It is expected that a Quorum of the Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

CITY OF MENASHA
PLAN COMMISSION
Council Chambers
140 Main Street, Menasha

April 28, 2015
3:30 PM

AGENDA

3:30 PM – Informal Public Hearing on the Proposed Rezoning Regarding the Following Proposed Actions:

- *Rezoning of the properties in proximity to 165 Main Street, which includes Parcel Numbers 3-00818-00, 3-00818-01, 3-00820-00, 3-00816-01, and 3-00817-01 from C-2 Central Business District to Planned Unit Development (PUD)*
- *Amending the Planned Unit Development District (PUD) Plan for Parcel Number 3-00798-00 and 3-00790-00 adjacent to Marina Place*

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. MINUTES TO APPROVE
1. Minutes of the April 14, 2015 Plan Commission Meeting

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
Five (5) minute time limit for each person

E. DISCUSSION
1.

F. ACTION ITEMS
1. Site Plan Review and Rezoning of Parcels from C-2 Central Business District to Planned Unit Development (PUD) and Amendment to PUD Plan*****
2. Plan Review – Broad Street Parking Lot – Multi-level Parking Structure*****
3. Temporary Use of City Owned Property for Construction Staging and Contractor Parking

G. ADJOURNMENT

***Commissioners**: We ask that you bring the office building site plan and the parking structure plan that was distributed for the April 14 meeting with you to the meeting. If you would like us to provide another copy of those materials for you, please contact our office and they will be available prior to the meeting.

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

CITY OF MENASHA
Plan Commission
Council Chambers, City Hall – 140 Main Street
April 14, 2015
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:39 PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, DPW Radtke and Commissioners Sturm, DeCoster and Schmidt.

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner and Comm. Cruickshank

OTHERS PRESENT: CDD Keil, CDC Heim, Charles Wees, 108 First Street, George Driessen, 169 Marina Place, Gary Zahringer, Martenson & Eisele, Wil Krautkramer, 1226 Appleton Street, Dan Pamenter, Vertigo, 167 Main Street, Christopher Evenson, 523 Broad Street, Kim Vanderhyden, Bakalor Properties, 334 Park Street, Joe Nemecek, Aspen Maui Adv., 180 Main Street, Sandra Dabill Taylor, 545 Broad Street, Dan Zelinski, 647 Paris Street, Peter Hoelzel, 169 Marina Place, Becky Nichols, 402 Elm Street, Michele Tortelli, 175 Marina Place, Joe Zuehlke, 175 Marina Place, Don Smith, 161 Marina Place, Jeff Thistle, 173 Marina Place, Steve Grenell, Menasha Utilities, Jen Zettel, The Post Crescent, John Hogerty, Menasha Downtown Development, LLC and Todd Hietpas, Performa, 124 N Broadway, DePere.

3:30 PM - Informal Public Hearing Regarding the Proposed Amendment to Title 13 of the Menasha Code of Ordinances pertaining to Permitted Uses and Parking Requirements to PUD (Planned Unit Development) District

3:35 PM – Informal Public Hearing on the Proposed Rezoning Regarding the Following Proposed Actions:

- **Rezoning of the properties in proximity to 165 Main Street, which includes Parcel Numbers 3-00818-00, 3-00818-01, 3-00820-00, 3-00816-01, and 3-00817-01 from C-2 Central Business District to Planned Unit Development (PUD)**
- **Amending the Planned Unit Development District (PUD) Plan for Parcel Number 3-00798-00 and 3-00790-00 adjacent to Marina Place**

Mayor Merkes opened the public hearings at 3:40 PM.

Due to related subject matter comments were received relating to both the amendments to the zoning district standards and the proposed rezoning of parcels from C-2 to PUD.

CDD Keil gave an overview of the purpose of the rezoning and how the rezoning relates to the project proposed to parcel numbers 3-00818-00, 3-00818-01, 3-00816-01 and 3-00817-01 as well as the amendment to the PUD for parcel numbers 3-00798-00 and 3-00790-00.

Sandra Dabill Taylor, 545 Broad Street, regarding proper public notice for the scheduled public hearings before the Plan Commission and Common Council and asked that no action be taken.

Dan Pamenter, 167 Main Street , indicated that he had not been given notice or knowledge to the construction plans. He expects more loyalty as a downtown business owner.

CDD Keil explained that the properties proposed for rezoning include the former hotel and bank building and city owned properties in and adjacent to the Marina Place parking lot.

No one else spoke.

The hearings were closed at 3:51 PM.

C. MINUTES TO APPROVE

1. **Minutes of the April 7, 2015 Plan Commission Meeting**
   Motion by Comm. Schmidt, seconded by Comm. DeCoster to approve the April 7, 2015 Plan Commission meeting minutes. The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

1. Sandra Dabill Taylor, 545 Broad Street, spoke regarding the proposed Amendment to the PUD District ordinance stating that half of the ordinance has been retracted. Questioned why the C-2 zoning district was not modified so any new buildings in the C-2 district could exceed 6 stories. Feels that we are changing the ordinance to fit the development. She is protesting the amendments to the PUD District as she doesn't feel the public hearings should be taking place.

E. DISCUSSION

1. None.

F. ACTION ITEMS

1. **Certified Survey Map – Winnebago Avenue**
   CDD Keil informed the Commission that the land had been purchased, the existing ARC building has been razed and the Certified Survey Map prepared to create four residential lots. Access to Lot 1 is via a recorded easement over a portion of Winnebago Court, which is a private street. The lots proposed do meet the minimum lot size and minimum lot width per the zoning code. Motion by Comm. Sturm, seconded by DPW Radtke to approve the Certified Survey Map on Winnebago Avenue. The motion carried.

2. **Amendment to Planned Unit Development (PUD) Ordinance**
   CDD Keil explained the intention of going through the PUD zoning amendment. He also explained that the building has been presented to the Landmarks Commission where they unanimously approved a Certificate of Appropriateness and that the Landmarks Commission agreed that the proposed building is compatible and harmonious with the Upper Main Street Historic District. Motion by DPW Radtke, seconded by Comm. Sturm to approve the amendment to the Planned Use Development (PUD) ordinance to the Common Council as submitted. The motion carried.

3. **Rezoning of Parcels (including Site Plan Review) from C-2 Central Business District to Planned Unit Development (PUD) and Amendment to PUD Plan**
   Mr. Hogerty, Menasha Downtown Development, LLC, gave an overview of the project which included the office building development and the parking structure. He stated that the Landmarks Commission found the design of the office building to be harmonious and compatible to the downtown. Pending final approval of the development agreement and site plans, construction is ready to start as soon as possible.

   Mr. Hietpas, Performa, gave an overview of the building materials, architectural elements and business entrances.

   Discussion ensued with members of the gallery and Commissioners regarding:
   - Additional parking
   - Grade of the new drive-thru and parking lot to rear of office building
   - The location of the building in relationship to Main Street and current Main Street businesses
   - Traffic changes
   - Tenants of the building and if any retail or restaurants were proposed
   - Public hearings and public notification
   - Safety of adjacent building at 167 Main St

- Size of the proposed PUD

CDD Keil stated that staff comments had been prepared concerning project details which the developer has not had an opportunity to respond to. The Plan Commission can recommend approval of the rezoning to PUD with the site plan brought back with further detail to the April 28, 2015 Plan Commission meeting.

Motion by Comm. Sturm, seconded by DPW to recommend rezoning of parcels from C-2 Central Business District to Planned Unit Development (PUD) and Amendment to PUD Plan to the Common Council. Motion carried on roll call 5-0.

4. **Sale/Transfer of City Owned Property – Marina Place Parking Lot**
Commissioners discussed the concern brought forward regarding proper notice on sale of city owned property. It was the consensus of the commission that this item be reviewed at the April 28, 2015 Plan Commission meeting. No action was taken on this item.

5. **Ground Lease of City Owned Property – Broad Street Parking Lot (part)**
Consensus by the commission that the ground lease of city owned property in the Broad Street parking lot is vital for the progress of this project and that this item be reviewed at the April 28, 2015 Plan Commission meeting. No action was taken on this item.

6. **Site Plan Review – Broad Street Parking Lot – Multi-level Parking Structure**
Consensus by the commission that the proposed site plan for the parking structure in the Broad Street parking lot be brought back at the next Plan Commission meeting for recommendation. No action was taken on this item.

7. **Temporary Use of City Owned Property for Construction Staging and Contractor Parking**
Commissioners discussed the need for designated areas to be used by the contractors for use staging and laydown areas and contractor parking. Concerns were expressed about the impact on customer parking for the Main Street businesses. Consensus by the commission was to review the materials at the next Plan Commission meeting on April 28, 2015. No action was taken on this item.

H. ADJOURNMENT

Motion by Comm. Sturm, seconded by Comm. DeCoster, to adjourn at 5:17 PM. The motion carried.

Minutes respectfully submitted by CDC Heim.

City of Menasha
SPECIAL ZONING APPROVAL

Owner Menasha Downtown Development, LLC. Case or Plan No. N/A

Address One Neenah Center, Suite 700 Fee $350.00

Applicant (if different than Owner) _____

Address _____

Zoning C2 Parcel Number(s) 3-00820-00 & 3-00818-00, 3-00818-01, 3-00816-01, 3-00817-01, 3-00798-00, 3-00790-00.

PLEASE INDICATE WHICH REQUEST IS BEING MADE

- [X] Rezoning
- [ ] Special Use
- [ ] Flood Plain Map Amendment
- [ ] Appeal or Variance
- [ ] PUD Plan Approval

Description of Request: Rezone parcels from current C2 to PUD to enable the construction of a new 8 story office building and associated parking ramp. and ~~be~~ amend Planned Unit Development on parcels 3-00798-00 and 3-00790-00.

Owner/Agent _____ BY: J.J. HOGERTY, II, Attorney
Signature

(If applicable)

Formal Hearing 4/21/2015 5-4-2015

Informal Hearing ~~4-14-2015~~ 4-28-2015

Notice Mailed ~~4-9-2015~~ 4-17-2015

Notice Mailed 4-9-2015 4-17-2015

Notice Mailed _____

Action Taken: _____ 20___

- [ ] APPROVED
- [ ] DENIED

Conditions (if any): _____

April 17, 2015

Dear Property Owner:

The City of Menasha will be holding public hearings regarding the following proposed actions:

- Rezoning of the properties in proximity to 165 Main Street, which includes Parcel Numbers 3-00818-00, 3-00818-01, 3-00820-00, 3-00816-01, and 3-00817-01 from C-2 Central Business District to Planned Unit Development (PUD)
- Amending the Planned Unit Development District (PUD) Plan for Parcel Number 3-00798-00 and 3-00790-00 adjacent to Marina Place.

You are being notified of these proposed actions in accordance with Section 13-1-142 of the Menasha Code of Ordinances. These changes are proposed to enable the construction of a new eight story office building and associated parking.

Please see the enclosed map and public hearing notice for more information.

The Plan Commission will be considering this rezoning at an informal public hearing on Tuesday, April 28, 2015 at 3:30 p.m. or shortly thereafter in the Third Floor Council Chambers of City Hall, 140 Main Street. Persons interested in this matter will be given an opportunity to comment and ask questions about the proposed rezoning. A second public hearing before the Common Council will be held Monday, May 4, 2015 at 6:00 p.m. or shortly thereafter in the Council Chambers of City Hall, 140 Main Street.

Sincerely,

Kristi Heim

Kristi Heim
Community Development Coordinator

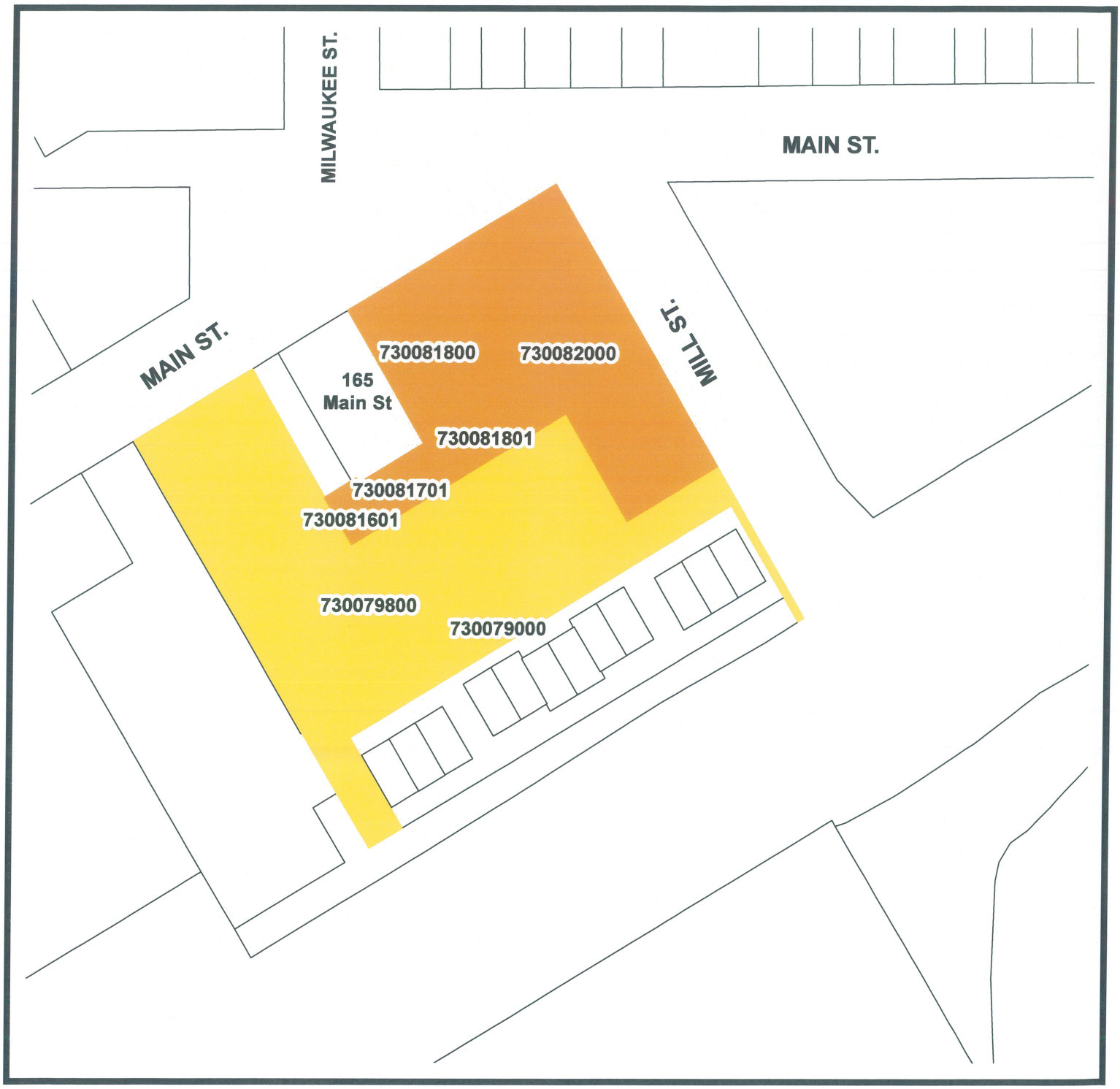
Enclosures

c: City of Menasha Clerk Deborah Galeazzi
Plan Commissioners

Proposed Rezonings

C-2 to Planned Unit Development
Parcel #3-00818-00, 3-00818-01
3-00820-00, 3-00816-01
and 3-00817-01

Amend Planned Unit Development
Parcel #3-00798-00 and 3-00790-00



Legend

C-2 Central Business Distirct to Planned Unit Development

Amend Planned Unit Development

N

CITY OF MENASHA
Public Hearing

NOTICE IS HEREBY GIVEN that the City of Menasha Plan Commission and Common Council will hold public hearings regarding the following proposed actions: Rezoning of the properties in proximity to 165 Main Street, which includes Parcel Numbers 3-00818-00, 3-00818-01, 3-00820-00, 3-00816-01, and 3-00817-01 from C-2 Central Business District to Planned Unit Development (PUD) and Amending the Planned Unit Development District (PUD) Plan for Parcel Number 3-00798-00 and 3-00790-00 adjacent to Marina Place. The requested is to enable the construction of a new eight story office building and associated parking.

