NEENAH PLAN COMMISSION
Tuesday, October 9, 2018
4:15 P.M.
HAUSER ROOM, City Administration Building

1. Approve minutes of September 11, 2018 meeting.

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. **Site Plan Review** – 971 S. Green Bay Road – New Drive-Thru
    b. **Project Plan Approval** – 1190 Westowne Drive – Car Wash

5. Announcements and future agenda items:
    a. Next Meeting: October 30, 2018

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, September 11, 2018
4:15 p.m.

Present:

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

Also present:

Chris Haese, Community Development Director	Brad Schmidt, Community Development Deputy Director	
Samantha Jefferson, Community Development Office Manager	Thomas Van Dalen, RR Steel Construction Co., Inc.	

Minutes:
MSC Hancock-Cooke/Andrews to approve the August 7, 2018 meeting minutes. All Aye. Motion passed.

Public Appearances: None

Public Hearings: None

Action Items:

a. **Site Plan Review – 1057 Tullar Court – Building Addition (ICL Properties, LLC)**

Deputy Director Schmidt began by describing the plans for the building addition that was submitted by ICL Properties, LLC. The parcel is approximately 4.0 acres in size, which includes a private road extending to Tullar Road. Currently, the building is 5,000 square feet with the site plan proposing a 5,000 square-foot addition. The site plan also includes a 4,600 square-foot parking lot extension. The parcel is zoned I-1 and the current use is in compliance with this district.

Landscaping requirements will need to be met and any dumpsters on the property must be properly screened.

Ald. Kunz questioned the specifics of the private road and if those would need to be reviewed as a part of this site plan. Deputy Director Schmidt discussed the access easement that would allow for adequate space and the existing turnaround needed by the fire department.

Discussion arose regarding ICL Properties paying a fee to tie-in to the stormwater pond in the area. Director Haese explained that several stormwater ponds in the city have been created with this situation in mind – instead of having to deal with stormwater runoff themselves, businesses can pay a fee based on the amount of impervious surface on the lot. This cost for ICL Properties will increase after the construction of the addition.

MSC Piergrossi/Kaiser, Plan Commission approves the site plan for the building addition at 1057 Tullar Court with the following conditions:

1. Obtain all necessary building permits prior to any construction, alteration, and/or sign installation.
2. Prior to building permits being issued, pay the stormwater fee in-lieu for use of the City's stormwater pond.

All Aye.

b. **Site Plan Review – 1345 S. Commercial Street – Change of Use**

Deputy Director Schimdt described the site plan that was submitted. The subject property is about 0.4 acres in size and is zoned C-1 (the proposed truck/trailer rental is a permitted use for this zoning district). The applicant is not proposing any changes to the site. The trucks/trailers must be displayed on a paved area of property. Gravel is a prohibited material for off-street parking in commercial districts.

Because no residential property sits adjacent to the site, not buffer yard requirements exist. Any dumpsters on the site are required to be screened (there are currently two dumpsters on the site).

Mayor Kaufert questioned whether or not the city would have grounds for limiting the number of truck/trailer rental businesses. Deputy Director Schmidt has planned to look at that situation and will bring suggestions to Plan Commission.

MSC Kaiser/Lang, Plan Commission approves the site plan for the building addition at 1345 S. Commercial Street with the following conditions:

1. Obtain a sign permit for the "UHAUL" sign that was installed without a permit.
2. Install a handicap accessible parking stall adjacent to the entrance of the building.
3. If the gravel area on the south side of the property will be utilized for off-street parking or storage of trucks/trailers, it shall be paved with a hard surfaced material such as asphalt.
4. No rental trucks/trailers shall be displayed or parked on any surface other than asphalt.
5. Install a 6-foot tall sight-tight fence around the two dumpsters as is required per the landscaping screening requirements.

All Aye.

Comprehensive Plan 2040:

a. **Implementation Schedule**

The Common Council adopted the City of Neenah Comprehensive Plan 2040 in December 2017. Part of the Comprehensive Plan include an implementation element which outlined the recommendations of the plan. The implementation element includes timelines for the implementation.

Deputy Director Schmidt asked Plan Commission members to review the attached implementation plans and determine the highest priority items. The goal is to create a work plan for 2019.

Member Hancock-Cooke suggested that staff look to new and innovative ideas for parking/downtown transportation.

Announcements and future agenda items: None.

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

Respectfully Submitted,

Samantha Jefferson
Office Manager, Community Development

Neenah
WISCONSIN

Department of Community Development & Assessment
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-886-6126 • e-mail: bschmidt@ci.neenah.wi.us
BRAD SCHMIDT, AICP
DEPUTY DIRECTOR

DATE: October 5, 2018
TO: Mayor Kaufert and Plan Commission
FROM: Brad Schmidt, Deputy Director
RE: Site Plan Review – 971 S. Green Bay Road – Remote Drive-Thru

Request
Old National Bank is requesting to construct a remote drive-thru and canopy on property located at 971 S. Green Bay Road.

Background
The subject property is the former AE Jewelers building. The building will now be used as a bank, which is a permitted use in the C-1 District. The applicant is proposing to construct a 2 lane drive-thru which will be connect to the main building via a canopy. The drive-thru and canopy will be constructed of materials that match the main building. In addition to the drive-thru, 6 parking stalls will be re-oriented to the south portion of the property to allow.

Consideration
The C-1 District development standards are listed below. The actual dimension or size is listed in parentheses next to the standard.

Building Setbacks:
Front Yard – 10 feet (**32 feet**)
Side Yard – No Setback (**8 feet to the north and 11 feet to the south**)
Rear Yard – 10 feet (**10 feet)**

Max Height – 45 feet (**25 feet**)

Landscaping:

Perimeter – The perimeter of any proposed parking lot that is adjacent to a side or rear lot line shall be landscaped.

- Provide a minimum 5-foot landscaped strip between the proposed off-street parking lot on the north portion of the site with a minimum of 1 shade tree for each 40 lineal feet (**2 shade trees and 6 shrubs)**

Recommendation
At this time the Community Development Department recommends the Plan Commission approve the site plan for 971 S. Green Bay Road subject to site plan review comment letter.

Neenah
WISCONSIN
Department of Community Development

City of Neenah Community Development
211 Walnut Street
Neenah WI 54956
Ph 920.886.6130

October 05, 2018

PAUL PHILLIPS
JSD PROFESSIONAL SERVICES, INC
3215 W. LAWRENCE STREET, SUITE 6
APPLETON, WI 54914

RE: Drive-thru construction Site Plan - Minor Review () Status Approved

Dear PAUL PHILLIPS:

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:

These items need to be addressed prior to final approval. Some of these items are informational as well.

Plan Review Comments

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

Approved

Review Comments:

Landscaping
-Perimeter Landscaping: (1 shade tree and 3 shrubs for each 40 lineal feet of parking adjacet to a lot line) - The new parking on the southwest portion of the property has roughly 72 feet of frontage on the south and west property lines. A minimum of 2 shade trees and 6 shrubs is required in the area between the new parking and the property line.
-Screening: It looks like the trash enslosure area is being removed but isn't shown on the site plan as being replaced. If you are planning on having an area for garbage, it must be screened with a 6-foot tall sight tight fence.

Traffic Movement - the first parking stall north of the proposed drive-thru appears to impact the ability of a vehicle to enter the far west drive-thru lane. Will that parking stall be removed?

Cross Access - Please confirm that there is a cross-access agreement between the subject property and the property to the north.

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

Approved

Review Comments:

Fire Department - Vern Green - 920-886-6200 vgreen@ci.neenah.wi.us

Approved

Review Comments:

Advisory Comments:

I have no issues with the site plan for this project

Inspections - Building Commercial - Brian Walter - 920-886-6131 bwalter@ci.neenah.wi.us

Approved

Review Comments:

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

Approved

Review Comments:

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

Approved

Review Comments:

Addressing - Brian Walter - 920-886-6131 bwalter@ci.neenah.wi.us

Approved

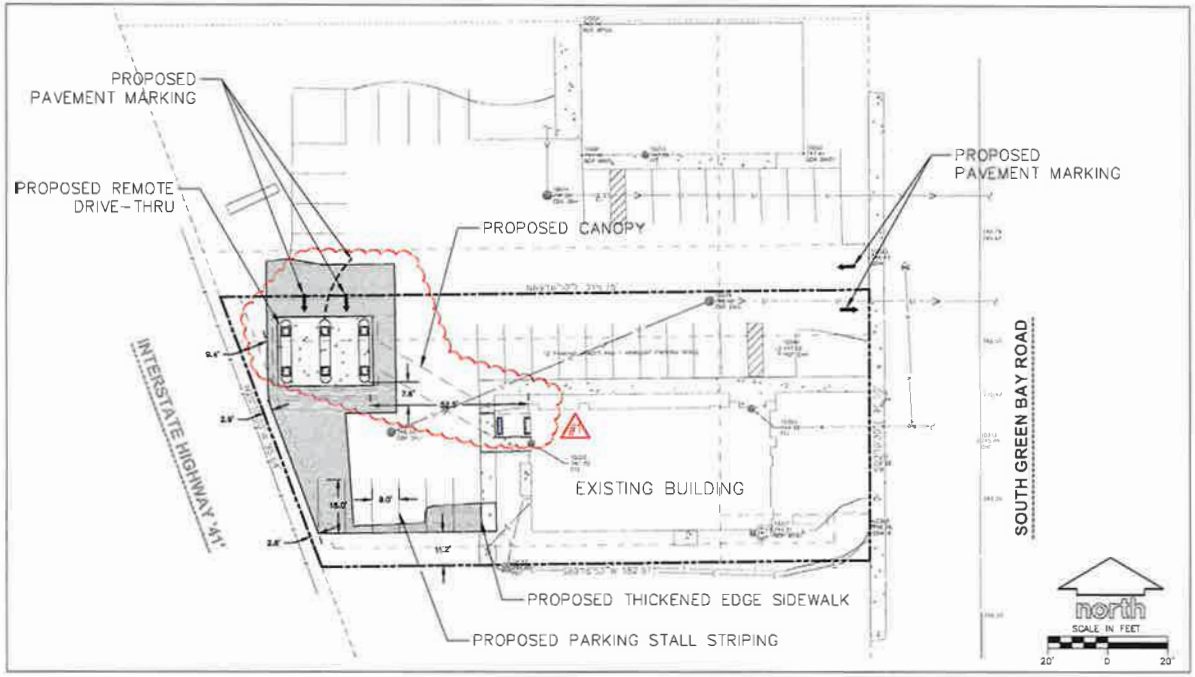
Review Comments:

