



136 North Monroe Street, Waterloo, Wisconsin 53594-1198  
Phone (920) 478-3025  
Fax (920) 478-2021

**NOTICE OF A CITY OF WATERLOO  
PLAN COMMISSION MEETING**

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and the news media, the following meeting will be held:

**MEETING: PLAN COMMISSION**  
**DATE: TUESDAY, NOVEMBER 28, 2017** **TIME: 7:00 p.m.**  
**LOCATION: 136 N. MONROE STREET, MUNICIPAL BUILDING COUNCIL CHAMBERS**

to consider the following:

PUBLIC HEARING #1

1. CALL TO ORDER -- CONDITIONAL USE PERMIT – RODNEY ABEL, PROPERTY LOCATED AT 540 HARRISON STREET.  
The Applicant, Rodney Abel, Owner Of The Property Located At 540 Harrison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of 12' X 16' (192 sq. ft.) accessory building.
2. ADJOURN PUBLIC HEARING

PUBLIC HEARING #2

3. CALL TO ORDER -- CONDITIONAL USE PERMIT – ST. JOHN EVANGELICAL LUTHERAN CHURCH – WELS, PROPERTIES LOCATED AT 341 & 413 EAST MADISON STREET.  
The Applicant, St. John Evangelical Lutheran Church - WELS, Owner Of The Properties Located At 341 & 413 East Madison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of A 65' X 75.5' Fellowship Hall, And A 31' x 61' Canopy And Enclosed Entryway.
4. ADJOURN PUBLIC HEARING

PLAN COMMISSION REGULARLY SCHEDULED MEETING

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES
3. CITIZEN INPUT
4. UNFINISHED BUSINESS
  - a. Uniform & Effective Enforcement Of The Building & Zoning Code: Policies To Achieve Desired Outcomes
5. NEW BUSINESS
  - a. Conditional Use Permit, Rodney Abel, Owner Of The Property Located At 540 Harrison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of 12' X 16' (192 sq. ft.) accessory building.
  - b. Conditional Use Permit, St. John Evangelical Lutheran Church - WELS, Owner Of The Properties Located At 341 & 413 East Madison Street, Is Requesting A Conditional Use Permit To Allow For Construction Of A 65' X 75.5' Fellowship Hall, And A 31' x 61' Canopy And Enclosed Entryway.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map
7. ADJOURNMENT

*Mo Hansen*

Mo Hansen, Clerk/Treasurer

Posted, Distributed & Emailed: November 17, 2017

Members: Leisses, Thompson, Crosby, Butzine, Reynolds, Lannoy and Springer

PLEASE NOTE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

**WATERLOO PLAN COMMISSION – MINUTES**  
**October 24, 2017**

**PUBLIC HEARING**

1. CALL TO ORDER -- CONDITIONAL USE PERMIT – JEFFERSON COUNTY SHERIFF'S DEPARTMENT- PROPERTY LOCATED AT 733 HERRON COURT. The Applicant, Jefferson County, Owners Of The Property Located At 733 Herron Court, Is Requesting A Conditional Use Permit To Allow For Construction Of 60' Communications Radio Tower. Mayor Thompson called the public hearing to order at 7 pm. Plan Commissioners attending: Leisses, Crosby, Springer, Butzine, Lannoy and Reynolds. Absent: Springer. Others attending: Gary Pelletier, Wes Benisch, Eric Rhynes, Sheriff Paul Milbrath, unidentified woman and Clerk/Treasurer Hansen.
2. HEARING. Eric Rhynes 745 Herron Court said he was not against improved emergency response, but said the community had given incentives to recruit residents and now was making one of the nicer sections less appealing. He objected to tree removal. He spoke in favor of an anti-climbing mechanism and a wooden fence. He asked if the wattage would be increased or the service improved. Sheriff Milbrath described the project as replacement of a 25 year old wooden pole with dry rot with a metal tower of the same height. He said no service improvement was involved, and the building would not be modified. The concrete tower base was described as 7.5 ft. x 7.5 ft. Milbrath proposed a 3-sided chain linked fence. Written submittals were noted. Pelletier said Lake Mills work may improve service. Crosby visited the site saying he could barely see a house from the location. In response to the Lannoy, it was said a utility easement exists to the water facility next to the 2/10<sup>th</sup> of an acre site. Milbrath said the County will likely convey the parcel to the City. Thompson said residents hadn't objected to the existing wooden pole.
3. ADJOURN PUBLIC HEARING. The Mayor closed the public hearing at 7:14 pm.

**PLAN COMMISSION REGULARLY SCHEDULED MEETING**

1. CALL TO ORDER AND ROLL CALL. . Mayor Thompson called the regularly scheduled meeting to order at 7:15 pm. Plan Commissioners attending: Leisses, Crosby, Springer, Butzine, Lannoy and Reynolds. Absent: Springer. Others attending: Eric Rhynes, Sheriff Paul Milbrath, unidentified woman and Clerk/Treasurer Hansen.
2. APPROVAL OF PREVIOUSLY UNAPPROVED MEETING MINUTES. MOTION: Moved by Lannoy, seconded by Butzine to approve the July 25<sup>th</sup> and August 22, 2017 meeting minutes. VOICE VOTE: Motion carried.
3. CITIZEN INPUT. None.
4. UNFINISHED BUSINESS
  - a. Uniform & Effective Enforcement Of The Building & Zoning Code: Policies To Achieve Desired Outcomes. DISCUSSION: Hansen presented a memo update from the last meeting saying compliance days on the chart had been reduced and implementing the Beaver Dam model was included. He asked for Plan Commission backing to implement the action items. Hansen indicated that an ordinance change may be needed and that issuing citations for each day of violation can accomplish the task of citation amounts being ineffectively low. MOTION: Moved by Reynolds, seconded by Lannoy to direct municipal staff to implement the action steps from the memo to achieve the listed outcomes. ROLL CALL VOTE: Ayes: Leisses, Crosby, Butzine, Lannoy and Reynolds. Noes: none with Springer absent. Motion carried.
5. NEW BUSINESS
  - a. Conditional Use Permit, Jefferson County Sheriff's Department - Property Located At 733 Herron Court, To Allow For Construction Of A 60' Communications Radio Tower. DISCUSSION: It was noted that neighbors reported individuals attempting to climb on the existing structures. Lannoy said a climbing shield should be included with the tower installation. Crosby said once vegetation grows back sight lines to the tower building would be minimal. MOTION: Moved by Crosby, seconded by Lannoy to recommend to Council permit approval with the inclusion of a fence and a climbing shield. ROLL CALL VOTE: Ayes: Leisses, Crosby, Butzine, Lannoy and Reynolds. Noes: none with Springer absent. Motion carried.
6. FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
  - a. Considering The Following Updates: Zoning Maps, Conditional Use Forms And Comprehensive Plan Map
  - b. It was noted a quorum would be present for the November 28, 2017 meeting.

7. ADJOURNMENT. MOTION: Moved by Butzine, seconded by multiple to adjourn. Approximate time: 7:39 pm.



Mo Hansen  
Clerk/Treasurer



136 North Monroe Street, Waterloo, Wisconsin 53594-1198  
Phone (920) 478-3025  
Fax (920) 478-2021

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**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS  
OF CHAPTER §385-10(B)(7) OF THE ZONING CODE OF THE CITY OF WATERLOO,  
JEFFERSON COUNTY, WISCONSIN**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385-10(B)(7) of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application for a conditional use permit received from Rodney Abel, owner of the property located at 540 Harrison Street, Waterloo.

The applicant is requesting a conditional use permit to allow the construction of an additional 12' x 16' (192 sq. ft.) accessory building. A conditional use permit is required for an additional garage or accessory building in a residential district.

The property is described as follows:

Tax Parcel: #290-0813-0714-033

Legal Description: LOT 5, BLK 5, HOYT & SEEBER 1<sup>ST</sup> ADD. ALSO S1/2 VAC ALLEY IN 742 242, City of Waterloo, Jefferson County, Wisconsin

Also known as 540 Harrison Street.

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning this conditional use permit application at a public hearing. The public hearing will be held at **7:00 p.m. on Tuesday, November 28, 2017 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

Subsequent to the public hearing, the Plan Commission shall recommend approval, denial, or conditional approval of the conditional use permit to the Common Council. The City Council will act on the Plan Commission's recommendation at its regularly scheduled meeting on Thursday, December 7, 2017.