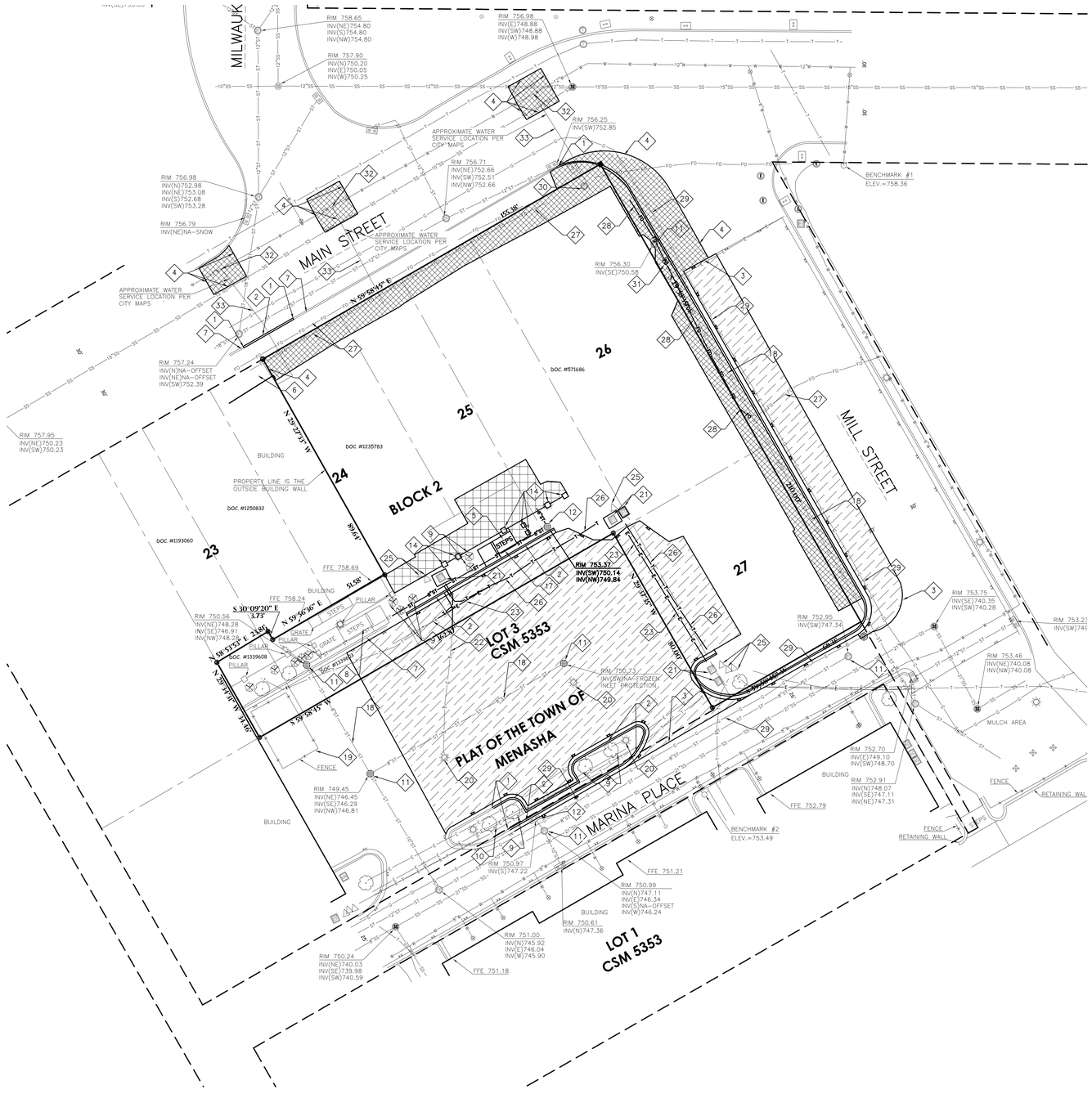
Plan Commission
Date of Hearings: Tuesday, April 28, 2015
Time of Hearings: 3:30 p.m. or shortly thereafter
Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

Common Council
Date of Hearings: Monday, May 4, 2015
Time of Hearings: 6:00 p.m. or shortly thereafter
Place of Hearings: City Hall Council Chambers, 140 Main Street, Menasha

All persons interested in commenting on the proposed amendment are invited to attend.

Deborah A. Galeazzi
City Clerk

Publish: April 20 and 27, 2015



BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF MARINA PLACE, 100' +/- WEST OF MILL STREET
ELEVATION 753.50

BENCHMARK #2
BURY BOLT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF MAIN STREET AND MILL STREET INTERSECTION.
ELEVATION 758.36

DESCRIPTION

BEING ALL OF LOTS 25 AND 26, AND BEING PART OF LOTS 23, 24, 27 AND 28 OF BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
8. ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
11. MAINTAIN TRAFFIC CIRCULATION TO ALL RETAIL AND COMMERCIAL BUILDINGS SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.

KEYNOTES:

1. SAWCUT EXISTING CONCRETE CURBING
2. REMOVE EXISTING CONCRETE CURBING
3. SAWCUT EXISTING BITUMINOUS PAVEMENT
4. SAWCUT EXISTING CONCRETE
5. REMOVE EXISTING CONCRETE STEPS
6. MAINTAIN EXISTING CONCRETE WALK
7. MAINTAIN EXISTING CONCRETE CURBING
8. MAINTAIN EXISTING CONCRETE STEPS
9. REMOVE EXISTING TREE
10. MAINTAIN EXISTING TREE
11. MAINTAIN EXISTING STORM SEWER STRUCTURE
12. REMOVE EXISTING STORM SEWER STRUCTURE
13. ABANDON EXISTING STORM PIPE
14. REMOVE EXISTING PILLAR
15. MAINTAIN EXISTING WATER VALVES
16. MAINTAIN EXISTING STORM SEWER PIPE
17. REMOVE EXISTING STORM SEWER PIPE
18. MAINTAIN EXISTING STORM SEWER PIPE
19. MAINTAIN EXISTING FENCE
20. REMOVE EXISTING POWER/LIGHT POLE
21. COORDINATE REMOVAL/RELOCATION OF ELECTRICAL TRANSFORMER WITH ELECTRIC COMPANY
22. MAINTAIN AND PROTECT EXISTING ELECTRICAL LINE
23. REMOVE EXISTING ELECTRICAL LINE
24. MAINTAIN AND PROTECT EXISTING TELEPHONE LINE
25. COORDINATE RELOCATION OF EXISTING TELEPHONE BOX WITH TELEPHONE COMPANY
26. REMOVE/RELOCATE EXISTING UNDERGROUND TELEPHONE LINE
27. MAINTAIN EXISTING FIBER OPTIC LINE
28. REMOVE/RELOCATE EXISTING FIBER OPTIC LINE
29. MAINTAIN EXISTING GAS LINE
30. MAINTAIN EXISTING TELEPHONE/ FIBER OPTIC MANHOLE
31. RELOCATE EXISTING ELECTRIC MANHOLE
32. DISCONNECT WATER SERVICE AT MAIN. SHUT OFF CORPORATION. COORDINATE WITH CITY.
33. ABANDON EXISTING WATER SERVICE

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL

CONCRETE REMOVAL

REMOVAL OF ELEVATED CONCRETE WALK

0' 20' 40' 60'
Scale 1"=20'

Land Surveying
Engineering
Landscape Architecture
3709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.8707(P) 715.344.9722(Fx)
Point of Beginning

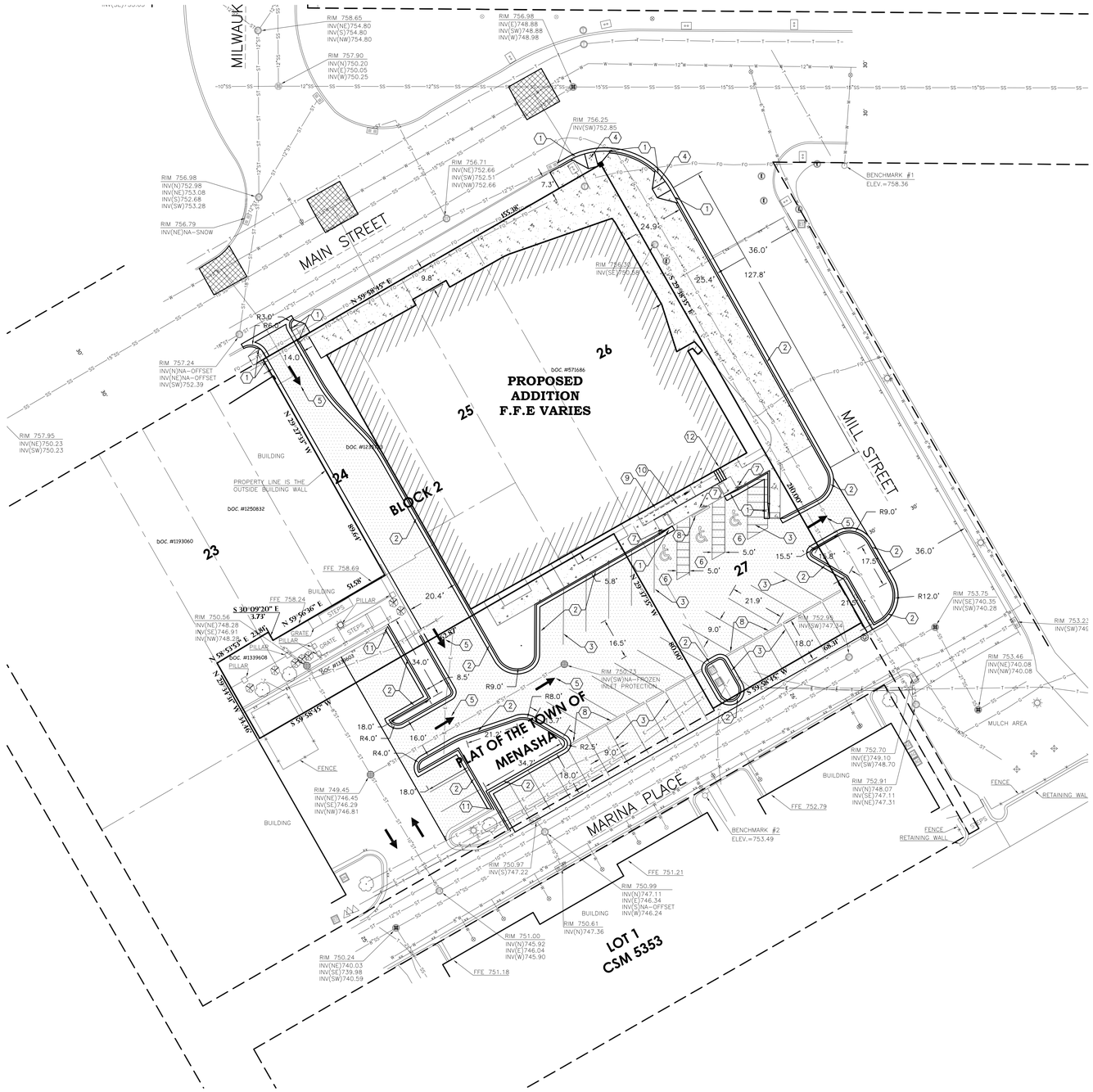
NO. | DESCRIPTION | BY | DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 1134
GREEN BAY, WISCONSIN 54305-1134
PHONE 920.336.9579 FAX 920.336.2899 www.performainc.com

DEMOLITION PLAN

DRAWN: WFF	CHK'D: JJL
DATE: 03/30/15	
SCALE:	
DRAWING NO.: C1.0	
PROJECT NO.: 14097	REV.:



BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK#1
BURY BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF MARINA PLACE, 100' +/- WEST OF MILL STREET.
ELEVATION 753.50

BENCHMARK #2
BURY BOLT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF MAIN STREET AND MILL STREET INTERSECTION.
ELEVATION 758.36

DESCRIPTION

BEING ALL OF LOTS 25 AND 26, AND BEING PART OF LOTS 23, 24, 27 AND 28 OF BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
5. SEE SHEET C3.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
12. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
13. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

1. 6" CURB TAPER SECTION
2. 30" CURB & GUTTER
3. PARKING LOT STRIPING
4. HANDI-CAP RAMP
5. DIRECTIONAL ARROW
6. HANDICAP PARKING STALL
7. HANDICAP PARKING SIGN
8. 8' PARKING STOP
9. ADA ACCESS ROUTE
10. PROPOSED RETAINING WALL

PAVEMENT HATCH PATTERNS:

PROPOSED 3" ASPHALTIC CONCRETE PAVEMENT W/ 9" BASE COURSE — 1 / C5.0

PROPOSED 4" CONCRETE PAVEMENT — 3 / C5.0

PROPOSED CONCRETE PAVEMENT TO MATCH EXISTING

0' 20' 40' 60'
Scale 1"=20'

Land Surveying
Engineering
Landscape Architecture
5709 Windy Dinks, Suite D
Stevens Point, WI 54482
715.344.0707 (FAX) 715.344.9922(FAX)

Point of Beginning

NO. | DESCRIPTION | BY | DATE

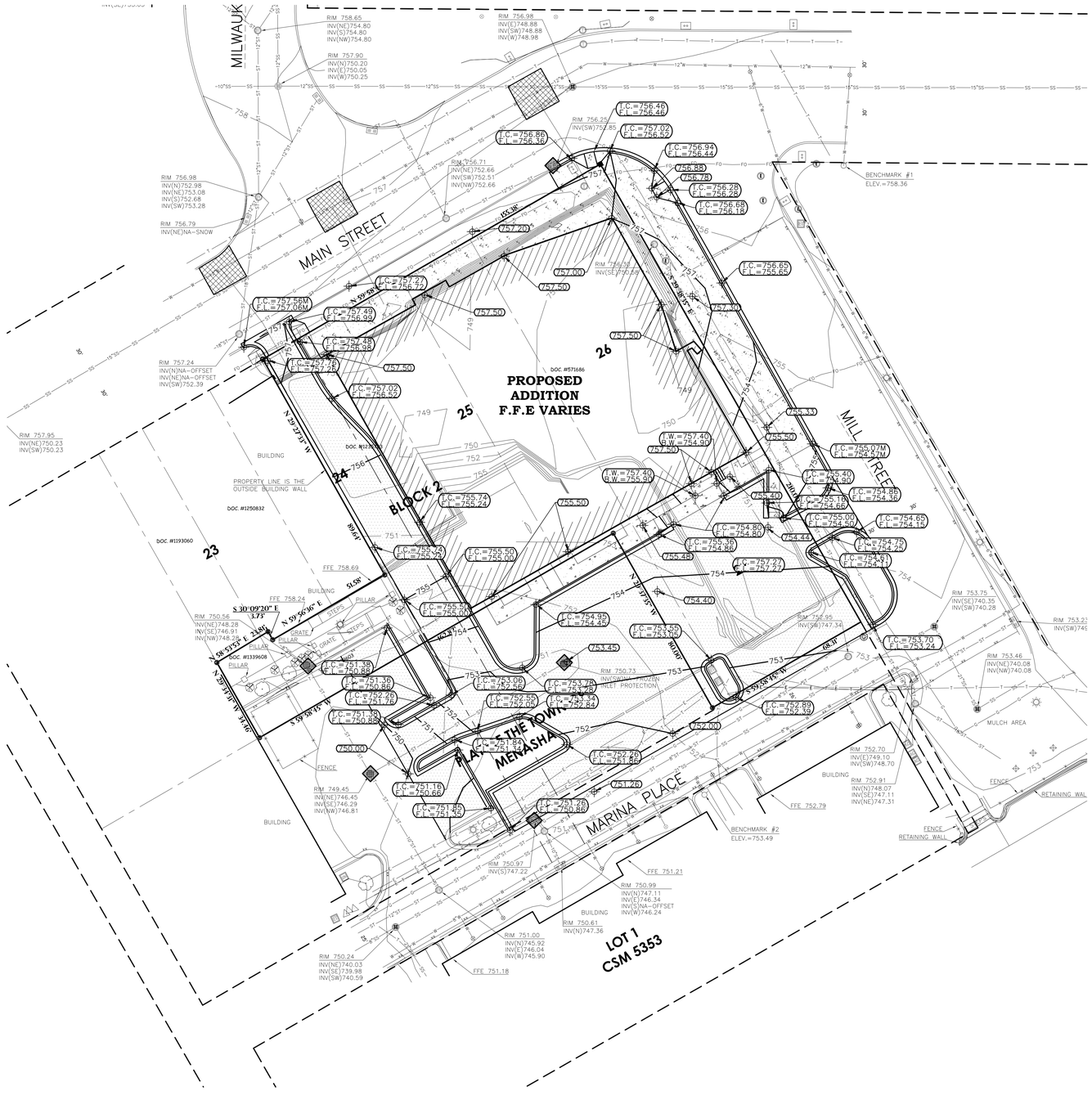
ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 1316
DE PERE, WISCONSIN 54115
PHONE 920-336-9100 FAX 920-336-2899 www.performainc.com

TITLE: LAYOUT PLAN

DRAWN	CHK'D
WFF	JJL

DATE: 03/30/15
SCALE:
DRAWING NO.: C2.0
PROJECT NO.: 14097
REV.:



BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF MARINA PLACE, 100' +/- WEST OF MILL STREET.
ELEVATION 753.50

BENCHMARK #2
BURY BOLT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF MAIN STREET AND MILL STREET INTERSECTION.
ELEVATION 758.36

DESCRIPTION

BEING ALL OF LOTS 25 AND 26, AND BEING PART OF LOTS 23, 24, 27 AND 28 OF BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 757.50' EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
6. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
9. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
10. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
11. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
12. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
13. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
14. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
15. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
16. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
17. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
18. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
19. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
20. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IF ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
21. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
22. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
23. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
24. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL SEQUENCING

1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN DEMOLITION
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
6. ALL DISTURBED AREAS SHALL BE FULLY STABILIZED PRIOR TO COMMENCEMENT OF PHASE 2.
7. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	892.26
PROPOSED RIM ELEVATION	RIM=893.56
PROPOSED TOP OF CURB ELEVATION	TC=893.56
PROPOSED FLOW LINE ELEVATION	FL=893.56
PROPOSED TOP OF WALL ELEVATION	TW=893.56
PROPOSED BOTTOM OF WALL ELEVATION	BW=893.56
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M
PROPOSED INLET PROTECTION	8 / C5.0

0' 20' 40' 60'
Scale 1"=20'

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.8707 FAX 715.344.9922(Fx)
Point of Beginning

NO. | DESCRIPTION | BY | DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5156
DE PERE, WISCONSIN 54115-5156
PHONE: 920.336.9797 FAX: 920.336.2809 www.performainc.com

GRADING PLAN

TITLE

DRAWN	CHK'D
WFR	JJL

DATE 03/30/15
SCALE
DRAWING NO. C3.0
PROJECT NO. 14097
REV.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL.
5. COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'–6" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET C3.0 FOR PROPOSED GRADES.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT–OF–WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
10. FIELD VERIFY THE SANITARY LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK.

UTILITY LEGEND:

PROPOSED STORM SEWER	X"ST
PROPOSED SANITARY SEWER	X"SS
PROPOSED WATER MAIN	X"W
PROPOSED 8" WATER MAIN VALVE	⊗ ← 9 / C5.0

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK#1
BURY BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF MARINA PLACE, 100' +/– WEST OF MILL STREET.
ELEVATION 753.50

BENCHMARK #2
BURY BOLT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF MAIN STREET AND MILL STREET INTERSECTION.
ELEVATION 758.36

DESCRIPTION

BEING ALL OF LOTS 25 AND 26, AND BEING PART OF LOTS 23, 24, 27 AND 28 OF BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

0' 20' 40' 60'
Scale 1"=20'

Point of Beginning
Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph)715.344.9922(Fx)

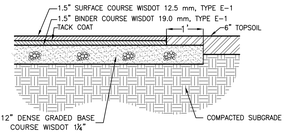
NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

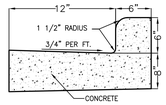
Performa
ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5156
DE PERE, WISCONSIN 54115
PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com

TITLE
UTILITY PLAN

DRAWN: WFR	CHK'D: JJL
DATE: 03/30/15	
SCALE:	
DRAWING NO.: C4.0	
PROJECT NO.: 14097	REV.:

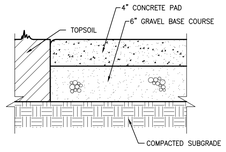


3" ASPHALT PAVEMENT (1 / C5.0)

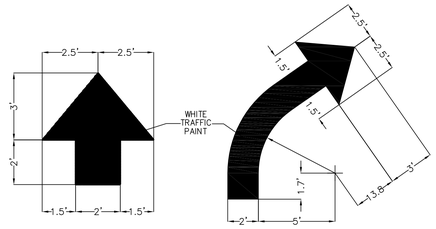


STANDARD CURB

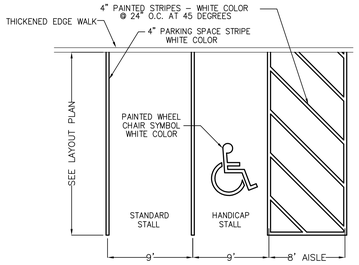
30" CURB AND GUTTER (2 / C5.0)



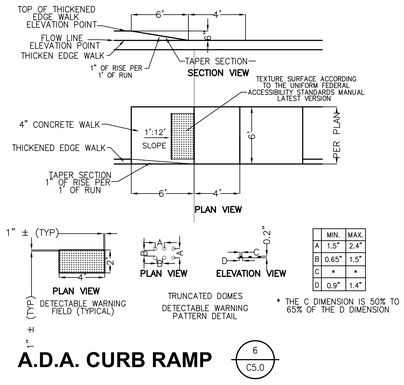
4" CONCRETE PAVEMENT (3 / C5.0)



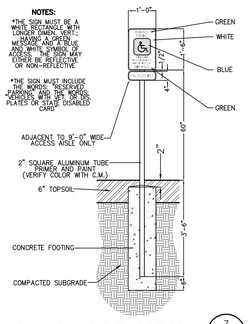
DIRECTIONAL ARROWS (4 / C5.0)



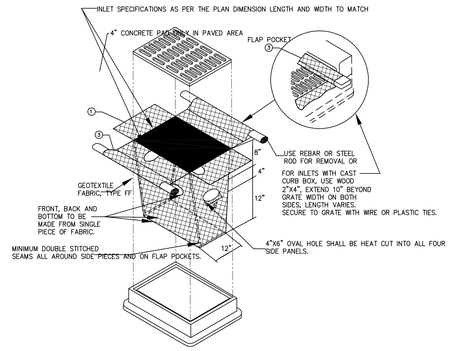
PARKING LOT STRIPING (5 / C5.0)



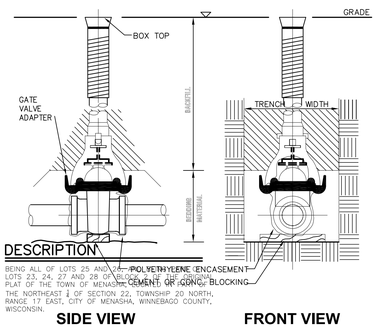
A.D.A. CURB RAMP (6 / C5.0)



HANDICAP SIGN (7 / C5.0)



INLET PROTECTION (8 / C5.0)



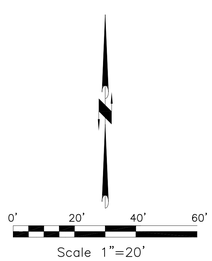
WATER VALVE (9 / C5.0)

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK#1
BURY BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF MARINA PLACE, 100' +/- WEST OF MILL STREET.
ELEVATION 753.50

BENCHMARK #2
BURY BOLT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF MAIN STREET AND MILL STREET INTERSECTION.
ELEVATION 758.36



Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.8999(P) 715.344.8922(Fx)
Point of Beginning

NO. | DESCRIPTION | BY | DATE

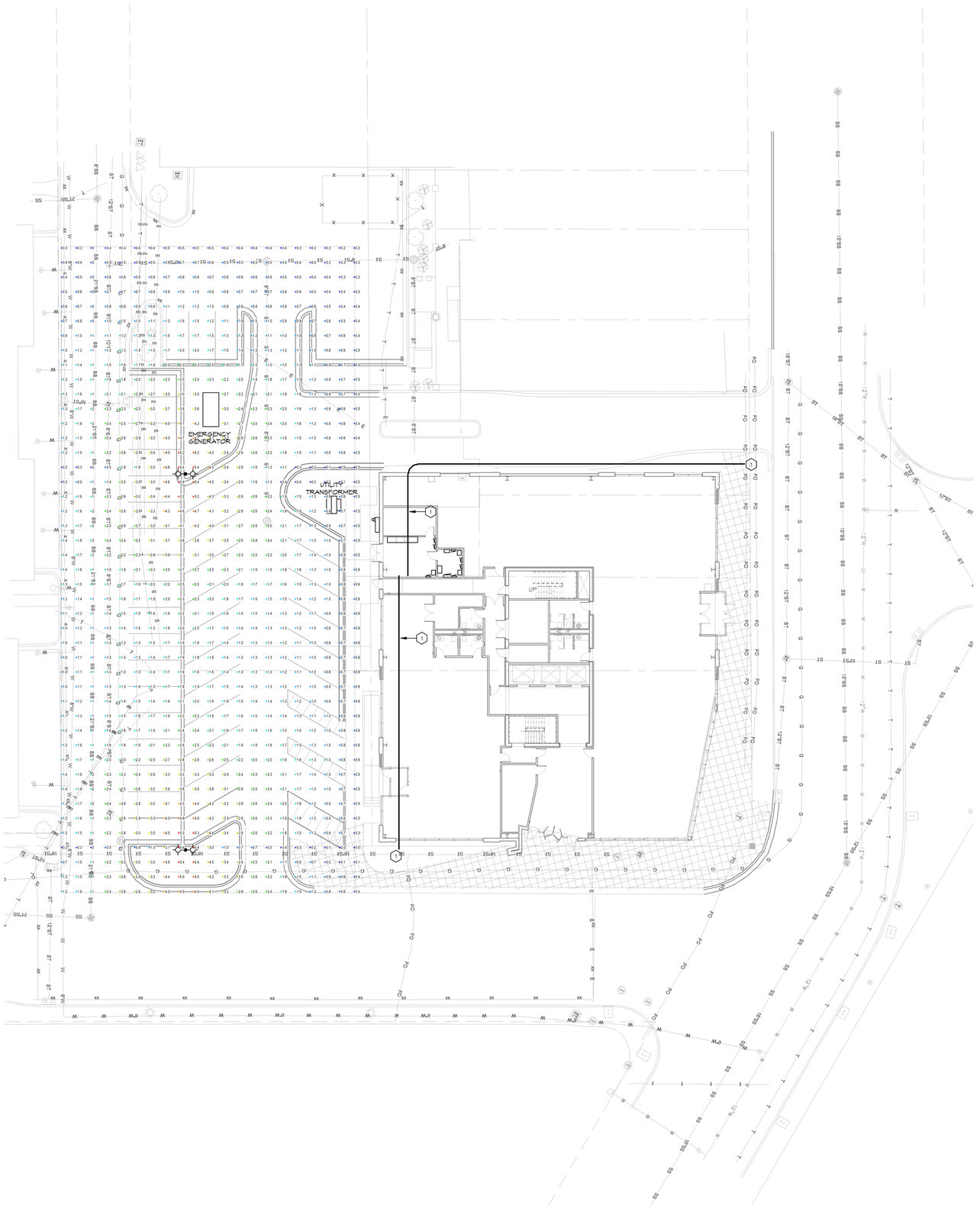
ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
134 N. BROADWAY, P.O. BOX 3154
GREEN BAY, WISCONSIN 54303
PHONE 920-336-9729 FAX 920-336-2899 www.performainc.com

