



AGENDA FOR PLANNING COMMISSION MEETING NOTICE

A Planning Commission meeting will be held on **Thursday, September 05, 2024 at 5:30 PM**
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

Join Zoom Meeting

<https://us06web.zoom.us/j/2708608080?pwd=ZTZ0cmllVEFEb1dzVDNwdi91UHFYQT09>

Meeting ID: 270 860 8080

Passcode: 206751

One tap mobile +13126266799,,2708608080#,,,,*206751# US (Chicago)

ROLL CALL

APPROVAL OF MEETING MINUTES

[August 2024 Minutes](#)

CERTIFIED SURVEY MAP

1. [Review and Approval of Certified Survey Map \(CSM\) for Christopher and Jennifer Popp. Description: Lots 4-9 and 16-21 and a portion of vacated Chase street of block 14, Hollisters first addition. Located in NE 1/4 of the NW 1/4 of section 4, T17N, R1W, City of Tomah, Monroe County, Wisconsin.](#)

PUBLIC HEARING

1. [Public Hearing, Section 52-68, to consider the Conditional Use Permit application from Kati Cotton to operate an in home daycare at the property located at 1110 Kilbourn Ave.](#)
2. Discussion and recommendation related to the Conditional Use Permit from Kati Cotton to operate an in home daycare at the property located at 1110 Kilbourn Ave.

PUBLIC HEARING

1. [Public Hearing, Section 52-256, to consider the request from Mitch Muller to rezone the property located at parcel # 286-02651-5301 \(405 Wittig Rd\) from A-1 Agricultural to R3-Multifamily Residential District](#)
2. Discussion and recommendation related to the request from Mitch Muller to rezone the property located at parcel # 286-02651-5301 (405 Wittig Rd) from A-1 Agricultural to R3- Multifamily

DISCUSSION ITEMS

1. [Review and Approval of Site Plan for 1715 N Superior Ave](#)
2. [Review and Approve of Certificate of Appropriateness for 1014 Superior Ave](#)

FUTURE AGENDA ITEMS

FUTURE MEETING DATE: October 3, 2024

ADJOURNMENT

Planning Commission – September 05, 2024

NOTICE: It is possible that 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 Becki Weyer, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.

MINUTES FOR PLAN COMMISSION

A Plan Commission was held on **Thursday, August 01, 2024 at 5:30 PM** in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

Meeting was called to order at 5:30 PM by Bryan Meyer.

ROLL CALL

Present: Brian Rice, Eric Prise, Bryan Meyer and John Glynn.

Absent: Travis Scholze, Tina Thompson and Mayor Paul Dwyer. Also present: Kirk Arity. Shane Rolff via zoom.

APPROVAL OF MEETING MINUTES

Motion by Prise, second by Rice to approve the meeting minutes for July 2024. All ayes. Motion carried.

PUBLIC HEARING

Public hearing, section 52-34 Residential Districts, to consider amendment to Conditional uses.

Public hearing opened at 5:32 PM. Shane Rolff gave overview of ordinance change. Hearing closed at 5:34 PM.

Discussion and recommendation to ordinance amendment for section 52-34.

Motion by Prise, second by Glynn to approve the ordinance amendment for 52-34. All ayes. Motion carried.

PUBLIC HEARING

Public hearing, Section 52-34, to consider the Conditional Use Permit of Helene Stein on behalf of HHH Rentals of Warrens LLC to construct a single-story duplex in R-1 Single-Family Residential District.

Public hearing opened at 5:35 PM. Helene Stein, Secretary and Treasurer for HHH Rentals, spoke on her plans for the single story duplex at 111 Schaller St. Hearing closed at 5:37 PM.

Discussion and recommendation related to the request from Helene Stein to obtain a Conditional Use Permit to construct a single-story duplex in R-1 Single-Family Residential District.

Motion by Prise, second by Rice to approve the Conditional Use Permit for Helene Stein without conditions. All ayes. Motion carried.

FUTURE AGENDA ITEMS

None at this time.

FUTURE MEETING DATE: September 5, 2024

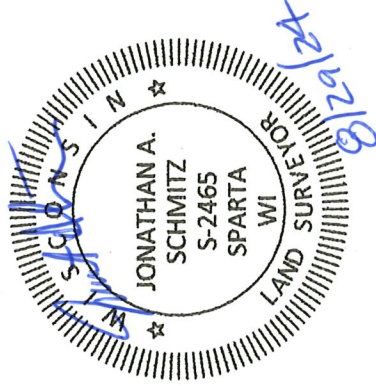
ADJOURNMENT

Motion by Prise, second by Rice to adjourn the meeting at 5:41 PM.

Written & submitted by Casey Kinnear

CERTIFIED SURVEY MAP

LOTS 4-9 AND 16-21 AND A PORTION OF VACATED CHASE STREET OF BLOCK 14, HOLLISTERS FIRST ADDITION. LOCATED IN NE 1/4 OF THE NW 1/4 OF SECTION 4, T17N, R1W, CITY OF TOMAH, MONROE COUNTY, WISCONSIN.



OWNER
CHRISTOPHER AND JENNIFER POPP
28240 NORTHRIDGE RD
KENDALL, WI 54638

PROPERTY ADDRESS
307 SUPERIOR AVE
TOMAH, WI 54660

NW CORNER
SEC. 4-T17N-R1W

S 88°41'04" W 2636.65'

N 1/4 CORNER
SEC. 4-T17N-R1W
BRASS CAP MONUMENT FOUND

2430.28'

206.37'

S 00°32'21" W 793.85'

WEST JACKSON STREET

321.91'

FOUND 1 1/4" I.P.

LOT 1
0.52 ACRES
22,796 SQ.FT.

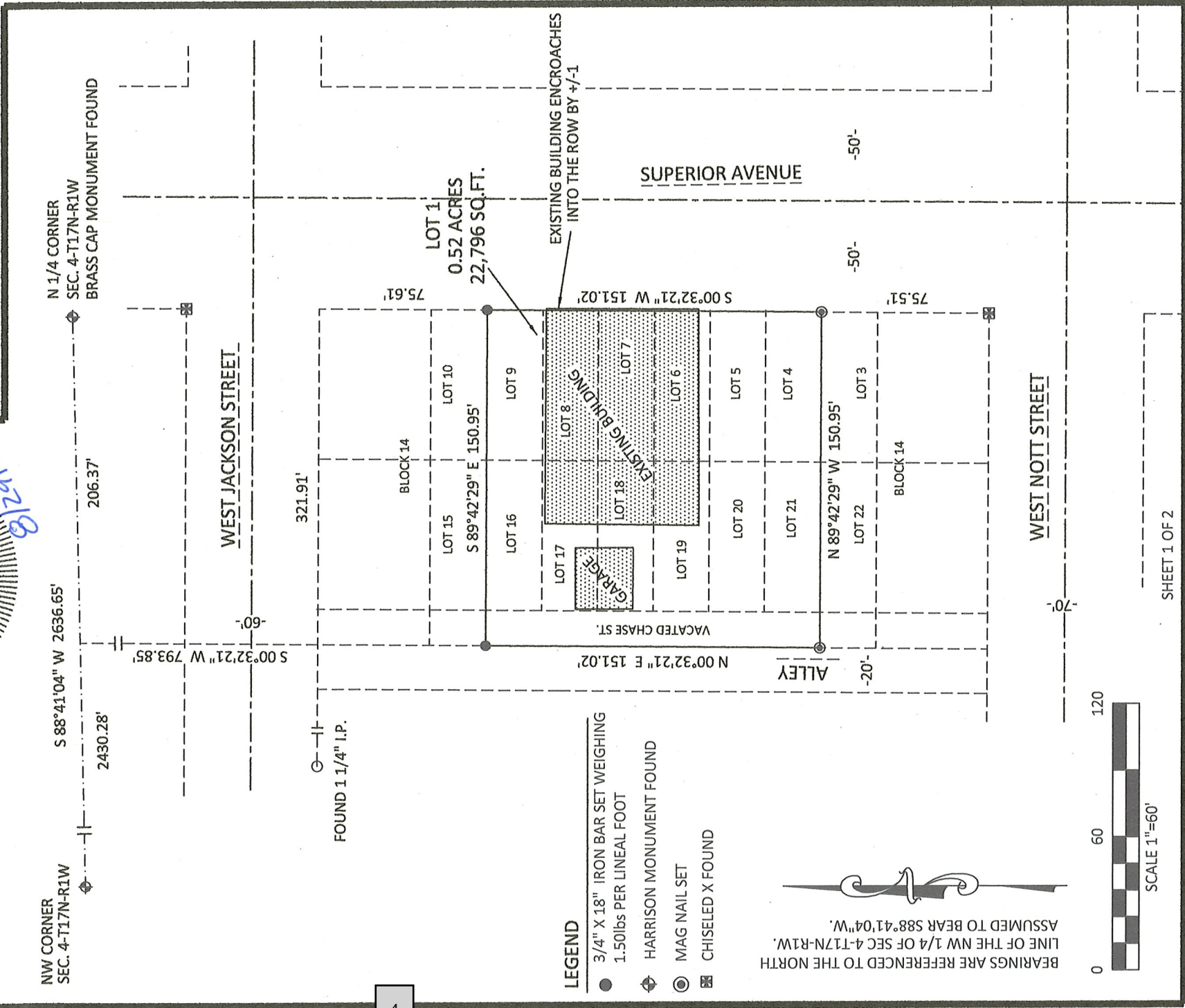
LEGEND

- 3/4" X 18" IRON BAR SET WEIGHING 1.50lbs PER LINEAL FOOT
- ⊕ HARRISON MONUMENT FOUND
- ⊙ MAG NAIL SET
- ⊠ CHISELED X FOUND

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NW 1/4 OF SEC 4-T17N-R1W.
ASSUMED TO BEAR S88°41'04"W.



SCALE 1"=60'



CERTIFIED SURVEY MAP #

LOTS 4-9 AND 16-21 AND A PORTION OF VACATED CHASE STREET OF BLOCK 14, HOLLISTERS FIRST ADDITION. LOCATED IN NE 1/4 OF THE NW 1/4 OF SECTION 4, T17N, R1W, CITY OF TOMAH, MONROE COUNTY, WISCONSIN.

CERTIFIED SURVEY MAP FOR CHISTOPHER POPP

A PARCEL OF LAND CONTAINING 0.52 ACRES(22,796 SQ.FT.). LOTS 4-9 AND 16-21 AND A PORTION OF VACATED CHASE STREET OF BLOCK 14, HOLLISTERS FIRST ADDITION. LOCATED IN NE 1/4 OF THE NW 1/4 OF SECTION 4, T17N, R1W, CITY OF TOMAH, MONROE COUNTY, WISCONSIN. BEING DESCRIBED AS FOLLOWS:

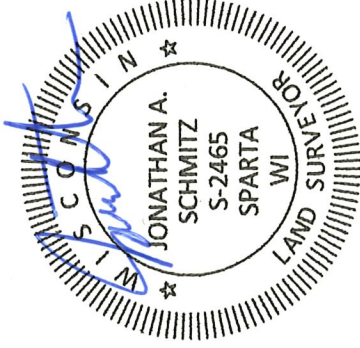
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 4;
THENCE S 88°41'04" W A DISTANCE OF 206.37';
THENCE S 00°32'21" W A DISTANCE OF 793.85' TO THE POINT OF BEGINNING;
THENCE S 89°42'29" E A DISTANCE OF 150.95';
THENCE S 00°32'21" W A DISTANCE OF 151.02';
THENCE N 89°42'29" W A DISTANCE OF 150.95';
THENCE N 00°32'21" E A DISTANCE OF 151.02' TO THE POINT OF BEGINNING AND THERE TERMINATING.
SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, AND RIGHT OF WAY OF RECORD.

THAT I HAVE COMPLIED WITH CITY OF TOMAH'S CODE OF ORDINANCES AND THE CURRENT PROVISIONS OF CHAPTER 236.34 OF THE REVISED WISCONSIN STATUTES ON SURVEYING AND MAPPING SAME. THAT THIS CERTIFIED SURVEY IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND MAPPED.

CERTIFIED THIS 29TH DAY OF August, 2024

Jonathan A. Schmitz

JONATHAN A SCHMITZ
PROFESSIONAL LAND SURVEYOR #2465
18286COUNTY HIGHWAY "A"
NORWALK WI 54648



PLANNING COMMISSION RESOLUTION
RESOLVED, THAT THIS CERTIFIED SURVEY MAP AS SHOWN IN THE CITY OF TOMAH IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION.

MAYOR _____ DATE _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY OF TOMAH PLANNING COMMISSION.

CITY CLERK _____ DATE _____



Building & Zoning
 819 Superior Ave
 Tomah, WI 54660
 608-374-7429

CONDITIONAL USE APPLICATION

This application shall be fully completed and submitted with the \$125 fee before the Zoning Department will process your application. Incomplete applications will be returned to you.

Completed applications must be received by the 1st working day of the month in order to schedule a public hearing on your proposal at the Plan Commission Meeting to be held during the current month.

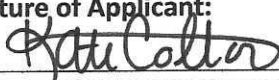

The City of Tomah will publish a notice in the newspaper and notify all landowners, within 200 feet of the property you're proposing a conditional use, as to what you're proposing and where a public hearing will be conducted on your proposal.

Property Address of Conditional Use Request: 1110 Kilbourn Ave.	Parcel Number: 286-01932-0000
---------------------------------------------------------------------------	----------------------------------

Property Owner: Brian and Kati Cotton	Mailing Address: w10088 16th St.	City, State, Zip: Camp Douglas
Phone Number: (608) 377-4941	Email: kati.cotton@yahoo.com	Primary Contact <input checked="" type="checkbox"/>

Applicant: Kati Cotton	Mailing Address: w10088 16th St.	City, State, Zip: Camp Douglas
Phone Number: (608) 377-4941	Email: kati.cotton@yahoo.com	Primary Contact <input checked="" type="checkbox"/>

The undersigned hereby makes an application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Tomah Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant: 	Date: 7/17/2024
Signature of Property Owner: 	Date: 7/17/2024

OFFICE USE ONLY:	Date Received:	Application Received by:
Zoning District:		

APPLICANT: Conditional Use Checklist	N/A
Proposed Conditional Use: Family in home daycare of no more than 8 children.	<input type="checkbox"/>
Hours of Operation: 7:00am - 6:00pm	<input type="checkbox"/>
Number of Employees: 2	<input type="checkbox"/>
Present Zoning Classification: r2	<input type="checkbox"/>
Description of Existing Use – Including Structures, if any: residential	<input type="checkbox"/>
What measures will be taken to prevent or control noise, odors, fumes, dust, vibrations, light, and other unusual activities or disturbances? When children are outside playing we will discourage the use of excessive loud sounds.	<input type="checkbox"/>
What measures will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use? Staff will park in the garage, and two parking spaces while parents dropping off or picking up may utilize street parking as drop offs and pick ups should be no longer than 15-20 minutes.	<input type="checkbox"/>

PLOT PLAN

A plot plan shall be submitted with all conditional use permit applications. Use the last page of this application to draw your plot plan. The plot plan should be drawn to scale (indicate scale on map) and include items whether existing or proposed as follows:

1. All structures on the property upon which the conditional use is being proposed. (Indicate the length, width, and height of each structure.)
2. All public roads, private driveways, and parking areas.
3. Wetlands, floodplains, and ordinary highwater mark of any navigable lake, river, or stream.



