

City of Plymouth Plan Commission

Members: Please notify us if you are unable to attend the meeting.

Chairman; Mayor Don Pohlman

Members:

Greg Hildebrand (Vice Chairman)

Jane Meyer

Jeremy Schellin

Ron Nicolaus

John Wyatt

Justin Schmitz

The City of Plymouth Plan Commission will have a meeting on **Thursday July 10, 2025 at 6:00 PM in Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from June 5, 2025
- 2.) **Discussion and Possible Recommendation of Extraterritorial Certified Survey Map;** Parcel numbers 59016214992 and 59016214991 – located on County Road O in the Town of Plymouth. Wade Kleinhans/Kleinhans Trust (enclosure)
- 3.) **Site Plan Seeking Approval;** 115 Plymouth Street, St. John the Baptist Congregation, for the alteration of an existing parking lot. St. John the Baptist Congregation/Excel (enclosure)
- 4.) **Site Plan Seeking Approval:** Parcel number 59271822750 (southeast corner of STH 57 and CTH PP), Sargento Cheese Inc, regarding proposed plans to construct an approximately 384,000 square foot industrial facility in the H-I Heavy Industrial zoning district. Sargento Cheese/Kraemer & Davis (enclosure)
- 5.) **Discussion and possible recommendation;** Modifications to Sec. 13-1-80 & 13-1-82 Existing Non-Conforming Structures. Johnston (enclosure)
- 6.) **Communication – Letters, E-mails, or reports Related to the Plan Commission** (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderpersons)

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 stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, 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 this service, contact City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853

City of Plymouth Plan Commission

June 5, 2025

UNOFFICIAL MINUTES

Mayor Pohlman called the meeting to order at 6:00 PM on June 5, 2025. The following members were present: Jane Meyer, Justin Schmitz, John Wyatt, and Mayor Pohlman. Also present: City Administrator/Utilities Manager Tim Blakeslee, Assistant City Administrator/Community Development Director Jack Johnston, Fire Chief Ryan Pafford and City Clerk/Deputy Treasurer Anna Voigt.

- 1.) **Approval of Minutes from May 1, 2025:** Motion was made Wyatt/Schmitz to approve the minutes. Upon the call of the roll, all voted aye. Motion carried.
- 2.) **Discussion and Possible Recommendation of Extraterritorial Certified Survey Map; N5806 County Road M, Plymouth, WI 53073 - located in the Town of Sheboygan Falls. Scholler Property Management, LLC:** Johnston stated that Scholler Property management, LLC has submitted an application for approval of a CSM in the Town of Sheboygan Falls that is located in the City of Plymouth Extraterritorial Review jurisdiction, 1.5 miles from the City's boundaries. The land division has already been approved by the to Town of Sheboygan Falls. Motion was made by Wyatt/Schmitz to approve the Extraterritorial CSM at N5806 County Rd. M. Upon the call of the roll, all voted aye. Motion carried.
- 3.) **Discussion and Possible Recommendation of Extraterritorial Certified Survey Map; Parcel numbers 59016215041, 59016215042, and 59016215070 – located on the southwest corner of Woodland Rd and State Highway 57 in the Town of Plymouth. In-n-Out Storage LLC & Louis A. Prange Revocable Living Trust:** Ted Scharl was there on behalf of Louis Prange. He explained that he would like to split the 60 acres down the middle with the east portion going to In-n-Out storage and the west portion retained by the trust. Motion was made by Schmitz/Wyatt to approve the Extraterritorial CSM of 59016215041, 59016215042 and 59016215070. Johnston added this is located in the Town of Plymouth, but just like the previous item it is in the 1.5-mile radius of the City of Plymouth. Pohlman asked the applicant if this would be creating out lots? Scharl stated that it would not be. Lot 1 is on woodland and Lot 2 is on Hwy 57. Upon the call of the roll, all voted aye. Motion carried.
- 4.) **Public Hearing: A public hearing to take comment on a conditional use permit application for the following:**
 - a. **2600 Kiley Way, ARHC AHPLYW101, LLC (dba Aurora Health Care) regarding a conditional use permit amendment application seeking to install four (4) additional ground mounted solar arrays on their property for a total number of eight (8) ground mounted solar arrays on site in the B-3 Business Highway District as allowed through Conditional Use Permit per PMC 13-1-132(c)(1).**
White: Pohlman declared a public hearing at 6:10 PM. Johnston explained that this is an amendment application. Aurora wishes to expand the existing ground mounted solar array field located directly west of the Aurora building at 2600 Kiley Way. The want to add 4 additional units which will power 50% of the building. Code does require a Conditional Use Permit for the installation of solar rays. Code also requires a decommissioning plan with the conditional use permit application. It was reviewed by staff and does follow code. With no further comments the public hearing was closed at 6:13 PM. Motion was made by Schmitz/Wyatt to approve the

conditional use permit amendment. Upon the call of the roll, all voted aye. Motion carried.

- 5.) **Site Plan Seeking Approval: 2600 Kiley Way, ARHC AHPLYW101, LLC (dba Aurora Health Care) seeking to install four (4) additional ground mounted solar arrays on their property for a total number of eight (8) ground mounted solar arrays on site in the B-3 Business Highway District as part of a related conditional use permit application.** Johnston explained that this item is related to the previous item. This item is just for a site plan approval which is needed for commercial properties. Motion was made by Wyatt/Schmitz to approve the site plan. Upon the call of the roll, all voted aye. Motion carried.
- 6.) **Public Hearing regarding the proposed creation of Tax Incremental District No. 8, the proposed boundaries of the District, and the proposed Project Plan for the District.:** Pohlman declared a public hearing at 6:15 PM. Blakeslee gave a brief explanation of a TIF. The city is proposing TID #8 designated as a Rehabilitation District. This is to encompass the downtown Laack Block redevelopment area and adjacent properties. It is designed to support a mix of public improvements including a redesigned/rebuilt parking lot, infrastructure upgrades, property acquisition, legal and engineering services, financing, and administrative costs. The hotel and related improvements are projected to add approximately \$6.5 million in new increment value to the district. As required by state law, the “but for” test has been applied, indicating that this development as presented, including that this development as presented, including the parking lot improvements, would not occur without the support of TIF. Kayla Thorpe from Ehlers, reviewed the project plan for TID #8. Gerry Schwoerer from the public stated she is in the district and asked how it was going to affect her tax rate as opposed to the overall City. Thorpe stated that the short of it is it won’t have affect to her at all. When TIDs are created the base value of parcels at the date of creation will be frozen. That value that is frozen will be the value your taxes are generated from and distributed to the taxing jurisdictions. Any new value over and beyond that, those tax dollars will be put back into the district to pay for project costs. When the tax bill is received it won’t have a different tax rate than anyone else in the City. How the City funnels that money will be change. With no further comments Pohlman closed the public hearing at 6:42 PM.
- 7.) **Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 8.”:** Motion was made by Schmitz/Wyatt to approve the Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 8. Wyatt asked if the Laack Block was in TID #5? Blakeslee stated that the parcel is not in TID #5. Pohlman added some parcels in TID #8 and TID #5 overlap in areas. Upon the call of the roll, all voted aye. Motion carried.
- 8.) **Discussion and direction on legal non-conforming structures and lots:** Pohlman explained that before the Plan Commission meeting there was a Board of Appeals meeting that is related to this item. Johnston explained that currently non-conforming structures within the City ordinance language prohibits expansions/additions to them. Johnston handed out a map to explain what a non-conforming structure would be. Non-conforming structure is a structure that has some sort of misalignment with current zoning standards. That could be heights, setbacks from property lines, it could be width of the lot. Currently the code is not flexible to property owners who have a legal non-conforming structure, which is a lot of the time their home. The Board of Appeals item, that was passed, the applicant had a legal non-conforming structure and couldn’t put on a vertical addition. Schmitz asked if the majority of the houses are legal non-conforming due to

setbacks. Johnston confirmed most of them are due to setback because of the historic smaller lots. Schmitz asked if at one time these smaller lots were conforming and as ordinances update, they became non-conforming. Johnston confirmed that is what happened and something that could happen in the future. The commission agreed that option 2 on vertical additions, they should be allowed to existing non-conforming structures so long as the addition does no expand the footprint of the non-conforming structure. Johnston asked the commission about Lateral Additions. Pohlman stated that would make sense to allow the extension of the wall line. Wyatt added there could be a problem between neighbors. If you extend the wall line you could get close to your neighbor's house. Johnston asked if the commission preferred that these come to plan commission, council or handled administratively? The commission agreed that Plan Commission should be involved and neighbors should be notified.

9.) Communication – Letters, E-mails, or reports Related to the Plan Commission (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons): The next meeting was moved to July 10 at 6 PM.

Motion was made by Wyatt/Schmitz to adjourn the meeting. A unanimous aye vote was cast. Motion carried.



DATE: June 25, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Discussion and Possible Recommendation of Extraterritorial Certified Survey Map;** Parcel numbers 59016214992 and 59016214991, – located on County Road O in the Town of Plymouth. Wade Kleinhans/Kleinhans Trust (enclosure)

Background:

Wade Kleinhans has submitted an application for approval of a certified survey map in the Town of Plymouth that is located in the City of Plymouth Extraterritorial Review jurisdiction (1.5 miles from City of Plymouth boundaries). The land division has already been approved by the Town of Plymouth and seeks create new parcel boundaries for a future home to be built. The CSM would essentially widen the frontage on CTH O approximately 91 feet and add ~1 acre of land to the property.

Future Home Site:

The current lot does not have adequate frontage on CTH O due to a wetland abutting the roadway. The widening of the lot will allow the property owner to eventually install a driveway and build a home on the site while avoiding the wetland. Soil tests will also need to be conducted to ensure the soil can support a POWTS system before Sheboygan County will deem it a buildable lot. This item is not within the purview of the City Plan Commission, however.

Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns. Chief Pafford noted that any potential future driveway is required to have a stake at 500 feet from the house. This is to allow the Fire Department to drop supply hose at that point for the next truck to hook into.

City Approval Process:

The City's Common Council would ultimately be the body to give approval of the CSM from the City of Plymouth. However, the Plan Commission must first furnish a recommendation to the Council, however.

Staff Recommendation:

The property is not located near adjacent City lands or roadways. As such, staff recommends the Plan Commission recommend approval the extraterritorial CSM for the property as presented. Final approval of the CSM is scheduled to be held at the Common Council meeting at a later date.

Copies Mailed/Emailed To:

- I. Wade Kleinhans: W4738 County Road O in Sheboygan Falls, WI

Attachments:

- I. Certified Survey Map

CERTIFIED SURVEY MAP

PART OF THE SW1/4 OF THE SE1/4, SECTION 13, TOWN 15 NORTH,
RANGE 21 EAST, TOWN OF PLYMOUTH, SHEBOYGAN COUNTY, WI



7/1/95
Michael Kober

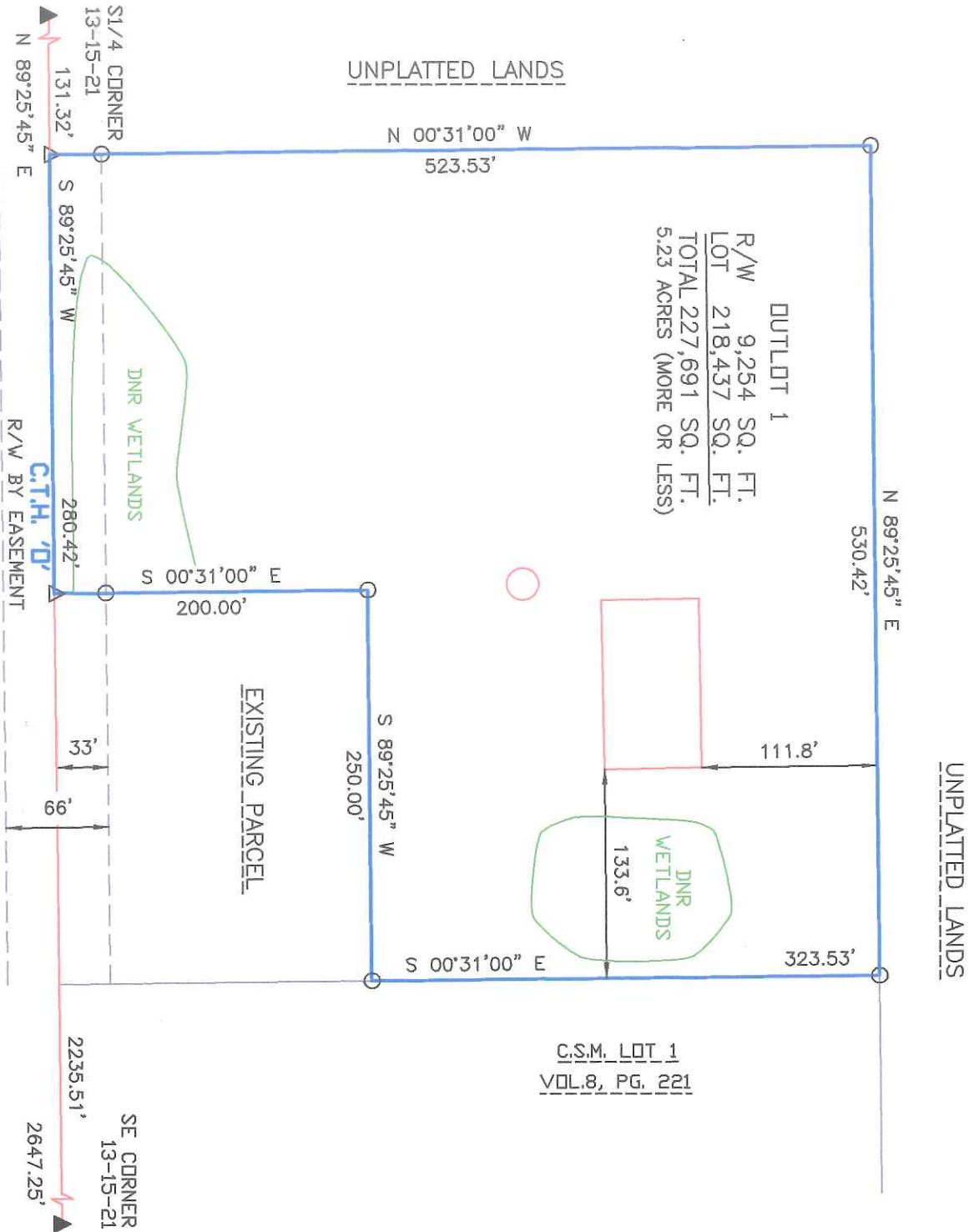


1 INCH = 100 FEET

BEARINGS ARE REFERENCED TO THE SOUTH LINE
OF THE SE1/4 OF SECTION 13-15-21 WHICH
BEARS: N 89°25'45" E

LEGEND:

- ▲ PK NAIL FOUND
- △ PK NAIL SET
- 1" X 18" IRON PIPE SET
- WEIGHING 41.3 LBS./L.F.



An acceptable soil test has not been completed upon DUTLOT 1. Because of this, it is deemed an outlot. DUTLOT 1 is considered unbuildable by Sheboygan County Planning and Conservation Department. If a soil test is received which depicts an area suitable for a private onsite wastewater treatment system and appropriate road frontage is obtained, then the outlot will be reclassified as a lot and considered buildable.

