



NEENAH PLAN COMMISSION

**Tuesday, February 12, 2019
4:15 P.M.
HAUSER ROOM, City Administration Building**

1. Approval of Minutes: January 29, 2019
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings: None
4. Action Items:
 - a. Annexation - Loren's Auto Recycling - Town of Neenah (#213 - Ord. No. 2019-04)
 - b. Preliminary Plat - Integrity Acres
5. Announcements and future agenda items:
 - a. Next Meeting: February 26, 2019

**Neenah City Hall is accessible to the physically disadvantaged.
If special accommodations are needed please contact the
Department of Community Development Office
at 886-6125 at least 24 hours in advance of the meeting.**

MINUTES OF THE NEENAH PLAN COMMISSION
Tuesday, January 29, 2019
4:15 p.m.

Present:

Mayor Dean Kaufert, Chairman	PRESENT	Gerry Kaiser, Director of Public Works	PRESENT	Nick Piergrossi, Vice Chairman	ABSENT
Kate Hancock-Cooke	PRESENT	Ald. Christopher Kunz	PRESENT	Karen Genett	PRESENT
Gerry Andrews	PRESENT	Ald. Jane Lang	PRESENT		

Also present:

Brad Schmidt, Deputy Director of Community Development	Samantha Jefferson, Office Manager Community Development	Jeff Welhouse - 1351 Hedgerow Dr.
Jim Sehloff – Davel Engineering		

Minutes:

MSC Genett/Lang to approve the January 8, 2019 meeting minutes. All Aye.

Mayor Kaufert called the meeting to order at 4:15 p.m.

Public Appearances: None

Public Hearings:

- a. **TID No. 9 Amendment 1** – Amended Boundaries and Project Plan

Mayor Kaufert opened the public hearing. No comments were heard. Mayor Kaufert closed the public hearing.

Action Items:

- a. **TID No. 9 Amendment 1** – Amended Boundaries and Project Plan

Deputy Director Schmidt began by explaining the history of TID #9 and the need for the amendment to the TID. With the original creation of TID #9 in 2015, it was anticipated that the original district would include the proposed amendment area. However, due to the inability to complete an acquisition of a key property at that time, the inclusion of this area has been delayed. The City has now been able to complete the land acquisition and is requesting approval of the proposed amendment.

The amendment to TID #9 will continue to support the rehabilitation/conservation of the industrial area adjacent to Highway 41. The proposed amendment area is made up of an auto salvage yard (with additional road and railroad right-of-way). Due to the location being at the front steps of Neenah, the investment that is already in the ground on Shultz Drive (sewer and sanitary lines), and the eventual ability to create a larger site for development, this is a key site for the City to acquire. The annexation and eventual development consisting of manufacturing/industrial use is consistent with the City's Comprehensive Plan.

An agreement has been made with the owner and the property will be annexed into the City with the purchase being complete by the end of March 2019. TID financing will be used to purchase the property, clean up, and the costs associated with selling the property.

The proposed plan includes \$4.4 million in investment into the site and \$1.87 million in financing. An increment of \$12.5 million is expected while remaining conservative. Interest costs will be approximately \$650,000.

The amendment will increase the life of the TID considerably – it is set to close in year 13 and, with the amendment, it will close in year 26. The City will still be below the 12% mark allowed for increment in TID districts.

Deputy Director Schmidt then explained that TID #6 is directly south of TID #9 and is set to close within a few years. There are wetland areas in TID #6 and in the immediate area that have added to the difficulty in developing the sites. At the close of TID #6, it is anticipated that another amendment to TID #9 will be proposed and will include some areas that were previously in TID #6. This will help TID #9 to close sooner than year 26. Originally it was thought that the district could be overlapped but because of the distressed designation of TID 6, this is not possible.

MSC Andrews/Kaiser, Plan Commission recommends Council approve Plan Commission Resolution No. 2019-01, approving the amended Project Plan and amending Tax Increment District #9 boundaries, and recommend the Neenah Common council approve the same. All Aye.

PC Res. 2019-01

b. Annexation – Betty Brazil – Town of Neenah (#213 – Ord. No. 2019-03)

Betty Brazil, a property owner in the Town of Neenah, in conjunction with Cardinal Partnership, LLC, has petitioned the City to annex approximately 14.5 acres directly north of the second addition to Nature Trail. Currently, the land use is undeveloped land and the future use will be single-family residential. Public water/sanitary sewer is available. This is consistent with the City's Comprehensive Plan.

MSC Kaiser/Andrews, Plan Commission recommends Council approve Annexation #213 (Ord. No. 2019-03) and the property also receive an R1, Single-Family Residence District zoning classification. All Aye.

Discussion Items:

a. Zoning Code Updates

Community Development staff continue to review the zoning code to ensure clarity and efficiency. The following have been examined and changes to the code regarding the following will be brought to Plan Commission in the future:

- Definition additions and minor changes
- Special Use Permits
 - Electric Substation; Auto and truck rental, sales, service and auto body; Bank and financial institution; Boat, camper and travel trailer sales/rentals; Gas stations; Restaurant (drive-in)
- Setback for Multi-Family Adjacent to Single-Family
 - Common Rear and Side yard a minimum of 30 feet
- Clean-up of C-1 and C-2 Permitted Uses
- Regulation of outdoor storage in I-1 and I-2 Districts
- Clarity shed height and dormer language

Deputy Director Schimdt also mentioned that a review of exterior lighting codes has been requested and will be done. He went into more detail regarding the situations that staff is proposing to consider special use permits going forward. This would give the City more flexibility regarding regulations and specific conditions. Entities that would be considered as special use going forward would be grandfathered in and would not have to go through that process unless they completed significant enough improvements to warrant a review.

Plan Commission members asked that the zoning code and PowerPoint from this meeting be emailed to them.

Member Kunz suggested that codes regarding property maintenance and rental properties be reviewed.

b. 2018 Planning/Zoning Overview

In 2018, 3 major site plans were reviewed along with 17 minor site plans. Plan Commission reviewed 1 rezoning petition, subdivision plat, and variance/appeal. The year saw 5 city CSMs and 9 extraterritorial CSMs. Some major projects included:

- Horseshoe Beverage Remodel
- Dayton Freight Expansion
- Tailwaggers Building
- Cobblestone Creek Apartments
- Car Wash in Westowne
- Rezoned Downtown Properties to C-2
- First Addition to Southfield Plat
- Annexation along Woodenshoe Road

In 2019, several plats are expected to be reviewed as well as many annexation petitions. A Downtown housing project is expected as well as in-fill development projects. A review of the Official Street Map and the South Commercial Street Plan will also be completed.

Mayor Kaufert would like information on the site plans that were reviewed but the projects were never completed.

c. Comprehensive Plan 2040 – Implementation

Due to weather conditions, Deputy Director Schmidt will discuss the Comprehensive Plan at a future Plan Commission meeting.

Plan Commission Minutes
January 29, 2019
Page 3

Announcements and future agenda items:

Next Plan Commission meeting is scheduled for February 12, 2019.

Adjournment: The Commission adjourned its meeting at 5:00 P.M. MSC Kaiser/Genett. All Aye.


Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Samantha Jefferson", written in black ink.

Samantha Jefferson
Office Manager, Community Development



MEMORANDUM

DATE: February 8, 2019
TO: Mayor Kaufert, and Members of Plan Commission
FROM: Brad Schmidt, AICP, Deputy Director 
RE: Annexation #212 (Loren's Salvage Yard and surrounding right-of-way) – 18.97 Acres

Loren Rangeloff, owner of Loren's Auto Recycling, LLC, has submitted a petition for direct annexation by one-half approval to the City of Neenah for property located along the east side of I-41 between Bell Street and County Road G in the Town of Neenah. The annexation area is approximately 19 acres and includes Mr. Rangeloff's parcel (9.3 acres) and adjacent railroad and highway right-of-way. Mr. Rangeloff's parcel is currently developed and includes an auto salvage yard. The intent of the annexation is to clear the parcel and prepare it as a developable site within the City's Southpark Industrial Center. Upon annexation, the property will be zoned temporary I-1, Planned Business Center District.

Mr. Rangeloff previously submitted another annexation petition which included railroad right-of-way south of his property extending to County Road G. That annexation petition was approved by Plan Commission, but ultimately withdrawn due to a misinterpretation of State Statutes. The new annexation petition follows a different annexation method and does not include the railroad right-of-way extending south of his property to County Road G.

The City's Comprehensive Plan Future Land Use Map (2017) currently identifies the annexation area as Neenah's Industrial Corridor. The objectives of the District are to maintain good transportation and rail access, plan for and expand the industrial park, promote business and industrial expansion, and enhance the corridor through design standards. The proposed use is consistent with the City's Comprehensive Plan.

The subject land is located within the Town of Neenah and is subject to the City of Neenah/Town of Neenah Boundary Agreement (2003). The land is identified as City Growth Area, which allows the City to annex the property.

The annexation request was also sent to the Town of Neenah's Clerk, Neenah Joint School District, and the Wisconsin Department of Administration per State Statutes. The Plan Commission's role in reviewing annexation requests is to determine whether the proposed annexation is consistent with established City Plans. In addition to Plan Commission review, the City's Finance and Personnel Committee reviews the financial impacts an annexation might have on City services. The Wisconsin Department of Administration also reviews the annexation for consistency with State Statutes.

Recommendation

Appropriate action at this time is for Plan Commission to recommend Council approve Annexation #212 (Ordinance #2019-04) and the property also receive a temporary I-1, Planned Business Center District zoning classification.



AN ORDINANCE: By the Neenah Plan Commission
Re: Annexing – 18.97 Acres of land along the east side of I-41 and between Bell Street and County Road G – Loren’s Auto Recycling, LLC owned property to the City of Neenah.

ORDINANCE NO. 2019-04
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

The Common Council of the City of Neenah, Wisconsin, do ordain as follows:

Section 1. Pursuant to Section 66.0217(3), Wis. Stats., the following described territory contiguous to the City of Neenah and presently in the Town of Neenah, be and the same hereby is, annexed to the City of Neenah, and the corporate limits of said City are hereby extended so as to include the following described property and shown on the attached Exhibit 1:

Part of the NE 1/4 of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin, containing 826,260 Square Feet (18.97 Acres) of land described as follows:

Commencing at the East 1/4 corner of said Section 5; thence South 87 degrees 43 minutes 09 seconds West, 33.00 feet along the south line of the fractional northeast 1/4 of Section 5 to the west right-of-way line of Schultz Drive and the **Point of Beginning**; thence continuing South 87 degrees 43 minutes 09 seconds West, 759.47 more or less, to the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad); thence North 20 degrees 08 minutes 37 seconds East along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 896.56 feet; thence North 69 degrees 51 minutes 42 seconds West along the east right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 33.00 feet; thence North 20 degrees 08 minutes 38 seconds East, continuing along the easterly right-of-way line of Interstate 41 (also being the west line of the Soo Line Railroad) a distance of 586.15 feet; thence South 88 degrees 44 minutes 26 seconds West along the easterly right-of-way line of Interstate 41 a distance of 85.22 feet; thence 321.64 feet along a 01 degree 40 minute curve to the west having a radius of 3907.22 feet and chord which bears North 04 degrees 00 minutes 49 seconds East, 321.54 feet; thence North 33 degrees 55 minutes 24 seconds East along the easterly right-of-way line of Interstate 41 a distance of 342.28 feet; thence North 88 degrees 44 minutes 09 seconds East a distance of 79.80 feet, more or less, to the east line of Section Five (5), Township Nineteen (19) North, Range Seventeen (17) East, Town of Neenah, Winnebago County, Wisconsin; thence South 03 degrees 00 minutes 54 seconds East along the east line of said Section Five (5), 1072.13 feet, to the north right-of-way of Enterprise Drive; thence South 87 degrees 13 minutes 34

seconds West along the north right-of-way line of Enterprise Drive a distance of 33.26 feet to the west right-of-way line of Schultz Drive; thence South 03 degrees 01 minutes 54 seconds East along the west right-of-way line of Schultz Drive a distance of 906.82 feet to the **Point of Beginning**.