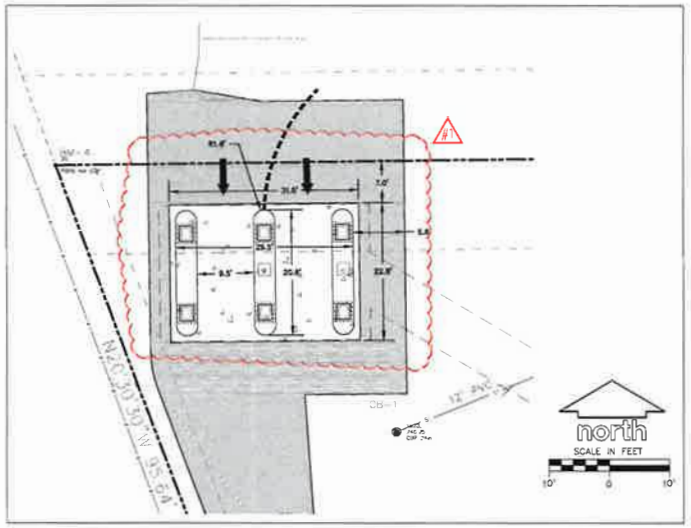


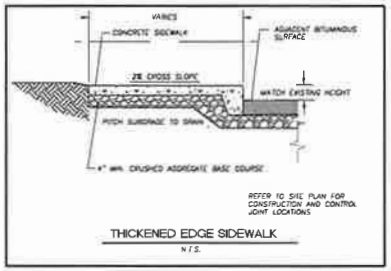
971 S. Green Bay Rd

1 inch = 41 feet

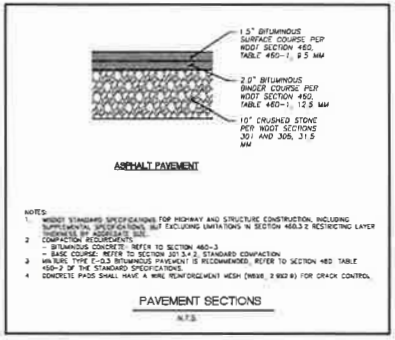
N
W
E
S







THICKENED EDGE SIDEWALK
N.T.S.



ASPHALT PAVEMENT

NOTES:
1. WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, BUT EXCLUDING LIMITATIONS IN SECTION 460.3.2 RESTRICTING LAYER THICKNESS BY AGGREGATE SIZE.
2. COMPACTION REQUIREMENTS:
   - BITUMINOUS CONCRETE: REFER TO SECTION 460-3
   - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION
3. MIN SURF. TYPE E-0.3 BITUMINOUS PAVEMENT IS RECOMMENDED, REFER TO SECTION 460 TABLE 460-2 OF THE STANDARD SPECIFICATIONS.
4. CONCRETE PADS SHALL HAVE A WIRE REINFORCEMENT MESH (W8XW8, 2 W2.9) FOR CRACK CONTROL.

PAVEMENT SECTIONS
N.T.S.

LEGEND (SITE PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- PROPOSED PARKING STALLS
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

GENERAL NOTES

1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

SITE PLAN NOTES

1. ALL DIMENSIONS TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
2. ALL RADII TO FACE OF CURB AND/OR EDGING OF CONCRETE UNLESS OTHERWISE NOTED.
3. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE CITY OF NEENAH.
4. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHENEVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
5. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
6. EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
7. ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.
8. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
9. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW EPOXY PAINT.

DIGGERS HOTLINE
Toll Free (800) 242-8511

JSD Professional Services, Inc.
Engineers • Surveyors • Planners
CREATE THE VISION TELL THE STORY
MADISON | MILWAUKEE
KENOSHA | APPLETON | WAUSAU
FOX VALLEY REGIONAL OFFICE
3215 W LAWRENCE ST., SUITE 6
APPLETON, WISCONSIN 54914
P. 920.733.2600

CLIENT
STRANG INCORPORATED

CLIENT ADDRESS
6411 MINERAL POINT
MADISON, WI 53706

PROJECT
OLD NATIONAL BANK
NEENAH

PROJECT LOCATION
971 S GREEN BAY RD.
NEENAH, WI 54956

PLAN MODIFICATIONS

#	Date	Description
1	09.19.18	Concept Site Plan
2	09.27.18	Update
3	09.19.18	DSPS

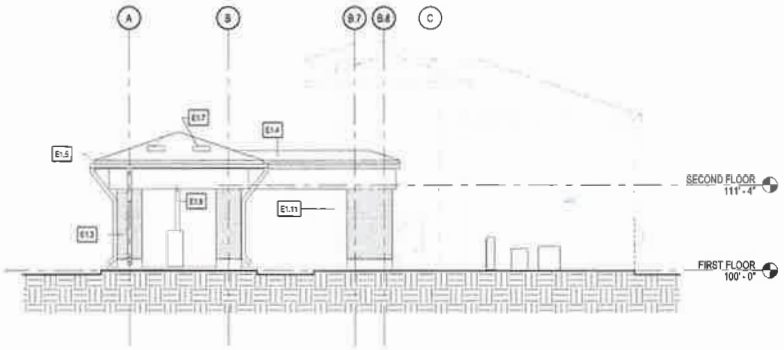
Design/Check
Approved

SHEET TITLE
SITE PLAN

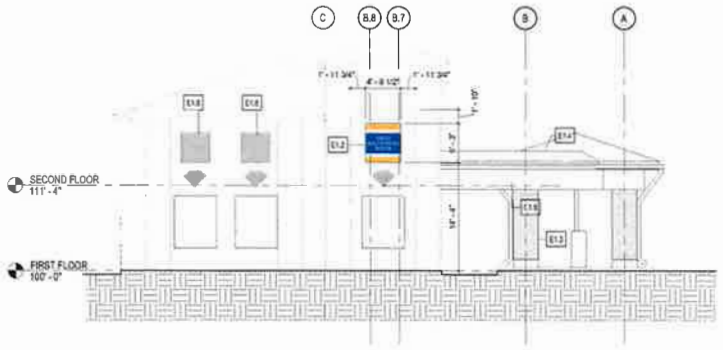
SHEET NUMBER
C3.0

JSD PROJECT NO 18-8751

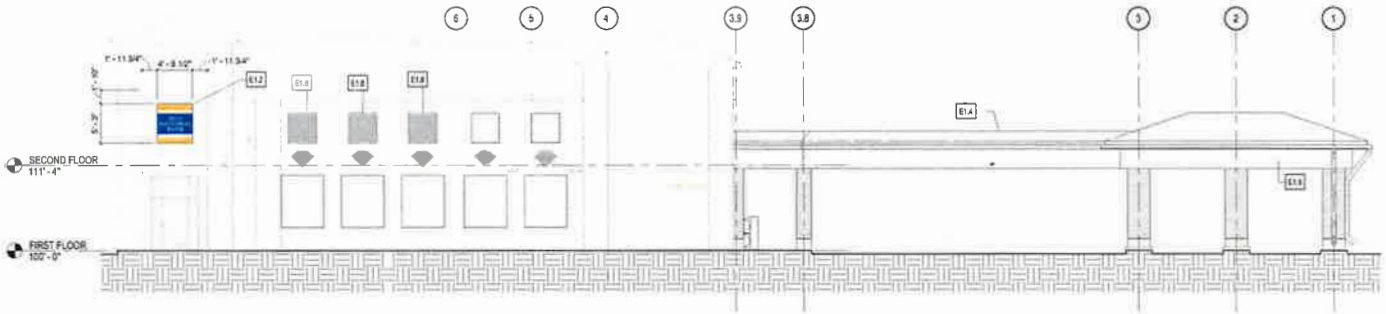
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.



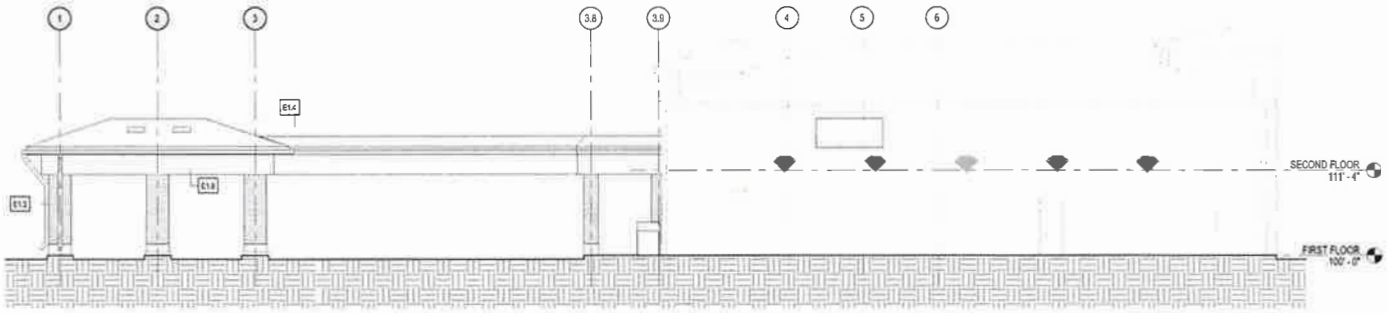
1 A401A **WEST EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



2 A401A **EAST EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



3 A401A **NORTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"



4 A401A **SOUTH EXTERIOR ELEVATION**
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTE LEGEND

E1.2	SIGNAGE OFCI
E1.3	BRICK VENEER TO MATCH EXISTING
E1.4	ASPHALT SHINGLES TO MATCH EXISTING
E1.5	GUTTER & DOWNSPOUT COLOR TO MATCH EXISTING
E1.7	ROOF VENT
E1.8	INSTALL FILM ON INTERIOR SURFACE OF WINDOW
E1.9	METAL PANEL SOFFIT TO MATCH EXISTING BUILDING EXTERIOR METAL
E1.11	INFILL W/ BRICK TO MATCH EXISTING AT ALL NEW AND EXISTING PENETRATION THROUGH EXTERIOR WALL

STRANG
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
MADISON, WI | WAUKESHA, WI

COPYRIGHT STRANG, INC. 2018

NO	DESCRIPTION	DATE

OLD NATIONAL BANK - NEENAH
231 S GREEN BAY RD
NEENAH, WI 54956

DATE: 06-27-2018
DRAWN BY: CT
PROJECT NO: 2018070

EXTERIOR ELEVATIONS

A401A

Neenah
WISCONSIN

Department of Community Development & Assessment
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-886-6126 • e-mail: bschmidt@ci.neenah.wi.us
BRAD SCHMIDT, AICP
DEPUTY DIRECTOR

DATE: October 5, 2018

TO: Mayor Kaufert and Plan Commission

FROM: Brad Schmidt, Deputy Director

RE: Project Plan Approval #1-18 – 1190 Westowne Drive – Car Wash

Request

D&D Car Wash has submitted a project plan to construct a car wash in the Westside Business District PDD located at 1190 Westowne Drive.