DETAIL SHEET

TEE

DRAWN: WFR	CHK'D: JJL
DATE: 03/30/15	
SCALE:	
DRAWING NO.: C5.0	
PROJECT NO.: 14097	REV.:



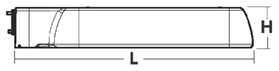
SITE ELECTRICAL NOTES:

1. FURNISH (2) 4" BURIED PVC CONDUIT WITH SWEEPING BENDS TO STREET FOR COMMUNICATIONS/FIBER.

CSX2 LED
LED Area Luminaire

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	34-1/3" (87.1 cm)
Width:	18-1/2" (46.9cm)
Height:	5-3/4" (14.6 cm)
Weight (max):	59 lbs (26.8 kg)



PARKING LOT LUMINAIRE

SITE ELECTRICAL PLAN
SCALE: 1/16" = 1'-0"

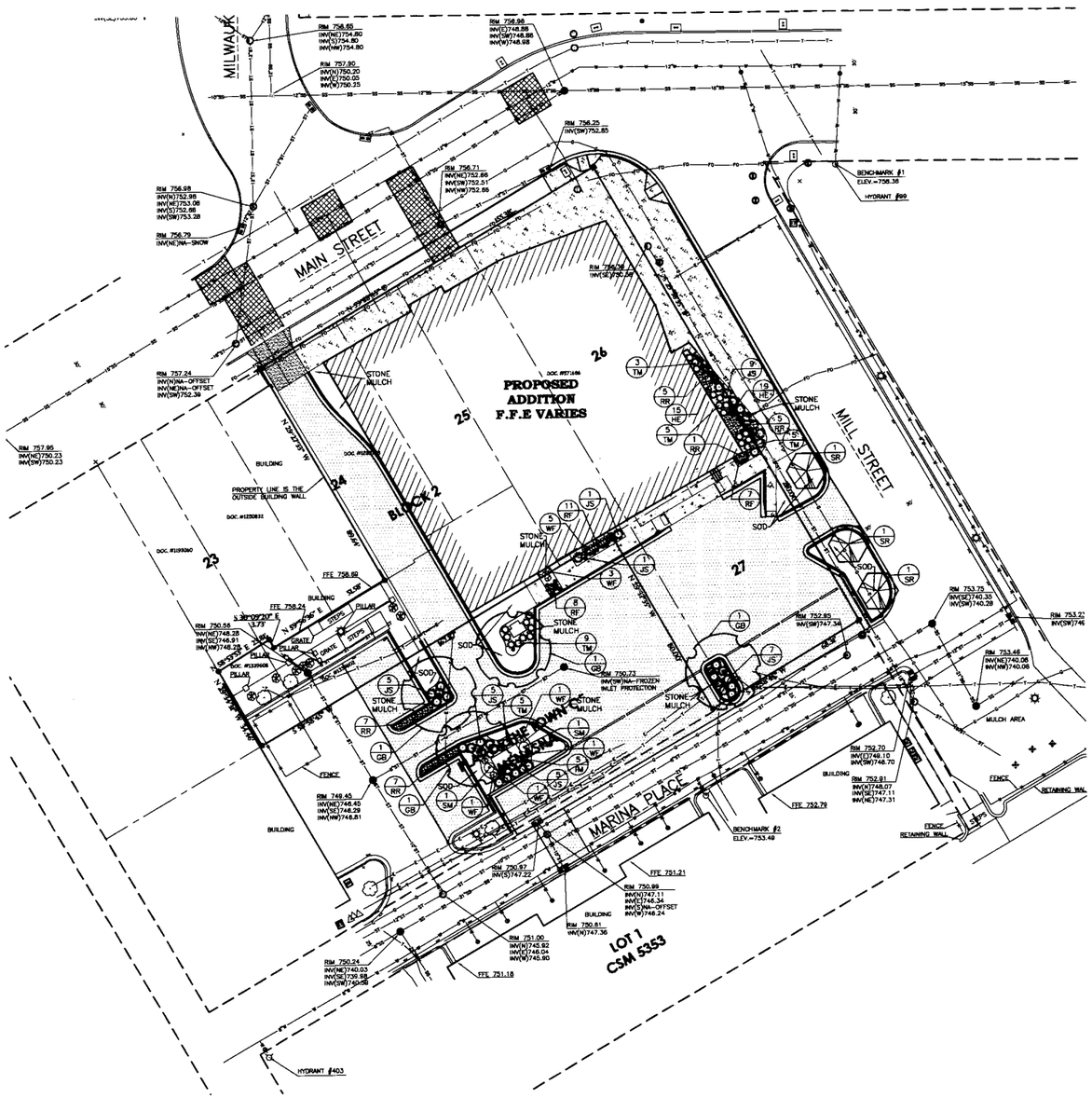
NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
12 N. BROADWAY P.O. BOX 1556
DE PERE, WISCONSIN 54115
PHONE: 800-336-9800 FAX: 800-336-2899 www.performainc.com

SITE ELECTRICAL PLAN

DRAWN: MPM	CHK'D: MPM
DATE: 03/30/15	
SCALE: As indicated	
DRAWING NO.: E1.0	
PROJECT NO.: 14097	REV.



BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BURY BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF MARINA PLACE, 100' +/- WEST OF MILL STREET.
ELEVATION 753.50

BENCHMARK #2
BURY BOLT OF FIRE HYDRANT LOCATED IN THE SOUTHEAST QUADRANT OF MAIN STREET AND MILL STREET INTERSECTION.
ELEVATION 758.36

DESCRIPTION

BEING ALL OF LOTS 25 AND 26, AND BEING PART OF LOTS 23, 24, 27 AND 28 OF BLOCK 2 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION, EXCEPT AREAS NOTED ON THIS DOCUMENT TO BE SODDED.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 4' DIAMETER CIRCLE OF 3" DEPTH SHREDDED HARDWOOD BARK MULCH. COLOR TO BE CHOSEN BY OWNER.
7. EDG-KING LANDSCAPE EDGING OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
8. 3" DEPTH OF 1-1/2" DIAMETER STONE MULCH SHALL BE PLACED IN ALL SHRUB PLANTING BEDS & AS INDICATED ON THIS SHEET. STONE FOR LANDSCAPE BEDS TO BE NATURALLY ROUNDED AND WASHED, GRADUATION FROM 1" TO 1-1/2" MAXIMUM, RIVER STONE OR MISSISSIPPI PEBBLE. COLOR TO BE CHOSEN BY OWNER.
9. FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL.	50'TX35'W	4
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK LILAC TREE	1 1/2" CAL.	25'TX15'W	3

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
JS	JUNIPERUS SABINA 'MINI ARCADE'	MINI ARCADE JUNIPER	5 GAL.	12"TX4'W	33
RR	ROSA RUGOSA 'PURPLE PAVEMENT'	PURPLE PAVEMENT ROSE	5 GAL.	3'TX3'W	25
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL.	5'TX5'W	2
TM	TAXUS X MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADER	5 GAL.	3'TX5'W	32
WF	WEIGELA FLORIDA 'MINUET'	MINUET WEIGELA	5 GAL.	3'TX5'W	12

PERENNIALS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HE	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	18"TX18"W	34
RF	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR BLACK EYED SUSAN	1 GAL.	18"TX18"W	28

GREEN SPACE CALCULATION

GREEN SPACE:
TOTAL LOT = 39,937 S.F.

PROPOSED: 3,110 S.F. OR 7.8% GREEN SPACE OUT OF TOTAL LOT

0' 20' 40' 60'
Scale 1"=20'

Land Surveying
Engineering
Landscape Architecture
3109 Windy Drive, Suite D
Eau Claire, WI 54701
715.344.9999(PH)715.344.9922(FX)

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS—ENGINEERS
1306 WEST COLLEGE AVE. P.O. BOX 1144
APPLETON, WISCONSIN 54912-1144
PHONE 920.830.9997 www.performa-inc.com

LANDSCAPE PLAN

DRAWN	CHKD
WFR	AJL
DATE	
03/30/15	
SCALE	
DRAWING NO.	
C6.0	
PROJECT NO.	REV.
14097	

ELEVATION NOTES:

1. C.J. = CONTROL JOINT
2. PROVIDE METAL STUD FRAMING AT ALL METAL PANEL JOINTS (TYPICAL) COORDINATE LOCATIONS WITH METAL PANEL SUPPLIER.
3. SEE DETAIL (24/A6.3) FOR TYPICAL CAST STONE PANEL JOINT.
4. SPANDREL GLASS SHOWN SHADED. SEE DETAIL (11/A6.3).

NORTH ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 1556
DE PERE, WISCONSIN 54115
PHONE: 920-336-9920 FAX: 920-336-2899 www.performainc.com

EXTERIOR ELEVATIONS

DRAWN: JAN	CHK'D: RB
DATE: MM/DD/YY	
SCALE: 1/8" = 1'-0"	
DRAWING NO.: A3.1	
PROJECT NO.: 14097	REV.:

ELEVATION NOTES:

1. C.J. = CONTROL JOINT
2. PROVIDE METAL STUD FRAMING AT ALL METAL PANEL JOINTS (TYPICAL) COORDINATE LOCATIONS WITH METAL PANEL SUPPLIER.
3. SEE DETAIL (24/A6.3) FOR TYPICAL CAST STONE PANEL JOINT.
4. SPANDREL GLASS SHOWN SHADED. SEE DETAIL (11/A6.3).

SOUTH ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

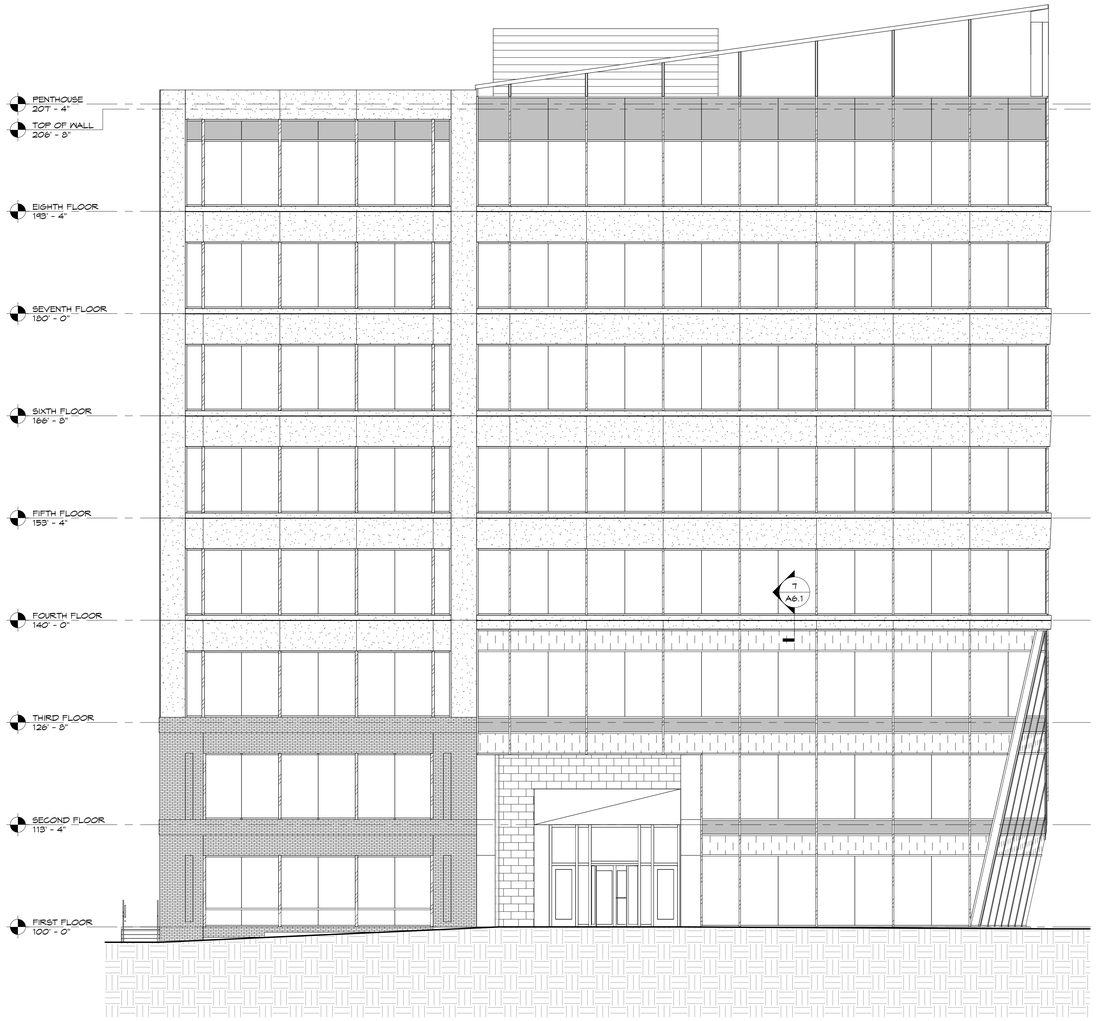
Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY P.O. BOX 1556
DE PERE, WISCONSIN 54115
PHONE: 920-336-9920 FAX: 920-336-2899 www.performaarc.com

TITLE: EXTERIOR ELEVATIONS

DRAWN: JAN	CHK'D: RB
DATE: MM/DD/YY	
SCALE: 1/8" = 1'-0"	
DRAWING NO.: A3.2	
PROJECT NO.: 14097	REV.:

ELEVATION NOTES:

1. C.J. = CONTROL JOINT
2. PROVIDE METAL STUD FRAMING AT ALL METAL PANEL JOINTS (TYPICAL) COORDINATE LOCATIONS WITH METAL PANEL SUPPLIER.
3. SEE DETAIL (24/A6.3) FOR TYPICAL CAST STONE PANEL JOINT.
4. SPANDREL GLASS SHOWN SHADED. SEE DETAIL (11/A6.3).



