TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MEETING
15 N. Oakwood Road, Oshkosh, WI 54904
Wednesday, February 11, 2026 at 6:00 pm.

AGENDA

The Commission may discuss and act on the following:

1. **Call to Order.**
2. **Roll Call.**
3. **Discussion and possible action re:** Minutes from December 10, 2025.
4. **Discussion and possible action re**: Certified Survey Map by petitioner Garrett Smith, Martenson and Eisele, Inc, on behalf of Robert Balda to split parcel 002-00130101 into two parcels.
5. Oakwood Elementary School Expansion Project
   a. **Discussion and possible action re**: Certified Survey Map by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to combine 8 parcels into 2 lots located at Oakwood Elementary School, 1225 N. Oakwood Rd.
   b. **Discussion and possible action re**: Request by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to rezone a portion (Lot 1) of the Oakwood Elementary School property at 1225 N. Oakwood Rd, from A-2 General Agriculture District to B-3 General Business District.
   c. **Discussion and possible action re**: Site plan for Oakwood Elementary School expansion, located at 1225 N. Oakwood Rd, as requested by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District.
6. **Discussion Only**: Planning Commission Appointments and Structure
7. **Adjourn.**

It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Town Hall Office at 920-235-3789.

Posted: February 6, 2026

Posted at: Town of Algoma Hall, www.townofalgoma.org.

DRAFT

TOWN OF ALGOMA
WINNEBAGO COUNTY, WISCONSIN
PLANNING COMMISSION MINUTES
December 10, 2025
Algoma Town Hall, 15 N. Oakwood Road, Oshkosh, WI 54904

The Planning Commission meeting was called to order by Chairman Martin at 6:00 p.m.

The following members were present: Dan Martin, Bill Van Aacken, Mike Skoglind, Linda Kollmann, Scott Fischer, Kyle Kehoe, and Sherri Maruska.

The following staff members were present: Administrator Maggie Mahoney.

On a motion by Commissioner Kehoe and seconded by Commissioner Van Aacken, passed on a unanimous 7-0 voice vote, the minutes from the October 8, 2025 meeting were approved.

Chairman Martin introduced agenda Item 4, a request by property owner Randy D. Stafford to amend the Planned Development District to include an additional dwelling by remodeling the existing garage into a living space on parcel 002-0185-03. Mr. Stafford was in attendance. Administrator Mahoney gave an overview of the item and the analysis of the PDD amendment request as stated in her memo. She explained that the conditions recommended by staff are the same that were approved in 2021. Commissioner Kollmann asked for clarification whether or not this was a duplex. Mr. Stafford explained that it is not a duplex—it is a separate single-family residence because the buildings are not connected. He confirmed that it is a rental. Commissioner Kehoe asked if it will be a long term/permanent rental or short term rental. Mr. Stafford stated it will be used by family for now but possibly a short-term rental in the future. The Planning Commission briefly discussed. A motion was made by Commissioner Kehoe and seconded by Commissioner Van Aacken for the Planning Commission to approve a recommendation to the Town Board to approved the request by Randy D. Stafford to expand an existing Planned Development District to include an additional living space in an existing garage on parcel 002-0185-03 conditioned upon all building permits are obtained and maintained through the completion of the project and all conditions and sanitary permits are maintained as required for licensure." A voice vote was taken and approved the motion 7-0.

Chairman Martin introduced agenda Item 5, Comprehensive Outdoor Recreation Plan 2026-2030. Carmen Ebert with East Central Wisconsin Regional Planning Commission presented the CORP. The Planning Commission briefly discussed. They asked questions about the survey rollout, number of responses, and boat landing ownership, operations and improvements. Commissioner Skoglind asked about the connection between developments and the CORP for park/trail dedications and the park impact fees. There was discussion about private versus public trails and who maintains them. Administrator Mahoney stated that there is not a comprehensive trail map for the town right now and creating one is one of the goals of the CORP. Commissioner Kehoe asked about the large ranges/variations for project costs. Ms. Ebert explained that it is meant as an estimate and the actual cost will depend on the scope of the project and type of amenity. A motion was made by Commissioner Van Aacken and seconded by Commissioner Kollmann to recommend approval to the Town Board of Resolution 2025-7 A Resolution to Adopt the Comprehensive Outdoor Recreation Plan. A voice vote was taken and approved the motion 7-0.

Chairman Martin introduced agenda Item 6, Winnebago County Comprehensive Future Land Use Plan 10-year Update. Administrator Mahoney explained the process, timeline for review and resources for providing feedback back to the county and noted the emphasis on housing. The Planning Commission briefly discussed. This item was for discussion only.

Chairman Martin introduced agenda Item 7, Planning Commission Update. Administrator Mahoney gave an update on 2025 activities and presented the 2026 calendar of meetings which includes submission deadlines.

On a motion by Commissioner Maruska and seconded by Commissioner Kehoe passed on a unanimous voice vote, the Planning Commission adjourned at 6:54 p.m.

Respectfully submitted,
Maggie Mahoney, Administrator

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: February 11, 2026

RE: **Discussion and Possible Action re**: Certified Survey Map by petitioner Garrett Smith, Martenson and Eisele, Inc, on behalf of Robert Balda to split parcel 002-00130101 into two parcels

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GENERAL INFORMATION:

Petitioner: Garrett Smith
Martenson and Eisele, Inc
1377 Midway Road
Menasha, WI 54952

Owner: Robert Balda
4007 Leonard Point Road
Oshkosh, WI 54904

Past Planning Discussion(s): In August 2024 Mr. Balda combined two parcels into one parcel in order to construct a new home on the one, newly created parcel. The petition was approved.

Action Requested: Petitioner is requesting approval of the Certified Survey Map on behalf of the property owner to split the one parcel into two parcels to bring the two existing single family dwelling homes that now exist on one lot into compliance because the new home has been constructed.

Property Location and Type:
The subject property is zoned R-2 Suburban Residential.

The parcel is not in an area of Town where a boundary agreement is currently in effect.

ANALYSIS:
The proposed CSM would split one parcel into two in the R-2 Suburban Residential District, which would need to continue to meet the dimensional standards for single-family defined for that district in Chapter 23: Town/County Zoning of the Winnebago County Municipal Code, Exhibit 8-2 as follows:

R-2 Suburban residential district (subdivided)		
	Single-family	Nonresidential
Lot size, minimum [3]:	20,000 sq. ft. for an unsewered lot; 9,000 sq. ft. for a sewered lot and nonshoreland; 10,000 sq. ft. for a sewered lot and shoreland	43,000 sq. ft.
Lot size, maximum:	none	no limitation
Lot width, minimum:	100 ft. for an unsewered lot; 65 ft. for a sewered lot	200 ft.
Road frontage, minimum:	33 ft.	200 ft. for an unsewered lot; 33 ft. for a sewered lot
Separation between detached buildings, minimum:	10 ft.	10 ft.
Yard setback: [6,7]		
Street yard, minimum:	30 ft.	30 ft.
Side yard, minimum: [5]	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building
Rear yard, minimum:	25 ft. for a principal building; 3 ft. for a detached accessory building or 5 ft. to an alley	25 ft. for a principal building; 3 ft. for a detached accessory building
Building height:		
Principal building, maximum:	35 ft.	35 ft. [4]
Accessory building, maximum:	18 ft.	18 ft.
Floor area:		
Principal building, minimum:	1,000 sq. ft. of living space	no limitation
Accessory area, maximum:	1,500 sq. ft. plus 1 percent of the lot area in excess of the minimum lot size [1]; 1 percent of lot area for buildings related to household livestock	1,500 sq. ft. plus 1 percent of the lot area in excess of the minimum lot size [1]
Number of detached accessory buildings, maximum:	No Limitation	2 [2]

Putting each dwelling on its own parcel is compliant with zoning regulations and since the dwellings were on their own parcels in the recent past, each already has their own driveway/access. **The proposed lots appear to meet the dimensional and access requirements and do not conflict with any local, county, or regional plans.**

RECOMMENDED ACTION:

Staff recommends approval of CSM as presented. Should the Planning Commission agree, the following motion may be made:

"Motion to recommend approval to the Town Board of the Certified Survey Map by petitioner Garrett Smith, Martenson and Eisele, Inc, on behalf of Robert Balda to split parcel 002-00130101 into two parcels."

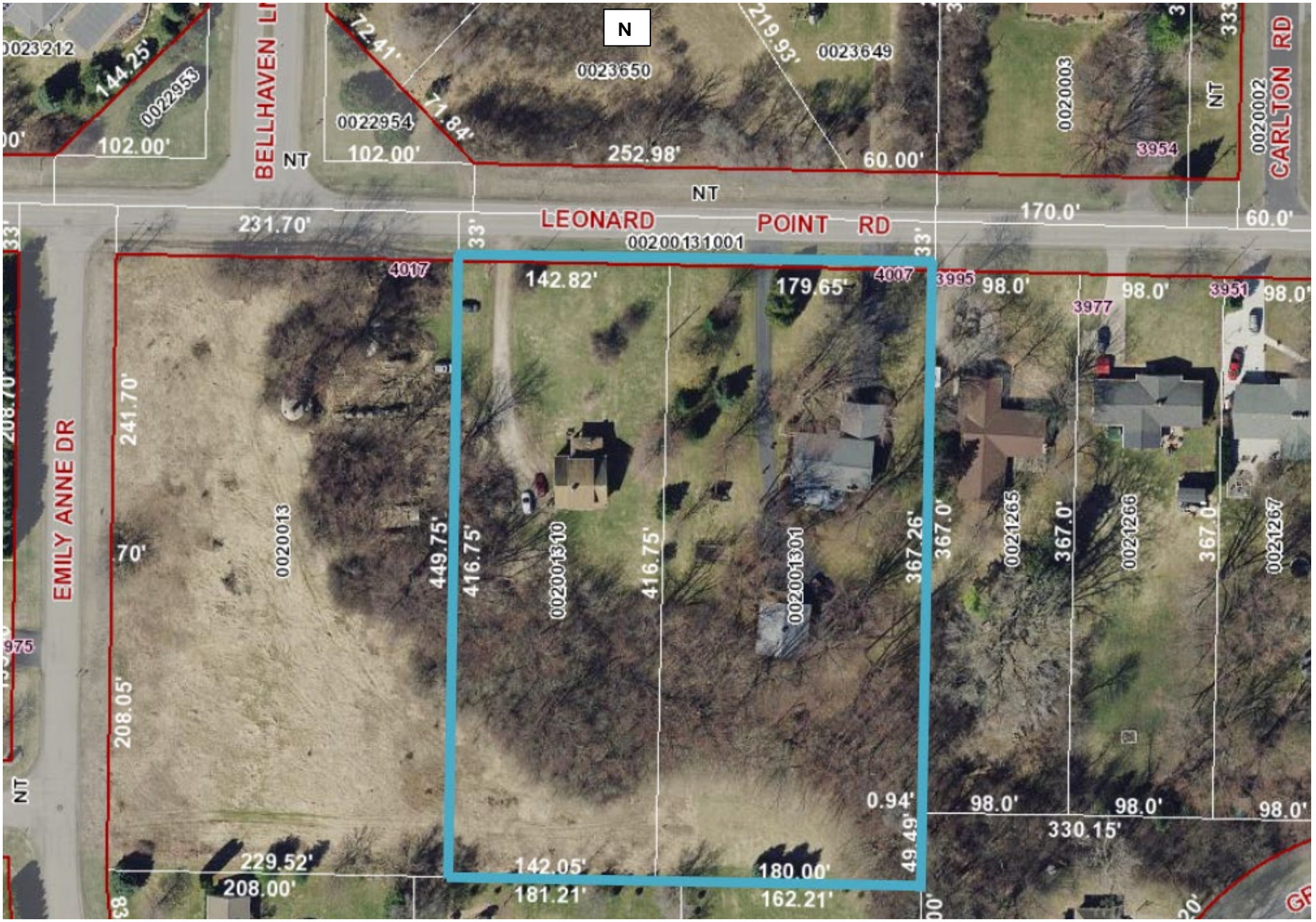
ATTACHMENTS:

1. GIS map of current parcel
2. GIS map of previous parcels (2024 before they were combined)
3. Town Application
4. Certified Survey Map of proposed lots

2/11/26 Balda CSM: 2025 aerial of parcel 002-00130101 to be split into two parcels:



8/14/2024 Planning Commission Exhibit: Approval of Certified Survey Map by petitioner Darryl Lehman, Martinson & Eisele, on behalf of Robert Balda to combine parcels 002001310 and 002001301.



Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Visit us at www.townofalgoma.org

M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Garrett Smith Date: 1-9-2026

Petitioner's Address: 1377 Midway Road City: Menasha State: WI Zip: 54952

Telephone #: (920) 731-0381 Fax: ( ) _____ Other Contact # or Email: garretts@martenson-eisele.com

Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): _____ Date: 1-9-2026

OWNER INFORMATION

Owner(s): Robert Balda Date: 1-9-2026

Owner(s) Information: 4007 Leonard Pt. Rd. City: Oshkosh State: WI Zip: 54904

Telephone #: (920) 420-5453 Fax: ( ) _____ Other Contact # or Email: balda@qualitytruck.net

Ownership Status (Please Check): ☒ Individual ☐ Trust ☐ Partnership ☐ Corporation

Property Owner Consent (required)

By signature hereon, I/We acknowledge that Town officials and/or employees may, in the performance of their functions, enter upon the property to inspect or garner other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Town of Algoma for incomplete submissions or other administrative reasons.

Property Owner's Signature: _____ Date: 1-19-26

SITE INFORMATION

Address/Location of Proposed Project: 4007 and 4013 Leonard Point Rd.

Current Use of Property: Single Family Residential Zoning: R-2 Suburban Residential

Land Uses Surrounding Your Site:

North: Suburban Residential

South: Suburban Residential

East: Suburban Residential

West: Suburban Residential

Projected Timeline: January 2026

Project Description: 2 Lot CSM

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

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15 N. Oakwood Road
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Visit us at www.townofalgoma.org
M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics

Gross Acreage/ Square Feet: 3.079 Acres/134,124 Sq. Ft.

Development Area and Percentage: _____

of Employees/#of Residential Units: _____

of Proposed Parking Space: _____

Traffic Count Projections (attach documentation): _____

Percent Impervious (attach documentation): _____

Description of Required Landscaping (attach landscape plan): _____

Additional Information: _____

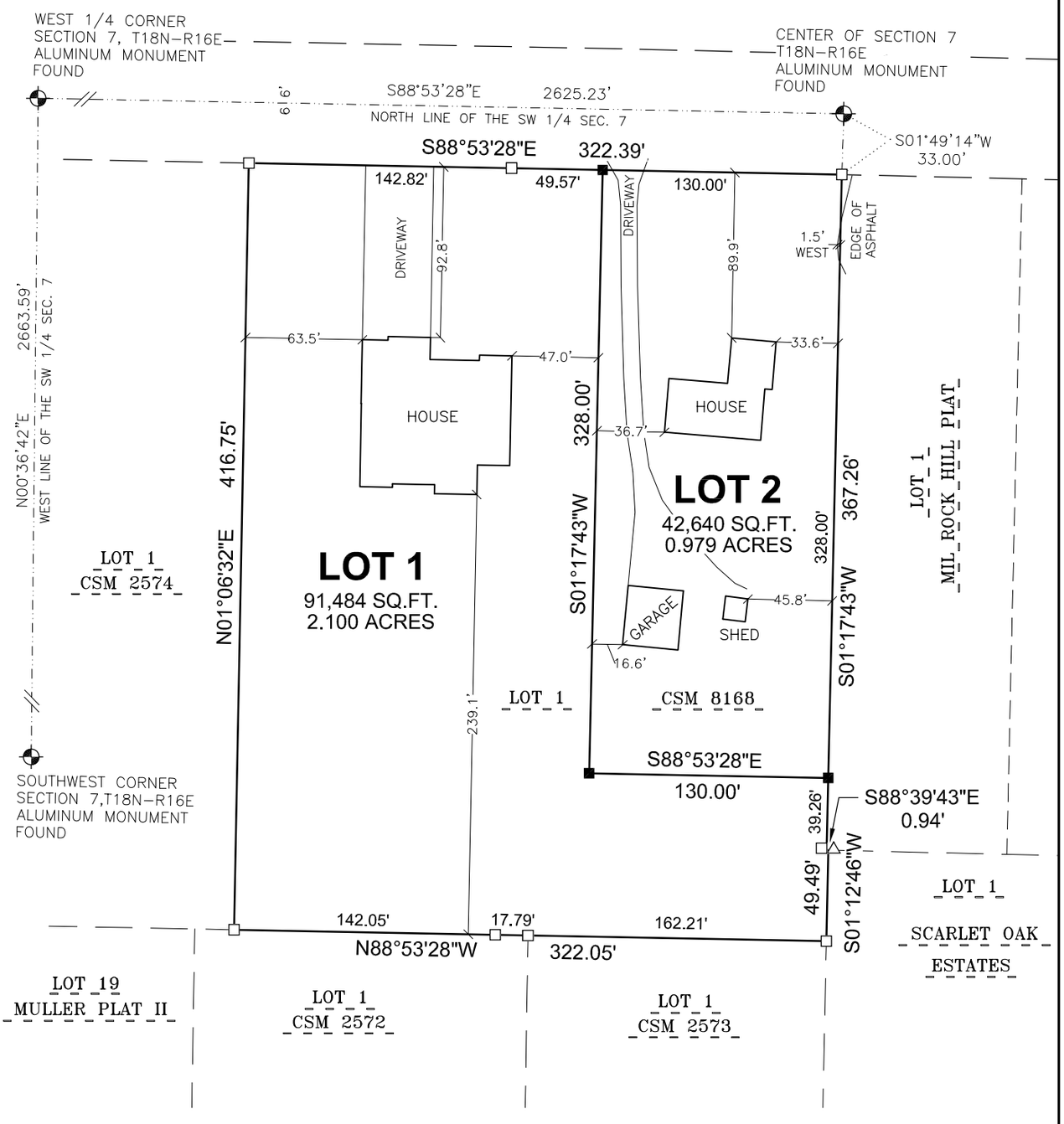
OFFICE USE ONLY

Received By: Katie Reinbold Date: 1/16/24 Fee: $200.00 Paid: (Yes) No

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8168, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WINNEBAGO COUNTY COORDINATE SYSTEM NAD83(2007) IN WHICH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7 BEARS S88°53'28"E

1" = 80'

0 80 160

SCALE IN FEET

N

LEGEND

- ■ 1" O.D. IRON PIPE SET, 18" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- □ 1" O.D. IRON PIPE FOUND
- △ 1–1/4" IRON REBAR FOUND
- ⊕ GOVERNMENT CORNER

Martenson & Eisele, Inc.

1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

SURVEY FOR:
BOBBY BALDA
4007 LEONARD POINT ROAD
OSHKOSH, WI 54904

PROJECT NO. 0–2937–002
FILE 0–2937–002_CSM SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: G.Smith

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8168, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, DARRYL S. LEHMAN, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED, AND MAPPED, AT THE DIRECTION OF BOBBY BALDA, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8168, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN. CONTAINING 134,124 SQUARE FEET [3.079 ACRES]. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE TOWN OF ALGOMA AND WINNEBAGO COUNTY SUBDIVISION ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

GIVEN UNDER MY HAND THIS 8TH DAY OF JANUARY, 2026.

_____
DARRYL S. LEHMAN, PROFESSIONAL LAND SURVEYOR S-3255

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS:

OWNERS OF RECORD:	RECORDING INFORMATION:	PARCEL NUMBERS:
ROBERT K. BALDA	DOCUMENT NO. 1929048	00200130101

TOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP IN THE TOWN OF ALGOMA, IS HEREBY APPROVED AS SURVEYED, DIVIDED, AND MAPPED BY THE TOWN BOARD OF THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

DATED THIS _____DAY OF _____, 2026.

_____ _____
TOWN CHAIRPERSON TOWN CLERK

_____ _____
PRINT NAME PRINT NAME

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

_____ _____
TOWN TREASURER DATE COUNTY TREASURER DATE

_____ _____
PRINT NAME PRINT NAME

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 8168, BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 7, TOWNSHIP 18 NORTH, RANGE 16 EAST, TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.

WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE APPROVAL:
PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE COUNTY OF WINNEBAGO, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING COMMITTEE

ON _____DAY OF _____, 2026.

_____
CHAIRMAN, PLANNING AND ZONING COMMITTEE

OWNER'S CERTIFICATE:
AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP.

I, ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: TOWN OF ALGOMA AND WINNEBAGO COUNTY

DATED THIS _____DAY OF _____, 2026.

_____
ROBERT K. BALDA

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF_____, 2026, THE ABOVE NAMED TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION (IS PERMANENT)

(EXPIRES:_____)

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: February 11, 2026

RE: Oakwood Elementary School Expansion Project

The same petitioner and owner have submitted 3 applications for review for the project: a certified survey map (CSM), rezoning, and site plan. This memo serves as a project overview to explain the project and each action at once. Each application has a separate analysis memo and will be considered individually.

GENERAL INFORMATION:

Petitioner: Nate Considine
Bray Architects
829 South 1st Street
Milwaukee, WI 53204

Owner: James Fochs
Oshkosh Area School District
1404 South Main Street
Oshkosh, WI 54902

Past Planning Discussion(s): none

PROJECT OVERVIEW:

As part of the community supported April 2025 referendum, the existing Oakwood Elementary School is one of the first phases of work that will support new student enrollment boundaries within the school district.

The new maximum student capacity of the school will be 600 students with a projected staff of 62 employees, with an expected opening enrollment between 475-550. There are no proposed changes to the use and hours of operation of the building and site from the existing school use. Surrounding residential properties are being considered as part of the site re-development with landscaping and traffic considerations.

The project will expand the capacity of the existing school by adding a new gym and support building, a new two-story core academic building to the north side of the existing school and heavy remodeling throughout the existing building. The play field and parking lot to the west of

the existing building will be renovated. Open greenspace will remain in between the expanded building footprint and the Sheldon Nature Preserve. Access to the nature preserve through the school property will be maintained and/or improved to maintain the existing usability of the preserve.

Site work includes earthwork, utilities, asphalt and concrete paving, stormwater basins, and landscaping. All new increases in impervious surfaces are being offset by expanded stormwater areas to account for any increase in stormwater capacities by either "treating" it on site and controlling the amount and flow into the stormwater utility system. These properties are not in the drainage basin/will not discharge into Irvine Pond.

While it is noted that the function of the site will remain unchanged from what it is today, the school district and design team are mindful of the impact on existing neighbors in this residential area. Perimeter landscaping, exterior lighting, and building aesthetics are intended to be cohesive with the existing building.

A traffic study was conducted on this site with input and review from town staff. The new arrangement has the goal of improving site flow for buses, staff and parent drop-off and pick-up. To support the capacity needs of the site, portions of the existing drive-lanes, parking, and playground areas will be reconfigured as follows:

- An additional lane of existing traffic will be created at the western parking lot driveway, creating dedicated right-turn and left-turn lanes onto Omro Road to alleviate congestion.
- A new pedestrian sidewalk is being extended along the entirety of the western parking lot driveway to connect the sidewalk on Omro Road to the existing sidewalk on the north side of the existing parking lot.
- Bike racks are being added at the bus entry sidewalk.
- A new pedestrian sidewalk extending from the dedicated bus drop-off/pick-up area on Omro Rd to the building is proposed to keep students as far away from vehicular traffic as possible.
- Parent drop-off/pick-up will be conducted at completely different locations on site: bus activity in the bus lane on Omro Road, and parent drop-off/pick-up at the parking lot loop.

The town will be working with the school and law enforcement on options for improved safety in the area and items for board consideration will be brought forward at a future meeting.

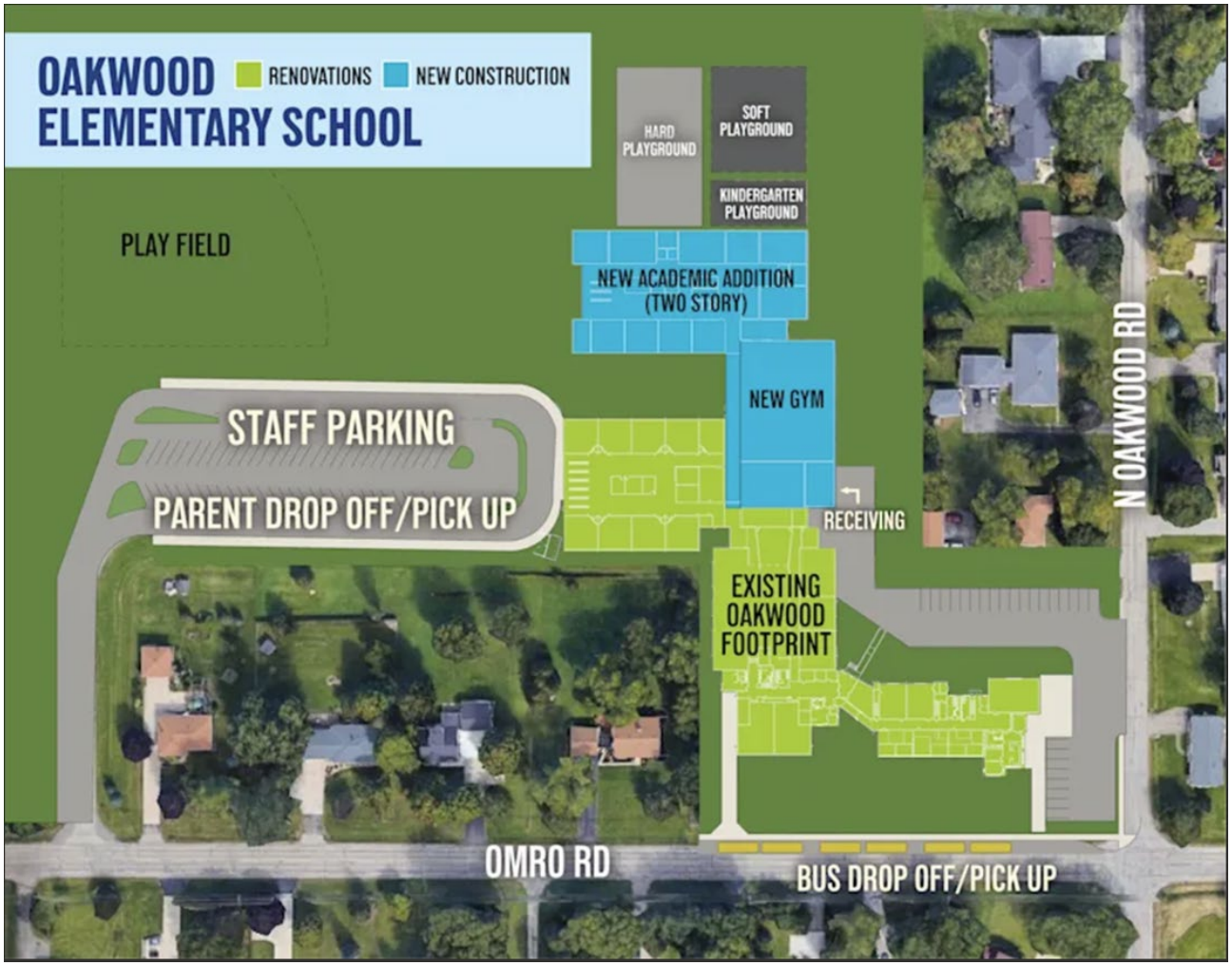
Construction is slated to begin in Spring 2026 and completion in Fall 2027.

Actions Requested:

a. **CSM:** Combine 8 parcels into 2—one nature preserve, one for the school grounds.
b. **Rezoning:** The newly created school grounds lot (Lot 1) is currently mixed zoning and will be rezoned to B-3 General Business. The newly created nature preserve lot (Lot 2) will remained zoned A-2 General Agriculture. *The rezoning is contingent on approval of the CSM.*

c. **Site Plan:** The proposed building addition and changes to the site will be reviewed. *Approval of the site plan is contingent on approval of the rezoning.*

Project updates website here: https://www.oshkosh.k12.wi.us/facilities/phase-2-projects



TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: February 11, 2026

RE: **Discussion and Possible Action re**: Certified Survey Map by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to combine 8 parcels into 2 lots located at Oakwood Elementary School, 1225 N. Oakwood Rd.

Action Requested: Petitioner is requesting approval of the proposed Certified Survey Map on behalf of the property owner to combine the following parcels into two lots:

> **Lot 1:** 002-013114, 002-013113, 002-013111, 002-0130, 002-013109 **for the school**
> **Lot 2:** 002-01240002, 002-013001, 002-13115 **for the nature area**

See attached GIS aerial map of current parcels.

Property Location and Type:
The subject properties are the site of Oakwood Elementary School and Sheldon Nature Preserve and are zoned A-2 General Agriculture and B-3 General Business. The 5 parcels that will be combined into Lot 1 for the school grounds are mixed zoning and will be rezoned to all B-3 General Business. The 3 parcels that will be combined into Lot 2 will remain zoned A-2 General Agriculture. This will maintain the nature area but by rezoning the school area to B-3 it will allow them to operate the school as a permitted use, rather than conditional use.

The parcel is not in an area of Town where a boundary agreement is currently in effect.

ANALYSIS:
The proposed CSM would combine 8 parcels into 2 as described above, which would need to continue to meet the dimensional standards for each respective district before and after rezoning (Lot 1 B-3, Lot 2 A-2) in Chapter 23: Town/County Zoning of the Winnebago County Municipal Code, Exhibit 8-2 as follows:

A-2 General agriculture district			
	Residential	Farm	Nonresidential / Nonfarm
Lot size, minimum:	5.0 acres [6]	5.0 acres [6]	5.0 acres [6]
Lot size, maximum:	none	none	none
Lot width, minimum:	200 ft.	200 ft.	200 ft.
Road frontage, minimum:	200 ft.	200 ft.	200 ft.
Separation between detached buildings, minimum:	10 ft.	10 ft.	10 ft.
Yard setback: [4,5]			
Street yard, minimum:	30 ft.	75 ft.	30 ft.
Side yard, minimum: [3]	7 ft. on one side and 10 ft. on the other for a principal building;3 ft. on each side for a detached accessory building	15 ft.	7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. on each side for a detached accessory building
Rear yard minimum:	25 ft. for a principal building; 3 ft. for a detached accessory building	50 ft.	25 ft. for a principal building; 3 ft. for a detached accessory building
Building height:			
Principal building, maximum:	35 ft.	no limitation	35 ft.
Accessory building, maximum:	18 ft.	no limitation	18 ft.
Floor area ratio, maximum:	no limitation	no limitation	no limitation
Floor area:			
Principal building, minimum:	1,000 sq. ft. of living space	no limitation	no limitation
Accessory area, maximum:	1,800 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]; 1 percent of lot area for buildings related to household livestock	no limitation	1,500 sq. ft. plus 1 percent of the lot area in excess of 43,000 sq. ft. [1]
Number of detached accessory buildings, maximum:	no limitation	no limitation	2 [2]

B-3 General business district

Lot size, minimum: 30,000 sq. ft.[1]

Lot size, maximum: none

Lot width, minimum: 100 ft.

Road frontage, minimum: 100 ft.

Floor area ratio, maximum: no limitation

Separation between detached buildings, minimum: 10 ft.

Yard setback: [2,3]

Street yard, minimum: 30 ft.

Side yard, minimum: 7 ft. on one side and 10 ft. on the other for a principal building; 3 ft. for a detached accessory building or 5 ft. from an alley

Rear yard minimum: 25 ft. for a principal building; 3 feet for a detached accessory building or 5 ft. from an alley

Building height:

Principal building, maximum: 45 ft.

Accessory building, maximum: 18 ft.

Floor area:

Principal building, minimum: none

Accessory buildings, maximum: no limitation

Number of detached accessory buildings, maximum: no limitation

Notes:

1. The minimum size of the lot may actually be larger due to environmental constraints and land required for on-site infrastructure requirements such as stormwater management and on-site sewage disposal systems.
2. Some land uses that may be allowed in this zoning district may have more restrictive yard setback requirements than what is listed. Refer to the development standards in division 9 of this article.
3. Lots abutting more restrictive district boundaries shall provide side and rear yards not less than those required in the more restrictive abutting districts. The street yards on the less restrictive district shall be modified for a distance of not more than 75 feet from the district boundary line so as to equal the average of the street yards required in both districts.

The proposed lots appear to meet the dimensional and access requirements and do not conflict with any local, county, or regional plans.

RECOMMENDED ACTION:

Staff recommends approval of CSM as presented. Should the Planning Commission agree, the following motion may be made:

"Motion to recommend approval to the Town Board of the Certified Survey Map by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to combine 8 parcels into 2 lots located at Oakwood Elementary School, 1225 N. Oakwood Rd."

ATTACHMENTS:

1. GIS map of current parcel
2. Town Application
3. Certified Survey Map of proposed lots

2/11/26 Oakwood Elementary (Oshkosh School Area District) current parcels being proposed to be combined into 2 lots:

Yellow highlighted: Lot 1, 5 parcels of school grounds

Green highlighted: Lot 2, 3 parcels of nature preserve



Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Visit us at https://townofalgoma.org/

M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Nate Considine - Bray Architects Date: 01-12-2026

Petitioner's Address: 829 South 1st Street City: Milwaukee State: WI Zip: 53204

Telephone #: (414) 615-1716 Fax: ( ) Other Contact # or Email: nconsidine@brayarch.com

Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): Date: 01-12-2026

OWNER INFORMATION

Owner(s): James Fochs - Oshkosh Area School District Date: 01-12-2026

Owner(s) Information: 1404 South Main Street City: Oshkosh State: WI Zip: 54902

Telephone #: (920) 424-0135 Fax: ( ) Other Contact # or Email: james.fochs@oshkosh.k12.wi.us

Ownership Status (Please Check): ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation

Property Owner Consent (required)

By signature hereon, I/We acknowledge that Town officials and/or employees may, in the performance of their functions, enter upon the property to inspect or garner other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Town of Algoma for incomplete submissions or other administrative reasons.

Property Owner's Signature: Date: 01-12-2026

SITE INFORMATION

Address/Location of Proposed Project: 1225 N. Oakwood Rd., Oshkosh WI 54904

Current Use of Property: Oakwood Elementary School Zoning: B-3, A-2

Land Uses Surrounding Your Site:

North: R-1

South: R-1

East: R-1

West: R-1

Projected Timeline: Start construction spring 2026 with completion by fall 2026

Project Description: The Oshkosh Area School District currently owns five (5) parcels that comprise the Oakwood Elementary School site. The district is proposing to combine the parcels as shown in the attached CSM.

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Visit us at https://townofalgoma.org/
M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics

Gross Acreage/ Square Feet: Total site area: 29.053/1,265,570 square feet

Development Area and Percentage: Development area: 4.210 acres/183,408 square feet (14.49% of total site area)

of Employees/#of Residential Units: 74 total existing + proposed

of Proposed Parking Space: 95 existing stalls to remain + 8 proposed stalls = 103 total stalls

Traffic Count Projections (attach documentation): 415 week day trips, 135 AM peak hour and 85 PM peak hour trips.

Percent Impervious (attach documentation): Existing: 19.60% Proposed 26.66%

Description of Required Landscaping (attach landscape plan):

Street frontage landscaping shall be required along any road, road right of way, or ingress/egress easement frontage and must be a minimum of 3 trees every 100 linear feet of frontage. Required trees must be at least 4 ft in height at the time of planting and capable of attaining a mature height of at least 15 ft.

Additional Information:

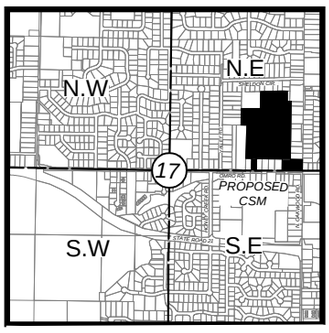
OFFICE USE ONLY

Received By: Katie Date: 1/27/26 Fee: $200.00 Paid: (Yes) No

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN



VICINITY MAP
N.E 1/4 SECTION 17, T18N, R16E
NOT TO SCALE

LEGEND:

- EXISTING BLDG
- ○ DENOTES 1" (O.D.) IRON PIPE FOUND
- ● DENOTES 1-1/4" (O.D.) x 18" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- ✖ DENOTES CHISELED "X" TO BE SET IN CONCRETE
- ▲ DENOTES PK NAIL SET
- ▪ SECTION CORNER MON.