Background

The subject property is located in the Westside Business District PDD and is currently undeveloped. The land is a little over one acre in size. West of the subject property is a fast food restaurant (A&W), east is a retail shopping center, north is a pharmacy (Walgreens), and south is a dentist and a single-family residence. Since the property is located in the Westside Business District PDD, the project must be consistent with the Master Plan of the District.

The Master Plan did identify the subject site as appropriate for a commercial use. The proposed use, car wash, is consistent with the Master Plan. In addition, the Master Plan identified a 20-foot building setback along the south property line. The proposed building will exceed the 20-foot setback. The applicant is also required to provide a bufferyard along the southeast portion of the property where the adjacent property is a single-family residence. A 6-foot tall sight-tight fence and landscaping is also required.

The building must be constructed of high quality material consistent to other buildings in the District. Also, metal sided buildings are prohibited. The proposed building includes several materials including lap siding, split face block, and brick veneer. Staff is proposing that the west building face match the east building face. Specifically, the west building face shall include similar vertical elements as the east building face.

Traffic will enter the subject property from two existing driveway openings east and west of the site. Staff has asked the applicant to confirm that cross-access easements exist that allow for the cross-access. The use of these two driveways is preferable over having a driveway specific to this site. On the west side of the site, a 12-foot drive will function as a queuing lane for cars awaiting the car was. A slip lane will allow cars to exit the queuing area as well. Once vehicles have left the car wash, they have the option to get their cars vacuumed in the area west of the building.

A small stormwater management pond is located on the southern portion of the site. A Stormwater Maintenance Agreement needs to be filled out prior to issuance of building permits.

The proposed site plan meets and exceeds the minimum landscaping requirements for frontage and perimeter landscaping. There doesn't appear to be a dumpster coral on the site. However, if one is to be included, it will need to be screened with a 6-foot tall sight tight fence.

Staff has provided the applicant a site plan review letter with comments and changes that must occur prior to final review.

Recommendation
Plan Commission recommends Common Council approve Project Plan #1-18 to construct a car wash at 1190 Westowne Drive in the Westside Business District PDD.

Neenah
WISCONSIN
Department of Community Development

City of Neenah Community Development
211 Walnut Street
Neenah WI 54956
Ph 920.886.6130

October 05, 2018

BRANNIN GRIES
GRIES
500 N COMMERCIAL ST
NEENAH, WI 54956

RE: Car Wash Construction Site Plan - Major Review () Status Approved

Dear BRANNIN GRIES:

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:

These items must be addressed prior to issuance of a building permit.

Plan Review Comments

Fire Department - Vern Green - 920-886-6200
vgreen@ci.neenah.wi.us — **Approved**

Review Comments:

Advisory Comments:

I have no issues with the site plan for this project

Inspections - Building Commercial - Brian Walter - 920-886-6131
bwalter@ci.neenah.wi.us — **Approved**

Review Comments:

Planning - Brad Schmidt -
bschmidt@ci.neenah.wi.us — **Approved**

Review Comments:

1. The Zoning Code prohibits the use of gravel on commercial properties. The area identified as gravel on the west property line must be converted to a hard surface material such as asphalt or concret. Or the area can be shown as grass/ landscpace rock/ woodchips.

2. Provide information whether the 1000 gallon tank shown on the site plan is above ground or below ground.

3. All exterior signage requires a permit prior to installation.

4. The west building elevation should mirror the east elevation in terms of the vertaical elements (brick veneer piers).

5. Will the business have a dumpster corral? If so, it will need to be shown on the site plan and the appropriate sight tight fence around the dumpsters must be included.

6. A fence must be included on the south east property line (6-ft tall sight-tight) to provide a buffer to the residential property southeast of the site.

7. Provide verification that there are recorded cross-access easement with the property to the east and west to allow vehicular access on their properties.

8. A photometric plan is required if the property will include any exterior lighting (excluding building security lighting).

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

Review Comments:

Maintenance agreement for the dry pond needs to be submitted.

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

Review Comments:

Water Utility - Damian Nevers - 920-886-6191
dnevers@ci.neenah.wi.us — **Approved**

Review Comments:

Advisory Comments:

Looks as if they are connecting to an existing 6" PVC stub to that lot. All looks good.

Inspections - Plumbing/HVAC Commercial - Daniel Brown - 920-886-6133
dbrown@ci.neenah.wi.us **Approved**

Review Comments:

Will need state approved plumbing plan per DSPS

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

Review Comments:

Addressing - Brian Walter - 920-886-6131
bwalter@ci.neenah.wi.us **Approved**

Review Comments:

Neenah
WISCONSIN
211 Walnut Street
Neenah, WI 54956

AN ORDINANCE: By the Neenah Plan Commission
Re: Project Plan approval #1-18 for West Side Business Development District to allow the construction of a Car Wash at 1190 Westowne Drive.

ORDINANCE NO. 2018-16
Introduced: _____
Committee/Commission Action: _____

AN ORDINANCE

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

Section 1. That pursuant to Section 20.18 (3)(c) of the Neenah Municipal Code, the Common Council of the City of Neenah approves the following West Side Business Development Planned Development Project Plan.

Project Plan Approval 1-18, which is detailed in the attached Exhibit "A", which are incorporated herein by reference.

Section 2. **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 3. **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.

Approved:

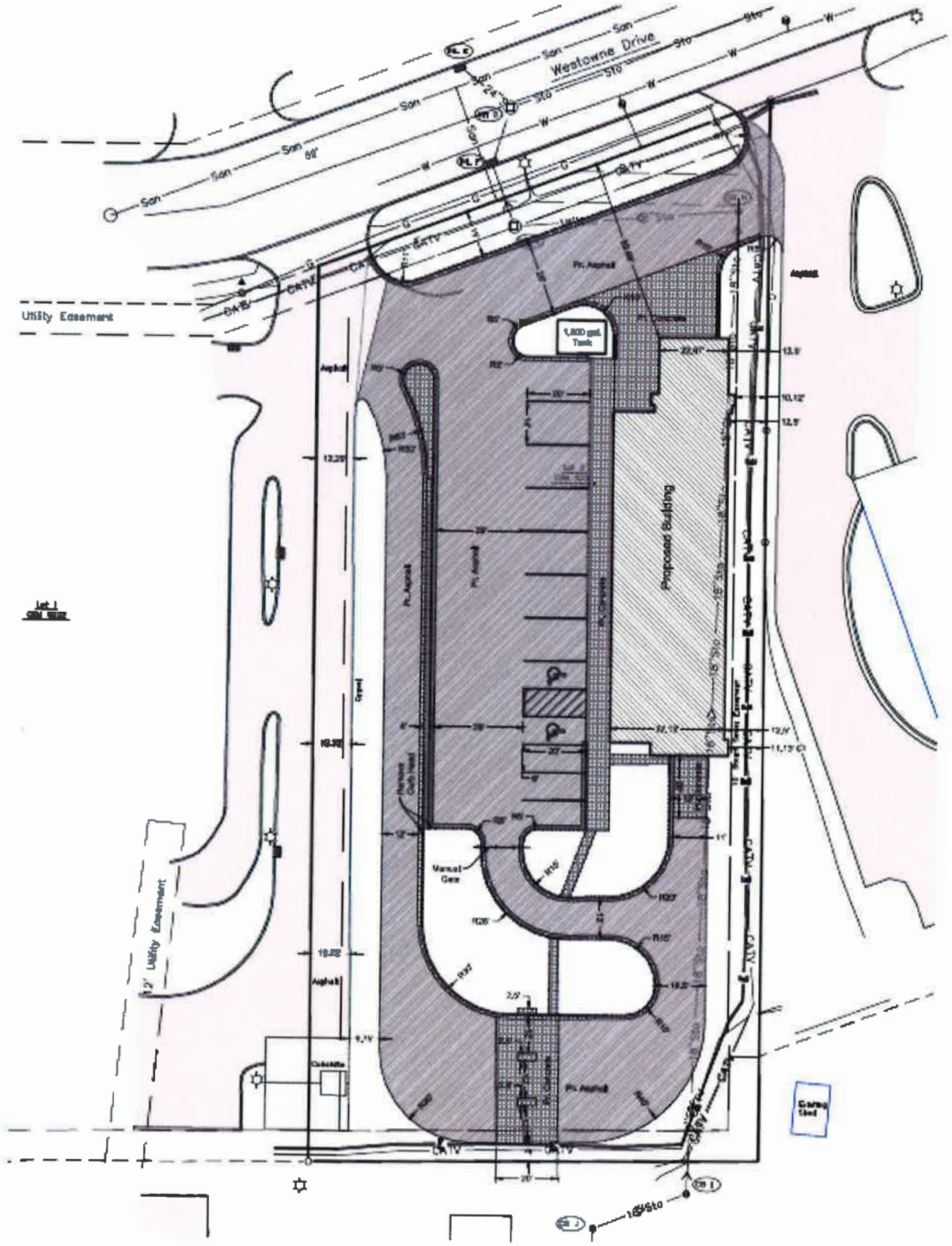
_____
Dean R. Kaufert, Mayor
Attest:

_____
Patty A. Sturn, City Clerk

Adopted: _____

Published: _____

EXHIBIT A


Westowne Drive
Utility Easement
1,800 gal. Tank
Existing Building
Proposed Building
Manual Gate
12' Utility Easement
Existing Shed
Lot 1



1190 Westowne Drive

1 inch = 67 feet

DRIFKA GROUP INC.