EAST ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY P.O. BOX 1556
DE PERE, WISCONSIN 54115
PHONE: 920-336-9920 FAX: 920-336-2899 www.performaarc.com

TITLE: EXTERIOR ELEVATIONS

DRAWN	CHK'D
JAN	RB

DATE: MM/DD/YY

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

DRAWING NO.: A3.3

PROJECT NO.: 14097

REV.:

ELEVATION NOTES:

1. C.J. = CONTROL JOINT
2. PROVIDE METAL STUD FRAMING AT ALL METAL PANEL JOINTS (TYPICAL) COORDINATE LOCATIONS WITH METAL PANEL SUPPLIER.
3. SEE DETAIL (24/A6.3) FOR TYPICAL CAST STONE PANEL JOINT.
4. SPANDREL GLASS SHOWN SHADED. SEE DETAIL (11/A6.3).

WEST ELEVATION

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

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE

ONE MENASHA CENTER
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WISCONSIN

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY P.O. BOX 1556
DE PERE, WISCONSIN 54115
PHONE: 920-336-9929 FAX: 920-336-2899 www.performaarc.com

TITLE: EXTERIOR ELEVATIONS

DRAWN	CHK'D
JAN	RB

DATE: MM/DD/YY

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

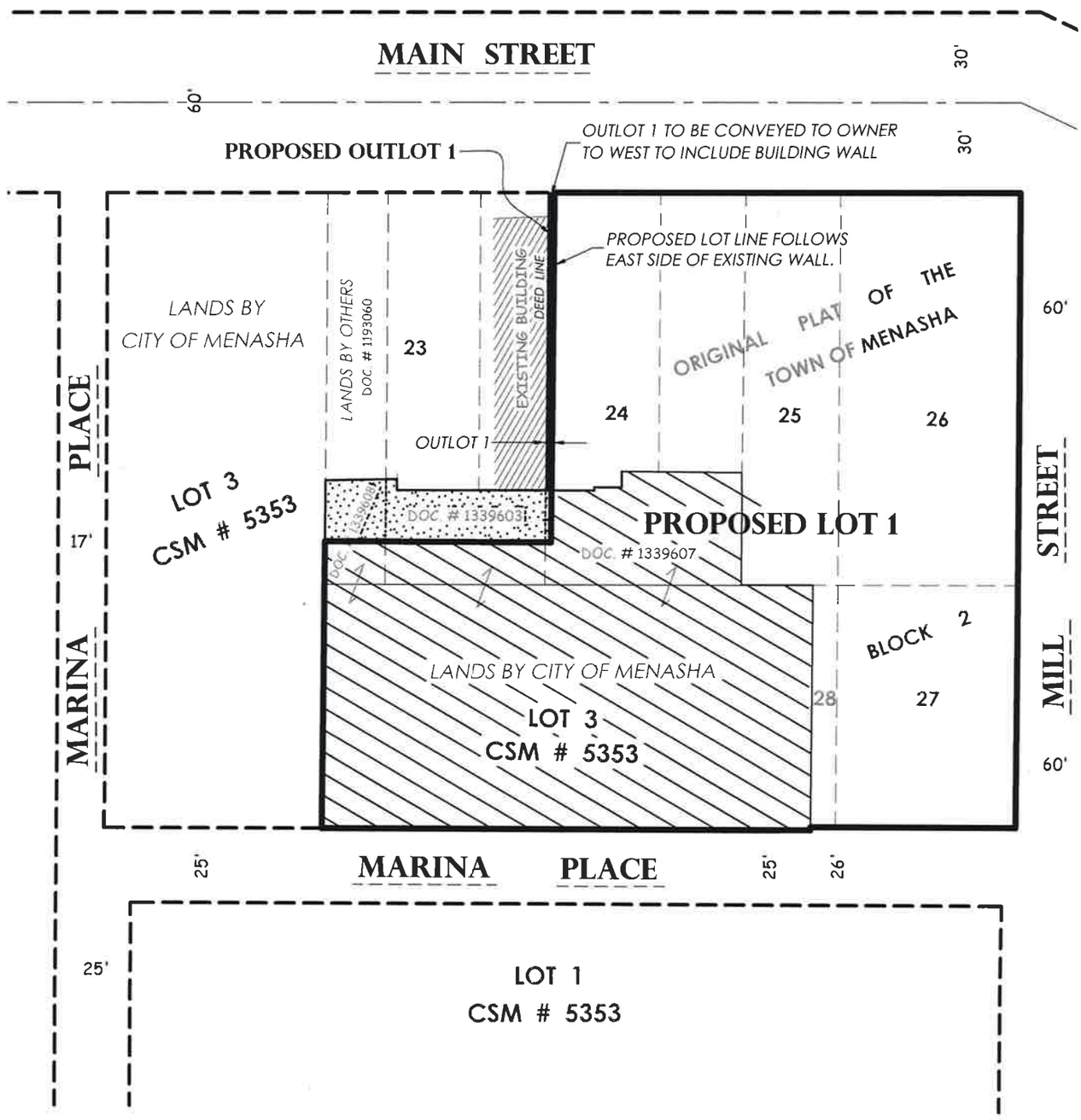
DRAWING NO.: A3.4

PROJECT NO.: 14097

REV.:

PROPERTY EXHIBIT

BEING A PART OF LOT 3, CERTIFIED SURVEY MAP #5353, ALL OF LOTS 26 AND 25 AND A PART OF LOTS 24. 27 AND 28, BLOCK 2, ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCOINSIN.



0' 50' 100'

SCALE 1" = 50'

LEGEND

AREA TO BE RETAINED BY CITY OF MENASHA

AREA TO BE CONVEYED FROM CITY OF MENASHA

Point of Beginning

Civil Engineering
Land Surveying
Landscape Architecture
Jordan G. Brost, RLS #3009
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(Fx)

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST AND DRAWN BY JORDAN BROST

FIELD BOOK GB 2 PAGE 33-36

JOB # 15.401

SHEET 1 OF 1 SHEETS

Main & Mill Streets - Menasha, WI
ONE MENASHA CENTER

Aerial

Performa
Miron

March 24, 2015

Milwaukee Street

River Walk

Main Street East

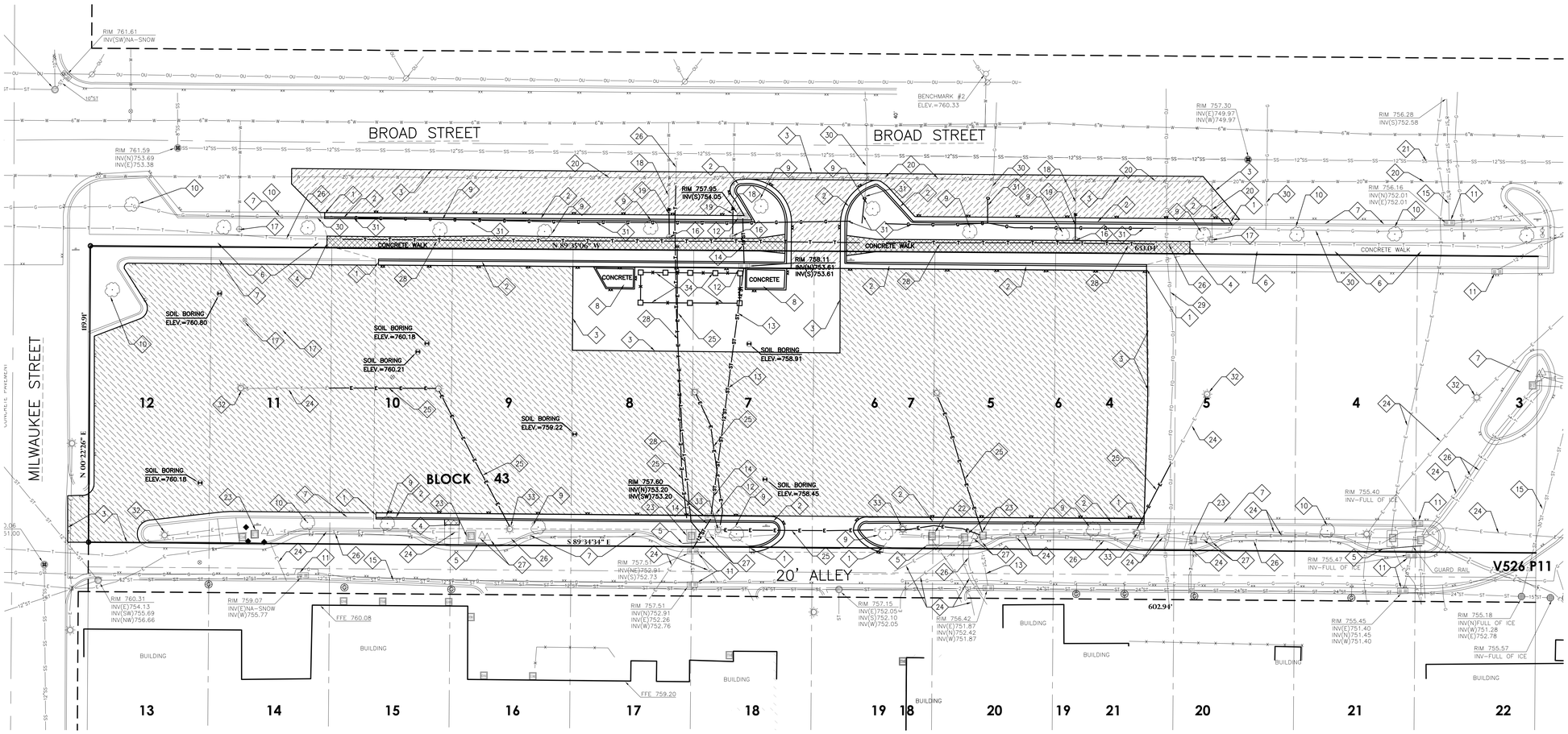
Main Street West

Main & Mill Streets - Menasha, WI
ONE MENASHA CENTER

Rendered Views

Performa Miron

March 24, 2015



DESCRIPTION

BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF BLOCK 43 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST QUADRANT OF BROAD STREET AND MILWAUKEE STREET INTERSECTION.
ELEVATION 765.04

BENCHMARK #2
THE TOP NUT OF YELLOW FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BROAD STREET, 60' +/- NORTHEAST OF THE DRIVEWAY ENTRANCE TO THE PARKING LOT.
ELEVATION 760.33

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK.
8. ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. STOCKPILE STRIPPED TOPSOIL ON SITE. PLACE SILT FENCE AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
12. MAINTAIN TRAFFIC CIRCULATION TO ALL RETAIL AND COMMERCIAL BUILDINGS SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH SAID BUSINESSES.

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL

CONCRETE REMOVAL

KEYNOTES:

1. SAWCUT EXISTING CONCRETE CURBING
2. REMOVE EXISTING CONCRETE CURBING
3. SAWCUT EXISTING BITUMINOUS PAVEMENT
4. SAWCUT EXISTING CONCRETE
5. MAINTAIN GUARD RAIL
6. MAINTAIN EXISTING CONCRETE WALK
7. MAINTAIN EXISTING CONCRETE CURBING
8. REMOVE EXISTING CONCRETE PAD
9. REMOVE EXISTING TREE
10. MAINTAIN EXISTING TREE
11. MAINTAIN EXISTING STORM SEWER STRUCTURE
12. REMOVE EXISTING STORM SEWER STRUCTURE
13. ABANDON EXISTING STORM PIPE
14. REMOVE EXISTING STORM PIPE
15. MAINTAIN EXISTING STORM PIPE
16. REMOVE EXISTING WATER VALVES
17. MAINTAIN EXISTING WATER VALVES
18. PLUG AND ABANDON WATER SERVICE
19. REMOVE EXISTING WATER SERVICE
20. MAINTAIN EXISTING WATER MAIN
21. MAINTAIN EXISTING SANITARY SEWER PIPE
22. COORDINATE REMOVAL/RELOCATION OF ELECTRICAL TRANSFORMER WITH ELECTRIC COMPANY
23. MAINTAIN AND PROTECT EXISTING ELECTRICAL TRANSFORMER
24. MAINTAIN AND PROTECT EXISTING ELECTRICAL LINE
25. REMOVE/ABANDON EXISTING ELECTRICAL LINE COORDINATE RELOCATION WITH ELECTRIC COMPANY
26. MAINTAIN AND PROTECT EXISTING TELEPHONE LINE
27. MAINTAIN AND PROTECT EXISTING TELEPHONE BOX
28. REMOVE/ABANDON EXISTING UNDERGROUND TELEPHONE LINE. COORDINATE RELOCATION WITH TELEPHONE COMPANY
29. MAINTAIN EXISTING FIBER OPTIC LINE
30. MAINTAIN EXISTING GAS LINE
31. COORDINATE REMOVAL/RELOCATION OF GAS LINE WITH GAS COMPANY
32. MAINTAIN EXISTING POWER/LIGHT POLE
33. REMOVE EXISTING POWER/LIGHT POLE
34. REMOVE EXISTING DUMPSTER ENCLOSURE

0' 20' 40' 60'
Scale 1"=20'

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH)715.344.9922(FX)
Point of Beginning

NO. | DESCRIPTION | BY | DATE

BROAD STREET PARKING STRUCTURE
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WI

Performa ARCHITECTS+ENGINEERS
1241 BRONDWAY P.O. BOX 1156
GREEN BAY, WI 54305-1156
PHONE 920.336.9259 FAX 920.336.2889 www.performainc.com