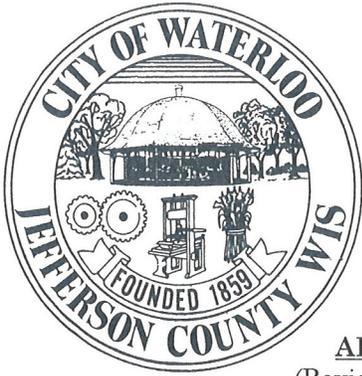
*Morton J. Hansen*

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Morton J. Hansen  
City Clerk/Treasurer

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Pub: The Courier: November 2, 2017



285.<sup>00</sup>

136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198  
Phone (920) 478-3025  
Fax (920) 478-2021  
cityhall@waterloowis.com

pd 285.<sup>00</sup>  
10/23/17 #33562

**APPLICATION FOR CONDITIONAL USE PERMIT**  
(Review and Action by City Plan Commission/Common Council)

Number: \_\_\_\_\_ Date Filed: 10-23-2017 Fee Paid: \$285.<sup>00</sup>

Location of Property: 540 HARRISON

Applicant: Rodney Abel

Address: 540 Harrison, Waterloo, WI Telephone: (920) 988-2781

Owner of Property: Samē

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Contractor: N/A

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Architect or Professional Engineer: N/A

Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Legal Description of Property: \_\_\_\_\_

Land Parcel Size: \_\_\_\_\_ Present Use: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Type of Existing Structure (if any): Shed 12'x20' connected to 12x16 per phone call from Rod Abel

Proposed Use of the Structure or Site: Storage Number of Employees: 0

Terms of Municipal Code

Conditional Use Requested

\_\_\_\_\_  
\_\_\_\_\_

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)

- Storage -

**ATTACH THE FOLLOWING:**

1. Adjoining owners, all names and addresses of all abutting and opposite property owners within 200 feet.
2. Site Plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: 10/23 20 17

Rodney Abel  
Signature of Applicant

Jason + Angela  
Butzine

556 Harrison St  
Waterloo WI

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Dan + Lisa Hirschert

549 Jackson St  
Waterloo WI 478-  
2862

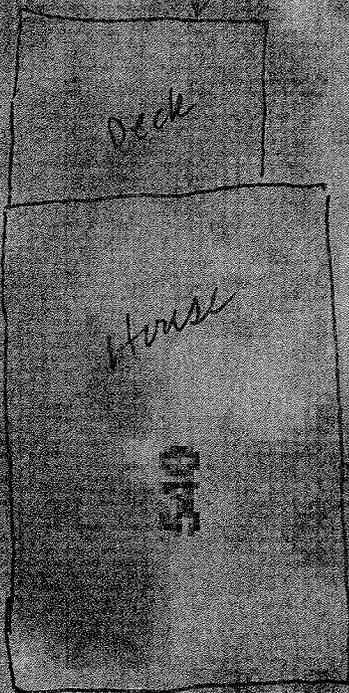
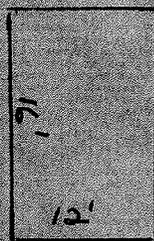
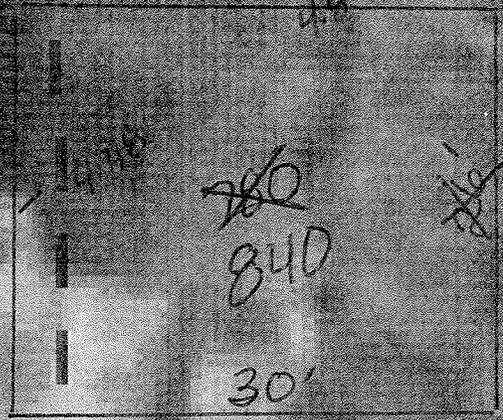
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Jeanne Reitchlag

555 Jackson St  
Waterloo WI

Neighborhood  
Census

3'  
4'



VACATED

VACATED

90.75'

HARRISON ST



Select Your Store

Help Center | Services | Credit Center | Gift Cards

Shop Departments | Project Center | Search All | Enter SKU, Model # or Keyword

Cart (0)

Home / The Project Store / Yard Building Projects

### Midwest Manufacturing EZ Build 12'W x 16'D Gambrel Shed

Model Number: 1926279 | Menards® SKU: 1926279

EVERYDAY LOW PRICE **\$3,014.01**

**SALE PRICE** **\$2,921.81** each

You Save: \$92.20 After Sale Price

Enter Your ZIP Code for Local Price & Status

Description | Specifications

Click image for a larger view. Hover to zoom in.

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Not Available Online

Add to My List

Store Availability



Enter Your ZIP Code for Local Price & Status

View Return Policy

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2 x 4 Construction/Framing Lumber

**\$10.74**



2 x 4 Ground Contact AC2® Green Pressure Treated Lumber

**\$18.89**

#### Description & Documents

The E-Z Build 12' x 16' Gambrel Shed has a traditional look with modern amenities. This shed features a convenient roll-up door that provides ease of access for storing your tools, equipment, toys and more. The barn sash window above the door allows natural light inside, so you can get a better look of what you're trying to find.

- 12' x 12' shown with vinyl siding and roll-up door
- E-Z Build frames at 2' on center
- 8' wide x 7' high roll-up door
- 3/4" treated plywood floor
- 48" x 12" barn sash window
- Includes siding, shingles and door hardware
- 144" peak height
- Detailed instructions
- The price shown is the sum of the prices for the individual items included in the material list for this project. You may buy all the materials or any part. Some items may be special order or not available. Because of code variances, we cannot guarantee the materials listed will meet your code requirements. This is a suggested design and material list only. We do not guarantee the completeness or price. Items in this material list are located inside the store and throughout the outside yard. Assembly and cutting is required.

Dimensions: 12' x 16'

Brand Name: Menards

[Installation Instructions](#)

To read PDF files, you need the Adobe Acrobat Reader 6.0 or higher. If you don't have it, [click here](#) and download it for free from Adobe's site.

#### Specifications

Product Type: Storage Shed

Assembly Details: Assembly Required

Storage Capacity: 1984 cubic foot

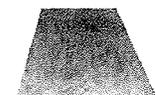
Material: Wood

Overall Width: 144 inch

Interior Width: 137

Overall Depth: 192 inch

Interior Depth: 184



Overall Height: 144 inch

Sidewall Height: 67-1/5 inch

4 x 8 CDX Plywood Sheathing

Interior Sidewall Height: 75-5/8

Interior Peak Height: 137

**\$16.93**

Door Opening Width: 96

Door Opening Height: 84

Frame Material: Wood

Includes: Frame, Roofing, Siding



Number of Windows: 1

Number of Doors: 1

Door Type: Roll Up

Square Footage: 192 square foot

Weight: 4366

**Please Note:** Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 10/23/2017 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards® Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®.



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- Electrical
- Flooring & Rugs
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- Heating & Cooling
- Home & Decor
- Kitchen
- Lighting & Ceiling Fans
- Outdoors
- Paint
- Plumbing
- Storage & Organization
- Tools & Hardware

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- Sitemap

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- Local Utility Rebates
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- SDS Lookup
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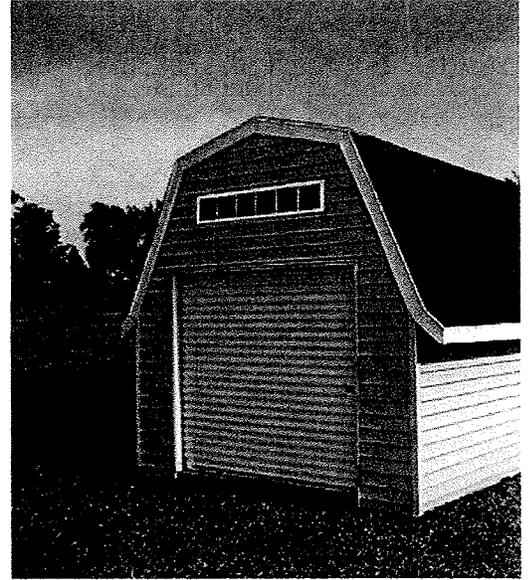
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**NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT UNDER PROVISIONS  
OF CHAPTER §385-10B(1) OF THE ZONING CODE OF THE CITY OF WATERLOO,  
JEFFERSON COUNTY, WISCONSIN**

Please take notice that the Plan Commission of the City of Waterloo, Jefferson County, Wisconsin, acting under provisions of Chapter §385-10 B (1) and §385-21 of the Zoning Code of the City of Waterloo, shall hold a public hearing on the matter of an application for a conditional use permit received from St. John Evangelical Lutheran Church - WELS, owner of the property located at 341 & 413 E. Madison Street, Waterloo.

The applicant is requesting a conditional use permit to allow the construction of a 65'x75.5' fellowship hall, and a 31'x61' canopy and enclosed entryway. A conditional use permit is required in a R-2 residential district.

The property is described as follows:

Tax Parcel: #290-0813-0533-017

Legal Description: BEG 240FT W OF SE/C LOT 1, BLK 6, 1ST ADD, N231FT, E256FT, N132FT, W382.52FT, S75FT, W116FT, S13DG13'W162FT, W18.22FT, S 3DG11'W TO N/L MADISON ST, E 311.10FT TO POB, City of Waterloo, Jefferson County, Wisconsin

Also known as 341 & 413 E. Madison Street.

Be further notified that the Plan Commission will hear all persons interested or their agents or attorneys concerning this conditional use permit application at a public hearing. The public hearing will be held at **7:00 p.m. on Tuesday, November 28, 2017 in the Council Chamber of the Municipal Building, 136 N. Monroe Street, Waterloo.**

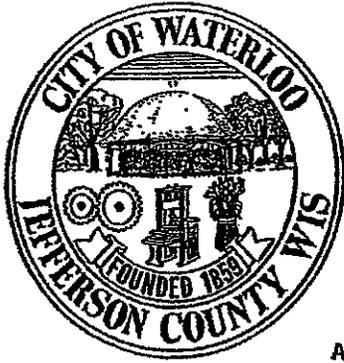
Subsequent to the public hearing, the Plan Commission shall recommend approval, denial, or conditional approval of the conditional use permit to the Common Council. The City Council will act on the Plan Commission's recommendation at its regularly scheduled meeting on Thursday, December 7, 2017.