CERTIFIED SURVEY MAP
PART OF THE SW1/4 OF THE SE1/4, SECTION 13,
TOWN 15 NORTH, RANGE 21 EAST, TOWN OF
PLYMOUTH, SHEBOYGAN COUNTY, WI.

SURVEYOR'S CERTIFICATE:

I Michael L. Kober, professional land surveyor, hereby certify that in full compliance with provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town Plymouth, Sheboygan County, Wisconsin, and under the direction of Wade Kleinhans, as trustee of the Kleinhans Trust, owners of said land, I have surveyed, divided and mapped a part of the SW1/4 of the SE1/4, Section 13, Town 15 North, Range 21 East, Town of Plymouth, Sheboygan County, Wisconsin, that such plat correctly represents all exterior boundaries of the land surveyed, containing 227,691 square feet (5.23 acres) of land more or less and more particularly described as follows:

Commence at the S1/4 Corner of said Section 13; thence North 89°25'45" East, 131.32 feet along the southerly line of the SE1/4 of said Section 13 to the point of beginning; thence North 00°31'00" West, 523.53 feet; thence North 89°25'45" East, 530.42 feet to the NW Corner of Lot 1 of a Certified Survey Map as recorded in volume 8 at page 221; thence South 00°31'00" East, 323.53 feet along the westerly line of said Lot 1; thence South 89°25'45" West, 250.00 feet; thence South 00°31'00" East, 200.00 feet to a point on the southerly line of the SE1/4 of said Section 13; thence South 89°25'45" West, 280.42 feet along said southerly line to the point of beginning.

Parcel subject to all easements of record.

Dated this 1st day of July, 2025



Michael L. Kober S-2474
W6200 Hilltop Road
Plymouth, Wisconsin 53073
(920) 892-4441



CERTIFIED SURVEY MAP
PART OF THE SW1/4 OF THE SE1/4, SECTION 13,
TOWN 15 NORTH, RANGE 21 EAST, TOWN OF
PLYMOUTH, SHEBOYGAN COUNTY, WI.

OWNER'S CERTIFICATE:

We hereby certify that we caused the land described on this plat to be surveyed, divided, and mapped as represented on the plat. We also certify that this plat is required by s236.10 or s236.12 to be submitted to the following for approval or objection:

Town of Sheboygan Falls, Sheboygan County, Wisconsin
City of Plymouth, Sheboygan County, Wisconsin
Sheboygan County Planning and Resources Department

Wade Kleinhans
(Trustee, Kleinhans Trust)

Gail Kleinhans
(Trustee, Kleinhans Trust)

TOWN BOARD APPROVAL:

This Certified Survey Map has been reviewed and approved by the Town Board of the Town of Plymouth, Sheboygan County, Wisconsin.

Date 7-1-25

Claren Trueschle Town Chairman

Date 7/1/25

Debra Schumel Town Clerk

CITY COUNCIL APPROVAL:

This Certified Survey Map has been reviewed and approved by the Common Council of the City of Plymouth, Sheboygan County, Wisconsin.

Date _____

Mayor

Date _____

Clerk/Secretary

COUNTY PLANNING AND CONSERVATION DEPARTMENT APPROVAL:

Resolve, that the Certified Survey Map of part of the SW1/4 of the SE1/4, Section 13, Town 15 North, Range 21 East, Town of Plymouth, Sheboygan County, Wisconsin, Wade and Gail Kleinhans Trustees of the Kleinhans Trust, owners, is hereby approved by the Sheboygan County Planning and Resources Department.

Dated _____

Approved _____



7/1/25
Michael Kober



DATE: June 18, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director

RE: **Site Plan Seeking Approval;** 115 Plymouth Street, St. John the Baptist Congregation, for the alteration of an existing parking lot. St. John the Baptist Congregation (enclosure)

Background:

St. John the Baptist Congregation is seeking site plan review and approval for alterations to their existing parking lot location at 15 Plymouth Street in order to meet current ADA requirements as well as improve grading slopes. The project also includes terminating a driveway access off of Summit Street and relocating it to the west.

Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns. A driveway permit will be required to be granted for the new driveway opening along Summit Street. Please note that the existing driveway approach is planned to remain, but with no connection to the parking lot.

Plan Commission Consideration(s):

Sec. 13-1-173(a) requires that no building or zoning permit shall be issued for any construction within any R-4 (when more than two dwelling units are planned), R-5, B-1, B-2, CB, B-3, LI, or HI district, new or **modifications to parking lots**, etc.

Parking lot standards are dictated through Sec. 13-1-92 which includes the following language:

- a) *Application.* The off-street parking provisions of this chapter shall apply to all new buildings, to any existing building where the intensity of the use is increased or the size of the building is increased, and to any building which is converted to a different use.
- b) *Plan commission approval required.* New parking lots and alterations to existing parking lots are subject to plan commission approval. This includes parking areas accessory to commercial or multifamily uses. The plans submitted should include the parking layout, landscaping, drainage, driveway location, lighting, and other information deemed necessary by the plan commission.
- c) *Surfacing.* All parking lots, new and alterations to existing parking lots, shall be paved with bituminous or cementitious material and maintained in good condition.

Gravel parking lots are not allowed. The heavy industrial (HI) district is allowed to have gravel trailer parking or storage areas with approval by the plan commission. The gravel areas will be appropriately located on the site pursuant to [section 13-1-34\(c\)](#) and screened to avoid such gravel areas as being a dominant visual aspect of the site.

- d) *Design standards.* The design of the parking area shall be such that no vehicle is required to back into a street. Each space shall have at least 136 square feet, with a length of at least 16 feet, and a minimum eight and one-half foot width. Where a parking area is adjacent to a R-1, R-2, or R-3 zone, a four-foot high fence or equivalent plantings are required as a visual screen between the parking area and residential yard. **Staff comment:** The adjacent parcels to this parking lot are under common ownership by St. John the Baptist as group development. The adjacent parking lot containing the school has fencing installed already. Staff recommends the Plan Commission waive the fencing requirement as allowed in Sec. 13-1-173(f)(2) of the municipal code for group developments. Existing landscaping is sufficient.
- e) *Location.* The location of the driveways and parking spaces on the lot shall be as follows:
 - 1) R-1, R-2, R-3, and agricultural zones: Three feet or more from property lines.
 - 2) R-4, R-6 and B-1 zones: Five feet or more from property lines.
 - 3) B-2 and B-3 zones: A minimum of 15 feet from street rights-of-way, and a minimum of 15 feet from residentially zoned property lines.
 - 4) HI and LI zones: A minimum of 15 feet from street rights-of-way, and a minimum of 25 feet from residentially zoned property lines.
- f) *Landscaping.* Landscaped areas shall be provided which equal at least ten percent of the surfaces drive and parking areas. Location of the landscaping is subject to approval by the plan commission. **Staff comment:** Existing landscaping in place for the entire group development as well as planned landscaping meets this requirement.
- g) *Number of stalls.* The number of required parking spaces is determined by the building use as follows:
 - 1) Churches, theaters, banquet halls, restaurants, places of public assembly: 1 space for each 2 seats. **Staff comment:** Church seating capacity is 910, meaning 455 spaces would be required to meet code. In total, the church has 202 existing spaces to accommodate guests across the multiple parcels they own within the vicinity of the church building. With this parking lot alteration, no existing spots will be lost. Staff recommends the Plan Commission waive this requirement as allowed in Sec. 13-1-173(f)(2) of the municipal code as it is not possible to meet this requirement with the current configuration of the property. Staff also recommends to investigate alteration to parking minimums at a future meeting.

Staff Recommendation:

Staff recommends the Plan Commission the parking lot alteration project for St. John the Baptist as presented, while waiving the fencing requirement and the parking minimum requirement as allowed in Sec. Sec. 13-1-173(f)(2) of the municipal code for group developments.

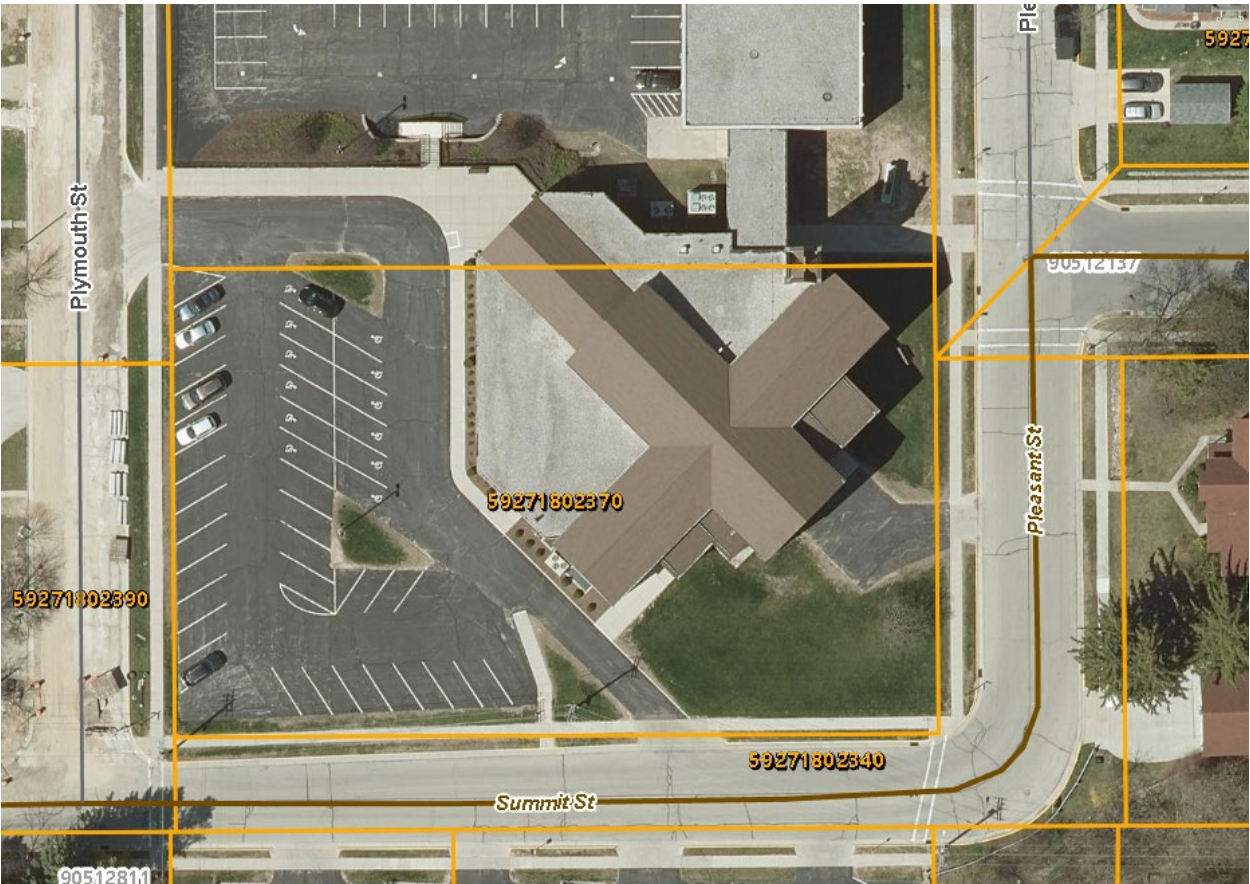
Copies Mailed/Emailed To:

- I. Kurtis Geiger: kurt.geiger@excelengineer.com
- II. Matt. Mrochinski: matt.mrochinski@excelengineer.com

Attachments:

- I. GIS Map
- II. Engineering Materials

Attachment I:



PROPOSED PARKING LOT RECONSTRUCTION FOR: SJB CATHOLIC CHURCH

PLYMOUTH, WI

PROJECT INFORMATION

SITE INFORMATION:

PROPERTY AREA: ~3.34 ACRES
EXISTING ZONING: R-2 SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: R-2 SINGLE FAMILY RESIDENTIAL
PROPOSED USE: CATHOLIC CHURCH
SETBACKS:
PAVEMENT: FRONT(WEST) = 3'
SIDE(SOUTH/NORTH) = 3'
REAR(EAST) = 3'

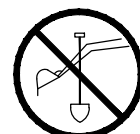
AREA OF SITE DISTURBANCE: 21,624 S.F. (0.5 ACRES)
PARKING PROVIDED: 39 SPACES (12 H.C. ACCESSIBLE)

EXISTING PROJECT AREA

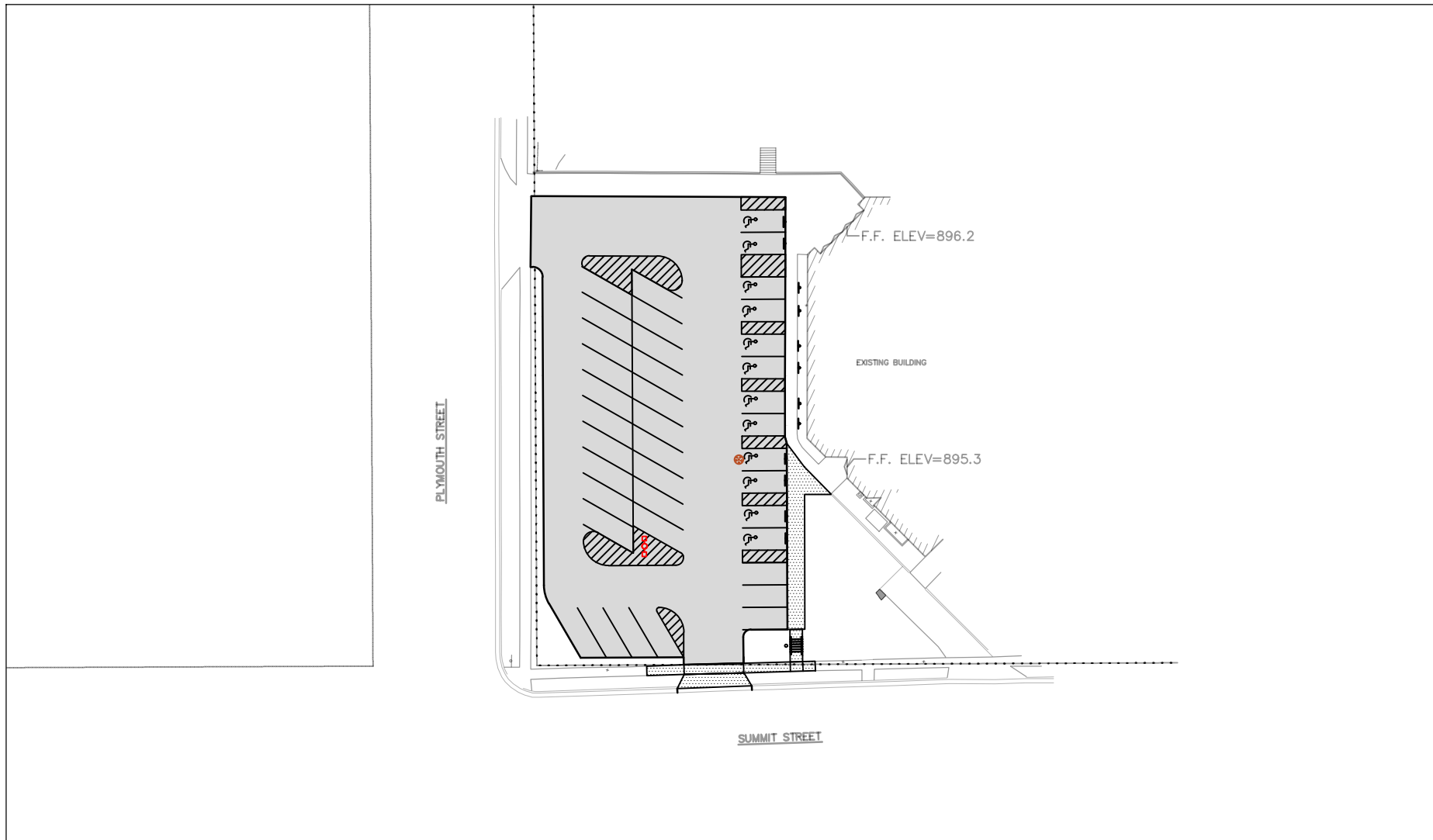
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.44	19,089	88.3%
TOTAL IMPERVIOUS	0.44	19,089	88.3%
LANDSCAPE/ OPEN SPACE	0.06	2,535	11.7%
PROJECT SITE	0.50	21,624	100.0%

