MEETING NOTICE

The City of Stoughton will hold a <u>Special</u> joint meeting of the <u>Planning Commission and</u> Business Park North Committee on Tuesday, November 1, 2011 at 5:30 pm, in the Council Chambers, Second Floor, <u>Public Safety Building</u>, 321 S. Fourth Street, Stoughton WI.

AGENDA:

- 1. Call to Order
- 2. Consider approval of the Business Park North Committee meeting minutes of October 6, 2011.
- 3. Gary Gundlach requests approval of a warehouse addition at 461 Business Park Circle.
- 4. Future agenda items.
- 5. Adjournment.

Donna Olson, Mayor – Chair, Planning Commission Keith Comstock – Chair, Business Park North Committee

10/25/11mps

Packets sent to:

Planning Commission

Mayor Donna Olson, Chair Eric Hohol, Council member, Vice-Chair Ron Christianson, Council member Dave McKichan, Council member Scott Truehl, Citizen Member Todd Krcma, Citizen Member Rollie Odland, Citizen Member

Business Park North Committee

Keith Comstock, Chamber Rep., Chair Randy McLaury, Chamber Rep., Vice-Chair Dave Phillips, Chamber Executive Director Ross Scovotti, Council member Carl Chenoweth, Council member Finance Director Laurie Sullivan Planning Director Rodney Scheel

cc: Zoning Administrator Michael Stacey (2 Packets)

Utilities Director Bob Kardasz (Packet)

Stoughton Newspapers (fax)

City Attorney Matt Dregne (e-mail)

Department Heads & Council Members (e-mail)

Pili Hougan (e-mail)

Area Towns (e-mail)

Derek Westby (email)

Eric Drazkowski (email) eric.d@excelengineer.com

Gary Gundlach (email) GGundl3231@aol.com

Matt Schultz (email) mschultz@vogelbldg.com

"IF YOU ARE DISABLED AND IN NEED OF ASSISTANCE, PLEASE CALL 608-873-6677 PRIOR TO THIS MEETING."

AN EXPANDED MEETING MAY CONSTITUTE A QUORUM OF THE COUNCIL.

Business Park North Committee Meeting Minutes Thursday, October 6, 2011 – 6:00 p.m. Hall of Fame Room, City Hall, 381 East Main Street, Stoughton, WI.

<u>Members Present:</u> Chair Keith Comstock, Vice-Chair Randy McLaury, Ross Scovotti, and Rodney Scheel.

<u>Absent and Excused:</u> Dave Phillips, Laurie Sullivan, Carl Chenoweth, and Mike Sasse Staff:

Guests:

- **1. Call to order.** Comstock called the meeting to order at 6:05 p.m.
- Consider approval of the Business Park North Committee and Planning Commission meeting minutes of September 8, 2011. – Motion by Scovotti, seconded by McLaury to approve the minutes as presented. Motion carried unanimously.
- 3. Discuss letter to repeal the Business Park North Committee Covenants. The group discussed the draft letter. There was discussion about hand delivery of the document to the property owners. City staff will see that they are hand delivered where possible and mailed to the other owners. The group decided to change the language to indicate that property owners will no longer need to have their projects processed through the Business Park North Committee but will still need to go through the City Planning Commission only. The letter will indicate a request to return to the City within two weeks after delivery.

Motion by McLaury, seconded by Scovotti to approve the letter as amended. Motion carried unanimously.

- 4. Future Agenda Items. None
- **5. Adjournment.** Motion by **McLaury** to adjourn at 6:15 p.m., 2nd by **Scovotti.** Motion carried unanimously.





P: 920|926|9800 • F: 920|926|9801 100 Camelot Drive • Fond du Lac, WI 54935

www.excelengineer.com

TO:

City of Stoughton

FROM:

Eric Drazkowski – Excel Engineering

SUBJECT:

Written Description – Gary Gundlach Warehouse Addition

461 Business Park Circle

DATE:

October 14, 2011

The purpose of this request is to attain approval for the proposed 5.124 sq. ft. warehouse addition at the 461 Business Park Circle. The approximate construction schedule for this project will be November of 2011 to March of 2012. The existing property is in a Planned Industrial district. The current use will remain the same, personal warehouse. There are currently no employees or customers as the building is for personal use. Total building footprint will be increased from 8,016sf to 13,140sf for a FAR increase from 15.3% to 25.1%. Open space will be 46.7% which is greater than the code required 25% minimum. for this zoning district. Pavement will not increase on the site. The building will be constructed with materials to match the existing, a pre-engineered metal building. Hours of operation do not apply since this is a personal warehouse. Minimal traffic generation will remain the same. The existing water service will be replaced with an upsized fire line to serve the building's new sprinkler system. The development does not anticipate any nuisances. The proposed development shall comply with all requirements of Article VII. The existing drainage pattern will remain the same on site.

City of Stoughton Procedural Checklist for Site Plan Review and Approval (Requirements per Section 78-908)

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan review *and* by the City to process said application. Part II is to be used by the Applicant to submit a complete application; Parts I - III are to be used by the City when processing said application.

Nar	ne o	f App	plicar	nt:	Excel Engin	eering, I	nc. (E	Eric Drazko	owski)		
Pro	ect I	Desc	riptic	n:	Warehouse A	Addition					
I.	Rec	ord	of Ac	lmin	nistrative Procedur	res for City Use	2				
Р	resul	omitt	al sta	ff m	eeting scheduled	Time of Meeting	NA				
	Date	e of i	Meeti	ng: _	,	l'ime of Meeting	3:		Date:	Ву:	
F	ollov	v-up	pre-s	ubm	sittal staff meetings:	scheduled if nea	essary	NA			
	Date	e of I	Meeti	ng: _		l'ime of Meeting	g:		Date:	Ву:	
	Date	e of I	Meeti	ng: _		Time of Meeting	g:		Date:	Ву:	
Λ	pplic	ation	ı forı	n file	ed with Zoning Adr	ministrator			Date:	Ву:	
А	pplic	atio	n fee	of\$_	65 received by 2	Zoning Adminis	trator		Date: tolizla	By: M	9
Ιf	nece	essar	y, reii	nbu	rsement of profession	onal consultant	costs agre	eement executed:	Date:	Ву:	
П	Арр	lica	tion S	Subr	nittal Packet Requ	uirements for A	Applican	ts Use			
subi	nit a	n ini	tial di	aft a	omplete application pplication for staff to and comments.						
Initi	al Di	aft 1	1 <i>pplica</i>	ntion				Date:		Ву:	
\		Final			on Packet (1 copy to Z.	oning Administrat	tor)	Date:	iolzilu	By: Mf	² 5.
↓	l	⊠	(a)	the	vritten description following: Existing zoning dis						
					Planned Land Use	Map designation	n(s).				
					Current land uses p	present on the su	ibject pro	perty.			
				u	Proposed land uses for the subject property (per Section 78-206).						
					Projected number of residents, employees, and daily customers.						
					Proposed amount of landscape surface a surface area ratio, a	rea, and resultin	g site den	sity, floor area rati			
					Operational consid peak water usage, s					nd	

- Operational considerations relating to potential nuisance creation pertaining to noncompliance with the performance standards addressed in Article VII (Sections 78-701 through 721) including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.
- If no nuisances will be created (as indicated by complete and continuous compliance with the provisions of Article VII), then include the statement "The proposed development shall comply with all requirements of Article VII".
- Exterior building and fencing materials (Sections 78-716 and 78-718).
- Possible future expansion and related implications for points above.
- Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- (b) A Small Location Map at 11" x 17" showing the subject property, all properties within 300 feet, and illustrating its relationship to the nearest street intersection. (A photocopy of the pertinent section of the City's Official Zoning Map with the subject property clearly indicated shall suffice to meet this requirement.)
- ☐ ☐ (c) A Property Site Plan drawing which includes the following:
 - A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project.
 - The date of the original plan and the latest date of revision to the plan.
 - A north arrow and a graphic scale (not smaller than one inch equals 100 feet).
 - A reduction of the drawing at 11" x 17".
 - A legal description of the subject property.
 - All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
 - All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and putpose.
 - All required building setback lines.
 - All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls.
 - The location and dimension (cross-section and entry throat) of all access points onto public streets.
 - The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by the Ordinance.
 - The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
 - The location of all outdoor storage areas and the design of all screening devices.

