



AGENDA FOR PLANNING COMMISSION

MEETING NOTICE

A Planning Commission meeting will be held on **Thursday, September 03, 2026 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

- [1.](#) Approval of the minutes from the August 6th Plan commission meeting

PUBLIC HEARING

- [2.](#) Conditional Use Permit at 1010 Townline Rd.
- [3.](#) Annexation Ordinance, Direct Annexation by Unanimous Approval for Brett B and Amy Anderson
- [4.](#) Annexation Ordinance, Annexation of Territory owned by a City, Jefferson St.
- [5.](#) Area Variance request at 1730 Rezin Rd.

DISCUSSION ITEMS

- [6.](#) Consideration of Conditional Use Permit at 1010 Townline Rd.
- [7.](#) Recommend Approval of Annexation Ordinance for Brett and Amy Anderson
- [8.](#) Recommend Approval of Annexation Ordinance for City of Tomah
- [9.](#) Consideration of Area Variance for 1730 Rezin Rd.
- [10.](#) Consideration of Site Plan Approval at 1730 Rezin Rd.
- [11.](#) Consideration of Site Plan Approval at 124 E Veterans St.
- [12.](#) Department Monthly Reports
13. Update on Residential RFPs advertised on Sept. 1st

FUTURE AGENDA ITEMS

14. Extra-Territorial Sub-division review
15. Duties of Long Range Plan Commission and Plan Commission

FUTURE MEETING DATE:

16. October 1st, 2026, 5:30 pm

ADJOURNMENT

Planning Commission – September 03, 2026

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 Nicole Jacobs, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.



PLANNING COMMISSION 6/04/ 2026

A Planning Commission meeting was held on Thursday, June 4, 2026, at 5:30 PM in the Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.

ROLL CALL

Pledge of Allegiance

Roll Call: Mayor Dwyer - Absent

Alderman Glynn - Present

Alderman Koel – Present

Commissioner Prise – Present

Commissioner Meyer - Present

Commissioner Rice - present

Commissioner Thompson - Excused

APPROVAL OF MEETING MINUTES

1. Approval of June 4th, 2026, Plan Commission Minutes: A motion was made by Commissioner P{rise, and seconded by Alderman Glynn to approve said minutes. All members present voted in favor, Motion Carried

PUBLIC HEARING

2. Application for a Conditional Use Permit for an in home business at 213 Clark.
A motion was made by Commissioner Prise and seconded by Commissioner Rice to open the Public Hearing. All members present voted in favor; the Public Hearing was opened at 5:32 PM

Vice Chair Meyer called for the applicant to present his application. Mike Borchers, owner at 213 Clark spoke in favor of this application. He spoke about the hobby of making metal projectiles for his reloading and activities, and finding significant demand from others for the product. He is working with the Federal ATF agency to get their permits to run this business out of a 12 x 12 room in his home. No customers will come to the home. All product will be delivered by mail. No flammables or combustibles will be used in the product.

Vice Chair Meyer called for any other member of the public to comment on the application. There being no further comment, Alderman Koel made a motion to close the public hearing. Commissioner Rice seconded the motion. All members present voted in favor, the Public Hearing was closed at 5:34 pm.

DISCUSSION ITEMS

3. Application for Conditional Use Permit for home based business at 213 Clark
A motion was made by Commissioner Prise, seconded by Alderman Glynn to approve the Conditional Use permit with one condition, as follows:

The applicant is required to abide by all representations made during this hearing and in the application.

4. Department Monthly Reports

Administrator Handy went over the monthly reports as submitted. The Commission discussed the budgeted revenue, permit numbers and staff activities.

A motion was made by Commissioner Prise, seconded by Alderman Glynn to accept the monthly reports. All members present approved the motion.

5. Application for a Certified Survey Map on County ET in the City of Tomah

A motion was made by Alderman Glynn, Commissioner Prise seconded to approve the CSM. Administrator Handy discussed the draft as submitted with a few minor corrections that were requested. Committee discussed a second CSM submitted that is linked to this CSM. Both completed by the other parcel owner Ryan Martin and his surveyor. The other CSM is within the extra-territorial sub-division jurisdiction of the City of Tomah. Commissioner Meyer gave an explanation of state sub-division statutes. Commission discussed if it should approve of both CSM's. Decided it was appropriate since they were linked and that we would discuss approving sub-divisions in our extra-territorial jurisdiction at a future meeting. All members present approved the motion.

A motion was made by Commissioner Prise seconded by Commissioner Rice to approve the second CSM in the Town of La Grange on Jefferson St.. All members present approved the motion.

Future Agenda Items: The Commission discussed at length the amount of development opportunities in the City of Tomah. The staff and Council are considering issuing development RFP's for properties that are owned by the city for residential development. The commission will discuss at a future meeting their potential involvement in drafting and reviewing/ approving of the winning proposals.

Another future agenda item will be the discussion of the city of Tomah's Extra-territorial sub-division jurisdiction.

Another future agenda item will be the discussion of the potential to combine the duties of both the Long Range Planning Commission and the Planning Commission.

FUTURE MEETING DATE:, September 3rd, 2026 - 5:30PM

ADJOURNMENT A motion to adjourn was made by Commissioner Rice and seconded by Commissioner Prise. All members present approved the motion.
Meeting was adjourned at 6:07 pm

CONDITIONAL USE APPLICATION

This application shall be fully completed and submitted with the \$219 fee (circa 2026) before the Zoning Department will process your application. Incomplete applications will be returned to you.

Completed applications must be received by the 15th day of the month in order to schedule a public hearing on your proposal at the Plan Commission Meeting to be held typically on the first Thursday of the next month.

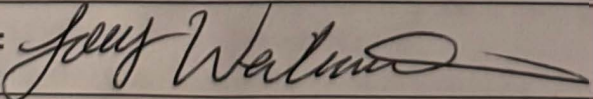
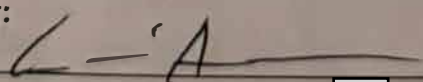
The City of Tomah will publish a notice in the newspaper and notify all landowners, within 200 feet of the property you're proposing a conditional use, as to what you're proposing and where a public hearing will be conducted on your proposal.

<u>Property Address of Conditional Use Request:</u> 1010 Townline Rd Tomah, WI 54660	Parcel Number: 286-02716-2000
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<u>Property Owner:</u> Anderson Holdings LLC	Mailing Address: 26931 Cty Hwy X	City, State, Zip: Cashton, WI 54619
Phone Number: 608.787.3456	Email: anderson.holdings@gmail.com	Primary Contact: Levi Anderson

<u>Applicant:</u> Joey Weilandt	Mailing Address: 1116 N Superior Ave	City, State, Zip: Tomah, WI 54660
Phone Number: 608.787.3456	Email: joeyweilandt@gmail.com	Primary Contact Joey Weilandt

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: 8-12-26
Signature of Property Owner: 	Date: 8-12-26

Proposed Conditional Use: Dog daycare and boarding and cat boarding.	
Hours of Operation: M-F 6am-6pm and Sat/Sun 6am-10pm & 2pm-6pm	
Number of Employees: up to 8	
Present Zoning Classification: M-2	
Description of Existing Use – Including Structures, if any: Previously used as a mechanic shop, currently vacant.	
What measures will be taken to prevent or control noise, odors, fumes, dust, vibrations, light, and other unusual activities or disturbances? Small dog group play time to reduce noise, vinyl fencing for privacy. All pet waste will be contained in the fenced area and will be cleaned up as needed. All interior surfaces will be cleaned on a daily basis to prevent odors.	
What measures will be taken to provide sufficient off-street parking and loading spaces to serve the proposed use? There is a parking lot available for customer use.	

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 marks of any navigable lake, river, or stream.

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN TERRITORY FROM THE TOWN OF TOMAH TO THE CITY OF TOMAH, MONROE COUNTY, WISCONSIN

WHEREAS, Brett A. Anderson and Amy Anderson, owners of the property described herein, have filed a Petition for Direct Annexation by Unanimous Approval pursuant to Section 66.0217, Wisconsin Statutes; and

WHEREAS, the petition was signed by all owners of the territory proposed for annexation and by all electors residing therein, consisting of two (2) electors; and

WHEREAS, the property is contiguous to the corporate limits of the City of Tomah and is located within the Town of Tomah, Monroe County, Wisconsin; and

WHEREAS, the Common Council has reviewed the petition and finds that the requirements of Section 66.0217, Wisconsin Statutes, have been satisfied.

NOW, THEREFORE, the Common Council of the City of Tomah, Monroe County, Wisconsin, does ordain as follows:

Section 1. Annexation

Pursuant to Section 66.0217, Wisconsin Statutes, the following described territory is hereby annexed from the Town of Tomah to the City of Tomah:

Owners:

Brett A. Anderson and Amy Anderson

Property Address:

23961 State Highway 16
Tomah, Wisconsin 54660

Tax Parcel No.:

042-00073-0000

Area Annexed:

Approximately **1.363 acres (59,381 square feet)**

Legal Description

Being a part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 17 North, Range 1 West, Town of Tomah, Monroe County, Wisconsin, more particularly described as follows:

Commencing at the West $\frac{1}{4}$ corner of Section 9, Township 17 North, Range 1 West; thence North $88^{\circ}54'13''$ East along the North line of the Southwest $\frac{1}{4}$ of said Section 9, 4.81 feet to the intersection of said North line and the centerline of State Highway 16 and the Point of Beginning; thence continuing North $88^{\circ}54'13''$ East along said North line, 335.32 feet; thence South $15^{\circ}27'20''$ East, 198.00 feet; thence South $88^{\circ}54'13''$ West, 286.03 feet to a point on the West line of the Southwest $\frac{1}{4}$ of said Section 9; thence North $00^{\circ}24'02''$ West along said West line, 172.94 feet to the intersection of said West line and the centerline of State Highway 16; thence North $15^{\circ}27'20''$ West along said centerline, 17.60 feet to the Point of Beginning.

Containing **59,381 square feet (1.363 acres), more or less.**

Section 2. Ward Assignment

The annexed territory shall be assigned to aldermanic district 8, and voting ward 13 as determined by the City Clerk until changed by law.

Section 3. Zoning

Upon the effective date of this ordinance, the property shall be temporarily classified under the City's zoning regulations as R-1 Single-family residential district until such time as the Common Council adopts permanent zoning following recommendation of the Plan Commission.

Section 4. Filing

The City Clerk shall file certified copies of this ordinance together with the required annexation map with the Wisconsin Department of Administration, Monroe County Register of Deeds, Town of Tomah, and all other agencies required by Section 66.0217, Wisconsin Statutes.

Section 5. Severability

If any section or provision of this ordinance is adjudged unconstitutional or invalid, the remaining provisions shall remain in full force and effect.

Section 6. Effective Date

This ordinance shall take effect upon passage and publication according to law and upon completion of all filing requirements prescribed by Wisconsin Statutes.

Passed and adopted by the Common Council of the City of Tomah this ____ day of _____, 2026.

CITY OF TOMAH

By: _____
Paul Dwyer, Mayor

ATTEST:

Nicole Jacobs, City Clerk

draft ordinance.

PASSED AND ADOPTED this ____ day of _____, 2026.

CITY OF TOMAH

Mayor

ATTEST:

City Clerk

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN TERRITORY FROM THE TOWN OF LA GRANGE TO THE CITY OF TOMAH, MONROE COUNTY, WISCONSIN

WHEREAS, The City of Tomah, owners of the property described herein, have filed a Petition for Annexation of Territory Owned by a City or Village ([s. 66.0223 Wis. Stats.](#)); and

WHEREAS, the petition was signed by all owners of the territory proposed for annexation and by all electors residing therein, consisting of zero (0) electors; and

WHEREAS, the property is contiguous to the corporate limits of the City of Tomah and is located within the Town of La Grange, Monroe County, Wisconsin; and

WHEREAS, the Common Council has reviewed the petition and finds that the requirements of Section 66.0223, Wisconsin Statutes, have been satisfied.

NOW, THEREFORE, the Common Council of the City of Tomah, Monroe County, Wisconsin, does ordain as follows:

Section 1. Annexation: Pursuant to Section 66.0223, Wisconsin Statutes, the following described territory is hereby annexed from the Town of Tomah to the City of Tomah:

Owners: The City of Tomah

Property Address: Jefferson Street, Tomah, Wisconsin 54660

Tax Parcel No.: 020-01216-0000

Area Annexed: Approximately 4.1 (43,381 square feet)

Legal Description

Section 2. Ward Assignment The annexed territory shall be assigned to aldermanic district , and voting ward as determined by the City Clerk until changed by law.

Section 3. Zoning Upon the effective date of this ordinance, the property shall be temporarily classified under the City's zoning regulations as R-3 Multi-family residential district until such time as the Common Council adopts permanent zoning following recommendation of the Plan Commission.

Section 4. Filing The City Clerk shall file certified copies of this ordinance together with the required annexation map with the Wisconsin Department of Administration, Monroe County

Register of Deeds, Town of Tomah, and all other agencies required by Section 66.0223, Wisconsin Statutes.

Section 5. Severability If any section or provision of this ordinance is adjudged unconstitutional or invalid, the remaining provisions shall remain in full force and effect.

Section 6. Effective Date This ordinance shall take effect upon passage and publication according to law and upon completion of all filing requirements prescribed by Wisconsin Statutes.

Passed and adopted by the Common Council of the City of Tomah this ____ day of _____, 2026.

CITY OF TOMAH

By: _____
Paul Dwyer, Mayor

ATTEST:

Nicole Jacobs, City Clerk

draft ordinance.

PASSED AND ADOPTED this ____ day of _____, 2026.

CITY OF TOMAH

Mayor

ATTEST:

City Clerk



City of Tomah Variance Application

A variance is a relaxation of a standard in a land use ordinance. Variances are decided by the City of Tomah Board of appeals. The zoning board is a quasi-judicial body because it functions almost like a court. The board's job is not to compromise ordinance provisions for a property owner's convenience but to apply legal criteria provided in state laws, court decisions and the local ordinance to a specific fact situation. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden.

Process

At the time of application you will be asked to:

1. **Complete an application** form and submit a \$219.00 fee;
2. **Provide detailed plans** describing your lot and project (location, dimensions and materials);
3. **Provide a written statement** of verifiable facts showing that your project meets the legal criteria for a variance (Three Step Test in Part 2); and
4. **Stake out lot corners or lines**, the proposed building footprint and all other features of your property related to your request so that the zoning board may inspect the site.

Following these steps, the zoning agency will publish notice of your request for a variance in the City's official newspaper noting the location and time of the required public hearing before the zoning board. Your neighbors and any affected state agency will also be notified. The burden will be on you as property owner to provide information upon which the board may base its decision. At the hearing, any party may appear in person or may be represented by an agent or attorney. You or your agent must convince the zoning board to make a ruling in your favor. The board must make its decision based only on the evidence submitted to it at the time of hearing. Unless you or your agent is present, the board may not have sufficient evidence to rule in your favor and must then deny your application.

Variance Application

City of Tomah Board of Appeals

Part 1: General information and alternatives analysis

To be completed jointly by the applicant and zoning staff.

Date filed 8/27/2026 ☐ \$ 219.00 fee paid (payable to the City of Tomah) at the
Treasure's window

	Owner/agent	Contractor
Name	USEMCO Inc.	Quality Edge Builders LLC.
Address	1602 Rezin Rd, Tomah, WI 54660	9269 67 th St. S, Cottage Grove, MN 55016
Phone		

Address 1730 Rezin Rd. Tax parcel number 286-02585-0000 (subject parcel);
lot lines to be adjusted with 286-02586-0000 (west) and 286-02586-5000 (east)

Lot area & dimensions: 840,426 sq. ft. (19.3 ac.) for parcel 286-02585-0000 as presently
configured — irregular parcel; see plat of survey and Sheet C0-10, Site Data.

Zoning district: M-2 General Industrial District

****Legal description if property is undeveloped**

Current use & improvements:

The property is currently used as a manufacturing facility for USEMCO inc. specializing in the custom engineering, fabrication, and assembly of turnkey water, wastewater, and industrial pumping systems. The company designs and manufactures complete, prefabricated infrastructure systems that are delivered to project sites as fully assembled, tested units ready for installation.

The purpose and need of the project is to construct a building addition to support expanded coating, finishing, and production capacity at the existing USEMCO facility. Existing improvements on the property consist of an integrated manufacturing campus of approximately 102,800 square feet in three connected and adjacent buildings (62,000 SF, 31,000 SF and 9,800 SF), paved and gravel truck circulation, loading and outdoor staging areas, employee parking, and two existing stormwater detention basins (8 feet and 18 feet deep). The proposed addition is a one-story building of approximately 54,500 square feet, physically connected to and continuous with the existing plant, housing an enclosed paint booth, blast and finishing operations served by overhead bridge cranes, attached to the north side of the existing building.

A lot line adjustment is part of this project. Property lines will be adjusted with parcels 286-02586-0000 to the West and 286-02586-5000 to the East so the addition lies entirely within Parcel 286-02585-0000. The adjustment is described in the Site Plan Review application submitted to the City of Tomah Building and Zoning department on August 27, 2026.

Description of any prior petition for appeal, variance or conditional use:

None

Description and location of all nonconforming structures & uses on the property:

No existing structures are nonconforming.

Ordinance standard from which variance is being sought (section number and text):

Primary standard — City of Tomah Code of Ordinances, Chapter 52 (Zoning), Article VIII (Airport Regulations), § 52-231, Airport regulations, subsections (b), (c) and (g)(1).

§ 52-231(b) Zones. "All zones established by this section are as shown on the map, dated October 31, 1990, entitled, 'Height Limitation Zoning Map, Bloyer Field Airport, Tomah, Wisconsin', which is hereby adopted as part of this chapter and is on file with the city clerk."

§ 52-231(c) Height limitation zones. "Except as otherwise provided in this chapter, no structure shall be constructed, altered, located or permitted to remain after such construction, alteration or location and no trees shall be allowed to grow to a height in excess of the height limit indicated on the map referred to in subsection (b) of this section."

§ 52-231(g)(1) Permits — Future structures. "No structure shall hereafter be constructed, erected or installed or be permitted to remain in any zone created by subsection (b) of this section until the owner or his agent shall have applied in writing for a permit therefor and obtained such permit from the airport manager, except structures less than 35 feet in height above the ground and within one-half mile of the airport boundary, structures less than 50 feet in height above the ground within the area beginning one-half mile from the airport boundary and extending to one mile from the airport boundary, and structures less than 100 feet in height above the ground within the area beginning one mile from the airport boundary and extending to three miles from the airport boundary. Such permit shall be posted in a prominent place on the premises prior to and during the period of construction, erection, installation or establishment. Application for such permit shall indicate the use for which the permit is desired and shall describe and locate the use with sufficient particularity to permit the building inspector to determine whether such use would conform to the regulations herein prescribed. If such determination is in the affirmative, the building inspector shall issue the permit applied for."

The property lies within one-half mile of the Bloyer Field Airport boundary. The proposed addition exceeds 35 feet above the ground, so it is not within the exception in § 52-231(g)(1) and a permit is required; and it exceeds the height limit shown for this location on the Height Limitation Zoning Map adopted at § 52-231(b), so relief is required under § 52-231(c). Variances from § 52-231 are governed by § 52-231(h)(1).

Related standard — City of Tomah Code of Ordinances § 52-40, Schedule of Regulations, made applicable by § 52-201.

For the M-2 Industrial district, § 52-40 sets a maximum building height of 3 stories and 45 feet. "Building, height of" is defined at § 52-14 as "the vertical distance from the mean elevation of the finished grade along the front of the building to the highest point of a flat roof." The proposed addition is one story with a maximum height of 50 feet above grade and therefore also exceeds this standard by approximately 5 feet.

Not requested: § 52-203(c) provides that "[t]he height limitations of this chapter shall not apply to chimneys, church spires, belfries, standpipes, water towers, flag poles, monuments, transmission towers or cables, radio or television antennas or towers." Applicant understands the paint booth exhaust stacks, which extend to 56 feet above grade, to be excepted by that subsection and does not seek a variance for them. Applicant will conform to whatever reading the Zoning Administrator applies, and is separately confirming with the FAA Obstruction Evaluation Group that the 56-foot stacks are covered by Aeronautical Study No. 2026-AGL-8118-OE, which lists a studied height of 50 feet above ground level at each of the four building corners.

Describe the variance requested:

Approval to construct a one-story manufacturing addition whose maximum height is 50 feet above grade, exceeding both the height limit shown for this location on the Bloyer Field Airport Height Limitation Zoning Map (§ 52-231(b), (c)) and the 45-foot maximum building height for the M-2 district (§ 52-40).

Finish floor elevation is 973.18 (matching the existing plant floor). The roof steps from a low eave at 47 feet 11 inches above the floor to a high eave at 50 feet 0 inches; only a portion of the building reaches the maximum height. Top of structure at the four building corners is 1,021.1 to 1,023.18 feet above mean sea level, which is 55 to 57 feet above the established Bloyer Field airport elevation of 966.1 feet.

The increment of relief sought is approximately 5 feet over the M-2 standard. The building adds no floor levels, no dwelling units, no penthouse and no ornamental parapet above the roof line.

The Federal Aviation Administration has completed an aeronautical study of this structure at these coordinates and heights under 49 U.S.C. § 44718 and 14 CFR part 77 and issued a Determination of No Hazard to Air Navigation, Aeronautical Study No. 2026-AGL-8118-OE, dated August 24, 2026. The FAA found that the structure does not exceed obstruction standards and would not be a hazard to air navigation, and that marking and lighting are not necessary for aviation safety. A copy is attached.

Type of variance requested:

_____ **use variance** – permits a landowner to put a property to an otherwise prohibited use.

 X **area variance** – provides an increment of relief (normally small) from a physical dimensional restriction such as a building height or setback.

Describe the effects on the property if the variance is not granted:

The addition could not be built to the height USEMCO's product requires, and there is no other location on the property where a compliant building would serve the manufacturing use.

The height is set by the product and by the crane that lifts it.

USEMCO fabricates, coats and ships complete prefabricated water and wastewater pumping systems as finished units, and the size of those units has grown steadily over the years as the municipal systems they serve have grown. The building has to be tall enough to assemble, lift, coat and load the product it exists to produce.

The controlling dimension is crane hook height. The hook has to clear the tallest assembly being lifted, plus its rigging, plus the clearance required to move that load safely over the people and equipment below it. The design team set the hook at the lowest elevation that does not compromise that clearance — the height was driven down as far as safety allows and no further. Above the hook sit the crane bridge and rail; above those, the roof structure; and the roof is carried at a slope of ¼ inch per foot, the minimum the roofing system permits. Below the crane, the paint booth enclosure stands approximately 29 feet 7 inches with exhaust ductwork extending to approximately 34 feet. Every link in that chain is already at its minimum. The result is joist bearing at 47 feet 11 inches at the low eave and 50 feet 0 inches at the high eave.

A building capped at 45 feet does not house that assembly. This is not a matter of a tighter fit or reduced convenience. The crane could not be hung at a height that lifts USEMCO's product safely, and without the crane the addition cannot do the work it is being built to do.

The effect on the property is that its permitted M-2 manufacturing use could not be expanded in the one location where an expansion works. USEMCO would continue to operate under its existing finishing constraint, moving partially completed assemblies between indoor and outdoor areas and absorbing the rework, schedule and capacity losses that come with it.

Alternatives

Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing alternatives you considered in each category below.

- a. Alternatives you considered that comply with existing standards. If you find such an alternative, you can move forward with this option with a regular permit. If you reject compliant alternatives, provide the reasons you rejected them.

Applicant's alternatives analysis did not identify a compliant alternative that meets the project purpose. Seven site concepts were prepared and evaluated by I&S Group (ISG) and are attached as site maps (Site Concepts 01 through 07, ISG Project No. 25-33343). The same analysis, in its wetland-permitting form, was submitted to the WDNR as the Practicable Alternatives Analysis for Wetland Individual Permit IP-WC-2026-42.

(a) No build.

Avoids all relief. Rejected: it does not meet the project purpose. The finishing and coating constraint that is the reason for the project would remain.

(b) Build within 45 feet.

Rejected: 45 feet does not house the assembly described above. The crane could not be hung at a height that lifts USEMCO's product safely, and every element below it — hook clearance, bridge and rail, roof structure, and a roof already at the minimum ¼ inch per foot slope — is at its minimum. Deleting the crane or shrinking the booth removes the capability the addition exists to provide.

(c) The same volume in a wider, lower building.

Rejected on two independent grounds. A lower building does not serve USEMCO's product: the height is set by the crane and by what the crane has to lift, so adding floor area does not remove the need for the height — it only puts more floor under a roof that is still too low to build the product. Separately, the additional footprint has nowhere to go but into the delineated wetland bounding the uplands on the north and east, which would increase permanent fill above the 0.661 acre now before the WDNR.

(d) Expansion south, east or west of the existing building (Site Concepts 05 and 06).

Rejected: these layouts do not support an efficient manufacturing process. USEMCO's plant runs as a continuous flow from fabrication through coating, finishing, staging and shipping. Placing the addition on these faces of the building breaks that flow and forces product to double back through the plant or travel around it, adding handling, labor and cycle time to every unit. That cost lands on USEMCO's price per unit and directly affects its ability to compete. These areas are also the truck circulation, loading, oversized-load maneuvering and outdoor material storage the plant runs on today, and there is nowhere on the site to relocate them.

(e) Detached building on other uplands owned by USEMCO (Site Concepts 03 and 04).

Rejected: a detached structure separates fabrication, coating, finishing, staging and shipping, requiring oversized finished assemblies to travel outdoors between buildings. Fresh coating exposed to weather is a quality problem and moving oversized loads

through open yard is a safety problem. A detached building also does not answer the height question — wherever it sits on this property it needs the same interior height for the same crane and the same product.

(f) A new facility on a separate parcel.

Considered and rejected. Relocating an integrated manufacturing plant to a different parcel is not an alternative to a five-foot dimensional variance; it is abandonment of this property, and the variance standard asks what can be done with this property. A new plant on any parcel would still need the same height for the same crane and the same product, so relocation does not avoid the standard — it relocates it.

(g) Expansion immediately north with utility relocation (Site Concept 07).

Rejected: critical underground utilities serving the active plant occupy that area. Relocation would require major reconstruction, temporary service interruptions and extended disruption of manufacturing, and the concept does not reduce the required building height.

(h) Lower the finished floor to reduce height above grade.

Rejected: finish floor elevation 973.18 is fixed by the existing plant floor. Product is rolled between the existing building and the addition and forklifts move between them continuously — the crane rails do not carry across, so everything travelling between the two buildings travels on wheels at floor level. Any step between the floors stops that traffic. Excavating the addition below the existing floor would also set the floor below surrounding grade on a site bounded by wetland, creating a drainage and groundwater problem where none exists today.

- b. Alternatives you considered that require a lesser variance and reasons you rejected them. If you reject such alternatives, provide the reasons you rejected them.
The height has already been reduced to the minimum the use permits. There is no lesser variance available.

The 50 feet is the sum of a chain of minimums. Crane hook height is set at the lowest elevation that still clears USEMCO's tallest assembly, its rigging and the people and equipment the load passes over; the design team drove it down as far as safety allows. Above the hook are the crane bridge and rail. Above those is the roof structure. And the roof is carried at ¼ inch per foot, the minimum slope the roofing system permits — which is also why the low eave sits at 47 feet 11 inches and only the high eave reaches 50 feet. Below the crane, the paint booth enclosure stands approximately 29 feet 7 inches with exhaust ductwork extending to approximately 34 feet. Reducing any link in that chain either drops the hook below a safe lifting clearance or takes the roof below a drainable slope. The building is also a single story with no penthouse, no mezzanine above the booth and no ornamental parapet projecting above the roof line.

Moving the building does not produce a lesser variance either. Wherever the addition sits on this parcel it needs the same interior height for the same crane and the same product, and every other location on the property is either occupied by existing buildings and yard operations, detached from the plant, or in delineated wetland.

The paint booth exhaust stacks are the tallest features, at 56 feet above grade. They are excepted from the chapter's height limitations by § 52-203(c), and they were disclosed to the FAA in Form 7460-1, Item 17, as the total structure height. Their location is set by the booth they serve.

Part 2: Three-Step Test

To qualify for a variance, the applicant must demonstrate that their property meets the following three requirements.

1) Unique property limitations *(To be completed by the applicant)*

Unique physical limitations of the property such as steep slopes or wetlands that are not generally shared by other properties must prevent compliance with ordinance requirements. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance. Property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amending the ordinance.

Do unique physical characteristics of your property prevent compliance with the ordinance?

- ☐ **X** Yes. Where are they located on your property? Please show the boundaries of these features on the site map that you used to describe alternatives you considered.

Yes. The proposed location is the only place on USEMCO's entire property where this addition can be built. Three characteristics of the property produce that result. Their boundaries are shown on the attached site maps and on Sheet C3-10, Site Plan.

1. The addition has to be physically attached to the existing plant.

USEMCO's process runs as one continuous flow from fabrication through coating, finishing, staging and shipping. Oversized assemblies are rolled between bays and forklifts move between them continuously, all at a single floor elevation of 973.18. A detached building would require finished and partly finished product to travel outdoors — exposing fresh coating to weather and moving oversized loads through open yard. That requirement fixes the addition to a face of the existing building, and Site Concepts 03 through 07 walk through why the north side is the only one that works.

2. The rest of the buildable land is already in use.

The remaining uplands hold the existing 62,000, 31,000 and 9,800 square foot buildings, truck circulation and loading, oversized-load maneuvering, outdoor material storage and staging, employee parking, and two stormwater detention basins 8 feet and 18 feet deep. Building on any of it would displace operations that have nowhere else on the site to go. Beyond those working areas, a delineated wetland complex — confirmed by the WDNR as Wetland Delineation Confirmation 2026-01691 — bounds the developable uplands on the north and east.

3. The property adjoins Bloyer Field Airport, which is the only reason the height zone reaches it.

The airport is owned by the City of Tomah and predates this application. An enclosed manufacturing building is among the most compatible neighbors an airfield can have — no residents, no assembly occupancy, no light or view intrusion — and keeping industrial use on the parcel adjacent to the field is the right long-term use for it. The identical building on an M-2 parcel elsewhere in Tomah would require no airport relief at all.

None of these conditions is self-imposed. The airport is not the Applicant's, the existing buildings and yard operations were built and are in use, and the wetland is a natural feature. The combination is specific to this parcel and is not so general or recurrent as to suggest the ordinance should instead be amended.

☐ No. A variance cannot be granted.

2) No Harm to Public Interests *(To be completed by zoning staff)*

A variance may not be granted which results in harm to public interests. In applying this test, the zoning board must consider the impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community and the general public. These interests are listed as objectives in the purpose statement of an ordinance and may include:

- *Public health, safety and welfare*
- *Water quality*
- *Fish and wildlife habitat*
- *Natural scenic beauty*
- *Minimization of property damages*
- *Provision of efficient public facilities and utilities*
- *Achievement of eventual compliance for nonconforming uses, structures and lots*
- *Any other public interest issues*

Ordinance purpose:

Purpose(s) of standard from which variance is requested:

Analysis of impacts

Discuss impacts that would result if the variance was granted. For each impact, describe potential mitigation measures and the extent to which they reduce project impact (completely, somewhat, or minor). Mitigation measures must address each impact with reasonable assurance that it will be reduced to an insignificant level in the short term, long term and cumulatively.

Short term impacts: (through the completion of construction)

Impact:

Mitigation:

Extent to which mitigation reduces project impact:

Impact:

Mitigation:

Extent to which mitigation reduces project impact:

Long term impacts: (after construction is completed)

Impact:

Mitigation:

Extent to which mitigation reduces project impact:

Impact:

Mitigation:

Extent to which mitigation reduces project impact:

Cumulative impacts: (What would happen if a similar variance request was granted for many properties?)

Impact:

Mitigation:

Extent to which mitigation reduces project impact:

Impact:

Mitigation:

Extent to which mitigation reduces project impact:

Will granting the variance harm the public interest?

- ☐ Yes. A variance cannot be granted.
- ☐ No. Mitigation measures described above will be implemented to protect the public interest.

3) Unnecessary hardship *(To be completed by the applicant)*

An applicant may not claim unnecessary hardship because of conditions which are self-imposed or created by a prior owner (for example, excavating a pond on a vacant lot and then arguing that there is no suitable location for a home). Courts have also determined that economic or financial hardship does not justify a variance. When determining whether unnecessary hardship exists, the property as a whole is considered rather than a portion of the parcel. The property owner bears the burden of proving unnecessary hardship.

- For an area variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose (leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions unnecessarily burdensome. The board of adjustment must consider the purpose of the zoning restriction, the zoning restriction's effect on the property, and the short-term, long-term and cumulative effects of a variance on the neighborhood, the community and on the public interests. This standard reflects the new *Ziervogel* and *Waushara County* decisions.
- For a use variance, unnecessary hardship exists only if the property owner shows that they would have no reasonable use of the property without a variance.

Note: While Wisconsin Statutes do not specifically prohibit *use variances*, there are a number of practical reasons why they are not advisable:

- Unnecessary hardship must be established in order to qualify for a variance. This means that without the variance, no reasonable use can be made of the property.
- Many applications for use variances are in fact administrative appeals. Often the zoning board is asked to determine whether a proposed use is included within the meaning of a particular permitted or conditional use or whether it is sufficiently distinct as to exclude it from the ordinance language. Such a decision is not a *use variance* but an appeal of the administrator's interpretation of ordinance text.
- Zoning amendments are a more comprehensive approach than use variances. Elected officials consider the larger land area to avoid piecemeal decisions that may lead to conflict between adjacent incompatible uses or may undermine land use plan and ordinance objectives. Towns have meaningful input (veto power) for zoning amendments to general zoning ordinances.
 - Zoning map amendments can change zoning district boundaries so as to allow uses provided in other zoning districts.
 - Zoning text amendments can add (or delete) permitted or conditional uses allowed in each zoning district.

Is unnecessary hardship present?

☒ **X** Yes. Describe:

Yes. For an area variance, unnecessary hardship exists where compliance would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity with the restriction unnecessarily burdensome. *Ziervogel v. Washington County Board of Adjustment*, 2004 WI 23; *State v. Waushara County Board of Adjustment*, 2004 WI 56. Both branches are satisfied here.

1. Compliance would prevent the permitted use in the only location where the use can be expanded.

Manufacturing is the use the M-2 district exists for, and it is the use USEMCO has made of this property for decades. The addition must attach to the existing plant, and the north side is the only face of the building where an attached addition fits — the rest of the site is existing buildings, truck circulation, loading, oversized-load maneuvering, outdoor storage and staging, and two detention basins, with delineated wetland beyond. In that one location, a building held to 45 feet cannot hang the crane at a height that lifts USEMCO's product safely. There is no compliant building on this property that does the work.

2. Conformity would be unnecessarily burdensome, and the burden would buy nothing.

The only configuration that could comply is a detached building set somewhere else on the property. USEMCO would then operate two plants instead of one: oversized assemblies moved outdoors between buildings, double-handled, with additional material-handling equipment and labor, and fresh coating exposed to weather and the rework that follows. Those are not one-time construction costs — they recur on every unit for the life of the building, and they land directly on the price USEMCO quotes against its competitors.

And the detached building would still need the same height. Wherever it sits on this parcel it houses the same crane lifting the same product. So the compliant alternative does not lower anything — it only makes the plant permanently worse. That is what makes the burden unnecessary in the sense the standard uses.

3. The purpose of each standard is already satisfied.

§ 52-231 exists to keep structures out of the air space aircraft need at Bloyer Field. The FAA has studied this structure at these coordinates and these heights and determined that it is not a hazard to air navigation and that marking and lighting are not necessary for aviation safety. As to § 52-40's 45-foot limit, the fire and life-safety concern that accompanies added height is answered by the mechanism the ordinance itself supplies at § 52-40 note (k) — City of Tomah Fire Department approval, which Applicant will obtain and accepts as a condition. Enforcing either limit against this building protects nothing that is not already protected.

4. On the role of cost.

Applicant does not offer cost as the hardship standing alone, and understands that financial hardship by itself will not support a variance. The hardship here is functional: the property has one location where the manufacturing use can be expanded, and in that location a compliant building cannot house the crane the product requires. Cost is offered for the purpose Ziervogel makes it relevant to — whether conformity would be unnecessarily burdensome.

5. The conditions are not self-imposed and were not created by a prior owner.

The size of USEMCO's product grew with the municipal systems it serves; the company did not choose to need a taller building. The airport belongs to the City and predates this application. The existing plant and its yard operations were built and are

in daily use. The wetland is a natural feature confirmed by the WDNR. Applicant did nothing to create the conditions on which it relies, and does not rely on the absence of neighbor objection, on nearby conditions, or on any prior variance.

6. The property is considered as a whole, and as a whole it cannot comply.

The parcel is 19.3 acres, but the test is not acreage — it is whether the permitted use can be expanded on the property in a configuration that complies. It cannot.

A lot line adjustment is part of this project, and it does not change that answer.

Adjusting a lot line moves an ownership boundary. It does not move the wetland, the airport, the existing plant or the equipment that has to fit inside the addition.

Wherever the boundary is drawn, the building still houses the same crane lifting the same product, and it still has to attach to the north side of the existing plant.

The relief asked for is the minimum: one story, no penthouse, no mezzanine above the booth, no ornamental parapet, hook height driven down as far as safety allows, and a roof already at the minimum ¼ inch per foot slope.

- ☐ No. A variance cannot be granted.

Part 3: Construction Plans

To be completed and submitted by the applicant.

Attach construction plans detailing:

- ☐ Property lines
- ☐ Vegetation removal proposed
- ☐ Contour lines (2 ft. interval)
- ☐ Ordinary high water mark if located in a Wetland/Shoreland Zoning District
- ☐ Floodplain & wetland boundaries
- ☐ Dimensions, locations & setbacks of existing & proposed structures
- ☐ Utilities, roadways & easements
- ☐ Location & extent of filling/grading
- ☐ Location & type of erosion control measures
- ☐ Any other construction related to your request
- ☐ Anticipated project start date — site improvements (erosion control, mass grading, for the site expansion): fall 2026. Building construction: spring 2027, completing by the end of 2027. Phasing as stated in the Site Plan Review application submitted August 27, 2026. Building construction is sequenced to follow issuance of WDNR Wetland Individual Permit IP-WC-2026-42.

Timing — request regarding § 2-140(c).

§ 2-140(c) provides that a variance expires within six months unless substantial work has commenced. An approval in September 2026 would run out in March 2027.

Applicant does not intend to commit to final design and engineering for the addition until the variance is granted, and building construction cannot begin until WDNR Wetland Individual Permit IP-WC-2026-42 issues — neither of which Applicant can accelerate. Applicant respectfully asks the Board to address this, either by a finding on

the record as to what constitutes substantial work commenced on this project, or by granting the variance for a term that reaches the start of construction.

Attachments submitted with this application:

1. FAA Determination of No Hazard to Air Navigation, ASN 2026-AGL-8118-OE, issued August 24, 2026, with verified map (3 pages).
2. FAA Form 7460-1, Notice of Proposed Construction or Alteration, as filed, with Item 21 project description, lat/long corner exhibit and USGS 7.5-minute quadrangle map.
3. Alternatives site maps — Site Concepts 01, 01-Sections, 01-Profiles, 02, 03 & 04, 05 & 06 and 07 (I&S Group, ISG Project No. 25-33343).
4. Civil drawing set, USEMCO Paint Booth Addition — Site Expansion, ISG, dated August 25, 2026: C0-10 Site Data, C1-30 Pre-Construction Erosion Control Plan, C1-40 Erosion Control Plan, C2-10 Existing Site & Removal Plan, C3-10 Site Plan, C3-20 Utility Plan, C4-10 Grading Plan (2-foot contours).
5. USEMCO Paint Booth Addition – Architectural, exterior elevations showing the low eave at 47 ft 11 in., the high eave at 50 ft 0 in.
6. Wetland delineation and WDNR Wetland Delineation Confirmation 2026-01691; wetland boundaries as shown on the site plan.
10. Related filing — Site Plan Review application and cover letter dated August 27, 2026, which describes the lot line adjustment and the construction phasing.