100' 0' 100' 200'
SCALE IN FEET: 1"=200'

WISCONSIN
GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

BEARINGS ARE REFERENCED TO NAD83(2011): WisCRS WINNEBAGO COUNTY

LOT 1 CSM 992 | LOT 2 CSM 992 | LOT 3 CSM 992 | LOT 2 CSM 2877 | LOT 1 CSM 2877 | UNPLATTED LANDS

N88°32'46"E 433.10'
S89°00'54"E 103.80'
S00°49'39"W 205.99'
S88°54'19"E 80.75'
N00°49'59"E 343.31' (R.A S00°04'54" 343.17')
(R.A S89°43'25" 382.70')
S89°31'22"E 382.56'
N00°16'34"E 336.71'
S89°10'16"W 111.70'
N01°58'12"E 64.87'
S88°41'38"E 886.37'
N01°54'07"E 604.36'
601.37'
117.16'
N88°59'32"W
N00°50'53"E 229.96'
S00°48'45"W 229.88'
N89°00'03"W 515.08'
S88°59'32"E 244.25'
209.25'
N00°49'39"E 227.99'
S00°49'39"W 228.00'
N88°59'32"W 410.00'
S00°49'39"W 1161.64'
596.68'
564.96'
434.01'
148.69'
363.72'
133.46'
30.20'
35' DEDICATED TO THE PUBLIC
N88°59'32"W 2672.18'
S. LINE OF SEC. 17, T18N, R16E
1525.38'
99.77'

PARCEL 4
TAX KEY: 002-01240002

PARCEL 3
TAX KEY: 002-013001

PARCEL 2
TAX KEY: 002-013115

PARCEL 1
TAX KEY: 002-013114

LOT 2
600,500 sq. ft.
13.786 acres

LOT 1
642,740 sq. ft.
14.755 acres

DETAIL (NOT TO SCALE)
64.87' 3.00' 886.37' 604.36' 601.37'

DETAIL (NOT TO SCALE)
564.96' 3.00' 886.37' 596.68'

EXISTING GAZEBO
4.67' 5.54' EXISTING GAZEBO
138.39'
29.30' 27.64'
EXISTING BUILDING

PROPOSED ACCESS EASEMENT FOR THE BENEFIT OF LOT 2 OVER LOT 1

OAKWOOD ELEMENTARY SCHOOL
1225 N. OAKWOOD RD., OSHKOSH, WI 54904

12 FT WIDE ELECT. EASEMENT WISCONSIN PUBLIC SERVICE CORP.
TAX KEY: 002-013130
14.90' 39.24' 61.63' 145.04' 68.53' 64.41' 46.68' 168.89'

19' x 25' PERMANENT LIMITED EASEMENT TO THE TOWN OF ALGOMA PER DOC. NO. 1832638

S00°49'39"W 228.00' 0.183 acres 7,980 sq. ft.

TAX KEY: 002-013109
TAX KEY: 002-013113
TAX KEY: 002-013111

UNPLATTED LANDS

LOT 1 CSM 1903
LOT 1 CSM 6149
LOT 2 CSM 6149
LOT 1 CSM 1082
LOT 2 CSM 1082

N.E 1/4 CORNER
SEC. 17, T18N, R16E
BERNTSEN MON.
N: 481401.453
E: 775976.652

S.W CORNER OF N.E 1/4
SEC. 17, T18N, R16E
GIN SPIKE
N: 478784.415
E: 773266.403

EAST 1/4 CORNER
SEC. 17, T18N, R16E
GIN SPIKE
N: 478737.411
E: 775938.173

N. OAKWOOD RD. 66' R/W
E. LINE OF THE S.E 1/4 OF SEC. 17, T18N, R16E
2401.32' S00°49'39"W 2664.32'
33' 33'
OMRO RD. (WIDTH VARIES)

PREPARED FOR
Oshkosh Area School District
215 S. Eagle St.
Oshkosh, WI 54902

PREPARED BY
Austin D. McDermid
KAPUR INC.
788 N. Jefferson St.
Milwaukee, WI. 53202

kapur
788 N. Jefferson St. Suite 900
Milwaukee, Wisconsin 53202
kapurinc.com

THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

S:_SiteDsgn\Bray Architects\250549 Oshkosh Area SD Referendum 2025\250550 Oakwood ES Addition & Renovation\Survey\DWG\250550_CSM - Lot 1&2.dwgS:_SiteDsgn\Bray Architects\250549 Oshkosh Area SD Referendum 2025\250550 Oakwood ES Addition & Renovation\Survey\DWG\250550_CSM - Lot 1&2.dwg

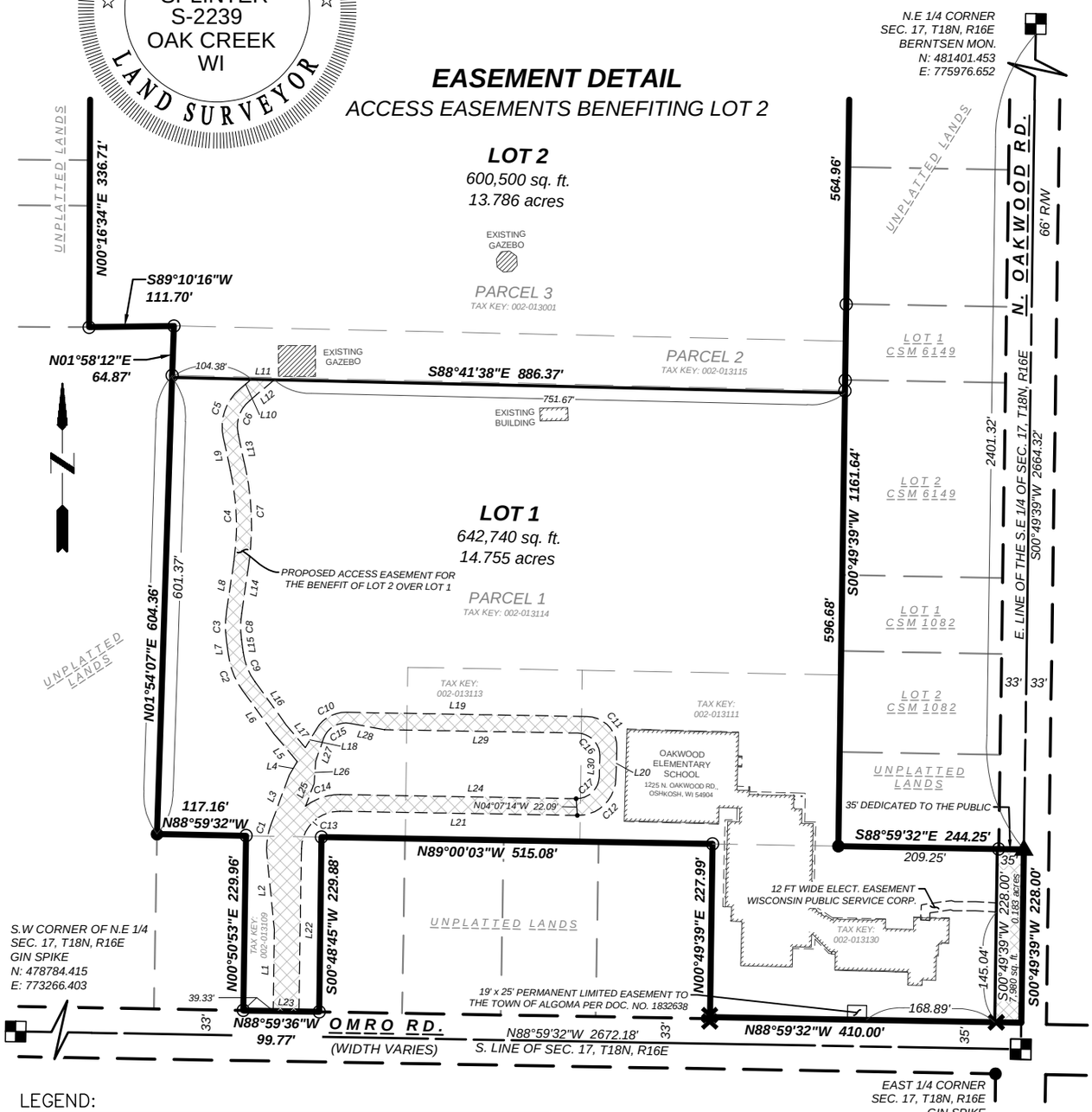
CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

WISCONSIN
GARY R. SPLINTER
S-2239
OAK CREEK
WI
LAND SURVEYOR

EASEMENT DETAIL

ACCESS EASEMENTS BENEFITING LOT 2



LEGEND:

- ○ DENOTES 1" (O.D.) IRON PIPE FOUND
- ● DENOTES 1–1/4" (O.D.) x 18" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
- ✖ DENOTES CHISELED "X" TO BE SET IN CONCRETE
- ▲ DENOTES PK NAIL SET
- ▪ SECTION CORNER MON.

Line Table								
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	106.88'	N00° 45' 33"E	L12	42.74'	S50° 02' 41"W	L23	33.93'	N88° 59' 36"W
L2	105.64'	N05° 35' 17"W	L13	44.24'	S12° 25' 13"E	L24	310.64'	N89° 00' 14"W
L3	68.98'	N20° 22' 02"E	L14	65.87'	S08° 14' 18"W	L25	31.96'	N20° 42' 19"E
L4	20.60'	N30° 26' 25"E	L15	17.04'	S07° 44' 10"E	L26	29.35'	N03° 48' 08"E
L5	47.23'	N40° 05' 25"W	L16	70.13'	S35° 50' 27"E	L27	31.56'	N19° 19' 09"E
L6	70.88'	N35° 50' 27"W	L17	39.42'	S40° 05' 25"E	L28	46.14'	S79° 31' 50"E
L7	17.04'	N07° 44' 10"W	L18	28.35'	N30° 26' 25"E	L29	254.36'	S88° 59' 03"E
L8	65.87'	N08° 14' 18"E	L19	317.15'	S88° 59' 03"E	L30	26.32'	S01° 51' 54"W
L9	44.24'	N12° 25' 13"W	L20	40.47'	S01° 51' 54"W			
L10	19.95'	N50° 02' 41"E	L21	312.61'	N89° 00' 14"W			
L11	30.33'	S88° 41' 38"E	L22	214.16'	S00° 51' 22"W			

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	34.45'	97.00'	N10° 11' 29"E	34.27'
C2	51.50'	105.00'	N21° 47' 18"W	50.99'
C3	40.43'	145.00'	N00° 15' 04"E	40.30'
C4	120.79'	335.00'	S02° 05' 27"E	120.14'
C5	70.86'	65.00'	N18° 48' 44"E	67.41'
C6	49.06'	45.00'	N18° 48' 44"E	46.67'
C7	128.00'	355.00'	S02° 05' 27"E	127.31'
C8	34.85'	125.00'	N00° 15' 04"E	34.74'
C9	41.69'	85.00'	N21° 47' 18"W	41.28'
C10	47.58'	45.00'	N60° 43' 41"E	45.39'
C11	63.42'	40.00'	S43° 33' 35"E	56.99'
C12	77.78'	50.00'	S46° 25' 50"W	70.17'
C13	78.66'	50.00'	N45° 55' 34"E	70.80'
C14	49.25'	72.00'	S71° 24' 06"W	48.29'
C15	43.91'	31.00'	N59° 53' 40"E	40.33'
C16	47.57'	30.00'	S43° 33' 35"E	42.74'
C17	46.67'	30.00'	S46° 25' 50"W	42.10'

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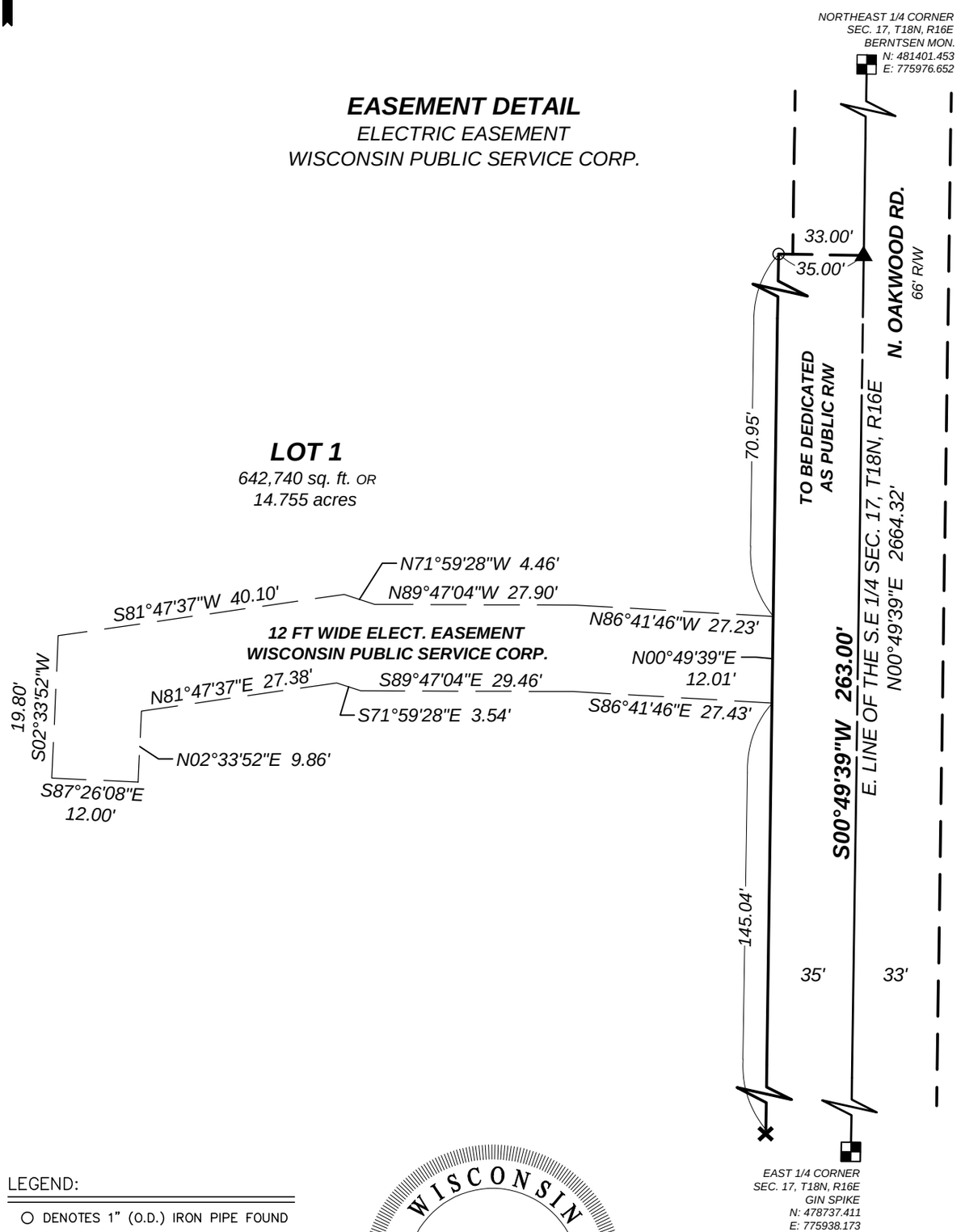
NOT TO SCALE

CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO
NAD83(2011): WisCRS WINNEBAGO COUNTY





LEGEND:

- ○ DENOTES 1" (O.D.) IRON PIPE FOUND
- ● DENOTES 1–1/4" (O.D.) x 18" LONG IRON PIPE SET, weighing 1.68 lbs/linear foot
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- ▲ DENOTES PK NAIL SET
- ◘ SECTION CORNER MON.



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CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST,
IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)SS
WINNEBAGO COUNTY)

I, GARY R. SPLINTER, PROFESSIONAL LAND SURVEYOR S-2239, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE N00°49'39"E, ALONG THE EAST LINE OF SAID SECTION 17, 35.00 FEET TO A POINT ALONG THE NORTH RIGHT OF WAY LINE FOR OMRO ROAD; THENCE NORTH 88°59'32 WEST, ALONG SAID NORTH LINE OF OMRO ROAD, 410.00 FEET; THENCE NORTH 00°49'39" EAST, 227.99 FEET; THENCE NORTH 89°00'03" WEST, 515.08 FEET; THENCE SOUTH 00°48'45" WEST, 229.88 FEET TO THE NORTH LINE OF OMRO ROAD; THENCE NORTH 88°59'36" WEST ALONG SAID NORTH LINE, 99.77 FEET; THENCE NORTH 00°50'53" EAST, 229.96 FEET; THENCE NORTH 88°59'32" WEST, 117.16 FEET; THENCE NORTH 01°54'07" EAST, 604.36 FEET; THENCE NORTH 01°58'12"E, 64.87 FEET; THENCE SOUTH 89°10'16" WEST, 111.70 FEET; THENCE NORTH 00°16'34" EAST, 336.71 FEET; THENCE SOUTH 89°31'22" EAST ALONG THE SOUTH LINE OF LOT 1 CERTIFIED SURVEY MAP 1903, 382.56 FEET; THENCE NORTH 00°49'59" EAST ALONG THE EAST LINE OF SAID LOT 1, 343.31 FEET TO THE SOUTH LINE OF LOT 2 CERTIFIED SURVEY MAP 922; THENCE NORTH 88°32'46" EAST ALONG THE SOUTH LINE OF LOTS 2 & 3 CERTIFIED SURVEY MAP 922, AND LOTS 1 & 2 CERTIFIED SURVEY MAP 2877, 433.10 FEET; THENCE SOUTH 89°00'54" EAST, 103.80 FEET; THENCE SOUTH 00°49'39" WEST, 205.99 FEET; THENCE SOUTH 88°54'19" EAST, 80.75 FEET; THENCE SOUTH 00°49'39" WEST, ALONG THE WEST LINE OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP 6149 AND THE WEST LINE OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP 1082, 1161.64 FEET; THENCE SOUTH 88°59'32" EAST, 244.25 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 00°49'39" WEST ALONG SAID EAST LINE, 228.00 FEET TO THE POINT OF BEGINNING..

SAID LANDS AS DESCRIBED CONTAINING 1,251,220 SQUARE FEET OR 28.724 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE THE SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF OSHKOSH AREA SCHOOL DISTRICT, OWNERS OF SAID LAND, THAT THE MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH S. 236.34 OF THE WISCONSIN STATUTES AND THE WINNEBAGO COUNTY LAND DIVISION ORDINANCE.

_____

GARY R. SPLINTER S-2239 DATE

CORPORATE OWNER'S CERTIFICATE

OSHKOSH AREA SCHOOL DISTRICT, AS OWNER, DOES HEREBY CERTIFY THAT SAID SCHOOL DISTRICT CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF OSHKOSH, AND CHAPTER 236 OF THE WISCONSIN STATE STATUTES. THE OSHKOSH AREA SCHOOL DISTRICT, DOES FURTHER CERTIFY THAT THIS MAP IS REQUIRED BY S.236.01 or S.236.12 TO BE SUBMITTED TO THE CITY OF OSHKOSH FOR APPROVAL OR OBJECTION.

IN WITNESS WHEREOF, THE OSHKOSH AREA SCHOOL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY DREW NIEHANS, EXECUTIVE DIRECTOR OF BUSINESS

SERVICES AT _____, WISCONSIN,

THIS _____ DAY OF _____ 2026

OSHKOSH AREA SCHOOL DISTRICT

_____

DREW NIEHANS, EXECUTIVE DIRECTOR OF BUSINESS SERVICES

STATE OF WISCONSIN)
)SS
COUNTY OF WINNEBAGO)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____ , 2026, THE ABOVE NAMED DREW NIEHANS OF THE OSHKOSH AREA SCHOOL DISTRICT, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MANAGING MEMBER OF SAID CORPORATION AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC, STATE OF WISCONSIN



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788 N. Jefferson St. Suite 900
Milwaukee, Wisconsin 53202
kapurinc.com

THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

CERTIFIED SURVEY MAP NO._____

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST,
IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN

TOWN BOARD OF ALGOMA CERTIFICATE

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN BOARD OF ALGOMA ON THIS _____ DAY OF_____, 2026

_____

PRINCIPAL PLANNER, CITY OF OSHKOSH DATED

TOWN TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

_____

TOWN TREASURER DATED

COUNTY TREASURER CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED ON THIS CERTIFIED SURVEY MAP.

_____

COUNTY TREASURER DATED

CERTIFICATE OF PLANNING AGENCY

PURSUANT TO THE LAND REGULATIONS OF WINNEBAGO COUNTY, WISCONSIN, ALL THE REQUIREMENTS FOR APPROVAL HAVE BEEN FULFILLED. THIS MINOR SUBDIVISION WAS APPROVED BY THE WINNEBAGO COUNTY PLANNING AND ZONING DEPARTMENT.

_____

AUTHORIZED SIGNATURE DATED

_____

PRINTED NAME

CITY OF OSHKOSH EXTRATERRITORIAL APPROVAL

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE CITY OF OSHKOSH ON THIS _____ DAY OF _____, 20____.

_____

CITY CLERK



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788 N. Jefferson St. Suite 900
Milwaukee, Wisconsin 53202
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THIS INSTRUMENT DRAFTED BY AUSTIN D. McDERMID

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Plan Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: February 11, 2026

RE: **Discussion and Possible Action re**: Request by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to rezone a portion (Lot 1) of the Oakwood Elementary School property at 1225 N. Oakwood Rd, from A-2 General Agriculture District to B-3 General Business District.

Action Requested: Petitioner is requesting approval of a change in zoning designation from A-2 General Agricultural District to B-3 General Business District to have one zoning district for the entire lot and operate under a permitted use.

Applicable Provisions:
Town of Algoma Comprehensive Plan
Chapter 23: Town/County Zoning of the Winnebago County Municipal Code

Property Location and Type:
The subject property is 12.86 acres on an agricultural parcel on the northside of Witzel Avenue two blocks west of S. Oakwood Road. The property currently has three buildings on a single parcel--a church, school and printing facility. There is also a large green space used for soccer and recreation. The petitioner would like to expand the church and ministries to better service the community with a larger print shop that prints free bibles, as well as expand the school and playground with a possible pavilion that is open to the community.

Property Location and Type:
The subject property is the 5 parcels proposed to be combined into Lot 1 in the previous agenda item. It is the site of Oakwood Elementary School and is currently zoned A-2 General Agriculture and B-3 General Business. Rezoning the school area to B-3 it will allow them to operate the school as a permitted use rather than conditional use.

The parcel is not in an area of Town where a boundary agreement is currently in effect.

Subject Site:

Existing Land Use	*Zoning*
Elementary School and Recreation	A-2 General Agriculture District B-3 General Business District

Adjacent Land Use and Zoning:

Existing Land Uses		*Zoning*
North	Recreation	A-2 General Agriculture District
South	Residential	R-1 Rural Residential District
East	Residential	R-1 Rural Residential District
West	Residential	R-1 Rural Residential District

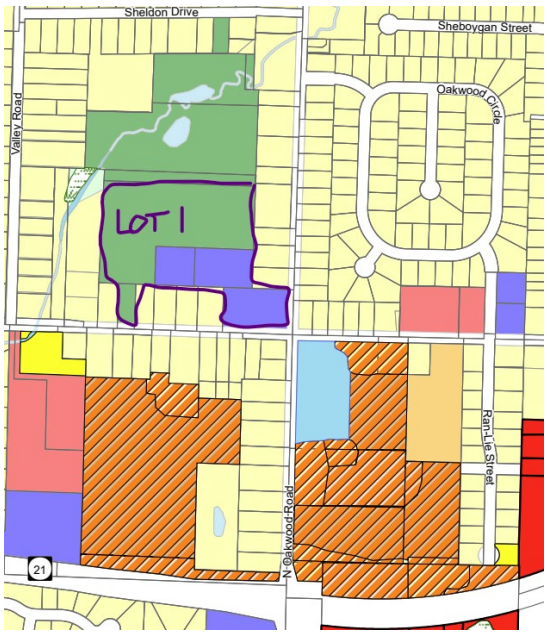
Comprehensive Plan:

Land Use Recommendation	*Use Category*
Current Land Use	Institutional Facilities and Recreational Facilities
Future Land Use	Institutional Facilities and Recreational Facilities

Zoning Definitions:

A-2 General Agriculture District – This district is intended to accommodate both large and small-scale farms and hobby farms. Although scattered residential lots are allowed, agriculture is the predominant land use. This district should be located in those areas suitable for agriculture, but not for large-scale agricultural operations, and adjacent to urbanizing areas.

B-3 General Business District – This district is intended to accommodate primarily large-scale commercial projects of regional importance that require access to major road corridors. This district is intended to include one or more parcels of land that as a general rule includes 20 acres or more. Lots are connected to a public sanitary sewer system or have an on-site sewage disposal system.



Key for colors on Future Use map to the left

Institutional Facilities – Land for public and private facilities dedicated to public services (blue)

Recreational Facilities – Land uses that provide leisure activity opportunities for citizens (green)

Mixed-Duplexes and Commercial /Retail – Land uses that provide low density residential and commercial (orange and yellow stripes)

Commercial (pink)

Low density/Single Family Residential (yellow and pale yellow)

The Town Comprehensive Plan and Future Use Map is available on the town website: https://townofalgomawi.gov/planning/

ANALYSIS:

The petitioner has consulted with the county and the proposed zoning change, as stated above, is being requested because the school can then operate as a permitted use on the entirety of proposed Lot 1, which will encompass all of the school grounds, rather than a conditional use, as is allowable under A-2 zoning.

The town comprehensive plan states future uses of "institutional" and "recreational" uses for these parcels. Both are permitted uses in the proposed B-3 General Business District.

The current and proposed uses by the school on Lot 1 are consistent with those identified future uses. **Changing zoning to B-3 General Business would allow the current uses as well as any uses that are permitted in that district, as well as those allowed by conditional use.**

See attached the Chapter 23: Town/County Zoning of the Winnebago County Municipal Code 8-1 Land Use Matrix for your reference, which lists all of the permitted, condition use, accessory and temporary uses for each district. Here is a link to the full Chapter 23 which includes definitions of each use in 23.3-2.

Here is a summary of the permitted uses the B-3 district:

Residential:	mixed use housing
Special Care Facilities:	group day care, hospice care, nursing home, retirement home
Group Accommodations:	boardinghouse, overnight lodging, resort
Food and Beverage Sales:	brewpub, restaurant, tavern
Vehicle Rental, Sales, and Service:	fuel station, repair shop, sales and rental, service shop
General Sales:	convenience, general retail including large format, outdoor
General Services:	administrative, adult oriented establishment, body-piercing, commercial kennel, small equipment rental, financial services, funeral home, general repair, general services, health care clinic, health care center, instructional services, professional services, tattoo, small animal veterinary clinic
Recreation and Entertainment:	indoor and outdoor entertainment and recreation
Government and Community Services:	administrative government center, civic use facility, community center, community cultural facility, community garden, educational (pre-K through 12 and post-secondary), park, public safety facility, recreation trail, worship facility
Telecommunications and Utilities facilities and systems	
Transportation:	mass transit terminal, parking lots and structures
Industrial uses:	artisan shop

The location of this lot at the intersection of Omro Road and Oakwood Road near residential neighborhoods, existing commercial, and future commercial/residential mixed use development make it reasonable that it be zoned B-3 General Business District based on the permitted uses stated above. Any development of the property will need to be reviewed and conform to dimensional standards and zoning code.

The public hearing for this zoning amendment will be conducted by Winnebago County Planning and Zoning. As of the date of this memo the town does not have the county packet for the public hearing but I believe it will be scheduled in late March.

For the reasons stated above, the proposed change is consistent with the Town Comprehensive Plan and future land use map.

RECOMMENDED ACTION:

Staff recommends approval of the rezoning request. Should the Planning Commission agree, the following motion may be made:

"Motion to recommend approval to the Town Board the request by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District, to rezone a portion (Lot 1) of the Oakwood Elementary School property at 1225 N. Oakwood Rd, from A-2 General Agriculture District to B-3 General Business District contingent on the final recording of the CSM creating Lot 1."

ATTACHMENTS:

1. Town Application
2. Chapter 23 8-1 Land Use Matrix

Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Visit us at https://townofalgoma.org/

M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Nate Considine - Bray Architects Date: 01-12-2026

Petitioner's Address: 829 South 1st Street City: Milwaukee State: WI Zip: 53204

Telephone #: (414) 615-1716 Fax: ( ) _____ Other Contact # or Email: nconsidine@brayarch.com

Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): _____ Date: 01-12-2026

OWNER INFORMATION

Owner(s): James Fochs - Oshkosh Area School District Date: 01-12-2026

Owner(s) Information: 1404 South Main Street City: Oshkosh State: WI Zip: 54902

Telephone #: (920) 424-0135 Fax: ( ) _____ Other Contact # or Email: james.fochs@oshkosh.k12.wi.us

Ownership Status (Please Check): ☐ Individual ☐ Trust ☐ Partnership ☒ Corporation

Property Owner Consent (required)

By signature hereon, I/We acknowledge that Town officials and/or employees may, in the performance of their functions, enter upon the property to inspect or garner other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Town of Algoma for incomplete submissions or other administrative reasons.

Property Owner's Signature: _____ Date: 01-12-2026

SITE INFORMATION

Address/Location of Proposed Project: 1225 N. Oakwood Rd., Oshkosh WI 54904

Current Use of Property: Oakwood Elementary School Zoning: B-3, A-2

Land Uses Surrounding Your Site:

North: R-1

South: R-1

East: R-1

West: R-1

Projected Timeline: Start construction spring 2026 with completion by fall 2026

Project Description: The Oakwood Elementary School addition and renovations involve the addition of a new gym and support building, a new 2-story core academic building, and new playground areas. The project also includes the renovation of the play field and parking lot to the west of the existing building. The school will have a maximum student enrollment of 600 students with an expected opening enrollment between 475-550.

Additional supporting information for the Conditional Use Permit review enclosed in this application.

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

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M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics

Gross Acreage/ Square Feet: Total site area: 29.053/1,265,570 square feet

Development Area and Percentage: Development area: 4.210 acres/183,408 square feet (14.49% of total site area)

of Employees/#of Residential Units: 74 total existing + proposed

of Proposed Parking Space: 95 existing stalls to remain + 8 proposed stalls = 103 total stalls

Traffic Count Projections (attach documentation): 415 week day trips, 135 AM peak hour and 85 PM peak hour trips.

Percent Impervious (attach documentation): Existing: 19.60% Proposed 26.66%

Description of Required Landscaping (attach landscape plan):

Street frontage landscaping shall be required along any road, road right of way, or ingress/egress easement frontage and must be a minimum of 3 trees every 100 linear feet of frontage. Required trees must be at least 4 ft in height at the time of planting and capable of attaining a mature height of at least 15 ft.

Additional Information:

OFFICE USE ONLY

Received By: Katie Date: 1/27/26 Fee: $350.00 Paid: (Yes) No

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

Exhibit 8-1 Land use matrix

				Base Zoning District												
	1 Agriculture	**Review**	**Special Standards**	**A-1**	**A-2**	**R-1**	**R-2**	**R-3**	**R-4**	**R-8**	**B-1**	**B-2**	**B-3**	**M-1**	**I-1**	**I-2**
1.01	Agriculture-related use	ZP,SP,PO	23.8-231	C	C	-	-	-	-	-	-	-	-	-	P	C
1.02	Agriculture, crop	-	23.8-232	P	P	P	P	P	P	P	P	P	P	P	P	P
1.03	Agriculture, general	ZP	23.8-233	P	P	-	-	-	-	-	-	-	-	-	-	-
1.03	Agriculture, general, 500 animal units or more	ZP	23.8-233	C	C	-	-	-	-	-	-	-	-	-	-	-
1.04	Greenhouse	ZP,SP,PO	23.8-234	P	P	-	-	-	-	-	-	C	C	-	C	C
2	**Resource-Based Uses**															
2.01	Dam	ZP,SP,PO	23.8-241	C	C	C	C	C	C	C	C	C	C	C	C	C
2.02	Forestry	-	23.8-242	P	P	P	P	P	P	P	P	P	P	P	P	P
2.03	Hunting preserve	ZP,SP,PO	23.8-243	-	C	-	-	-	-	-	-	-	-	-	C	C
2.04	Sewage sludge disposal	-	23.8-244	P	P	P	P	P	P	P	P	P	P	P	P	P
2.05	Wildlife park	ZP,SP,PO	23.8-245	-	C	-	-	-	-	-	-	-	-	-	C	C
3	**Residential**															
3.01	Mixed-use housing	ZP,SP	23.8-251	-	-	-	-	-	-	-	-	C	P	P	-	-
3.02	Manufactured/mobile home community	ZP,SP,PO	23.8-252	-	-	-	-	-	-	P	-	-	-	-	-	-
3.03	Multifamily building, 2 units	ZP	23.8-253	-	-	-	-	P	P	-	-	-	-	P	-	-
3.04	Multifamily building, 3–4 units	ZP	23.8-254	-	-	-	-	-	P	-	-	-	C	P	-	-
3.04	Multifamily building, 5–8 units	ZP	23.8-254	-	-	-	-	-	P	-	-	-	C	C	-	-
3.04	Multifamily building, 9 or more units	ZP	23.8-254	-	-	-	-	-	C	-	-	-	-	C	-	-
3.05	Nonfarm residence	ZP	23.8-255	P	-	-	-	-	-	-	-	-	-	-	-	-
3.06	Single-family dwelling [1]	ZP	23.8-256	-	P	P	P	P	-	-	-	-	-	-	-	-
3.07	Townhouse, 3–4 units	ZP,SP	23.8-257	-	-	-	-	-	P	-	-	-	C	P	-	-
3.07	Townhouse, 5–8 units	ZP,SP	23.8-257	-	-	-	-	-	P	-	-	-	C	C	-	-
3.07	Townhouse, 9 or more units	ZP,SP	23.8-257	-	-	-	-	-	C	-	-	-	-	C	-	-
3.08	Twin home	ZP	23.8-258	-	-	-	-	P	P	-	-	-	-	P	-	-
4	**Special Care Facilities**															
4.01	Adult family home	ZP	23.8-261	-	-	P	P	P	P	-	-	-	-	-	-	-
4.02	Community living arrangement, 8 or fewer residents [2]	ZP	23.8-262	-	-	P	P	P	P	-	-	-	-	-	-	-
4.02	Community living arrangement, 9–15 residents [2]	ZP	23.8-262	-	-	P	P	P	P	-	-	-	-	-	-	-
4.02	Community living arrangement, 16 or more residents [2]	ZP,SP, PO	23.8-262	-	-	P	P	P	P	-	-	-	-	-	-	-
4.03	Foster home and treatment foster home [3]	ZP	23.8-263	-	-	P	P	P	P	-	-	-	-	-	-	-
4.04	Group day care center [4]	ZP,SP	23.8-264	-	-	-	-	C	C	-	P	P	P	P	C	C
4.05	Hospice care center	ZP,SP	23.8-265	-	C	C	C	C	P	-	C	C	P	C	-	-
4.06	Nursing home	ZP,SP	23.8-266	-	-	C	C	C	P	-	-	C	P	C	-	-
4.07	Retirement home	ZP,SP	23.8-267	-	-	C	C	C	P	-	-	C	P	C	-	-
4.08	Temporary shelter [5]	ZP,SP, PO	23.8-268	-	-	-	-	-	-	-	C	C	C	-	-	-
5	**Group Accommodations** [6]															
5.01	Boardinghouse	ZP,SP, PO	23.8-271	-	-	-	-	-	C	-	-	C	P	C	-	-
5.02	Campground	ZP,SP,PO	23.8-272	-	C	-	-	-	-	-	-	-	C	-	-	-
5.03	Group recreation camp	ZP,SP,PO	23.8-273	-	C	-	-	-	-	-	-	-	C	-	-	-
5.04	Migrant labor camp	ZP,SP,PO	23.8-274	C	C	-	-	-	-	-	-	-	-	-	-	-
5.05	Overnight lodging	ZP,SP,PO	23.8-275	-	-	-	-	-	-	-	-	C	P	P	-	-
5.06	Resort	ZP,SP,PO	23.8-276	-	C	-	-	-	-	-	-	C	P	C	-	-
6	**Food and Beverage Sales**															
6.01	Brewpub	ZP,SP,PO	23.8-281	-	-	-	-	-	-	-	-	C	P	P	C	-
6.02	Restaurant	ZP,SP,PO	23.8-282	-	-	-	-	-	-	-	C	P	P	P	-	-
6.03	Tavern	ZP,SP,PO	23.8-283	-	-	-	-	-	-	-	C	P	P	C	-	-

