



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, APRIL 9, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR**

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTUjZlZz09>

Meeting ID: 822 1486 0406

Passcode: 53538

Dial by Location

+1 312 626 6799

If you have special needs or circumstances which may make communication or accessibility difficult at the meeting, please call (920) 397-9901. Accommodations will, to the fullest extent possible, be made available on request by a person with a disability.

AGENDA

1. Call meeting to order

2. Roll call

3. New Business

- a. Review and possible action relating to the minutes of the **March 12, 2024, regular Plan Commission meeting**
- b. Review and possible action relating to a **Site Plan Review for Opportunities Inc.**, for the property located at 201 East Cramer Street (SPR-2024-01) (Selle)
- c. Review and possible action relating to a **CSM for Opportunities Inc.**, for the property located at 201 East Cramer Street (CSM-2024-02)
- d. Review and possible action relating to a **Special Area Design Review-Signage for Paddy Shack**, for the property located at 201 South Main Street. (SADR-2024-03) (Selle)

4. Adjournment

Date Posted: April, 5, 2024

Plan Commission Members: Chairperson Rebecca Houseman; Secretary Andy Selle; Council Representative Eric Schultz; and Commissioners Roz Highfield, Jill Kessenich, Loren Gray and Diana Shull

CC: City Council; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce

Notice is hereby given that a majority of the Fort Atkinson City Council may be present at this meeting at the location and time indicated above to gather information about any subject matters on this agenda over which they have decision-making responsibility. This may constitute a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such although the City Council will not take any formal action at this meeting.

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**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, MARCH 12, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR**

1. CALL MEETING TO ORDER

Chairperson Houseman called the meeting to order at 4:00 pm.

2. ROLL CALL

Plan Commission Members: Chairperson Houseman; Engineer Selle; Council Representative Schultz; and Commissioners Gray and Highfield. Also present: City Attorney, and Building/Zoning Administrator.

3. NEW BUSINESS

a. **REVIEW AND POSSIBLE ACTION RELATING TO THE MINUTES OF THE FEBRUARY 13, 2024, REGULAR PLAN COMMISSION MEETING**

Kessenich moved, seconded by Schultz to approve the minutes of the December 12, 2023 regular Plan Commission meeting.

b. **REVIEW AND POSSIBLE RECOMMENDATION TO THE CITY COUNCIL RELATING TO A CERTIFIED SURVEY MAP FOR ST. PAUL LUTHERAN CHURCH LOCATED AT 309 BLUFF STREET**

Inspector Draeger discussed the Certified Survey Map for St. Paul Church located at 309 Bluff St. St. Paul's Congregation has maintained St. Paul's School and the church's parsonage on these parcels for many years. The CSM presented was approved in 2022 along with a Site Plan approval for a gym addition for the school. Site plan approvals do not have a period of expiration. However, the CSM approval did expire according to Section 70.05.03(6) of the City's Land Division and Development Ordinance after not having been recorded by the Register of Deeds within 12 months of city approval. This review is to renew the initial recommendation to the City Council by the Plan Commission on November 22, 2022.

Commissioner Gray made a motion to recommend the Certified Survey Map for St. Paul Lutheran Church located at 309 Bluff Street. Engineer Selle seconded the

motion. Motion passed 5-0.

4. ADJOURNMENT

Gray moved, seconded by Schultz to adjourn. Meeting adjourned at 4:06 p.m.

Respectfully submitted,
Rebecca Houseman
City Manager



SITE PLAN REPORT TO THE PLAN COMMISSION

DATE: April 9, 2024

PROPERTY ADDRESS: 201 E Cramer St

PARCEL NUMBER: 226-0614-3432-010

OWNER: Opportunities Inc.

APPLICANT: Opportunities Inc.

FILE NUMBER: SPR-2024-01

EXISTING ZONING: MI, Medium Industrial

PROPOSED ZONING: No Change proposed

EXISTING LAND USE: Indoor Storage and
Wholesaling

REQUESTED USES: No Change Proposed

BACKGROUND

Section 15.10.42 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Site Plan application. This requires review of the proposed development's building configuration, site layout and access, parking, exterior building design, landscaping, grading and erosion, stormwater, exterior lighting, signage, and operational plan.

Section 70.05.04 and 70.06.03 of the City of Fort Atkinson Land Division and Development Ordinance outlines the requirements for Certified Survey Map (CSM) review and approval by the Plan Commission and City Council for conformance with all ordinances and plans.

REQUEST OVERVIEW

Opportunities, Inc. owns two parcels that make up the existing site: 1) 13.5-acre property where the existing two buildings are located and 2) 1.5-acre property where the existing south parking lot is located. There are currently two buildings on the larger parcel that total 172,060 square feet. The facility is located in the City's Gordon F. Day Industrial Park (northeast area). Today, site access comes from three different locations: 1) off of Jefferson Street serving the northern portion of the site, 2) off of Jefferson Street serving the southern portion of the site, and 3) off of Cramer Street serving the southern portion of the site.

The proposed development impacts approximately 3 acres on the southeast corner of the site (corner of Jefferson Street and Cramer Street). This includes a 53,620 square foot building addition to the existing 60,060 square foot eastern building and 31,090 square feet of new paved area. No changes are proposed to the access drive off of Cramer Street or the northern access point off of Jefferson Street. Both access points also include a gate system today. However, the proposal includes removal of the southern Jefferson Street access point to accommodate the building addition. Other components of the Site Plan include a new stormwater detention area at the southeast corner of the lot, facing Cramer Street, relocated

drive isle gate system (further south), new truck loading docks, landscaping, exterior lighting, and new paved areas along the western side of the building addition and within the exiting paved area north of the existing parking area.

Within the new Zoning Ordinance, only new additions, improvements, and development are subject to the requirements of the ordinance. This memo reviews only those proposed new features within the approximately 3 acres on the far southeastern portion of the site.

No public notice is required for Site Plan and CSM review and action.

DISCUSSION

CSM REVIEW:

The proposed Certified Survey Map is planned to combine the two existing parcels into one because they are under the same ownership and used jointly for the company's operations. The Land Division and Development Code requires that the CSM be reviewed by the Plan Commission for consistency with all other ordinances, laws, rules, regulations, and plans. The Zoning Ordinance has minimum and maximum density, intensity, and bulk regulations for all properties in the City. As further described below, the proposed CSM combines the two lots into one and the new singular lot meets the minimum standards associated with the Medium Industrial zoning district. The following conditions are placed on the approval of the CSM, with an explanation developed further below.

1. Permanent easements for the existing and proposed stormwater facilities must be placed on the CSM and reference the existing and proposed stormwater maintenance agreements to be recorded for each facility.
2. The four parcels owned by Opportunities on the south side of Cramer should be combined into two parcels. One should be composed of 32-003 and 32-004 and a second composed of 32-004 and 32-005. This can likely be accomplished by Quit Claim Deed, given common ownership.
3. A permanent easement for parking and parking lot maintenance should be added to the CSM for the benefit of the new parcel created on the South side of Cramer St (west building) and noted in #2 above.

SITE PLAN REVIEW:

The new combined parcel, building addition, and site layout are required to meet the minimum dimensional standards of the zoning district. These requirements are met, as shown below.

Requirement	Size	Proposed Development
Minimum Lot Area	20,000 square feet	653,400 square feet
Minimum Lot Width	100 feet	700 feet
Minimum Lot Depth	120 feet	937 feet
Minimum Lot Frontage at Right-Of-Way	50 feet	670 feet
Minimum Front Setback	25 feet	>25 feet

Minimum Side Setback	10 feet	>10 feet
Minimum Rear Setback	10 feet	>10 feet
Maximum Principal Building Height	65 feet	30 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Side/Rear: 5 feet ROW: 10 feet	Side: >5 feet Rear: >5 feet ROW: >10 feet*
Maximum Impervious Surface Ratio	80%	63%
Minimum Green Space	20%	37%
Maximum Building Coverage	70%	34%

*The existing parking area facing Cramer Street is not part of this Site Plan review because it is not proposed to change.

No land use change is proposed on the property and the existing land use is permitted by right in the Medium Industrial Zoning District (Indoor Storage and Wholesaling). Land use requirements indicate that all activities (outside of loading and unloading) be conducted within the building, no outdoor storage is permitted, and off-street parking minimums/maximums are met.

The proposed building expansion and other site improvements include no new on-site parking spaces for passenger vehicles. The project is intended to add to the existing trailer parking stalls, which dominate the site, as expected, for warehousing. Counting passenger vehicle stalls today, there are 4 stalls marked on-site adjacent to the southern façade of the existing north building and 68 on-site stalls in the existing parking lot along the north side of Cramer Street. The 68 stalls on the separate parcel on Cramer St were built as a requirement of approval by the Fort Atkinson Plan Commission for additions to the south side of Cramer St for Opportunities' 100 and 200 E Cramer facilities. Thus, these parking areas are already dedicated to existing staff. There are approximately 35 parking stalls around the building located at 200 E Cramer (south side, east building). The Zoning Code allows flexibilities for parking based on existing use, which will be employed here. Staff want to ensure that future uses of both the parcels north of Cramer, and those south of Cramer, that constitute the current Opportunities campus allow for additional parking to ensure a range of future uses at this site.

Based on the first shift (largest operational shift), the applicant has indicated that there are approximately 100 participants in their programming who do not drive to the facility and instead are dropped off. However, there are a total of 82 regular full-time employees at the facility who drive regularly. That total includes 25 existing employees at 100 E Cramer (south side campus, west building), 45 existing employees at 200 E Cramer (south campus, east building), and 12 new employees working at 201 E Cramer (north campus, existing building + new addition).

At a minimum the number of stalls must accommodate the number of employees on the largest shift. If the 100 program participants who get dropped off at the site are not included in the largest shift count, this would equate to 82 total stalls needed. A total of 107 spaces were

counted between the north and south campus, comprised of 4 marked spaces on the north campus, 68 spaces within the north parking lot, and approximately 35 spaces around 200 E Cramer (south campus, east building). There are no marked spaces around the 100 E Cramer facility (south campus, west building). The minimum parking requirements for the existing use are met. Staff determined that future owners of the north campus building should have space to reconfigure or add additional parking to accommodate a range of uses on the parcel. The parking easements noted above will ensure parking among the various parcels comprising the Opportunities campus will allow for parking accommodation well into the future.

The proposed project has submitted all required elements of the Site Plan review that are included within the attachment. Below is a review of the various other zoning standards that are required with the proposed development:

Access and Visibility Standards (Section 15.06.03, 15.06.04, and 15.06.05)

- Multiple access points from one street can be approved through the Site Plan process on lots greater than 200 feet long = met (no new access points, one proposed to be removed)
- No access is permitted within 50 feet of an intersection = N/A (no change)
- Minimum driveway setback is 10 feet from side lot line = N/A (no change)
- Maximum driveway size is 24 feet wide = N/A (no change)
- At least one ped/bicycle access point to at least one street frontage is required = met
- All structures must be located outside of vision triangles at the right-of-way intersections = met

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

- All access points, drive isles, driveways, and parking areas must be constructed of a hard surface = met
- Curbs are required adjacent to buildings, planting islands, required front yards, and to prevent vehicles from extending over pedestrian paths or right-of-way = **none proposed**
- All parking stalls must provide pavement markings = N/A (no change)
- Throat depth (distance between street access and traffic circulation area/parking area) must be a minimum of 25 feet = met (95')
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = N/A (no change)
- Minimum parking isles widths are required to be 24 feet wide = N/A (no change)
- Minimum and maximum off-street parking stalls = **(see note above)**
- A minimum of 4 on-site bicycle stalls are required = **none proposed**

- Minimum loading area must be at least 10 feet wide and 25 feet long = met

Exterior Lighting Standards (Section 15.06.20)

- At the property line, a maximum of 1.0 footcandle is required = met
- The average lighting on-site is required to be a maximum average of 3.0 footcandles = met
- The maximum height of all freestanding light fixtures is 30 feet = N/A (no change)
- All exterior lighting elements must be shielded and downward facing = met

Outdoor Storage and Screening Standards (Section 15.06.21)

- All trash containment structures are required to be enclosed, a maximum of 6 feet in height, and made of solid wood with an access gate = met (none proposed)
- All building mechanicals on the exterior of the building are required to be screened = unknown
- Outdoor storage areas must be screened = met (no outdoor storage areas are proposed)

Landscaping Standards (Section 15.08.30)

Point values are provided for each type of plant and the amount required in each portion of the site is listed within the Zoning Ordinance. This provides the developer with options in customizing the planting selection and location to best fit the project and site.

- 355 landscaping points are required for the street frontage = met (407 provided)
- 124 landscaping points are required for the paved surface areas = met (145 provided)
- 393 landscaping points are required for the building foundation = not met (349 provided)
- 536 landscaping points are required for the yards = met (550 provided)

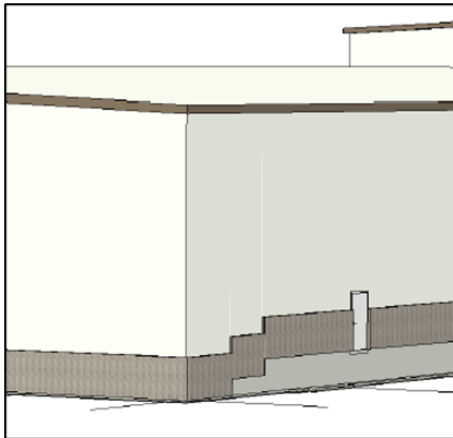
The total proposed landscaping points equates to 1,451 points and a total of 1,422 points are required. If acceptable to the Plan Commission, the total landscaping points required have been met, even though the building foundation point totals are slightly short of the total required. To note, per Section 15.08.30(5)(b), there are no Bufferyard requirements along street frontages (Jefferson Street has existing neighborhoods to the east).

Exterior Building Design Standards (Section 15.07.40)

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is an industrial use in the Medium Industrial Zoning District. Additionally, the

design standards classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding).

- Street facing façade must be a minimum of 15% comprised of Class 1 materials = met with brick veneer facing the street (both Jefferson and Cramer Streets)
- Non-decorative metal panels may be used if enhanced with Class I or II materials that amount to 15% of each façade = met with brick veneer facing the street (both Jefferson and Cramer Streets)



The brick veneer façade materials generally align with the foundational area on the east and south sides of the proposed building addition. The grade creates a situation where the east façade's brick materials are higher up the building than on the south side to align with the base elevation of the ground surrounding those sides of the building. The brick is wrapped around the southeast corner and adjusted via a step pattern on the east façade for the grade change. The Plan Commission should discuss this design approach.

Post Construction Stormwater Management (Ordinance 18-190)

This ordinance follows state law for all developments with greater than 1 acre of disturbance. The ordinance manages stormwater based upon sites characterized as new construction, redevelopment, or in-fill. The ordinance requires the development's stormwater leaving the site be controlled among three categories: volume (peak runoff), TSS (total suspended solids) and Infiltration.

- Development Category = Re-development
 1. Reduce TSS load by 40% based on average annual rainfall = met
 2. Infiltration = exempt
 3. Control peak discharge to pre-development condition for the 2 YR 24 HR storm = met

- Stormwater BMP Maintenance Agreement = met

As noted above in the CSM discussion, the addition of stormwater easements around the existing basins on the CSM as well as recording of the maintenance agreements (existing and proposed) is a requirement of approval.

Construction Site Erosion Control Plan (Ordinance 18-189)

This ordinance requires certain levels of control during construction to reduce the movement of sediment (dirt) off the construction site and into local waterways (Rock River, Bark River, Allen Creek).

- Best Management Practices (BMP) that reduce the sediment load of stormwater runoff by a minimum of 80% = met
- Written Erosion Control Plan = met
- Prevent tracking of sediment off-site by equipment = met
- Protect catch basins that take sediment laden stormwater into local rivers = met
- Prevent the discharge of sediment as part of site dewatering = met

COMPREHENSIVE LAND USE PLAN (2019):

The subject parcels lie within the North Railway District Planning Area (see Attachments) and are identified as Employment within the Plan. The opportunities indicated on the Plan include business and employment growth with a natural land use buffer area to the west of the subject property.

The subject properties are also shown as General Industrial on the Future Land Use Map. This designation includes manufacturing, warehousing, distribution, and office uses. The proposed addition to the existing building is not planned to change the land use on the property. Staff believe the proposal is in concert with the Comprehensive Plan.

NORTH RAILWAY DISTRICT PLANNING AREA

FIGURE: 2.14
CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



CONCLUSION:

Opportunities, Inc. is a long-standing business in the community and this proposed expansion would allow them to utilize more of the existing lot, improve internal circulation on the south side of the lot, shield the existing residential neighborhoods to the east from the truck loading bays, and add 12-15 new jobs in Fort Atkinson.

Overall, the proposed development meets the requirements of the City's ordinances, is in alignment with adopted City plans, and provides new tax base and jobs in the community.

The City's Management Team has reviewed the application and all comments have been included within this document.

RECOMMENDATION

City staff recommends approval of the Certified Survey Map, subject to the following conditions:

- Staff review of the permanent parking easement for the benefit of the 100 E Cramer parcel to be recorded with the CSM as noted above
- The addition of stormwater easements on the CSM for the existing and proposed stormwater basins
- The combining of the four parcels on the south side of Cramer St into two, as noted

above.

- Any other recommendations from City staff and the Plan Commission.

City staff recommends approval of the Site Plan, subject to the following conditions:

- Waive the requirement for minimum bicycle parking stalls. The majority of people at the facility are dropped off by vehicle.
- Waive the requirements for curbing along the southern edge of the new paved area between the existing drive isle connected to Cramer Street and the building addition (industrial uses must have curbing in the front yard) to accommodate the stormwater management plans.
- Accept the landscaping plan as shown with the required total number of points being exceeded, even though the total building foundation landscaping points do not meet the minimum required.
- Plan Commission discussion and determination on the appropriate building material design around the southeast corner of the structure utilizing the brick veneer with the grade changes that occur between the south and east sides of the proposed building addition.
- Require the applicant to provide information on any proposed exterior mechanical and their locations to ensure they meet the requirements of the Zoning Ordinance, subject to approval by City staff.
- Require the applicant to provide signage plans (if desired) that meet the requirements of the Zoning Ordinance, subject to approval by City staff.
- Any other recommendations of City staff and the Plan Commission.

ATTACHMENTS

1. Opportunities Site Plan
2. Plan of Operation 201 E. Cramer St.
3. Opportunities Civil Plan Set (24x36) revised 4.1.24
4. Opportunities Inc_CSM
5. A2.0 Exterior Elev revised 4.1.24
6. C1.08 Landscape Plan
7. C1.09 Lighting Plan
8. Opportunities Updated Stormwater Report 3.27.24
9. Site Aerial

City of Fort Atkinson Procedural Checklist for Site Plans Requirements per Section 15.10.42

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan and by the City to process the application.

Name, company, and client (if applicable): Boyd Coleman

StrucRlte, Inc.

Opportunities, Inc.

Phone number: 262-549-3222 Email: boydc@srdinc.biz

Property address for site plan: 201 East Cramer Street

I Applicability

Site plan review and approval shall be required for changes to site characteristics (listed in Section 15.10.42).

II Application Requirements

The Applicant shall submit an electronic copy or paper copies, if required by the City, of the application. Applications for site plans shall contain all of the following, unless specific application requirements are waived in writing by the Zoning Administrator.

- ☐ Written description of the intended use describing in reasonable detail the following:
 - ☐ Existing zoning district(s) and proposed zoning district(s), if different.
 - ☐ Existing and proposed land uses.
 - ☐ Projected number of residents, employees, and/or daily customers.
 - ☐ Proposed number of dwelling units and density.
 - ☐ Demonstration of compliance with the applicable standards and requirements of the City of Fort Atkinson Municipal Code.
 - ☐ Demonstration of consistency with the Comprehensive Plan.
 - ☐ Fencing materials (Section 15.06.40).
 - ☐ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ☐ A small location map showing the subject property and illustrating its relationship to the nearest street intersection.
- ☐ Pre-Development Site Information.
 - ☐ Legal description of the subject property.
 - ☐ Existing property lines and setback lines.
 - ☐ Existing structures and paved areas.
 - ☐ Existing right of way lines with bearings and dimensions clearly labeled.
 - ☐ Existing easements and utilities.

- ☐ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ☐ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).
- ☐ Proposed Post-Development Site Information.
 - ☐ Property lines and setback lines.
 - ☐ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
 - ☐ Proposed right of way lines with bearings and dimensions clearly labeled.
 - ☐ Proposed access points onto public streets and access drives on the subject property.
 - ☐ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
 - ☐ Location of all proposed parking and traffic circulation areas.
 - ☐ Location and configuration of all visibility triangles proposed on the subject property.
 - ☐ Location and dimension of all loading and service areas on the subject property.
 - ☐ Location of all outdoor storage areas and the design of all screening devices.
 - ☐ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
 - ☐ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
 - ☐ Location of snow storage areas, except for single family and two family residential.
 - ☐ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
 - ☐ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
 - ☐ Location, type, height, size, and lighting of all signage on the subject property.
 - ☐ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.
- ☐ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.
- ☐ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.
- ☐ Elevation Drawings.
 - ☐ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
 - ☐ Depict exterior materials, texture, color, and overall appearance.
 - ☐ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).
- ☐ Photometric Plan

- ☐ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
- ☐ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.
- ☐ Operational Plan.
 - ☐ Describe the proposed hours of operation and traffic generation.
 - ☐ Procedures for snow removal, except for single and two family residential.

III Process Checklist

- | | |
|---|-------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: _____ |
| ☐ Application fee of \$200.00 received by City Clerk | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of final application packet by Engineering | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Review and action by Engineering and Zoning Administrator | Date: _____ |

OPPORTUNITES, INC., WAREHOUSE

PLAN OF OPERATION

Opportunities, Inc., operates a warehouse facility at 201 East Cramer Street and needs additional space. This expansion would provide additional storage and modify their truck docks for a net increase of 2 docks. The occupancy type in the building addition will be the same as in the other areas of the building that they operate in. The employee count is expected to increase from 12 to 15.

The storage of the product falls within S-2 occupancy requirements and up to 10% accessory area could be used as S-1 for storage.

Opportunities' overall parking needs based on actual employee counts are summarized in the table below. The employee count is given for the first shift, which is the largest shift, and is separated into the number of employees who drive and the program participants who are transported to the Opportunities campus.

	Number of Staff	number of Participants in programs	number of people driving
Admin - all	25	0	25
Adult Day Services	10	30	10
Plant 1	10	30	10
Plant 2 - production	15	40	15
Plant 2 - warehouse	10	0	10
OIW	12	0	12
			82

The admin, Adult Day Services, and Plant 1 employees are in the 200 East Cramer building. Plant 2 is 100 East Cramer, and OIW is warehousing at 201 East Cramer. (The north portion of this building is leased to a tenant that has parking on the north side of building.)

The 200 East Cramer building needs 45 parking spaces and has 27 on the property. There is also street parking on two sides of this building.

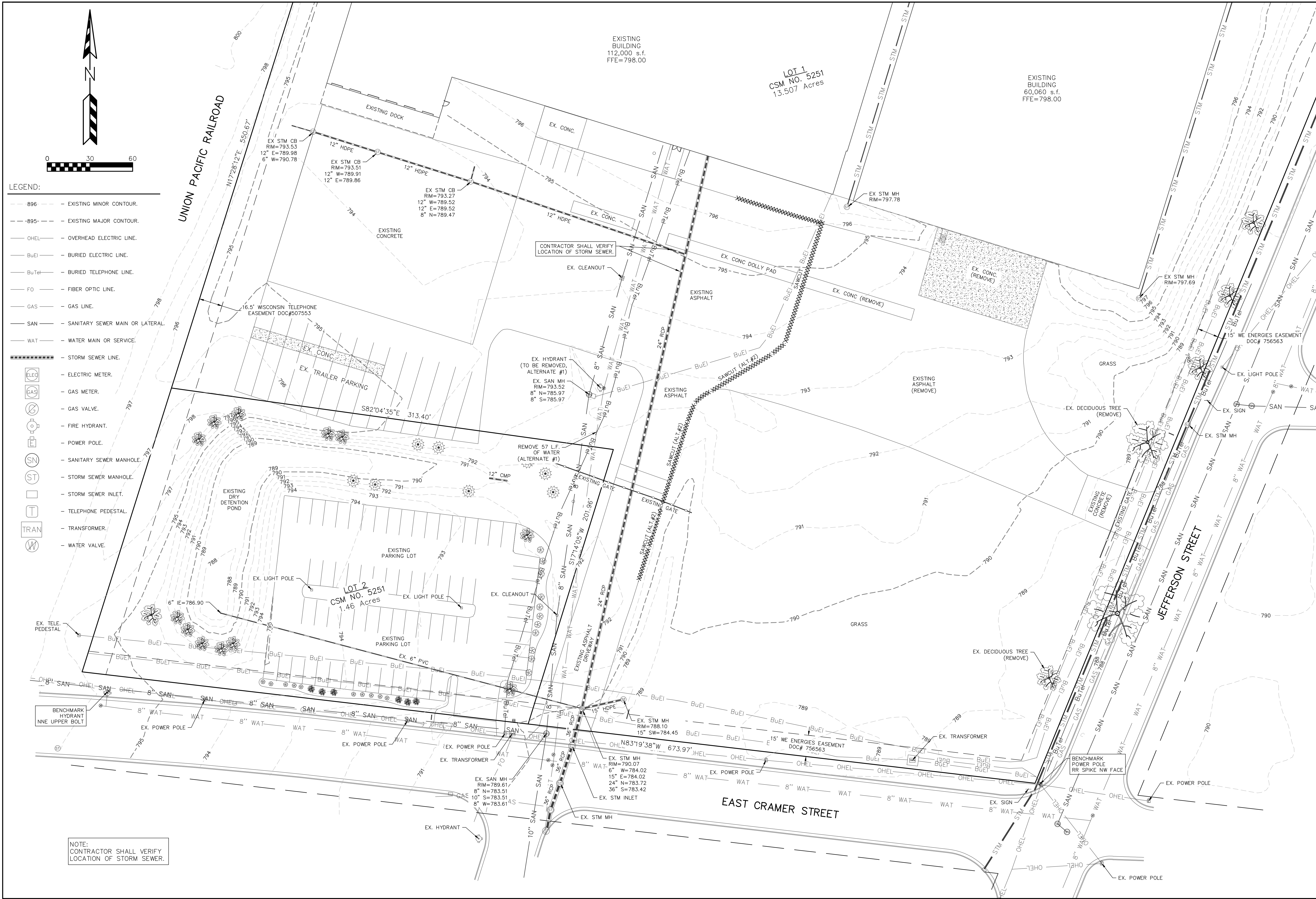
The 25 Plant 2 employees have offsite parking lot on the north side of Cramer Street. This parking lot has 68 spaces.

It is intended to utilize an ADA parking space at the existing OIW lot as well as parking for semi-trailers.

The Plant 2 parking lot has enough spaces to also accommodate current (12) and proposed (3) OIW employees, as well as the overflow admin building employees. $(25+15+18=58 < 68)$

The parking lot parcel and the warehouse parcel, north of Cramer will be combined with an easement to the parking lot and maintenance agreement to the property owners south of Cramer. At the 201 East Cramer warehouse, there is room for approximately 120 parking spaces (half to the north and half to the south).

There will be a new BIO detention pond on the warehouse parcel to handle the additional impervious area.



LEGEND:

- 896 --- - EXISTING MINOR CONTOUR.
- 895 --- - EXISTING MAJOR CONTOUR.
- OHEL --- - OVERHEAD ELECTRIC LINE.
- BuEl --- - BURIED ELECTRIC LINE.
- BuTel --- - BURIED TELEPHONE LINE.
- FO --- - FIBER OPTIC LINE.
- GAS --- - GAS LINE.
- SAN --- - SANITARY SEWER MAIN OR LATERAL.
- WAT --- - WATER MAIN OR SERVICE.
- - STORM SEWER LINE.
- [ELEC] - ELECTRIC METER.
- [GAS] - GAS METER.
- [X] - GAS VALVE.
- [F] - FIRE HYDRANT.
- [P] - POWER POLE.
- [SN] - SANITARY SEWER MANHOLE.
- [ST] - STORM SEWER MANHOLE.
- [I] - STORM SEWER INLET.
- [T] - TELEPHONE PEDESTAL.
- [TRAN] - TRANSFORMER.
- [W] - WATER VALVE.

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**OPPORTUNITIES, INC.
201 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:
**EXISTING
CONDITIONS
PLAN**

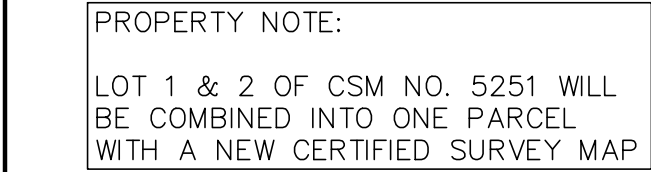
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
3/27/2024

PROJECT NO:
\SR-53-23

PRELIMINARY

SHEET NO:
C1.01



SITE INFORMATION BLOCK		
Site Address:	201 E cramer Street	
Legal Description:	Lot 1 & 2 of CSM No. 5251	
Site Acreage	14.967 Acres	
Current Zoning:	Local Commerical	
Building & Paving Setback Requirements		
	Building	Pavement
Front	25 feet	10 feet
Side	10 feet	5 feet
Rear	10 feet	5 feet
Proposed Site Areas		
Description	Area (sf)	% Impervious
Building	225,680	34.62
Asphalt/Concrete	187,033	28.69
Impervious	412,713	63.30
Lawn	239,250	36.70
Total	651,963	100.00

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE: **OPPORTUNITIES, INC.
201 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:

**OVERALL
SITE PLAN**

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE:
3/27/2024

PROJECT NO:
 \SR-53-23'

PRELIMINARY

SHEET NO:

C1.02





NOTE:
CONTRACTOR SHALL VERIFY
LOCATION OF STORM SEWER.

- LEGEND:**
- - - 936 - - - EXISTING MINOR CONTOUR.
 - - - 935 - - - EXISTING MAJOR CONTOUR.
 - - - 936 - - - PROPOSED MINOR CONTOUR.
 - - - 935 - - - PROPOSED MAJOR CONTOUR.
 - - - 935 - - - PROPOSED STORM SEWER.
 - - - 936 - - - EXISTING STORM SEWER.
 - - - 935 - - - INSTALL WSDOT TYPE D INLET PROTECTION.
 - - - 936 - - - INSTALL SILT FENCE.
 - - - 935 - - - INSTALL SILT SOCK.
 - - - 936 - - - DRAINAGE ARROW.
 - - - 935 - - - TYPE B EROSION MAT

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

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PROJECT TITLE:
**OPPORTUNITIES, INC.
201 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:
**EROSION
CONTROL
PLAN**

DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
3/27/2024

PROJECT NO:
\SR-53-23

PRELIMINARY

SHEET NO:
C1.04



REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

PROJECT TITLE:

OPPORTUNITIES, INC.
201 E CRAMER STREET
FORT ATKINSON, WI 53538

PLAN TITLE:

GRADING
PLAN

DRAWN BY:

KJP

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

3/27/2024

PROJECT NO:

\SR-53-23\

PRELIMINARY

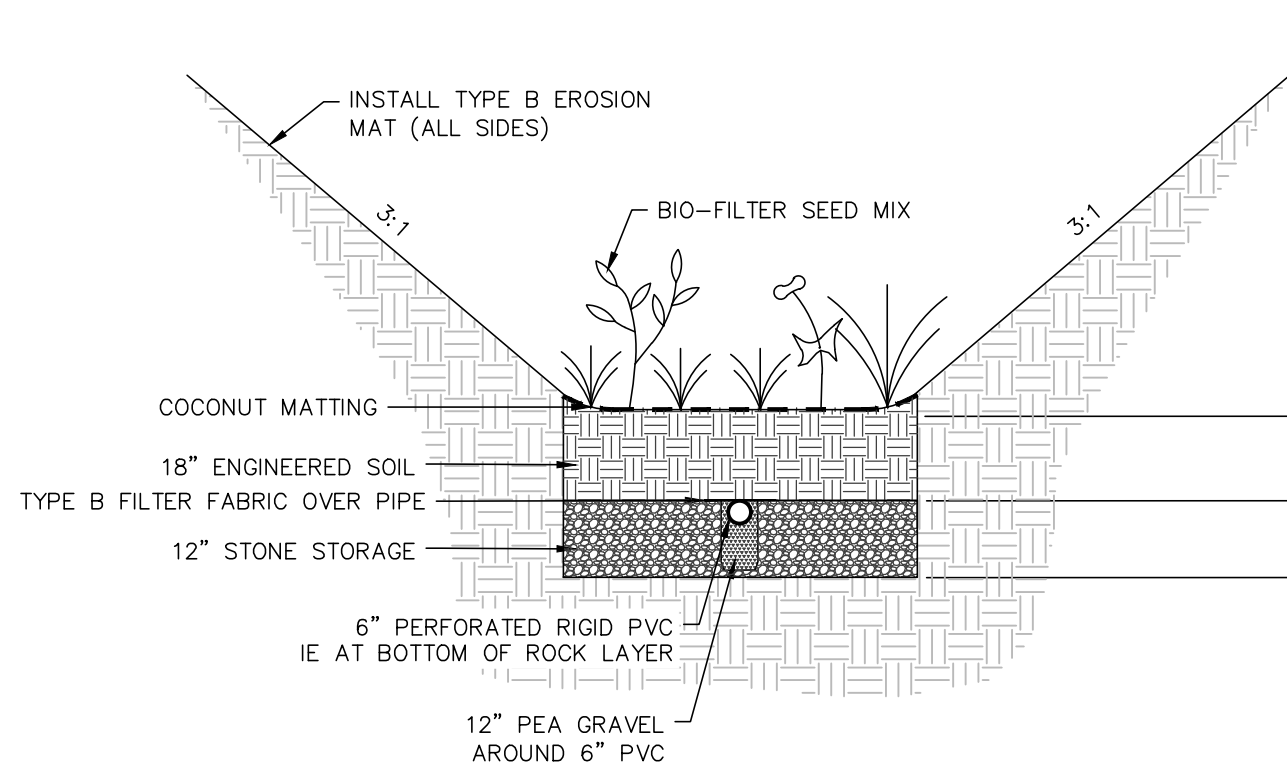
SHEET NO:

C1.05

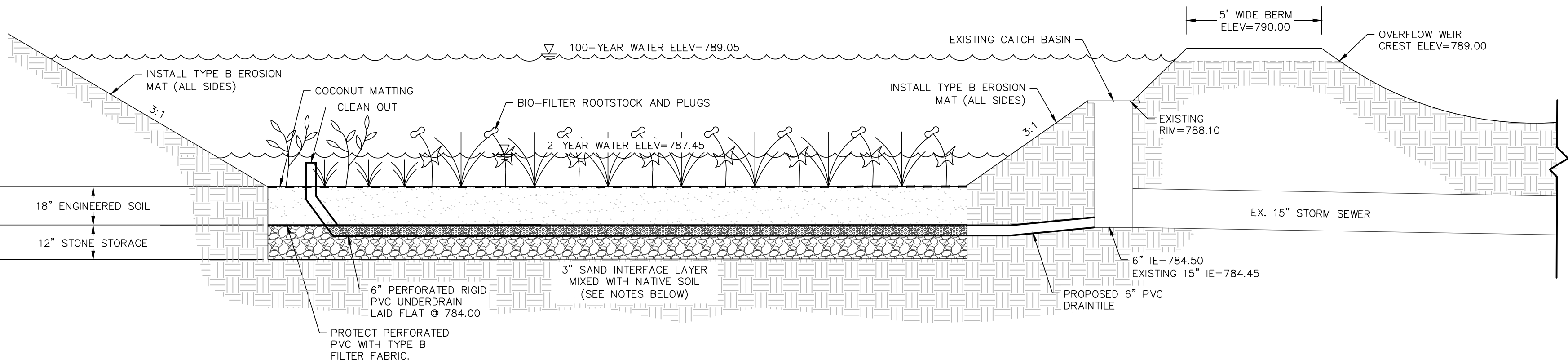
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122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

- LEGEND:
- 936 --- EXISTING MINOR CONTOUR.
 - 935 --- EXISTING MAJOR CONTOUR.
 - 936 --- PROPOSED MINOR CONTOUR.
 - 935 --- PROPOSED MAJOR CONTOUR.
 - EX 934.23 - EXISTING SPOT ELEVATION.
 - 934.23 - PROPOSED ASPHALT/CONCRETE ELEVATION.
 - EXP 934.23 - PROPOSED BUILDING EXPOSURE ELEVATION.
 - FFE 934.23 - PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.