- The location, type, height, size and lighting of all signage on the subject property.
- The location, height, design/type, illumination power and orientation of all exterior lighting on the subject property—including the clear demonstration of compliance with Section 78-707.
- NA The location and type of any permanently protected green space areas.
 - The location of existing and proposed drainage facilities.
 - In the legend, data for the subject property on the following
 - a. Lot Area
 - b. Floor Area
 - c. Floor Area Ratio (b/a)
 - d. Impervious Surface Area
 - e. Impervious Surface Ratio (d/a)
 - f. Building height

- Scale same as main plan (> or equal to 1" equals 100').
- Map reduction at 11" x 17".
- Showing the location of all required bufferyard and landscaping areas.
- □ Showing existing and proposed Landscape Point fencing.
- Showing berm options for meeting said requirements.
- Demonstrating complete compliance with the requirements of Article VI.
- Providing individual plant locations and species, fencing types and heights, and berm heights.

☐ ☐ (e) A Grading and Erosion Control Plan:

- Scale same as main plan (> or equal to 1" equals 100').
- Map reduction at 11" x 17"
- Showing existing and proposed grades including retention walls and related devices, and erosion control measures.

(f) Elevation Drawings of proposed buildings or remodeling of existing buildings:

- Showing finished exterior treatment.
- With adequate labels provided to clearly depict exterior materials, texture, color and overall appearance.
- Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings.

NOTE: Initiation of Land Use or Development Activity: Absolutely no land use or development activity, including site clearing, grubbing, or grading shall occur on the subject property prior to the approval of the required site plan. Any such activity prior to such approval shall be a violation of law and shall be subject to all applicable enforcement mechanisms and penalties.

NOTE: Modification of an Approved Site Plan: Any and all variation between development and/or land use activity on the subject property and the approved site plan is a violation of law. An approved site plan shall be revised and approved via the procedures of Subsections 78-908(2) and (4) so as to clearly and completely depict any and all proposed modifications to the previously approved site plan, prior to the initiation of said modifications.

III. Final Application Packet Information for City Use

Receipt of one full-scale copy in blueline or blackline of complete Final Application Packet by Zoning Administrator

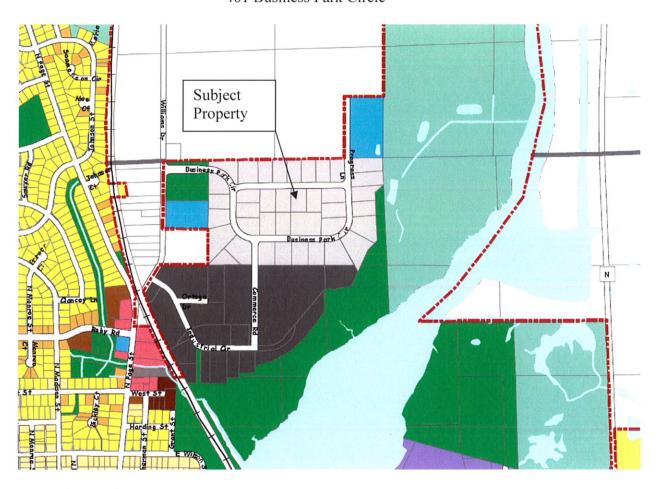
Receipt of one reduced (8.5" by 11" text and 11" by 17" graphics) copy of complete final application packet by Zoning Administrator

Date: _____By: ____N/A

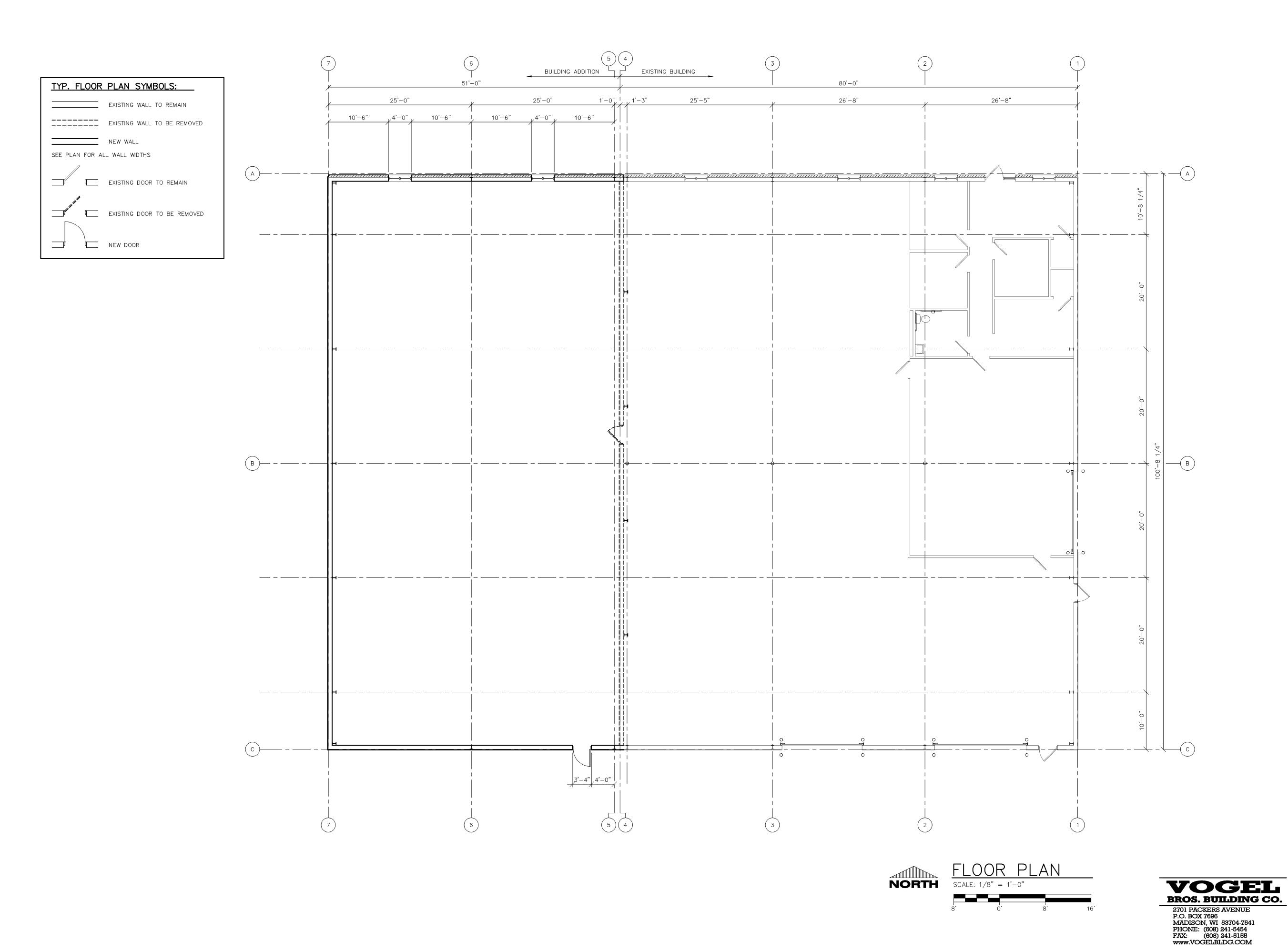
Date: 10/21/11 By: 145

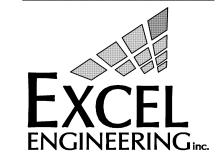
Location Map

Gary Gundlach Warehouse Addition 461 Business Park Circle



From City Zoning Map





100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

Always a Better F

VNEK: 3ARY GUNDLACH 4643 TONYAWATHA TRAIL

> GARY GUNDLACH WAREHOUSE ADDI 461 BUSINESS PARK CIRCLE

PRELIMINARY SHEET DATES:

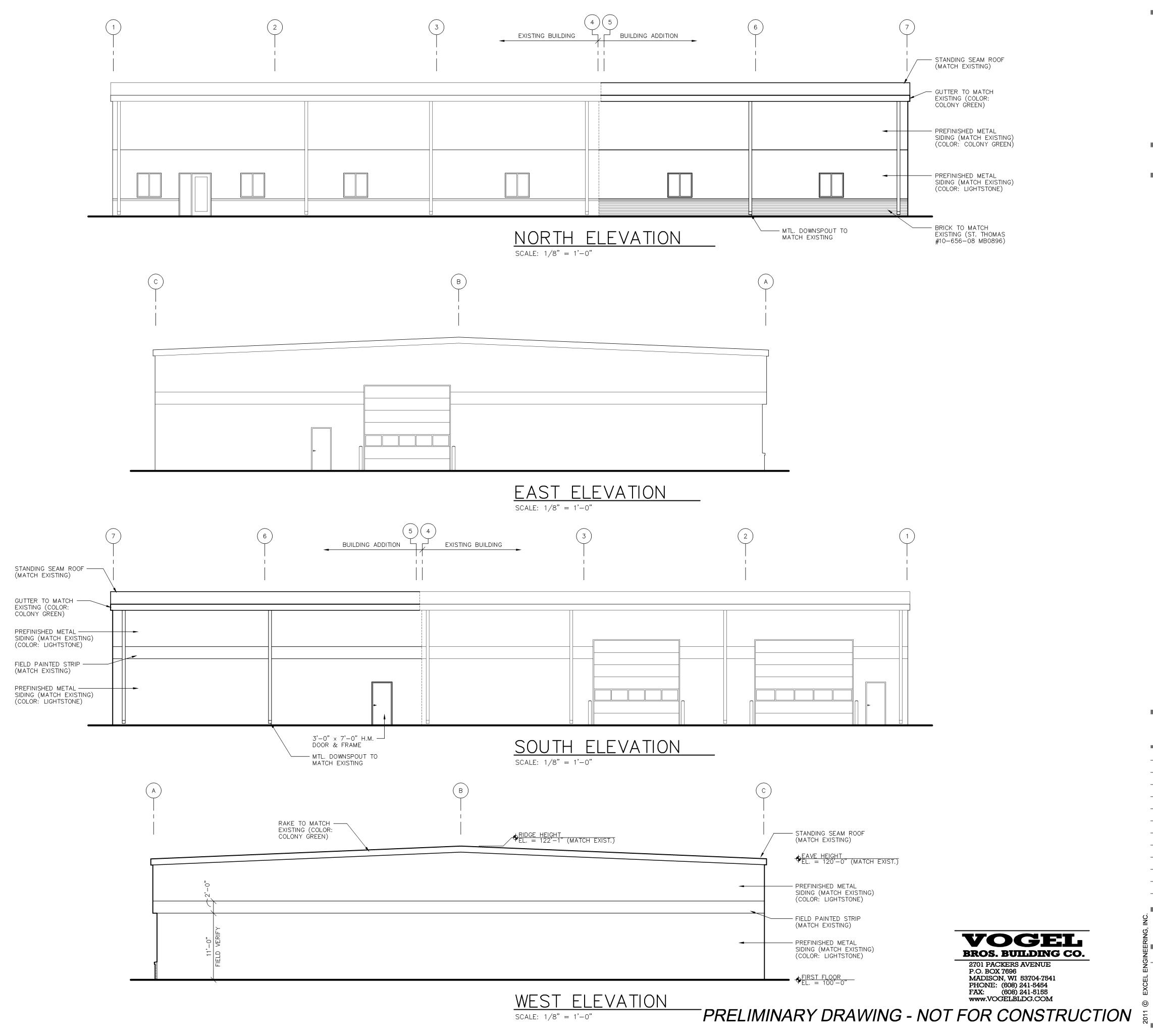
OCTOBER 18, 2011

JOB NUMBER 111486

SHEET

A1.1

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



EXCEL

100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

Always a Better Plan

OWNER:
GARY GUNDLACH
4643 TONYAWATHA TRAIL

PROJECT:
GARY GUNDLACH WAREHOUSE ADDITIVE A61 BUSINESS PARK CIRCLE STOUGHTON, WI

PRELIMINARY SHEET DATES:

OCTOBER 18, 2011

JOB NUMBER: 1114860

SHEET

A2.0

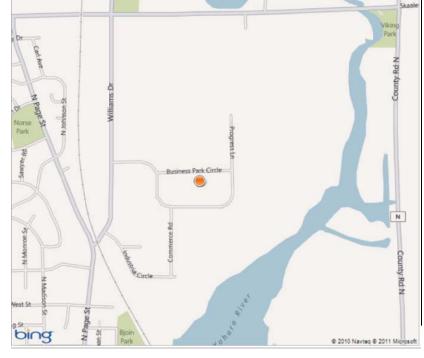
STOUGHTON, WI

000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS	**	EXISTING CONIFEROUS TREE
	OTHERWISE SPECIFIED)		EXISTING SHRUB
000.00 T	BR (TOP OF RETAINING WALL, TOP OF SUR	FACE GRADE	EXISTING STUMP
	AT BOTTOM OF WALL)		SOIL BORING
000.00 T		(W)	EXISTING WELL
000.00 T		w	PROPOSED WELL
8	EXISTING WATER VALVE IN BOX	\$	EXISTING LIGHT POLE
8	PROPOSED WATER VALVE IN BOX	- 0-	EXISTING SIGN
®	EXISTING WATER VALVE IN MANHOLE	Ç	CENTER LINE
×	EXISTING WATER SERVICE VALVE	گ	EXISTING HANDICAP PARKING STALL
\bigcirc	EXISTING TELEPHONE MANHOLE	گر	PROPOSED HANDICAP PARKING STALL
\odot	EXISTING ROUND CATCH BASIN	GV ⋉	EXISTING GAS VALVE
③	PROPOSED ROUND CATCH BASIN		
=	EXISTING SQUARE CATCH BASIN	7	EXISTING WOODED AREA
Ė	EXISTING CURB INLET		EXISTING HEDGE
	PROPOSED CURB INLET		EXISTING CHAINLINK FENCE
Ø	EXISTING UTILITY POLE		EXISTING WOOD FENCE
Ø	EXISTING UTILITY FOLE	×	EXISTING BARBED WIRE FENCE
$\varnothing\!$	EXISTING UTILITY POLE WITH GUY WIRE		PROPERTY LINE
○	EXISTING STREET LIGHT		EXISTING GUARD RAIL
T	EXISTING TELEPHONE PEDESTAL		EXISTING STORM SEWER AND MANHOLE
E	EXISTING ELECTRIC PEDESTAL	ST	PROPOSED STORM SEWER AND MANHOLE
	EXISTING ELECTRIC BOX	SA(S)	EXISTING SANITARY SEWER AND MANHOLE
		—— SA —————————————————————————————————	PROPOSED SANITARY SEWER AND MANHOLE
C	EXISTING CABLE TV PEDESTAL	w	EXISTING WATER LINE AND HYDRANT
\rightarrow	PROPOSED DRAINAGE FLOW	w ———	PROPOSED WATER LINE AND HYDRANT
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	ou	EXISTING OVERHEAD UTILITY LINE
\circ	3/4" REBAR SET	—— FO ——	EXISTING UNDERGROUND FIBER OPTIC LINE
0	WEIGHING 1.50 LB/FT.	E	EXISTING UNDERGROUND ELECTRIC CABLE
	1-1/4" REBAR FOUND	т	EXISTING UNDERGROUND TELEPHONE CABLE
0	3/4" REBAR FOUND	G	EXISTING UNDERGROUND GAS LINE
\times	2" IRON PIPE FOUND		PROPOSED CURB AND GUTTER
A	1" IRON PIPE FOUND		EXISTING CURB AND GUTTER
€	EXISTING FLOOD LIGHT		GRADING/SEEDING LIMITS
•	SECTION CORNER		RIGHT-OF-WAY LINE
> 5	PROPOSED APRON ENDWALL		PROPERTY LINE
<u> 1111</u>	EXISTING MARSH AREA		RAILROAD TRACKS
\odot	EXISTING DECIDUOUS TREE	800	EXISTING GROUND CONTOUR
~	WITH TRUNK DIAMETER	800	PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2	SITE PLAN
C1.3	GRADING, UTILITIES, AND EROSION CONTROL PLAN
C1.4	EROSION CONTROL/STORMWATER MANAGEMENT NOTES AND DETAILS
C1.5	LANDSCAPE PLAN