SHANE ROLFF
BUILDING AND ZONING
819 SUPERIOR AVE
TOMAH, WI 54660
608-374-7429

REZONING APPLICATION

405 Wittig Rd

ADDRESS OF REZONE REQUEST: Parcel # 286-02651-5301

OWNER

NAME: Cranberry Country Lodge, LLC / Cranberry Lofts LLC

MAILING ADDRESS: PO Box 126 Wilton WI 54670 / W7468 County Road 2N
Orelov-shan WI

PHONE NUMBER: 608-479-0031

EMAIL ADDRESS: mtch@midwestconcrete.pro.com

DESCRIPTION OF THE SUBJECT SITE

LEGAL DESCRIPTION: 286-02651-5301

PRESENT ZONING CLASSIFICATION: Ag

PROPOSED ZONING CLASSIFICATION: R-3

DESCRIPTION OF EXISTING USE INCLUDING STRUCTURES (if applicable):
Vacant Land

DESCRIBE REASON FOR PROPOSED CHANGE IN ZONING:
Apartment Building Complex - 54 units

REQUIRED APPLICATION ATTACHMENTS TO BE SUBMITTED BY APPLICANT

Plat Plan Drawn to Scale

Application Fee in the Form of a Check or Money Order Paid to the Order of: City of Tomah
in the Amount of \$125.00 check #10682
8/9/2024

Name and Addresses of All Owners of Properties within 200 Feet of Area to be Changed.
(City will provide)

CERTIFICATION

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

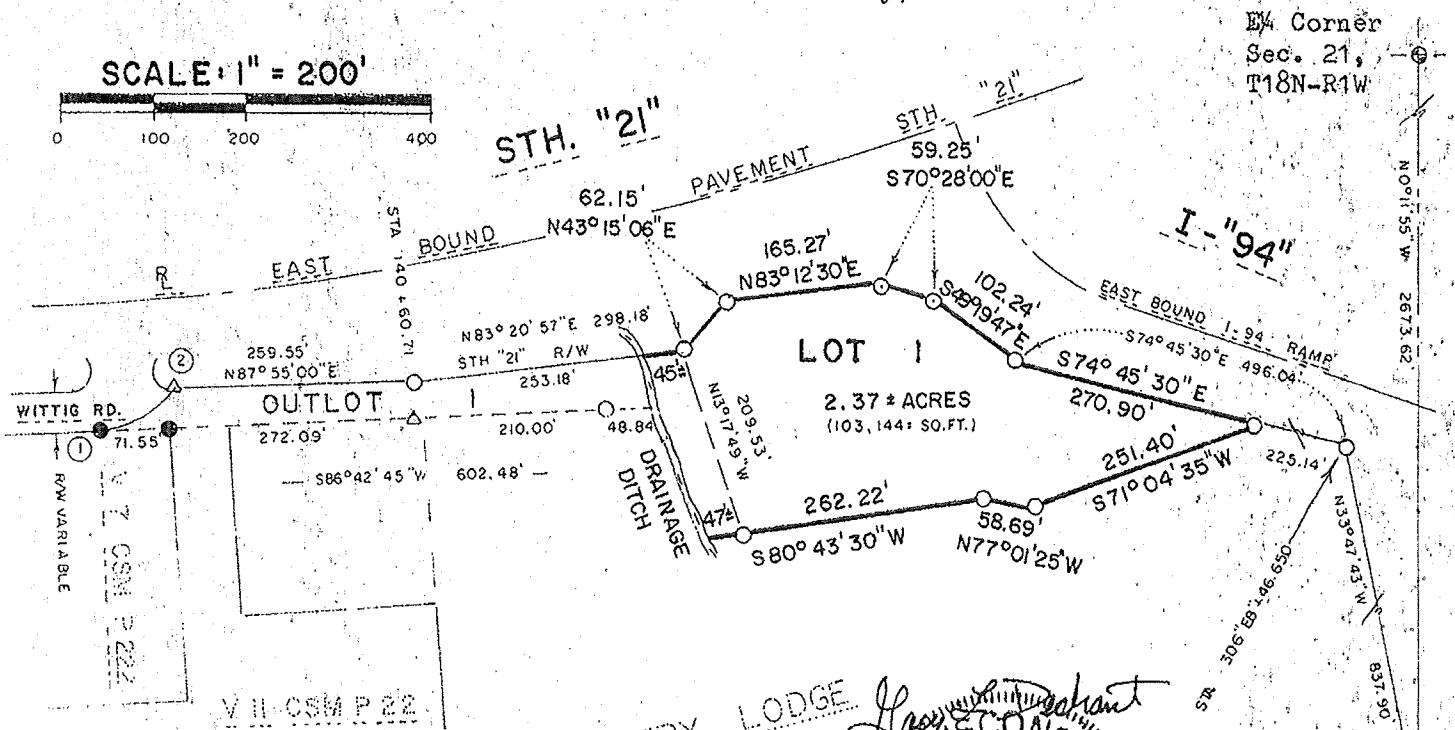
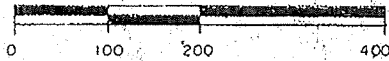
[Signature]
Signature

7.22.24
Date

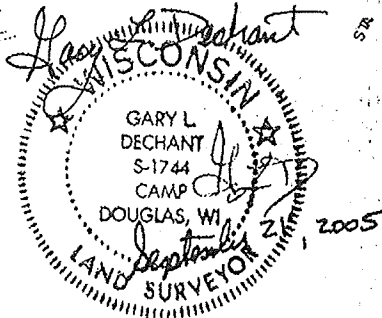
CERTIFIED SURVEY MAP

Part of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ -SE $\frac{1}{4}$ Sec. 21,
T18N-R1W, City of Tomah, Monroe County, WI.

SCALE: 1" = 200'



CRANBERRY COUNTRY LODGE



CURVE 1-2

- $\Delta = 54^{\circ}28'02''$
- $R = 103.41'$
- $LC = 94.64'$
- $LCB = N59^{\circ}28'44''E$
- $L = 98.30'$
- $TB = N32^{\circ}14'43''E$
- $TB = N86^{\circ}42'45''E$

- \odot = Existing Cast Iron County Monument
- \circ = Existing 2 $\frac{1}{2}$ " Iron Pipe
- \bullet = Existing 3/4" round iron bar
- Δ = Set Railroad spike in pavement
- \circ = Set 1"x30" round iron bar 2.67 lbs./lin.ft.

CITY OF TOMAH APPROVAL:

This map is hereby approved by 1 Planning Commission
of the City of Tomah. 9

GRID NORTH

(PAGE 2 OF 3)

DESCRIPTION: Lot 1

A parcel of land located in part of the SE $\frac{1}{4}$ -SE $\frac{1}{4}$ of Section 21, T18N-R1W, City of Tomah, Monroe County, Wisconsin, described as follows:

Commencing at the SE corner of said Section 21;
thence N33°47'43"W, 837.90 feet to Station 306"EB"46.650 of the south line of the East Bound Interstate "94" Ramp;
thence N74°45'30"W along the South line of said East Bound Ramp 225.14 feet to the point of beginning;
thence S71°04'35"W, 251.40 feet;
thence N77°01'25"W, 58.69 feet;
thence S80°43'30"W, 262.22 feet to a meander corner of a drainage ditch;
thence N13°17'49"W along a meander line to said ditch, 209.53 feet to the South line of STH "21";
thence N43°15'06"E along the South line of STH "21" 62.15 feet;
thence N83°12'30"E along the South line of STH "21" 165.27 feet;
thence S70°28'00"E along the South line of the East Bound Interstate "94" Ramp 59.25 feet;
thence S49°19'47"E along the South line of said East Bound I-"94" Ramp 102.24 feet;
thence S74°45'30"E along the South line of said East Bound I-"94" Ramp 270.90 feet to the point of beginning.

Also, lands described as follows:

Beginning at the SW meander corner to the Drainage ditch of the above described parcel;

thence S80°43'30"W 47 feet to the center of said Drainage Ditch;
thence northwesterly along the centerline of said Drainage Ditch to a point S83°20'57"W, 45 feet of the NW meander corner to said ditch;
thence N83°20'57"E, 45.00 feet to aforementioned NW meander corner;
thence S13°17'49"E, 209.53 feet to the point of beginning.

Subject to easements, restrictions, covenants, and right of ways of record.

OUTLOT 1: Access Easement for Lot 1, (variable in width)

An easement, for ingress and egress, described as follows:
Commencing at the SE corner of Section 21, T18N-R1W;
thence N33°47'43"W, 837.90 feet to Station 306"EB"46.650 of the South line of the East Bound Interstate "94" Ramp;
thence N74°45'30"W along the South line of said East Bound I-"94" Ramp 225.14 feet;
thence S71°04'35"W, 251.40 feet;
thence N77°01'25"W, 58.69 feet;
thence S80°43'30"W, 262.22 feet to a meander corner to a Drainage Ditch;

(PAGE 3 OF 3)

NOTE: 1) Outlot 1 being an access easement located in part of the SW $\frac{1}{4}$ -SE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 21, T18N-R1W, City of Tomah, Monroe County, Wisconsin.

Outlot 1 is variable in width, 44' \pm in width on the west end, 37.86 feet at Station 140+60.71, and 52' \pm on the east end.

2) Lands in Lot 1 and Outlot 1 are not in the floodplain or wetlands based on FEMA maps and DNR wetland delineation.

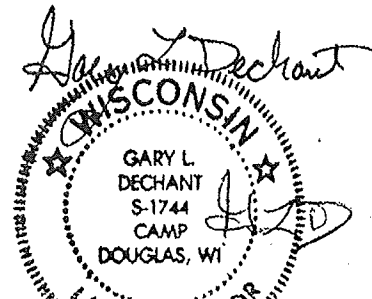
SURVEYOR'S CERTIFICATE:

I, Gary L. Dechant, do hereby certify that by the order of Mr. Robert Dippen, Jr., of Cranberry Country Lodge, LLC, I have surveyed and mapped the property described hereon and that the within map is a true and correct representation of the exterior boundaries of the lands surveyed and that I have fully complied to the provisions of Chapter 236.34 of the Wisconsin Statutes to the best of my knowledge and belief.

Gary L. Dechant

9-21-2005

DECHANT SURVEYING, LLC
17055 Hornet Road Camp Douglas, WI 54618
Ph. No. 608-427-3624



Approved by the Wisconsin Real Estate Examining Board
5-1-22 (Optional Use Date) 7-1-22 (Mandatory Use Date)

CENTURY 21 Affiliated - Sun Prairie

WB-40 AMENDMENT TO OFFER TO PURCHASE

**CAUTION: Use a WB-40 Amendment if both Parties will be agreeing to modify the terms of the Offer.
Use a WB-41 Notice if a Party is giving a Notice which does not require the other Party's agreement.**

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Buyer and Seller agree to amend the Offer dated April 4, 2024, and accepted on April 10, 2024 for the purchase and sale of real estate at 2.310 Acres Wittig Road (286-02651-5301)

_____, Wisconsin as follows:

Closing date is changed from _____, to _____

Purchase price is changed from \$ _____ to \$ _____

Other: _____

Seller approves the requested current zoning change to R-3.

- 31
- 32
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The attached _____ is/are made part of this Amendment.

ALL OTHER TERMS OF THE OFFER TO PURCHASE AND ANY PRIOR AMENDMENTS REMAIN THE SAME.

This Amendment is binding upon Seller and Buyer only if a copy of the accepted Amendment is delivered to the Party offering the Amendment on or before 04/12/2024 12PM (Time is of the Essence). Delivery of the accepted Amendment may be made in any manner specified in the Offer to Purchase, unless otherwise provided in this Amendment.

NOTE: The Party offering this Amendment may withdraw the offered Amendment prior to acceptance and delivery as provided at lines 33-34.

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This Amendment was drafted by Randy Johnson - Century 21 Affiliated on 04/10/2024

Licensee and Firm ▲ Date ▲

This Amendment was presented by Diana Corke First Weber Inc on 4-11-24

Licensee and Firm ▲ Date ▲

(x) [Signature] 04/11/2024
Buyer's Signature ▲ Date ▲

(x) [Signature] 4/11/2024
Seller's Signature ▲ Date ▲

Print name ▶ Barre Development Group LLC

Print name ▶ Robert M Dippen

(x) _____
Buyer's Signature ▲ Date ▲

(x) _____
Seller's Signature ▲ Date ▲

Print name ▶ _____

Print name ▶ _____

- 49
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This Amendment was rejected _____
Party Initials ▲ Date ▲



Point of Beginning

4941 Kirschling Court, Stevens Point, WI 54481
1497 6th Street - Suite C, Green Bay, WI 54304
1261 W Main Street - Suite 102, Sun Prairie, WI 53590

COVER LETTER

TO: City of Tomah, WI
FROM: Point of Beginning, Inc. (POB)
Jesse Becker, P.E.
DATE: 8/14/2024
SUBJECT: Your Choice Roofing – New Building Site Plan Review

To whom it may concern,

Point of Beginning has been hired by Your Choice Roofing to complete civil site construction documents and site permitting as needed for construction of their new warehouse facility to be located at 1715. N Superior Ave in Tomah, WI. Your Choice Roofing is owned and operated by Henry Troyer.

The proposed building will be 130'x80' single story metal-panel structure with a total floor area of 10,400 SF. The building will include a few offices and a bathroom as well as a large storage area. The primary function of the new building is to act as a warehouse for storage of roofing materials utilized by Your Choice Roofing.

No exterior storage of roofing materials is planned. However, there will be storage of construction equipment behind the proposed building. Notably, the proposed building was orientated and designed as a long facility to screen the area behind the building from the view of passers-by on N Superior Ave. The existing wood line behind the building will also act to screen this area from neighboring properties.

No exterior light poles or signage is planned. A single light on the front of the building is planned to deter undesirable conduct at the front of the facility. The facility will have a dumpster located on the backside of the building, which will be screened from view by the proposed building.

The proposed facility exceeds one acre of disturbance and will therefore require stormwater management in accordance with Department of Natural Resources (DNR) regulations. Additional state permitting will be required for the proposed utility and driveway connections within U.S. Route 12. State plumbing plan review will also be required.

The proposed development will be constructed by Marawood Construction Services. The proposed project is planned to be completed this fall, with construction commencing as soon as all applicable permits have been received.

Sincerely,

Jesse Becker, P.E.
Point of Beginning, Inc.
4941 Kirschling Court
Stevens Point, WI 54481



SITE PLAN REVIEW APPLICATION

(This review does not include utilities and storm water)

The following checklist is required and will ensure the timely processing of your site plan review request:

Site Plan Review Checklist:

- Include all items applicable and requested on the checklist

If incomplete, no further processing of the application will occur until the deficiencies are corrected. All development must meet the requirements of the City of Tomah and any other applicable local, state, or federal ordinances.

Description of Proposed Development:

New Building - Your Choice Roofing, Henry Troyer

If you have any questions, please contact the Zoning Department at 608-374-7429.

Property Address: 1715 N. Superior Drive	Parcel Number: 286-02653-0200
----------------------------------------------------	-----------------------------------------

Applicant: Your Choice Roofing	Mailing Address: 33486 Driftwood Ave	City, State, Zip: Warrens, WI 54666
Phone Number: 608-387-6799	Email: yctroyer@gmail.com	Primary Contact: Henry Troyer

Business: Owner/Contact: See Above.	Mailing Address:	City, State, Zip:
Phone Number:	Email:	Primary Contact:

Property Owner: See Above.	Mailing Address:	City, State, Zip:
Phone Number:	Email:	Primary Contact:

The undersigned hereby makes application at the location stated herein. The undersigned agrees that all work shall be done in accordance with the requirements of the City of Tomah Zoning Ordinance and with all other applicable City Ordinances and the laws and regulations of the State of Wisconsin.

Signature of Applicant:	Date: 8-10-24
Signature of Property Owner:	Date: 8-10-24

OFFICE USE ONLY:	Date Received:	Application Received by:
Zoning District:		



Site Plan review is required for all development including new construction, movement, reconstruction, conversion or structural alterations to structures pertaining to triplexes, multi-family housing, commercial, industrial, and public projects. The submittal of the proposed project must include the following information to be considered a complete application for Site Plan Review. Check appropriate boxes to indicate completion of the corresponding requirement.

Please provide the following with the site plan application submittal: 24" x 36" electronic version of entire plan set.