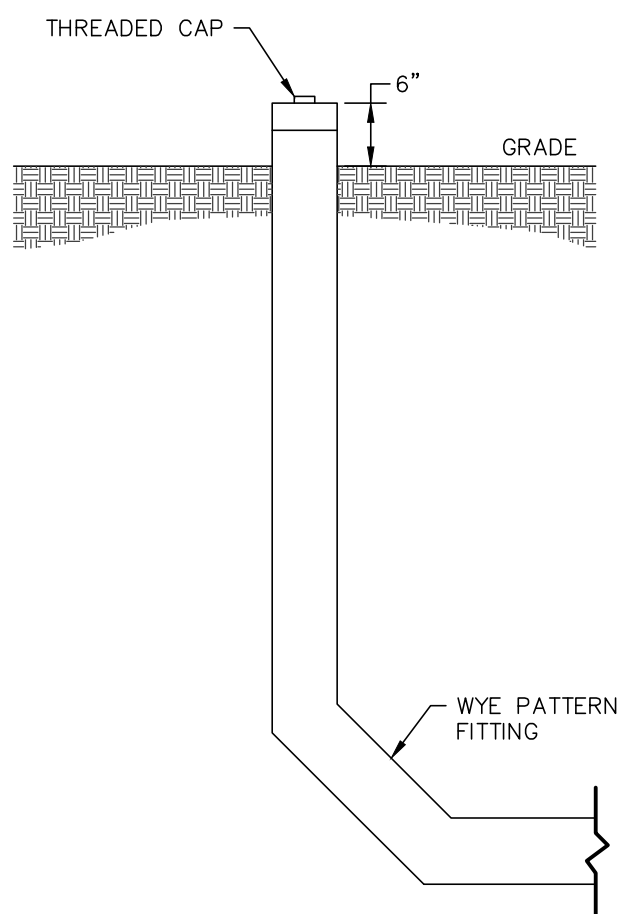
NOTE:
CONTRACTOR SHALL VERIFY
LOCATION OF STORM SEWER.



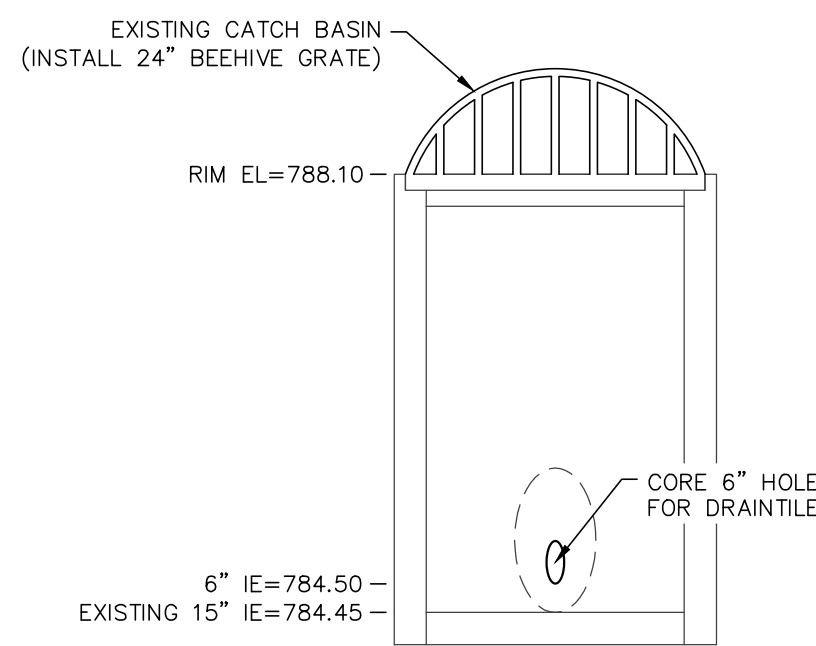
BIO-FILTER CROSS-SECTION DETAIL



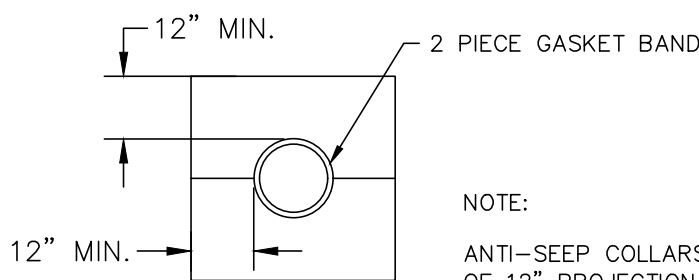
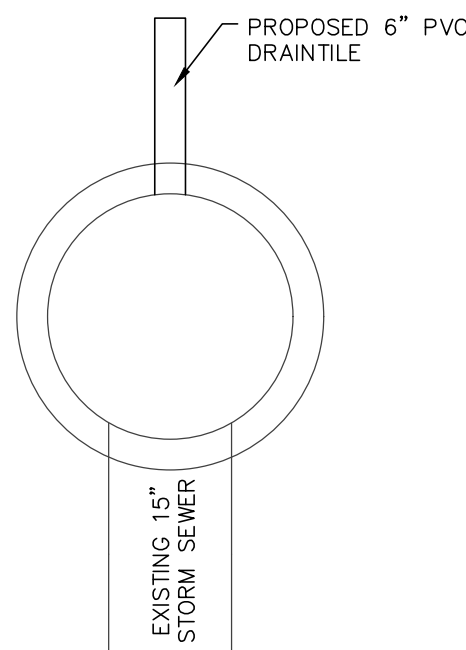
BIO-FILTER POND CROSS SECTION



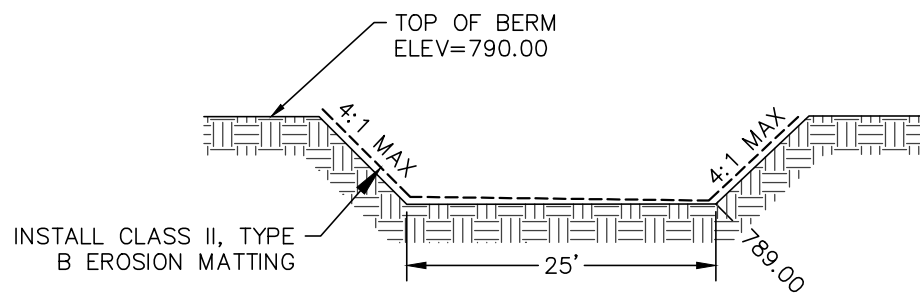
BIO-FILTER CLEAN OUT



EXISTING CATCH BASIN DETAIL



ANTI-SEEP COLLAR DETAIL



OVERFLOW WEIR CROSS SECTION

- GENERAL NOTES:**
- BIO-FILTER SHALL BE CONSTRUCTED ACCORDING TO WDNR TECHNICAL STANDARD 1004, EXCEPT FOR THE REQUIREMENTS FOR SAND STORAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE BIO-FILTER IN CONFORMANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
 - THE ENGINEERED SOIL SHALL CONSIST OF 70 TO 85% SILICA SAND; 15 TO 30% COMPOST W/ PH 5.5-8.0.
COMPOST SHALL MEET WDNR SPECIFICATION S100.
2.1. SAND SHALL CONSIST OF WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA. IN CONFORMANCE WITH ASTM C33 AND WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4.
2.2. COMPOST SHALL MEET WDNR SPECIFICATIONS S100.
 - STONE STORAGE SHALL MEET THE COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 2003 EDITION. GRAVEL SHALL BE DOUBLE WASHED.
 - PER DNR TECHNICAL STANDARD 1004, WHEN THE NATIVE INFILTRATION RATE IS LESS THAN 3.6 INCHES/HOUR, A SAND/NATIVE SOIL INTERFACE LAYER OF 3-INCHES SHALL BE PLACED BELOW THE ROCK LAYER AND VERTICALLY MIXED WITH THE NATIVE SOIL INTERFACE TO A DEPTH OF 2-4 INCHES.
 - FILTER FABRIC SHALL BE PLACED ABOVE THE PERFORATED PVC PIPE, BETWEEN THE PEA GRAVEL AND ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE PIPE.
 - BIO-FILTER SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
 - THE SEED MIXTURE FOR THE BIO-FILTER BOTTOM SHALL BE "STORMWATER/BIOINFILTRATION" AS SUPPLIED BY AGRECOL NATIVE SEED & PLANT NURSERY OR EQUIVALENT.
 - ONCE CONSTRUCTION OF THE BIO-FILTER BEGINS, THE BIO-FILTER SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
 - PLACEMENT OF ENGINEERED SOIL SHALL BE SUSPENDED IN PERIODS OF RAINFALL, PONDING AND SNOWMELT AND SHALL REMAIN SUSPENDED IF PONDED WATER IS PRESENT.
 - ENGINEERED SOIL SHALL BE PLACED IN THE BIO-FILTER IN 6 INCH LIFTS TO AVOID COMPACTION.
 - ENGINEERED SOIL PLACED IN THE BIO-FILTER SHALL NOT BE COMPACTED.

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

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PROJECT TITLE:
**OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:
**STORMWATER
MANAGEMENT
DETAILS**

DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
3/27/2024

PROJECT NO:
\SR-53-23

PRELIMINARY

SHEET NO:
C1.06



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
STM MH #1	4' DIA.	R-1550
CB #1.1	2' DIA.	R-2510
STM MH #1.2	4' DIA.	R-1550
CB #1.3	2' DIA.	R-2510
STM MH #2	4' DIA.	R-1550
STM MH #2.1	4' DIA.	R-1550

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

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PROJECT TITLE:
**OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:
**UTILITY
PLAN**

DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
3/27/2024

PROJECT NO:
\SR-53-23

PRELIMINARY

SHEET NO:
C1.07



PLANT LIST

KEY	QTY	SIZE	COMMON NAME	ROOT
(18)	ABM	7	CANOPY TREES	
	CH	6	2" AUTUMN BLAZE MAPLE	BB
	RO	5	2" COMMON HACKBERRY	BB
			2" RED OAK	BB
(2)	ABS	2	LOW ORNAMENTAL TREES	
			1 1/2" AUTUMN BRILLIANCE SERVICEBERRY	BB
(64)	ACV	22	DECIDUOUS SHRUBS	
	DN	21	36" AMERICAN CRANBERRYBUSH VIBURNUM	POT
	BH	2	24" DIABLO NINEBARK	POT
	GDP	19	18" BUSH HONEYSUCKLE	POT
			GOLD DROP POTENTILLA	POT
(18)	WBJ	18	UPRIGHT EVERGREEN SHRUBS	
			4" WICHITA BLUE JUNIPER	BB

BIO-RETENTION PLANTINGS
COMMON BLUE STAR
BOTTLE GENTIAN
OBEDIENT PLANT
COLUMBINE
SWITCHGRASS
BLACK EYED SUSAN
WILD IRIS
BARK MULCH PLANT RINGS (4" DIAMETER)
WHITE TURTLEHEAD
CARDINAL FLOWER
TURK'S CAP LILY
LITTLE BLUESTEM

NOTES:

- 1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
- 2) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3"
- 3) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
- 4) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

Foundations				
Symbol	Name	Plants	Points/Plant	Total
ACV	Viburnum	20	3.3	66
GDP	Potentilla	19	3.3	62.7
DN	Ninebark	21	3	63
WBJ	Juniper	18	12	216
Total Plants		78	Total Points	407.7
Paved Areas				
Symbol	Name	Plants	Points/Plant	Total
CH	Hackberry	4	33	132
ACV	Viburnum	2	3.3	6.6
BH	Bush Honeysuckle	2	3.3	6.6
Total Plants		8	Total Points	145.2
Street Frontages				
Symbol	Name	Plants	Points/Plant	Total
ABS	Serviceberry	2	16.5	33
CH	Hackberry	2	33	66
ABM	Maple	2	55	110
N/A	Ex. Maple	2	55	110
N/A	Ex. Cottonwood	1	30	30
Total Plants		9	Total Points	349
Yards				
Symbol	Name	Plants	Points/Plant	Total
RO	Red Oak	5	55	275
ABM	Maple	5	55	275
Total Plants		10	Total Points	550
Overall Total Points				1451
Total Points Required				1422

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

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PROJECT TITLE:

**OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:

**LANDSCAPE
PLAN**

DRAWN BY:

KJP

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

3/28/2024

PROJECT NO:

\SR-53-23

PRELIMINARY

SHEET NO:

C1.08



LUMINAIRE SCHEDULE								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	6	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	WPMLED20B	SINGLE	10,400	81	0.900
	5	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR1B	SINGLE	1,415	12	0.900

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVEMENT AREA	Illuminance	Fc	0.54	6.71	0.00	N.A.	N.A.

- NOTES:
- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
 - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
 - 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
 - 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
 - 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

REVISIONS:		
NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:
**LIGHTING
PLAN**

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

PLAN DATE:
3/27/2024

PROJECT NO:
\SR-53-23

PRELIMINARY

SHEET NO:
C1.09

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERGUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISKING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE EXISTING ASPHALT DRIVEWAY IS TO BE USED AS TRACKING PAD. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSHYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF FORT ATKINSON AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE CITY OF FORT ATKINSON PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

NO.		DATE	DESCRIPTION	REVISIONS:	
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX			

DSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:

**OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:

**CONSTRUCTION
SPECIFICATIONS
AND NOTES**

DRAWN BY:

KJP

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

3/27/2024

PROJECT NO:

\SR-53-23

PRELIMINARY

SHEET NO:

C2.01

STAGES OF CONSTRUCTION TIME SCHEDULE:

JUNE 1, 2024

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE TOWN OF BROOKLYN SHALL HAVE A TRACKING PAD.

JUNE 2, 2024 – OCTOBER 1, 2024

2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE. TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER.
3. CONSTRUCT BOTH WET DETENTION PONDS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
5. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
6. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
7. CONSTRUCT BUILDING PADS AND BUILDINGS.
8. CONTINUE SITE GRADING.
9. INSTALL BASE COURSES, PROPOSED PAVEMENTS
10. INSTALL LANDSCAPING.
11. APPLY FINAL STABILIZATION TO ENTIRE SITE.

OCTOBER 2 – 15, 2024

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

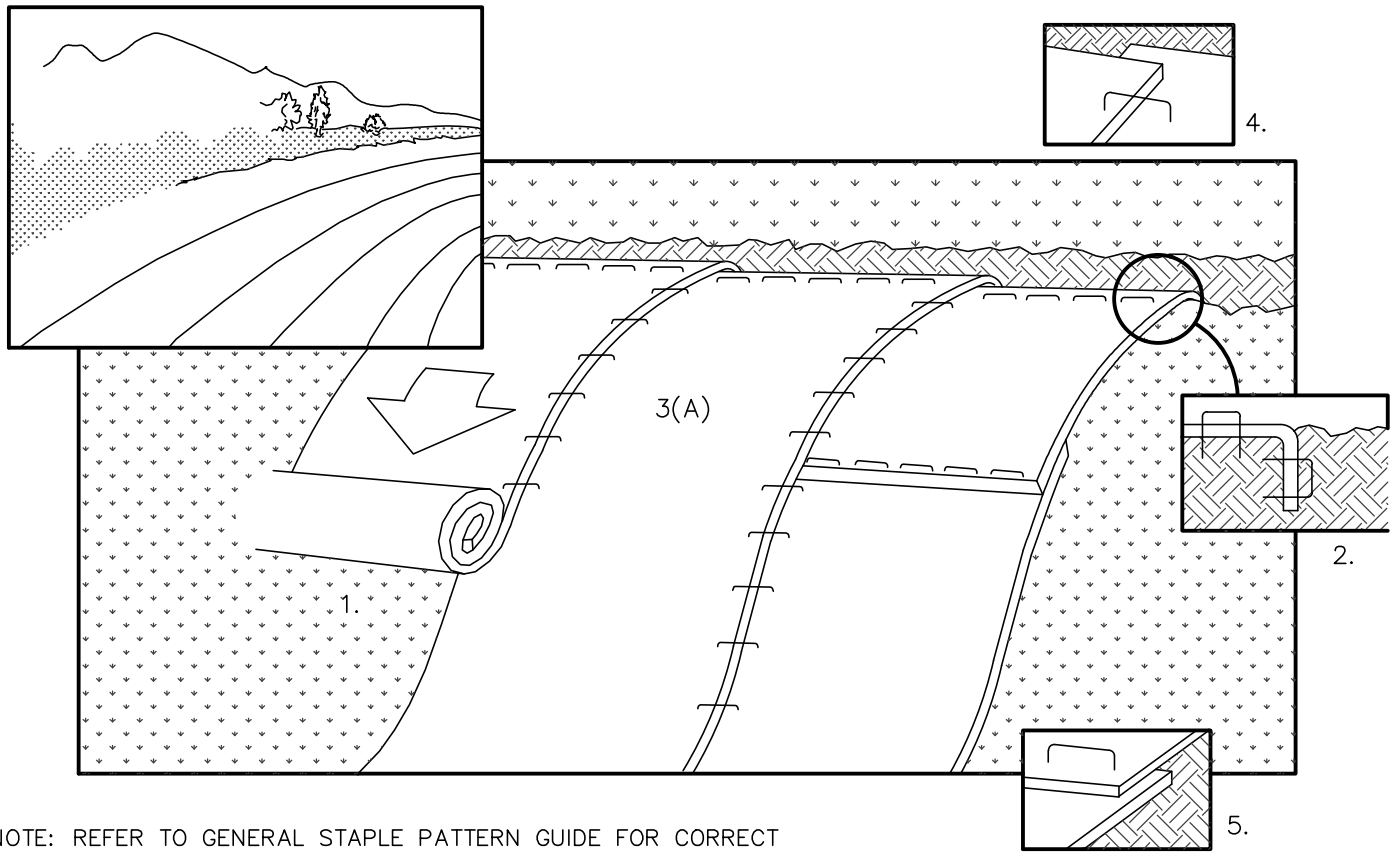
STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF FORT ATKINSON PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

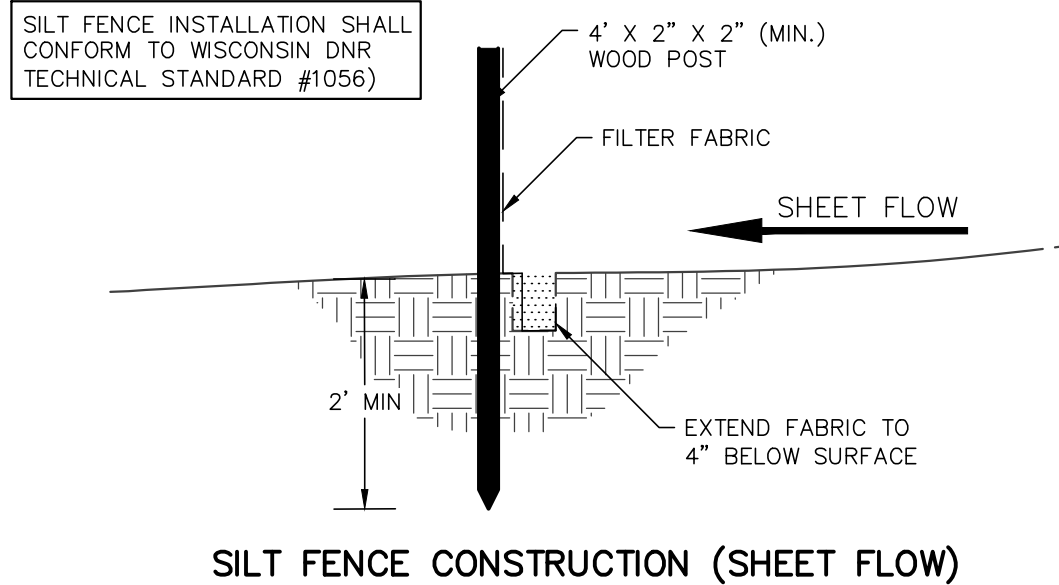
REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.



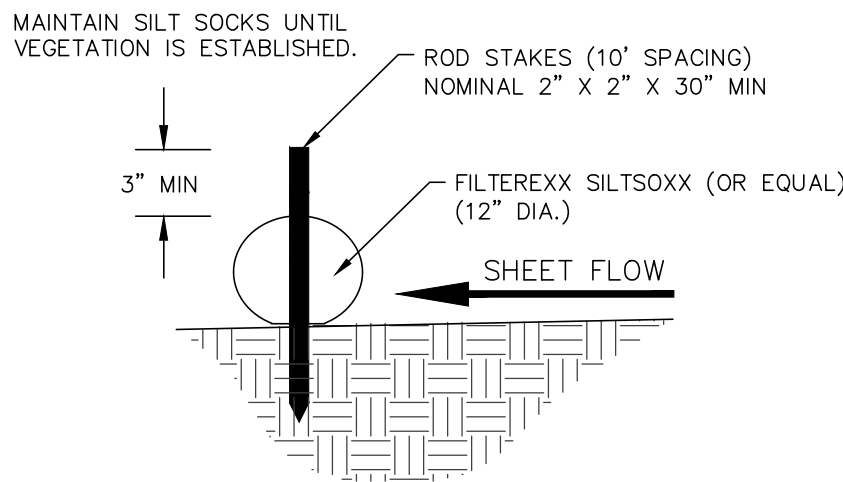
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

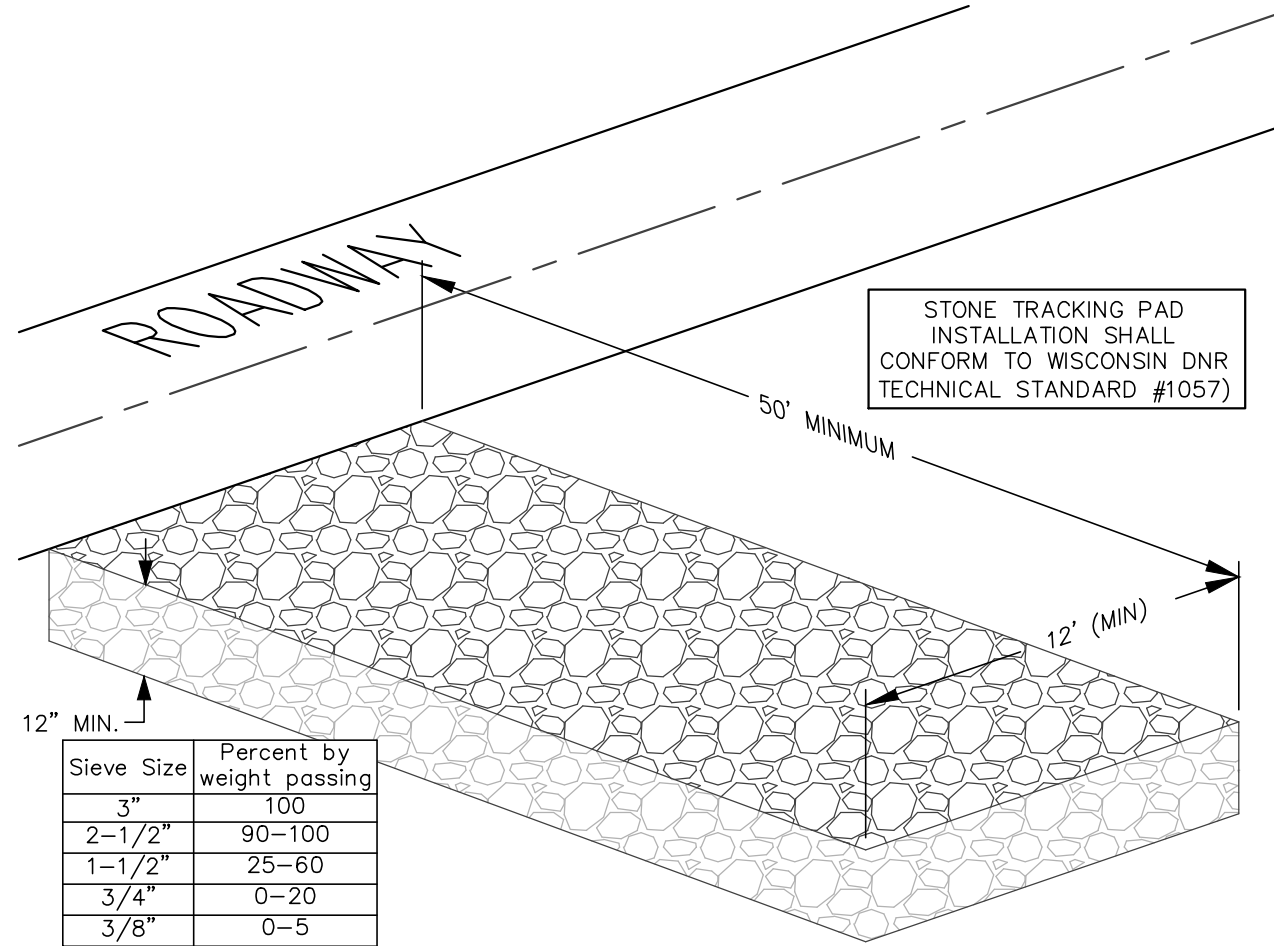
EROSION CONTROL MAT – SLOPE INSTALLATION



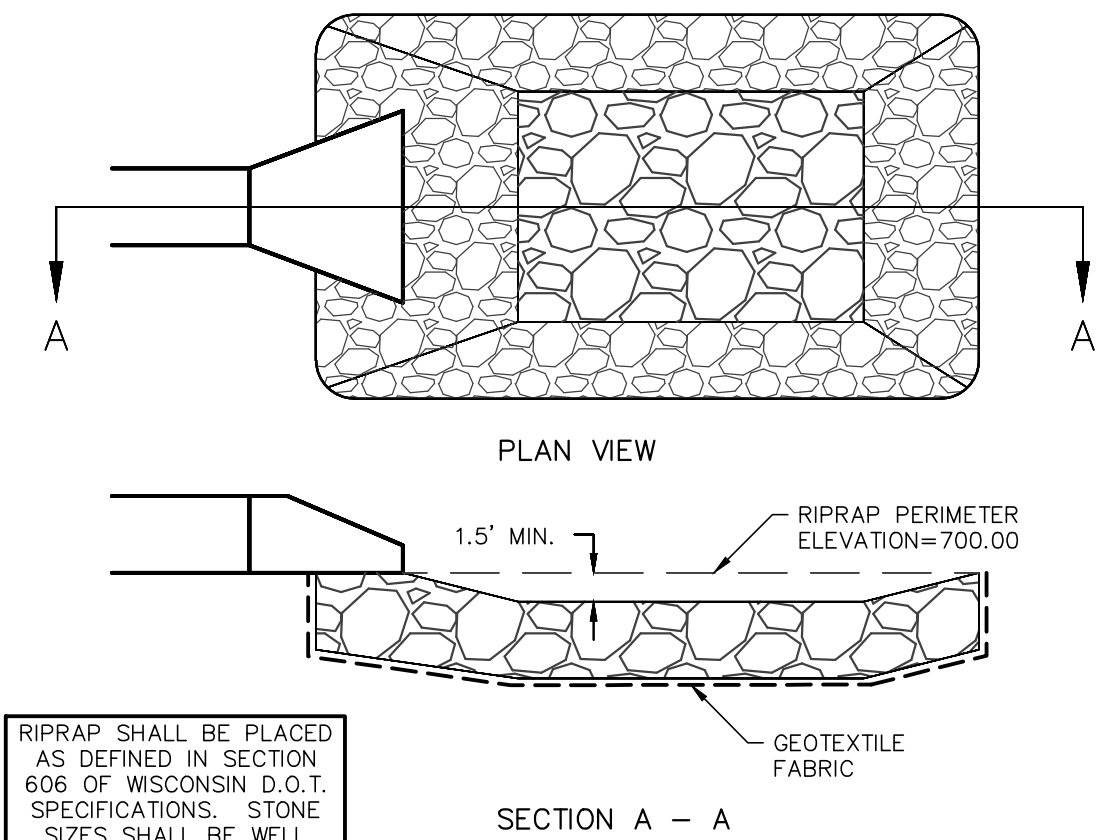
SILT FENCE CONSTRUCTION (SHEET FLOW)



SILT SOCK DETAIL



STONE TRACKING PAD DETAIL



RIPRAP/STILLING BASIN DETAIL

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

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PROJECT TITLE:

**OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:

**EROSION
CONTROL
DETAILS**

DRAWN BY:

KJP

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

3/27/2024

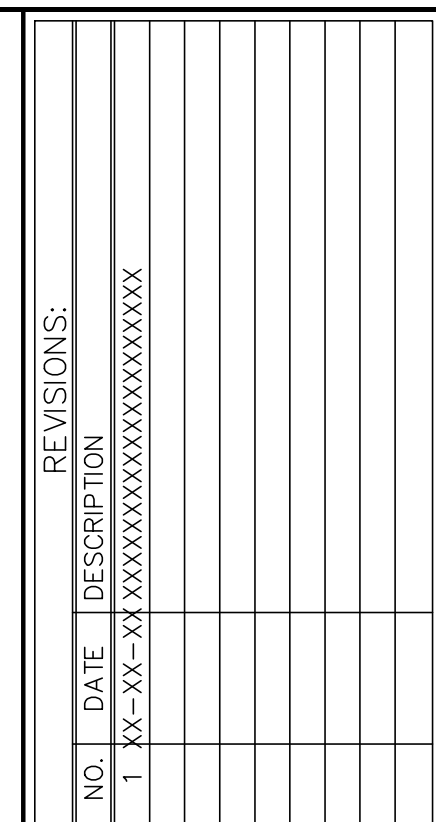
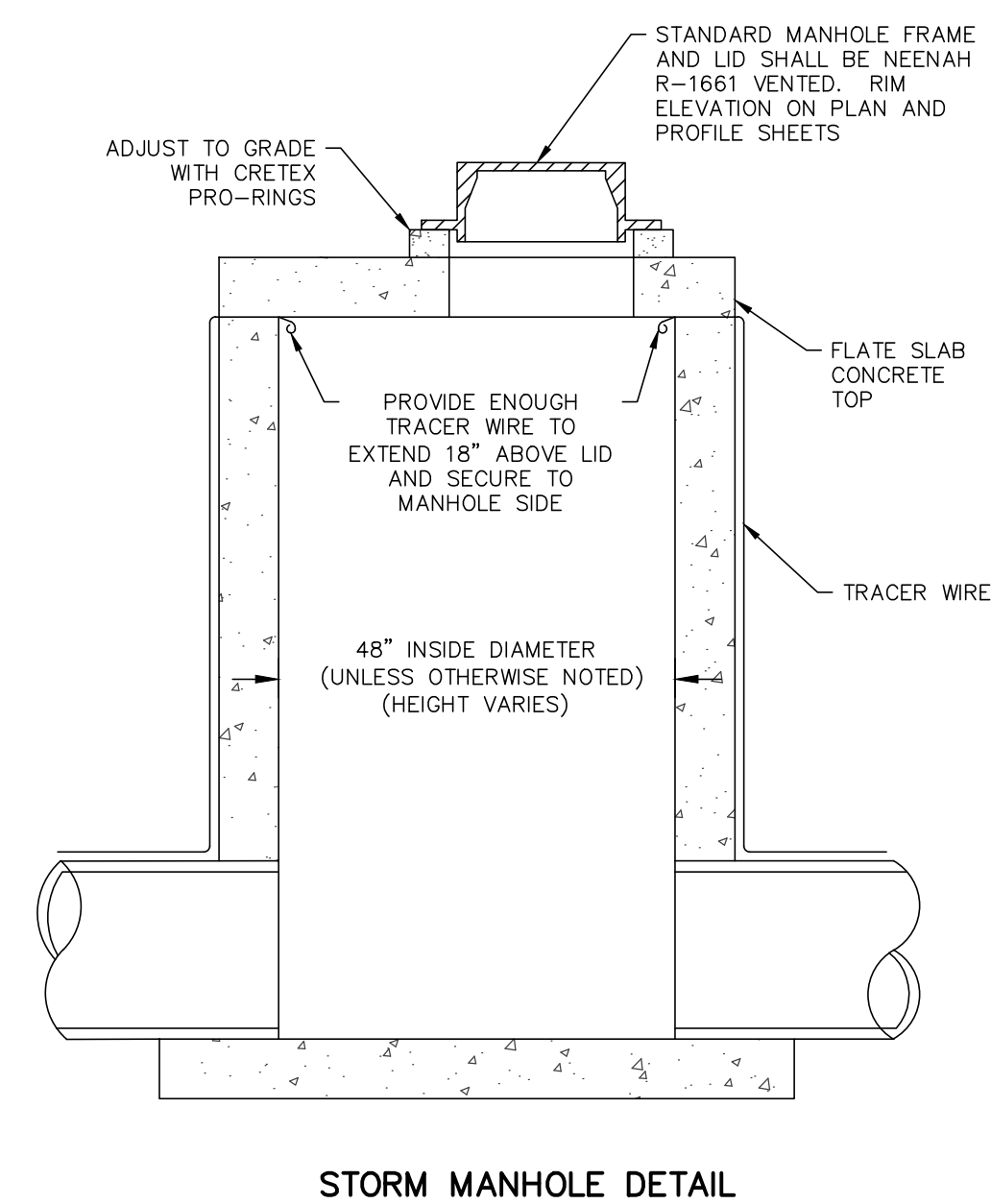
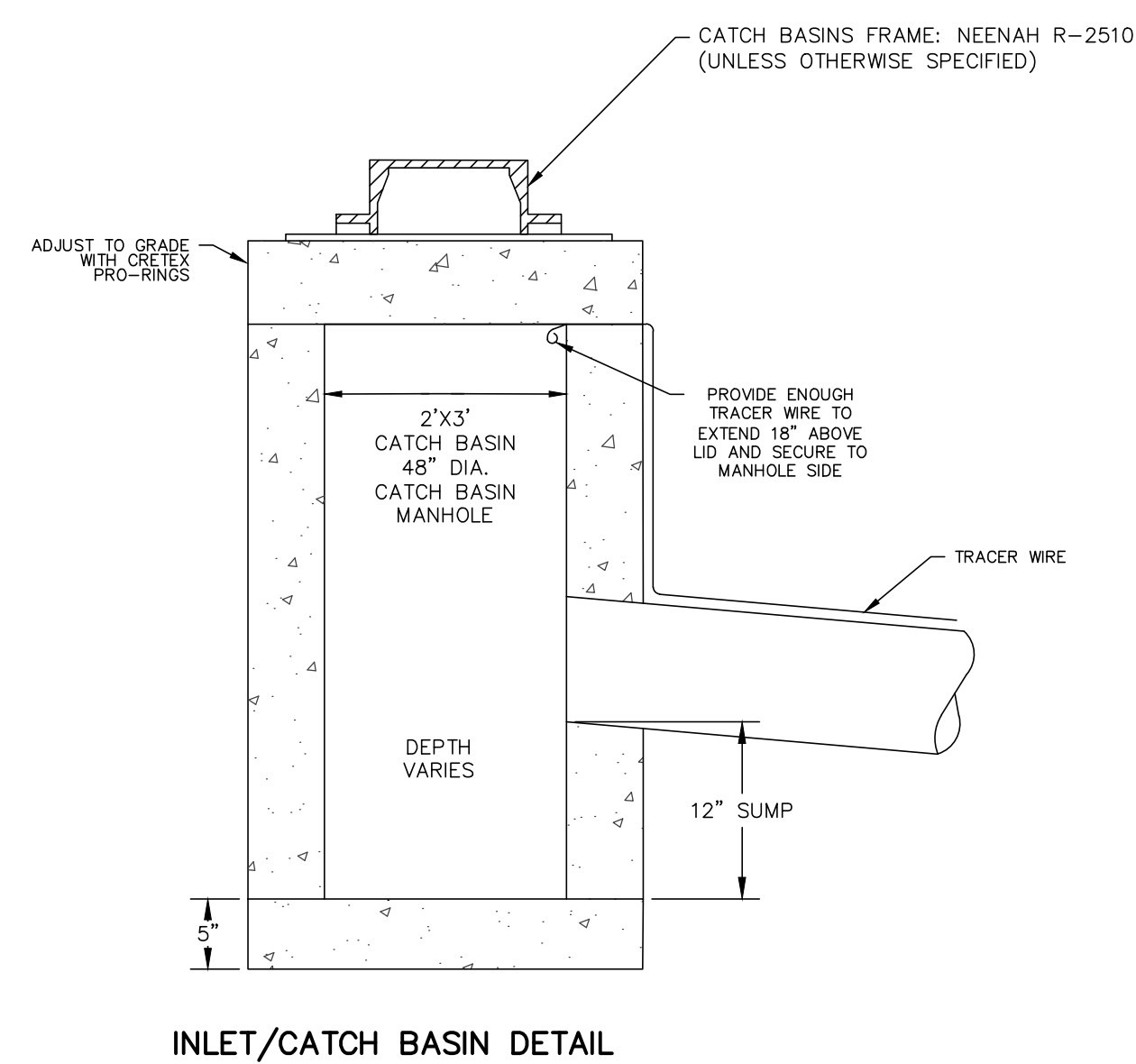
PROJECT NO:

\SR-53-23

PRELIMINARY

SHEET NO:

C2.02



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PROJECT TITLE:
**OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:

**SITE & UTILITY
DETAILS**

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE:
3/27/2024

PROJECT NO:
\\SR-53-23\\

PRELIMINARY

SHEET NO:

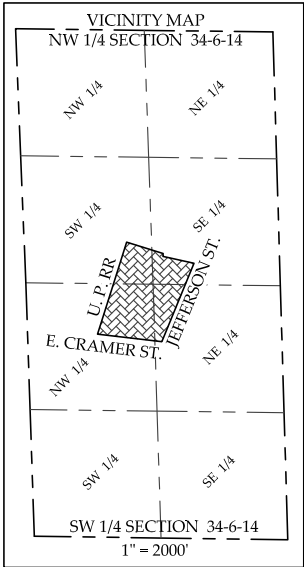
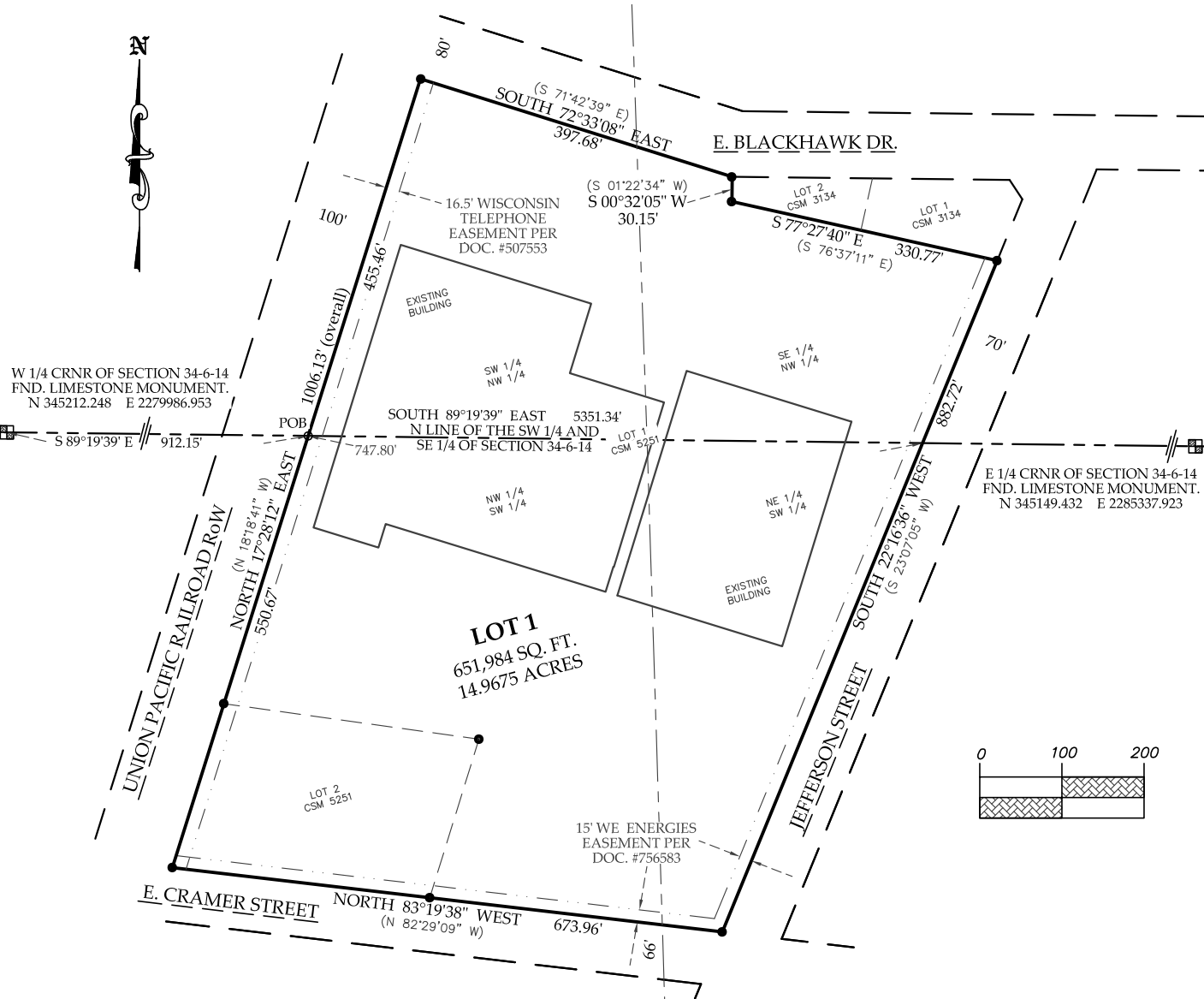
C2.03

CERTIFIED SURVEY MAP # _____

TO COMBINE LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 5251,
RECORDED AS DOCUMENT NO. 1270687, BEING PART OF THE
SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4
AND THE NORTHEAST 1/4 AND THE NORTHWEST OF THE
SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 14
EAST, CITY OF FORT ATKINSON, COUNTY OF JEFFERSON, STATE OF
WISCONSIN.

OWNER OF LOT 1:
OPPORTUNITIES INC. OF JEFFERSON COUNTY
200 E. CRAMER STREET
FT. ATKINSON, WI 53538

OWNER OF LOT 2:
OPPORTUNITIES INC.
200 E. CRAMER STREET
FT. ATKINSON, WI 53538



- LEGEND**
- 1" IRON PIPE FOUND, OR AS NOTED
 - 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET. (RECORDED AS)

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83). THE SOUTH LINE OF NORTH 1/2 OF SECTION 34-6-14 BEARS SOUTH 89°19'39" EAST.

PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: SR-53-23 Date: 2/29/24

SHEET 1 OF 2

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

CERTIFIED SURVEY MAP # _____

TO COMBINE LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 5251, RECORDED AS DOCUMENT NO. 1270687, BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 AND THE NORTHWEST OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, COUNTY OF JEFFERSON, STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, OPPORTUNITIES INC OF JEFFERSON COUNTY (EXISTING LOT1), AND OPPORTUNITIES INC (EXISTING LOT 2):

LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 5251, RECORDED AS DOCUMENT NO. 1270687, BEING PART TO THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 14 EAST, IN THE CITY OF FORT ATKINSON, COUNTY OF JEFFERSON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34;
THENCE SOUTH 89°19’39” EAST, 912.15 FEET, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SAID SECTION 34 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 17°28’12” EAST, 455.46 FEET, ALONG THE EAST LINE OF THE RAILROAD RIGHT-OF-WAY TO THE SOUTH LINE OF E. BLACKHAWK DRIVE;
THENCE SOUTH 72°33’08” EAST, 397.68 FEET, ALONG SAID SOUTH LINE;
THENCE SOUTH 00°32’05” WEST, 30.15 FEET, ALONG THE WEST LINE OF CERTIFIED SURVEY MAP 3134, RECORDED AS DOCUMENT NO. 943362;
THENCE SOUTH 77°27’40” EAST, 330.77 FEET, ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP 3134 TO THE WEST LINE OF JEFFERSON STREET;
THENCE SOUTH 22°16’36” WEST, 882.72 FEET, ALONG SAID WEST LINE OF JEFFERSON STREET TO THE NORTH LINE OF E. CRAMER STREET;
THENCE NORTH 83°19’38” WEST, 673.96 FEET, ALONG SAID NORTH LINE TO SAID EAST RAILROAD RIGHT-OF-WAY LINE;
THENCE NORTH 17°28’12” EAST, 550.67 FEET, ALONG SAID RAILROAD RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 651,984 SQUARE FEET // 14.9675 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE CITY OF FORT ATKINSON LAND DIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

OWNER’S CERTIFICATE

AS OWNERS, OPPORTUNITIES INC. OF JEFFERSON COUNTY (existing Lot 1), AND OPPORTUNITIES INC. (existing Lot 2) WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE CITY OF FORT ATKINSON REQUIREMENTS FOR CERTIFIED SURVEY MAPS.

BARBARA LEDUC, AGENT
OPPORTUNITIES INC. OF JEFFERSON COUNTY,
and OPPORTUNITIES INC.

STATE OF WISCONSIN
_____:SS
_____ COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202_____, _____, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

CITY OF FORT ATKINSON COMMON COUNCIL APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE FORT ATKINSON COMMON COUNCIL AS BEING IN CONFORMANCE WITH THE CITY’S LAND DIVISION ORDINANCE.

REBECCA HOUSEMAN, CITY MANAGER

MICHELLE EBBERT, CITY CLERK



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: SR-53-23 Date: 2/29/24

OIW EXPANSION
201 E. CRAMER ST.
FORT ATKINSON, WI 53538

REVISIONS

No.	DATE	DESCRIPTION
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THESE DOCUMENTS
REFLECT INTENT AND MAY
BE SUBJECT TO CHANGE.
THESE ARE NOT FINAL.
CONSTRUCTION
DOCUMENTS AND SHOULD
NOT BE USED FOR FINAL
BIDDING OR CONSTRUCTION-
RELATED PURPOSES.

DESIGN DEVELOPMENT

SHEET TITLE:

EXTERIOR ELEVATIONS

JOB NUMBER:

23008

ISSUED DATE:

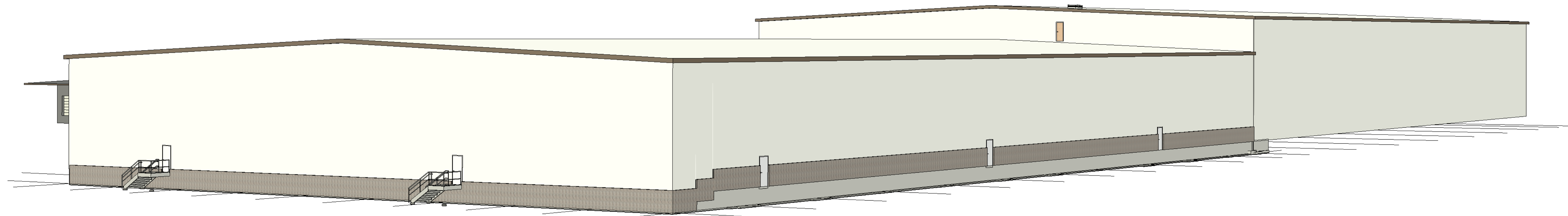
03.28.2024

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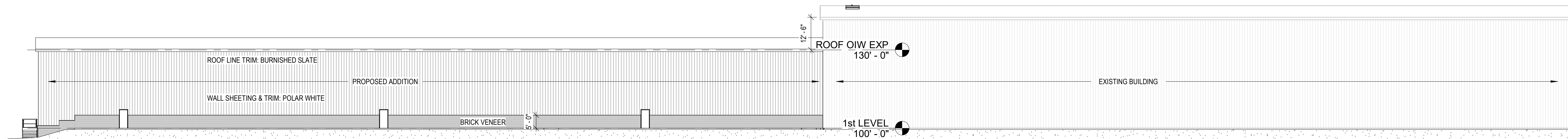
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SHEET NUMBER:

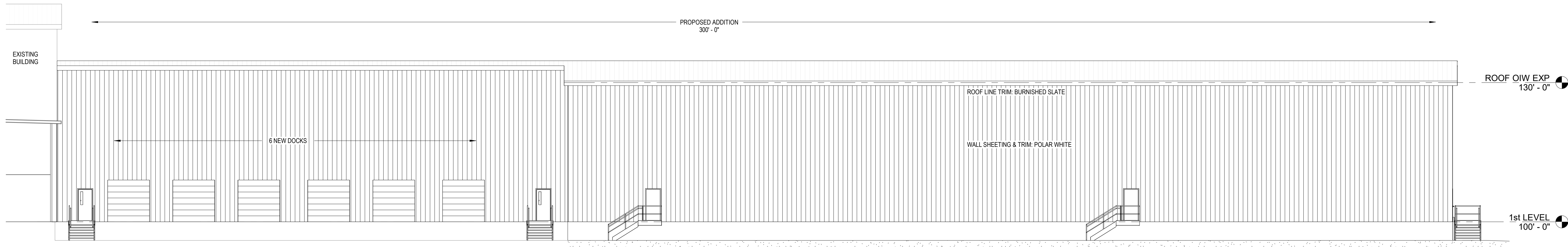
A2.0



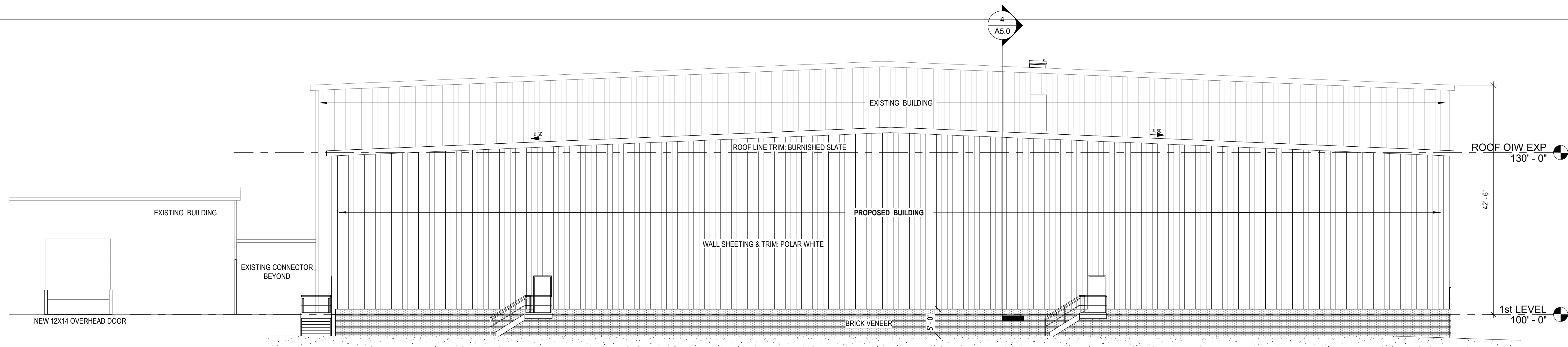
BRICK VENEER AREA
REQUIRED $(15\%)(300 \times 30) + (207 \times 35) = 2468$ SF
 $507R \times 5ft = 2535$ SF > 2468



3 EAST ELEVATION
3/64" = 1'-0"



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



2 SOUTH ELEVATION
3/32" = 1'-0"



PLANT LIST				
KEY	QTY	SIZE	COMMON NAME	ROOT
(18)	ABM	7	CANOPY TREES	
	CH	6	2" AUTUMN BLAZE MAPLE	BB
	RO	5	2" COMMON HACKBERRY	BB
			2" RED OAK	BB
(2)	ABS	2	LOW ORNAMENTAL TREES	
			1 1/2" AUTUMN BRILLIANCE SERVICEBERRY	BB
(64)	ACV	22	DECIDUOUS SHRUBS	
	DN	21	36" AMERICAN CRANBERRYBUSH VIBURNUM	POT
	BH	2	24" DIABLO NINEBARK	POT
	GDP	19	18" BUSH HONEYSUCKLE	POT
			18" GOLD DROP POTENTILLA	POT
(18)	WBJ	18	UPRIGHT EVERGREEN SHRUBS	
			4" WICHITA BLUE JUNIPER	BB
BIO-RETENTION PLANTINGS				
			COMMON BLUE STAR	
			BOTTLE GENTIAN	
			OBEDIENT PLANT	
			COLUMBINE	
			SWITCHGRASS	
			BLACK EYED SUSAN	
			WILD IRIS	
			BARK MULCH PLANT RINGS (4" DIAMETER)	
			SWAMP MILKWEED	
			WHITE TURTLEHEAD	
			CARDINAL FLOWER	
			TURK'S CAP LILY	
			LITTLE BLUESTEM	

- NOTES:
- 1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
 - 2) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3"
 - 3) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
 - 4) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

Foundations				
Symbol	Name	Plants	Points/Plant	Total
ACV	Viburnum	20	3.3	66
GDP	Potentilla	19	3.3	62.7
DN	Ninebark	21	3	63
WBJ	Juniper	18	12	216
Total Plants		78	Total Points	407.7
		Required		400
Paved Areas				
Symbol	Name	Plants	Points/Plant	Total
CH	Hackberry	4	33	132
ACV	Viburnum	2	3.3	6.6
BH	Bush Honeysuckle	2	3.3	6.6
Total Plants		8	Total Points	145.2
		Required		120
Street Frontages				
Symbol	Name	Plants	Points/Plant	Total
ABS	Serviceberry	2	16.5	33
CH	Hackberry	2	33	66
ABM	Maple	2	55	110
Total Plants		6	Total Points	209
		Required		186
Yards				
Symbol	Name	Plants	Points/Plant	Total
RO	Red Oak	5	55	275
ABM	Maple	5	55	275
Total Plants		10	Total Points	550
		Required		540

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

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PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:

OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538

PLAN TITLE:

LANDSCAPE
PLAN

DRAWN BY:

KJP

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

3/6/2024

PROJECT NO:

SR-53-23

PRELIMINARY

SHEET NO:

C1.08



LUMINAIRE SCHEDULE								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	6	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	WPMLED20B	SINGLE	10,400	81	0.900
	5	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR1B	SINGLE	1,415	12	0.900

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVEMENT AREA	Illuminance	Fc	0.54	6.71	0.00	N.A.	N.A.

- NOTES:
- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
 - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
 - 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
 - 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
 - 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

REVISIONS:		
NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
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262.346.7800 www.parishse.com

PROJECT TITLE:
**OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:
**LIGHTING
PLAN**

DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
3/6/2024

PROJECT NO:
\SR-53-23

PRELIMINARY

SHEET NO:
C1.09

STORMWATER
MANAGEMENT REPORT

Opportunities, Inc.
201 E. Cramer Street
CITY OF FORT ATKINSON, WISCONSIN

February 29, 2024
Revisions #1: March 27, 2024

PREPARED FOR:
Opportunities, Inc of Jefferson
201 E. Cramer Street
Fort Atkinson, WI 53538

PREPARED BY:
Parish Survey & Engineering, LLC
122 Wisconsin Street,
West Bend, WI 53095

SR-53-23

PSE

PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

Contents

Introduction.....	1
Design Standards	1
Existing Site Conditions	2
Proposed Site Conditions.....	2
Summary of results	3
Conclusion	4

APPENDICES

- A. Location Map
- B. Soils Information
- C. Existing Site Conditions
 - 1) Drainage Map
 - 2) HydroCAD Reports
- D. Proposed Site Conditions
 - 1) Drainage Map
 - 2) HydroCAD Reports
- E. TSS Reduction Calculations
- F. Stormwater Management Maintenance Agreement

Construction Plans (separate attachment)

INTRODUCTION

This project is located at 201 E. Cramer Street in the City of Fort Atkinson. The existing site consists of two (2) existing buildings, loading docks, semi-trailer parking, asphalt driveways, parking lots, and an existing dry detention pond. The proposed development is for a 53,620 square-foot building addition, a new concrete loading dock, additional asphalt pavement, and a new bio-filter that will tie into the existing storm sewer. The current access off Jefferson Street will be removed with this new building addition but the E. Cramer Street access shall remain.

Property Description: Lot 1 of CSM NO. 5251 being part of the SE ¼ & SW ¼ of the NW ¼ & NE ¼ of the SW ¼ of Section 34, Township 6 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin.

This report is being provided to demonstrate that the stormwater requirements are met for the proposed development per the City of Fort Atkinson and the Wisconsin DNR NR 151.

DESIGN STANDARDS

Stormwater Quality

Per NR 151.122, for in-fill development, by design, reduce to the maximum extent practicable, the total suspended solids load by 80%, based on an average annual rainfall, as compared to no runoff management controls. No person shall be required to exceed a 80% total suspended solids reduction to meet the requirements of this subdivision.

Storm Water Quantity

Per NR 151, in-fill post-construction sites less than five (5) acres are exempt from meeting stormwater run-off quantity requirements.

Per City of Fort Atkinson requirements:

SWM facilities shall limit the calculated peak runoff rate to a rate equal to or less than the calculated peak runoff rate at each discharge point from the property prior to the development activity for the 2-year, 10-year, and 100-year – 24-hour design storm events.

Infiltration

Per NR 151.124 (C)(6)(d) In-fill post-construction sites less than five (5) acres are exempt from meeting stormwater infiltration requirements.

Protective Area Requirements

Per NR 151.125 (3)(a) Impervious surfaces shall be kept out of the protective area entirely or to the maximum extent practicable. If there is no practical alternative to locating an impervious surface in the protective area, the storm water management plan shall contain a written, site-specific explanation.

(b) Where land disturbing construction activity occurs within a protective area, adequate sod or self-sustaining vegetative cover of 70 percent or greater shall be established and maintained where no impervious surface is present. The adequate sod or self-sustaining vegetative cover shall be sufficient to provide for bank stability, maintenance of fish habitat, and filtering of pollutants from upslope overland flow areas under sheet flow conditions. Non-vegetative materials, such as rock riprap, may be employed on the bank as necessary to prevent erosion such as on steep slopes or where high velocity flows occur.

(c) Best management practices such as filter strips, swales, or wet detention ponds, that are designed to control pollutants from non-point sources, may be located in the protective area.

Fueling and Vehicle Maintenance

Per NR 151.126: Fueling and vehicle maintenance areas shall have BMPs designed, installed, and maintained to reduce petroleum within runoff, so that the runoff that enters waters of the state contains no visible petroleum sheen, or to the maximum extent practicable.

Method of Analysis

The storm water runoff rates and quantities have been analyzed using the methodology prescribed in Urban Hydrology for Small Watersheds, United States Department of Agriculture Soil Conservation Service Technical Release 20 (TR-20). The MSE 4, 24-hour rainfall distribution curve was used for the calculations.

Rainfall Analysis

The selected design storms were based on Fort Atkinson rainfall depth requirements:

Table 2 – Rainfall Events

Recurrence Interval (Year)	Rainfall depth (in)
1	2.46
2	2.80
10	3.94
100	6.18

TSS reduction results for the site were analyzed with WinSLAMM Source Loading and Management Model. The “Madison 1981” rainfall file was used with the winter season between December 16th to March 28th.

EXISTING SITE CONDITIONS

This project is located at 201 E. Cramer Street in the City of Fort Atkinson. The existing site consists of two (2) existing buildings, loading docks, semi-trailer parking, asphalt driveways, parking lots, and an existing dry detention pond. The existing site currently has an access off Jefferson Street and E. Cramer Street.

The areas of the existing site within the disturbance limits have two discharge points: to the east to Jefferson Street and to the south to the existing City storm sewer. These discharge points are maintained in the proposed conditions. An existing drainage map is included in Appendix C.

PROPOSED SITE CONDITIONS

The proposed development is for a 53,620 square-foot building addition, a new concrete loading dock, additional asphalt pavement, and a new bio-filter that will tie into the existing storm sewer. The current access off Jefferson Street will be removed with this new building addition but the E. Cramer Street access shall remain.

The proposed bio-filter is to be implemented on the south side of the proposed building addition. The existing storm manhole will be used as the standpipe for the system, with a new 6” drain tile that will tie

into the structure. New storm sewer will direct majority of the run-off from the proposed improvements to the proposed bio-filter. A drainage map is included in Appendix D.

SUMMARY OF RESULTS

Stormwater Quantity

Utilizing HydroCAD 10.00-26, run-off rate control for the proposed development was modeled. With the implementation of the bio-filter, the proposed development exceeds the rate control requirements for each storm event. Below is a summary of the results for the pre-development and post-development site:

Table 3 – Water Quantity Results – South/Storm Sewer

Rain Event	Pre-Dev. Runoff (cu-ft/sec)	Post-Dev. Runoff (cu-ft/sec)
1-year	4.76	1.00
2-year	5.81	1.08
10-year	9.39	2.57
100-year	16.49	9.63

Table 4 – Water Quantity Results – East to Jefferson Street

Rain Event	Pre-Dev. Runoff (cu-ft/sec)	Post-Dev. Runoff (cu-ft/sec)
1-year	3.33	0.46
2-year	4.03	0.60
10-year	6.43	1.07
100-year	11.14	2.08

Table 5 - Water Quantity Results – Site Total

Rain Event	Pre-Dev. Runoff (cu-ft/sec)	Post-Dev. Runoff (cu-ft/sec)
1-year	8.09	1.46
2-year	9.84	1.67
10-year	15.82	2.76
100-year	27.64	12.15

Stormwater Quality

Utilizing WinSLAMM v 10, the TSS reduction was modeled for the proposed development. With the implementation of the bio-filter, the proposed development exceeds water quality requirements. Below is a summary of those results:

Table 6 - Water Quality Results

Total Influent Load (lbs)	Total Effluent Load (lbs)	TSS Reduction
1357	259	80.91%

Protective Areas

There are no protective areas present on site. Therefore, this development is exempt from these requirements.

Fueling & Vehicle Maintenance

There are no proposed fueling or vehicle maintenance areas for this site. Therefore, this development is exempt from these requirements.

CONCLUSION

The proposed development exceeds stormwater requirements for both the City of Fort Atkinson and the Wisconsin DNR while maintaining the existing discharge points. The proposed stormwater best management practices improve the run-off from the site significantly. Additionally, the stormwater quality requirements are controlled at a much greater rate than required per the City Ordinance and State Statute.

Appendix A

Location Map



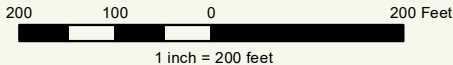
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Jefferson County Land Information



- | | | |
|--|--|--|
|  Municipal Boundaries |  Rail Right of Ways |  Tax Parcel Information |
| Road Names |  Road Right of Ways | |
| Parcel Lines |  Section Lines | |
|  Property Boundary |  Surface Water | |
|  Old Lot/Meander Lines |  Map Hooks | |



Appendix B

Soils Information



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Hydrologic Soil Group—Jefferson County, Wisconsin

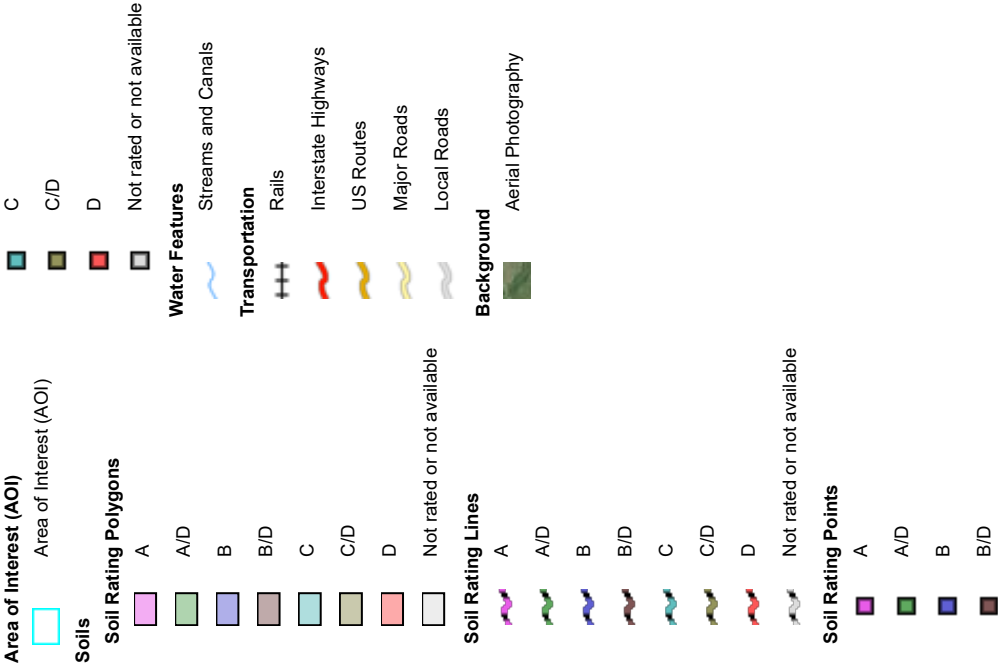


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/11/2023
Page 1 of 4
Page 44 of 132

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, Wisconsin

Survey Area Data: Version 22, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MgA	Martinton silt loam, 0 to 2 percent slopes	C	0.1	0.4%
MnA	Matherton silt loam, clayey substratum, 0 to 3 percent slopes	C	7.0	41.8%
Mr	Milford silty clay loam	C/D	7.1	42.2%
Sn	Sebewa silt loam, clayey substratum	B/D	2.6	15.6%
Totals for Area of Interest			16.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

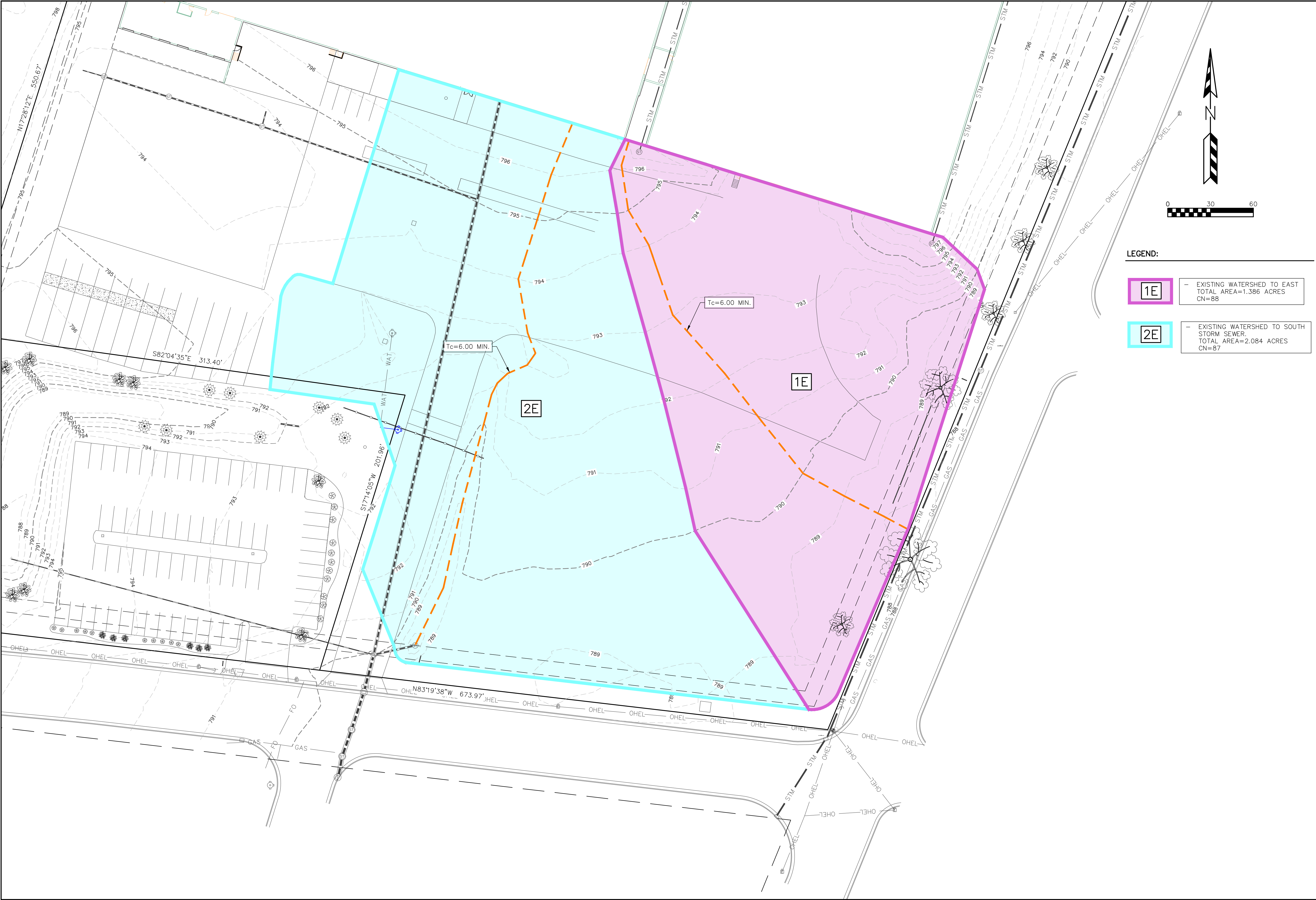
Appendix C

Existing Site Conditions



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LEGEND:

1E

- EXISTING WATERSHED TO EAST
TOTAL AREA=1.386 ACRES
CN=68

2E

- EXISTING WATERSHED TO SOUTH
STORM SEWER.
TOTAL AREA=2.084 ACRES
CN=87

REVISIONS:		
NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXXXX

PSE

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PROJECT TITLE:
**OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:
**EXISTING
DRAINAGE
MAP**

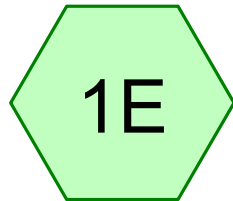
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DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
02-29-2024

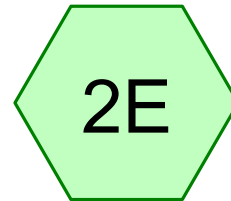
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\\SR-53-23

SUBMITTAL

SHEET NO:
C5.01



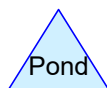
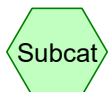
Existing to East



Existing to S. Storm
Sewer



Ex. Site Total



Routing Diagram for Ex HydroCAD

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Ex HydroCAD

Prepared by {enter your company name here}

Printed 2/29/2024

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.025	80	>75% Grass cover, Good, HSG D (1E, 2E)
1.445	98	Pavement (1E, 2E)
3.470	87	TOTAL AREA

Ex HydroCAD*MSE 24-hr 3 1-Year Rainfall=2.34"*

Prepared by {enter your company name here}

Printed 2/29/2024

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Page 3

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1E: Existing to East

Runoff Area=1.386 ac 41.99% Impervious Runoff Depth>1.19"
Tc=6.0 min CN=88 Runoff=3.08 cfs 0.138 af

Subcatchment 2E: Existing to S. Storm

Runoff Area=2.084 ac 41.41% Impervious Runoff Depth>1.13"
Tc=6.0 min CN=87 Runoff=4.40 cfs 0.196 af

Link Total: Ex. Site Total

Inflow=7.49 cfs 0.334 af
Primary=7.49 cfs 0.334 af

Total Runoff Area = 3.470 ac Runoff Volume = 0.334 af Average Runoff Depth = 1.15"
58.36% Pervious = 2.025 ac 41.64% Impervious = 1.445 ac