Brokerage
Management
Development
Design-Build

N9601 Crystal Drive • Appleton, Wisconsin 54915 • (920) 993-9065 • FAX (920) 993-9065

May 20, 2004

Robert L. Buckingham
Community Economic Director
City of Neenah
211 Walnut Street
P.O. Box 426
Neenah, WI 54957-0426

RE: DH Prime Development, Inc.
P.D.D. Zoning Application - Winneconne Road Development

Dear Mr. Buckingham:

Developer / Representative: DH Prime Development, Inc. (Robert Drifka)
N9601 Crystal Drive
Appleton, WI 54915
(920) 993-9065

Site Planner: Surveying, street design and lot layout:
Hebert & Associates (Dave Hebert)
1110 West Wisconsin Avenue
Appleton, WI 54914
(920) 734-8373

Lot Use Plan:
Larson Meyer Architects, LLC (Clark Meyer)
600 South Main Street
Oshkosh, WI 54902
(920) 233-8442

DH Prime Development Inc.'s objective is to redevelop approximately 23 acres of residential property, into a commercial development. The Development will consist of a mix of retail service, office service and medical uses as per the attached Plan. DH Prime Development, Inc. will be acquiring some of the residential properties; total of approximately 45% of the 23 acres. Drifka Group Inc. is working for DH Prime Development, Inc. as well as the remainder of the property owners to sell their properties to end users that will fit the overall objective. The Development would begin in mid-August with the start of demolition and the installation of streets and utilities. Building construction should be able to start in mid-September. It is anticipated that approximately 70% of the buildings in the Development will be completed within the first

12 months. The Development will provide the City of Neenah tax benefits as a result of the increase in property valuation. The Development will have a minimum assessed valuation of $13,500,000. Upon 100% completion of the Development, a maximum assessed valuation could exceed $18,000,000.

The pattern of the land uses and public streets are illustrated on the attached Plan. All road and walking trail areas illustrated on the plan will be dedicated to the public on the final surveys. We are aware of the City's landscaping codes, which will be complied with on each individual lot as they are developed. Note that we have increased the rear yard setback from 10' to a 20' Buffer Yard. Each lot development will be brought to the City Planning Committee and Common Council for final zoning and site plan approval. At which time the actual driveways for access to the lots shall be determined.

The utility plan is currently being coordinated with the City Engineering Department. The utility plan will tie into the existing utilities that have been recently installed in the area. We are also working with the City Engineering Department to coordinate the elevations for the design and installation of the road and storm sewer. There currently is a good data base of topography for the area. We are providing the City Engineering Department all additional topography data required to complete the plan.

The end-users will be restricted to keep sign height to a maximum of 25 ' (pylon or monument) with the exception of the 3.15 acre lot that abuts Highway 41, which will be allowed a Highway Pylon sign as per City of Neenah codes. All buildings within the development will be required to use masonry brick or decorative block, EFIS (Dryvit) or Stucco for 100% of the exterior walls (with the exception of doors and windows). Metal building exteriors or siding will be prohibited. The dumpster enclosures shall be required to be constructed of similar materials to match the buildings or, a wooden fence enclosure provided that it is landscaped around the exterior.

The Development will provide easements for access by the City of Neenah to the ponds. The approximate location of said easements is illustrated on the Plan. The final easements will be illustrated on the appropriate site plans when sold, designed and approved by the City.

DH Prime Development, Inc. and Drifka Group Inc. appreciate the City's investment in the area and efforts that the City's staff has put forward to date with this development. We look forward to the continued joint effort with the City to bring this Development to reality and conclusion.

If you have any questions, please feel to call.

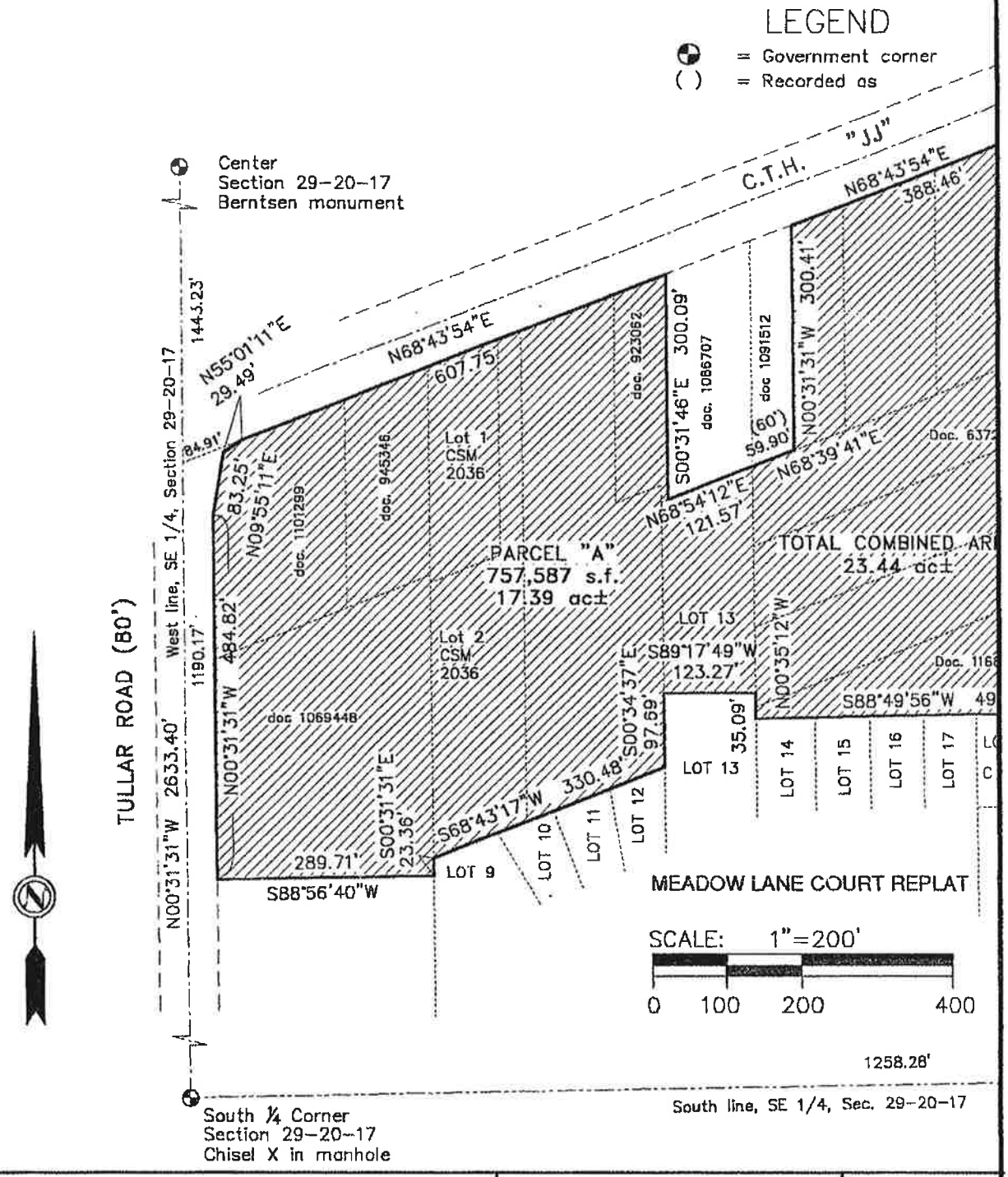
Sincerely,

DRIFKA GROUP INC.

Robert E. Drifka

Exhibit A - PDD Zoning Map

Part of Lot 13, Meadow Lane Court Replat, City of Neenah and part of the southeast ¼ of Section 29, T20N, R17E, Town of Neenah, Winnebago County, Wisconsin



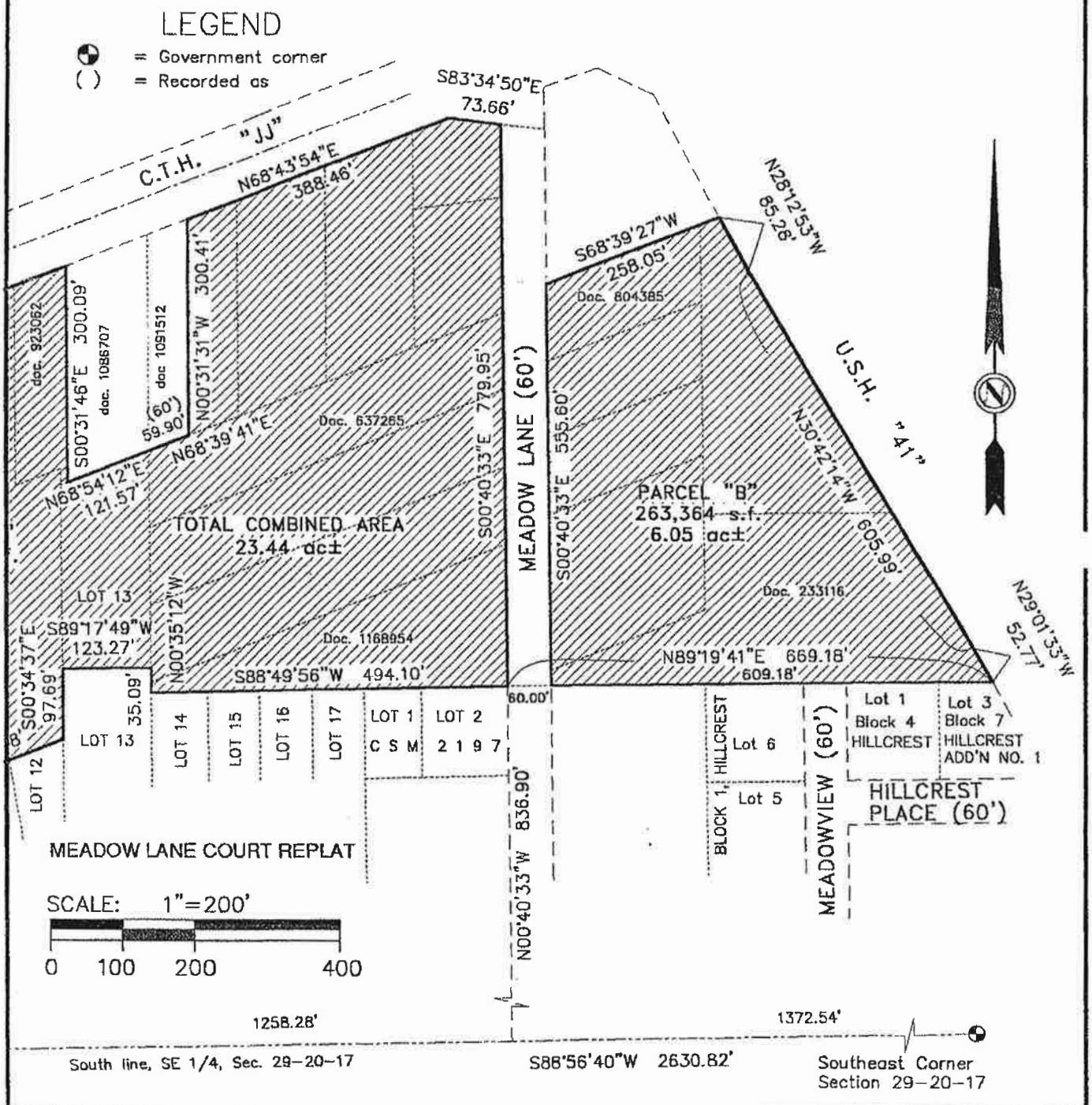
Hebert Associates, Inc.
LAND SURVEYING • SOIL TESTING • ENGINEERING SYSTEMS
1110 W. Wisconsin Ave.
Appleton, WI 54914
920-734-8373
Fax: 920-734-3968

