

## **STAFF REPORT**

### **Proposed Sawyer Creek Floodplain Study (Letter of Map Revision) Chapter 26 - Floodplain Zoning Code**

1. To continue participation in the NFIP, Winnebago County must use the modified flood hazard information to carry out the floodplain management regulations for the NFIP.
2. The Towns of Algoma, Black Wolf, Neenah, Poygan, Utica, Winchester and Winneconne recommended approval of the amendment. (Town action is optional and advisory only).
3. The Towns of Nekimi, Omro, Rushford, Oshkosh and Vinland recommended denial of the amendment (Town action is optional and advisory only).
4. There was no response or action taken by the Towns of Clayton, Nepeuskun and Wolf River.

**Recommendation: Approval**

## STAFF REPORT

### **Proposed Amendment to the Winnebago County Construction Site Erosion Control and Stormwater Management Ordinance (Chapter 23 - Town/County Zoning Code)**

1. There was no documentation provided by the applicant to justify the proposed amendment making the amendment arbitrary and not in the best interest of all towns subject to the Winnebago County Construction Site Erosion Control and Stormwater Ordinance.
2. The urbanizing towns located in the county subject to the Winnebago County Construction Site Erosion Control and Stormwater Ordinance have historically expressed concerns to the county about existing drainage issues in redeveloped areas of the towns. The proposed amendment would allow 15,000-ft<sup>2</sup> of impervious surfaces to be redeveloped in these areas without having to address stormwater detention.
3. The minimum lot size for creating a commercial lot in a sewered area is 15,000-ft<sup>2</sup>. The proposed amendment would allow complete coverage of a lot with impervious surfaces.
4. The Towns of Algoma, Winchester, Winneconne and Wolf River recommended denial of amendment. The Towns of Oshkosh, Poygan, Rushford and Vinland recommended approval of the amendment.
5. There was no response or action taken by the Towns of Neenah and Utica.

Recommendation: Denial

## **STAFF REPORT**

### **Proposed Amendment to Chapter 16.05 Holding Tanks – Winnebago County Sanitary Ordinance**

1. Active sanitary districts and incorporated areas located within Winnebago County have certain areas where sanitary sewer is not available and property owners who wish to develop their property must use Private On-site Wastewater Treatment Systems.
2. Holding tank(s) is/are the most practical and economical option for short term investment and use in these areas.
3. The proposed amendment allows for orderly development of the properties within the Town's Sanitary Districts while the public infrastructure is being extended.
4. The proposed amendment allows for orderly development and extension of the municipal sanitary sewer and infrastructure within the District.
5. The Towns of Algoma, Clayton, Omro, Oshkosh, Poygan, Winchester and Winneconne recommended approval of the amendment. (Town action is optional and advisory only).
6. There was no response or action taken by the Towns of Blackwolf, Neenah, Nekimi, Nepeuskun, Rushford, Utica, Vinland and Wolf River.

Recommendation: Approval

**CONDITIONAL USE**  
 POST STAFF REPORT

**Applicable Ordinance**

X	Chapter 23: “The following findings have been made in accordance with section 23.7-114”
X	Chapter 27: “The following findings have been made in accordance with section 27.6-7(c)”

Number	Letter
<b>1</b>	The Town of POYGAN has. a) Approved With Conditions

X                      Town action is advisory due to shoreland jurisdiction.  
 Town has right of denial per terms of zoning ordinance.  
 Town may approve, approve with conditions, or deny in non-shoreland area.

	Town findings were as follows: Approval
	1. Town approved a conditional use for pond as attached.

X	There were no objections.
	There was objection to...
X	Proposed use is compatible with adjacent uses.

*Number the following items if the property is within the A-1/Farmland Preservation Plan:*

	<b>Ch. 23:</b> The use supports agricultural uses in the A-1 zoning district in direct and significant ways, and is more suited to the A-1 zoning district than to an industrial or commercial zoning district.
	<b>Ch. 23:</b> The use and its location in the A-1 zoning district are consistent with the purposes of the A-1 zoning district.
	<b>Ch. 23:</b> The use and its location in the A-1 zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
	<b>Ch. 23:</b> The use is reasonably designed to minimize conversion of land, at and around the use site, from agricultural use or open space use.
	<b>Ch. 23:</b> The use does not substantially impair or limit the current or future agricultural use of other protected farmland.
	<b>Ch. 23:</b> Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.

**RECOMMENDATION**

	APPROVAL
	DENIAL
X	APPROVAL with the following conditions:
	Approval not as requested
	Approval not as requested with conditions

**Conditions**

TOWN: 1. Berms as indicated on attached plan.

COUNTY: 1. Owner shall obtain an erosion control permit from the Winnebago County Zoning Office.

**CONDITIONAL USE**  
**POST STAFF REPORT**

**Applicable Ordinance**

- Chapter 23: “The following findings have been made in accordance with section 23.7-114”
- Chapter 27: “The following findings have been made in accordance with section 27.6-7(c)”

Number	Letter
<b>1</b>	The Town of POYGAN has. a) Approved With Conditions

X Town action is advisory due to shoreland jurisdiction.  
 Town has right of denial per terms of zoning ordinance.  
 Town may approve, approve with conditions, or deny in non-shoreland area.

	Town findings were as follows: Approval
	1. Reasonable use for property members.
	There were no objections.
X	There was objection to... size of campground (area) and camper over lot line
X	Proposed use is compatible with adjacent uses.

<i>Number the following items if the property is within the A-1/Farmland Preservation Plan:</i>	
	<b>Ch. 23:</b> The use supports agricultural uses in the A-1 zoning district in direct and significant ways, and is more suited to the A-1 zoning district than to an industrial or commercial zoning district.
	<b>Ch. 23:</b> The use and its location in the A-1 zoning district are consistent with the purposes of the A-1 zoning district.
	<b>Ch. 23:</b> The use and its location in the A-1 zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
	<b>Ch. 23:</b> The use is reasonably designed to minimize conversion of land, at and around the use site, from agricultural use or open space use.
	<b>Ch. 23:</b> The use does not substantially impair or limit the current or future agricultural use of other protected farmland.
	<b>Ch. 23:</b> Construction damage to land remaining in agricultural use is minimized and repaired to the extent feasible.