PROPOSED PROJECT AREA

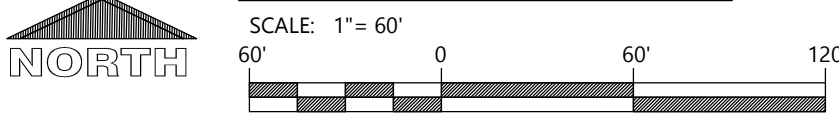
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.43	18,605	86.0%
TOTAL IMPERVIOUS	0.43	18,605	86.0%
LANDSCAPE/ OPEN SPACE	0.07	3,019	14.0%
PROJECT SITE	0.50	21,624	100.0%



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800-542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



SITE PLAN OVERVIEW



PROJECT CONTACTS

OWNER INFORMATION:

SJB CATHOLIC CHURCH
CHRIS MEYER
115 PLYMOUTH STREET
PLYMOUTH, WI 53073
Phone: (920) 207-7767
Email: chrismeyer3879@outlook.com

CIVIL:

KURTIS GEIGER, P.E.
Phone: (920) 322-1683
E-mail: kurt.geiger@excelengineer.com

CITY PLANNER:

DONALD POHLMAN
Phone: (920) 893-1271

CITY FIRE CHIEF:

RYAN PAFFORD
Phone: (920) 893-1331
E-mail: rpafford@plymouthfd.com

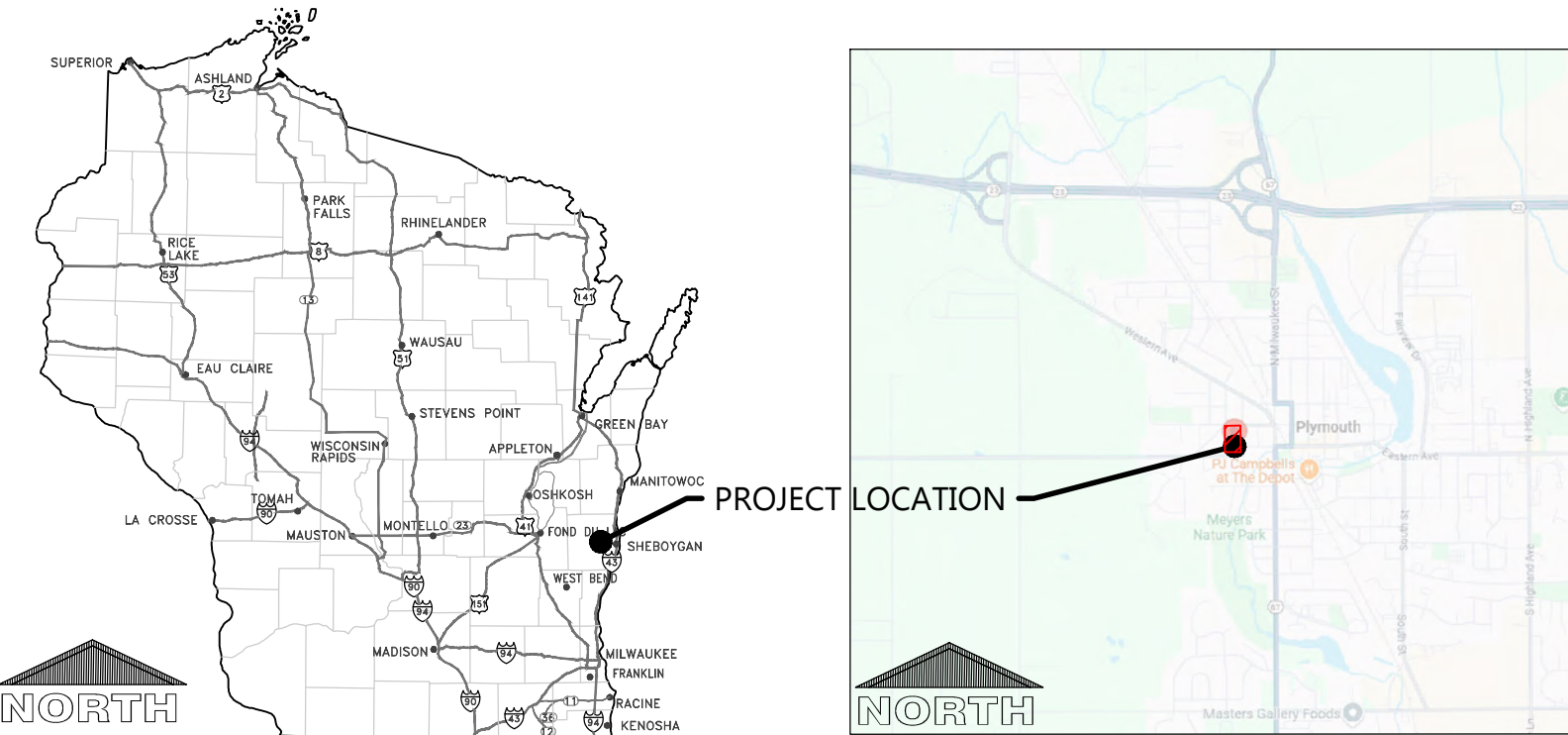
CITY BUILDING INSPECTOR:

BRIAN WITKOWSKI
Phone: (920) 912-0832
E-mail: witkoinspections@gmail.com

CITY DIRECTOR OF PUBLIC WORKS/ENGINEER:

CATHY AUSTIN
Phone: (920) 893-1471

LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE 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.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN: **COLOR**. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	COVER SHEET
C0.2	CIVIL SPECIFICATIONS
C1.0	CIVIL EXISTING SITE AND DEMOLITION PLAN
C1.1	CIVIL SITE PLAN
C1.2	CIVIL GRADING AND EROSION CONTROL PLAN
C1.3	CIVIL UTILITY PLAN
C2.0	CIVIL DETAILS

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
• [000.00]	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	• [000.00] TC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
• [000.00] EG	EXISTING GRADE SPOT ELEVATIONS	• [000.00] TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
• [000.00] BG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL	• [000.00] BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
• [000.00] FG	FG-FINISHED SURFACE GRADE AT FRONT OF WALL		
EXISTING SITE SYMBOLS			
—	EXISTING SIGN	—	EXISTING UTILITY POLE
—	EXISTING HANDICAP PARKING STALL	—	EXISTING UTILITY POLE WITH GUY WIRE
—	EXISTING WATER VALVE IN BOX	—	EXISTING STREET LIGHT
—	EXISTING WATER VALVE IN MANHOLE	—	EXISTING TELEPHONE PEDESTAL
—	EXISTING WATER SERVICE VALVE	—	EXISTING ELECTRIC PEDESTAL
—	EXISTING WELL	—	EXISTING ELECTRIC BOX
—	EXISTING STORM CATCH BASIN	—	EXISTING FLOOD LIGHT
—	EXISTING STORM CURB INLET	—	EXISTING TELEPHONE MANHOLE
—	EXISTING SQUARE CATCH BASIN	—	EXISTING CABLE TV PEDESTAL
—	EXISTING LIGHT POLE	—	EXISTING GAS VALVE
—	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	—	EXISTING HEDGE
—	3/4" REBAR SET WEIGHING 1.50 LB/FT.	—	EXISTING WOODED AREA
—	1-1/4" REBAR FOUND	—	EXISTING MARSH AREA
—	3/4" REBAR FOUND	—	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
—	2" IRON PIPE FOUND	—	EXISTING CONIFEROUS TREE
—	1" IRON PIPE FOUND	—	EXISTING SHRUB
—	SECTION CORNER	—	EXISTING STUMP
PROPOSED SITE SYMBOLS			
—	PROPOSED SIGN	—	PROPOSED STORM FIELD INLET - ST FI
—	PROPOSED HANDICAP PARKING STALL	—	PROPOSED LIGHT POLE
—	PROPOSED WATER VALVE IN BOX	—	PROPOSED DRAINAGE FLOW
—	PROPOSED WATER VALVE IN MANHOLE	—	PROPOSED APRON END SECTION
—	PROPOSED WATER SERVICE VALVE	—	SOIL BORING
—	PROPOSED WELL	—	CENTER LINE
—	PROPOSED STORM CATCH BASIN - ST CB	—	PROPOSED CLEANOUT
—	PROPOSED STORM CURB INLET - ST CI	—	PROPOSED DOWNSPOUT TO GRADE
		—	PROPOSED DOWNSPOUT TO RISER

EXISTING LINETYPES			
—	EXISTING CHAINLINK FENCE	—	EXISTING POLISH SEWER AND MANHOLE
—	EXISTING WOOD FENCE	—	EXISTING PROCESS SEWER AND MANHOLE
—	EXISTING BARBED WIRE FENCE	—	EXISTING CLEAR WATER LINE
—	EXISTING CURB AND GUTTER	—	EXISTING UNDERGROUND FIBER OPTIC LINE
—	EXISTING GUARD RAIL	—	EXISTING UNDERGROUND ELECTRIC CABLE
—	EXISTING GROUND CONTOUR	—	EXISTING UNDERGROUND TELEPHONE CABLE
—	EXISTING STORM SEWER AND MANHOLE	—	EXISTING UNDERGROUND GAS LINE
—	EXISTING SANITARY SEWER AND MANHOLE	—	EXISTING OVERHEAD UTILITY LINE
—	EXISTING WATER LINE AND HYDRANT	—	RAILROAD TRACKS
—	INTERIOR PROPERTY LINE	—	RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
—	PROPOSED CHAINLINK FENCE	—	PROPOSED POLISH SEWER AND MANHOLE
—	PROPOSED WOOD FENCE	—	PROPOSED PROCESS SEWER AND MANHOLE
—	PROPOSED BARBED WIRE FENCE	—	PROPOSED CLEAR WATER LINE
—	PROPOSED CURB AND GUTTER	—	PROPOSED UNDERGROUND FIBER OPTIC LINE
—	PROPOSED GUARD RAIL	—	PROPOSED UNDERGROUND ELECTRIC CABLE
—	PROPOSED GROUND CONTOUR	—	PROPOSED UNDERGROUND TELEPHONE CABLE
—	PROPOSED STORM SEWER AND MANHOLE - ST MH	—	PROPOSED UNDERGROUND GAS LINE
—	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	—	PROPOSED OVERHEAD UTILITY LINE
—	PROPOSED WATER LINE AND HYDRANT	—	MATCHLINE
—	PROPOSED PROPERTY LINE	—	GRADING/SEEDING LIMITS

CIVIL COVER SHEET



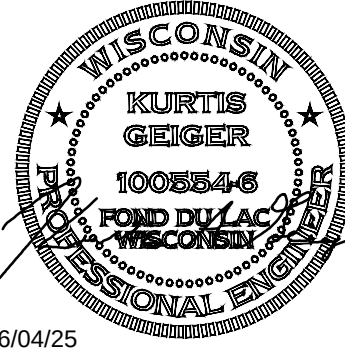
Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED PARKING LOT RECONSTRUCTION FOR:
SJB CATHOLIC CHURCH
15 PLYMOUTH STREET • PLYMOUTH, WI 50073

PROFESSIONAL SEAL



PRELIMINARY DATES

JUNE 3, 2025

JOB NUMBER

250018900

SHEET NUMBER

C0.1

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- A. CONTRACTOR SHALL CALL DIGGER'S 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.
- B. CONTRACTOR TO FIELD TELEVIS ALL EXISTING STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE AT TIME OF DEMOLITION. THE TELEVISION SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISION OF THESE LATERAL(S) SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISION.
- C. 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.
- D. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- E. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL DIGGER'S 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.
- 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 UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRE 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 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 FOLLOWING AND THE GEOTECHNICAL REPORT.
 - 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% FINE, 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% FINE, 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 MATERIAL TO 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. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION.
- H. 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 50 LINEAR FEET OF WALL STRIP FOOTING.
- I. WHEN THE 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 RE-TEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- J. 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

- A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE 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, TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED 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. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
 - 1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
 - 2. 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 1062 (CURRENT EDITION).
 - 3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES 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 FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3/4" INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12" MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
 - 4. 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 1060 (CURRENT EDITION).
 - 5. 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 JACKIFIERS, 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 1068 (CURRENT EDITION).
 - 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.
 - 7. 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 INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
 - 8. 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 ACTIVITIES 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 1058 AND 1059 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.
 - 9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
 - 10. 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. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION); FLUSHING SHALL NOT BE ALLOWED.
- C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALENDAR DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN EVENT OF 0.5" OR MORE. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- A. 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 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.
 - STANDARD ASPHALT PAVING SECTION
 - 1" - 1/2" SURFACE COURSE (5 LT 58-285)
 - (WISDOT 455.2.5 TACK COAT (STAGED PAVING)
 - 2" BINDER COURSE (4 LT 58-285)
 - 10" OR 1"-1/4" CRUSHED AGGREGATE
- B. 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 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEINGS MAINTAINED IN ACCORDANCE WITH DESIGN PLANS.
- C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPS FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

- A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- B. 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.
- C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
- D. 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:
 - 1. SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONSTRUCTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
 - 2. HEAVY DUTY CONCRETE/DRIVEWAY APRON - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED PLACED IN THE UPPER 1/3 TO 1/2 OF THE SLAB. CONSTRUCTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
 - 3. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
 - 4. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
 - 5. MAXIMUM WATER-CEMENT RATIO SHALL BE 0.45.
 - 6. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
 - 7. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
 - 8. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
 - 9. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
 - 10. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
- E. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBER MESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 LBS-W14 X W14 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. CONCRETE SHALL BE PROVIDED ON 6" OF 3/4" CRUSHED AGGREGATE BASE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
- F. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWING GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
- G. CONCRETE FLAT WORK SHALL BE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL 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.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- H. 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" FOR UP TO #5 BARS AND 2" FOR #6 TO #10 BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO #6 BARS, 62 DIAMETERS FOR #7 TO #9 BARS, 68 DIAMETERS FOR #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING 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 1064. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
- I. 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.
- J. 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.
- K. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
- L. 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 ON SITE, 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

- A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLAND, WHICH SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. 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 8, 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.
- B. 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.
- C. SEEDING LAWNS:
 - 1. PERMANENT LAWN AREAS SHALL BE SEEDDED 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 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. 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. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
 - 2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES SHALL BE SEEDDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0-6-0 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0-5-0 LBS./1,000 S.F.) AND 15% PERENNIAL RYEGRASS (0-2-0 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. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
 - 3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 5-6 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. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059.
- D. CEDED 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.
- E. EROSION MATTING:
 - 1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER, LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
 - 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.