DEMOLITION PLAN

TITLE

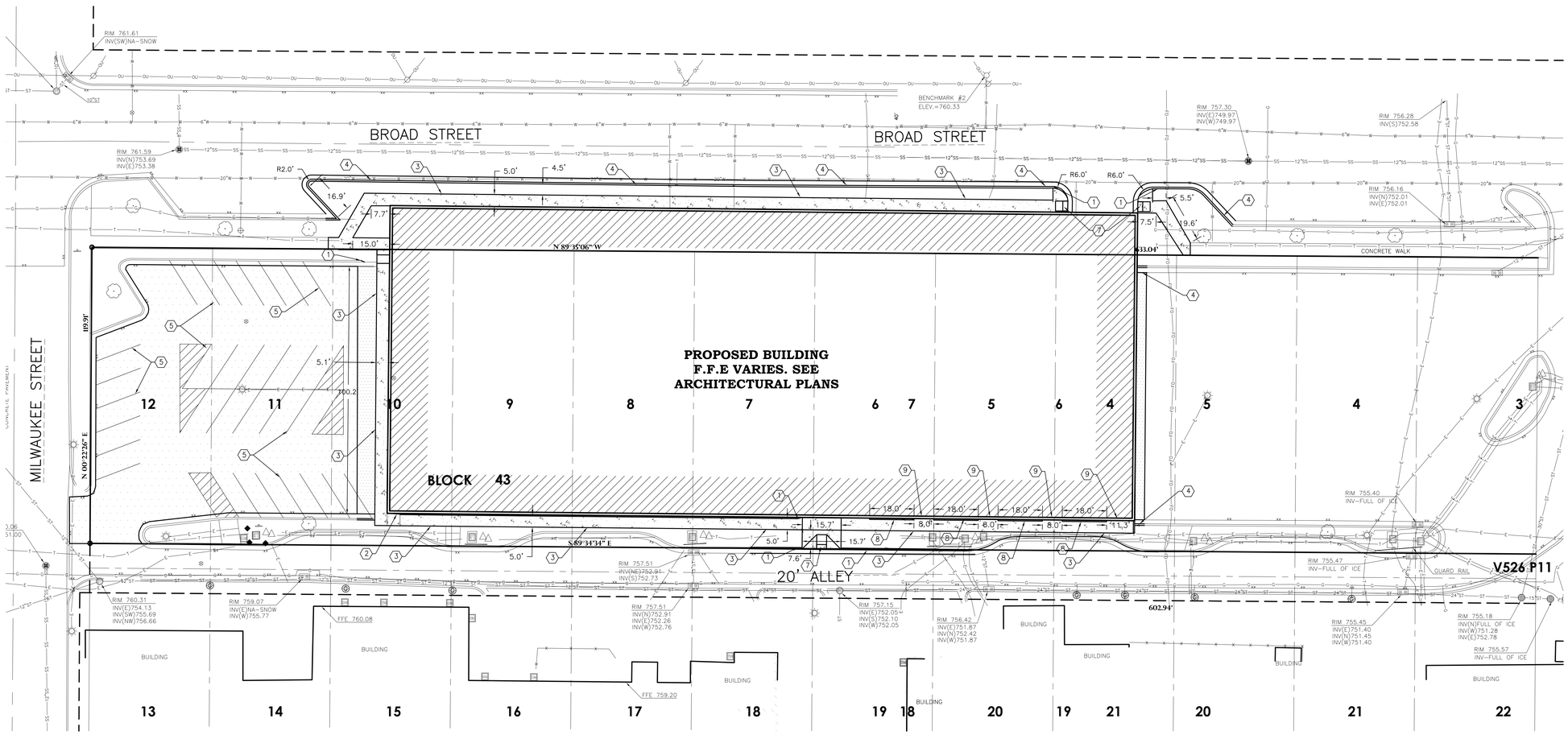
DRAWN	CHK'D
WFR	JJL

DATE 3/30/15

SCALE 1" = 20'-0"

DRAWING NO. C1.0

PROJECT NO. 15016 | REV.



DESCRIPTION

BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF BLOCK 43 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST QUADRANT OF BROAD STREET AND MILWAUKEE STREET INTERSECTION.
ELEVATION 765.04

BENCHMARK #2
THE TOP NUT OF YELLOW FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BROAD STREET, 60' +/- NORTHEAST OF THE DRIVEWAY ENTRANCE TO THE PARKING LOT.
ELEVATION 760.33

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES.
5. SEE SHEET C3.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
11. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
12. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
13. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
14. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/ CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

1. 1.5' CURB HEAD TAPER
2. 6.0" CURB TAPER SECTION
3. THICKENED EDGE WALK — 4 / C5.0
4. 30" CURB & GUTTER — 2 / C5.0
5. RE-STRIPE TO MATCH EXISTING PARKING CONFIGURATION — 5 / C5.0
6. PROPOSED DUMPSTER LOCATION
7. ADA CURB RAMP — 6 / C5.0
8. 6" CURB HEAD
9. FLUSH TRANSITION

PAVEMENT HATCH PATTERNS:

PROPOSED 3" ASPHALTIC CONCRETE PAVEMENT W/ 9" BASE COURSE — 1 / C6.0

PROPOSED 4" CONCRETE PAVEMENT — 3 / C6.0

REPAVE EXISTING ASPHALT TO MATCH EXISTING THICKNESS

0' 20' 40' 60'
Scale 1"=20'

Point of Beginning

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Weston, Wisconsin 54476
715.344.9999(PH)715.344.9922(Fx)

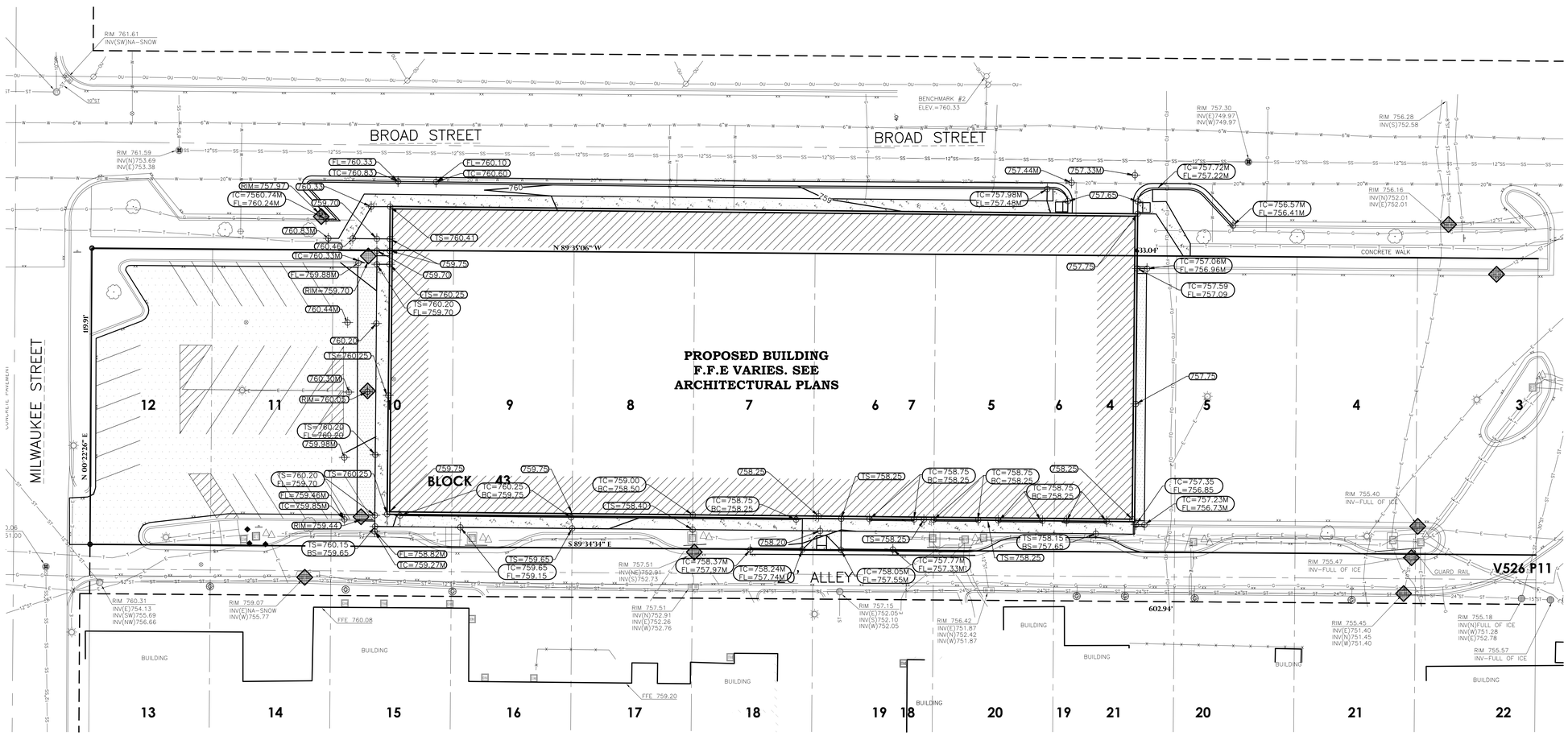
NO. | DESCRIPTION | BY | DATE

BROAD STREET PARKING STRUCTURE
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WI

Performa ARCHITECTS+ENGINEERS
124 N. BROADWAY, P.O. BOX 156
DE PERE, WISCONSIN 54115
PHONE 920.336.9099 FAX 920.336.2899 www.performainc.com

TITLE: LAYOUT PLAN

DRAWN	WFR
CHK'D	JJL
DATE	3/30/15
SCALE	1" = 20'-0"
DRAWING NO.	C2.0
PROJECT NO.	15016
REV.	



DESCRIPTION

BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF BLOCK 43 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST QUADRANT OF BROAD STREET AND MILWAUKEE STREET INTERSECTION.
ELEVATION 765.04

BENCHMARK #2
THE TOP NUT OF YELLOW FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BROAD STREET, 60' +/- NORTHEAST OF THE DRIVEWAY ENTRANCE TO THE PARKING LOT.
ELEVATION 760.33

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 758.25' EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
6. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
9. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
10. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
11. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
12. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
13. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
14. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
15. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
16. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
17. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
18. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
19. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
20. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IF ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
21. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
22. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND.
23. THE CONTRACTOR SHALL ONLY USE PHOSPHORUS FREE FERTILIZER FOR ALL LANDSCAPE APPLICATIONS.
24. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

GRADING LEGEND:

- EXISTING CONTOUR — 712
- PROPOSED CONTOUR — 712
- PROPOSED SPOT ELEVATION — 892.26
- PROPOSED RIM ELEVATION — RIM=893.56
- PROPOSED TOP OF CURB ELEVATION — TC=893.56
- PROPOSED FLOW LINE ELEVATION — FL=893.56
- PROPOSED TOP OF SIDEWALK ELEVATION — TS=893.56
- PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY) — 892.05M
- PROPOSED STORM INLET — 7 C5.0
- PROPOSED CURB STORM INLET — 8 C5.0
- PROPOSED INLET PROTECTION — 9 C5.0

EROSION CONTROL SEQUENCING

1. INSTALL PERIMETER EROSION CONTROL.
2. BEGIN DEMOLITION
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE.
6. ALL DISTURBED AREAS SHALL BE FULLY STABILIZED PRIOR TO COMMENCEMENT OF PHASE 2.
7. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR

0' 20' 40' 60'
Scale 1"=20'

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH)715.344.9922(Fx)
Point of Beginning

NO. | DESCRIPTION | BY | DATE

BROAD STREET PARKING STRUCTURE
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WI

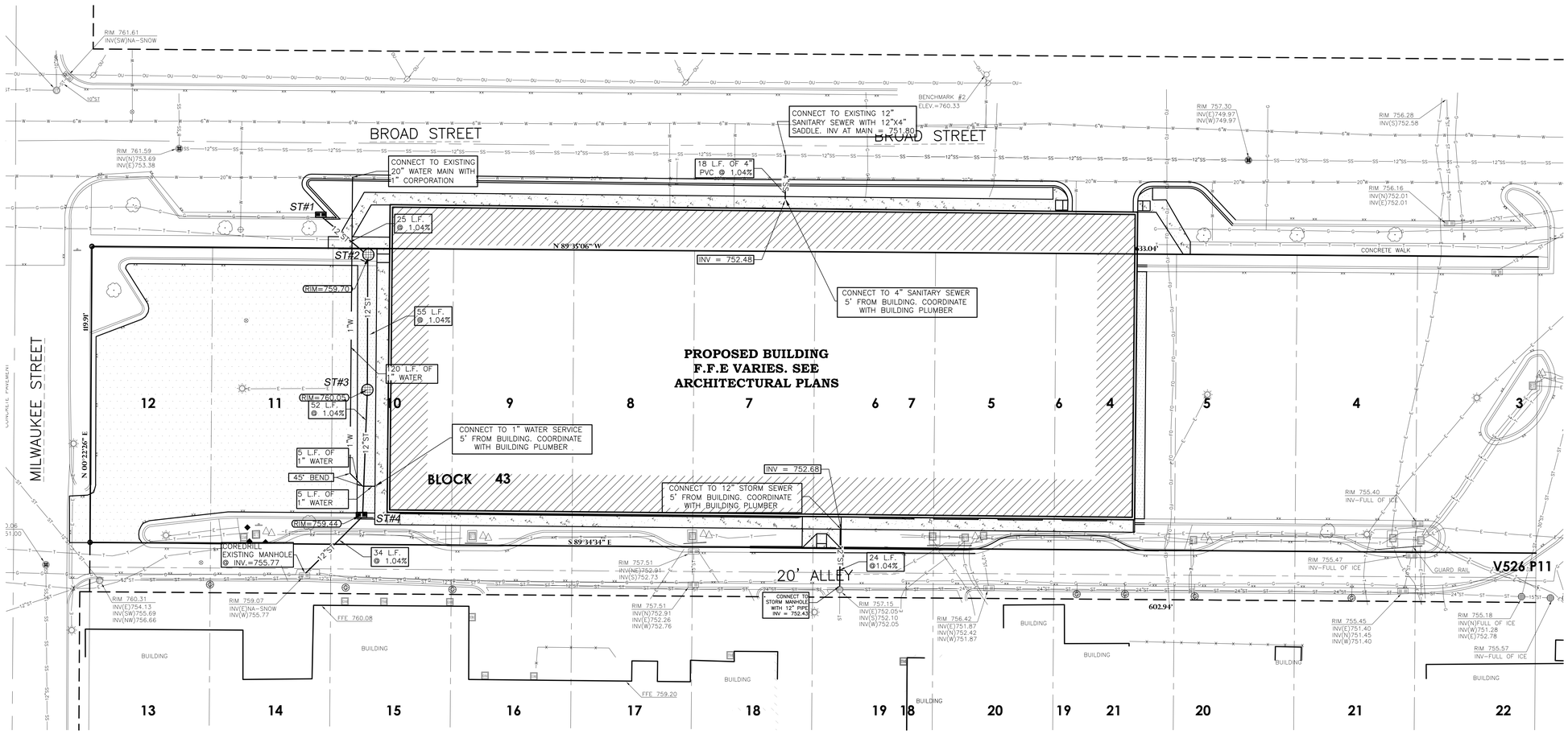
Performa ARCHITECTS+ENGINEERS
124 N. BROADWAY, P.O. BOX 156
DE PERE, WISCONSIN 54115
PHONE 920.336.9099 FAX 920.336.2889 www.performainc.com

GRADING PLAN

TITLE

DRAWN	CHK'D
WFR	JJL

DATE: 3/30/15
SCALE: 1" = 20'-0"
DRAWING NO.: C3.0
PROJECT NO.: 15016
REV.:



DESCRIPTION

BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF BLOCK 43 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST QUADRANT OF BROAD STREET AND MILWAUKEE STREET INTERSECTION.
ELEVATION 765.04

BENCHMARK #2
THE TOP NUT OF YELLOW FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BROAD STREET, 60' +/- NORTHEAST OF THE DRIVEWAY ENTRANCE TO THE PARKING LOT.
ELEVATION 760.33

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL.
5. COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 8'-0" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET C3.0 FOR PROPOSED GRADES.
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
10. FIELD VERIFY THE SANITARY LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK.