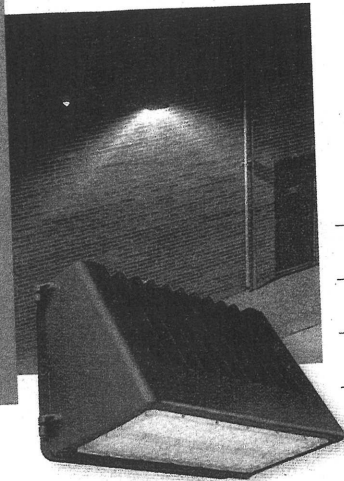
1. Completed Site Plan Review Application form with completed and signed checklist.
Attached

2. A cover letter is required describing the request for the Site Plan Review. The letter shall include a general (description of the proposed project). Describe the proposed phasing of all buildings and site improvements. Also, describe any land divisions that need to occur.
Attached

3. Site Plan. New development will require a professionally drawn site plan to be submitted, drawn to an engineered scale, and include the following items:
 - A. Name, address, and phone number for the owner, developer, and general contractor/designer.
 - B. Legal description of the site or copy of plat/certified survey map.
 - C. Survey completed on the property.
 - D. The location and dimensions of all site property lines and existing/proposed structures. (Existing structures legal conforming status?)
 - E. Show North Arrow, scale of drawing, Bench Mark location and elevation to NGS (if required).
 - F. Label all building front, rear, and side yard setbacks of the new development to adjacent property lines.
 - G. Lot dimensions, frontage, area in conformance.
 - H. Building height.
 - I. Show the location and label widths of all existing and proposed public rights-of-way and public/private easements adjacent to and within the site.
 - J. Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails. Identify connections to existing/proposed sidewalks and trails.
 - K. Show existing and proposed driveways (ingress/egress), parking spaces (ADA), loading spaces, interior parking islands, sidewalks, and handicap ramp widths. Indicate the direction of travel for one-way drives and inside radii for all curves. Note dimensions of driveways and parking spaces and list total number of parking spaces required and provided. Provide cross-section drawings of proposed curbs and sidewalks.
 - L. Location and type of outside lighting.
 - M. Screening of dumpsters
 - N. Outside storage of materials or equipment

APPLICANT: Site Plan Review Data Checklist	Submitted	N/A
Cover/Title Page:		
Name and address of applicant and property owner	X	
Address and common description of property and complete legal description	X	
Dimensions of land and total acreage	X	
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable	X	
Name and address of firm or individual who prepared the site plan	X	
Site and Zoning Data:		
Show North arrow, scaled drawing, Bench Mark location and elevation to NGS (if required)	X	
Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site	X	
Proposed lot lines, lot dimensions, property lines setback dimensions, structures, and other improvements to the site	X	
Label all building front, rear, and side yard setbacks of new development to adjacent property lines	X	
All existing and proposed easements	X	
Lot coverage, lot dimensions, frontage, area in conformance	X	
Finished graded surface (<i>shall be dust free</i>)	X	
Natural Features:		
Wetlands	Floodplain	N/A
Access and Circulation:		
Dimensions, curve radii, and centerlines of existing and proposed access points, roads, and road rights-of-way or access easements	X	
Location of proposed roads, driveways (ingress/egress), sidewalks, handicap ramp widths, and interior parking islands	X	
Calculations for required number of parking and loading spaces, location, and layout (ADA compliant)		
Dimensions of parking spaces, islands, circulation aisles, and loading zones		N/A
Identify existing and proposed street improvements including streets, alleys, curbs, sidewalks, and trails		N/A
Building, Structure, and Miscellaneous Site Information:		
Location, height, and outside dimensions of all buildings and structures	X	
Utilizing a crane during build process <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		
Building floor plans and total floor area	X	
Details on accessory structures and any screening		N/A
Location of exterior lighting (site and building lighting)		N/A
Lighting details: Sec. 52-208(3) Exposed sources of light shall be shielded so as not to be visible outside their premises.		N/A
Screens and buffers: Sec. 52-207: Required buffer strips in industrial districts and property zoned business (North of Jefferson, East of Grain Ave, South of View St, West of Hugh Dickie Dr, and other similar areas) abuts a residential district.		N/A
Location of trash receptacle(s) and transformer pad(s) and method of screening	X	
Location of outdoor storage materials/equipment	X	

THESE CUTOFF LED WALL PACKS ARE CALLIN' YOUR NAME



LED-FXCWP120

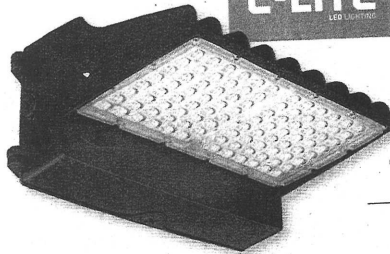
Dimensions:
14-1/4" W x 9-1/4" H x 6-1/2" D
Product Weight: 10.56 lbs. (FXCWP120),
7.48 lbs. (FXCWP80), 7.05 lbs. (FXCWP60),
6.85 lbs. (FXCWP40)

natural^{ed} Cutoff LED Wall Packs



REPLACES	LUMEN OUTPUT	COLOR TEMP	LED WATTAGE	DLC	PRICE
SKU: LED-FXCWP120/50K/BZ 400MH	14,667	5000K	120W	DLC LISTED PREMIUM	\$218.99
SKU: LED-FXCWP120/40K/BZ 400MH	14,667	4000K	120W		
SKU: LED-FXCWP80/50K/BZ 400MH	9908	5000K	80W		\$161.99
SKU: LED-FXCWP80/40K/BZ 250MH	9908	4000K	80W		
SKU: LED-FXCWP60/50K/BZ 20MH	7482	5000K	61W		\$138.99
SKU: LED-FXCWP60/40K/BZ 250MH	7347	4000K	61W		
SKU: LED-FXCWP40/50K/BZ 250MH	4861	5000K	40W		\$126.99
SKU: LED-FXCWP40/40K/BZ 250MH	4861	4000K	40W		

C-LITE Architectural Cutoff LED Wall Packs CCT & Wattage Selectable

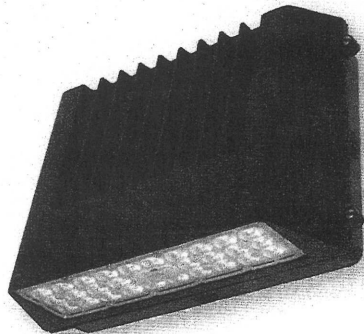


C-WP-A-ACWP-S17L

Dimensions:
12-3/4" L x 6-3/8" W x 9-1/2" H (S17L),
9-3/4" L x 6" W x 8" H (S9L)
Product Weight: 6.04 lbs. (S17L), 4.14 lbs. (S9L)



REPLACES	LUMEN OUTPUT	SELECTABLE COLOR TEMP	SELECTABLE LED WATTAGE	DLC	PRICE
SKU: C-WP-A-ACWP-S17L-SCCT-BZ 400W MH	Up to 16,700	3000K, 4000K or 5000K	Up to 120W	DLC LISTED PREMIUM	PRICE DROP \$129.99
SKU: C-WP-A-ACWP-S9L-SCCT-BZ 250W MH	Up to 8675	3000K, 4000K or 5000K	Up to 60W		\$99.99



C-WP-A-FCA-05, 03

Dimensions:
14-1/4" W 9-9/16" H x 8-3/16" D
(C-WP-A-FCA-14)
14-1/4" W 9-9/16" H x 5-3/16" D
(C-WP-A-FCA-05, 03)
Product Weight:
9.25 lbs. (C-WP-A-FCA-14)
6.5 lbs. (C-WP-A-FCA-03, 05)

C-LITE Cutoff LED Wall Packs

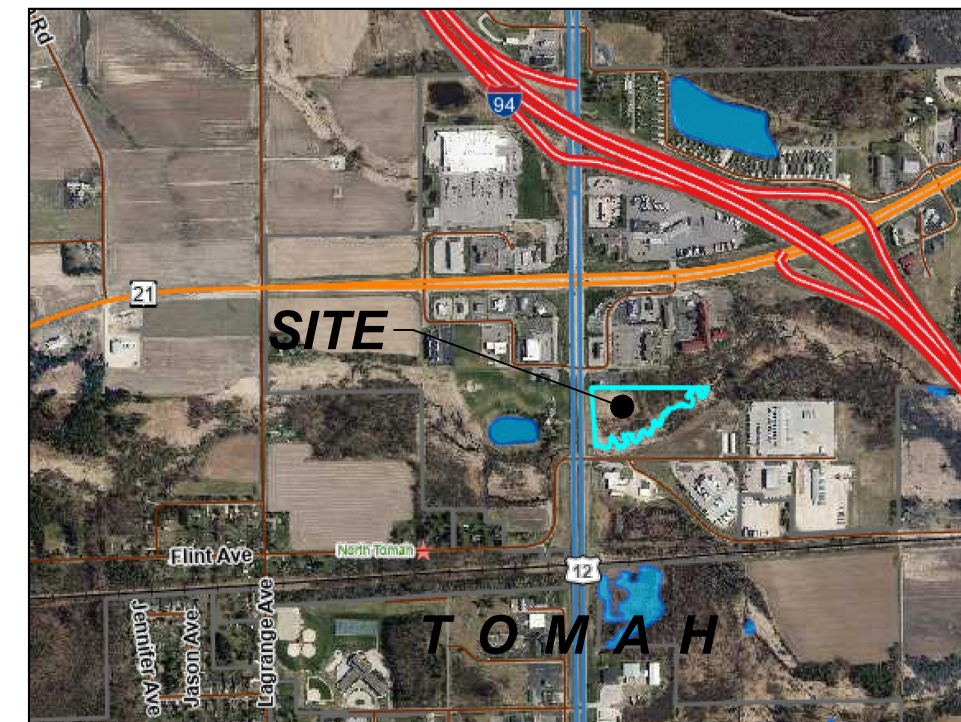


REPLACES	LUMEN OUTPUT	COLOR TEMP	LED WATTAGE	DLC	PRICE
SKU: C-WP-A-FCA-14-50K-DB 400 W MH	14,500	5000K	104W	DLC LISTED PREMIUM	\$139.99
SKU: C-WP-A-FCA-14-40K-DB 400 W MH	14,100	4000K	104W		
SKU: C-WP-A-FCA-05-50K-DB 150W PSMH	5700	5000K	41W		\$99.99
SKU: C-WP-A-FCA-05-40K-DB 150W PSMH	5700	4000K	41W		
SKU: C-WP-A-FCA-03-50K-DB 100W PSMH	3400	5000K	22W		PRICE DROP
SKU: C-WP-A-FCA-03-40K-DB 100W PSMH	3400	4000K	22W		\$79.99

NEW WAREHOUSE BUILDING

MY CHOICE ROOFING - HENRY TROYER

INDEX MAP



PROJECT CONTACTS

PROJECT OWNER: MY CHOICE ROOFING
HENRY TROYER
27714 ERMINE AVE
TOMAH, WI 54660
608-765-8621

GENERAL CONTRACTOR: MARAWOOD CONSTRUCTION SERVICES
NOAH JORDAN
2025 W VETERANS PKWY
MARSHFIELD, WI 54449
715-210-9530

PLAN PREPARER: POINT OF BEGINNING, INC
GENO CARLSON
4941 KIRSCHLING COURT
STEVENS POINT, WI 54481
715-344-9999

SITE INFORMATION

PROJECT ADDRESS: 1715 N. SUPERIOR DRIVE
TOMAH, WI 54660

GENERAL LOCATION: PARCEL SOUTH OF PIZZA HUT



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
FLAG BOLT ON HYDRANT,
LOCATED ON THE WEST SIDE OF NORTH
SUPERIOR AVENUE (ALSO KNOWN AS U.S.H. "12"),
APPROXIMATELY 470 FEET NORTH OF THE
INTERSECTION OF NORTH SUPERIOR AVENUE AND
HOLLAND STREET.
ELEVATION = 958.10

BENCHMARK #2
FLAG BOLT ON HYDRANT,
LOCATED ON THE EAST SIDE OF NORTH
SUPERIOR AVENUE (ALSO KNOWN AS U.S.H. "12"),
APPROXIMATELY 600 FEET NORTH OF THE
INTERSECTION OF NORTH SUPERIOR AVENUE AND
HOLLAND STREET.
ELEVATION = 960.50

BENCHMARK #3
CHISELED "X" ON SOUTH SIDE OF LIGHT POLE BASE,
LOCATED ON NORTH OF THE SUBJECT PROPERTY,
BETWEEN SAID NORTH LINE AND THE SOUTHER EDGE
OF THE PARKING LOT.
ELEVATION = 959.28

PROJECT UTILITY DISCLAIMER:

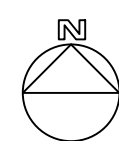
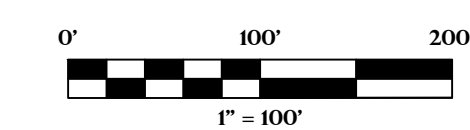
THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

CIVIL SHEET INDEX:

C0.0	TITLE SHEET
C1.0	DEMOLITION PLAN
C2.0	LAYOUT PLAN
C3.0	GRADING PLAN
C4.0	EROSION CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS
C6.1	DETAILS

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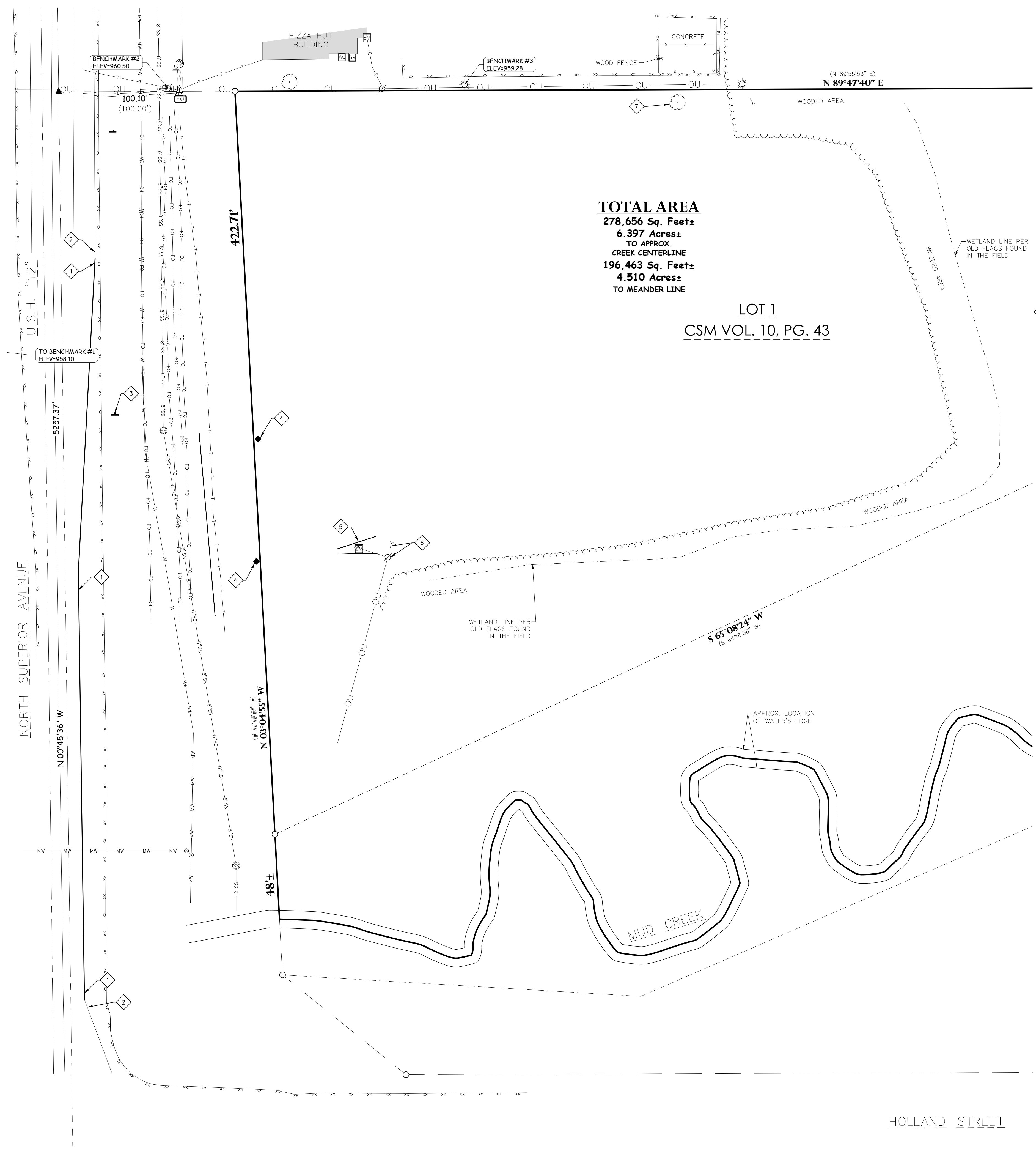
TITLE SHEET

YOUR CHOICE ROOFING
NEW WAREHOUSE BUILDING
CITY OF TOMAH
MONROE CO., WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (Ph) 715.344.9922 (Fx)

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SHEET C0.0



TOTAL AREA
278,656 Sq. Feet±
6.397 Acres±
TO APPROX.
CREEK CENTERLINE
196,463 Sq. Feet±
4.510 Acres±
TO MEANDER LINE

LOT 1
CSM VOL. 10, PG. 43

GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. COORDINATE ALL UTILITY REMOVAL, DISCONNECTION, &/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
7. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
12. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.

