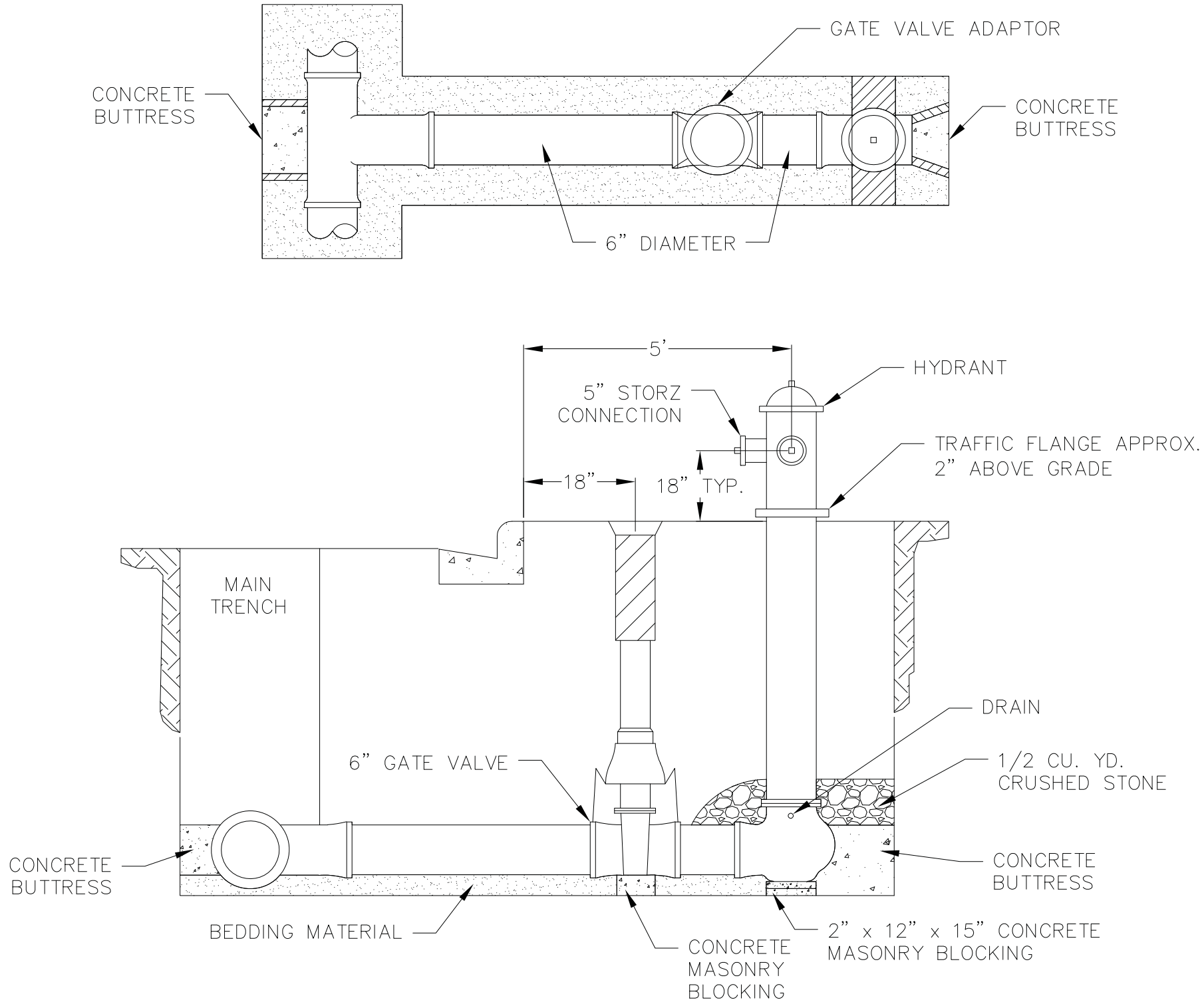
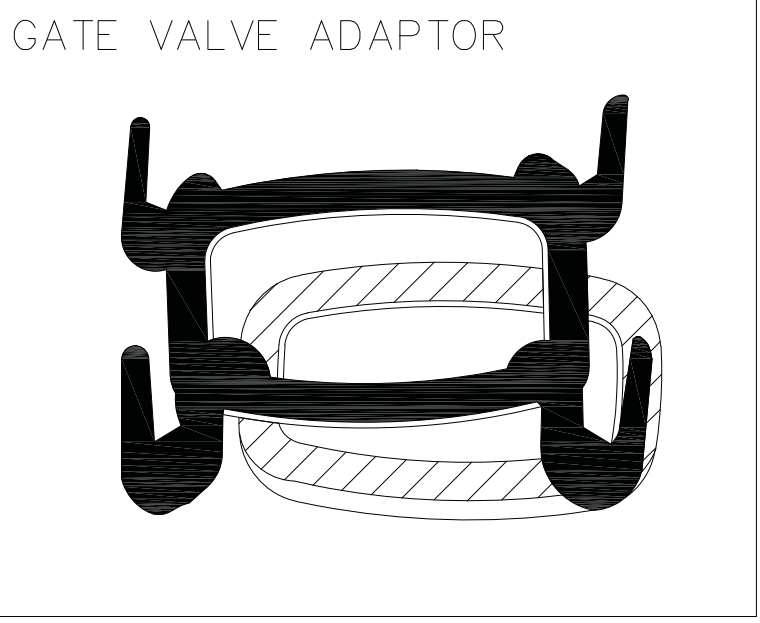
* = FOR TEE THIS WILL BE THE BRANCH PIPE