**RECOMMENDATION**

- APPROVAL
- DENIAL
- APPROVAL with the following conditions:
- Approval not as requested
- Approval not as requested with conditions

**Conditions**

- TOWN: 1. For tenants & family members only.  
 2. Must comply w/ all sanitary requirements.
- COUNTY: 1. Campground shall comply with Sec. 26.5-5 of the Winnebago County Floodplain Zoning Code except campsite two which is a protected existing non-conforming permanent camper.
2. Campground shall comply with Sec. 23.8-272 (a)-(l) of the Winnebago County Town/County Zoning Code except campsite two which is a protected existing non-conforming permanent camper.  
 (Alternative modification to conditions 1 & 2 above could include campsite two.)
3. Conditional use is limited to the six sites shown in the application and any expansion shall require an amendment to the conditional use permit.

**ZONING MAP AMENDMENT/ ZONING CHANGE**  
 POST STAFF REPORT

Applicable Ordinance:

X	Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"
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Number	Letter	
1		The Town of WINNECONNE has Approved

X	Town action is advisory due to shoreland jurisdiction.
	Town has right of approval or denial per terms of zoning ordinance.

	Town findings for Approval were as follows:
	Town Does have an adopted land use plan.
	Action Does agree with Town adopted Town plan.
X	There were no objections.
	There were objections to...
X	Proposed use is compatible with adjacent uses.
	Zoning Map Amendment/ Zoning Change is required as a condition of plat/CSM approval and will place development in appropriate zoning district

<i>Number the following items if the property is within the A-1/Farmland Preservation Plan:</i>	
	Such land is better suited for a use not otherwise allowed in the A-1 district.
	The amendment is consistent with the county's comprehensive plan.
	The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.
	The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

<b>RECOMMENDATION:</b>	
X	APPROVAL
	DENIAL
	APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 1 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors

**ZONING MAP AMENDMENT/ ZONING CHANGE**  
POST STAFF REPORT

Applicable Ordinance:

<input checked="" type="checkbox"/>	Chapter 23: "The following findings have been made in accordance with section 23.7-5(b)(1), (2), & (3)"
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Number	Letter	
<b>1</b>		The Town of OMRO has Approved

	Town action is advisory due to shoreland jurisdiction.
<input checked="" type="checkbox"/>	Town has right of approval or denial per terms of zoning ordinance.

	Town findings for Approval were as follows:
	Town Does have an adopted land use plan.
	Action Does agree with Town adopted Town plan.

<input checked="" type="checkbox"/>	There were no objections.
	There were objections to...
<input checked="" type="checkbox"/>	Proposed use is compatible with adjacent uses.
<input checked="" type="checkbox"/>	Zoning Map Amendment/ Zoning Change is required as a condition of plat/CSM approval and will place development in appropriate zoning district

1. This is consistent with the Town land use plan.
2. Eliminates dual zoning for this property.

<i>Number the following items if the property is within the A-1/Farmland Preservation Plan:</i>	
	Such land is better suited for a use not otherwise allowed in the A-1 district.
	The amendment is consistent with the county's comprehensive plan.
	The amendment is substantially consistent with the county's farmland preservation plan as certified by the Wisconsin Department of Agriculture, Trade, and Consumer Protection.
	The amendment will not substantially impair or limit current or future agricultural use of other protected farmland in the area.

<b>RECOMMENDATION:</b>	
<input checked="" type="checkbox"/>	<b>APPROVAL</b>
	<b>DENIAL</b>
	APPROVAL with an effective date to be upon the recording of the CSM, but in no case later than 1 months after the date of approval of the zoning map amendment by the Winnebago County Board of Supervisors

# RURAL ACCESSORY BUILDING DETERMINATION

## #19-RABD-01

### DECISION

**Owner:** Steven Swanson

**Tax Parcel No:** 010-0344

#### SUMMARY & ANALYSIS

Applicant is requesting A Rural Accessory Building Determination for a 25' x 80' farm out-building. Applicant believes the existing agricultural building meets the criteria of Sec. 23.7-334.

#### FINDINGS BASED UPON THE FOLLOWING FACTORS:

23.7-334

- 1) **The building is set apart from other buildings as being distinct, due to its construction technique, construction materials, age, local historical significance, or design.** The original farm building meets this criteria. The building was constructed in the 1920's/1930's
- 2) **The building is characteristic of past agricultural practices or rural life, whether presently utilized or not for agricultural practice.** The original farm building meets this criteria. Past agricultural practices include machine shed, chicken coop, granary and pig/sheep barn.
- 3) **The building is associated with a person of historic significance or with important historical events.** The original farm building meets this criteria.
- 4) **The building represents a notable work of a master builder, designer, or architect who influenced their age.** The original farm building meets this criteria. Some beams are hand hewn.

#### RECOMMENDATION:

#### **APPROVAL**

- THE ORIGINAL FARM BUILDING MEETS THE CRITERIA OF 23.7-334



The findings used to grant the conditional use have been made in accordance with section 23.7-114, and are as follows:

Town:

1. No objections from neighboring properties.

County:

1. The Town of Neenah has approved with conditions.
2. There were no objections.

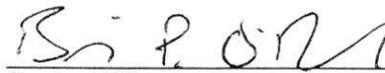
**APPLICANTS RIGHTS:**

23.7-119(a)

- (8) The applicant may appeal the decision to a court of competent jurisdiction.
- (9) An aggrieved person, other than the applicant, may appeal the decision to a court of competent jurisdiction and that any work done by the applicant as authorized by the approval is done at the applicant's risk.

6/7/2019

Date



Zoning Officer

**NOTES:**

1. Conditional Use granted by the Planning & Zoning Committee **shall expire within twelve (12) months** unless substantial work has commenced.
2. Approval of your Conditional Use application does not exclude the need to obtain the required building and zoning permits. **Please make application for these permits through your town building inspector and zoning department.**
3. For additional information regarding the appeal process relating to procedural requirements, contact the Zoning Office.