KEYNOTES:

1. REMOVE EXISTING HIGHWAY STRIPING
2. MAINTAIN EXISTING HIGHWAY STRIPING
3. REMOVE AND SALVAGE EXISTING SIGN
4. REMOVE EXISTING BOLLARD
5. MAINTAIN EXISTING BILLBOARD
6. MAINTAIN EXISTING POWER POLE/ANCHOR
7. MAINTAIN EXISTING TREE

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DEMOLITION PLAN

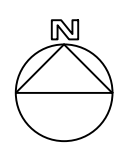
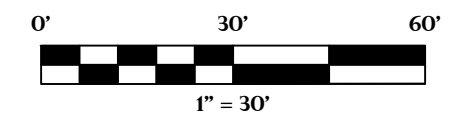
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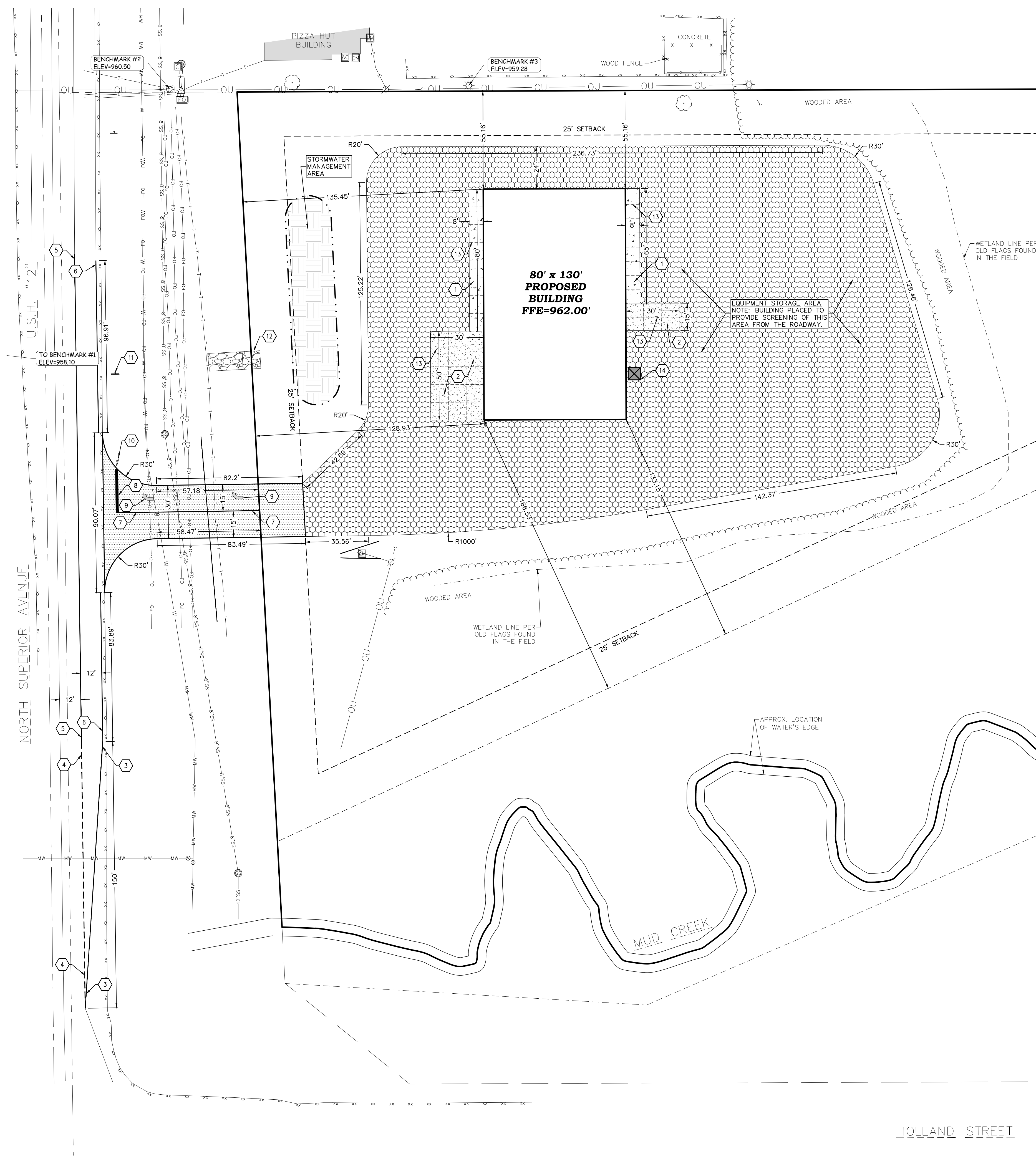
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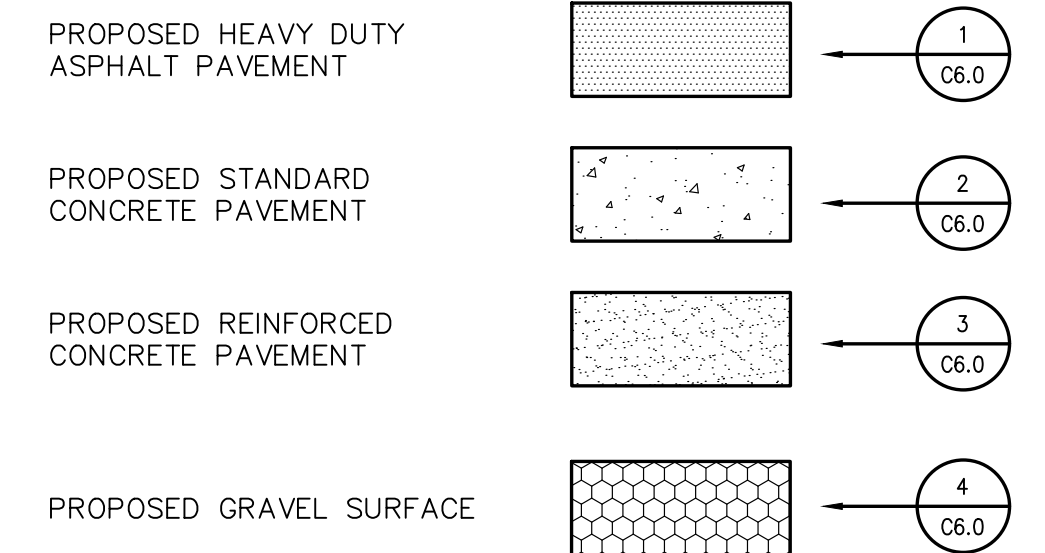
GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL &/OR WisDOT REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

1. CONCRETE SIDEWALK (COORDINATE W/ BLDG DESIGNER IF TYING TO FOUNDATION)
2. REINFORCED CONCRETE PAD (COORDINATE W/ BLDG DESIGNER IF TYING TO FOUNDATION)
3. 150' TURN LANE TAPER (PER WisDOT)
4. 150' 3/9 SKIP LINE (PER WisDOT)
5. LANE LINE (PER WisDOT)
6. FOG LINE (PER WisDOT)
7. DRIVEWAY ENTRANCE STRIPING
8. STOP BAR
9. DIRECTIONAL ARROW
10. STOP SIGN
11. REINSTALL EXISTING HIGHWAY SIGN (PER WisDOT)
12. RIP RAP OVERFLOW WEIR
13. TYPICAL CONCRETE JOINT OR SAWCUT (MAX. 100 S.F.)
14. APPROXIMATE DUMPSTER LOCATION (NOT IN CONTRACT)

PAVEMENT HATCH PATTERNS:



SITE INFORMATION

PROJECT ADDRESS: 1715 N. SUPERIOR DRIVE
TOMAH, WI 54660

GENERAL LOCATION: PARCEL SOUTH OF PIZZA HUT

PARCEL ID: 286-02653-0200

PROPOSED USE: WAREHOUSE BUILDING

ZONING: M-3 HIGHWAY INDUSTRIAL DISTRICT

PROPERTY SIZE: 6.40 ACRES (278,874 SF)

LOT COVERAGE: BUILDING - 10,400 SF
PARKING/SIDEWALK - 50,443 SF
TOTAL IMPERVIOUS - 60,843 SF
BUILDING COVERAGE = 10,400 / 278,874 = 3.7%
IMPERVIOUS COVERAGE = 60,843 / 278,874 = 21.8%

BUILDING HEIGHT: 23'-6"

PROPERTY LEGAL DESCRIPTION:
BEING THE NORTH LINE AND THE WEST LINE OF LOT 1 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 43 AS DOCUMENT NO. 440340, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 1 WEST, CITY OF TOMAH, MONROE COUNTY, WISCONSIN.

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LAYOUT PLAN

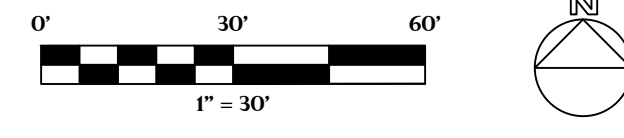
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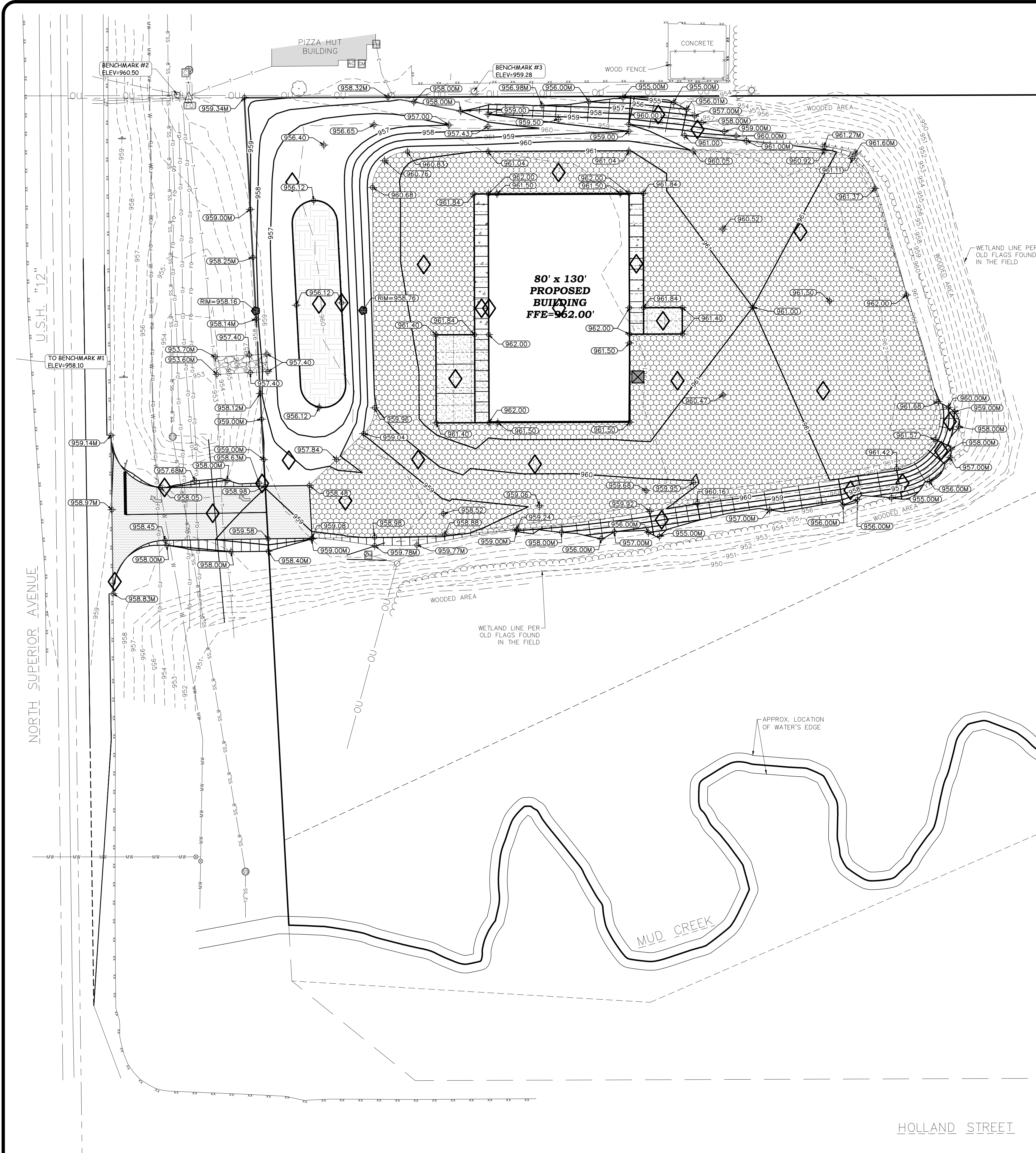
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GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 962.00 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
10. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
11. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
12. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
13. THE LOCAL MUNICIPALITY & WisDOT SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. EXCAVATION IN HIGHWAY RIGHT OF WAY SHALL CONFORM TO RELEVANT PERMITS.
14. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
15. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
16. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	--- 712 ---
PROPOSED CONTOUR	— 712 —
PROPOSED SPOT ELEVATION	⊕ 957.20
PROPOSED RIM ELEVATION	⊕ RIM=893.50
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	⊕ 692.05M
PROPOSED SANITARY SEWER CLEANOUT	⬥ 10 C6.0
PROPOSED BIORETENTION BASIN	⬥ 8, 9 C6.0
PROPOSED RIP RAP OVERFLOW WEIR	⬥ 7 C6.0

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PROJECT NO.:	24.0052

GRADING PLAN

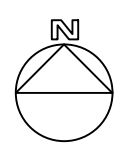
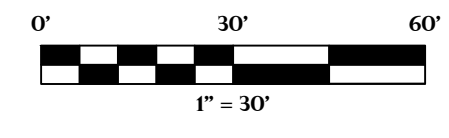
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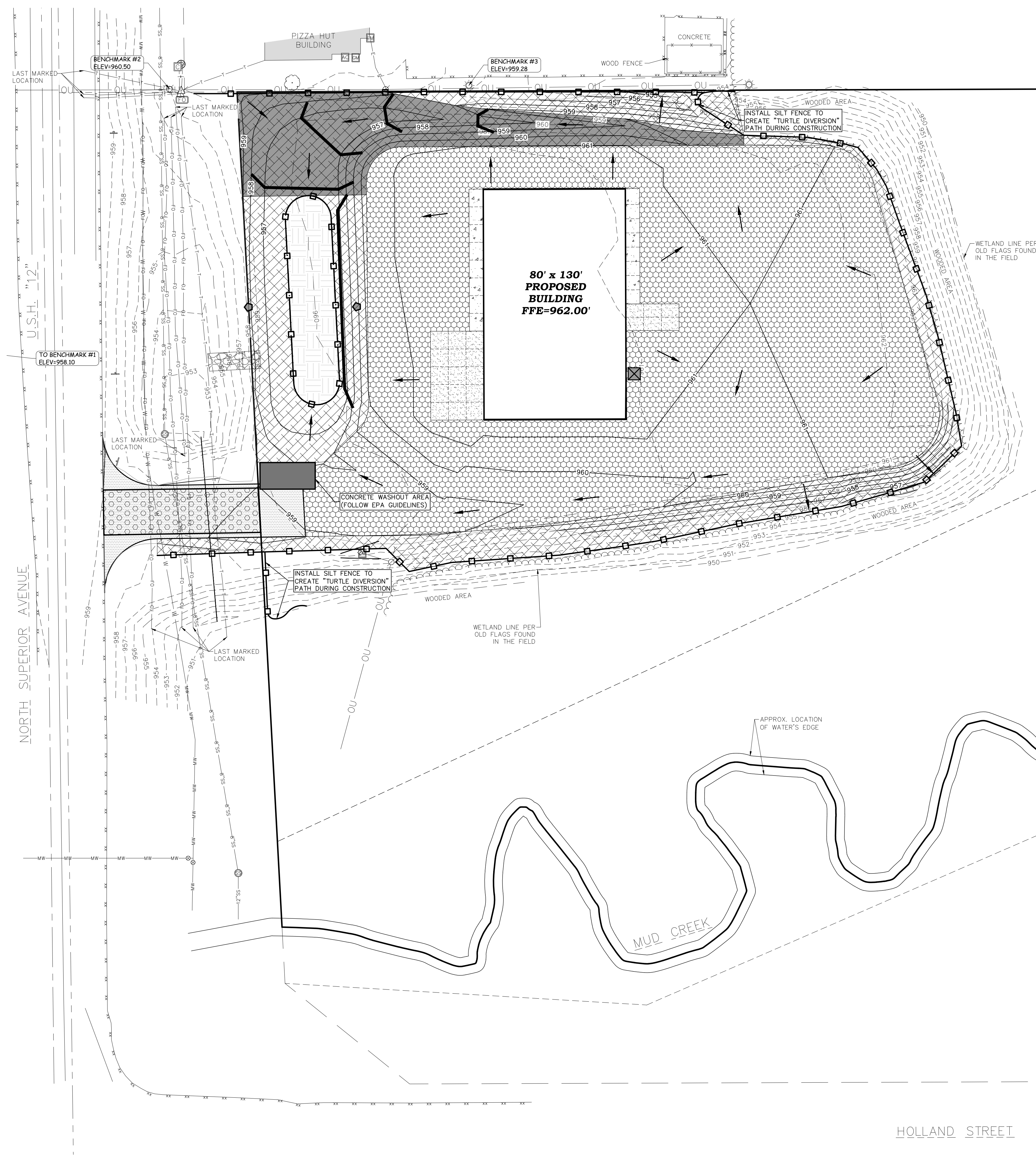
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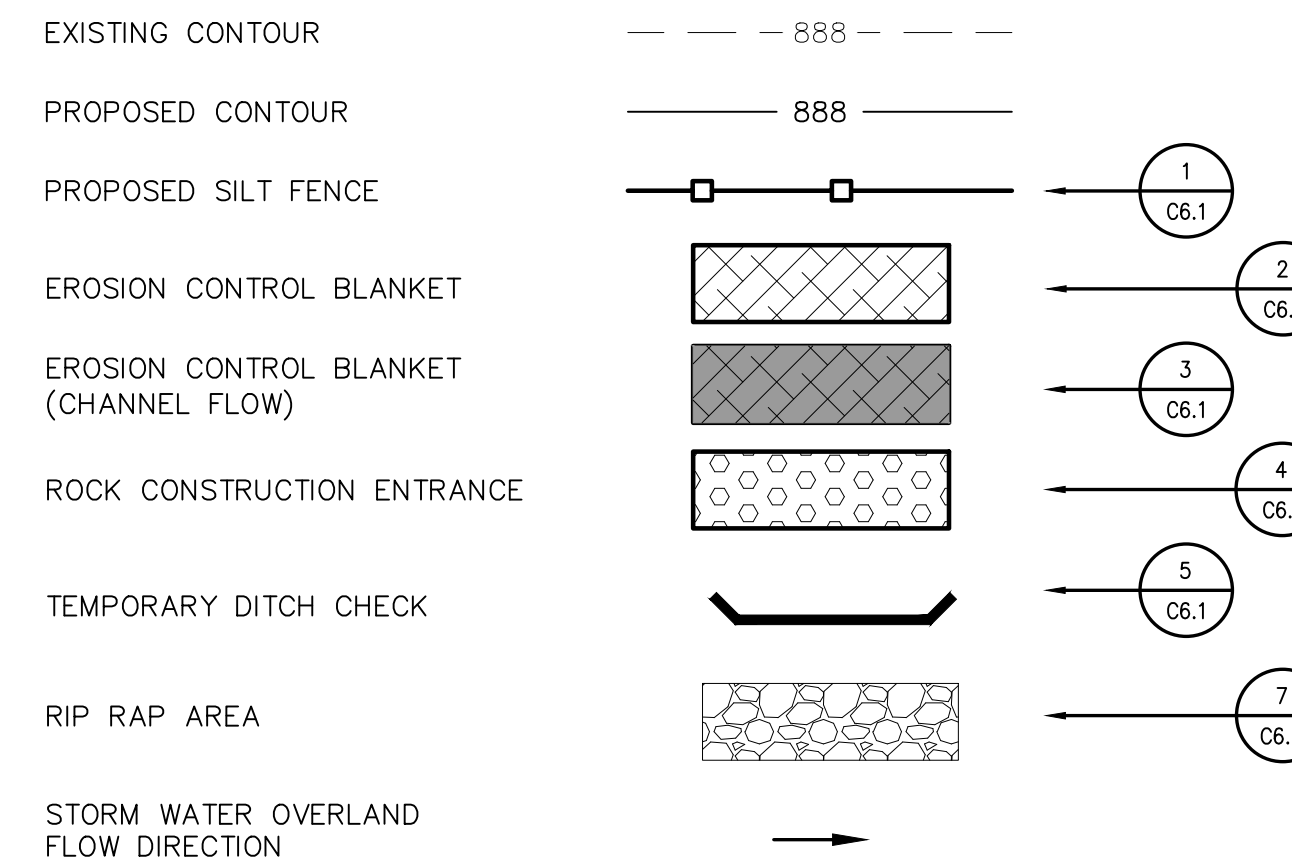