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Morton J. Hansen  
City Clerk/Treasurer

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Pub: The Courier: November 16, 2017



136 NORTH MONROE STREET, WATERLOO, WISCONSIN 53594-1198  
Phone (920) 478-3025  
Fax (920) 478-2021

**APPLICATION FOR CONDITIONAL USE PERMIT**

(Review and Action by City Plan Commission/Common Council)

Number: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Location of Property: 413 East Madison Street, Waterloo WI

Applicant: St. John's Evangelical Lutheran Church; Harland Walker  
Address: 413 East Madison Street, Waterloo Telephone: 920-478-2707

Owner of Property: Same as Applicant  
Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

Contractor: Maas Brothers Const. Co. Inc; Mark A. Stafford  
Address: PO Box 108, Watertown WI 53094-0108 Telephone: 920-261-1682 ext. 114

Architect or Professional Engineer: Excel Engineering, Inc., Jason Daye, P.E.  
Address: 100 Camelot Dr., Fond du Lac WI 54935 Telephone: 920-926-9800

Legal Description of Property: Section 6, T08N-R13E

Land Parcel Size: 2.47 acres Present Use: Church & School Zoning District: R-2

Type of Existing Structure (if any): Church and School

Proposed Use of the Structure or Site: Fellowship Hall Add'n Number of Employees: NA

**TERMS OF MUNICIPAL CODE**

Section 385-10 B.  
\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONAL USE REQUESTED**

Expansion of existing church-  
Fellowship hall addition  
\_\_\_\_\_

Specify Reason(s) for Application: (for example, insufficient lot area, setback, etc.)  
Churches and similar places of worship are a conditional use  
in the R-2 Single-Family Residential District pursuant to  
Section 385-10 B. of the City's Municipal Code.

**ATTACH THE FOLLOWING:**

1. Adjoining owners, all names and addresses of all abutting and opposite property owners within 200 feet. To be provided by City.
2. Site plan showing the area involved, its location, dimensions, elevations, drainage, parking, etc., and location of adjacent structures within 200 feet.

Date: Nov 9 2017

St John's Ev Lutheran Church  
Signature of Applicant  
Harland Walker Pres.

**CITY OF WATERLOO  
PLAN COMMISSION APPLICATION  
ARCHITECTURAL DESIGN REVIEW**

Date November 9, 2017

The following information must be submitted one week prior to any Plan Commission meeting for staff review and agenda placement. The Plan Commission meets the 4th Tuesday of each month at 7:00 PM in the Council Chambers of City Hall, 136 North Monroe Street, Waterloo, WI 53594. In addition to this form, required fee, and three (3) sets of plans, the attached Checklist is required to be submitted two weeks in advance.

Project Address 413 East Madison Street, Waterloo WI 53594

Applicant Name St. John's Evangelical Lutheran Church-Harland Walker Phone 920-478-2707

Address 413 East Madison Street, Waterloo WI 53594

Owner Name Same as Applicant Phone \_\_\_\_\_

Address \_\_\_\_\_

Describe Project Construction of a proposed fellowship hall as shown  
on the attached plans.

Zoning R-2 Single-Family Res. Conforming Use Conditional Use

Date Received \_\_\_\_\_ Hearing Date \_\_\_\_\_

Fee \_\_\_\_\_ Received By \_\_\_\_\_

*St. John's Ev. Lutheran Church Harland Walker pres.*  
**APPLICANT SIGNATURE**

**PLAN REQUIREMENTS LIST FOR ALL REVIEWS AND COMMENTS:**

Three (3) sets of plans, with all information as listed on the Checklist

If applicable:

- Sign NA  
 Timetable Pending congregational approval  
 Pictures

**PLAN SUBMITTAL CHECKLIST**

Project: \_\_\_\_\_

Submitted by: \_\_\_\_\_

Date submitted: \_\_\_\_\_

NOTE: Please include each applicable item listed below with all formal plan submittals. All boxes should be checked. Mark "N/A" if the item does not apply. Nine copies of the plans must be submitted with this checklist as a single package no later than 4:30 pm, Tuesday, one week prior to presentation at Plan Commission.

- 1. Show existing and proposed contours at an interval suitable to the topography and project. Contours should extend a minimum of 20' beyond property lines and nearby berms and swales and at least to the backs of curbs.
- 2. Show square footage of:
  - a. Lot or parcel
  - b. Existing impervious surface
  - c. Proposed total impervious
  - d. Existing building
  - e. Proposed total building
  - f. Existing parking and pavement
  - g. Proposed total parking and pavement.
- 3. Show all relevant dimensions including:
  - a. Buildings
  - NAb. Parking stalls
  - NAC. Driveway widths
  - d. Setbacks to buildings and other improvements
  - e. Parking lot aisles, turnarounds, turning radii, etc.
  - NAF. Distance from driveway to street corner if under 200'
  - g. Sidewalk, walkway and handicap ramp widths and locations with respect to street and right-of-way
  - h. Widths of abutting R.O.W.'s, roadways, and terraces.
- 4. Show dimensions and bearings of property lines.
- 5. Show North Arrow and scale of drawing.
- 6. Show City bench mark location and elevation to NGS datum.
- 7. Show all existing and proposed surface materials (grass, bituminous, concrete, etc.)

- 8. Show total number of required and proposed parking stalls.
- 9. Show handicap parking stall and ramp locations.
- NA 10. Show up or down arrows on loading or other ramps.
- 11. Show existing, proposed, & adjoining driveway approaches.
- 12. Show removal and replacement to City Specifications of concrete curb and gutter for all new curb cuts or as otherwise required.
- 13. Show rim and invert elevations of all drainage structures.
- NA 14. Design surface drainage to bypass dumpster locations.
- 15. Indicate proposed direction of roof drainage and show location of all roof gutter downspouts.
- 16. Show all existing and proposed public and private utility locations on and adjacent to site.
- 17. Show location of nearest existing fire hydrants and proposed City and private fire hydrants.
- NA 18. Show location and screening of refuse containers.
- NA 19. Show how recyclable materials will be handled.  
There will be no change in how recyclables will be handled
- 20. Show proposed lighting for site including location, pole height, luminaire type and manufacturer's specifications.
- 21. Provide drawings of proposed building with elevation views showing proposed materials and colors.
- 22. Include elevation view of rooftop mechanicals and required screening design, materials, and colors.
- NA 23. Include statement of historical landmark designation status.
- 24. Include name of designer, P.E. stamp and signature on final plans.
- 25. Include Erosion Control Plan. Include note on plan stating: "Additional erosion control measures will be installed as needed."
- 26. Include Landscape Plan.