DIVISION 33 UTILITIES

33 10 00 SITE 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. CONTRACTOR TO FIELD TELEVIS ALL EXISTING STORM LATERALS THAT ARE SCHEDULED TO BE RE-USED AND/OR CONNECTED TO ON SITE. THE TELEVISION SHALL BE COMPLETED TO ENSURE THE EXISTING LATERAL(S) ARE FREE OF OBSTRUCTIONS AND IN SOUND STRUCTURAL CONDITION. TELEVISION OF THESE LATERALS SHOULD BE COMPLETED AT BEGINNING OF CONSTRUCTION AND DESIGN ENGINEER SHALL BE NOTIFIED OF ANY PIPE OBSTRUCTIONS AND/OR STRUCTURAL DEFICIENCIES IMMEDIATELY AFTER COMPLETION OF FIELD TELEVISION.
- C. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. ALL PROPOSED STORM PIPE BELOW BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8" HORIZONTALLY FROM FOUNDATION WALLS.
- D. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- E. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT FOR ALL DOWNSPOUT TO RISER (DSR) CONNECTIONS. DOWNSPOUTS TO GRADE (DSG) SHALL BE PROVIDED WITH SPLASH BLOCKS AT THE DISCHARGE LOCATION. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
- F. 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. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.
- G. 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 EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
- H. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

SHOP DRAWING SUBMITTALS

MATERIAL / INFORMATION

- 1. 31.10.00 - TELEVISION REPORTS OF EXISTING LATERALS
 - STORM
- 2. 31.20.00 - FILL
 - PRODUCT DATA
 - SOURCE MATERIAL
- 3. 32.10.00 (A) - AGGREGATE BASE & ASPHALT PAVEMENT
 - HOT MIX ASPHALT SPECIFICATIONS
 - AGGREGATE BASE
 - PAVEMENT MARKINGS
- 4. 32.20.00-CONCRETE AND AGGREGATE BASE
 - DESIGN MIX
 - AGGREGATE BASE
 - COMPRESSION TEST RESULTS
- 5. 32.30.00 LANDSCAPING
 - AMENDED SOIL MIX
 - SEEDING PRODUCT DATA
 - EROSION MATTING
- 6. 33.10.00 - SITE UTILITIES
 - STORM PIPING MATERIALS
- 7. MISCELLANEOUS ITEMS
 - SITE LIGHTING
 - BOLLARDS

Table A: Allowable Pipe Material Schedule

Utility	Material	Pipe Code	Fitting Code	Joint Code
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477



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PROJECT INFORMATION

PROPOSED PARKING LOT RECONSTRUCTION FOR:
SJB CATHOLIC CHURCH
15 PLYMOUTH STREET • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

PRELIMINARY DATES

JUNE 3, 2025

JOB NUMBER

250018900

SHEET NUMBER

C0.2

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Fond du Lac, WI 54935
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PROPOSED PARKING LOT RECONSTRUCTION FOR:
SJB CATHOLIC CHURCH
 15 PLYMOUTH STREET • PLYMOUTH, WI 50073

PROFESSIONAL SEAL

JUNE 3, 2025

NOT FOR CONSTRUCTION

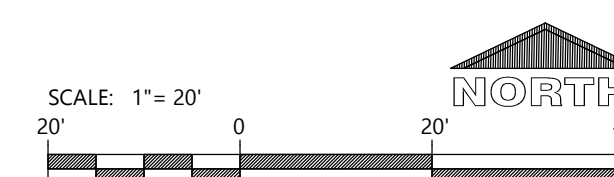
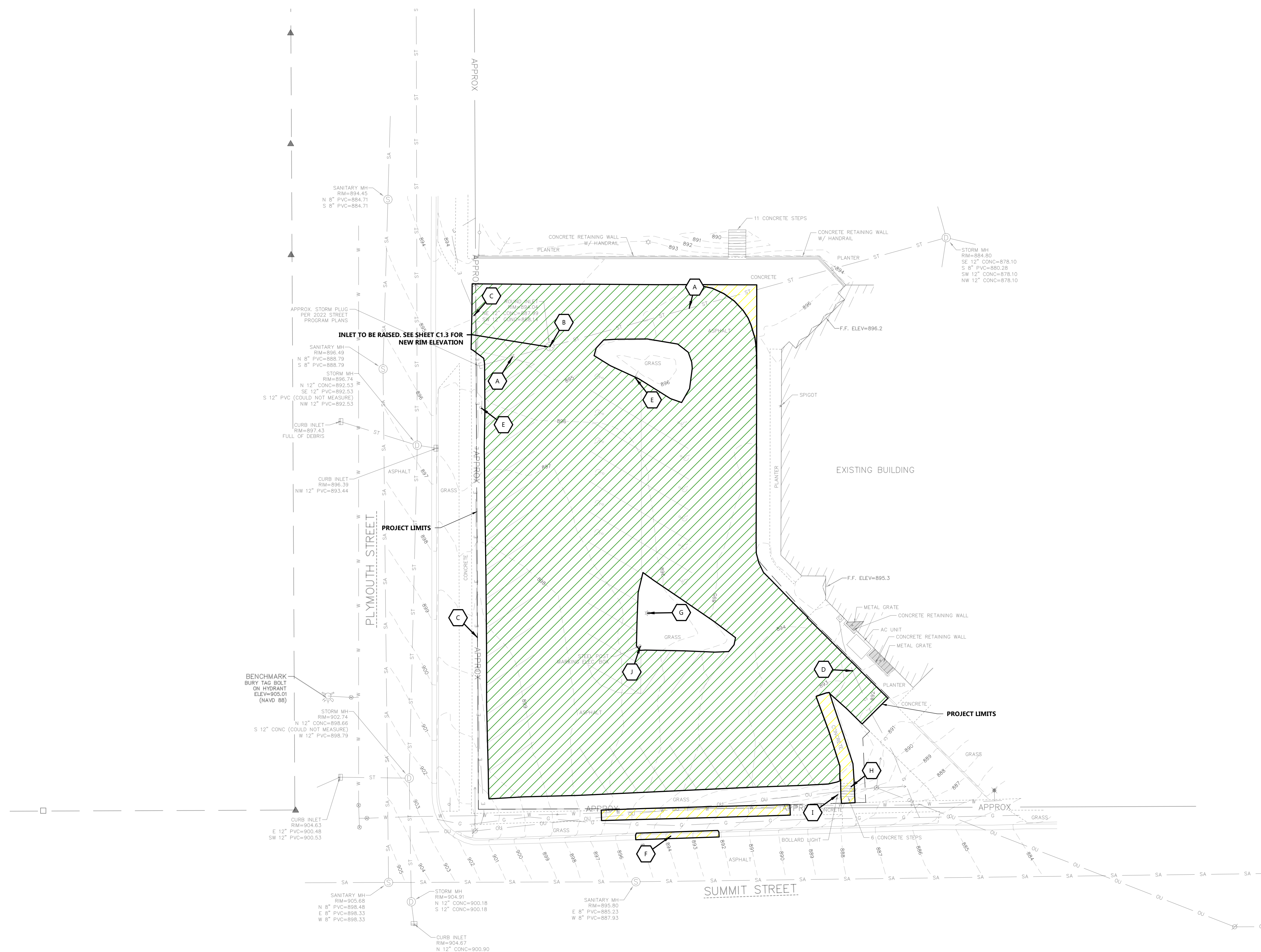
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C1.0

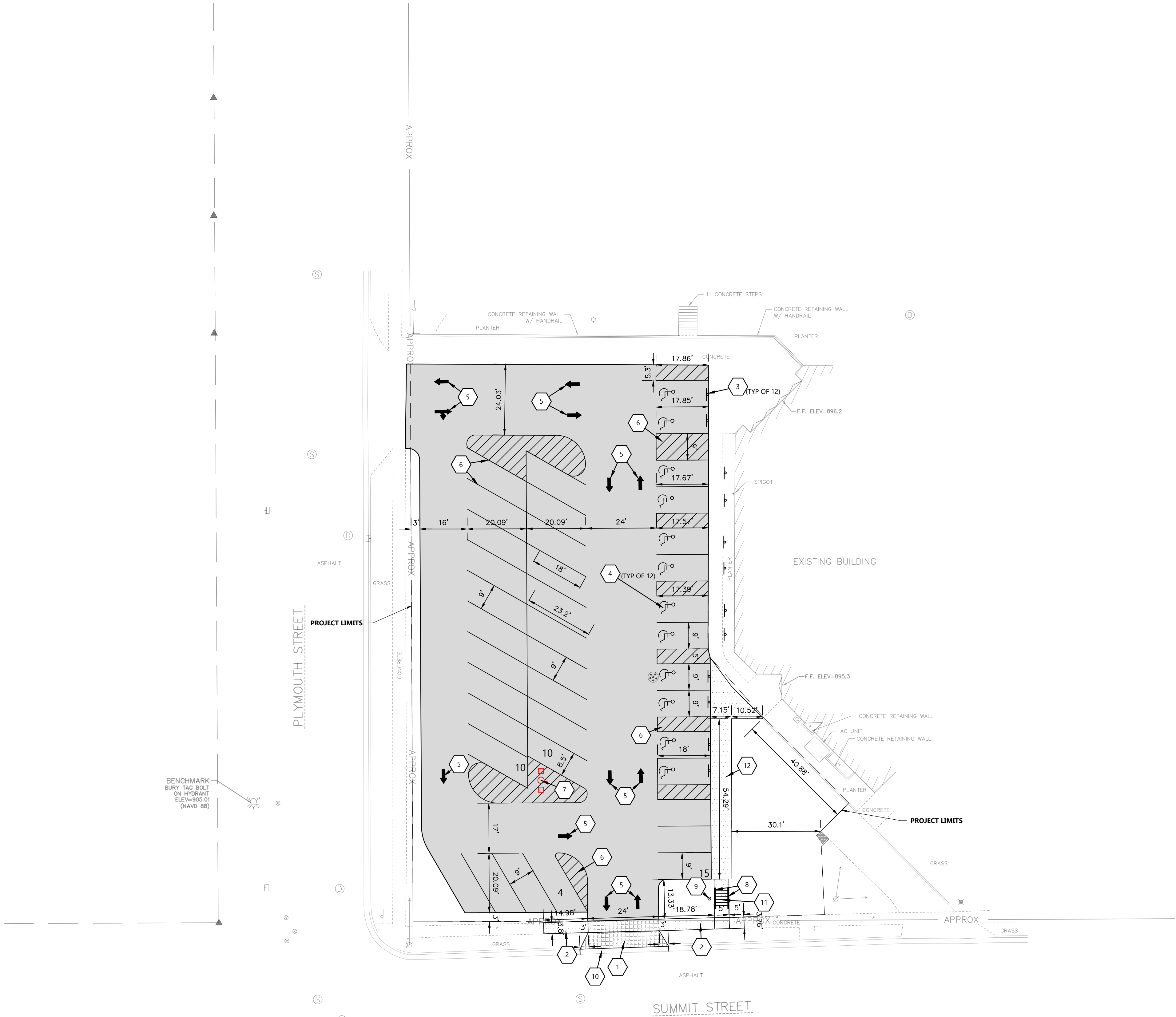
LEGEND:

	REMOVE PAVEMENT & BASE
	SAWCUT AND REMOVE CONCRETE

A	PROTECT STORMLINE
B	ADJUST STORM INLET RIM
C	PROTECT ELECTRICAL LINE
D	PROTECT GAS LINE
E	SALVAGE SIGN AND REUSE AS FEASIBLE. COORDINATE LOCATION WITH OWNER
F	SAWCUT AND REMOVE CURB HEAD FOR DRIVEWAY OPENING
G	REMOVE BASE AND RELOCATE LIGHT POLE AND REROUTE ELECTRICAL (SEE SHEET C1.3 FOR RELOCATION)
H	REMOVE CONCRETE STEPS AND SALVAGE METAL RAILING FOR REUSE
I	REMOVE BASE AND RELOCATE BOLLARD LIGHT (SEE SHEET C1.1 FOR RELOCATION)
J	REMOVE STEEL POST; LOCATE ELECTRICAL BOX AND PROTECT/RELOCATE AS NECESSARY FOR POWER REROUTING TO LIGHT POLE AND BOLLARD LIGHT



CIVIL EXISTING SITE AND DEMOLITION PLAN



LEGEND:	
HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	SIDEWALK CONCRETE
	3" LANDSCAPE STONE
	HEAVY DUTY CONCRETE

KEYNOTES	
1	6" CONCRETE DRIVEWAY APRON AND OPENING PER CITY STANDARDS
2	CONCRETE SIDEWALK PER CITY STANDARDS
3	HANDICAP SIGN PER STATE CODE (SEE DETAILS AND COORDINATE WITH OWNER)
4	HANDICAP STALL & STRIPING PER STATE CODES
5	TRAFFIC FLOW ARROWS (TYP)
6	PAINT STRIPING (TYP)
7	RELOCATED LIGHT POLE WITH NEW 24" BASE (SEE DETAIL)
8	SALVAGED METAL RAILING, TO BE FITTED TO PROPOSED STAIRS. PROVIDE ALTERNATE 1 FOR NEW RAILING (SEE DETAIL)
9	RELOCATED BOLLARD LIGHT WITH NEW 10" BASE (SEE DETAIL)
10	CURB CUT (SEE DETAIL)
11	6" CONCRETE STAIRS (SEE DETAIL)
12	FLUSH WALK (SEE DETAIL)



CIVIL SITE PLAN



EXCEL

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PROJECT INFORMATION

PROPOSED PARKING LOT RECONSTRUCTION FOR:
SJB CATHOLIC CHURCH
15 PLYMOUTH STREET • PLYMOUTH, WI 50073

PROFESSIONAL SEAL

PRELIMINARY DATES	
APR. 25, 2025	
APR. 30, 2025	
MAY 15, 2025	
JUNE 3, 2025	

NOT FOR CONSTRUCTION

JOB NUMBER
250018900

SHEET NUMBER
C1.1

- GENERAL NOTES:**
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION).
 - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
 - CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES	
EC 1	SILT FENCE
EC 2	STABILIZED CONSTRUCTION ENTRANCE
EC 3	INLET PROTECTION