Summary for Subcatchment 1E: Existing to East

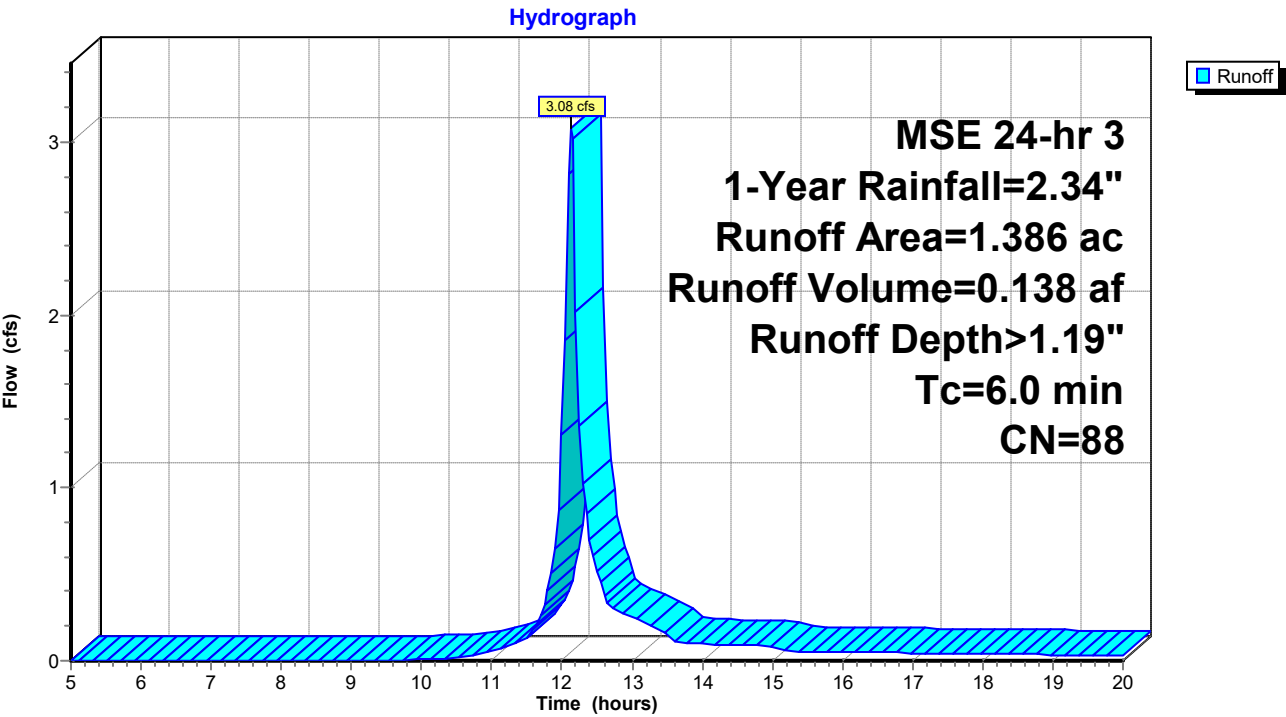
Runoff = 3.08 cfs @ 12.13 hrs, Volume= 0.138 af, Depth> 1.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.34"

Area (ac)	CN	Description
* 0.582	98	Pavement
0.804	80	>75% Grass cover, Good, HSG D
1.386	88	Weighted Average
0.804		58.01% Pervious Area
0.582		41.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1E: Existing to East



Ex HydroCAD

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 06587 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 3 1-Year Rainfall=2.34"

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Page 5

Summary for Subcatchment 2E: Existing to S. Storm Sewer

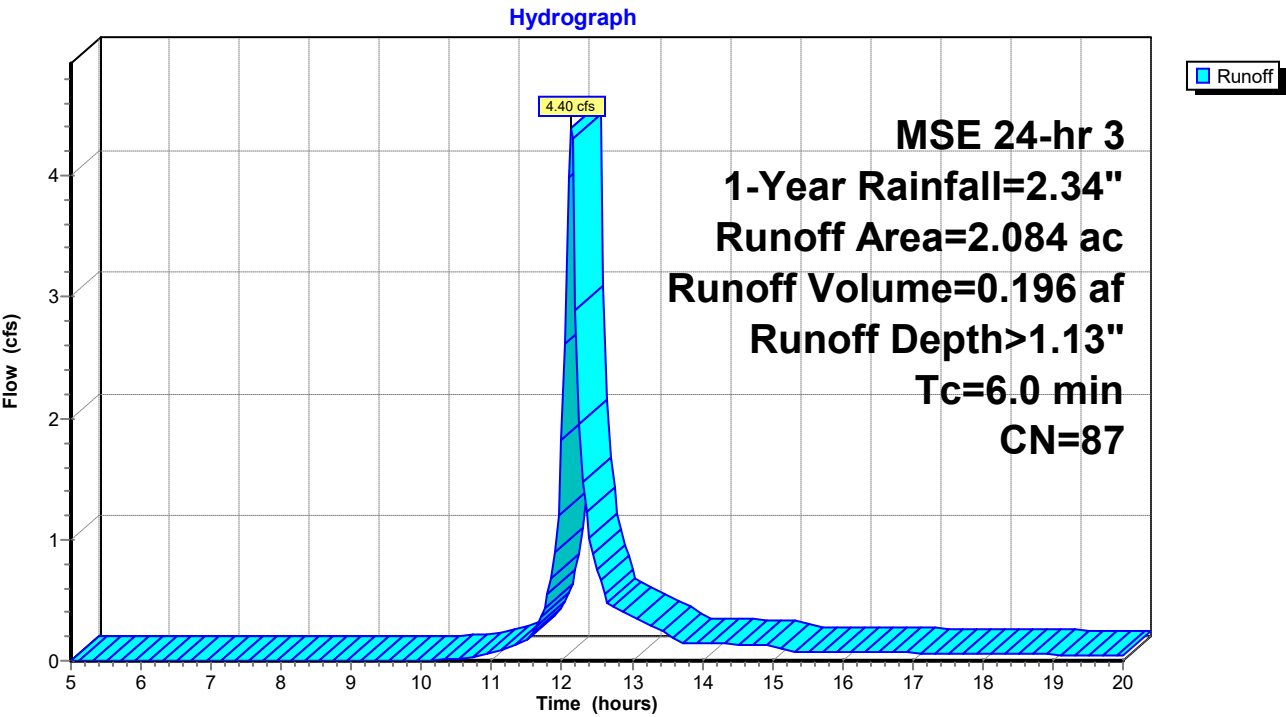
Runoff = 4.40 cfs @ 12.13 hrs, Volume= 0.196 af, Depth> 1.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.34"

Area (ac)	CN	Description
* 0.863	98	Pavement
1.221	80	>75% Grass cover, Good, HSG D
2.084	87	Weighted Average
1.221		58.59% Pervious Area
0.863		41.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2E: Existing to S. Storm Sewer



Ex HydroCAD

Prepared by {enter your company name here}

HydroCAD® 10.00-26 s/n 06587 © 2020 HydroCAD Software Solutions LLC

MSE 24-hr 3 1-Year Rainfall=2.34"

Printed 2/29/2024

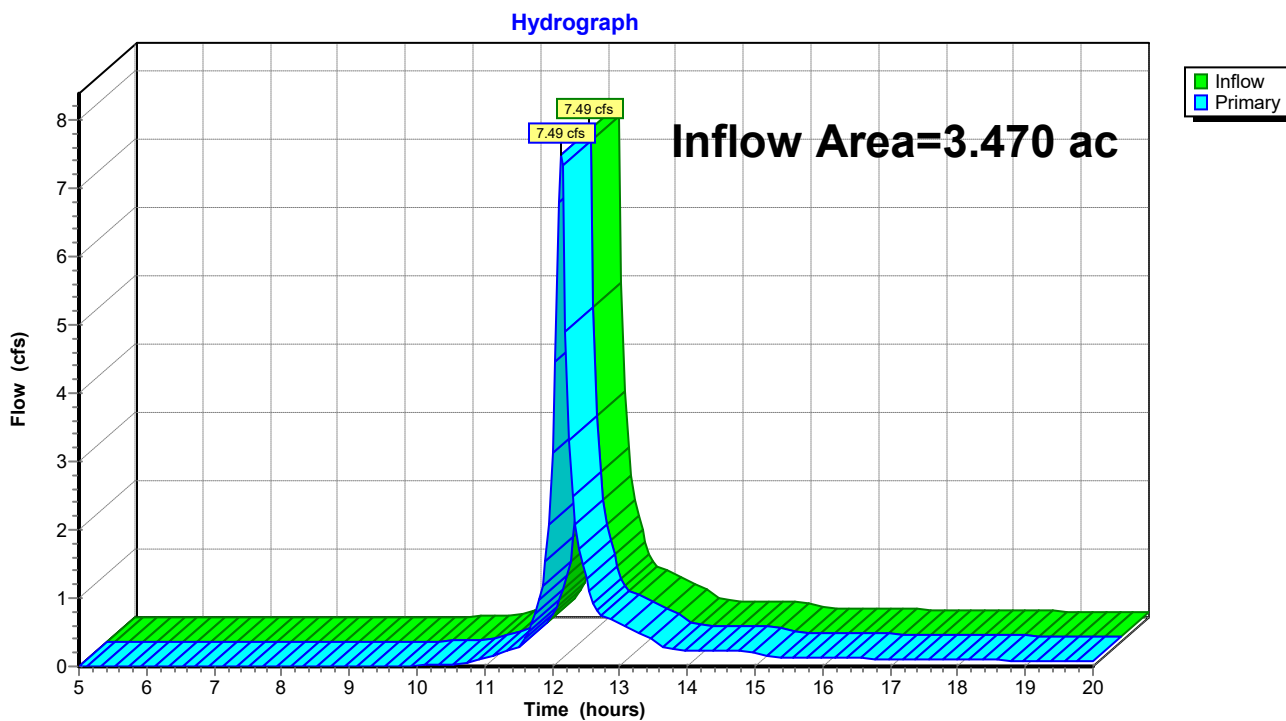
Page 6

Summary for Link Total: Ex. Site Total

Inflow Area = 3.470 ac, 41.64% Impervious, Inflow Depth > 1.15" for 1-Year event
Inflow = 7.49 cfs @ 12.13 hrs, Volume= 0.334 af
Primary = 7.49 cfs @ 12.13 hrs, Volume= 0.334 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Total: Ex. Site Total



Ex HydroCAD*MSE 24-hr 3 2-Year Rainfall=2.64"*

Prepared by {enter your company name here}

Printed 2/29/2024

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Page 7

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1E: Existing to East

Runoff Area=1.386 ac 41.99% Impervious Runoff Depth>1.44"
Tc=6.0 min CN=88 Runoff=3.70 cfs 0.166 af

Subcatchment 2E: Existing to S. Storm

Runoff Area=2.084 ac 41.41% Impervious Runoff Depth>1.37"
Tc=6.0 min CN=87 Runoff=5.32 cfs 0.238 af

Link Total: Ex. Site Total

Inflow=9.02 cfs 0.404 af
Primary=9.02 cfs 0.404 af

Total Runoff Area = 3.470 ac Runoff Volume = 0.404 af Average Runoff Depth = 1.40"
58.36% Pervious = 2.025 ac 41.64% Impervious = 1.445 ac

Summary for Subcatchment 1E: Existing to East

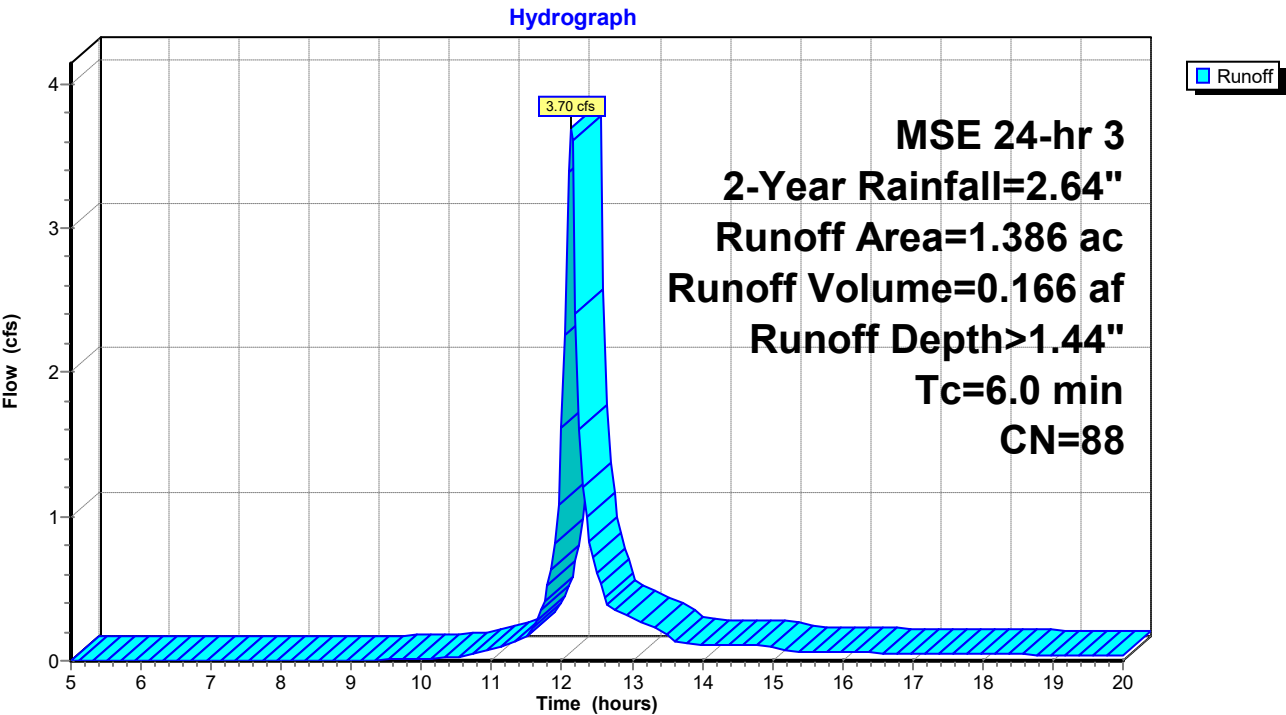
Runoff = 3.70 cfs @ 12.13 hrs, Volume= 0.166 af, Depth> 1.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.64"

Area (ac)	CN	Description
* 0.582	98	Pavement
0.804	80	>75% Grass cover, Good, HSG D
1.386	88	Weighted Average
0.804		58.01% Pervious Area
0.582		41.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1E: Existing to East



Summary for Subcatchment 2E: Existing to S. Storm Sewer

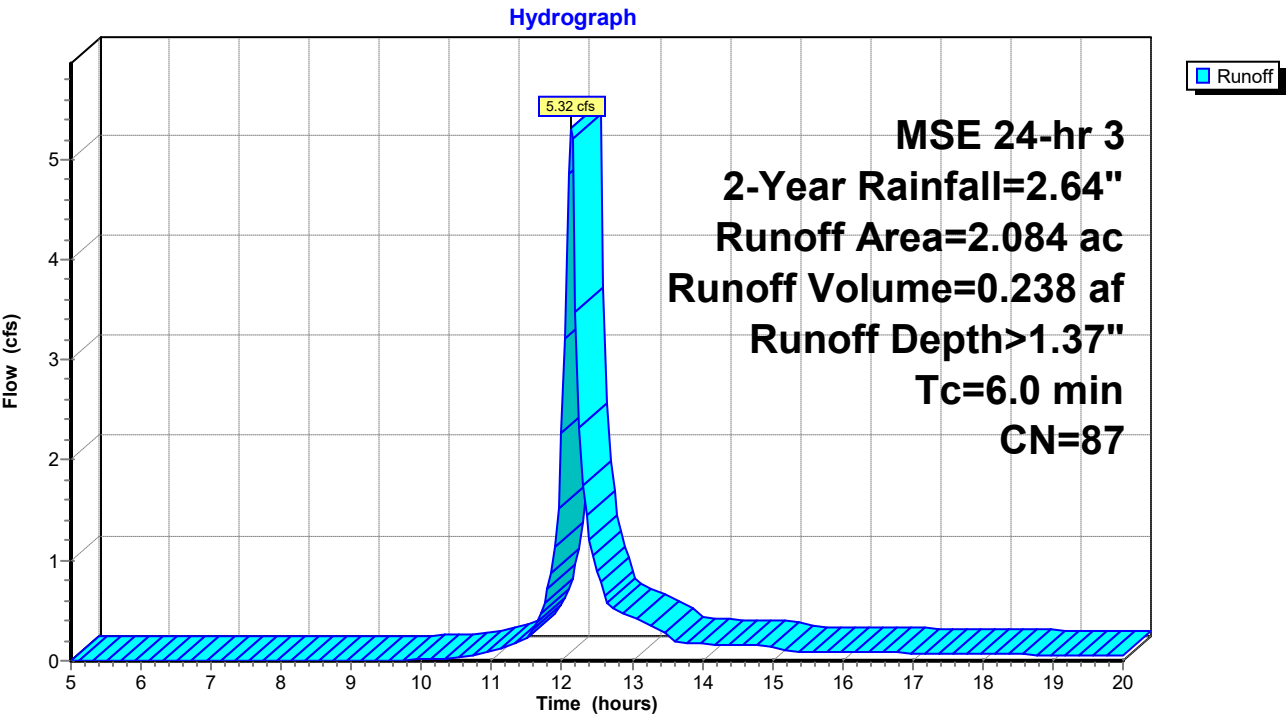
Runoff = 5.32 cfs @ 12.13 hrs, Volume= 0.238 af, Depth> 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.64"

Area (ac)	CN	Description
* 0.863	98	Pavement
1.221	80	>75% Grass cover, Good, HSG D
2.084	87	Weighted Average
1.221		58.59% Pervious Area
0.863		41.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2E: Existing to S. Storm Sewer



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MSE 24-hr 3 2-Year Rainfall=2.64"

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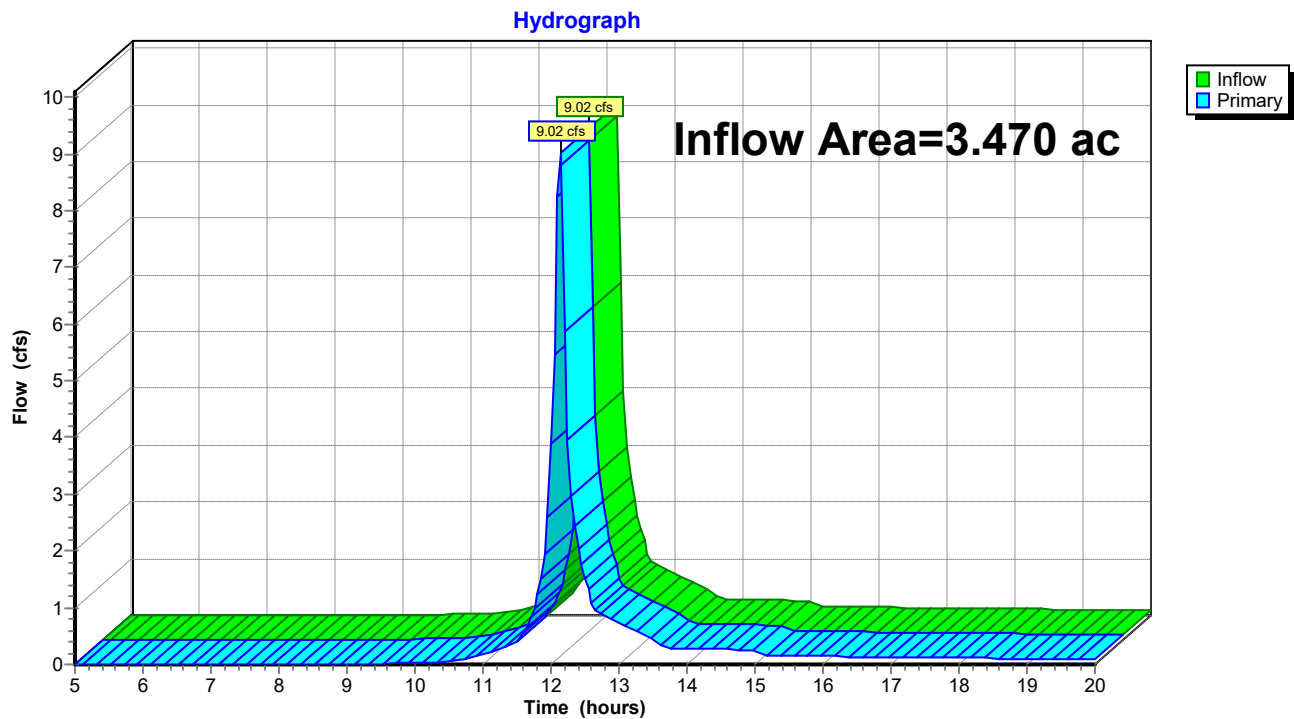
Page 10

Summary for Link Total: Ex. Site Total

Inflow Area = 3.470 ac, 41.64% Impervious, Inflow Depth > 1.40" for 2-Year event
Inflow = 9.02 cfs @ 12.13 hrs, Volume= 0.404 af
Primary = 9.02 cfs @ 12.13 hrs, Volume= 0.404 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Total: Ex. Site Total



Ex HydroCAD*MSE 24-hr 3 10-Year Rainfall=3.73"*

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1E: Existing to East

Runoff Area=1.386 ac 41.99% Impervious Runoff Depth>2.39"

Tc=6.0 min CN=88 Runoff=5.98 cfs 0.276 af

Subcatchment 2E: Existing to S. Storm

Runoff Area=2.084 ac 41.41% Impervious Runoff Depth>2.30"

Tc=6.0 min CN=87 Runoff=8.73 cfs 0.399 af

Link Total: Ex. Site Total

Inflow=14.71 cfs 0.675 af

Primary=14.71 cfs 0.675 af

Total Runoff Area = 3.470 ac Runoff Volume = 0.675 af Average Runoff Depth = 2.33"**58.36% Pervious = 2.025 ac 41.64% Impervious = 1.445 ac**

Summary for Subcatchment 1E: Existing to East

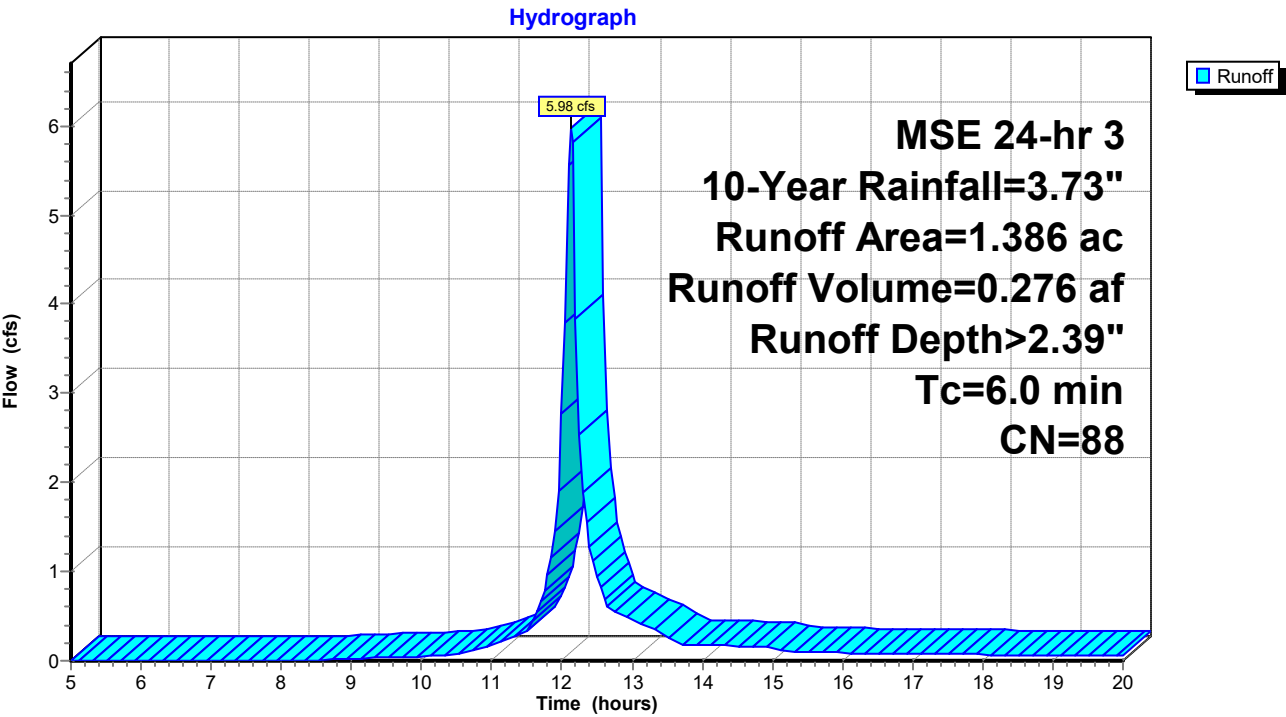
Runoff = 5.98 cfs @ 12.13 hrs, Volume= 0.276 af, Depth> 2.39"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.73"

Area (ac)	CN	Description
* 0.582	98	Pavement
0.804	80	>75% Grass cover, Good, HSG D
1.386	88	Weighted Average
0.804		58.01% Pervious Area
0.582		41.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1E: Existing to East



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MSE 24-hr 3 10-Year Rainfall=3.73"

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Summary for Subcatchment 2E: Existing to S. Storm Sewer

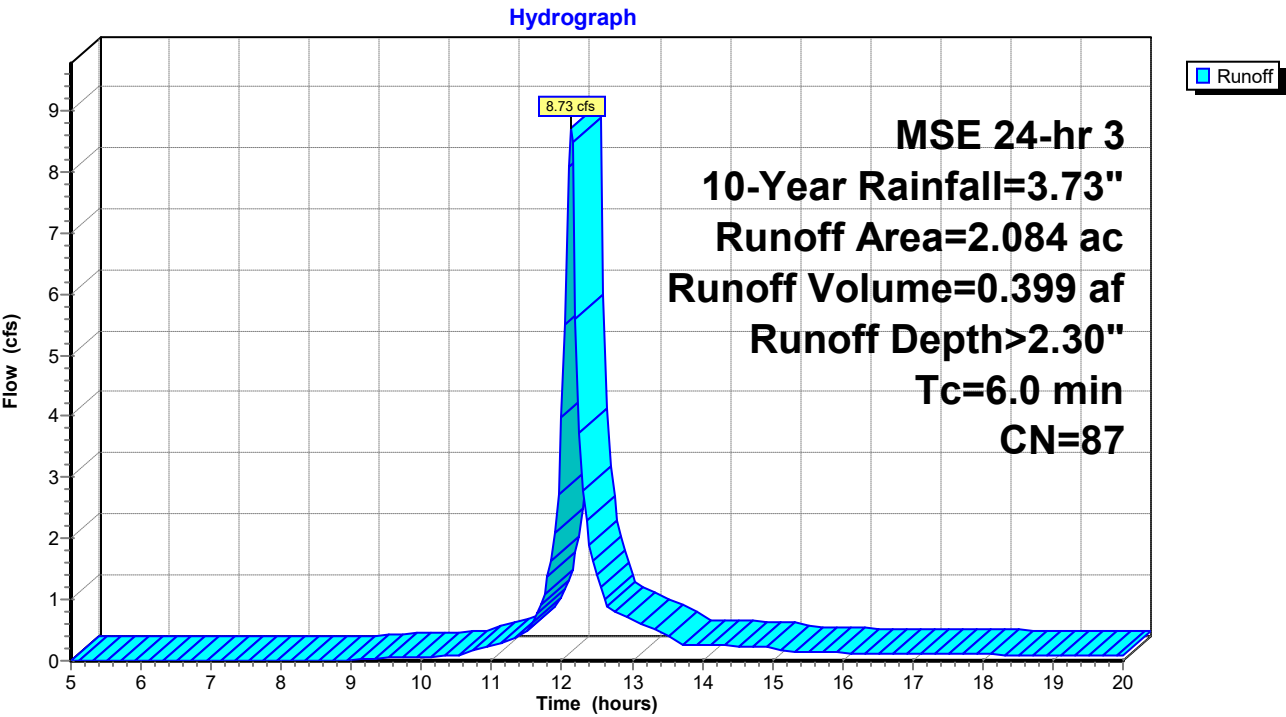
Runoff = 8.73 cfs @ 12.13 hrs, Volume= 0.399 af, Depth> 2.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.73"

Area (ac)	CN	Description
* 0.863	98	Pavement
1.221	80	>75% Grass cover, Good, HSG D
2.084	87	Weighted Average
1.221		58.59% Pervious Area
0.863		41.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2E: Existing to S. Storm Sewer



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MSE 24-hr 3 10-Year Rainfall=3.73"

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Summary for Link Total: Ex. Site Total

Inflow Area = 3.470 ac, 41.64% Impervious, Inflow Depth > 2.33" for 10-Year event

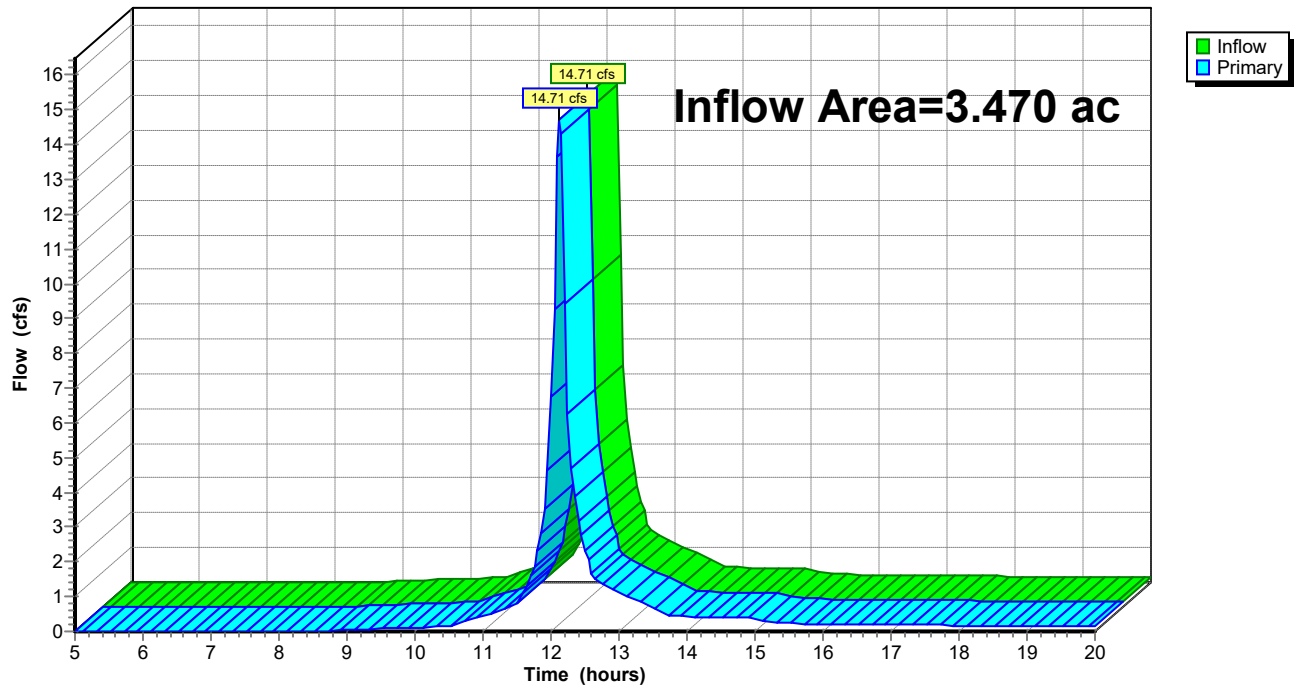
Inflow = 14.71 cfs @ 12.13 hrs, Volume= 0.675 af

Primary = 14.71 cfs @ 12.13 hrs, Volume= 0.675 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Total: Ex. Site Total

Hydrograph



Ex HydroCAD*MSE 24-hr 3 100-Year Rainfall=6.06"*

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1E: Existing to East

Runoff Area=1.386 ac 41.99% Impervious Runoff Depth>4.53"
Tc=6.0 min CN=88 Runoff=10.89 cfs 0.523 af

Subcatchment 2E: Existing to S. Storm

Runoff Area=2.084 ac 41.41% Impervious Runoff Depth>4.42"
Tc=6.0 min CN=87 Runoff=16.11 cfs 0.767 af

Link Total: Ex. Site Total

Inflow=27.01 cfs 1.290 af
Primary=27.01 cfs 1.290 af

Total Runoff Area = 3.470 ac Runoff Volume = 1.290 af Average Runoff Depth = 4.46"
58.36% Pervious = 2.025 ac 41.64% Impervious = 1.445 ac

Summary for Subcatchment 1E: Existing to East

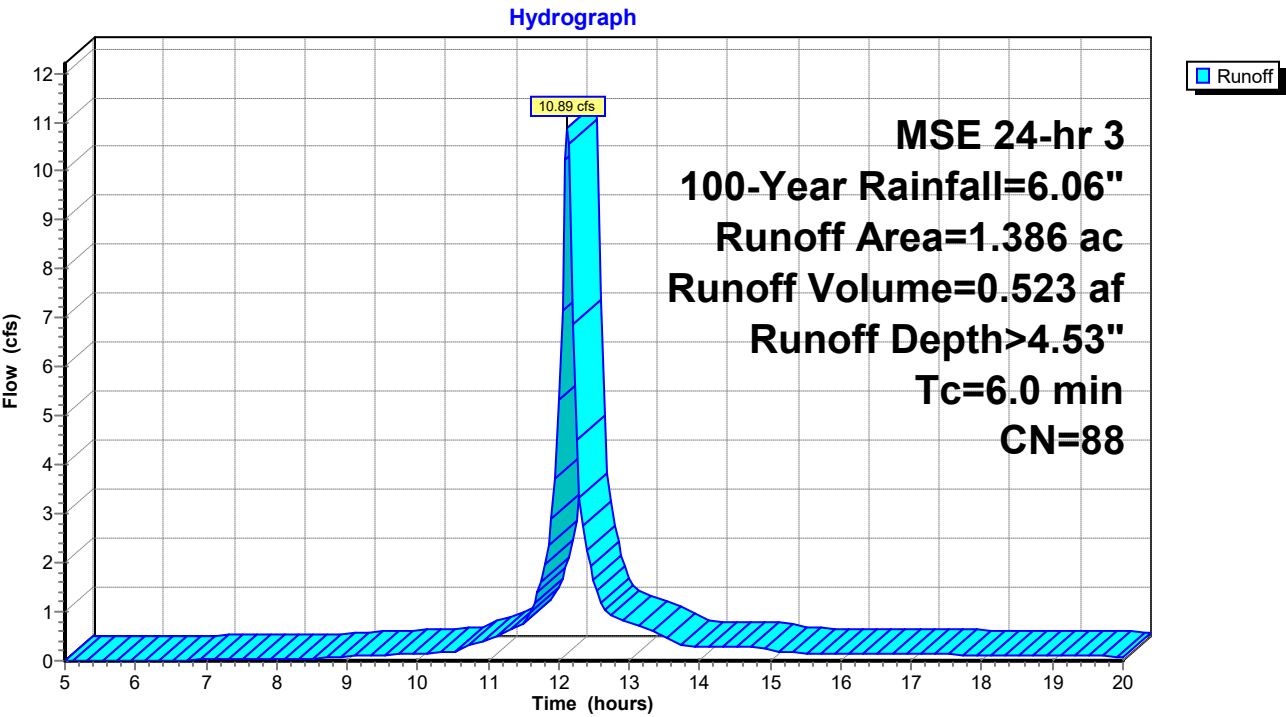
Runoff = 10.89 cfs @ 12.13 hrs, Volume= 0.523 af, Depth> 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.06"

Area (ac)	CN	Description
* 0.582	98	Pavement
0.804	80	>75% Grass cover, Good, HSG D
1.386	88	Weighted Average
0.804		58.01% Pervious Area
0.582		41.99% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1E: Existing to East



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MSE 24-hr 3 100-Year Rainfall=6.06"

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Summary for Subcatchment 2E: Existing to S. Storm Sewer