A SURVEY FOR:
DH Prime Development
N9601 Crystal Drive
Appleton, WI 54915

DATE: 5-17-04
DRAFTED BY: dh
SCALE: 1"=200'
DRAWING NUMBER: 03090A09
1 of 2

Exhibit A - PDD Zoning Map

Part of Lot 13, Meadow Lane Court Replat, City of Neenah and part of the southeast ¼ of Section 29, T20N, R17E, Town of Neenah, Winnebago County, Wisconsin



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DATE: 5-17-04
DRAFTED BY: dh
SCALE: 1"=200'
DRAWING NUMBER: 03090A09
2 of 2

Hebert Associates, Inc.
LAND SURVEYING • SOIL TESTING • ENGINEERING SYSTEM DESIGNING

DESCRIPTION

A parcel of land being part of Lot 13, Meadow Lane Court Replat, City of Neenah and part of the southeast ¼ of Section 29, T20N, R17E, Town of Neenah, Winnebago County Wisconsin which is more fully described as follows:

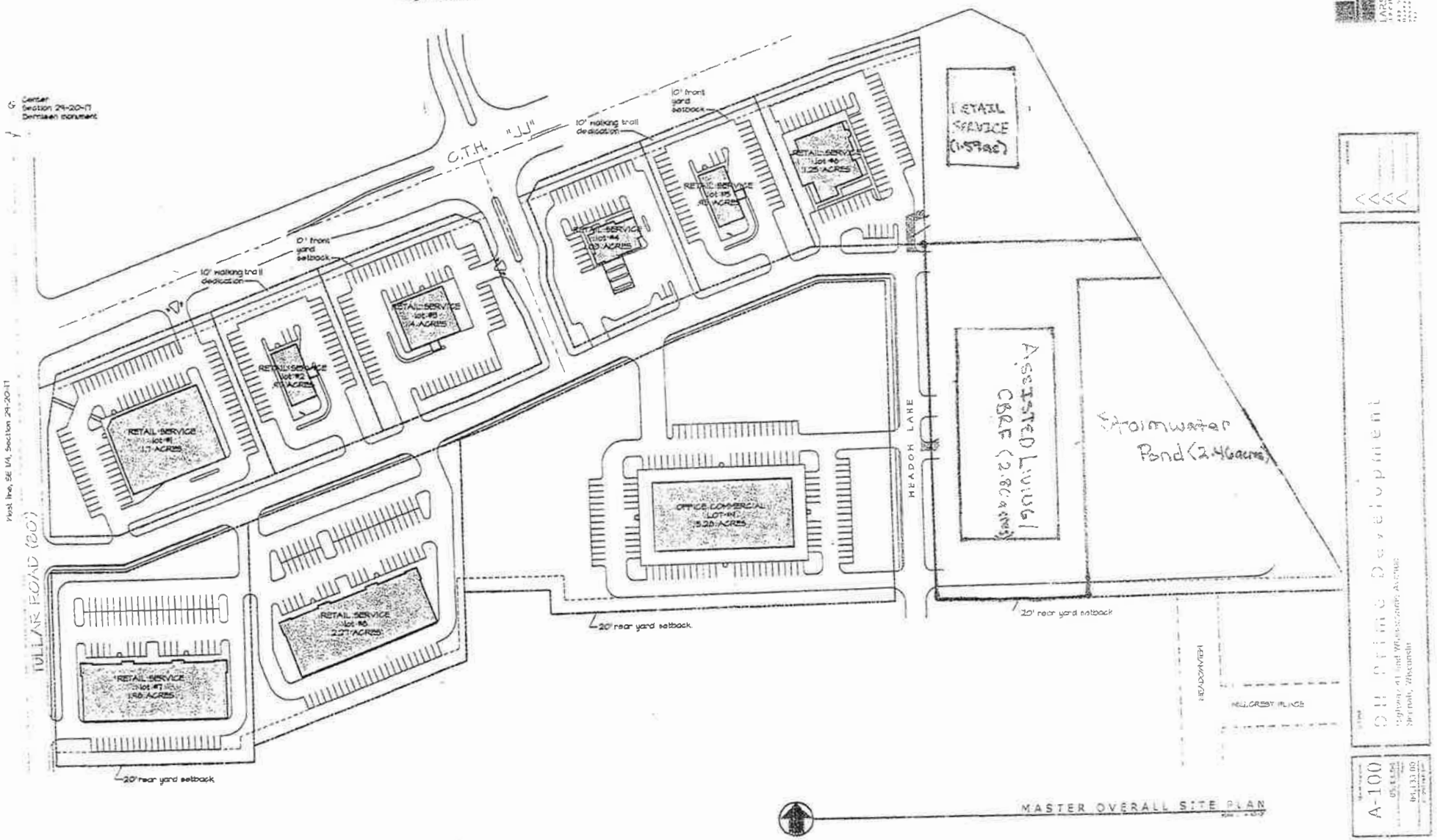
Commencing at the South ¼ Corner of said Section 29; thence N00°31'31"W, 1190.17 feet along the west line of the southeast ¼ of said Section 29; thence N68°43'54"E, 84.91 feet to the point of beginning; thence continuing N68°43'54"E, 607.75 feet along the southerly right-of-way line of C.T.H. "JJ"; thence S00°31'46"E, 300.09 feet along the west line of lands described in document 1086707; thence N68°54'12"E 121.57 feet along the south line of said lands; thence N68°39'41"E along the south line of lands described in document 1091512; thence N00°31'31"W, 300.41 feet along the east line of said lands; thence N68°43'54"E, 388.46 feet along the southerly right-of-way line of C.T.H. "JJ"; thence S83°34'50"E, 73.66 feet along said southerly line; thence S00°40'33"E, 779.95 feet along the west right-of-way line of Meadow Lane; thence N89°19'41"E, 669.18 feet along the south line of lands described in document 233116 and its westerly extension; thence N29°01'33"W, 52.77 feet along the westerly right-of-way line of U.S.H. "41"; thence N30°42'14"W, 605.99 feet along said westerly line; thence N28°12'53"W, 85.28 feet along said westerly line; thence S68°39'27"W, 258.05 feet along the northerly line of lands described in document 804385 and its northeasterly extension; thence S00°40'33"E, 555.60 feet along the east right-of-way line of Meadow Lane; thence S89°19'41"W, 60.00 feet; thence S88°49'56"W, 494.10 feet along the south line of lands described in document 1168954; thence N00°35'12"W, 35.09 feet along the east line of Lot 13, Meadow Lane Court Replat; thence S89°17'49"W, 123.27 feet; thence S00°34'37"E, 97.69 feet along the west line of said Lot 13; thence S68°43'17"W, 330.48 feet along the north line of Lots 9, 10, 11 and 12 of said Replat; thence S00°31'31"E, 23.36 feet along the east line of lands described in document 1069448; thence S88°56'40"W, 289.71 feet along the south line of said lands; thence N00°31'31"W, 484.82 feet along the east right-of-way line of Tullar Road; thence N09°55'11"E, 83.25 feet along said east line; thence N55°01'03"E, 29.49 feet along the southerly right-of-way line of C.T.H. "JJ" to the point of beginning

Said parcel contains 24.62 acres of land more or less and is subject to all easements and restrictions of record.

David Hebert RLS date

File # 03090A09

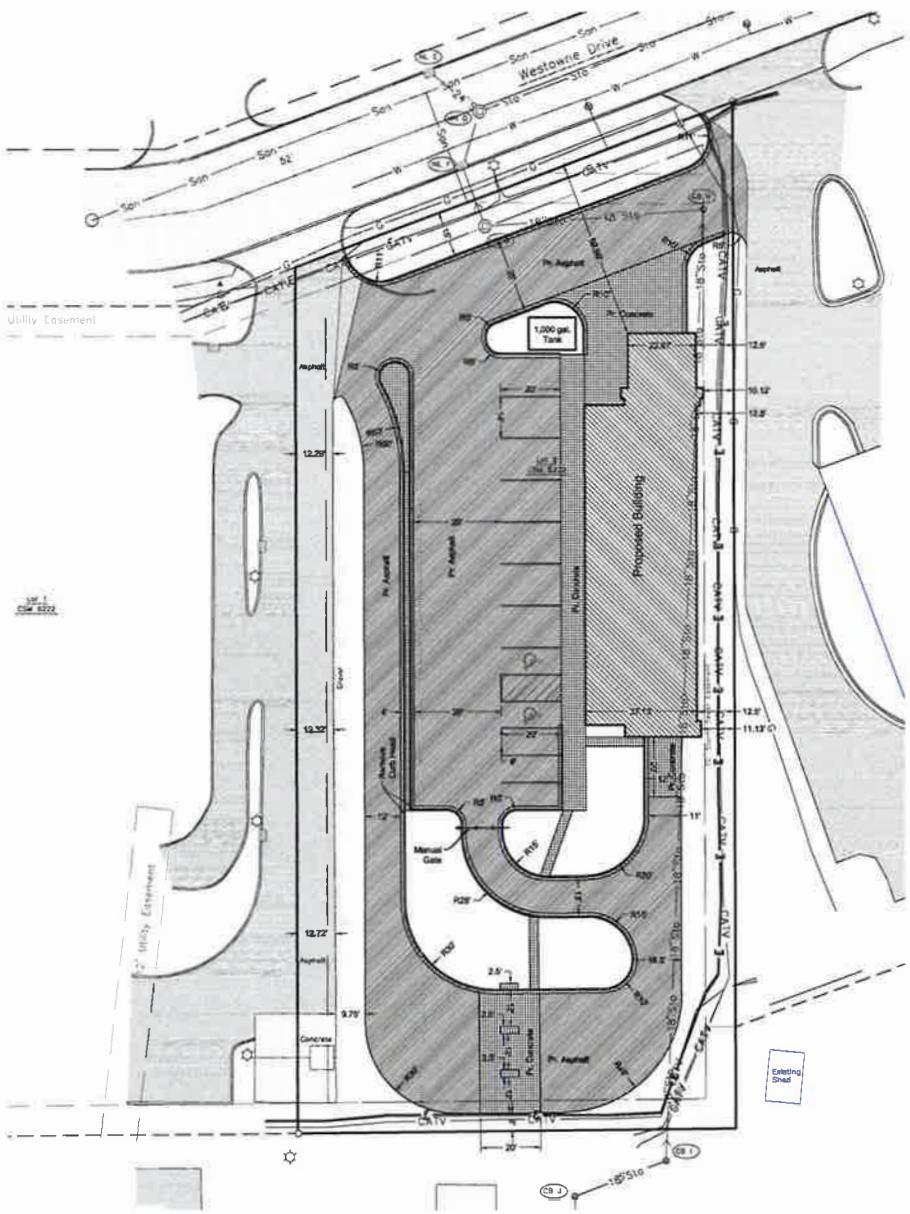
Part of Lot 13, Meadow Lane Court Replat, City of Neenah and part of the SE ¼, Section 29, T20N, R17E, Town of Neenah, Winnebago County, Wisconsin