PROJECT INFORMATION

PROPOSED PARKING LOT RECONSTRUCTION FOR:
SJB CATHOLIC CHURCH
15 PLYMOUTH STREET • PLYMOUTH, WI 50073

PROFESSIONAL SEAL

PRELIMINARY DATES

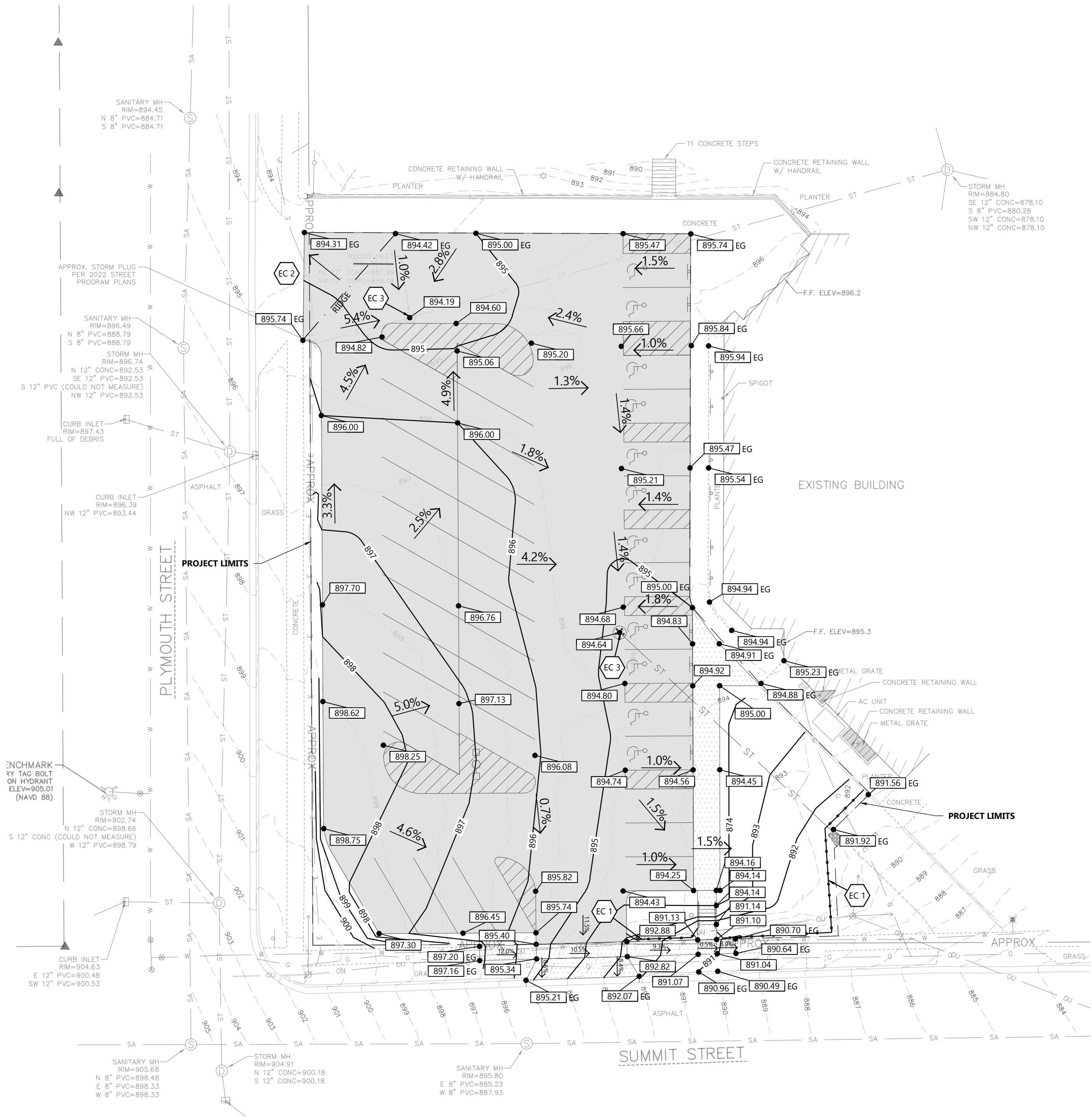
JUNE 3, 2025

JOB NUMBER

250018900

SHEET NUMBER

C1.2



CIVIL GRADING AND EROSION CONTROL PLAN



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PROJECT INFORMATION

PROPOSED PARKING LOT RECONSTRUCTION FOR:
SJB CATHOLIC CHURCH
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PROFESSIONAL SEAL

PRELIMINARY DATES

JUNE 3, 2025

NOT FOR CONSTRUCTION

JOB NUMBER

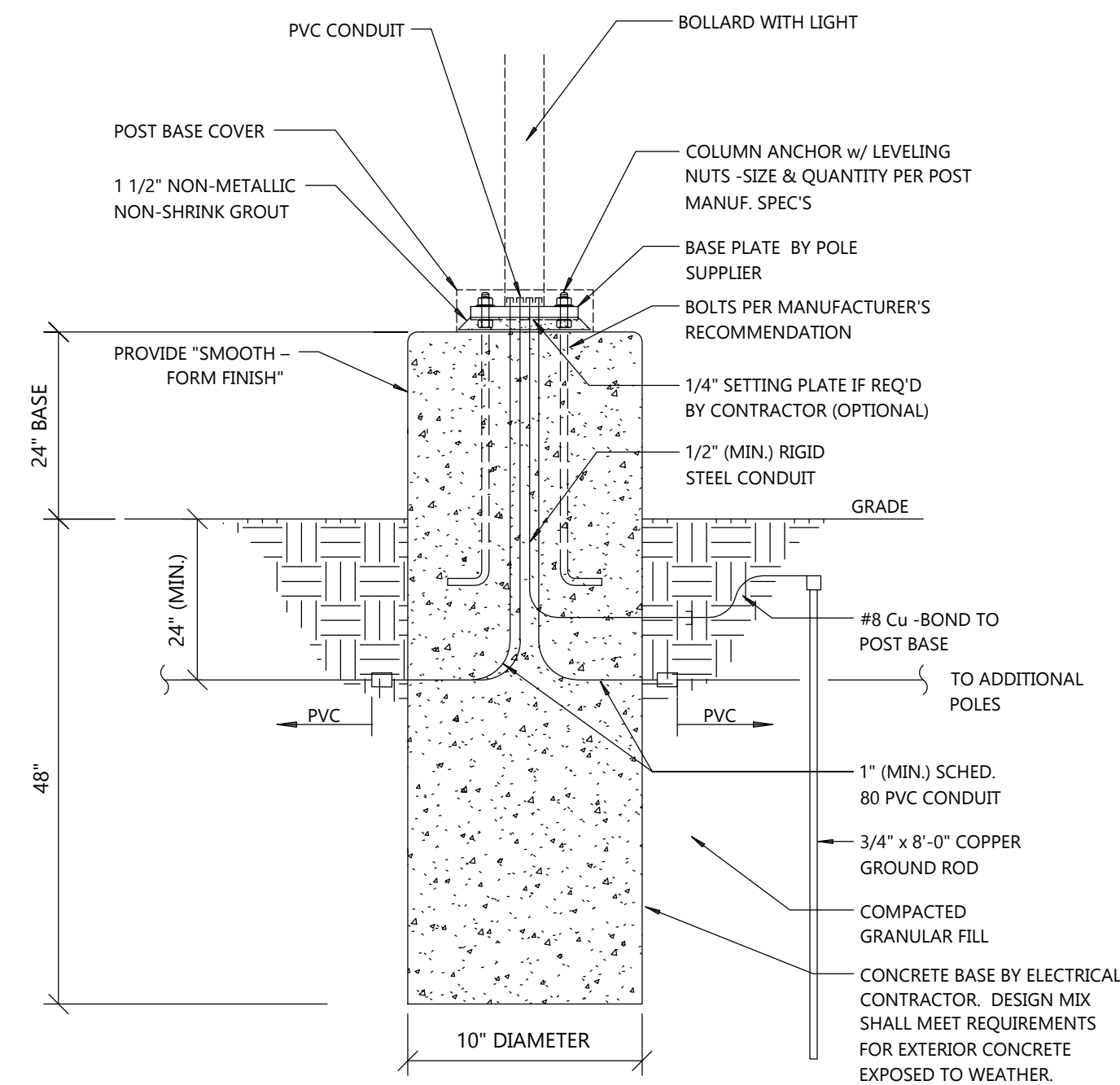
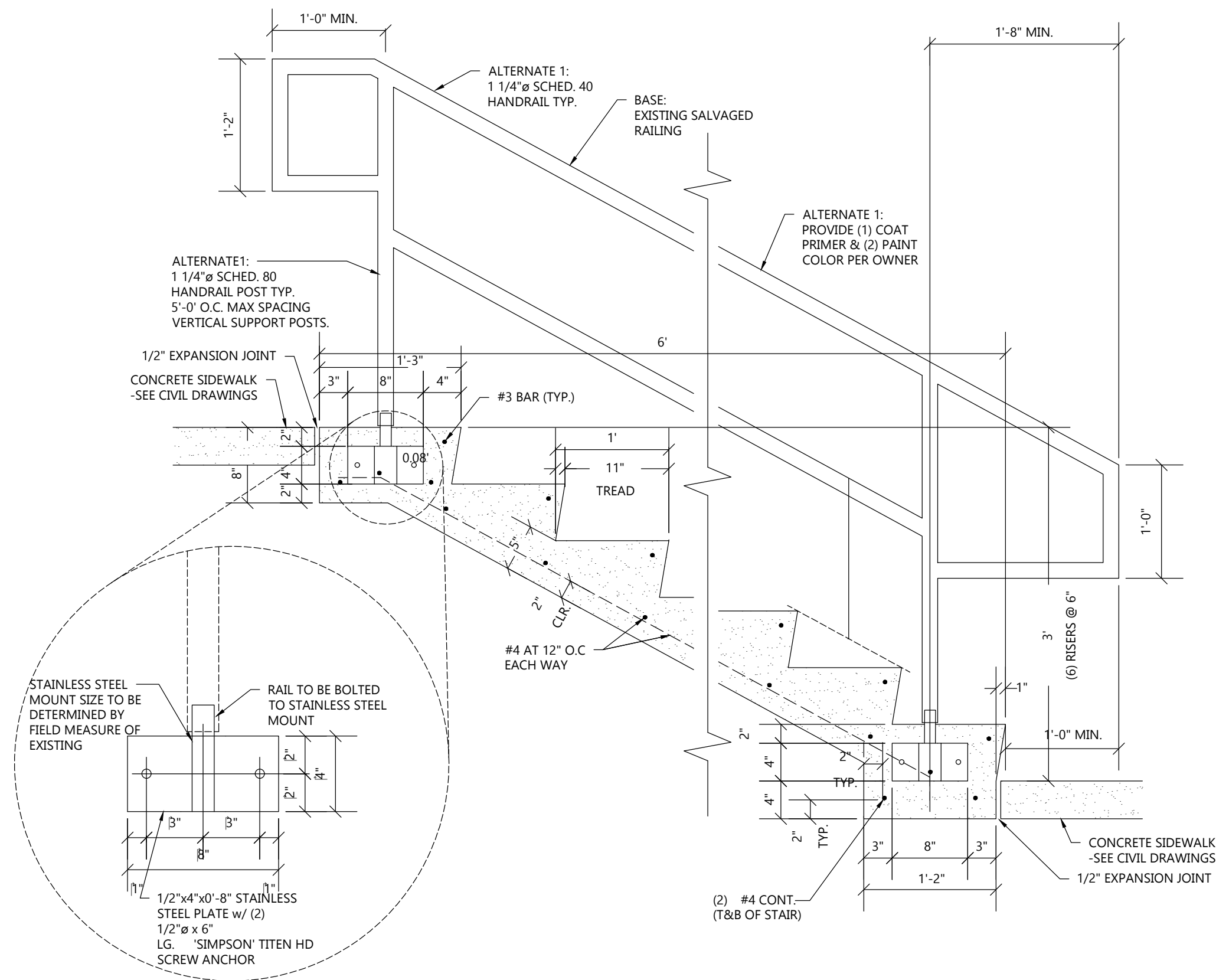
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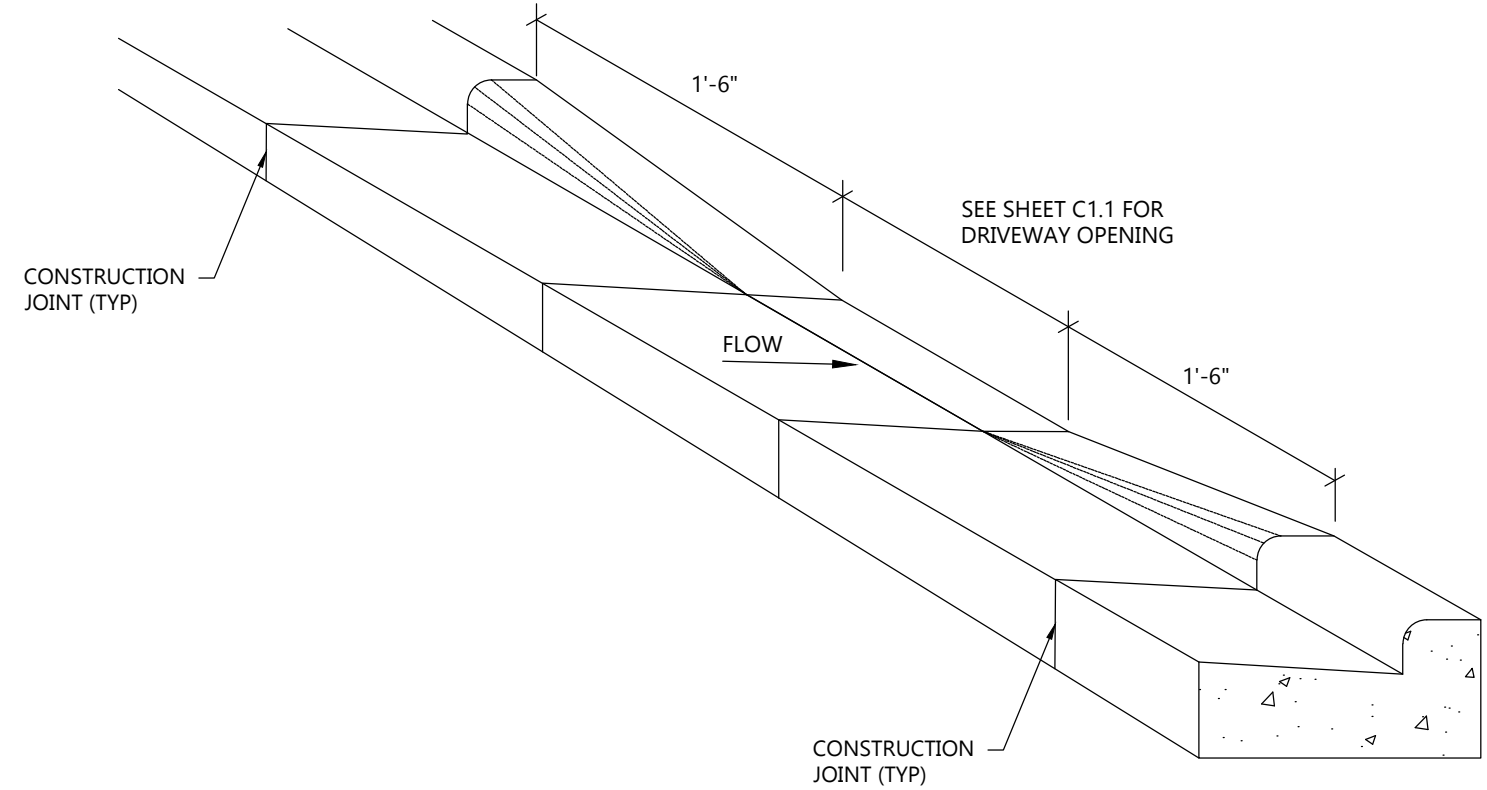
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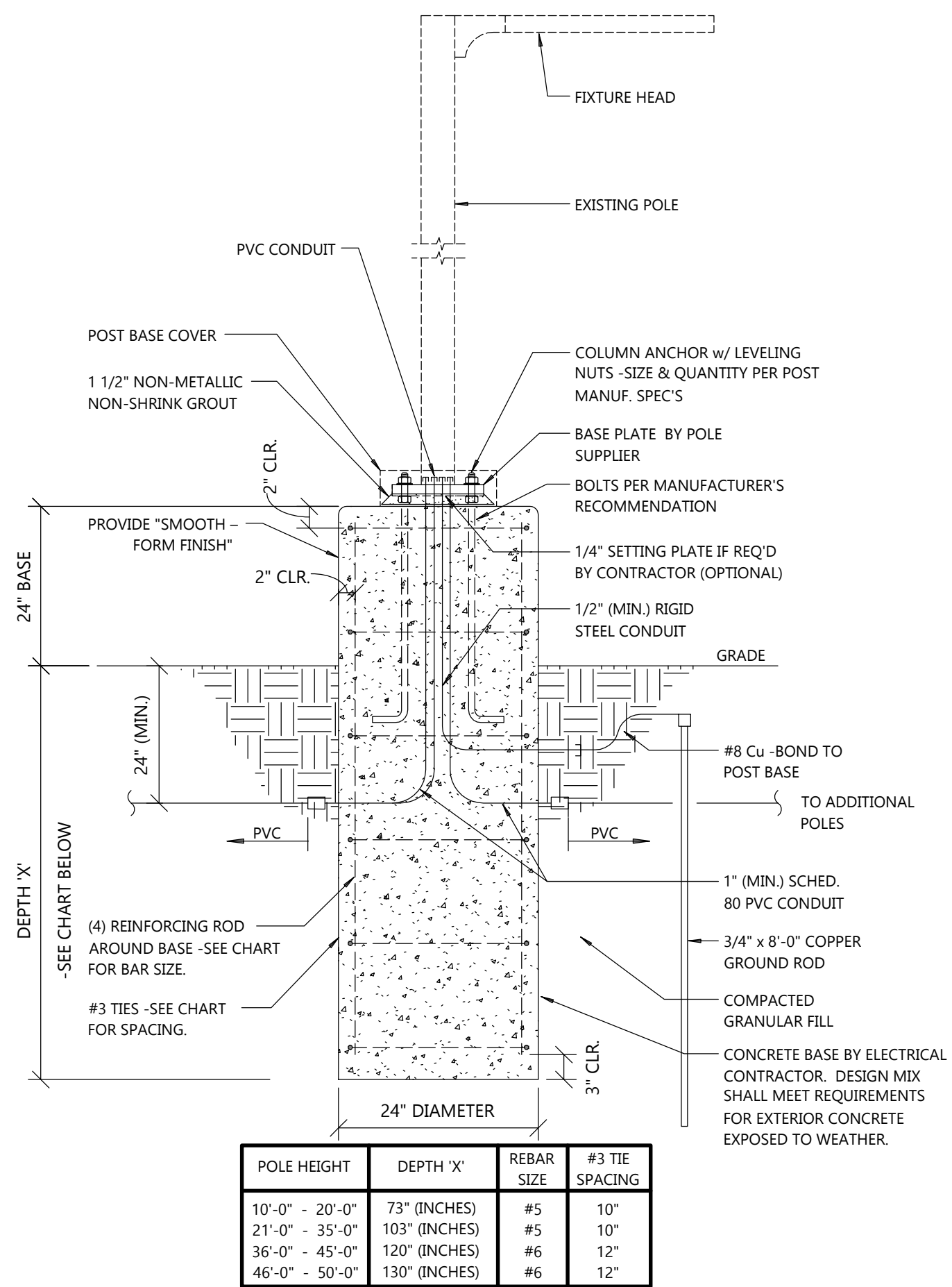
CIVIL UTILITY PLAN