continued on next page

Exhibit 8-1 Land use matrix – continued

7 Vehicle Rental, Sales, and Service	Review	Special Standards	Base Zoning District												
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2
7.01 Heavy vehicle sales and rental	ZP,SP,PO	23.8-291	-	-	-	-	-	-	-	-	-	C	-	P	C
7.02 Truck stop	ZP,SP,PO	23.8-292	-	-	-	-	-	-	-	-	-	C	-	C	C
7.03 Vehicle fuel station	ZP,SP,PO	23.8-293	-	-	-	-	-	-	-	-	C	P	C	C	C
7.04 Vehicle repair shop	ZP,SP,PO	23.8-294	-	-	-	-	-	-	-	-	C	P	-	C	C
7.05 Vehicle sales and rental	ZP,SP,PO	23.8-295	-	-	-	-	-	-	-	-	C	P	-	C	-
7.06 Vehicle service shop	ZP,SP,PO	23.8-296	-	-	-	-	-	-	-	-	C	P	-	C	C
7.07 Vehicle storage yard	ZP,SP,PO	23.8-297	-	-	-	-	-	-	-	-	-	-	-	C	C
8 General Sales															
8.01 Convenience retail sales	ZP,SP,PO	23.8-301	-	-	-	-	-	-	-	P	P	P	P	-	-
8.02 General retail sales	ZP,SP,PO	23.8-302	-	-	-	-	-	-	-	C	P	P	C	-	-
8.03 General retail sales, large format	ZP,SP,PO	23.8-303	-	-	-	-	-	-	-	-	-	P	-	-	-
8.04 Outdoor sales	ZP,SP,PO	23.8-304	-	-	-	-	-	-	-	C	C	P	-	C	-
9 General Services															
9.01 Administrative services	ZP,SP,PO	23.8-311	-	-	-	-	-	-	-	C	P	P	P	-	-
9.02 Adult-oriented establishment	ZP,SP,PO	23.8-312	-	-	-	-	-	-	-	-	-	P	-	-	-
9.03 Body-piercing establishment	ZP,SP,PO	23.8-313	-	-	-	-	-	-	-	C	P	P	P	-	-
9.04 Commercial kennel	ZP,SP,PO	23.8-314	-	C	-	-	-	-	-	-	C	P	P	C	-
9.05 Commercial stable	ZP,SP,PO	23.8-315	-	C	-	-	-	-	-	-	-	-	-	C	-
9.06 Equipment rental, large	ZP,SP,PO	23.8-316	-	-	-	-	-	-	-	-	-	C	-	P	C
9.07 Equipment rental, small	ZP,SP,PO	23.8-317	-	-	-	-	-	-	-	-	C	P	-	-	-
9.08 Financial services	ZP,SP,PO	23.8-318	-	-	-	-	-	-	-	P	P	P	P	-	-
9.09 Funeral home	ZP,SP,PO	23.8-319	-	-	-	-	-	-	-	C	P	P	P	-	-
9.10 General repair	ZP,SP,PO	23.8-320	-	-	-	-	-	-	-	C	P	P	P	C	-
9.11 General services	ZP,SP,PO	23.8-321	-	-	-	-	-	-	-	C	P	P	P	-	-
9.12 Health care clinic	ZP,SP,PO	23.8-322	-	-	-	-	-	-	-	C	P	P	P	-	-
9.13 Health care center	ZP,SP,PO	23.8-323	-	-	-	-	-	-	-	-	C	P	P	-	-
9.14 Instructional services	ZP,SP,PO	23.8-324	-	-	-	-	-	-	-	C	P	P	P	C	-
9.15 Landscape business	ZP,SP,PO	23.8-325	-	C	-	-	-	-	-	-	-	C	-	P	-
9.16 Professional services	ZP,SP,PO	23.8-326	-	-	-	-	-	-	-	P	P	P	P	-	-
9.17 Tattoo establishment	ZP,SP,PO	23.8-327	-	-	-	-	-	-	-	C	P	P	P	-	-
9.18 Veterinary clinic, general	ZP,SP,PO	23.8-328	C	C	-	-	-	-	-	-	-	C	-	C	-
9.19 Veterinary clinic, small animal	ZP,SP,PO	23.8-329	-	-	-	-	-	-	-	C	P	P	P	C	-
10 Recreation and Entertainment															
10.01 Driving range	ZP,SP,PO	23.8-341	-	C	-	-	-	-	-	-	-	C	-	C	-
10.02 Golf course	ZP,SP,PO	23.8-342	-	C	C	C	C	C	-	-	-	-	-	C	-
10.03 Indoor entertainment	ZP,SP,PO	23.8-343	-	-	-	-	-	-	-	-	P	P	P	-	-
10.04 Indoor recreation	ZP,SP,PO	23.8-344	-	-	-	-	-	-	-	-	P	P	P	-	-
10.05 Outdoor entertainment	ZP,SP,PO	23.8-345	-	-	-	-	-	-	-	-	C	P	-	C	-
10.06 Outdoor recreation	ZP,SP,PO	23.8-346	-	-	-	-	-	-	-	-	C	C	-	C	-
10.07 Outdoor shooting range	ZP,SP,PO	23.8-347	-	C	-	-	-	-	-	-	-	-	-	C	C
11 Government and Community Services															
11.01 Administrative government center	ZP,SP,PO	23.8-351	-	C	C	C	C	C	-	P	P	P	C	C	-
11.02 Animal shelter	ZP,SP,PO	23.8-352	-	C	-	-	-		-	-	-	C	-	P	C
11.03 Cemetery	ZP,SP,PO	23.8-353	C	C	C	C	C	C	-	C	C	C	-	-	-
11.04 Civic use facility	ZP,SP,PO	23.8-354	-	-	-	-	-	-	-	-	-	P	-	C	-
11.05 Community center	ZP,SP,PO	23.8-355	-	C	C	C	C	C	-	C	P	P	C	-	-
11.06 Community cultural facility	ZP,SP,PO	23.8-356	-	-	-	-	-	-	-	C	P	P	P	-	-
11.07 Community garden	ZP,SP,PO	23.8-357	C	P	P	P	P	P	-	P	P	P	P	P	-

continued on next page

Exhibit 8-1 Land use matrix – continued

11 Government and Community Services - cont.	Review	Special Standards	Base Zoning District												
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2
11.08 Correctional facility	ZP,SP,PO	23.8-358	-	C	-	-	-	-	-	-	-	-	-	P	C
11.09 Educational facility, pre-K through 12	ZP,SP,PO	23.8-359	-	C	C	C	C	C	-	C	P	P	P	-	-
11.10 Educational facility, post-secondary	ZP,SP,PO	23.8-360	-	-	-	-	-	-	-	C	P	P	P	C	-
11.11 Maintenance garage	ZP,SP,PO	23.8-361	-	C	C	-	-	-	-	-	-	C	-	P	C
11.12 Park	ZP,SP,PO	23.8-362	-	P	P	P	P	P	P	P	P	P	P	P	P
11.13 Public safety facility	ZP,SP,PO	23.8-363	-	C	C	C	C	C	-	P	P	P	P	P	C
11.14 Recreation trail	SP, PO	23.8-364	C	P	P	P	P	P	P	P	P	P	P	P	P
11.15 Unspecified public use	ZP,SP,PO	23.8-365	-	C	C	C	C	C	C	C	C	C	C	C	C
11.16 Worship facility	ZP,SP,PO	23.8-366	C	C	C	C	P	P	-	P	P	P	P	C	-
12 Telecommunications and Utilities [7]															
12.01 Commercial solar energy system	ZP,SP,PO	23.8-371	C	C	C	C	C	C	C	C	C	C	C	C	C
12.02 Stormwater management facility	ZP,SP,PO	23.8-372	C	P	P	P	P	P	P	P	P	P	P	P	P
12.03 Telecommunication facility, concealed	ZP	23.8-373	P	P	P	P	P	P	P	P	P	P	P	P	P
12.04 Telecommunication facility, unconcealed	ZP	23.8-374	P	P	P	P	P	P	P	P	P	P	P	P	P
12.05 Utility installation, major	ZP,SP,PO	23.8-375	C	C	C	C	C	C	C	C	C	C	C	P	P
12.06 Utility installation, minor	ZP,SP,PO	23.8-376	P	P	P	P	P	P	P	P	P	P	P	P	P
12.07 Utility maintenance yard	ZP,SP,PO	23.8-377	C	C	-	-	-	-	-	-	-	-	-	P	P
12.08 Wind energy system, large	-	23.8-378	P	P	P	P	P	P	P	P	P	P	P	P	P
12.09 Wind energy system, small	ZP,SP,PO	23.8-379	P	P	P	P	P	P	P	P	P	P	P	P	P
13 Transportation															
13.01 Airport	ZP,SP,PO	23.8-381	-	C	C	C	-	-	-	-	-	-	-	P	P
13.02 Bus storage facility	ZP,SP,PO	23.8-382	-	C	-	-	-	-	-	-	C	C	C	P	P
13.03 Marina	ZP,SP,PO	23.8-383	-	C	C	C	C	C	C	C	C	C	C	C	C
13.04 Mass transit terminal	ZP,SP,PO	23.8-384	-	-	-	-	-	-	-	-	P	P	P	C	-
13.05 Off-site parking lot	ZP,SP,PO	23.8-385	-	-	-	-	-	-	-	C	P	P	P	C	-
13.06 Parking structure	ZP,SP	23.8-386	-	-	-	-	-	-	-	-	-	P	P	C	-
13.07 Park-and-ride lot	ZP,SP	23.8-387	-	C	C	C	C	C	-	C	P	P	C	C	C
13.08 Railroad line	ZP, BP, SP PO	23.8-388	C	P	P	P	P	P	P	P	P	P	P	P	P
13.09 Street	-	23.8-389	P	P	P	P	P	P	P	P	P	P	P	P	P
14 General Storage															
14.01 Bulk fuel storage	ZP,SP,PO	23.8-401	-	-	-	-	-	-	-	-	-	-	-	P	P
14.02 Personal storage facility	ZP,SP,PO	23.8-402	-	C	-	-	-	-	-	-	-	C	-	P	C
14.03 Truck terminal	ZP,SP,PO	23.8-403	-	-	-	-	-	-	-	-	-	-	-	P	P
14.04 Warehouse	ZP,SP,PO	23.8-404	-	-	-	-	-	-	-	-	-	-	-	P	P
15 Industrial Uses															
15.01 Artisan shop	ZP,SP,PO	23.8-411	-	C	-	-	-	-	-	C	C	P	P	P	C
15.02 Batching plant associated with a nonmetallic mine [21]	ZP,SP,PO	23.4-412	C	C	-	-	-	-	-	-	-	-	-	C	C
15.03 Biofuels production plant	ZP,SP,PO	23.8-413	C	C	-	-	-	-	-	-	-	-	-	-	C
15.04 Construction equipment repair	ZP,SP,PO	23.8-414	-	-	-	-	-	-	-	-	-	C	-	P	P
15.05 Construction equipment sales and service	ZP,SP,PO	23.4-415	-	-	-	-	-	-	-	-	-	C	-	P	P
15.06 Contractor yard	ZP,SP,PO	23.8-416	-	-	-	-	-	-	-	-	-	-	-	P	C
15.07 Industrial, heavy	ZP,SP,PO	23.8-417	-	-	-	-	-	-	-	-	-	-	-	-	P
15.08 Industrial, light	ZP,SP,PO	23.8-418	-	-	-	-	-	-	-	-	-	-	-	P	P
15.09 Nonmetallic mine	ZP,SP,PO	23.8-419	C	C	-	-	-	-	-	-	-	-	-	C	C
15.10 Salvage yard	ZP,SP,PO	23.8-420	-	-	-	-	-	-	-	-	-	-	-	-	C

continued on next page

Exhibit 8-1 Land use matrix – continued

16 Solid Waste	Review	Special Standards	Base Zoning District												
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2
16.01 Composting facility	ZP,SP,PO	23.8-431	P	P	-	-	-	-	-	-	-	-	-	P	P
16.02 Recycling center	ZP,SP,PO	23.8-432	-	-	-	-	-	-	-	-	-	-	-	P	P
16.03 Solid waste landfill	ZP,SP,PO	23.8-433	-	C	-	-	-	-	-	-	-	-	-	C	C
16.04 Solid waste transfer station	ZP,SP,PO	23.8-434	-	C	-	-	-	-	-	-	-	-	-	P	P
17 Accessory Uses															
17.01 Adult family home [9]	ZP	23.8-441	P	P	P	P	P	P	P	P	P	P	P	-	-
17.02 Amateur radio antenna [8]	-	23.8-442	P	P	P	P	P	P	P	P	P	P	P	-	-
17.03 Automated teller machine	ZP	23.8-443	-	-	-	-	-	-	-	P	P	P	P	-	-
17.04 Backyard chickens	-	23.8-444	P	P	P	P	P	-	P	-	-	-	-	P	P
17.05 Bed and breakfast [8]	ZP,SP,PO	23.8-445	C	C	C	C	C	-	-	P	P	-	P	-	-
17.06 Boat dock	-	23.8-446	P	P	P	P	P	P	P	P	P	P	P	P	P
17.07 Boathouse [8][24]	ZP	23.8-447	P	P	P	P	P	P	-	-	-	-	-	-	-
17.08 Boathouse, off-site [24]	ZP	23.8-448	-	-	P	P	-	-	-	-	-	-	-	-	-
17.09 Commercial truck parking [8]	-	23.8-449	P	P	P	P	P	P	P	P	P	P	P	P	P
17.10 Deck [23]	ZP	23.8-450	P	P	P	P	P	P	P	P	P	P	P	P	P
17.11 Exterior communication device [8]	-	23.8-451	P	P	P	P	P	P	P	P	P	P	P	P	P
17.12 Family day care home [8]	ZP	23.8-452	P	P	P	P	P	P	P	P	P	P	P	-	-
17.12 Farm building storage	ZP	23.8-453	P	C	-	-	-	-	-	-	-	-	-	-	-
17.14 Farm residence [20]	ZP	23.8-454	P	P	-	-	-	-	-	-	-	-	-	-	-
17.15 Farmstead retail outlet	ZP,SP,PO	23.8-455	C	C	-	-	-	-	-	-	-	-	-	-	-
17.16 Fence	ZP	23.8-456	P	P	P	P	P	P	P	P	P	P	P	P	P
17.17 Foster home and treatment foster home [8]	ZP	23.8-457	P	P	P	P	P	P	P	P	P	P	P	-	-
17.18 Garage, shed, nonresidential [10]	ZP	23.8-458	-	-	-	-	-	-	-	P	P	P	P	P	P
17.19 Garage, shed, off-site residential	ZP	23.8-459	-	-	P	P	-	-	-	-	-	-	-	-	-
17.20 Garage, residential [8,22]	ZP	23.8-460	P	P	P	P	P	P	P	P	P	P	P	-	-
17.21 Garden	-	23.8-461	P	P	P	P	P	P	P	P	P	P	P	P	P
17.22 Gazebo [23]	ZP	23.8-462	P	P	P	P	P	P	P	P	P	P	P	P	-
17.23 Greenhouse [8,13]	ZP	23.8-463	P	P	P	P	P	P	P	-	-	-	-	-	-
17.24 Helipad [11, 12]	ZP,SP,PO	23.8-464	-	-	-	-	-	-	-	-	-	-	-	-	-
17.25 Home occupation, major [8]	ZP,SP,PO	23.8-465	-	C	C	C	C	C	-	C	C	C	C	-	-
17.26 Home occupation, minor [8]	ZP	23.8-466	P	P	P	P	P	P	P	P	P	P	P	-	-
17.27 Hot tub [8]	-	23.8-467	P	P	P	P	P	P	P	P	P	P	P	-	-
17.28 Household livestock, 2.5 acres or more but less than 5 acres [8]	ZP	23.8-468	P	C	C	-	-	-	-	-	-	-	-	-	-
17.29 Household livestock, 5 acres or more [8]	ZP	23.8-468	P	P	C	-	-	-	-	-	-	-	-	-	-
17.30 Indoor sales incidental to light industrial use	ZP	23.8-469	-	-	-	-	-	-	-	-	-	-	-	C	-
17.31 Kennel, hobby [8]	ZP,SP,PO	23.8-470	C	C	C	C	C	C	C	C	C	C	C	-	-
17.32 Kennel, private [8]	-	23.8-471	P	P	P	P	P	P	P	P	P	P	P	-	-
17.33 Lean-to	ZP	23.8-472	P	P	P	P	P	P	P	P	P	P	P	P	P
17.34 Light industrial use incidental to indoor sales	ZP,SP,PO	23.8-473	-	-	-	-	-	-	-	-	-	-	-	C	-
17.35 Mother-in-law suite [8, 23]	ZP	23.8-474	P	P	P	P	P	-	-	-	-	-	-	-	-
17.36 Outdoor display incidental to indoor sales	ZP,SP,PO	23.8-475	-	-	-	-	-	-	-	-	C	C	C	-	-
17.37 Outdoor food and beverage service	ZP,SP,PO	23.8-476	-	-	-	-	-	-	-	C	C	C	C	-	-
17.38 Outdoor furnace	ZP	23.8-477	P	P	P	P	P	P	P	P	P	P	P	P	P
17.39 Parking lot (on-site)	ZP	23.8-478	P	P	P	P	P	P	P	P	P	P	P	P	P
17.40 Patio [25]	-	23.8-479	P	P	P	P	P	P	P	P	P	P	P	P	P
17.41 Pergola [23]	ZP	23.8-480	P	P	P	P	P	P	P	P	P	P	P	P	P
17.42 Play structure [8]	-	23.8-481	P	P	P	P	P	P	P	P	P	P	P	P	-
17.43 Pond	ZP,SP	23.8-482	P	P	C	C	C	C	C	P	P	P	P	P	P
17.44 Private reception venue	ZP	23.8-483	-	P	-	-	-	-	-	-	-	-	-	-	-
17.45 Rural accessory building [8]	ZP	23.8-484	P	P	P	P	P	P	P	-	-	-	-	-	-

continued on next page

Exhibit 8-1 Land use matrix – continued

17 Accessory Uses – continued	Review	Special Standards	Base Zoning District												
			A-1	A-2	R-1	R-2	R-3	R-4	R-8	B-1	B-2	B-3	M-1	I-1	I-2
17.46 Service window, drive-up	ZP,SP	23.8-485	-	-	-	-	-	-	-	C	C	C	C	-	-
17.47 Service window, walk-up	ZP,SP	23.8-486	-	-	-	-	-	-	-	C	C	C	C	-	-
17.48 Residential solar energy system, building-mounted	-	23.8-487	P	P	P	P	P	P	P	P	P	P	P	P	P
17.49 Residential solar energy system, free-standing	ZP	23.8-488	P	P	P	P	P	P	P	P	P	P	P	P	P
17.50 Storage container, 1 or 2 units	ZP	23.8-489	-	-	-	-	-	-	-	P	P	P	-	P	P
17.51 Storage container, 3 or more units	ZP,SP	23.8-489	-	-	-	-	-	-	-	C	C	C	-	C	C
17.52 Swimming pool	ZP	23.8-490	P	P	P	P	P	P	P	P	P	P	P	-	-
17.53 Temporary shelter [10]	ZP,SP,PO	23.8-491	-	-	-	-	-	-	-	C	C	C	C	-	-
17.54 Utility cabinet	-	23.8-492	P	P	P	P	P	P	P	P	P	P	P	P	P
17.55 Yard shed [13][24][25]	-	23.8-493	P	P	P	P	P	P	P	P	P	P	P	P	P
18 Temporary Uses															
18.01 Agricultural product sales, off-site	-	23.8-501	-	P	P	-	-	-	-	P	P	P	P	P	P
18.02 Agricultural product sales, on-site	-	23.8-502	P	P	P	P	P	P	P	P	P	P	P	P	P
18.03 Earth materials stockpile, off-site [14]	ZP,SP,PO	23.8-503	-	C	-	-	-	-	-	-	-	-	-	C	C
18.03 Earth materials stockpile, on-site [15]	-	23.8-503	-	P	P	P	P	P	P	P	P	P	P	P	P
18.04 Farmers market [16]	TU,SP,PO	23.8-504	P	P	P	-	-	-	-	C	P	P	P	C	-
18.05 General outdoor sales	TU,SP,PO	23.8-505	-	-	-	-	-	-	-	-	C	P	-	C	-
18.06 Model home	ZP	23.8-506	-	-	P	P	P	P	-	-	-	-	-	-	-
18.07 Off-site construction yard	SP,PO	23.8-507	-	C	C	C	C	C	C	C	C	C	C	C	C
18.08 On-site construction office [17]	-	23.8-508	-	-	P	P	P	P	-	-	P	P	P	P	P
18.09 On-site construction yard [17]	-	23.8-509	-	-	P	P	P	P	-	-	P	P	P	P	P
18.10 Portable storage container	-	23.8-510	-	P	P	P	P	P	P	P	P	P	P	P	P
18.11 Re-locatable building [18]	ZP,SP,PO	23.8-511	-	-	-	-	-	-	-	C	C	C	C	-	-
18.12 Seasonal product sales	-	23.8-512	C	P	P	-	-	-	-	P	P	P	P	P	P
18.13 Snow disposal site	ZP,SP,PO	23.8-513	C	C	-	-	-	-	-	C	C	C	C	C	C
18.14 Special event	TU,SP,PO	23.8-514	-	P	P	P	-	-	-	P	P	P	P	P	-
18.15 Special event of regional significance	TU,SP,PO	23.8-515	-	C	C	C	-	-	-	C	C	C	C	C	-
18.16 Special event of regional significance - camping	TU	23.8-516	-	P	P	P	P	P	-	P	P	P	P	P	P
18.17 Special event of reg. significance - concessions	TU	23.8-517	-	P	P	P	P	P	-	P	P	P	P	P	P
18.18 Special event of regional significance - parking	TU	23.8-518	-	P	P	P	P	P	-	P	P	P	P	P	P
18.19 Wind test tower	-	23.8-519	P	P	P	P	P	P	P	P	P	P	P	P	P
18.20 Yard sale [19]	-	23.8-520	P	P	P	P	P	P	P	P	P	P	P	-	-

Zoning Districts:

A-1 Agribusiness; A-2 General agriculture; R-1 Rural residential; R-2 Suburban residential; R-3 Two-family residential; R-4 Multi-family residential; R-8 Manufactured/mobile home community; B-1 Local service; B-2 Community business; B-3 General business; M-1 Mixed use; I-1 Light industrial; I-2 Heavy industrial

Table Key:

A "P" indicates that the use is permitted in the zoning district by right, provided that all other provisions of this chapter are met. These uses generally do not undergo public review, but are reviewed at the administrative level to ensure compliance.

A "C" indicates that the use is permitted in the zoning district as a conditional use provided that all other provisions of this chapter are met.

A "-" indicates that the use is not permitted in the zoning district.

"ZP" indicates zoning permit; "SP" indicates site plan; "PO" indicates plan of operation; "TU" indicates temporary use permit

Notes:

1. In the A-1 zoning district, a single-family dwelling may be located on a parcel not constituting a farm or on a parcel of land created after April 29, 2012.
2. See s. 23.8-47 for special provisions that may apply.
3. See s. 23.8-48 for special provisions that may apply.
4. A family day care home (4-8 children) is an accessory use and is therefore listed in Series 17.
5. This use may be an accessory use when associated with a worship facility, community center, and the like.
6. A bed and breakfast is an accessory use and is therefore listed in Series 17.
7. An amateur radio station is an accessory use and is therefore listed in Series 17.
8. This use may only occur with a principal residential use.
9. This use may only occur with a principal residential use or with a group day care center.
10. In addition to the zoning districts listed, this use may occur with a governmental or institutional use as a conditional use. This use may also be a principal use; see series 1 through 16.
11. In addition to the zoning districts listed, this use may occur with a governmental or institutional use (e.g., school or church) as a permitted use.
12. This use may only occur with a health care center as a conditional use.
13. A zoning permit is not required for this use if less than 8 feet in height and occupies a horizontal area of not more than 100 square feet.
14. Earth materials are obtained in whole or in part from another location.
15. Earth materials are obtained on the parcel as part of the land development process.
16. In addition to the zoning districts listed, this use may occur with a public park as a permitted use or with a governmental or institutional use (e.g., church, library or school) as a conditional use.
17. When this use is in place for more than 365 days, it is considered a conditional use.
18. This use may only occur with a governmental or institutional use (e.g., church, library, or school) as a conditional use.
19. This use may only occur with a principal residential use or with a governmental or institutional use (e.g., church, library, or school).
20. In the A-1 zoning district, no more than one farm residence may be located on a base farm tract as designated by the Board of Supervisors by resolution.
21. A batching plant when not associated with an approved nonmetallic mine is classified as heavy industrial (See 15.07).
22. See s. 23.8-45(d).
23. This structure shall be considered an accessory structure even though principal building setbacks may apply.
24. These structures do not count towards the maximum number of detached accessory buildings or towards the maximum accessory area allowed in the zoning district.
25. Structures located within a shoreland area which have impervious surface requirements require a zoning permit.

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: February 11, 2026

RE: **Discussion and Possible Action re**: Site plan for Oakwood Elementary School expansion, located at 1225 N. Oakwood Rd, as requested by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District.

Action Requested: Petitioner is requesting approval of the site plan for the school expansion project.

ANALYSIS:

Review was conducted by town staff, the town engineer, and town fire chief. Algoma Sanitary District #1 is also working with the project team to review the plans and accommodate service changes.

The site is approximately 29.1 acres but only 4.2 acres are anticipated to be disturbed as part of the project. The site will include a bioretention facility to satisfy stormwater management requirements for the site.

The proposed site plan was reviewed under Town Municipal Code Chapter 225, Land Development, Article VII, Site Plan Review for the following:

225-69 Development Standards

A. Driveways
B. Parking
C. Outside Storage of equipment, products or materials
D. Landscaping: draft plan, additional edits are anticipated
E. Outside storage of waste and trash
F. Drainage
G. Outdoor Lighting
H. Signs

Detailed notes of the code requirement review of the above are attached.

Fire Department Review:
In addition to the fire chief, the town fire inspector/Captain and city fire inspector reviewed the plans. It was confirmed that the new additions/sections and existing building will be equipped with a full remote monitoring fire alarm system and a fully wet sprinklered system.

At the time of this memo the Fire Chief and Project Team are working on revisions to hydrants and access for the fire department to the building. Those changes will be made and presented in a revised plan at the meeting.

Stormwater Management Plan:
The County should require that a Stormwater Management Practices Maintenance Agreement be completed, signed and recorded as part of their review process. It is recommended that the Town ensure this agreement is signed and recorded as part of the Town's approval process, as it is a requirement of the Town's MS4 permit. **Staff has included this as a condition of approval.**

Assuming the revisions per the fire department for hydrants and access are met with the revised plan, the proposed site plan meets the Town requirements.

RECOMMENDED ACTION:
Staff recommends approval of the site plan with the condition noted above and contingent on Lot 1 rezoning. Should the Planning Commission agree, the following motion may be made:

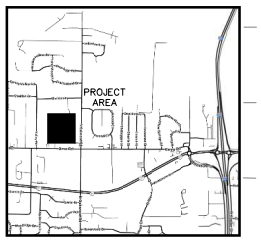
"Motion to recommend approval to the Town Board of the Site plan for Oakwood Elementary School expansion, located at 1225 N. Oakwood Rd, as requested by petitioner Nate Considine, Bray Architects, on behalf of James Fochs, Oshkosh Area School District:

- *Contingent on approval of the rezone a portion (Lot 1) of the Oakwood Elementary School property at 1225 N. Oakwood Rd, from A-2 General Agriculture District to B-3 General Business District; and*
- *Condition that the Stormwater Management Practices Maintenance Agreement between the developer and Winnebago County is signed and recorded."*

ATTACHMENTS:
1. Site Plan
2. Town Staff Review Details
3. Town Application

PLAT OF SURVEY WITH TOPOGRAPHY

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



VICINITY MAP
NOT TO SCALE

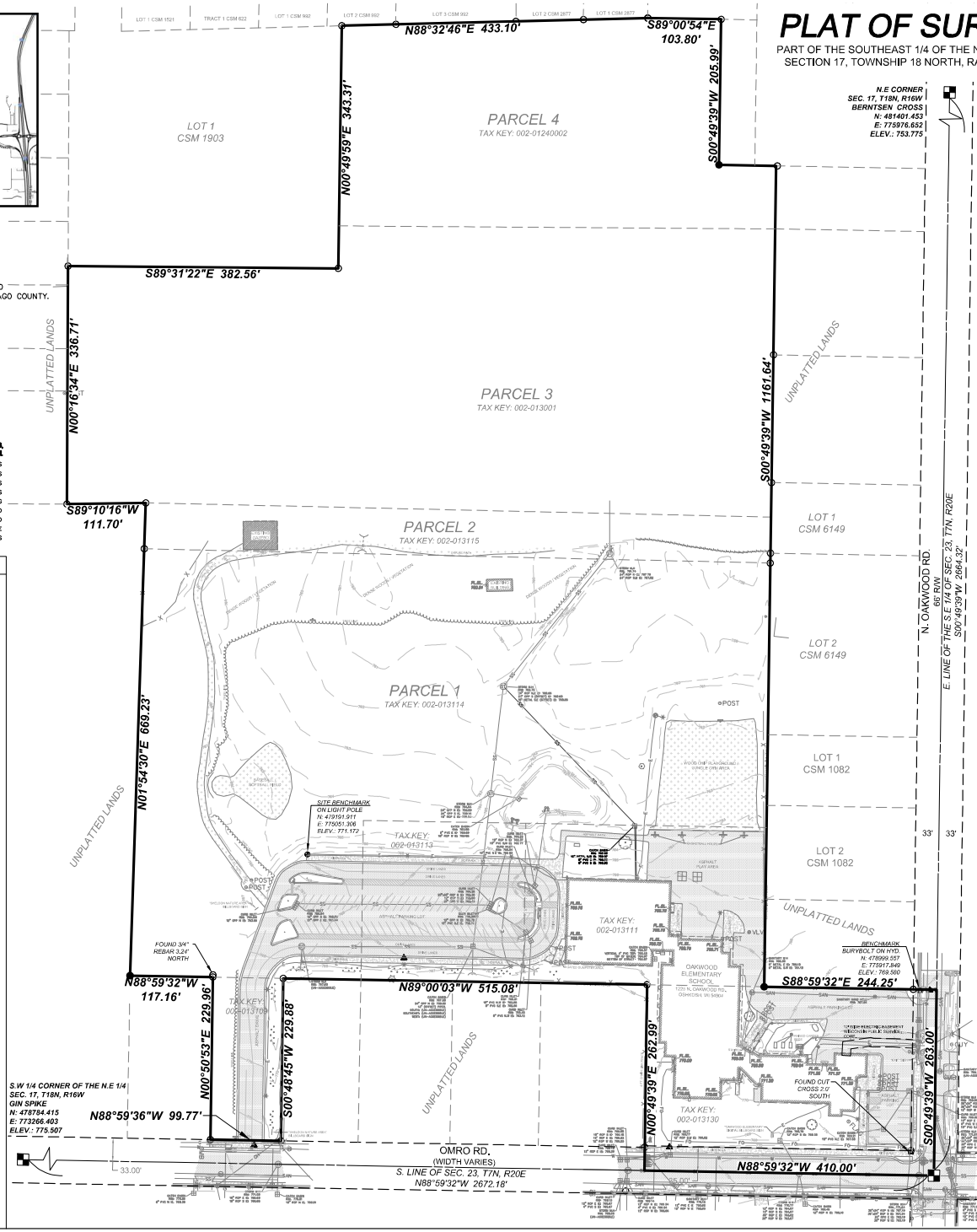
BEARINGS ARE REFERENCED TO NAD83(2011): WisCRS WINNEBAGO COUNTY. VERTICAL DATUM IS NAVD 88.

DIGGERS HOTLINE
Toll Free (800)242-8511
Milwaukee Area (414)259-1181
Hearing Impaired TDD (800)542-2289
www.DiggersHotline.com
REGISTER'S HOTLINE TICKETS
20252814631, 20252814632, 20252814648, 20252814646, 20252814667, 20252814670, 20252814794, 20252814748

ALTHOUGH DIGGERS' HOTLINE WAS NOTIFIED THIS SURVEY DOES NOT GUARANTEE THAT ALL UTILITIES HAVE BEEN LOCATED ON SITE. SOME OF THE UTILITIES MAY HAVE BEEN DRAWN IN PER PLAN BASED ON MAPS RECEIVED FROM MEMBERS NOTIFIED. LACKING EXCAVATION THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET., WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.)= RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 970.80= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- = MANHOLE TYPE NOTED
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = WATER MANHOLE
- = UTILITY METER
- = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- = CLEANOUT
- = FLAG POLE
- = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- = WATER MAIN
- = STORM SEWER
- = SANITARY SEWER
- = NATURAL GAS MAIN
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = COMMUNICATION CONDUIT
- = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = SAND/ CRUSHED AGG. INFIELD SURFACE



LEGAL DESCRIPTION:

PROVIDED BY: KNIGHT BARRY TITLE GROUP
FILE #: 2339669. EFFECTIVE DATE: JUNE 6th, 2025.

Parcel 1:

That part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, described as follows, viz: Commencing at the East Quarter Corner of said Section 17; thence west, along the South line of the Northeast 1/4 of said Section 17, 410 feet; thence north, parallel with the East line of said Section, 263 feet; thence west, parallel with the South line of the Northeast 1/4 of said Section, 731.87 feet, more or less, to the West line of tract of land heretofore conveyed to City of Oshkosh, Board of Education, by Deed recorded in Volume 1296 on Page 1, as Document No. 403785; thence north, along said West line, 600.55 feet, to the South line of tract of land heretofore conveyed to Richard M. Sheldon and Anna F. Sheldon by deed recorded as Document No. 482945; thence east, along said South line, 886.35 feet, to a point that is 244.25 feet west of the East line of said Section; thence south, parallel with the East line of said Section, 597 feet, to a point that is 263 feet north of the South line of the Northeast 1/4 of said Section; thence east, parallel with the South line of the Northeast 1/4 of said Section, 244.25 feet, to the East line of the Northeast 1/4 of said Section; thence south, along the East line of said Section, 263 feet, to the place of beginning. EXCEPTING THEREFROM lands described in Document No. 1832638.

For informational purposes only:
Property Address: 1225 N Oakwood Rd., Oshkosh, WI 54904
Tax Key Number: 002-0130, 002-013111, 002-013113 and 002-013114

Parcel 2:

That part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, described as follows: Commencing on the South line of said Southeast 1/4 of the Northeast 1/4,244.25 feet west of the Southeast corner of said Southeast 1/4 of the Northeast 1/4; thence north parallel with the East line of said Southeast 1/4 of the Northeast 1/4 860 feet to the point of beginning; thence westerly 886.35 feet to a point 863.55 feet North of the South line of said Southeast 1/4 of the Northeast 1/4; thence North 65 feet to a point 1129.82 feet West of the East line of said Southeast 1/4 of the Northeast 1/4; thence Easterly 885.37 feet to a point 65 feet North of the point of beginning; thence South 65 feet to the point of beginning.

For informational purposes only:
Property Address: , Oshkosh, WI 54904
Tax Key Number: 002-013115

Parcel 3:

That part of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, lying Northerly of the South 925 feet thereof.
EXCEPTING THEREFROM the East 244.25 feet thereof.
FURTHER EXCEPTING lands described in Document No. 619101.
FURTHER EXCEPTING lands described in Document No. 680754.
FURTHER EXCEPTING lands described in Document No. 680755.
FURTHER EXCEPTING lands described in Document No. 685780.
FURTHER EXCEPTING Certified Survey Map No. 1903 recorded September 9, 1988, as Document No. 708526.

For informational purposes only:
Property Address: , Oshkosh, WI 54904
Tax Key Number: 002-013001

Parcel 4:

That part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, lying southerly of Sheldon Dr., included in the parcel described as follows: That part of the Northeast 1/4 of Section 17, Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin, described as follows, viz: Commencing on the East and West Quarter line of said Section, at a point One Thousand Six Hundred Fifty-one (1651) feet west of the East Quarter Post of said Section; thence north, parallel with the East line of said Section, One Thousand Seventy-five (1075) feet, the place of beginning; thence east, parallel with the East and West Quarter line of said Section, Two Hundred Thirty-three (233) feet; thence south, parallel with the East line of said Section, One Hundred Fifty (150) feet; thence east, parallel with the East and West Quarter line of said Section, One Thousand One Hundred Seventy-three and Seventy-five Hundredths (1173.75) feet, to a point Two Hundred Forty-four and Twenty-five Hundredths (244.25) feet west of the East line of said Section; thence north, parallel with the East line of said Section, Eight Hundred Fifty-one and Four-tenths (851.4) feet, to a point that is One Thousand Seven Hundred Seventy-six and Four-tenths (1776.4) feet north of the East and West Quarter line of said Section; thence west, parallel with the East and West Quarter line of said Section, Twenty-eight (28) feet; thence north, parallel with the East line of said Section, Eighty (80) feet; thence east, parallel with the East and West Quarter line of said Section, and One Thousand Eight Hundred Fifty-six and Four-tenths (1856.4) feet distant north thereof, Two Hundred Seventy-two and Twenty-five Hundredths (272.25) feet, to the East line of said Section; thence north, along the East line of said Section, Fifty (50) feet; thence west, parallel with the East and West Quarter line of said Section, and One Thousand Nine Hundred Six and Four-tenths (1906.4) feet distant north thereof, Two Hundred Seventy-two and Twenty-five Hundredths (272.25) feet; thence north, parallel with the East line of said Section Two Hundred Twenty (220) feet; thence east, parallel with the East and West Quarter line of said Section, and Two Thousand One Hundred Twenty-six and Four-tenths (2126.4) feet distant north thereof, Two Hundred Seventy-two and Twenty-five Hundredths (272.25) feet, to the East line of said Section; thence north, along the East line of said Section, to a point One hundred (100) feet south of the Northeast corner of said Section; thence west, parallel with the North line of said Section, Two Hundred Seventy-two and Twenty-five Hundredths (272.25) feet; thence north, parallel with the East line of said Section, to the North line of said Section; thence west, along the North line of said Section, to a point One Thousand Six Hundred Fifty-one (1651) feet west of the Northeast corner of said Section; thence south, parallel with the East line of said Section, to the place of beginning.
EXCEPTING THEREFROM the South 456.4 feet of the East 244.50 feet.
FURTHER EXCEPTING the North 80 feet of the south 1856.4 feet of the east 272.25 feet.
FURTHER EXCEPTING lands described recorded in Vol. 1106, page 341, as Document No. 334402.
FURTHER EXCEPTING lands described recorded in Vol. 1127, page 45, as Document No. 341703.
FURTHER EXCEPTING lands described recorded in Vol. 1351, page 242, as Document No. 424784.
FURTHER EXCEPTING lands described in Document No. 452065.
FURTHER EXCEPTING lands described in Document No. 618109.
FURTHER EXCEPTING lands described in Document No. 618110.
FURTHER EXCEPTING lands described in Document No. 618111.
FURTHER EXCEPTING Certified Survey Map No. 1521 recorded April 23, 1986, as Document No. 649961.
FURTHER EXCEPTING Certified Survey Map No. 1903 recorded September 9, 1988, as Document No. 708526.
FURTHER EXCEPTING Certified Survey Map No. 2483 recorded February 28, 1992, as Document No. 789137.
FURTHER EXCEPTING lands described in Document No. 799964.
FURTHER EXCEPTING lands described in Document No. 796205.