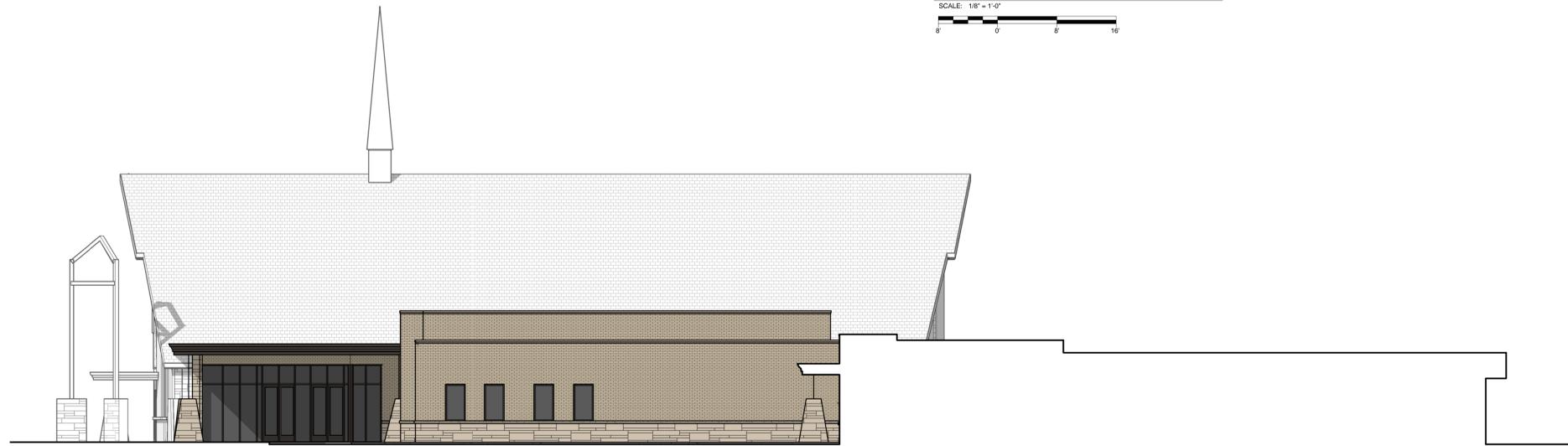


**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"  
 8 0 8 16

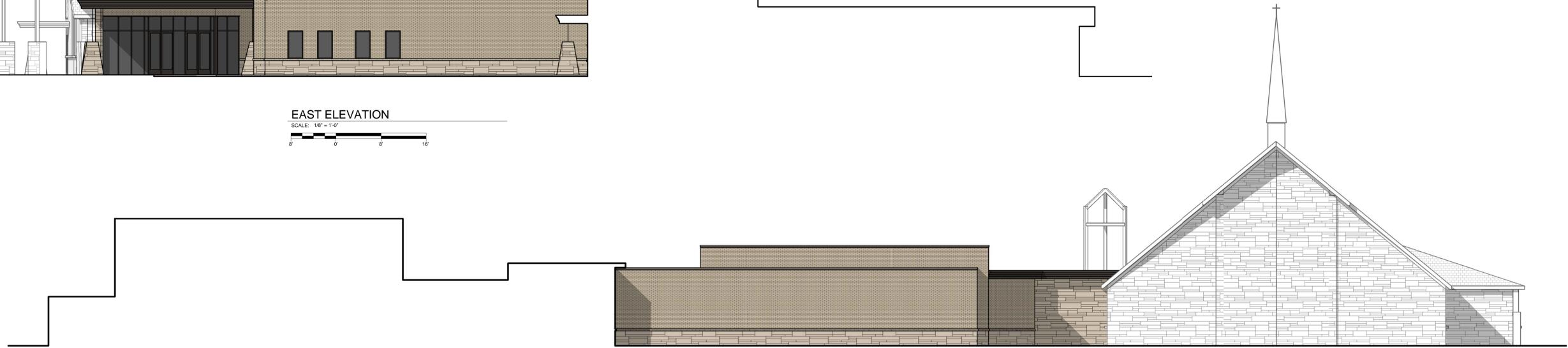
**MATERIAL LEGEND**

	BRICK VENEER COUNTY MATERIALS - MODULAR COLOR: MATCH EXISTING
	CAST STONE SILL COLOR: SANDSTONE
	DIMENSIONAL SAWED STONE VENEER TEXTURE: MATCH EXISTING COLOR: MATCH EXISTING
	ALUMINUM STOREFRONT & GLAZING MULLION COLOR: DARK BRONZE ANODIZED GLAZING COLOR: BRONZE TINTED
	ALUMINUM FASCIA COLOR: DARK BRONZE
	ALUMINUM COPING COLOR: SANDSTONE



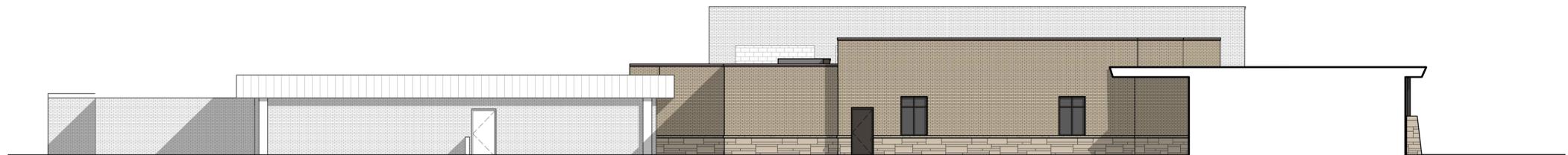
**EAST ELEVATION**

SCALE: 1/8" = 1'-0"  
 8 0 8 16



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"  
 8 0 8 16



**WEST ELEVATION**

SCALE: 1/8" = 1'-0"  
 8 0 8 16

PROPOSED ADDITION FOR:  
**ST. JOHN EV. LUTHERAN CHURCH**  
 413 E. MADISON STREET • WATERLOO, WISCONSIN 53594

PROFESSIONAL SEAL

**PRELIMINARY DATES**  
 NOV. 10, 2017

**NOT FOR CONSTRUCTION**

**SHEET INFORMATION**

ELEVATIONS

SHEET NUMBER

**A2.0**

PROPOSED ADDITION FOR:  
**ST. JOHN EV. LUTHERAN CHURCH**  
 413 E. MADISON STREET • WATERLOO, WISCONSIN 53594

PROFESSIONAL SEAL

**PRELIMINARY DATES**

- FEB. 2, 2017
- JULY 31, 2017
- AUG. 9, 2017
- NOV. 10, 2017

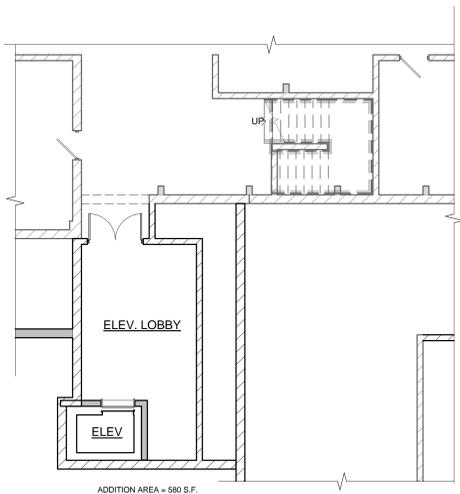
**NOT FOR CONSTRUCTION**

**SHEET INFORMATION**

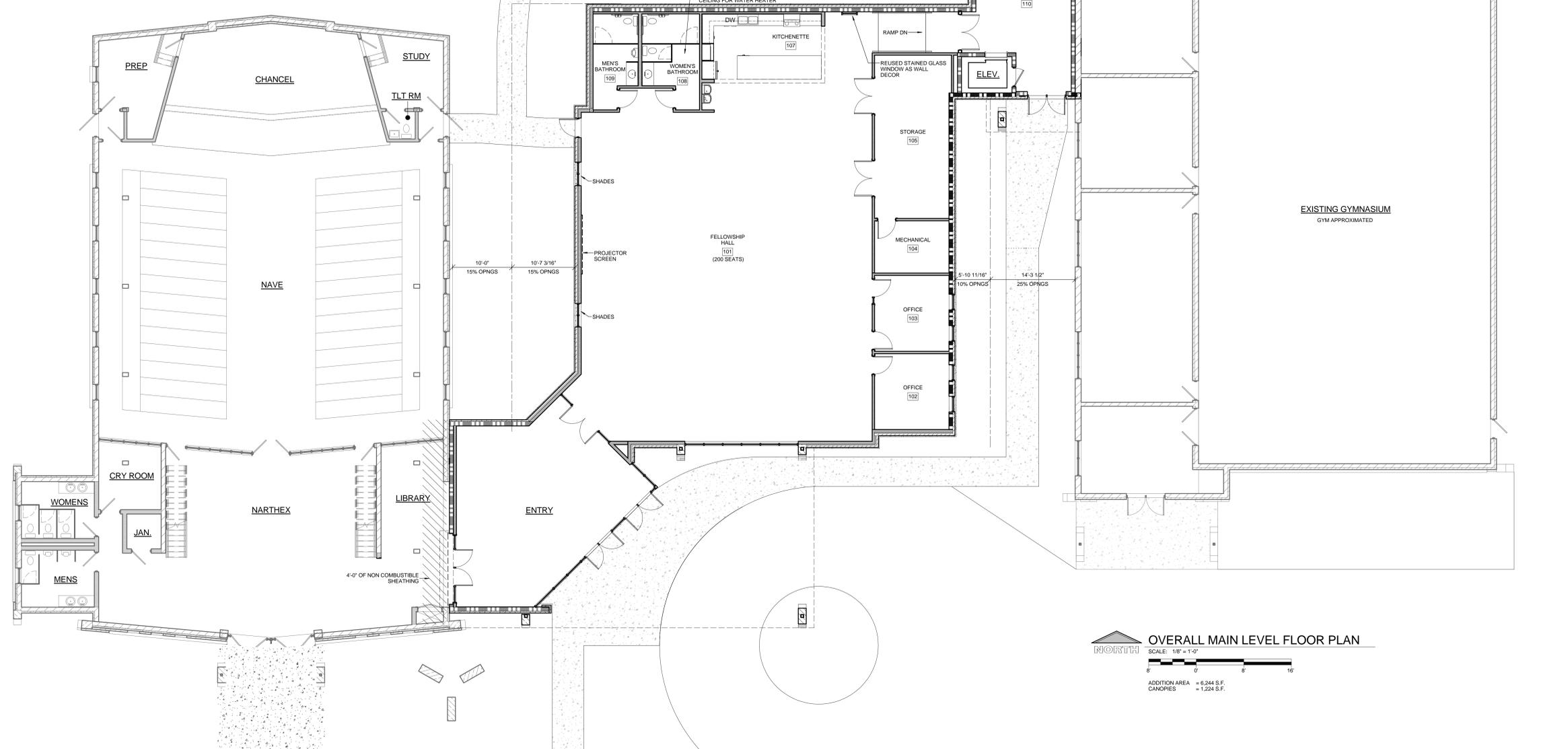
FLOOR PLAN

SHEET NUMBER

**A1.1**



ADDITION AREA = 580 S.F.  
**PARTIAL LOWER LEVEL PLAN**  
 SCALE: 1/8" = 1'-0"  
 NORTH



**OVERALL MAIN LEVEL FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 NORTH  
 ADDITION AREA = 6,244 S.F.  
 CANOPIES = 1,224 S.F.