That said territory shall be zoned temporary I-1, Planned Business Center District.

Section 2. The petition for annexation is conducted under unanimous approval (Wisconsin State Statute Sec. 66.0217(2)). The Wisconsin Department of Administration issued this annexation petition Municipal Boundary Review number 14170. The annexation area is 29.94 acres in size and is wholly located in the Town of Neenah, Winnebago County. The parcel numbers of the land being annexed are 01000440201, 0100050, 0100051, 0100045, 010004901, 010004401, and 010004402 and the population of all people living on the transferred land is 0.

Section 3. That the limits of the Second Aldermanic District in the City of Neenah are hereby extended in such manner as to include said territory.

Section 4. Severability. In the event any section, subsection, clause, phrase or portion of this ordinance is for any reason held illegal, invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remainder of this ordinance. It is the legislative intent of the Common Council that this ordinance would have been adopted if such illegal provision had not been included or any illegal application had not been made.

Section 5. Repeal and Effective Date. All ordinances or parts of ordinances and resolutions in conflict herewith are hereby repealed. This ordinance shall take effect from and after its passage and publication.

Adopted: _____

Published: _____

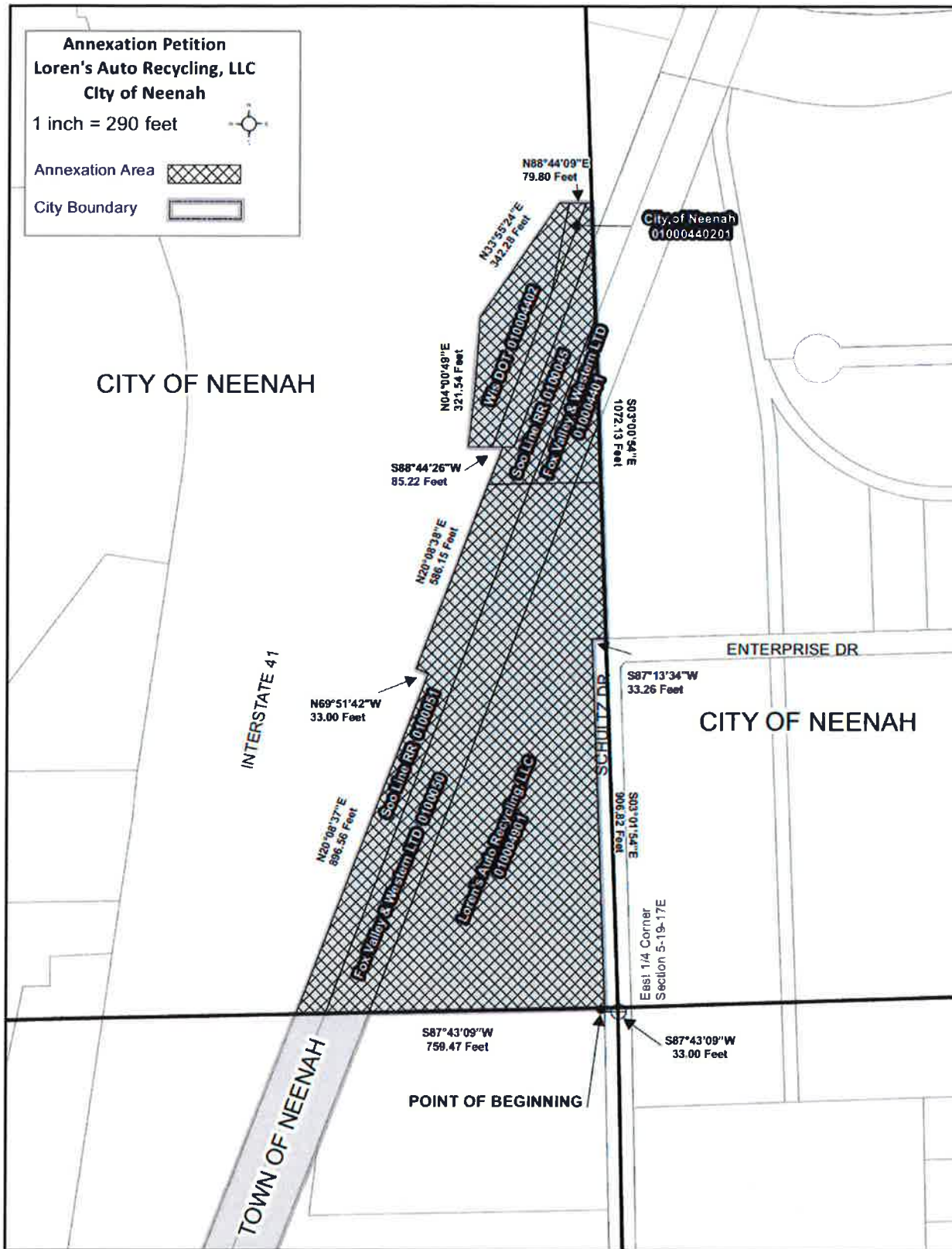
Approved:

Dean R. Kaufert, Mayor

Attest:

Patricia Sturn, City Clerk

Exhibit 1



PETITION OF QUALIFIED PROPERTY OWNERS FOR DIRECT
ANNEXATION TO THE CITY OF NEENAH, WINNEBAGO COUNTY,
WISCONSIN PURSUANT TO SECTION 66.0217(3), WISCONSIN
STATUTES.

We, the undersigned, constituting one-half of the owners of the real property as determined by land area in which no electors reside in the following territory of the Town of Neenah, Winnebago County, Wisconsin, lying contiguous to the City of Neenah petition the Honorable Mayor and Common Council of the City of Neenah to annex the territory described below and shown on the attached scaled maps to the City of Neenah, Winnebago County, Wisconsin.

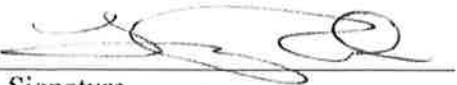
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The population of the territory is 0 persons.

We the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation of consolidation

proceedings, if any.

<u>Signature of Petitioner</u>	<u>Date of Signing</u>	<u>Owner</u>	<u>Elector</u>	<u>Property Address/ ID</u>
 Signature Loren Rangeloff	2/6/19		X	2405 Schultz Drive 010004901
Printed Name – Loren Rangeloff – Owner/Agent for Loren’s Auto Recycling, LLC				

**Annexation Petition
Loren's Auto Recycling, LLC
City of Neenah**

1 inch = 290 feet



Annexation Area

City Boundary

CITY OF NEENAH

City of Neenah
01000440201

CITY OF NEENAH

INTERSTATE 41

TOWN OF NEENAH

ENTERPRISE DR

SCHULTZ DR

East 1/4 Corner
Section 5-19-17E

POINT OF BEGINNING

N04°00'49"E
321.54 Feet

S88°44'26"W
85.22 Feet

N20°08'38"E
586.15 Feet

N69°51'42"W
33.00 Feet

N20°08'37"E
896.56 Feet

S87°43'09"W
759.47 Feet

S87°13'34"W
33.26 Feet

S03°01'54"E
906.82 Feet

S87°43'09"W
33.00 Feet

N88°44'09"E
79.80 Feet

N33°52'24"E
342.28 Feet

S03°00'54"E
1072.13 Feet

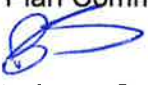
Fox Valley & Western LTD (0100050)
Soo Line RR (0100051)

Loren's Auto Recycling LLC
(01000490)

Wis DOT (01000402)
Soo Line RR (0100045)
Fox Valley & Western LTD
(01000401)



M E M O R A N D U M

DATE: February 8, 2019
TO: Mayor Kaufert and Members of Plan Commission
FROM: Brad Schmidt, Deputy Director 
RE: Preliminary Plat Review, Integrity Acres Subdivision

Request/Background

The Department of Community Development and Assessment has received a preliminary plat for the Integrity Acres Subdivision (Phase I). The subdivision concept plan was approved by Plan Commission on December 7, 2018 and the property was formally annexed to the City on December 20, 2018.

Consideration

The proposed plat, 7.50 acres in size, includes 10 single-family residential lots and one outlot designated for a stormwater pond located along the west side of Woodenshoe Road south of County Road G. The land is currently zoned R-1, Single-Family Residence District. The average lot size is approximately 22,685 square feet which exceeds the minimum lot size for single-family residential lots. Land north and south of the subject property is located in the Town of Vinland and includes existing single-family residences. Land east of the development includes the Liberty Heights Subdivision. Land west of the proposed subdivision is currently in the Town of Vinland and is in agricultural use.

A new unnamed road is proposed to extend west through the subdivision off of Woodenshoe Road. The road will not be a permanent dead-end street and is expected to continue west when the next phase of the subdivision is developed. The right-of-way width is 60 feet which is suitable for a collector street. Sidewalks are also planned on both sides of the proposed street. Staff is requiring a turnaround feature at the end of the proposed road to allow for public works vehicles and emergency vehicles the ability to turnaround.

The developer will be responsible for installing all public utilities (water, sanitary sewer, and storm sewer) as well as constructing all roads within the plat. As with all subdivisions in the City, an agreement outlining the fees and responsibilities between the City and the developer will be produced. That agreement will be reviewed by the Finance Committee and the Board of Public Works and ultimately approved by Common Council.

The Public Works Department has reviewed the engineering plans for this plat and have requested several minor changes. Those comments are located on the comment review letter sent to the developer and included as part of this memo.

Stormwater will be managed through rear yard drainage swales, storm sewers and ultimately stormwater from this plat will be diverted to a new stormwater retention pond on Outlot 1 along Woodenshoe Road. This pond was designed to manage stormwater for this subdivision and a future Phase 2 development.

Recommendation

Appropriate action at this time is to recommend Common Council approve the Preliminary Plat of the Integrity Acres Subdivision subject comments on the Preliminary Plat Review Letter.