The West 100 feet of the east 1024.87 feet of the South 263 feet of the Southeast 1/4 of the Northeast 1/4 of Section 17,Township 18 North, Range 16 East, in the Town of Algoma, Winnebago County, Wisconsin. EXCEPTING THEREFROM lands described in Document No. 1827511.

For informational purposes only:
Property Address: , Oshkosh, WI 54904
Tax Key Number: 002-013109

SURVEYOR'S CERTIFICATE:

I, Brian Sandberg do hereby certify that that under My direction and control the the above described property was surveyed on 05/29/2025 in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Brian Sandberg S-2500
August 26th, 2025.

kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com

PROJECT:
OAKWOOD ELEMENTARY SCHOOL

LOCATION:
1225 N. OAKWOOD RD., OSHKOSH, WI 54904

CLIENT:
BRAY ARCHITECTS

RELEASE:
FINAL

REVISIONS:

#	DATE	DESCRIPTION

NORTH ARROW:

SCALE: 1" = 60'
0 30' 60' 120'

SEAL:
WISCONSIN BRIAN SANDBERG S-2500 POST WASHINGTON WISCONSIN LAND SURVEYOR

all in

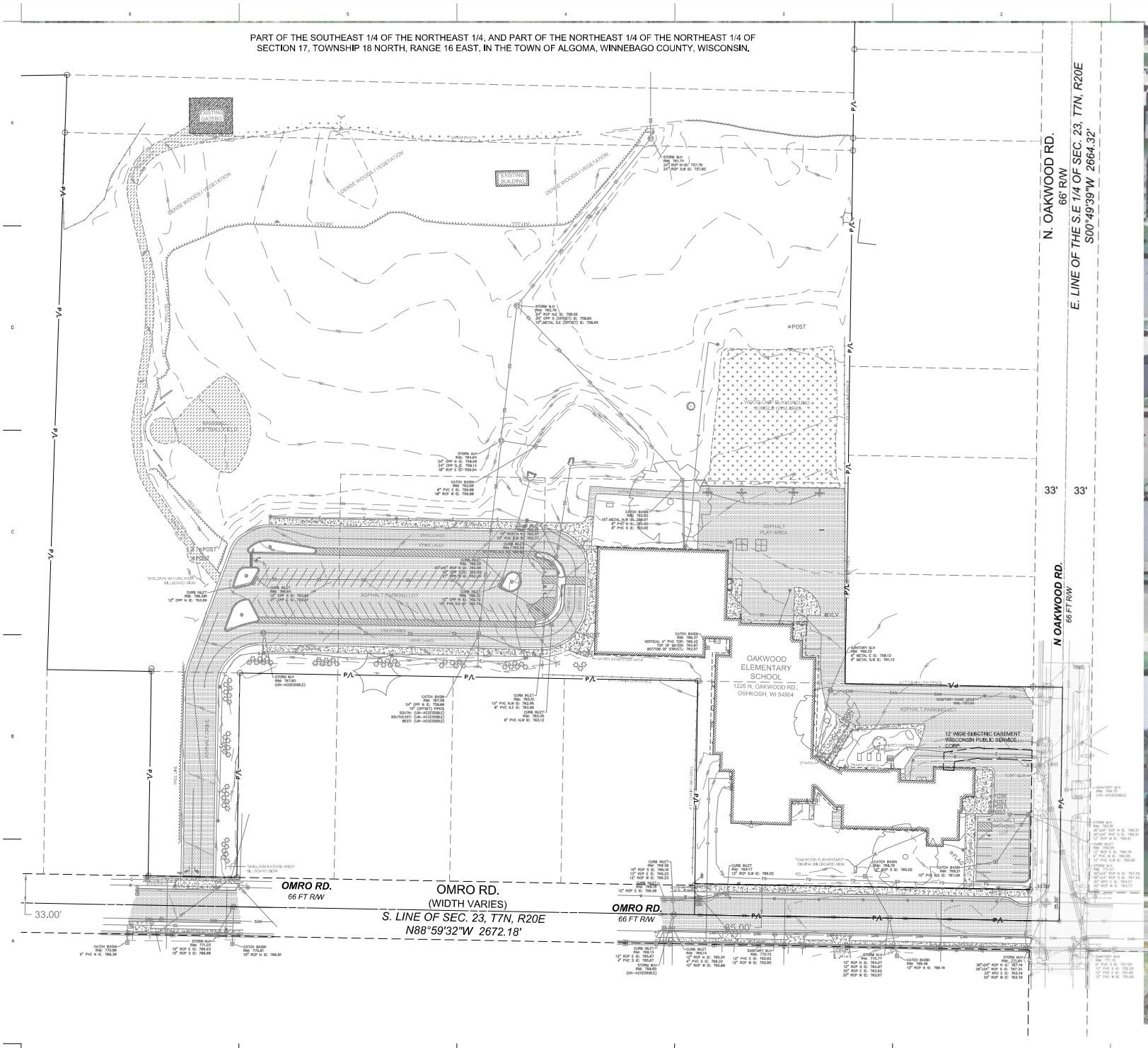
SHEET:
PLAT OF SURVEY WITH TOPOGRAPHY

PROJECT MANAGER: M.F
PROJECT NUMBER: 25.0550
DATE: 08/26/2025

SHEET NUMBER:
SU1.10

FILENAME: S:_SiteDesign\Bray Architects\250549 Oshkosh Area SD Referendum 2025\250550 Oakwood ES Addition & Renovation\Survey\DWG\250550_Plat.dwg

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 16 EAST, IN THE TOWN OF ALGOMA, WINNEBAGO COUNTY, WISCONSIN.



PROJECT AREA

VICINITY MAP
NOT TO SCALE

Scale: 0 20 40 80
Scale: 1" = 40'

BEARINGS ARE REFERENCED TO NAD83(2011): WisCRS WINNEBAGO COUNTY. VERTICAL DATUM IS NAVD 88.

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LEGEND

- = BENCH MARK
- = CONTROL POINT
- = 1" IRON PIPE O.D. FOUND OR AS NOTED
- = 1-1/4" O.D.x 18"LONG. IRON PIPE SET, WEIGHING 1.68 LBS./FT.
- = SECTION CORNER MON.
- (R.A.) = RECORDED AS
- O.D. = OUTSIDE DIAMETER
- = WATER VALVE
- = FIRE HYDRANT
- 870.90= SPOT ELEVATION
- = BUSH, SHRUB
- = POLE/POST/BOLLARD
- = BOULDER
- = PULLBOX
- = MANHOLE TYPE NOTED
- = SANITARY SEWER MANHOLE
- = STORM SEWER MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = WATER MANHOLE
- = UTILITY METER
- = GUY WIRE POLE
- = LIGHT POLE
- = PEDESTAL
- = POWER POLE
- = INLET
- = CURB INLET
- = GAS VALVE
- = LIGHT POLE WITH MAST
- = TREE (CONIFEROUS) DRIP LINE SCALABLE
- = TREE (DECIDUOUS) DRIP LINE SCALABLE
- = CLEANOUT
- = FLAG POLE
- = UTILITY MARKER POST
- = SIGN ON POST
- = UTILITY CONTROL BOX
- = UNKNOWN UTILITY VALVE
- FL. EL. = FIRST FLOOR ELEVATION
- = BUILDING OUTLINE
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = FENCE
- = BEAM GUARD
- = CHAINLINK FENCE
- = WOODED AREA/SHRUB EDGE
- = WATER MAIN
- = STORM SEWER
- = SANITARY SEWER
- = NATURAL GAS MAIN
- = UNDERGROUND TELEPHONE
- = UNDERGROUND ELECTRIC
- = OVERHEAD UTILITY LINES
- = UNDERGROUND FIBER OPTIC
- = UNDERGROUND CABLE TV
- = COMMUNICATION CONDUIT
- = UTILITIES PER PLAN
- = ASPHALT SURFACE
- = CONCRETE SURFACE
- = SAND/ CRUSHED AGG. INFIELD SURFACE

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Sheboygan • Davenport
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Project Title:
OAKWOOD ELEMENTARY SCHOOL
OSHKOSH AREA SCHOOL DISTRICT
1225 N. OAKWOOD RD., OSHKOSH, WI 54904

ISSUANCES + REVISIONS:

DATE	DESCRIPTION

NOT FOR CONSTRUCTION

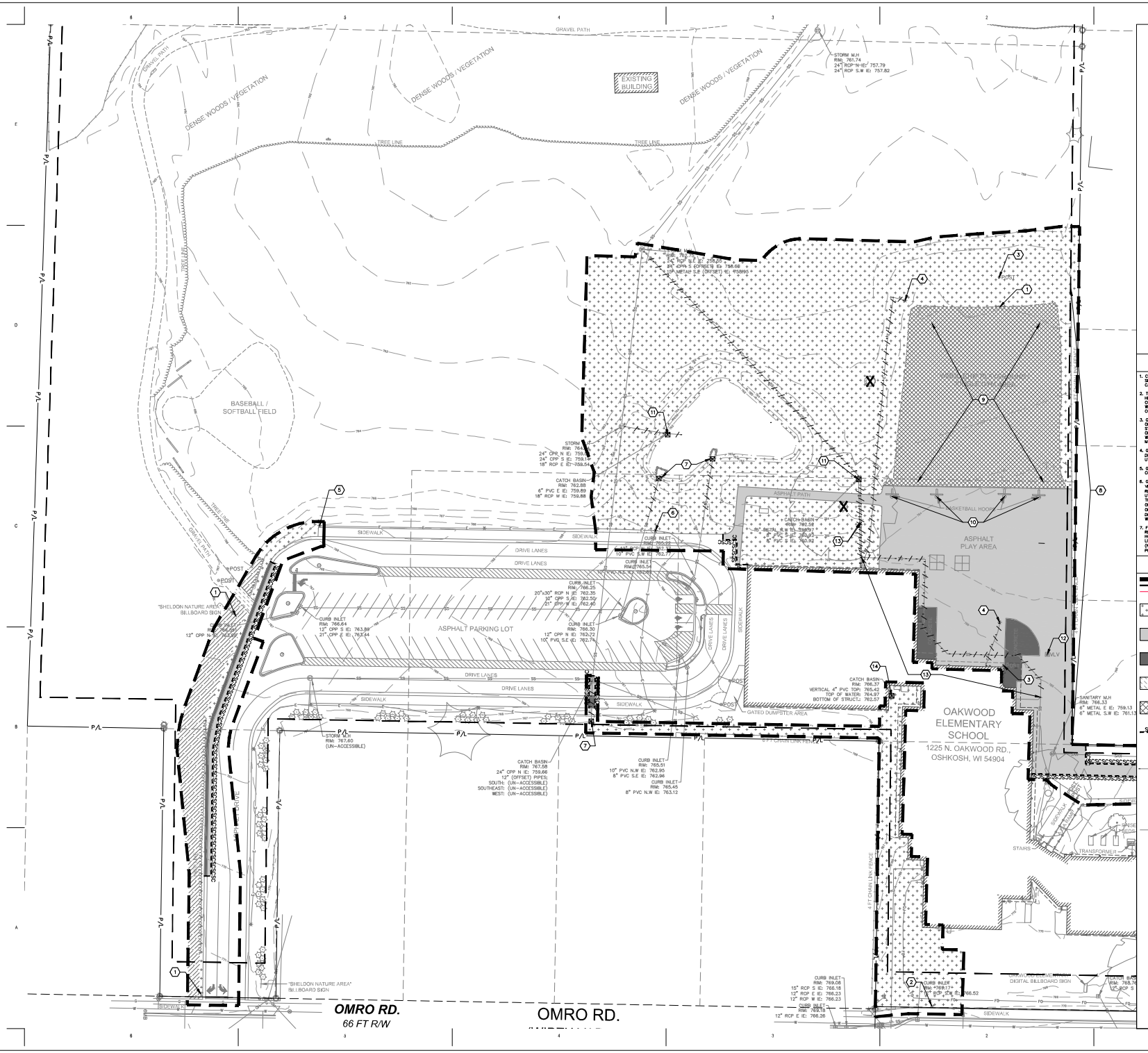
Issued for:
SITE PLAN REVIEW SET
12/29/2025

Project Number:
3580.2

Sheet Title:
EXISTING CONDITIONS PLAN

Sheet Number:
C1.00

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DEMOLITION NOTES

1. CONSULT WITH OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS SPECIFICALLY CALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE DURING REMOVAL AND TRANSPORT TO PREVENT DAMAGE.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES. BEFORE ANY WORK IS PERFORMED, CONTACT DIGGERS HOTLINE. SUCH INFORMATION IS BELIEVED TO BE RELIABLE, BUT ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESIGN APPROVAL PERMITS, INCLUDING BUT NOT LIMITED TO WDNR, STATE OR LOCAL PLUMBING, WDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES. UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL AND UTILITY OWNER REGULATIONS.
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KEY INDEX

- PROJECT LIMITS
- P/L PROPERTY LINE
- EASE EASEMENT LINE
- VEGETATION TO BE REMOVED & DISPOSED OF OFFSITE, IF SUITABLE FOR REUSE, TOPSOIL TO BE STOCKPILED, VALUED & UNSUITABLE TOPSOIL TO BE REMOVED OFFSITE. TOPSOIL THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
- ASPHALT PAVEMENT & BASE MATERIAL TO BE REMOVED TO SUB-BASE & DISPOSED OF OFFSITE. PAVEMENT & BASE THICKNESS MAY VARY. REFER TO GEOTECHNICAL REPORT.
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- X TREES & STUMPS TO BE REMOVED
- DENOTES UTILITIES TO BE ABANDONED & REMOVED.
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- (3) REMOVE & DISPOSE OF EXISTING POST
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- (11) REMOVE & DISPOSE OF EXISTING STORM SEWER STRUCTURE.
- (12) REMOVE & DISPOSE OF EXISTING VALVE.

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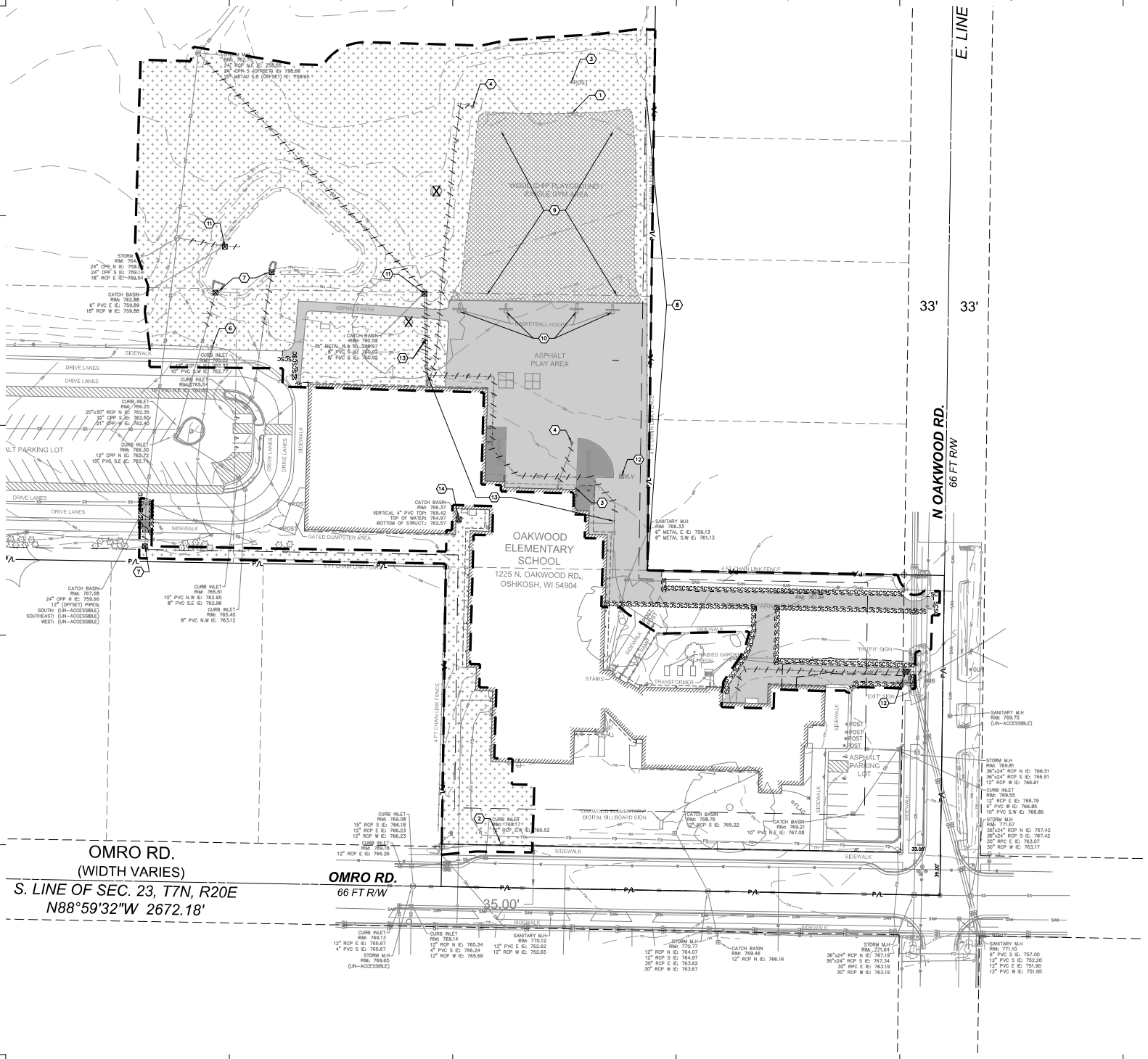
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SITE PLAN REVIEW SET
12/29/2025

Project Number:
3580.2

Sheet Title:
SITE DEMOLITION PLAN - AREA A

Sheet Number:
C1.11A

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Scale: 0 15 30 60
Scale: 1" = 30'

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Project Title:
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ISSUANCES + REVISIONS:

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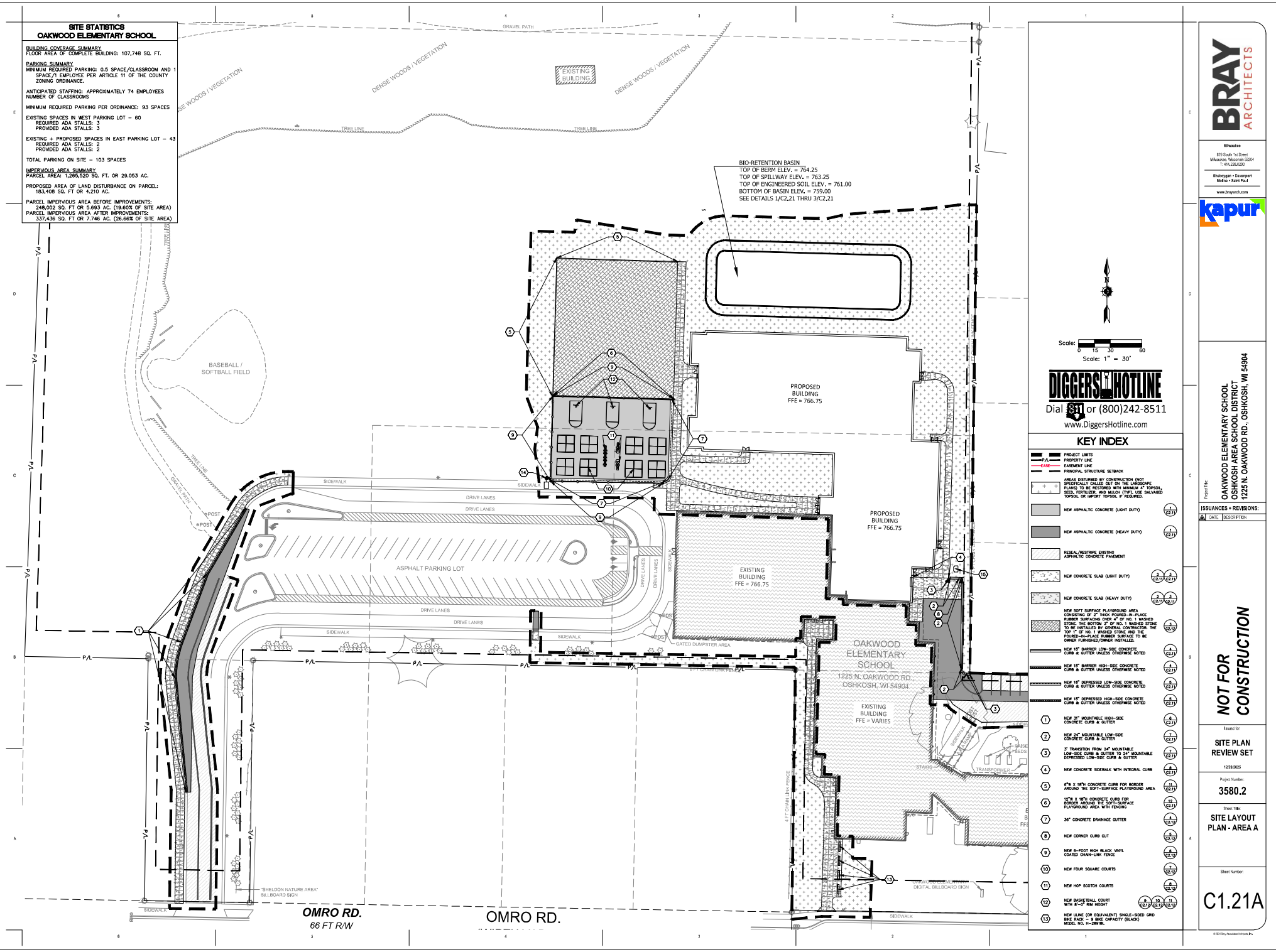
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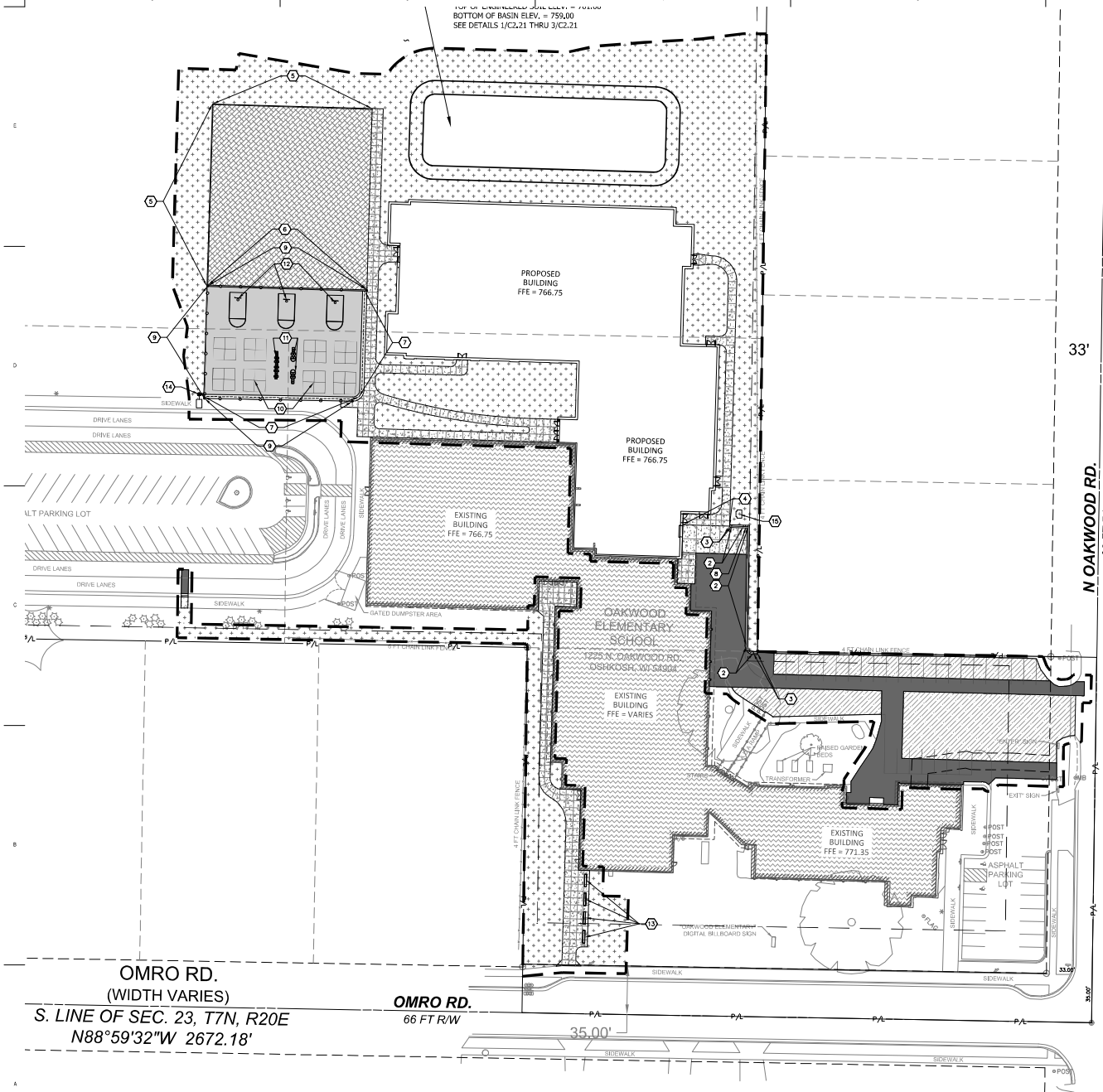
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Sheet Title:
SITE DEMOLITION PLAN - AREA B

Sheet Number:
C1.12B

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SITE STATISTICS
OAKWOOD ELEMENTARY SCHOOL
BUILDING COVERAGE SUMMARY
FLOOR AREA OF COMPLETE BUILDING: 107,748 SQ. FT.
PARKING SUMMARY
MINIMUM REQUIRED PARKING: 0.5 SPACE/CLASSROOM AND 1 SPACE/1 EMPLOYEE PER ARTICLE 11 OF THE COUNTY ZONING ORDINANCE.
ANTICIPATED STAFFING: APPROXIMATELY 74 EMPLOYEES
NUMBER OF CLASSROOMS
MINIMUM REQUIRED PARKING PER ORDINANCE: 93 SPACES
EXISTING SPACES IN WEST PARKING LOT – 60
REQUIRED ADA STALLS: 3
PROVIDED ADA STALLS: 3
EXISTING + PROPOSED SPACES IN EAST PARKING LOT – 43
REQUIRED ADA STALLS: 2
PROVIDED ADA STALLS: 2
TOTAL PARKING ON SITE – 103 SPACES
IMPERVIOUS AREA SUMMARY
PARCEL AREA: 1,265,520 SQ. FT. OR 29.053 AC.
PROPOSED AREA OF LAND DISTURBANCE ON PARCEL: 183,408 SQ. FT OR 4.210 AC.
PARCEL IMPERVIOUS AREA BEFORE IMPROVEMENTS: 248,002 SQ. FT OR 5.693 AC. (19.60% OF SITE AREA)
PARCEL IMPERVIOUS AREA AFTER IMPROVEMENTS: 337,436 SQ. FT OR 7.746 AC. (26.66% OF SITE AREA)
GRAVEL PATH
DENSE WOODS / VEGETATION
EXISTING BUILDING
TREE LINE
BIO-RETENTION BASIN
TOP OF BERM ELEV. = 764.25
TOP OF SPILLWAY ELEV. = 763.25
TOP OF ENGINEERED SOIL ELEV. = 761.00
BOTTOM OF BASIN ELEV. = 759.00
SEE DETAILS 1/C2.21 THRU 3/C2.21
BASEBALL / SOFTBALL FIELD
PROPOSED BUILDING FFE = 766.75
EXISTING BUILDING FFE = 766.75
EXISTING BUILDING FFE = VARIES
ASPHALT PARKING LOT
DRIVE LANES
SIDEWALK
GATED DUMPSTER AREA
OAKWOOD ELEMENTARY SCHOOL
1225 N. OAKWOOD RD.
OSHKOSH, WI 54904
"SHELDON NATURE AREA" BILLBOARD SIGN
DIGITAL BILLBOARD SIGN
OMRO RD.
66 FT R/W
OMRO RD.
Scale: 0 15 30 60
Scale: 1" = 30'
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KEY INDEX
PROJECT LIMITS
PROPERTY LINE
EASEMENT LINE
PRINCIPAL STRUCTURE SETBACK
AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
NEW ASPHALTIC CONCRETE (LIGHT DUTY)
NEW ASPHALTIC CONCRETE (HEAVY DUTY)
RESEAL/RESTRIPE EXISTING ASPHALTIC CONCRETE PAVEMENT
NEW CONCRETE SLAB (LIGHT DUTY)
NEW CONCRETE SLAB (HEAVY DUTY)
NEW SOFT SURFACE PLAYGROUND AREA CONSISTING OF 2" THICK POURED-IN-PLACE RUBBER SURFACING OVER 4" OF NO. 1 WASHED STONE. THE BOTTOM 2" OF NO. 1 WASHED STONE TO BE INSTALLED BY GENERAL CONTRACTOR. THE POURED-IN-PLACE RUBBER SURFACING AND THE POURED-IN-PLACE RUBBER SURFACING TO BE OWNER-FURNISHED/OWNER INSTALLED.
NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED
NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED
NEW 18" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED
NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED
1 NEW 31" MOUNTABLE HIGH-SIDE CONCRETE CURB & GUTTER
2 NEW 24" MOUNTABLE LOW-SIDE CONCRETE CURB & GUTTER
3 3' TRANSITION FROM 24" MOUNTABLE LOW-SIDE CURB & GUTTER TO 24" MOUNTABLE DEPRESSED LOW-SIDE CURB & GUTTER
4 NEW CONCRETE SIDEWALK WITH INTEGRAL CURB
5 6"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA
6 12"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA WITH FENCING
7 36" CONCRETE DRAINAGE GUTTER
8 NEW CORNER CURB CUT
9 NEW 6-FOOT HIGH BLACK VINYL COATED CHAIN-LINK FENCE
10 NEW FOUR SQUARE COURTS
11 NEW HOP SCOTCH COURTS
12 NEW BASKETBALL COURT WITH 8'-0" RIM HEIGHT
13 NEW ULINE (OR EQUIVALENT) SINGLE-SIDED GRID BIKE RACK – 9 BIKE CAPACITY (BLACK) MODEL NO. H–2891BL
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Project Title:
OAKWOOD ELEMENTARY SCHOOL
OSHKOSH AREA SCHOOL DISTRICT
1225 N. OAKWOOD RD., OSHKOSH, WI 54904
ISSUANCES + REVISIONS:
DATE DESCRIPTION
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SITE PLAN REVIEW SET
12/30/2025
Project Number:
3580.2
Sheet Title:
SITE LAYOUT PLAN - AREA A
Sheet Number:
C1.21A



SITE STATISTICS
OAKWOOD ELEMENTARY SCHOOL

BUILDING COVERAGE SUMMARY
FLOOR AREA OF COMPLETE BUILDING: 107,748 SQ. FT.

PARKING SUMMARY
MINIMUM REQUIRED PARKING: 0.5 SPACE/CLASSROOM AND 1 SPACE/1 EMPLOYEE PER ARTICLE 11 OF THE COUNTY ZONING ORDINANCE.

ANTICIPATED STAFFING: APPROXIMATELY 74 EMPLOYEES
NUMBER OF CLASSROOMS

MINIMUM REQUIRED PARKING PER ORDINANCE: 93 SPACES

EXISTING SPACES IN WEST PARKING LOT – 60
REQUIRED ADA STALLS: 3
PROVIDED ADA STALLS: 3

EXISTING + PROPOSED SPACES IN EAST PARKING LOT – 43
REQUIRED ADA STALLS: 2
PROVIDED ADA STALLS: 2

TOTAL PARKING ON SITE – 103 SPACES

IMPERVIOUS AREA SUMMARY
PARCEL AREA: 1,265,520 SQ. FT. OR 29.053 AC.

PROPOSED AREA OF LAND DISTURBANCE ON PARCEL:
183,408 SQ. FT OR 4.210 AC.

PARCEL IMPERVIOUS AREA BEFORE IMPROVEMENTS:
248,002 SQ. FT OR 5.693 AC. (19.60% OF SITE AREA)
PARCEL IMPERVIOUS AREA AFTER IMPROVEMENTS:
337,436 SQ. FT OR 7.746 AC. (26.66% OF SITE AREA)

Scale: 0 15 30 60
Scale: 1" = 30'

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KEY INDEX

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- EASE — EASEMENT LINE
- PRINCIPAL STRUCTURE SETBACK
- AREAS DISTURBED BY CONSTRUCTION (NOT SPECIFICALLY CALLED OUT ON THE LANDSCAPE PLANS) TO BE RESTORED WITH MINIMUM 4" TOPSOIL, SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW ASPHALTIC CONCRETE (LIGHT DUTY) — 1/C2.11
- NEW ASPHALTIC CONCRETE (HEAVY DUTY) — 1/C2.11
- RESEAL/RESTRIPE EXISTING ASPHALTIC CONCRETE PAVEMENT
- NEW CONCRETE SLAB (LIGHT DUTY) — 2/C2.11, 3/C2.11
- NEW CONCRETE SLAB (HEAVY DUTY) — 2/C2.11, 3/C2.11
- NEW SOFT SURFACE PLAYGROUND AREA CONSISTING OF 3" THICK POURED-IN-PLACE RUBBER SURFACING OVER 4" OF NO. 1 WASHED STONE, THE BOTTOM 8" OF NO. 1 WASHED STONE TO BE INSTALLED BY GENERAL CONTRACTOR. THE TOP 4" OF NO. 1 WASHED STONE TO BE FOR THE POURED-IN-PLACE RUBBER SURFACE TO BE OWNER FURNISHED/OWNER INSTALLED. — 1/C2.12
- NEW 18" BARRIER LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 4/C2.11
- NEW 18" BARRIER HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 4/C2.11
- NEW 18" DEPRESSED LOW-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 6/C2.11
- NEW 18" DEPRESSED HIGH-SIDE CONCRETE CURB & GUTTER UNLESS OTHERWISE NOTED — 5/C2.11
- 1 NEW 31" MOUNTABLE HIGH-SIDE CONCRETE CURB & GUTTER — 6/C2.11
- 2 NEW 24" MOUNTABLE LOW-SIDE CONCRETE CURB & GUTTER — 7/C2.11
- 3 3" TRANSITION FROM 24" MOUNTABLE LOW-SIDE CURB & GUTTER TO 24" MOUNTABLE DEPRESSED LOW-SIDE CURB & GUTTER — 7/C2.11
- 4 NEW CONCRETE SIDEWALK WITH INTEGRAL CURB — 8/C2.11
- 5 6"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA — 11/C2.11
- 6 12"W X 18"H CONCRETE CURB FOR BORDER AROUND THE SOFT-SURFACE PLAYGROUND AREA WITH FENCING — 12/C2.11
- 7 36" CONCRETE DRAINAGE GUTTER — 9/C2.12
- 8 NEW CORNER CURB CUT — 9/C2.12
- 9 NEW 6-FOOT HIGH BLACK VINYL COATED CHAIN-LINK FENCE — 8/C2.12
- 10 NEW FOUR SQUARE COURTS — 7/C2.12
- 11 NEW HOP SCOTCH COURTS — 8/C2.12
- 12 NEW BASKETBALL COURT WITH 8'-0" RIM HEIGHT — 9/C2.12, 10/C2.12, 11/C2.12
- 13 NEW ULINE (OR EQUIVALENT) SINGLE-SIDED GRID BIKE RACK – 9 BIKE CAPACITY (BLACK) MODEL NO. H-2891BL — 7/C2.12

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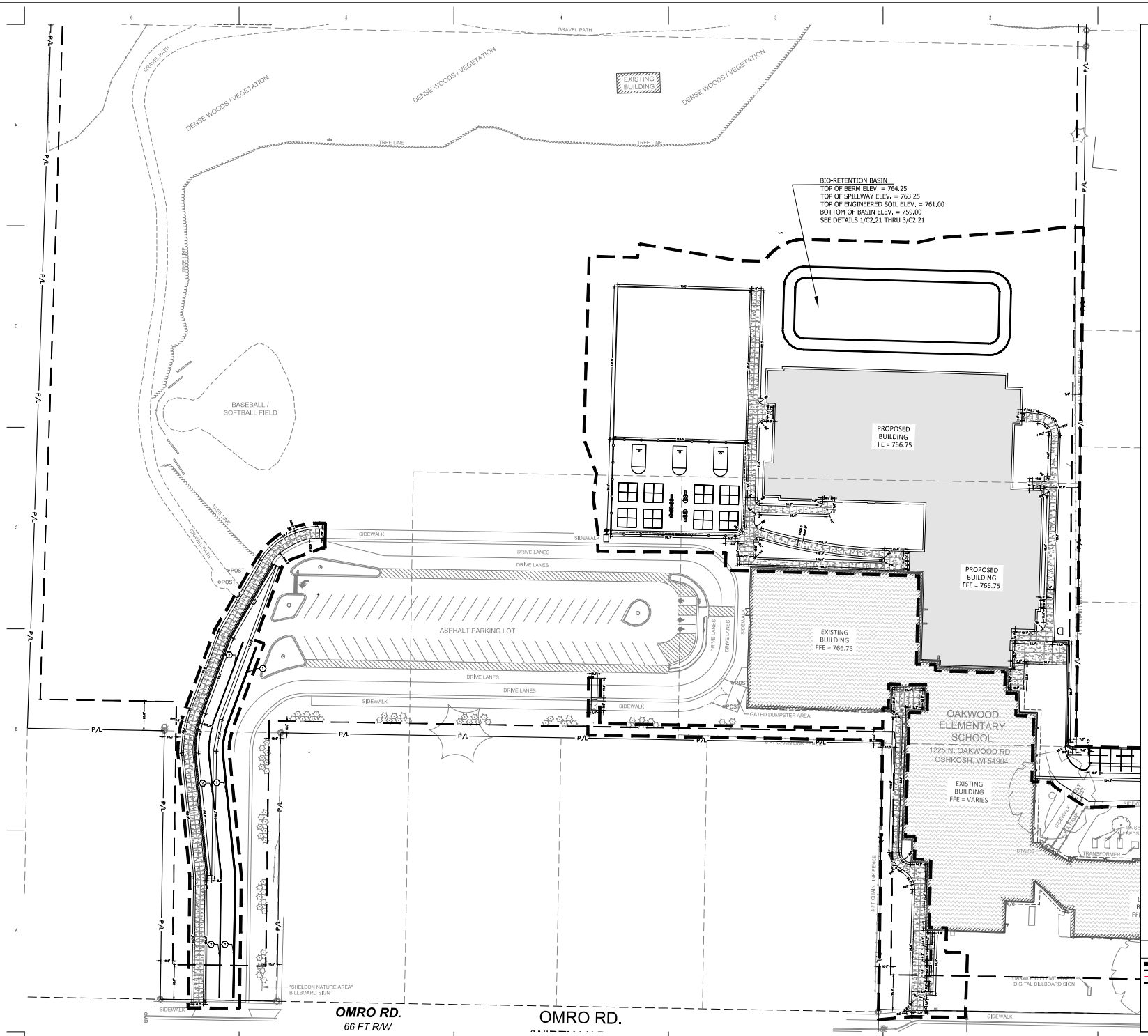
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- 2 — PAVEMENT MARKING INTERSECTION, LATEX PAVEMENT MARKING PAINT, 4" WHITE (SEE WDOT PAVEMENT MARKING S.D.D.)