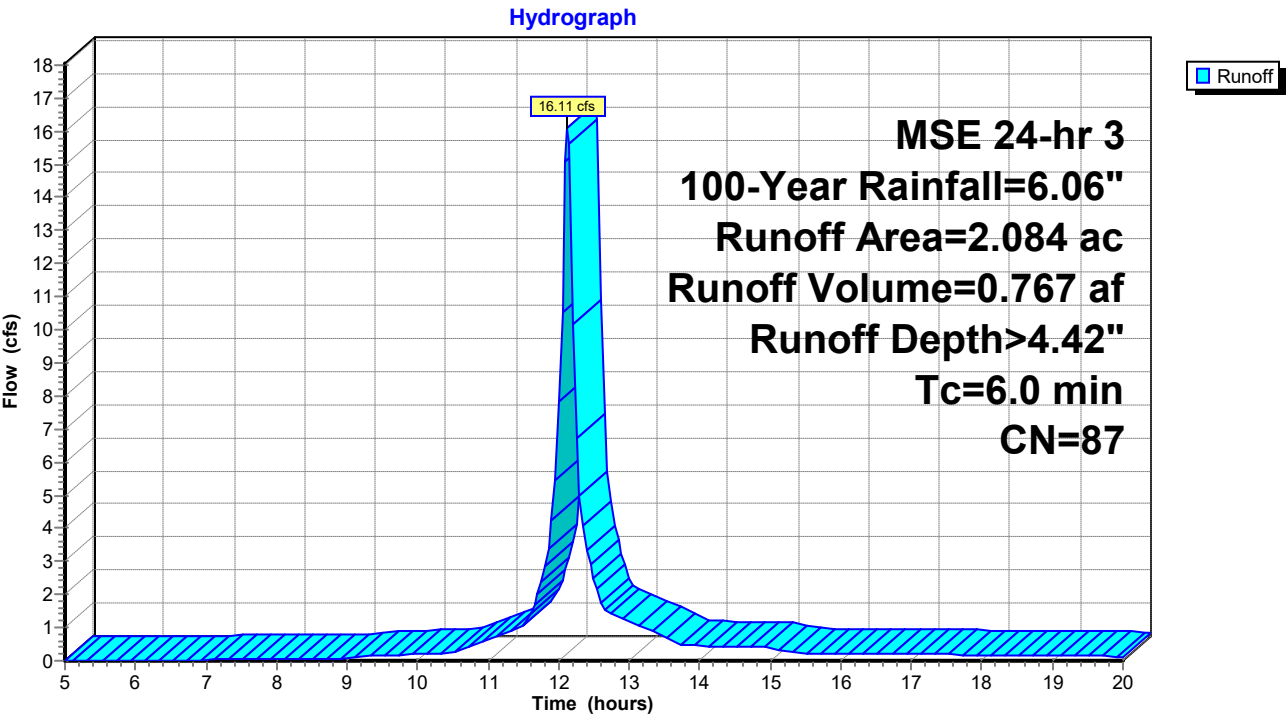
Runoff = 16.11 cfs @ 12.13 hrs, Volume= 0.767 af, Depth> 4.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.06"

Area (ac)	CN	Description
* 0.863	98	Pavement
1.221	80	>75% Grass cover, Good, HSG D
2.084	87	Weighted Average
1.221		58.59% Pervious Area
0.863		41.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2E: Existing to S. Storm Sewer



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MSE 24-hr 3 100-Year Rainfall=6.06"

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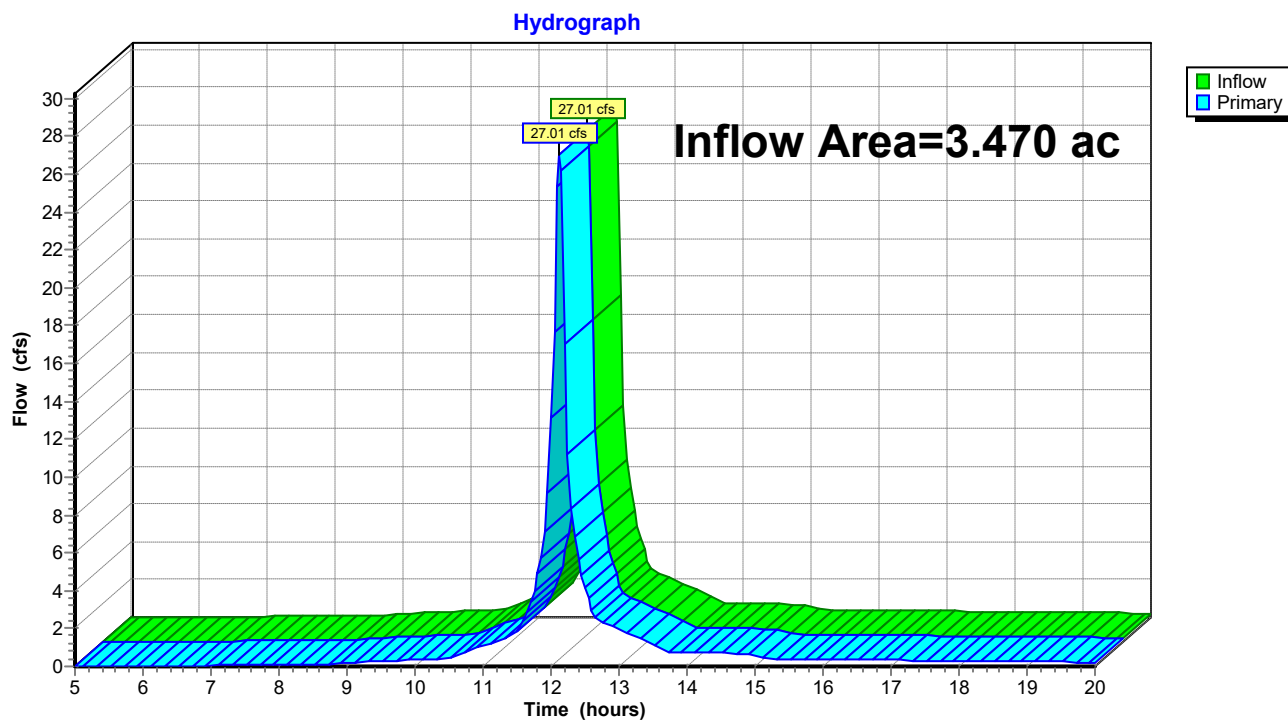
Page 18

Summary for Link Total: Ex. Site Total

Inflow Area = 3.470 ac, 41.64% Impervious, Inflow Depth > 4.46" for 100-Year event
Inflow = 27.01 cfs @ 12.13 hrs, Volume= 1.290 af
Primary = 27.01 cfs @ 12.13 hrs, Volume= 1.290 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Total: Ex. Site Total



Appendix D

Proposed Site Conditions



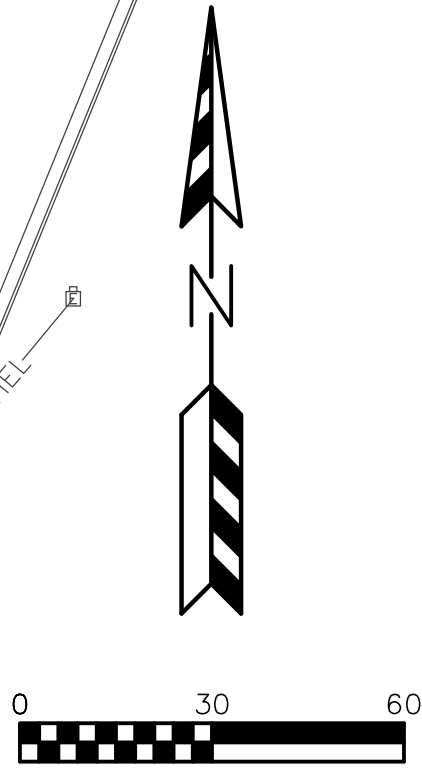
PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com



LEGEND:

1S	- PROPOSED WATERSHED TO EAST TOTAL AREA=0.301 ACRES CN=80
2S	- PROPOSED WATERSHED TO SOUTH TOTAL AREA=3.069 ACRES CN=95
3S	- PROPOSED WATERSHED TO WEST TOTAL AREA=0.100 ACRES CN=98



REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**OPPORTUNITIES, INC.
200 E CRAMER STREET
FORT ATKINSON, WI 53538**

PLAN TITLE:
**PROPOSED
DRAINAGE
MAP**

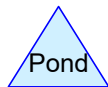
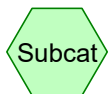
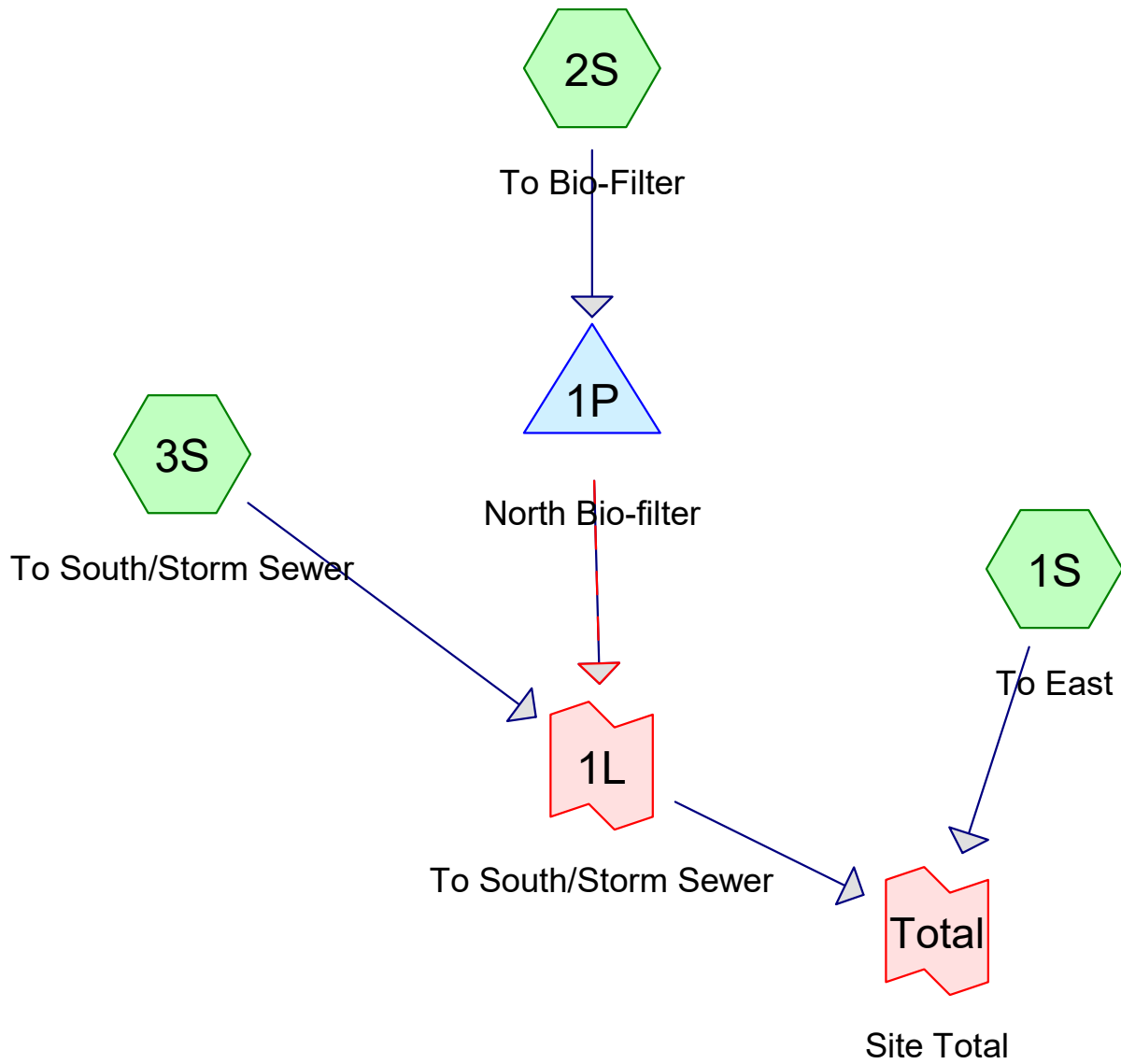
DRAWN BY:
MBS
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
02-29-2024

PROJECT NO:
\\SR-53-23

SUBMITTAL

SHEET NO:
C5.02



Routing Diagram for Pro HydroCAD
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Pro HydroCAD

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.793	80	>75% Grass cover, Good, HSG D (1S, 2S)
1.346	98	Asphalt (2S)
1.231	98	Building (2S)
0.100	98	Pavement (3S)
3.470	94	TOTAL AREA

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.793	0.000	0.793	>75% Grass cover, Good	1S, 2S
0.000	0.000	0.000	0.000	1.346	1.346	Asphalt	2S
0.000	0.000	0.000	0.000	1.231	1.231	Building	2S
0.000	0.000	0.000	0.000	0.100	0.100	Pavement	3S
0.000	0.000	0.000	0.793	2.677	3.470	TOTAL AREA	

Pro HydroCAD*MSE 24-hr 3 1-Year Rainfall=2.46"*

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: To East Runoff Area=0.301 ac 0.00% Impervious Runoff Depth>0.82"
Tc=6.0 min CN=80 Runoff=0.46 cfs 0.020 af

Subcatchment 2S: To Bio-Filter Runoff Area=3.069 ac 83.97% Impervious Runoff Depth>1.86"
Tc=6.0 min CN=95 Runoff=9.87 cfs 0.476 af

Subcatchment 3S: To South/Storm Sewer Runoff Area=0.100 ac 100.00% Impervious Runoff Depth>2.16"
Tc=6.0 min CN=98 Runoff=0.35 cfs 0.018 af

Pond 1P: North Bio-filter Peak Elev=787.30' Storage=12,699 cf Inflow=9.87 cfs 0.476 af
Primary=0.74 cfs 0.422 af Secondary=0.00 cfs 0.000 af Outflow=0.74 cfs 0.422 af

Link 1L: To South/Storm Sewer Inflow=1.00 cfs 0.440 af
Primary=1.00 cfs 0.440 af

Link Total: Site Total Inflow=1.46 cfs 0.461 af
Primary=1.46 cfs 0.461 af

Total Runoff Area = 3.470 ac Runoff Volume = 0.514 af Average Runoff Depth = 1.78"
22.85% Pervious = 0.793 ac 77.15% Impervious = 2.677 ac

Summary for Subcatchment 1S: To East

Runoff = 0.46 cfs @ 12.14 hrs, Volume= 0.020 af, Depth> 0.82"

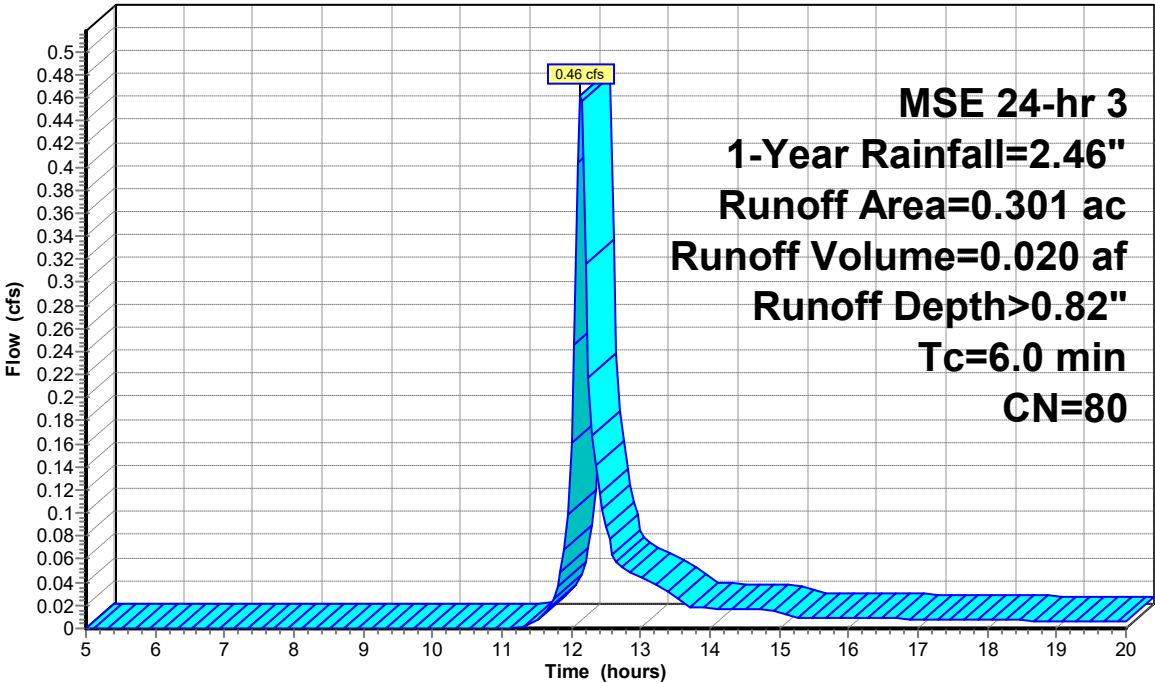
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (ac)	CN	Description
0.301	80	>75% Grass cover, Good, HSG D
0.301		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: To East

Hydrograph



Runoff

Summary for Subcatchment 2S: To Bio-Filter

Runoff = 9.87 cfs @ 12.13 hrs, Volume= 0.476 af, Depth> 1.86"

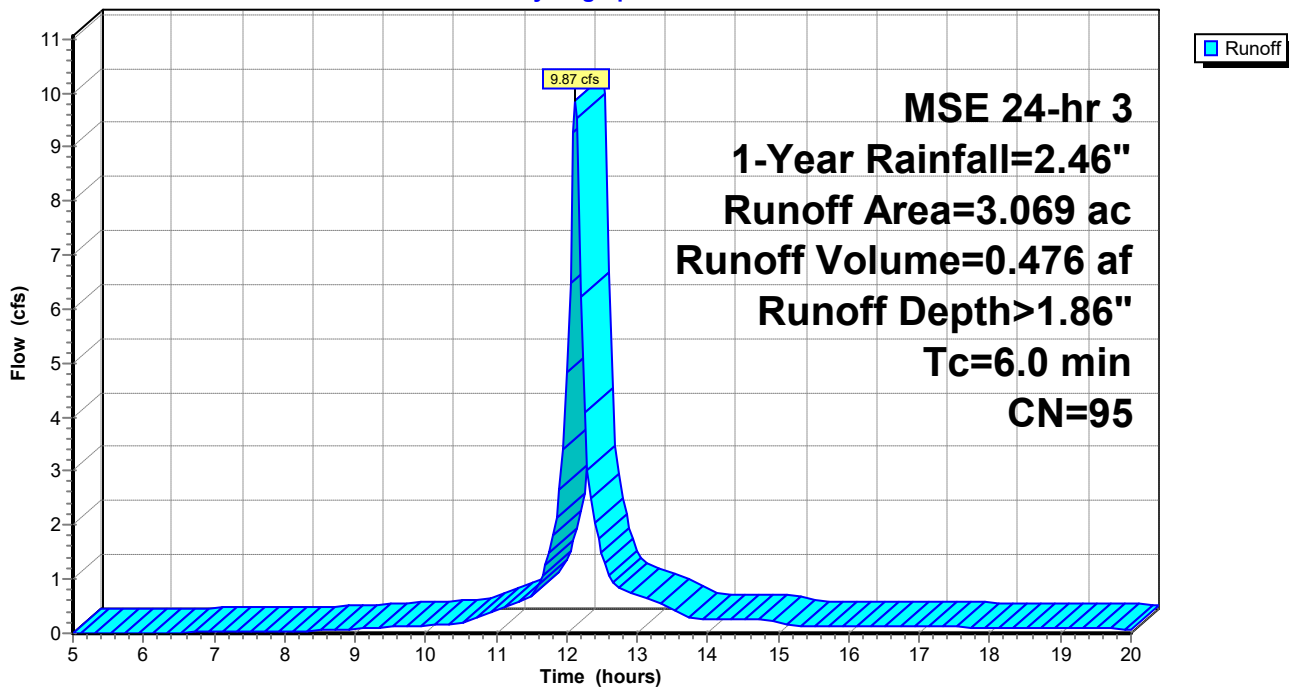
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (ac)	CN	Description
* 1.231	98	Building
* 1.346	98	Asphalt
0.492	80	>75% Grass cover, Good, HSG D
3.069	95	Weighted Average
0.492		16.03% Pervious Area
2.577		83.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: To Bio-Filter

Hydrograph



Summary for Subcatchment 3S: To South/Storm Sewer

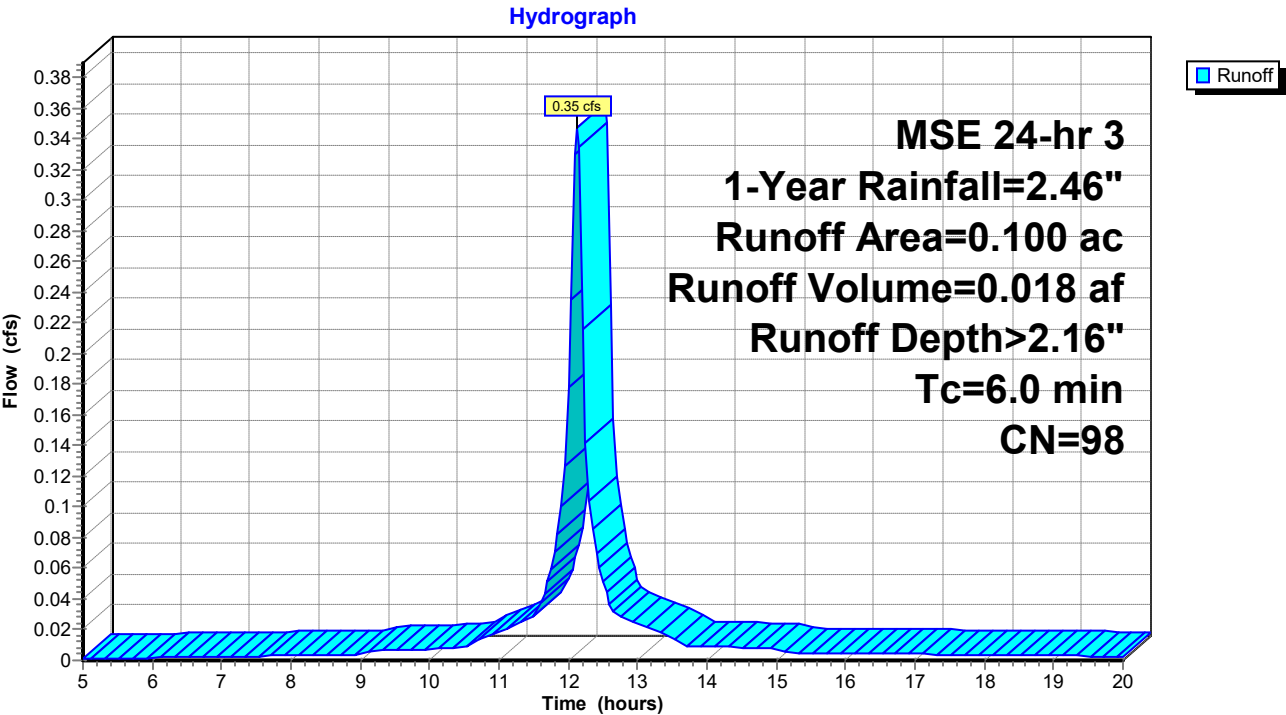
Runoff = 0.35 cfs @ 12.13 hrs, Volume= 0.018 af, Depth> 2.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.46"

Area (ac)	CN	Description
* 0.100	98	Pavement
0.100		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: To South/Storm Sewer



Summary for Pond 1P: North Bio-filter

Inflow Area = 3.069 ac, 83.97% Impervious, Inflow Depth > 1.86" for 1-Year event
 Inflow = 9.87 cfs @ 12.13 hrs, Volume= 0.476 af
 Outflow = 0.74 cfs @ 12.95 hrs, Volume= 0.422 af, Atten= 93%, Lag= 49.5 min
 Primary = 0.74 cfs @ 12.95 hrs, Volume= 0.422 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 787.30' @ 12.95 hrs Surf.Area= 18,911 sf Storage= 12,699 cf

Plug-Flow detention time= 196.6 min calculated for 0.422 af (89% of inflow)
 Center-of-Mass det. time= 164.1 min (922.9 - 758.8)

Volume	Invert	Avail.Storage	Storage Description
#1	783.50'	1,815 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 5,500 cf Overall x 33.0% Voids
#2	784.50'	2,228 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 8,250 cf Overall x 27.0% Voids
#3	786.00'	37,410 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		41,453 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
783.50	5,500	0	0
784.50	5,500	5,500	5,500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
784.50	5,500	0	0
786.00	5,500	8,250	8,250

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
786.00	5,500	0	0
787.00	7,300	6,400	6,400
788.00	9,360	8,330	14,730
789.00	11,350	10,355	25,085
790.00	13,300	12,325	37,410

Device	Routing	Invert	Outlet Devices
#1	Primary	784.45'	15.0" Round Culvert L= 27.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 784.45' / 784.00' S= 0.0167 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	784.50'	Draintile 6.000" Diameter, C= 0.600 227.0' Long Tube, Hazen-Williams C= 130 Inlet / Outlet Elev. = 784.00' / 784.50'
#3	Device 1	788.10'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	789.00'	25.0' long x 5.0' breadth Broad-Crested Rectangular Weir

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MSE 24-hr 3 1-Year Rainfall=2.46"

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Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00
	2.50	3.00	3.50	4.00	4.50	5.00	5.50			
Coef. (English)	2.34	2.50	2.70	2.68	2.68	2.66	2.65	2.65	2.65	
	2.65	2.67	2.66	2.68	2.70	2.74	2.79	2.88		

Primary OutFlow Max=0.74 cfs @ 12.95 hrs HW=787.30' (Free Discharge)

1=Culvert (Passes 0.74 cfs of 6.95 cfs potential flow)

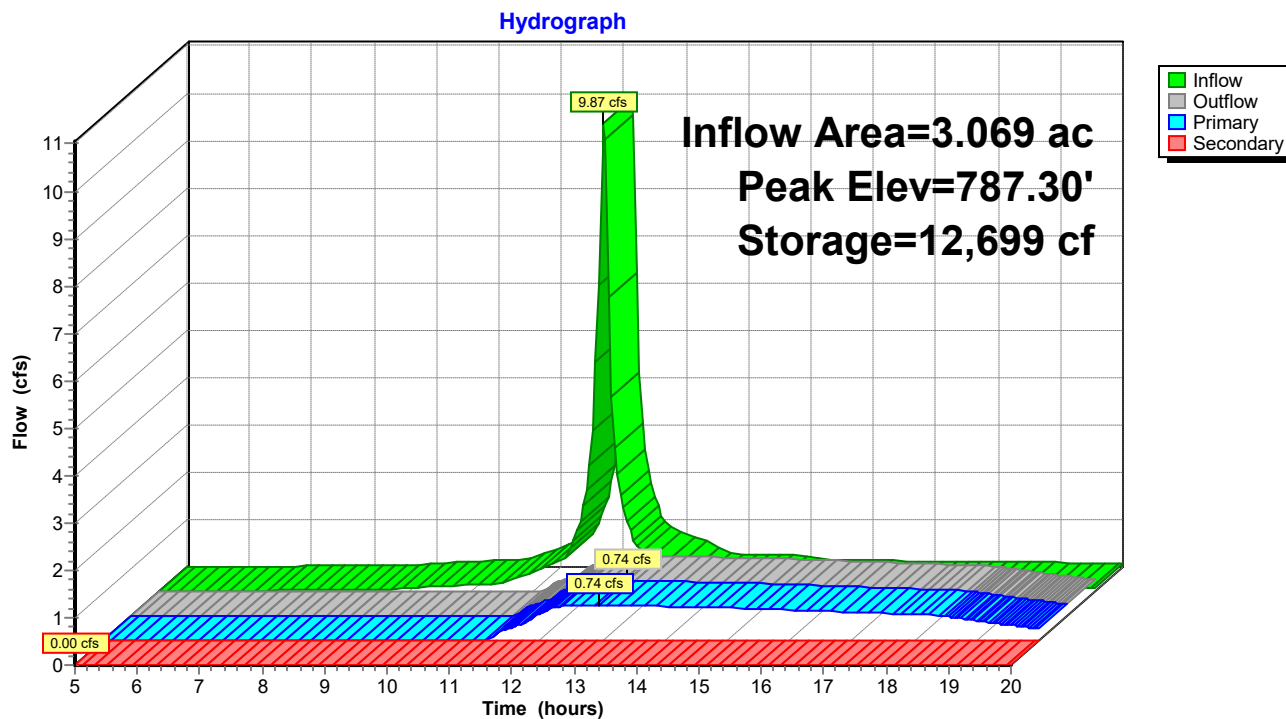
2=DrainTile (Tube Controls 0.74 cfs @ 3.77 fps)

3=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=783.50' (Free Discharge)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

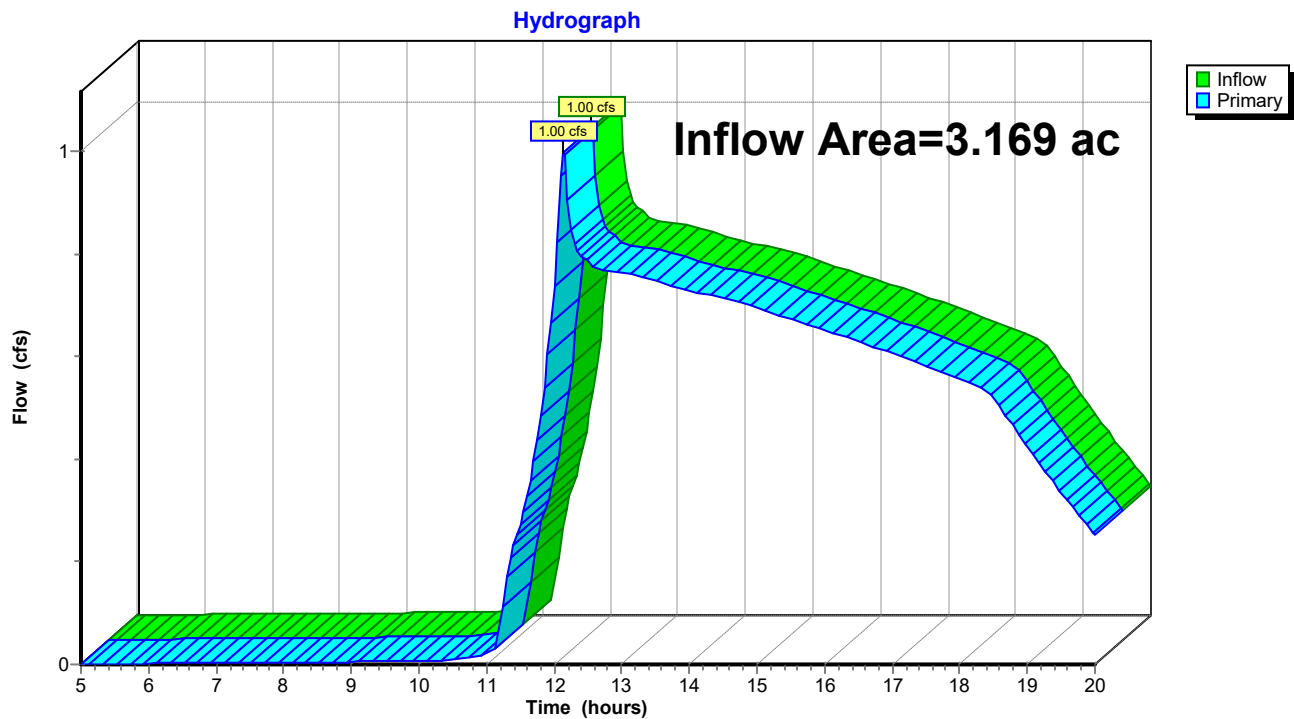
Pond 1P: North Bio-filter



Summary for Link 1L: To South/Storm Sewer

Inflow Area = 3.169 ac, 84.47% Impervious, Inflow Depth > 1.67" for 1-Year event
Inflow = 1.00 cfs @ 12.14 hrs, Volume= 0.440 af
Primary = 1.00 cfs @ 12.14 hrs, Volume= 0.440 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 1L: To South/Storm Sewer

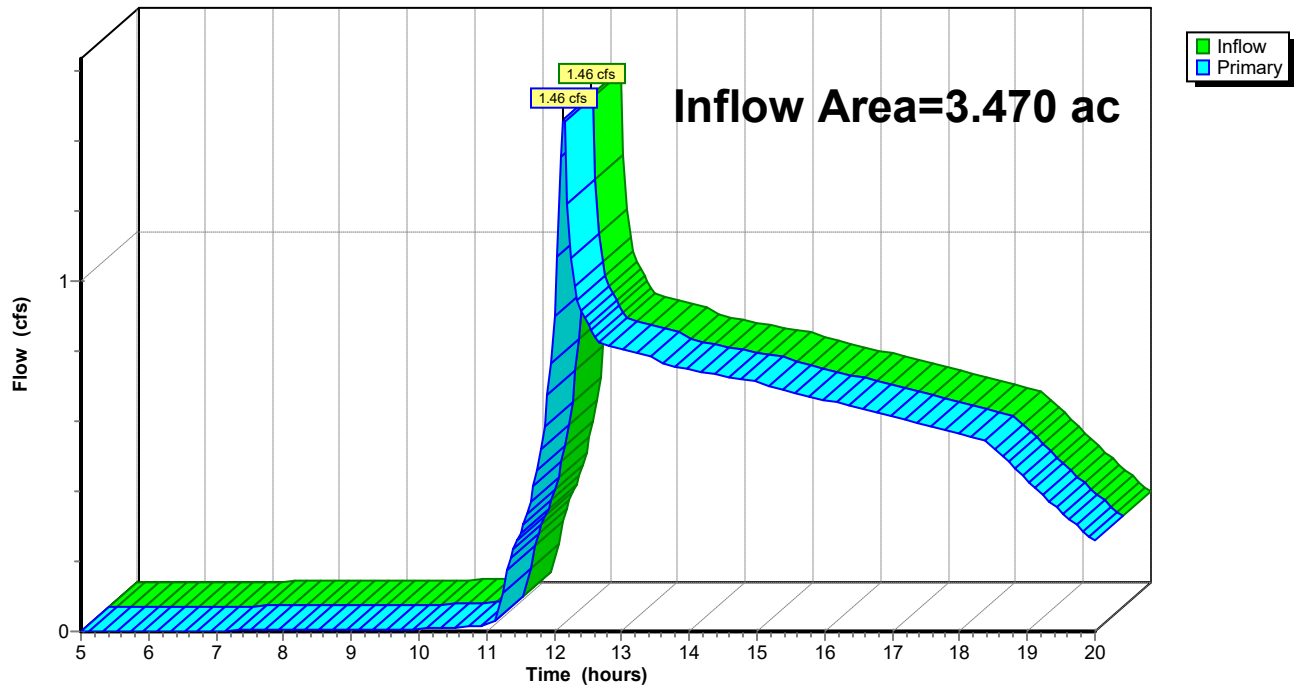
Summary for Link Total: Site Total

Inflow Area = 3.470 ac, 77.15% Impervious, Inflow Depth > 1.59" for 1-Year event
Inflow = 1.46 cfs @ 12.14 hrs, Volume= 0.461 af
Primary = 1.46 cfs @ 12.14 hrs, Volume= 0.461 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Total: Site Total

Hydrograph



Pro HydroCAD*MSE 24-hr 3 2-Year Rainfall=2.80"*

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: To East Runoff Area=0.301 ac 0.00% Impervious Runoff Depth>1.05"
Tc=6.0 min CN=80 Runoff=0.60 cfs 0.026 af

Subcatchment 2S: To Bio-Filter Runoff Area=3.069 ac 83.97% Impervious Runoff Depth>2.18"
Tc=6.0 min CN=95 Runoff=11.44 cfs 0.558 af

Subcatchment 3S: To South/Storm Sewer Runoff Area=0.100 ac 100.00% Impervious Runoff Depth>2.48"
Tc=6.0 min CN=98 Runoff=0.40 cfs 0.021 af