[illegible][illegible]

BOLLARD LIGHT WITH CONCRETE BASE DETAIL



NOT TO SCALE



LIGHT POLE WITH CONCRETE BASE DETAIL



DATE: July 2, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director
Tim Blakeslee, City Administrator/Utilities Manager
Cathy Austin, Director of Public Works
Ryan Roehrborn, Electric Operations Manager
Nick Whipple, Assistant Electric Operations Manager
Ryan Pafford, Fire Chief

RE: **Site Plan Seeking Approval:** Parcel number 59271822750 (southeast corner of STH 57 and CTH PP), Sargento Cheese Inc, regarding proposed plans to construct an approximately 384,000 square foot industrial facility in the H-I Heavy Industrial zoning district. Sargento Cheese/Kraemer & Davis (enclosure)

Background:

In May 2025, Sargento Cheese, Inc. successfully petitioned the City for a rezone and comprehensive plan amendment to rezone ~66 acres of property on the southeastern corner of the intersection of State Highway 57 and County Highway PP from agricultural to heavy industrial in an effort to accommodate potential future development on the site.

Sargento has now submitted plans to formally develop the site. Brett Kraemer and Diane Davis, on behalf of Sargento Cheese, Inc., have submitted a site plan review application for a new, one-story 384,000 square foot manufacturing facility on the north side of the site. The building will ultimately house a combination of office, warehousing, production, and cooler space and serve as a new anchor for Sargento's presence on the southeast side of the City. Sargento has estimates of construction beginning in spring of 2026 with estimated completion sometime in 2027.

ZONING CONSISTENCY MATRIX		
	<i>Required</i>	<i>Provided</i>
Zoning	H-I	H-I
Minimum Frontage	n/a	~415' CTH PP ~2295' STH 57
Maximum Lot Coverage of All Buildings	50%	~14%
Minimum Lot Width at Building Line	200'	~1150'
Minimum Front Yard Setback	40'	~406' from CTH PP (51' from pump house) ~135' from STH 57
Minimum Side Yard Setback		
Principal Building	30'	~234 to east
Accessory Building	10'	~280' pumphouse
Minimum Rear Yard Setback	40'	n/a (two front yards)

Maximum Height Principal Structures	45', up to 80' with CUP	35'6"
Parking Space Requirements	175	378

Comprehensive Plan/Zoning/Setbacks:

In total, the property is approximately 66 acres and contains a small farm house, a barn, and at least one outbuilding on the southwestern end of the property with driveway access off of STH 57. The applicant plans to raze the existing farmhouse buildings during grading and earthwork. The proposed manufacturing facility conforms with the City's Comprehensive Plan for the area.

The property was recently rezoned into H-I Heavy Industrial to accommodate this project. City staff has provided the zoning matrix below that indicates no issues with the site plan in respect to setbacks in H-I, building heights, lot coverage, and lot width, etc.

Overall Design:

The exterior building design features a combination of brick veneer and engineered stone for architectural interest that will be featured prominently on the buildings north side. The submitted floorplan shows this area will be used as office space. The production and warehousing area of the building to the south will feature metal wall paneling on the exterior and is common to many other industrial buildings in the area. A pump house is to be located near the entrance to the facility off of CTH PP, along with two distinct driveways for general parking and shipping and receiving. A stormwater management pond is shown on the southeast corner of the property.

Access:

The plan shows two driveway entrances off of CTH PP. One will serve personnel and visitor parking and will lead to a large parking lot that abuts the north general entrance of the building. The other driveway access will be utilized for truck access only and be used for shipping and receiving purposes. The plan shows two shipping and receiving bays on the buildings east and west side. Driveway permits are granted by Sheboygan County in this case as the driveway abuts CTH PP. The applicant has indicated the driveway permits for this project are pending.

Traffic Impact Analysis:

City Staff has requested a traffic impact analysis for the site. Approval from Plan Commission for the site may need to be contingent on an approved Traffic Impact Analysis coming back to the Plan Commission for final review and approval.

Lighting/Landscaping Plan:

The applicant has provided a lighting plan for both the north and south side of proposed building. The lighting plan has been reviewed by the Building Inspector for conformance to international building code (IBC) standards and it was found these requirements have been satisfied.

The submitted landscaping plan shows 120 trees and 708 shrubs to be planted. Final planting species have not been determined at this point, though the applicant has communicated to the City that they are choosing from a list containing the following species:

- Trees: Autumn Blaze Maple, Crimson King Maple, Autumn Fantasy Maple, River Birch, Whitespire Birch, Red Oak, Princeton Elm, Greenspire Linden, Ivory Silk Lilac, Blackhills Spruce, Serbian Spruce, White Pine, Techny Arborvitae, Dark Green Arborvitae, Blue Point Juniper
- Shrubs: Annabelle Hydrangea, Little Lime Hydrangea, Little Quick Fire Hydrangea, Weigela, Spirea, Arctic Fire Dogwood, Lilac, Ninebark, Kallay Compact Juniper, Green Velvet Boxwoods, Hetz Midget Arborvitae, Mugho Pine, Everlow Yew

PMC 13-1-92 requires that parking lot landscaping shall be equal to at least ten percent (10%) of the surface drives and parking area. The submitted landscaping plan indicates that there 209,610 square feet of vehicular use areas, which would then require a landscaping area of at least 20,961 square feet. The submitted landscaping plan has 28,108 square feet of landscaping area, equal to ~13.4% of the parking area. City staff has reviewed the plan and verified it meets ordinance.

Electric Demands:

Staff received Sargento's panel schedule with total loads of 15,668 kW. Derating shows that Plymouth Utilities will likely need to supply 7,800 to 12,460 kW demand. 7,800 can be done with one circuit, but it is at the very upper limit. Plymouth Utilities will likely need to supply this load with two separate circuits to feel comfortable. Staff had a call with Sargento and Gray in mid-June to discuss electric service requirements and kick off ordering of long lead time items for Sargento and Plymouth Utilities.

Public Works Department:

Water Demand: Plymouth Utilities received their maximum 410 GPM, but is waiting on a response for daily expected volume usage. Approval from Plan Commission for the site may need to be contingent on an approved utility plan by the Director of Public Works.

Sanitary Demand: Plymouth Utilities received their expected daily discharge of 52,950 gallons. The Utility is currently investigating capacity in the existing infrastructure. Approval from Plan Commission for the site may need to be contingent on an approved utility plan by the Director of Public Works.

Stormwater Management Plan: A Stormwater Management Plan has been submitted, and the Public Works Director and Gray Engineering are finalizing the report. Approval from Plan Commission for the site may need to be contingent on an approved Stormwater Management Plan.

Plymouth Fire Department:

The site plan for Sargento Foods has been reviewed and found to be in full compliance with the applicable provisions of NFPA 1, Chapter 18 – Fire Department Access and Water Supply. Specifically:

Per Section 18.2.3.2.2, all portions of the facility and exterior walls of the first story are within 150 feet of fire apparatus access roads, measured along approved routes.

In accordance with Section 18.2.3.5.1.1, the access roads provide an unobstructed width of no less than 20 feet.

As required by Section 18.2.3.5.4, all dead-end access roads exceeding 150 feet in length include approved turnaround provisions.

Additionally, a Knox Box will be required at the main entrance in accordance with the applicable municipal code to ensure emergency access.

No further concerns were noted at this time.

TID Request:

The subject property is currently not in a Tax Increment District (TID). Sargento has submitted a TID application as part of the project to potentially facilitate the creation of TID#9. This will be reviewed separately by the Joint Review Board, Plan Commission, and Common Council. Additionally, any development incentive must satisfy the "but for" test, meaning the development would not occur—or not occur in a manner that serves the City's best interests—without the use of TID Funds.

Should TID process move forward, the developer must collaborate with City staff on a development financial review through Ehlers and enter into a development agreement. Approval of any such agreement is solely at the discretion of the Common Council and requires their review and approval.

Plan Commission Consideration(s):

Sec. 15-1-3(g) of the City Code indicates that the Plan Commission must review and approve any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts before the issuance of a building permit from the building inspector:

- *Site plan approval.* All applications for building permits for any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts shall require site plan approval by the plan commission.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

Staff Recommendation/Action Requested:

Staff recommends the Plan Commission approve the site plan for Sargento with the following contingencies:

- Traffic Impact Analysis coming back to the Plan Commission for final approval once staff can review.
- Water Demand: Approval from Plan Commission for the site to be contingent on an approved utility plan by the Director of Public Works.
- Sanitary Demand: Utility is currently investigating capacity in the existing infrastructure. Approval from Plan Commission for the site to be contingent on an approved utility plan by the Director of Public Works.
- Stormwater Management Plan: Approval from Plan Commission for the site to be contingent on an approved Stormwater Management Plan.

Attachments:

- I. Applicant Materials

Action	Date	Status
Rezone/Comp Plan Amendment Plan Commission Meeting	4/3/2025	Rec. Approval
Comp Plan Public Notice in <i>Plymouth Review</i>	4/11/2025	Published
Rezone Public Notice in <i>Plymouth Review</i>	4/25, 5/2	Published
Mailer to nearby municipalities within 1,000' for affected area	5/1/2025	Mailed

Rezone and Comp Plan Public Hearing at Common Council	5/13/2025	This meeting
Common Council Final Action on Rezone and Comp Plan	5/13/2025	Approved
Plan Commission Site Plan Review	7/10/2025	This Meeting





June 5, 2025

Project Narrative – Site Plan Review

Project: Sargento Cheese Facility
1587 WI-57, Plymouth, WI 53073

Sargento Cheese is requesting site plan review for approval for a new industrial facility. The project is located off HWY 57 and County Road PP in the City of Plymouth. The site was recently rezoned to Industrial. The building is approximately 384,000 square feet, 1-story building consisting of an office and production facility. The overall property is 63.705 acres and the proposed area of disturbance is approximately 46.356 acres. Exterior materials are represented in the attached renderings. The office façade will consist of decorative brick and stone with aluminum storefront windows. The plant facility will consist of insulated metal panel with concealed fasteners.

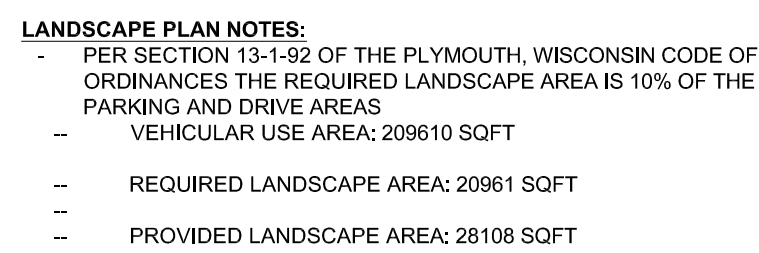
Access to the site is proposed with two drives from County Road PP. One drive is dedicated to personnel and visitor parking and the second drive is dedicated to truck access. A traffic impact analysis (TIA) is in process of being completed. Adequate parking will be provided for all personnel and visitors to the building. Parking totals include 378 parking spaces.

Landscaping will be provided in an approach that meets the city zoning ordinance requirements. The .67 acre wetland located on the eastern side of the site has been mitigated through Wisconsin DNR, documentation accompanies this submission.

The proposed development will have a positive impact to the area and have no negative impact on the neighboring properties.