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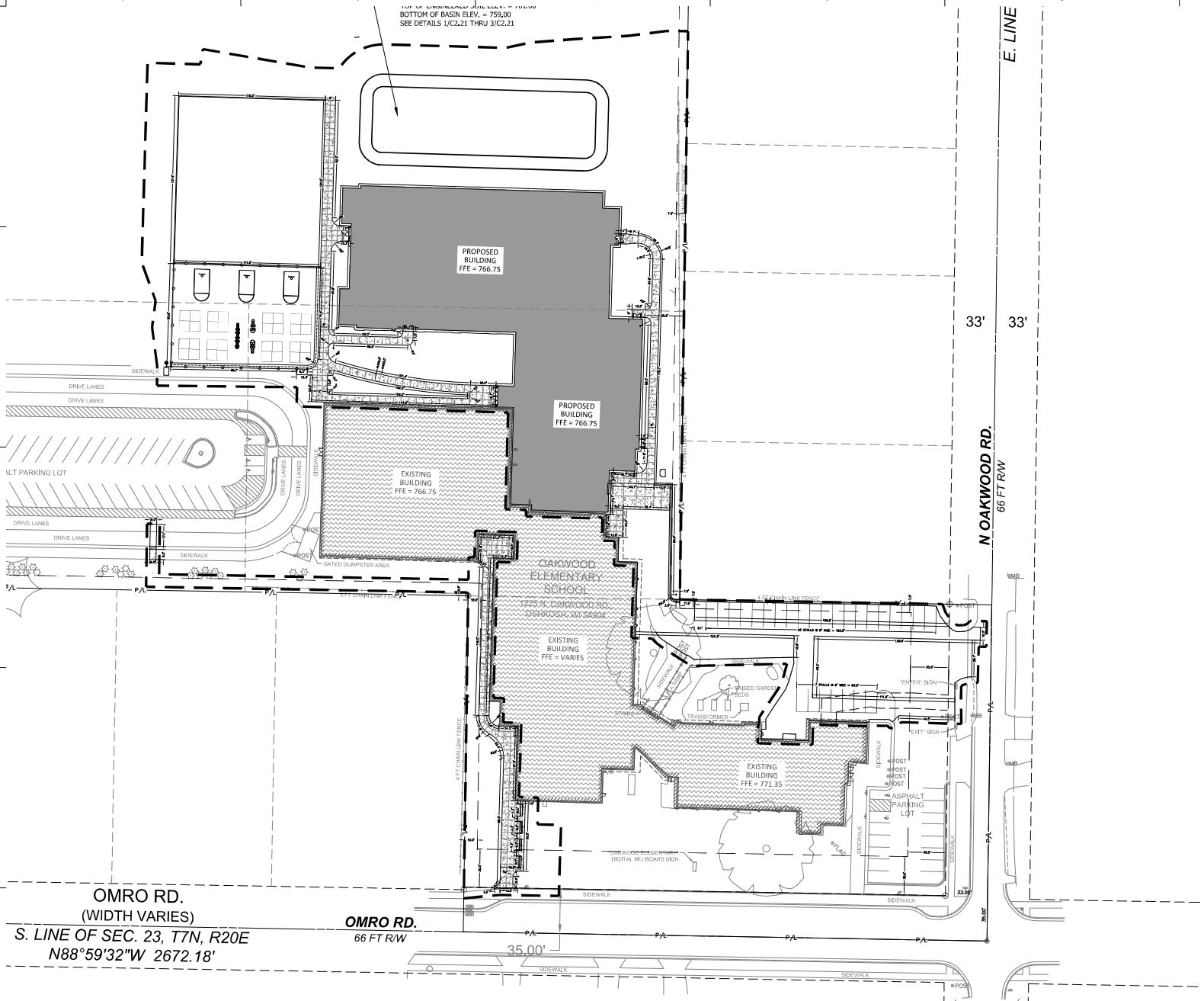
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SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA A

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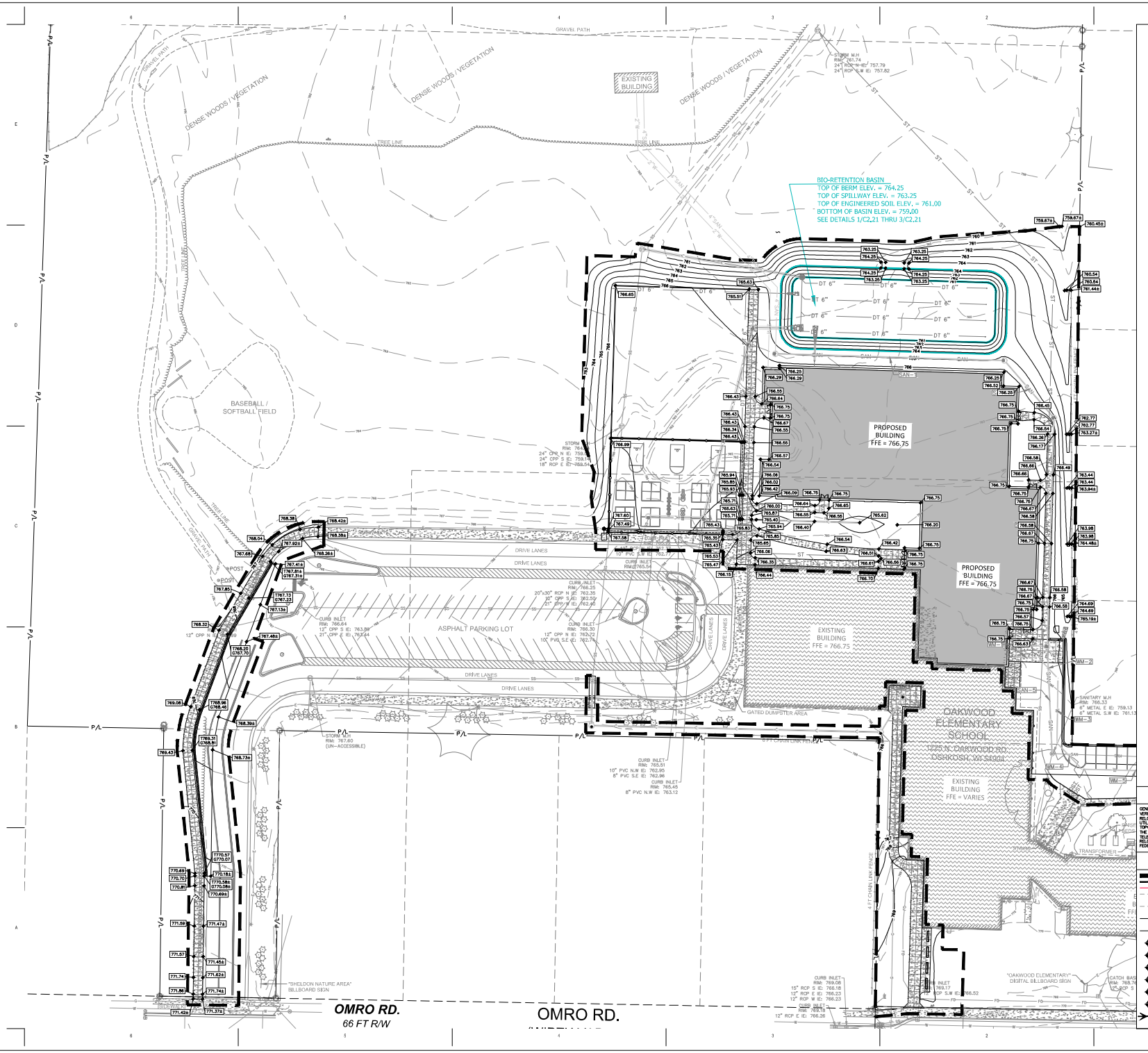
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SITE SIGNAGE & TRAFFIC CONTROL PLAN - AREA B

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GRADING NOTES

GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND / OR RELOCATION / ELEVATION ADJUSTMENT OF ALL EXISTING PUBLIC OR PRIVATE UTILITIES WITHIN THE PROJECT LIMITS THAT MAY BE AFFECTED BY TOPOGRAPHICAL CHANGES, UTILITIES, OR OTHER PROPOSED CONSTRUCTION ON THE PROJECT, INCLUDING BUT NOT LIMITED TO ELECTRICAL / FIBER OPTIC / TELEPHONE / CABLE / GAS / WATER / SANITARY / STORM. DEMOLITION / RELOCATION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND UTILITY OWNER REGULATIONS.

KEY INDEX

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- P/L — PROPERTY LINE
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- 999 — EXISTING CONTOUR MINOR
- 999 — EXISTING CONTOUR MAJOR
- 999 — PROPOSED CONTOUR MINOR
- 999 — PROPOSED CONTOUR MAJOR
- 970.00 — PROPOSED SPOT GRADE
- 970.04 — MATCH EXISTING GRADE
- 1970.00 — PROPOSED TOP OF CURB GRADE, REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- 1970.04 — MATCH EXISTING TOP OF CURB GRADE
- TW970.00 / BW965.00 — PROPOSED TOP OF WALL / PROPOSED BOTTOM OF WALL
- TW970.04 / BW965.04 — MATCH EXISTING TOP OF WALL / MATCH EXISTING BOTTOM OF WALL
- DRAINAGE SWALE

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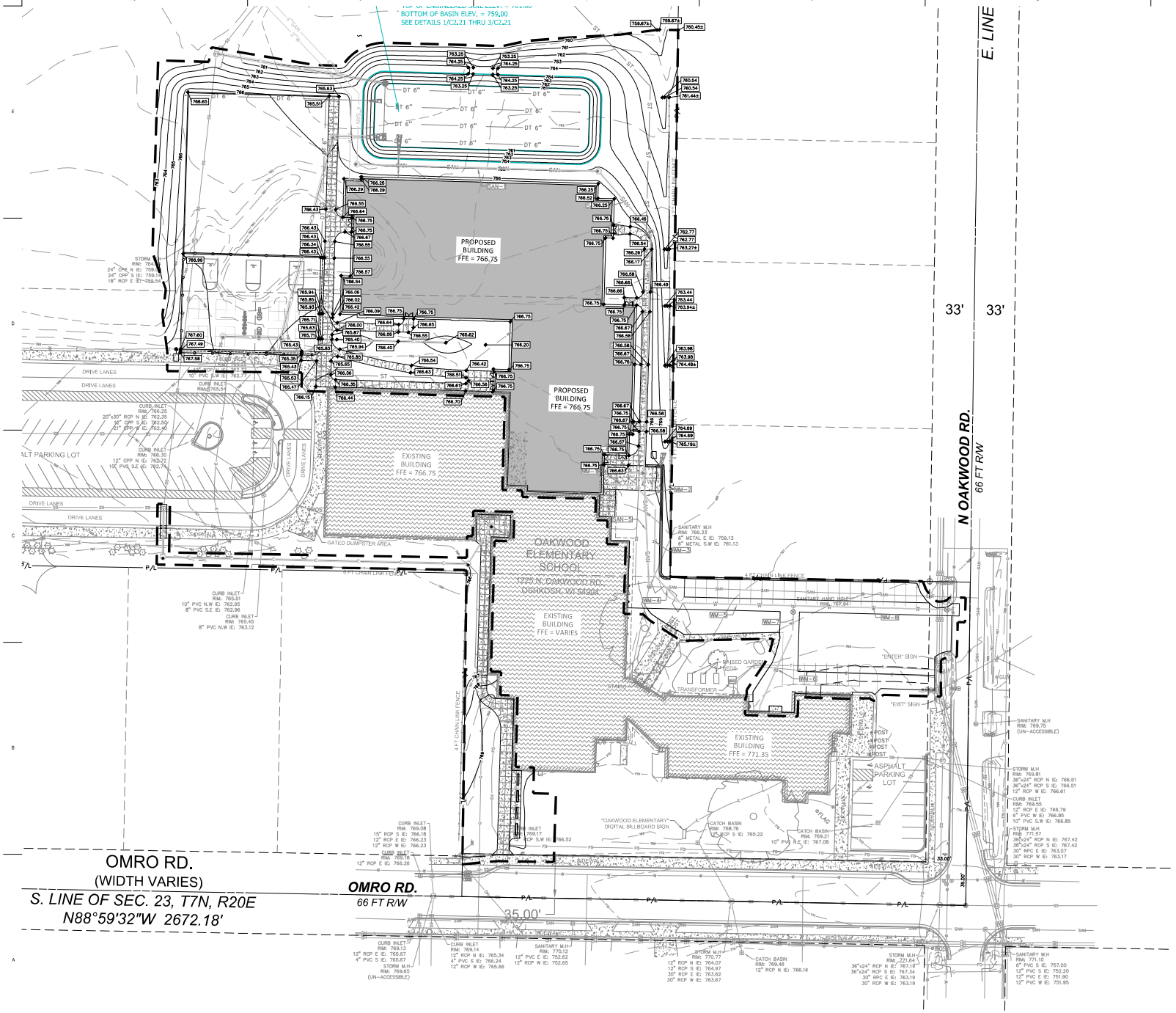
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SITE GRADING PLAN - AREA A

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- 999 — PROPOSED CONTOUR MAJOR
- 770.00 — PROPOSED SPOT GRADE
- 770.06 — MATCH EXISTING GRADE
- 1970.00 — PROPOSED TOP OF CURB GRADE. REFER TO SITE LAYOUT PLANS FOR MORE INFORMATION. GUTTER IS 6" BELOW TOP OF CURB UNLESS OTHERWISE NOTED.
- 1970.06 — MATCH EXISTING TOP OF CURB GRADE
- TW970.00 / BW965.00 — PROPOSED TOP OF WALL / PROPOSED BOTTOM OF WALL
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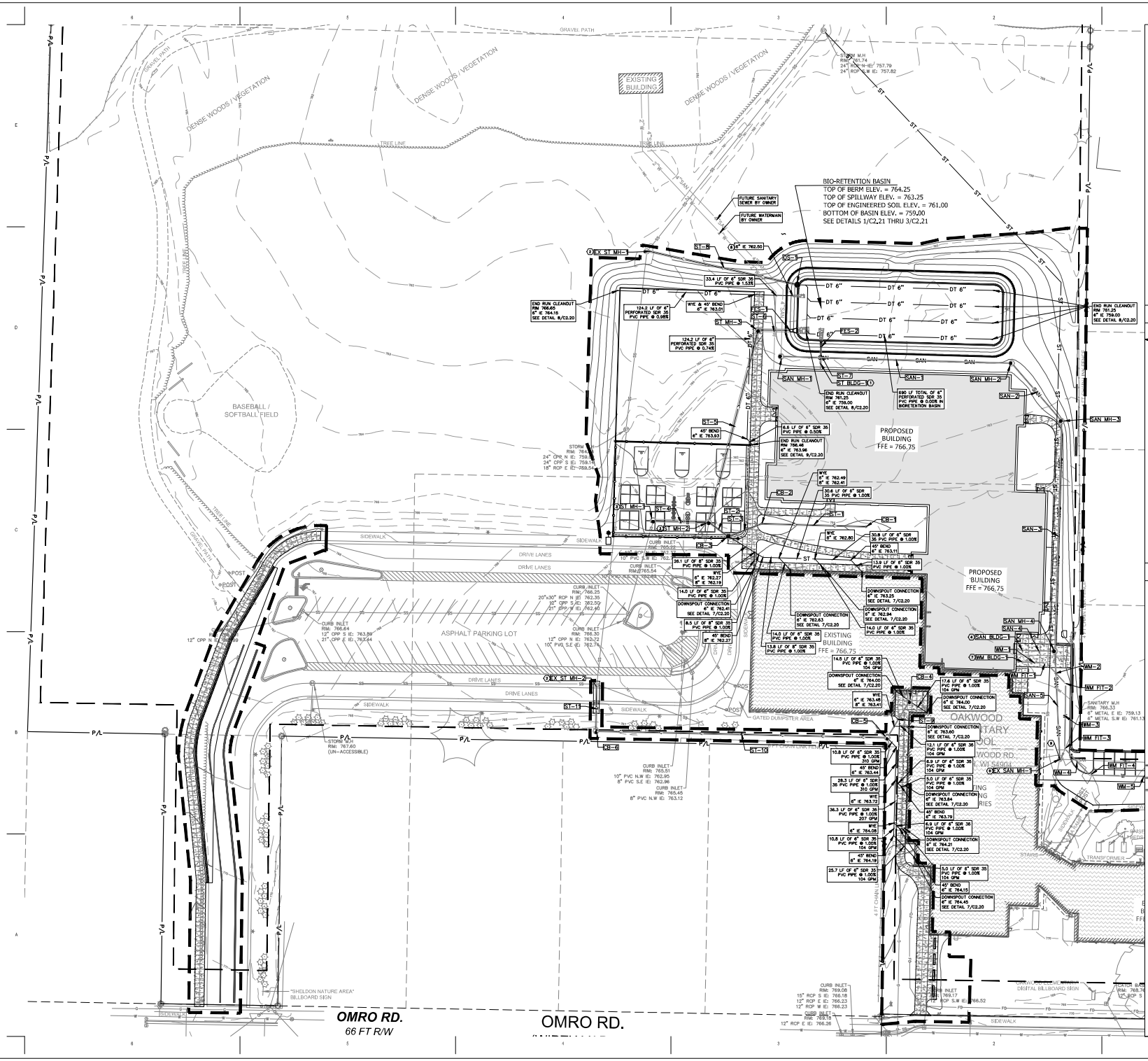
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UTILITY NOTES

CAUTION: KNOWN UTILITY AND POTENTIAL CONFLICT EXIST WITH EXISTING UNDERGROUND UTILITIES. PRIOR TO UTILITY CONSTRUCTION, CONTRACTOR TO EXCAVATE AND EXPOSE EXISTING UTILITIES, VERIFY LOCATIONS AND ELEVATIONS, AND CONTACT ENGINEER IF CONFLICTS EXIST WITH PROPOSED CONSTRUCTION AND EXISTING UNDERGROUND UTILITIES.

1. PER PROJECT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, THE POINT OF COMMENCEMENT FOR THE LAYING OF SEWER PIPE SHALL BE AT THE LOWEST POINT IN THE PROPOSED SEWER LINE. THE PIPE SHALL BE LAID WITH THE BELL END OF THE BELL AND SPIGOT PIPE, OR WITH THE RECEIVING GROOVE END OF THE TONGUE AND GROOVE PIPE, POINTING UPGRADE. WHEN A NEW SEWER IS TO BE CONNECTED TO AN EXISTING SEWER NOT TERMINATING IN A MANHOLE, THE CONTRACTOR SHALL UNCOVER THE EXISTING SEWER TO ALLOW ANY ADJUSTMENTS IN LINE AND GRADE TO BE MADE BEFORE PIPE IS LAID.
2. THE UNDERGROUND AND OVERHEAD UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITY, PROPERTY OWNER, AND DIGGERS HOTLINE. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN ALL THEIR REQUIRED PERMITS AND APPROVALS PRIOR TO THE START OF THEIR WORK. CONSULT WITH AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING VERSION APPROVAL PERMITS, INCLUDING BUT NOT LIMITED, TO MANUFACTURER OR LOCAL PLUMBING, MDOT, COUNTY, AND STORM WATER MANAGEMENT.
4. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S HOTLINE TO ALLOW THEM SUFFICIENT TIME TO LOCATE EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.
5. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH ALL OTHER CONTRACTORS.
6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.
7. FOR ALL WORK, GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEWING BID DOCUMENTS, VERIFYING THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS, AND INCLUDE IN THEIR CONTRACT THE RELOCATION OF SAID UTILITIES (NOTED OR NOT ON THE BID DOCUMENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER UTILITY OWNER'S REQUIREMENTS.

KEY INDEX

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- P/L PROPERTY LINE
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- ROUND STORM CATCH BASIN WITH CURB BOX FRAME & GRATE (6 C2.20)
- NYLOPLAST DRAIN BASIN (10 C2.20, 11 C2.20)
- RCP APRON ENDWALL (4 C2.20, 5 C2.20)
- RIP RAP (5 C2.20)
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SAN SANITARY SEWER
- W WATER MAIN

1. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 12" STORM SEWER 0' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
2. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED STORM SEWER TO EXISTING STORM STRUCTURE. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERTS OF EXISTING STORM SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
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4. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" SANITARY SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
5. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED SANITARY SEWER TO EXISTING SANITARY MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERTS OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
6. SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING WATER MAIN WITH NEW TEE PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND VILLAGE OF OMRO SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY EXISTING WATER MAIN SIZE LOCATION AND INVERT PRIOR TO CONSTRUCTION.
7. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER MAIN 6' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT. ANTICIPATED DOMESTIC WATER FLOW: XXX GPM
8. MITERED PIPE END TO MATCH BASIN SIDE SLOPE. INSTALL WITH "AGRI DRAIN" 6" RAT GUARD OR EQUIVALENT ON PIPE END.
9. SITE UTILITY CONTRACTOR TO ADJUST EXISTING STRUCTURE RIM TO MATCH PROPOSED GRADE.

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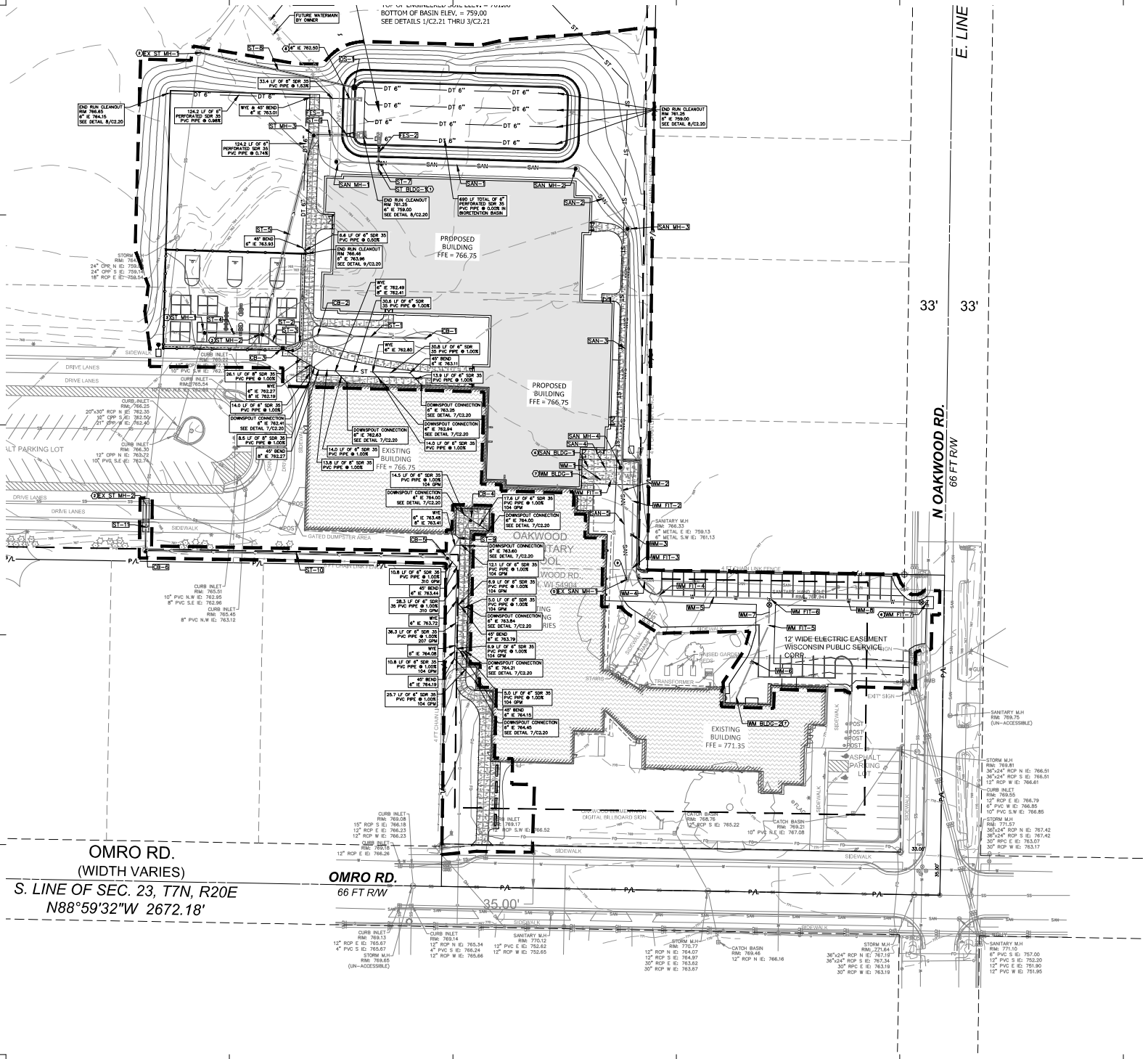
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6. GENERAL CONTRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING THE DEMOLITION AND/OR RELOCATION OF ALL EXISTING UTILITIES FROM EXISTING BUILDINGS AND WITHIN THE PROJECT LIMITS, INCLUDING BUT NOT LIMITED TO ELECTRICAL/FIBER OPTIC/TELEPHONE/CABLE/GAS/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY WORK MUST BE IN ACCORDANCE WITH ALL STATE, FEDERAL, & LOCAL REGULATIONS.

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- ROUND STORM CATCH BASIN WITH CURB BOX FRAME & GRATE (8 C2.20)
- NYLOPLAST DRAIN BASIN (10 C2.20, 11 C2.20)
- RCP APRON ENDWALL (4 C2.20, 5 C2.20)
- RIP RAP (5 C2.20)
- WATER MAIN TEE
- WATER MAIN VALVE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN

1. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 12" STORM SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
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4. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 4" SANITARY SEWER 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT.
5. SITE UTILITY CONTRACTOR TO CONNECT PROPOSED SANITARY SEWER TO EXISTING SANITARY MANHOLE. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERTS OF EXISTING SANITARY SEWER PRIOR TO CONSTRUCTION. CONTACT ENGINEER IF CONFLICTS ARISE.
6. SITE UTILITY CONTRACTOR TO CONNECT TO EXISTING WATER MAIN WITH NEW TEE PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND VILLAGE OF ALOMA SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY EXISTING WATER MAIN SIZE LOCATION AND INVERT PRIOR TO CONSTRUCTION.
7. SITE UTILITY CONTRACTOR TO PROVIDE CONTINUATION OF 6" WATER MAIN 5' FROM BUILDING. FIELD VERIFY EXACT LOCATION AND INVERT. ANTICIPATED DOMESTIC WATER FLOW: XXX GPM
8. MITERED PIPE END TO MATCH BASIN SIDE SLOPE. INSTALL WITH "ADS DRAIN" 6" RAT GUARD OR EQUIVALENT ON PIPE END.
9. SITE UTILITY CONTRACTOR TO ADJUST EXISTING STRUCTURE RIM TO MATCH PROPOSED GRADE.

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OSHKOSH AREA SCHOOL DISTRICT
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STORM SEWER STRUCTURE TABLE

STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:	DETAIL:
CB-1	18" NYLOPLAST DRAIN (1899CGS)	765.62		ST-1, 12" W INV = 762.62	762.62	10/C2.20
CB-2	18" NYLOPLAST DRAIN (1899CGS)	765.40	ST-1, 12" E INV = 762.43	ST-2, 12" W INV = 762.43	760.93	11/C2.20
CB-3	2' X 2' RECTANGULAR (R-3205-K)	765.35	ST-2, 12" E INV = 762.35	ST-3, 12" NW INV = 762.35	760.85	6&12/C2.20
CB-4	48" DIAMETER (R-2502-D)	766.46	DS, 6" NW INV = 763.85 DS, 6" SE INV = 763.82	ST-9, 8" SW INV = 763.65	266.46	5/C2.20
CB-5	48" DIAMETER (R-2502-D)	766.01	DS, 6" NW INV = 763.33 ST-9, 8" NE INV = 763.29	ST-10, 12" W INV = 762.95	762.95	5/C2.20
CB-6	48" DIAMETER (R-2502-D)	765.35	ST-10, 12" E INV = 760.54	ST-11, 12" N INV = 760.54	760.54	5/C2.20
EX ST MH-1	N/A	762.75	ST-8, 15" E INV = 758.65 EX ST, 24" S INV = 758.60	EX ST, 24" NE INV = 758.55	758.55	
EX ST MH-2	N/A	767.58	EX ST, 12" E INV = 764.06 ST-11, 12" S INV = 760.16 EX ST, 23" W INV = 763.89	EX ST, 24" N INV = 759.66	759.66	
FES-1	24" RCP APRON ENDWALL		ST-6, 24" W INV = 761.00			4&5/C2.20
FES-2	12" RCP APRON ENDWALL		ST-7, 12" S INV = 761.11			4&5/C2.20
OS-1	48" OUTLET STRUCTURE	762.50	DT, 6" E INV = 759.00	ST-8, 15" W INV = 759.00	757.50	3/C2.21
ST BLDG-1	N/A			ST-7, 12" N INV = 761.25		
ST MH-1	48" DIAMETER (R-1661)	766.82	EX ST, 30"X19" S INV=761.96	ST-4, 24" E INV = 761.96	267.05	1/C2.20
ST MH-2	48" DIAMETER (R-1661)	765.98	EX ST, 12" S INV = 762.12 ST-3, 12" SE INV = 762.14 ST-4, 24" W INV = 761.82	ST-5, 24" N INV = 761.82	761.82	1/C2.20
ST MH-3	48" DIAMETER (R-1661)	765.90	ST-5, 24" S INV = 761.14	ST-6, 24" E INV = 761.14	761.14	1/C2.20

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	TYPE (FRAME AND GRATE):	RIM ELEVATION:	PIPES IN:	PIPES OUT	BOTTOM:	DETAIL:
EX SAN MH-1	N/A	EX: 766.33± PR: 766.50	SAN-5, 8" N INV = 759.38			
SAN BLDG-1	N/A			SAN-4, 6" E INV = 760.42		
SAN MH-1	48" DIAMETER (R-1661)	765.53	FUTURE SAN, 4" N INV = 762.83	SAN-1, 8" E INV = 762.53	762.50	2/C2.20
SAN MH-2	48" DIAMETER (R-1661)	765.26	SAN-1, 8" W INV = 761.55	SAN-2, 8" SE INV = 761.40	761.40	2/C2.20
SAN MH-3	48" DIAMETER (R-1661)	765.23	SAN-2, 8" NW INV = 761.07	SAN-3, 8" S INV = 760.92	760.92	2/C2.20
SAN MH-4	48" DIAMETER (R-1661)	766.34	SAN-4, 6" W INV = 760.09 SAN-3, 8" N INV = 759.94	SAN-5, 8" S INV = 759.84	759.84	2/C2.20

WATER MAIN FITTINGS TABLE

STRUCTURE NAME:	TYPE:	INVERT ELEVATION:
WM BLDG-1	N/A	757.50
WM BLDG-2	N/A	763.50
WM FIT-1	45 DEGREE BEND	757.38
WM FIT-2	45 DEGREE BEND	757.32
WM FIT-3	45 DEGREE BEND	759.35
WM FIT-4	45 DEGREE BEND	759.77
WM FIT-5	22.5 DEGREE BEND	761.17
WM FIT-6	6"X6" ANCHOR TEE	760.90 760.90
WM FIT-7	6"X6" ANCHOR TEE	760.90

STORM SEWER PIPE TABLE

PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	GPM:
ST-1	CB-1	CB-2	762.62	762.43	88.80'	0.21%	12" DUAL WALL HDPE	
ST-2	CB-2	CB-3	762.43	762.35	30.70'	0.25%	12" DUAL WALL HDPE	
ST-3	CB-3	ST MH-2	762.35	762.14	20.74'	1.00%	12" DUAL WALL HDPE	
ST-4	ST MH-1	ST MH-2	761.96	761.82	47.46'	0.30%	24" DUAL WALL HDPE	
ST-5	ST MH-2	ST MH-3	761.82	761.14	169.02'	0.40%	24" DUAL WALL HDPE	
ST-6	ST MH-3	FES-1	761.14	761.00	27.26'	0.50%	24" CLASS IV RCP	
ST-7	ST BLDG-1	FES-2	761.25	761.11	13.96'	1.00%	12" CLASS IV RCP	
ST-8	OS-1	EX ST MH-1	759.00	758.65	129.03'	0.27%	15" DUAL WALL HDPE	
ST-9	CB-4	CB-5	763.65	763.29	36.39'	1.00%	8" SDR 35 PVC	
ST-10	CB-5	CB-6	762.95	760.54	248.43'	0.97%	12" DUAL WALL HDPE	
ST-11	CB-6	EX ST MH-2	760.54	760.16	38.03'	1.00%	12" DUAL WALL HDPE	

SANITARY SEWER PIPE TABLE

PIPE NAME:	FROM:	TO:	UPSTREAM INVERT ELEVATION:	DOWNSTREAM INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:	DFU:
SAN-1	SAN MH-1	SAN MH-2	762.53	761.55	196.79'	0.50%	8" SDR 35 PVC	
SAN-2	SAN MH-2	SAN MH-3	761.40	761.07	65.23'	0.50%	8" SDR 35 PVC	
SAN-3	SAN MH-3	SAN MH-4	760.92	759.94	196.16'	0.50%	8" SDR 35 PVC	
SAN-4	SAN BLDG-1	SAN MH-4	760.42	760.09	27.67'	1.19%	6" SDR 35 PVC	
SAN-5	SAN MH-4	EX SAN MH-1	759.84	759.38	92.21'	0.50%	8" SDR 35 PVC	

WATER MAIN PIPE TABLE

PIPE NAME:	FROM:	TO:	FROM INVERT ELEVATION:	TO INVERT ELEVATION:	LENGTH:	SLOPE:	SIZE AND MATERIAL:
WM-1	WM BLDG-1	WM FIT-1	757.50	757.38	20.39'	0.59%	6" C900 PVC PIPE
WM-2	WM FIT-1	WM FIT-2	757.38	757.32	24.39'	0.25%	6" C900 PVC PIPE
WM-3	WM FIT-2	WM FIT-3	757.32	759.35	55.38'	-3.67%	6" C900 PVC PIPE
WM-4	WM FIT-3	WM FIT-4	759.35	759.77	31.13'	-1.35%	6" C900 PVC PIPE
WM-5	WM FIT-4	WM FIT-6	759.77	760.90	91.96'	-1.23%	6" C900 PVC PIPE
WM-6	WM BLDG-2	WM FIT-5	763.50	761.17	64.93'	3.59%	6" C900 PVC PIPE
WM-7	WM FIT-5	WM FIT-6	761.17	760.90	22.00'	1.23%	6" C900 PVC PIPE
WM-8	WM FIT-6	WM FIT-7	761.55	760.90	129.89'	0.50%	6" C900 PVC PIPE

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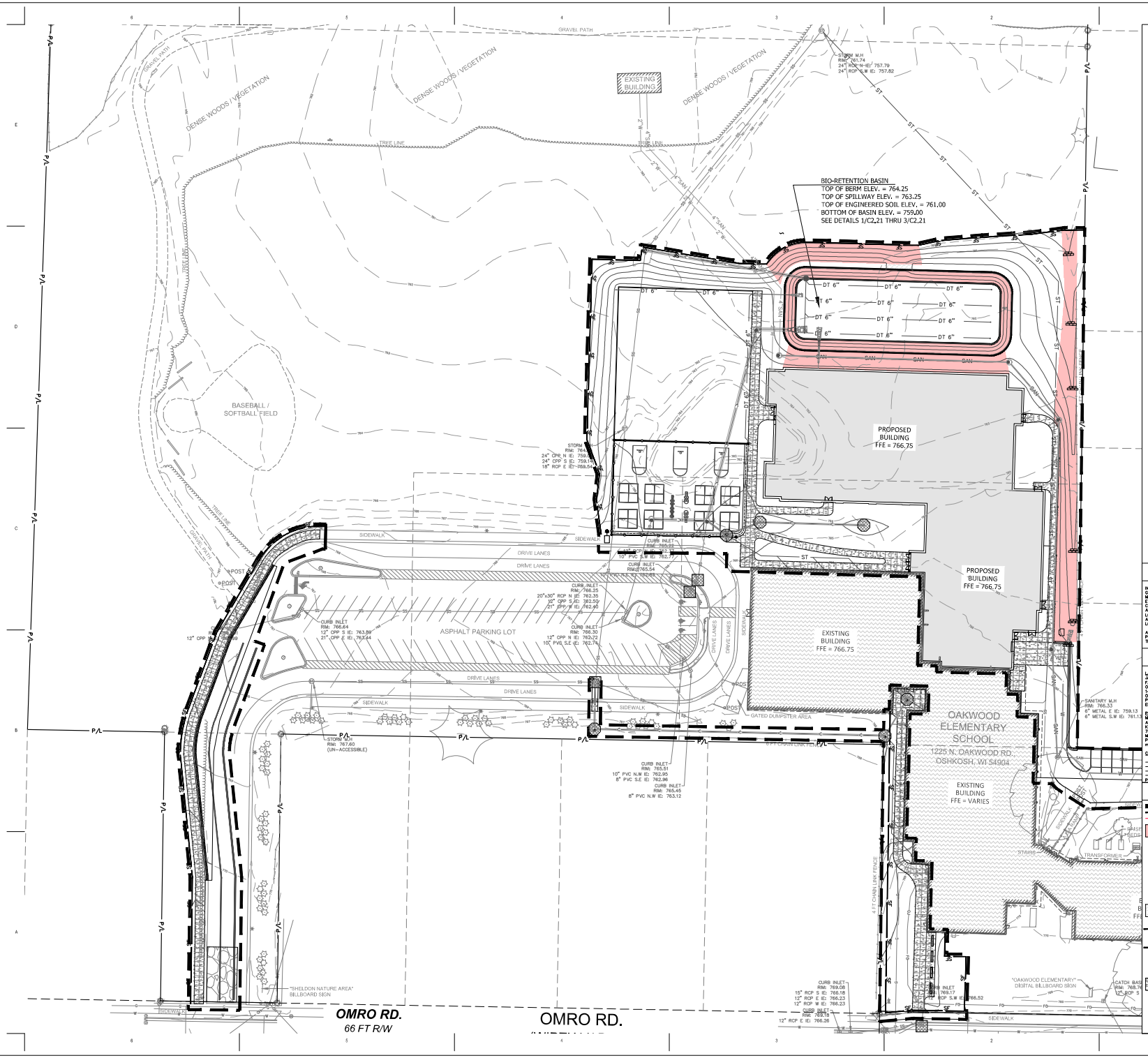
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EROSION NOTES

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, AND PERMIT AND NOI SHALL REMAIN ON SITE AND KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOOD PLAINS UNLESS IDENTIFIED IN THE PLANS.