# PROPOSED ADDITION FOR: ST. JOHN EV. LUTHERAN CHURCH WATERLOO, WISCONSIN

## LEGEND

1000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	☀	EXISTING CONIFEROUS TREE
1000.00 EG	EXISTING GRADE SPOT ELEVATIONS	☀	EXISTING SHRUB
1000.00 TR	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)	☀	EXISTING STUMP
1000.00 BR	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)	☀	SOIL BORING
1000.00 TC	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)	☀	EXISTING WELL
1000.00 BC	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)	☀	PROPOSED WELL
1000.00 TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)	☀	EXISTING LIGHT POLE
1000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)	☀	EXISTING SIGN
☀	EXISTING WATER VALVE IN BOX	☀	CENTER LINE
☀	PROPOSED WATER VALVE IN BOX	☀	EXISTING HANDICAP PARKING STALL
☀	EXISTING WATER VALVE IN MANHOLE	☀	PROPOSED HANDICAP PARKING STALL
☀	EXISTING WATER SERVICE VALVE	☀	EXISTING GAS VALVE
☀	EXISTING TELEPHONE MANHOLE	☀	EXISTING WOODED AREA
☀	EXISTING ROUND CATCH BASIN	☀	EXISTING HEDGE
☀	PROPOSED ROUND CATCH BASIN	☀	EXISTING CHAINLINK FENCE
☀	EXISTING SQUARE CATCH BASIN	☀	EXISTING CURB INLET
☀	EXISTING CURB INLET	☀	EXISTING WOOD FENCE
☀	PROPOSED CURB INLET	☀	EXISTING BARBED WIRE FENCE
☀	EXISTING UTILITY POLE	☀	PROPERTY LINE
☀	EXISTING UTILITY POLE WITH GUY WIRE	☀	EXISTING GUARD RAIL
☀	EXISTING STREET LIGHT	☀	EXISTING STORM SEWER AND MANHOLE
☀	EXISTING TELEPHONE PEDESTAL	☀	PROPOSED STORM SEWER AND MANHOLE
☀	EXISTING ELECTRIC PEDESTAL	☀	EXISTING SANITARY SEWER AND MANHOLE
☀	EXISTING ELECTRIC BOX	☀	PROPOSED SANITARY SEWER AND MANHOLE
☀	EXISTING CABLE TV PEDESTAL	☀	EXISTING WATER LINE AND HYDRANT
☀	PROPOSED DRAINAGE FLOW	☀	PROPOSED WATER LINE AND HYDRANT
☀	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	☀	EXISTING OVERHEAD UTILITY LINE
☀	3/4" REBAR SET WEIGHING 1.50 LB/FT.	☀	EXISTING UNDERGROUND FIBER OPTIC LINE
☀	2" IRON PIPE FOUND	☀	EXISTING UNDERGROUND ELECTRIC CABLE
☀	1" IRON PIPE FOUND	☀	EXISTING UNDERGROUND TELEPHONE CABLE
☀	EXISTING FLOOD LIGHT	☀	EXISTING UNDERGROUND GAS LINE
☀	SECTION CORNER	☀	PROPOSED CURB AND GUTTER
☀	PROPOSED APRON ENDWALL	☀	EXISTING CURB AND GUTTER
☀	EXISTING MARSH AREA	☀	EXISTING CURB AND GUTTER
☀	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER	☀	GRADING/SEEDING LIMITS
		☀	RIGHT-OF-WAY LINE
		☀	PROPERTY LINE
		☀	RAILROAD TRACKS
		☀	EXISTING GROUND CONTOUR
		☀	PROPOSED GROUND CONTOUR
		☀	EXISTING POLISH SEWER AND MANHOLE
		☀	PROPOSED POLISH SEWER AND MANHOLE

## PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

### DIVISION 31 EARTH WORK

#### 31 10 00 SITE CLEARING (DEMOLITION)

- CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- 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 NOTED DURING CONSTRUCTION.
- CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

#### 31 20 00 EARTH MOVING

- CONTRACTOR SHALL CALL DIGGERS HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- 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.
- ALL ORGANIC TOPSOIL INSIDE THE BOUNDARY AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC TIRED EQUIPMENT, SUCH 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 ACCORD TO 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.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTING. 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.
- PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
- COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 99. STANDARD PROCTOR FOR FROZEN MATERIAL AND NOT FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN CONFLICTS OCCUR.
- UNDER FOUNDATIONS, SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
- UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 2 FEET BELOW THE SLAB, PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 15% FINES, FLOOR THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
- UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 2 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.
- UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS, COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
- UNDER LAWN OR UNPAVED AREAS, COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
- PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUSPECTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
- ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK 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 10 LINEAR FEET OF WALL STRIP FOOTING.
- WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DESIRED COMPACTION, RECOMPACT, OR SCARIFY, OR MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED. RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS ACHIEVED.

THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10" OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

#### 31 30 00 EROSION CONTROL

- THE GRADING PLAN REFLECTS 18,946 S.F. (0.36 ACRES) OF DISTURBED AREA. THE SITE IS HEREOFRE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 151 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 101.105 CONSTRUCTION SITE PERFORMANCE STANDARDS TECHNICAL STANDARD 100.
- EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE QUALITIES 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. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIREMENTS.
- THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO BE USED CONTINUALLY AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIREMENTS.
- SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCES SHALL ALSO BE PROVIDED THROUGH ALL EXISTING AND NEW SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1006.
- DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1002.
- STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. 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 STONE SHALL BE UNDERLAIN WITH A WIDESPREAD POLYESTER FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1007.
- STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1000.
- 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. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1008.
- 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.
- CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM DRAINS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
- TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. 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 GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1008 AND 1009 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- IF SITE DRAINAGE IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1001.
- 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 WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
- 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.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

### DIVISION 32 EXTERIOR IMPROVEMENTS

#### 32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 400 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.

STANDARD ASPHALT PAVING  
1-1/2" SURFACE COURSE (5.58-5.28)  
2" BINDER COURSE (11.58-28)  
1/2" OF 1/4" CRUSHED AGGREGATE

- CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10" OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE SPECIFICATIONS FOR ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREAS.
- HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO PROVIDE YELLOW PAINTED STRIPS FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SIGNAGES, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

#### 32 20 00 CONCRETE AND AGGREGATE BASE

- CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO 318.18.
- EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
  - SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE.
  - HEADWALL CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH 4#2 W/2.8X9X2.9 W.W.F. CONSTRUCTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
  - DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH ASTM C 847.
    - STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
    - SUMP SHALL BE 2" OR LESS FOR SUMP-FORMED CURB AND GUTTER.
    - SUMP SHALL BE BETWEEN 1.5" TO 2" APPROX NON SUMP-FORMED CURB AND GUTTER.
    - ALL EXTERIOR CONCRETE SHALL BE REINFORCED WITH #4 TIE BARS AT 12" ON CENTER, NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
    - MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
    - VERIFY EQUIPMENT CONCRETE PAD SIZES WITH RESPECTIVE CONTRACTORS. PADS SHALL HAVE FIBER 300 FIBERS AT A RATE OF 1.5 LBS/CU YD. REINFORCE WITH 1/2" X 4" W/4 REINFORCING MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 3.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ALL ADJUSTMENTS WITH RESPECTIVE CONTRACTOR.
    - ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOCHMES SHALL BE CONSTRUCTED TO WITHIN 0.05" OF DESIGN SURFACE AND FLOWING GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
    - ALL EXTERIOR CONCRETE JOINTS OR SAW CUT JOINTS PLACED AS NOTED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, AND 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 SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND SHALL BE APPLIED TO ALL EXTERIOR CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 5 INCH FIBER EXPANSION JOINT AND/OR 125 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
    - ALL REINFORCING BARS SHALL BE ASTM A618 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 2" WHERE CONCRETE IS REPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 30 DIAMETERS FOR UP TO 12" ON CENTER. ALL REINFORCING SHALL BE LAPPED AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND AIA MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND SHALL MEET THE REQUIREMENTS OF ASTM A 190. 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 FOR EACH CONCRETE BATCH AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR TEST SPECIMENS FOR EACH CONCRETE BATCH AND ONE SET OF FOUR TEST SPECIMENS FOR EACH CONCRETE BATCH EXCEEDING 5 CU YD. PLUS ONE SET FOR EACH ADDITIONAL 50 CU YD. OR FRACTURE THEREOF. PERFORM COMPRESSIVE TESTS 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 BATCH. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONDITION APPEARS TO CHANGE.
    - PROTECT FRESHLY PLACED CONCRETE FROM DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURERS INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE FLOOR FINISHING AND TROWELLING.
    - LIMIT MAXIMUM WATER-CEMENTitious RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEERING 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.

#### 32 30 00 LANDSCAPING AND SITE STABILIZATION

- 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 STRACTIONS AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 6.5, 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 SHALL ALSO BE REMOVED.
- 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" IF BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FRESHNESS AFTER HILL 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, UNIFORM FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- SEEDING LAWNS:
  - PERMANENT LAWN AREAS SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 60% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 10% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.), STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F., FERTILIZE PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ON SITE.
  - ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SHALL BOTTOMS AND SLOPES SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.80 LBS./1,000 S.F.), 40% CREeping RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.50 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 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 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
  - 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%. CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

- EROSION MATTING:
  - CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES.
  - CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED.
  - RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE III FILTER FABRIC PER SECTION 405 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.
  - TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPARENT 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.
  - TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA SAVED LIGHTLY 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 TEMPORARY STAKES FOR TREES AS REQUIRED.
  - TREES AND SHRUBS MAINTENANCE: 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 PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
  - MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF MULCH AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR AND TYPE BY OWNER.
  - EDGING: INSTALL EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS. COLOR AND TYPE BY OWNER.