MASTER OVERALL SITE PLAN

LARSON & MEYER

A-100



LEGEND

CATV — Underground Cable TV	Sanitary MH / Tank / Valve	CATV Pedestal
FO — Underground Fiber Optic	Clean Out / Curb Stop / Pull Box	Gas Regulator
OH — Overhead Electric Lines	Storm Manhole	Railroad Signal
Utility Guy Wire	Inlet	Sign
San — Sanitary Sewer	Catch Basin / Yard Drain	Tower / Silo
Sto — Storm Sewer	Water Well / Well	Post / Guard Post
Underground Electric	Hydrant	Satellite Dish
Underground Gas Line	Utility Valve	Large Rock
T — Underground Telephone	Utility Meter	Flag Pole
W — Water Main	Utility Pole	Deciduous Tree
Fence - Steel	Light Pole / Signal	Coniferous Tree
Fence - Wood	Guy Wire	Bush / Hedge
Fence - Barbed Wire	Electric Pedestal	Stump
Wetlands	Electric Transformer	Marsh
Treeline	Air Conditioner	Soil Boring
Railroad Tracks	Telephone Pedestal	Benchmark
Culvert	Telephone Manhole	Asphalt Pavement
Index Contour		Concrete Pavement
Intermediate Contour	+799.9 Ex Spot Elevation	Gravel

Gries
Architectural Group Inc.

SITE INFO:

Legal:
Lot 2 of CSM 8266 being part of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 20 North, Range 17 East, City of Neenah, Winnebago County, Wisconsin.

Land Use: currently vacant lot

Zoning: PDD, Planned Development

Setbacks:
Front/Street: 10'
Sides: 10'
Rear: 10'

12 parking stalls provided

Existing Site Areas:

Pavements:	3,824 SF	(08.3%)
Gravel:	1,149 SF	(02.5%)

Proposed Site Areas:

Buildings:	4,643 SF	(10.1%)
Pavements:	21,980 SF	(47.7%)
Sidewalk:	1,408 SF	(03.1%)
Green space:	13,893 SF	(29.1%)
Total:	46,056 SF	

Notes:
1

LOCATION MAP

SE 1/4 SEC 29, T 20 N, R 17 E
CITY OF NEENAH
WINNEBAGO COUNTY, WI



SHEET INDEX:

Sheet	Page
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Drainage and Grading Plan	C1.2
Erosion & Sediment Control Plan	C1.3
Utility Plan	C1.4
Landscaping Plan	C1.5
Construction Details	C2.1
Erosion & Sediment Control Details	C2.2
FLOOR PLANS AND EXTERIOR ELEVATIONS	A1.1

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DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.biz

SITE PLAN

D & D Car Wash

City of Neenah, Winnebago County, WI
For: Gries

Date	09/25/2018
Filename	5412engr.dwg
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Last Saved By	taylor
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LEGEND

NOTES:

1. Existing utilities shown are indicated in accordance with available records and field observations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Diggers Hotline (1-800-242-8511) for exact utility locations. The contractor shall verify the location of all utilities prior to constructing the work and immediately notify the Engineer of any discrepancies.
2. Topsoil shall be stripped and stored. Topsoil shall be used on the project.
3. Vegetation shall be established on all areas disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas.
4. Contractor shall remove all excess materials from the site. Earthwork contractors shall verify topsoil depth.
5. All pavement and storm sewer construction and methods shall be in accordance with the Standard Specifications for Sewer and Water Construction in Wisconsin.
6. The contractor shall make weekly inspections and maintenance within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
7. Boundary and topographic survey by Davel Engineering & Environmental, Inc. dated 08/25/2018. Utilities shown may be inaccurate or incomplete.

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D & D Car Wash

City of Neenah, Winnebago County, WI

For: Gries

DRAINAGE & GRADING PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-5595
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Planned Sediment and Erosion Control Practices

All erosion control practices shall be in place prior to disturbing the site. All sediment and erosion control devices and methods shall be in accordance with DNR Technical Standards and the WisDOT Erosion Control Product Acceptability List (PAL). It is the responsibility of the Contractor to maintain the area disturbed and the surface of the disturbance. Erosion and sediment control practices shall be maintained until final stabilization. Final stabilization occurs when all soil disturbing activities at the site have been completed and a uniform perennial vegetative cover with a density of at least 70% of the cover for unpaved areas and areas not covered by permanent structures has been established or equivalent permanent stabilization measures have been employed. All disturbed areas not at final grade or scheduled to be redisturbed within 14 days shall be stabilized. Any areas that will lie dormant for one year or more shall be established with perennial vegetation and shall be mulched within 7 days after final grade is reached. During non-growing season, extra measures may be required to protect exposed areas from erosion. Anchored mulch blankets, sod or seeding followed by mulch blankets may be required. Dormant seeding may be conducted after the ground is frozen and before snow cover but only where sufficient growth is not likely to occur. Additional measures may be required to address sediment discharges, seeps or springs encountered during construction. Disturbed areas must be protected from sediment laden runoff and other erosive flows. Sediment shall be removed and trapped prior to discharge from the site. Off-site accumulations of sediment must be removed. Off-site soil tracking must be minimized. All temporary erosion and sediment control measures shall be maintained in accordance with DNR Technical Standard 1071. Maintenance must be performed as necessary to keep the erosion and sediment control practices in effective operating condition until they are removed. Sediment must be removed from behind silt fence when it reaches a depth of 6 inches. Silt fence must be repaired, replaced or supplemented when it becomes nonfunctional or the sediment reaches one-half the height of the silt fence. These repairs must be made within 24 hours of discovery or as soon as field conditions allow access. Unless otherwise specified by the manufacturer, silt fence must be replaced every six months. Temporary practices must be removed when they are no longer needed, unless they become a part of a permanent practice. Trapped sediment must be stabilized on site or removed and disposed of properly. Removing temporary practices must also be done in a manner that minimizes erosion.

1) Diversion - Intended to divert runoff around disturbed areas to a stable outlet to reduce the runoff that can be discharged without adversely impacting the receiving area or channel. Permanent diversions will be used to route runoff to the pond and storm sewer.

a) Temporary Diversion - Intended to divert runoff around disturbed areas to a stable outlet to reduce the runoff that can be discharged without adversely impacting the receiving area or channel. Locate a permanent diversion, the temporary diversion will be removed upon the completion of the project. Temporary diversions will be constructed in accordance with DNR Technical Standard 1066.

2) Overland Flow

a) Silt Fence - Intended to provide a sedimentary barrier to the transportation of sediment offsite. Silt fence also reduces the velocity of sheet flow, thereby increasing the retention potential of filtering water. Silt fencing is not to be placed in areas of concentrated flow and sediment deposits should be removed when it is one-half the height of the silt fence. Silt fence shall be placed on the following locations:

i) along the site boundary where runoff will leave the site.

ii) and at the toe of soil piles if the pile will remain in place for more than seven (7) days.

iii) Provide reinforced silt fence along wetland boundary.

b) Mulching and Erosion Mat - Intended to reduce the amount of erosion caused by rainfall, inlet, overland and concentrated flow, velocities and aids the establishment of vegetation. Mulching and erosion mat shall be installed in accordance with DNR Technical Standards 1052 and 1053 and as directed by the project specifications.

c) Seeding - Intended to provide a vegetative cover of perennial vegetation to stabilize disturbed areas. Seeding will be used on all disturbed areas which remain idle or dormant for a period of 7 days or more. Seeding shall be applied at a rate per 1000 square feet for permanent seeding prior to December 15th. If required, temporary seeding shall consist of Oats, Rye, Winter Wheat, and/or Annual Ryegrass applied at rates and during the season specified by the Technical Standard for the area. Soil disturbing activities shall not be conducted when the ground is frozen.

3) Property Boundary or Channel Flow

a) Ditch Checks - Intended to settle suspended sediment in channelized flow by reducing the velocity. **All Ditch Checks shall be installed and maintained in accordance with DNR Technical Standard 1062.** Ditch Checks will be used where indicated on the plan as required during ditch construction.

4) Practices to Control Sediment Leaving the Site

a) Armored Waterway - Intended to establish a non-erosive lining in the channel to provide erosion. This can be accomplished using riprap. Riprap will be used in the following areas

i) pipe outlets and swales as indicated on the plans.

5) Road Stabilization - Intended to prevent the sedimentation of storm water conveyance structures. **All Inlet Protection Barriers shall be installed and maintained in accordance with DNR Technical Standard 1060.**

6) Stone Tracking Pad - Intended to reduce the amount of sediment transported onto public roads. **The Tracking Pad shall be installed and maintained in accordance with DNR Technical Standard 1057.** A tracking pad will be constructed at the site entrance to each phase and/or building.

7) Dust Control - Intended to reduce surface air transport of soil during construction. **Dust control shall be implemented with use of mulch/soil provided in DNR Technical Standard 1068.**

8) Dewatering Runoff - Intended to reduce the amount of sediment conveyed due to dewatering practices. **Dewatering practices require compliance with DNR Technical Standard 1061.**

a) If dewatering is required, the contractor will need to direct the discharge to a stable outlet. The pump shall discharge into a Type I Sediment Bag. The bag shall discharge:

i) A flat vegetative, grassed or stormwater pond. The maximum capacity shall consist of two following:

ii) Length has been left blank. Actual length required to be determined by onsite conditions.

iii) Lined with a woven polyethylene liner covered by pea rocking.

iv) Flocculants shall be placed in the channel proportionate to the direction of flow. Spacing to be determined by onsite testing.

b) Prior to dewatering, a qualified contractor shall perform the sediment bearing and assess the proper measurements and determine the necessary length of the sediment channel.

c) Upon completion of the dewatering operation all materials shall be disposed of properly. The pile resulting can be buried on site. The sedimentation fabric must be removed from the site. Disposal of all materials shall be in accordance with all state and local requirements.

9) Waste Material - All waste material generated during construction, except for excavated material, shall be disposed of properly. Excavated material is allowed to enter the storm sewer system or retaining walls.