I certify that the information I have provided in this application is true and accurate.

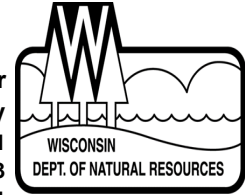
Signed: (applicant/agent/owner) Sean Rezin

Date: 8/27/2026

Remit to:
Charlie Handy
Zoning Administrator
819 Superior Ave.
Tomah, WI, 54660
(608)374-7511
chandy@tomahwi.gov

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1300 W Clairemont Ave.
Eau Claire, WI 54701

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



WIC-WC-2026-42-01691

July 1, 2026

USEMCO, Inc.
Attn: Sean Rezin
1730 Rezin Road
Tomah, WI 54660

RE: Wetland Delineation Confirmation for a Project Review Area located in the SW ¼ of Section 02, Township 17 North, Range 01 West, City of Tomah, Monroe County.

Dear Sean Rezin,

We have reviewed the wetland delineation report from Braun Intertec Corporation, prepared for the above-mentioned site. This letter serves as confirmation that the wetland boundaries shown on the enclosed wetland delineation figure are acceptable. This finding is based upon a field visit on June 23, 2026. Any filling or grading in these areas may require DNR approvals. This Department wetland confirmation is valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

To comply with s., 23.321, Wis. Stats., please email the Department a polygon shapefile of the delineated wetland boundaries in the project area. Please do not include other data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are present in a wetland polygon, then please label as UPLAND. Please use State Plane Projection for the shapefile data and display most recent aerial photos. If a different projection system is used, clearly indicate the projection. In your email, please include a brief description of each wetland plant community (e.g., wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence, calvin.lawrence@wisconsin.gov, 608-266-0756.

There is a potentially navigable waterway within the project review limits. A ch. 30, Wis. Stats., waterway permit may be required if dredging, filling, or placement of structures or crossings (culverts, bridges, erosion control, etc.) are proposed in or adjacent to the waterway if it is determined to be navigable.

If you are planning development on the property, you must avoid take of endangered and threatened species or obtain an incidental take authorization to comply with the state's

Endangered Species Law. To ensure compliance, submit an endangered resources review Form 1700-047, available at <https://dnr.wi.gov/topic/ERReview/Review.html>, and the DNR Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

You are also responsible for obtaining any other local, state, tribal, or federal permits that are required before starting your project. Note that U.S. Army Corps of Engineers and local zoning authorization for work in floodplains or shorelands may also be required for your project.

If you have any questions, please contact me at (715) 829-5644 or Travis.Holte@wisconsin.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Travis Holte', with a stylized, flowing script.

Travis Holte

Wetland Identification Specialist

Enclosures:

Project Location Figure

Upland/Wetland Delineation Figure

Email CC:

Alan Vorse, Project Manager, U.S. Army Corps of Engineers

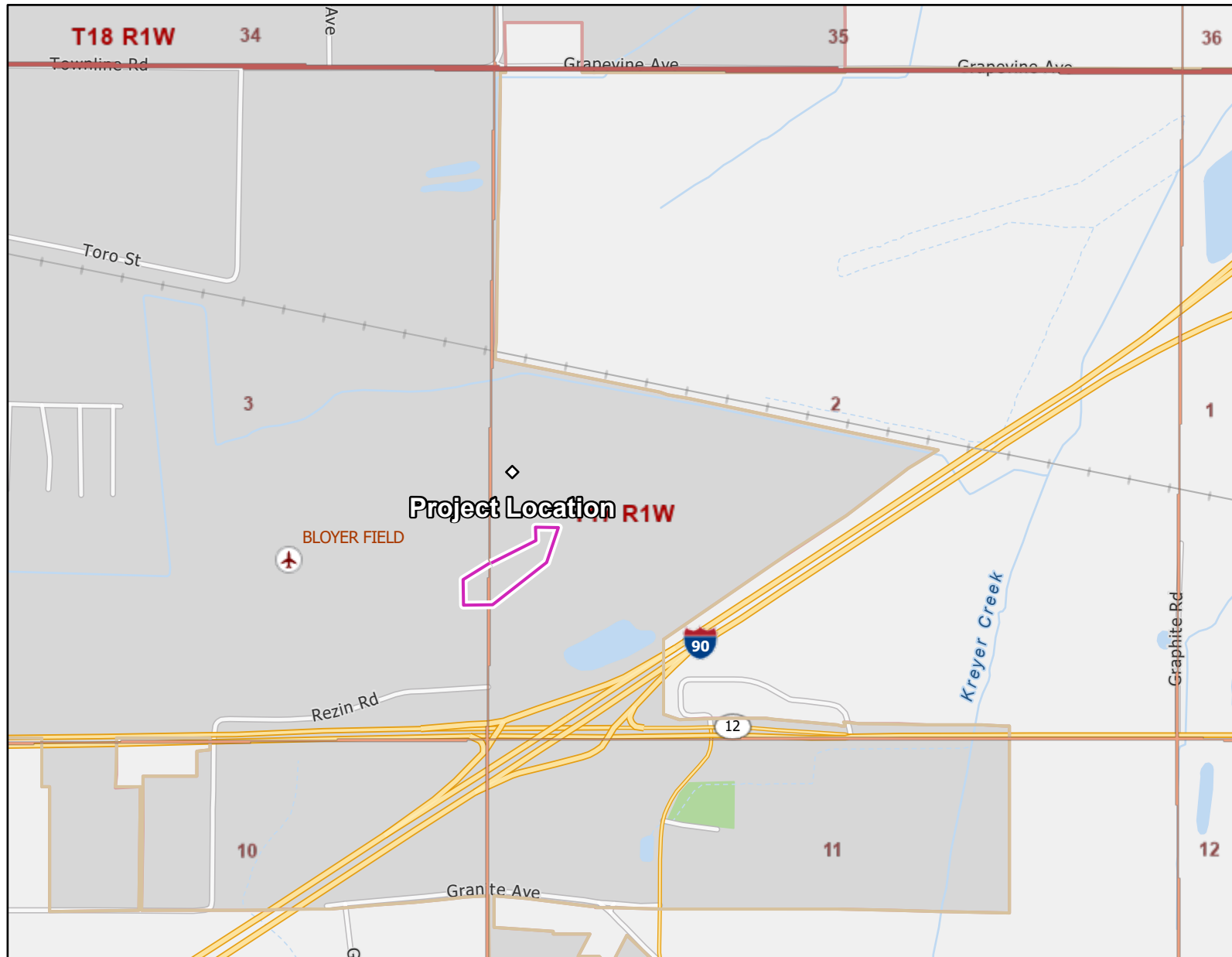
Alison Elliott, Monroe County

Jared Seidl, DNR Water Management Specialist

Benjamin Ruhme, Braun Intertec Corporation



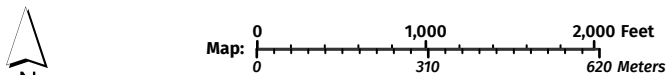
Project Location Figure



Legend: (some map layers may not be displayed)

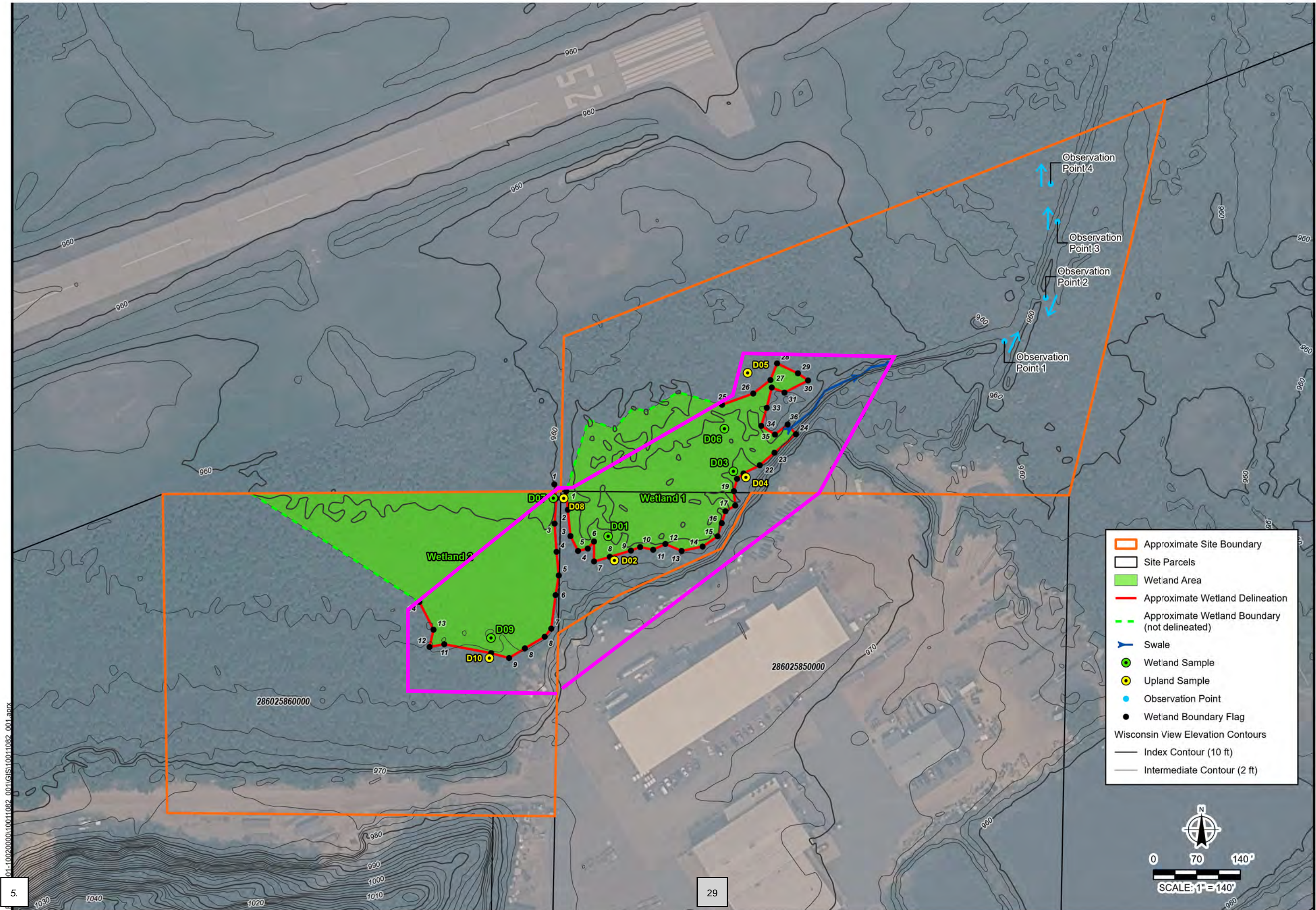
- Township
- Section
- Cities, Towns & Villages
- City
- Civil Town
- Override 1
- polylineLayer
- Override 1
- Override 2

Notes:



Service Layer Credits:
DNR Detailed Feature VTL (WTM); , Cadastral:

Map projection: NAD 1983 HARN Wisconsin TM



Drawing Information

Project No:
10011082_001

Drawing No:
Fig7_WetlandDelin_T

Drawn By: SL
Date Drawn: 5/20/2026
Checked By: DL
Last Modified: 5/20/2026

Project Information

USEMCO Paint
Booth Expansion

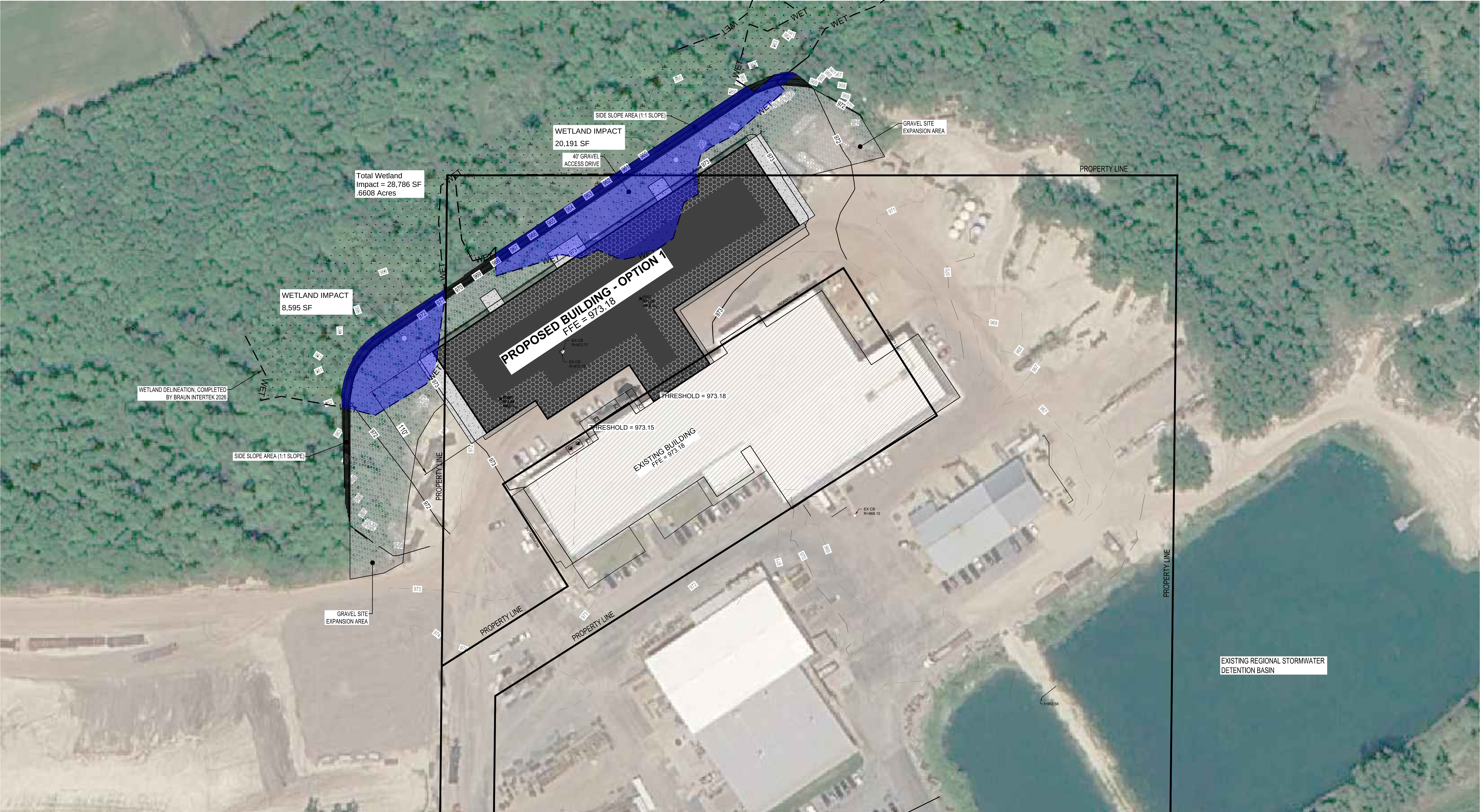
1730 Rezin Road

Tomah, Wisconsin

**Wetland
Delineation**

Figure 7

D:\10020000\10011082_001\GIS\10011082_001.aprx



PROPOSED SITE CONCEPT 01

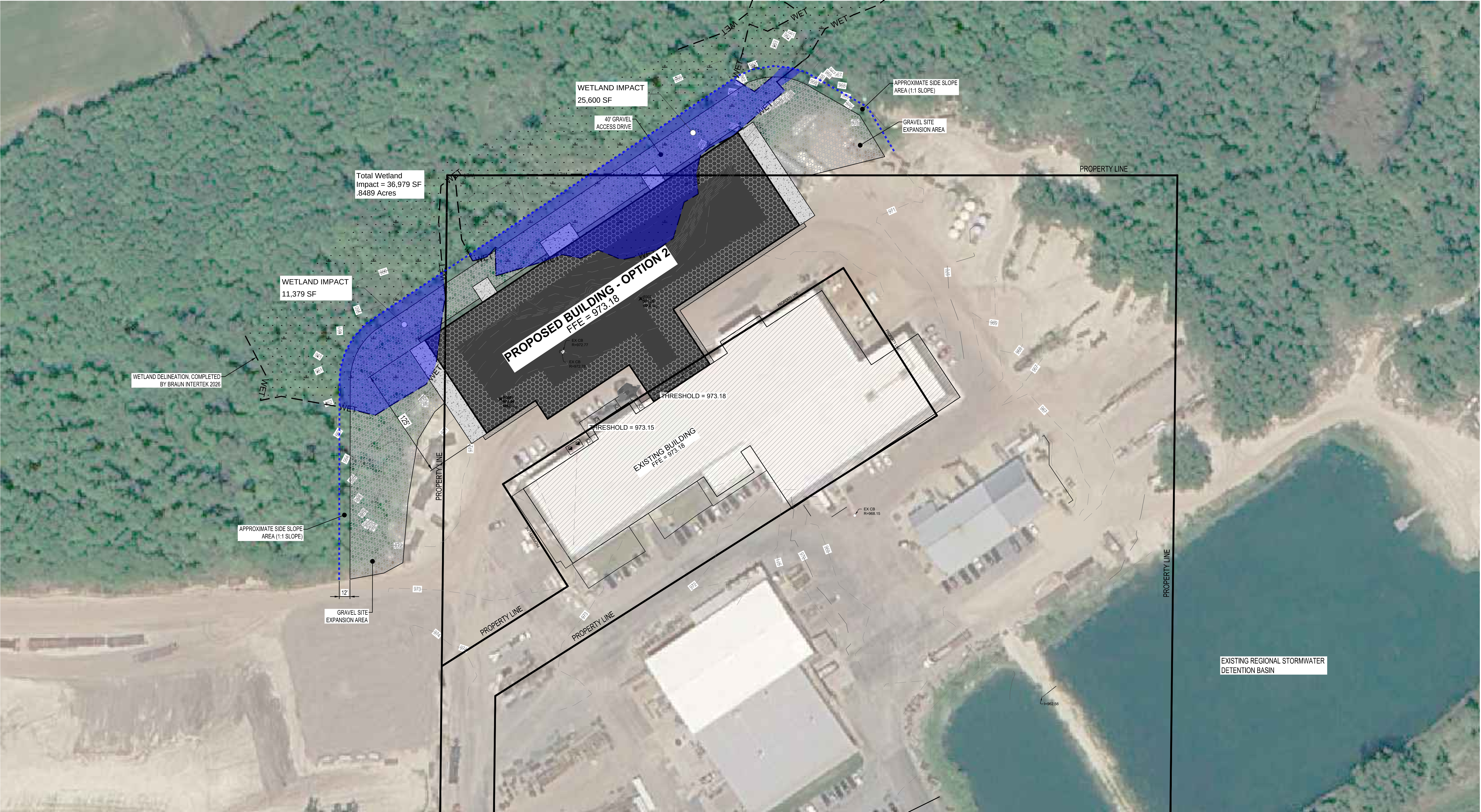


Architecture + Engineering + Environmental + Planning

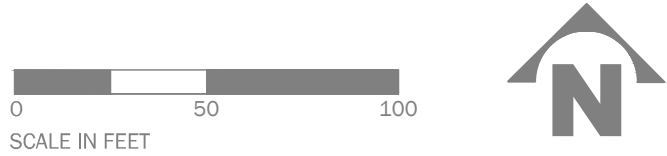
USEMCO PAINT BOOTH ADDITION
TOMAH, WISCONSIN
ISG PROJECT NO. 25-33343

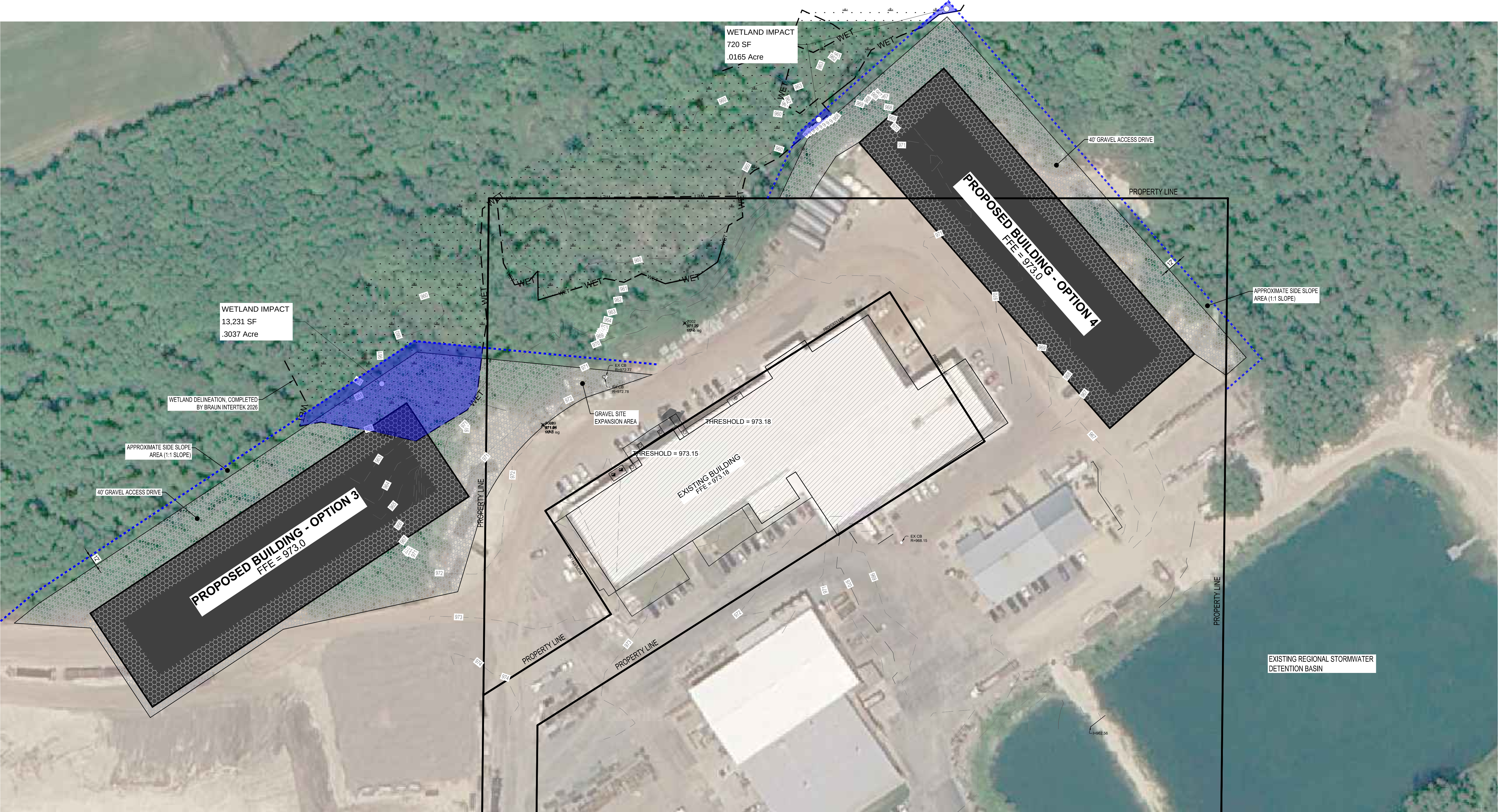


ISGInc.com

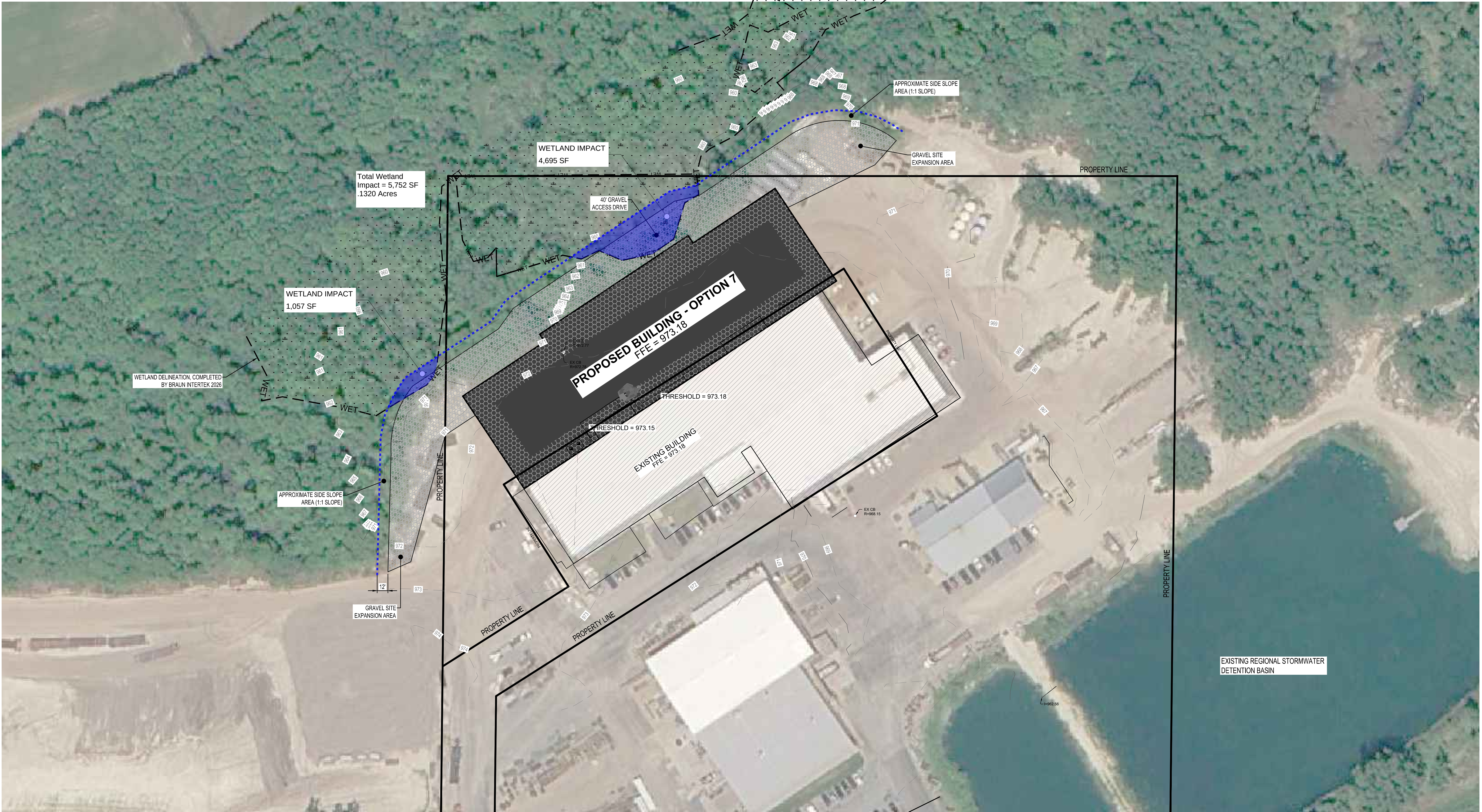


PROPOSED SITE CONCEPT 02





PROPOSED SITE CONCEPT OPTIONS 03 & 04

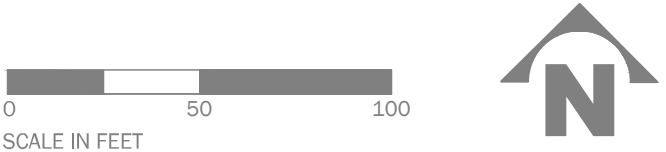


PROPOSED SITE CONCEPT 07

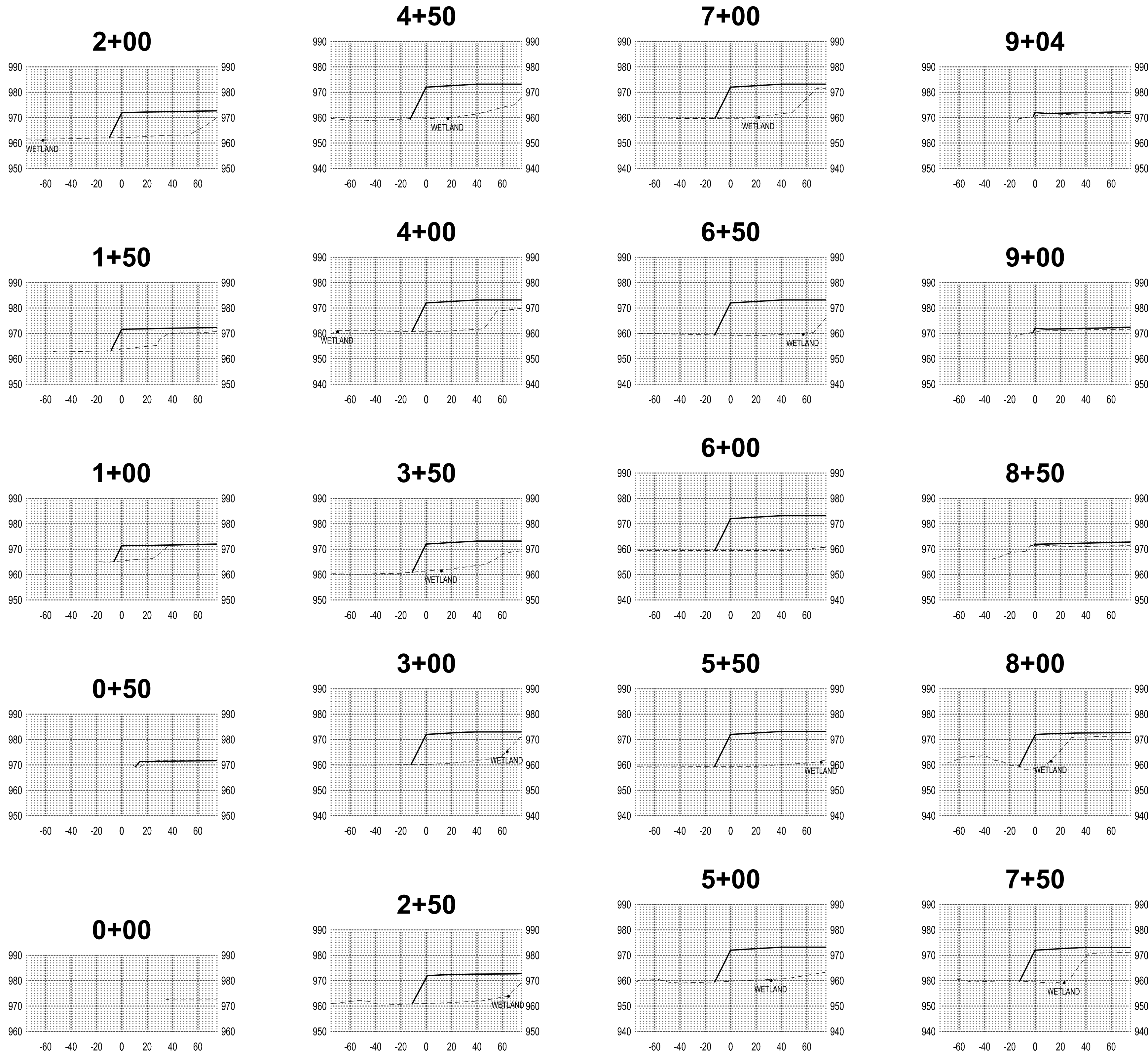


Architecture + Engineering + Environmental + Planning

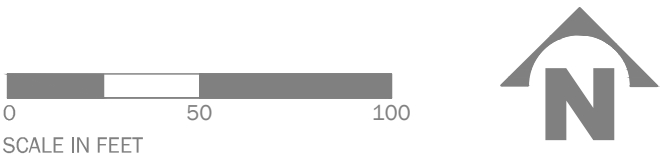
USEMCO PAINT BOOTH ADDITION
TOMAH, WISCONSIN
ISG PROJECT NO. 25-33343

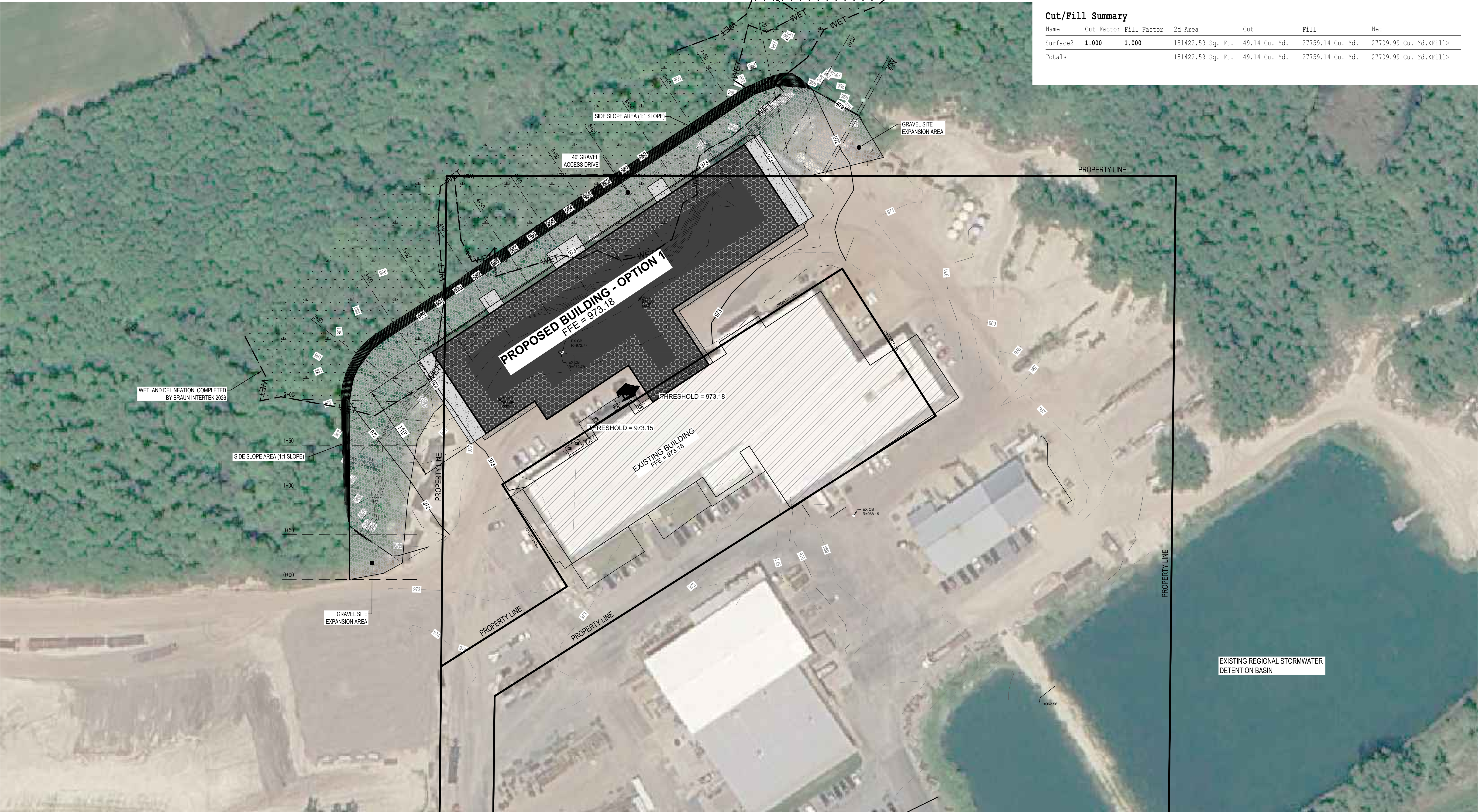


ISGInc.com



PROPOSED SITE CONCEPT 01 - PROFILES





Cut/Fill Summary						
Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Surface2	1.000	1.000	151422.59 Sq. Ft.	49.14 Cu. Yd.	27759.14 Cu. Yd.	27709.99 Cu. Yd.<Fill>
Totals			151422.59 Sq. Ft.	49.14 Cu. Yd.	27759.14 Cu. Yd.	27709.99 Cu. Yd.<Fill>

PROPOSED SITE CONCEPT 01 - SECTIONS

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Approval of a Conditional Use permit to operate a pet boarding and grooming facility at 1010 Townline Rd..

Summary and Background Information:

ZEA Pet Supplies applied for a Conditional Use Permit to operate a commercial use in a Manufacturing district.

Recommendation From: Zoning Administrator is to approve of the CUP

Minutes Attached:

Yes ☐ No ☒

Budget Account: Not applicable. **Fiscal Impact:** Not applicable.

Staff Responsible for implementation: Zoning staff.

Economic Impact: small business contribute significantly to the local economy.

Zoning/Rezoning Issues: none.

Supports Organizational Goals:

Yes ☒ No ☐

Questions from Administrator:

Grants Pursued/Opportunity Pursued: Not applicable.

Recommendation: **Approve**

A motion to approve this item should read, "Approve of The Conditional Use Permit for ZEA pet Supplies at 1010 Townline Rd. with the following Conditions:

1. The applicant is required to abide by all representations made during this hearing and in the application.

Charles Handy
Department Director

8-23-2026
Date

Committee: **Planning Commission**

Meeting Date(s): **Sept. 03, 2026**

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Public Hearing to consider recommending approval of Annexation Ordinance for 23961 State Highway 16, Brett and Amy Anderson.

Summary and Background Information:

A unanimous consent annexation per wis.stats 66.021 (12) has been submitted for the Above listed property. The City has completed all submittal materials. The Department of Administration has officially found this petition to be in the public interest. We have not received any objections. The applicant is seeking access to City Sewer.

Recommendation From: Staff to Approve

Minutes Attached: Yes ☐ No ☒

Budget Account:

Fiscal Impact: future taxes and utility fees should cover any costs of services provided by the City of tomah

Zoning/Rezoning Issues: The annexation ordinance takes care of the rezoning. This staff report asks for a zoning district recommendation from the Plan Commission.

Staff Responsible for implementation: Interim Administrator, Zoning Administrator, Clerk, Public Works Director

Economic Impact: minimal

Supports Organizational Goals: Yes ☒ No ☐

Questions from Administrator:

Grants Pursued/Opportunity Pursued:

Recommendation: A motion to approve this item should read, "Recommend Approval by the City Council of this annexation ordinance.

Charlie Handy
Zoning Administrator

08-20-2026
Date

Committee: Planning Commission

Meeting Date(s): 03 Sept., 2026

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Public Hearing to consider recommending approval of Annexation Ordinance for Jefferson Street , Owner: City of Tomah parcel # 020-01216-0000.

Summary and Background Information:

An Annexation Ordinance of Territory Owned by a City or Village ([s. 66.0223 Wis. Stats.](#)) has been submitted for the Above listed property. The City has completed all submittal materials. The Department of Administration has officially found this petition to be in the public interest. We have not received any objections. This is considered property F in another agenda item.

Recommendation From: Staff to Approve

Minutes Attached: Yes ☐ No ☒

Budget Account:

Fiscal Impact: future taxes and utility fees should cover any costs of services provided by the City of tomah

Zoning/Rezoning Issues: The annexation ordinance takes care of the rezoning. This staff report asks for a zoning district recommendation from the Plan Commission. Staff recommends R-3 Multi-family residential district.

Staff Responsible for implementation: Interim Administrator, Zoning Administrator, Clerk, Public Works Director

Economic Impact: minimal

Supports Organizational Goals: Yes ☒ No ☐

Questions from Administrator:

Grants Pursued/Opportunity Pursued:

Recommendation: A motion to approve this item should read, "Recommend Approval by the City Council of this annexation ordinance.

Charlie Handy
Zoning Administrator

08-20-2026
Date

Committee: Planning Commission

Meeting Date(s): 03 Sept., 2026

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Approval of a Variance to the Airport Height restrictions for USEMCO to build a new manufacturing facility at 1730 Rezin Rd.

Summary and Background Information:

USEMCO has applied for and received confirmed approval by the FAA to exceed the airport height restrictions imposed in an area adjacent to the Tomah Airport Runway. This request would also require the City to approve of a similar variance from these maximum height restrictions. With the FAA approval, the City's airport would not receive any kind of penalty or class downgrade if we also approve of this variance.