February 08, 2019

COREY KALKOFEN
MCMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE
NEENAH, WI 54956

RE: Integrity Estates Subdivision Preliminary Plat Review () Status Approved

Dear COREY KALKOFEN:

We have completed our review of the plan identified above. The plan was approved per attached comments, if any. This letter is not to be construed as a zoning compliance, grading, building permit, certificate of occupancy, or a substitute for any permit or certificate required by any state or federal government entity.

Sincerely,

Brad Schmidt
Deputy Director of Community Development and Assessment
bschmidt@ci.neenah.wi.us
920-886-6126

Informative Note:

Here are the review notes from various City departments. If you have any questions about any of the notes, please contact the person who wrote the note.

Plan Review Comments

Planning - Brad Schmidt -
bschmidt@ci.neenah.wi.us

Approved

Review Comments:

Provide a turnaround at the end of the public street on the west end of the plat which is acceptable to the Department of Public Works.

Indicate the name of the proposed street in the Plat.

Final Plat shall include a note that sidewalks are required on both sides of the public street in the plat.

A development agreement shall be drafted and finalized as part of the final plat approval.

Community Development - Chris Haese -
chaese@ci.neenah.wi.us

Approved

Review Comments:

We should have some type of temporary turnaround at the terminus of the new street for municipal vehicles (garbage, snow, fire, etc).

Engineering - Heath Kummerow - 920-886-6245
hkummerow@ci.neenah.wi.us

Approved

Review Comments:

Clarify and identify lines on the preliminary plat - setbacks, easements, etc.

Modify Note 2 on the Preliminary Plat "...The payments of said maintenance and/or repairs shall be assessed to the property owner of the subdivision with a drainage easement."

On the Final Plat, label the drainage easements on the north and south portion of the plat and identify the dimension (width) of the easement on the plat.

Provide the dimension (width) of the area on Outlot 1 from the right-of-way line to the drainage easement along the south portion of the Outlot. (See attachment - pg. 2)

Restrict lookout/walkout basements on lots 7-10 due to potential flooding risk.

Increase depth of stormwater pond to 10 feet.

Reference distance from right-of-way line south to the north edge of the drainage easement on lot 10.

On page 5 of the Engineering Plans, include an 18" sump Typ. and a 2' sump as identified on the attachment pg. 8.

Add a note referencing Pond Planting Plan - Aquatic Planting Plan and Prairie or no-mow grass (see attachment pg. 9)

Public Works - Gerry Kaiser -
gkaiser@ci.neenah.wi.us

Approved

Review Comments:

Consider changing the Plat name to Integrity Acres Phase I.

Traffic - James Merten - 920-886-6243
jmerten@ci.neenah.wi.us

Approved

Review Comments:

Water Utility - Anthony Mach - 920-886-6180
amach@ci.neenah.wi.us

Approved

Review Comments:

Advisory Comments:

Notified engineer of Utility request to upsize water main to 16". Approval contingent upon satisfaction of this request.

Finance - Judy Christnovich -
jchristnovich@ci.neenah.wi.us

Not Applicable

Review Comments:

Assessor - Cassandra Kohls - 920-886-6130
ckohls@ci.neenah.wi.us

Approved

Review Comments:

City Attorney - Jim Godlewski -
jgodlewski@ci.neenah.wi.us

Approved

Review Comments:

Fire Department - Vern Green - 920-886-6200
vgreen@nmfire.org

Approved

Review Comments:

MANAGEMENT OF ALL DRAINAGE AND ASSOCIATED STRUCTURES

1. MAINTENANCE OF ALL DRAINAGE AND ASSOCIATED STRUCTURES RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION.

2. UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE AND ASSOCIATED STRUCTURES, THE CITY OF NEENAH SHALL BE ENTITLED TO TAKE THE NECESSARY ACTION TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE CITY OF NEENAH.

3. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND ASSOCIATED STRUCTURES.

4. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND ASSOCIATED STRUCTURES.

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14. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND ASSOCIATED STRUCTURES.

15. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND ASSOCIATED STRUCTURES.

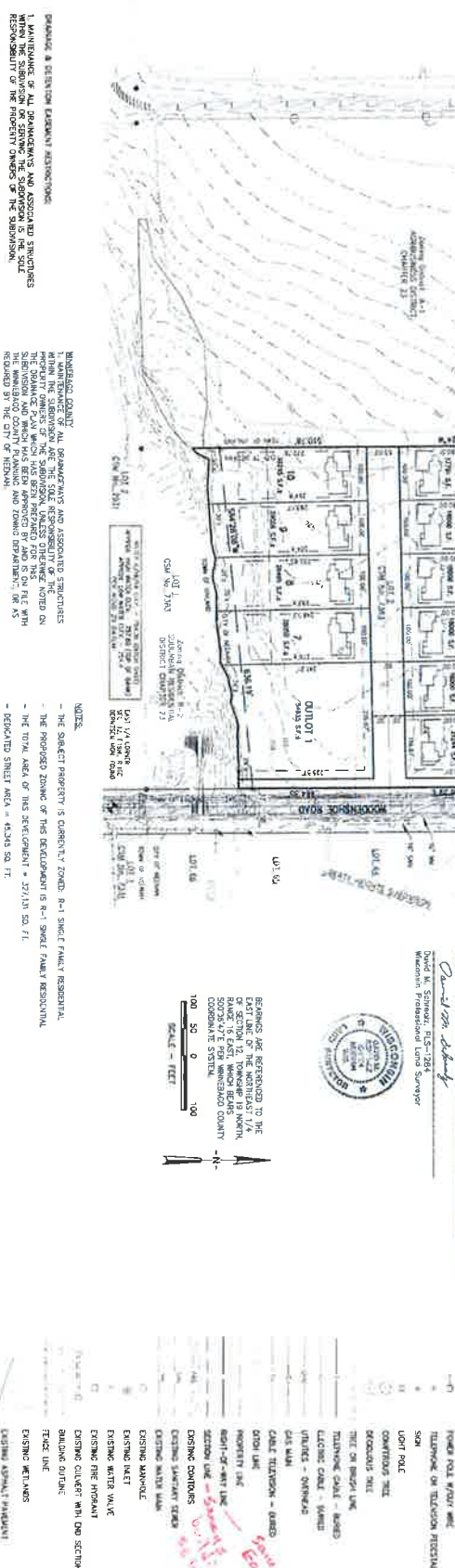
16. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND ASSOCIATED STRUCTURES.

17. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND ASSOCIATED STRUCTURES.

18. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND ASSOCIATED STRUCTURES.

19. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND ASSOCIATED STRUCTURES.

20. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND ASSOCIATED STRUCTURES.



NOTES:

1. THE SUBJECT PROPERTY IS CURRENTLY ZONED R-1 SINGLE FAMILY RESIDENTIAL.

2. THE PROPOSED ZONING OF THIS DEVELOPMENT IS R-1 SINGLE FAMILY RESIDENTIAL.

3. THE TOTAL AREA OF THIS DEVELOPMENT IS 27,135 SQ. FT.

4. DESIGNATED STREET AREA = 42,364 SQ. FT.

5. NET IMPROVED AREA = 28,796 SQ. FT.

6. TOTAL NUMBER OF LOTS = 10

7. TOTAL NUMBER OF OUTLOTS = 1 (34,535 SQ. FT.)

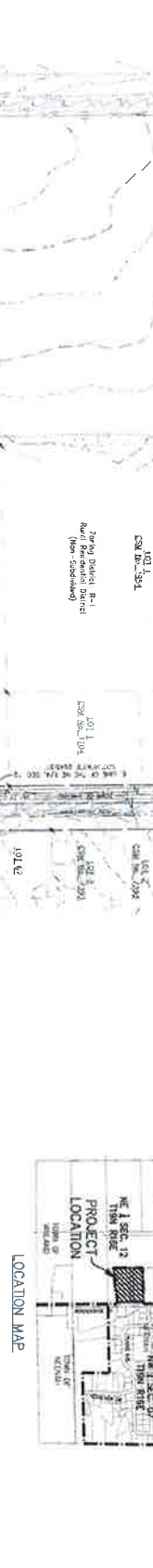
8. AREA OF LOT 10 = 32,805 SQ. FT.

9. UNDEVELOPED FEET OF STREETS = 688 FEET

10. ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT

11. SEE ATTACHED STREET & UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES

12. FRONTYARD BUILDING SETBACKS TO BE 20 FEET FROM STREET RIGHT-OF-WAY LINE UNLESS NOTED OTHERWISE.



LEGEND:

- 1" = 1/4" REBAR FOUND
- 1" (0.15, 0.0) BOM NOT FOUND
- 3/4" NON REBAR FOUND
- CURB CONCRETE
- PAVED POLE
- FRONT POLE W/OUT MET
- TELEPHONE OR TELEVISION RECEIVING
- SEWER
- LIGHT POLE
- CONCRETE TIE
- EXISTING UTILITY
- THIS IS BRUSH LINK
- TELEPHONE CABLE - BOMED
- EXISTING CABLE - W/OUT BOMED
- UTILITY - OTHERS
- POLE MARK
- CABLE TELEVISION - BOMED
- DRIVE LANE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING CONDITIONS
- EXISTING SURVEY STAKE
- EXISTING WATER MAIN
- EXISTING MANNING
- EXISTING MET
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- BUILDING OUTLINE
- EXISTING METERS
- EXISTING ASPHALT/PAVED
- EXISTING CONCRETE
- EXISTING GRAVEL

OWNER/DEVELOPER:
INTEGRITY CONSTRUCTION, LLC
1400 W. BROWN ST. SUITE 100
NEENAH, WI 54956
(920) 229-9413

DATE SURVEY:
JULY 2014
NEENAH, WI 54956
(920) 751-4200

REGISTERED PROFESSIONAL LAND SURVEYOR:
David W. Schaefer, FLS-1284
1400 W. BROWN ST. SUITE 100
NEENAH, WI 54956
(920) 751-4200

REGISTERED PROFESSIONAL LAND SURVEYOR:
David W. Schaefer, FLS-1284
1400 W. BROWN ST. SUITE 100
NEENAH, WI 54956
(920) 751-4200

REGISTERED PROFESSIONAL LAND SURVEYOR:
David W. Schaefer, FLS-1284
1400 W. BROWN ST. SUITE 100
NEENAH, WI 54956
(920) 751-4200

LOCATIO

TOWN C
VINLAN

Rural Residential District
(Non-Subdivided)