Pond 1P: North Bio-filter Peak Elev=787.59' Storage=15,067 cf Inflow=11.44 cfs 0.558 af
Primary=0.78 cfs 0.478 af Secondary=0.00 cfs 0.000 af Outflow=0.78 cfs 0.478 af

Link 1L: To South/Storm Sewer Inflow=1.08 cfs 0.499 af
Primary=1.08 cfs 0.499 af

Link Total: Site Total Inflow=1.67 cfs 0.525 af
Primary=1.67 cfs 0.525 af

Total Runoff Area = 3.470 ac Runoff Volume = 0.605 af Average Runoff Depth = 2.09"
22.85% Pervious = 0.793 ac 77.15% Impervious = 2.677 ac

Summary for Subcatchment 1S: To East

Runoff = 0.60 cfs @ 12.14 hrs, Volume= 0.026 af, Depth> 1.05"

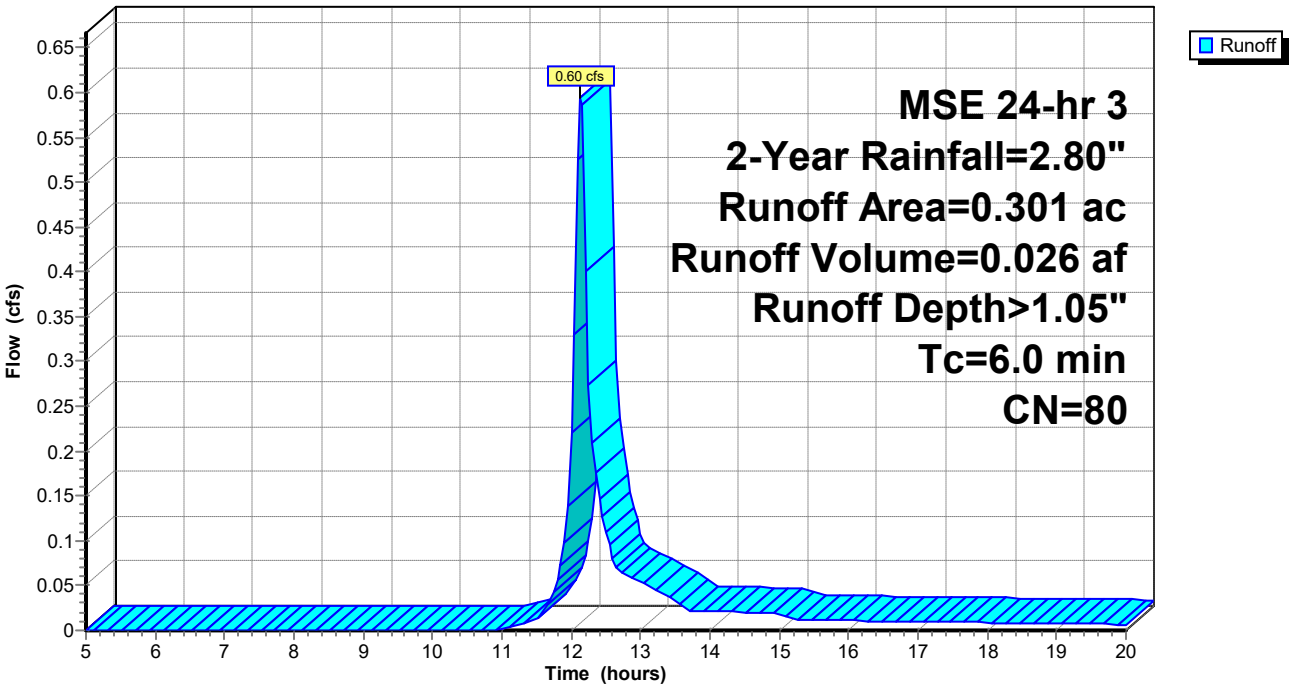
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.80"

Area (ac)	CN	Description
0.301	80	>75% Grass cover, Good, HSG D
0.301		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: To East

Hydrograph



Summary for Subcatchment 2S: To Bio-Filter

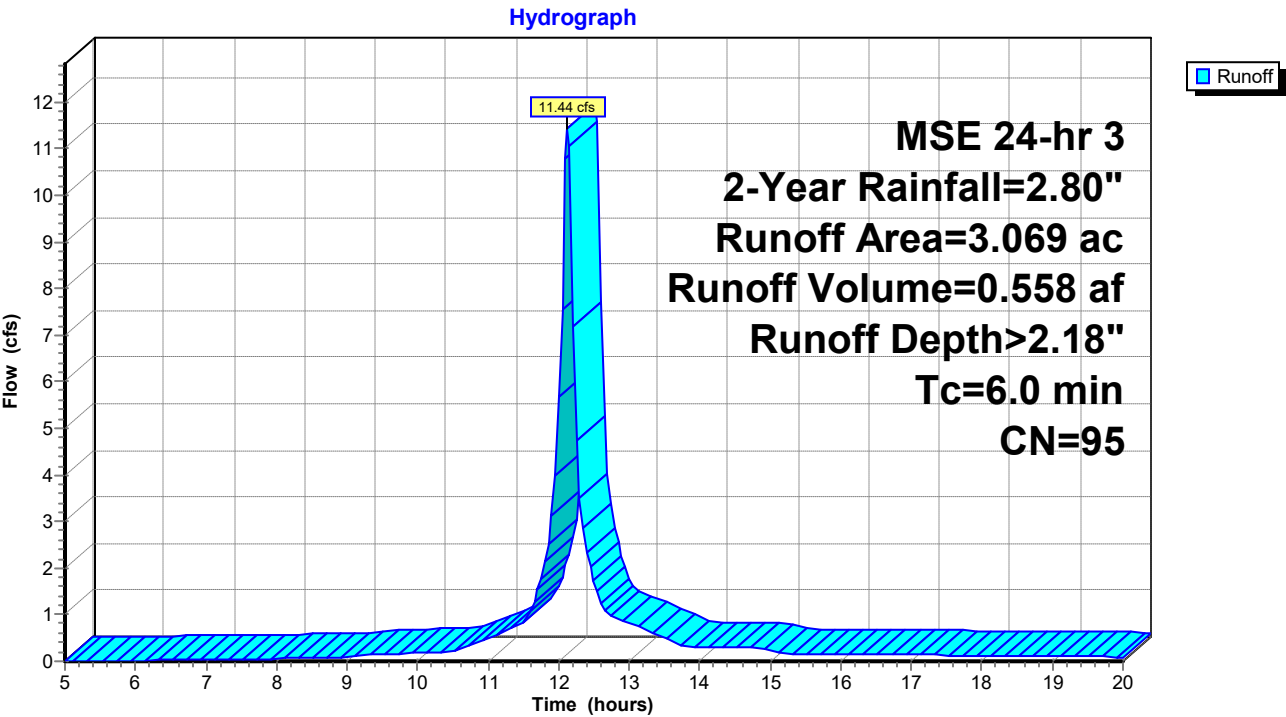
Runoff = 11.44 cfs @ 12.13 hrs, Volume= 0.558 af, Depth> 2.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.80"

	Area (ac)	CN	Description
*	1.231	98	Building
*	1.346	98	Asphalt
	0.492	80	>75% Grass cover, Good, HSG D
	3.069	95	Weighted Average
	0.492		16.03% Pervious Area
	2.577		83.97% Impervious Area

Tc	Length	Slope	Velocity	Capacity	Description
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)	
6.0					Direct Entry,

Subcatchment 2S: To Bio-Filter



Summary for Subcatchment 3S: To South/Storm Sewer

Runoff = 0.40 cfs @ 12.13 hrs, Volume= 0.021 af, Depth> 2.48"

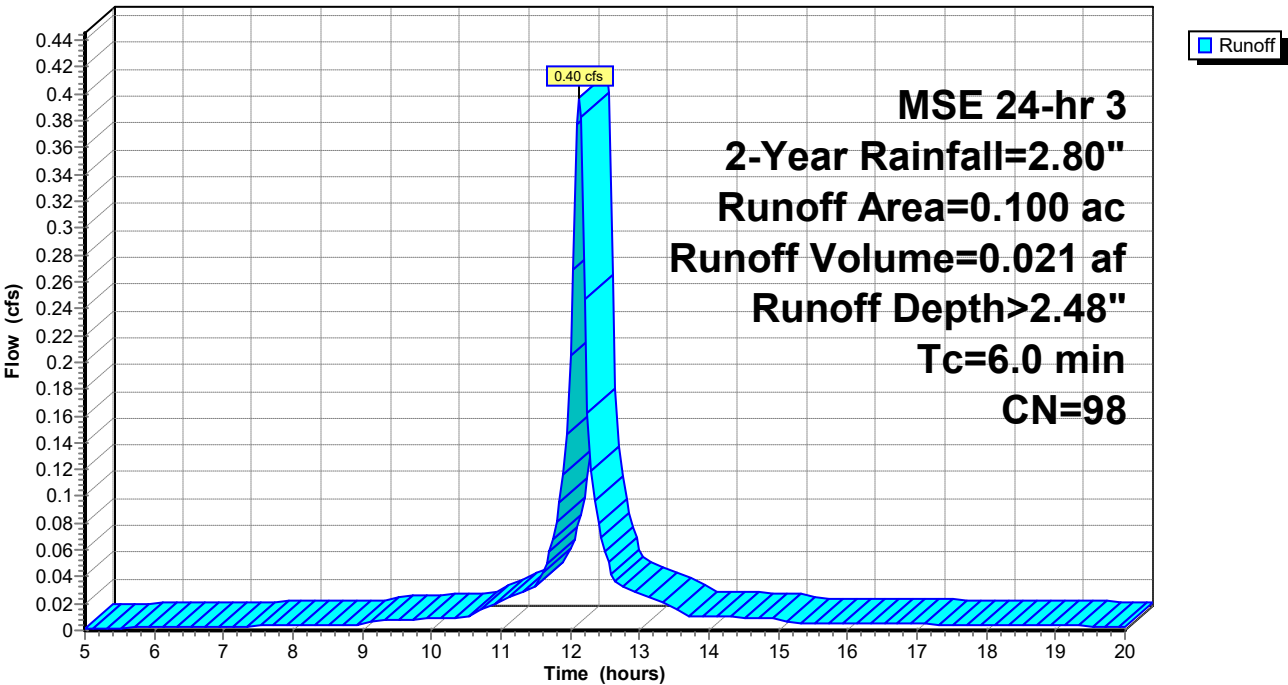
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.80"

Area (ac)	CN	Description
* 0.100	98	Pavement
0.100		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: To South/Storm Sewer

Hydrograph



Summary for Pond 1P: North Bio-filter

Inflow Area = 3.069 ac, 83.97% Impervious, Inflow Depth > 2.18" for 2-Year event
 Inflow = 11.44 cfs @ 12.13 hrs, Volume= 0.558 af
 Outflow = 0.78 cfs @ 13.07 hrs, Volume= 0.478 af, Atten= 93%, Lag= 56.3 min
 Primary = 0.78 cfs @ 13.07 hrs, Volume= 0.478 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 787.59' @ 13.07 hrs Surf.Area= 19,505 sf Storage= 15,067 cf

Plug-Flow detention time= 211.3 min calculated for 0.478 af (86% of inflow)
 Center-of-Mass det. time= 173.4 min (929.4 - 756.0)

Volume	Invert	Avail.Storage	Storage Description
#1	783.50'	1,815 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 5,500 cf Overall x 33.0% Voids
#2	784.50'	2,228 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 8,250 cf Overall x 27.0% Voids
#3	786.00'	37,410 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		41,453 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
783.50	5,500	0	0
784.50	5,500	5,500	5,500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
784.50	5,500	0	0
786.00	5,500	8,250	8,250

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
786.00	5,500	0	0
787.00	7,300	6,400	6,400
788.00	9,360	8,330	14,730
789.00	11,350	10,355	25,085
790.00	13,300	12,325	37,410

Device	Routing	Invert	Outlet Devices
#1	Primary	784.45'	15.0" Round Culvert L= 27.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 784.45' / 784.00' S= 0.0167 ' S= 0.0167 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	784.50'	Draintile 6.000" Diameter, C= 0.600 227.0' Long Tube, Hazen-Williams C= 130 Inlet / Outlet Elev. = 784.00' / 784.50'
#3	Device 1	788.10'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	789.00'	25.0' long x 5.0' breadth Broad-Crested Rectangular Weir

Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00
	2.50	3.00	3.50	4.00	4.50	5.00	5.50			
Coef. (English)	2.34	2.50	2.70	2.68	2.68	2.66	2.65	2.65	2.65	
	2.65	2.67	2.66	2.68	2.70	2.74	2.79	2.88		

Primary OutFlow Max=0.78 cfs @ 13.07 hrs HW=787.59' (Free Discharge)

1=Culvert (Passes 0.78 cfs of 7.39 cfs potential flow)

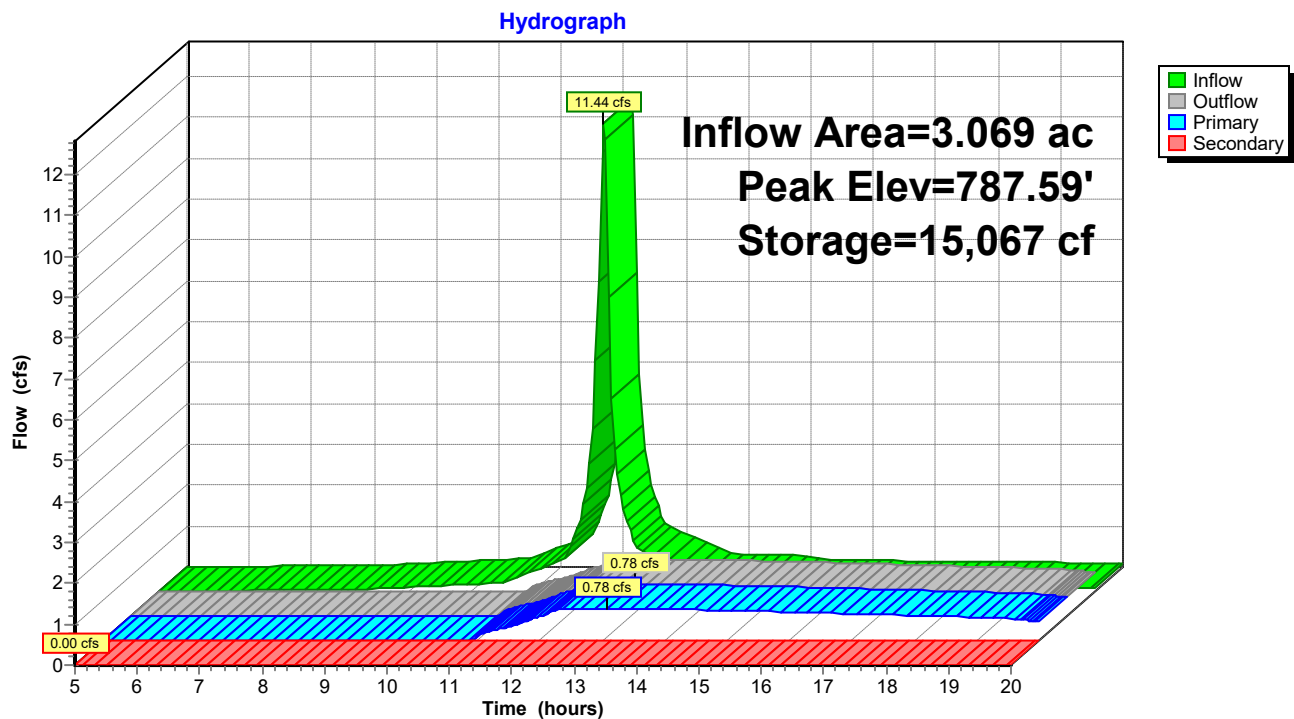
2=DrainTile (Tube Controls 0.78 cfs @ 3.97 fps)

3=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=783.50' (Free Discharge)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

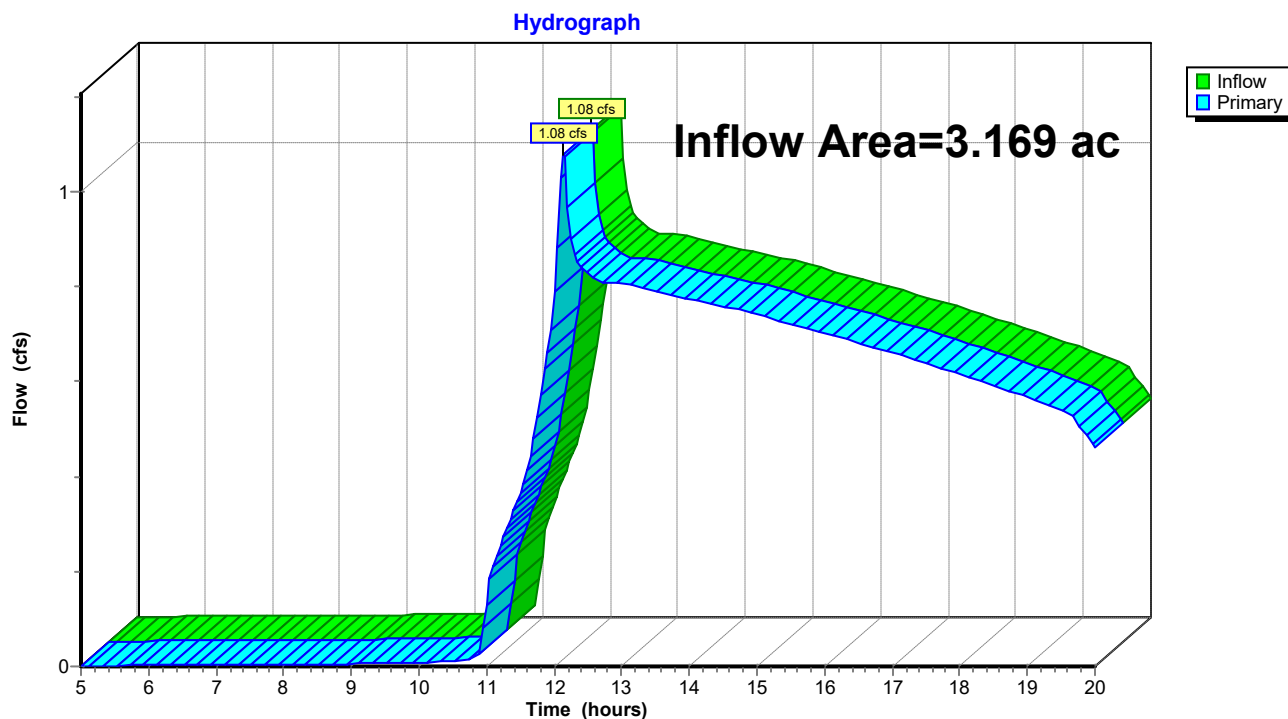
Pond 1P: North Bio-filter



Summary for Link 1L: To South/Storm Sewer

Inflow Area = 3.169 ac, 84.47% Impervious, Inflow Depth > 1.89" for 2-Year event
Inflow = 1.08 cfs @ 12.14 hrs, Volume= 0.499 af
Primary = 1.08 cfs @ 12.14 hrs, Volume= 0.499 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 1L: To South/Storm Sewer

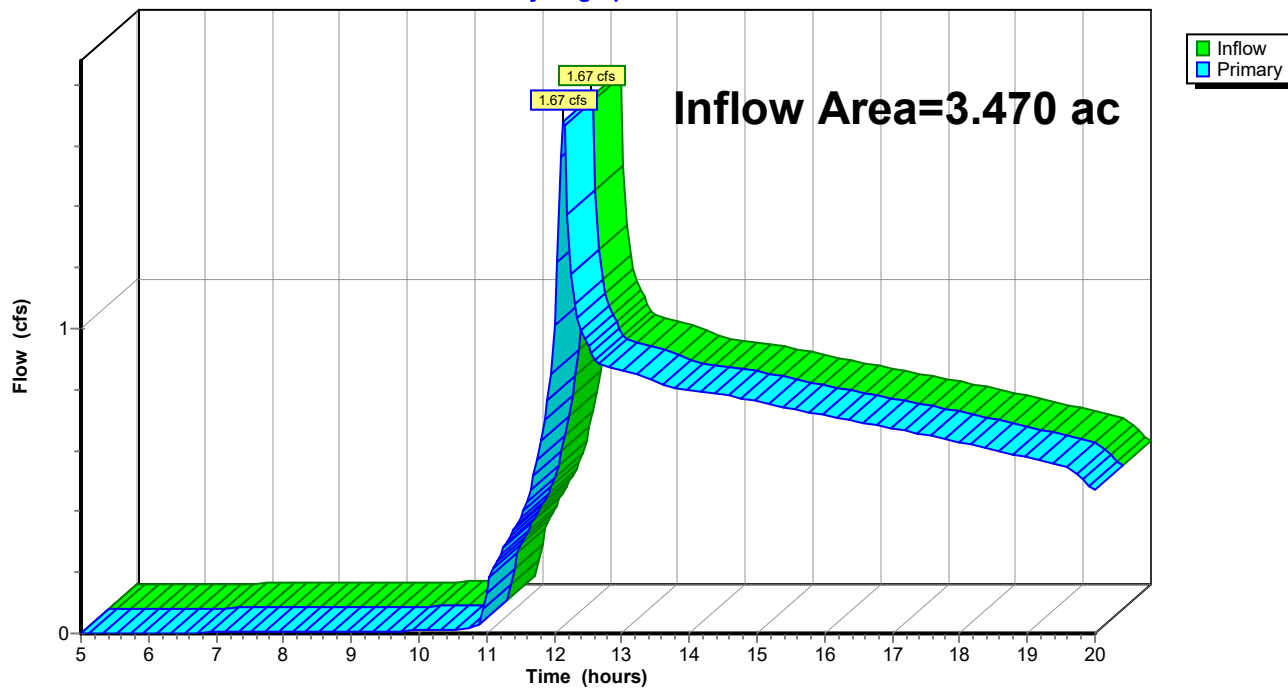
Summary for Link Total: Site Total

Inflow Area = 3.470 ac, 77.15% Impervious, Inflow Depth > 1.82" for 2-Year event
Inflow = 1.67 cfs @ 12.14 hrs, Volume= 0.525 af
Primary = 1.67 cfs @ 12.14 hrs, Volume= 0.525 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Total: Site Total

Hydrograph



Pro HydroCAD*MSE 24-hr 3 10-Year Rainfall=3.94"*

Prepared by {enter your company name here}

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: To East Runoff Area=0.301 ac 0.00% Impervious Runoff Depth>1.91"
Tc=6.0 min CN=80 Runoff=1.07 cfs 0.048 af

Subcatchment 2S: To Bio-Filter Runoff Area=3.069 ac 83.97% Impervious Runoff Depth>3.27"
Tc=6.0 min CN=95 Runoff=16.67 cfs 0.835 af

Subcatchment 3S: To South/Storm Sewer Runoff Area=0.100 ac 100.00% Impervious Runoff Depth>3.57"
Tc=6.0 min CN=98 Runoff=0.56 cfs 0.030 af

Pond 1P: North Bio-filter Peak Elev=788.24' Storage=21,078 cf Inflow=16.67 cfs 0.835 af
Primary=2.49 cfs 0.654 af Secondary=0.00 cfs 0.000 af Outflow=2.49 cfs 0.654 af

Link 1L: To South/Storm Sewer Inflow=2.57 cfs 0.684 af
Primary=2.57 cfs 0.684 af

Link Total: Site Total Inflow=2.76 cfs 0.732 af
Primary=2.76 cfs 0.732 af

Total Runoff Area = 3.470 ac Runoff Volume = 0.913 af Average Runoff Depth = 3.16"
22.85% Pervious = 0.793 ac 77.15% Impervious = 2.677 ac

Summary for Subcatchment 1S: To East

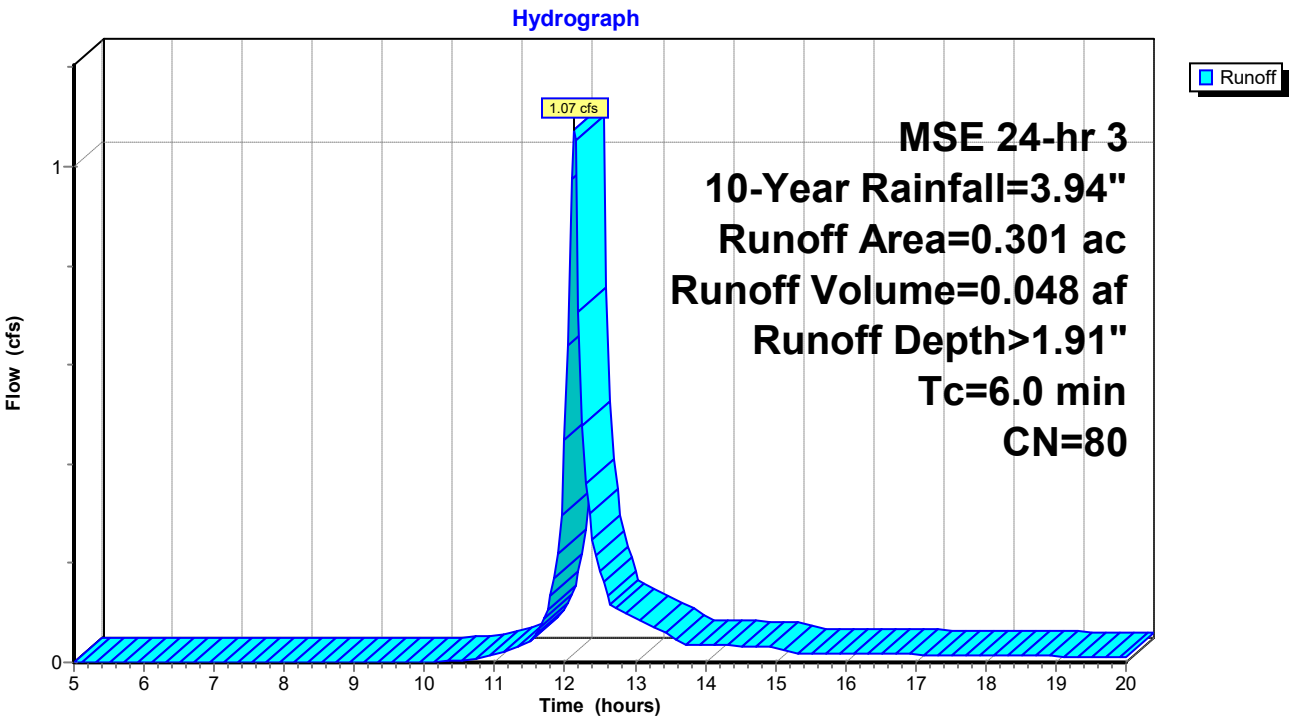
Runoff = 1.07 cfs @ 12.13 hrs, Volume= 0.048 af, Depth> 1.91"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.94"

Area (ac)	CN	Description
0.301	80	>75% Grass cover, Good, HSG D
0.301		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: To East



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MSE 24-hr 3 10-Year Rainfall=3.94"

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Summary for Subcatchment 2S: To Bio-Filter

Runoff = 16.67 cfs @ 12.13 hrs, Volume= 0.835 af, Depth> 3.27"

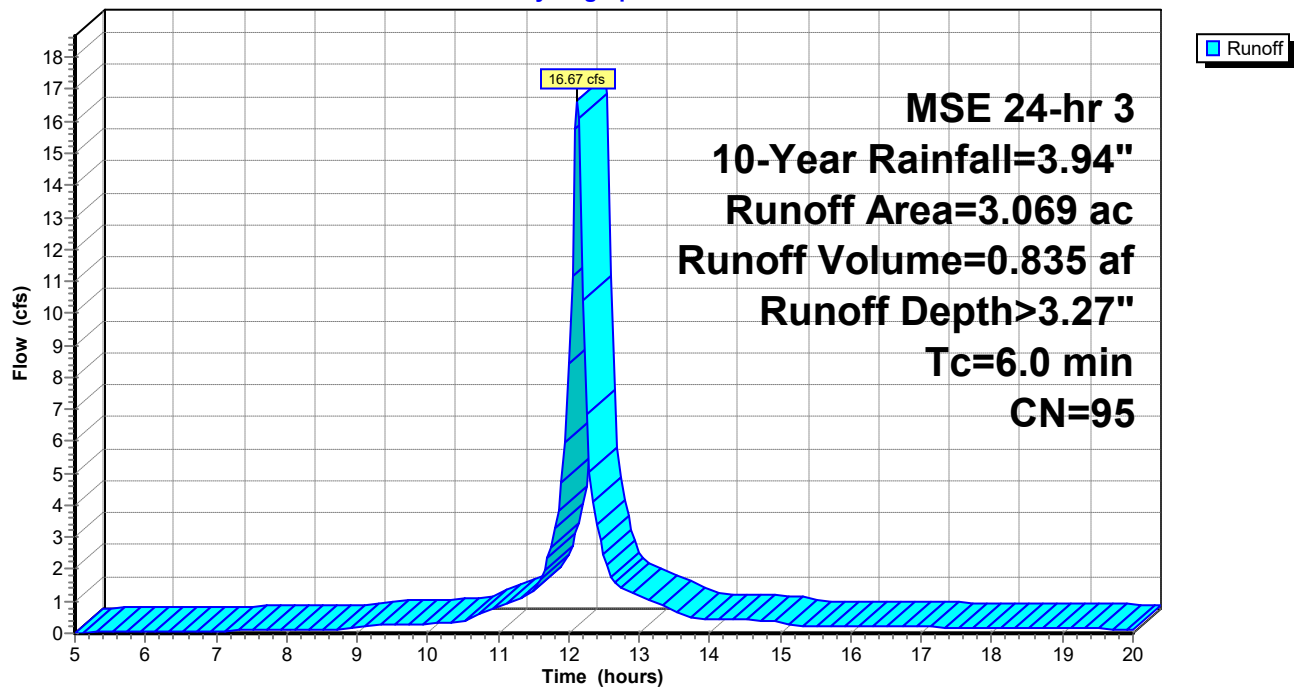
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.94"

	Area (ac)	CN	Description
*	1.231	98	Building
*	1.346	98	Asphalt
	0.492	80	>75% Grass cover, Good, HSG D
	3.069	95	Weighted Average
	0.492		16.03% Pervious Area
	2.577		83.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: To Bio-Filter

Hydrograph



Summary for Subcatchment 3S: To South/Storm Sewer

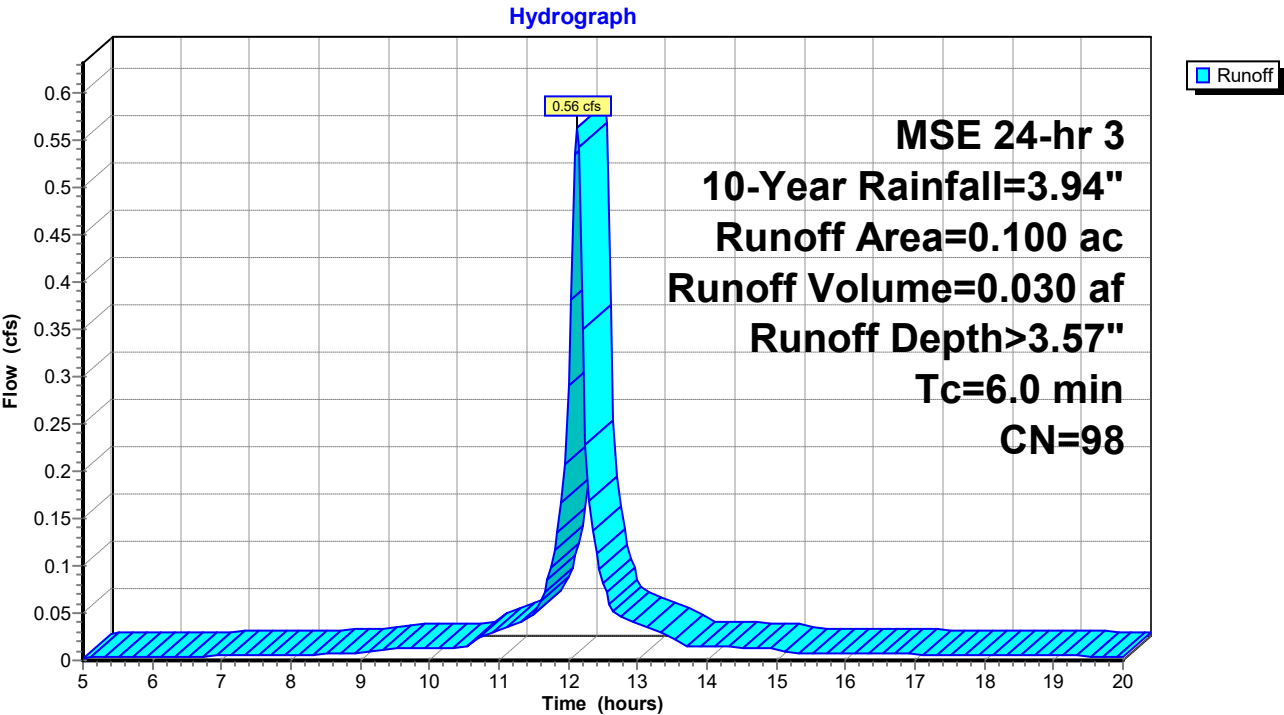
Runoff = 0.56 cfs @ 12.13 hrs, Volume= 0.030 af, Depth> 3.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.94"

Area (ac)	CN	Description
* 0.100	98	Pavement
0.100		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: To South/Storm Sewer



Summary for Pond 1P: North Bio-filter

Inflow Area = 3.069 ac, 83.97% Impervious, Inflow Depth > 3.27" for 10-Year event
 Inflow = 16.67 cfs @ 12.13 hrs, Volume= 0.835 af
 Outflow = 2.49 cfs @ 12.51 hrs, Volume= 0.654 af, Atten= 85%, Lag= 22.6 min
 Primary = 2.49 cfs @ 12.51 hrs, Volume= 0.654 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 788.24' @ 12.51 hrs Surf.Area= 20,838 sf Storage= 21,078 cf

Plug-Flow detention time= 197.0 min calculated for 0.652 af (78% of inflow)
 Center-of-Mass det. time= 151.9 min (901.2 - 749.3)

Volume	Invert	Avail.Storage	Storage Description
#1	783.50'	1,815 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 5,500 cf Overall x 33.0% Voids
#2	784.50'	2,228 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 8,250 cf Overall x 27.0% Voids
#3	786.00'	37,410 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		41,453 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
783.50	5,500	0	0
784.50	5,500	5,500	5,500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
784.50	5,500	0	0
786.00	5,500	8,250	8,250

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
786.00	5,500	0	0
787.00	7,300	6,400	6,400
788.00	9,360	8,330	14,730
789.00	11,350	10,355	25,085
790.00	13,300	12,325	37,410

Device	Routing	Invert	Outlet Devices
#1	Primary	784.45'	15.0" Round Culvert L= 27.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 784.45' / 784.00' S= 0.0167 ' S= 0.0167 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	784.50'	Draintile 6.000" Diameter, C= 0.600 227.0' Long Tube, Hazen-Williams C= 130 Inlet / Outlet Elev. = 784.00' / 784.50'
#3	Device 1	788.10'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	789.00'	25.0' long x 5.0' breadth Broad-Crested Rectangular Weir

Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00
	2.50	3.00	3.50	4.00	4.50	5.00	5.50			
Coef. (English)	2.34	2.50	2.70	2.68	2.68	2.66	2.65	2.65	2.65	
	2.65	2.67	2.66	2.68	2.70	2.74	2.79	2.88		

Primary OutFlow Max=2.48 cfs @ 12.51 hrs HW=788.24' (Free Discharge)

1=Culvert (Passes 2.48 cfs of 8.30 cfs potential flow)