## Heise, Peggy

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**From:** Benjamin LaFrombois <blafrombois@preceptco.com>  
**Sent:** Friday, July 26, 2019 1:01 PM  
**To:** Heise, Peggy  
**Subject:** Re: CONDITIONAL USE PERMIT 2019-CU-4770

Peggy,

Thank you for your letter. Please be advised that I, Benjamin LaFrombois, have taken title to 469 and 453 South Green Bay Road. The Legion has decided to retain its property. Please remove them from the permit and their associated parcel, which is 451 South Green Bay Street.

Ben LaFrombois  
920.284.6785  
blafrombois@preceptco.com

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**From:** Heise, Peggy <PHeise@co.winnebago.wi.us>  
**Sent:** Friday, July 26, 2019 12:51:52 PM  
**To:** Benjamin LaFrombois <blafrombois@preceptco.com>  
**Subject:** CONDITIONAL USE PERMIT 2019-CU-4770

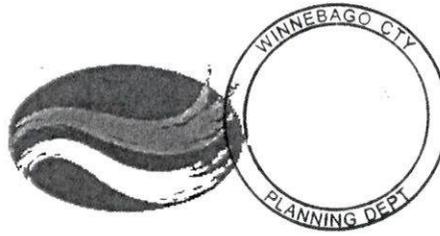
Please see the attached letter regarding the decision for Conditional Use Permit 19-CU-4770.

Thank you,



Peggy Heise  
Administrative Associate  
Winnebago Co. Planning Dept.  
920-232-3340

CARY A ROWE  
Zoning Administrator



112 OTTER AVE, PO BOX 2808  
OSHKOSH, WI 54903-2808

OSHKOSH (920) 232-3344  
FOX CITIES (920) 727-2880  
FAX (920) 232-3347

# Winnebago County Zoning Department

Zoningdepartment@co.winnebago.wi.us

The Wave of the Future

## CONDITIONAL USE PERMIT #2019-CU-4770

Previous

Owner: ~~BORSZICH, ROB~~ ; JANNUSCH, JERRY  
PO BOX 632  
NEENAH, WI 54956

Agent: ~~Owner:~~ LAFROMBOIS, BENJAMIN  
PO BOX 626  
APPLETON, WI 54912

Location: ~~453~~, 453 & 469 S GREEN BAY RD  
NEENAH, WI 54956

Tax Parcel No: 010-0266-10, 010-0266-01, ~~010-0266-05~~

Legal: Being a part of the NE 1/4 of the NE 1/4, Section 29, Township 20 North, Range 17 East, Town of Neenah, Winnebago County, Wisconsin.

On 6/7/2019, a Conditional Use Permit was **GRANTED WITH CONDITIONS** for expansion of an existing Personal Storage Facility.

### Conditions:

Town:

1. Lighting not to intrude on neighboring properties.
2. No outside storage except for vehicles used in the business(s).
3. With approved stormwater pond.

County:

1. Development shall be in accordance with Chapter 23 of the Winnebago County General Code.
2. All required State, County, and Town permits shall be issued prior to construction.

~~BORSZICH, ROB~~ ; JANNUSCH, JERRY **must sign and return this letter to the Winnebago County Zoning Dept, 112 Otter Ave, Oshkosh WI 54901, within 45 days of 6/7/2019. Their signature states that they are in agreement with the conditions that have been placed on the Conditional Use Permit. Failure to sign and return the decision notice within 45 days of the committee's decision shall void the approval. The decision notice shall become effective upon the property's owner signature.**

~~BORSZICH, ROB~~ ; JANNUSCH, JERRY

The findings used to grant the conditional use have been made in accordance with section 23.7-114, and are as follows:

Town:

1. No objections from neighboring properties.

County:

1. The Town of Neenah has approved with conditions.
2. There were no objections.

**APPLICANTS RIGHTS:**

23.7-119(a)

- (8) The applicant may appeal the decision to a court of competent jurisdiction.
- (9) An aggrieved person, other than the applicant, may appeal the decision to a court of competent jurisdiction and that any work done by the applicant as authorized by the approval is done at the applicant's risk.

6/7/2019  
Date

*Bob Bausgut*  
Zoning Officer

**NOTES:**

1. Conditional Use granted by the Planning & Zoning Committee **shall expire within twelve (12) months** unless substantial work has commenced.
2. Approval of your Conditional Use application does not exclude the need to obtain the required building and zoning permits. **Please make application for these permits through your town building inspector and zoning department.**
3. For additional information regarding the appeal process relating to procedural requirements, contact the Zoning Office.

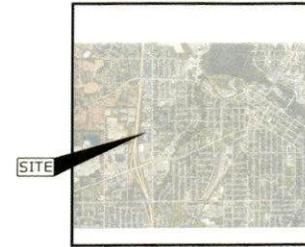
*Bob Bausgut*



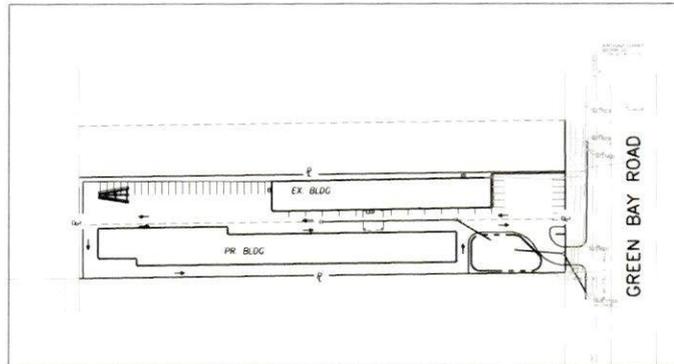
DRAWINGS FOR THE CONSTRUCTION OF

# GREEN BAY RD STORAGE

TOWN OF NEENAH  
WINNEBAGO COUNTY



LOCATION MAP  
NO SCALE



INDEX MAP  
SCALE: 1" = 80'

SHEET INDEX	
COVER SHEET	1
SITE DEMOLITION PLAN	2
SITE DIMENSION PLAN	3
GRADING PLAN	4
UTILITY PLAN	5
EROSION CONTROL PLAN	6
SITE DETAILS	7



Toll Free (800) 242-8511  
Milwaukee Area (414) 259-1181  
Hearing Impaired TDD (800) 542-2289  
www.DiggersHotline.com

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



GRAPHIC SCALE  
1 inch = 60 ft.  
[IN FEET]