### DIVISION 33 UTILITIES

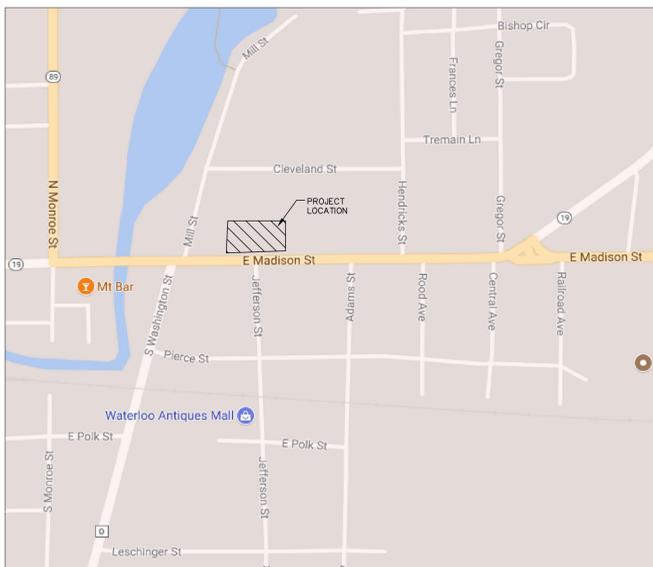
#### 33 10 00 SITE UTILITIES

- 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 ROUTINGS ARE CLEAR PER CODES OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- ALL PROPOSED SANITARY PIPE SHALL BE 80R-35 PVC.
- CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED PROBE DEPTH, WHICHEVER IS GREATER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A 2" X 2" X 4" HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE AND AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
- ALL PROPOSED WATER PIPE SHALL BE 6096 PE FOR PIPE DIAMETERS OF 4" OR LESS, 6090 PVC FOR PIPE DIAMETERS OF 6" THROUGH 12", AND 6085 PVC FOR PIPE DIAMETERS OF 14" THROUGH 36". 6" MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
- ALL PROPOSED HIPE STORM PIPE SHALL BE IN ACCORDANCE WITH ASTM F2648. ALL CONCRETE STORM PIPING SHALL BE IN ACCORDANCE WITH ASTM C14 AND ASTM C75. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED 6" HORIZONTALLY FROM FOUNDATION WALLS.
- SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN A 10" OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- SITE UTILITY CONTRACTOR SHALL SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
- ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (15 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.
- 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.
- SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

## 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 AND EROSION CONTROL PLAN
C1.4	UTILITY PLAN
C1.5	LANDSCAPE PLAN

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
CALL DIGGERS HOTLINE  
1-800-242-8511  
TOLL FREE  
TELEPHONE (614) 259-0947  
TDD (FOR THE HEARING IMPAIRED) 1-800 544-2289  
WISCONSIN STATUTE 182.0175 (1974)  
REQUIRES MINIMUM OF 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE



PROJECT LOCATION MAP

#### CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE. CONTRACTOR TO CONTACT MIKE WILGREEN AT 920-926-9800 TO GET STAKING PRICE TO INCLUDE BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BIDDING PERIOD. RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

#### GENERAL PROJECT NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.



PROJECT INFORMATION  
PROJECT NUMBER 1747060

PROPOSED ADDITION FOR:  
**ST. JOHN EV.**

NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE SEARCH FILE NO. 16-00733, BY TITLE CONSULTANTS, INC. DATED JANUARY 19, 2017. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

PROJECT INFORMATION  
PROJECT NUMBER 1747060

PROPOSED ADDITION FOR:  
**ST. JOHN EV. LUTHERAN CHURCH**  
WATERLOO • WISCONSIN

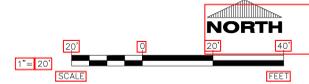
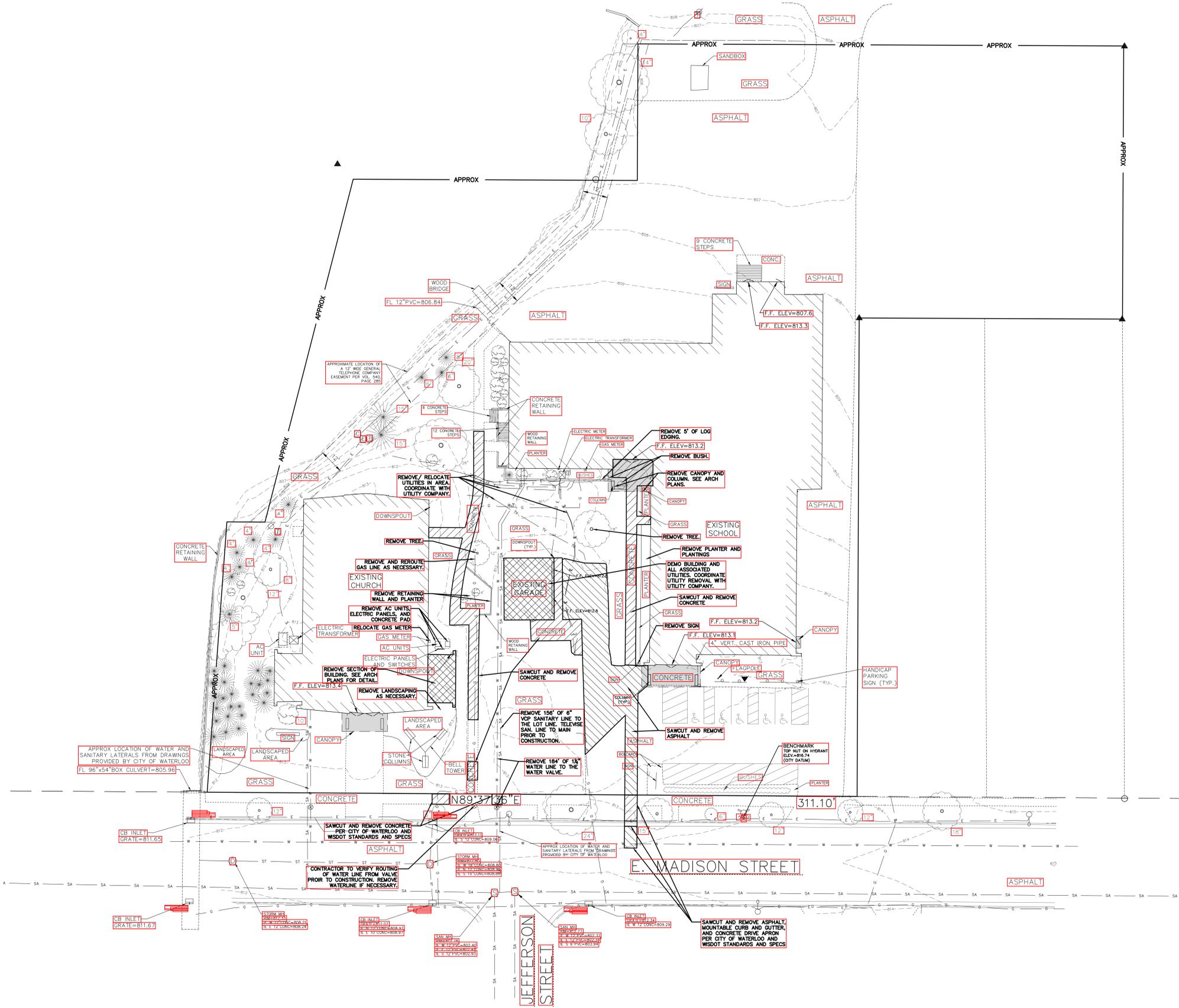
PROFESSIONAL SEAL