CSM No. 1704

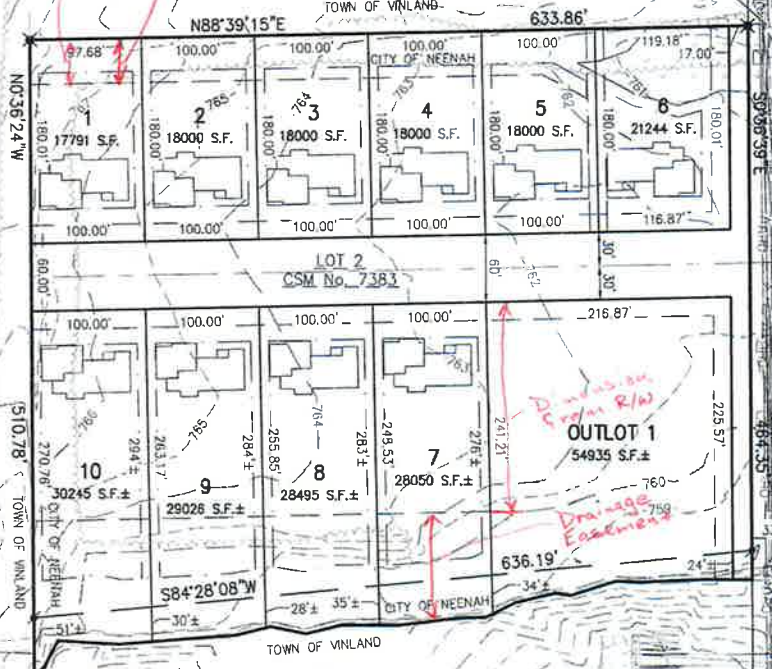
CSM No. 7393

LOT 2
CSM No. 1954

Zoning District: R-1
Rural Residential District
(Non-Subdivided)

TOWN OF VINLAND

THE NE 1/4, SEC. 12
17° E 208431



LOT 67

LOT 63

LOT 64

LOT 65

LOT 66

CITY OF NEENAH

TOWN OF NEENAH

LOT 1
CSM No. 7331

SURVEYOR'S CERTIFICATE:

I, David M. Schmalz, Wisconsin Professional Land Surveyor, PLS-1284, have surveyed, divided and mapped all of Lot 2 of Certified Survey M recorded in Volume 1 of Maps on Page 7383 as Document No. 17717 Northeast 1/4 of the Northeast 1/4 of Section 12, Township 19 North City of Neenah, Winnebago County, Wisconsin

That I have made such survey, land division, and plat under the direct owners of said land. That such plat is a correct representation of all boundaries of the land surveyed and the subdivision thereof made. This complies with the provisions of chapter 236 of the Wisconsin Statutes Subdivision regulations of the City of Neenah in surveying, dividing and same.

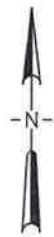
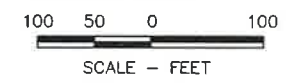
Dated this 1st day of FEBRUARY, 2022

David M. Schmalz

David M. Schmalz, PLS-1284
Wisconsin Professional Land Surveyor



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 16 EAST, WHICH BEARS S00°36'47"E PER WINNEBAGO COUNTY COORDINATE SYSTEM.



WATER 6/18/18 ELEV - 754.36 (DITCH SHOT)
APPROX. HIGH WATER ELEV. - 757.80 (TOP OF BANK)
APPROX. LOW WATER ELEV. - 754.4
PER NGVD 29 DATUM

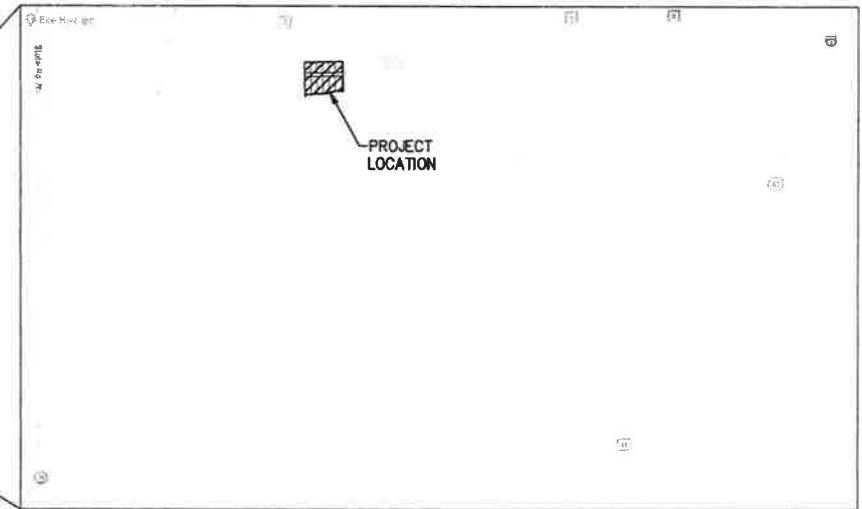
EAST 1/4 CORNER
SEC. 12, T.19N., R.16E.
BERNTSEN MON. FOUND

LOT 2
CSM No. 2931

LOT 1
CSM No. 7383

Zoning District: R-2
SUBURBAN RESIDENTIAL
DISTRICT CHAPTER 23

INTEGRITY ACRES SEWER, WATER & STREET CONSTRUCTION CITY OF NEENAH WINNEBAGO COUNTY, WISCONSIN MCM # 10908 9-17-00888



CONTACT INFORMATION

UTILITIES

WE ENERGIES
STEVE ARMSTRONG (ELECTRIC)
KENNETH VAN OSS (GAS)
800 SOUTH LYNDALE DRIVE P.O. BOX 1689
APPLETON, WI 54912
(920) 380-3401 (ELECTRIC)
(920) 380-3318 (GAS)
jm.quine@we-energies.com

AT&T
VINCE LESBLIN
221 WEST WASHINGTON STREET FLOOR 4
APPLETON, WI 54911
(920) 735-3252
vlesblin@att.com

THE WARNER CABLE
VINCE ALBIN
3545 PLANK ROAD
APPLETON, WI 54915
(920) 831-9211
vince.albin@wrcable.com

DESIGN CONTACT

McMAHON
LEE REIBOLD
1445 McMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200
lreibold@mcmgrp.com

CITY OF NEENAH
CORY KASER
211 WALNUT STREET
NEENAH, WI 54956
(920) 806-0240
ckaser@ci.neenah.wi.us

CITY OF NEENAH WATER UTILITY
ANTHONY MACH
211 WALNUT STREET
NEENAH, WI 54956
(920) 856-6180
amach@ci.neenah.wi.us

DIGGERS HOTLINE

Dial 811 or (800) 242-8511
www.DiggersHotline.com



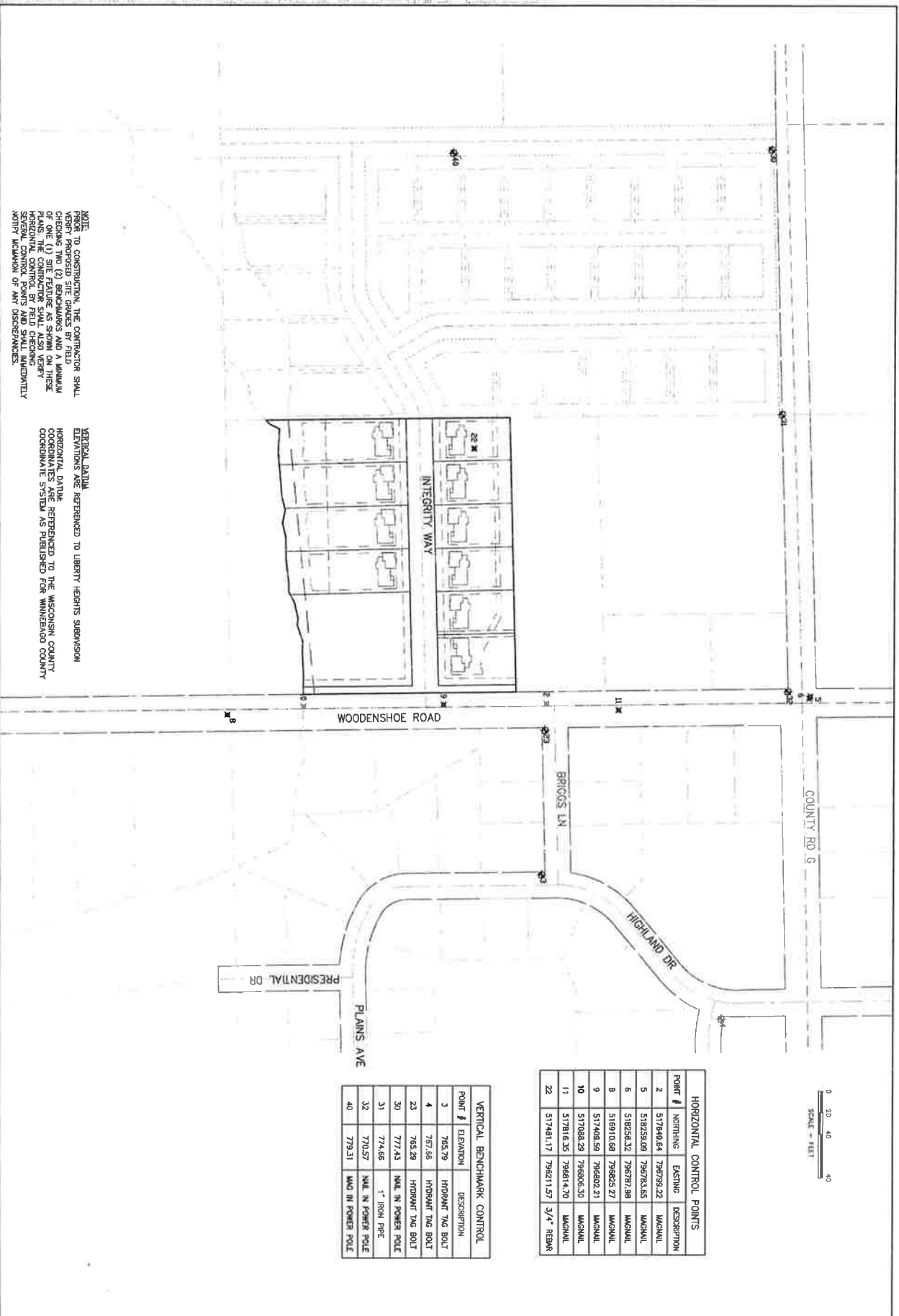
SHEET INDEX

- 01 - ABBREVIATIONS SYMBOLS & NOTES
- 02 - SURVEY CONTROL
- 03 - DRAINAGE & EROSION CONTROL PLAN
- 04 - INTEGRITY WAY
- 05 - INTEGRITY WAY
- 06 - INTEGRITY ACRES POND
- 07 - OUTLET STRUCTURE DETAILS
- 08 - POND DETAILS
- 09 - MISCELLANEOUS DETAILS
- 10 - MISCELLANEOUS DETAILS
- 11 - EROSION & SEDIMENT CONTROL DETAILS
- 12 - EROSION & SEDIMENT CONTROL DETAILS



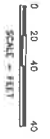
DATE	01/2019
PROJECT NO.	
1908 9-17-00888	

W:\Projects\10908 9-17-00888\10908 9-17-00888.dwg - Date Plotted: 02/01/2019 8:27 AM - User: Lee R. Reibold