Sequence of Construction

1) Obtain permit approval and other applicable permits.

2) Install & maintain all erosion & sediment control measures. **July 2018**

3) Strip topsoil, stockpile and protect. **July 2018**

4) Site grading. **July 2018**

5) Grade and pave construction. **August 2018**

6) Building Construction. **August-October 2018**

7) Restore all disturbed areas. **October 2018**

8) Maintain lawn and plant cover on site until final site work, after road grade is established. **No later than September 15, 2018**

9) Remove all temporary measures, replace eroded areas and establish vegetation. Water if necessary to maintain healthy and well rooted vegetation.

Note: The dates provided are approximate and subject to weather conditions and overall project schedule. Several work items as listed above may occur simultaneously with others.

LEGEND

CATV	Underground Cable TV	Sanitary with 1 Lat. + Man	CATV Pedestal
FO	Underground Fiber Optic	Cleanout	Gas Regulator
OH	Overhead Utility Lines	Sanitary Manhole	Railroad Signal
San	Sanitary Sewer	Storm Manhole	Tower
Sto	Storm Sewer	Catch Basin / Type Grate	Tower / Silo
	Sanitary Sewer	Catch Basin / Type Curb	Water Valve
	Storm Sewer	Water MH / Well	Post / Guard Post
W	Water Main	Utility Vault	Utility Box
	Underground Gas Line	Utility Meter	Light Pole
	Underground Telephone	Flag Pole	Sign
	Power Line	Light Pole / Signal	Deciduous Tree
	Power Poles	Utility Pedestal	Coniferous Tree
	Electric Transformer	Bollard / Hydrant	Bush / Hedge
	Telephone Pedestal	Electric Transformer	Shrub
	Telephone Manhole	Mailbox	Marsh
	Culvert	Tower	Sod Boring
	Storm Culvert	Guy Wire	Asphalt Pavement
	Intermittent Stream	Fence	Concrete Pavement
	Proposed Storm Sewer	Proposed Sanitary Sewer	Gravel
	Proposed Water Main	Proposed Gas Line	
	Proposed Underdrain	Proposed Electric Line	
	Proposed Swale	Proposed Telephone Line	
	Proposed Contours	Proposed Fiber Optic Line	
	Proposed Spot Grades	Proposed Catch Basin / Yard Drain	
	Proposed Silt Fence	Proposed Inlet Protection	
	Proposed Rip Rap	Proposed Curb Inlet	
	Proposed Direct Flow	Proposed Rock Bag	
	Proposed Tracking Pad	Proposed Inlet Protection	

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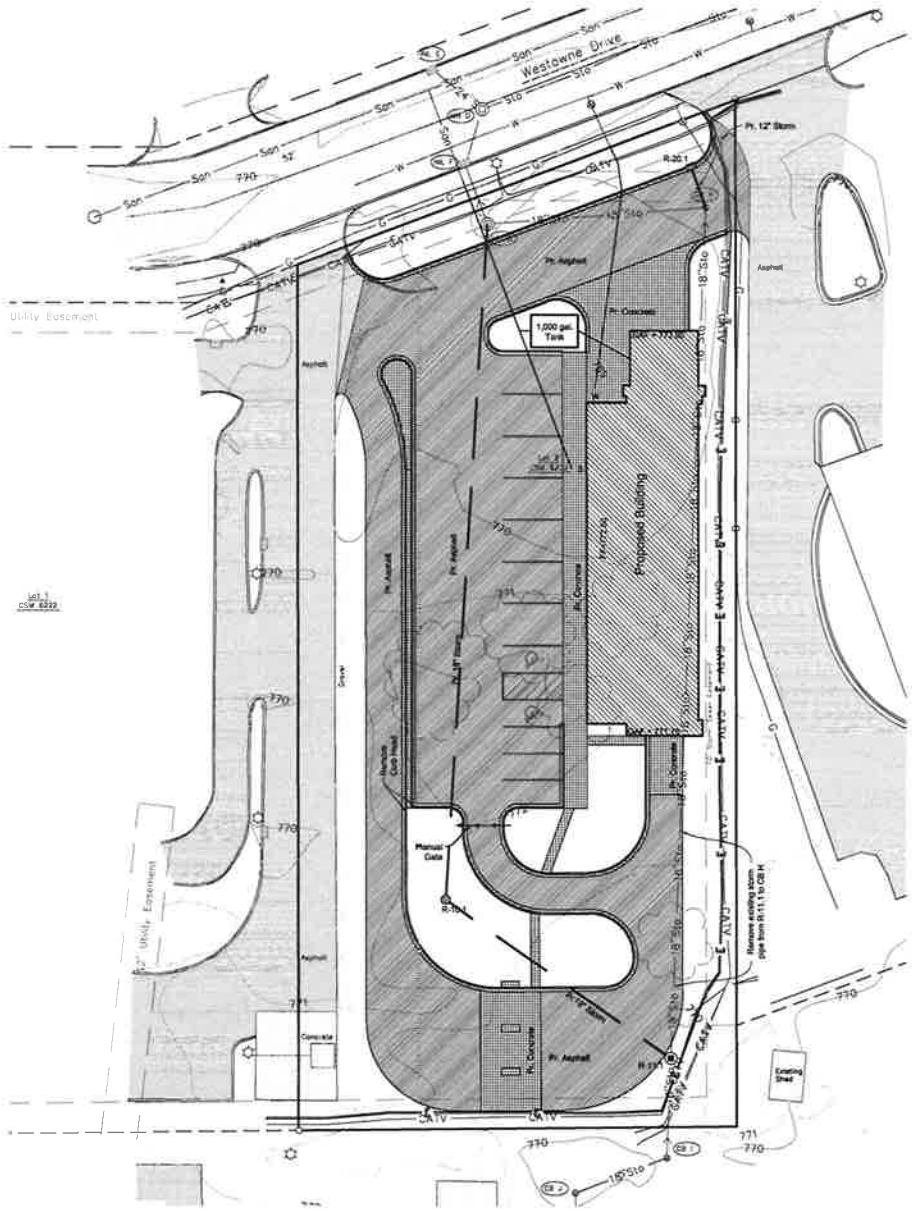
D & D Car Wash

City of Neenah, Winnebago County, WI

For: Gries

EROSION & SEDIMENT CONTROL PLAN

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro



LEGEND



Sewer and Water shall be constructed in accordance with the State of Wisconsin Standard Specifications for Sewer and Water Construction, and all Special Provisions of the City of Neenah.

Streets shall be repaired in accordance with standard specifications of the City of Neenah.

Contractor shall locate all buried facilities prior to excavating. This plan may not correctly or completely show all buried utilities.

The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.

The Contractor shall comply with all conditions of the Erosion Control Plan and the Storm Water discharge Permit. All Erosion Control shall be done in accordance with the Plan and Wisconsin DNR Technical Standards.

The outside services are shown to stop at a point 5 feet outside the foundation wall. The Contractor shall be responsible for coordination of continuation of the services into the building to properly coincide with the interior plumbing plans, and compliance with all plumbing permits.

The Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.

The contractor shall coordinate with provider for electric, gas, and telecommunication service connection and relocations.

Pipe lengths are measured in center of structure. Endwalls are included in pipe length.

Water Pipe shall be PVC C900 D(18), with minimum of 18 gauge, insulated (blue), single-conductor copper tracer wire, or equivalent per SPS 382.40 (8)(k).

Sanitary Sewer Pipe shall be PVC Schedule 40, with minimum of 18 gauge, insulated (green), single conductor copper tracer wire, or equivalent, per SPS 382.30 (11)(h).

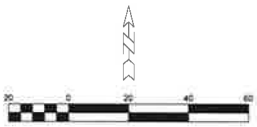
Storm Sewer Pipe shall be PVC SDR(35). Reinforced Concrete Class III, or HDPE, AASHTO M 294, Type S with soil tight joints, with minimum of 18 gauge, insulated (brown), single-conductor copper tracer wire, or equivalent, per SPS 382.36 (7)(d)10.a.

STORM SEWER PIPE SUMMARY

Reach US	Reach DS	US Inv	DS Inv	Length	Slope	Size (in)	Node Drop	Total Area (SF)	Grass (SF)	Roof (SF)	Pavement (SF)	Runoff (CFM)	Pipe Flow (CFM)	Capacity (CFM)	Runoff (cfs)	Pipe Flow (cfs)	Capacity (cfs)
R-10.1	O	768.56	768.04	226	0.0023	18	0.00	28047	3777	4643	19627	519	519	2449	1.82	1.82	5.40
R-11.1	R-10.1	768.77	768.56	92	0.0023	18	0.00					0	0	2449	0.00	0.00	5.40
R-20.1	H	766.18	766.00	15	0.0120	12	0.00	4054	252	0	3762	119	119	1896	0.26	0.26	4.22
			Total =	332													

STORM SEWER STRUCTURE SUMMARY

Structure	Type	Size	Cover	Final Grade Rim	Plan Rim	Invert	Final Grade Depth	Plan Depth
R-10.1	MH (48) Inlet	48" ID	R-3448-C	768.15	768.75	765.56	2.19	3.19
R-11.1	MH (48)	48" ID	R-1710	771.87	771.87	765.77	6.10	6.10
R-20.1	Inlet	3'x2' ID	R-3067-C	770.21	769.95	766.18	4.03	3.78
						Total =	12.32	13.07