GENERAL NOTES:

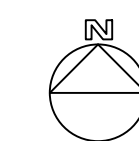
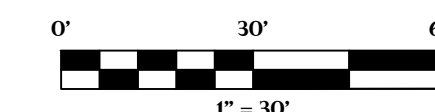
- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, LIGHTING, CONDUITS AND SIGNAGE).
- INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
- SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
- SILT FENCE SHALL BE INSTALLED AROUND THE BIO-RETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
- THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO-RETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIO-RETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:



EROSION CONTROL SEQUENCING:

- INSTALL PERIMETER EROSION CONTROL
- EXCAVATE A TEMPORARY SEDIMENT TRAP AT THE PROPOSED BIO-RETENTION AREA IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1063
 - SEDIMENT TRAP BASIN BOTTOM ELEVATION SHALL BE CONSISTENT WITH THE BOTTOM DESIGN ELEVATION OF THE BIO-RETENTION BASIN. SEE DETAIL.
- INSTALL STONE OUTLET/OVERFLOW WEIR WHEREVER INDICATED ON PLANS
- EXCAVATE TEMPORARY SWALES AWAY FROM THE BASIN TO DIRECT AND MAXIMIZE STORMWATER RUNOFF TO THIS BASIN DURING CONSTRUCTION.
- BEGIN DEMOLITION
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- PER GENERAL NOTE #16, THE SEDIMENT TRAP SHALL BE RECONSTRUCTED INTO THE PROPOSED BIO-RETENTION AREA AFTER THE SURROUNDING AREA HAS BEEN FULLY STABILIZED.
 - ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED BIO-RETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND INSTALLATION OF THE ENGINEERED SOIL
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.



REVISIONS	
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DRAWN:	GC
DATE:	07/28/2024
PROJECT NO.:	24.0052

EROSION CONTROL PLAN

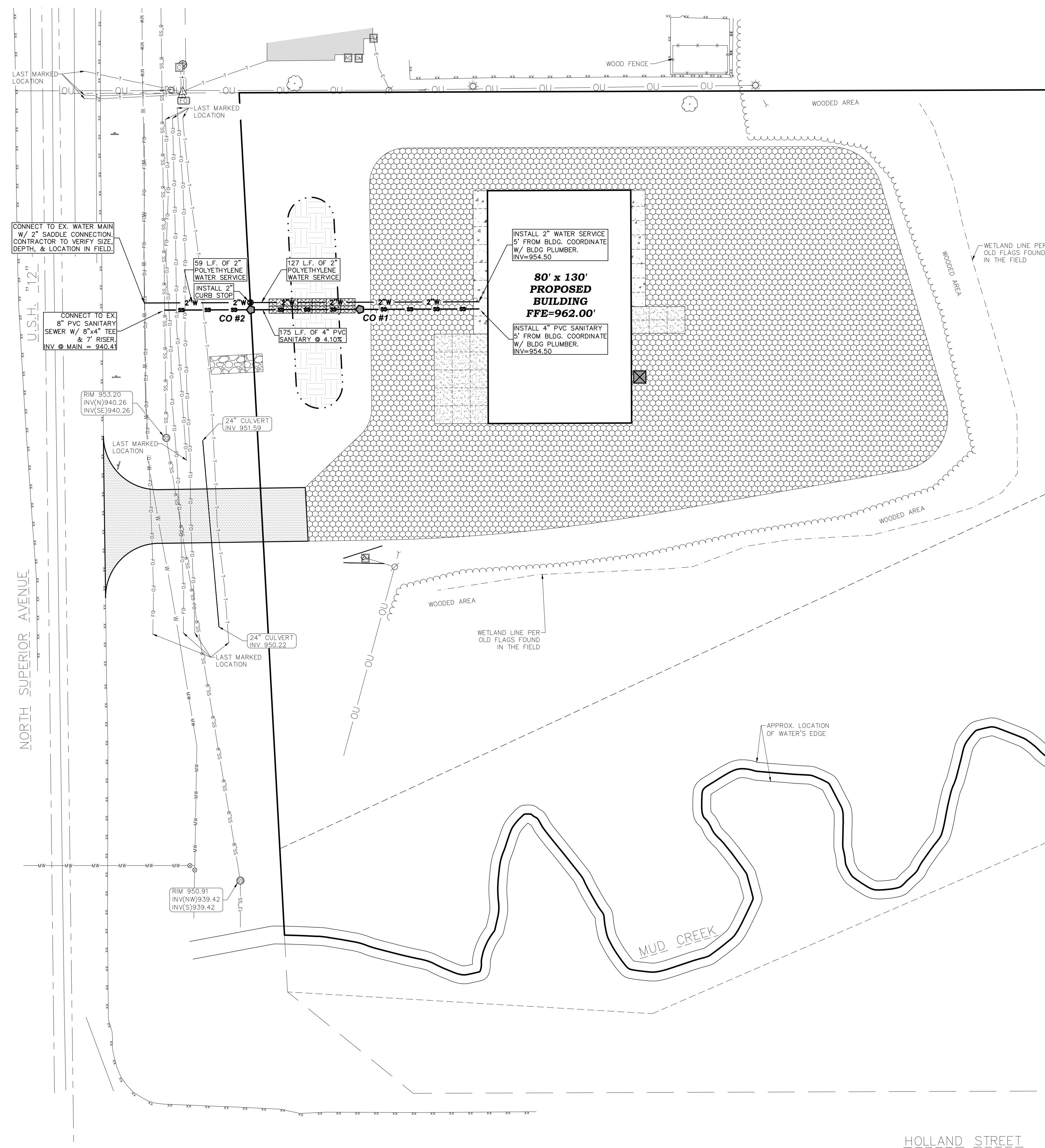
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NEW WAREHOUSE BUILDING
CITY OF TOMAH
MONROE CO., WISCONSIN**

Civil Engineering
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Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

POB
Point of Beginning

SHEET **C4.0**

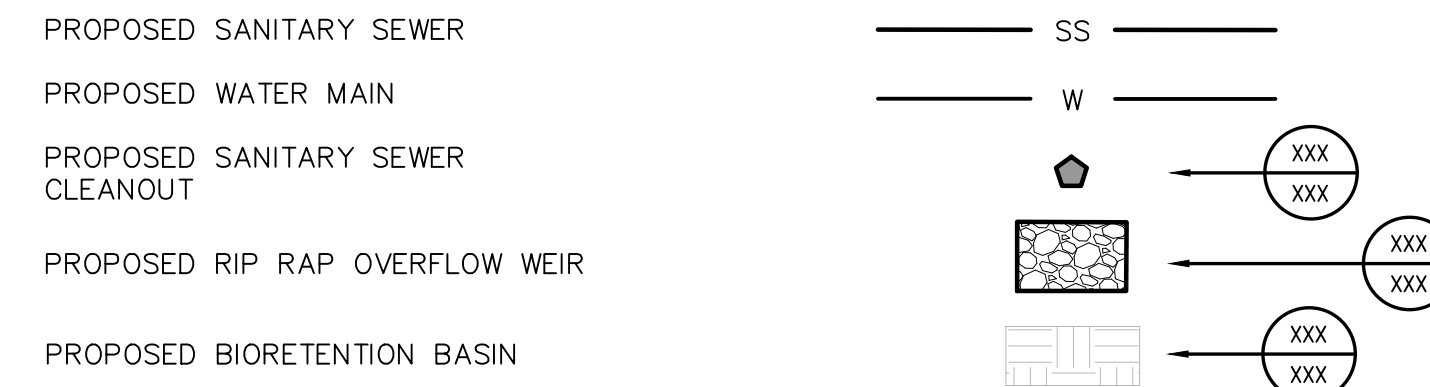
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GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
7. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY AND WisDOT.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
9. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.0 FOR PROPOSED FINISHED GRADE.
10. THE MUNICIPALITY AND WisDOT SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
11. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
12. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
13. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
14. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:



CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO #1	RIM = 958.76 INV (E) = 951.78 INV (W) = 951.78
CO #2	RIM = 958.16 INV (E) = 949.28 INV (W) = 949.28

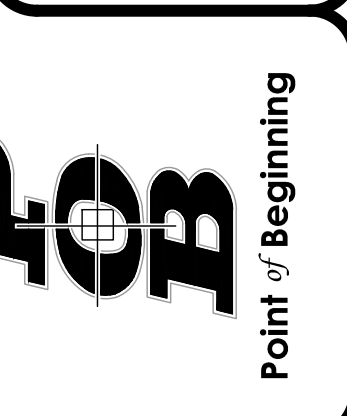
REVISIONS

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UTILITY PLAN

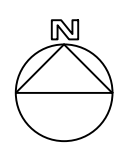
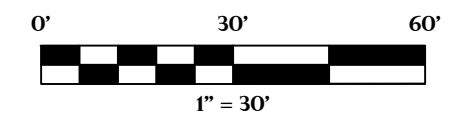
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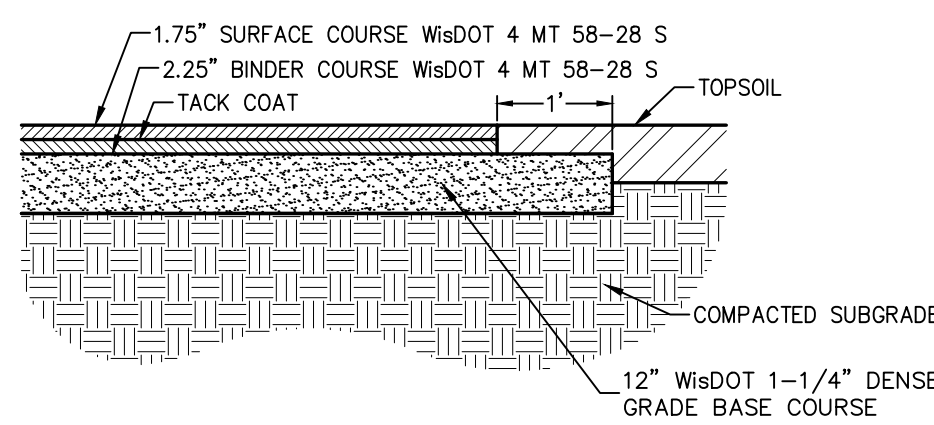
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SHEET C5.0

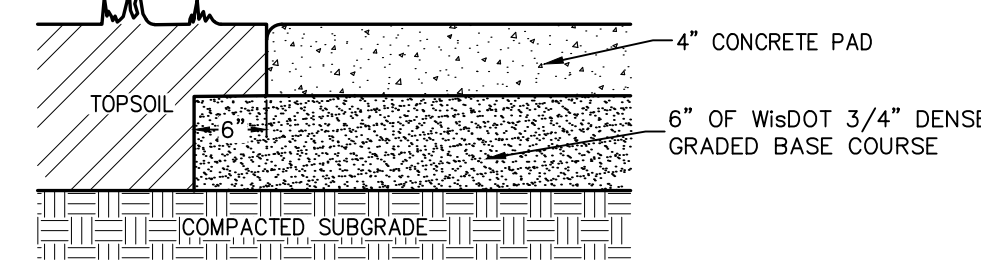
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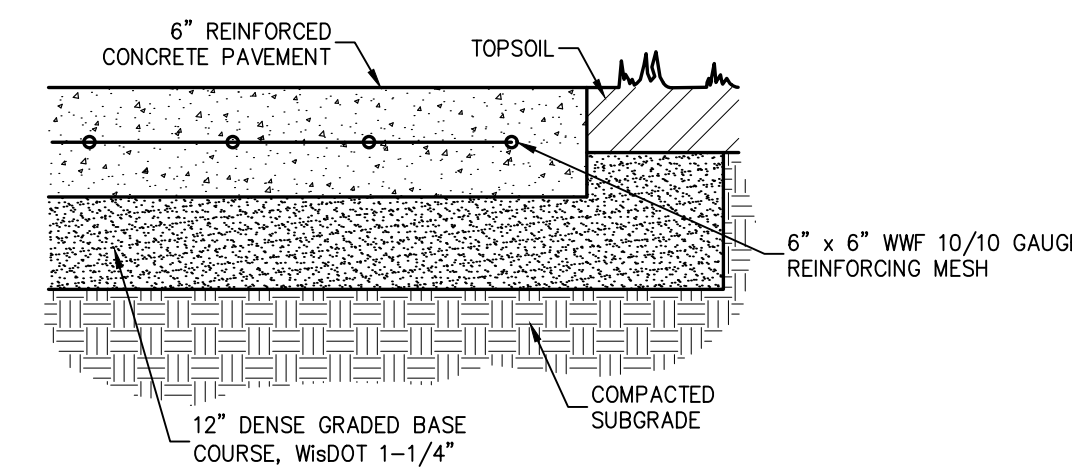
ASPHALT PAVEMENT