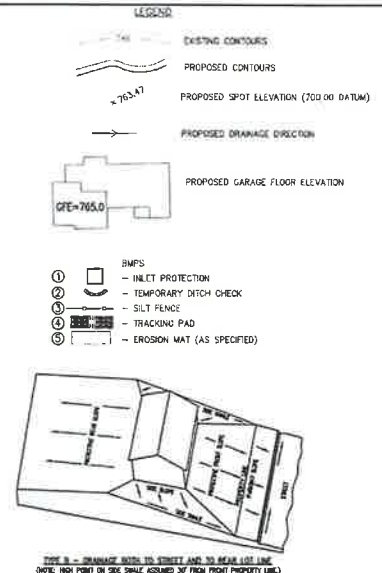
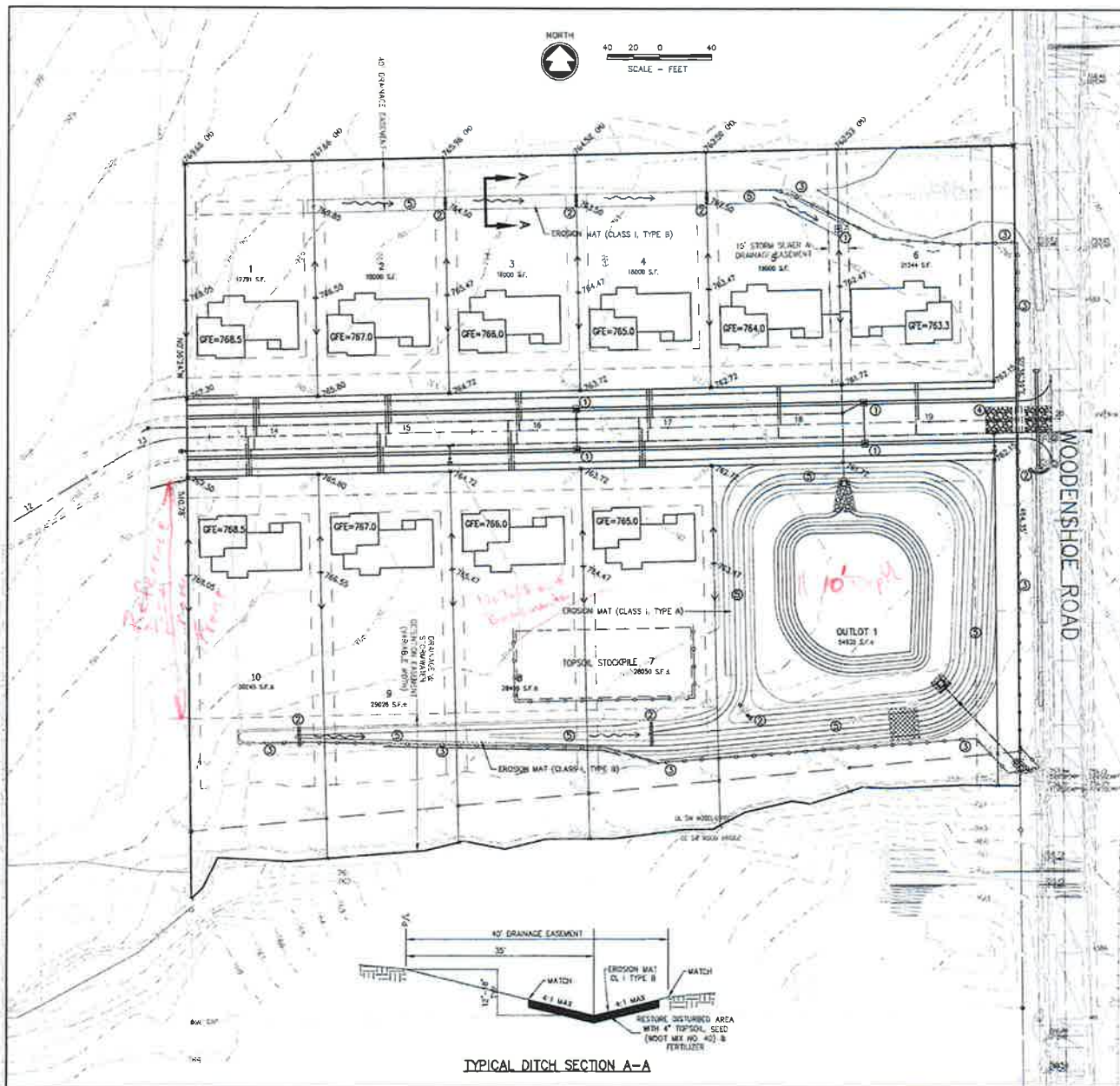
NOTE:
 PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADERS BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF TWO (2) POINTS PER LOT. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY AGENCIES OF ANY DISCREPANCIES.

VERTICAL DATA:
 ELEVATIONS ARE REFERENCED TO LIBERTY HEIGHTS SUBDIVISION HORIZONTAL DATA. COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR WINNEBAGO COUNTY.



HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
2	517848.64	798793.22	MONUMENT
5	518253.08	798783.65	MONUMENT
6	518258.32	798781.98	MONUMENT
8	518101.68	798825.27	MONUMENT
9	517408.59	798802.21	MONUMENT
10	517088.29	798806.30	MONUMENT
11	517816.35	798814.70	MONUMENT
22	517481.17	798211.57	3/4" REBAR

VERTICAL BENCHMARK CONTROL			
POINT #	ELEVATION	DESCRIPTION	
3	765.79	HYDRANT TAG BOLT	
4	767.68	HYDRANT TAG BOLT	
23	765.28	HYDRANT TAG BOLT	
30	777.43	NAIL IN POWER POLE	
31	774.66	1" IRON PIPE	
32	770.57	NAIL IN POWER POLE	
40	779.31	NAIL IN POWER POLE	



- NOTES**
- SUMP PUMP DISCHARGE ARE TO BE CONNECTED TO THE STORM SEWER LATERAL PROVIDED.
 - ROOF DOWNSPOUTS SHALL DISCHARGE AT GRADE AND NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
 - GARAGES ARE RECOMMENDED TO BE LOCATED ON THE "HIGH" SIDE OF THE LOT.
 - LOTS 7-10 SHALL HAVE A MINIMUM GRADE AT FOUNDATION OF ELEVATION 763.00.
 - THE DETENTION POND SLOPES ABOVE THE PERMANENT POOL TO BE SEED WITH A NO MOW GRASS SEED MIXTURE. ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH GENERAL GRASS SEED (WOOT MIX NO. 40).
 - ALL DRAINAGEWAYS, SWALES, DRAINAGE EASEMENTS AND ASSOCIATED INFRASTRUCTURE SHALL BE INSTALLED, GRADED AND SELED PRIOR TO ROADWAY ACCEPTANCE.

SEQUENCE OF CONSTRUCTION
 ANTICIPATED TIMELINE: APRIL 22, 2019 - JUNE 28, 2019

- POST PERMITS AT THE SITE AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION. NOTIFY WOOD CITY OF NEENAH & ENGINEER AT LEAST 5 DAYS PRIOR TO START OF CONSTRUCTION & HOLD PRE-CONSTRUCTION CONFERENCE.
- INSTALL TRACKING PAD, SILT FENCE & DITCH CHECKS. IF TRACKING PADS DO NOT REMOVE SEDIMENT FROM VEHICLE TIRES, THEN TIRES SHALL BE WASHED. STREET SWEEPING SHALL BE PERFORMED ON A DAILY BASIS AND/OR AS REQUIRED BY TECHNICAL STANDARDS.
- STOP TOPSOIL IN STORM WATER POND AREA AND STOCKPILE. STOCKPILES ARE TO BE TEMPORARILY STABILIZED IF NOT ACTIVE FOR 14 DAYS OR MORE. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
- BEGIN EXCAVATING STORM WATER POND A & Dewater as necessary. ANY DEWATERING SHALL BE IN ACCORDANCE WITH WOOD TECHNICAL STANDARD 1061. EXCAVATED MATERIAL FROM POND A CAN BE USED TO FILL LOTS 1-7 PER THE DRAINAGE PLAN. THE POND A WILL ACT AS A TEMPORARY SEDIMENTATION BASIN DURING PHASE I CONSTRUCTION. FINISH POND A CONSTRUCTION AND INSTALL OUTLET STRUCTURE. ADD POLYMERS (REQUIRED) IN ACCORDANCE WITH WOOD TECHNICAL STANDARD 1051. EXCESS EXCAVATED MATERIAL SHALL BE LOADED IN TRUCKS AND HAULED TO AN OFFSITE LOCATION TO BE SELECTED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR BEST MANAGEMENT PRACTICES AND PERMITS AT OFFSITE LOCATION. PERMANENTLY STABILIZE POND SLOPES AS SOON AS POSSIBLE WITH 6" TOPSOIL, NO MOW SEED MIX & EROSION MAT (WOOT CLASS I, TYPE A).
- STOP TOPSOIL WITHIN ROAD RIGHT-OF-WAY AND STOCKPILE. STOCKPILES ARE TO BE TEMPORARILY STABILIZED IF NOT ACTIVE FOR 14 DAYS OR MORE. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME. INSTALL UTILITIES AND COMPLETE RIGHT OF WAY CONSTRUCTION, INCLUDING SUPERGRADE EXCAVATION AND ROAD BASE CONSTRUCTION. INSTALL INLET PROTECTION ON ANY STORM INLETS. PERMANENTLY STABILIZE FRONT OF WAY TERRACES WITH 4" TOPSOIL, SEED (WOOT MIX NO. 40), FERTILIZER & MULCH AS SOON AS POSSIBLE.
- COMPLETE ANY OTHER FINAL GRADING, INCLUDING REAR YARD SWALES. PERMANENTLY STABILIZE ANY OTHER DISTURBED AREAS WITH 4" TOPSOIL, SEED (WOOT MIX NO. 40), FERTILIZER & EROSION MAT/MULCH AS SOON AS POSSIBLE. AREAS TO RECEIVE EROSION MAT ARE DEPICTED ON THE PLAN. REMOVE ALL EROSION CONTROL MEASURES ONCE ALL DISTURBED AREAS HAVE ACHIEVED 70% VEGETATIVE COVER.