DEFINING THE CITIES OF TOMORROW  
8101 N. HISS ST.  
GREENBUSH, WI 53033  
CONTACT: JEFF DIERCKX  
914-818-8900 ext. 1044 Fax: 914-818-8901  
www.ibigroup.com

REVISION

SUBMISSION

- NEENAH ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- ARCHITECT DOCUMENT SET

STATUS

NOT FOR CONSTRUCTION

TOWN OF NEENAH  
GREEN BAY RD STORAGE  
WINNEBAGO COUNTY

DESIGN	GRAFT	CHECK

IBI NO. 120935

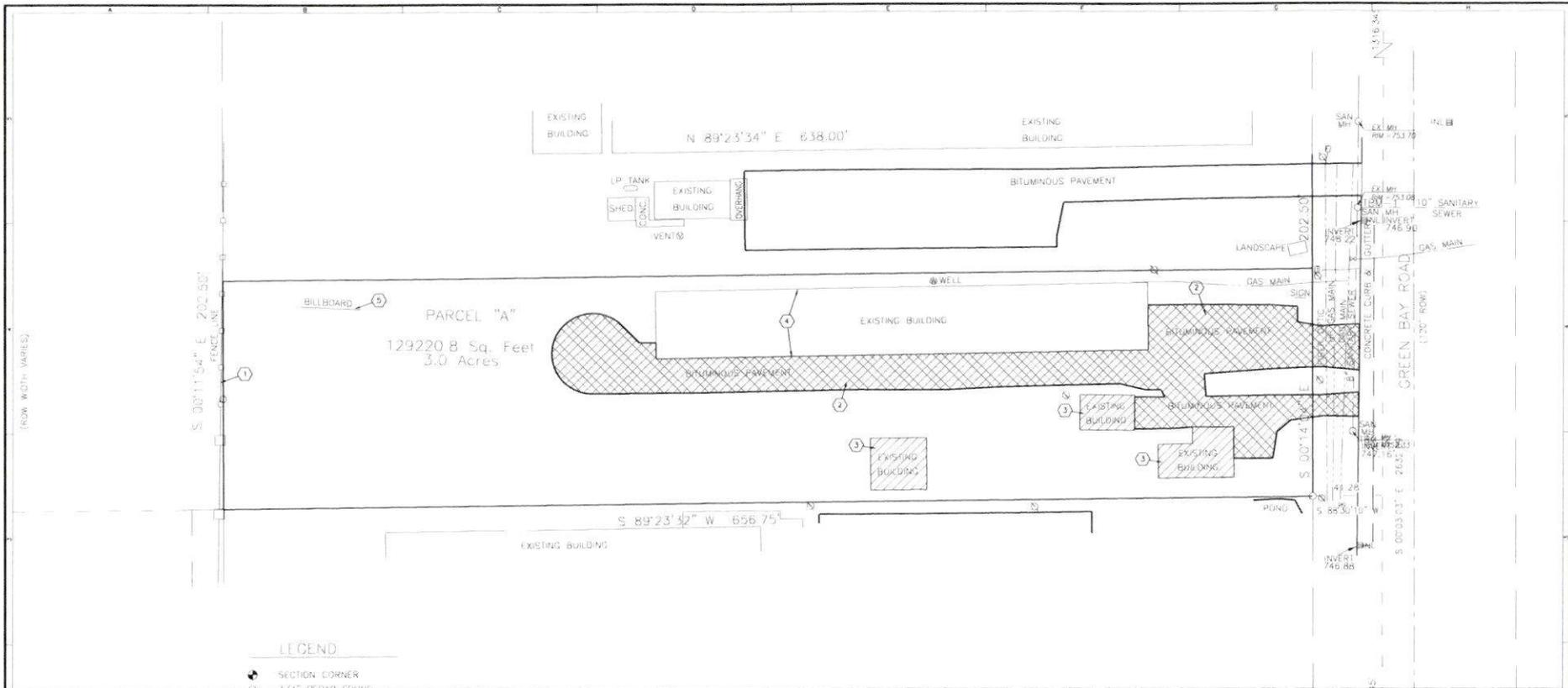
DATE June 7, 2019

SCALE

SHEET TITLE

COVER SHEET

SHEET NO. 1/7



**LEGEND**

- SECTION CORNER
- 1/4" CORNER FOUND

**LEGEND**

- EX. BUILDING TO BE REMOVED
- EX. BITUMINOUS PAVEMENT TO BE REMOVED
- EX. CONCRETE SIDEWALK TO BE REMOVED

**KEYED NOTES**

1. EXISTING FENCE TO BE REMOVED
2. EXISTING BITUMINOUS PAVEMENT TO BE REMOVED
3. EXISTING BUILDING TO BE REMOVED
4. EXISTING STRUCTURE TO REMAIN
5. EXISTING BILLBOARD TO BE REMOVED.



**IBI**

DEFINING THE CITIES OF TOMORROW

4101 W. 19th St.  
Columbia, IA 52202  
Contact: Jeff Diefel  
915.462.4900 ext. 2044  
Fax: 915.462.4912  
www.ibiworld.com

REVISION:

SUBMISSION:

- REFERENCE DOCUMENT
- REVISION NO. 01
- SANITATION OPERATIONS
- ARCHITECTURAL PLAN

TOWN OF REENAH

**GREEN BAY RD STORAGE**

WINNEBAGO COUNTY

DESIGN: [ ]

DRAWN: [ ]

CHECK: [ ]

DATE: June 7, 2019

SCALE:

SHEET TITLE:

**SITE DEMOLITION PLAN**

SHEET NO. **2/7**



GRAPHIC SCALE



DEFINING THE CITIES OF TOMORROW  
520 N. HIGH ST.  
COLUMBUS, OH 43215  
614-447-0600  
614-447-0601  
www.ibi-usa.com

REVISION  
SUBMISSION

DATE  
PROJECT NO.