PROJECT LOCATION MAP

31 10 00 SITE CLEARING (DEMOLITION)

- A. DIGGER'S HOT LINE SHALL BE CONTACTED AND ALL UTILITIES SHALL BE LOCATED BEFORE STARTING site demolition. contractor shall also be responsible for private utility locates. Design Engineer shall be notified of any discrepancies between plan and field conditions prior to construction.
- B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE. REPLACE OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.

- A. DIGGER'S HOT LINE SHALL BE CONTACTED AND ALL UTILITIES SHALL BE LOCATED BEFORE STARTING EXCAVATION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PRIVATE UTILITY LOCATES. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES between plan and field conditions PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR electricals and MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED FOUIPMENT, SLICH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. the contractor shall review and follow the recommendations of the geotechnical report and account for existing conditions

prior to submitting bid for the project. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE unless otherwise directed in the plans or by LOCAL ZONING REQUIREMENTS.

- D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS, UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY density, REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY density,
- E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS
- F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING between the
- 1. UNDER FOUNDATIONS SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
- 2. UNDER INTERIOR SLAB-ON-GRADE where groundwater is MORE than 3 feet BELOW the slab PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% to 12% FINES, per thickness indicated on foundation plans ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT. 3. UNDER INTERIOR SLAB-ON-GRADE where groundwater is within 3 feet of the SLAB surface- PLACE A DRAINAGE COURSE LAYER OF clean 3/4" CRUSHED STONE, WITH no more than 5% FINES, per thickness indicated on foundation plans ON PREPARED SUBGRADE, COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT 4. UNDER EXTERIOR concrete AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIALTO NOT LESS THAN 95 PERCENT.
- 5. UNDER WALKWAYS COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT. 6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
- HI ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKEILL LAYER. PROCEED WITH SUBSEQUENT FARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
- I. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. PROVIDE 6" OF TOPSOIL AT ALL GRASS AND LANDSCAPED AREAS AND GRADE TO WITHIN 0.05 FEET.

31 30 00 EROSION CONTROL

- A. THE GRADING PLAN REFLECTS 13,567 S.F. (0.31 ACRES) OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES
- B. THE CONTRACTOR SHALL SEE the EROSION CONTROL PLANS FOR DETAILS AND SPECIFICATIONS.
- A. RESOURCES.

DIVISION 32 EXTERIOR IMPROVEMENTS

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE TYPE AND DEPTH AS INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- B. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO ACI 318 BUILDING CODE AND CRSI MANUAL OF STANDARD PRACTICE.
- C. CONCRETE SLAB CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- D. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94 1. STRENGTH TO BE MINIMUM OF 4.000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE
- 2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE SLABS 3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
- 4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER, 5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXUTRES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED
- 6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES
- E. ALL EXTERIOR MECHANICAL EQUIPMENT CONCRETE PADS SHALL BE SIZED AND DESIGNED BY THE EQUIPMENT SUPPLIER.
- F. CONCRETE SLABS SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS, SAWCUTS TO BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). ALL EXTERIOR CONCRETE SLABS SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPERATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- G. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REIFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK, ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE
- . CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU YD, OR FRACTION THEREOF, PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39, TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
- Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. In hot, dry, and windy weather, apply an evaporation-control compound according to manufacturer's instructions after screeding and bull floating, but before power floating and troweLling.
- J. Limit maximum water-cementITIOUS ratio of concrete exposed to freezing, thawing AND DEICING SALTS to 0.45.
- Test results will be reported in writing to THE DESIGN ENGINEER, ready-mix producer, and Contractor within 24 hours after tests. Reports of compressive strength tests shall contain the Project identification name and number, date of concrete placement, name of concrete testing service, concrete type and class, location of concrete batch in structure, design compressive strength at 28 days, concrete mix proportions and materials, compressive breaking strength, and type of break for both 7-day tests and 28-day tests.

- A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH
- TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET, GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.

- 1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1.000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 20 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
- SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1.000 S.F.). AND 15% PERENNIAL RYEGRASS (0.20 LBS./1.000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 20 LBS./1.000 S.F. SEE EROSION MATTING

2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND

- 3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 0.7 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 14 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
- C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES, LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"x5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

- 1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN \$150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER
- MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE
- WELL-SHAPED. FULLY BRANCHED. AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION. F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE
- ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE G. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF
- INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
- H. MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF MULCH AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. MATCH COLOR AND TYPE TO EXISTING.
- I. EDGING: TO MATCH EXISTING.

IVISION 33 UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- B. ALL PROPOSED WATER PIPE SHALL BE C900 PVC FOR PIPE DIAMTERS OF 6" THROUGH 12.
- C. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
- D. ALL UTILITIES SHALL BE INSTALLED PER state, local, and INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
- E. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

CIVIL COVER AND SPECIFICATION SHEET

100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

SHEET DATES: OCTOBER 18, 2011

PRELIMINARY

JOB NUMBER: 1114860

SHEET

BROS. BUILDING CO.

VOGEL

P.O. BOX 7696 MADISON, WI 53704-7541 PHONE: (608) 241-5454 FAX: (608) 241-5155

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PRELIMINARY SHEET DATES:

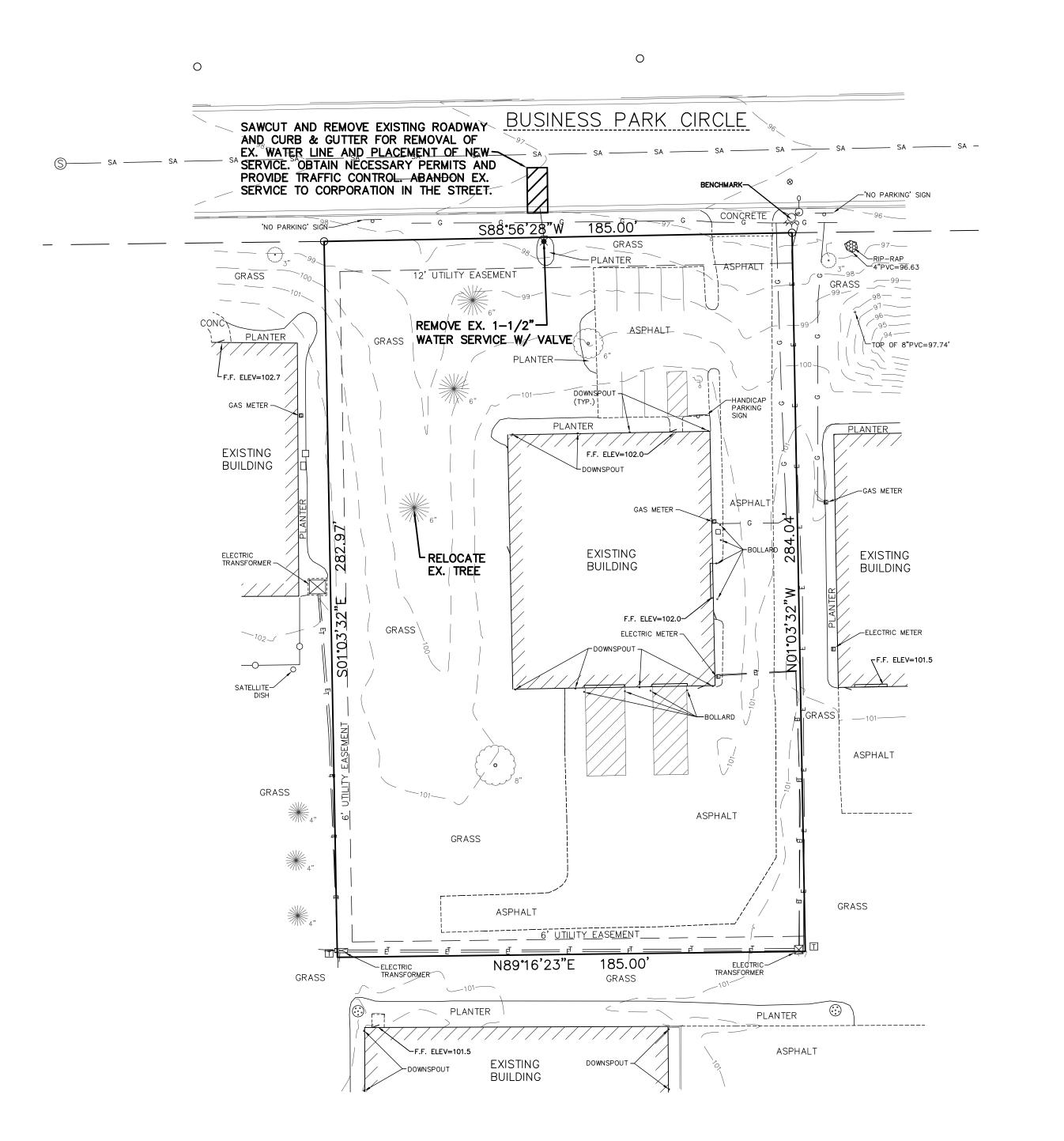
OCTOBER 18, 2011 OCTOBER 20, 2011

JOB NUMBER: 1114860

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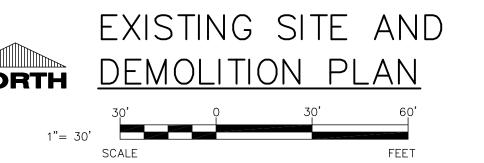
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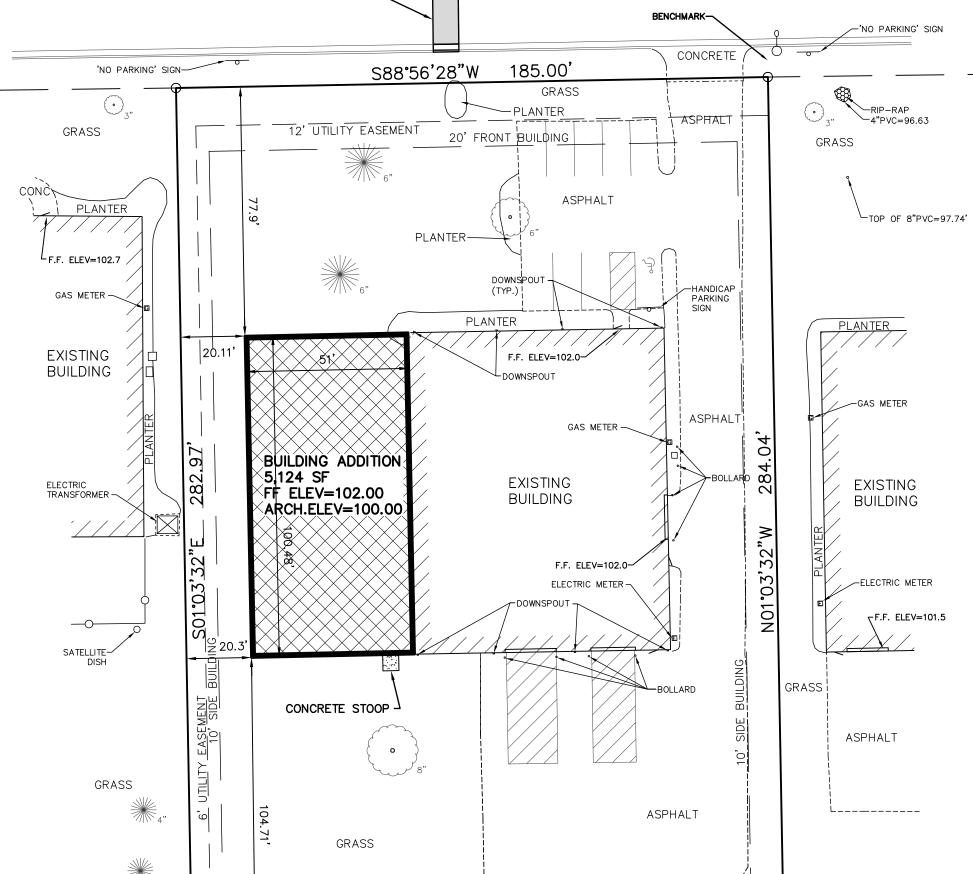
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



BENCHMARK (ASSUMED) TAG NUT OF HYDRANT LOCATED ON SOUTH SIDE OF BUSINESS PARK CIRCLE APPROXIMATELY 510' WEST OF BUSINESS PARK CIRCLE AND PROGRESS LANE INTERSECTION.

ELEVATION: 98.20'





ASPHALT

EXISTING BUILDING

PLANTER

GRASS

N89°16'23"E 185.00

20' REAR BUILDING

GRASS

GRASS

ELECTRIC /
TRANSFORMER

PLANTER

ASPHALT

	CONSTRUCTION SEQUENCE
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
ACTION	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
2. CONSTRUCTION	1. REMOVE TREE AS REQUIRED.
ACTION	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE LOCATION BY OWNER. SURROUND WITH SILT FENCE
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING.
	7. CONSTRUCT BUILDING.
	8. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
ACTION	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS. **CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.**

POS	ST CONSTRUCTION OPERATION AND MAINTENANCE PLAN THE OWNER OF THE PROPERTY AFFECTED SHALL INSPECT AND MAINTAIN THE FOLLOWING STORMWATER MANAGEMENT SYSTEMS FREQUENTLY, ESPECIALLY AFTER HEAVY RAINFALLS, BUT AT LEAST ON AN ANNUAL BASIS UNLESS OTHERWISE SPECIFIED.
STORMWATER FACILITY	TYPE OF ACTION
1. LAWN AND LANDSCAPED AREAS	ALL LAWN AREAS SHALL BE KEPT CLEAR OF ANY MATERIALS THAT BLOCK THE FLOW OF STORMWATER. RILLS AND SMALL GULLIES SHALL IMMEDIATELY BE FILLED AND SEEDED OR HAVE SOD PLACED IN THEM. THE LAWN SHALL BE KEPT MOWED, TREE SEEDLINGS SHALL BE REMOVED, AND LITTER SHALL BE REMOVED FROM LANDSCAPED AREAS.
2. SWALES	ALL GRASSED SWALES SHOWING SIGNS OF EROSION, SCOUR, OR CHANNELIZATION SHALL BE REPAIRED, REINFORCED, AND REVEGETATED IMMEDIATELY. ALL SWALES SHALL BE REPAIRED TO THE ORIGINAL PLAN REQUIREMENTS. MOWING SHALL TAKE PLACE NO LESS THAN TWICE PER YEAR AT A HEIGHT OF NO LESS THAN THREE INCHES. GRASSES SHALL NOT BE ALLOWED TO GROW TO A HEIGHT THAT PERMITS BRANCHING OR BENDING. MOWING SHALL ONLY TAKE PLACE WHEN THE GROUND IS DRY, AND ABLE TO SUPPORT MACHINERY.