PRELIMINARY DATES  
NOV. 10, 2017

**NOT FOR CONSTRUCTION**

SHEET INFORMATION  
EXISTING SITE AND DEMOLITION PLAN  
SHEET NUMBER

**C1.1**



PROPOSED ADDITION FOR:  
**ST. JOHN EV. LUTHERAN CHURCH**  
WATERLOO • WISCONSIN

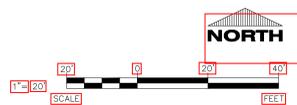
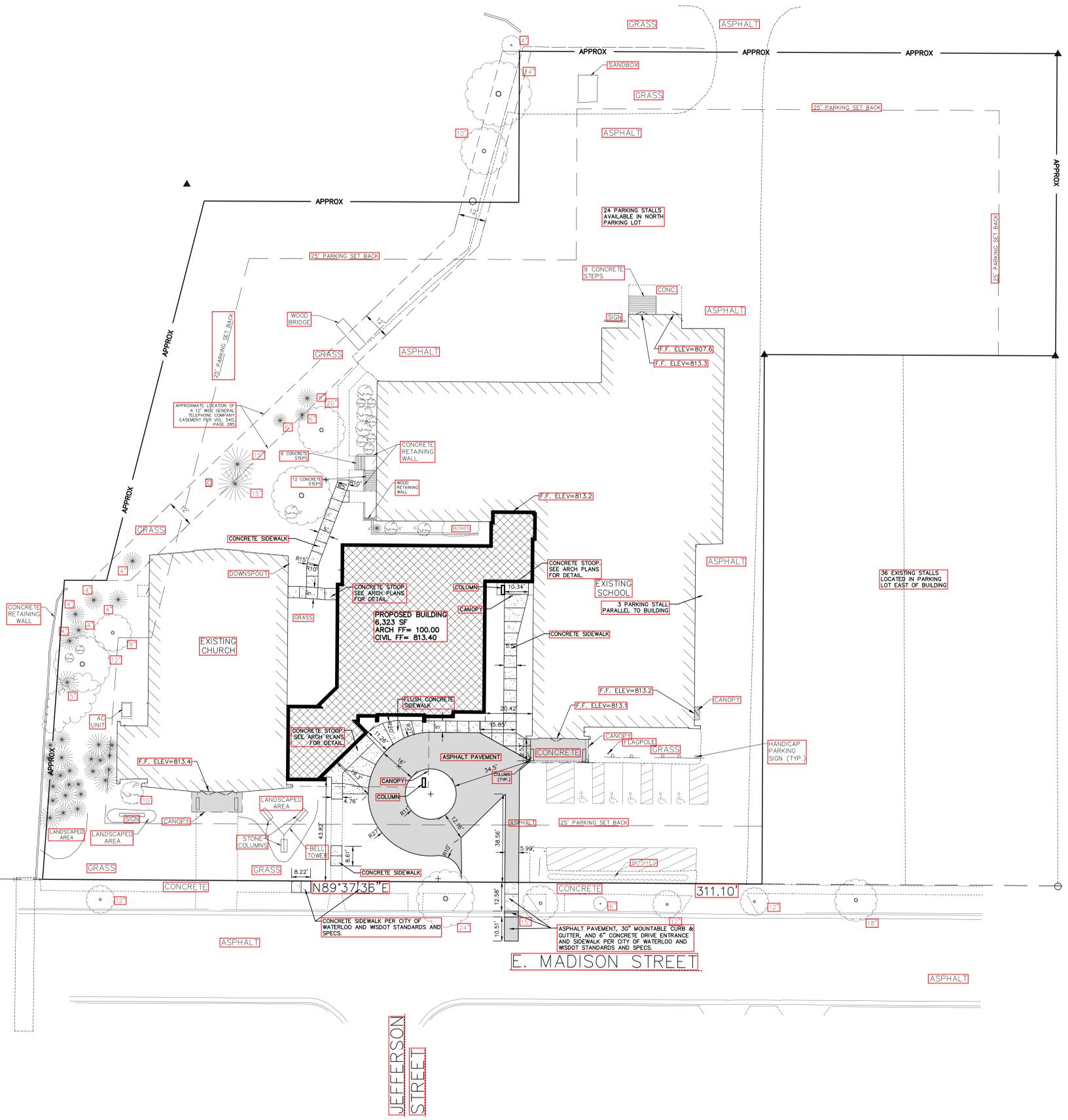
EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	2.47	107,504	22.8%
BUILDING FLOOR AREA	0.56	24,524	22.8%
PAVEMENT (ASP. & CONC.)	0.65	28,299	26.3%
TOTAL IMPERVIOUS	1.21	52,823	49.1%
LANDSCAPE / OPEN SPACE	1.26	54,681	50.9%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	2.47	107,504	22.8%
BUILDING FLOOR AREA	0.69	29,849	27.8%
PAVEMENT (ASP. & CONC.)	0.66	28,445	26.5%
TOTAL IMPERVIOUS	1.34	58,294	54.2%
LANDSCAPE / OPEN SPACE	1.13	49,210	45.8%

**SITE INFORMATION:**

**PROPERTY AREA:** AREA = 107,504 S.F. (2.47 ACRES)  
**EXISTING ZONING:** R-2 SINGLE FAMILY RESIDENTIAL  
**PROPOSED ZONING:** R-2 SINGLE FAMILY RESIDENTIAL  
**PROPOSED USE:** CHURCH AND SCHOOL  
**AREA OF SITE DISTURBANCE:** 15,845 SF (0.36 AC)  
**SETBACKS:** BUILDING: NO BUILDING SETBACKS  
 PAVEMENT: NO PARKING WITHIN 25' OF RESIDENTIAL DISTRICT LOT LINE OR STREET LINE OPPOSITE OF RESIDENTIAL PROPERTY  
**PROPOSED BUILDING HEIGHT:** 17'-11" (MAX. HEIGHT ALLOWED: 35')  
**PARKING REQUIRED:** CHURCH: 1 SPACE PER 5 SEATS (68 SPACES REQ.)  
 SCHOOL: 1 SPACE PER 2 EMPLOYEES + 1 PER STUDENT CAR (4 SPACES REQ.)  
**PARKING PROVIDED:** 68 SPACES (5 H.C. ACCESSIBLE)  
**HANDICAP STALLS REQUIRED:** 3, **HANDICAP STALLS PROVIDED:** 5





PROPOSED ADDITION FOR:  
**ST. JOHN EV. LUTHERAN CHURCH**  
WATERLOO • WISCONSIN

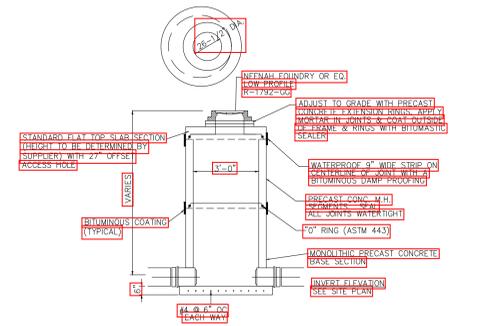
PROFESSIONAL SEAL

**PRELIMINARY DATES**  
NOV. 10, 2017

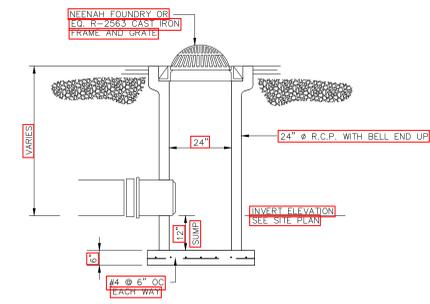
**NOT FOR CONSTRUCTION**

**SHEET INFORMATION**  
UTILITY PLAN

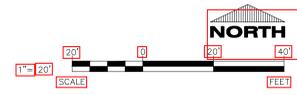
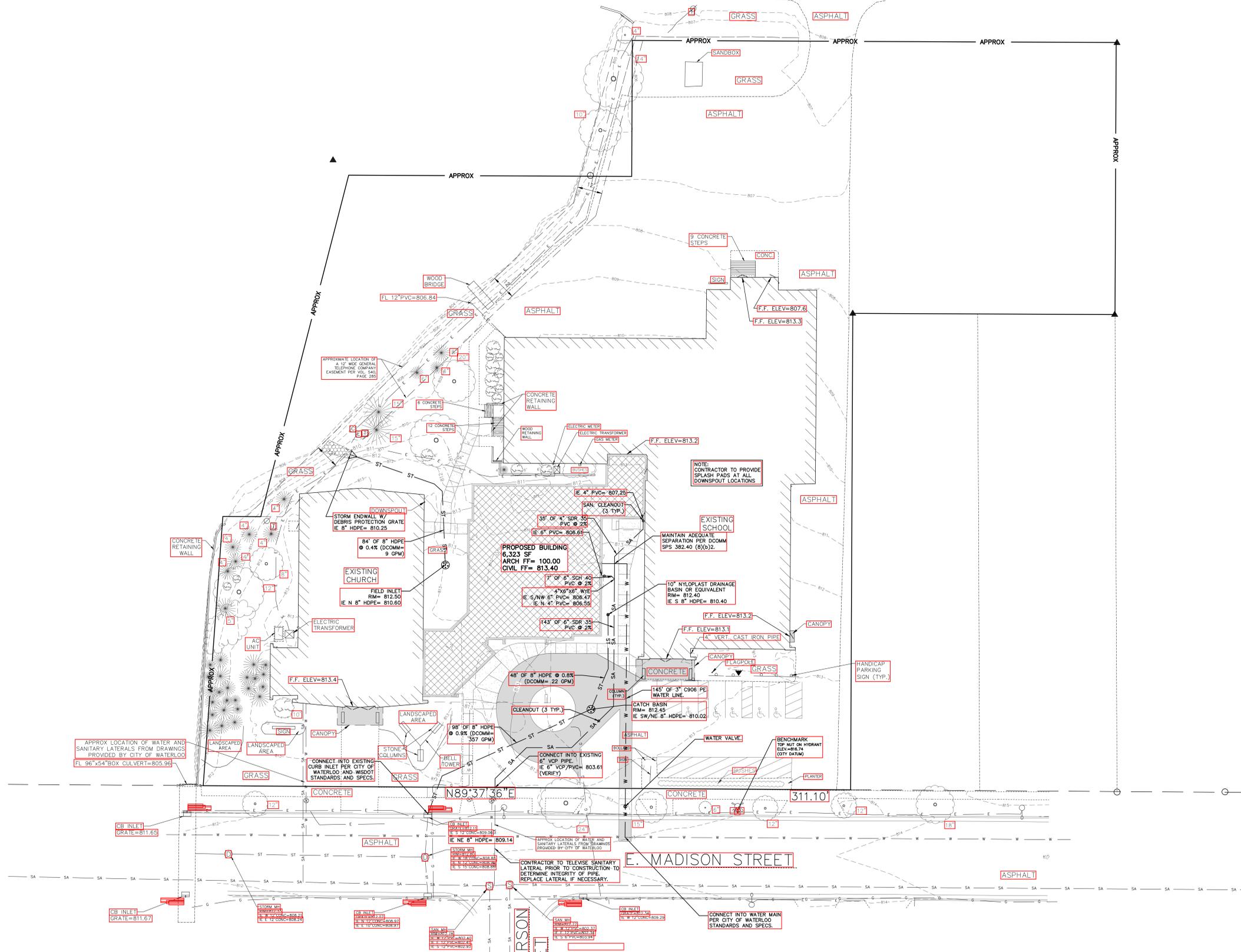
SHEET NUMBER  
**C1.4**