PROJECT NO. 2378-330411-100-011400

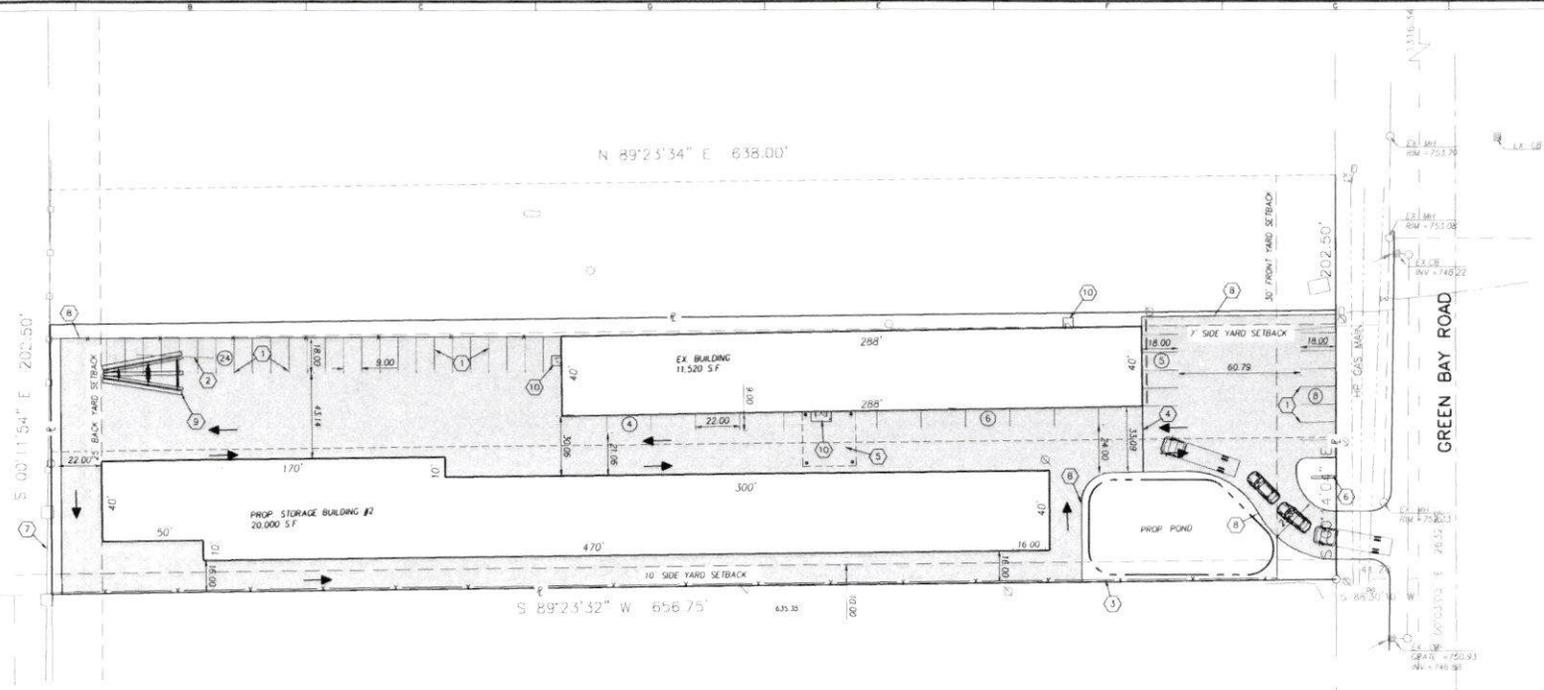
TOWN OF REERAH  
GREEN BAY RD STORAGE  
WINNEBAGO COUNTY

DESIGN: [ ]  
DRAFT: [ ]  
CHECK: [ ]

DATE: July 8, 2014  
SCALE:

SHEET TITLE

SITE DIMENSION PLAN  
SHEET NO. 3/7



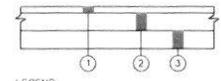
LEGEND

SECTION CORNER

- NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING WALL, EDGE OF PAVEMENT, OR PROPERTY LINE.
2. CONTRACTOR SHALL COORDINATE WITH CITY FIRE DEPARTMENT FOR THE INSTALLATION OF A KNOX BOX.
3. NO HAZARDOUS MATERIALS WILL BE STORED ON SITE.
4. OWNER MUST INSTALL AND MAINTAIN REQUIRED NUMBERS ON SIGNPOST LOCATED AT OR NEAR FRONT PROPERTY LINE.

SITE DATA

LOCATION: 453 S. GREEN BAY RD. TOWN OF REERAH, WI 54956
AREA: 1.978 ACRE
PID: 010028605, 010028601, 010028610
ZONING: B-3
USE: GENERAL BUSINESS
PROPOSED BUILDING AREA: STORAGE BUILDING #1 = 16,200 SF, STORAGE BUILDING #2 = 19,995 SF
TOTAL PARKING SPACES PROVIDED: 47
HANDICAP PARKING SPACES PROVIDED: 0
PRE-DEV PERVIOUS AREA: 1.508 AC, PER-DEV IMPERVIOUS AREA: 0.670 AC
POST-DEV PERVIOUS AREA: 0.243 AC, POST-DEV IMPERVIOUS AREA: 1.733 AC