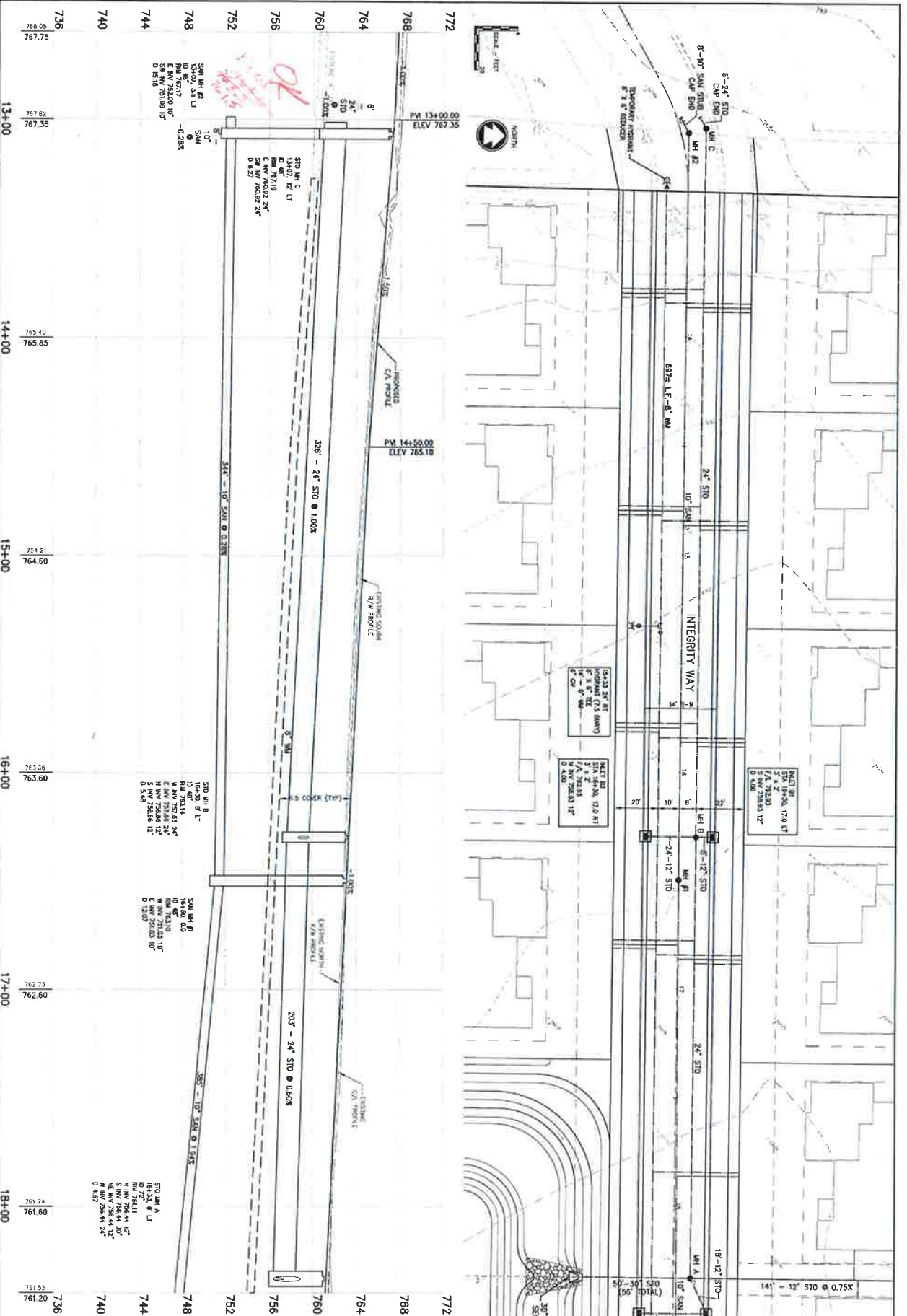
TYPICAL DITCH SECTION A-A

McMAHON
 CONSULTING ENGINEERS, INC.
 1445 HAWAIIAN DRIVE, NEENAH, WI 54956
 PH: 920.731.4222 FAX: 920.731.4204

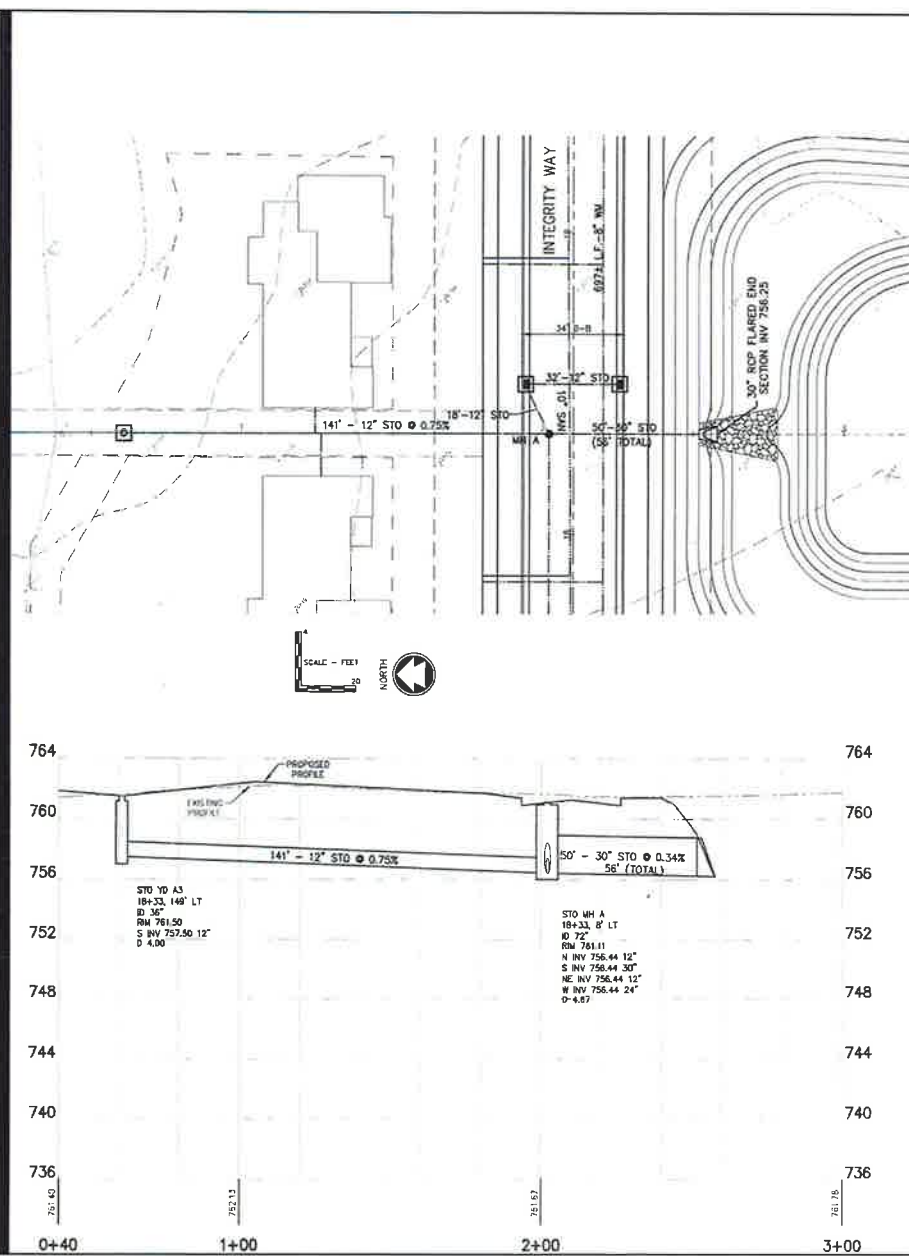
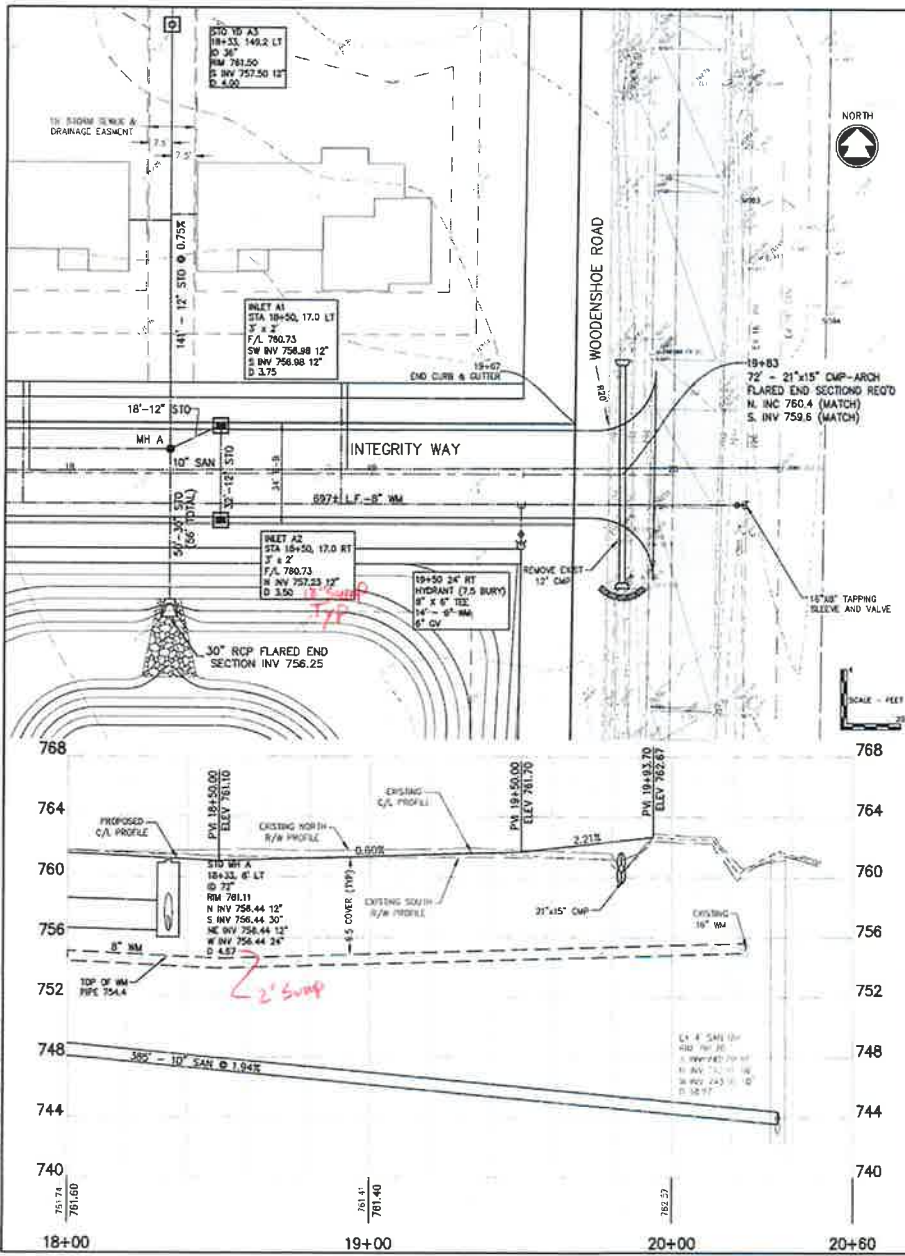
NO.	DATE	DESCRIPTION

INTEGRITY ACRES STREET & UTILITY CONSTRUCTION
 CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
 DRAINAGE & EROSION CONTROL PLAN

DATE	BY	NO.