UTILITY LEGEND:

PROPOSED STORM SEWER LATERAL — X"ST —

PROPOSED SANITARY SEWER LATERAL — X"SS —

PROPOSED WATER LATERAL — X"W —

PROPOSED STORM MANHOLE — 7 CS.0

PROPOSED CURB STORM INLET — 8 CS.0

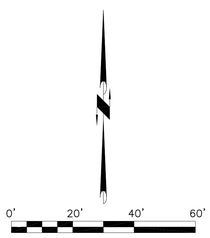
STORM MANHOLE SCHEDULE:

ST#1
RIM 761.24
INV. SE 756.64
DEPTH 4.60
2'x3' PRECAST BOX INLET W/NEENAH R-3067 CASTING TYPE "R" GRATE

ST#2
RIM 759.70
INV. SW 756.49
INV. NE 756.49
DEPTH 3.21
48" I.D. PRECAST MANHOLE W/ NEENAH R-2573 CASTING W/ TYPE "C" GRATE

ST#3
RIM 760.05
INV. SW 756.22
INV. E 756.22
DEPTH 3.83
48" I.D. PRECAST MANHOLE W/ NEENAH R-2573 CASTING W/ TYPE "C" GRATE

ST#4
RIM 759.65
INV. SW 755.95
INV. E 755.95
DEPTH 3.70
2'x3' PRECAST BOX INLET W/NEENAH R-3067 CASTING TYPE "R" GRATE



Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Weston, WI 54476-5400
715.344.9999(PH)715.344.9922(FX)
Point of Beginning

BROAD STREET PARKING STRUCTURE
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WI

Performa ARCHITECTS+ENGINEERS
124 E. BROADWAY, P.O. BOX 1156
MONONA, WISCONSIN 53716
PHONE 920.336.9099 FAX 920.336.2899 www.performainc.com

UTILITY PLAN

TITLE

DRAWN	CHK'D
WFR	JJL

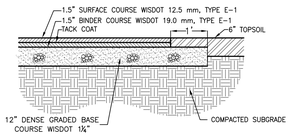
DATE 3/30/15

SCALE 1" = 20'-0"

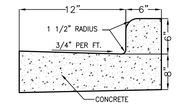
DRAWING NO. C4.0

PROJECT NO. 15016

REV.

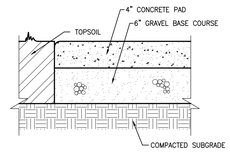


3" ASPHALT PAVEMENT (1 / C5.0)

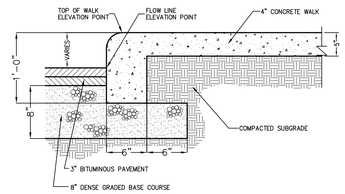


STANDARD CURB

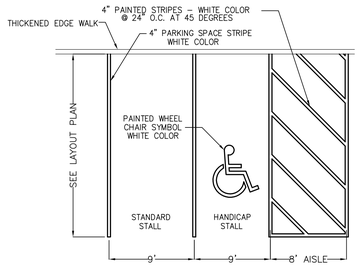
30" CURB AND GUTTER (2 / C5.0)



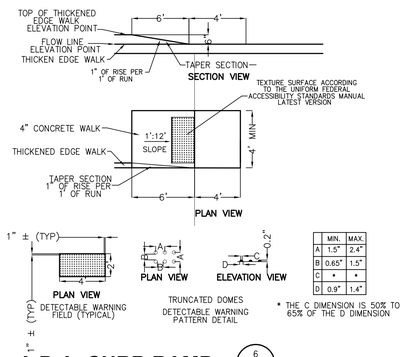
4" CONCRETE PAVEMENT (3 / C5.0)



THICKENED EDGE WALK (4 / C5.0)

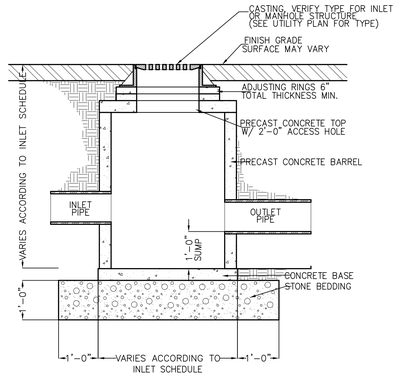


PARKING LOT STRIPING (5 / C5.0)

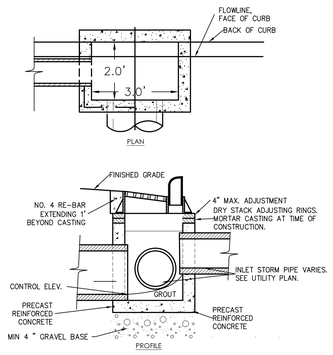


	MIN.	MAX.
A	1.5"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

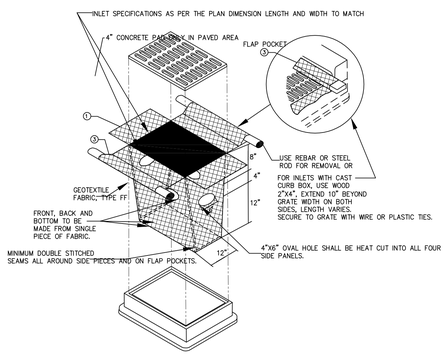
A.D.A. CURB RAMP (6 / C5.0)



STORM SEWER MANHOLE (7 / C5.0)



CURB STORM INLET (8 / C5.0)



INLET PROTECTION (9 / C5.0)

DESCRIPTION

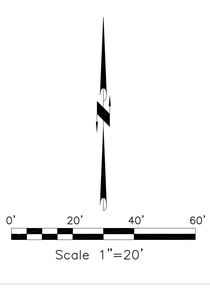
BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 OF BLOCK 43 OF THE ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

BENCH MARK

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
NORTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST QUADRANT OF BROAD STREET AND MILWAUKEE STREET INTERSECTION.
ELEVATION 765.04

BENCHMARK #2
THE TOP NUT OF YELLOW FIRE HYDRANT LOCATED ON THE NORTH SIDE OF BROAD STREET, 60' +/– NORTHEAST OF THE DRIVEWAY ENTRANCE TO THE PARKING LOT.
ELEVATION 760.33



Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715-344-9999(PH) 715-344-9922(FX)
Point of Beginning

NO. | DESCRIPTION | BY | DATE

BROAD STREET PARKING STRUCTURE
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WI

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY P.O. BOX 5154
DE PERE, WISCONSIN 54115
PHONE 920.336.9700 FAX 920.336.2899 www.performainc.com

DETAIL SHEET

TITLE

DRAWN	WFR
CHKD	JJL
DATE	3/30/15
SCALE	1" = 20'-0"
DRAWING NO.	C5.0
PROJECT NO.	15016
REV.	

BROAD STREET PARKING STRUCTURE
MENASHA DOWNTOWN DEVELOPMENT, LLC
MENASHA, WI

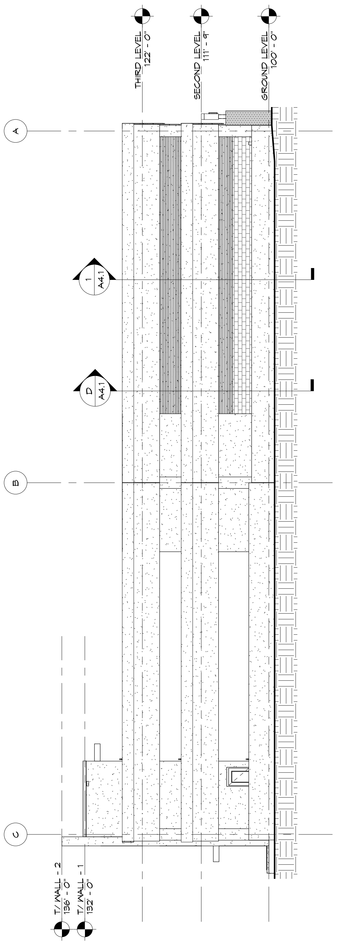
NO	DESCRIPTION	BY	DATE

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5356
DE PERE, WISCONSIN 54115
PHONE: 920.336.9929 FAX: 920.336.2999 www.performainc.com

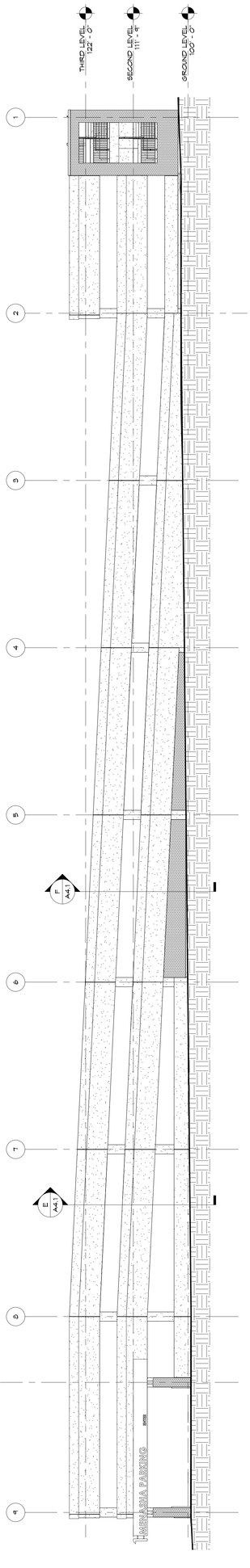
EXTERIOR ELEVATIONS

DRAWN	RB
CHKD	JR
DATE	MM/DD/YY
SCALE	3/32" = 1'-0"
DRAWING NO.	A3.1
PROJECT NO.	15016
REV.	

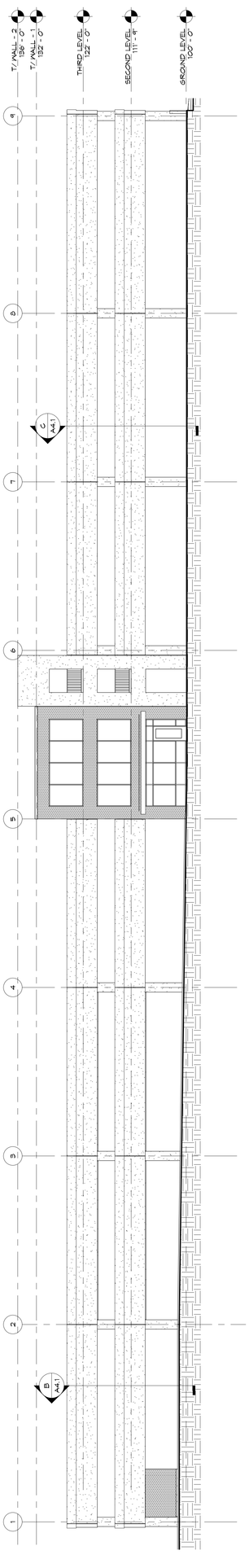
EAST ELEVATION
SCALE: 3/32" = 1'-0"



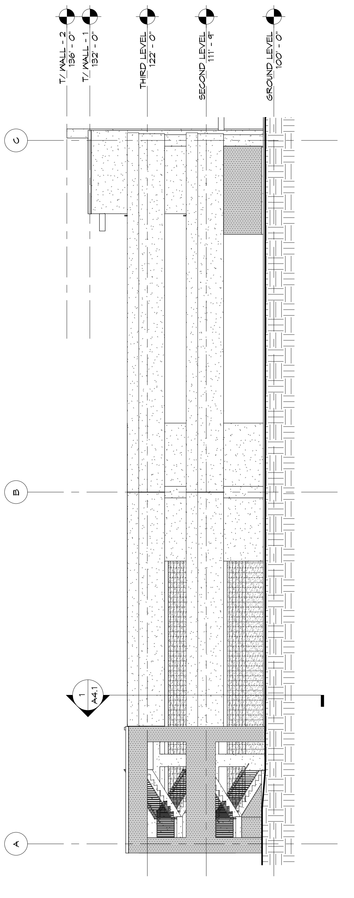
NORTH ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