Recommendation From: Zoning Administrator has denied the site plan application because it does not meet the minimum standards of the zoning ordinance

Minutes Attached:

Yes ☐ No ☒

Budget Account: Not applicable. **Fiscal Impact:** Not applicable.

Staff Responsible for implementation: Zoning staff.

Economic Impact: Significant regional economic impact with an existing large employer being able to expand their business footprint and create jobs and tax base.

Zoning/Rezoning Issues: No precedent is set to other potential variance requests for height restriction requests due to the FAA approval.

Supports Organizational Goals:

Yes ☒ No ☐

Questions from Administrator:

Grants Pursued/Opportunity Pursued: Not applicable.

Recommendation: NONE

A motion to approve this item should read, "Approve of The Area Variance request to exceed Airport Height Restrictions for the USEMCO project proposal at 1730 Rezin Rd. with the following Conditions:

1. The applicant is required to abide by all representations made during this hearing and in the application.
2. Applicant will abide by all conditions as set forth by the FAA

Charles Handy
Department Director

8-23-2026
Date

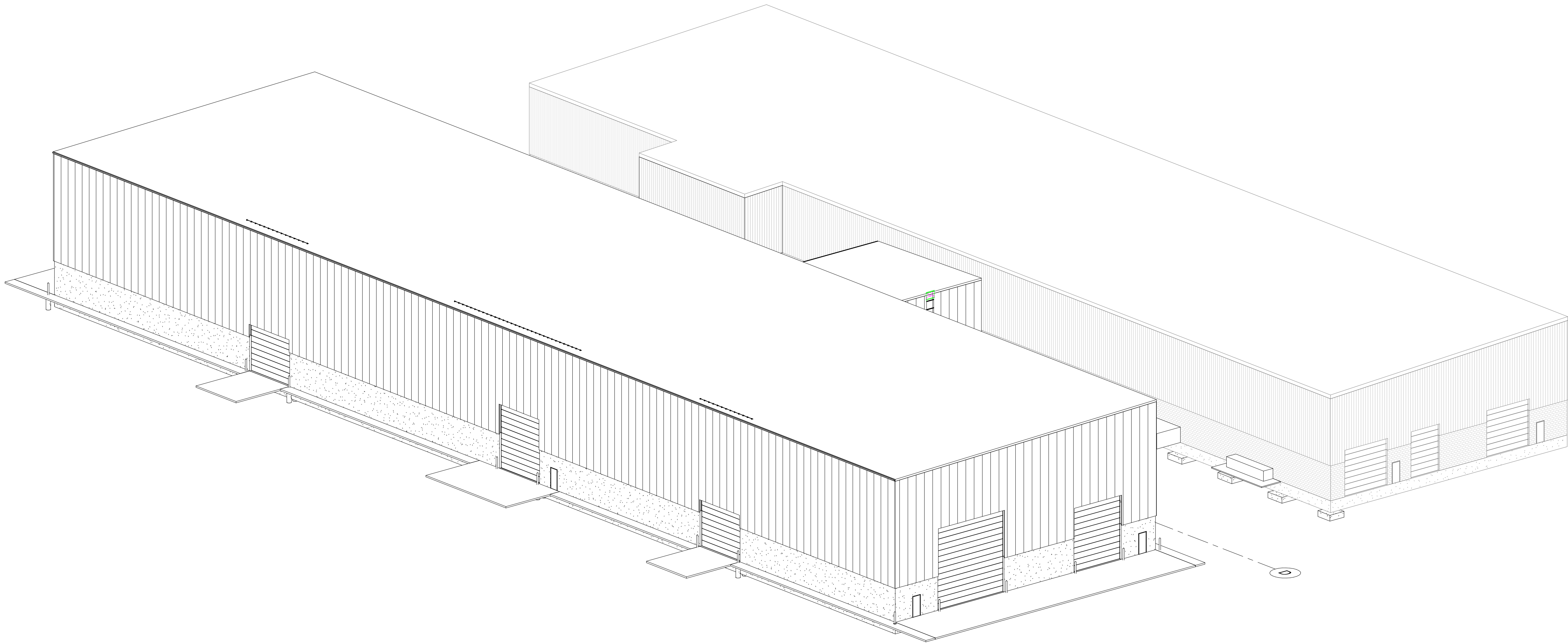
Committee: Planning Commission

Meeting Date(s): Sept. 03, 2026

USEMCO PAINT BOOTH ADDITION

TOMAH, WISCONSIN

ISG PROJECT # 25-33343



PROJECT GENERAL NOTES	
A.	ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
B.	CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CORRELATING QUANTITIES AND DIMENSIONS.
C.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
D.	FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
E.	DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
F.	ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
G.	LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
H.	PROVIDE CONTINUOUS SEALANT AROUND ALL MATERIALS AT ALL INTERIOR AND EXTERIOR WALL PENETRATIONS. REFER TO SPECIFICATIONS FOR APPROPRIATE SEALANT.
I.	ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
J.	SEAL ALL OPENINGS IN WALLS, FLOORS, CEILINGS, AND ROOFS, AROUND DUCTS, PIPES, VENTS, TRAPS, CONDUIT AND ALL OTHER PENETRATIONS WITH FIRE STOPPING AS SPECIFIED AND REQUIRED BY CODES. IF FIRE STOPPING IS NOT REQUIRED AT PENETRATIONS PER CODE, SEAL WITH CONTINUOUS SEALANT.
K.	PROVIDE TEMPORARY WALLS, ENCLOSURES, DUST SHIELDS AND WALK-OFF MATS AS REQUIRED TO SEPARATE DEMOLITION AND CONSTRUCTION FROM EXISTING BUILDING.
L.	PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING STRUCTURE TO REMAIN. PROVIDE SECURE AND WEATHERPROOF ENCLOSURE OF TEMPORARY OPENINGS IN EXTERIOR WALLS. PROTECT ALL BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
M.	RESTORE ALL EXISTING AREAS AFFECTED BY DEMOLITION AND RELATED NEW CONSTRUCTION TO THEIR ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, AND CEILINGS AND THEIR ASSOCIATED FINISHES.
N.	PROVIDE SOLID WALL BACKING WITH METAL OR FIRE-RETARDANT WOOD BLOCKING BEHIND DOOR HARDWARE SUCH AS WALL STOPS, BUMPERS, HOLD OPENS, ETC. AND AT ALL ITEMS REQUIRING FASTENING THROUGH GYP BD. TO BLOCKING.
O.	RENDERED IMAGES MAY NOT BE AN ACCURATE REPRESENTATION OF BUILDING CONDITIONS, REFER TO PLANS AND DETAILS CONTAINED WITHIN FOR SCOPE OF WORK.

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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH

WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33343
FILE NAME	
DRAWN BY	CJE
DESIGNED BY	MAC
REVIEWED BY	MAC
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CLIENT PROJECT NO.	

TITLE SHEET,
SHEET INDEX,
PROJECT
GENERAL NOTES

SHEET

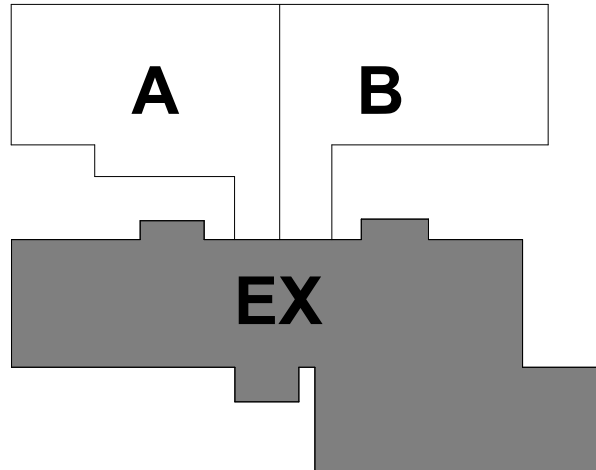
G1-10

PROJECT INDEX:

OWNER: USEMCO CONTACT NAME 1602 REZIN ROAD TOMAH, WISCONSIN 54660-0550 PHONE # FAX #	PROJECT ADDRESS: PAINT BOOTH ADDITION 1602 REZIN ROAD TOMAH, WISCONSIN 54660-0550	MANAGING OFFICE: I & S GROUP, INC. (ISG) GREEN BAY OFFICE 115 PINE STREET SUITE 300 GREEN BAY, WISCONSIN 54301 PHONE: 920.434.2128 PROJECT MANAGER: MARK CHAMBERS EMAIL: MARK.CHAMBERS@ISGINC.COM	ISG
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PROJECT

USEMCO
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TITLE

FIRST FLOOR
DEMOLITION
PLAN

SHEET

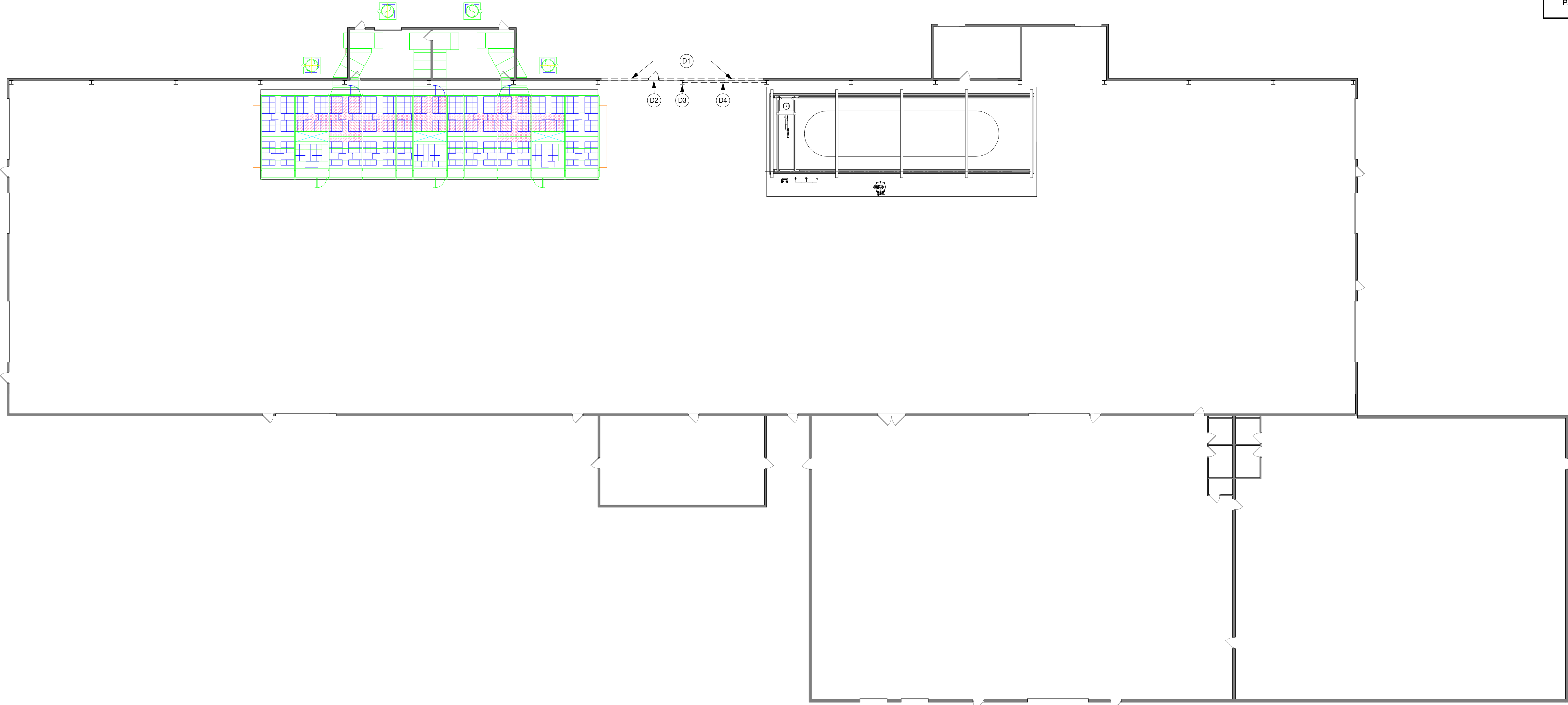
A1-11

KEYNOTE LEGEND	
D1	DEMOLISH PORTION OF EXISTING WALL FOR NEW OPENING.
D2	DEMOLISH MAN DOOR
D3	DEMOLISH COLUMN
D4	DEMOLISH X-BRACE

WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	DEMOLITION

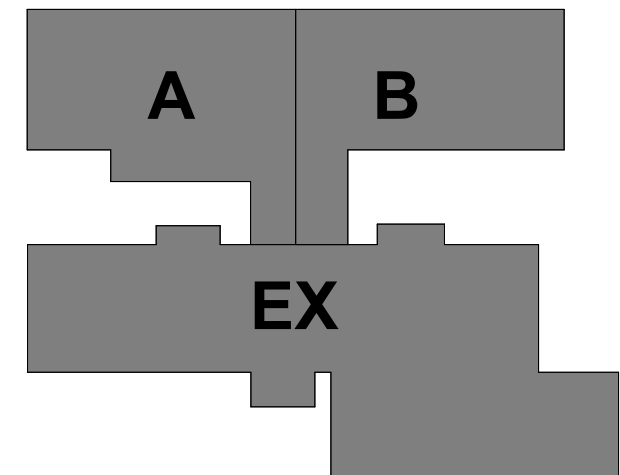
DEMOLITION SHEET NOTES

- A. EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE DRAWINGS AND FIELD VERIFY EXISTING CONDITIONS TO DETERMINE SCOPE OF DEMOLITION WORK REQUIRED TO COMPLETE THE REMODELING WORK INDICATED ON THE DRAWINGS PRIOR TO PERFORMING WORK. ADDITIONAL WORK THAT IS REQUIRED, WAS VISIBLE, AND COULD HAVE BEEN IDENTIFIED DURING BIDDING SHALL BE COMPLETED BY THE RESPONSIBLE TRADE CONTRACTOR(S) AT NO ADDITIONAL COST TO THE OWNER.
- B. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
- C. DEMOLITION OF ANY EXISTING CONSTRUCTION SHALL INCLUDE WHAT IS NECESSARY AND REQUIRED TO ACCOMMODATE THE REQUIREMENTS OF NEW CONSTRUCTION.
- D. ALL LOOSE FURNISHINGS (CHAIRS, TABLES, DESKS, ETC.) SHALL BE REMOVED AND RE-INSTALLED BY THE OWNER UNLESS NOTED OTHERWISE.
- E. ALL CORING THRU EXISTING FLOORS, WALLS & CEILINGS SHALL BE PERFORMED BY THE CONTRACTOR REQUIRING THE SAME.
- F. ALL ROOF PENETRATIONS SHALL BE PERFORMED BY THE TRADE REQUIRING THE SAME. PATCHING & FLASHING ROOF SHALL BE PERFORMED BY THE ROOFING CONTRACTOR.
- G. VERIFY WITH OWNER FOR ITEMS TO BE SALVAGED BEFORE STARTING DEMOLITION WORK.
- H. COORDINATE DEMOLITION OF LOAD BEARING WALLS & STRUCTURAL ELEMENTS WITH STRUCTURAL PLANS.
- I. CONSTRUCT DUST PROOF PARTITIONS TO SEPARATE AREAS OF CONSTRUCTION FROM ADJACENT OCCUPIED AREAS OUTSIDE SCOPE OF CONSTRUCTION.
- J. AT OPENINGS IN EXISTING MASONRY WALLS, REMOVE EXISTING WALL TO NEAREST MASONRY JOINT. SEE FLOOR PLAN FOR OPENING SIZES. SAWTOOTH INTO EXISTING JAMB. MATCH ADJACENT FINISHES, UNLESS NOTED OTHERWISE.
- K. REQUIRED MEANS OF EGRESS FROM THE BUILDING SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION WHEN THE BUILDING REMAINS OCCUPIED. IN THE EVENT THAT AN EXISTING MEANS OF EGRESS CANNOT BE MAINTAINED, THE GENERAL CONTRACTOR SHALL PROVIDE AN APPROVED TEMPORARY MEANS OF EGRESS.
- L. MAINTAIN THE INTEGRITY OF ALL EXISTING RATED ELEMENTS. FIRE SEAL ANY PENETRATIONS WITH U.L. APPROVED ASSEMBLY.
- M. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION ACTIVITIES.
- N. DO NOT INTERRUPT EXISTING UTILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY AHJ. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO GOVERNING AUTHORITIES.
- O. WHEN UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE BYPASS CONNECTIONS TO MAINTAIN CONTINUITY OF SERVICE BEFORE PROCEEDING WITH REMOVAL.
- P. WHERE EXISTING INTERIOR PARTITIONS ARE REPLACED OR REMOVED, REMOVE MEP SYSTEMS BACK TO PANEL, OR MECHANICAL ROOM OR FARTHEST POSSIBLE POINT WITHOUT DISTURBING EXISTING CONSTRUCTION. REMOVE EXISTING MECHANICAL EQUIPMENT. RELOCATE POWER PER MEP DRAWINGS
- Q. ALL WALLS IN EXISTING ROOMS IN WHICH WORK IS OCCURRING: A) REPAIR HOLES, DEFECTS, ETC. IN EXISTING WALLS. B) AT REPAIRS AND UNPAINTED CMU, PROVIDE BLOCK FILL PAINT AND TWO FINISH COATS OF PAINT. C) PROVIDE ONE FINISH COAT OF PAINT OVER EXISTING PAINTED WALLS.



1 FIRST FLOOR DEMOLITION PLAN
1/16" = 1'-0"





KEY PLAN

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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33343
FILE NAME	
DRAWN BY	CJE
DESIGNED BY	MAC
REVIEWED BY	MAC
ORIGINAL ISSUE DATE	MM/DD/YY
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TITLE

FIRST FLOOR
PLAN

SHEET

A1-21

WALL LEGEND

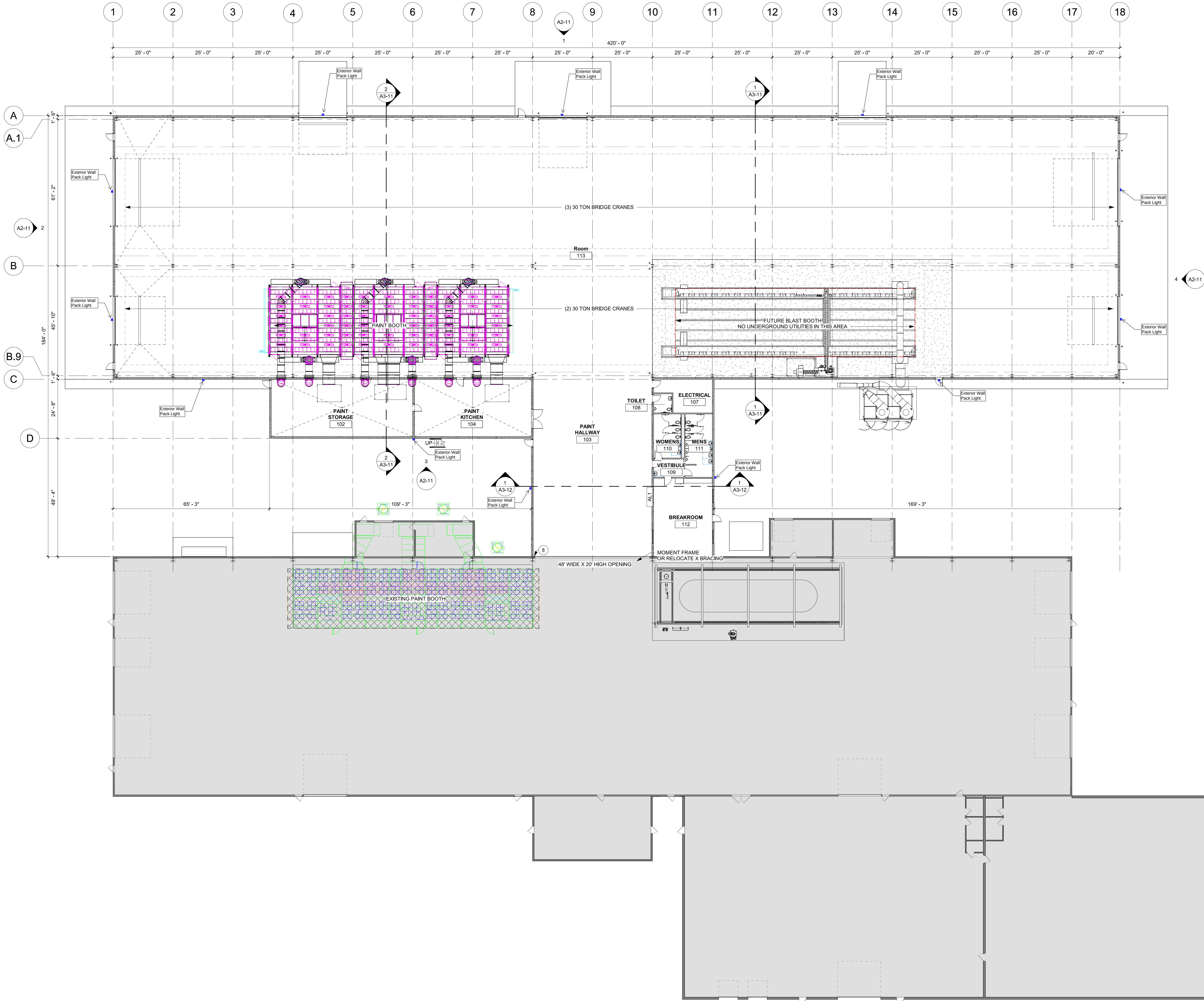
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION

FLOOR PLAN SHEET NOTES

- ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE ____ UNLESS OTHERWISE NOTED.
- INTERIOR WALL DIMENSIONS ARE FROM FACE OF MASONRY/ CONCRETE AND CENTER OF STUD WALL, UNLESS NOTED OTHERWISE.
- PAIN ALL EXPOSED METALS SHALL BE ____ BUT NOT LIMITED TO COLUMNS, RISERS, STAIRS, HANDRAILS, GUARDRAILS, EXPOSURE ____ AND FLOOR EDGES, UNLESS NOTED OTHERWISE.
- REFER TO SHEET ____ WITH SCHEDULES' FOR MARKER BOARD SPECIFICATIONS.
- INSTALL FERTILIZER TREATED BLOCKING AS REQUIRED FOR PARTITIONS TO RECEIVE COUNTERS, SHELVES, MARKER BOARDS, TVS, ETC.
- ALL WALL MOUNTED ITEMS TO SIT FLUSH ON A WALL SURFACE. IN INSTANCES WHERE A WALL MOUNTED ITEM IS TO BE INSTALLED ON TWO DIFFERENT FINISH THICKNESSES, PROVIDE A HARDBOARD BACKER FOR THE ITEM TO SIT FLUSH. PROVIDE SEALANT AROUND ALL EDGES OF BACKER AND PAINT TO MATCH ADJACENT SURFACE.

KEYNOTE LEGEND

- 8 REMOVE PORTION OF EXISTING WALL FOR NEW OPENING. MASONRY WALL TO 12'-0" METAL PURLINS AND METAL WALL PANELS ABOVE MASONRY.



1 FIRST FLOOR PLAN
1/16" = 1'-0"

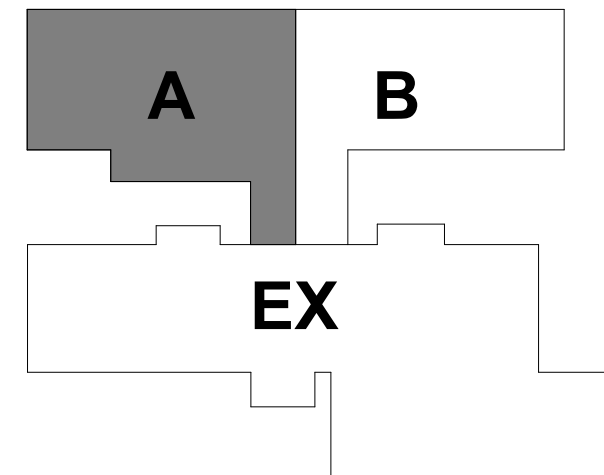




WALL LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

- FLOOR PLAN SHEET NOTES**
- ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE UNLESS OTHERWISE NOTED.
 - INTERIOR WALL DIMENSIONS ARE FROM FACE OF MASONRY/ CONCRETE AND CENTER OF STUD WALL, UNLESS NOTED OTHERWISE.
 - PAIN T ALL EXPOSED METALS, BUT NOT LIMITED TO COLUMNS, RISERS, STAIR HANDRAILS, GUARDRAILS, EXPOSED FLOOR EDGES, UNLESS NOTED OTHERWISE.
 - REFER TO SHEET WITH SCHEDULES FOR MARKER BOARD, TVS, ETC.
 - INSTALL PARTITIONS TO RECEIVE COUNTERS, SHELVE, MARKER BOARDS, TVS, ETC.
 - ALL WALL MOUNTED ITEMS TO SIT FLUSH ON A WALL SURFACE. IN INSTANCES WHERE A WALL MOUNTED ITEM IS TO BE INSTALLED ON TWO DIFFERENT FINISH THICKNESSES, PROVIDE A HARDBOARD BACKER FOR THE ITEM TO SIT FLUSH. PROVIDE SEALANT AROUND ALL EDGES OF BACKER AND PAINT TO MATCH ADJACENT SURFACE.

KEYNOTE LEGEND	
5	6" DIA. CONCRETE FILLED STL. PIPE BOLLARD, MAX 2'-0" FROM CORNER OF BUILDING
7	4" CONCRETE SLAB
8	REMOVE PORTION OF EXISTING WALL FOR NEW OPENING. MASONRY WALL TO 12" METAL FURLINS AND METAL WALL PANELS ABOVE MASONRY.
9	EXISTING TRANSFORMER TO REMAIN
10	RELOCATED GAS METERS
12	TRENCH DRAIN



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PROJECT

**USEMCO
PAINT BOOTH
ADDITION**

TOMAH WISCONSIN

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TITLE

**FIRST FLOOR
PLAN - AREA A**

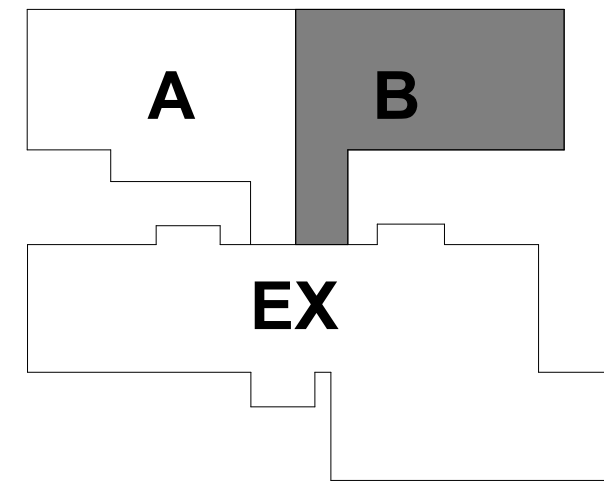
SHEET

A1-21A

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

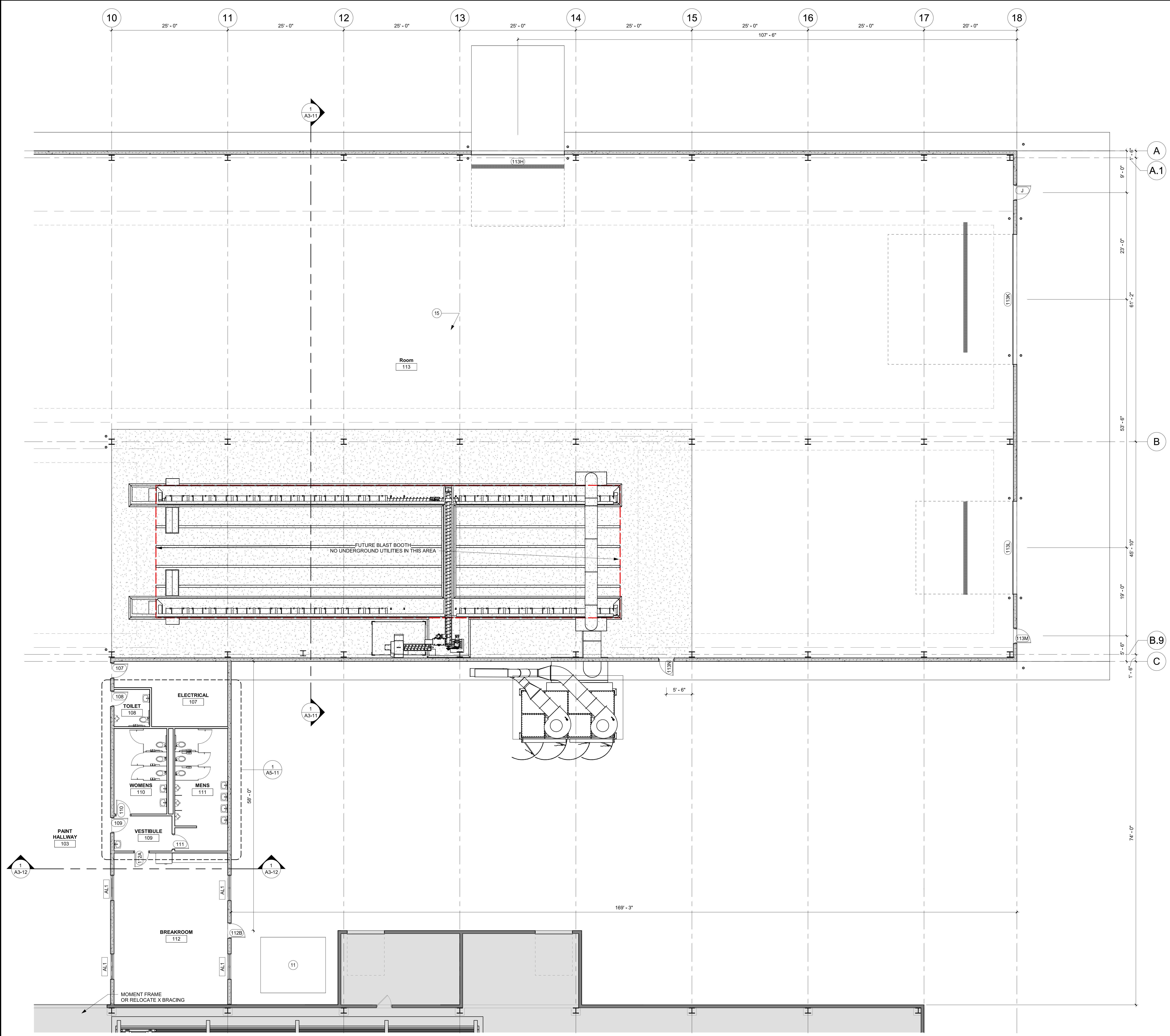
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TITLE

FIRST FLOOR
PLAN - AREA B

SHEET

A1-21B



WALL LEGEND

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION

FLOOR PLAN SHEET NOTES

- ALL INTERIOR PARTITION WALLS SHALL BE WALL TYPE UNLESS OTHERWISE NOTED.
- INTERIOR WALL DIMENSIONS ARE FROM FACE OF MASONRY/ CONCRETE AND CENTER OF STUD WALL, UNLESS NOTED OTHERWISE.
- PAIN T ALL EXPOSED METALS, BUT NOT LIMITED TO COLUMNS, RISERS, STAIR HANDRAILS, GUARDRAILS, EXPOSURE, AND FLOOR EDGES, UNLESS NOTED OTHERWISE.
- REFER TO SHEET WITH SCHEDULES FOR MARKER BOARD, TVS, ETC.
- INSTALL PARTITIONS TO RECEIVE COUNTERS, SHELVE, MARKER BOARDS, TVS, ETC.
- ALL WALL MOUNTED ITEMS TO SIT FLUSH ON A WALL SURFACE. IN INSTANCES WHERE A WALL MOUNTED ITEM IS TO BE INSTALLED ON TWO DIFFERENT FINISH THICKNESSES, PROVIDE A HARDBOARD BACKER FOR THE ITEM TO SIT FLUSH. PROVIDE SEALANT AROUND ALL EDGES OF BACKER AND PAINT TO MATCH ADJACENT SURFACE.

KEYNOTE LEGEND

11 EXISTING DUST COLLECTOR

15 6" SOG, #4 @ 18" OCEW, ON VAPOR BARRIER, TYP.



1 FIRST FLOOR PLAN - AREA B
1/8" = 1'-0"

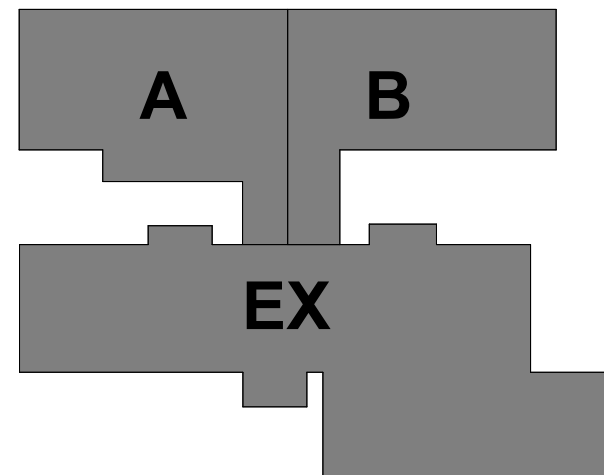


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RCP SHEET

- COORDINATE WITH MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL FOR EXACT LOCATIONS OF CEILING FIXTURES, SENSORS, SPRINKLER HEADS, ETC.
- REFER TO HANGING SPACES, ALL WALLS AND SOFFITS CREATING OPENING SHALL EXTEND TO THE UNDERSIDES OF STRUCTURE ABOVE AND BE SEALED.
- BULKHEADS AND SOFFITS: ALL SIDES AND UNDERSIDES TO BE PAINTED AS INDICATED ON REFLECTED CEILING PLANS, UNLESS NOTED OTHERWISE.

KEYNOTE LEGEND



KEY PLAN

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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH

WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

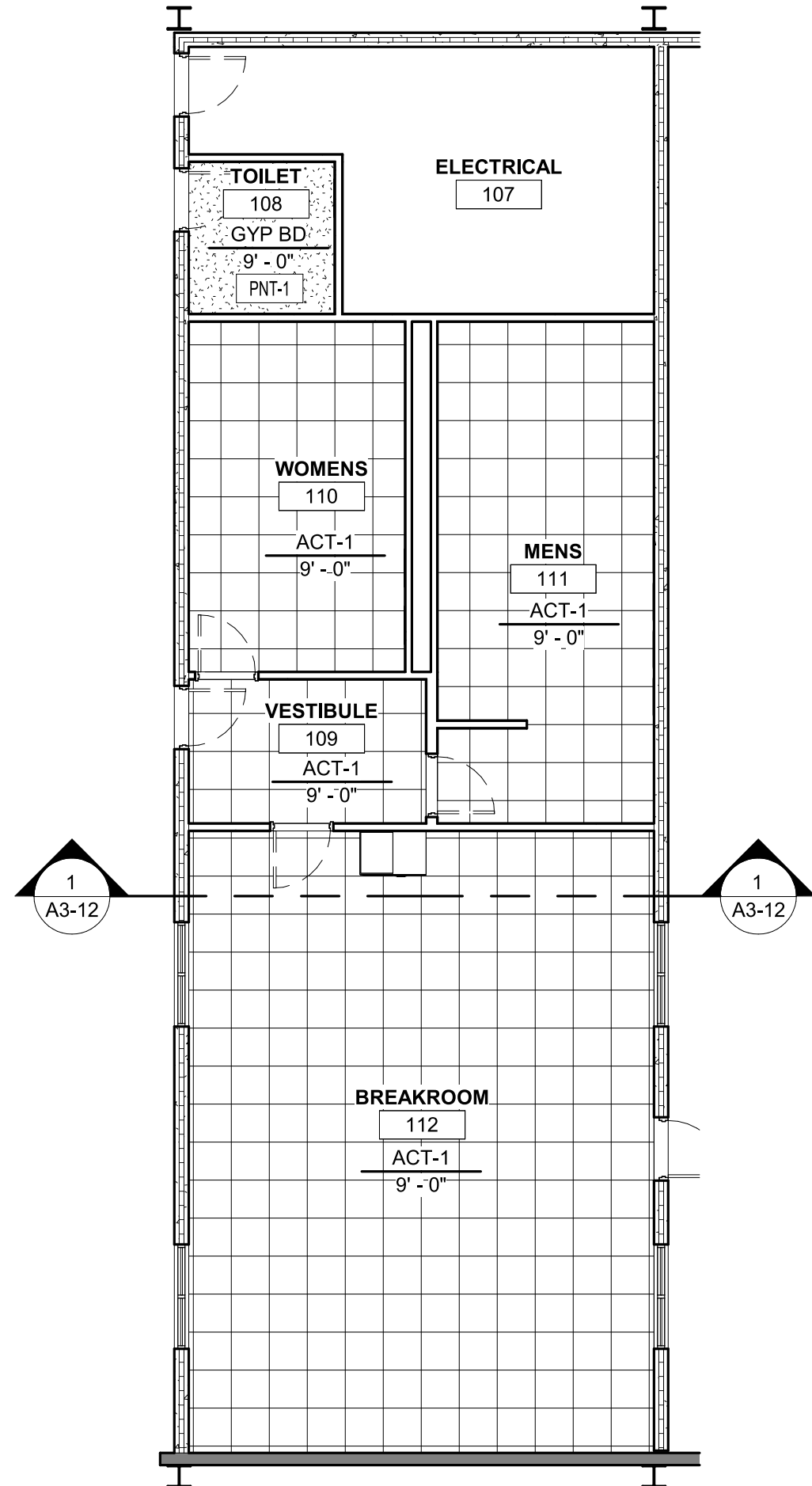
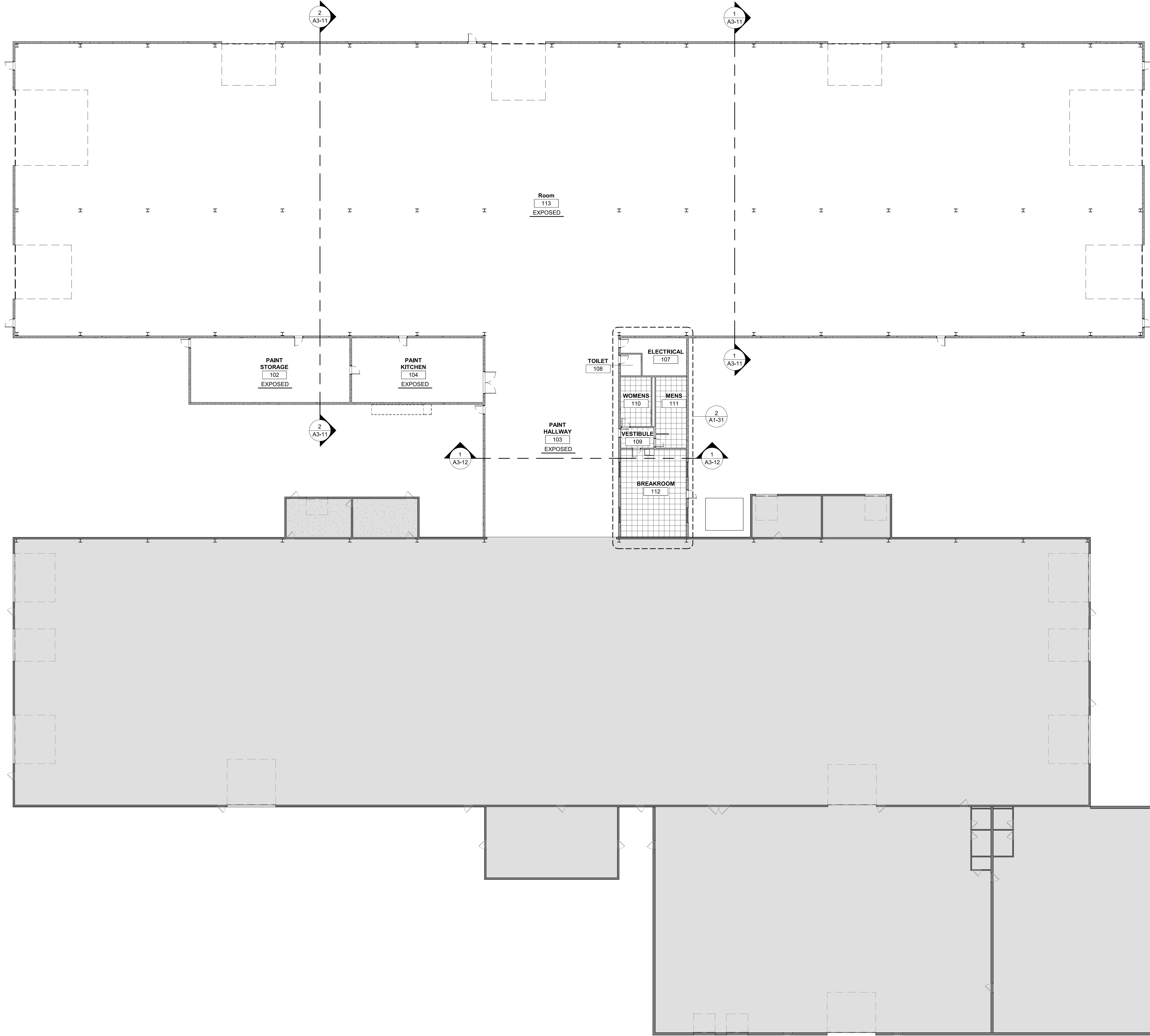
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TITLE