- LEGEND:
(1) 2-1/2\"/>

LIGHT DUTY PAVEMENT BUILDUP

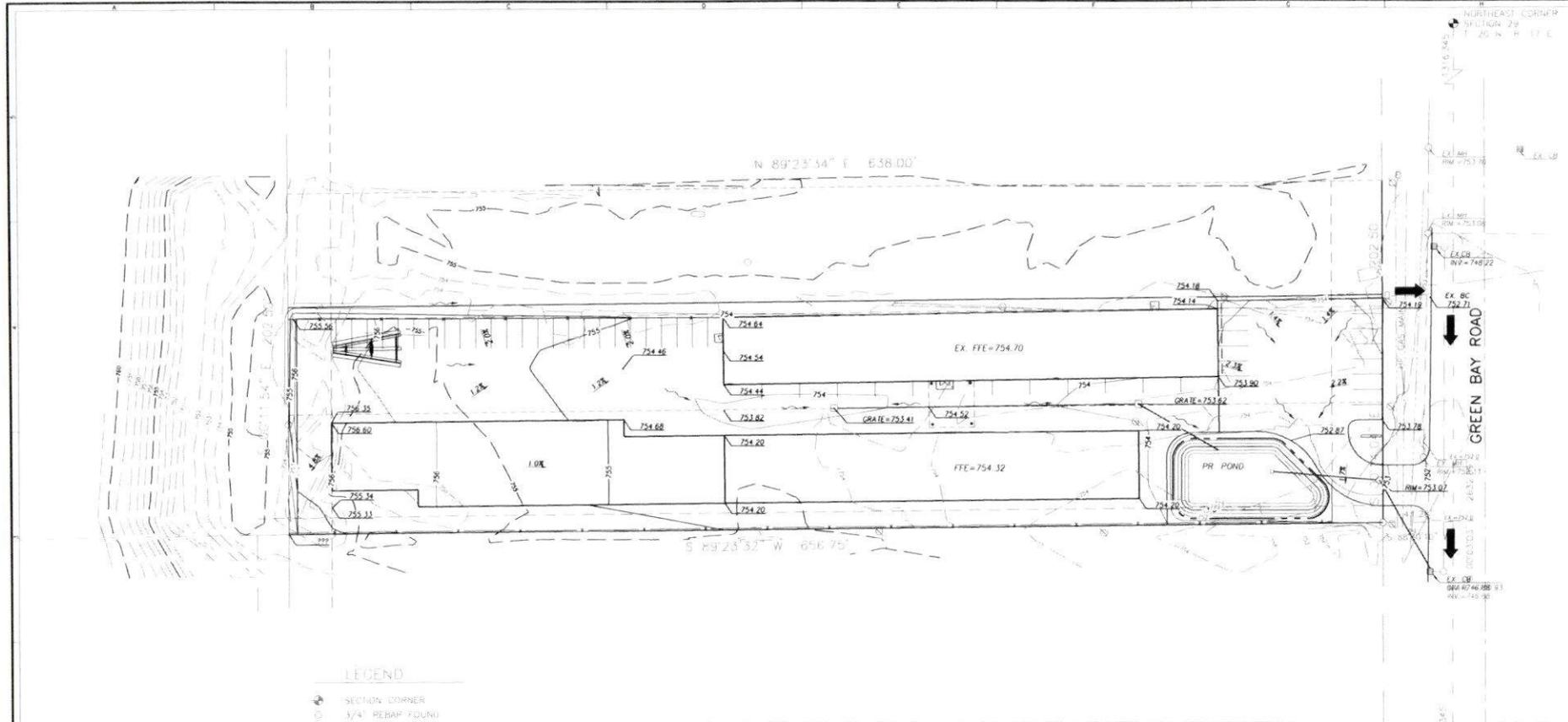


KEYED NOTES

- 1. PROPOSED PAVEMENT MARKINGS
2. EXISTING BILLBOARD TO BE REMOVED
3. PROPOSED SECURITY FENCE
4. PROPOSED SECURITY GATE
5. PROPOSED OVERHEAD CANOPY
6. PROPOSED MONUMENT SIGN
7. EXISTING FENCE TO REMAIN
8. PROPOSED EDGE OF PAVEMENT
9. PROPOSED BILLBOARD
10. PROPOSED CONCRETE PAD

DIGGERS HOTLINE logo and contact information: Toll Free (800) 242-4511, Milwaukee Area (414) 238-1181, Hearing Impaired TDD (800) 942-2009, www.DiggersHotline.com

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



REVISION

DESCRIPTION

DATE

TOWN OF NEENAH  
GREEN BAY RD  
STORAGE  
WINNEBAGO COUNTY

DESIGN	DRAW	CHECK

SET NO: 120833  
DATE: JUN 3, 2014  
SCALE:

SHEET TITLE  
**GRADING PLAN**  
SHEET NO: 4/7

**LEGEND**  
 SECTION CORNER  
 3/4" REBAR FOUND

**LEGEND**  
 - - - - - PROPOSED CONTOUR  
 - - - - - PROPOSED CATCH BASIN TOP OF CASTING  
 = 824.00 PROPOSED ELEVATION  
 = 824.02 FUTURE ELEVATION  
 = 824.000 EXISTING ELEVATION

**NOTES**  
 1. NO CONSTRUCTION ACTIVITY PERMITTED WITHIN CONSERVATION EASEMENT WITHOUT CITY APPROVAL.

**KEYED NOTES**  
 1. SEE POND DETAILS ON SHEET 7  
 2. SEE OUTLET STRUCTURE DETAILS ON SHEET 7

DESCRIPTION	VOL. REQUIRED	VOL. PROVIDED	100-YEAR STORM ELEVATION	TOP OF POND
RETENTION POND	12,469 CU FT	12,834 CU FT	754.40 FT	752.50 FT



**LEGEND**  
 - C - CENTERLINE  
 - R/W - RIGHT OF WAY LINE  
 - P - PROPERTY LINES  
 - - - - - STORM SEWER  
 - - - - - SANITARY SEWER  
 - W - WATER LINE  
 - T - TELEPHONE LINE  
 - E - ELECTRIC LINE  
 - G - GAS LINE  
 - CTV - EXISTING CABLE T.V.  
 - 903 - EXISTING CONTOUR  
 - 903 - PROPOSED CONTOUR  
 - - - - - PROPOSED SPOT ELEVATION  
 - - - - - EXISTING SPOT ELEVATION AT BOTTOM OF CURB  
 - - - - - PROPOSED CONCRETE  
 - - - - - DIRECTION OF SURFACE FLOW  
 - - - - - MAJOR STORM RUNOFF PATH  
 - - - - - PROPOSED TOP OF CURB ELEVATION  
 - - - - - PROPOSED BOTTOM OF CURB ELEVATION