SHEET NUMBER
C-400



Set top of ball 1 1/2" above existing grade

3" Mulch (typical)

Mulch is never to be piled on top of the root collar

Remove burlap from top 1/3 of root ball

Well compacted native soil to reduce settlement

Remove any wire basket after setting and before backfilling

Native soil backfill

Lightly tamp in 6" layers to remove air pockets

Gray
10 Quality Street
Lexington, Kentucky 40507-1150
Telephone: (505) 281-5000
Food & Beverage | Manufacturing

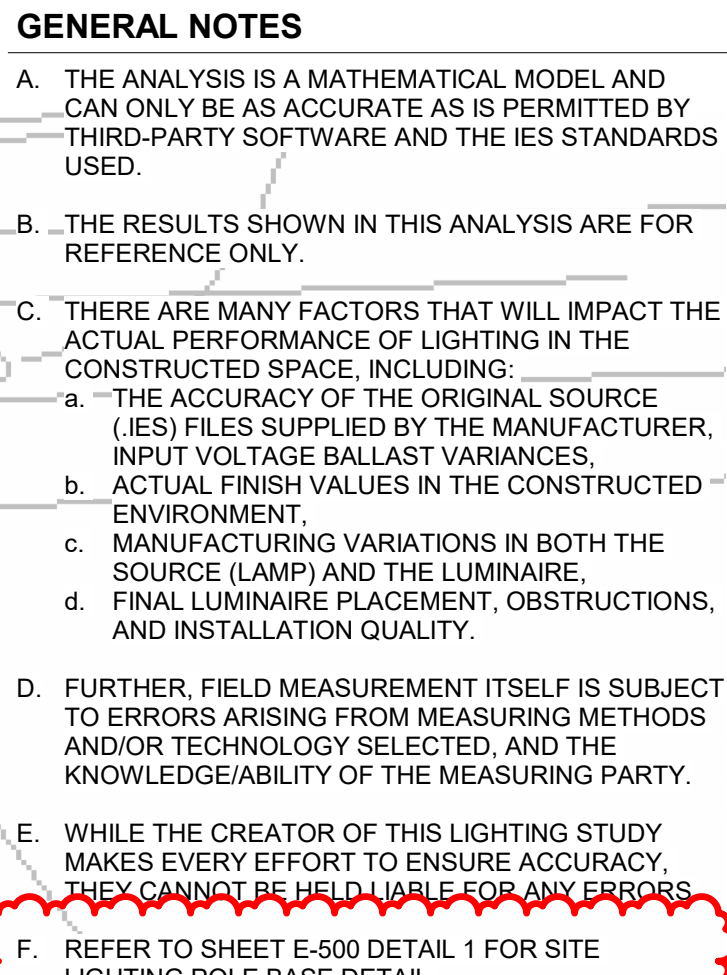
Gray AES
GRAY AES, PSC
10 Quality Street
Lexington, Kentucky 40507-1659

[illegible]

**A NEW PRODUCTION FACILITY FOR
PROJECT G4.5
PLYMOUTH, WISCONSIN**

JOB NUMBER
2025118

SHEET NUMBER
C-420

[illegible][illegible]

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DOCKS	+	3.2 fc	5.8 fc	1.2 fc	4.8:1	2.7:1
DOCKS	+	3.7 fc	5.9 fc	1.1 fc	5.4:1	3.4:1
DOCKS	+	2.1 fc	5.6 fc	0.2 fc	28.0:1	10.5:1
EGRESS	+	2.5 fc	3.4 fc	1.9 fc	1.8:1	1.3:1
EGRESS	+	2.9 fc	3.3 fc	2.5 fc	1.3:1	1.2:1
GUARD HOUSE	+	1.5 fc	1.8 fc	1.1 fc	1.6:1	1.4:1
PARKING LOT	+	4.5 fc	12.3 fc	1.1 fc	11.2:1	4.1:1
ROADWAY	+	3.5 fc	12.0 fc	0.5 fc	24.0:1	7.0:1
ROADWAY	+	1.9 fc	6.2 fc	0.5 fc	12.4:1	3.8:1
SIDEWALK	+	2.1 fc	3.7 fc	1.0 fc	3.7:1	2.1:1
BLDG PERIMETER	+	2.0 fc	5.7 fc	0.5 fc	11.4:1	4.0:1

NOT FOR CONSTRUCTION

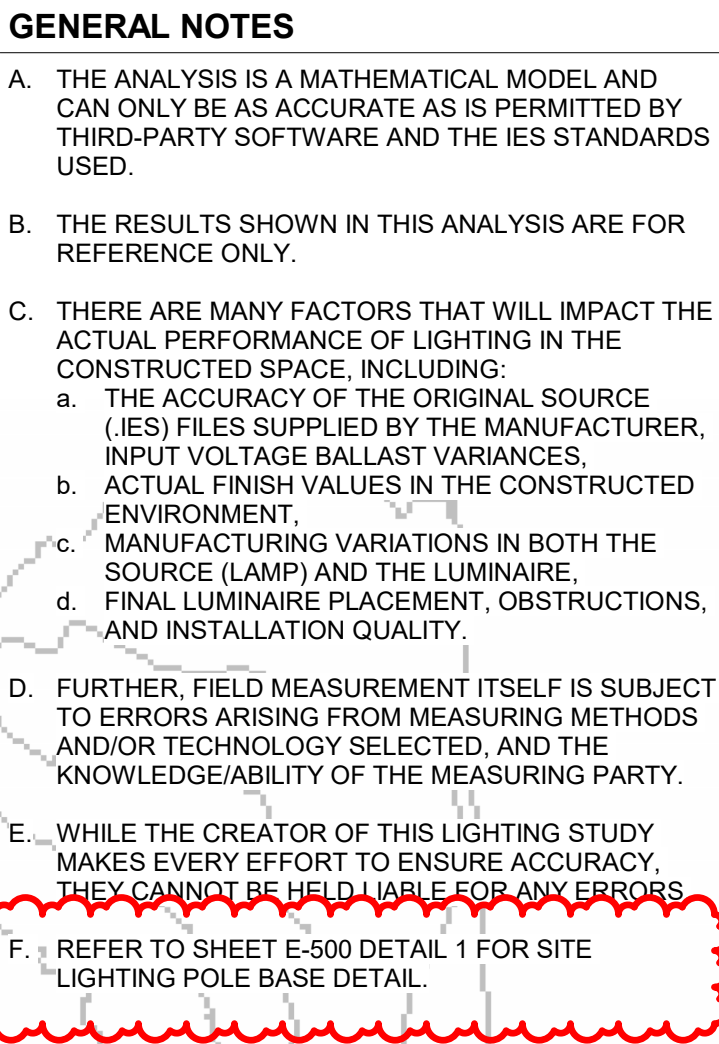
**A NEW PRODUCTION FACILITY FOR
PROJECT G4 -BUILDING
FACILITY**

DRAWN BY	CHECKED BY	#
TD / AK	MK	

JOB NUMBER
2025118

**SITE LIGHTING
PHOTOMETRICS
PLAN - NORTH**

SHEET NUMBER
E-020

[illegible][illegible]

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DOCKS	+	3.2 fc	5.8 fc	1.2 fc	4.8:1	2.7:1
DOCKS	+	3.7 fc	5.9 fc	1.1 fc	5.4:1	3.4:1
DOCKS	+	2.1 fc	5.6 fc	0.2 fc	28.0:1	10.5:1
EGRESS	+	2.5 fc	3.4 fc	1.9 fc	1.8:1	1.3:1
EGRESS	+	2.9 fc	3.3 fc	2.5 fc	1.3:1	1.2:1
GUARD HOUSE	+	1.5 fc	1.8 fc	1.1 fc	1.6:1	1.4:1
PARKING LOT	+	4.5 fc	12.3 fc	1.1 fc	11.2:1	4.1:1
ROADWAY	+	3.5 fc	12.0 fc	0.5 fc	24.0:1	7.0:1
ROADWAY	+	1.9 fc	6.2 fc	0.5 fc	12.4:1	3.8:1
SIDEWALK	+	2.1 fc	3.7 fc	1.0 fc	3.7:1	2.1:1
BLDG PERIMETER	+	2.0 fc	5.7 fc	0.5 fc	11.4:1	4.0:1

NOT FOR CONSTRUCTION

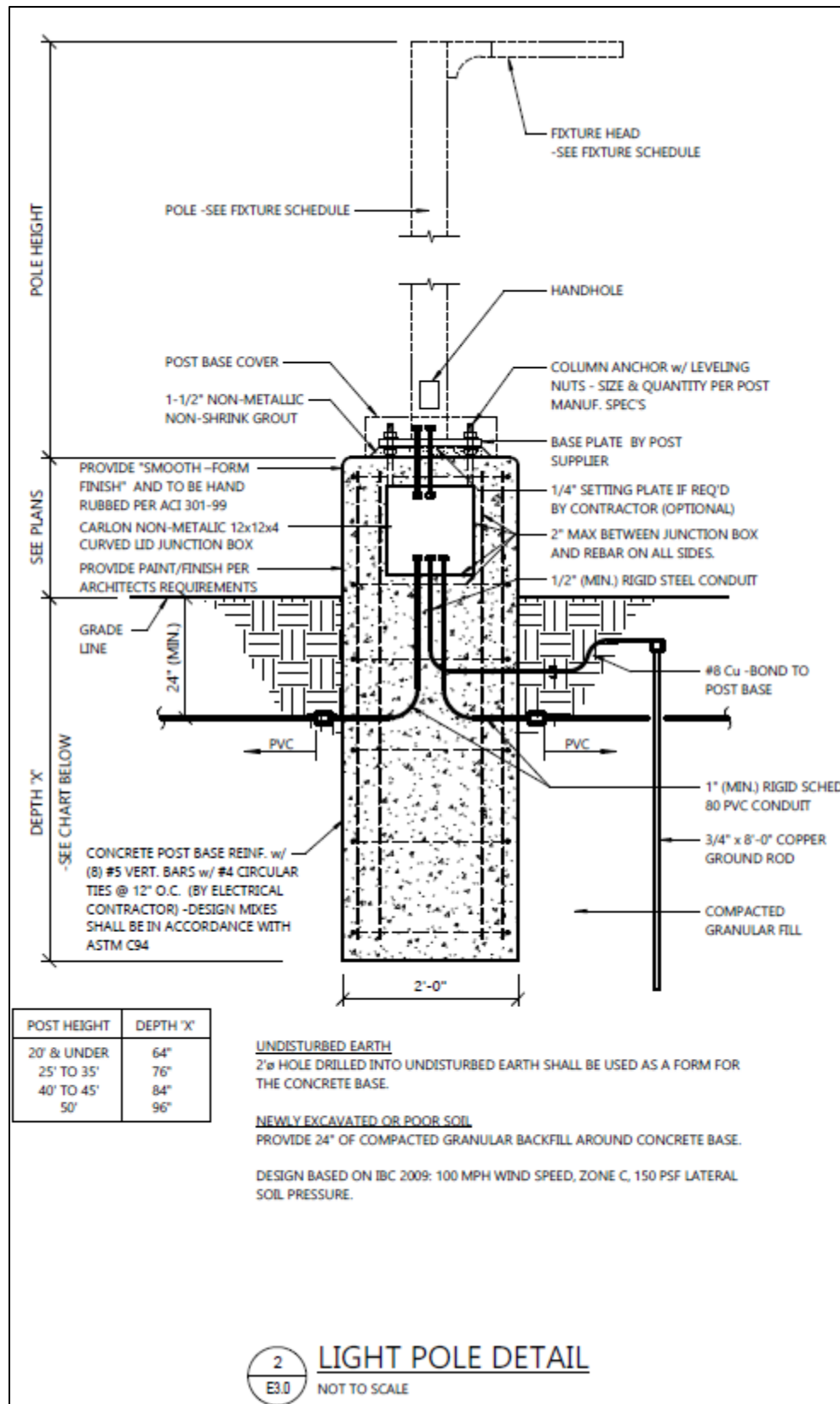
**PROJECT G4 -BUILDING
FACILITY**
PLYMOUTH, WISCONSIN

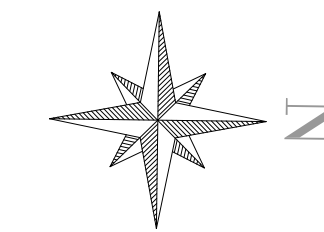
DRAWN BY	CHECKED BY	#
TD / AK	MK	

JOB NUMBER
2025118

**SITE LIGHTING
PHOTOMETRICS
PLAN - SOUTH**

E-021





 **Gray**

10 Quail Street
Lexington, Kentucky 40597-1400
Telephone: (859) 281-6000

Food & Beverage | Manufacturing
Automotive | Distribution
Mission Critical | Commercial

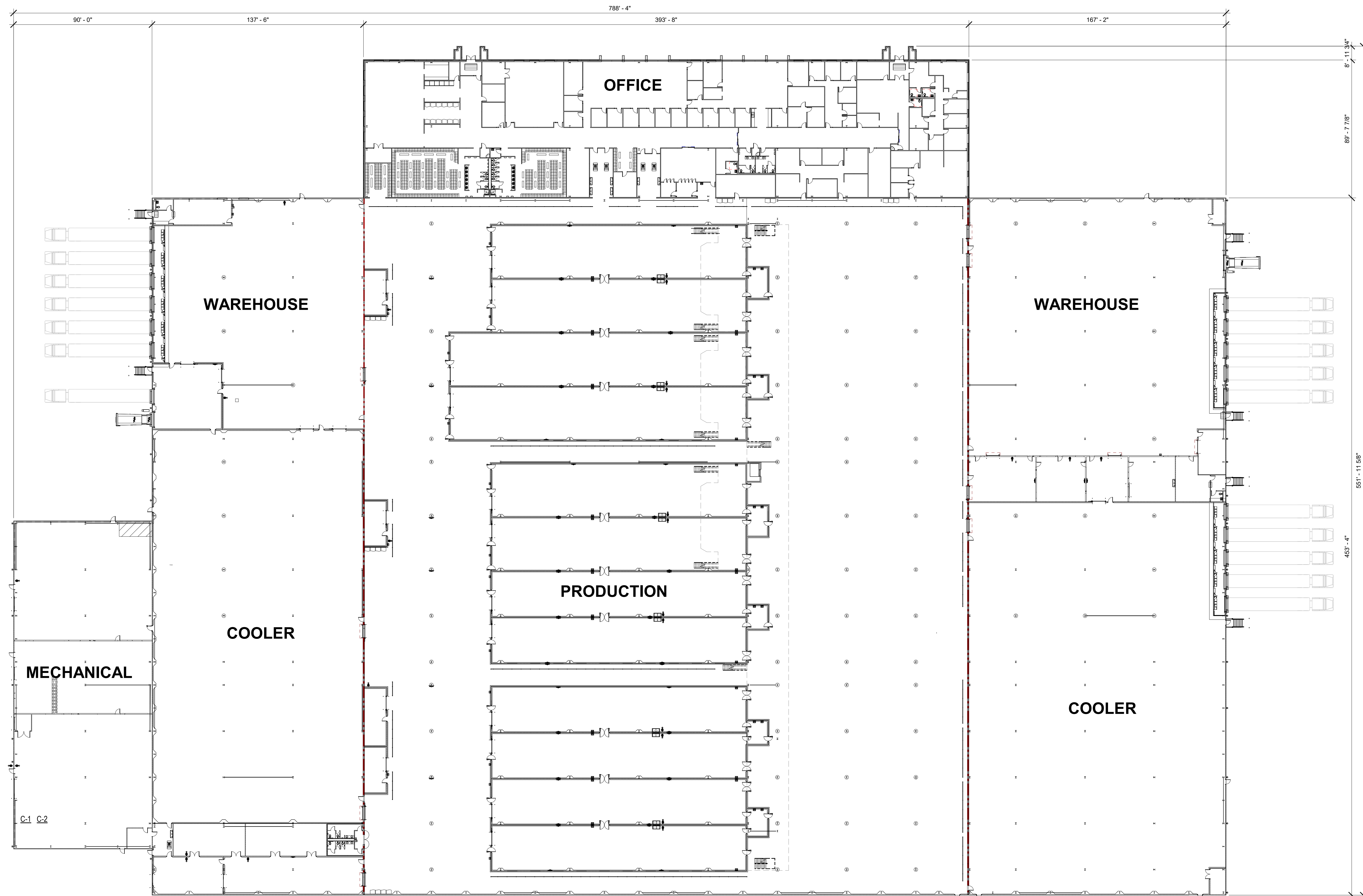
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DRAWN BY	CHECKED BY	#
LS	BDD	#