FIRST FLOOR
REFLECTED
CEILING PLAN

SHEET

A1-31



2 ENLARGED CEILING PLAN
1/8" = 1'-0"

1 FIRST FLOOR REFLECTED CEILING PLAN
1/16" = 1'-0"





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KEYNOTE LEGEND

INDICATES DIRECTION OF FLOORING
INSTALLATION PATTERN

OR

INDICATES LOCATION OF CORNER GUARDS

ROOM / FINISH TAG

ROOM NAME
ROOM #
C CEILING
W WALL
B BASE
F FLOOR

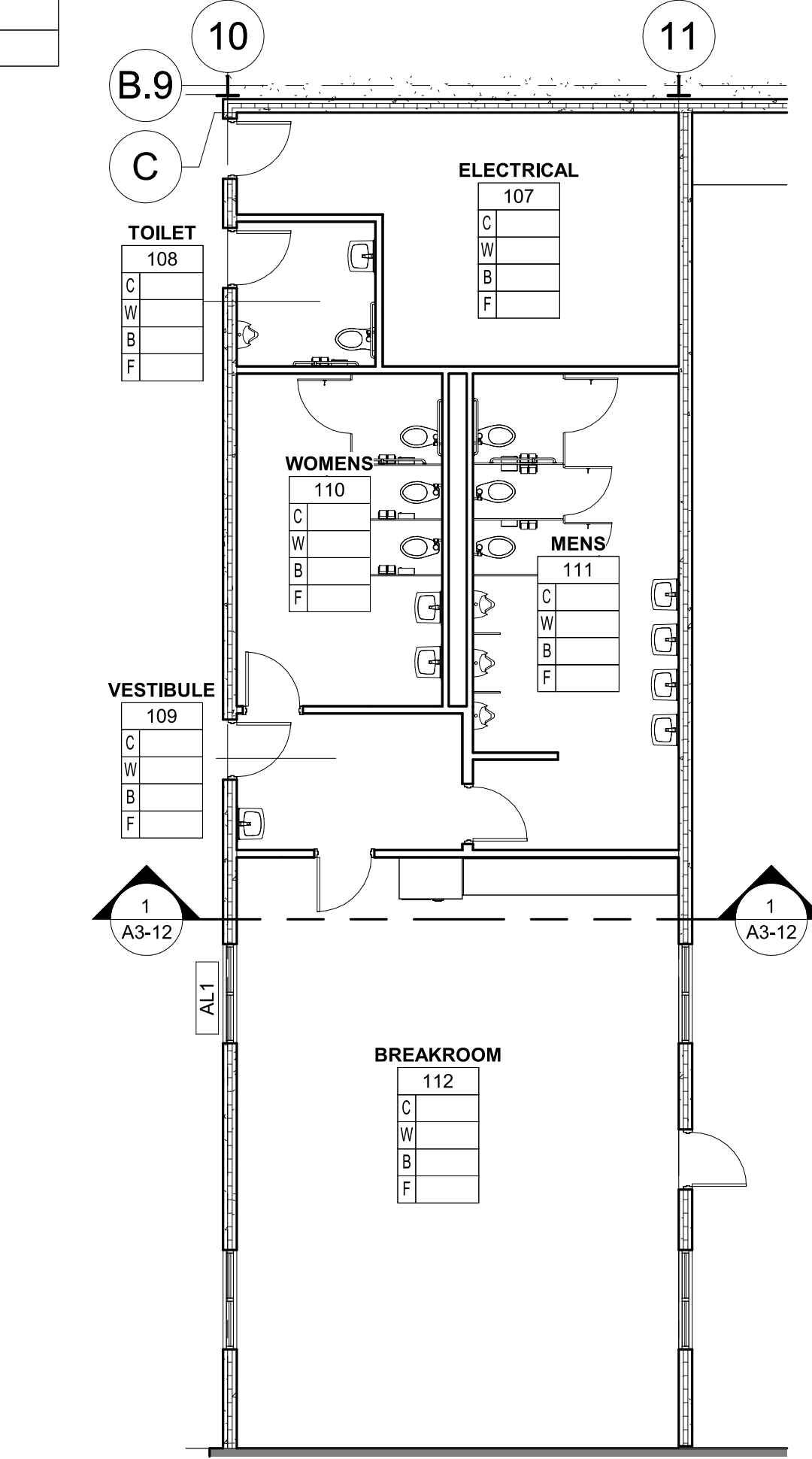
FINISHES LISTED IN ROOM
TAG APPLY TO ALL
ELEMENTS IN ROOM,
UNLESS NOTED OTHERWISE

THE FOLLOWING SYMBOL
APPLIES TO FINISHES
DIFFERENT FROM THOSE
NOTED IN ROOM TAG:

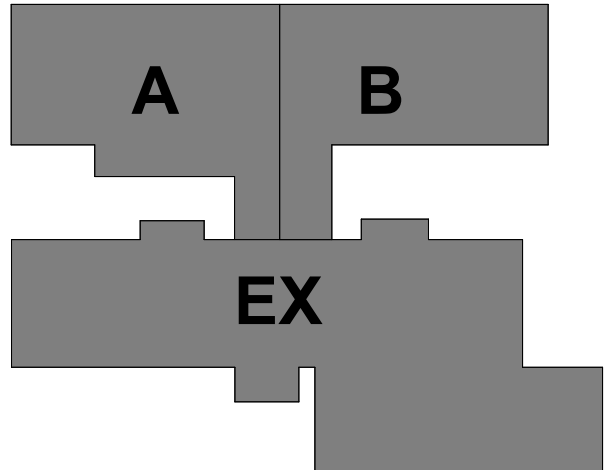
FIN

THE FOLLOWING SYMBOL
INDICATES "REFER TO
ELEVATIONS" FOR
ADDITIONAL FINISH
INFORMATION

RTE



2 ENLARGED FIRST FLOOR FINISH PLAN
1/8" = 1'-0"



KEY PLAN

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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

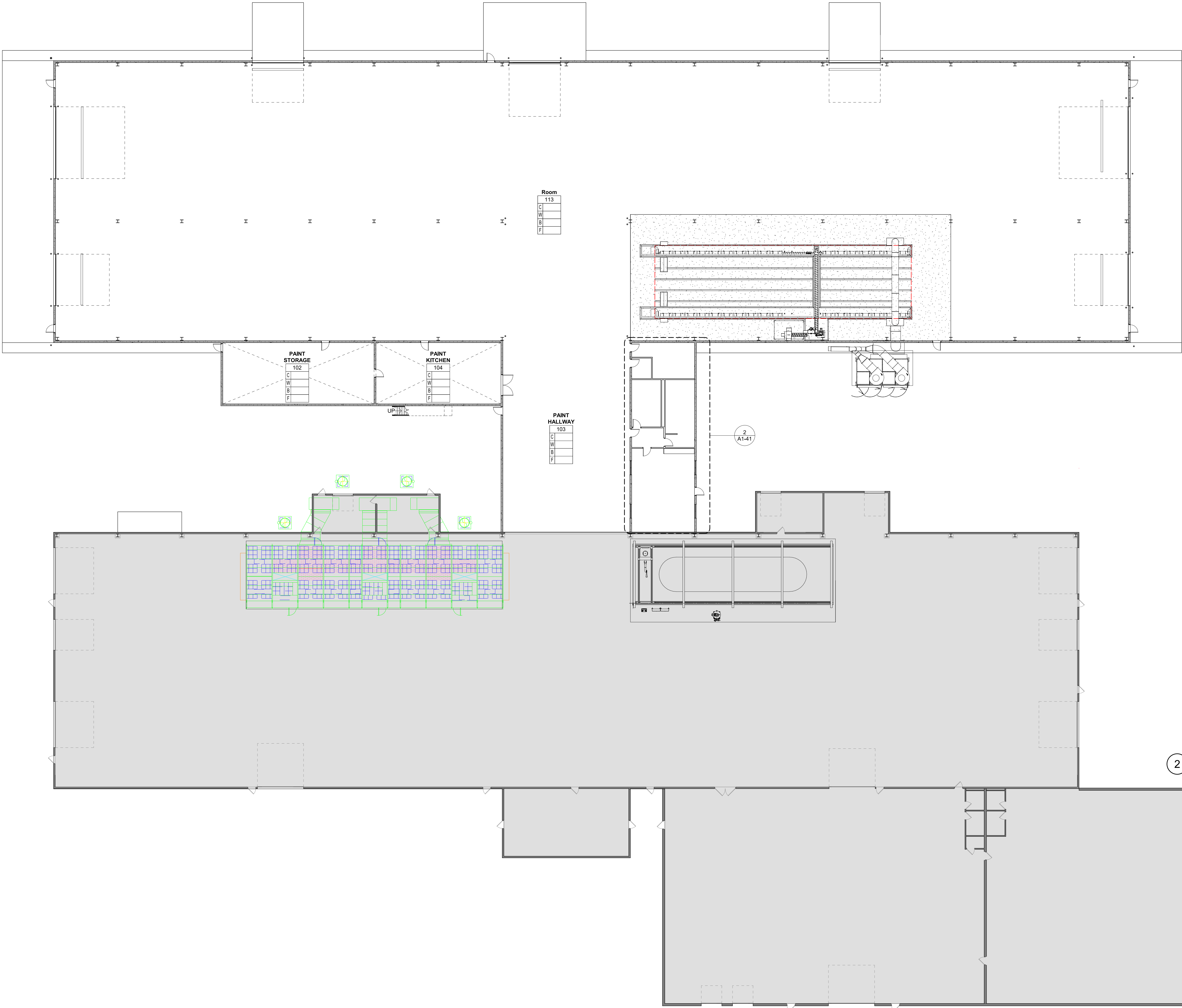
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TITLE

FIRST FLOOR
FINISH PLAN

SHEET

A1-41

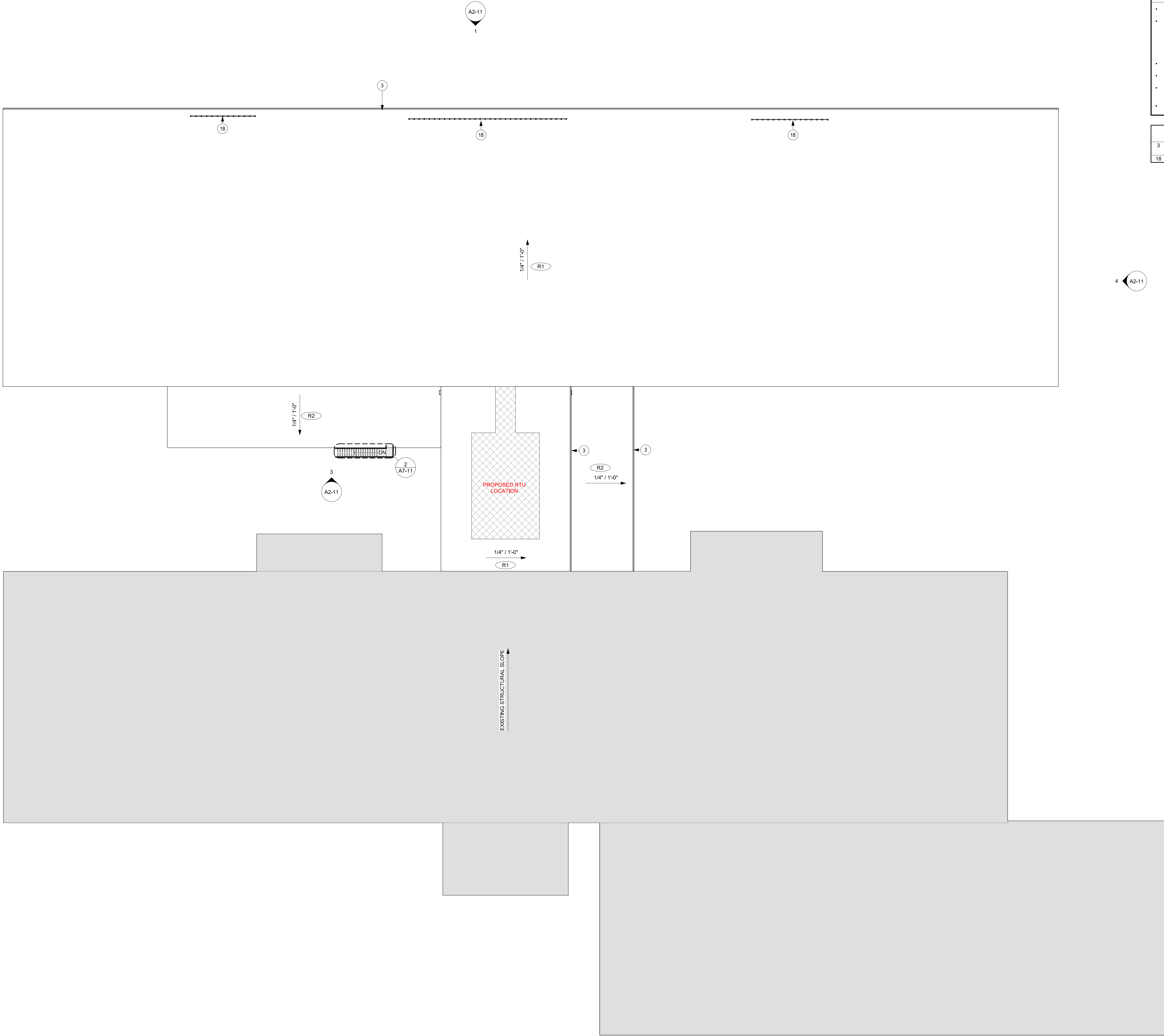


1 FIRST FLOOR FINISH PLAN
1/16" = 1'-0"





1 ROOF PLAN
1/16" = 1'-0"

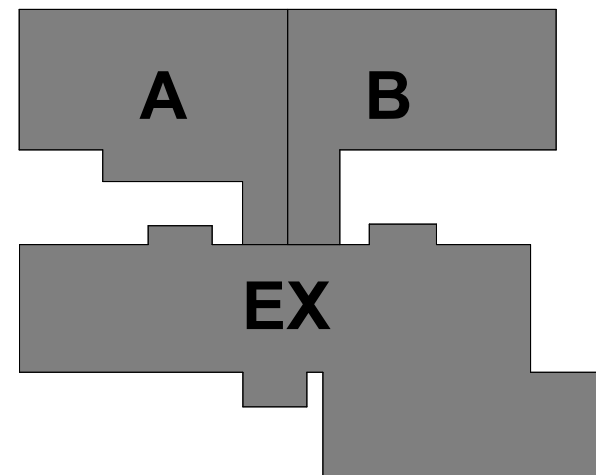


ROOF PLAN SHEET NOTES

- FIELD VERIFY EXACT QUANTITY, SIZE AND LOCATIONS OF ALL ROOF PENETRATIONS.
- ALL THRU-VENT PIPES SHALL BE FIELD VERIFIED AS NECESSARY. MINIMUM OF 12" FINISHED ELEVATION OF ROOFING.
- ALL THRU-VENTS WITH PREMOLDED PIPE BOOTS SHALL BE FIELD VERIFIED AS NECESSARY. MINIMUM OF 12" FINISHED ELEVATION OF ROOFING.
- ALL THRU-VENTS WITH STAINLESS STEEL CLAMPING RING, EXTENDING ABOVE THE PARAPET HEIGHT AND ABOVE THE PARAPET SHALL BE PAINTED, UNLESS OTHERWISE SPECIFIED.
- ALL ROOF VENTS SHALL BE SADDLED WITH MINIMUM 1/2" PER FOOT.
- FLASHINGS, CURBS, VENTS AND STACKS PER MANUFACTURER'S RECOMMENDATIONS.
- WALKWAY PADS TO BE INSTALLED AT ROOF ACCESS POINTS, TOP AND BOTTOM OF LADDERS AND AT SERVICE LOCATIONS AROUND ROOF TOP MECHANICAL UNITS.
- FIELD VERIFY CONDITIONS PRIOR TO FABRICATION.

KEYNOTE LEGEND

3	PREFINISHED METAL GUTTERS AND DOWNSPOUTS, CONNECT TO STORM SYSTEM.
18	COMMERCIAL GRADE SNOW RETENTION SYSTEM.



KEY PLAN

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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33343
FILE NAME	
DRAWN BY	CJE
DESIGNED BY	MAC
REVIEWED BY	MAC
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	

TITLE

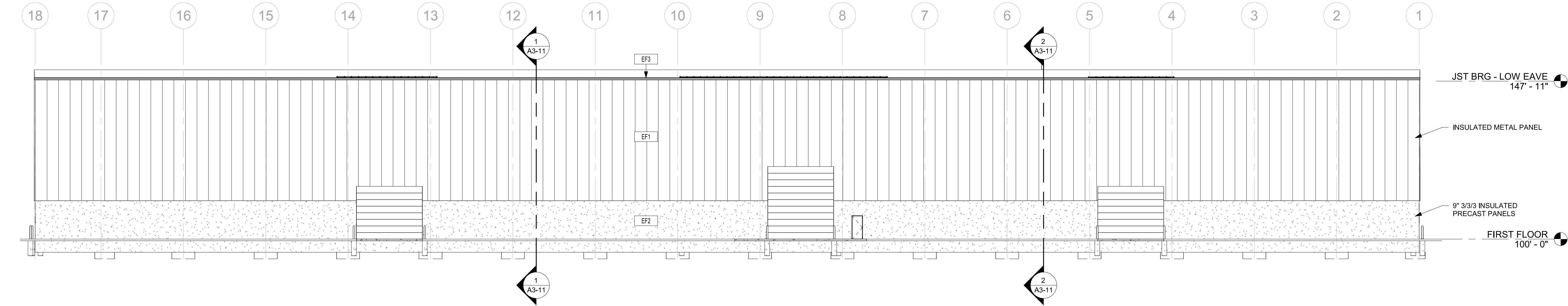
ROOF PLAN

SHEET
A1-71

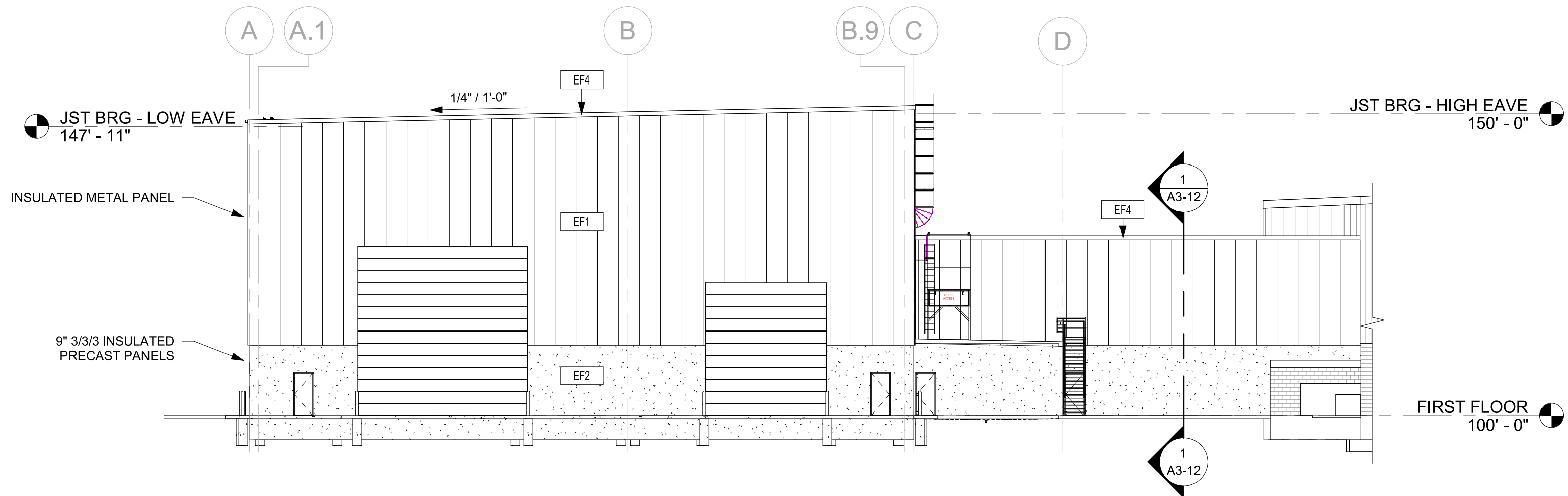
PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

EXTERIOR FINISH SCHEDULE						
MARK	MATERIAL TYPE	MANUFACTURER	MODEL / SIZE	COLOR	ADDITIONAL INFORMATION	COMMENTS
EF1	3" IMP					
EF2	PRECAST CONCRETE					
EF3	ALUMINUM GUTTER					
EF4	PREFINISHED METAL ROOF EDGE					

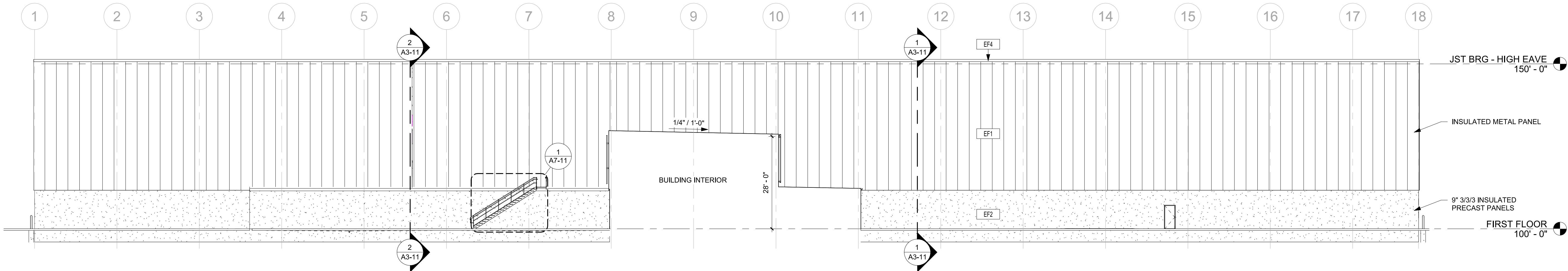
EXTERIOR ELEV. SHEET NOTES	
• THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE.	
• PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT FACADE MATERIAL COLOR.	
• SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.	



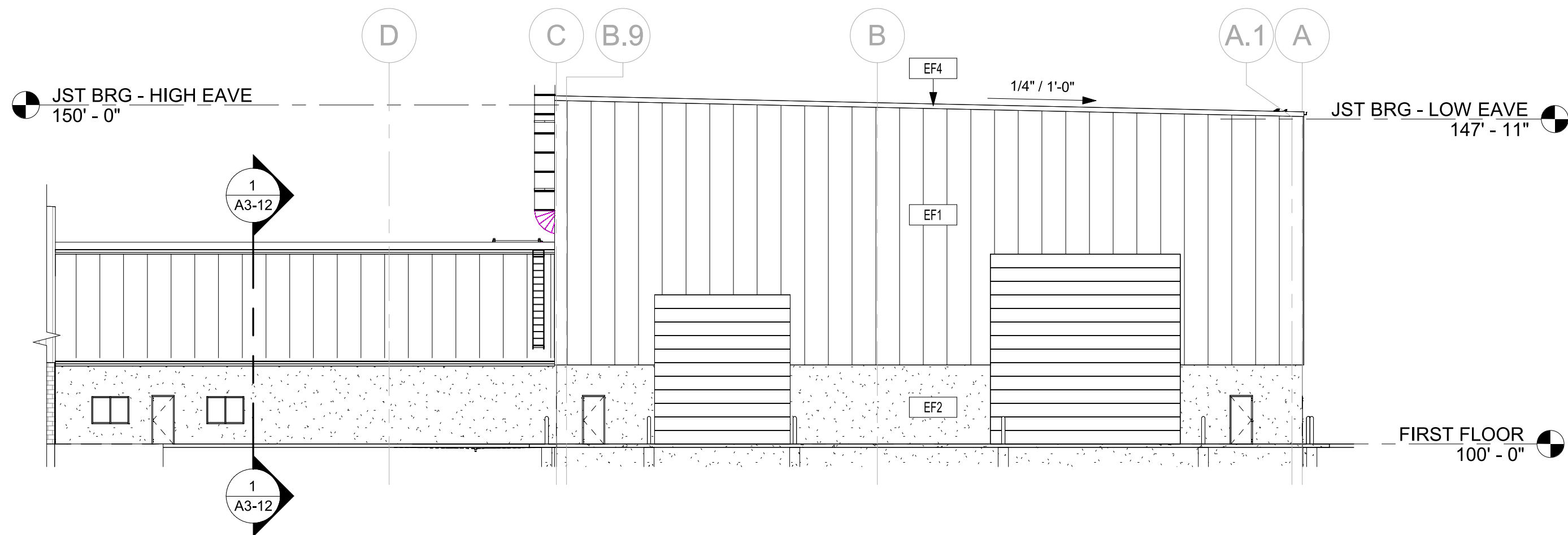
1 NORTH ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

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PROJECT

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TITLE

EXTERIOR
ELEVATIONS

SHEET

A2-11

PRELIMINARY NOT FOR CONSTRUCTION





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PROJECT

**USEMCO
PAINT BOOTH
ADDITION**

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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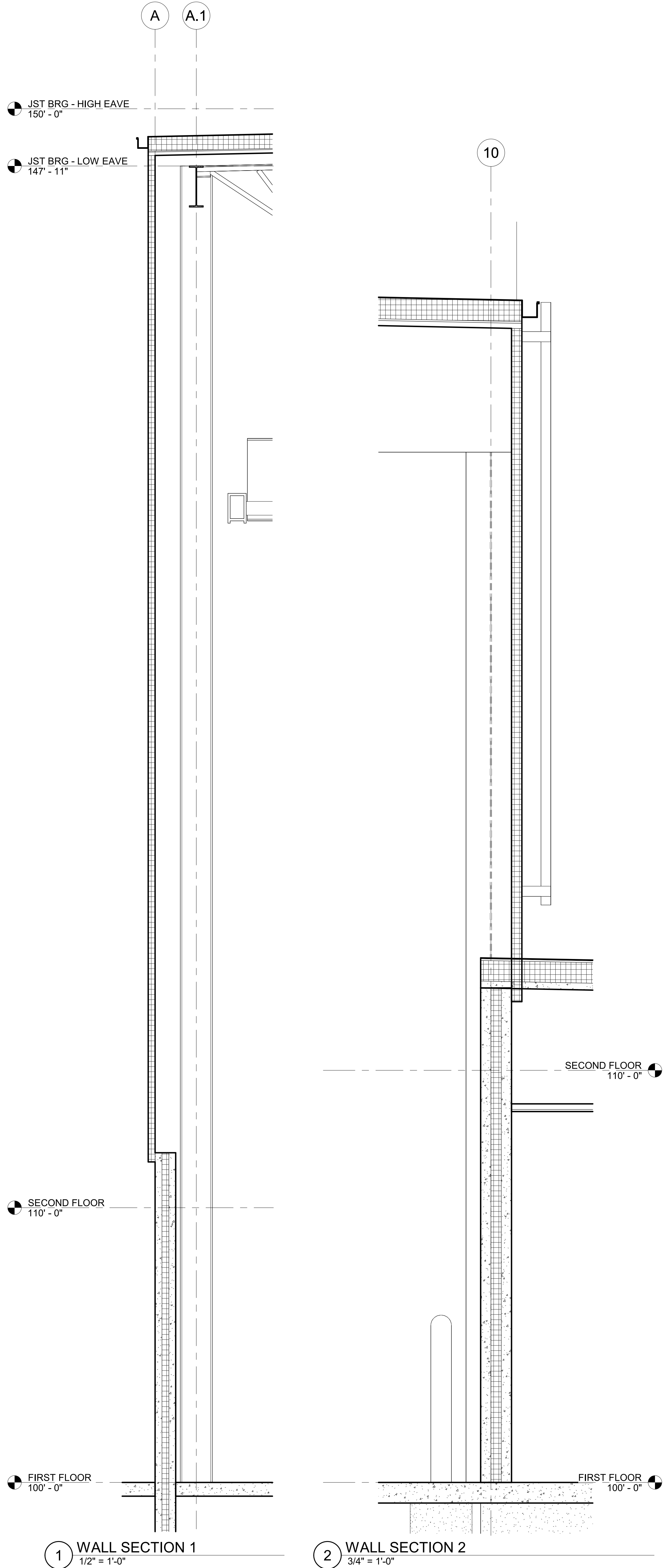
TITLE

WALL SECTIONS

SHEET

A3-21

PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



REFERENCE SCALE
1" = 1'
0 1/4" 1/2" 1" 2"

EXISTING		PROPOSED	
	STORM MANHOLE		
	STORM CATCH BASIN		
	STORM CLEANOUT		
	STORM CULVERT		
	DOWNSPOUT		
	ROOF DRAIN		
	SANITARY MANHOLE		
	SANITARY CLEANOUT		
	LIFT STATION		
	WATER REDUCER		
	WATER VALVE		
	WATER VALVE MAHOLE		
	WATER CURB STOP		
	WATER SHUT-OFF		
	POST INDICATOR VALVE		
	FIRE DEPARTMENT CONNECTION		
	WELL		
	MONITORING WELL		
	LAWN SPRINKLER BOX		
	LAWN SPRINKLER HEAD		
	HYDRANT		
	YARD HYDRANT		
	UTILITY POLE		
	LIGHT POLE		
	GROUND LIGHT		
	GUY WIRE		
	TRANSFORMER		
	HANDHOLE		
	ELECTRIC MANHOLE		
	ELECTRIC METER		
	UTILITY VAULT		
	AIR CONDITIONER		
	GAS METER		
	GAS VALVE		
	SOIL BORING		
	FLAG POLE		
	MAILBOX		
	TRAFFIC SIGNAL		
	SIGN		
	STREET SIGN		
	WHEEL STOP		
	RAILROAD CROSSING SIGN		
	POST		
	DECIDUOUS TREE		
	CONIFEROUS TREE		
	BUSH		
	TREE STUMP		
	WETLAND / MARSH		
	ROCK / BOULDER		

NOTE:

CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

EXISTING		PROPOSED
— — — — — >> — — — — —	STORM DRAIN	— — — — — >> — — — — —
— — — — — > — — — — —	SANITARY SEWER	— — — — — > — — — — —
— — — — — II> — — — — —	SANITARY SEWER FORCEMAIN	— — — — — II> — — — — —
— — — — — I — — — — —	WATER MAIN	— — — — — I — — — — —
— — — — — G — — — — —	GAS	— — — — — G — — — — —
— — — — — OE — — — — —	OVERHEAD ELECTRIC	— — — — — OE — — — — —
— — — — — UE — — — — —	UNDERGROUND ELECTRIC	— — — — — UE — — — — —
— — — — — UT — — — — —	UNDERGROUND TELEPHONE	— — — — — UT — — — — —
— — — — — UTV — — — — —	UNDERGROUND TV	— — — — — UTV — — — — —
— — — — — OHL — — — — —	OVERHEAD UTILITY	— — — — — OHL — — — — —
— — — — — UTL — — — — —	UNDERGROUND UTILITY	— — — — — UTL — — — — —
— — — — — FO — — — — —	FIBER OPTIC	— — — — — FO — — — — —
— — — — — WET — — — — —	WETLAND	— — — — — WET — — — — —
— — — — — W — — — — —	WATER EDGE	— — — — — — — — — —
~~~~~>~~~~~>	DITCH / SWALE	~~~~~>~~~~~>
— — — — — x — — — — — x — — — — —	FENCE LINE	— — — — — x — — — — — x — — — — —
~~~~~	TREE LINE	~~~~~
— — — — —	PROPERTY / LOT LINE	— — — — — · · · · · — — — — —
— — — — —	RIGHT OF WAY LINE	— — — — —
— — — — — Δ — — — — — Δ — — — — —	ACCESS CONTROL	— — — — —
— — — — —	EASEMENT LINE	— — — — —

NOTE:
CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.

ADA	AMERICANS WITH	GAL	GALLON	PP	POLYPROPYLENE
ADD	ADDITIONAL	GALV	GALVANIZED	PS	POUNDS PER
ADDF	ADDED ABOVE FINISHED	GC	GENERAL CONTRACTOR	P/SI	SQUARE INCH
ADFF	FLOOR	GD	GROUND	P/MT	POLYVINYL CHLORIDE
AGG	AGGREGATE	GFE	GARAGE FLOOR	P/MT	PAVEMENT QUANTITY
AGG APPROX	APPROXIMATE	GFI	GUTTERLINE	R	RIM
ARCH	ARCHITECTURAL	GLM	GALLONS PER MINUTE	RAD	RADIUS
BFE	BASEMENT FLOOR	GP	GRAVEL	RCP	REINFORCED CONCRETE PIPE
BITE	BITUMINOUS	HDV	HIGH DENSITY	RDF	ROOF DRAIN
BLDG	BUILDING	HO	POLYETHYLENE	REBAR	REINFORCING BAR
BO	BENCH MARK	HH	HIGH DUTY HANDLE	REM	REMOVE
CAD	COMPUTER AIDED	HMA	HOT MIX ASPHALT	R/W	RIGHT OF WAY
CB	CATCH BASIN	HMA	HORIZONTAL	SN	SANITARY
CFS	CUBIC FEET PER SECOND	HR	HOUR	SCH	SCHEDULE
CF	CUBIC FOOT	HW	HIGH WATER LEVEL	SCF	SQUARE FOOT
CI	CAST IRON	HYD	HYDRANT	SPEC	SPECIFICATION
CI PIPE	CAST IRON PIPE	I	INVERT	SQ	SQUARE
CIPC	CAST IN PLACE CONCRETE	ID	INSIDE DIAMETER	STA	STATION
CI CONTROL JOINT	CONTROL JOINT	INCH	INCH	STM	STORM
CL	CORRUGATED	INV	INVERT	STC	STEEL TUB
CMC	METAL PIPE	IPS	IRON PIPE	TEMP	TEMPERATURE
CO	CLEANOUT	J BOX	JUNCTION BOX JOINT	THRU	THROUGH
CONC	CONCRETE	LF	LINEAR FEET	TNFR	TRENCH
CONST	CONSTRUCTION	LN	LINEAR	TRANS	TRANSFORMER
CONT	CONTINUOUS	LPS	LOW PRESSURE	TV	TELEVISION
CR	COUNTY ROAD	LS	LOWEST	TW	TWO
CUR	CURB	LUMP SUM	LUMP SUM	TY	TYPICAL
CAS	CURB AND GUTTER	LS	LOWEST	UT	UTILITY
DEMO	DEMOLITION	LXO	STRUCTURAL OPENING	UP	UNDERGROUND
DI	DRAIN INTAKE	MAX	MAXIMUM	VCT	VITRIFIED CLAY PIPE
DIA	DIAMETER	MH	MANHOLE	W/O	WITHOUT
DM	DIMENSION	MCH	MECHANICAL MANHOLE	W	WITH
EA	EAST	MH	MANHOLE	YD	YARD
EG	EXISTING GROUND	MN	MINIMUM	YR	YEAR
ELEC	ELECTRICAL	MISC	MISCELLANEOUS		
ELEV	ELEVATION	NO	NUMBER		
EOF	EMERGENCY OVERFLOW	NTS	NOT TO SCALE		
EQ	EQUAL	NWL	LEVEL		
EX	EXISTING	OC	ON CENTER		
FG	FINISHED GROUND	OCW	ON CENTER EACH WAY		
FDC	FIRE DEPARTMENT CONNECTION	OD	OUTSIDE DIAMETER		
FDS	FOUNDATION	OH	OVERHEAD		
FEN	FINISHED	OHWL	ORDINARY HIGH WATER LEVEL		
FE	SECTION	OHZ	OVERHEAD ROAD		
FFE	ELEVATION	OZ	OUNCE		
FM	FEET PER MINUTE	PC	PORTLAND CEMENT CONCRETE		
PPS	FEET PER SECOND	PED	PEDESTAL		
FT	FOOT FEET	PERF	PERFORATED		
FG	FOOTING	PL	PROPERTY LINE		
GA	GAUGE				



0 700 1,400
SCALE IN FEET

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.

2. CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.

3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

4. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

5. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILS REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED. NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

6. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS. NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

7. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.

8. THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISO). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.

9. THE CONTRACTOR IS TO CONTACT "DIGGERS HOTLINE" FOR UTILITY LOCATIONS AT A MINIMUM OF 5 BUSINESS DAYS PRIOR TO ANY EXCAVATION/ CONSTRUCTION (811 OR 1-800-242-8511).