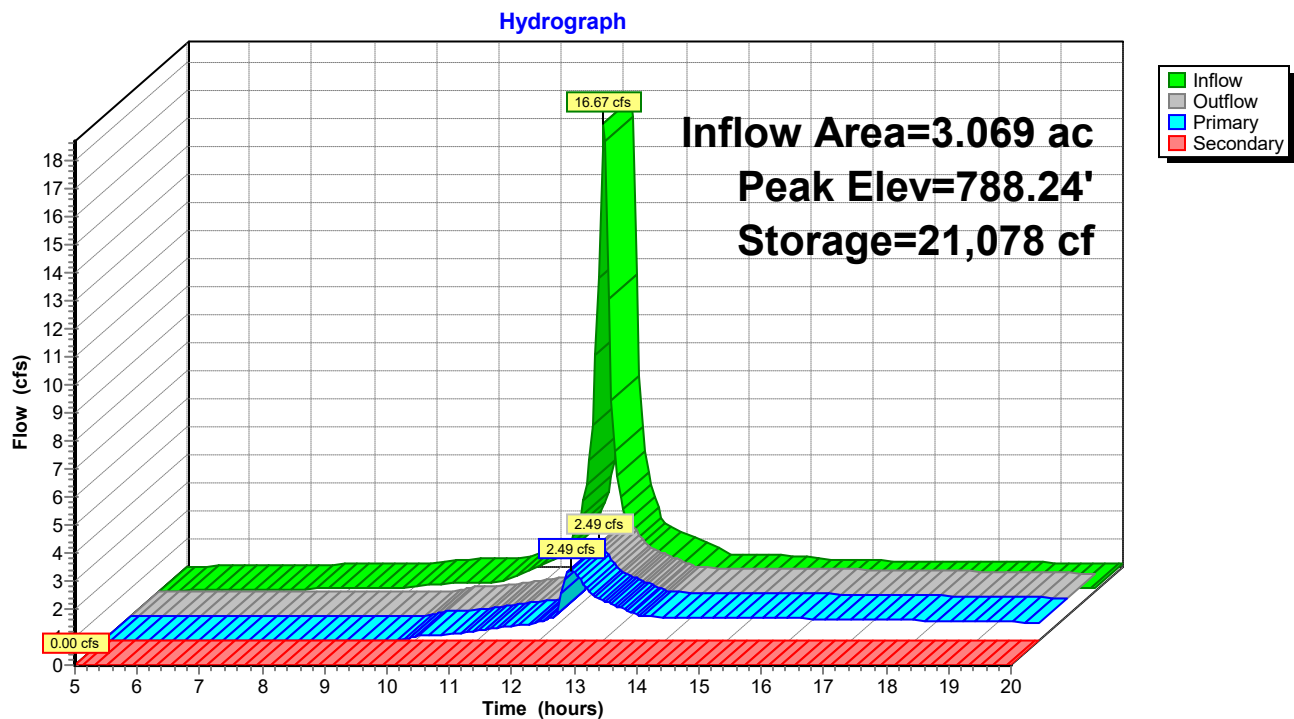
2=DrainTile (Tube Controls 0.86 cfs @ 4.39 fps)

3=Orifice/Grate (Weir Controls 1.61 cfs @ 1.22 fps)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=783.50' (Free Discharge)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

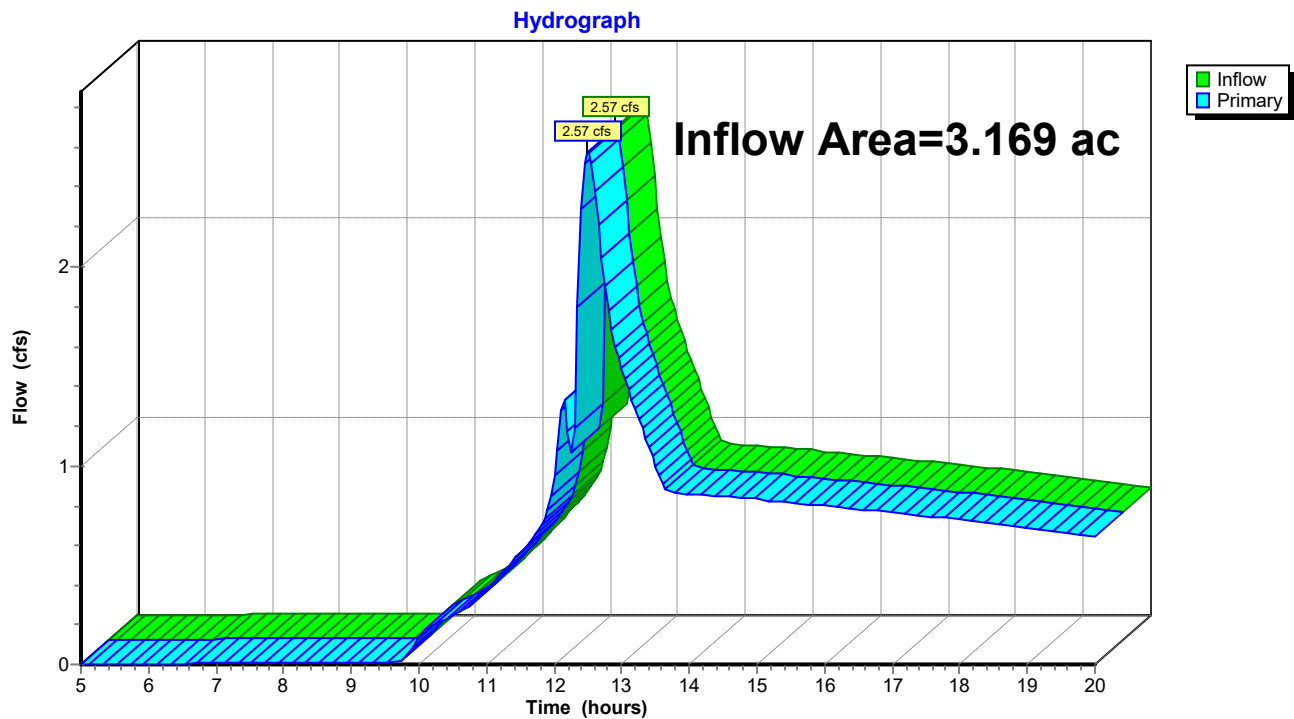
Pond 1P: North Bio-filter



Summary for Link 1L: To South/Storm Sewer

Inflow Area = 3.169 ac, 84.47% Impervious, Inflow Depth > 2.59" for 10-Year event
Inflow = 2.57 cfs @ 12.50 hrs, Volume= 0.684 af
Primary = 2.57 cfs @ 12.50 hrs, Volume= 0.684 af, Atten= 0%, Lag= 0.0 min

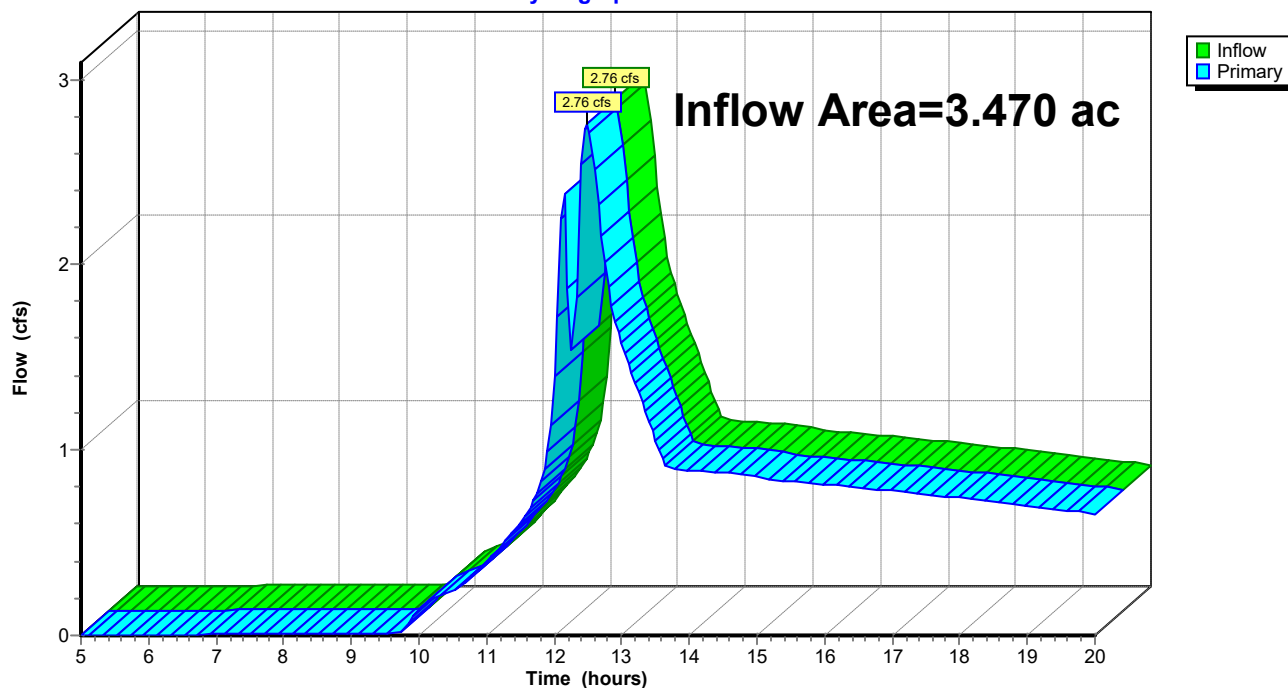
Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 1L: To South/Storm Sewer

Summary for Link Total: Site Total

Inflow Area = 3.470 ac, 77.15% Impervious, Inflow Depth > 2.53" for 10-Year event
Inflow = 2.76 cfs @ 12.49 hrs, Volume= 0.732 af
Primary = 2.76 cfs @ 12.49 hrs, Volume= 0.732 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Total: Site Total**Hydrograph**

Pro HydroCAD*MSE 24-hr 3 100-Year Rainfall=6.18"*

Prepared by {enter your company name here}

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: To East Runoff Area=0.301 ac 0.00% Impervious Runoff Depth>3.79"
Tc=6.0 min CN=80 Runoff=2.08 cfs 0.095 af

Subcatchment 2S: To Bio-Filter Runoff Area=3.069 ac 83.97% Impervious Runoff Depth>5.40"
Tc=6.0 min CN=95 Runoff=26.80 cfs 1.382 af

Subcatchment 3S: To South/Storm Sewer Runoff Area=0.100 ac 100.00% Impervious Runoff Depth>5.69"
Tc=6.0 min CN=98 Runoff=0.89 cfs 0.047 af

Pond 1P: North Bio-filter Peak Elev=788.91' Storage=28,077 cf Inflow=26.80 cfs 1.382 af
Primary=9.13 cfs 1.140 af Secondary=0.00 cfs 0.000 af Outflow=9.13 cfs 1.140 af

Link 1L: To South/Storm Sewer Inflow=9.63 cfs 1.187 af
Primary=9.63 cfs 1.187 af

Link Total: Site Total Inflow=12.15 cfs 1.283 af
Primary=12.15 cfs 1.283 af

Total Runoff Area = 3.470 ac Runoff Volume = 1.525 af Average Runoff Depth = 5.27"
22.85% Pervious = 0.793 ac 77.15% Impervious = 2.677 ac

Summary for Subcatchment 1S: To East

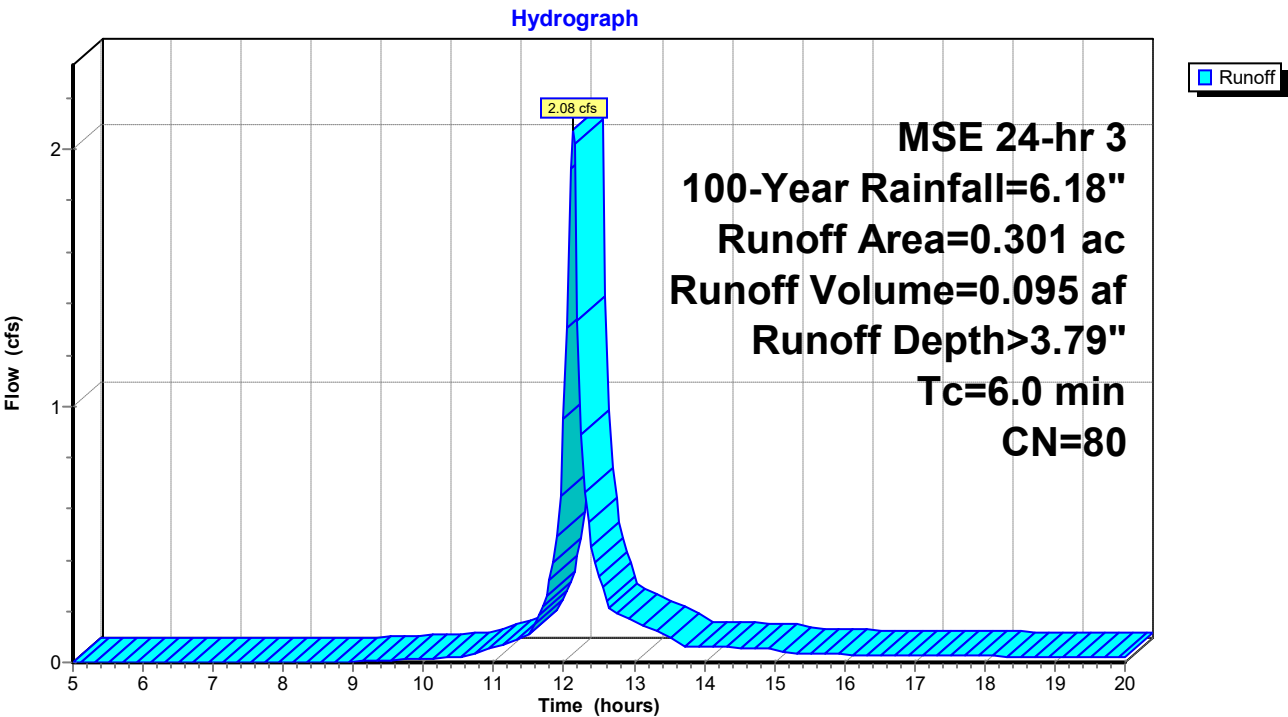
Runoff = 2.08 cfs @ 12.13 hrs, Volume= 0.095 af, Depth> 3.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.18"

Area (ac)	CN	Description
0.301	80	>75% Grass cover, Good, HSG D
0.301		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 1S: To East



Summary for Subcatchment 2S: To Bio-Filter

Runoff = 26.80 cfs @ 12.13 hrs, Volume= 1.382 af, Depth> 5.40"

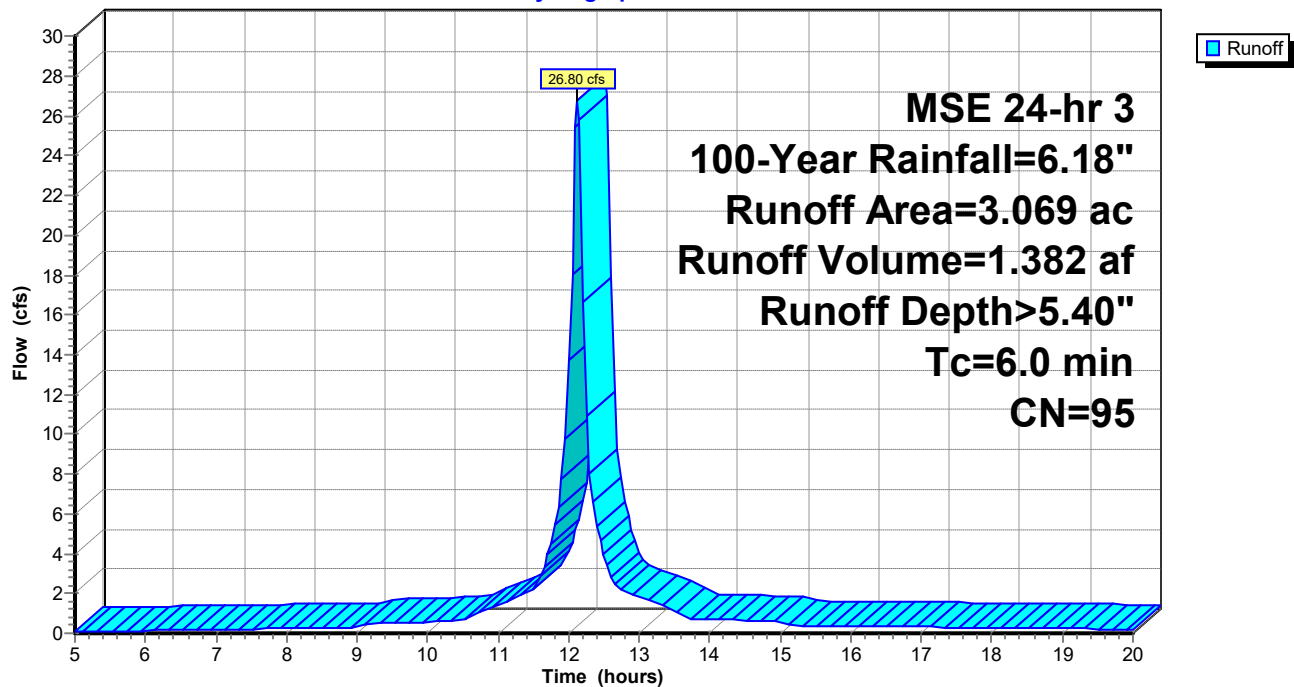
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.18"

Area (ac)	CN	Description
* 1.231	98	Building
* 1.346	98	Asphalt
0.492	80	>75% Grass cover, Good, HSG D
3.069	95	Weighted Average
0.492		16.03% Pervious Area
2.577		83.97% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: To Bio-Filter

Hydrograph



Summary for Subcatchment 3S: To South/Storm Sewer

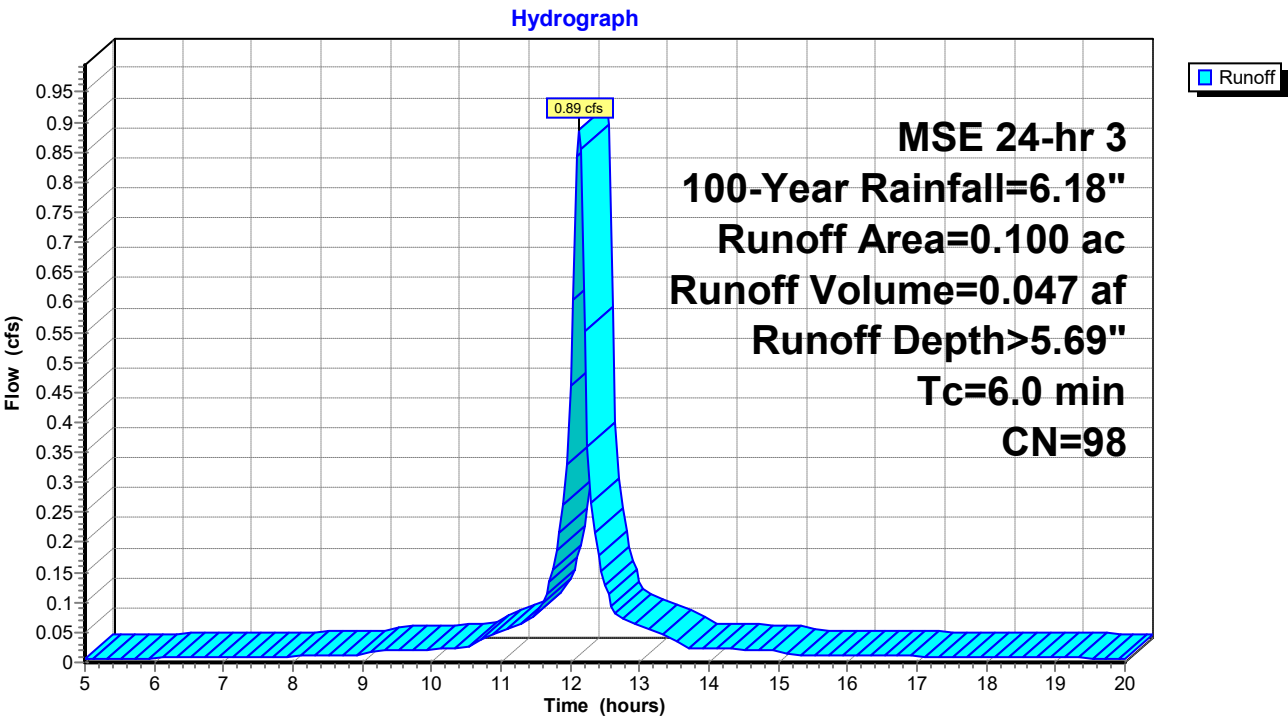
Runoff = 0.89 cfs @ 12.13 hrs, Volume= 0.047 af, Depth> 5.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.18"

Area (ac)	CN	Description
* 0.100	98	Pavement
0.100		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 3S: To South/Storm Sewer



Summary for Pond 1P: North Bio-filter

Inflow Area = 3.069 ac, 83.97% Impervious, Inflow Depth > 5.40" for 100-Year event
 Inflow = 26.80 cfs @ 12.13 hrs, Volume= 1.382 af
 Outflow = 9.13 cfs @ 12.28 hrs, Volume= 1.140 af, Atten= 66%, Lag= 9.3 min
 Primary = 9.13 cfs @ 12.28 hrs, Volume= 1.140 af
 Secondary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 788.91' @ 12.28 hrs Surf.Area= 22,164 sf Storage= 28,077 cf

Plug-Flow detention time= 132.0 min calculated for 1.136 af (82% of inflow)
 Center-of-Mass det. time= 91.2 min (833.6 - 742.4)

Volume	Invert	Avail.Storage	Storage Description
#1	783.50'	1,815 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 5,500 cf Overall x 33.0% Voids
#2	784.50'	2,228 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 8,250 cf Overall x 27.0% Voids
#3	786.00'	37,410 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		41,453 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
783.50	5,500	0	0
784.50	5,500	5,500	5,500

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
784.50	5,500	0	0
786.00	5,500	8,250	8,250

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
786.00	5,500	0	0
787.00	7,300	6,400	6,400
788.00	9,360	8,330	14,730
789.00	11,350	10,355	25,085
790.00	13,300	12,325	37,410

Device	Routing	Invert	Outlet Devices
#1	Primary	784.45'	15.0" Round Culvert L= 27.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 784.45' / 784.00' S= 0.0167 ' S= 0.0167 ' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.23 sf
#2	Device 1	784.50'	Draintile 6.000" Diameter, C= 0.600 227.0' Long Tube, Hazen-Williams C= 130 Inlet / Outlet Elev. = 784.00' / 784.50'
#3	Device 1	788.10'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	789.00'	25.0' long x 5.0' breadth Broad-Crested Rectangular Weir

Head (feet)	0.20	0.40	0.60	0.80	1.00	1.20	1.40	1.60	1.80	2.00
	2.50	3.00	3.50	4.00	4.50	5.00	5.50			
Coef. (English)	2.34	2.50	2.70	2.68	2.68	2.66	2.65	2.65	2.65	
	2.65	2.67	2.66	2.68	2.70	2.74	2.79	2.88		

Primary OutFlow Max=9.13 cfs @ 12.28 hrs HW=788.90' (Free Discharge)

1=Culvert (Inlet Controls 9.13 cfs @ 7.44 fps)

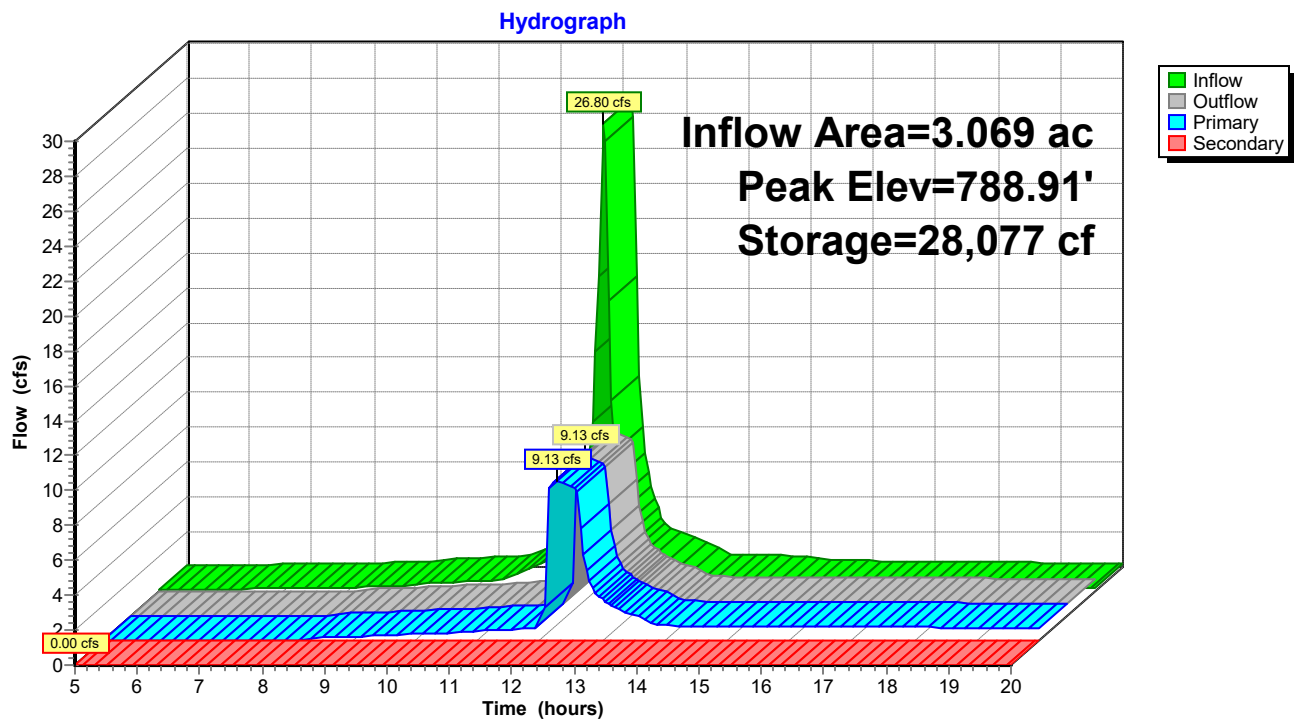
2=DrainTile (Passes < 0.94 cfs potential flow)

3=Orifice/Grate (Passes < 22.16 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 5.00 hrs HW=783.50' (Free Discharge)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

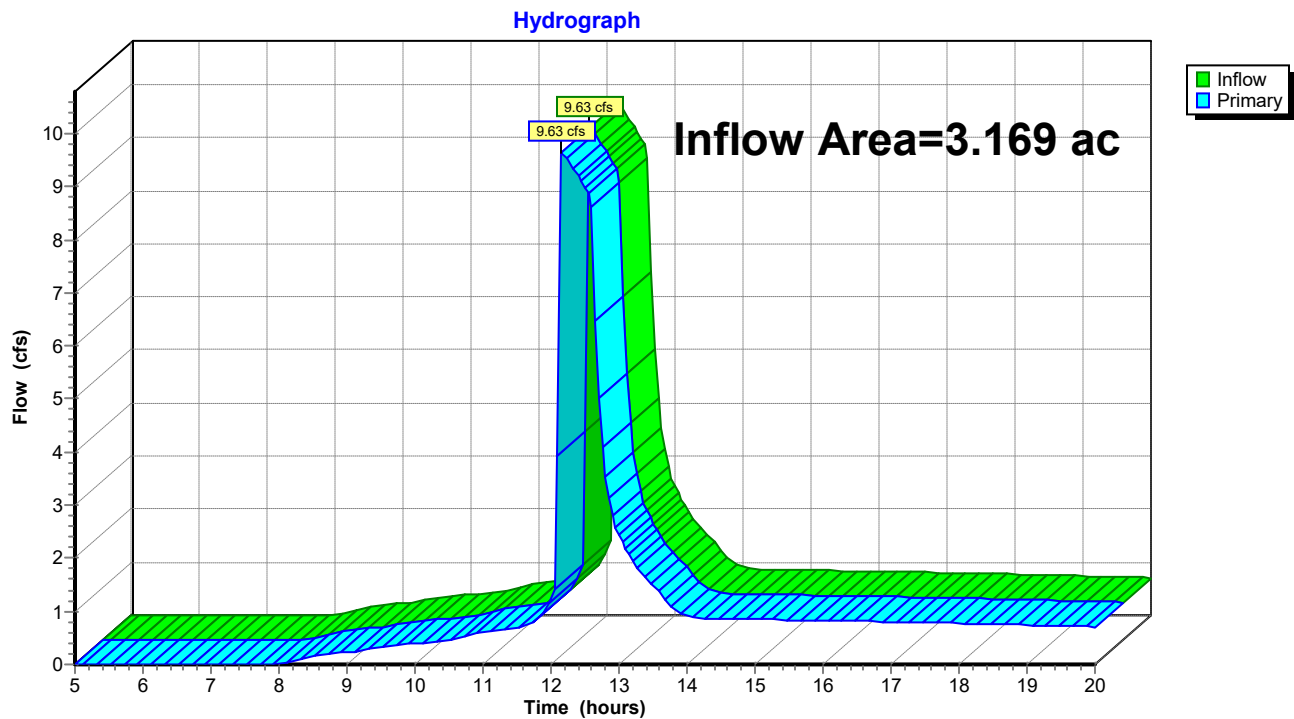
Pond 1P: North Bio-filter



Summary for Link 1L: To South/Storm Sewer

Inflow Area = 3.169 ac, 84.47% Impervious, Inflow Depth > 4.50" for 100-Year event
Inflow = 9.63 cfs @ 12.15 hrs, Volume= 1.187 af
Primary = 9.63 cfs @ 12.15 hrs, Volume= 1.187 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link 1L: To South/Storm Sewer

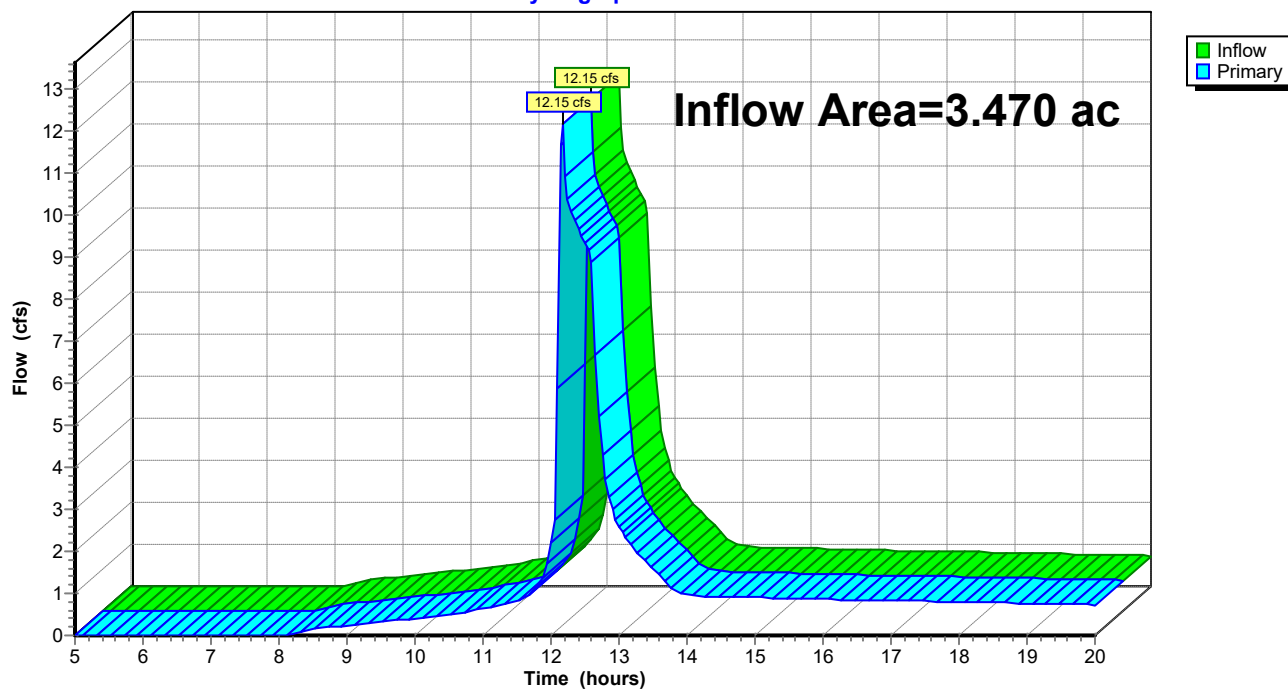
Summary for Link Total: Site Total

Inflow Area = 3.470 ac, 77.15% Impervious, Inflow Depth > 4.44" for 100-Year event
Inflow = 12.15 cfs @ 12.17 hrs, Volume= 1.283 af
Primary = 12.15 cfs @ 12.17 hrs, Volume= 1.283 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Total: Site Total

Hydrograph



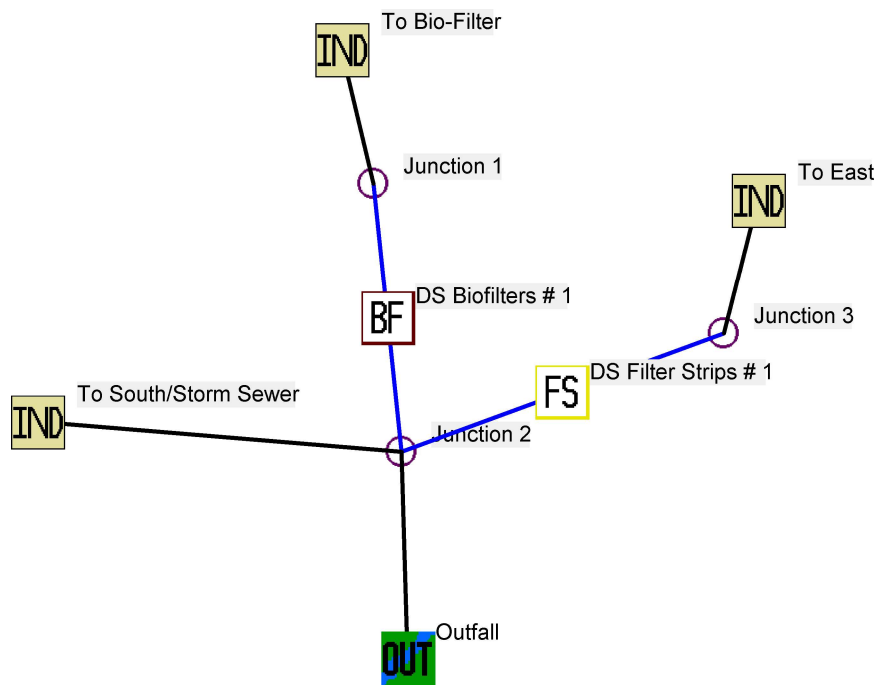
Appendix E

TSS Reduction Calculations



PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com



Data file name: W:\Projects\SR-53-23\Stormwater\WinSLAMM.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WI Madison 81.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/16 End of Winter Season: 03/28
Date: 03-27-2024 Time: 12:04:55
Site information:

LU# 1 - Industrial: To Bio-Filter Total area (ac): 3.069
1 - Roofs 1: 1.231 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 1.346 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.492 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 2 - Industrial: To South/Storm Sewer Total area (ac): 0.100
25 - Driveways 1: 0.100 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Industrial: To East Total area (ac): 0.301
45 - Large Landscaped Areas 1: 0.301 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - DS Biofilters # 1

1. Top area (square feet) = 13300
2. Bottom area (square feet) = 5500
3. Depth (ft): 6.5
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.05
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 1.5
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

- Outlet type: Broad Crested Weir
1. Weir crest length (ft): 25
 2. Weir crest width (ft): 5
 3. Height of datum to bottom of weir opening: 5.5
- Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 3
 2. Stand pipe height above datum (ft): 4.5
- Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
 2. Invert elevation above datum (ft): 0.95
 3. Number of underdrain outlets: 1

Control Practice 2: Filter Strip CP# 1 (DS) - DS Filter Strips # 1

Total drainage area (acres) = 0.301
Fraction of drainage area served by filter strips (ac) = 1.00
Total filter strip width (ft) = 290.0
Effective flow length (ft) = 44
Infiltration rate (in/hr) = 0.150
Typical longitudinal slope (ft.H/ft.V) = 0.250
Typical grass height (in) = 5.0
Swale retardance factor = D
Use stochastic analysis to determine infiltration rate: False
Infiltration rate coefficient of variation (COV) = 0.00
Particle size distribution file name: Not needed - calculated by program
Surface Clogging Load (lbs/sf) = 3.50

Data file name: W:\Projects\SR-53-23\Stormwater\WinSLAMM.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WI_Madison 81.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/16 End of Winter Season: 03/28
Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81
Date of run: 03-27-2024 Time of run: 12:04:37
Total Area Modeled (acres): 3.470
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	233908	-	92.93	1357	-
Outfall Total with Controls:	171916	26.50%	24.13	259.0	80.91%
Annualized Total After Outfall Controls:	172388			259.7	

Appendix F

Stormwater Maintenance Agreement



PARISH SURVEY & ENGINEERING

STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, by and between Opportunities Inc of Jefferson, hereinafter called the “Owner,” and the City of Fort Atkinson, a municipal corporation located in Jefferson County, Wisconsin, hereinafter called the “City.”