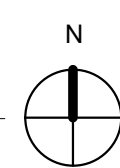
OVERALL GRADING AND DRAINAGE PLAN

SHEET NUMBER
C-500





1 OVERALL FIRST FLOOR PLAN
1" = 30'-0"



05/13/25

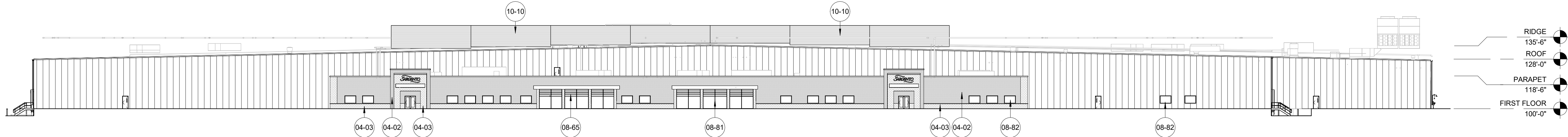


OVERALL FIRST FLOOR PLAN

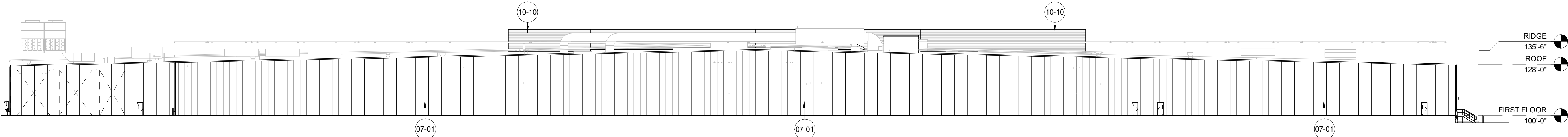
PROJECT G4.5
PLYMOUTH, WISCONSIN



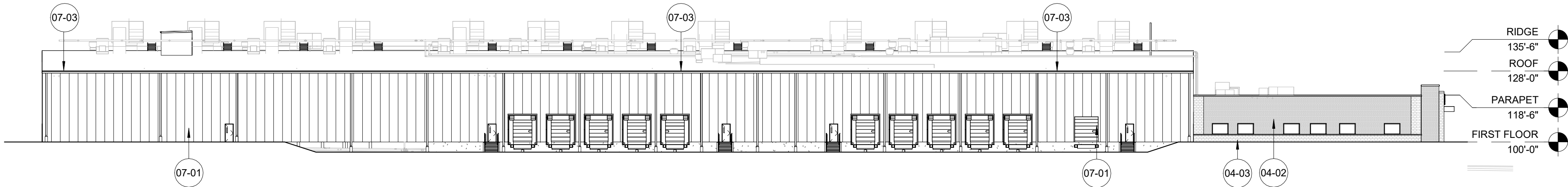
KEYNOTES	
04-02	BRICK VENEER ON METAL STUD WALL. SEE PARTIAL PLANS FOR WALL TYPE INFORMATION.
04-03	ENGINEERED STONE ON METAL STUD WALL. SEE PARTIAL PLANS FOR WALL TYPE INFORMATION.
07-01	EXTERIOR 4" INSULATED METAL PANEL WALL.
07-03	PRE-FINISHED METAL GUTTER - SEE ROOF PLAN ON SHEET A-120 FOR SIZING INFORMATION.
08-65	KAWNEER VERSICOIL SINGLE BLADE SUN SHADING SYTEM.
08-81	ALUMINUM-FRAMED EXTERIOR STOREFRONT WINDOW.
08-82	ALUMINUM-FRAMED EXTERIOR STOREFRONT WINDOW.
10-10	FIXED EXTRUDED ALUMINUM VISION BARRIER.



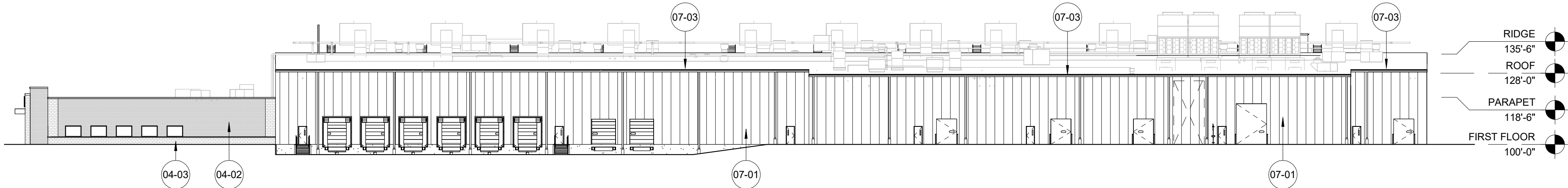
1 NORTH ELEVATION
1" = 30'-0"



2 SOUTH ELEVATION
1" = 30'-0"



3 EAST ELEVATION
1" = 30'-0"



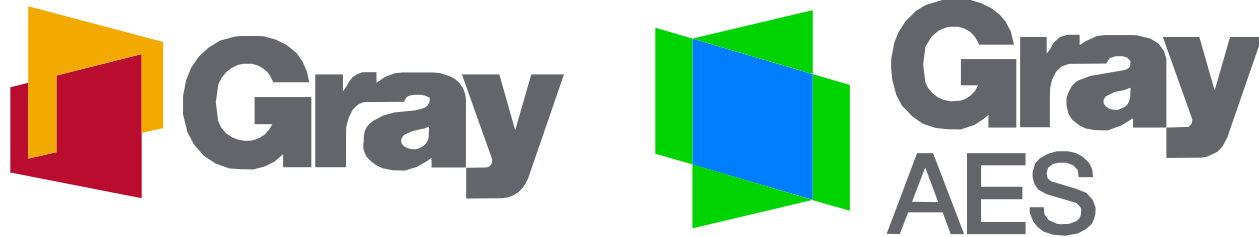
4 WEST ELEVATION
1" = 30'-0"

05/13/25



OVERALL ELEVATIONS

PROJECT G4.5
PLYMOUTH, WISCONSIN



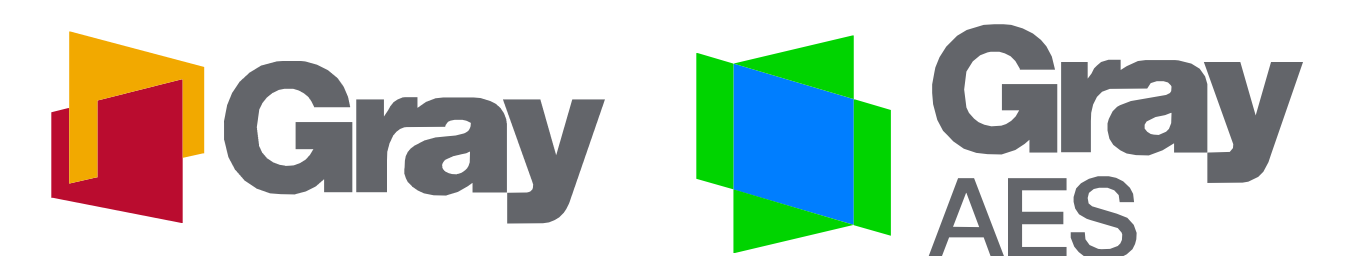


05/13/25



RENDERINGS

PROJECT G4.5
PLYMOUTH, WISCONSIN



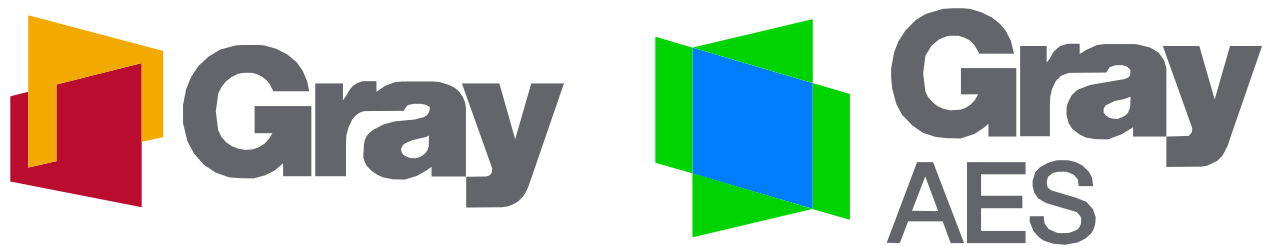


05/13/25



RENDERINGS

PROJECT G4.5
PLYMOUTH, WISCONSIN





DATE: July 1, 2025

TO: Plan Commission

FROM: Jack Johnston, Assistant City Administrator/Community Development Director
Clara Yoder, Administrator Intern

RE: Modifications to Sec. 13-1-80 & 13-1-82 Existing Non-Conforming Structures

Background:

At the June 5, 2025 Plan Commission meeting, the Plan Commission endorsed updates to the PMC 13-1-82 to give property owners some relief to build additions to existing non-conforming structures. Current ordinance language restricts additions. It reads as:

- The lawful nonconforming structure existing at the time of the adoption or amendment of this chapter may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking and loading, and access provisions of this chapter. However, **it shall not be extended, enlarged, reconstructed, moved or structurally altered** except when required to do so by law or order or so as to comply with the provisions of this chapter.

The Plan Commission discussed both vertical and lateral additions, as well as substandard lots as part of the overall discussion. They also discussed and directed staff to create ordinance language that has a formal approval process through the Plan Commission for these sorts of additions, which include public notification and standards for approval.

Lateral vs. Vertical Additions

The Plan Commission endorsed vertical additions with the following conditions:

- The proposed vertical addition does not increase the building footprint of the existing non-conforming structure.
- The proposed vertical addition does not worsen existing non-conformities.
- The proposed vertical addition does not create any new non-conformities.

The Plan Commission also endorsed lateral additions, with different conditions:

- The proposed lateral addition meets existing zoning requirements as established in the respective zoning district at the time of application as though the addition was a new structure, regardless of the established existing-non-conforming structure to which it will be attached.

Substandard Lots

While the City does not have many vacant substandard lots, staff also included language that gives property owners an avenue to build a principal structure on a substandard lot so long as the structure would meet all zoning requirements possible due to the configuration of the substandard lot. The approval process would follow that of additions to existing nonconforming structures.

Public Hearing/Notice

The Plan Commission discussed appropriate notice requirements as well as the potential for a public hearing. Staff mimicked current CUP regulations that require a class 2 notice as well as notice to property owners with 100' from the subject property. A public hearing is also included in the ordinance language to be held at the Plan Commission meeting.

Standards for Approval

In order to avoid ambiguity when deciding on approving additions to existing non-conforming structures, staff included the following standards for approval that the Plan Commission should consider when deciding to approve/deny these applications. The language is similar to language found in the site plan review criteria:

1. The appropriateness of the proposed addition in relation to the physical character of the site and the usage of adjoining land areas.
2. The layout of the proposed addition with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
3. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
4. The landscape and appearance of the proposed addition, The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

Staff Recommendation

Staff requests the Plan Commission review the draft ordinance language and recommend approval to the Common Council. If recommended for approval, staff will send the ordinance to the City Attorney for legal review and final edits prior to consideration by the Common Council.

Attachments:

- i. Draft Ordinance

CITY OF PLYMOUTH, WISCONSIN

Ordinance No. ____ of 2025

AN ORDINANCE AMENDING SECTION 13-1-80 and 13-1-82, ADDITIONS ONTO EXISTING NONCONFORMING STRUCTURES OF THE MUNICIPAL CODE OF THE CITY OF PLYMOUTH, WISCONSIN

WHEREAS, the City of Plymouth is a body corporate and politic within Sheboygan County, Wisconsin; and

WHEREAS, the Common Council has determined it is in the best interest of the public health, safety, and general aesthetics of the City and its residents to allow additions onto nonconforming structures as well as principal structures on substandard lots with certain provisions and an established approval process by which the City of Plymouth can encourage development, but maintain a vibrant and equitable community landscape for all residents.

NOW, THEREFORE, the Common Council of the City of Plymouth does hereby ordain as follows:

Section 1. Amending Code. The following sections of the Municipal Code of the City of Plymouth is hereby amended to read as follows (deletions indicated by ~~strikeout~~; insertions by underline):

Sec. 13-1-80

- (a) The lawful nonconforming use of a structure or land, including but not limited to fences, parking and zoning setbacks existing at the time of the adoption or amendment of this chapter may be continued although the use does not conform with the provisions of this chapter. However, only that portion of the land in actual use may be so continued and the structure may only be extended, enlarged, substituted, moved or structurally altered as allowed within the provisions of this chapter. ~~may not be extended, enlarged, substituted, moved, or structurally altered except when required to do so by law or order or so as to comply with the provisions of this chapter.~~

Sec. 13-1-82 - Existing nonconforming structures and lots.

- (a) The lawful nonconforming structure existing at the time of the adoption or amendment of this chapter may be continued although its size or location does not conform with the lot width, lot area, yard, height, parking and loading, and access provisions of this chapter. ~~However, it shall not be extended, enlarged, reconstructed, moved or structurally altered except when required to do so by law or order or so as to comply with the provisions of this chapter.~~ In addition to the provisions found in Sec. 13-1-81, extensions, enlargements, and structural alterations to lawful nonconforming structures are permitted with the following provisions and approval by the City Plan Commission.
- (1) Vertical additions are permitted so long as the addition does not increase the building footprint, does not worsen existing non-conformities, nor create any new non-conformities with the structure.
- (2) Lateral additions are permitted so long as the proposed addition meets existing zoning requirements as established in the respective zoning district at the time of application as though it was a new structure, regardless of the established existing-non-conforming structure to which it will be attached.
- (b) Substandard Lots. The plan commission may grant a special exception authorizing the construction of a principal structure on a substandard lot so long as the structure meets all of the possible current zoning requirements within the established zoning district. Accessory

structures on substandard lots are also allowed so long as a principal structure is already in place and the proposed accessory structure meets the current zoning requirements within the established zoning district.

- (c) Notice Requirements and Public Hearing. In the event that an addition is to be made onto a nonconforming structure or construction of a principal structure on a substandard lot, notice of the time, place and purpose of a public hearing shall be given by publication of a class 2 notice under the Wisconsin Statutes in the official city newspaper. Notice of the time, place and purpose of such public hearing shall also be sent to the applicant, the zoning administrator, members of the common council and plan commission, and the owners of record as listed in the office of the city assessor who are owners of property in whole or in part situated within 100 feet of the boundaries of the properties affected, said notice to be sent at least seven days prior to the date of such public hearing at the plan commission meeting.
- (d) Standards for Approval. In acting on any proposed addition to a lawful non-conforming structure or substandard lot, the plan commission shall consider the following:
- 1) The appropriateness of the proposed addition in relation to the physical character of the site and the usage of adjoining land areas.
 - 2) The layout of the proposed addition with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
 - 3) The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
 - 4) The landscape and appearance of the proposed addition, The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

Section 2. Severability. Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

Section 3. Effective Date. This Ordinance shall take effect the day after publication.

Enacted on _____, 2025.

CITY OF PLYMOUTH

By: _____
Donald O. Pohlman, Mayor

Date: _____

CLERK'S CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: _____, 2025

Anna Voigt, Clerk