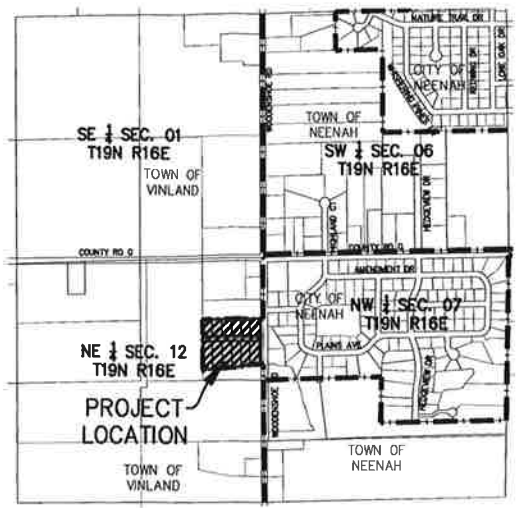
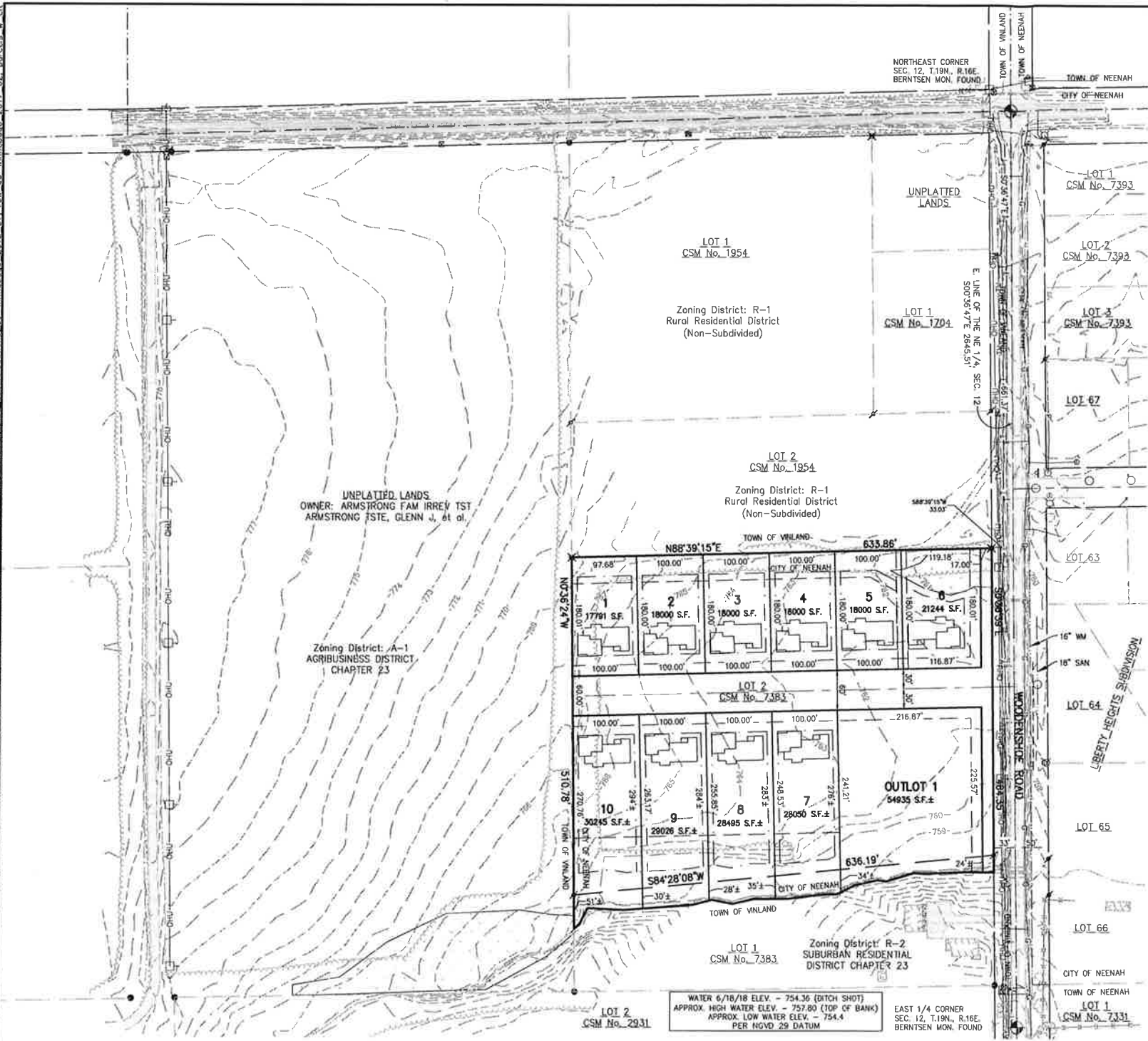
<p>PROJECT NO. 04</p> <p>DATE 07/20/20</p> <p>SCALE AS SHOWN</p>	<p>INTEGRITY ACRES STREET & UTILITY CONSTRUCTION</p> <p>CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN</p>	<p>McMAHON</p> <p>ENGINEERS & ARCHITECTS</p> <p>McMAHON ASSOCIATES, INC.</p> <p>1445 MINNAPOLIS DRIVE, NEENAH, WI 54956</p> <p>PHONE: (920) 761-1021 FAX: (920) 761-4258</p>	<p>CONTRACT NO. 14-11-000000</p> <p>CONTRACT DATE 11/11/2014</p> <p>CONTRACT VALUE \$1,111,000.00</p> <p>CONTRACT NO. 14-11-000000</p> <p>CONTRACT DATE 11/11/2014</p> <p>CONTRACT VALUE \$1,111,000.00</p>
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MCM MAHON
ENGINEERS ARCHITECTS
MCM MAHON ASSOCIATES, INC.
445 WISCONSIN DRIVE, KEELEWIS, WISCONSIN
TEL: 920.331.2200 FAX: 920.331.0200
WWW.MCMMAHON.COM

DATE	01/2019
SHEET NO.	05
TITLE	INTEGRITY ACRES STREET & UTILITY CONSTRUCTION
CITY	CITY OF NEEAH, WINNEBAGO COUNTY, WISCONSIN
PROJECT NO.	17-00000
DRAWN BY	MAJ
CHECKED BY	LRR

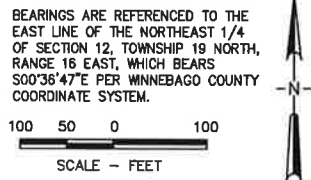
INTEGRITY ACRES STREET & UTILITY CONSTRUCTION
CITY OF NEEAH, WINNEBAGO COUNTY, WISCONSIN



SURVEYOR'S CERTIFICATE:
I, David M. Schmalz, Wisconsin Professional Land Surveyor, PLS-1284, certify that I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map No. 7383 as recorded in Volume 1 of Maps on Page 7383 as Document No. 1771789, located in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 19 North, Range 16 East, City of Neenah, Winnebago County, Wisconsin.

That I have made such survey, land division, and plat under the directions of the owners of said land. That such plot is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the City of Neenah in surveying, dividing and mapping the same.

Dated this 1st day of FEBRUARY, 2019
David M. Schmalz
David M. Schmalz, PLS-1284
Wisconsin Professional Land Surveyor



LEGEND	
	1 1/4\" REBAR FOUND
	1\" (1.315 OD) IRON PIPE FOUND
	3/4\" IRON REBAR FOUND
	COUNTY MONUMENT
	POWER POLE
	POWER POLE W/GUY WIRE
	TELEPHONE OR TELEVISION PEDESTAL
	SIGN
	LIGHT POLE
	CONIFEROUS TREE
	DECIDUOUS TREE
	TREE OR BRUSH LINE
	TELEPHONE CABLE - BURIED
	ELECTRIC CABLE - BURIED
	UTILITIES - OVERHEAD
	GAS MAIN
	CABLE TELEVISION - BURIED
	DITCH LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EXISTING CONTOURS
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING MANHOLE
	EXISTING INLET
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING CULVERT WITH END SECTIONS
	BUILDING OUTLINE
	FENCE LINE
	EXISTING WETLANDS
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE
	EXISTING GRAVEL

DRAINAGE & DETENTION EASEMENT RESTRICTIONS:
1. MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION OR SERVING THE SUBDIVISION IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION.
2. UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE CITY OF NEENAH RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENTS OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE SUBDIVISION WITH A DRAINAGE COVENANT.
3. A DRAINAGE PLAN HAS BEEN FILED WITH THE CITY OF NEENAH WHICH STATES THE REQUIRED LEVELS OF MAINTENANCE FOR ALL THE IDENTIFIED STORM WATER MANAGEMENT SYSTEMS.

WINNEBAGO COUNTY
1. MAINTENANCE OF ALL DRAINAGEWAYS AND ASSOCIATED STRUCTURES WITHIN THE SUBDIVISION ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS OF THE SUBDIVISION, UNLESS OTHERWISE NOTED ON THE DRAINAGE PLAN WHICH HAS BEEN PREPARED FOR THIS SUBDIVISION AND WHICH HAS BEEN APPROVED BY AND IS ON FILE WITH THE WINNEBAGO COUNTY PLANNING AND ZONING DEPARTMENT, OR AS REQUIRED BY THE CITY OF NEENAH.
2. UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGEWAYS AND ASSOCIATED STRUCTURES, THE COUNTY AND/OR CITY RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENT OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THIS SUBDIVISION
3. PURSUANT TO SECTION 18.58 OF THE WINNEBAGO COUNTY LAND SUBDIVISION ORDINANCE, UPON FINAL GRADING, THE DEVELOPER AND/OR OWNER SHALL COMPLY WITH THE SURFACE WATER DRAINAGE PLAN AS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND WINNEBAGO COUNTY LAND AND WATER CONSERVATION DEPARTMENT AND/OR CITY OF NEENAH.

NOTES:
- THE SUBJECT PROPERTY IS CURRENTLY ZONED: R-1 SINGLE FAMILY RESIDENTIAL
- THE PROPOSED ZONING OF THIS DEVELOPMENT IS R-1 SINGLE FAMILY RESIDENTIAL
- THE TOTAL AREA OF THIS DEVELOPMENT = 327,131 SQ. FT.
- DEDICATED STREET AREA = 45,345 SQ. FT.
- NET SUBDIVIDED AREA = 281,786 SQ. FT.
- TOTAL NUMBER OF LOTS = 10
- TOTAL NUMBER OF OUTLOTS = 1 (54,935 SQ. FT.)
- AVERAGE LOT SIZE = 22,885 SQ. FT.
- LINEAL FEET OF STREETS = 666 FEET
- ALL EASEMENTS TO BE SHOWN ON THE FINAL PLAT
- SEE ATTACHED STREET & UTILITY PLANS FOR EXISTING AND PROPOSED UTILITIES
- FRONTYARD BUILDING SETBACKS TO BE 25 FEET FROM STREET RIGHT-OF-WAY LINE UNLESS NOTED OTHERWISE.