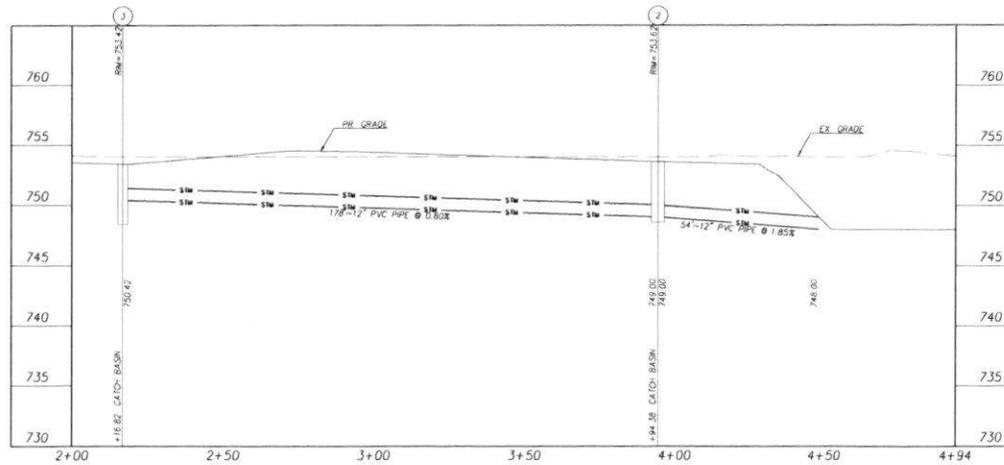
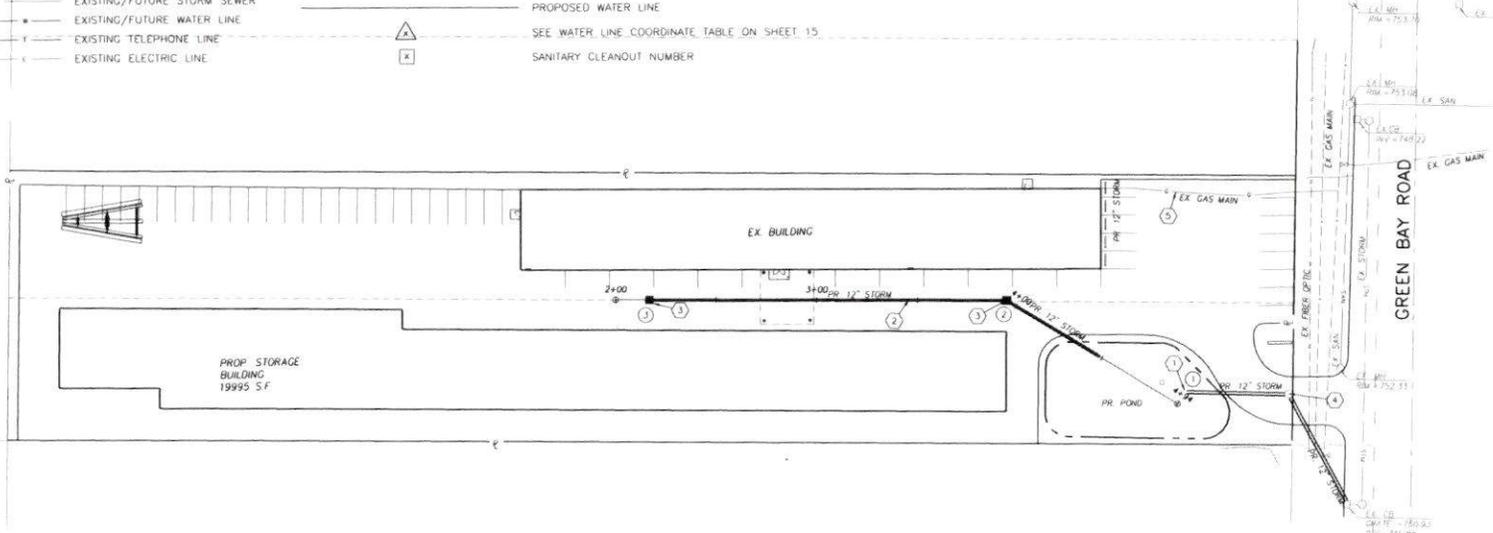
**LEGEND**

- R/W RIGHT OF WAY LINE
- P PROPERTY LINE
- SS EXISTING/FUTURE SANITARY SEWER
- ST EXISTING/FUTURE STORM SEWER
- EW EXISTING/FUTURE WATER LINE
- TEL EXISTING TELEPHONE LINE
- EL EXISTING ELECTRIC LINE

- G — EXISTING GAS LINE
- U — EXISTING UNDERGROUND FIBER
- S — PROPOSED STORM SEWER
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATER LINE
- ▲ SEE WATER LINE COORDINATE TABLE ON SHEET 15
- ▲ SANITARY CLEANOUT NUMBER

**KEYED NOTES**

- 1 PR OUTLET STRUCTURE. SEE DETAILS IN SHEET 7
- 2 PR 12" STORM STORM PIPE. SEE PROFILES ON THIS SHEET
- 3 PR 2X2 CATCH BASIN. SEE DETAILS ON THIS SHEET
- 4 PR MANHOLE
- 5 EX GAS LINE TO REMAIN



**IBI**

DEFINING THE CITIES OF TOMORROW  
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COLUMBUS, OH 43231  
COLUMBUS, OH DISTRICT  
614-891-4600 ext. 2444  
FAX: 614-891-4612  
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REVISIONS