Dial **811** or (800)242-8511

www.DiggersHotline.com

PROJECT ADDRESS/LOCATION:	1602 REZIN ROAD, TOMAH, WI 54660	
PARCEL:	286025850000	
ZONING:	M-2 GENERAL INDUSTRIAL DISTRICT	
SITE/LOT AREA:	840,426 SF	(19.3 AC)
EXISTING IMPERVIOUS:	1,077,248 SF	(24.7 AC)
PROPOSED IMPERVIOUS:	1,158,703 SF	(26.6 AC)
DISTURBED AREA:	171,628 SF	(3.9 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	0'	25'
SIDE YARD	0'	25'
REAR YARD	0'	20'
PARKING DATA		
LAND USE CLASSIFICATION	MANUFACTURING AND PROCESSING PLANTS, LABORATORIES AND WAREHOUSES	
PARKING SPACES REQUIRED (CODE)	1 STALL FOR EACH FULL-TIME EQUIVALENT EMPLOYEE ON THE LARGEST WORK SHIFT, PLUS 1 STALL FOR EACH VEHICLE OWNED BY THE BUSINESS AND STORED AT THE SITE	
GOVERNING INFORMATION	CITY OF TOMAH	
PARKING SPACES REQUIRED	100	
PARKING STALLS PROVIDED		
STANDARD	97	
ACCESSIBLE	5	
TOTAL	102	

- C0-10 SITE DATA
- C0-20 SITE DETAILS
- C0-21 SITE DETAILS
- C0-22 SITE DETAILS
- C1-10 EROSION CONTROL NOTES
- C1-20 EROSION CONTROL NOTES AND DETAILS
- C1-30 PRE-CONSTRUCTION EROSION CONTROL PLAN
- C1-40 EROSION CONTROL PLAN
- C2-10 EXISTING SITE & REMOVAL PLAN
- C3-10 SITE PLAN
- C3-20 UTILITY PLAN
- C4-10 GRADING PLAN

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PROJECT

**USEMCO
PAINT BOOTH
ADDITION**

TOMAH WISCONSIN

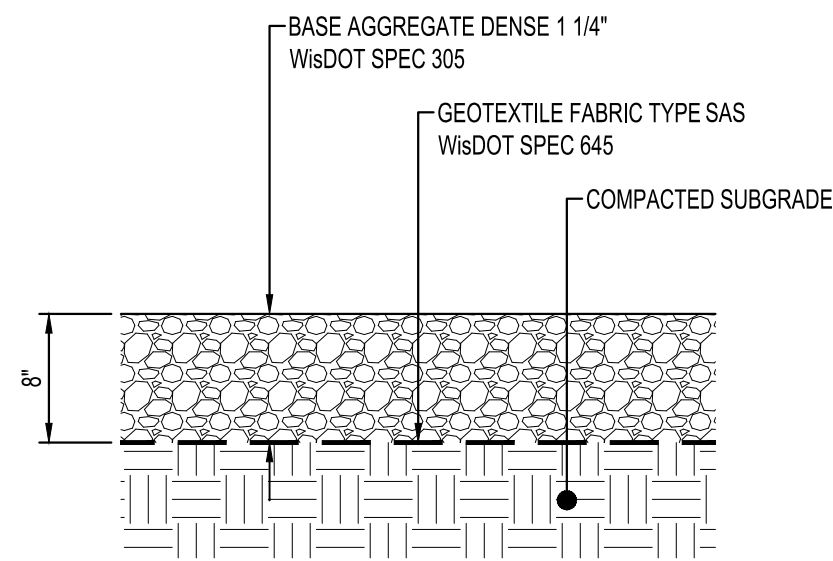
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PROJECT NO.	26-33343
FILE NAME	33343-C0-DATA
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	-

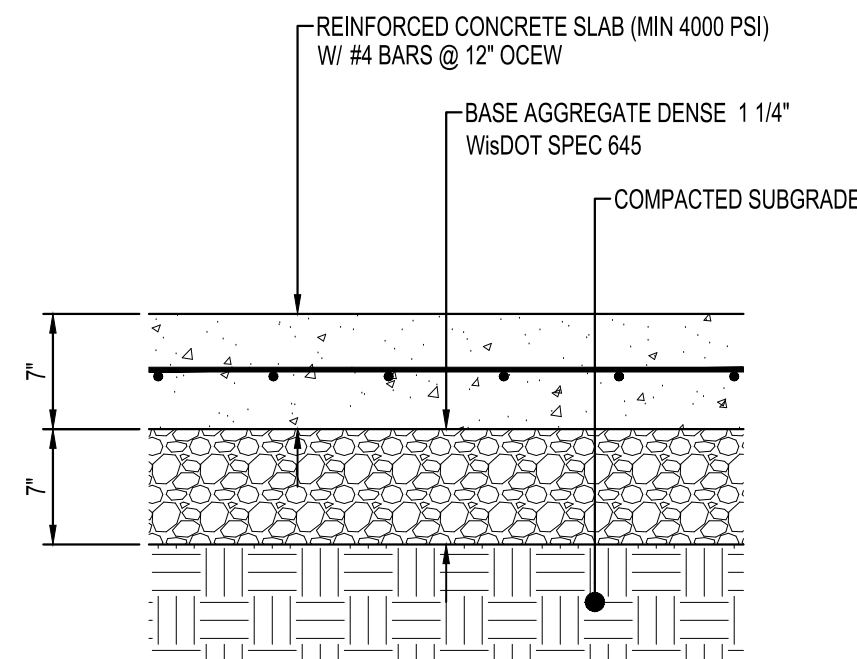
TITLE	DATE	BY	NO.	PRICE	REMARKS
...	...	...	...	...	...

SHEET

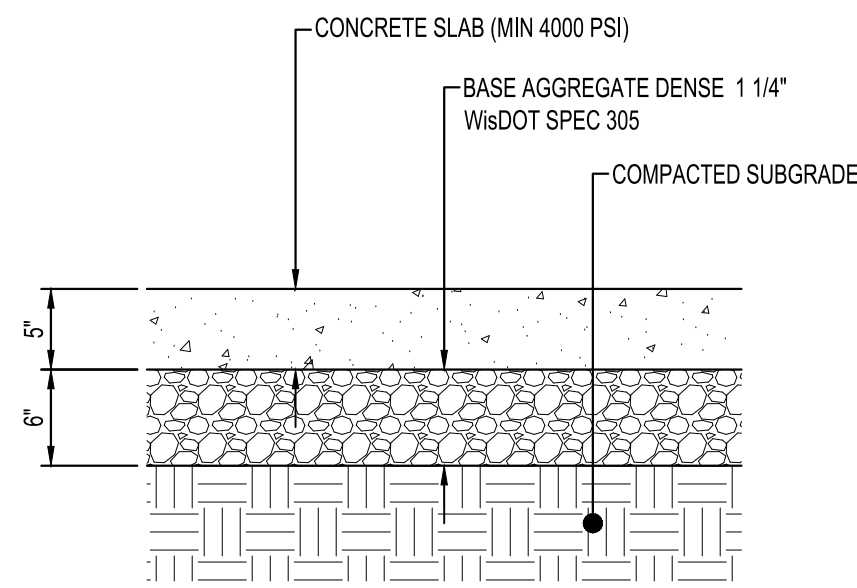
C0-10



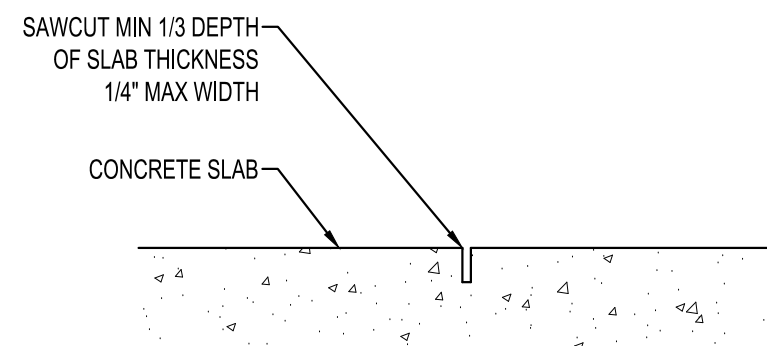
HEAVY DUTY
GRAVEL SURFACE
NTS



REINFORCED
CONCRETE PAVEMENT
NTS

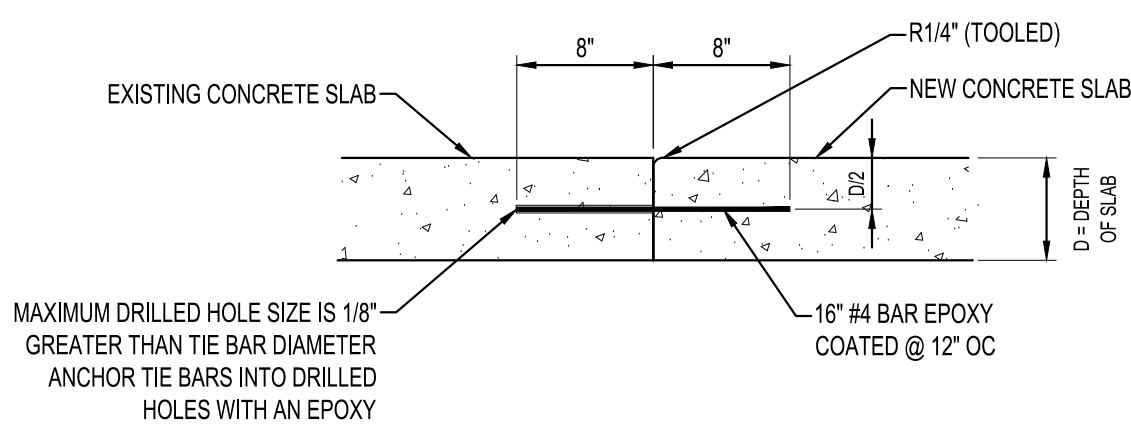


CONCRETE WALK
NTS



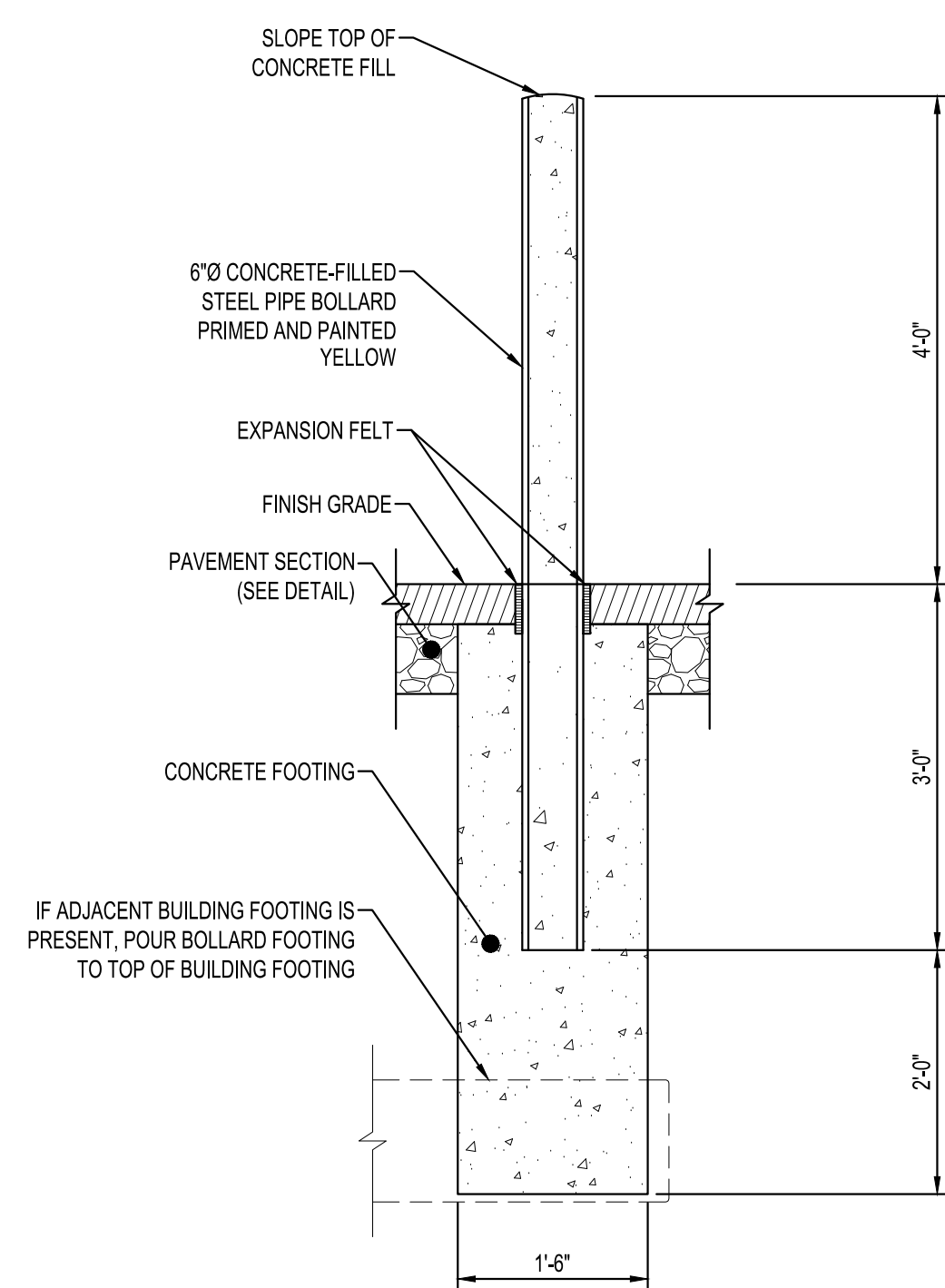
NOTES:
1. SPACE JOINTS PER PLAN. CONTRACTOR TO VERIFY LOCATIONS WITH A/E PRIOR TO SAWCUTTING.

CONTROL JOINT
NTS

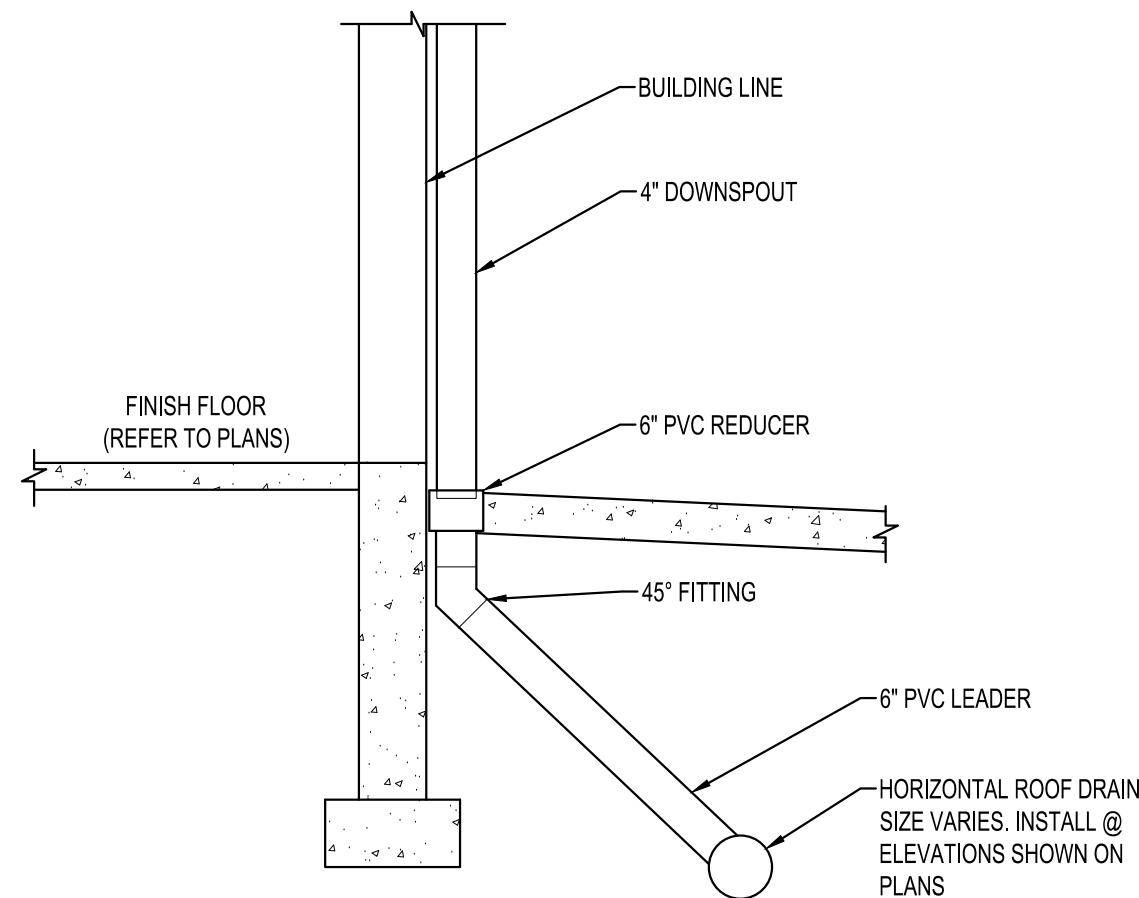


NOTES:
1. CONSTRUCTION JOINT REQUIRED WHEN COLD JOINTS OCCUR OR REFERRED TO AS WITHIN THE PLANS
2. THE DRILLING OPERATION CAN BE EXCLUDED WHEN TIE BARS ARE PLACED INTO "WET" CONCRETE AT KNOWN COLD JOINTS

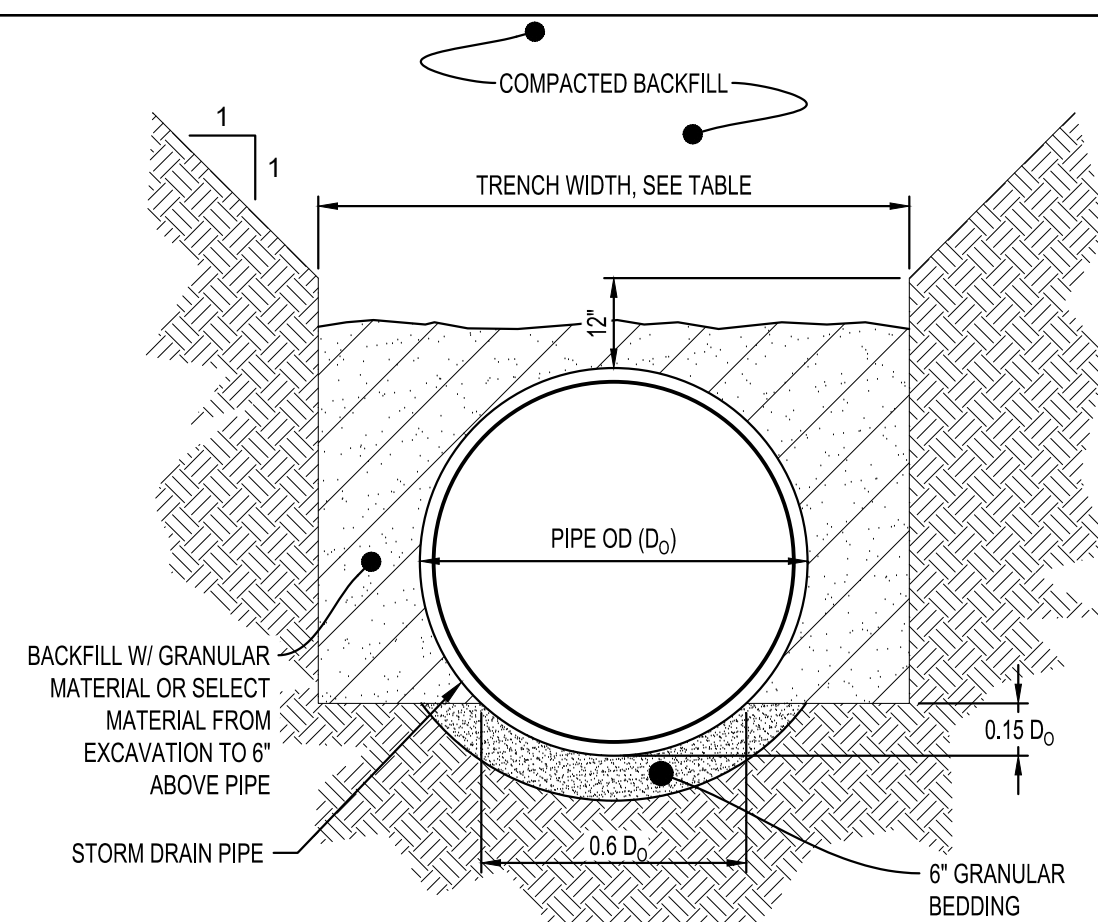
TIED CONSTRUCTION JOINT
NTS



PIPE BOLLARD - PAINTED
NTS



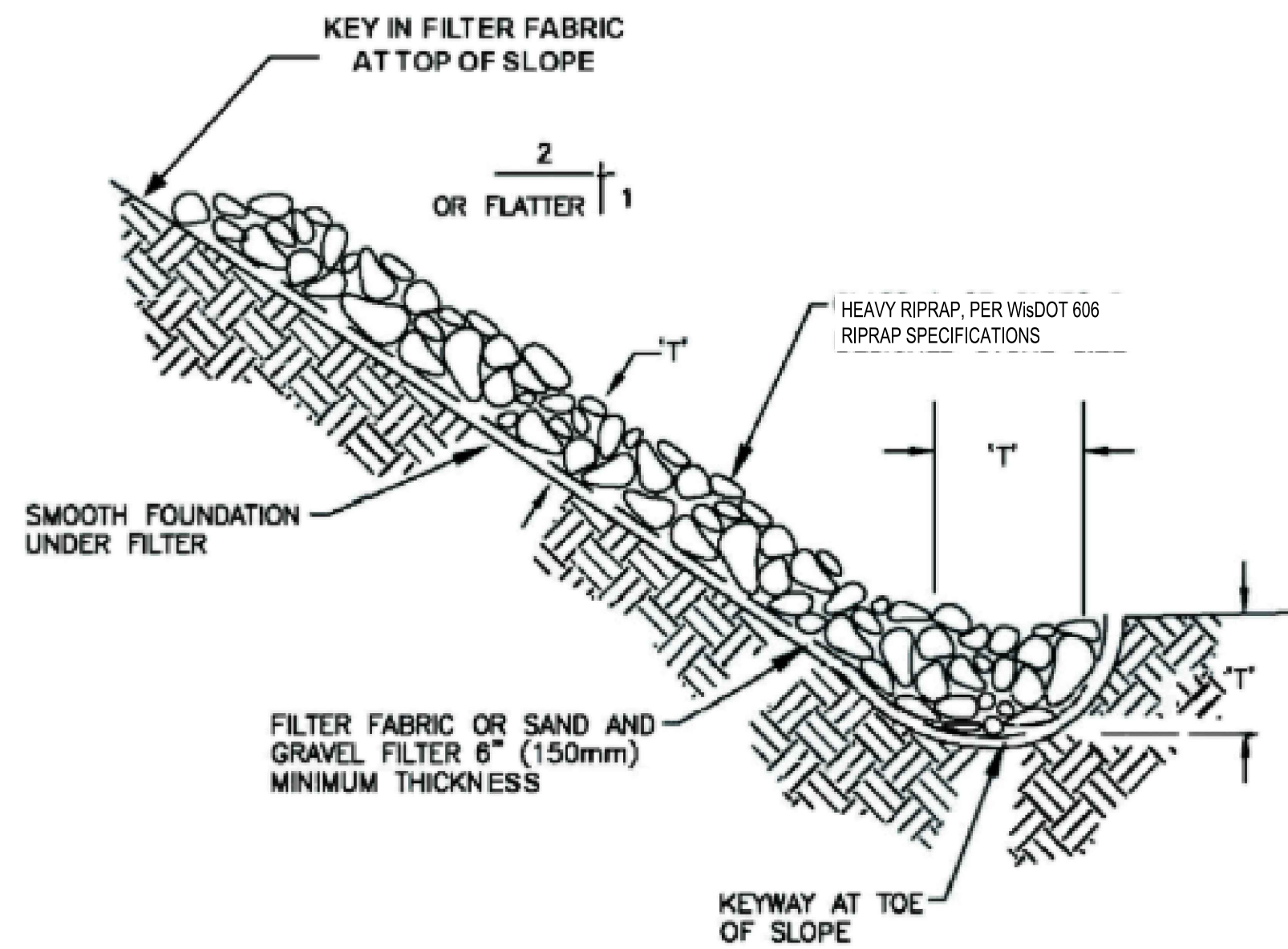
VERTICAL RAIN LEADER
NTS



TRENCH WIDTH	
PIPE Ø	TRENCH WIDTH
36" OR LESS	D _p + 24"
42" TO 54"	1.5 x D _p
60" OR OVER	D _p + 36"

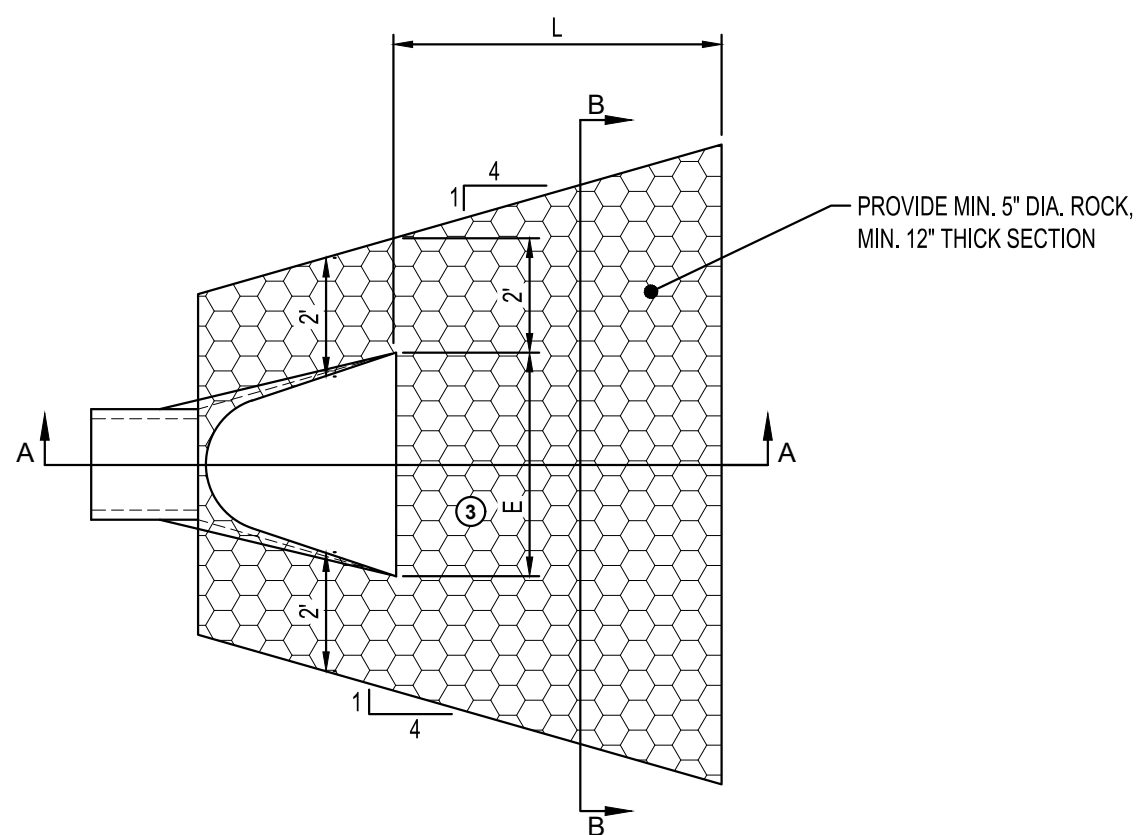
NOTES:
1. GRANULAR BEDDING AND BACKFILL FOR STORM DRAIN PIPES SHALL BE INCIDENTAL TO STORM DRAIN CONSTRUCTION

NON-CONCRETE
STORM DRAIN PIPE BEDDING
NTS



RIPRAP RETAINING WALL
NTS

NOTE:
MINIMUM THICKNESS, "T" SHALL BE 1.5X THE MAXIMUM STONE DIAMETER, NEVER LESS THAN 6".



SECTION A-A

SECTION B-B

DIMENSIONS			
PIPE Ø (INCHES)	L (FEET)	PIPE Ø (INCHES)	L (FEET)
12	8	27	12
15	8	30	14
18	10	36	16
21	10	42	18
24	12	48	20

- NOTES:
- 1. REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.
 - 2. PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN
 - 3. FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'
 - 4. GEOTEXTILE FABRIC TYPE HR SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP
 - 5. DIMENSION "E" IS GIVEN ON WISDOT SDD 8F1-11.
 - 6. RIPRAP TO EXTEND UNDER THE ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

RIPRAP AT HDPE OUTLET
NTS

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.
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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

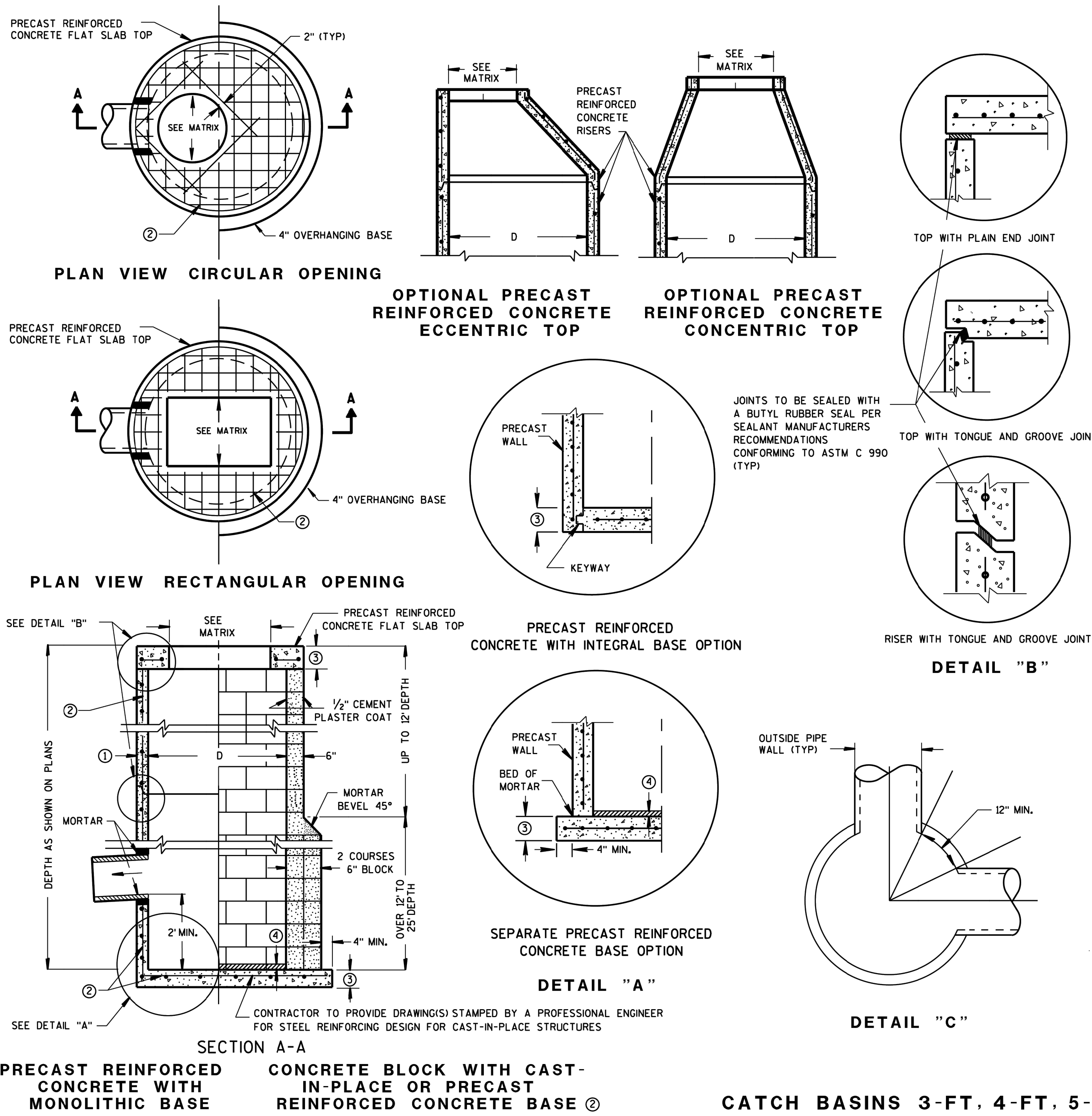
PROJECT NO.	26-33343
FILE NAME	33343-CO-DETAIL
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	-

TITLE

SITE DETAILS

SHEET

SDD 8A8 Catch Basins 3-FT, 4-FT, 5-FT and 6-FT Diameter



GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS. UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER, THE CONTRACTOR SHALL NOT ORDER AND DELIVER PRECAST CATCH BASIN UNITS REQUIRED FOR THE PROJECT UNTIL A LIST OF SIZES IS FURNISHED BY THE ENGINEER.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ALL DRAINAGE STRUCTURES ARE DESIGNATED ON THE PLANS AS "MANHOLES 3X3-1", "CATCH BASINS 4-B", "INLETS 2X3-H", ETC. THE FIRST NUMBERS DESIGNATE THE SIZE OF THE STRUCTURE, AND THE FOLLOWING LETTER DESIGNATES THE TYPE OF COVER TO BE USED TO COMPRISE THE COMPLETE UNIT.

BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF FOUNDATION BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

PRECAST REINFORCED CONCRETE CONE TOPS (ECCENTRIC OR CONCENTRIC) OR PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON CONCRETE BLOCK STRUCTURES.

ECCENTRIC CONE TOPS MAY BE USED ON ALL STRUCTURES, AND CONCENTRIC CONE TOPS SHALL BE USED ONLY ON STRUCTURES 5 FEET OR LESS IN DEPTH, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

STEPS MEETING AASHTO M199 AND THE FOLLOWING REQUIREMENTS SHALL BE INSTALLED IN ALL STRUCTURES OVER 5 FEET IN DEPTH: 16 INCH C-C MAXIMUM SPACING; PROJECT A MINIMUM CLEAR DISTANCE OF 4 INCHES FROM THE WALL AT THE POINT OF EMBEDMENT; MINIMUM LENGTH OF 10 INCHES; MINIMUM WALL EMBEDMENT OF 3 INCHES. FERROUS METAL STEPS NOT PAINTED OR TREATED TO RESIST CORROSION SHALL HAVE A MINIMUM CROSS SECTIONAL DIMENSION OF 1 INCH.

STEPS OF APPROVED POLYPROPYLENE PLASTIC COATED REINFORCEMENT BAR ARE ACCEPTABLE. REINFORCING BAR MUST BE A MINIMUM OF 1/2 INCH AND MEET THE REQUIREMENTS OF ASTM A615.

CERTIFICATION SHALL BE PROVIDED THAT INSTALLED STEPS WHEN TESTED IN ACCORDANCE WITH SECTION 10 OF AASHTO T280 CAN WITHSTAND A VERTICAL LOAD OF 800 LBS. AND A HORIZONTAL LOAD OF 400 LBS.

ALL BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED. ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M199.

PRECAST REINFORCED RISERS SHALL HAVE A TONGUE AND GROOVE JOINT WITH TONGUE UP OR DOWN. CONCRETE BLOCK WILL NOT BE PERMITTED FOR STRUCTURES GREATER THAN 4 FEET IN DIAMETER.

4" OVERHANGING BASES ARE REQUIRED FOR ALL CONCRETE BLOCK INSTALLATIONS. 4" OVERHANG IS REQUIRED WHEN SEPARATE PRECAST BASE IS PROVIDED. OVERHANG IS NOT REQUIRED ON PRECAST STRUCTURES WITH AN INTEGRAL OR MONOLITHIC BASE.

FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES AS MEASURED FROM THE INSIDE OF THE STRUCTURE WALL BETWEEN THE OUTSIDE PIPE WALLS OF ADJACENT PIPES. SEE DETAIL "C".

- MINIMUM WALL THICKNESS SHALL BE 4 INCHES FOR 3-FT, 5 INCHES FOR 4-FT, 6 INCHES FOR 5-FT AND 7 INCHES FOR 6-FT DIAMETER PRECAST CATCH BASINS.
- FOR PRECAST CATCH BASINS PROVIDE REINFORCING STEEL IN ACCORDANCE TO AASHTO M199.
- PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER OF 48" AND LESS SHALL HAVE A MINIMUM THICKNESS OF 6". PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER LARGER THAN 48" SHALL HAVE A MINIMUM THICKNESS OF 8".
- 1" CONCRETE KEY POURED AFTER INSTALLATION. 2" SUMP MEASURED FROM TOP OF KEY.