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KEY INDEX

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- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
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- INSTALL CLASS III TRM, TYPE B FROM WISDOT PRODUCT APPROVED LIST, CLASS I TYPE A MAT ALSO BE INSTALLED IN THIS AREA PER NDNR TECHNICAL BULLETIN 1053
- FF — FILTER FABRIC FENCE (1 C2.10)
- SOCK — SILT SOCK
- TRIANGULAR SILT DIKES (3 C2.10)
- STONE TRACKING PAD REQUIRED. LOCATION TO BE DETERMINED BY SELECTED CONTRACTOR'S APPROVED WORK PLAN. (2 C2.10)
- DESIGNATES PROPOSED INLETS THAT MUST BE PROTECTED AFTER THEY HAVE BEEN CONSTRUCTED. (4 C2.10)
- DESIGNATES EXISTING INLETS THAT MUST BE PROTECTED (4 C2.10)

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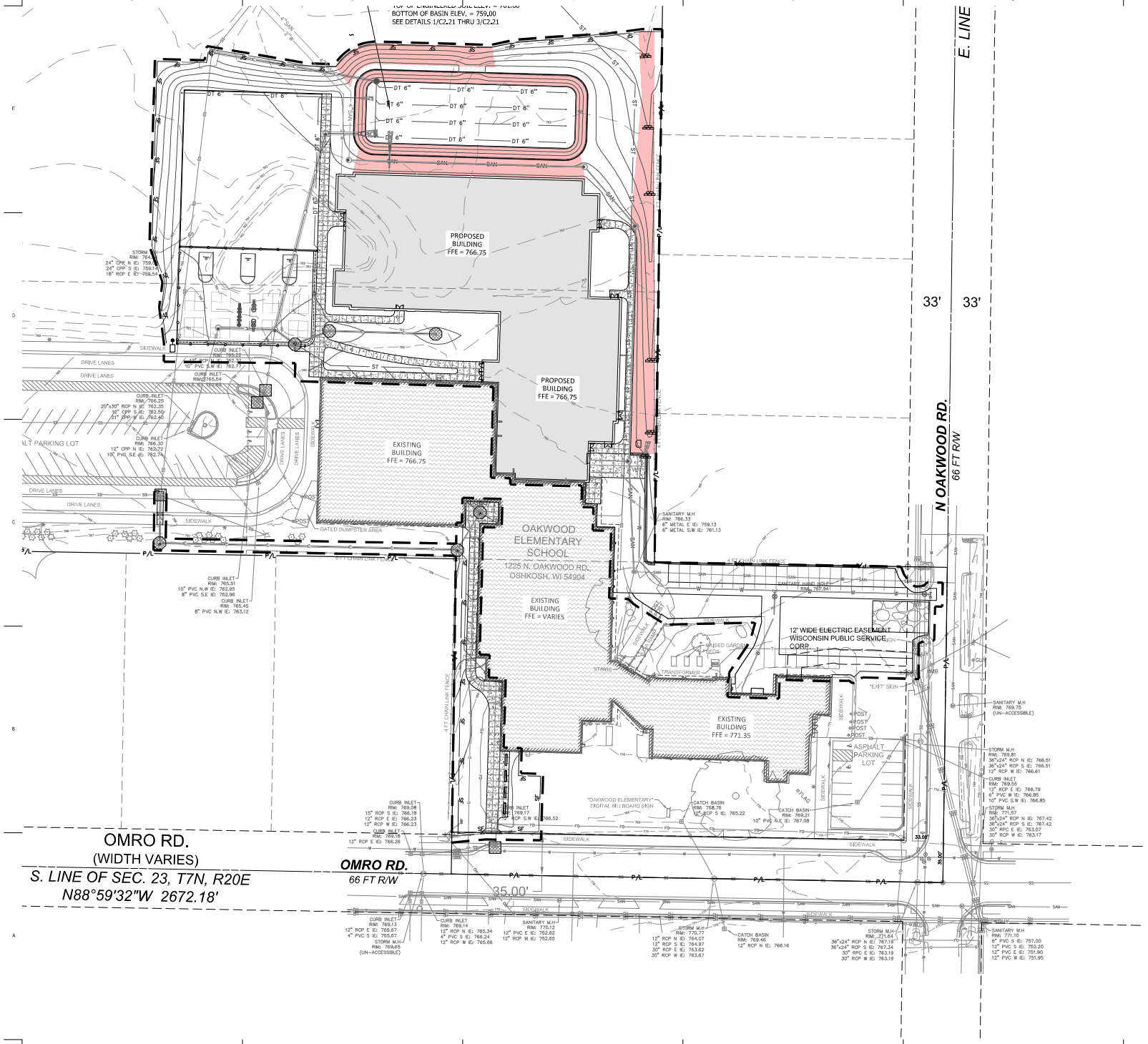
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SITE EROSION CONTROL PLAN - AREA B

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EROSION CONTROL MEASURES

1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET FILTERS THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS:

   ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WiscDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: http://wisconsindot.gov/Documents/doing-bus/eng-consultants/cnslt-rsrces/tools/pal/pal-7-14.pdf

   A. INLET PROTECTION SHALL BE AT A MINIMUM INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 5/64 INCH OR GREATER DURING A 24-HOUR PERIOD.

   B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS STRICTLY DISCOURAGED AND PROHIBITED.

   C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 5/64 THE DESIGN DEPTH OF THE DEVICE FOR TYPES A-C, WHEN SEDIMENT IS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLE FOR TYPE D, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

   D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPOSED OF PER NOTE C ABOVE.

   E. INLET FILTERS MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS AS OTHERWISE NOTIFIED BY THE WDNR.

3. A TRACKING PAD SHALL BE INSTALLED AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO REDUCE OFF-SITE SEDIMENTATION BY ELIMINATING THE TRACKING OF SEDIMENT FROM THE SITE PER WDNR TECHNICAL STANDARD 1057 AS FOLLOWS:

   A. AGGREGATE USED FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIAL TO BE RETAINED BY 3 INCH SIEVE.

   B. THE AGGREGATE SHALL BE PLACED IN A LAYER OF AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED, TRACKING PADS WILL BE UNDERLAIN WITH WisDOT TYPE R GEOTEXTILE FABRIC.

   C. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (MIN. 15 FEET WIDE) AND BE AT LEAST 50 FEET LONG.

   D. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.

   E. ANY SEDIMENT OR ROCK ACCUMULATION ONTO LOCAL ROADWAYS SHALL BE REMOVED BY STREET CLEANING, NOT FLUSHING BEFORE THE END OF EACH WORKING DAY.

   F. THE TRACKING PAD SHALL, AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT OF 5/64 INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD.

   G. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED AT A MINIMUM OF 12" BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

4. THE CONSTRUCTION SITE PERIMETER AND TOPSOIL STOCKPILE AREA SHALL BE PROTECTED WITH SILT FENCE AS SHOWN ON THE PLAN SHEET PRIOR TO THE START OF CONSTRUCTION TO INTERCEPT AND REDUCE THE FLOW OF SEDIMENT-LADEN SHEET FLOW RUNOFF FROM THE CONSTRUCTION SITE PER WDNR TECHNICAL STANDARD 1056 AS FOLLOWS:

   A. SILT FENCE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE AS SHOWN ON THE PLAN SHEET.

   B. INSTALLED SILT FENCE SHALL BE A MINIMUM 14 INCHES HIGH AND SHALL NOT EXCEED 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.

   C. SILT FENCE SHALL BE SUPPORTED BY EITHER STEEL OR WOOD SUPPORT POSTS.

   D. THE MAXIMUM SPACING OF POSTS FOR NONWOVEN SILT FENCE SHALL BE 3 FEET OR FOR WOVEN FABRIC 8 FEET.

   E. SILT FENCE SHALL HAVE A SUPPORT CORD AT THE TOP OF THE FENCE.

   F. WHERE JOINTS ARE NEEDED, EACH END OF THE FABRIC SHALL BE SECURELY FASTENED TO A POST. THE POSTS SHALL BE WRAPPED AROUND EACH OTHER TO PRODUCE A STABLE AND SECURE JOINT OR SHALL BE OVERLAPPED THE DISTANCE BETWEEN TWO POSTS.

   G. A MINIMUM OF 20 INCHES OF THE POSTS SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.

   H. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4 INCH WIDE BY 6 INCH DEEP TRENCH, OR 6 INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED ANY WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.

   I. ON THE TERMINAL ENDS OF THE SILT FENCE THE FABRIC SHALL BE WRAPPED AROUND THE POST SUCH THAT THE STAPLES ARE NOT VISIBLE.

   J. GEOTEXTILE FABRIC SPECIFICATIONS SHALL MEET VALUES ESTABLISHED IN TECHNICAL STANDARD 1056.

   K. SILT FENCE SHALL BE REMOVED ONCE THE SITE IS ADEQUATELY STABILIZED.

   L. WHEN PLACING SILT FENCE NEAR TREES, CARE SHALL BE TAKEN TO MINIMIZE DAMAGE TO THE ROOT SYSTEM BY AVOIDING COMPACTION AND ROOT CUTTING WITHIN A RADIUS OF 1.5 FEET MULTIPLIED BY THE INCH DIAMETER OF THE TREE.

   M. THE CONTRACTOR MAY FURTHER STRENGTHEN THE SILT FENCE BY USING HAY BALES ON THE DOWN SLOPE SIDE AS NEEDED.

   N. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 5/64 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD.

   O. DAMAGED OR DECOMPOSED SILT FENCE, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.

   P. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH 5/64 THE HEIGHT OF THE FENCE TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.

5. SEEDING AND MULCHING TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH TEMPORARY VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1059 AND 1058 RESPECTIVELY AS FOLLOWS:

   A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

   B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.

   C. THE SOIL SHALL HAVE A PH RANGE OF 5.5 TO 8.0.

   D. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING.

   E. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.

   F. IN THE SUMMER-SPRING, CONTRACTOR SHALL USE OATS APPLIED AT 131 LBS/ACRE FOR TEMPORARY SEEDING PURPOSES. IN THE FALL THE CONTRACTOR SHALL USE ANNUAL RYEGRASS APPLIED AT 80 LBS/ACRE OR WINTER WHEAT OR CEREAL RYE APPLIED AT 131 LBS/ACRE. THE CONTRACTOR SHALL USE STRAW MULCH APPLIED AT 1.5 TONS/ACRE. DORMANT SEED SHALL BE USED WHEN SOIL TEMPERATURE IS CONSISTENTLY BELOW 53 DEGREES FAHRENHEIT (TYPICALLY NOV. 1 UNTIL SNOW COVER ANNUALLY). NEVER PLACE SEED ON TOP OF SNOW. IF COVER IS NEEDED AFTER SNOW FALL, CONTRACTOR MAY CHOOSE TO USE A DRY, NONTOXIC TYPE B SOIL STABILIZER PER MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY THE WDNR.

   G. SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET.

   H. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.

   I. DURING CONSTRUCTION, AREAS THAT HAVE BEEN SEEDED AND MULCHED SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 5/64 INCH OF RAIN OR MORE DURING A 24 HOUR PERIOD. INSPECT WEEKLY DURING THE GROWING SEASON UNTIL VEGETATION IS DENSELY ESTABLISHED OR THE SOD IS LAID. REPAIR AND RESEED AREAS THAT HAVE EROSION DAMAGE AS NECESSARY.

   J. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.

   K. MULCH SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING.

   L. MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.

   M. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.

   N. WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.

   O. WHEN NON-CHANNEL EROSION MAT IS USED TECHNICAL STANDARD 1052 SHALL BE FOLLOWED.

   P. DEPENDING ON DURATION OF CONSTRUCTION, THE CONTRACTOR MAY NEED TO RE-SEED AND RE-STABILIZE THE TOPSOIL STOCKPILE AS NECESSARY TO DISCOURAGE SEDIMENT AND EROSION.

6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.

7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.

8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED AND A MASS GRADING CONTRACTOR IS SELECTED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL SILT FENCES, SEEDING, EROSION MATTING, AND OTHER EROSION CONTROL MEASURES. GENERAL CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING, OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 5/64 INCH OR GREATER. IN ADDITION, THE ACTIVE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK.

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

1. OBTAIN PLAN APPROVAL FROM THE TOWN OF ALGOMA, WINNEBAGO COUNTY, AND ALL APPLICABLE PERMITS, INCLUDING EROSION CONTROL PERMIT.
2. CONSTRUCTION IS SCHEDULED TO BEGIN IN MARCH 2026, DEPENDING ON WEATHER & GROUND CONDITIONS.
3. A GRAVEL TRACKING PAD UNDERLAIN WITH WISDOT TYPE R GEOTEXTILE FABRIC, ALONG WITH A TEMPORARY CULVERT IF NECESSARY, SHALL BE INSTALLED AS SHOWN ON THE PLANS. RE-GRADE EXISTING ROADWAY DITCH AS NECESSARY. IF INSTALLED, THE TEMPORARY CULVERT SHALL BE REMOVED AT END OF CONSTRUCTION ACTIVITIES. IF INDICATED ON PLANS, INSTALL CONSTRUCTION FENCE AND ANY TEMPORARY TRAFFIC CONTROLS.
4. SILT FENCE, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN THEY REACH A DEPTH OF 1/2 FENCE HEIGHT.
5. FOLLOWING INSTALLATION OF THE EROSION CONTROL MEASURES, CONSTRUCT THE BIORETENTION BASIN TO FINISH GRADES WITH LINER PER PROJECT PLANS AND DETAILS. CONTRACTOR SHALL CONSTRUCT POND INLETS AND OUTLET STRUCTURE FOR USE DURING CONSTRUCTION (REFER TO DETAIL 1 ON SHEET C2.21 FOR ADDITIONAL INFORMATION). CONTRACTOR SHALL IMMEDIATELY STABILIZE THE POND BANKS, INLETS, AND OUTLET STRUCTURE.
6. STORM WATER POND SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES ½ INCH OF RAIN OR MORE DURING A 24-HOUR PERIOD. SEDIMENT SHALL BE REMOVED TO MAINTAIN THE 3 FOOT DEPTH OF THE TREATMENT SURFACE AREA AS MEASURED FROM THE INVERT OF THE PRINCIPAL OUTLET. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY. SEDIMENT TO BE REMOVED AFTER CONSTRUCTION & SITE STABILIZATION IS COMPLETE.
7. SITE DEMOLITION OF PAVEMENT, ETC. WILL OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.
8. CONSTRUCTION OF THE BUILDING, STARTING WITH THE FOUNDATION, WILL BEGIN IMMEDIATELY AFTER THE SITE DEMOLITION IS COMPLETE IN THE BUILDING PAD AREA.
9. TOPSOIL STRIPPING AND ROUGH GRADING WILL FOLLOW. TOPSOIL STOCKPILES WILL BE LOCATED AS SHOWN ON THE PLANS AND BE STABILIZED WITHIN 7 DAYS OF LAY UP. STOCKPILES WILL BE USED FOR FINAL LANDSCAPING. REMAINING STOCKPILES WILL BE REMOVED FROM THE SITE.
10. UTILITY INSTALLATION WILL OCCUR NEXT AND CONTINUE UNTIL ALL THE UTILITIES ARE INSTALLED.
11. AFTER ROUGH GRADING IS COMPLETE IN HARD SURFACE AREAS SUCH AS ROADWAYS, PARKING LOTS, AND BUILDINGS, THE REQUIRED THICKNESS OF DENSE GRADED BASE COURSE, PER THE PROJECT PLANS AND DETAILS WILL BE APPLIED FOR STABILIZATION. AFTER ROUGH GRADING IS COMPLETE OUTSIDE OF HARD SURFACE AREAS, THE TOPSOIL WILL BE REAPPLIED AND THE LANDSCAPE CONTRACTOR WILL COMPLETE SEEDING/SODDING/FERTILIZING/MULCHING AND INSTALL EROSION MATTING AS PER APPROVED PLANS AND SPECIFICATIONS.
12. FINAL SITE STABILIZATION IS ANTICIPATED FOLLOWING THE COMPLETION OF GRADING ACTIVITIES PER WDNR TECHNICAL STANDARD 1059. IF SITE STABILIZATION CANNOT BE COMPLETED BY OCTOBER 15, THEN THE USE OF ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED. IN ADDITION, ALL SLOPES OF GREATER THAN 20% MUST ADHERE TO THE SCHEDULE IN TABLE 1 BELOW.
13. AFTER ALL TOPSOIL HAS BEEN REAPPLIED AND STABILIZATION IS UNDERWAY, ROADWAY, PARKING LOT, AND SIDEWALK BASE MATERIAL WILL BE APPLIED PER PROJECT SPECIFICATIONS.
14. THE GENERAL CONTRACTOR WILL REQUEST A FINAL INSPECTION BY THE CITY. UPON APPROVAL, ALL SILT FENCES, INLET FILTER PROTECTION, AND TRIANGULAR SILT DIKES SHALL BE REMOVED, AND ACCUMULATED SEDIMENT IN THE SEDIMENT BASIN SHALL BE DREDGED AND PROPERLY DISPOSED OF. IN ADDITION, THE CONTRACTOR MUST ENSURE THAT THE BIORETENTION BASIN IS CONSTRUCTED PER THE PROJECT PLANS AND DETAILS.
15. IF REQUIRED, FINAL "AS-BUILT" SURVEYS ARE TO BE CONDUCTED BY THE OWNER AND FINAL DOCUMENTS FORWARDED TO THE CITY.
16. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059. BY OCTOBER 15, THE SITE SHALL BE STABILIZED PER NOTE 12 ABOVE.
17. WE DO NOT ANTICIPATE THE NEED FOR WATERING WITH THIS CONSTRUCTION SCHEDULE, HOWEVER, IF ADEQUATE RAIN IS NOT EXPERIENCED WITHIN ONE WEEK AFTER INITIAL SEED GERMINATION AT ANY POINT DURING THE CONSTRUCTION PROCESS, WATER SHALL BE TRUCKED IN AND APPLIED ONCE PER WEEK.

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL CONTRACTOR TO THE CITY AND WDNR.

TABLE 1 – MAXIMUM PERIOD OF BARE SOIL FOR SLOPES GREATER THAN 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN?	LAND DISTURBANCE BETWEEN SEPT. 16 AND MAY 1	LAND DISTURBANCE BETWEEN MAY 2 AND SEPT. 15
YES	90 DAYS	90 DAYS
NO	60 DAYS	30 DAYS

TABLE FROM WI DNR GUIDANCE DOC # 3800–2015–06

DEWATERING PLAN

TO FACILITATE CONSTRUCTION AT THE PROJECT SITE, DEWATERING MAY TAKE PLACE BY THE SELECTED CONTRACTOR. CONTRACTOR TO FOLLOW THESE INSTRUCTIONS WHILE PERFORMING DEWATERING ACTIVITIES ON-SITE. IF DEWATERING IS TO TAKE PLACE AT THE SITE, IT WILL OCCUR BETWEEN STEPS 3 AND 14 OF THE EROSION CONTROL OPERATION SEQUENCE.

NOTE: THESE INSTRUCTIONS DO NOT APPLY TO WATER BEING DISCHARGED DIRECTLY TO GROUNDWATER OR KARST FEATURES OR WELL DEWATERING SYSTEMS. CONTRACTOR SHALL COORDINATE ACCORDINGLY FOR OTHER DEWATERING ACTIVITIES AS DEEMED NECESSARY WITH THE WDNR.

1. THE CONTRACTOR SHALL ENSURE THAT THE DEWATERING PRACTICES CARRIED OUT MEET OR EXCEED WNDR TECHNICAL STANDARD NUMBER 1061.
2. A PAN OR OTHER CONTAINMENT DEVICE SHALL BE PLACED UNDERNEATH THE PUMP TO CAPTURE ANY SPILLS. OILS, GASOLINE, ETC. SHALL NOT BE STORED WITHIN WETLANDS, NEAR THE STORMWATER POND, OR OTHER ON-SITE WATER AREAS.
3. A TYPE 2 GEOTEXTILE BAG THAT IS NO SMALLER THAN 100 SQUARE FEET; HAS A MAXIMUM APPARENT OPENING SIZE OF 0.212 mm; HAS A GRAB TENSILE STRENGTH OF 300 LBS; MULLEN BURST OF 580 PSI; PERMEABILITY OF 0.2 CM/SEC; FABRIC WEIGHT OF 12 OZ SHALL BE USED. THE GEOTEXTILE BAG AREA AND DOWNGRADE FLOW AREA SHALL CONSIST OF VEGETATED AND UNDISTURBED SOILS.
4. POLYMER APPROVED BY THE WDNR MEETING WDNR TECHNICAL STANDARD 1051 MAY BE USED IN COMBINATION WITH THE DEWATERING BAG IF THE DEWATERING BAG IS NOT DOING AN ADEQUATE JOB ALONE OF FILTERING SEDIMENTS. THE CONTRACTOR SHALL SUPPLY TOXICITY TESTING DATA TO THE WDNR BEFORE USE ON-SITE FOR WDNR APPROVAL. POLYMER SHALL NOT BE DIRECTLY APPLIED TO SURFACE WATER. CONTRACTOR SHALL OBTAIN THE MATERIAL SAFETY DATA SHEETS (MSDS) FOR THE SELECTED POLYMER, MANUFACTURER'S INFORMATION AND WDNR USE RESTRICTIONS (SEE TECHNICAL STANDARD 1051) AND KEEP ALL THIS INFORMATION ON-SITE. CONTRACTOR SHALL ADHERE TO MANUFACTURER AND WDNR'S APPLICATION RATES FOR THE POLYMER, WITH THE WDNR'S RATE TAKING PRECEDENCE. THE CONTRACTOR SHALL TAKE STEPS TO ENSURE THAT THE POLYMER IS NOT SPILLED. SPILL KITS SHALL BE KEPT ON SITE; THE MANUFACTURER'S RECOMMENDED CLEANUP PROCEDURES SHALL BE FOLLOWED IN THE EVENT OF A SPILL.
5. A TARP MAY BE UTILIZED UNDERNEATH THE TYPE 2 GEOTEXTILE BAG AND JUST DOWN SLOPE OF THE BAG TO DISCOURAGE EROSION AND SCOUR.
6. A FLOATING SUCTION HOSE OR OTHER FLOTATION METHOD SHALL BE UTILIZED WHEN PUMPING FROM AN AREA WITH STANDING WATER TO AVOID SUCKING SEDIMENT FROM GRADE.
7. IF TURBID WATER IS LEAVING THE GEOTEXTILE BAG, THE CONTRACTOR SHALL SHUT OFF THE PUMP TO ALLOW SEDIMENTS TO SETTLE INTO THE BAG. CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS FOR DETERMINING THE SEDIMENT CAPACITY OF THE GEOTEXTILE BAG USING GOOD COMMON SENSE. SEDIMENT LEVELS CONTAINED IN THE BAG SHALL BE MONITORED TO MEASURE THE LOSS OF STORAGE CAPACITY OVER TIME. THE CONTRACTOR SHALL PROPERLY DISPOSE OF THE GEOTEXTILE BAG IN A WASTE RECEPTACLE ONCE IT IS NO LONGER USED.
8. DURING DEWATERING ACTIVITIES THE CONTRACTOR SHALL MONITOR DEWATERING PRACTICES AND KEEP A LOG OF THE FOLLOWING:
   A. DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
   B. OBSERVED WATER TABLE AT TIME OF DEWATERING.
   C. MAINTENANCE ACTIVITIES
   D. NAME AND QUANTITY OF POLYMER USED. PRODUCT TYPE. APPLICATION RATE OF POLYMER IN POUNDS/ACRE FEET OF WATER. DATE AND TIME APPLIED. WEATHER CONDITIONS DURING APPLICATION. METHOD OF APPLICATION.

THIS LOG NEEDS TO BE KEPT ON SITE FOR WDNR REGULATORY REVIEW. COPIES OF THIS DOCUMENTATION SHOULD BE KEPT IN THE CONTRACTOR'S MONITORING LOG AND MADE AVAILABLE UPON REQUEST.

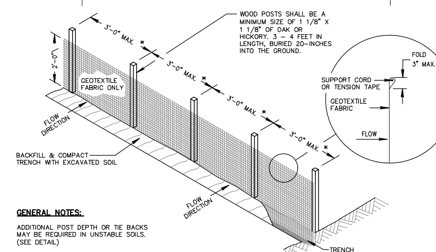
REVIEW THE FOLLOWING FOR MORE INFORMATION:

WDNR TECHNICAL STANDARD 1061 FOR DEWATERING – http://dnr.wi.gov/topic/stormWater/documents/Dewatering_1061.pdf

WDNR TECHNICAL STANDARD 1051 FOR POLYMER – http://dnr.wi.gov/topic/stormWater/documents/dnr1051.pdf

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY / 0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL, ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY DNR/ USACOE.



GENERAL NOTES:

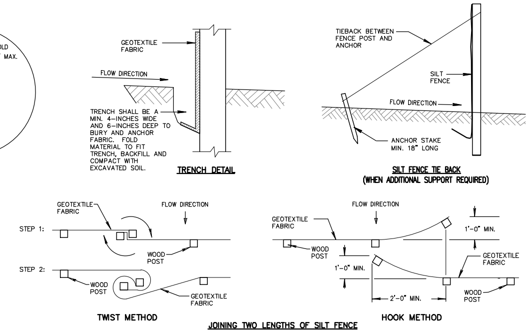
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. (SEE DETAIL)

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

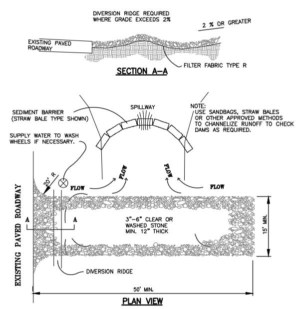
*8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

IF POSSIBLE, CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING METHODS:
(1)TWIST METHOD: OVERLAP END POSTS & TWIST AT LEAST 180 DEGREES.
(2)HOOK METHOD: HOOK THE END OF EACH SILT FENCE LENGTH.

AXONIMETRIC VIEW



1 / C2.10 FILTER FABRIC SILT FENCE DETAIL
N.T.S.



GENERAL NOTES:

THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 3- TO 6-INCH STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE & DIMENSIONS SHOWN ON THE PLANS & GRADE TO CREATE A SMOOTH SURFACE.

THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12 INCHES. USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.

THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS & IN ANY CASE SHALL NOT BE LESS THAN 15 FEET WIDE.

THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET.

LOCATE CONSTRUCTION ENTRANCES & EXITS TO LIMIT SEDIMENT LEAVING THE SITE & TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES & ENTRANCES AT CURVES IN PUBLIC ROADS.

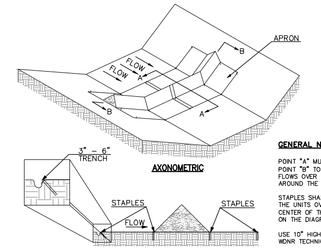
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE & REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED BY THE END OF THE WORK DAY.

PROVIDE DRAINAGE FOR A 2 YEAR – 24 HOUR EVENT TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, DESIGNATE AN AREA WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

2 / C2.10 STONE TRACKING CONSTRUCTION ENTRANCE
N.T.S.



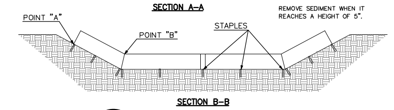
GENERAL NOTES:

POINT "A" MUST BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DIKE & NOT AROUND THE ENDS.

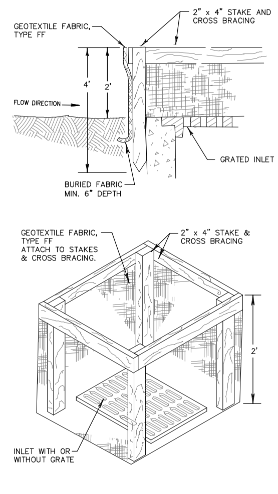
STAPLES SHALL BE PLACED WHERE THE UNITS OVERLAP & IN THE CENTER OF THE 7' UNIT AS SHOWN ON THE DIAGRAMS.

USE 10" HIGH SILT DIKE AS PER WDNR TECHNICAL STANDARD 1062.

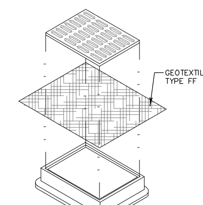
REMOVE SEDIMENT WHEN IT REACHES A HEIGHT OF 5".



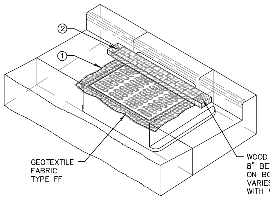
3 / C2.10 TRIANGULAR SILT DIKE
N.T.S.



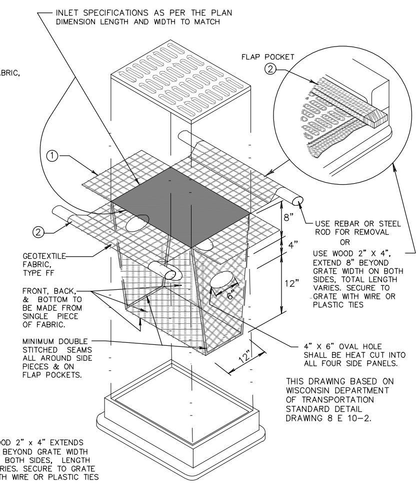
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B, WITHOUT CURB BOX
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C, WITH CURB BOX



INLET PROTECTION, TYPE D.
(CAN BE INSTALLED IN ANY INLET TYPE, WITH OR WITHOUT A CURB BOX)

GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL. SIDE FLAPS, WHERE REQUIRED SHALL BE A MIN. OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

(2) FOR INLET PROTECTION, TYPE C (WITH CURB BOX), FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE FLAP AND NOT BLOCK THE TOP HALF OF THE CURB BOX OPENING.

INSTALLATION NOTES

TYPE B & C
TRIM EXCESS FABRIC A MINIMUM OF 10" AROUND GRATE FOR MAINTENANCE OR REMOVAL. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
UTILIZE INLET PROTECTION TYPE D IN INLETS DEEPER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR MAY CINCH THE BAG, USING PLASTIC ZIP TIES, TO FIT INLETS LESS THAN 30" DEPTH. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

4 / C2.10 INLET PROTECTION DETAIL
N.T.S.

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ISSUANCES + REVISIONS:

#	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

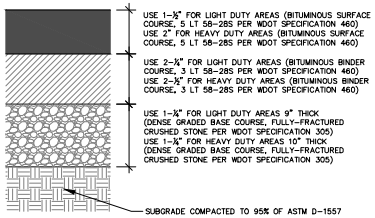
Issued for: **SITE PLAN REVIEW SET**
12/29/2025

Project Number: **3580.2**

Sheet Title: **SITE EROSION CONTROL DETAILS**

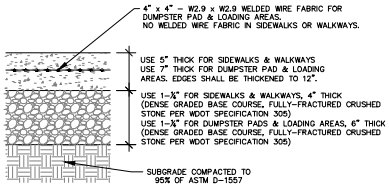
Sheet Number: **C2.10**

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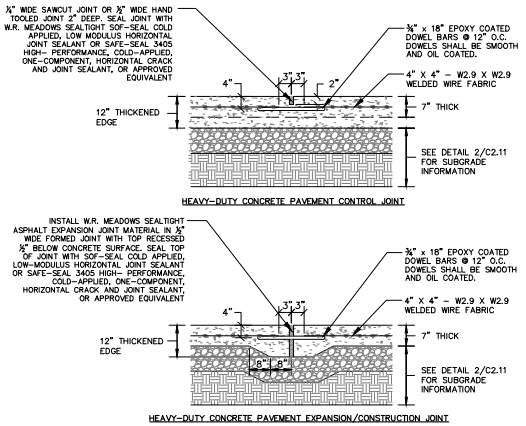
*REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND INSTRUCTIONS.

1 C2.11 ASPHALTIC CONCRETE PAVEMENT N.T.S.

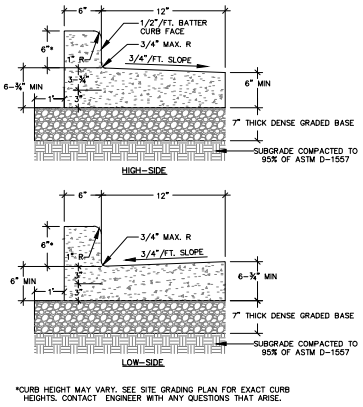


*REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND INSTRUCTIONS.

2 C2.11 CONCRETE SIDEWALK/SLAB N.T.S.

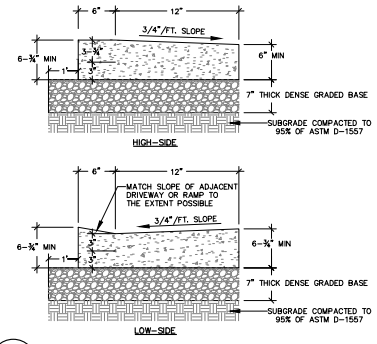


3 C2.11 CONTROL & CONSTRUCTION JOINT DETAILS (TYP.) N.T.S.

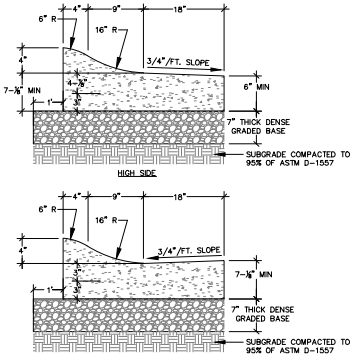


*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

4 C2.11 18-INCH BARRIER CONCRETE CURB & GUTTER N.T.S.

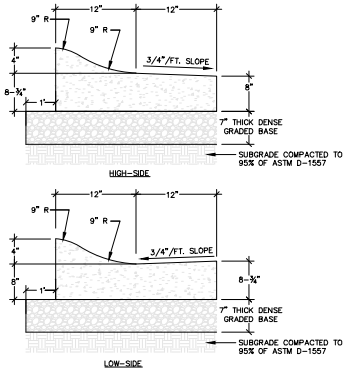


5 C2.11 18-INCH DEPRESSED CONCRETE CURB & GUTTER N.T.S.



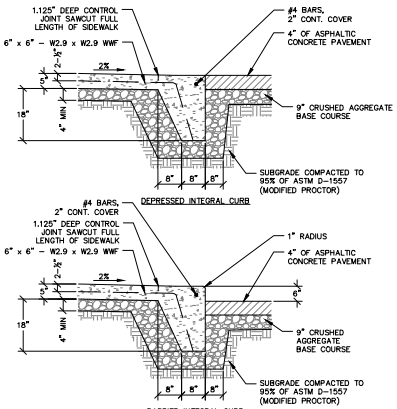
*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

6 C2.11 31-INCH MOUNTABLE CONCRETE CURB & GUTTER N.T.S.

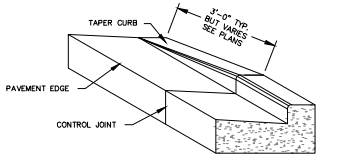


*CURB HEIGHT MAY VARY. SEE SITE GRADING PLAN FOR EXACT CURB HEIGHTS. CONTACT ENGINEER WITH ANY QUESTIONS THAT ARISE.