CONCRETE SHALL BE CLASS "F"

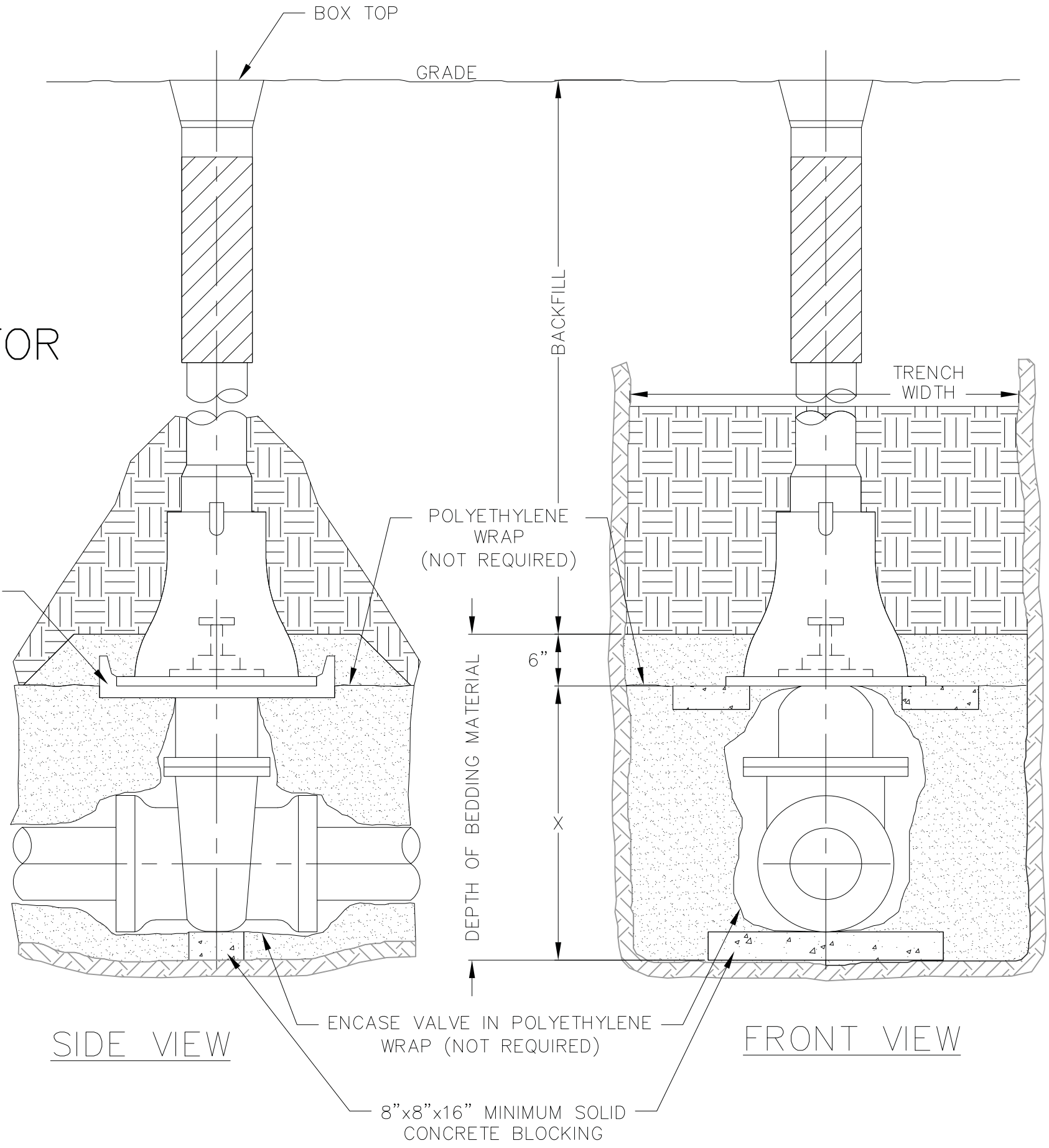


NOTE: GATE VALVE ADAPTORS ARE MANDATORY IN THE VILLAGE OF DEFOREST

MANUFACTURED BY ADAPTOR, INC.
3642 E. AMERICAN AVE.
MILWAUKEE, WI 53154

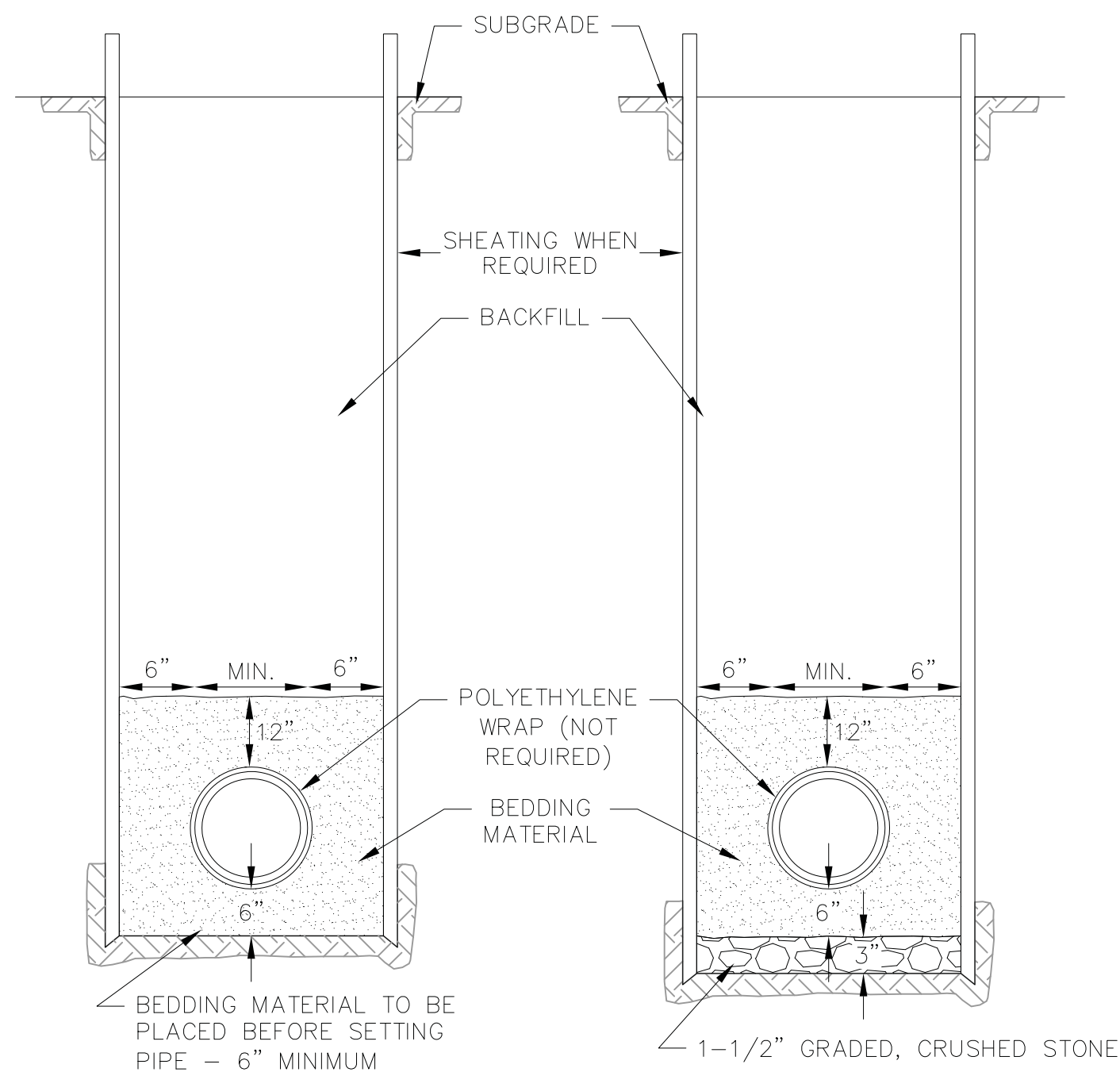


4 STANDARD HYDRANT SETTING
NOT TO SCALE