1
C6.0



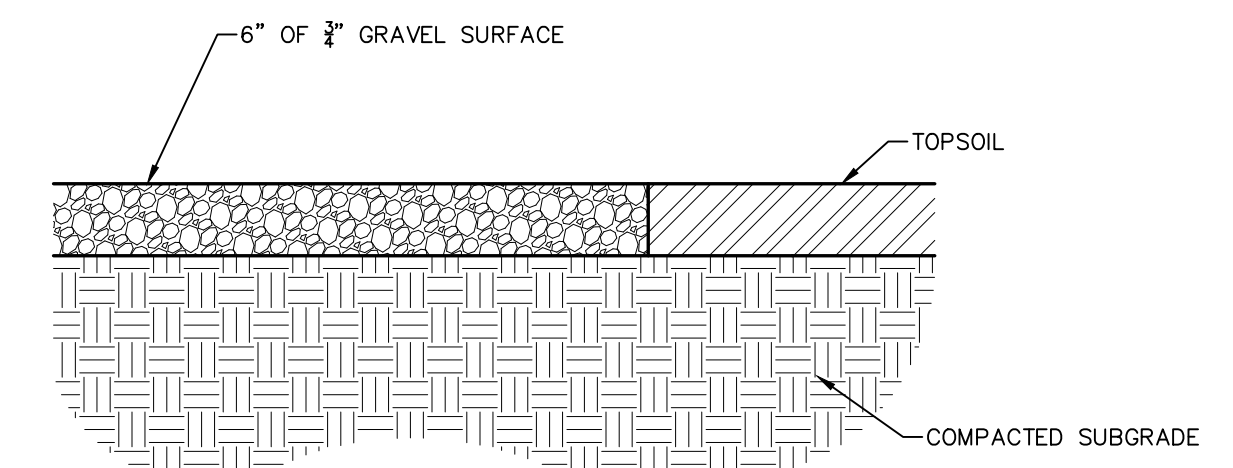
CONCRETE PAVEMENT

2
C6.0



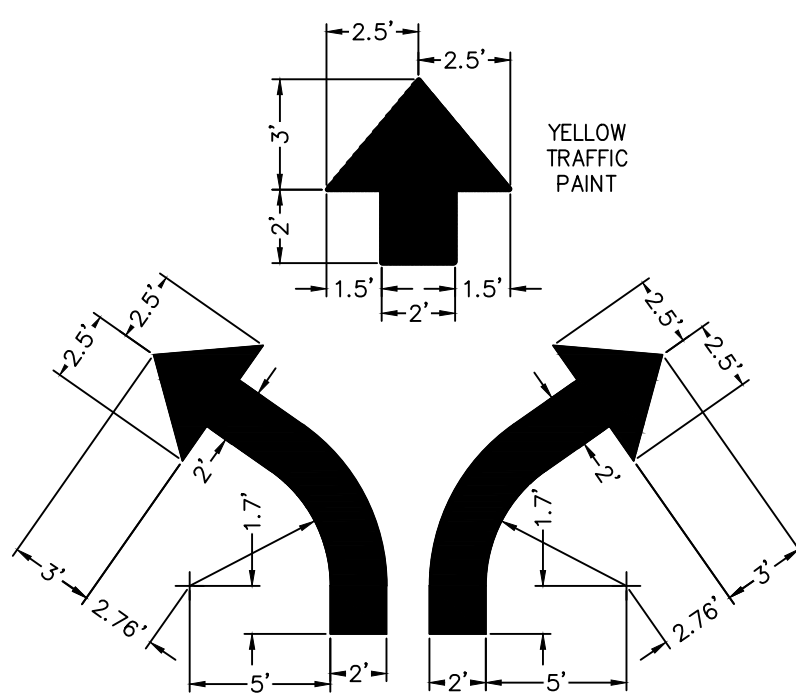
REINFORCED CONCRETE PAVEMENT

3
C6.0



GRAVEL SURFACE

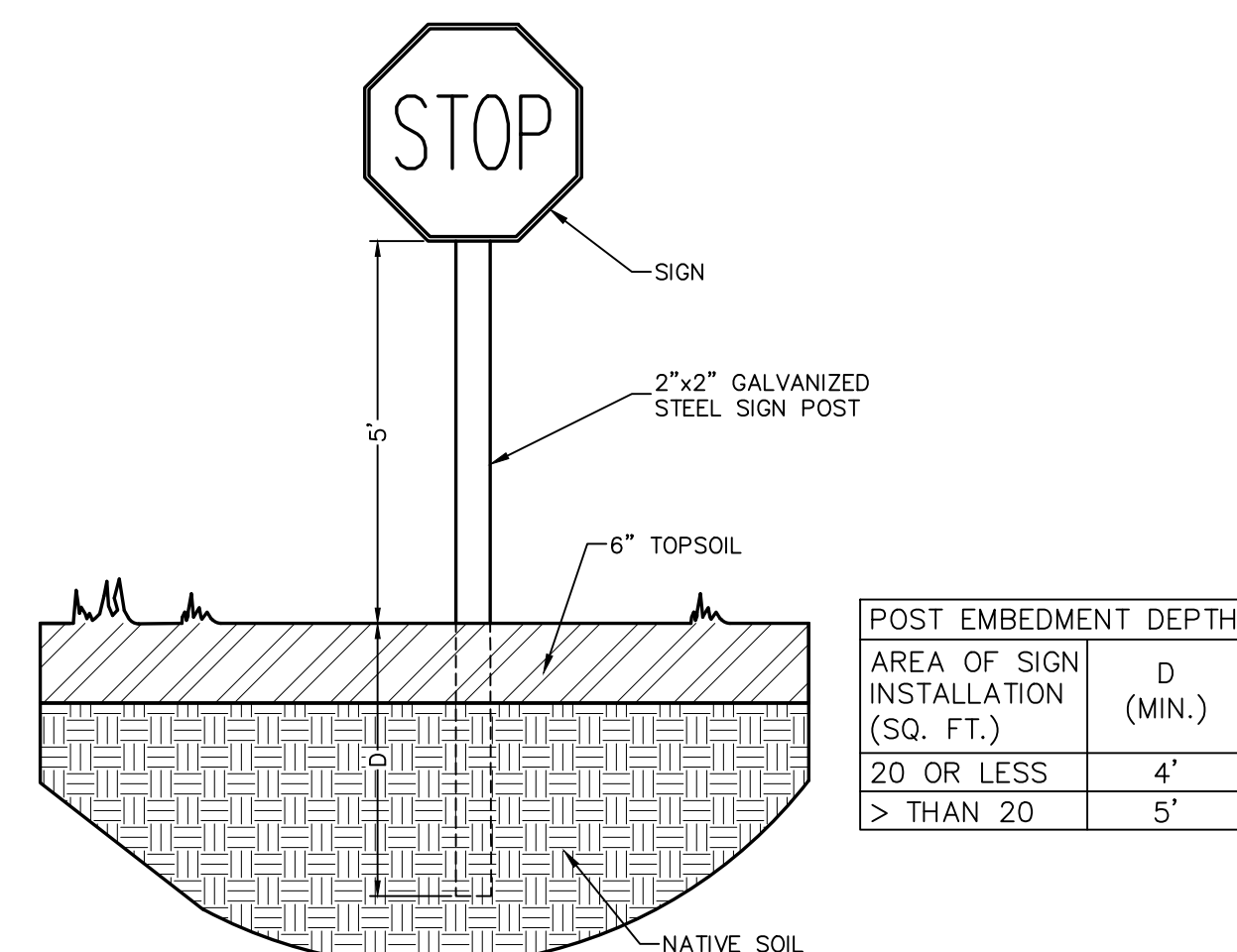
4
C6.0



- NOTE:
- CENTER LANE STRIPE IN DRIVEWAY SHALL BE 4" WIDE ROADWAY STRIPE, WHITE IN COLOR.
 - STOP BAR STRIPE SHALL BE 18" WIDE, WHITE IN COLOR.

ENTRANCE DRIVEWAY TRAFFIC PAINT

5
C6.0

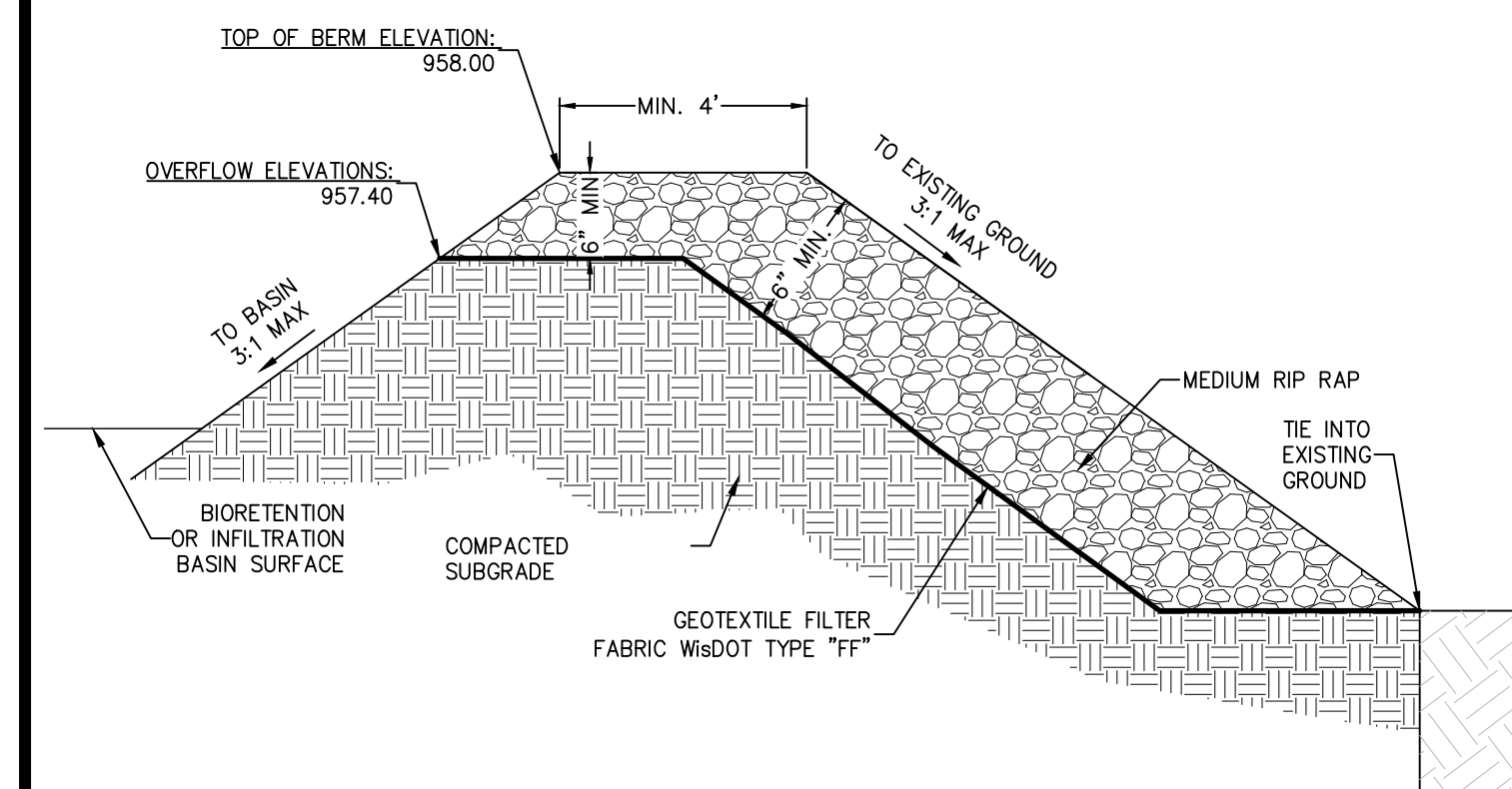


POST EMBEDMENT DEPTH	D (MIN.)
AREA OF SIGN INSTALLATION (SQ. FT.)	
20 OR LESS	4'
> THAN 20	5'

- NOTES:
- IF APPLICABLE, SIGNS SHALL CONFORM TO MUTCD STANDARDS INCLUDING RETRO REFLECTIVITY STANDARDS.
 - SIGNS SHALL BE EPOXY.
 - SIGNS WIDER THAN 4 FEET OR LARGER THAN 20 SQ. FT. SHALL BE MOUNTED ON MULTIPLE POSTS.

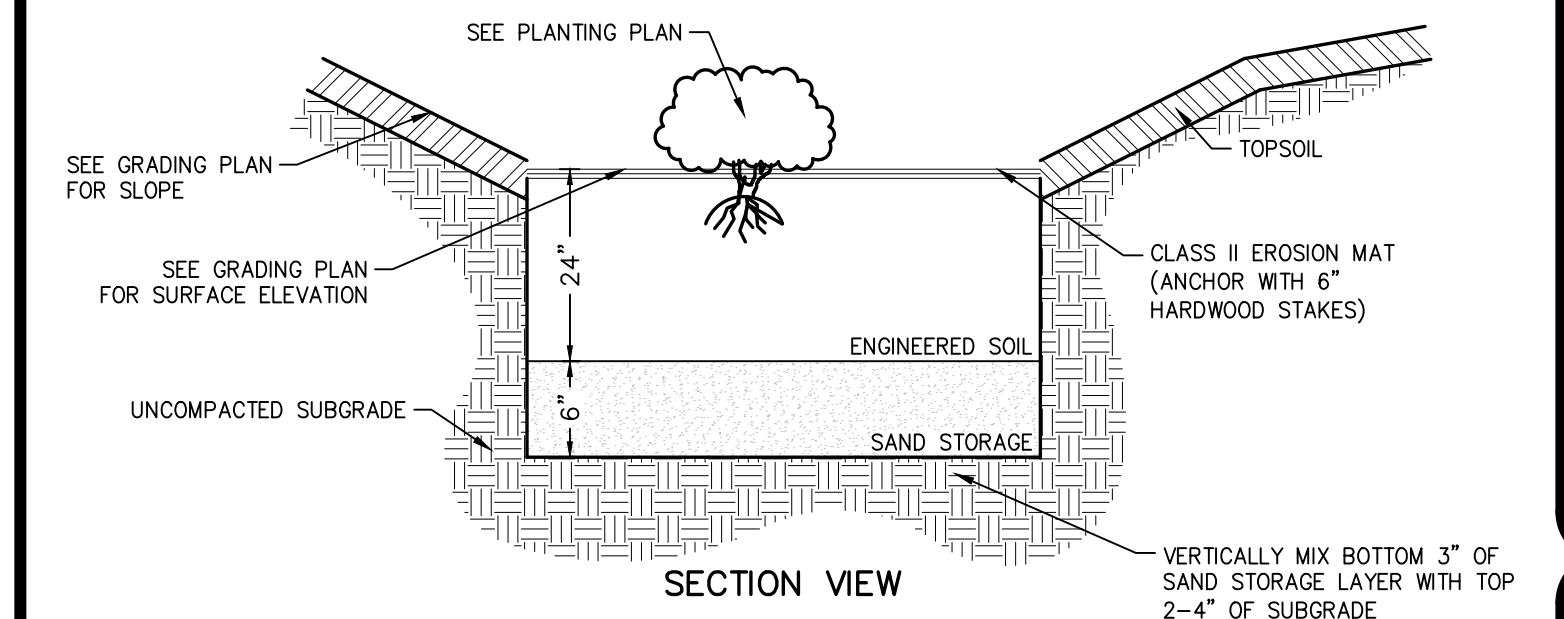
STOP SIGN

6
C6.0



RIP RAP OVERFLOW WEIR

7
C6.0



- NOTES:
- INSTALL ENGINEERED SOIL AFTER SITE PAVING IS COMPLETE AND GRASS AREAS ARE ESTABLISHED.
 - NO MECHANICAL COMPACTION, INCLUDING EQUIPMENT TRACKING.
 - INSTALL ENGINEERED SOIL IN 6" LIFTS. SPINKLER WATER EACH LIFT TO SIMULATE RAINFALL AND PROMOTE NATURAL SETTLEMENT.
 - ENGINEERED SOIL SHALL CONSIST OF 70 TO 85% SAND AND 15 TO 30% COMPOST, BY VOLUME.
 - SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
 - USDA COARSE SAND (.02 - .04 INCHES)
 - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 - WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SiO₂ BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
 - COMPOST SHALL MEET WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100, COMPOST.
 - ENGINEERED SOIL SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER.
 - ENGINEERED SOIL SHALL HAVE A PH BETWEEN 5.5 AND 6.5 AND HAVE ADEQUATE NUTRIENT CONTENT FOR PLANT GROWTH.
 - SAND STORAGE SHALL CONSIST OF SAND MEETING ONE OF THE ABOVE MENTIONED SAND GRADATIONS.