CATCH BASIN COVER OPENING MATRIX

CATCH BASIN SIZE	INLET COVER TYPE OPENING SIZE (FT)	ALL A'S	ALL B'S	BW	C	F	ALL H'S	S	T	V	WM	Z
3-FT	2X2	X	X					X		X		
	2 DIA.				X							X
4-FT- 6-FT	2X2	X	X					X		X		
	2X2.5			X				X	X	X	X	
	2 DIA.				X							X
	2X3						X					
	2.5X3											

PIPE MATRIX

CATCH BASIN SIZE	MAXIMUM INSIDE PIPE DIAMETER FOR TWO PIPES	
	180° SEPARATION (IN)	90° SEPARATION (IN)
3-FT	15	12
4-FT	24	18
5-FT	36	24
6-FT	42	30

CATCH BASINS 3-FT, 4-FT, 5-FT AND 6-FT DIAMETER

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
Sept., 2016
DATE
FHW A

/S/ Rodney Taylor
ROADWAY STANDARDS DEVELOPMENT
UNIT SUPERVISOR

CATCH BASINS 3-FT, 4-FT, 5-FT AND 6-FT DIAMETER

ISG

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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH

WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-33343
FILE NAME 33343-CO-DETAIL
DRAWN BY ---
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE --/--/--
CLIENT PROJECT NO. -

TITLE

SITE DETAILS

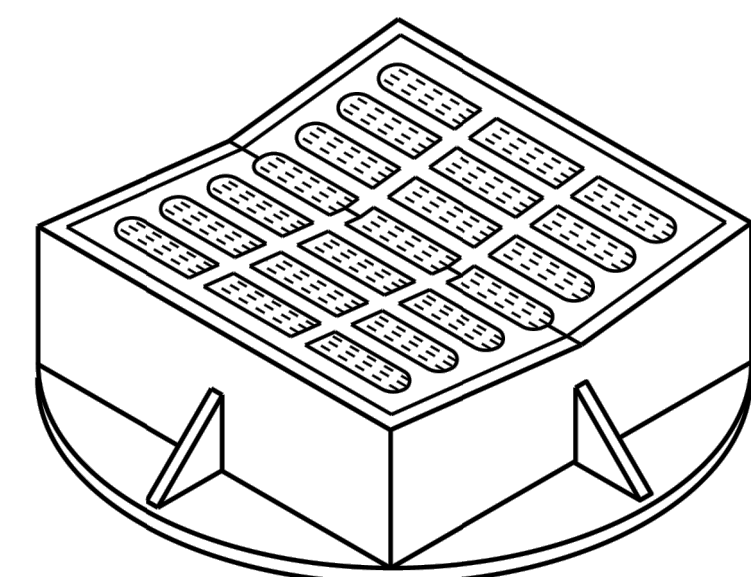
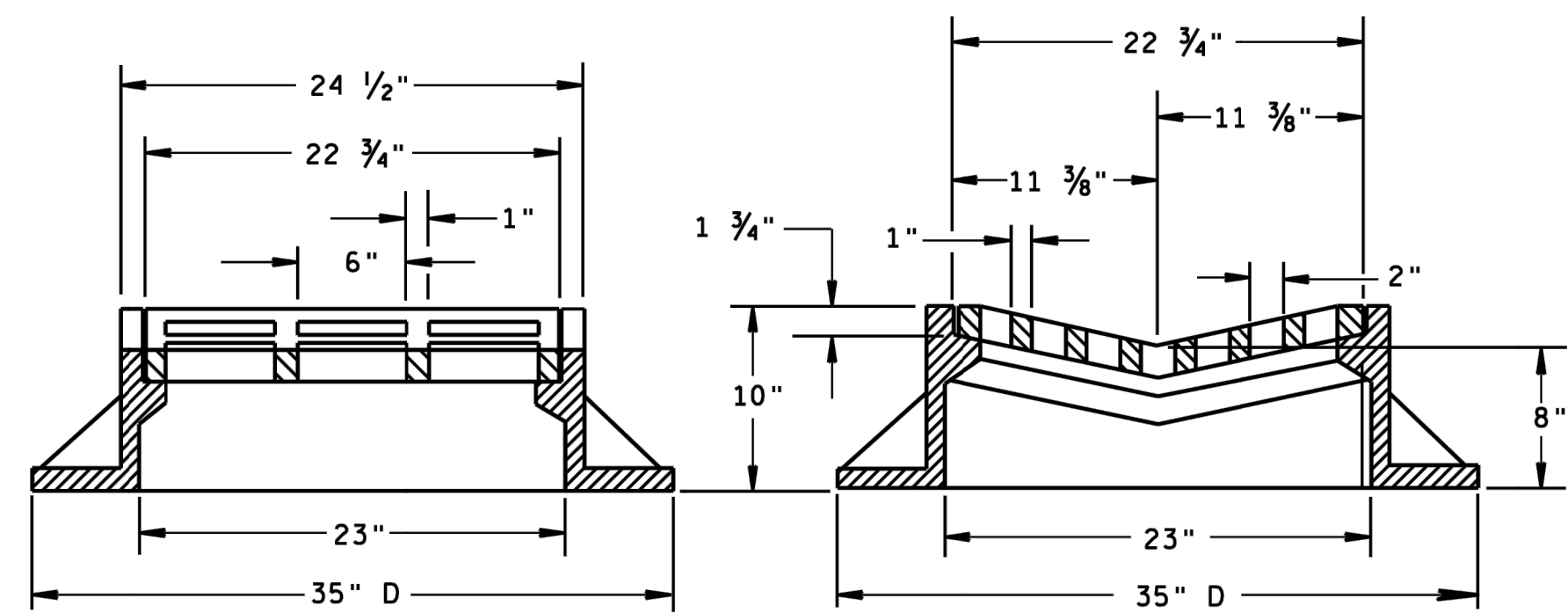
SHEET

C0-21

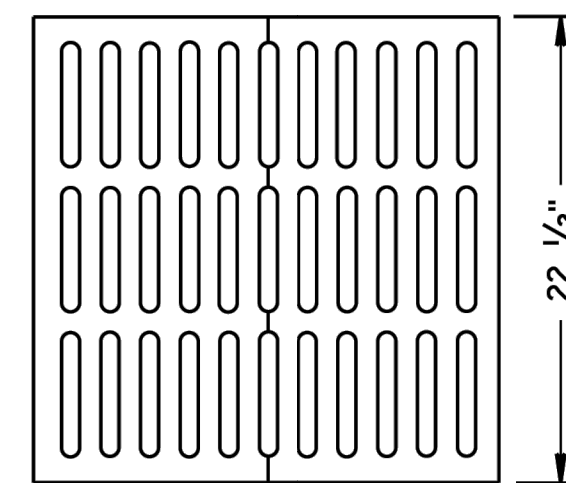
PRELIMINARY NOT FOR CONSTRUCTION

SDD 8a5-b Inlet Covers Type B, B-A, C, MS, MS-A, and WM

ISG

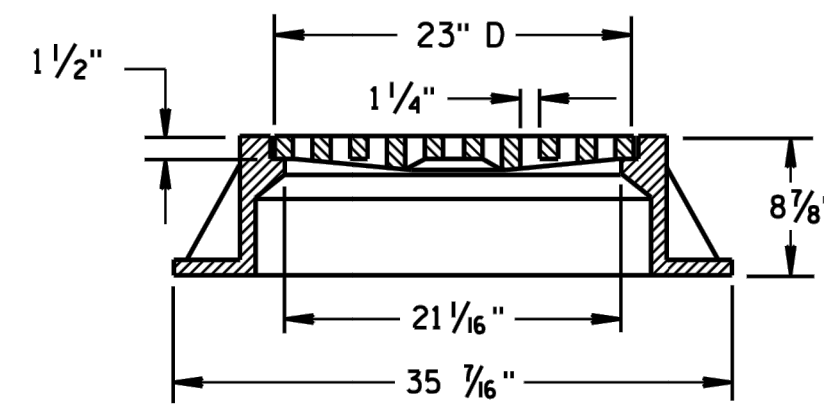
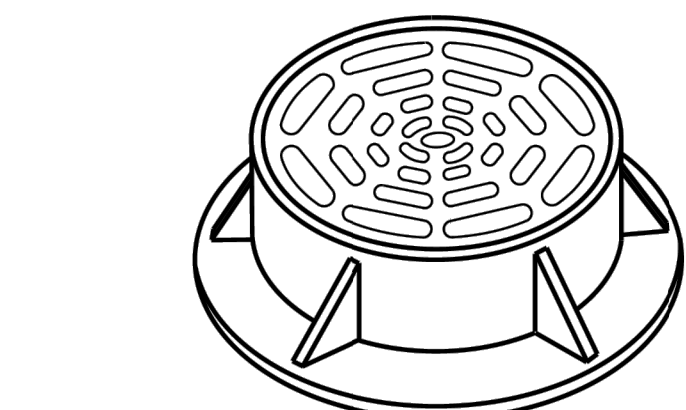
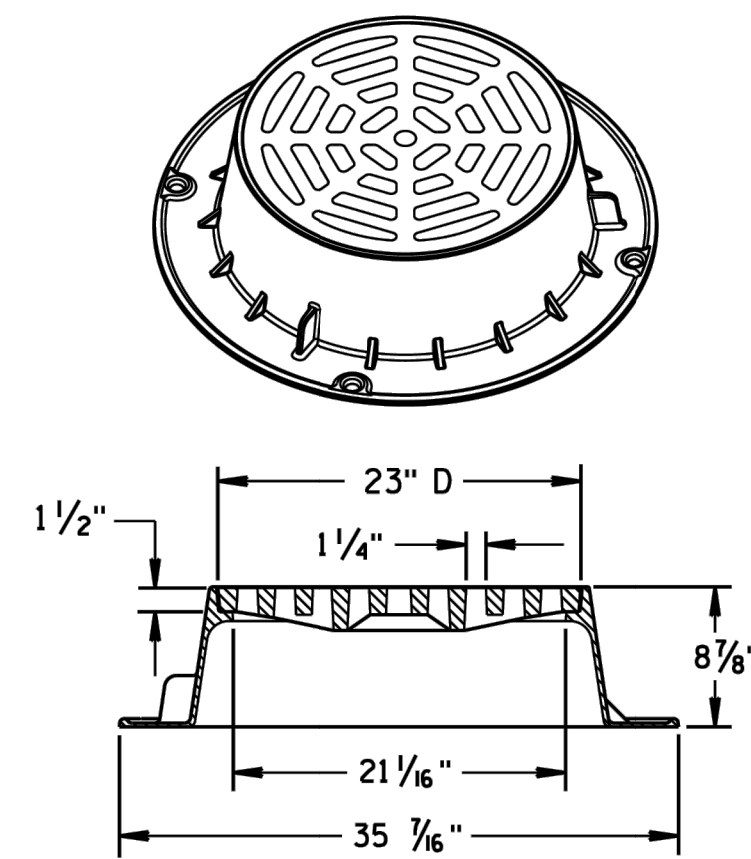


TYPE "B"



ALTERNATIVE GRATE FOR
TYPE "B" COVER

USE WHERE PEDESTRIAN OR BICYCLE TRAFFIC IS POSSIBLE.
NOTED AS TYPE B-A ON THE DRAINAGE TABLE



TYPE "C"

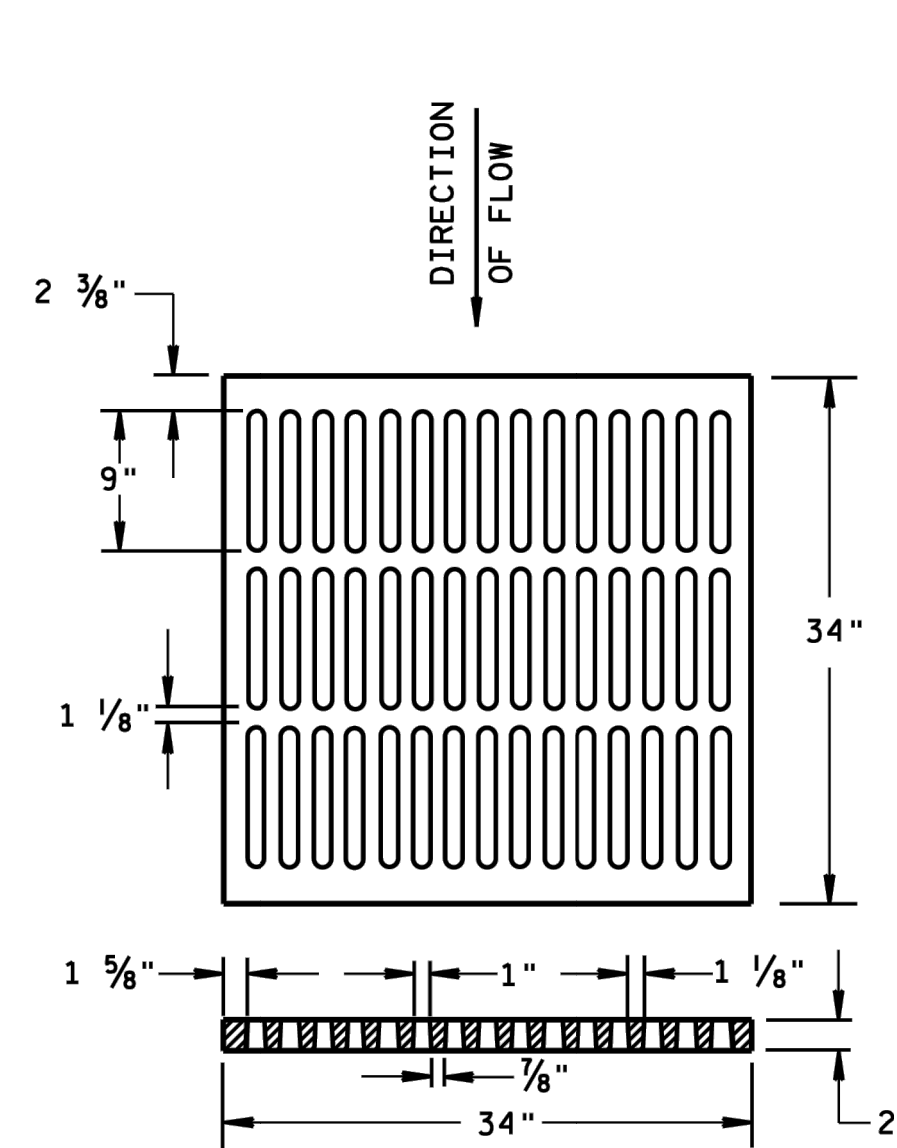
NOTE: EITHER CASTING IS ACCEPTABLE

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

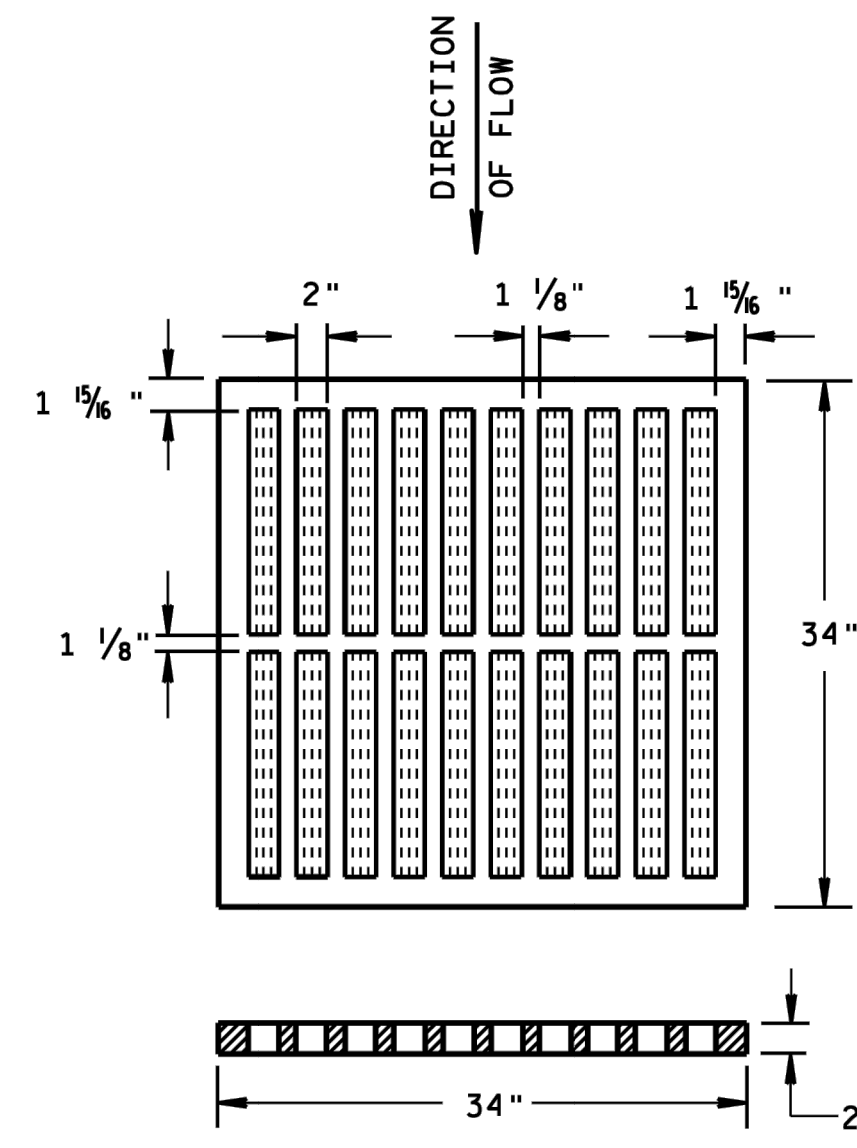
DETAIL DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR CATCH BASIN, MANHOLE AND INLET COVERS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ROUND FRAMES AND COVERS SHALL HAVE CONTINUOUSLY MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING.



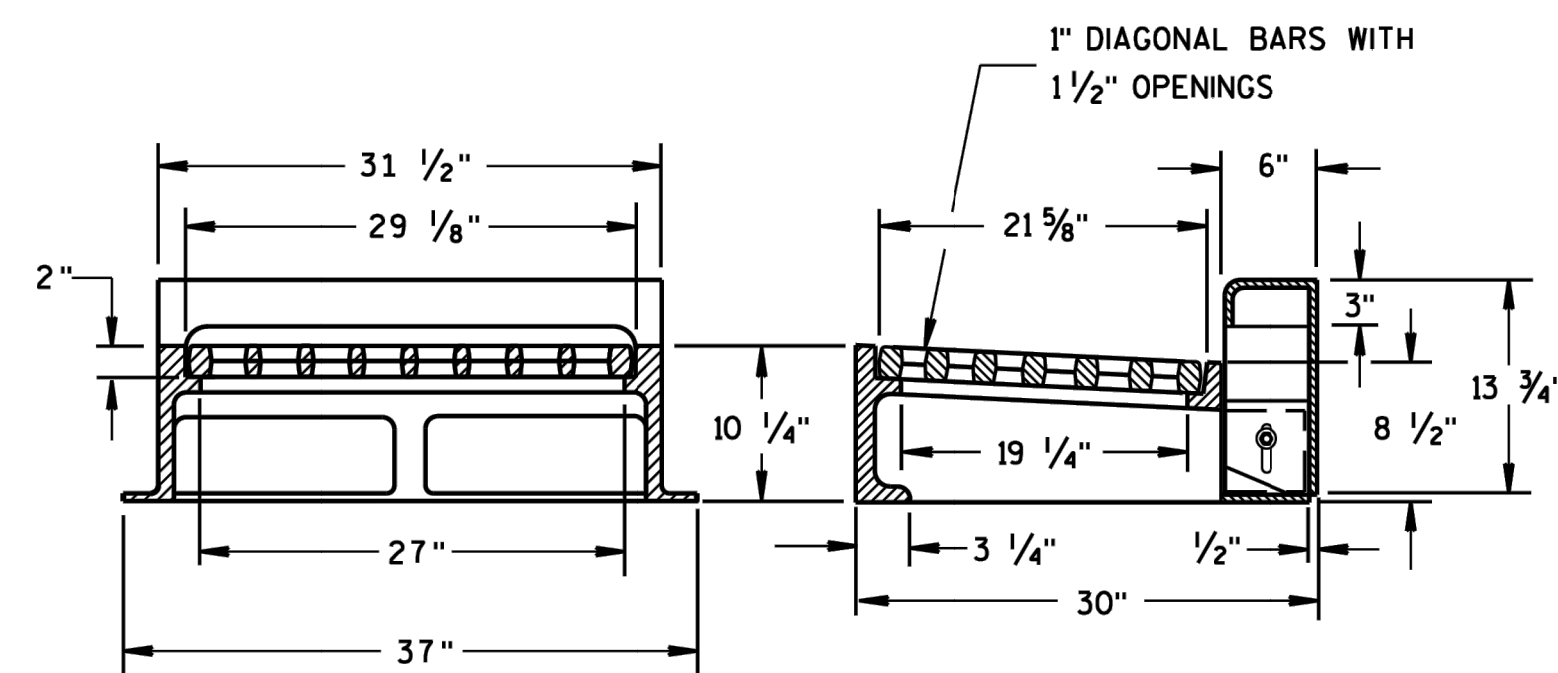
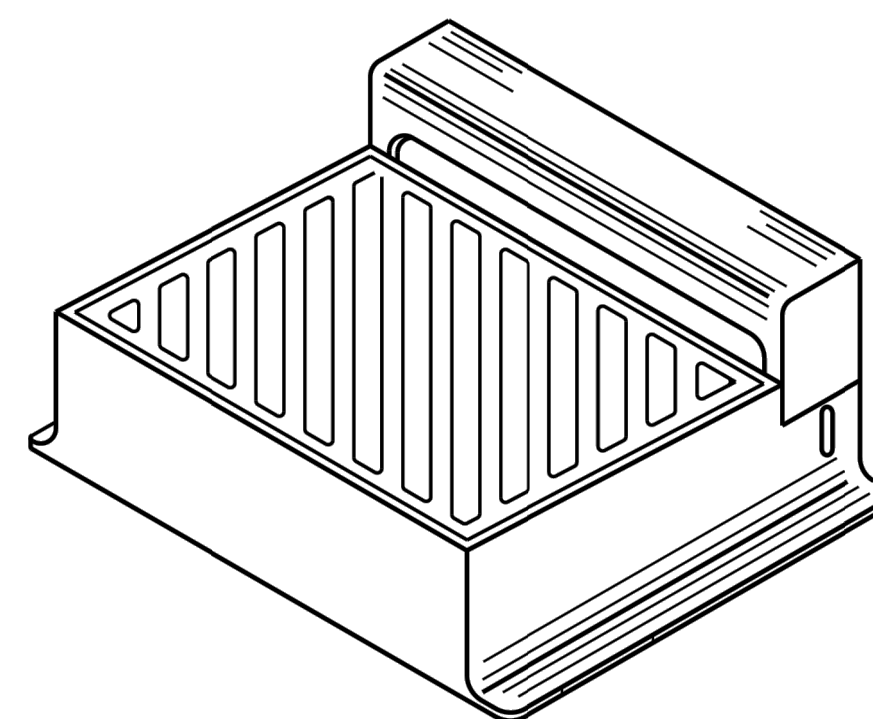
ALTERNATIVE TYPE "MS"

USE WHERE PEDESTRIAN OR BICYCLE TRAFFIC IS PERMITTED
NOTED AS TYPE MS-A ON THE DRAINAGE TABLE



TYPE "MS"

USE ON FREEWAYS AND EXPRESSWAYS
NOTED AS TYPE MS ON DRAINAGE TABLE



TYPE "WM"

NOTE: CURB BOX HEIGHT ADJUSTABLE 6" TO 9"

DIAGONAL SLOTS, SHALL BE ORIENTED
TO THE DIRECTION OF FLOW AS ILLUSTRATED.
GRATES ARE MANUFACTURED TO BE REVERSIBLE.

INLET COVERS
TYPE B, B-A, C,
MS, MS-A, & WM

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
DATE 11/27/2013
F HWA

/S/ Jerry H. Zogg
ROADWAY STANDARDS DEVELOPMENT
ENGINEER

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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-33343
FILE NAME 33343-CO-DETAIL
DRAWN BY ---
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE 11/27/2013
CLIENT PROJECT NO. -

TITLE

SITE DETAILS

SHEET
C0-22

PRELIMINARY NOT FOR CONSTRUCTION



PROJECT LOCATION

PROJECT LOCATION: 1802 REZIN ROAD
CITY: TOMAH
COUNTY/STATE: MONROE COUNTY, WISCONSIN
ZIP CODE: 54680

PROJECT DESCRIPTION

THE PROJECT INCLUDES A NEW PAINT BOOTH BUILDING ADDITION, GRAVEL DRIVES, CONCRETE APRONS & EQUIPMENT PADS, AND STORM INLET STRUCTURES & PIPING TO AN EXISTING REGIONAL STORMWATER MANAGEMENT DETENTION POND.

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE OWNER'S REPRESENTATIVE)	
CONSTRUCTION ACTIVITIES:	ESTIMATED DATES OF SOIL DISTURBANCE ACTIVITIES:
INSTALL TEMPORARY EROSION CONTROL MEASURES	
CLEARING AND GRUBBING OPERATIONS, BUILDING EXCAVATION	
POURING FOUNDATION	
INSTALLATION OF SITE UTILITIES	
ROUGH GRADING OF PAVEMENT AREAS	
INSTALL GRAVEL PAVING	
TOPSOILING	
LANDSCAPING, FINAL TURF, MISC.	

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS

TOTAL AREA TO BE DISTURBED = 3.94 ACRES
MINIMUM AREA REQUIRING WPDES PERMIT = 1.00 ACRES
PROJECT DOES REQUIRE A WPDES PERMIT
IMPERVIOUS AREA: PRE-CONSTRUCTION = 2.07 ACRES / POST-CONSTRUCTION = 3.94 ACRES
NET INCREASE OF IMPERVIOUS AREA = 1.87 ACRES

CONTACT INFORMATION/RESPONSIBLE PARTIES

THE OWNER OWNS THE LAND ASSOCIATED WITH THE PROJECT. THE OWNER IS THE OWNER CO-PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING DEVELOPING THIS EROSION CONTROL PLAN AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE EROSION CONTROL PLAN IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE:

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE OWNER TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE APPLYING FOR PERMIT COVERAGE ON THE WPDES, AND THEREBY AGREE TO IMPLEMENT THIS EROSION CONTROL PLAN IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR IDENTIFYING AN EROSION CONTROL SUPERVISOR PRIOR TO STARTING CONSTRUCTION (REFER TO EROSION CONTROL AMENDMENT SECTION).

THE OPERATOR WILL ENSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE EROSION CONTROL PLAN HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE WPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR ACTIVITIES WHICH INFLUENCE WPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPs FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS.

ISG INC. HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE EROSION CONTROL PLAN FOR THIS PROJECT. ISG INC. WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE WPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

DESIGNER:

ISG INC.
115 E. PINE STREET, SUITE 300
GREEN BAY, WI 54301
920-434-2128

PERMANENT STORMWATER MANAGEMENT DESIGNER:

ISG INC.
115 E. PINE STREET, SUITE 300
GREEN BAY, WI 54301
920-434-2128

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES

SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED FOR FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S EROSION CONTROL PLAN AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS. EXISTING SOILS' INFORMATION IS FOUND WITHIN THE GEOTECHNICAL REPORT DATED AUGUST 2024, PROVIDED BY CHOSEN VALLEY TESTING, INC.

IMMEDIATE RECEIVING WATERS: STORMWATER FROM THIS PROJECT WILL BE CONVEYED FROM THE PROPOSED ROOF AND GRAVEL SURFACES TO STORM STRUCTURES AND PIPING TO AN EXISTING REGIONAL STORMWATER MANAGEMENT DETENTION POND. AN EXISTING REGIONAL DETENTION POND, AN EXISTING WATERS REVIEW WAS COMPLETED ON 08/10/2026. BASED ON THIS REVIEW THE RECEIVING WATER WITHIN 5 MILES OF THE SITE INCLUDES KREYER CREEK.

PERMANENT STORMWATER TREATMENT SYSTEMS

THIS SITE IS A NEW DEVELOPMENT AND IS REQUIRED TO MEET 80% TSS REMOVAL FROM THE POST-CONSTRUCTION SITE. POST-DEVELOPMENT PEAK RUNOFF DISCHARGE RATES SHALL BE EQUAL TO OR LESS THAN PRE-DEVELOPMENT CONDITIONS FOR THE 1-YEAR, 24-HOUR, 2-YEAR, 24-HOUR, AND 100-HOUR DESIGN STORM EVENTS.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANTS DISCHARGING FROM THE PROJECT SITE

THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPs IN THIS EROSION CONTROL PLAN HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24 HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY. BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS EROSION CONTROL PLAN, ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THIS SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED

AREAS NOT TO BE DISTURBED ARE TO BE DELINEATED BEFORE WORK BEGINS. PERMITTEES ARE RESPONSIBLE FOR PRESERVING A 75 FOOT NATURAL BUFFER OR, IF INFEASIBLE AND DOCUMENTED, PROVIDE REDUNDANT SEDIMENT CONTROL BMPs. WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS, THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROADSIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

EXISTING VEGETATION SHALL BE PRESERVED WHERE FEASIBLE AND LAND DISTURBING CONSTRUCTION ACTIVITIES SHALL BE STAGED TO LIMIT EXPOSED SOIL AREAS SUBJECT TO EROSION. DISTURBED PORTIONS OF THE CONSTRUCTION SITE ARE TO BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS PRACTICABLE AND SHALL BE INITIATED NO LATER THAN THE END OF THE NEXT WORKDAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NON-VEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED AS SOON AS PRACTICABLE.

EROSION AND SEDIMENT CONTROL BMPs

EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE USED TO PREVENT OR REDUCE THE FOLLOWING IN ORDER TO DISCHARGE NO MORE THAN 5 TONS PER ACRE PER YEAR OF SEDIMENT FROM THE DISTURBED AREA.

THE OPERATOR SHALL CLEARLY IDENTIFY THE CONTRACTOR(S) AND SUBCONTRACTOR(S) THAT ARE RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPs, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPs, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. UNTIL FINAL STABILIZATION IS ACHIEVED, ALL BMPs MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPs MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPs BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE EROSION CONTROL PLAN. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY STABILIZATION BMPs SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPs CANNOT BE IMPLEMENTED WITHIN A REASONABLE TIMEFRAME FOR EXPOSED SOILS.

DEWATERING

DEWATERING, STREAM DIVERSION, OR BASIN DRAINING MAY BE REQUIRED DURING CONSTRUCTION OF THIS PROJECT. WHEN DEWATERING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST BE DESIGNED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1001 INCLUDE BMPs TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE EROSION CONTROL PLAN. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPs) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS, IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE

DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPs ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION

NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE EROSION CONTROL PLAN CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMPs AND A CHAIN OF RESPONSIBILITY FOR EROSION CONTROL PLAN IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON SITE BMPs IN ACCORDANCE WITH THE WPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS FROM ANY DISCHARGES UNDER COVERAGE OF THE WPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMPs MAY BE NEEDED TO MEET THESE REQUIREMENTS.

TEMPORARY & PERMANENT EROSION PREVENTION BMPs

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS HOWEVER MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYARCRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. USE THE REQUIRED CLASS AND TYPE OF EROSION MAT THE PLANS SHOW OR IS SPECIFIED.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

METHOD A: NETTING: SECURLY ANCHOR MULCHING MATERIAL BY APPROVED NETTING AND PEGS OR STAPLES.

METHOD B: TACKIFIER: UTILIZE A TACKIFIER TO TREAT OR APPLY TO THE MULCHING MATERIAL.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPs

DOWNGRADIANT SYSTEMS: IF THE DOWNGRADIANT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPs MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE EROSION CONTROL PLAN MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPs (SILT FENCES, CHIP/SLASH MULCH SACKS, BIO ROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPs SHALL BE INSTALLED ON ALL DOWNGRADIANT PERIMETERS AND UPGRADMENT OF ANY BUFFER AREAS, PRIOR TO INITIATING UPGRADMENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROL BMPs SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE OR SCOUR ELEVATION. ALL PERIMETER CONTROL DEVICES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND-IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IN THAT AREA IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

TEMPORARY SEDIMENTATION BASINS AND TRAPS: THE BASIN INTAKE MUST BE DESIGNED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1083. THE BASIN SHALL WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES 1/2 THE LIVE STORAGE VOLUME.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE. STABILIZATION ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS IS NOT REQUIRED.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITHIN THE SITE) BY IMPLEMENTING BMPs SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPs ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY, OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWNGRADIANT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPs DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTRACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER). INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/PORT ENGINEER). WRITTEN CORRESPONDENCE REGARDING THE NEED FOR REMOVAL MUST BE DOCUMENTED IN THE EROSION CONTROL PLAN.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPEROSION CONTROL PLAN TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

POLLUTION PREVENTION MANAGEMENT MEASURES

THE FOLLOWING PREVENTATIVE MEASURES SHALL BE INCORPORATED:

1. MAINTENANCE OF EXISTING VEGETATION, ESPECIALLY ADJACENT TO SURFACE WATERS WHENEVER POSSIBLE.
2. MINIMIZATION OF SOIL COMPACTION AND PRESERVATION OF TOP SOIL.
3. MINIMIZATION OF LAND DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE.
4. DEVELOPMENT OF SPILL PREVENTION AND RESPONSE PROCEDURES.

POTENTIAL SOURCES OF UNAUTHORIZED DISCHARGES CONSTRUCTION ACTIVITIES INCLUDE WASTEWATER DISCHARGES FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUELS, OILS AND OTHER POLLUTANTS USED IN VEHICLE OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND/OR EQUIPMENT WASHING.

THE PERMITTEE SHALL NOTIFY THE DEPARTMENT OF ANY RELEASE OR SPILL OF A HAZARDOUS SUBSTANCE TO THE ENVIRONMENT IN ACCORDANCE WITH S. 292.11, WIS. STATS., AND CH. CR 706 WIS. ADM. CODE AT (800) 943-0003.

INSPECTIONS & MAINTENANCE

THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST EROSION CONTROL INSPECTION REPORT. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH TECHNICAL STANDARDS DEVELOPED PURSUANT TO SUBCH. V OF CH. NR 151, WIS. ADM. CODE. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE EROSION CONTROL PLAN. THE DEPARTMENT HAS DEVELOPED A MODEL INSPECTION REPORT AVAILABLE AT [HTTP://DNR.WI.GOV/TOPICS/STORMWATER/CONSTRUCTION/FORMS.HTML](http://dnr.wi.gov/TOPICS/STORMWATER/CONSTRUCTION/FORMS.HTML) OR AVAILABLE UPON REQUEST FOR THE PROJECT OWNER. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:

- A. DATE, TIME AND EXACT LOCATION OF THE INSPECTION.
- B. NAME OF PERSON(S) CONDUCTING INSPECTIONS.
- C. AN ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROL.
- D. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL INSTALLATION OR MAINTENANCE PERFORMED IN RESPONSE TO THE INSPECTION.
- E. DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION AT THE SITE AND ANY SCHEDULE MODIFICATIONS THAT MAY INCREASE SEDIMENT DISCHARGE.

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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH

WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-33343
FILE NAME	33343-01-EROSION
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	---/---/---
CLIENT PROJECT NO.	-

TITLE

EROSION
CONTROL NOTES

SHEET

C1-10

PRELIMINARY NOT FOR CONSTRUCTION

THE OWNER SHALL BE IN CHARGE OF THE LONG-TERM MAINTENANCE OF PERMANENT BMPs.

EROSION CONTROL PLAN AMENDMENTS & RECORD KEEPING

EROSION CONTROL PLAN AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED EROSION CONTROL PLAN AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING AND RETAINED WITH THE EROSION CONTROL PLAN.

THE EROSION CONTROL PLAN SHALL BE AMENDED IF:

1. THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE AT THE CONSTRUCTION SITE, WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS.
2. THERE IS A CHANGE IN THE SEQUENCE, SCHEDULE, OR PHASING OF CONSTRUCTION AT THE CONSTRUCTION SITE WHICH HAS A REASONABLE POTENTIAL TO CAUSE AN EXCEEDANCE OF THE 5 TONS PER ACRE PER YEAR SEDIMENT PERFORMANCE STANDARD.
3. THE ACTIONS REQUIRED BY THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE STORM WATER RUNOFF.

FOR CONSTRUCTION SITES FOR WHICH THERE HAS BEEN EARLIER DEPARTMENT REVIEW OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, IF THE PERMITTEE IDENTIFIES CHANGES NEEDED IN EITHER PLAN, THE PERMITTEE SHALL NOTIFY THE DEPARTMENT AT LEAST 5 WORKING DAYS PRIOR TO MAKING THE CHANGES IN THE PLAN.

THE EROSION CONTROL PLAN (ORIGINAL OR COPIES), ALL CHANGES TO THE EROSION CONTROL PLAN, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE EROSION CONTROL PLAN CAN BE KEPT IN THE FIELD OFFICE OR ON-SITE VEHICLE DURING NORMAL WORKING HOURS. THE PERMITTEES MUST KEEP AND MAKE AVAILABLE TO FEDERAL, STATE, AND LOCAL OFFICIALS WITHIN FIVE DAYS THE EROSION CONTROL PLAN, OTHER STORMWATER RELATED PERMITS, RECORDS OF ALL INSPECTIONS/MAINTENANCE, ALL PERMANENT OPERATIONS AND MAINTENANCE AGREEMENTS, ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS AND OTHER INFORMATION REQUIRED BY THE GENERAL PERMIT FOR THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.

NOTICE OF TERMINATION

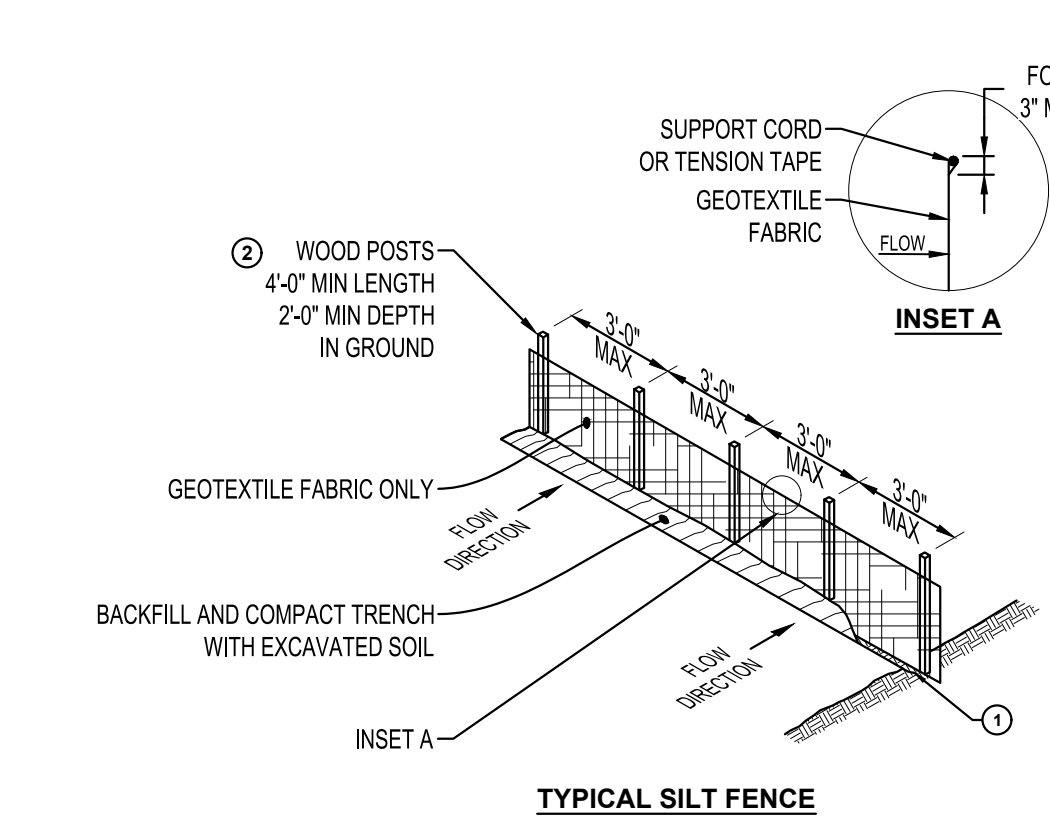
THE PERMITTEE SHALL SIGN AND SUBMIT A NOTICE OF TERMINATION (NOT) (AVAILABLE THROUGH THE DEPARTMENT AT [HTTP://DNR.WI.GOV/Topic/STORMWATER/CONSTRUCTION/FORMS.HTML](http://dnr.wi.gov/topic/stormwater/construction/forms.html)) TO THE DEPARTMENT WITHIN 45 DAYS AFTER FINAL STABILIZATION, REMOVAL OF TEMPORARY EROSION CONTROL BMPs AND ALL LAND DISTURBING CONSTRUCTION ACTIVITY UNDER THIS PERMIT HAVE CEASED.

FINAL STABILIZATION MEANS THAT ALL LAND DISTURBING CONSTRUCTION ACTIVITIES AT THE CONSTRUCTION SITE HAVE BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% OF THE COVER FOR THE UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.

TERMINATION OF COVERAGE UNDER THIS PERMIT SHALL BE EFFECTIVE UPON THE DEPARTMENT'S WRITTEN CONFIRMATION OF PERMIT TERMINATION TO THE PERMITTEE.

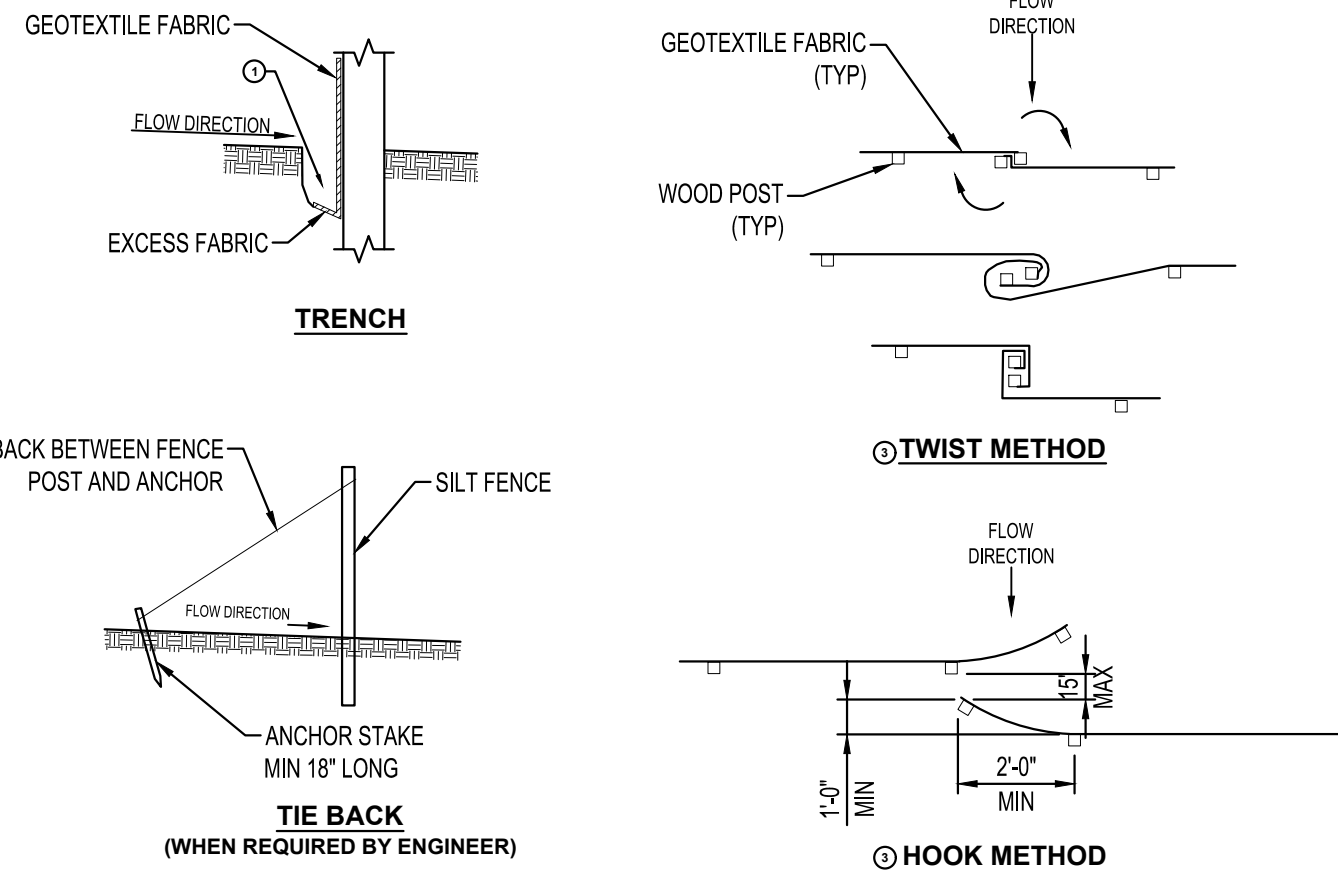
EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER.
5. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
6. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
8. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT [HTTP://DNR.WI.GOV/Topic/STORMWATER/STANDARDS/CONST_STANDARDS.HTML](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html).
9. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
10. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
11. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
12. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL. IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (REV. FEBRUARY 2017).
13. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061. (REV. FEBRUARY 2017).
14. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
15. CONSTRUCT AND PROTECT THE BIOFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
16. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
17. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS), LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
18. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
19. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
20. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER, STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
21. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
22. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
23. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
24. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
25. THE CONTRACTOR IS RESPONSIBLE FOR UPDATING THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
26. FOR NON-CHANNELLED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WISDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL). INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
27. FOR CHANNELLED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WISDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL). INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
28. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
29. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: [HTTP://DNR.WI.GOV/BOTW/](http://dnr.wi.gov/botw/).
30. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SPILL PLAN. REFER TO THIS DOCUMENT IF THERE IS A DISCHARGE OF SEDIMENT AND/OR OTHER CONTAMINANTS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
31. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A FRAC OUT PLAN IF DRILLING IS TO OCCUR. REFER TO THIS DOCUMENT IF AN INADVERTANT DISCHARGE OF DRILLING FLUIDS ("FRAC OUT") OCCURS. A SPILL PLAN IS REQUIRED IF THERE IS POTENTIAL TO DISCHARGE CONTAMINANTS TO WATERS OF THE STATE.
32. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-008. [HTTPS://WWW3.EPA.GOV/NPD/S/PUBS/CONCRETEWASHOUT.PDF](https://www3.epa.gov/npd/s/pubs/concretewashout.pdf). REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER.