DATE

DESCRIPTION

BY

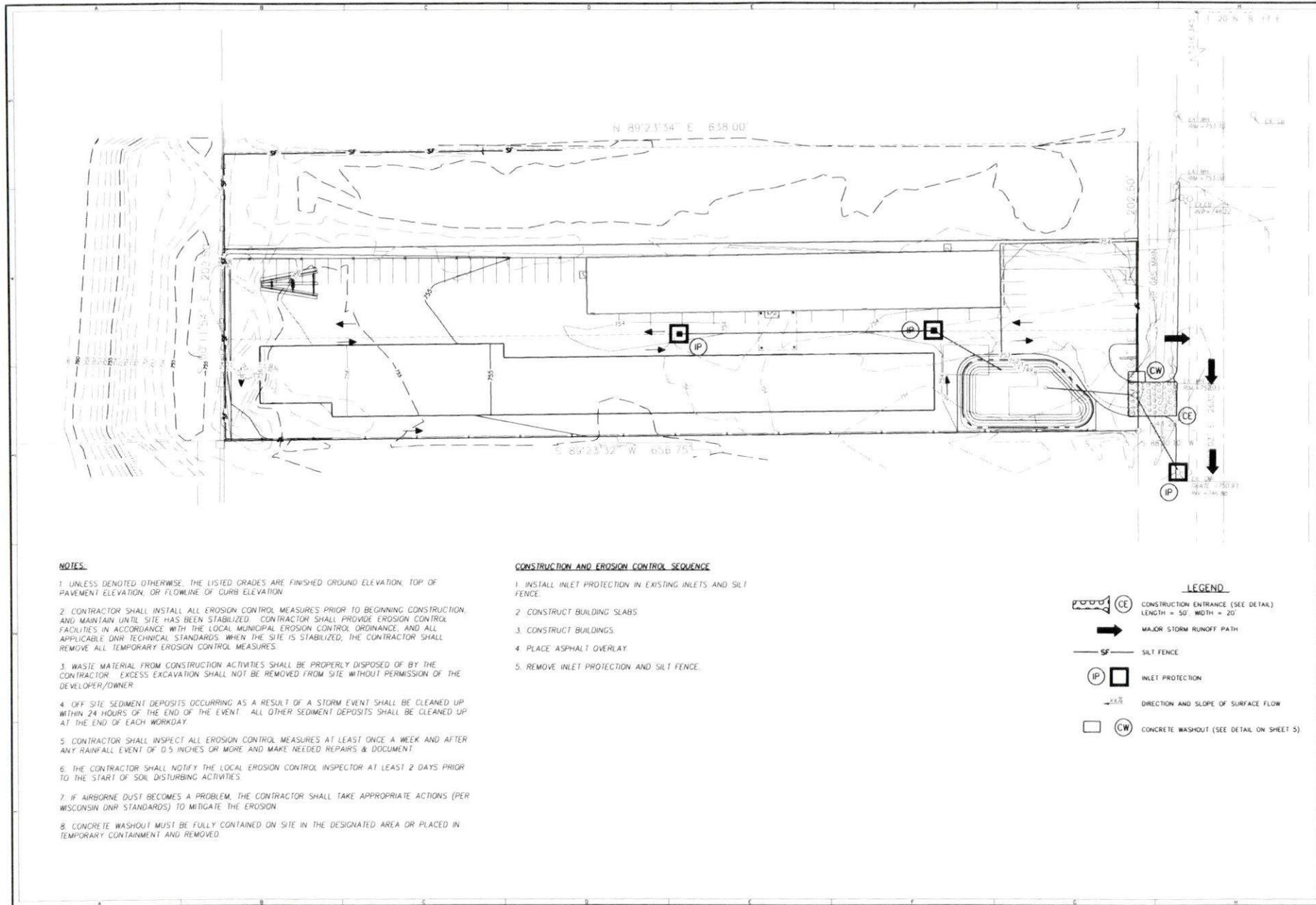
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TOWN OF REENAH  
GREEN BAY RD  
STORAGE

WILHELMSSBURG COUNTY

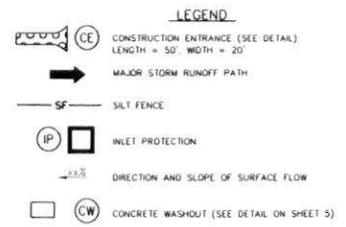
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IBI NO: 220920		
DATE: JUNE 24, 2019		
SCALE:		
SHEET TITLE:		
UTILITY PLAN		

SHEET NO 5/7



- NOTES:**
1. UNLESS DENOTED OTHERWISE, THE LISTED GRADES ARE FINISHED GROUND ELEVATION, TOP OF PAVEMENT ELEVATION, OR FLOWLINE OF CURB ELEVATION.
  2. CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING CONSTRUCTION AND MAINTAIN UNTIL SITE HAS BEEN STABILIZED. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE LOCAL MUNICIPAL EROSION CONTROL ORDINANCE, AND ALL APPLICABLE DNR TECHNICAL STANDARDS. WHEN THE SITE IS STABILIZED, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
  3. WASTE MATERIAL FROM CONSTRUCTION ACTIVITIES SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. EXCESS EXCAVATION SHALL NOT BE REMOVED FROM SITE WITHOUT PERMISSION OF THE DEVELOPER/OWNER.
  4. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP WITHIN 24 HOURS OF THE END OF THE EVENT. ALL OTHER SEDIMENT DEPOSITS SHALL BE CLEANED UP AT THE END OF EACH WORKDAY.
  5. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL EVENT OF 0.5 INCHES OR MORE AND MAKE NEEDED REPAIRS & DOCUMENT.
  6. THE CONTRACTOR SHALL NOTIFY THE LOCAL EROSION CONTROL INSPECTOR AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
  7. IF AIRBORNE DUST BECOMES A PROBLEM, THE CONTRACTOR SHALL TAKE APPROPRIATE ACTIONS (PER WISCONSIN DNR STANDARDS) TO MITIGATE THE EROSION.
  8. CONCRETE WASHOUT MUST BE FULLY CONTAINED ON SITE IN THE DESIGNATED AREA OR PLACED IN TEMPORARY CONTAINMENT AND REMOVED.

- CONSTRUCTION AND EROSION CONTROL SEQUENCE**
1. INSTALL INLET PROTECTION IN EXISTING INLETS AND SILT FENCE.
  2. CONSTRUCT BUILDING SLABS.
  3. CONSTRUCT BUILDINGS.
  4. PLACE ASPHALT OVERLAY.
  5. REMOVE INLET PROTECTION AND SILT FENCE.





GRAPHIC SCALE  
1 INCH = 30 FT



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SUBVISION						
SUBMISSION						
<p>■ REVISION (FOR REVIEW SET)</p> <p>□ REVISION (FOR PERMIT)</p> <p>□ CONSTRUCTION (FOR PERMIT SET)</p> <p>□ REVISION (FOR PERMIT SET)</p>						
<p style="text-align: center; transform: rotate(-45deg); font-weight: bold;">NOT FOR CONSTRUCTION</p>						
<p style="text-align: center;">TOWN OF NEENAH</p> <p style="text-align: center;"><b>GREEN BAY RD STORAGE</b></p> <p style="text-align: center;">WINNEBAGO COUNTY</p>						
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<p>PROJECT NO: _____</p> <p>DATE: JUNE 24, 2014</p> <p>SCALE: _____</p>						
<p>SHEET TITLE:</p> <p style="text-align: center;"><b>EROSION CONTROL PLAN</b></p>						
<p>SHEET NO: <b>6/7</b></p>						