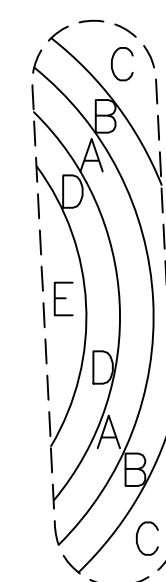
BIO-RETENTION BASIN

8
C6.0

BOTANICAL NAME	COMMON NAME
A-ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
B-RUDBECKIA SUBTOMENTOSA	SWEET BROWN-EYED SUSAN
C-PHYSOSTEGIA VIRGINIANA	OBEDIENT PLANT
D-ASCLEPIAS INCARNATA	SWAMP MILKWEED
E-CAREX VULPINOIDEA	FOX SEDGE

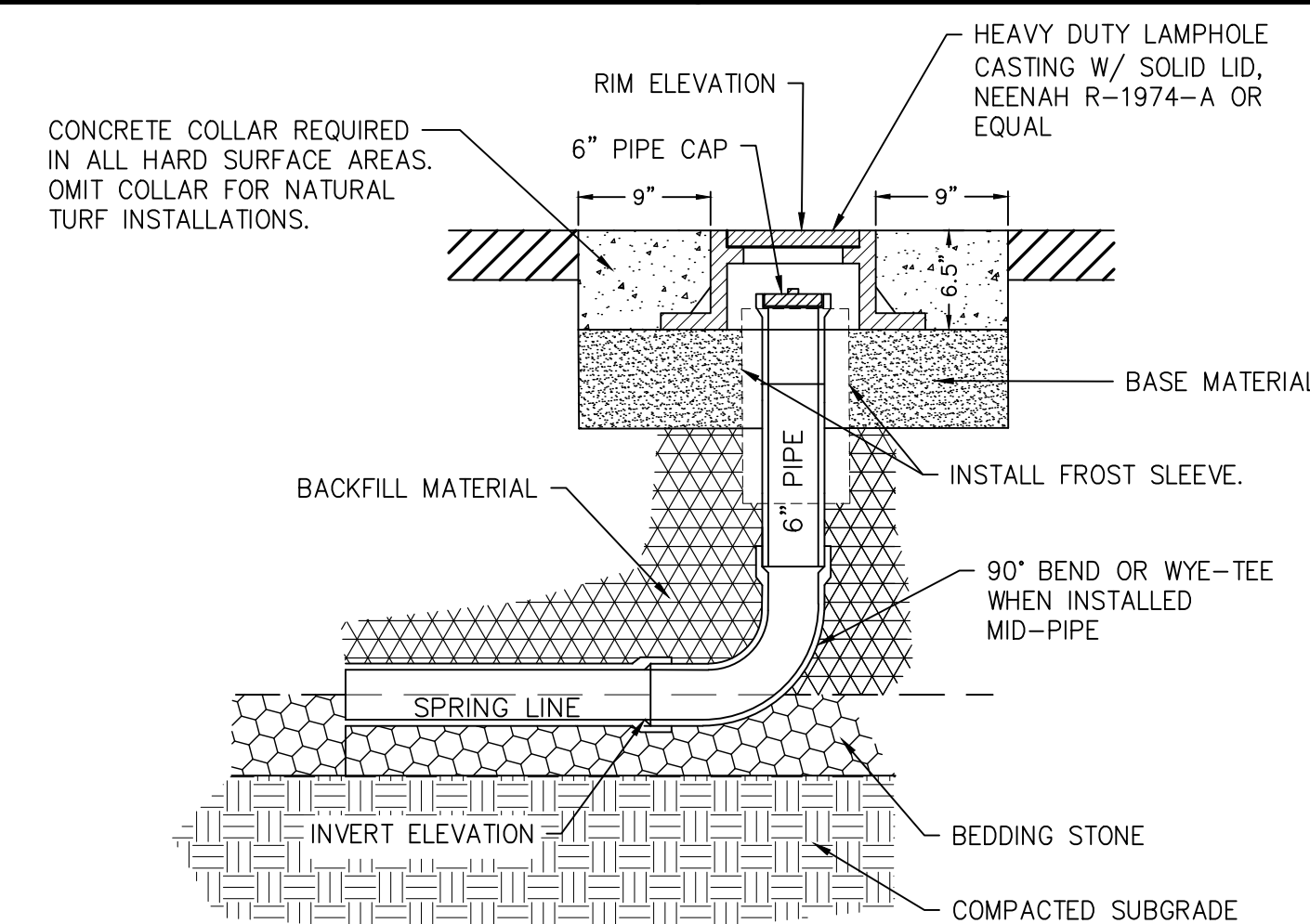
PLANT CLUSTER	SIZE	TOTAL PLUGS
A	PLUG	350
B	PLUG	350
C	PLUG	300
D	PLUG	265
E	PLUG	175

PLAN VIEW



BIO-RETENTION PLANTING PLAN

9
C6.0



- NOTES:
- INSTALL LAMPHOLE CASTING FLUSH WITH THE ADJACENT SURFACE.
 - SEE UTILITY PLAN FOR INSTALLATION LOCATIONS.
 - SEE UTILITY PLAN CLEANOUT SCHEDULE FOR INVERT AND RIM ELEVATIONS.
 - ALL TRENCHES UNDER HARD SURFACES SHALL BE BACKFILLED WITH GRANULAR/BASE MATERIAL

SANITARY CLEANOUT

10
C6.0

REVISIONS

NO.	DESCRIPTION	DATE
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DRAWN:	GC	
DATE:	07/28/2024	
PROJECT NO.:	24.0052	

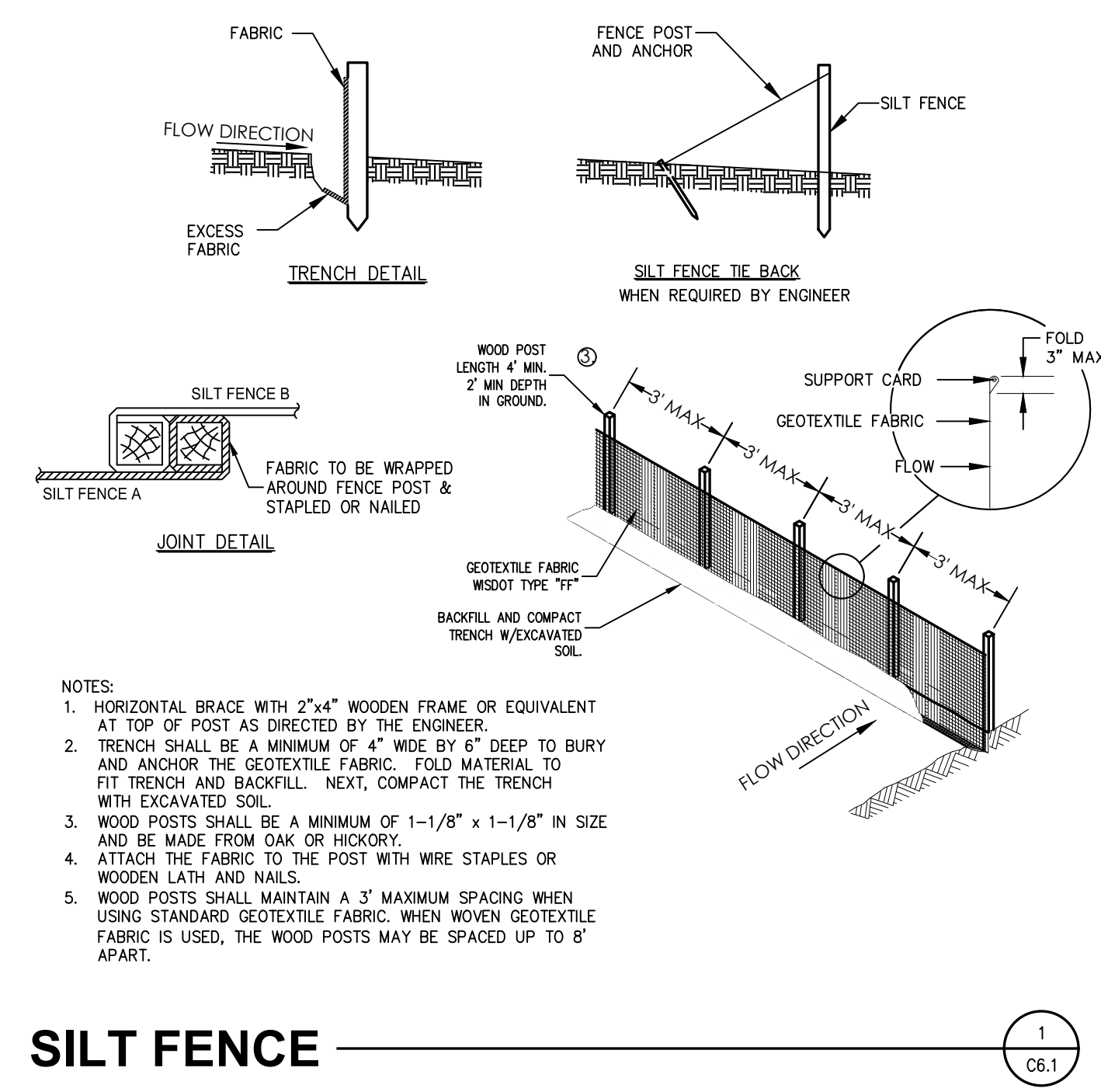
DETAILS

**YOUR CHOICE ROOFING
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Landscape Architecture
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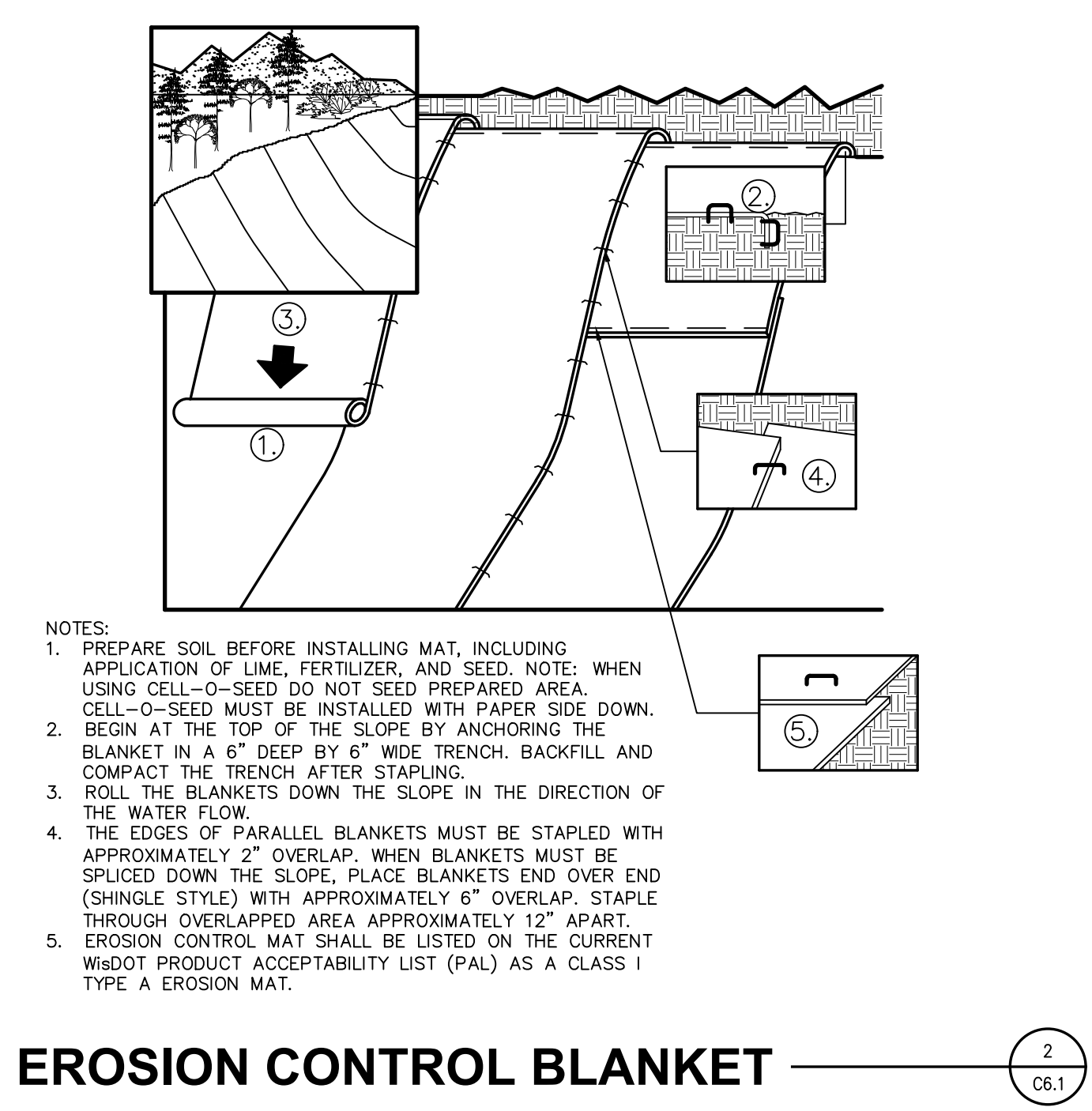
POB
Point of Beginning