SITE INFORMATION:

Lot 28 of the Stoughton Business Park North Subdivision Plat LEGAL DESCRIPTION:

AREA = 52,448 S.F. (1.20 ACRES).PROPERTY AREA:

EXISTING ZONING: PLANNED INDUSTRIAL

PROPOSED ZONING: PLANNED INDUSTRIAL

AREA OF SITE DISTURBANCE: 13,567 SF

PROPOSED USE: WAREHOUSE

SETBACKS: FRONT = 20'BUILDING:

SIDE = 10REAR = 20'

> PAVEMENT: FRONT = 10SIDE = 5'

REAR = 5'

PROPOSED BUILDING HEIGHT: 22'-1" (MAX. HEIGHT 40')

PARKING REQUIRED: 1 SPACES PER EMPLOYEE (0 SPACES REQ.)

PARKING PROVIDED: 9 SPACES (1 H.C. ACCESSIBLE) HOURS OF OPERATION: 8A-5P (PRIVATE WAREHOUSE)

BUILDING OCCUPANCY CLASSIFICATION = S1

CLASS OF BUILDING CONSTRUCTION = 3B

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 25%

PROJECT NOTES

GENERAL NOTES:

. CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. STAKING SHALL BE COMPLETED BY EXCEL AS REQUESTED BY THE CONTRACTOR. THE CONTRACTOR WILL BE INVOICED BY EXCEL ENGINEERING AT THE STANDARD TIME AND MATERIAL RATES UP TO THE STAKING ALLOWANCE STATED ABOVE. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE ALLOWANCE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.20	52,448	
BUILDING FLOOR AREA	0.18	8,016	15.3%
PAVEMENT (ASP. & CONC.)	0.34	14,833	28.3%
TOTAL IMPERVIOUS	0.52	22,849	43.6%
LANDSCAPE/OPEN SPACE	0.68	29,599	56.4%
PROPOSED SITE DATA			
THO COLD SITE BRITE	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.20	52,448	
BUILDING FLOOR AREA	0.30	13,140	25.1%
PAVEMENT (ASP. & CONC.)	0.34	14,833	28.3%
TOTAL IMPERVIOUS	0.64	27,973	53.3%
LANDSCAPE/OPEN SPACE	0.56	24,475	46.7%
LINESSIN LY OF LIVE STACE	0.00	27,770	+0.776

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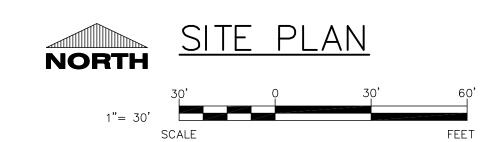
PRELIMINARY SHEET DATES:

OCTOBER 18, 2011

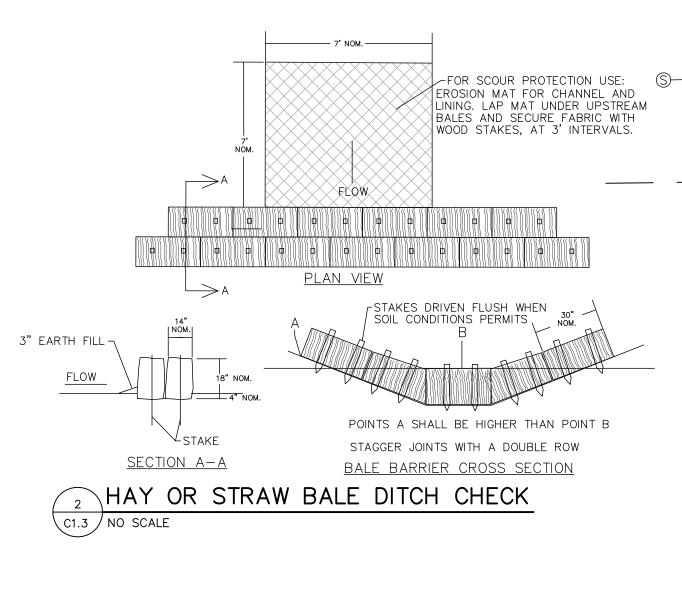
JOB NUMBER: 1114860

SHEET

C1.2



VOGEL BROS. BUILDING CO.



CONNECT TO EXISTING WATER MAIN -CONTRACTOR TO OBTAIN. NECESSARY PERMITS TO CAUTION (WORK WITHIN ROW. CONCRETE 'NO PARKING' SIGN SILT_FENCE RIP-RAP 4"PVC=" (DETAIL 1/C1.3) ____ PROPOSED VALVE — PLANTER 4"PVC=96.63 12' UTILITY EASEMEN GRASS GRASS WATER SERVICE .95----PLANTER TOP OF 8"PVC=97.74 ^L F.F. ELEV=102.7 GAS METER -PLANTER EXISTING F.F. ELEV=102.0-BUILDING WATER NOTE: WATER LINE SIZE, DEPTH, AND LOCATION TO BE DETERMINED BY PLUMBER. PROVIDE GAS METER -FDC ON NORTH SIDE OF BUILIDNG BÚILDÍNG ADDITÍON 5,124 SF EXISTING **EXISTING** FF ELEV=102.00 BUILDING HAYBALES (TYP) BUILDING F<u>D NOTE:</u> COORDINATE LOCK BOX \times ARCH.ELEV=100.0 (DETAIL 2/C1.3) LOCATION W/ FD - DOWNSPOUT (TYP) CONTRACTOR TO LIMIT CUT TO VERIFY LOCATION F.F. ELEV=102.0-6" MAX. WITHIN EASEMENT W/ ARCH PLANS. ELECTRIC METER -ELECTRIC METER PROVIDE 150W WALL -PACK, 8' HIGH **ASPHALT** GRASS HVAC OUNITS PLACED INTERNALLY. NO SCREENING ASPHALT GRASS ASPHALT ______6' <u>UTIL</u>IT<u>Y EASEMEN</u>T_

PLANTER

EXISTING

BUSINESS PARK CIRCLE

185.00

GRASS

DOWNSPOUT

TRANSFORMER

PLANTER

ASPHALT

C1.3 / NO SCALE

SILT FENCE - INSTALLATION DETAIL

EROSION CONTROL/SITE DEWATERING NOTES

EROSION CONTROL SHALL STRICTLY COMPLY WITH THE EROSION CONTROL GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL.

DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL.

STONE TRACKING PADS SHALL BE PLACED ON SITE AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG.

STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL CATCH BASINS, AND CURB INLETS. TYPE D PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2.

ALL SILT FENCE SHALL BE PLACED ON SITE AND SHALL BE IN CONFORMANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6.

THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.

ALL EROSION CONTROL DEVICES 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. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.

TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN A PERIOD OF ONE YEAR AND/OR LAND-DISTURBING ACTIVITIES THAT WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS.

PERMANENT RESTORATION APPEALS OF EXPOSED SOIL DEPMANENT STAPHULIZATION SHALL OCCUP. WITHIN

PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN CONFORMANCE WITH WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS FOR TEMPORARY AND PERMANENT SEEDING.

ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.

ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

DEWATERING- IF SITE DEWATERING IS REQUIRED ON SITE THE FOLLOWING PROCEDURES SHALL BE USED.

1. FOLLOW WDNR CODE No. 1061 FOR DEWATERING.
2. ASSUMED SOIL AND TEXTURE CLASSIFICATION IN THIS AREA IS A SANDY LOAM (CONTRACTOR TO VERIFY IF DIFFERENT)

3. TYPE I GEOTEXTILE BAGS TO BE USED FRO THE DEWATERING WITH SANDY LOAM SOIL.
4. GEOTEXTILE BAGS SHALL BE SIZED ACCORDING TO THE PARTICLE SIZE BEING TRAPPED, EXPECTED FLOW OR PUMPING RATE (GPM) PER SQUARE FOOT OF FABRIC AND A 50% CLOGGING FACTOR. THE FOOTPRINT OF THE BAG SHALL BE NO SMALLER THAN 100 SQUARE FEET.
5. WDNR APPROVED POLYMERS CAN BE USED TO ENHANCE THE EFFICIENCY OF THE BAGS.
6. SEDIMENT SHALL BE REMOVED FROM DEVICES TO MAINTAIN EFFECTIVENESS. ALL SEDIMENT

WATERS OF THE STATE.