KEY NOTES:

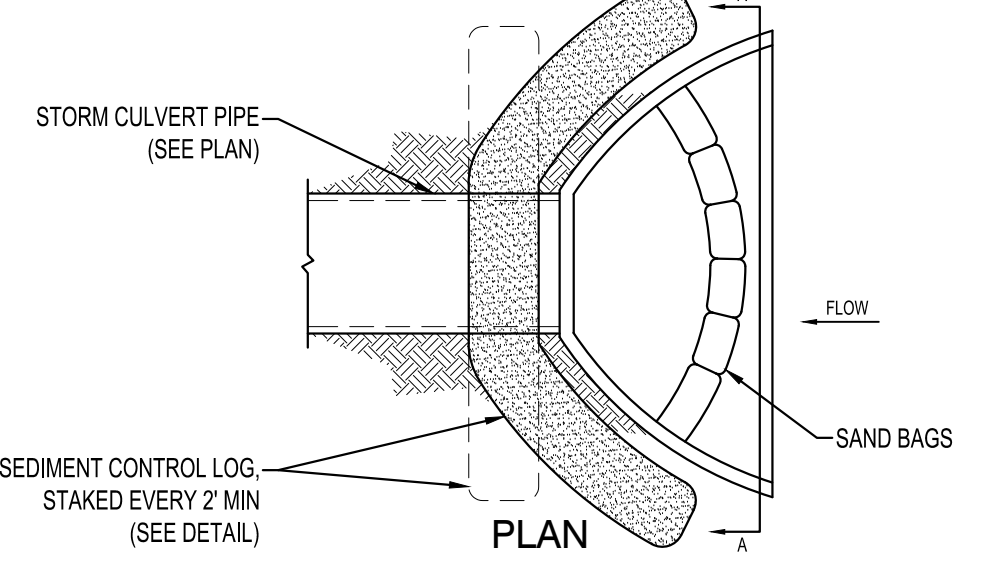
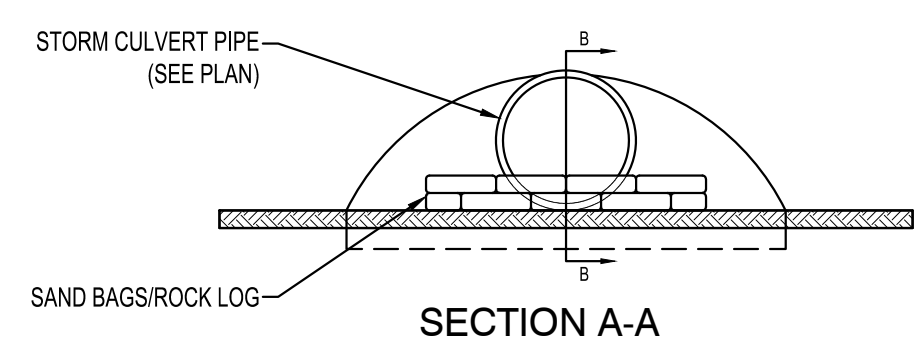
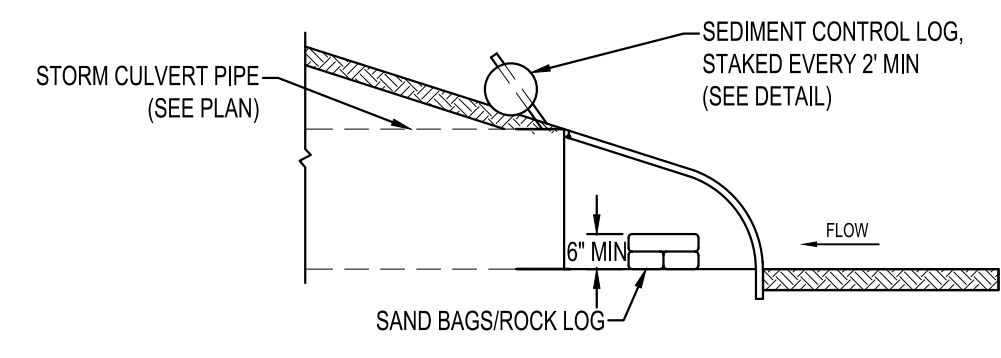
1. FOR MANUAL INSTALLATIONS, TRENCH SHALL BE A MINIMUM OF 4" WIDE & 8" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH, BACKFILL, AND COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" x 1 1/8" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS.
 - A. TWIST METHOD - OVERLAP THE END POSTS AND TWIST, OR ROTATE AT LEAST 180°.
 - B. HOOK METHOD - HOOK END OF EACH SILT FENCE LENGTH.



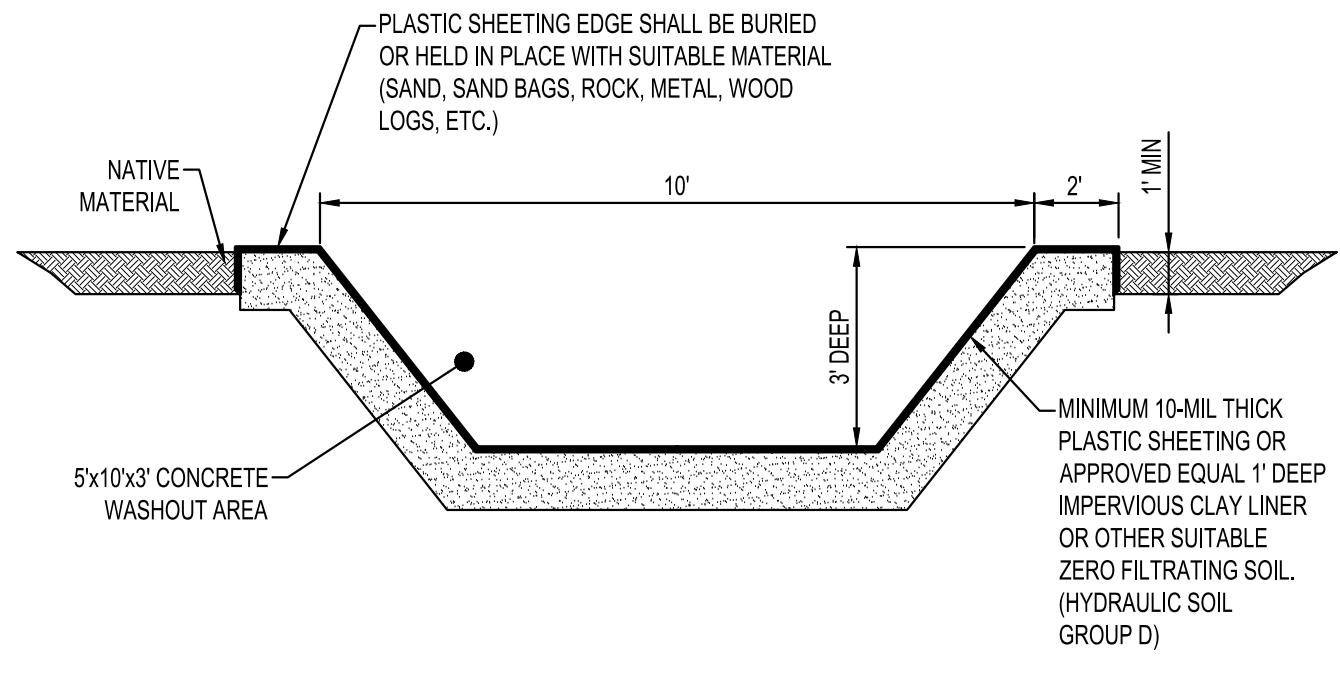
NOTES:

1. ATTACH FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
2. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.
3. 8-4" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

SILT FENCE NTS



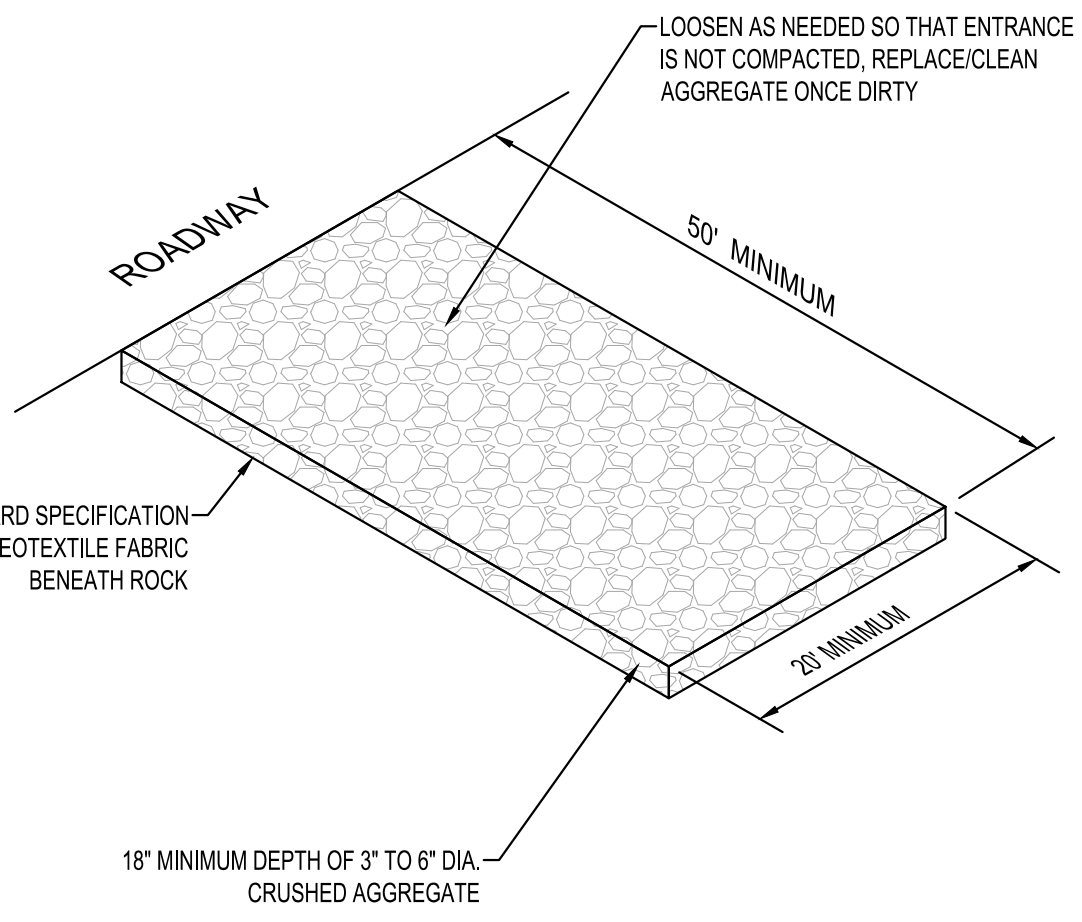
CULVERT PIPE END CONTROL NTS



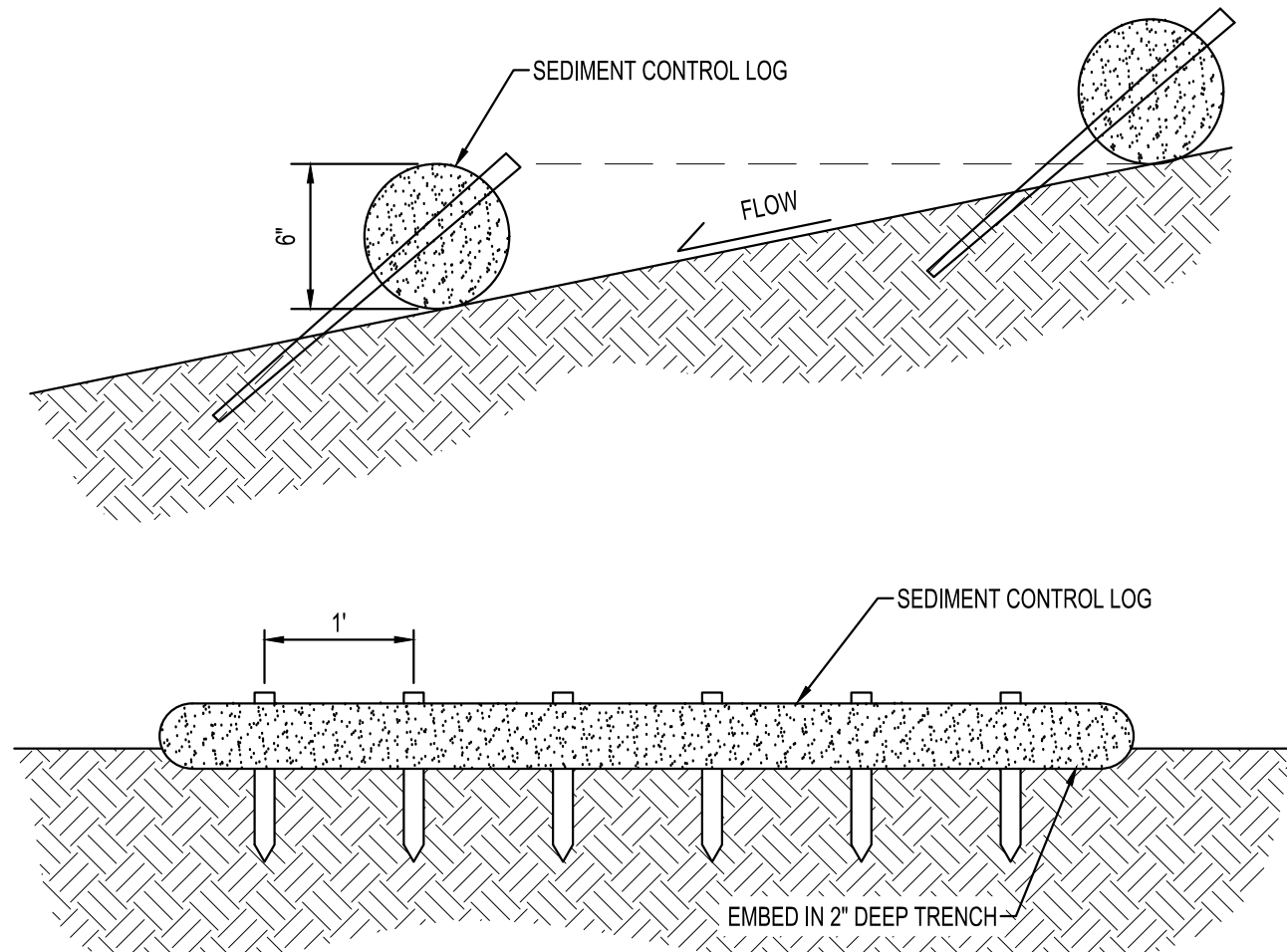
NOTES:

1. CONCRETE WASHOUT LOCATION SHALL BE APPROVED BY ENGINEER.
2. SIZE OF EXCAVATION AND COMPACTED TRAP MUST BE COMMENSURATE WITH WASHOUT REQUIREMENTS FOR DAILY CONSTRUCTION ACTIVITIES.
3. CONTRACTOR SHALL INSTALL A SIGN INDICATING THE CONCRETE WASHOUT AREA.
4. CONTRACTOR SHALL MAINTAIN WASHOUT AREA TO REMOVE MATERIALS BEYOND 75% CAPACITY.
5. WASHOUT AREA SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS, OPEN DITCHES OR BODIES OF WATER.
6. CONTRACTOR SHALL INSPECT WASHOUT AREA AS NECESSARY TO PREVENT LEAKS AND OVER TOPPING.
7. WASHOUT AREA SHALL BE REMOVED AFTER CONSTRUCTION IS COMPLETE.

CONCRETE WASHOUT NTS



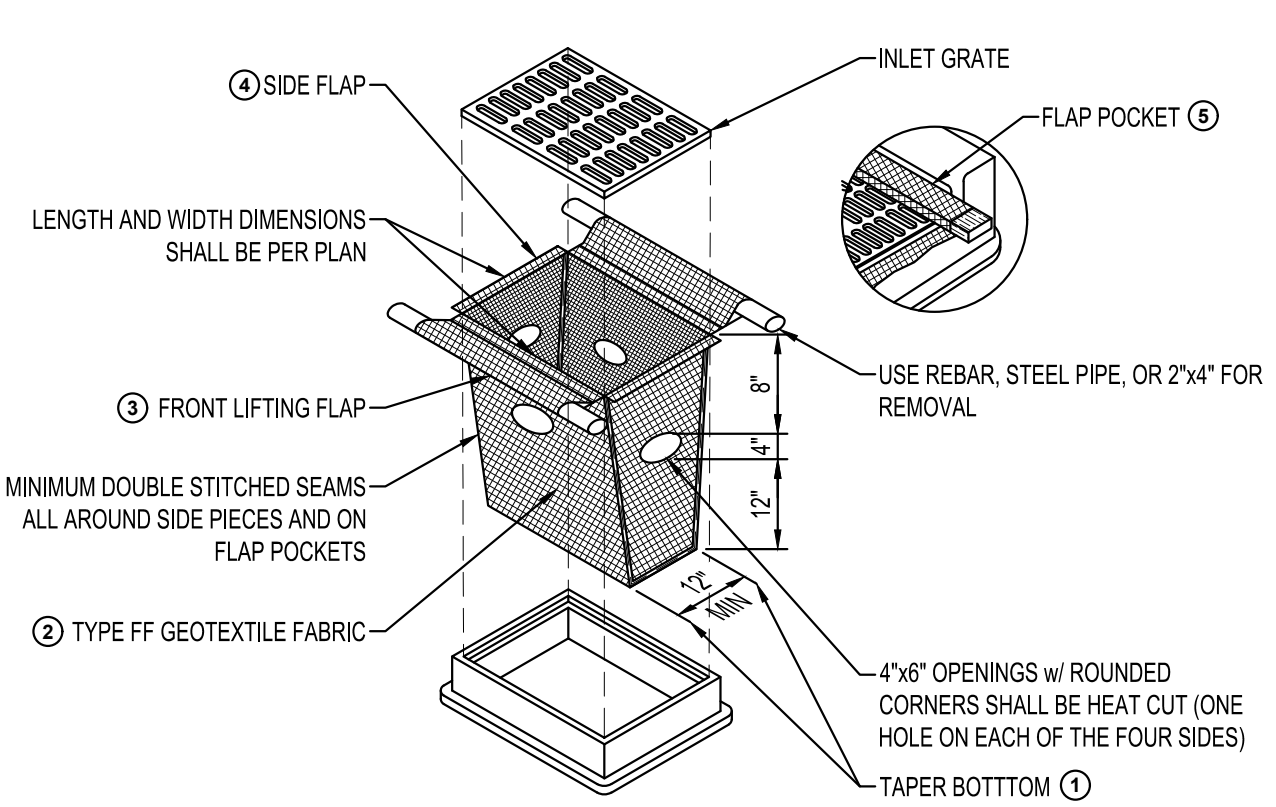
ROCK TRACKING PAD NTS



NOTES:

1. SEDIMENT CONTROL LOGS TO BE 6" DIAMETER UNLESS OTHERWISE NOTED.
2. STAKED INTO THE GROUND WITH WOOD STAKES.
3. WOOD STAKES ARE A MINIMUM OF 2x16x42" UNLESS PRECLUDED BY PAVED SURFACE OR ROCK.
4. WOOD STAKES DRIVEN THROUGH BACK HALF OF SEDIMENT CONTROL LOG AT AN APPROXIMATE ANGLE OF 45° WITH THE TOP OF STAKE POINTING UP STREAM.
5. WHEN MORE THAN ONE SEDIMENT CONTROL LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

SEDIMENT CONTROL LOG STAKING NTS



KEY NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2' LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. STAKED INTO THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

NOTES:

1. CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

TYPE D INLET PROTECTION NTS

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PROJECT

USEMCO PAINT BOOTH ADDITION

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 26-33343
FILE NAME 33343-01-EROSION
DRAWN BY ---
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE ---
CLIENT PROJECT NO. -

TITLE

EROSION CONTROL NOTES AND DETAILS

SHEET

C1-20

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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-33343
FILE NAME	33343-01-EROSION
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	11/1/24
CLIENT PROJECT NO.	-

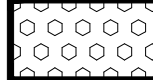
TITLE

PRE-
CONSTRUCTION
EROSION
CONTROL PLAN

SHEET

C1-30

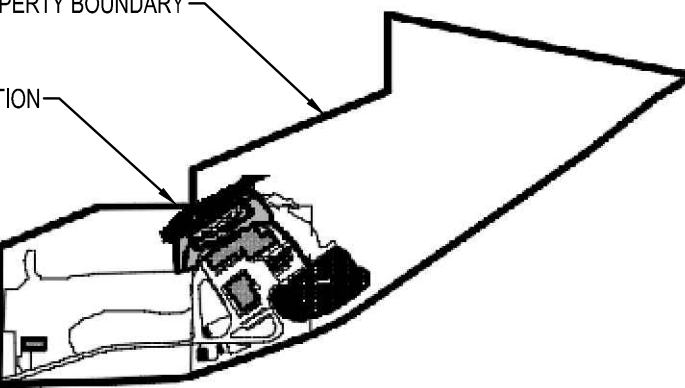
EROSION CONTROL LEGEND

SYMBOL	DESCRIPTION
	SILT FENCE
	DISTURBED LIMITS
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING DRAINAGE ARROW
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)

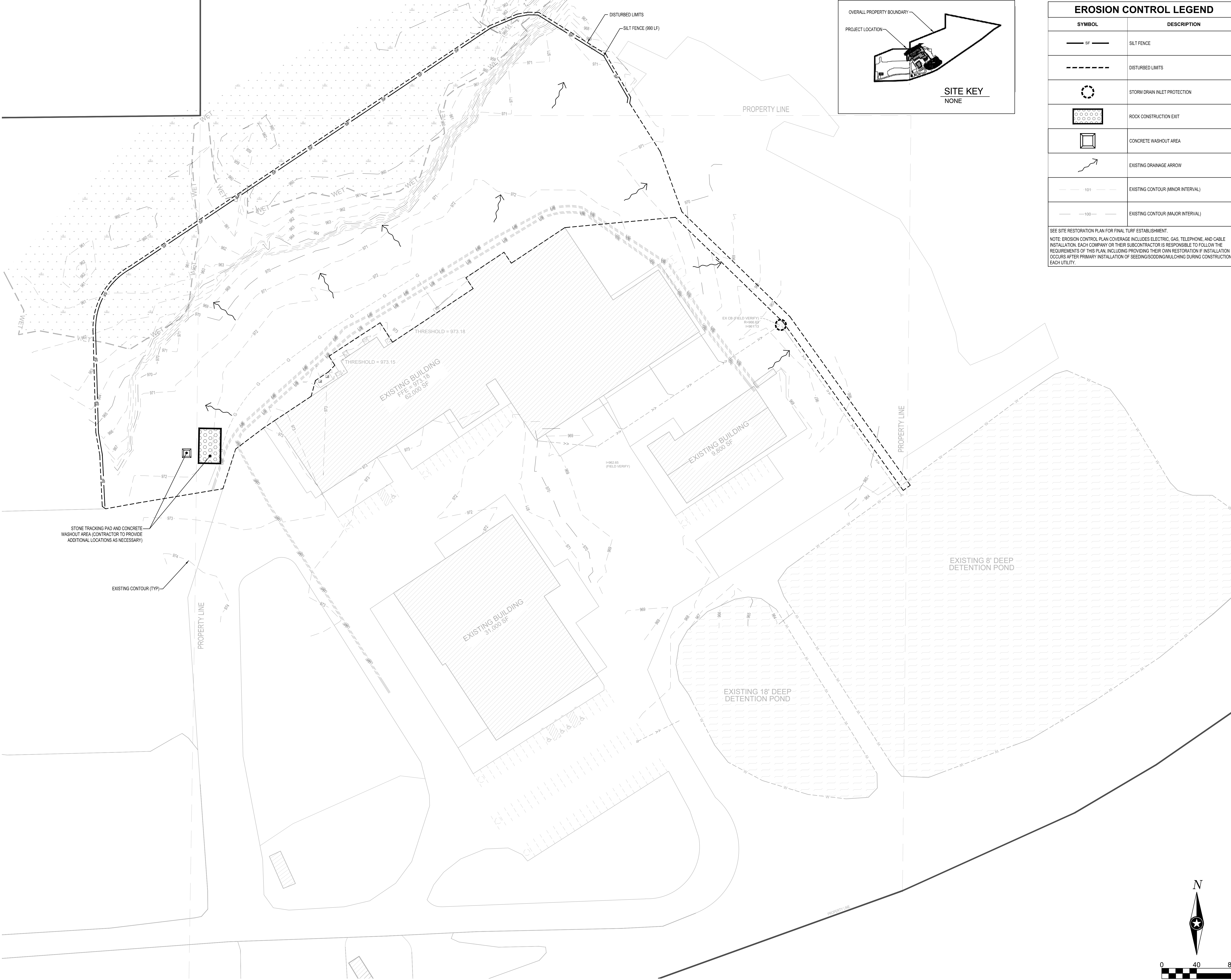
SEE SITE RESTORATION PLAN FOR FINAL TURF ESTABLISHMENT.
NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.

OVERALL PROPERTY BOUNDARY

PROJECT LOCATION

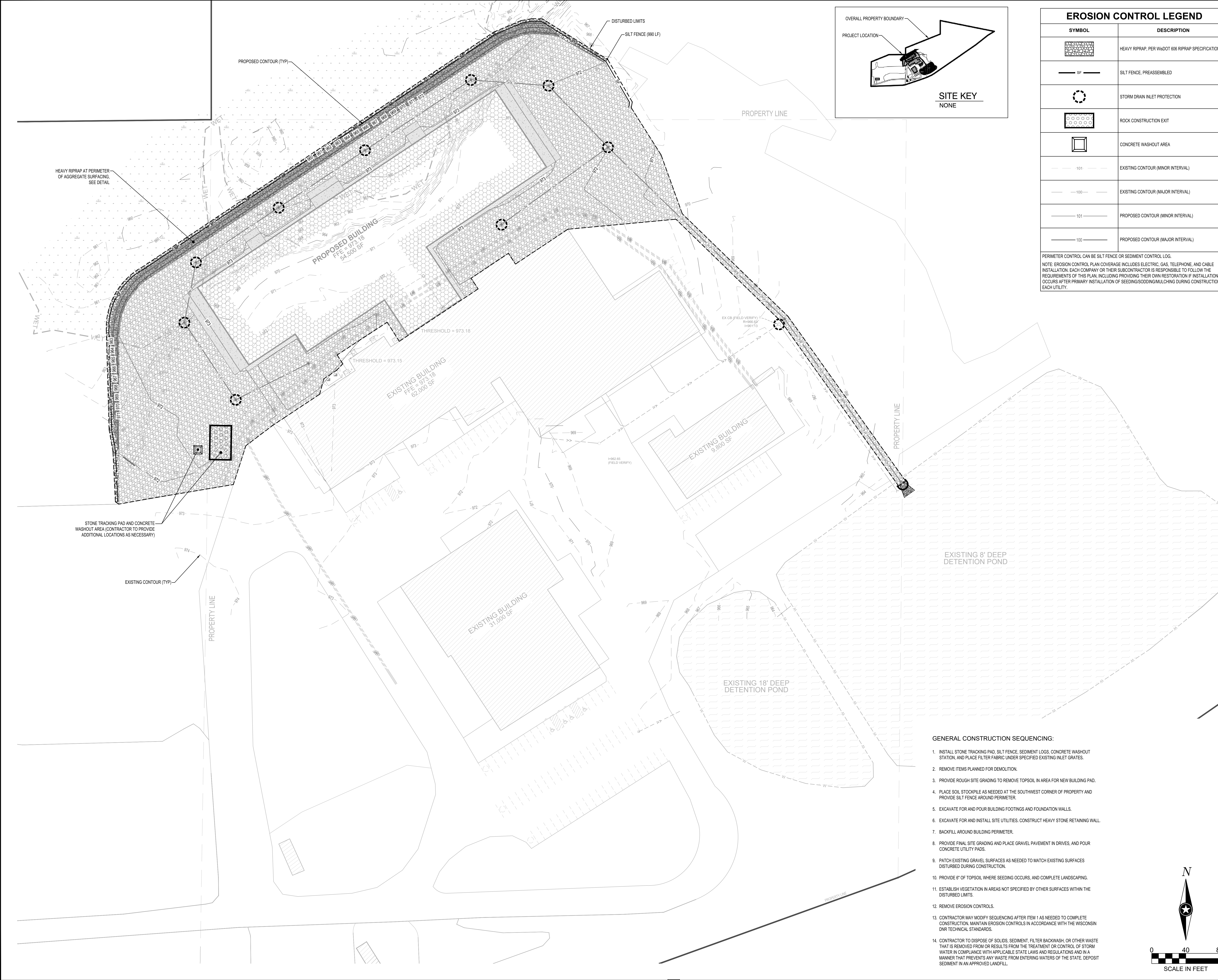
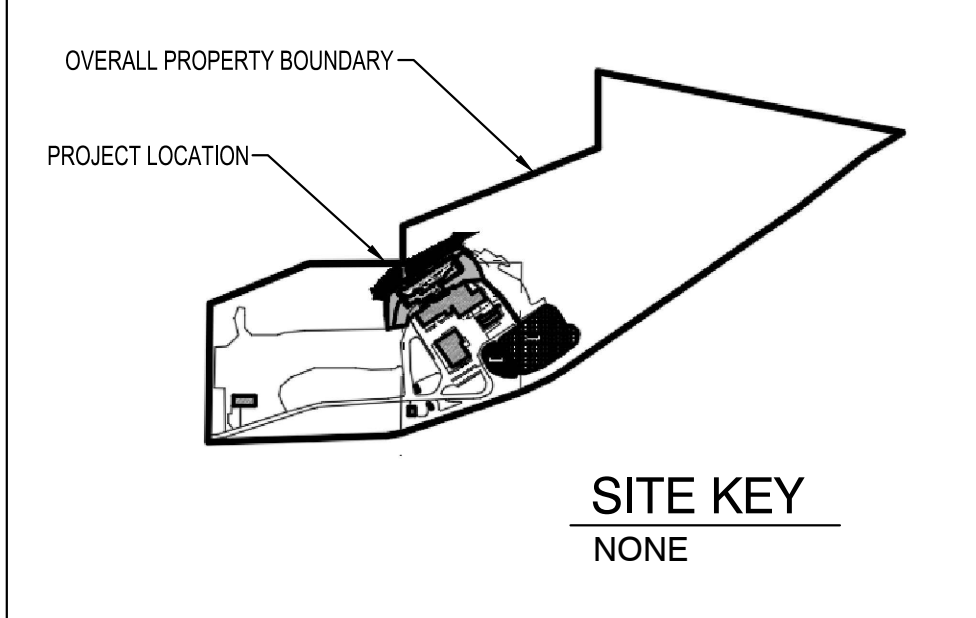


SITE KEY
NONE





EROSION CONTROL LEGEND	
SYMBOL	DESCRIPTION
	HEAVY RIPRAP, PER WisDOT 606 RIPRAP SPECIFICATIONS
	SILT FENCE, PREASSEMBLED
	STORM DRAIN INLET PROTECTION
	ROCK CONSTRUCTION EXIT
	CONCRETE WASHOUT AREA
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
PERIMETER CONTROL CAN BE SILT FENCE OR SEDIMENT CONTROL LOG. NOTE: EROSION CONTROL PLAN COVERAGE INCLUDES ELECTRIC, GAS, TELEPHONE, AND CABLE INSTALLATION. EACH COMPANY OR THEIR SUBCONTRACTOR IS RESPONSIBLE TO FOLLOW THE REQUIREMENTS OF THIS PLAN, INCLUDING PROVIDING THEIR OWN RESTORATION IF INSTALLATION OCCURS AFTER PRIMARY INSTALLATION OF SEEDING/SODDING/MULCHING DURING CONSTRUCTION OF EACH UTILITY.	



- GENERAL CONSTRUCTION SEQUENCING:
1. INSTALL STONE TRACKING PAD, SILT FENCE, SEDIMENT LOGS, CONCRETE WASHOUT STATION, AND PLACE FILTER FABRIC UNDER SPECIFIED EXISTING INLET GRATES.
 2. REMOVE ITEMS PLANNED FOR DEMOLITION.
 3. PROVIDE ROUGH SITE GRADING TO REMOVE TOPSOIL IN AREA FOR NEW BUILDING PAD.
 4. PLACE SOIL STOCKPILE AS NEEDED AT THE SOUTHWEST CORNER OF PROPERTY AND PROVIDE SILT FENCE AROUND PERIMETER.
 5. EXCAVATE FOR AND POUR BUILDING FOOTINGS AND FOUNDATION WALLS.
 6. EXCAVATE FOR AND INSTALL SITE UTILITIES. CONSTRUCT HEAVY STONE RETAINING WALL.
 7. BACKFILL AROUND BUILDING PERIMETER.
 8. PROVIDE FINAL SITE GRADING AND PLACE GRAVEL PAVEMENT IN DRIVES, AND POUR CONCRETE UTILITY PADS.
 9. PATCH EXISTING GRAVEL SURFACES AS NEEDED TO MATCH EXISTING SURFACES DISTURBED DURING CONSTRUCTION.
 10. PROVIDE 6" OF TOPSOIL WHERE SEEDING OCCURS, AND COMPLETE LANDSCAPING.
 11. ESTABLISH VEGETATION IN AREAS NOT SPECIFIED BY OTHER SURFACES WITHIN THE DISTURBED LIMITS.
 12. REMOVE EROSION CONTROLS.
 13. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION, MAINTAIN EROSION CONTROLS IN ACCORDANCE WITH THE WISCONSIN DNR TECHNICAL STANDARDS.
 14. CONTRACTOR TO DISPOSE OF SOLIDS, SEDIMENT, FILTER BACKWASH, OR OTHER WASTE THAT IS REMOVED FROM OR RESULTS FROM THE TREATMENT OR CONTROL OF STORM WATER IN COMPLIANCE WITH APPLICABLE STATE LAWS AND REGULATIONS AND IN A MANNER THAT PREVENTS ANY WASTE FROM ENTERING WATERS OF THE STATE. DEPOSIT SEDIMENT IN AN APPROVED LANDFILL.

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PROJECT

**USEMCO
PAINT BOOTH
ADDITION**

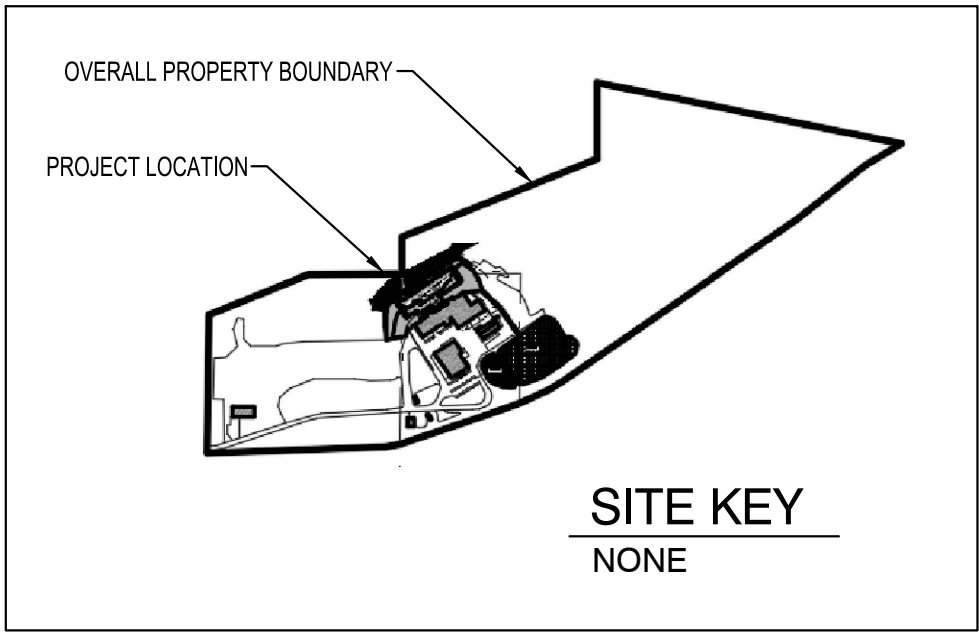
TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-33343
FILE NAME	33343-01-EROSION
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	11/1/24
CLIENT PROJECT NO.	-

TITLE

**EROSION
CONTROL PLAN**



REMOVAL LEGEND	
SYMBOL	DESCRIPTION
	REMOVE CONCRETE PAVEMENT
	REMOVE AGGREGATE SURFACING
CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. PAVEMENT REMOVALS SHALL INCLUDE FULL DEPTH SAWCUT AND SECTION REMOVAL.	