OWNER/SUBDIVIDER:
INTEGRITY CONSTRUCTION, LLC
2835 W. COLLEGE AVE.
APPLETON, WI 54915
(920) 209-9493
SURVEYOR:
DAVE SCHMALZ
1445 MCMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200

REVIEW AGENCIES:
- DEPARTMENT OF ADMINISTRATION
- WINNEBAGO COUNTY PLANNING & ZONING
APPROVAL AGENCIES:
- CITY OF NEENAH

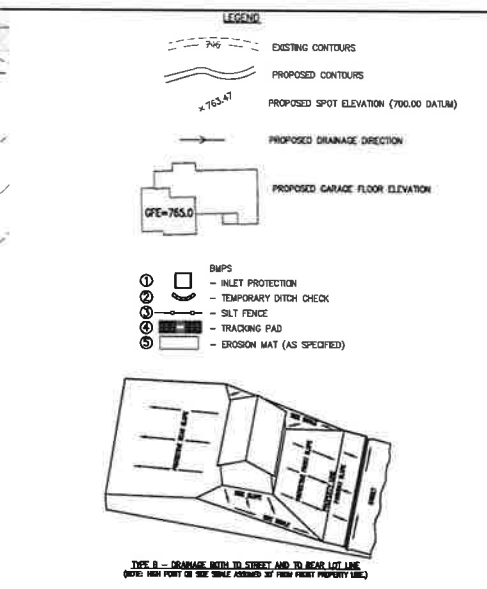
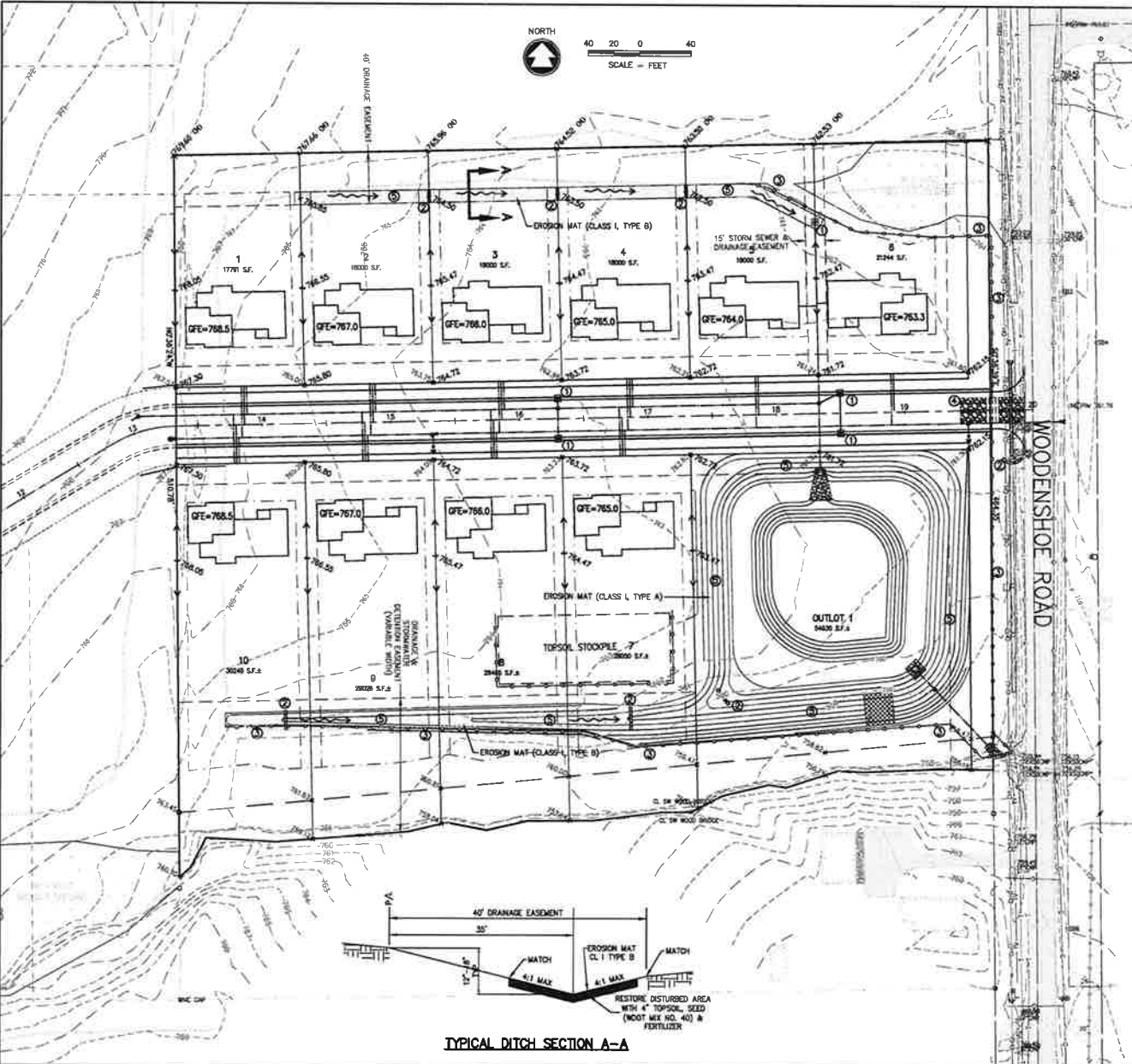
McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 MCMAHON DRIVE
NEENAH, WI 54956
PH 920.751.4200 FAX 920.751.4284 MCMGRP.COM

NO.	DATE	REVISION

PRELIMINARY PLAT - INTEGRITY ACRES
NORTHEAST 1/4 NORTHWEST 1/4 SEC. 12, T19N, R16E
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN

SURVEYED	DRAWN
DMS	MJA
PROJECT NO.	10908 9-17-00888
DATE	01/2019
SHEET NO.	01

McMAHON ASSOCIATES, INC. 1446 FORT ROAD, NEENAH, WI 54957-0205
 PHONE: 920.701.4200 FAX: 920.701.4204
 www.mcmahoninc.com
 01/2019
 SHEET NO. 03



- NOTES:**
1. PUMP DISCHARGE ARE TO BE CONNECTED TO THE STORM SEWER LATERAL PROVIDED.
 2. ROOF DOWNSPOUTS SHALL DISCHARGE AT GRADE AND NOT BE CONNECTED TO THE STORM SEWER SYSTEM.
 3. GARAGES ARE RECOMMENDED TO BE LOCATED ON THE "HIGH" SIDE OF THE LOT.
 4. LOTS 7-10 SHALL HAVE A MINIMUM GRADE AT FOUNDATION OF ELEVATION 763.00.
 5. THE DETENTION POND SLOPES ABOVE THE PERMANENT POOL TO BE SEEDING WITH A NO MOW GRASS SEED MIXTURE. ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH GENERAL GRASS SEED (WOOT MIX NO. 40).
 6. ALL DRIVEWAYS, SWALES, DRAINAGE EASEMENTS AND ASSOCIATED INFRASTRUCTURE SHALL BE INSTALLED, GRADED AND SEEDING PRIOR TO ROADWAY ACCEPTANCE.

- SEQUENCE OF CONSTRUCTION**
- ANTICIPATED TIMELINE: APRIL 22, 2019 - JUNE 28, 2019
1. POST PERMITS AT THE SITE AT LEAST 5 DAYS PRIOR TO THE START OF CONSTRUCTION. NOTIFY NEWM, CITY OF NEENAH & ENGINEER AT LEAST 5 DAYS PRIOR TO START OF CONSTRUCTION & HOLD PRE-CONSTRUCTION CONFERENCE.
 2. INSTALL TRACKING PAD, SILT FENCE & DITCH CHECKS. IF TRACKING PADS DO NOT REMOVE SEDIMENT FROM VEHICLE TIRES, THEN TIRES SHALL BE WASHED. STREET SWEEPING SHALL BE PERFORMED ON A DAILY BASIS AND/OR AS REQUIRED BY TECHNICAL STANDARDS.
 3. STRIP TOPSOIL IN STORM WATER POND AREA AND STOCKPILE. STOCKPILES ARE TO BE TEMPORARILY STABILIZED IF NOT ACTIVE FOR 14 DAYS OR MORE. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.
 4. BEGIN EXCAVATING STORM WATER POND A & DEWATER AS NECESSARY. ANY DEWATERING SHALL BE IN ACCORDANCE WITH MOIST TECHNICAL STANDARD 1061. EXCAVATED MATERIAL FROM POND A CAN BE USED TO FILL LOTS 1-7 FOR THE DRAINAGE PLAN. THE POND A WILL ACT AS A TEMPORARY SEDIMENTATION BASIN DURING PHASE 1 CONSTRUCTION. FINISH POND A CONSTRUCTION AND INSTALL OUTLET STRUCTURE. ADD POLYMERS (REQUIRED) IN ACCORDANCE WITH MOIST TECHNICAL STANDARD 1061. EXCESS EXCAVATED MATERIAL SHALL BE LOADED IN TRUCKS AND HAULLED TO AN OFFSITE LOCATION TO BE SELECTED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR BEST MANAGEMENT PRACTICES AND PERMITS AT OFFSITE LOCATION. PERMANENTLY STABILIZE POND SLOPES AS SOON AS POSSIBLE WITH 6" TOPSOIL, NO MOW SEED MIX & EROSION MAT (WOOT CLASS I, TYPE A).
 5. STRIP TOPSOIL WITHIN ROAD RIGHT-OF-WAY AND STOCKPILE. STOCKPILES ARE TO BE TEMPORARILY STABILIZED IF NOT ACTIVE FOR 14 DAYS OR MORE. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME. INSTALL UTILITIES AND COMPLETE RIGHT OF WAY CONSTRUCTION, INCLUDING SUBGRADE EXCAVATION AND ROAD BASE CONSTRUCTION. INSTALL INLET PROTECTION ON ANY STORM INLETS. PERMANENTLY STABILIZE RIGHT OF WAY TERRACES, WITH 4" TOPSOIL, SEED (WOOT MIX NO. 40), FERTILIZER & MULCH AS SOON AS POSSIBLE.
 6. COMPLETE ANY OTHER FINAL GRADING, INCLUDING REAR YARD SWALES. PERMANENTLY STABILIZE ANY OTHER DISTURBED AREAS WITH 4" TOPSOIL, SEED (WOOT MIX NO. 40), FERTILIZER & EROSION MAT/MULCH AS SOON AS POSSIBLE. AREAS TO RECEIVE EROSION MAT ARE DERIVED ON THE PLAN. REMOVE ALL EROSION CONTROL MEASURES ONCE ALL DISTURBED AREAS HAVE ACHIEVED 70% VEGETATIVE COVER.

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INTEGRITY ACRES STREET & UTILITY CONSTRUCTION
CITY OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
DRAINAGE & EROSION CONTROL PLAN

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LRR	MJA
PROJECT NO.	
X3008 0-17-00888	
DATE	01/2019
SHEET NO.	03