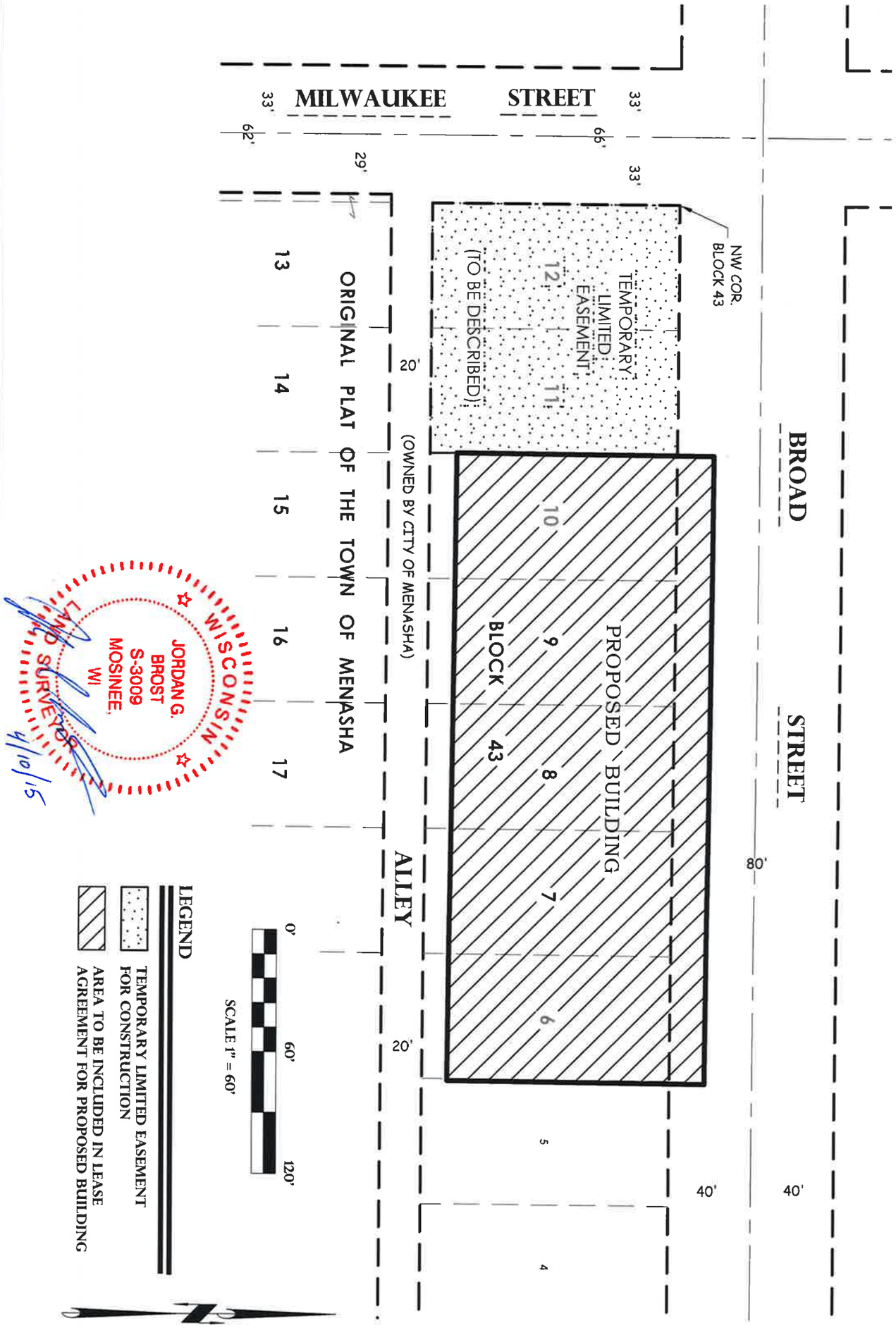
WEST ELEVATION
SCALE: 3/32" = 1'-0"



C:\Revit Temp Folder - Do not delete this folder\Autodesk Docs\15016_Menasha Parking Structure_Architectural_detached_2020.rvt

PROPERTY EXHIBIT

BEING PART OF LOTS 5, 6, 7, 8, 9, 10, 11, AND 12, BLOCK 43, ORIGINAL PLAT OF THE TOWN OF MENASHA, LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.



POB Point of Beginning

Civil Engineering
Land Surveying
Landscape Architecture
Jordan G. Brost, RLS #3009
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(Fx)

THIS INSTRUMENT WAS DRAFTED BY JORDAN BROST AND DRAWN BY JORDAN BROST

FIELD BOOK GB 2 PAGE 33-36
JOB # 15.401

SHEET 1 OF 1 SHEETS

Broad & Milwaukee Streets - Menasha, WI
ONE MENASHA - BROAD STREET RAMP

Broad Street - View West

Performa Miron

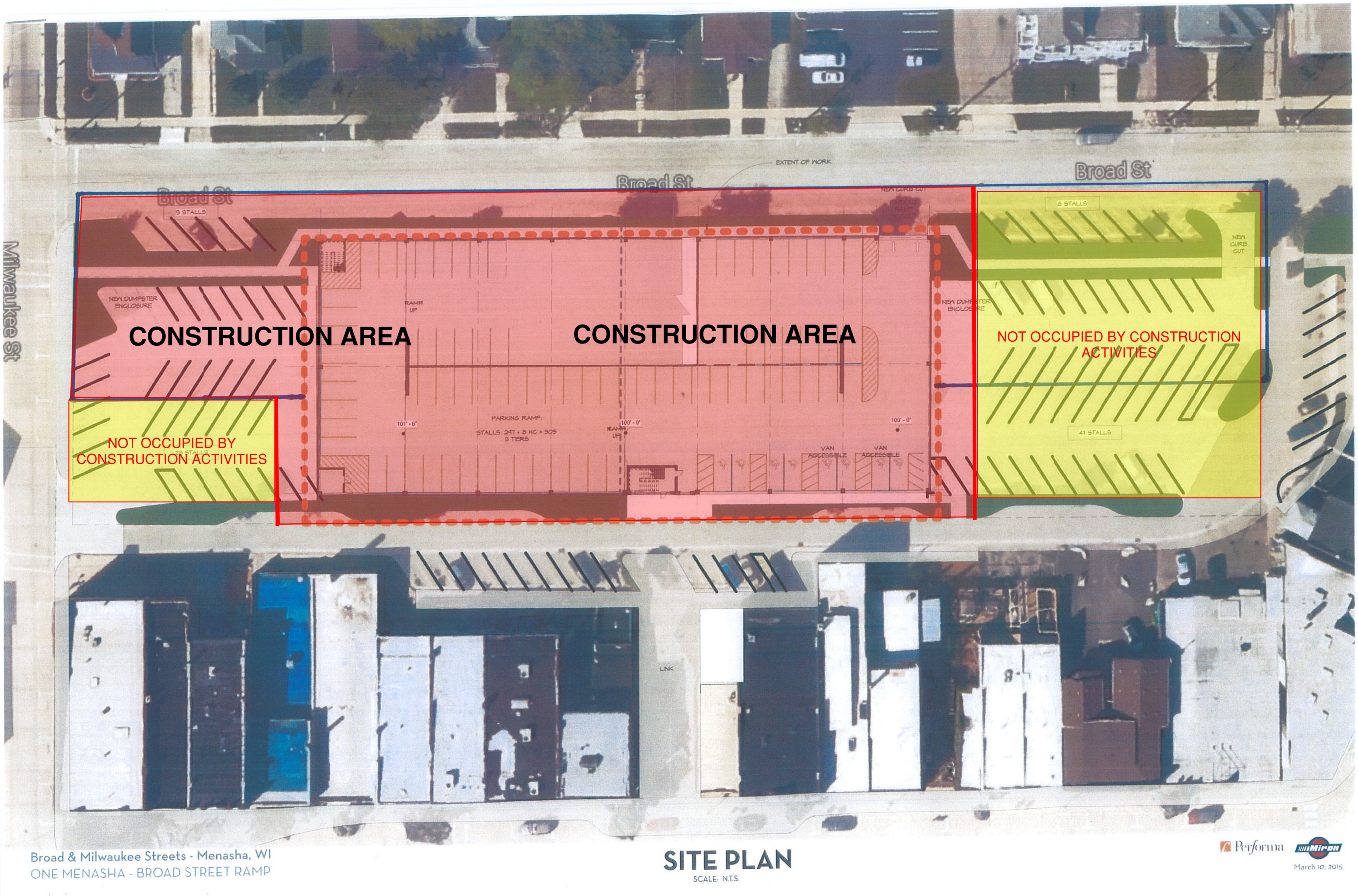
March 10, 2015

Broad & Milwaukee Streets - Menasha, WI
ONE MENASHA - BROAD STREET RAMP

Link - View North

Performa Miron

March 10, 2015



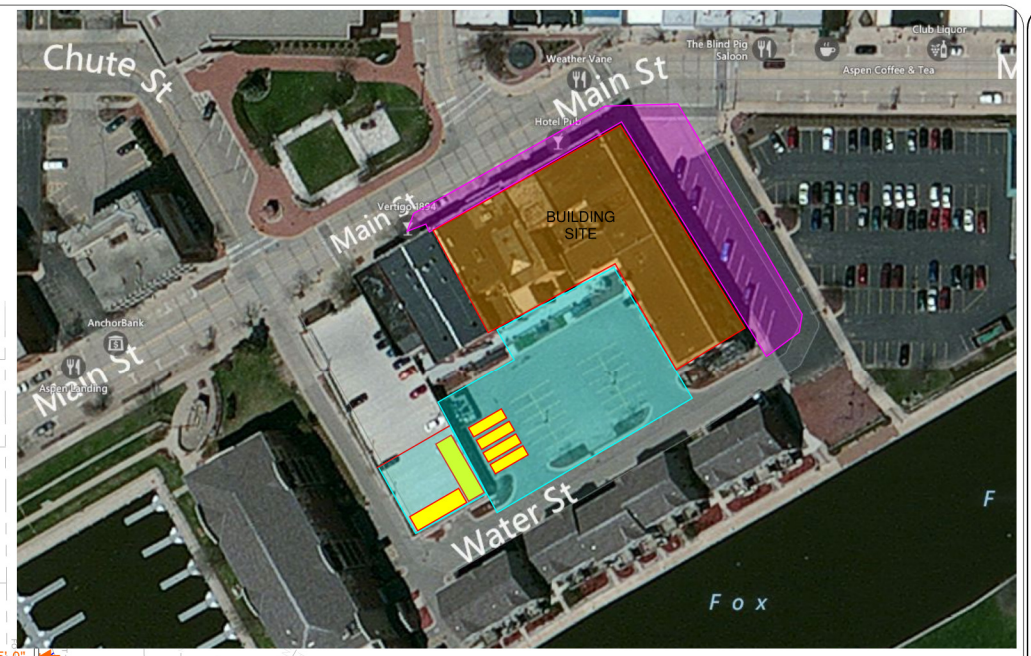
Broad & Milwaukee Streets - Menasha, WI
ONE MENASHA - BROAD STREET RAMP

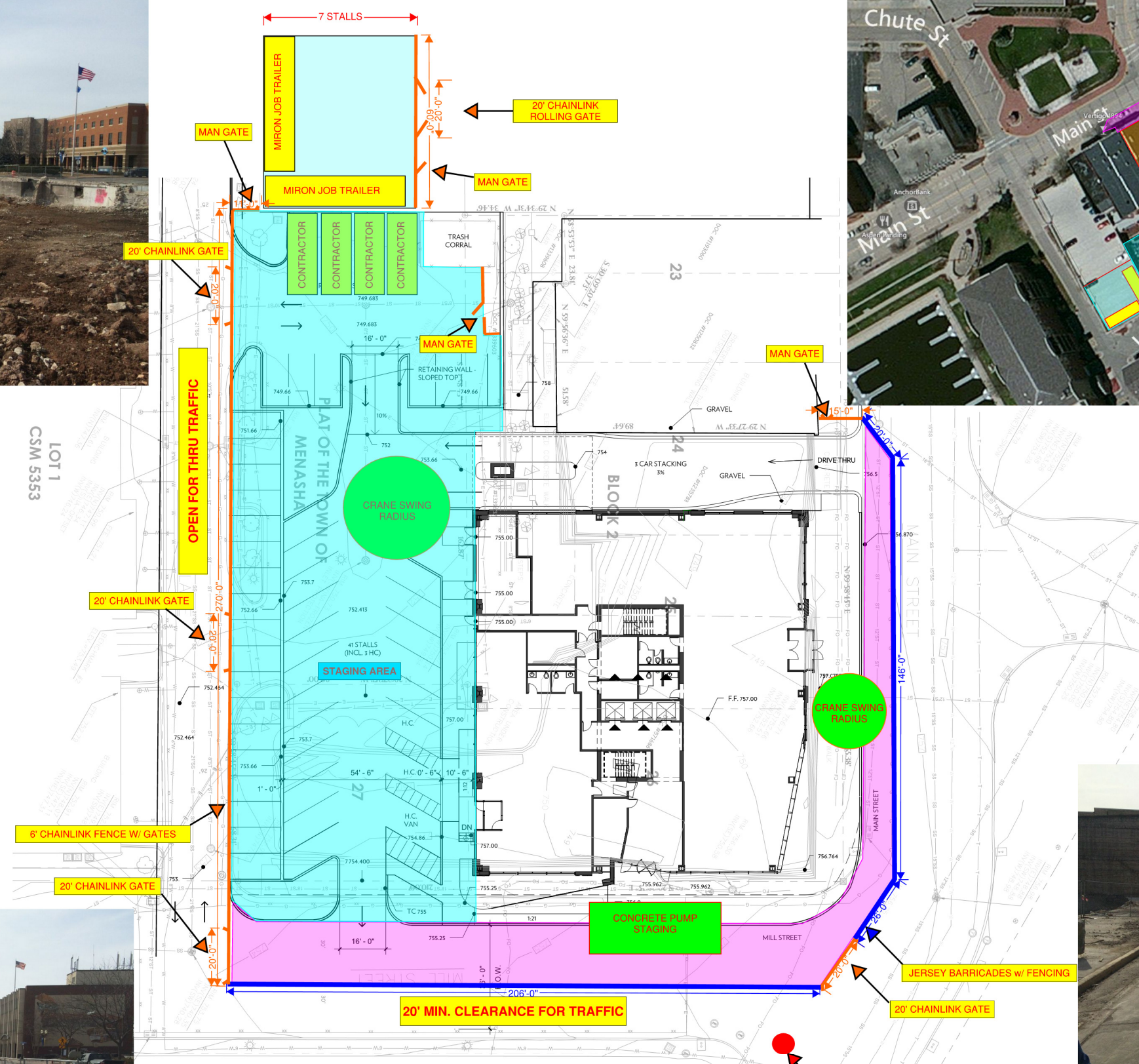
SITE PLAN

SCALE: N.T.S.

Performa

March 10, 2015





CHAINLINK FENCE W/ GATES TOTAL - 376'
20' CHAINLINK GATES - 5
MAN GATES - 3
JERSEY BARRICADES W/ FENCING TOTAL - 398'

SITE PLAN
SCALE: 1" = 20'-0"

One Menasha

One Menasha

Performa ARCHITECTS + ENGINEERS

ONE MENASHA

DRAWN Author	CHK'D Checker
DATE 02/19/15	
SCALE 1" = 20'-0"	
DRAWING NO. C001	
PROJECT NO. 14097	REV.