WITNESSETH:

WHEREAS, Owner is the owner of the following described lands situated in the City of Fort Atkinson, Jefferson County, State of Wisconsin:

Lot 1 of CSM NO. 5251 being part of the SE ¼ & SW ¼ of the NW ¼ & NE ¼ of the SW ¼ of Section 34, Township 6 North, Range 14 East, in the City of Fort Atkinson, Jefferson County, Wisconsin. hereinafter called the “Property.”

WHEREAS, Owner is developing the Property; and

WHEREAS, the Site Plan/Subdivision Plan known as _____ identified by City Engineer Storm Water Management Permit Number _____ and dated _____, 20____, and hereinafter called the “Plan,” which is expressly made a part hereof, as approved or to be approved by the City, and including any amendments thereto, provides for on-site storm water management practices within the confines of the Property; and

WHEREAS, the City and Owner agrees that the health, safety and welfare of the residents of the City of Fort Atkinson, require that on-site storm water management practices as required by Chapter 23, Storm Water Management, of the Municipal Code be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site storm water management facilities as shown on the Plan be constructed and adequately maintained by Owner.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site storm water management facilities shall be constructed by Owner in accordance with the plans and specifications indicated in the Plan and applicable statutes, ordinances and rules. The storm water management practices shall serve the drainage area designated in the Plan.
2. Owner shall regularly inspect the storm water management facilities and specifically the function of the approved storm water management system as often as conditions require, but in any event at least once each year. The Operations and Maintenance Manual attached to this agreement as Exhibit B and by this reference made a part hereof, shall be followed for the regular inspections of the storm water management facilities. Owner shall keep the operation and maintenance reports from past inspections as well as a log of maintenance activities indicating the date and type of maintenance completed. The reports and maintenance log shall be submitted to the City Engineer and retained by the City for a period of 10 years. The purpose of the inspections is to

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City of Fort Atkinson – Clerk's Office
101 S Water Street W
Fort Atkinson, WI 53538

Parcel No.: 226-0614-3424-012

assure safe and proper functioning of the facilities. The inspections shall cover all facilities including, but not limited to, berms, outlet structures, pond areas and access roads. Deficiencies shall be noted in the operation and maintenance reports.

3. Owner shall adequately maintain the storm water management facilities including, but not limited to, all pipes and channels built to convey storm water to the facility, as well as all structures, improvements and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance, in accordance with Exhibit B, is herein defined as keeping the storm water management facilities in good working condition so that these facilities are performing their design functions and are maintained in accordance with the Plan.
4. Owner hereby grants permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the storm water management facilities whenever the City deems necessary. The purpose of the City's inspection is to investigate reported deficiencies and/or to respond to citizen complaints. The City shall provide Owner with copies of the inspection findings and a directive to commence with repairs if necessary. Corrective actions shall be taken within a reasonable timeframe as established by the City Engineer.
5. If Owner fails to maintain the storm water management facilities in good working condition, consistent with the terms of the Plan and does not perform the required corrective actions and inspections in the specified time, the City may perform the corrective actions identified in the inspection report and charge Owner for the cost of such work. If Owner fails pay to such costs to the City within 30 days as required by Section 7, below, the cost of such work may be specially assessed against the Property pursuant to Wisconsin Statutes Section 66.0703. Owner hereby acknowledges that the Property benefits from the corrective actions taken by the City and hereby waives any right to notice or hearing of said special assessment pursuant to Section 66.0703(7)(b), Stats.
6. Owner shall perform the work necessary to keep the storm water management facilities in good working order as appropriate. In the event a maintenance schedule for the storm water management facilities (including sediment removal) is outlined on the approved plans, the schedule shall be followed. The minimal amount of maintenance on the storm water management facilities shall be in accordance with Exhibits B and C.
7. In the event the City, pursuant to this Agreement, performs work of any nature or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, Owner shall reimburse the City within 30 days of receipt of an invoice for all actual costs incurred by the City hereunder.
8. This Agreement imposes no liability of any kind whatsoever on the City, its officers, agents and employees, and Owner agrees to indemnify and hold the City harmless as and against any and all claims, actions, causes of action, demands, including attorney fees and court costs which the City may incur as a result of the failure of the storm water management system and/or actions taken or not taken by the City to enforce the terms of this Agreement including, but not limited to, the performance of maintenance activities.
9. This Agreement shall be recorded at the Jefferson County Register of Deeds Office and shall constitute a covenant running with the land and shall be binding on Owner, its administrators, executors, assigns, heirs and any other successors in interests or future owners of the Property, including any homeowners or condominium association.

10. Owner shall provide the City with a copy of any document which creates a homeowners or condominium association that is responsible for the storm water management facilities. This Agreement shall be attached as an exhibit to any document which creates a homeowners or condominium association that is responsible for maintenance of the storm water management facilities and such document shall be recorded at the Jefferson County Register of Deeds Office and shall constitute a covenant running with the land.
11. Notwithstanding anything in this Agreement to the contrary, in the event Owner, or Owner's successors and assigns, sell or otherwise transfer ownership in the Property, Owner or the successor or assigns making said transfer, is hereby released from any and all liabilities and obligations under the terms of this Agreement. The liabilities and obligations under this Agreement shall transfer with the ownership of the Property to the new owner of the Property.
12. Pursuant to the terms of the Plan, all storm water measures depicted or described in the Storm Water Management Plan shall be completed by December 31, _____, or the approval shall be null and void. In the event that Owner fails to complete all storm water measures by the specified deadline, this Agreement, in the sole discretion of City, may be declared null and void. Upon such a declaration, the City shall be responsible for recording a termination of this Agreement at the Jefferson County Register of Deeds Office.

[SIGNATURE BLOCKS ON FOLLOWING PAGES]

CITY OF FORT ATKINSON

By: _____
Rebecca Houseman, City Manager

Dated: _____

By: _____
Michelle Ebbert, City Clerk

Dated: _____

A C K N O W L E D G M E N T

STATE OF WISCONSIN)
)ss.
JEFFERSON COUNTY)

Personally came before me the ____ day of _____, 2____ the above named Rebecca Houseman, to me known to be the City Manager of the City of Fort Atkinson and to me known to be the person who executed the foregoing document and acknowledged the same.

Notary Public, State of Wisconsin
Jefferson County.
My Commission is permanent. (If NOT, expiration date is: _____)

A C K N O W L E D G M E N T

STATE OF WISCONSIN)
)ss.
JEFFERSON COUNTY)

Personally came before me the ____ day of _____, 2____ the above named Michelle Ebbert, to me known to be the Clerk of the City of Fort Atkinson and to me known to be the person who executed the foregoing document and acknowledged the same.

Notary Public, State of Wisconsin
Jefferson County.
My Commission is permanent. (If NOT, expiration date is: _____)

Opportunities Inc of Jefferson

By: _____ Dated: _____

_____, Owner (Print Name)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
_____ COUNTY)

Personally came before me the ____ day of _____, 2____ the above named _____, to me known to be the _____ of _____ and to me known to be the person who executed the foregoing document and acknowledged the same.

Notary Public, State of Wisconsin
Jefferson County.

My Commission is permanent. (If NOT, expiration date is: _____)

*This Document Drafted By
Parish Survey & Engineering
McKenzie Swartwout, PE*

2/29/2024

Exhibit B

Operation and Maintenance Manual

This exhibit explains the basic function of each of the storm water facilities and prescribes the minimum maintenance requirements to remain compliant with conditions of development approval, storm water management plan approval, and City ordinances and policies. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity.

The Owners shall each be responsible for the necessary costs of the inspection and maintenance of the stormwater management facilities included below. The Owners shall have an inspector complete an inspection annually to determine necessary maintenance to the stormwater management facilities in this agreement. The Owners shall hire a contractor to complete maintenance as required by the inspector. Annual inspection reports shall be completed for the property and submitted to the City by the inspector. The inspection reports will be completed on behalf of the Owners and include one checklist for each bio-filter.

System Description:

The proposed storm sewer system is designed to convey the storm water to the City's existing storm sewer system. The proposed bio-filter are designed to reduce the amount of Total Suspended Solids in storm water runoff during storm events.

Minimum Maintenance Requirements:

To ensure the proper function of the storm water management facility described above, the following activities must be completed:

Storm Sewer

1. Visual inspection of components shall be performed and debris removed from inlets and storm sewer manholes.
2. Repair inlet/outlet areas that are damaged or show signs of erosion.
3. Repairs must restore the component to the specifications of the original plan.

Bio-Filter

1. Owner shall install biofiltration basins in accordance with plans approved by the City. Owner shall maintain records of installation, inspections, cleaning and any other maintenance all in accordance with the applicable Ordinances.
2. Visual Inspection of the biofiltration basins shall be performed monthly to identify and repair eroded areas and remove litter and debris, if applicable.
3. The Owner shall maintain plants by watering, weeding, hand pulling and/or herbicide applications, restoring plant saucers around planting holes, tightening and repairing any guy supports, replacing flagging of guy wires, pruning and resetting plants to proper grades or vertical positions, as required to establish healthy, viable plantings. Herbicide treatments shall be performed by licensed applicators who are experienced with native and non-native plant identification. Herbicides will be used in full conformance with label requirements and application techniques will limit overspray and damage to off-target species.
4. The Owner is responsible for mowing native plantings at a frequency to prevent significant flowering and seed set of annual weed species and cover crops. Mowing should be timed to maximize the annual weeds and cover crop cut down in one mowing. Mowing should not be so frequent as to train non-native weeds or cover crops to spread laterally and become shading ground covers. Vegetation should be mowed at a height of approximately 6 inches allowing ample sunlight to still reach the ground after the mowing. Care should be taken during the mowing operation to prevent the creation of any ruts, sources of erosion, or other damage to the basin landscape. Expect two to three mowing applications in the initial growing season after seeding.
5. The Owner is responsible for a spot selective invasive weed control treatment on the entire basin area once in the initial growing season, two times in the first full growing season after seeding, two times in the second full growing season after seeding, and three times in the third full growing season after seeding. This can include combinations of hand weed control and selective herbicide treatment. Herbicide treatment can be conducted with tools such as hand held or backpack sprayers. Examples of common invasive species to be controlled from spread are Narrow-leaved cattail and reed canary grass in wetland areas; Canada thistle, Flowering spurge, Common teasel, Sweet clover, Red clover, Wild parsnip are examples of more upland type species to be controlled. Applications to perennial weeds need to occur prior to seed formation of such species. If such species do go to seed, contractor is responsible for cutting the seed heads, bagging them, and removing them from the project site. Herbicide applications that are necessary must be performed by qualified personnel trained in the identification of native species and also licensed appropriately for herbicide applications in the state or region in which they are applying.
6. Burning is an excellent management tool for native plantings once established with the methods documented above.

Typically after the third full growing season after seeding, a prescribed burn can be conducted at the project site. The Owner shall perform all necessary actions including preparing the burn plans, acquiring necessary permits, and preparing the fire breaks. Adjacent property owners must be notified and appropriate signage shall be placed along roadways.

7. Watering shall be provided every day for the first 10 days after installation, if rainfall is not sufficient. If plantings are planted in spring, water for 3 to 6 weeks after seed placement. If plantings are planted in the fall, water for 3 to 6 weeks in the spring if dry conditions exist until established. Apply water in a manner to preclude puddling, washing and erosion. The equivalent of one-half inch of rainfall per week shall be considered the minimum until germination.
8. All areas of the biofiltration basins where the mulch has been displaced shall be re-mulched as needed. Additional mulch shall be applied annually.
9. Snow shall not be dumped directly onto the biofiltration basins.
10. Repair shall be required when surface ponding exists for more than 72 hours after the end of a rainfall event.
11. Cleaning shall consist of removal of sediment, two (2) foot undercut, undercut replacement with material consisting of 30% compost and 70% sand and restoration in-kind. Restoration of plant material shall be by plugging, not seeding alone.

PROHIBITIONS

1. Trimming in bio-filter areas shall be minimized in order to maximize filtration of runoff. If occasional trimming is necessary (at owner's or City's request), the mowing height will be no shorter than six inches. Adjacent steep slope areas may be maintained at owner's discretion.
2. Stockpiling of snow in or adjacent to the bio-filter is strictly prohibited.

END OF SECTION

Jefferson County Land Information



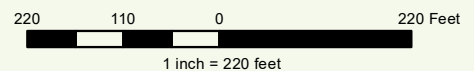
Parcel Lines

- | | |
|-------------------------|--------------------------|
| — Property Boundary | — Section Lines |
| — Old Lot/Meander Lines | — Surface Water |
| — Rail Right of Ways | — Map Hooks |
| — Road Right of Ways | □ Tax Parcel Information |



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.



Printed on: April 5, 2024

Author: Public User

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City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

Special Area Design Review REPORT TO THE PLAN COMMISSION

DATE: April 9, 2024

PROPERTY ADDRESS: 201 S Main St

PARCEL NUMBER: 226-0514-0323-042

OWNER: 14 Sherman LLC

APPLICANT: PaddyShack

FILE NUMBER: SADR-2024-03

EXISTING ZONING: DHMU

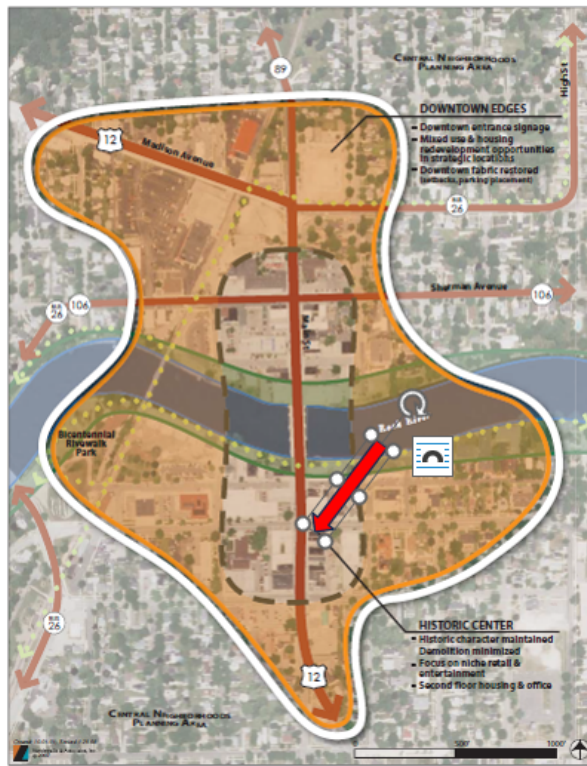
PROPOSED ZONING: No Change

EXISTING LAND USE: Vacant/Under
Construction

REQUESTED USES: Commercial
Entertainment

BACKGROUND

The property located at 201 S. Main is the former site of Humphrey Floral, a Downtown staple for many years. The property was purchased by Mitch and Erin Patterson in 2023 with the intention of creating a unique entertainment establishment in the Downtown area that will draw additional people to Fort Atkinson's Historic District. The proposed signage is intended to match the existing historical facade. The application was reviewed by the Historic Preservation Committee and received the Committee's Certificate of Appropriateness. The HPC also expressed appreciation of the thoughtful detail, such as the type of screws to be used for the attachment of the signs and the efforts to preserve the historic details of the building. The Pattersons' own other businesses in the Downtown Historic Mixed Use Zoning district and continue to preserve the historical value of the buildings they occupy.



REQUEST OVERVIEW

The City's Zoning Ordinance, which was adopted in 2020, created a Special Area Design Review process for parcels located in the City's Downtown Historic Mixed Use (DHMU) zoning district. The Special Area Design Review – Design Alteration Review is designed to forward both aesthetic and economic objectives of the City by controlling the site design and exterior appearance of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles.

There are three categories of Special Area Design Reviews: Renovation Review, Design Alteration Review, and Project Review:

A. Renovation Review applications involve only a renovation of the exterior appearance of a property, such as repainting, re-roofing, residing, or replacing with identical colors, finishes, and materials. Staff shall review, and the Plan Commission shall review and approve or deny these applications.

B. Design Alteration Review applications involve a change only in the exterior appearance of a nonresidential or multifamily property, such as painting, roofing, siding, architectural component substitution, fencing, paving, or signage. Staff shall review, and the Plan Commission shall review and approve or deny these applications.

C. Project Review applications involve modification to the physical configuration of a property, such as the erection of a new building, the demolition of an existing building, or the addition or removal of bulk to an existing building. Staff shall review, and the Plan Commission shall review through the Conditional Use Permit process and make a final determination.

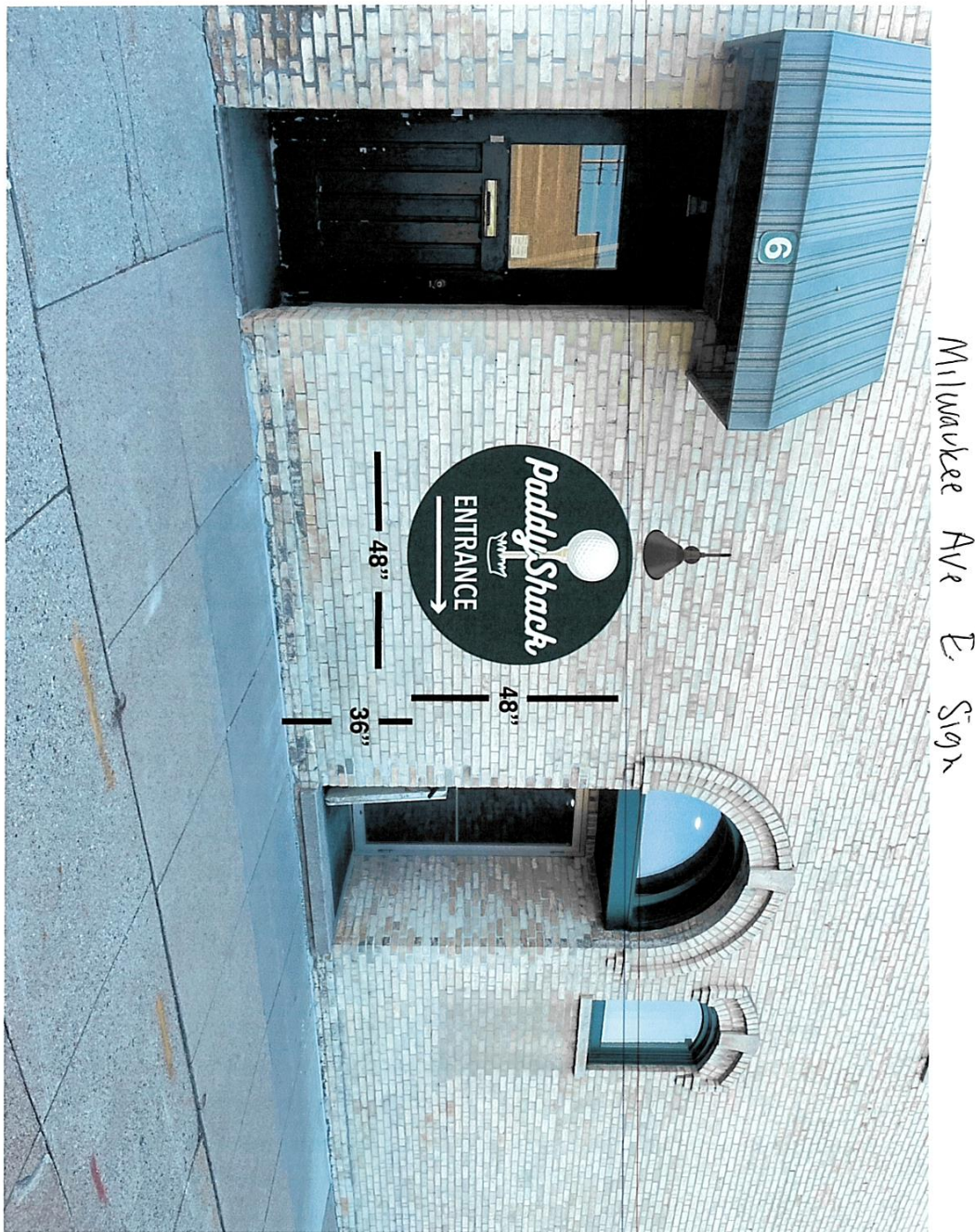
PaddyShack is proposing new signage and down and back facing lighting located on the West facade facing Main St. as well as one sign facing Milwaukee Ave.

Western Facade: The proposed signage consists of multiple individual letters and graphics placed above the building's main entrances. The letters are laid out to show PaddyShack's name and the graphics depict the company's offerings. The requested signage on the western facade would be a total of 39.5 SF.

Norther Facade: The sign on the facade facing Milwaukee Ave is a round board sign attached to the wall and will direct customers to the main entrance. The total SF of the requested sign is 16 SF.

Main St. Signs





Milwaukee Ave E Sign

No public notice is required for a Wall Sign Review

DISCUSSION

The Sign Code requirements for Wall Signs are documented below.

1 sign per exterior wall, plus 1 per customer entry	Met: 1 sign per wall, plus 1 per customer entry,
Maximum size = Each business is allowed a minimum of 40 sq ft of wall sign.	Met: Western Facade: Wall signs proposed = 39.5 SF Northern Facade: Wall sign proposed = 16 SF
Shall not extent over any roof or parapet	Met: Located on the façade, no roof or parapet overhang
Shall be made of durable, all-weather materials	Met: Painted exterior grade wood
Shall be ambient, backlit, or gooseneck lighting	Met: Goosneck lighting proposed
Shall be a minimum of 8 ft above the sidewalk	Met: The signage on the Main St. facade is located above the doors and windows. The sign facing Milwaukee Ave does not protrude over the walkway and meets the intent of the ordinance.
Shall project a maximum of 12 in. from the front façade face of the building	Met: Proposed 2 in.
Sign must be designed of materials harmonious with the building and site	Met: Sign is to be constructed and painted to match existing facade

The Proposed wall signs meet the requirements of the City's ordinances. The City's Management Team has reviewed the application and all comments have been included within this document.

RECOMMENDATION

Staff recommends that the Plan Commission approve the requested signs as proposed.

ATTACHMENTS

1. Sign Review Application Paddy Shack 2024
2. PaddyShack Site Plan 2024
3. PaddyShack Sign Cirt. of Appropriateness 2024
4. PaddyShack Project Narrative 2024

City of Fort Atkinson Procedural Checklist for Sign Permits Requirements per Section 15.09.27

This form is designed to be used by the Applicant as a guide to submitting a complete application for a sign permit and by the City to process the application.

Name, company, and client (if applicable): Mitchell Patterson, PaddyShack Golf & Gaming Lounge

Phone number: 9207236240 Email: golfpaddyshack@gmail.com

Property address of proposed sign: 201 South Main St.
6 Milwaukee Ave East

I Application Packet Requirements

The Applicant shall submit an electronic copy or paper copies of the application as required by the City.

- ☐ The name, address, phone number, and email address of the applicant.
- ☐ The name of the business or land use the proposed sign will serve.
- ☐ The name, address, phone number, email address, and signature of the property owners.
- ☐ The name, address, phone number, and email address of the sign contractor.
- ☐ The property's zoning designation and use of the building for which the sign will provide information.
- ☐ The property's current land use or uses for entire subject property, including all indoor and outdoor areas.
- ☐ A signage plan, drawn to a recognizable scale, for the property shall be submitted showing the following:
 - ☐ Location, type, height, width, and area of the proposed sign.
 - ☐ Location, type, height, width, and area of all existing signs on the property and indication of whether existing sign(s) will remain or be removed/replaced.
 - ☐ All property lines and buildings on the property and within 50 feet of the proposed sign.
 - ☐ All customer entrances, parking areas, driveways, and public roads.
 - ☐ Method of attachment, structural support, method of illumination, and sign materials.
 - ☐ Approximate value of the sign to be installed, including cost of installation.
- ☐ Payment of the sign permit fee.
- ☐ Any other information that may reasonably be requested by the Zoning Administrator for the purpose of application evaluation.
- ☐ A written statement that all temporary signs will be removed per the limits.
- ☐ Any existing or proposed sign on property abutting a State Highway, United States Highway, or Interstate Highway shall also require approval from the Wisconsin Department of Transportation or the Federal Highway Administration.

II Applicability

- 1) No Freestanding Sign listed under Section 15.09.05(1)(a), On-Building Sign listed under Section 15.09.05(1)(b), Pedestrian Sign listed under Section 15.09.05(1)(c), Bulletin Board or Order Board Sign under Section 15.09.05(1)(d), or Optional Miscellaneous Sign under Section 15.09.05(3)(b) shall be erected, installed, or constructed without approval from the City of Fort Atkinson Plan Commission.
- 2) No Menu Board or Sandwich Board Signs listed under Section 15.09.05(1)(d) or Building Management Identification Sign, On-Site Warning Sign, or On-Site Directional Sign listed under Section 15.09.05(3)(a), shall be erected, installed, constructed, or maintained without the granting of a permit from the Zoning Administrator in accordance with the provisions of this Section.
- 3) For signs requiring a permit in Subsection (a), above, this Section shall apply and be construed to require a permit for a change of copy on any sign or for any conversions or changes in the sign structure.
- 4) This Section shall not apply to repainting or re-facing with the same sign copy, cleaning, repair, or other normal maintenance of the sign or sign structure.
- 5) No new permit is required for signs which are in place as of the effective date this Chapter, and such signs may remain as legal nonconforming signs. Any alteration or relocation of such signs shall conform to the requirements of this Chapter. Refer to Section 15.09.35 for rules pertaining to nonconforming signs.
- 6) Any sign permit granted hereunder shall not be assigned or transferred to any other sign, including a modified sign face or modified sign structure.
- 7) The owner or tenant may request all such signs at one site be included under one permit.

III Criteria Used to Evaluate the Sign Permit Application

In deciding whether or not to grant a sign permit, the Zoning Administrator shall determine whether the proposed sign is in compliance with the provisions of Article IX of the City of Fort Atkinson Zoning Ordinance. In such review, the Zoning Administrator may also consider the following factors:

- 1) Conformance to the zoning and sign code.
- 2) Minimization of conflict with vehicular or pedestrian circulation.
- 3) Compatibility with the building characteristics, adjacent uses, and adjacent signs.
- 4) Compatibility with the specific physical site conditions which warrant approval of the proposed sign.
- 5) Materials and maintenance aspects.
- 6) Legibility and visual clarity.

IV Process Checklist

- ☐ Application fee of \$75 received by City Treasurer
- ☐ Reimbursement of professional consultant costs agreement executed.
- ☐ Receipt of complete application packet by Zoning Administrator
- ☐ Review and action by Zoning Administrator

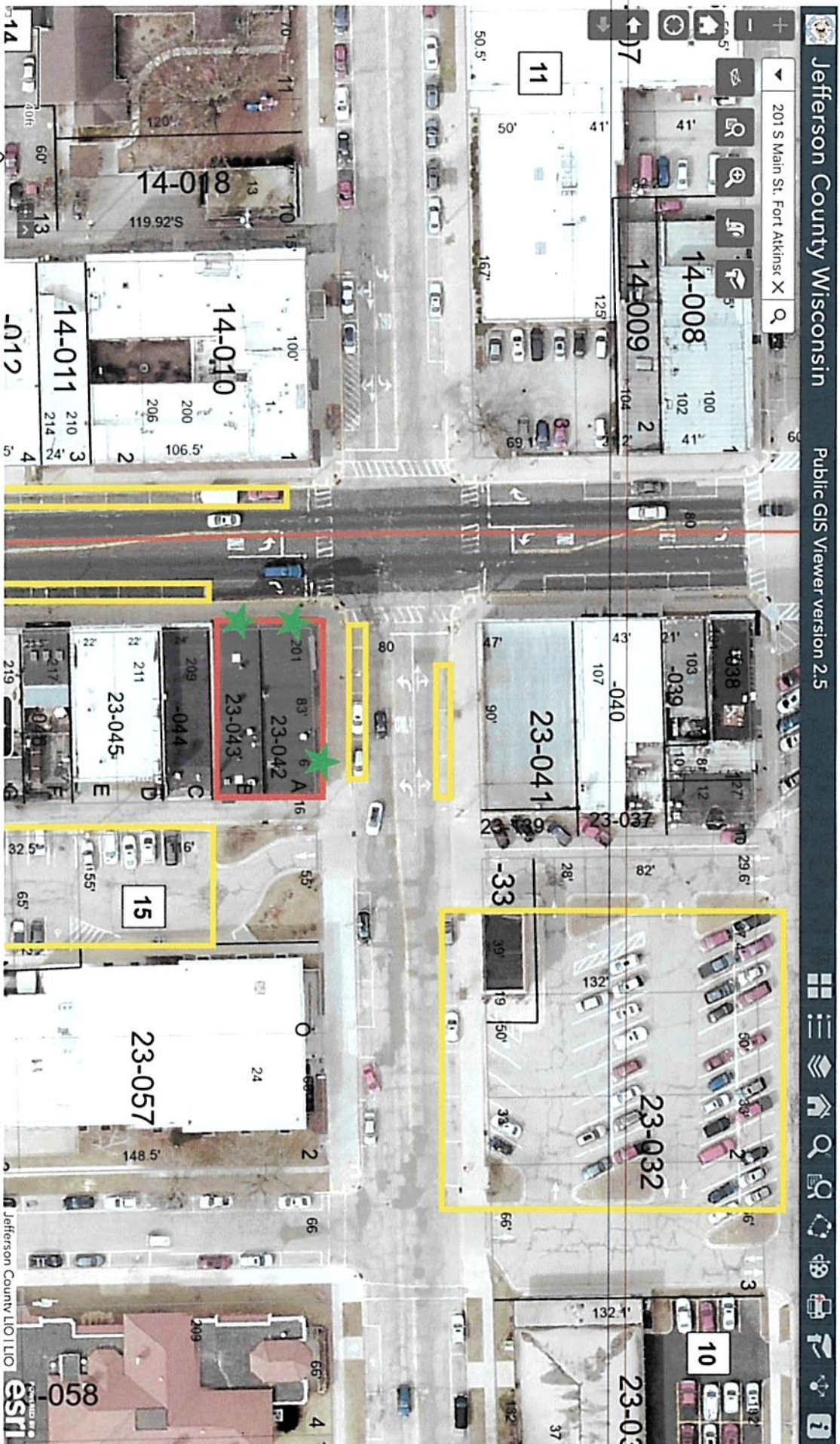
Date: _____

Date: _____

Date: _____

Date: _____

N



Red - PaddyShack location
 Yellow - proposed parking for customers
 Green Stars - Sign locations - 2 Main St Signs (W Stars) 1 Milwaukee Ave E sign (North Star)

CERTIFICATE OF APPROPRIATENESS APPLICATION

Incomplete applications will not be processed for Commission review.

1. HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT: (if known)

ADDRESS OF PROPERTY:

201 S. Main St. Fort Atkinson, WI

2) NAME AND ADDRESS OF OWNER:

Name(s): Mitch & Erin Patterson

Address: 1505 Stacy Ln.

City: Fort Atkinson

State: WI

Zip: 53538

Email: golfpaddyshack@gmail.com

Telephone number 920-723-6240, 920-723-5223

3) APPLICANT, AGENT OR CONTRACTOR: (if different from owner)

Name(s): SAME AS OWNER

Address:

City:

State:

Zip:

Email:

Telephone number

4) ATTACHMENTS: (Because projects can vary in size and scope, please visit www.fortpreserves.org for contact information to obtain submittal requirements)

a. REQUIRED FOR MAJOR PROJECTS:

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 ½" x 11")

Material and Design Specifications (see next page)

b. NEW CONSTRUCTION ALSO REQUIRES:

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

5) DESCRIPTION OF PROJECT:

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached.

-This application is for new signage at 201 S. Main St. We have attached TWO separate - photos for review. The first is the front of the building (Main St) and will be the main signage for our new business. These front signs will be made of aluminum and powder coated white, which will ensure they can endure our harsh WI weather changes. The new signs will be put on two inch stand-offs (to give the sign dimension) and will be attached to the existing green wood fascia of the building using exterior rated lag screws. The new signs will be 20" tall and will utilize roughly 40' of the available 47' of building frontage. Above these new signs, we will install 8 gooseneck style lights, which will cast light back towards the signs. We believe this will provide a very classic looking storefront for our new business and downtown.

- Continued on next page-

5) SIGNATURE OF APPLICANT:


Signature

Mitchell Patterson

Please print or type name

Date 2/29/24

This form and all supporting documentation MUST arrive at the City Offices by 12:00 noon on the first Friday of the month. These materials will be considered at the next Historic Preservation Commission Meeting, which are held every second Tuesday. Any information not provided to the City Building Inspector in advance of the meeting will not be considered by the Commission during their deliberation.

The Commission shall make this decision within 45 days of the filing of the application, or the certificate shall be deemed to have been issued.

Approved by the Fort Atkinson Historic Preservation Commission on March 12, 2024
date, with modifications as attached.

Signature Merrilee Lee

Within six (6) months of approval, Applicant is required to provide a status update of work to the Commission. Please visit the website below if you have any questions, in order to contact one of the commissioners.

Visit www.fortpreserves.org for more information.

PaddyShack Golf & Gaming Sign Permit Application

The following bullet points coincide directly with the bullet points in the Application Permit Requirements checklist.

- **Name of Applicant:** Mitchell Patterson, 1505 Stacy Ln. Fort Atkinson, WI 53538- golfpaddyshack@gmail.com
- **Name of Business:** PaddyShack Golf and Gaming Lounge
- **Name of Sign Contractor:** Kingsland Welding & Fabrication, LLC, 1-608-617-2221, 5263 County Road V Deforest, WI 53532, Caitlin@kingslandfam.com
- Commercial zoning designation. Building to be used as a bar/lounge featuring golf simulators, arcade games, bar & lounge area
- **Signage Plan:** See attached photos as well as information provided below
 - Please note that there are multiple proposed signs in this application. We have our Main Street signage as well as one proposed sign on the North side of the building on Milwaukee Ave E.
 - Both the Main St. and Milwaukee Ave. signs will be dimensional lettering signs, meaning they will protrude slightly from the building to give them extra dimension. In this case the standoff will be 2". All signs will be cut from sheet aluminum and powder coated to a matte finish.
 - The Main St. signs will have two different size lettering. The "PaddyShack" portion of the sign, along with the golf ball in the middle and clubs on either side of it, will be roughly 20" tall lettering. The signage to the South (Right) which reads, - Golf-Arcade-Lounge-Bar-, will be roughly 16" tall lettering. All front signs will be fastened using exterior-rated lag screws

directly to the wood “fascia” area of the building. I have installed solid wood blocking behind this fascia area in order ensure a solid connection of the signs to the building.

- The Milwaukee Ave E. sign will be a roughly 48” x 48” circle/oval. The sign will be secured to the brick using exterior rated lag screws. This will be the easiest method for attachment and future removal (if/when necessary).
- Both the Main St. and Milwaukee Ave E. signs will be illuminated from above with the use of gooseneck style directional lighting. These lights are designed specifically for signs and direct light down and back towards the sign below. We believe this combination of dimensional signage and gooseneck style lighting gives a very clean and classic look to our building and downtown.
- There are no current/existing signs on the property now. All previous signs were removed by the former owners.
- Approximate Value of exterior signage is \$8,000