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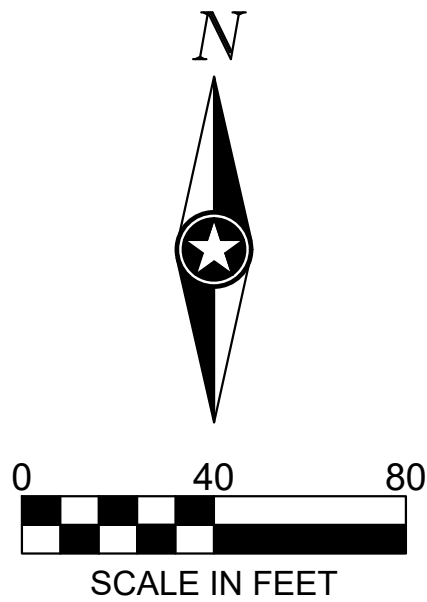
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PROJECT		
USEMCO PAINT BOOTH ADDITION		
TOMAH WISCONSIN		
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-33343
FILE NAME	33343-C2-REMOVAL
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	11/1/24
CLIENT PROJECT NO.	-

TITLE
EXISTING SITE & REMOVAL PLAN

SHEET
C2-10



PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION



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PROJECT

**USEMCO
PAINT BOOTH
ADDITION**

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-33343
FILE NAME	33343-C3-SITE
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	11/1/24
CLIENT PROJECT NO.	-

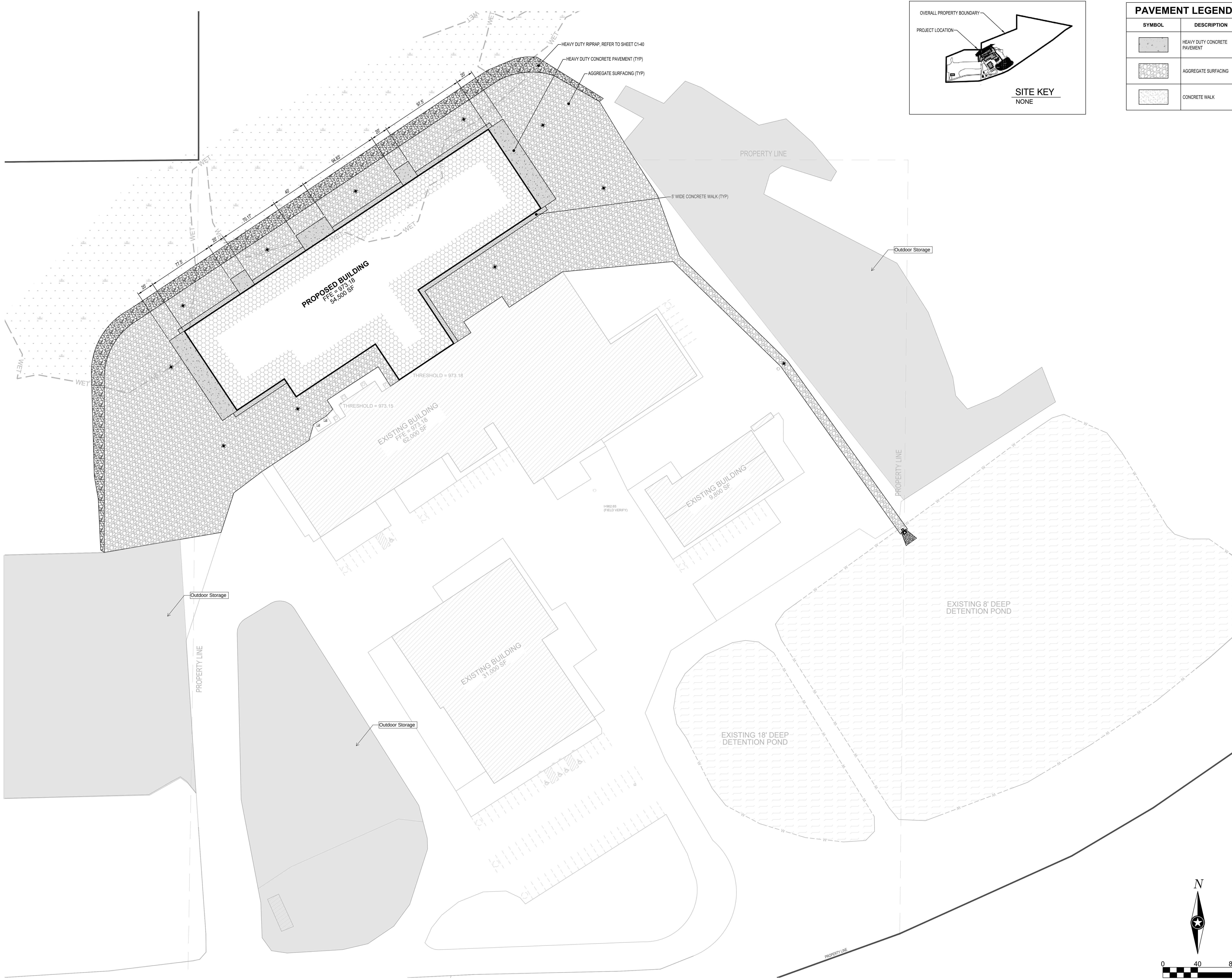
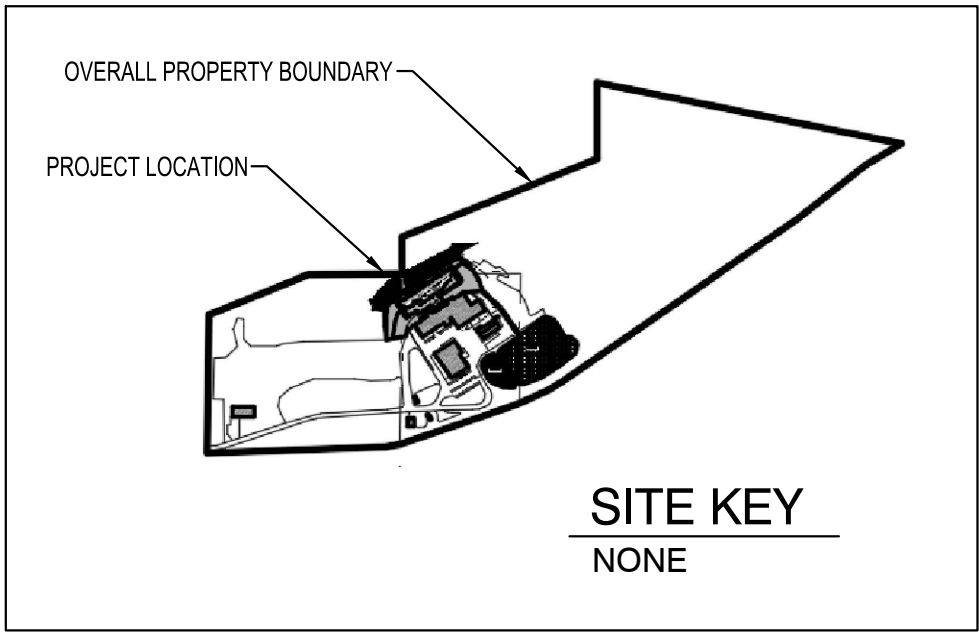
TITLE

SITE PLAN

SHEET

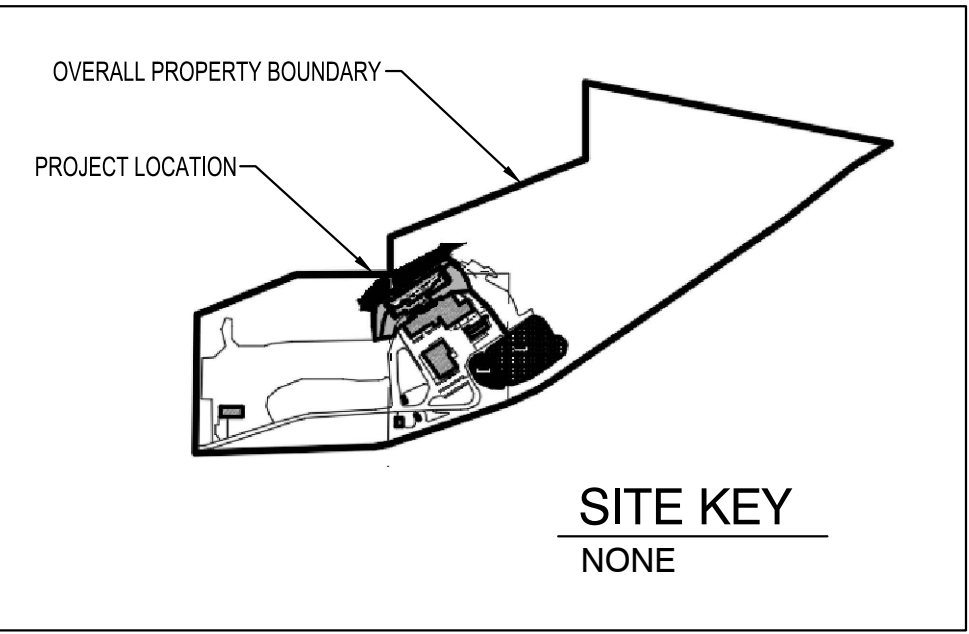
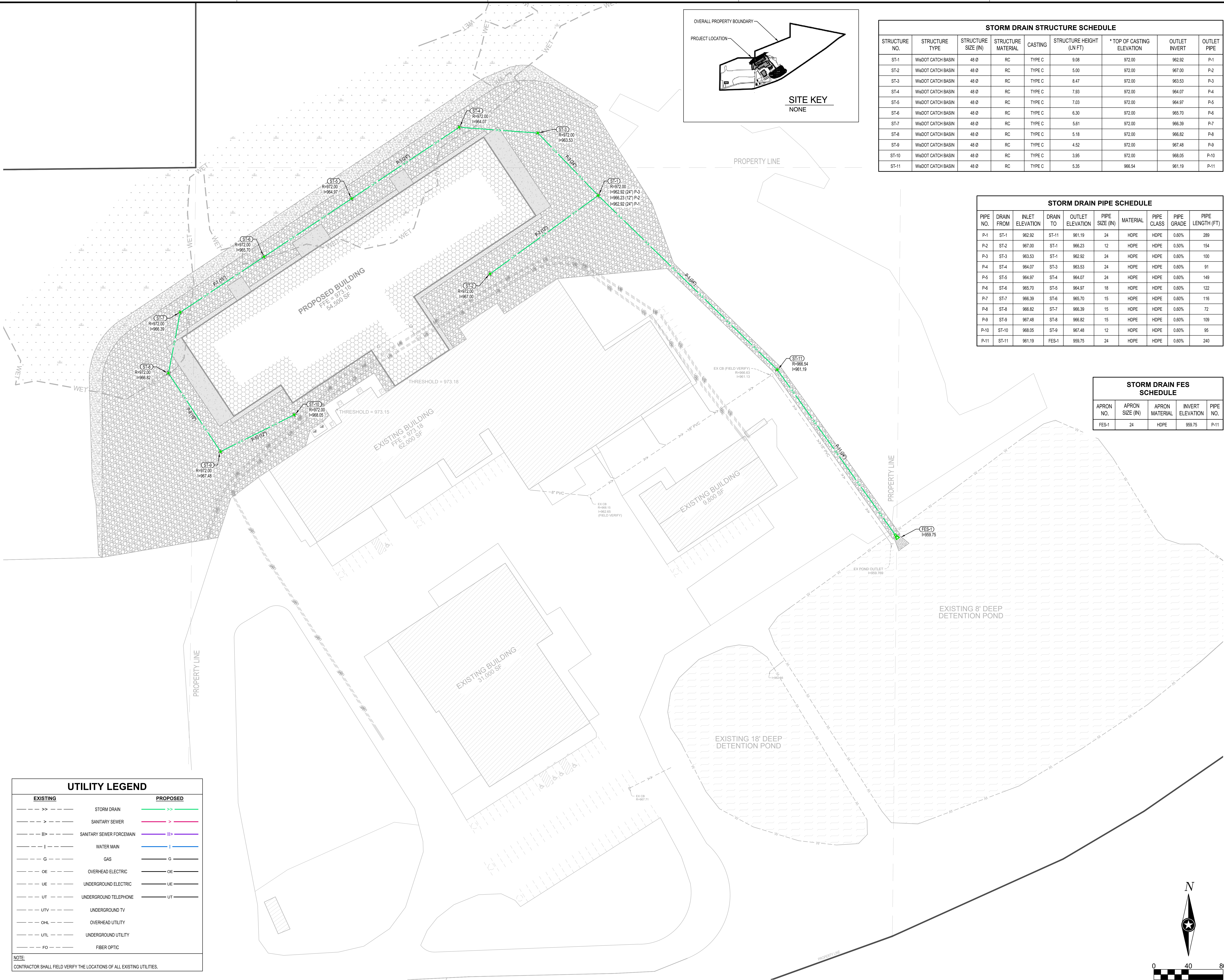
C3-10

PAVEMENT LEGEND	
SYMBOL	DESCRIPTION
	HEAVY DUTY CONCRETE PAVEMENT
	AGGREGATE SURFACING
	CONCRETE WALK





PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY NOT FOR CONSTRUCTION

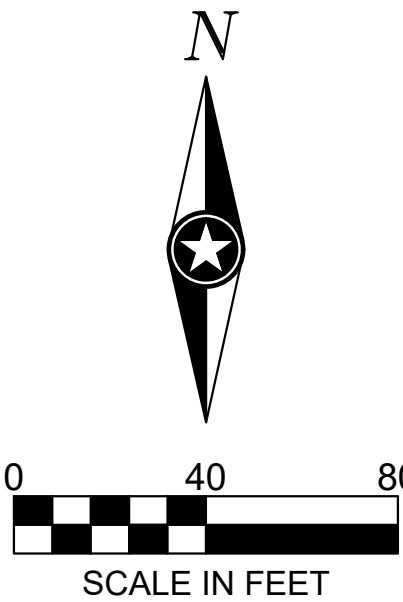


STORM DRAIN STRUCTURE SCHEDULE								
STRUCTURE NO.	STRUCTURE TYPE	STRUCTURE SIZE (IN)	STRUCTURE MATERIAL	CASTING	STRUCTURE HEIGHT (LN FT)	* TOP OF CASTING ELEVATION	OUTLET INVERT	OUTLET PIPE
ST-1	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	9.08	972.00	962.82	P-1
ST-2	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	5.00	972.00	967.00	P-2
ST-3	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	8.47	972.00	963.53	P-3
ST-4	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	7.93	972.00	964.07	P-4
ST-5	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	7.03	972.00	964.97	P-5
ST-6	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	6.30	972.00	965.70	P-6
ST-7	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	5.61	972.00	966.39	P-7
ST-8	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	5.18	972.00	966.82	P-8
ST-9	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	4.52	972.00	967.48	P-9
ST-10	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	3.95	972.00	968.05	P-10
ST-11	W&DOT CATCH BASIN	48 Ø	RC	TYPE C	5.35	966.54	961.19	P-11

STORM DRAIN PIPE SCHEDULE									
PIPE NO.	DRAIN FROM	INLET ELEVATION	DRAIN TO	OUTLET ELEVATION	PIPE SIZE (IN)	MATERIAL	PIPE CLASS	PIPE GRADE	PIPE LENGTH (FT)
P-1	ST-1	962.92	ST-11	961.19	24	HDPE	HDPE	0.60%	289
P-2	ST-2	967.00	ST-1	966.23	12	HDPE	HDPE	0.50%	154
P-3	ST-3	963.53	ST-1	962.92	24	HDPE	HDPE	0.60%	100
P-4	ST-4	964.07	ST-3	963.53	24	HDPE	HDPE	0.60%	91
P-5	ST-5	964.97	ST-4	964.07	24	HDPE	HDPE	0.60%	149
P-6	ST-6	965.70	ST-5	964.97	18	HDPE	HDPE	0.60%	122
P-7	ST-7	966.39	ST-6	965.70	15	HDPE	HDPE	0.60%	116
P-8	ST-8	966.82	ST-7	966.39	15	HDPE	HDPE	0.60%	72
P-9	ST-9	967.48	ST-8	966.82	15	HDPE	HDPE	0.60%	108
P-10	ST-10	968.05	ST-9	967.48	12	HDPE	HDPE	0.60%	95
P-11	ST-11	961.19	FES-1	959.75	24	HDPE	HDPE	0.60%	240

STORM DRAIN FES SCHEDULE				
APRON NO.	APRON SIZE (IN)	APRON MATERIAL	INVERT ELEVATION	PIPE NO.
FES-1	24	HDPE	959.75	P-11

UTILITY LEGEND		
EXISTING		PROPOSED
-->>---	STORM DRAIN	-->>---
-->---	SANITARY SEWER	-->---
--II>---	SANITARY SEWER FORCEMAIN	--II>---
-- ---	WATER MAIN	-- ---
--G---	GAS	--G---
--OE---	OVERHEAD ELECTRIC	--OE---
--UE---	UNDERGROUND ELECTRIC	--UE---
--UT---	UNDERGROUND TELEPHONE	--UT---
--UTV---	UNDERGROUND TV	--UTV---
--OHL---	OVERHEAD UTILITY	--OHL---
--UTL---	UNDERGROUND UTILITY	--UTL---
--FO---	FIBER OPTIC	--FO---
NOTE: CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES.		



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PROJECT

USEMCO
PAINT BOOTH
ADDITION

TOMAH WISCONSIN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

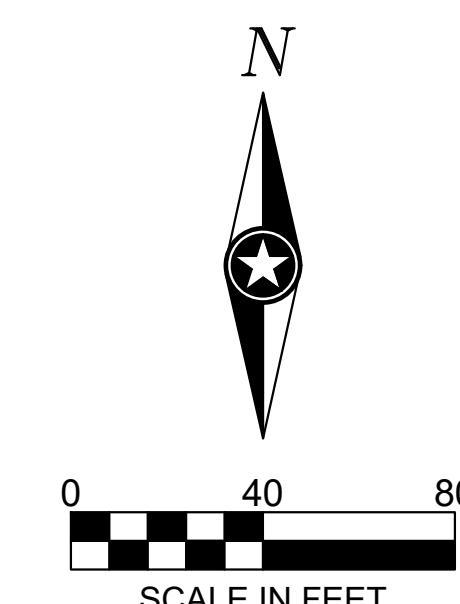
PROJECT NO. 26-33343
FILE NAME 33343-C3-UTILITY
DRAWN BY ---
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE --/--/--
CLIENT PROJECT NO. -

TITLE

UTILITY PLAN

SHEET C3-20

GENERAL GRADING NOTES PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.



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PROJECT NO.	26-33343
FILE NAME	33343-C4-GRADE
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

SHEET

C4-10

8/27/2026

City of Tomah Building & Zoning
819 Superior Ave
Tomah, WI 54660

RE: USEMCO Paint Booth Addition Site Plan Review Application

To Whom it may concern,

We respectfully request a Site Plan Review from the City of Tomah Building and Zoning department for an addition to the USEMCO manufacturing facility located at 1730 Rezin Rd, Tomah, WI 54660. Included with this submittal is the application with completed Site Plan Review Checklist, Engineered Civil Plans, Floor Plan, Exterior Elevations, Exterior Lighting Details. An Area Variance application for building height is also being submitted.

Project Description:

The project consists of an approximately 54,500 SF one-story addition attached to the North side of the existing building, housing an enclosed paint booth, blast and finishing operations served by overhead bridge cranes. The highest point of the building will be 50' above grade, with paint booth exhaust stacks extending to 56'. The structure will consist of concrete foundations and structural steel, with insulated precast and metal wall panels and a membrane roof matching the existing building.

Site work includes mass grading around the addition, storm sewer, and expansion of the truck circulation, loading, staging and parking areas. Existing drainage patterns are maintained and site access will remain from the existing driveways (ingress/egress). There will be no new dumpster areas or outside storage. Property lines will be adjusted with parcels 286-02586-0000 to the West and 286-02586-5000 to the East so the addition lies entirely within Parcel 286-02585-0000.

Phasing of all building and site improvements:

Site improvements, including erosion control, mass grading, storm sewer and the site expansion, are planned to start in the fall of 2026, with building construction starting in the spring of 2027 and completing by the end of 2027.

Thank you for your consideration of this Site Plan Review Application, please do not hesitate to contact me if you have any questions or need additional information

Sincerely,



Sean P. Rezin, P.E.
Executive VP
USEMCO, Inc.



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:

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

Property Address: 1730 Rezin Rd, Tomah, WI 54660	Parcel Number: 286-02585-0000
---	-------------------------------

Applicant: USEMCO	Mailing Address: 1650 Rezin Rd.	City, State, Zip: Tomah, WI, 54660
Phone Number:	Email:	Primary Contact Sean Rezin

Business: Owner/Contact: USEMCO	Mailing Address: 1650 Rezin Rd.	City, State, Zip: Tomah, WI, 54660
Phone Number:	Email: srezin@usemco.com	Primary Contact Sean Rezin

Property Owner: PATRICK D REZIN; JUDITH K REZIN	Mailing Address: 1650 Rezin Rd.	City, State, Zip: Tomah, WI, 54660
Phone Number: 608-374-8904	Email:	Primary Contact Patrick D. Rezin

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: 8/27/26
Signature of Property Owner:	Date: 8/27/26

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	Included		
Address and common description of property and complete legal description	Included		
Dimensions of land and total acreage	Included		
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable	Included		
Name and address of firm or individual who prepared the site plan	Included		
Site and Zoning Data:			
Show North arrow, scaled drawing, Bench Mark location and elevation to NGS (if required)	Included		
Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site	Forthcoming		
Proposed lot lines, lot dimensions, property lines setback dimensions, structures, and other improvements to the site	Forthcoming		
Label all building front, rear, and side yard setbacks of new development to adjacent property lines	Included		
All existing and proposed easements			N/A
Lot coverage, lot dimensions, frontage, area in conformance	Included		
Finished graded surface (<i>shall be dust free</i>)	Included		
Natural Features:			
Wetlands	Floodplain	Included	
Access and Circulation:			
Dimensions, curve radii, and centerlines of existing and proposed access points, roads, and road rights-of-way or access easements	Included		
Location of proposed roads, driveways (ingress/egress), sidewalks, handicap ramp widths, and interior parking islands			N/A
Calculations for required number of parking and loading spaces, location, and layout (ADA compliant)	Included		
Dimensions of parking spaces, islands, circulation aisles, and loading zones	Included		
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	Included		
Utilizing a crane during build process ☒ YES ☐ NO			
Building floor plans and total floor area	Included		
Details on accessory structures and any screening			N/A
Location of exterior lighting (site and building lighting)	Included		
Lighting details: Sec. 52-208(3) Exposed sources of light shall be shielded so as not to be visible outside their premises.	Included		
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			N/A
Location of outdoor storage materials/equipment	Included		

STAFF COMMITTEE PREPARATION REPORT

Agenda Item: Approval of a Commercial Site Plan for USEMCO to build a new manufacturing facility at 1730 Rezin Rd.

Summary and Background Information:

USEMCO has applied for a commercial site plan approval for a new manufacturing facility. This plan has been reviewed by City staff, and engineering department and meets the standards in our ordinances.

Recommendation From: Zoning Administrator is to approve of the site plan

Minutes Attached:

Yes ☐ No ☒

Budget Account: Not applicable. **Fiscal Impact:** Not applicable.

Staff Responsible for implementation: Zoning staff.

Economic Impact: Significant regional economic impact with an existing large employer being able to expand their business footprint and create jobs and tax base.

Zoning/Rezoning Issues: Area Variance for airport height restrictions was discussed earlier in this meeting.

Supports Organizational Goals:

Yes ☒ No ☐

Questions from Administrator:

Grants Pursued/Opportunity Pursued: Not applicable.

Recommendation: Approve

A motion to approve this item should read, "Approve of The Site Plan for a new Manufacturing Facility by USEMCO project proposal at 1730 Rezin Rd.

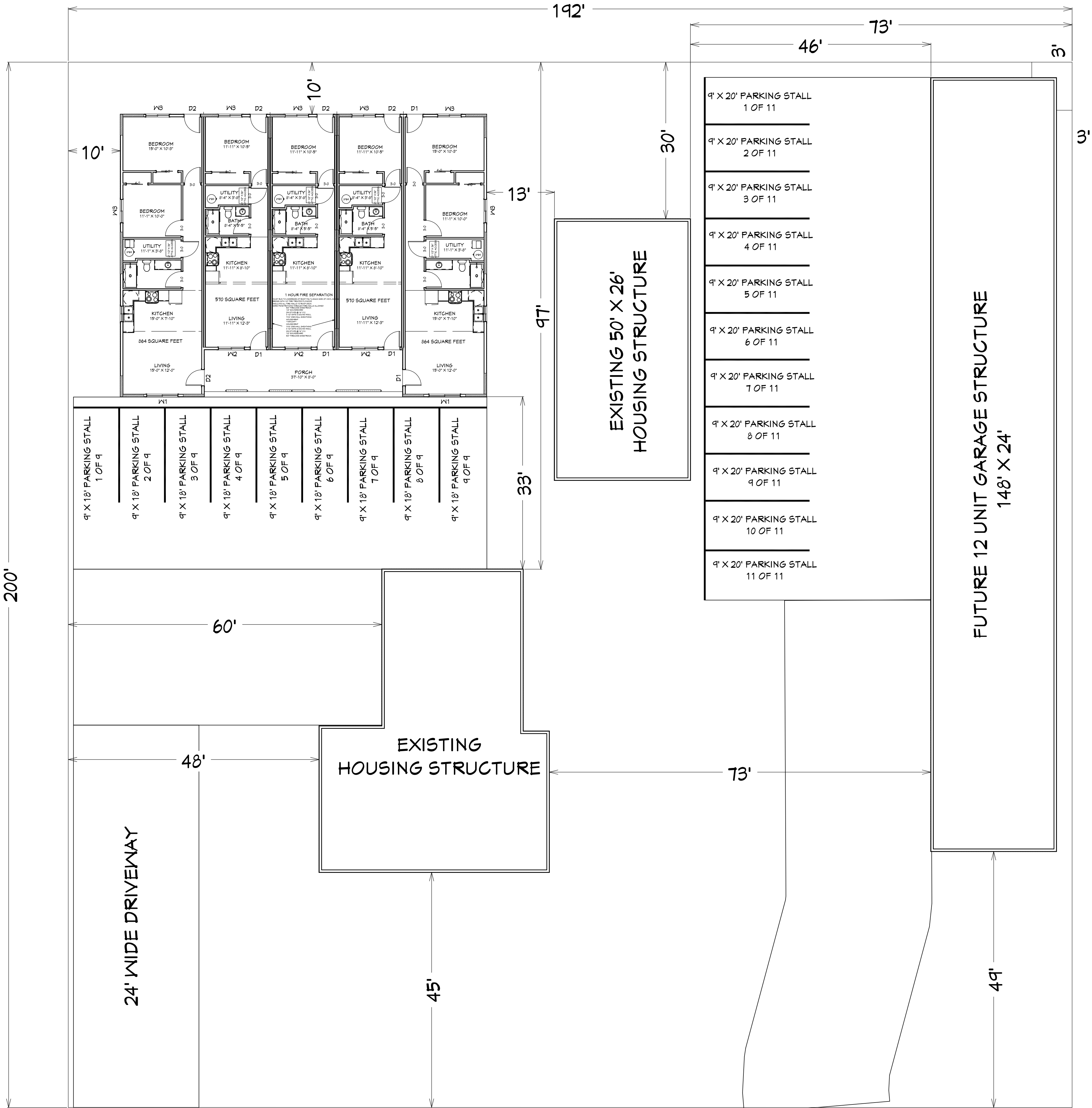
Charles Handy
Department Director

8-23-2026
Date

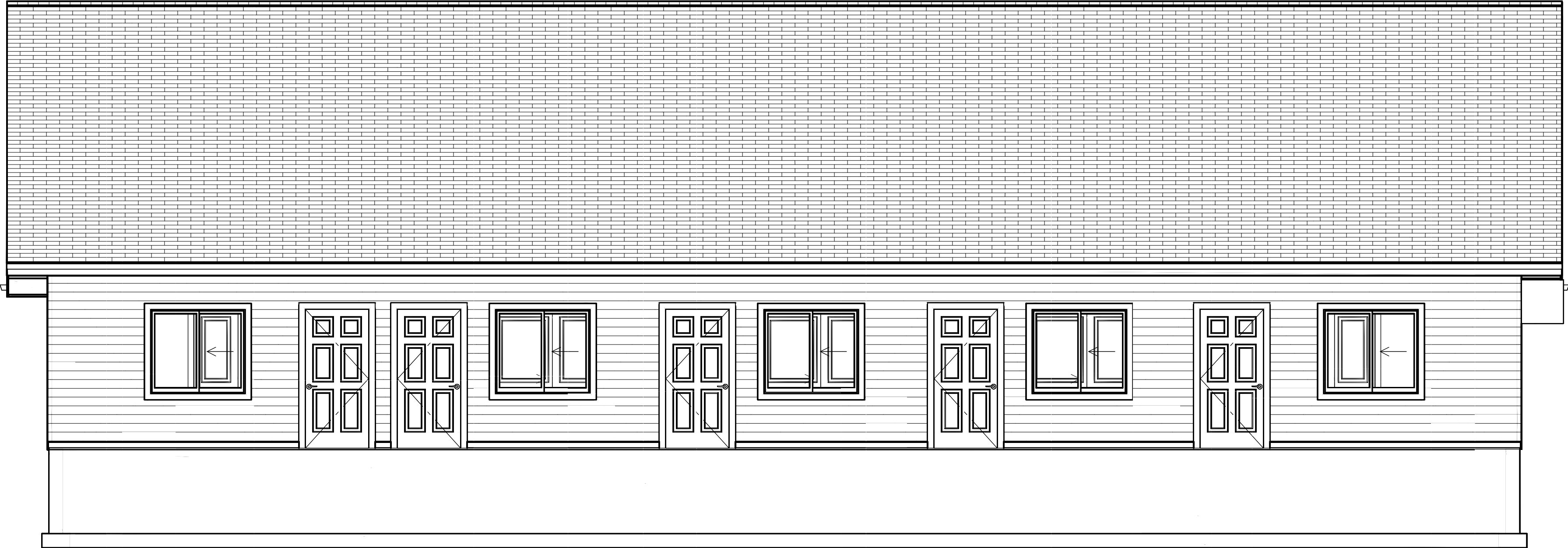
Committee: Planning Commission

Meeting Date(s): Sept. 03, 2026

PROJECT: VETERANS STREET APARTMENT PROJECT
SITE ADDRESS: 102 E VETERANS STREET, TOMAH
PARCEL ID: 286-02669-0000
PLAN: SITE PLAN
DATE: AUGUST 26, 2026
DRAWN BY TOMAH LUMBER INC - ERIC HALL



- TOP OF FOUNDATION TO BE 30" ABOVE CURB HEIGHT
- BUILDING TO BE 20'-0" TALL FROM FOUNDATION TO PEAK
- ALL EXTERIOR LIGHTING TO BE "CAN" STYLE SOFFIT LIGHTS



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TOMAH LUMBER INC.
111 N. SUPERIOR AVENUE
TOMAH, WI 54660

CUSTOMER: TOMAH LUMBER INC

DRAWN BY: ERIC HALL

TOTAL FLOOR AREA: 3360 SQUARE FEET

PLAN: REAR ELEVATION

DATE: AUGUST 26, 2026

SCALE: 1/4" = 1'



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TOMAH LUMBER INC.
111 N. SUPERIOR AVENUE
TOMAH, WI 54660

CUSTOMER: TOMAH LUMBER INC
DRAWN BY: ERIC HALL
TOTAL FLOOR AREA: 3360 SQUARE FEET

PLAN: FRONT ELEVATION
DATE: AUGUST 21, 2025
SCALE: 1/4" = 1'



City of Tomah Building & Zoning
819 Superior Ave
Tomah, WI 54660

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:

Construct a new 5-Unit Apartment building

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

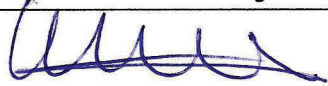
Property Address: 124 E VETERANS ST.	Parcel Number: 286-02669-0000
--	---

Applicant: CREAMERY I L.	Mailing Address: 102 E VETERANS ST Suite 2	City, State, Zip: TOMAH WI 54660
Phone Number: 85	Email: g.com	Primary Contact: MITCHELL KOEL

Business: Owner/Contact: SAME AS ABOVE	Mailing Address: "	City, State, Zip: "
Phone Number: "	Email: "	Primary Contact: "

Property Owner: SAME AS 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: 8/26/26
Signature of Property Owner: 	Date: 8/26/26

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



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TOMAH LUMBER INC. 111 N. SUPERIOR AVENUE TOMAH, WI 54660	CUSTOMER: TOMAH LUMBER INC		PLAN: RIGHT ELEVATION
	DRAWN BY: ERIC HALL		DATE: AUGUST 26, 2026
	TOTAL FLOOR AREA: 3360 SQUARE FEET		SCALE: 1/4" = 1'

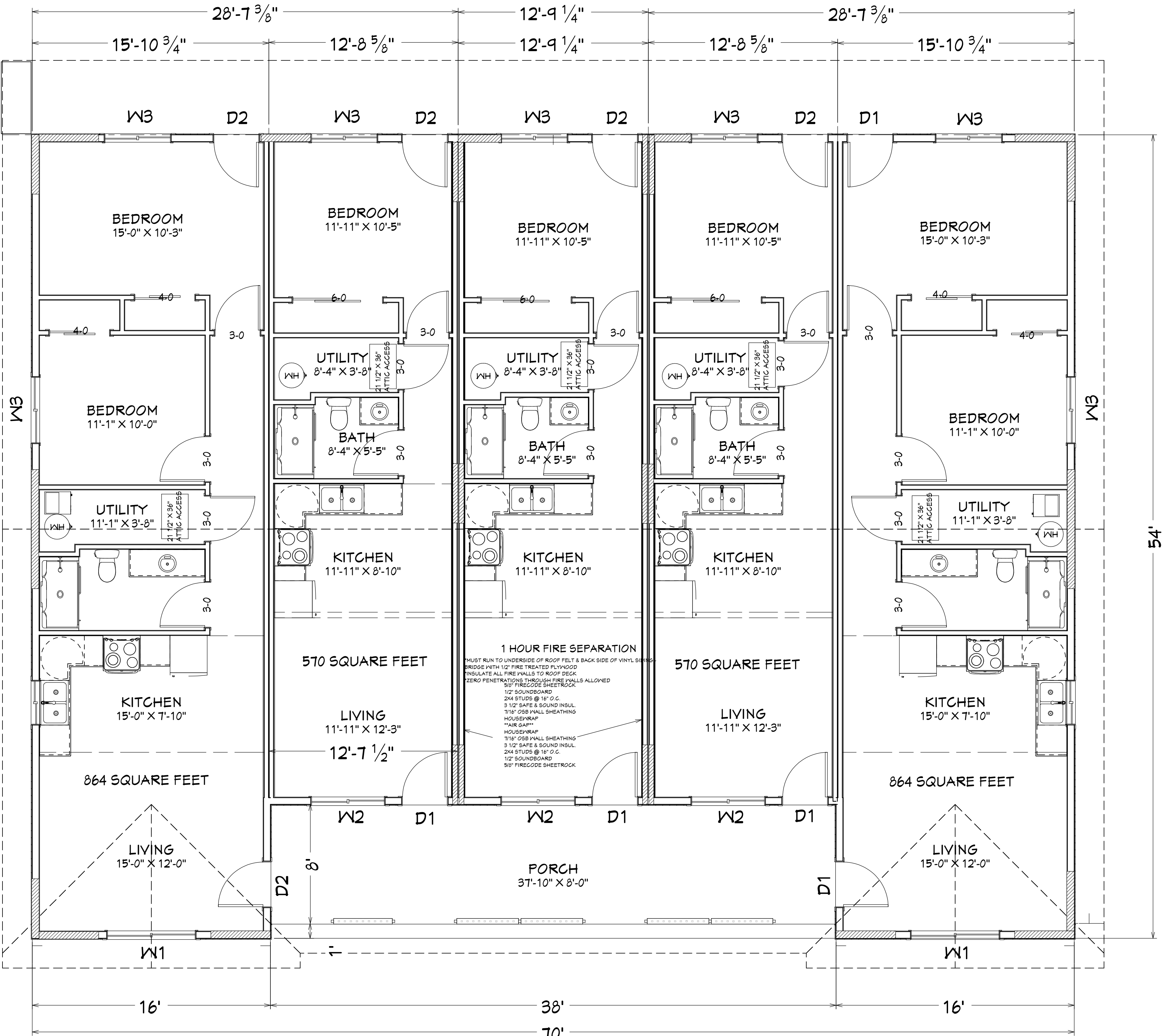


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TOMAH LUMBER INC. 111 N. SUPERIOR AVENUE TOMAH, WI 54660	CUSTOMER: TOMAH LUMBER INC		PLAN: LEFT ELEVATION
	DRAWN BY: ERIC HALL		DATE: AUGUST 21, 2025
	TOTAL FLOOR AREA:	3360 SQUARE FEET	SCALE: 1/4" = 1'

WINDOW AND DOOR SCHEDULE

- D1: THERMA TRU (TS210) STEEL ENTRY DOOR WITH COMPOSITE FRAME, RH BUTT TO BUTT RO: 38 1/2" X 82 1/2"
- D2: THERMA TRU (TS210) STEEL ENTRY DOOR WITH COMPOSITE FRAME, LH BUTT TO BUTT RO: 38 1/2" X 82 1/2"
- W1: PARCO (3150) WHITE VINYL SLIDING WINDOW RO: 72" X 48"
- W2: PARCO (3150) WHITE VINYL SLIDING WINDOW RO: 60" X 48"
- W3: PARCO (3150) WHITE VINYL SLIDING WINDOW RO: 54" X 48"



BRACED WALL PANEL

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TOMAH LUMBER INC.

111 N. SUPERIOR AVENUE
TOMAH, WI 54660

608-372-2111

WWW.TOMAHLUMBER.COM

CUSTOMER: TOMAH LUMBER INC

DRAWN BY: ERIC HALL

TOTAL FLOOR AREA: 3438 SQUARE FEET

PLAN: MAIN FLOOR

DATE: AUGUST 26, 2026

SCALE: 1/4" = 1'



Zoning Monthly Report

Aug. 2026

From Charlie Handy, Zoning Administrator

- Completed Plan Commission meeting, monthly reports, etc.
- Met with developers regarding potential short and long-term development projects
- Continue working on the 2026 Zoning dept. work plan
- Performed various enforcement activities
- Started 18-month process of drafting update to Floodplain/Shoreland Zoning Ordinance per state model ordinance
- Drafted TIF responses and potential developers' agreements for economic development projects
- Conducted Weekly Economic Development Staff meetings
- Completed Demolition and Auction of 103 Clark St.
- Drafted Residential RFP's for two tomah sites
- Prepared two annexation submittals
- Working collectively with staff to draft Tomah Marketing Plan
- Scheduling a Developer's Tour for Sept. 30th
- Soliciting / surveying largest employers for workforce needs
- Completed CDI grant application for Indoor Outdoor Market and apartments on Brieske lot downtown

IWorQs August Monthly Report

Permit #	Permit Date	Permit Type	Project Description	Parcel Address
7228	8/26/2026	Sign Permit	Replace existing mess	1231 N SUPERIOR AVE
7221	8/22/2026	Fence	Chain link fence aroun	419 NICHOLS STREET
7212	8/17/2026	Shed Permit<120 squa	She'd 120 square feet	707 PACKARD STREET
7208	8/12/2026	Sign Permit	(1) new set of face lit/h	1601 Rusch St.
7207	8/12/2026	Fence	Replacing existing fen	453 N GLENDALE AVE
7204	8/10/2026	Fence	Wood fence along the	1512 GRANT ST
7197	8/3/2026	Fence	Fence Installation	1414 KILBOURN AVEN
				Aug. Total
				YTD
				Budget

46 Code Enforcement orders to correct
22 orders corrected by Aug. 27th

Total Fees	
\$	70
\$	35
\$	27
\$	70
\$	35
\$	35
\$	35
\$	307
\$	5,073
\$	4,200

GEC August 2026 Report

Issued Date	Owner Name	Building Address	Census Code	Fee Total
8/1/2026	Allen Pasch	303 McAdams Dr.	131 - Electrical Only	\$ 171
8/4/2026	Nolan Hanson	680 Jefferson st	101 - Single Family House	\$ 1,056
8/7/2026	Aquiles Garcia	1119 Superior Ave.	131 - Electrical Only	\$ 220
8/7/2026	Berwyn Ryckman	212 W Cameron St.	649 - Demolition and Razi	\$ 110
8/7/2026	Kimberly Noth	1023 McLean Ave	434 - Residential Addition	\$ 165
8/12/2026	Darren Price	201 Larkin Street	131 - Electrical Only	\$ 220
8/12/2026	Grace Unverzagt	1218 1/2 Hansen Stre	120 - Decks and Porches	\$ 248
8/13/2026	Laura Tralmer	1125 Park View Dr	434 - Residential Addition	\$ 275
8/13/2026	Tammy Bruss	1809 Goodland Ave	120 - Decks and Porches	\$ 248
8/17/2026	Berwyn Ryckman	212 W Cameron St.	438 - Additions of Resider	\$ 419
8/19/2026	Chris Bedell	502 West Juneau Stre	130 - Plumbing Only	\$ 116
8/24/2026	Rick's Certified Auto	701 Superior Ave.	131 - Electrical Only	\$ 220
8/26/2026	Gloria Kratche	316 May Street	130 - Plumbing Only	\$ 116
8/26/2026	Scarlett Jorgenson	308 Green Acres	131 - Electrical Only	\$ 171
8/26/2026	Sheldeen Springer	308 W. Clifton St.	434 - Residential Addition	\$ 165
8/27/2026	Nancy Close	301 West Foster St	434 - Residential Addition	\$ 165
			Aug. Total	\$ 4,085
			YTD	\$ 49,652
			Budget	\$ 80,000