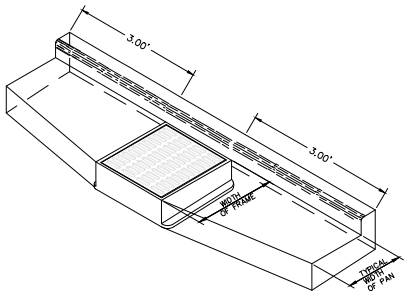
7 C2.11 24-INCH MOUNTABLE CONCRETE CURB & GUTTER N.T.S.



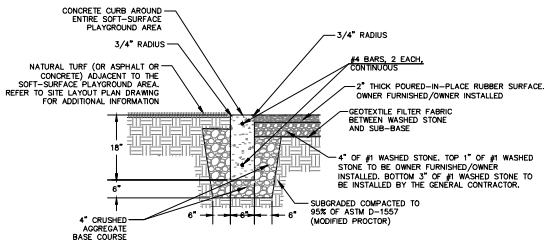
8 C2.11 CONCRETE SIDEWALK WITH INTEGRAL CURB N.T.S.



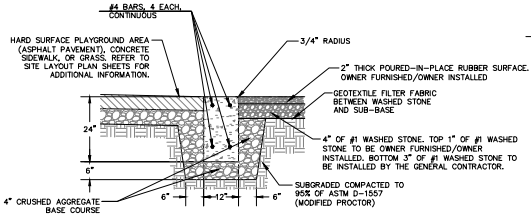
9 C2.11 CONCRETE CURB & GUTTER TRANSITION TO ZERO-FACE CURB N.T.S.



10 C2.11 CONCRETE GUTTER PAN TRANSITION AT STORM SEWER INLETS N.T.S.



11 C2.11 NEW 6" WIDE CONCRETE CURB FOR BORDER AROUND SOFT-SURFACE PLAYGROUND AREA N.T.S.



12 C2.11 NEW 12" WIDE CONCRETE CURB FOR BORDER AROUND SOFT-SURFACE PLAYGROUND AREA N.T.S.

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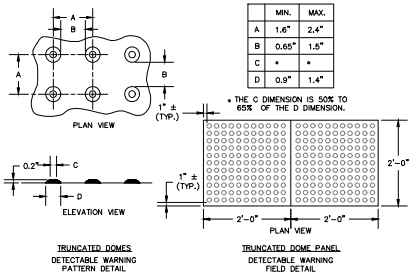
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SITE DETAILS

Sheet Number:
C2.11

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	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

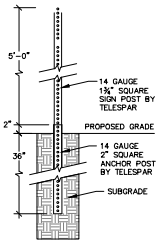
TRUNCATED DOMES
DETECTABLE WARNING PATTERN DETAIL

TRUNCATED DOME PANEL
DETECTABLE WARNING FIELD DETAIL

GENERAL NOTES

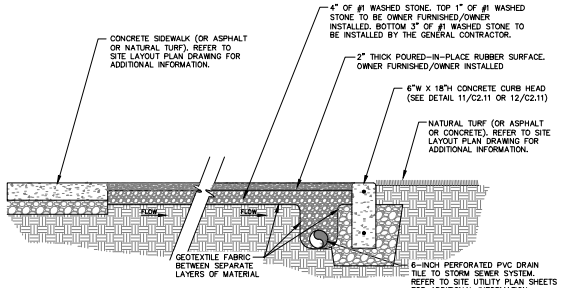
TRUNCATED DOME DETECTABLE WARNING FIELD SHALL CONSIST OF CAST IRON PLATES WITH NO COLOR, SUCH AS THOSE MANUFACTURED BY NEENAH FOUNDRY. PLATES SHOULD WEATHER TO A RUST COLOR OVER TIME. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT IT IS CENTERED IN THE CURB RAMP WITH THE EDGE NEAREST THE BACK OF CURB A MINIMUM OF 3" AND A MAXIMUM OF " AWAY FROM THE BACK OF CURB. IN LOCATIONS WHERE THE RAMP IS SKEWED TO THE CURB, THE DETECTABLE WARNING FIELD IS TO RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL, WITH THE EDGE NEAREST THE BACK OF CURB 4" AWAY FROM THE BACK OF CURB.

1 C2.12 TRUNCATED DOME DETECTABLE WARNING FIELD
N.T.S.

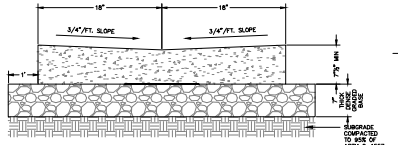


*INSTALL SIGNS USING THE TELESPAR SINGLE BREAKAWAY ANCHOR METHOD. SEE SITE PLAN FOR SIGN LOCATIONS.

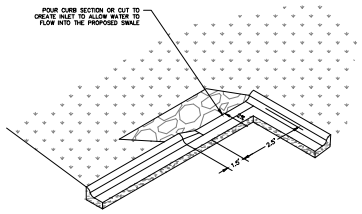
2 C2.12 SIGN POST DETAIL
N.T.S.



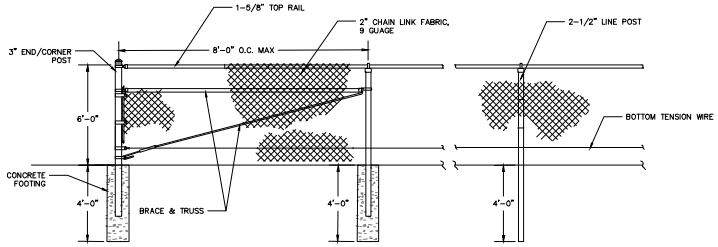
3 C2.12 SOFT SURFACE PLAYGROUND AREA DETAIL
N.T.S.



4 C2.12 36-INCH CONCRETE DRAINAGE GUTTER
N.T.S.

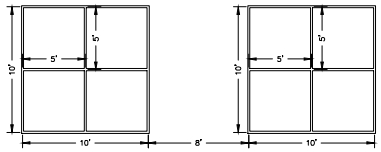


5 C2.12 CORNER CURB CUT DETAIL
N.T.S.



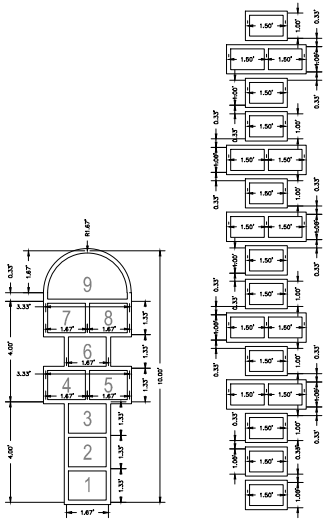
*ALL FENCE MATERIALS SHALL BE BLACK VINYL COATED.

6 C2.12 6-0" HIGH CHAIN-LINK FENCE DETAIL
N.T.S.



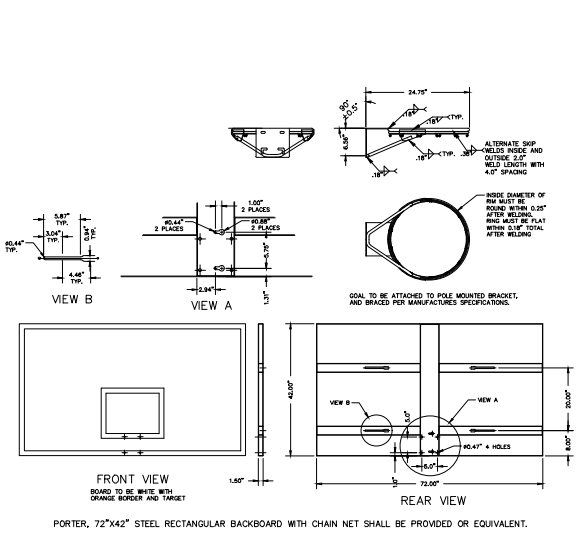
ALL FOUR SQUARE LINES SHALL BE 2 INCHES WIDE WHITE PAINT

7 C2.12 FOUR SQUARE COURT LAYOUT
N.T.S.



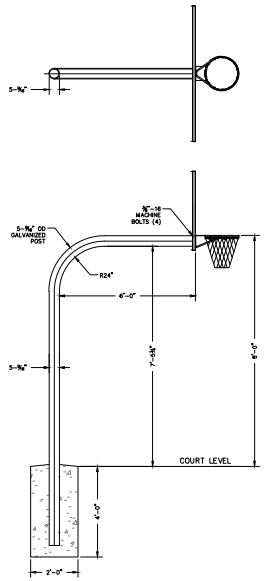
ALL HOP SCOTCH LINES SHALL BE 2 INCHES WIDE WHITE PAINT

8 C2.12 HOP SCOTCH COURT LAYOUT
N.T.S.

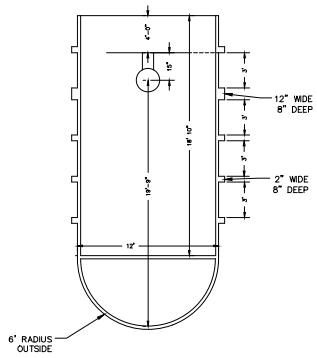


PORTER, 72"X42" STEEL RECTANGULAR BACKBOARD WITH CHAIN NET SHALL BE PROVIDED OR EQUIVALENT.

9 C2.12 BASKETBALL BACKBOARD AND GOAL
N.T.S.



10 C2.12 BASKETBALL POLE
N.T.S.



ALL BASKETBALL COURT LINES SHALL BE 2 INCHES WIDE WHITE PAINT

11 C2.12 BASKETBALL COURT LAYOUT
N.T.S.

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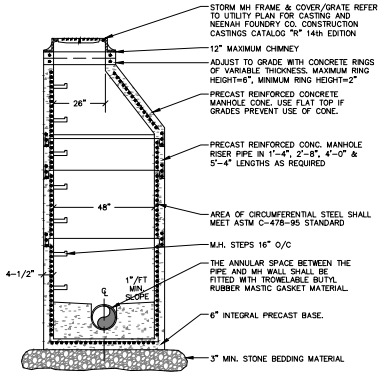
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STORM MANHOLE NOTES:

1.) PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

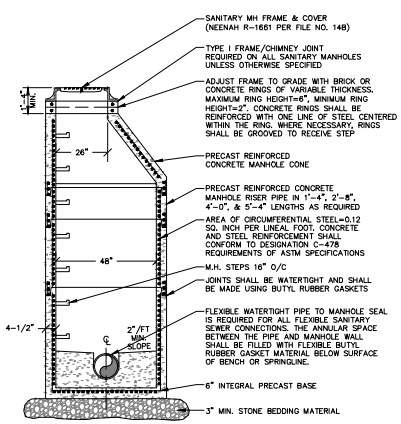
2.) CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3.) JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4.) 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE AND BACKFILLED STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

5.) SEE STANDARD SPECIFICATIONS, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

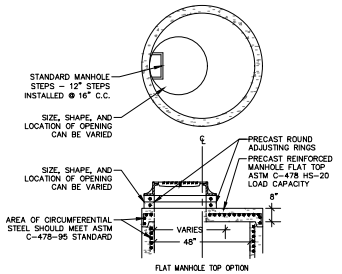
1 C2.20 STORM MANHOLE DETAIL N.T.S.



SANITARY MANHOLE NOTES:

1. 4" MIN. BEDDING MATERIAL REQUIRED UNDER INTEGRAL PRECAST MANHOLE BASE WITH A MINIMUM OF 4" OF GRANULAR BACKFILL MATERIAL PLACED AROUND THE OUTSIDE OF THE STRUCTURE.
2. SEE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN, FILE NO. 12 FOR PRECAST MANHOLE AND FILE NO. 13 FOR MANHOLE INVERTS, INCLUDING INVERTS OF LATERAL SEWERS THAT CONNECT DIRECTLY TO MANHOLES.

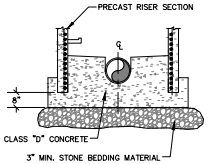
2 C2.20 SANITARY MANHOLE DETAIL N.T.S.



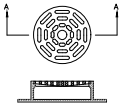
FLAT MANHOLE TOP OPTION

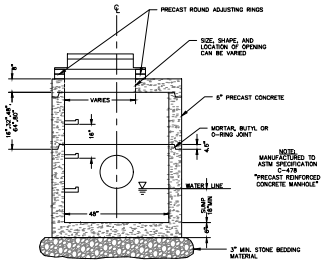
NOTE: USE ONLY WHEN LACK OF COVER PREVENTS USE OF CONE MANHOLE

3 C2.20 OPTIONAL FLAT TOP MANHOLE WITH ROUND FRAME & COVER N.T.S.



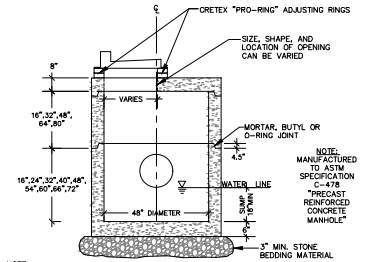
4 C2.20 OPTIONAL POURED MANHOLE BASE FOR MANHOLES N.T.S.





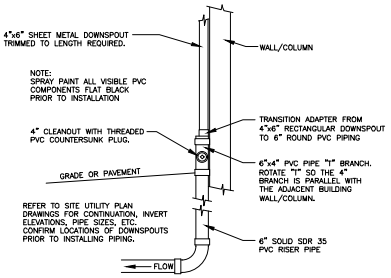
NOTE: REFER TO SITE UTILITY PLAN FOR FRAME & GRATE & RIM ELEVATION.

5 C2.20 48-INCH DIAMETER STORM CATCH BASIN WITH ROUND FRAME & GRATE N.T.S.

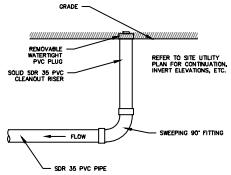


NOTE:
REFER TO SITE UTILITY PLAN DRAWING FOR INFORMATION REGARDING PIPE LOCATIONS, PIPE DIAMETERS, PIPE INVERTS, RIM ELEVATIONS, AND FRAMES & GRATES.

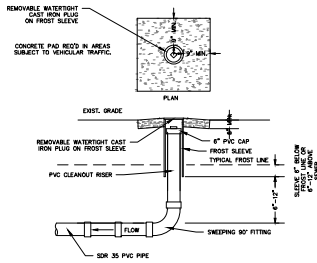
6 C2.20 ROUND STORM CATCH BASIN WITH CURB BOX FRAME & GRATE N.T.S.



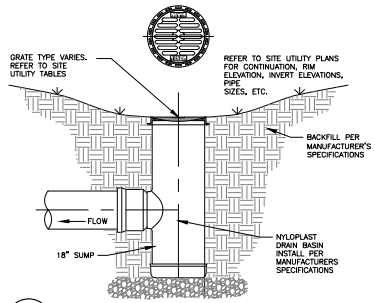
7 C2.20 DOWNSPOUT CONNECTION N.T.S.



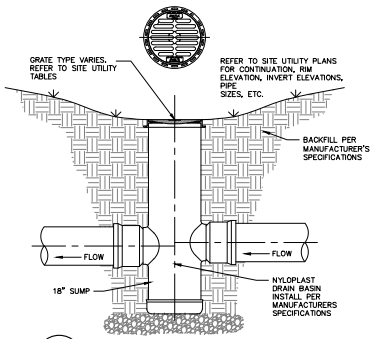
8 C2.20 STORM SEWER END RUN CLEANOUT N.T.S.



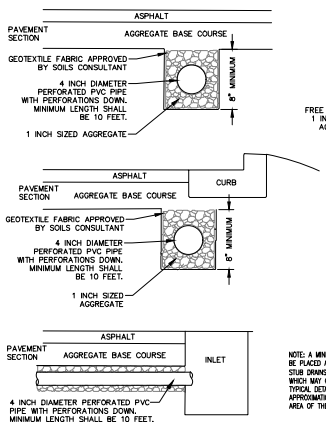
9 C2.20 6" END RUN CLEANOUT N.T.S.

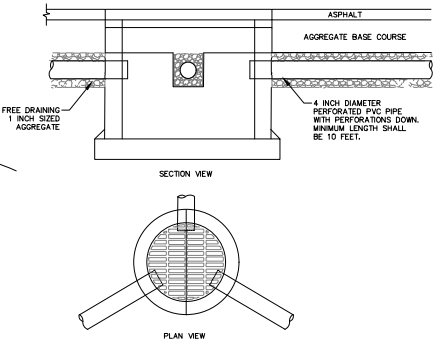


10 C2.20 NYLOPLAST DRAIN BASIN WITH OUTLET N.T.S.



11 C2.20 NYLOPLAST DRAIN BASIN WITH INLET AND OUTLET N.T.S.





NOTE: A MINIMUM OF TWO STUB DRAINS SHOULD BE PLACED AT EACH CATCH BASIN, AND THE INVERTS OF THE STUB DRAINS SHALL BE PLACED AT OR ABOVE THE CROWN OF THE DOWNSTREAM STORM SEWER PIPE OR BE PROTECTED WITH A BACKWATER VALVE. THE STUB DRAINS SHOULD BE PLACED PARALLEL TO THE DIRECTION OF VEHICLE TRAVEL TO MINIMIZE THE POTENTIAL FOR "FROST BUMPS" WHICH MAY OCCUR BECAUSE OF DIFFERING DEPTHS OF FILL MATERIAL. IN ADDITION, PLEASE NOTE THAT THIS DETAIL IS INTENDED AS A TYPICAL DETAIL ONLY AND CERTAIN CONSTRUCTION CONSIDERATIONS MAY LIMIT ITS DUPLICATION IN THE FIELD. HOWEVER, AN APPROXIMATION OF THESE CONDITIONS SHOULD MINIMIZE EXCESSIVE BUILD-UP OF WATER IN THE AGGREGATE BASE COURSE IN THE AREA OF THE CATCH BASINS.

12 C2.20 PAVEMENT DRAINTILE SUBDRAINAGE SYSTEM N.T.S.

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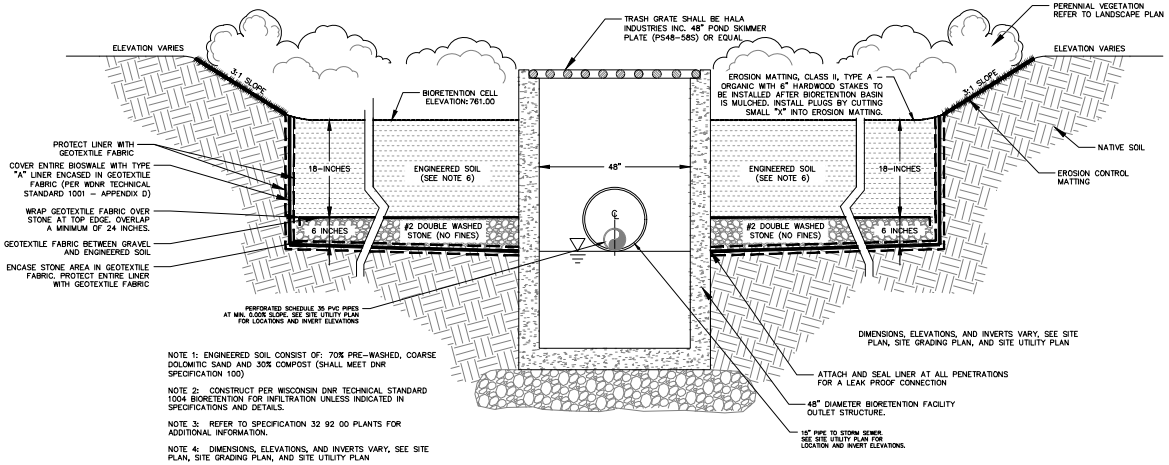
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Sheet Title:
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Sheet Number:
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NOTE 1: ENGINEERED SOIL CONSIST OF: 70% PRE-WASHED, COARSE DOLOMITIC SAND AND 30% COMPOST (SHALL MEET DNR SPECIFICATION 100)

NOTE 2: CONSTRUCT PER WISCONSIN DNR TECHNICAL STANDARD 1004 BIORETENTION FOR INFILTRATION UNLESS INDICATED IN SPECIFICATIONS AND DETAILS.

NOTE 3: REFER TO SPECIFICATION 32 92 00 PLANTS FOR ADDITIONAL INFORMATION.

NOTE 4: DIMENSIONS, ELEVATIONS, AND INVERTS VARY, SEE SITE PLAN, SITE GRADING PLAN, AND SITE UTILITY PLAN

CARE SHALL BE TAKEN TO AVOID COMPACTION OF THE ENGINEERED SOIL WITHIN THE LIMITS OF THE BIORETENTION FACILITY DURING AND AFTER CONSTRUCTION.

NOTE 1: THE BIO-RETENTION BASIN WILL FUNCTION AS A TEMPORARY SEDIMENT BASIN DURING LAND DISTURBING CONSTRUCTION ACTIVITIES. THE SEDIMENT BASIN SHALL BE CONSTRUCTED WITHIN THE FOOTPRINT OF FUTURE BIO-RETENTION BASIN AND EXCAVATED TO THE APPROXIMATE DIMENSIONS OF THE FUTURE BIO-RETENTION BASIN. SEDIMENT BASINS SHALL BE CONSTRUCTED IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1064 UNLESS SHOWN OTHERWISE IN PLANS OR SPECIFICATIONS. IF SEDIMENT BASIN NEEDS TO BE DEWATERED IT SHALL BE DONE IN ACCORDANCE TO WISCONSIN DNR TECHNICAL STANDARD 1061.

NOTE 2: FOLLOWING SITE STABILIZATION, SEDIMENT BASIN SHALL BE DEWATERED AND ACCUMULATED SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED. FOLLOWING SEDIMENT REMOVAL, THE BASIN WILL NO LONGER ACT AS A TEMPORARY SEDIMENT BASIN AND THEREFORE NO SEDIMENT LADEN WATER FROM CONSTRUCTION ACTIVITIES SHALL BE ALLOWED TO DISCHARGE INTO THE BASIN.

NOTE 3: CONSTRUCTION OF THE BIO-RETENTION BASIN SHALL BEGIN ONLY AFTER THE SITE HAS BEEN FULLY DEVELOPED AND STABILIZED FROM EROSION AND ANY ACCUMULATED SEDIMENT WITHIN THE BASIN HAS BEEN DISPOSED.

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NOTE 5: BASIN CONSTRUCTION SHALL BE SUSPENDED DURING PERIODS OF RAINFALL OR SNOWMELT. CONSTRUCTION SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT OR IF RESIDUAL SOIL MOISTURE CONTRIBUTES SIGNIFICANTLY TO THE POTENTIAL FOR SOIL SMEARING, CLUMPING, OR OTHER FORMS OF COMPACTION.

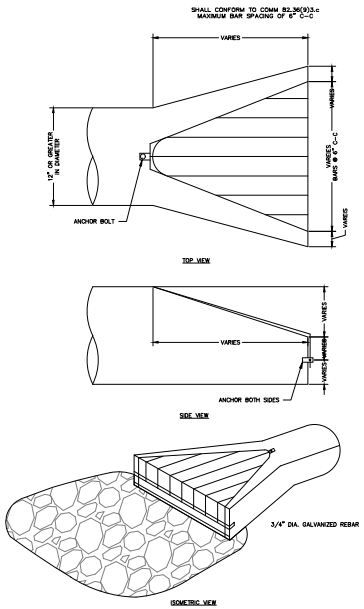
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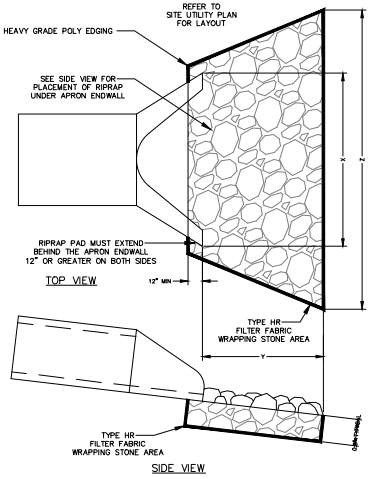
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1 C2.21 BIORETENTION BASIN DETAIL
N.T.S.



4 C2.21 TRASH GUARD AT RCP APRON ENDWALLS
N.T.S.



DIA (INCH)	X (INCH)	Y (INCH)	Z (INCH)
12	24	120	48
15	30	120	60
18	36	120	60
21	42	120	72
24	48	120	72
27	54	120	81
30	60	120	90
36	72	120	108
42	78	120	120
48	84	120	120
54	90	120	150
60	96	120	162
66	102	120	174
72	108	120	186

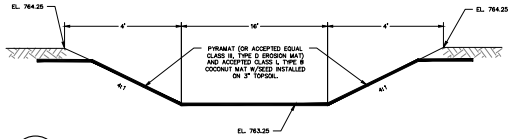
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2.) PIPES 36" AND GREATER SHALL HAVE JOINT TIES.

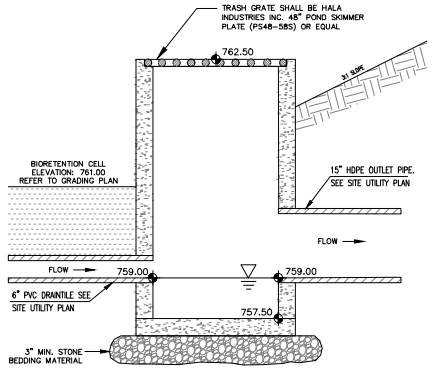
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4.) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE OUTSIDE DIMENSIONS OF A SINGLE PIPE.

5 C2.21 TYPICAL PLACEMENT OF RIPRAP AT APRON ENDWALLS
N.T.S.



2 C2.21 STORM WATER POND EMERGENCY SPILLWAY CROSS SECTION FOR BIORETENTION BASIN
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OUTLET STRUCTURE NOTES:

1. PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE HOOP OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY, RINGS SHALL BE GROOVED TO RECEIVE STEP.

2. CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

3. JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

4. 3" MIN. BEDDING MATERIAL REQUIRED UNDER MANHOLE BASE. BACKFILL STRUCTURE WITH GRANULAR BACKFILL MATERIAL.

3 C2.21 48-INCH STORM OUTFALL STRUCTURE FOR BIO-RETENTION BASIN
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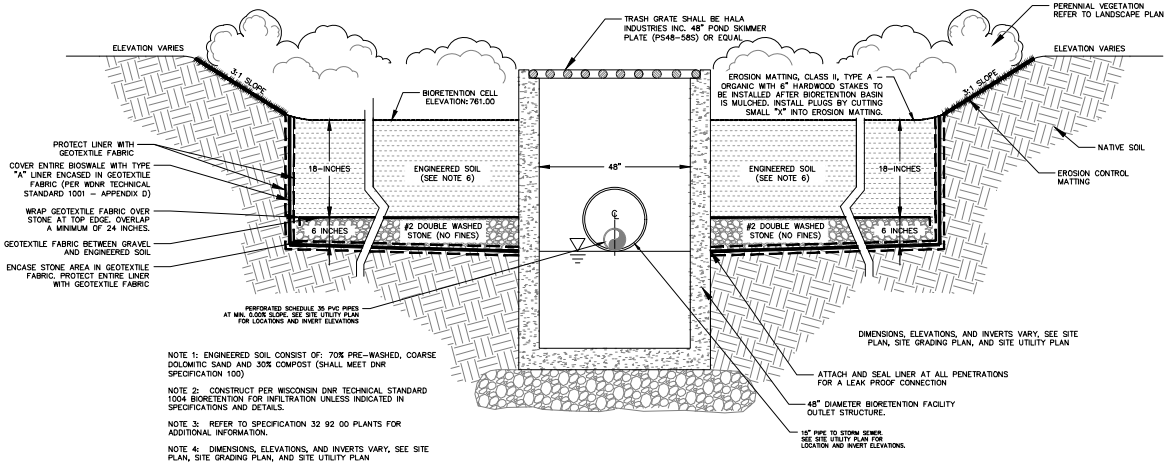
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SITE UTILITY DETAILS

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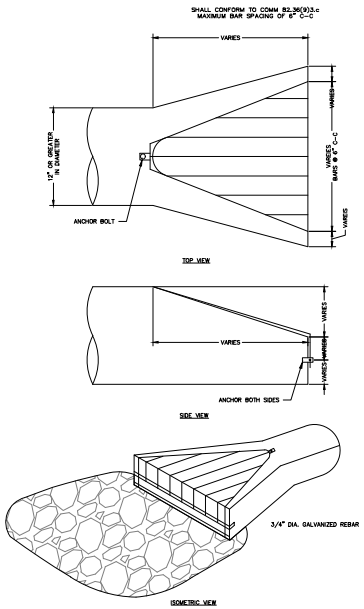
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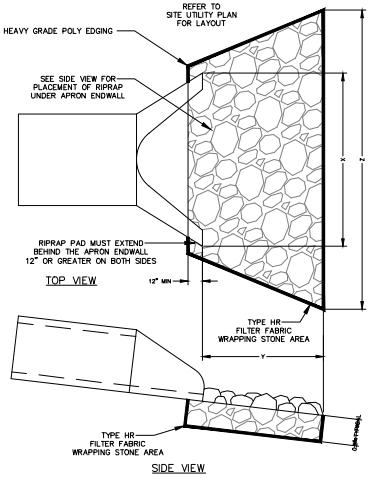
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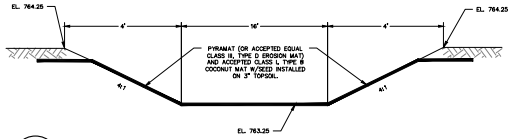
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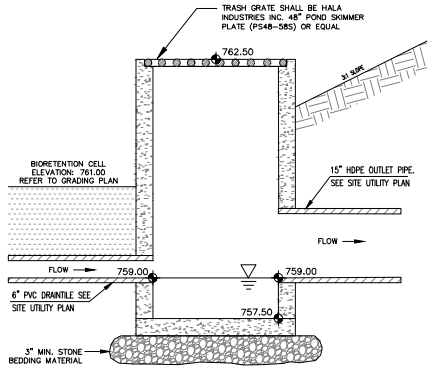
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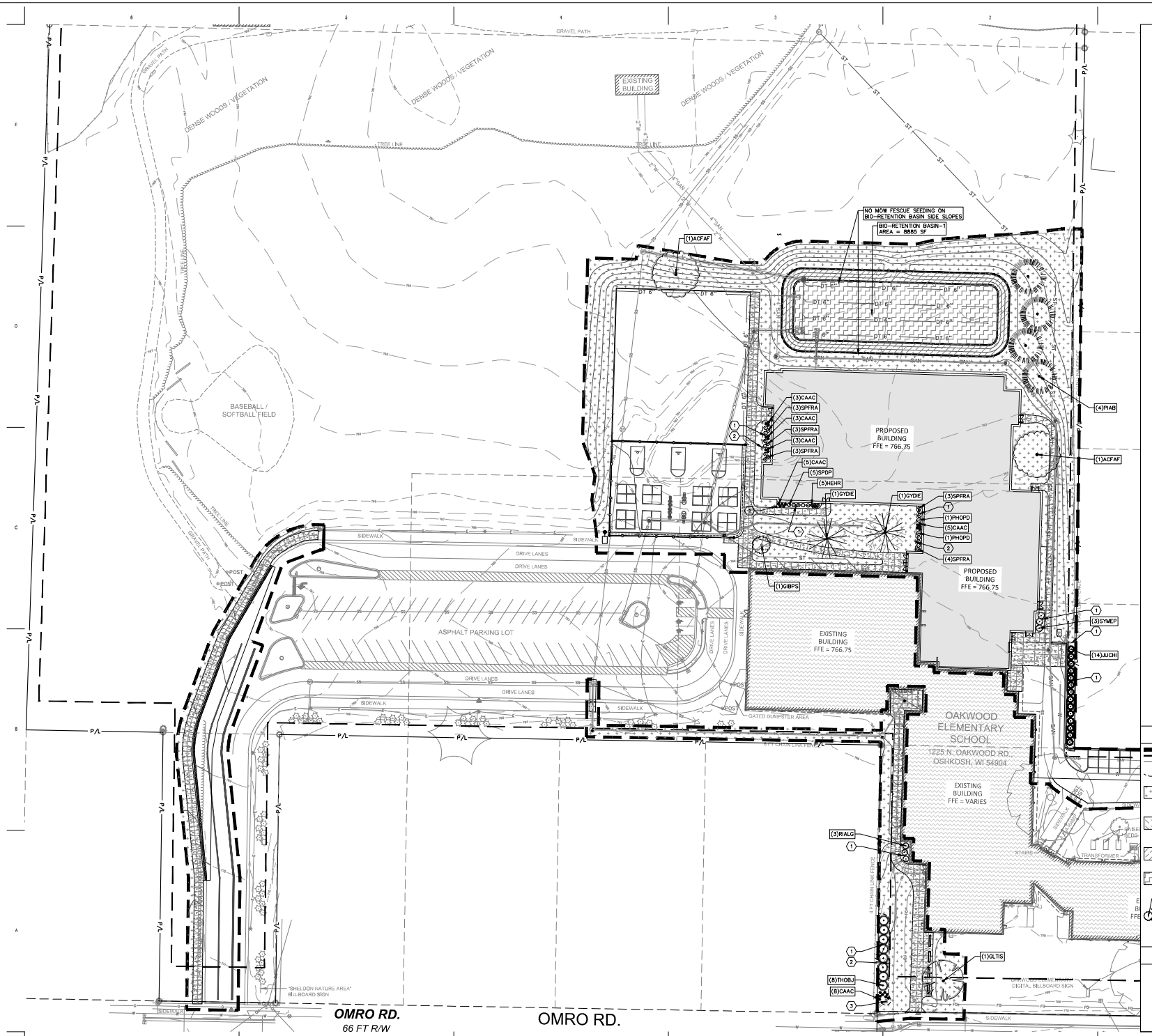
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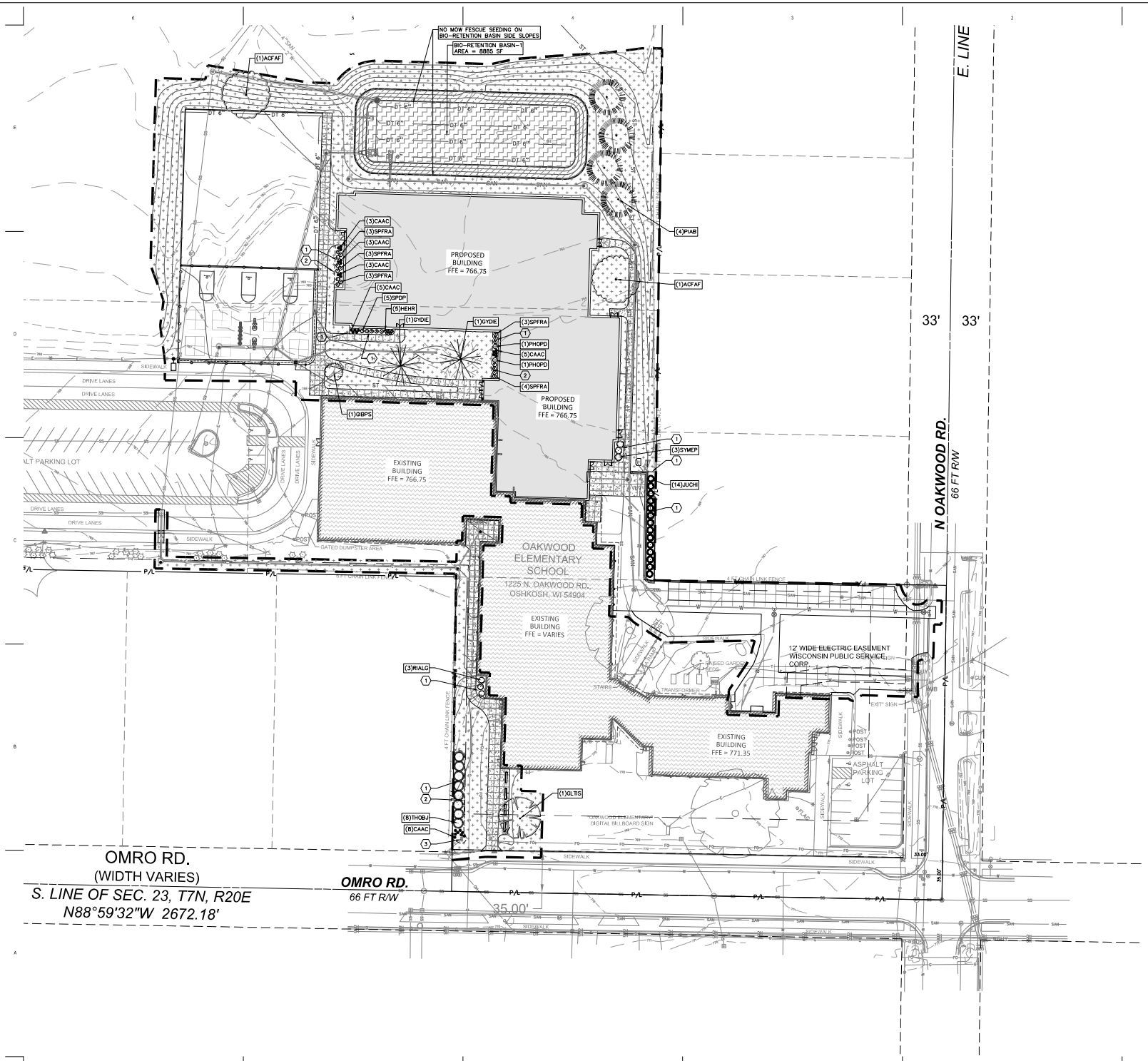
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Sheet Title:
SITE LANDSCAPE PLAN - AREA A