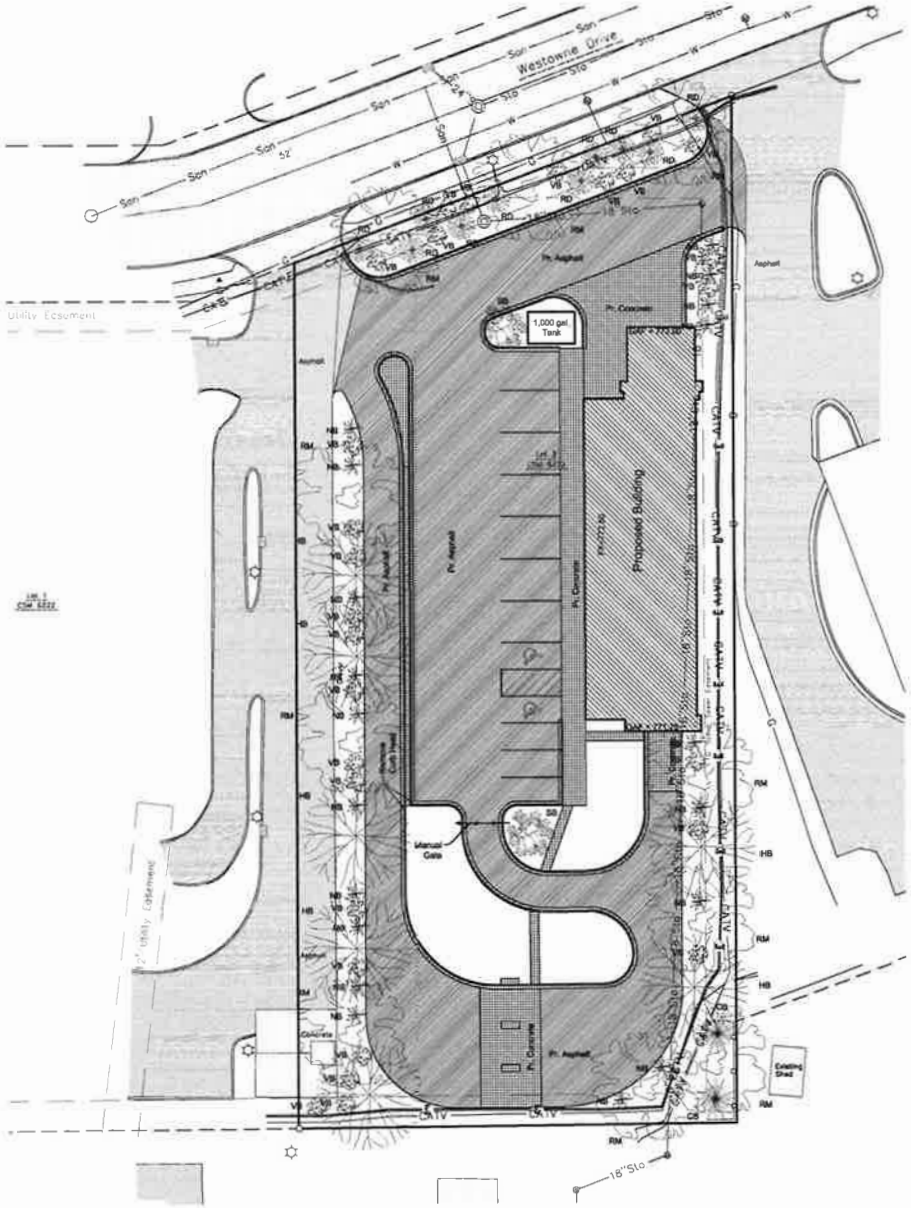
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UTILITY PLAN

D & D Car Wash

City of Neenah, Winnebago County, WI
For: Gries

Date: 09/25/2018
File name: 5412engr.dwg
Author: —
Last Saved By: taylor
Page: C1.4



Plant Schedule - 126 ft of Frontage (10' wide strip)
One Shade tree and six shrubs per 40 feet of frontage, less driveway

Plant	Code	Common Name	Genus/Species	Mature Size	Qty
Shade Tree	RM	Red Maple	Acer rubrum	40'-60'	3
Shrub	RD	Redosier Dogwood	Cornus sericea	6'-8'	10
Shrub	VB	Variegated Boxwood	Buxus sempervirens	6'	9
Total					22

Plant Schedule -320 ft of Perimeter (5' wide strip along parking lots)
One Shade tree and three shrubs per 40 feet of frontage

Plant	Code	Common Name	Genus/Species	Mature Size	Qty
Shade Tree	RM	Red Maple	Acer rubrum	40'-60'	6
Shade Tree	HB	Hackberry	Celtis occidentalis	50'-75'	7
Shrub	NB	Ninebark	Physocarpus	6'	19
Shrub	VB	Variegated Boxwood	Buxus sempervirens	6'	19
Total					51

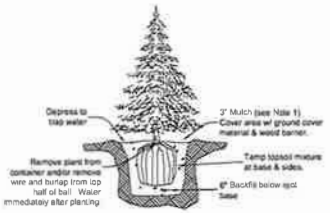
Plant Schedule - Interior
One tree per island

Plant	Code	Common Name	Genus/Species	Mature Size	Qty
Tree	SB	Serviceberry	Amelanchier canadensis	15'-25'	2
Total					2

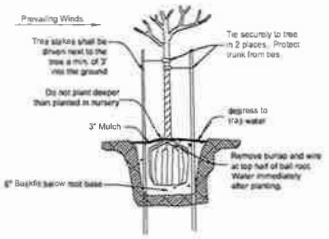
Plant Schedule - 34' of Buffer (10' wide strip)
One evergreen, Two shade trees, and 6' high sight fence

Plant	Code	Common Name	Genus/Species	Mature Size	Qty
Evergreen	CB	Colorado Blue Spruce	Picea pungens	50'-75'	2
Shade Tree	RM	Red Maple	Acer rubrum	40'-60'	1
Total					3

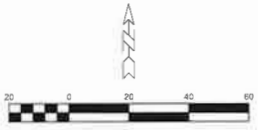
* shade trees must be a minimum caliper of 2.5 inches when planted
* ornamental trees must be a minimum caliper of 1.5 inches when planted
* evergreen trees must be a minimum height of 5 feet when planted
* shrubs must be a minimum 18 inch to 24 inch height or spread



Shrub Planting Details



Tree Planting Details

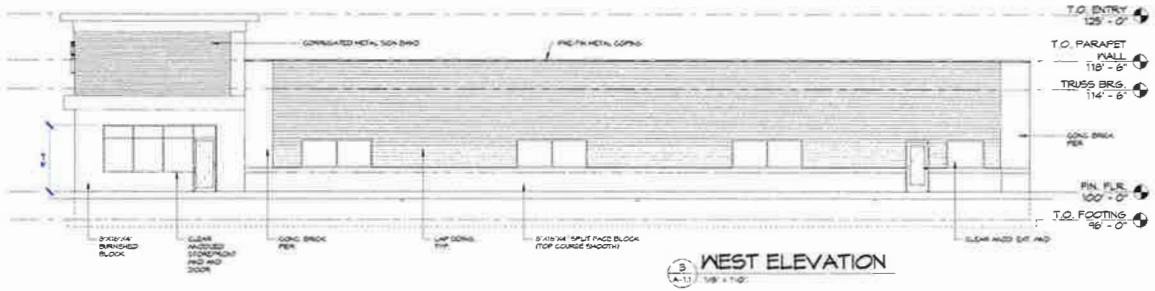


DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
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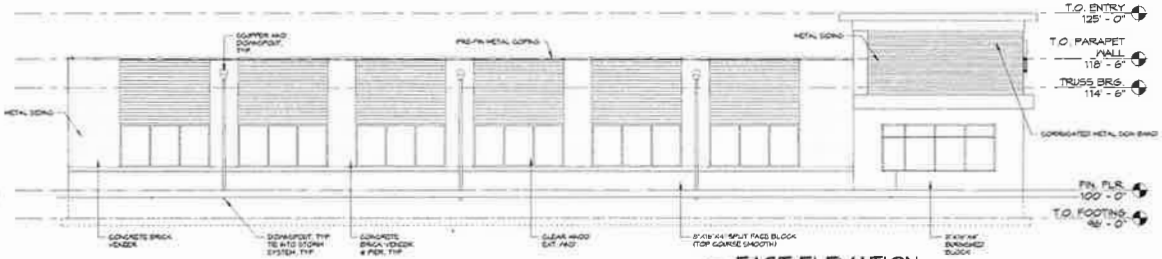
LANDSCAPING PLAN

D & D Car Wash
City of Neenah, Winnebago County, WI
For: Gries

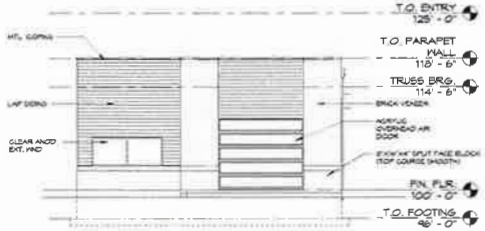
Date	09/25/2018
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Author	
Checked By	taylor
Page	C1.5



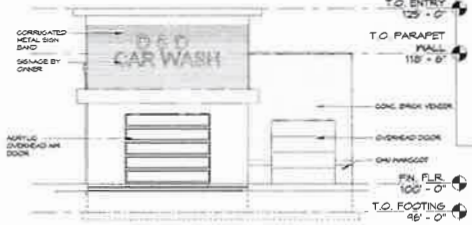
3 WEST ELEVATION
A-1.1 3/8" = 1'-0"



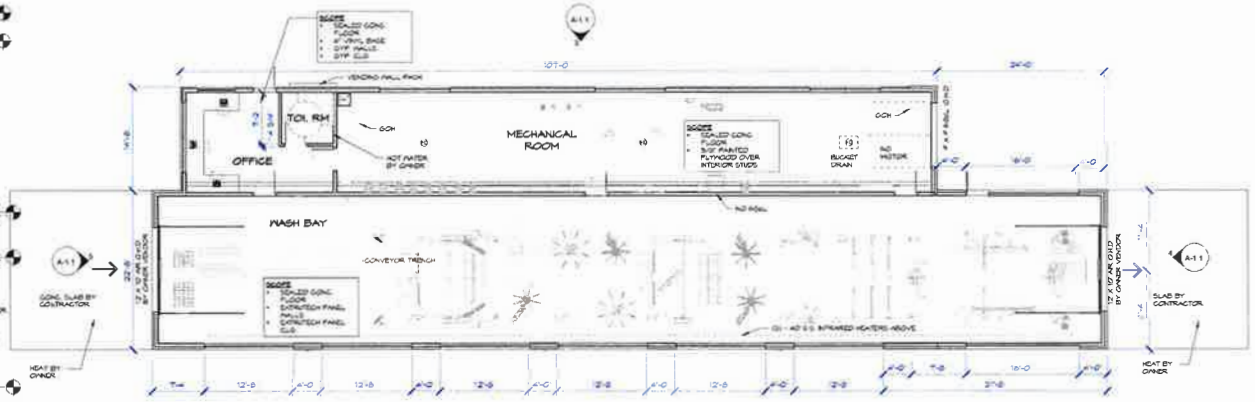
2 EAST ELEVATION
A-1.1 3/8" = 1'-0"



5 SOUTH ELEVATION
A-1.1 3/8" = 1'-0"



4 NORTH ELEVATION
A-1.1 3/8" = 1'-0"



1 FIRST FLOOR PLAN
A-1.1 3/8" = 1'-0"

Gries
Architectural Group Inc.

A NEW CAR WASH BUILDING FOR:
D&D CAR WASH
NEENAH, WISCONSIN

date: 07-25-2018
job: 08-018
d. by: WDD
rev.:

A-1.1

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