7. THE FOLLOWING MONITORING SHALL BE CONDUCTED. TEST RESULTS SHALL BE RECORDED ON A

COLLECTED IN DEWATERING DEVICES SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE TO

DAILY LOG KEPT ON SITE:

— DISCHARGE DURATION AND SPECIFIED PUMPING RATE.

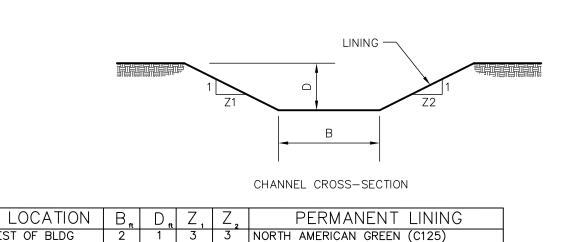
OBSERVED WATER TABLE AT TIME OF DEWATERING
 IF USED, TYPE AND AMOUNT OF CHEMICAL USED FOR pH ADJUSTMENT.

IF USED, TYPE AND AMOUNT OF POLYMER USED FOR TREATMENT.
 MAINTENANCE ACTIVITIES.

Itemized cost of Erosion Control:

Topsoil, Seed, and Mulch = $$2.00/SY \times 1,507 = $3,015$ Inlet Protection = $$25ea. \times 1 = 25 Silt Fence = \$1/lin. ft x 155' = \$155

Total Erosion Control Cost Estimate = \$3,195



3 DITCH DETAIL
C1.3 NO SCALE

GRADING, UTILITIES AND
EROSION CONTROL PLAN

1"= 30'
SCALE
FEET

GRASS

PHONE: (608) 241-5155

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

ECT:
// GUNDLACH WAREHOUS
USINESS PARK CIRCLE

100 CAMELOT DRIVE

FAX: (920) 926-9801

FOND DU LAC, WI 54935

PHONE: (920) 926-9800

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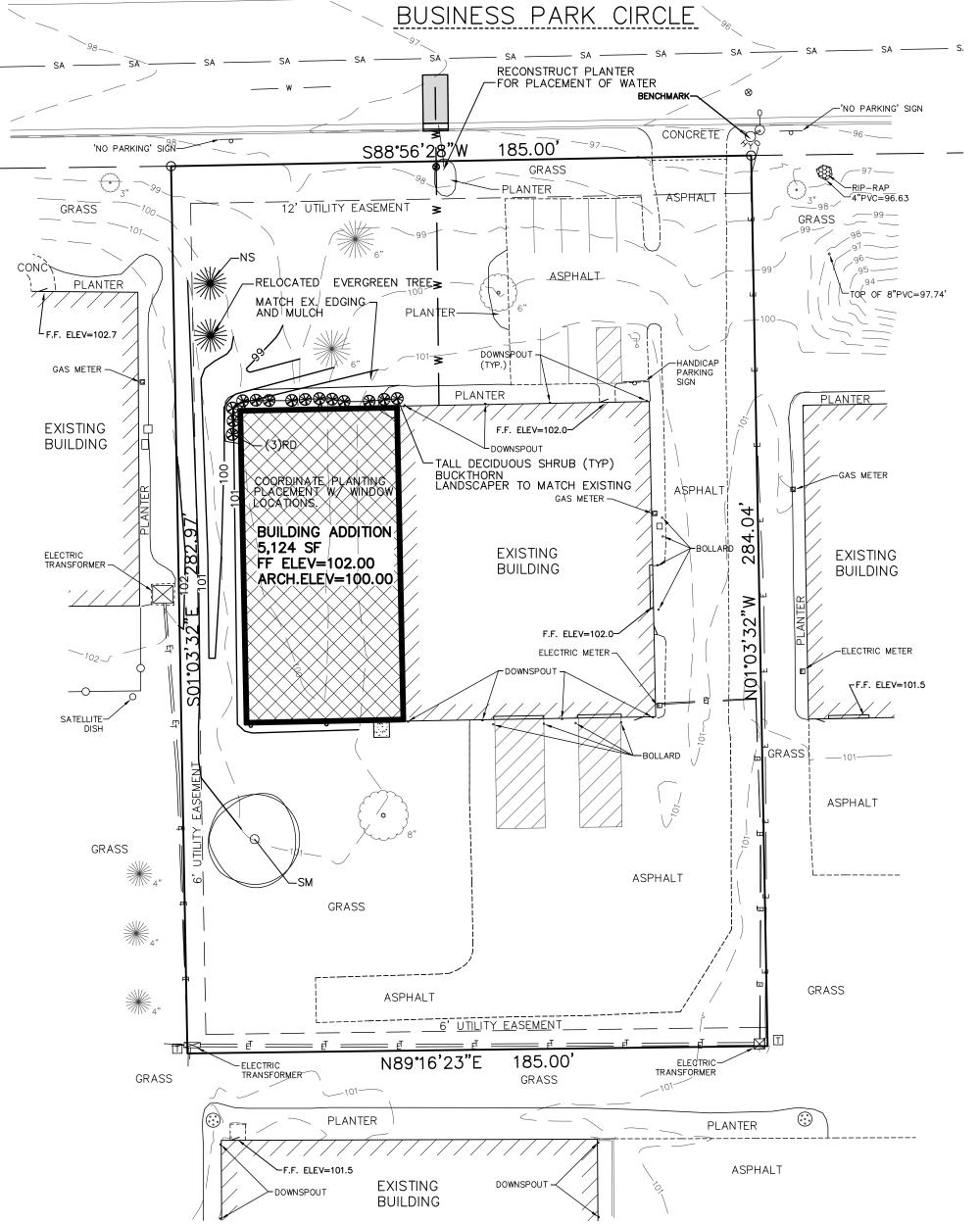
PRELIMINARY SHEET DATES: OCTOBER 18, 2011

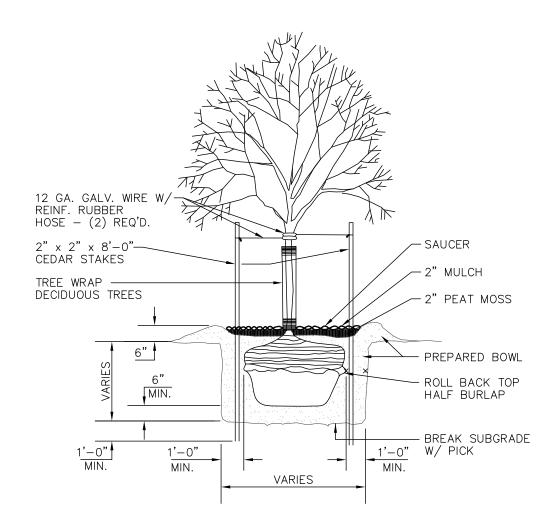
JOB NUMBER: 1114860

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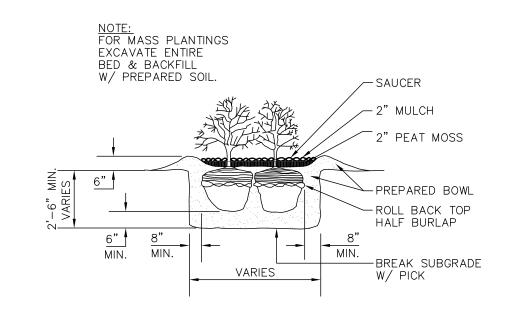
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S EXISITING BUILDING PLANTINGS
On Scale





TREE PLANTING DETAIL 1 NO SCALE



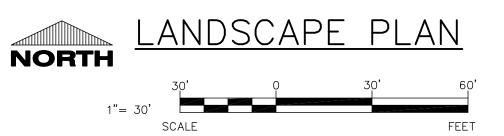
SHRUB PLANTING DETAIL

NO SCALE

LANDSCAPING ZONE REQUIREMENTS:

DEVELOPED: 10 PTS PER 1,000SF OF BUILDING FOOTPRINT - 5,124SF = 51PTS REQ'D FOUNDATION PLANTINGS: 40PTS PER 100LF OF BUILDING. - 200' = 80PTS REQ'D TOTAL = 131

	LANDSCAP	ING NOTES			
MARK	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	POINTS
	TRE	<u>EES</u>			
SM	SILVER MAPLE	Acer saccharinum	1.5"	1	30
NS	NORWAY SPRUCE	Picea abies	5' tall	1	40
	<u>SHR</u>	<u>UBS</u>			
ВТ	Tallhedge Glossy Buckthorn (Field Verify)	Rhamnus frangula "Columnaris"	4' tall	11	55
RD	Red Twigged Dogwood	Cornus Baileyi	24"	3	15
	NOTE: MATCH EXISTING EDGING AN	D MULCH AT ALL PLANTING AREAS		TOTAL =	140





PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMELOT DRIVE FOND DU LAC, WI 54935 PHONE: (920) 926-9800 FAX: (920) 926-9801

Always a Better Plan

GUNDLACH FONYAWATHA TRAIL

GUNDLACH WAREHOUSE ADDITION ISINESS PARK CIRCLE

PRELIMINARY SHEET DATES:

OCTOBER 18, 2011 OCTOBER 20, 2011

JOB NUMBER:

1114860

SHEET

C1.4











CITY OF STOUGHTON DEPARTMENT OF PLANNING & DEVELOPMENT 381 East Main Street, Stoughton, WI. 53589 www.cityofstoughton.com/planning

RODNEY J. SCHEEL DIRECTOR (608) 873-6619 fax: (608) 873-5519

October 21, 2011

Excel Engineering Eric Drazkowski 100 Camelot Drive Fond Du Lac, WI. 54935

Dear Mr. Drazkowski:

I have completed a preliminary review of the proposed building addition for the Gary Gundlach Warehouse, 461 Business Park Circle - Plan submitted 10/17/11. As noted, additional information may be required to be provided or shown on the plans. A meeting is scheduled for November 1, 2011 of which you will receive notice.

Zoning Code Requirements:

- 1. The property at 461 Business Park Circle is zoned PI Planned Industrial. Indoor storage land uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities. The use of this property/building as warehousing/indoor storage meets the principle land uses permitted by right.
- 2. The Comprehensive Plan, planned land use map designates this property as General Industrial. The Planned Land Use map will need to be modified in the future to match the Planned Industrial use.
- 3. The parking requirement for warehousing is one space per 2,000 square feet of gross floor area. There are 9 existing parking spaces, while code requires 7 parking stalls. **The existing parking complies with these requirements.**
- 4. The minimum setback and maximum height requirements are as follows: Front setback: 20 feet, Side setback: 10 feet, Rear setback: 20 feet, Height: 40 feet. **The proposed building addition meets the setback and height requirements.**
- 5. A landscaping plan which meets the requirements of section 78-604 must be provided. This section requires 81 landscaping points for the 202.48 feet of building foundation and 52 landscaping points for developed lots. The provided landscaping plan does not meet the building foundation point's requirement. There are 70 points proposed while 81 are required. Adding a few more shrubs will meet this requirement. See section 78-604 for landscaping requirements.
- 6. There are no bufferyard requirements when there are adjacent properties with the same zoning classification.
- 7. Section 78-707, Exterior lighting standards, requires a maximum average on-site lighting of 2.4 footcandles. The maximum lighting as measured at the property line is 0.5 footcandles. **We have been informed the proposed wall lighting will comply with these requirements.**

- 8. A stormwater management and erosion control plan, application and fee are required. Dane County Land Conservation, the City's consultant, will review the plan and perform inspections. The plan, application and fees have been submitted for review by Dane County.
- 9. Proposed utilities-including electrical transformers and HVAC locations shall be shown on the plan. **All utilities have been identified and the HVAC is internal.**
- 10. It will be necessary to work with Stoughton Utilities to replace the existing water service and Stoughton Street Department for the street opening permit. As noted on the plan, Stoughton Utilities requires the existing water service be abandoned in the street.
- 11. State of Wisconsin approved building plans will be necessary prior to issuance of a building permit but are not necessary to begin the City review process.

Business Park Covenants:

The following items are contained in the Business Park Covenants and will need to be addressed as noted:

1. Plan Submittal

- a. Name and mailing address of developer/owner. **Provided.**
- b. Utilities and utility right of way easements. **Easements are shown.**
- c. Exterior signs. No signage is proposed.
- d. Exterior Lighting. See #7 above.
- e. Clearing, grading, and drainage plan showing proposed clearing limits, existing and proposed contours at two foot intervals. **The provided grading plan with one foot contours is sufficient to meet this requirement.**
- f. Site statistics, including site square footage, percent of site coverage's and percent of park or open space. **This is provided on site plan.**
- g. All exterior materials and colors, including manufacturer's name and catalogue numbers or samples of the same. **Colors and materials to match existing building.**
- h. Location and dimensions of all proposed outdoor storage areas, and the location and dimensions of all fencing and screening. **No outdoor storage or fencing is proposed.**

2. Development Standards

- a. "All electrical and air conditioning structures, including towers and air handling units, regardless of location and whether on the roof or otherwise, shall be concealed by landscaping or by decorative screening materials which form an integral part of the design." **See #9 above.**
- b. All areas intended to be utilized for parking space and driveways shall be surfaced with bituminous asphalt or concrete." **No additional paving proposed.**
- c. "All parking stalls shall be marked with painted lines not less than 4" wide." **Expected.**
- d. "No parking areas will be permitted within the building set back lines with the following two exceptions:
 - 1. Office employee and visitor parking may be permitted within the front yard setback lines subject to approval of the Committee. **N/A**
 - 2. Lots bounded by more than one road may have parking areas within the building set back lines along roads other than the one on which the building fronts subject to approval by the Committee." **N/A**

- e. "A scale drawing of any sign, trademark or advertising device to be used on any lot or the exterior of any building or structure will be submitted to the Committee in triplicate or the written approval by the Committee." **None proposed.**
- f. "The front yard setback area shall be landscaped with an effective combination of trees, ground cover and shrubbery. All unpaved areas not utilized for parking shall be landscaped in a similar manner. The entire area between the curb and a point 10 feet in back of the front property line shall be landscaped, except for any access driveway in said area. Notwithstanding the above, the entire area between the right-of-way and the building setback line shall be densely landscaped with a combination of effective visual screening on all use areas." Meeting the zoning code requirements will sufficiently meet this requirement which is consistent with previous approvals.
- g. "Areas used for parking shall be landscaped and/or fenced in such a manner as to interrupt or screen said areas from view of access streets, freeways, and adjacent properties. Plant materials used for this purpose shall consist of lineal or grouped masses of shrubs and/or trees." Meeting the zoning code requirements will sufficiently meet this requirement which is consistent with previous approvals.
- h. "All outdoor storage shall be visually screened from access streets and adjacent property." Outdoor storage is not allowed unless reviewed and approved as part of this process. There is no outdoor storage proposed.
- i. "Outdoor storage shall be meant to include parking of all company owned and operated vehicles, with the exception of passenger vehicles." N/A
- j. "All outdoor refuse collection areas shall be visually screened from access streets and adjacent property by a complete opaque screen." **No trash enclosure proposed.**
- k. "Architectural Review. The Business Park North Committee will take into account the appearance of all buildings, parking areas and storage areas."
- 3. Any other information considered pertinent by the Committee.

If you have any questions, please contact me at 608-646-0421

Sincerely, City of Stoughton

Michael P. Stacey

Michael P. Stacey Zoning Administrator/Assistant Planner

cc. Planning Commissioners
Business Park North Committee