Sheet Number:
L1.11A

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Scale: 0 15 30 60
Scale: 1" = 30'

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HATCH LEGEND

- PROJECT LIMITS
- P/L — PROPERTY LINE
- EASE — EASEMENT LINE
- ALUMINUM EDGING (9 L2.10)
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, LAWN GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- NEW SEEDED SPORTS FIELD WITH MINIMUM 4" TOPSOIL, BARENBRUG TURF BLUE PRO SEED (OR APPROVED EQUIVALENT), FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED. TOPSOIL PLACEMENT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND FINE GRADING BY THE LANDSCAPE CONTRACTOR.
- AREAS DISTURBED BY CONSTRUCTION TO BE RESTORED WITH MINIMUM 4" TOPSOIL, NO MOW FESCUE WITH ANNUAL RYE GRASS SEED, FERTILIZER, AND MULCH (TYP). USE SALVAGED TOPSOIL OR IMPORT TOPSOIL IF REQUIRED.
- MIX 1½" PLUG PLANTINGS IN BIORETENTION AREA. REFER TO CIVIL AND LANDSCAPE DETAILS. PLUGS TO BE PLANTED 12-INCHES O.C. (11 L2.10)
- (10)HOPM — PLANT "CODE" REFERENCES TO THE PLANT SCHEDULE
- QUANTITY OF PLANTS IN THE PLANT GROUPING
- LEADER LINE
- PLANT SYMBOL (SYMBOL VARIES)

KEY INDEX

1. SHREDDED HARDWOOD MULCH (7 L2.10)
2. ALUMINUM EDGING AT PLANTING BED (9 L2.10)
3. EXISTING EMERGENCY SIREN POLE TO REMAIN (PROTECT FROM DAMAGE DURING CONSTRUCTION)

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Sheet Title:
SITE LANDSCAPE PLAN - AREA B

Sheet Number:
L1.12B

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Plant Schedule

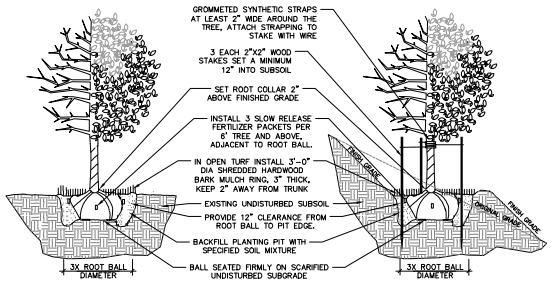
Code	Scientific Name	Common Name	Quantity	Spacing	Install Size	Mature Size (Height/Spread)
Canopy Trees: (Install in accordance with detail 3/L2.10)						
ACFAF	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2	Per Plan	2.5" caliper B&B	50'/40'
GIBFS	Ginkgo biloba 'Fairmeter Sentry'	Princeton Sentry Ginkgo (male)	1	Per Plan	2.5" caliper B&B	40'/15'
GLTIS	Gleditsia triacanthos 'Shademaster' PP1,5'5	Shademaster Honeylocust	1	Per Plan	2.5" caliper B&B	60'/25'
GYDE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2	Per Plan	2.5" caliper B&B	50'/35'
Evergreen Trees: (Install in accordance with detail 4/L2.10)						
PIAB	Picea abies	Norway Spruce	4	Per Plan	6 tall B&B	50'-70'/25'-35'
Deciduous Shrubs: (Install in accordance with detail 5/L2.10)						
PHOPD	Physocarpus opulifolius 'Donna May' PP22,834	Little Devil Ninebark	2	Per Plan	24" cal pot	5'-4'/3'-4'
RIALG	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	3	Per Plan	18" cal pot	3'-5'/3'-5'
SPDP	Spiraea x NCSX2' PP30,953	Double Play Doozie Spirea	5	Per Plan	18" cal pot	2'-5'/2'-3'
SPFRA	Spiraea x frittoniana JN Select A'	Pink-a-licious Fritsch Spirea	16	Per Plan	18" cal pot	2'-3'/2'-3'
SYMEP	Syringa reticulata 'Pallib n'	Meyer Lilac (Dwarf Korean Lilac)	3	Per Plan	24" cal pot	4'-8'/5'-7'
Evergreen Shrubs: (Install in accordance with detail 5/L2.10)						
JUCH	Juniperus chinensis 'Iowa	owa Juniper	14	Per Plan	4 tall B&B	10'-15'/5'-6'
T-OBJ	Thuja occidentalis 'Bailey Jo' PP15,930	Techny Arborvitae	8	Per Plan	4 tall B&B	15'-20'/7'-8'
Perennials: (Install in accordance with detail 6/L2.10)						
CAAC	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	27	Per Plan	#1 cont	4'-5'/1'-2'4"
HEMER	Hemerocallis 'Happy Returns'	Happy Returns Daylily	5	Per Plan	#1 cont	12"-18"/18"-24"

NOTE: Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, abbreviations on the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity.

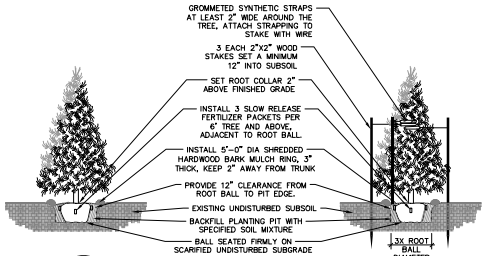
1 L2.10 PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM A NURSERY LOCATED IN ZONE 5, CONFORM TO APPLICABLE REQUIREMENTS OF THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AND BOTANICAL NAMES SHALL BE ACCORDING TO THE CURRENT EDITION OF "STANDARDIZED PLANT NAMES" PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
2. CONTRACTOR TO PROVIDE TO THE LANDSCAPE ARCHITECT SAMPLES OF ALL BARK AND MINERAL/STONE MULCHES, DECORATIVE GRAVELS, MAINTENANCE STRIP STONE, OR OTHER GROUND COVER MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
3. WOOD MULCH TO BE FRESHLY ACQUIRED SHREDDED HARDWOOD MULCH. DOUBLE MILLED, EXCESSIVE DIRT AND DUST LIKE MATERIAL OR OLD MATERIAL IS NOT ACCEPTABLE.
4. LANDSCAPE EDGING TO BE ALUMINUM EDGING. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
5. SHRUB PLANTING AREAS TO RECEIVE A 3-INCH THICK LAYER OF SHREDDED HARDWOOD BARK MULCH OVER TYPAR PROFESSIONAL WEED BARRIER FABRIC WITH EDGING. NO TYPAR PROFESSIONAL WEED BARRIER FABRIC IN PERENNIAL AREAS, RAIN GARDENS, BUTTERFLY GARDENS AND BIORETENTION BASINS. EDGING TO BE INSTALLED BETWEEN DIFFERENT TYPES OF MULCHES, BETWEEN MULCHES AND TURF, AND/OR WHERE SPECIFICALLY NOTED ON THE PLAN. REFER TO SPECIFICATION 32 93 00 PLANTS FOR ADDITIONAL INFORMATION.
6. INSTALL SHOVEL CUT EDGE AROUND ALL INDIVIDUAL TREES AND SHRUBS IN LAWN AREAS AND ALONG PAVEMENT WHERE PLANTING AREAS ABUT TO PREVENT SHREDDED HARDWOOD MULCH FROM SPILLING OUT OF PLANTING AREA.
7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF PLANT MATERIAL FOR 90 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS FOR 60 DAYS FROM INSTALLATION, INCLUDING WATERING, WEEDING, ETC. CONTRACTOR TO PROVIDE AND REVIEW MAINTENANCE INSTRUCTIONS WITH THE OWNER PRIOR TO THE COMPLETION OF THESE MAINTENANCE PERIODS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
8. CLEANLY PRUNE AND REMOVE DAMAGED BRANCHES, DEAD WOOD, AND ROOTS IMMEDIATELY PRIOR TO PLANTING. DO NOT CUT LEADERS OR LEAVE "V" CROTCHES OR DOUBLE LEADERS UNLESS A MULTI-STEM TREE IS SPECIFIED.
9. REMOVE BURLAP, WIRE BASKET, ROPE, TWINE, AND ALL SYNTHETIC MATERIAL FROM THE ROOTS, TRUNK, OR CROWN OF PLANT.
10. REMOVE EXCESS SOIL ABOVE ROOT COLLAR.
11. PLANT TREES AND SHRUBS SO THAT THE ROOT COLLAR IS 2" ABOVE FINISHED GRADE OR SEVERAL INCHES ABOVE GRADE IF PLANT IS INSTALLED IN POOR SOILS.
12. PLANT TREES AND SHRUBS WITH SAME ORIENTATION AS WHEN HARVESTED FROM THE NURSERY OR TO SHOWCASE THE MOST AESTHETIC VIEW.
13. PLANT ALL TREES WITH THREE SLOW RELEASE FERTILIZER PACKETS, SPACED EQUIDISTANT AROUND THE EDGE OF THE ROOT BALL.
14. PLANT ALL SHRUBS WITH ONE SLOW RELEASE FERTILIZER PACKET, PLACED BELOW THE ROOTING SYSTEM
15. WATER AND TAMP BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED AND AIR POCKETS ARE REMOVED.
16. FOR INDIVIDUAL TREES & SHRUBS PLANTED IN TURF AREAS, PROVIDE CONTINUOUS 3" SOIL SAUCER TO CONTAIN WATER & MULCH (TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)
17. INSTALL 3" THICK SHREDDED HARDWOOD BARK MULCH RING 3'-0" DIA. FOR DECIDUOUS TREES AND ALL INDIVIDUAL SHRUBS IN LAWN AREAS, 5'-0" DIA. FOR EVERGREEN TREES. KEEP MULCH 2" AWAY FROM TRUNKS.
18. STAKING – ONLY STAKE EVERGREEN TREES 5'-0" OR GREATER IN HEIGHT OR TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING. TREES WILL BECOME STRONGER FASTER WHEN THE TOP 2/3 OF THE TREE IS FREE TO SWAY. DO NOT ATTACH WIRE DIRECTLY TO TREES OR THROUGH HOSES – UTILIZE GROMMETED, SYNTHETIC STRAPS AT LEAST 2" WIDE AROUND THE TREE, ATTACH STRAPPING TO STAKE WITH WIRE. STAKE ONLY WHEN NECESSARY. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.
19. NO MOW TO BE NO MOW FESCUE SEED MIX WITH ANNUAL RYE NURSE CROP FROM PRAIRIE NURSERY, INC. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION. PRAIRIE NURSERY ADDRESS: PO BOX 306 WESTFIELD, WI 53964. TELEPHONE: 1-800-476-9453 FAX: 608-296-2741. INSTALL 4' TALL TEMPORARY WOOD STAKES 6' ON CENTER WITH SIGNAGE READING "NO MOW SEEDING – PLEASE DO NOT ENTER OR MOW" AROUND THE PERIMETER OF THE NO MOW FESCUE SEEDING AREA ALONG WITH PLASTIC YELLOW TAPE BETWEEN THE TOP OF THE STAKES TO DELINEATE IT FROM THE LAWN AREA SO THAT IT IS NOT ACCIDENTALLY MOWED ALONG WITH THE LAWN DURING THE ESTABLISHMENT PERIOD.
20. REFER TO SPECIFICATIONS 32 93 00 PLANTS AND 32 92 00 TURF AND GRASSES FOR ADDITIONAL INFORMATION.

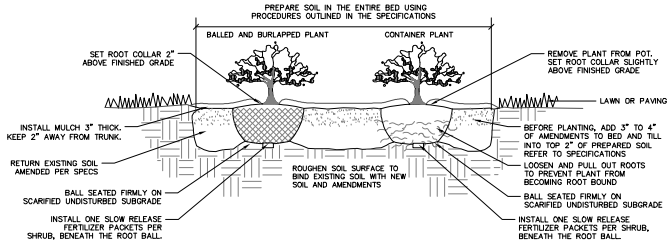
2 L2.10 LANDSCAPE NOTES
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION



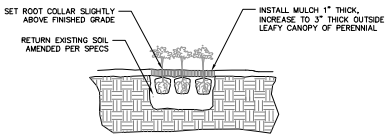
3 L2.10 DECIDUOUS TREE PLANTING, STAKING, & PLANTING ON A SLOPE
N.T.S.



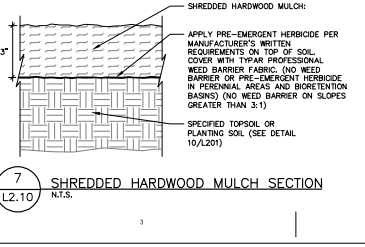
4 L2.10 EVERGREEN TREE PLANTING & STAKING
N.T.S.



5 L2.10 DECIDUOUS & EVERGREEN SHRUB PLANTING
N.T.S.



6 L2.10 PERENNIAL PLANTING
N.T.S.



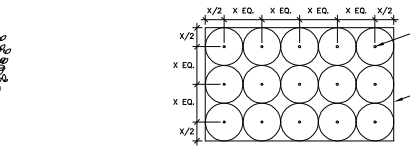
7 L2.10 SHREDDED HARDWOOD MULCH SECTION
N.T.S.

Bio-Retention Basin Plant Plug Schedule

Code	Scientific Name	Common Name	Bio Basin #1 Quantity	Soldier Spacing	Install Size	Mature Size (Height/Spread)
Bio-mix: (Space according to detail 8/L2.10)						
BIOMIX 1	Aster ericoides	Heath Aster	500	12" o.c	3" plug	18"-24"/12"-15"
BIOMIX 1	Physostegia virginiana	Obedient Plant	500	12" o.c	3" plug	24"-48"/18"-24"
BIOMIX 1	Verbena hastata	Blue Vervain	500	12" o.c	3" plug	36"-48"/18"-24"
BIOMIX 1	Liatris spicata	Weir Blazing Star	500	12" o.c	3" plug	36"-48"/12"-24"
BIOMIX 1	Monarda fistulosa	Wild Bergamot	500	12" o.c	3" plug	36"-48"/24"-36"
BIOMIX 1	Rudbeckia hirta	Black-eyed Susan	500	12" o.c	3" plug	36"-48"/12"-15"
BIOMIX 1	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	500	12" o.c	3" plug	42"-48"/18"-24"
BIOMIX 1	Tradescantia ohiensis	Spiderwort	500	12" o.c	3" plug	24"-36"/12"-15"
BIOMIX 1	Rudbeckia hirta	Yellow Coneflower	500	12" o.c	3" plug	36"-48"/12"-15"
BIOMIX 1	Carex bebbii	Bebb's Sedge	842	12" o.c	3" plug	12"-24"/8"-12"
BIOMIX 1	Bromus ciliatus	Fringed Brome Grass	500	12" o.c	3" plug	20"-40"/12"-15"
BIOMIX 1	Elymus canadensis	Canada Wild Rye	500	12" o.c	3" plug	24"-48"/12"-12"
BIOMIX 1	Elymus virginicus	Virginia Wild Rye	500	12" o.c	3" plug	24"-48"/18"-24"
BIOMIX 1	Carex vulpinoidea	Fox Sedge	842	12" o.c	3" plug	12"-36"/24"-36"

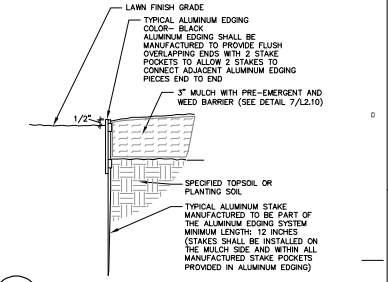
NOTE: "Plant quantities indicated in the plant schedule are for convenience only. Installation contractor is responsible for verifying plant count on the landscape plan. When discrepancies between the plant schedule, abbreviations on the landscape plan occur, the quantity drawn on the landscape plan shall be the official quantity. Native plugs of same species shall be planted in groupings of a minimum 40 plugs.

11 L2.10 BIO-RETENTION BASIN PLANT SCHEDULE
REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION

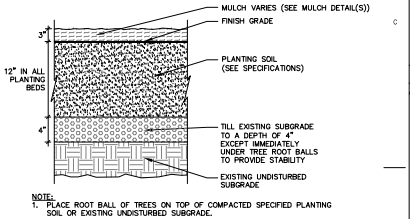


NOTE:
1. 'X' IS EQUAL TO ON CENTER SPACING. SEE LANDSCAPE SCHEDULE FOR SPACING PER PLANT.

8 L2.10 PERENNIALS AND GROUNDCOVERS SPACING: SOLDIER
N.T.S.



9 L2.10 ALUMINUM EDGING AT PLANTING BED SECTION
N.T.S.



NOTE:
1. PLACE ROOT BALL OF TREES ON TOP OF COMPACTED SPECIFIED PLANTING SOIL OR EXISTING UNDISTURBED SUBGRADE.

10 L2.10 SOIL FOR PLANTING BED AREAS SECTION
N.T.S.

BRAY ARCHITECTS
Milwaukee
828 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200
Sheboygan • Davenport
Moline • Saint Paul
www.brayarch.com

kapur

Project Title:
OAKWOOD ELEMENTARY SCHOOL
OSHKOSH AREA SCHOOL DISTRICT
1225 N. OAKWOOD RD., OSHKOSH, WI 54904

ISSUANCES + REVISIONS:

DATE	DESCRIPTION

NOT FOR CONSTRUCTION

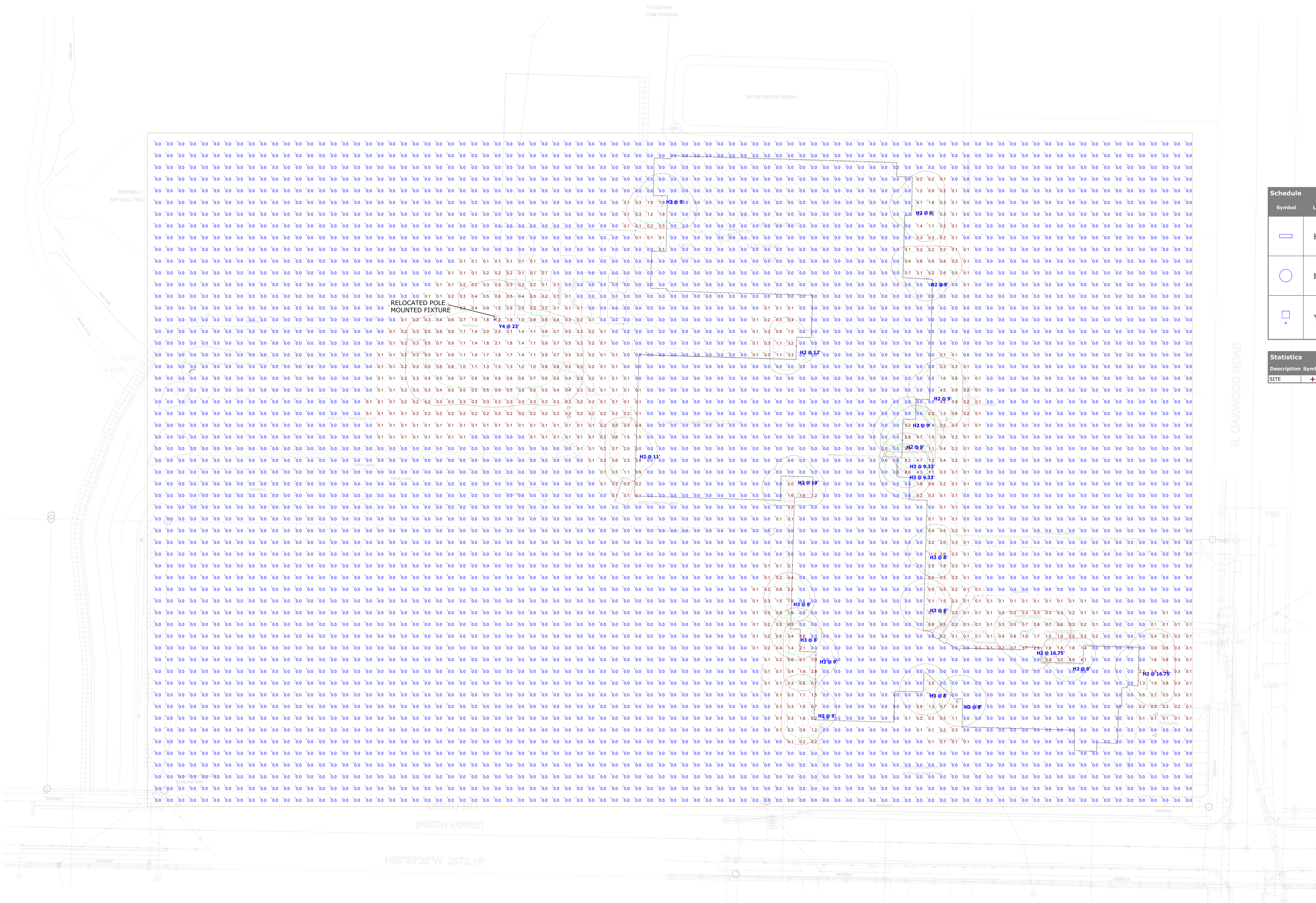
Issued for:
SITE PLAN REVIEW SET
10/28/2025

Project Number:
3580.2

Sheet Title:
SITE LANDSCAPE DETAILS

Sheet Number:
L2.10

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Plan View
Scale - 1" = 40ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Distribution	Polar Plot
▭	H2		15	Lithonia Lighting	WPX1 LED P2 40K Mvolt	WPX1 LED wallpack 3000lm 4000K color temperature 120-277 Volts	WPX1_LED_P2_40K_Mvolt.ies	2913	1	2912.845	TYPE III, SHORT, BUG RATING: B1 - U0 - G1	Max: 1302cd
○	H3		7	BARRON LIGHTING GROUP	ECX-40-CP-WH (20W, 4000K)		ECX-40-CP-WH (20W, 4000K).IES	2750	1	2750		Max: 580cd
□	Y4		1	Lithonia Lighting	DSX1 LED P3 40K 70CRI T4M	D-Series Size 1 Area Luminaire P3 Performance Package 4000K CCT 70 CRI Type 4 Medium	DSX1_LED_P3_40K_70CRI_T4M.ies	13968	1	13968.34	TYPE IV, MEDIUM, BUG RATING: B2 - U0 - G4	Max: 11175cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	0.1 fc	11.3 fc	0.0 fc	N/A	N/A

OAKWOOD ELEMENTARY SCHOOL
OSHKOSH AREA SCHOOL DISTRICT
1225 N. OAKWOOD RD, OSHKOSH, WI 54904

Designer
SGR
Date
12/29/2025
Scale
Not to Scale
Drawing No.

Summary

Oakwood Elementary School Expansion Site Plan, February 2026

Review was provided by Maggie Mahoney, Jason Loduha, Phil Kleman, and Chief Kevin Sawicki. Plans were provided to Kevin Mraz at the Algoma Sanitary District #1.

The project team will work with ASD on pipe size/system changes.

225-69 Development Standards. Refer to Chapter 23 of the Winnebago County General Code for standards for each category with exceptions for additional Town requirements as noted below:

Ingress/Egress:
225-69 A. Driveways.

(3) Exceptions; additional Town requirements. **MET/NA,** *there are no changes to the existing 3 driveways*

a. Configuration. Driveways shall ordinarily intersect with public streets as nearly as possible at right angles; provided, however, that for high-intensity uses and/or parcels with access to streets with posted speeds of 45 miles per hour or greater, a channelized "T" intersection may be required. For high-intensity uses, acceleration and deceleration lanes may also be required.

b. Multiple frontage. Where a parcel abuts two streets, access may be limited to the street with the lowest functional classification (i.e., arterial, collector) as defined in the Algoma Comprehensive Plan: Transportation Element.

c. Number and spacing. No parcel fronting on a public street for less than 100 feet shall ordinarily have more than one driveway access to that street. No parcel fronting on a public street for between 100 feet and 250 feet shall ordinarily have more than two driveway accesses to that street; provided, however, that the center line of the two driveways should not be closer than 50 feet for local or collector streets or closer than 75 feet for arterial streets. One additional access may be approved for each additional 250 feet subject to the center line separation of 50 feet for local or collector streets and 75 feet for arterial streets.

d. Corner and lot line clearance. No driveway shall be constructed with its center line closer than 75 feet to a local street intersection; closer than 100 feet to a collector street intersection; or closer than 150 feet to an arterial street intersection (as measured from the right-of-way line). No driveway shall be constructed with its center line closer than 25 feet to a property line except when the driveway is jointly used by the adjoining property.

e. Width. Minimum driveway widths of 12 feet are required for one-way driveways and minimum driveway widths of 24 feet are required for two-way driveways. Driveways shall not exceed a maximum width of 36 feet at their juncture with the street pavement or 30 feet in width at the property boundary line.

f. Coordination with opposite side driveways and buildings. Driveways shall be located to minimize potential interference and conflicts with the use of buildings and driveways located on the opposite side of the street.

Parking and on-site circulation:
225-69 B. Parking.

(4) Exceptions; additional Town requirements.

a. Marking. Any off-street parking in excess of 5,000 square feet of 10 or more parking spaces shall have individual spaces marked (lined). **MET**

Outdoor Storage: NA
225-69 C. Outside storage of equipment, products or materials.

(4) Exceptions; additional Town requirements. **MET/NA,** *no change to existing outdoor storage (which is none)*

a. Separation. Outside storage shall be clearly separated from any off-street parking areas, driveways, buildings and structures by a distance of not less than 10 feet. No outside storage shall be in the front or side yard of a parcel.

b. Visibility. No outside storage shall be permitted unless such storage is visually screened from view of any private property owner or roadway, with a suitable solid masonry or wood fence at least six feet in height. Screening shall be well maintained.

c. Safety. Such storage area shall be located and arranged so as to not impair the convenience and safety of vehicular or pedestrian travel. No equipment, products or materials shall be piled or stacked to a height exceeding the principal building.

d. Surface. In commercial, industrial or multifamily zoned land all outside storage areas shall be surfaced with a hard surface and in industrial areas (as an option) gravel material would be allowed. The surface of outdoor storage areas should be maintained in a smooth, well-graded condition.

225-69 E. Outside storage of waste and trash. **MET/NA,** *no change to existing dumpster enclosure*

a. General requirement. Storage of waste or trash shall be kept in an enclosure as described in this section.

b. Construction standards. An enclosure shall consist of a masonry or solid wooden fence at least six feet in height, with a door having a one-foot vertical clearance at the bottom and a feature that allows doors to be latched in the open position. The floor of a screened enclosure should be at the same level as the lot and be hard surfaced.

c. Location. An enclosure should be located at the rear of the building and easily accessible for refuse pickup.

Landscaping:
225-69 D. Landscaping.(3) Exceptions; additional Town requirements.

a. Not less than 15% of the total parcel or lot area shall be devoted to landscaped areas.

b. Additional landscaping requirements as determined necessary by the Town Administrator and approved by the Planning Commission and Town Board, including but not limited to the following:

1. Perimeter landscaping.
2. Screening and buffering.
3. Sides of buildings.
4. Parking lots.
5. Heavy equipment and machinery areas.
6. Plant type and size.
7. Materials.

MET, *plan includes 6 canopy trees, 4 evergreen (Norway spruce) trees, 22 evergreen (Juniper/Arborvitae) shrubs, 29 deciduous shrubs and 32 perennials throughout the project area. The evergreen trees and shrubs appear to be located along property lines to provide screening and buffering from neighboring properties.*

Surface and subsurface drainage (consistent with Ch 23, Art. 15 of Winnebago County General Code):
225-69 F. Drainage.

1. Drainage requirements. Any parcel developed or redeveloped shall require submittal of drainage impact calculations and appropriate drainage improvements according to the requirements set forth in this Code and Chapter 23, Article 15, of the Winnebago County General Code.

2. Existing drainage. Existing watercourses and drainage patterns shall be maintained. No obstructions, such as plantings, structures, fences, riprap and the like shall be allowed within any existing watercourses or developed drainageways.

Met, *The proposed grading and utility plans were reviewed for overall drainage. The site includes curb and gutter, storm sewer, pavement and stormwater facilities to convey, detain and treat stormwater runoff from the site. The proposed grading plan and utility plan appear to be in accordance with Town & County standards.*

Erosion Control Plan:
The erosion control plan consists of using a tracking pad, silt fence, ditch checks, inlet protection, seeding, and erosion mat to reduce the amount of sediment leaving the property. The site is required to satisfy the 5 tons/acre/year sediment discharge requirement, but the SWMP did not include any sediment discharge calculations. It is recommended that sediment discharge calculations and corresponding mapping be provided to ensure the 5 tons/acre/year discharge requirement is satisfied. **This recommendation will be passed along to the County for consideration in their review.**

Stormwater Management Plan (on file with the town):
The site is proposing a new bioretention facility to provide TSS and peak discharge reductions for the proposed site improvements, including those made with the 2022 site improvements. The proposed bioretention facility is intended to reduce peak discharges down to the meadow pre-development condition and achieve the required

TSS reduction for the site. The site is exempt from infiltration performance standards and there does not appear to be any regulated wetlands near or within the limits of land disturbance. We did not complete a detailed review of the SWMP, but do offer the following general comments:

- The Stormwater Management Plans (SWMP) mentions the site is considered a re-development site (40% TSS req't). We would argue the site is considered a mix of new (80% TSS req't) and re-development. As such, we would anticipate the required TSS reduction required for the site is likely closer to 60% TSS. **This comment will be passed along to the County for consideration in their review.**
- WDNR Technical Standard 1004 (Bioretention for Infiltration) states the maximum drainage area to a bioretention facility shall not exceed 2 acres. It appears the proposed bioretention facility will receive runoff from approximately 4 acres. Consider sizing 2 separate bioretention facilities. **This comment will be passed along to the County for consideration in their review.**
- A quick review of the peak discharge analysis seems to indicate the pre-settlement (meadow) condition includes impervious areas within the curve number calculations. Typically, the pre-settlement condition assumes there are no impervious areas. **This comment will be passed along to the County for consideration in their review.**
- The County should require that a Stormwater Management Practices Maintenance Agreement be completed, signed and recorded as part of their review process. It's recommended the Town ensure this agreement is signed and recorded as part of the Town's approval process, as it is a requirement of the Town's MS4 permit.

Architectural features and the specific location and orientation of buildings and structures:
225-69 G. Outdoor lighting.

No exterior lighting, whether freestanding or mounted on a building or structure, shall be reflected or produce unreasonable glare beyond the parcel boundaries. All exterior lighting fixtures, either wall mounted or freestanding, shall be identified on the face of the site plan and shall state the dispersion pattern, intensity of light, and cut-off shielding that reflects light downward and in which the light source is not visible from adjacent properties. There will be zero light dispersion at the lot line. **Met,** *the photometric plan was reviewed to ensure to exterior lighting will be reflected or produce unreasonable glare beyond the parcel boundaries. The plan is on file with the town.*

Signage:
225-69 H. Signs. **Met/NA,** *there are no additional signs or sign changes proposed*

(3) Exceptions; additional Town requirements.

a. Setbacks. No sign shall be located within 10 feet of any side or rear lot line. All signs shall comply with zero light dispersion at the lot line as documented by a photometric plan.

Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Visit us at https://townofalgoma.org/

M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application

APPLICANT INFORMATION

Petitioner: Nate Considine - Bray Architects Date: 12-29-2025

Petitioner's Address: 829 South 1st Street City: Milwaukee State: WI Zip: 53204

Telephone #: (414) 615-1716 Fax: ( ) Other Contact # or Email: nconsidine@brayarch.com

Status of Petitioner (Please Check): ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer

Petitioner's Signature (required): NC - AIA Date: 12-29-2025

OWNER INFORMATION

Owner(s): James Fochs - Oshkosh Area School District Date: 12-29-2025

Owner(s) Information: 1404 South Main Street City: Oshkosh State: WI Zip: 54902

Telephone #: (920) 424-0135 Fax: ( ) Other Contact # or Email: james.fochs@oshkosh.k12.wi.us

Ownership Status (Please Check): Individual ☐ Trust ☐ Partnership ☐ Corporation ☒

Property Owner Consent (required)

By signature hereon, I/We acknowledge that Town officials and/or employees may, in the performance of their functions, enter upon the property to inspect or garner other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Town of Algoma for incomplete submissions or other administrative reasons.

Property Owner's Signature: Date: 12-29-2025

SITE INFORMATION

Address/Location of Proposed Project: 1225 N. Oakwood Rd., Oshkosh WI 54904

Current Use of Property: Oakwood Elementary School Zoning: B-3, A-2

Land Uses Surrounding Your Site:

North: R-1

South: R-1

East: R-1

West: R-1

Projected Timeline: Start construction spring 2026 with completion by fall 2026

Project Description: The Oakwood Elementary School addition and renovations involve the addition of a new gym and support building, a new 2 story core academic and library building, and 3 new playgrounds. The project also includes the renovation of the play field and parking lot to the west of the existing building. The school will have a maximum student enrollment of 600 students with an expected opening enrollment of between 475-550 students

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

Town of Algoma
15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

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M-Th 9:00-5:00 F 9:00-1:00

Site Plan Review/Plan Commission General Application Continued

SITE INFORMATION CONTINUED

Development Characteristics

Gross Acreage/ Square Feet: Total site area: 29.053/1,265,570 square feet

Development Area and Percentage: Development area: 4.210 acres/183,408 square feet (14.49% of total site area)

of Employees/#of Residential Units: 74 total existing + proposed

of Proposed Parking Space: 95 existing stalls to remain + 8 proposed stalls = 103 total stalls

Traffic Count Projections (attach documentation): 415 week day trips, 135 AM peak hour and 85 PM peak hour trips.

Percent Impervious (attach documentation): Existing: 19.60% Proposed 26.66%

Description of Required Landscaping (attach landscape plan):

Street frontage landscaping shall be required along any road, road right of way, or ingress/egress easement frontage and must be a minimum of 3 trees every 100 linear feet of frontage. Required trees must be at least 4 ft in height at the time of planting and capable of attaining a mature height of at least 15 ft.

Additional Information:

OFFICE USE ONLY

Received By: Katie Date: 1/27/26 Fee: $2000.00 Paid: (Yes) No

Note: The Town of Algoma or a duly appointed official maintain the right to cancel this agreement if the applicant has been deemed in violation of this agreement or Town of Algoma Municipal Code. No refund will be provided.

TOWN OF ALGOMA
A community connected

AGENDA MEMORANDUM

To: Planning Commission Chairperson and Members

From: Maggie Mahoney, Administrator

Date: February 11, 2026

RE: **Discussion Only**: Planning Commission Appointments and Structure

---

Staff will discuss the upcoming annual process for Planning Commission appointments.

Per Town Code §9-6, the Town Planning Commission shall consist of:

1. A member of the Town Board.
2. Six citizen members who shall each serve a term of three years with staggered terms. The other member shall service a one-year term with the ability to be reappointed as long as he or she is a member of the Town of Algoma Board.

The Town Chair shall appoint all members, and they shall be approved by the Town Board as a whole. Terms begin on May 1 with appointments being made in April.

Current Planning Commission Membership and Terms:

Position	Name	Term Ends
Chairperson	Dan Martin	April 2026
Member	Linda Kollmann	April 2026
Member	Sherri Maruska	April 2026
Member	Kyle Kehoe	April 2027
Member	Mike Skoglind	April 2027
Member	Scott Fischer	April 2028
Member	Bill Van Aacken	April 2028

The terms that are up each year can apply for reappointment. Anyone interested in being appointed to the Planning Commission, including reappointments, need to **complete and return the attached application to the Town Administrator no later than March 15.** Submissions can be made in-person during Town Hall business hours, by mail (send to the Town Hall, 15 S. Oakwood Rd), or by email to townadmin@townofalgoma.org.

Following the annual appointments each April, the Planning Commission should elect the Planning Commission Chair and Vice Chair. The current Chair is Dan Martin and the current Vice Chair is Kyle Kehoe. The commission would vote on those positions at the first meeting after the April appointments.

ATTACHMENTS:

1. Planning Commission Application

TOWN OF ALGOMA
A community connected

15 N. Oakwood Road
Oshkosh, WI 54904
(920) 235-3789

Planning Commission Application

Name (first and last): _____

Home Address: _____

_____

Phone: _____home _____work

Email: _____

Place of employment (name and address): _____

_____

_____

Describe your experience with planning, zoning or local government:

_____

_____

_____

_____

Briefly explain why you would like to serve on the Planning Commission:

_____

_____

_____

_____

Are you available for an evening meeting on the second Wednesday of each month? _____

Signed: _____ **Date:** _____