SHEET **C6.0**



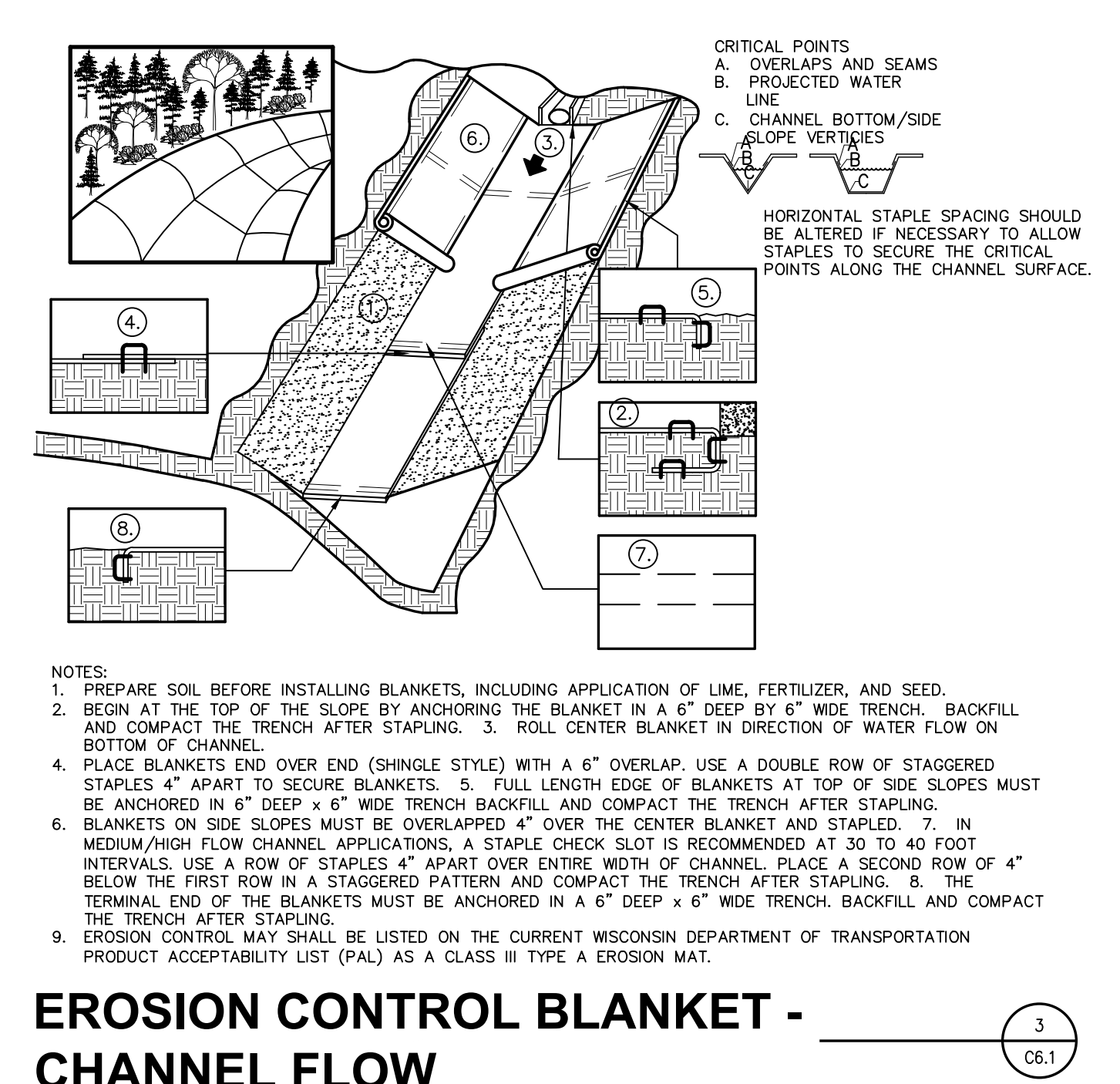
SILT FENCE

1
C6.1



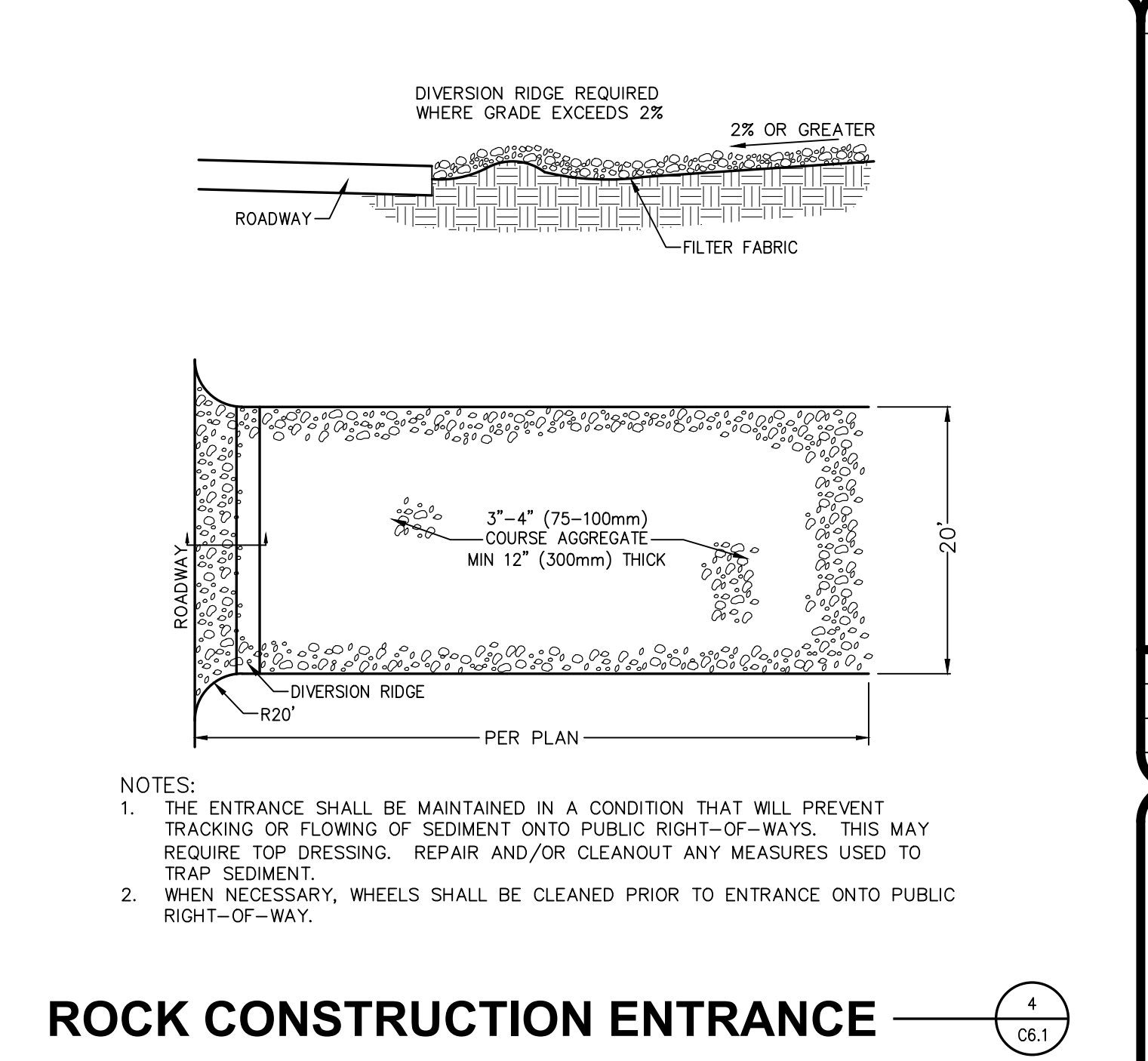
EROSION CONTROL BLANKET

2
C6.1



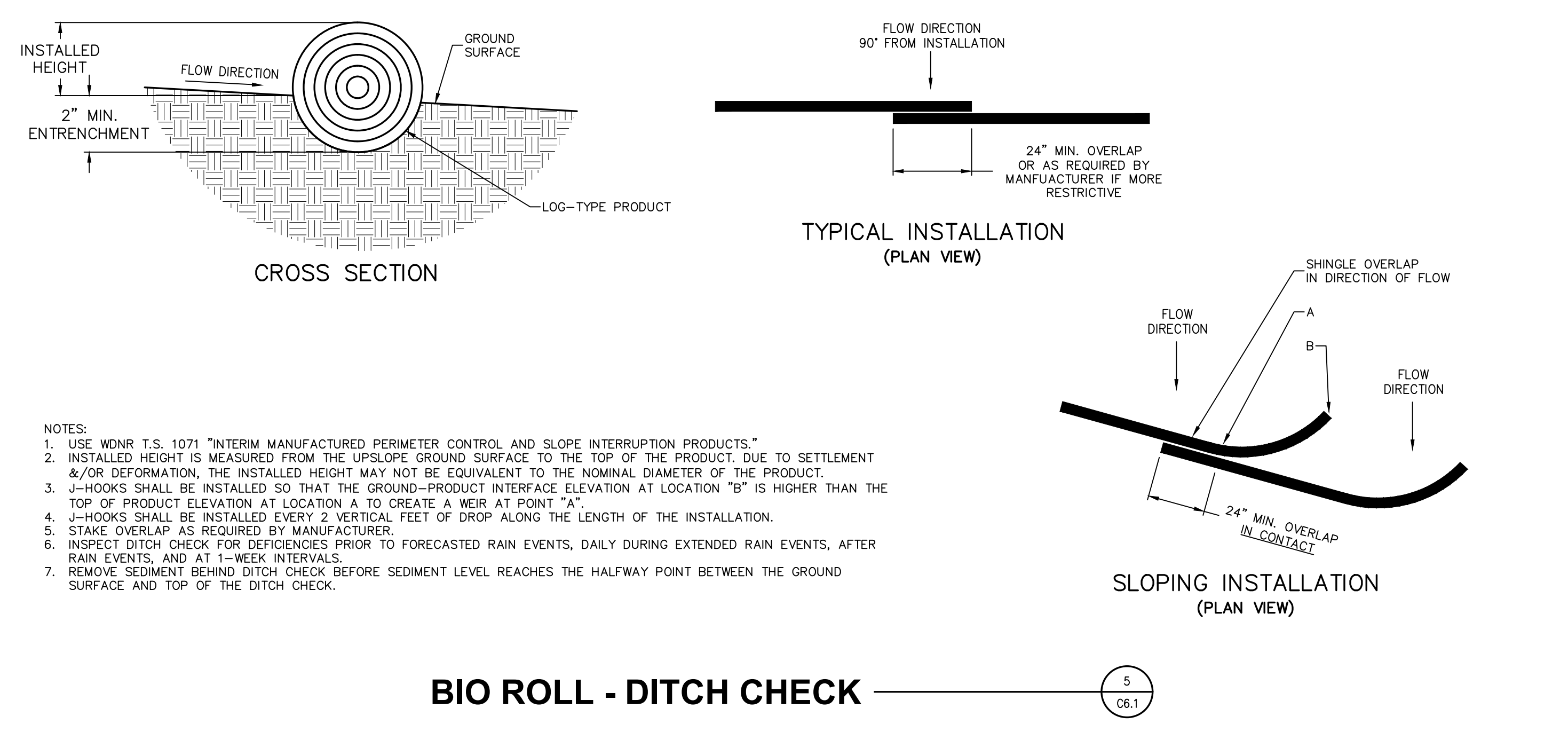
EROSION CONTROL BLANKET - CHANNEL FLOW

3
C6.1



ROCK CONSTRUCTION ENTRANCE

4
C6.1



BIO ROLL - DITCH CHECK

5
C6.1

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M-3 – Highway Industrial District

Lot Requirements

- Min. area = 20,000 sq. ft.
- Min. frontage = 100 ft.
- Max. building height = 45 ft.
- Max. lot coverage = 60%

Setbacks

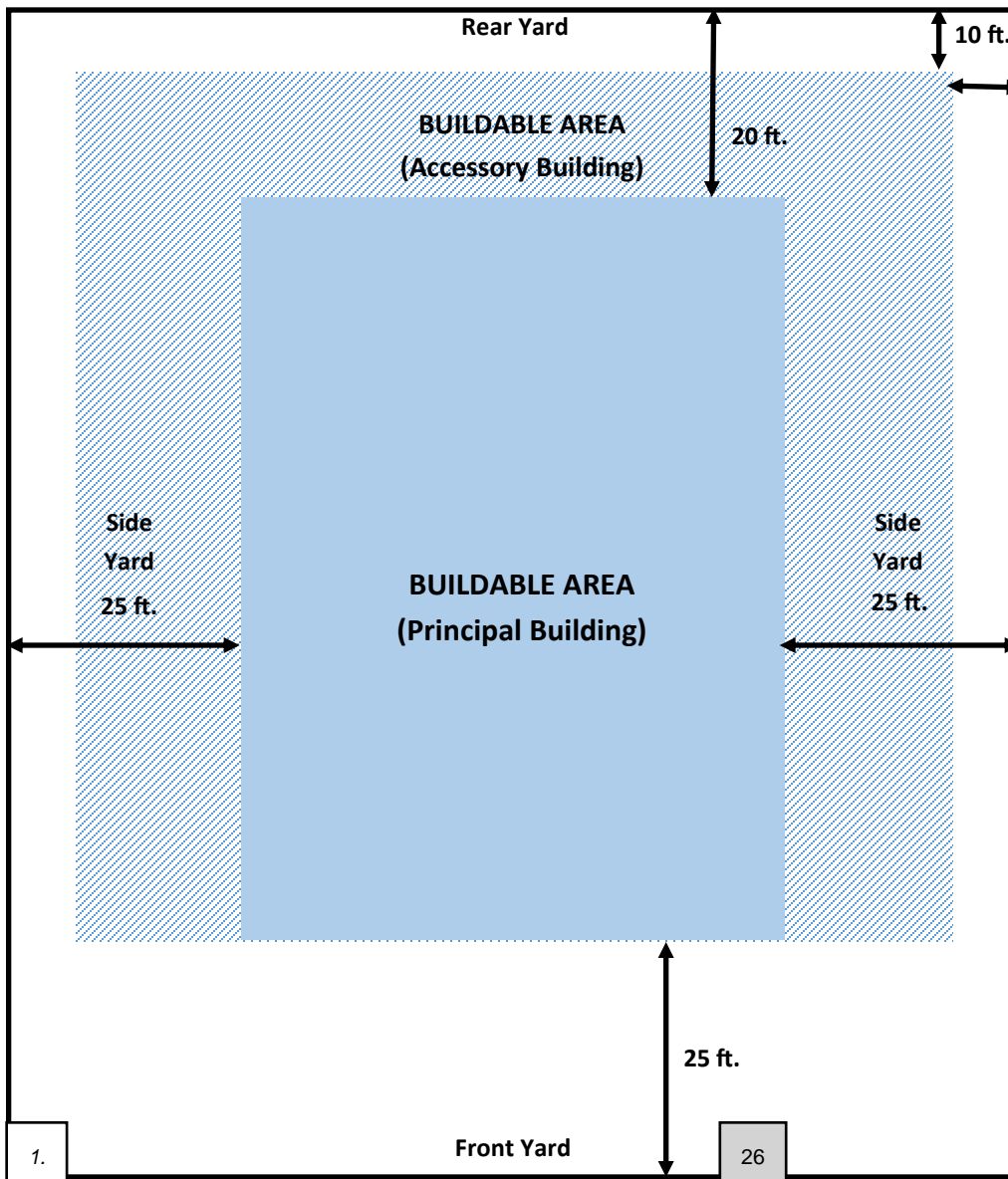
- Principal structure setbacks:
 - Front = 25 ft.
 - Side = 25 ft.
 - Rear = 20 ft.
- Accessory structure setbacks:
 - Side = 10 ft.
 - Rear = 10 ft.

Permitted Uses

- Final assembly of transportation vehicles or accessories, such as trailers, pickup toppers, cartop carriers or boats
- The storage and distribution of transportation related products, such as auto accessories or truck maintenance equipment
- Truck service facilities, such as engine, transmission or trailer repair and truck washing facilities
- Trailer reloading and storage and in-transit processing of materials
- Ministorage facilities
- Bonded warehouses or duty-free district warehouses
- Factory outlet shops for sale of items manufactured on the premises
- The above examples are by way of illustration, not limitation

Minimum Setbacks

Principal Accessory



Certificate of Appropriateness

City of Tomah: Building/Site Improvement Review Application for Certificate of Appropriateness

Please submit the following information:

- One historical (if available) and one modern photograph of building
- Eight (8) copies of plans of proposed work, including color and/or material samples if appropriate.
- A completed downtown design standards checklist

Estimated total cost/budget for proposed project:

Project Address: **1014 Superior Ave**

Do you have any questions or concerns?

I understand the criteria for this application, approval and reviews by the Plan Commission and/or Historic Preservation Commission (check with Zoning Administrator if unknown whom will review), and agree to be subject to the Downtown Design Standards and/or Historic Preservation Ordinance (if applicable) for the above described work in accordance with City ordinances.

Signed: _____ Date: _____

Property Owner / Applicant

FOR OFFICE USE ONLY

Received By: 8-13-2024

Date of Meeting: 9-5-2024

Approved or Denied?: _____

Conditions of Approval
or Reasons for Denial: _____

Page 2 of 2

Checklist

Instructions

If a section of these standards does not apply to the proposed project (e.g. parking standards for a facade renovation project) the entire section can be skipped by checking the “does not apply” box NA . If any part of a section does apply, please fill out the entire section with checks for completed standards and cross out for any that do not apply.

In addition to this checklist, a site plan shall be submitted, including (as applicable):

- Trash and recycling containers
- Pedestrian pathways
- Parking and circulation
- Landscaping
- Stormwater management features
- Lighting

Applicant

Staff / ZA

PC

Design Standards Checklist

SIGNAGE DESIGN

Sign Type Usage Standards



Comments (office use only):

Applicant	Staff / ZA	PC
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> NA	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> NA	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> NA	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> NA	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. All signs conform to the sign design and maintenance requirements in the City’s Zoning Ordinance, -AND- have applied/acquired sign permit

2. The project does not include following sign types: roof-mounted, pole, external neon cabinet/canister, billboard, -AND- there is no canopy in the public right-of-way.

3. All ground signs, if any, utilize monument-style design.

4. Ground signs do not extend higher than the mean street grade following the restriction shown below.


- Downtown Core Only: 5 feet
- Transitional Area Only: 8 feet

5. Signage on awnings, marquees and canopies is > 75% of the front valance, flat profile, and/or roof. - AND - no signage is placed on the side of the structure.

LED changeable messaging sign incorporated in monument sign does not comprise > 30% of the sign area, inclusive of the base area.

7. Signage is < 25% of each storefront display window/door area, excluding product display.

Design Standards Checklist

	Applicant	Staff / ZA	PC	
1. Signs are placed to fit in with the building's overall architectural composition -AND- do not significantly obscure the building's architectural features.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sign Placement, Installation & Lighting Standards  Comments (office use only):
2. Placement of signs and mounting systems do not obscure windows or doorways, including door, glass panes, and corresponding trim and supports.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Signage on masonry buildings are mounted through the mortar joints rather than through the masonry itself, if possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
4. Signs do not extend above the roofline, cornice or parapet, whichever is lowest.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
5. If a historic sign board area exists above the transom windows, the primary wall sign is placed inside this space -AND- does not extend above, below or beyond the edges of the signboard area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
6. Awnings are not internally illuminated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
7. Exterior lamps are located and shielded to prevent the casting of direct light or glare on roadways, adjacent properties and the sky, -AND- does not interfere significantly with the sign or sign bracket.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
8. Downtown Core Only , if wall/projecting sign is internally illuminated, the sign face (background) is opaque with only push thru lettering/symbols illuminated.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA
9. There are no color changing and "chasing" LED features.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NA

Checklist

	Applicant	Staff / ZA	PC	
Sign Materials, Colors & Lettering Standards <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Sign substrate is either MDO, Aluminum, or Aluminate. Acrylic material, if used, simulates metal or wood.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. The sign style, color and materials complement the character of the building and other signage.
Comments (office use only): _____ _____ _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Highly reflective material is not used.
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. The color tones between the sign's lettering/symbols and background have sufficient contrast to make the sign clearly legible.
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. The main lettering and predominant background does not use fluorescent colors.
SITE DESIGN				
Street Relationship Standards <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Downtown Core Only , primary structures will be built no more than 3-FT from the front property line, except a portion of the building may be set back per the following limitations: <input type="radio"/> The space provides an outdoor seating area, a hardscape plaza, or similar accessible pedestrian space, AND <input type="radio"/> 25%, or minimum of 10-FT, of the building width is built to the restricted setback, -AND- <input type="radio"/> Maximum setback of 10-FT.
Comments (office use only): _____ _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Transitional Area Only , primary structures will be built within 25-FT of the front property line.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. There is at least one functional building entrance provided on the facade facing the (most prominent) street.

Design Standards Checklist

Checklist

	Applicant	Staff / ZA	PC	
Scale, Articulation & Roofline Standards (cont.) Comments (office use only): <div style="border: 1px solid red; padding: 2px; display: inline-block;">NA</div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. Transitional Area Only , there is a positive visual termination at the top of the building, using either a pitched roof with gable(s) or parapet facing the street, mansard roof, or a flat roof with a defined cornice.
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. The roof has a slope no less than 5:12.
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. An accurately-measure elevation of each exposed building facade, including roofline, is submitted. The elevations include for reference purposes any adjacent buildings, including the roof profile, window configuration, and any other important architectural features.
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Projections Standards <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Signage on projections meet the requirements under Signage Design section (P.11-13).
Comments (office use only):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Projections, excluding awnings, do NOT extend more than 5-FT beyond the property line. Awnings do NOT extend closer than 3 ft. from the street curb.
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Canopies and marquees do not use wood or shingle components.
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Canopies and marquees are a minimum of 10-FT above sidewalk grade.
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Awnings are not made of shiny materials or have a shiny finish.
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Awnings/Canopies are at least 3 feet in depth and at least 8 feet above the sidewalk
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. The building has no glowing awnings (backlit, light shows through the material).
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Downtown Core Only , awnings are mounted below the horizontal expression line that defines the ground floor.
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



★ Children's Bakery

72"



BAKERY

48"



CUSTOM CAKES

60"



ICE CREAM

48"

WINDOW HEIGHT 96"

21'

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