**CATCH BASIN DETAIL**  
NO SCALE



**FIELD INLET DETAIL**  
NO SCALE



PROPOSED ADDITION FOR:  
**ST. JOHN EV. LUTHERAN CHURCH**  
WATERLOO • WISCONSIN

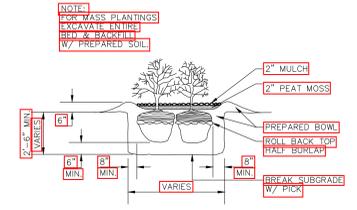
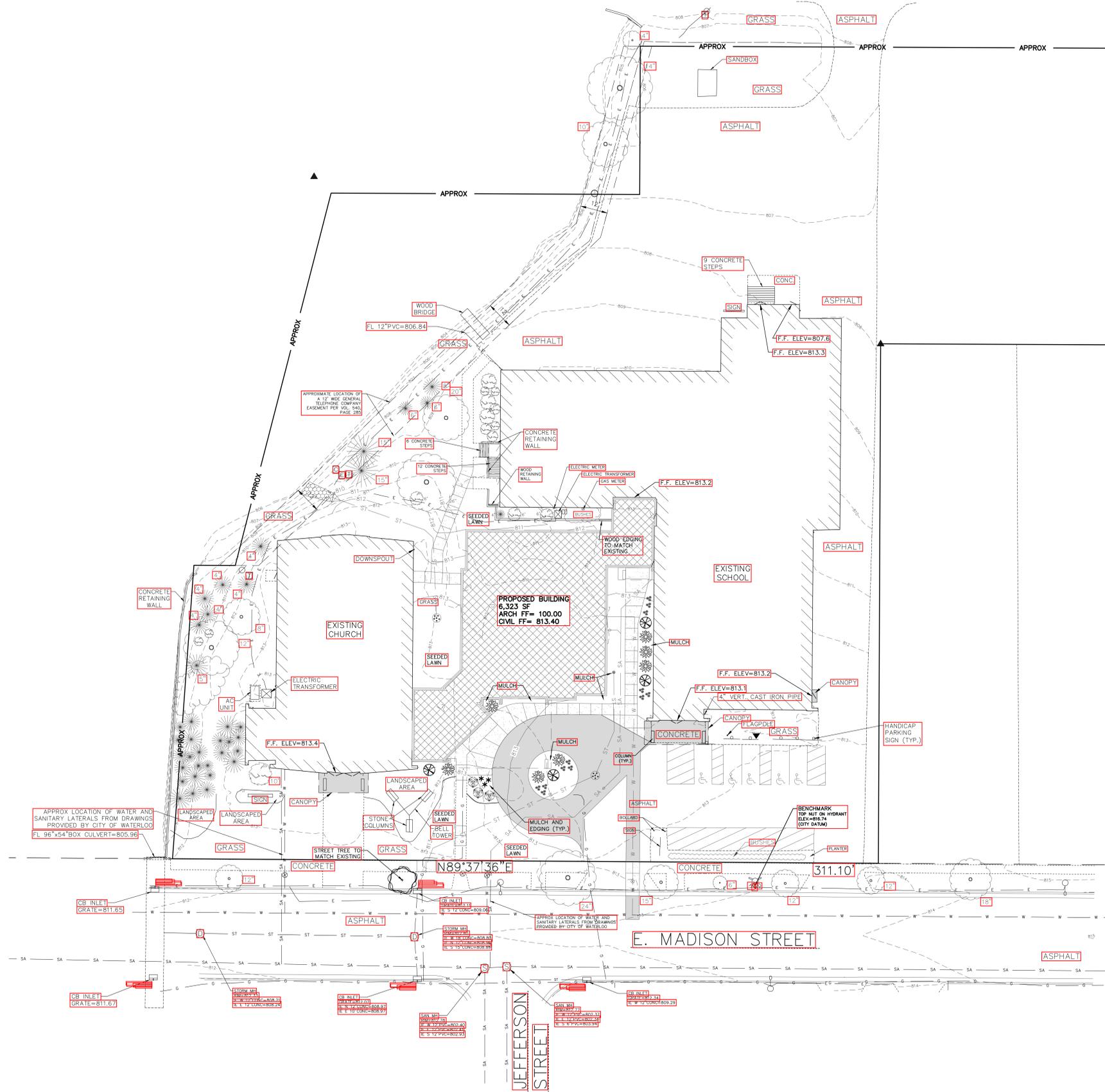
PROFESSIONAL SEAL

PRELIMINARY DATES  
NOV. 10, 2017

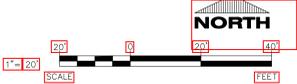
SHEET INFORMATION  
LANDSCAPE PLAN

SHEET NUMBER  
**C1.5**

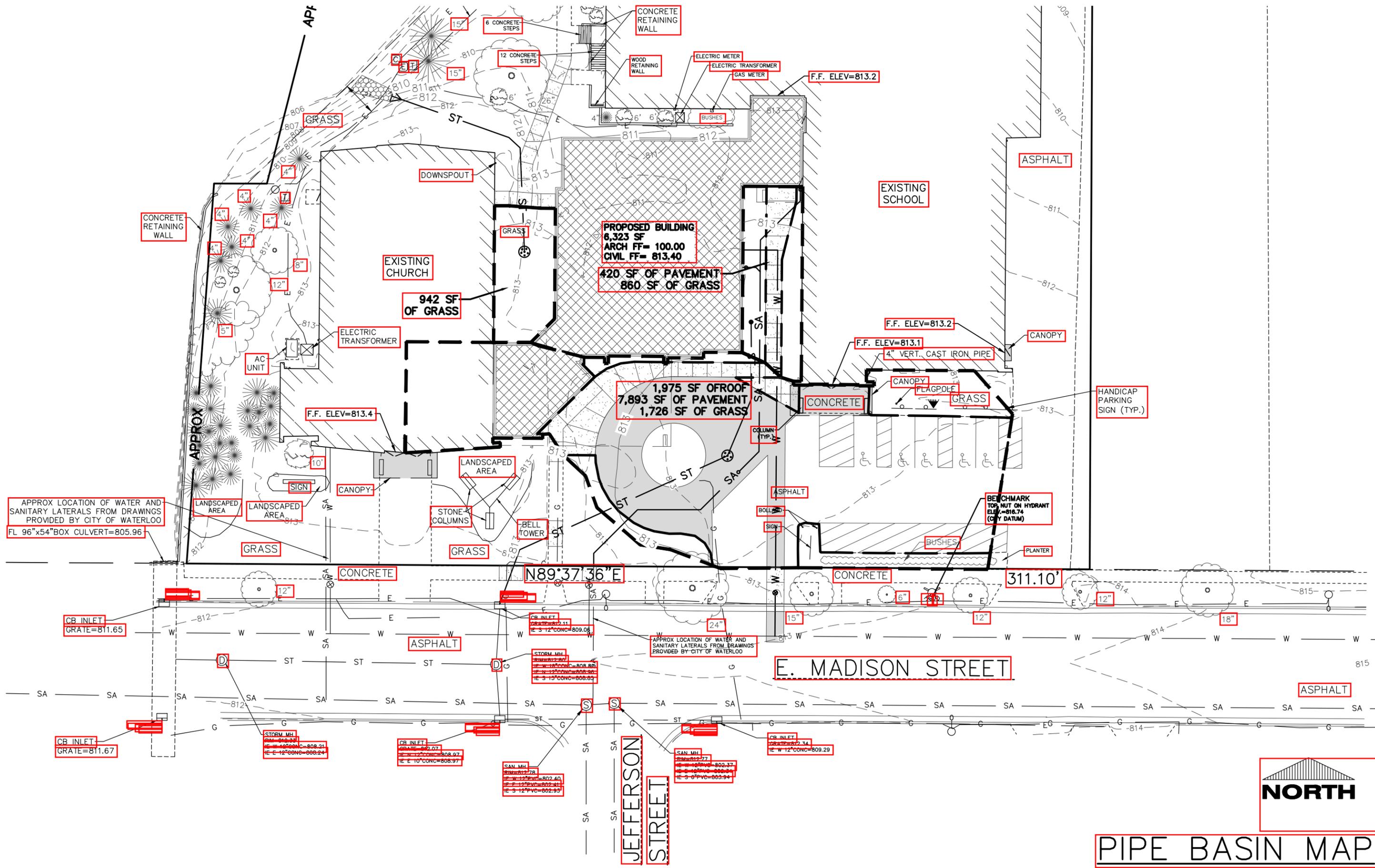
LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS SHRUBS				
☼	Weigela Corneola	Weigela Florida 'courtstar'	24"	7
☼	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	15"-18"	3
EVERGREEN SHRUBS				
☼	Taunton Yew	Tauntoni	24"	2
PERENNIALS				
*	Hostas	Hostas 'Royal Standard'	1 gal pot	3
*	Oriental Lily - Fries	Lilium	1 gal pot	12



SHRUB PLANTING DETAIL  
NO SCALE



NOT FOR CONSTRUCTION



**PIPE BASIN MAP**