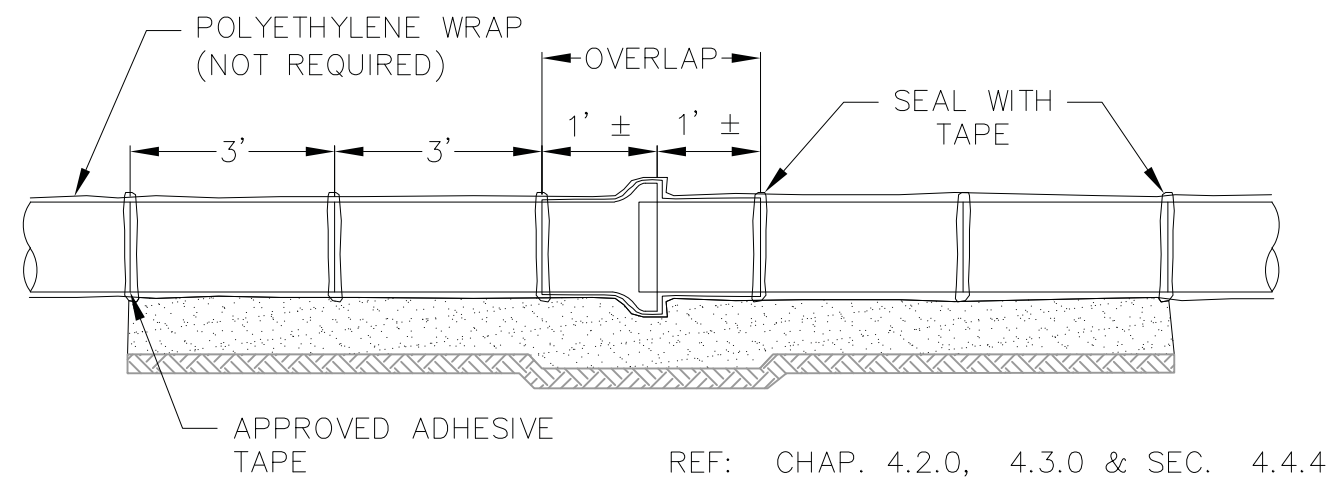
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30

5 STANDARD GATE VALVE BOX SETTING
NOT TO SCALE



DRY TRENCH CONDITION

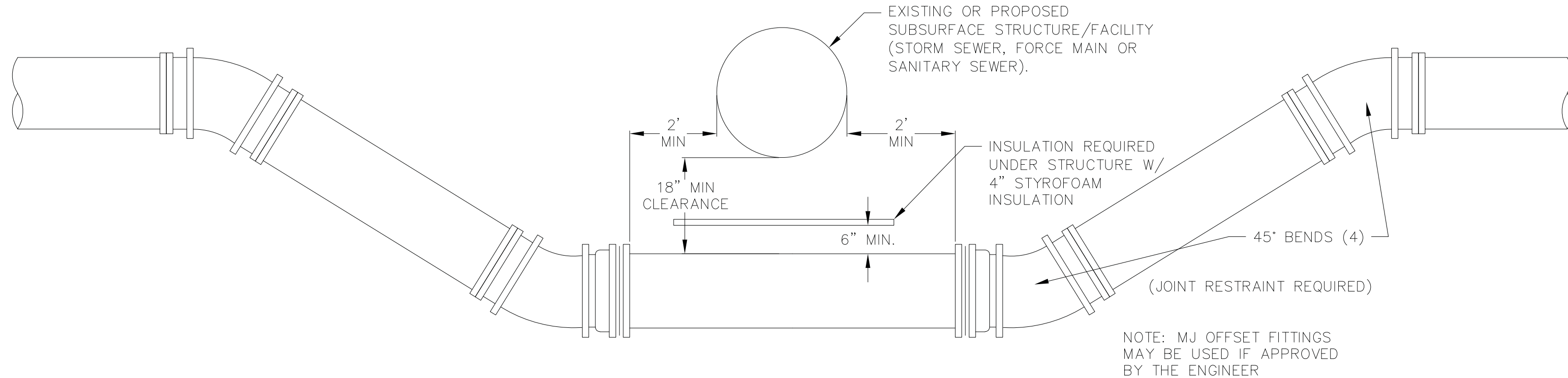
WET OR UNSTABLE CONDITION



1

STANDARD WATERMAIN TRENCH SECTION

NOT TO SCALE



2

LOWERING WATERMAIN UNDER STORM STRUCTURE

NOT TO SCALE



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planners | engineers | advisors

Construction Details
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Antigo
Langlade County, Wisconsin

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