

Conditional Use Permit Application

Application Fee: \$300 Regular Meeting / \$500 Special Meeting

A conditional use is a unique use which, because of its distinct characteristics, cannot be classified in any particular district or districts, without consideration, in each case, of the impact of that use upon neighboring land and of the public need for the particular use at the particular location.

Plan Commission Meetings are held on the 3rd Monday of each month. Although not required, it is recommended that the applicant attend these meetings.



Applicant Information

1. Applicant Name Filtz Built LLC Phone Number 7152954053

Address 139374 Spring Brook Rd

Email filtzbuilt@gmail.com

2. Owner Name Team Royal Restoration Phone Number 715-693-1000

Address P.O. Box 10 Mosinee WI 54455

Email teamroyalrestoration@yahoo.com

3. Prepared By Company Name Filtz Built Name Jonathan Filtz

Address 139374 Spring Brook Rd

Phone Number 715-295-4053 Email filtzbuilt@gmail.com

Property Information

4. Property Address Lot 2 O'keefe Drive

5. Parcel Identification # (PIN) 145-2707-164-0979 6. Parcel Acreage .99

7. Legal Description (attach additional sheet if necessary) Filtz Built Shop n Storage

8. Conditional Use request from § 520- 24 of the Zoning Ordinance to allow Personal Shop and Storage

9. Generally describe the current zoning and land uses of the subject property and surrounding properties:

Subject Property Lot 2 O'Keefe DR Zoning B-3

North 924 O'keefe Drive Zoning B-3

South 1354 Old Highway 51 Zoning B-3

East 941 O'keefe Drive Zoning SF

West 1380 Old Highway 51 Zoning SF

Required Attachments

Attach a written statement of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

Attach a site plan of the subject property, with any alterations as may be proposed to accommodate the conditional use.

Attach a written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria:

- Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?
- The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvement, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or other plan, program, map or ordinance adopted by the Village?
- Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?
- Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?
- Dose the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditionals use, after taking into consideration the applicant’s proposal and any requirements recommended by the applicant to ameliorate such impacts?

Applicant Acknowledgement

To the best of my knowledge, I certify that the information provided on this application and accompanying documents are true and accurate. I also understand that submitting this application authorizes the Zoning Administrator or his/her designee to enter onto the property for the purposed outlined operation.

Jonathan Filtz _____	1/24/2024 _____
Applicant	Date
Mehdi Mohammadian Jr _____	1/24/24 _____
Owner	Date
Jonathan Filtz _____	1/24/24 _____
Prepared By	Date

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____ Recommendation: Approved / Denied

Renewal Recommendation: 1 year 2 year 3 year 4 year 5 year

Conditions (see attached)

Cup Questionnaire:

1. Is the proposed conditional use in harmony with the Comprehensive Plan, this chapter, and any other plan, program, or ordinance adopted by the Village?

Yes, the proposed project is in harmony with the Village Ordinance. The plan consists of constructing two storage/office buildings on the east and west side of this lot. A new blacktop or concrete parking lot and driveway will be built as well. Additionally, the site will be graded for stormwater management per guidelines of the village. Including a gutter system to help control the flow of water coming from the roof lines of the buildings.

2. The proposed conditional use does not, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions of this chapter, the Comprehensive Plan, or any other plan, program, map, or ordinance adopted by the Village?

The proposed conditional use does not adversely affect any neighboring properties or affect the neighborhood character as the property currently. There are storage units directly across the road, an office/storage space on the same road, with commercial properties behind the lot as well. The proposed conditional use won't negatively affect the surrounding environment because the development will be designed and built to meet all state and local ordinances and also will take into regards health, safety and general welfare of not only their customers, but the general public as well.

3. Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

The surrounding areas are currently commercial, residential, and industrial type businesses and land uses. The proposed conditional use will maintain this consistency of land use and land use intensities and not have a negative impact on any of the surrounding properties or environment. This process, surrounded by plenty of "lawn space, including the planting of

evergreen trees” designed within this development will ensure the control of the storm water, and maintain the landscape appeal of the neighborhood.

4. Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, or services provided by public agencies serving the subject property?

Yes, the proposed conditional use will not require any additional infrastructure to be built within this area. One small, centered, entry road will be developed for the two additional storage/office unit buildings. A paved or concrete graded driveway will be located between the two buildings. While the sanitary sewer or water at Okeefe road will be directly connected to the front edge of the office building site. There will be no or little impact to the local public street.

5. Do the potential public benefits of the proposed conditional use outweigh potential adverse impacts of the proposed conditional use, after taking into consideration the CONDITIONAL USE PERMIT Page 4 of 4 applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts?

The potential benefits of the proposed conditional use outweigh any potential adverse impacts the conditional use might have. The additional storage/office buildings provide a high end development that will promote more customer traffic for the area and surrounding businesses, provide more office options for local and non local customers, and generate tax revenue for the Village without infrastructure costs. Not only that but it provides diversification for the neighborhood by welcoming small businesses to help our area prosper in growth. The proposed development will be designed and built to meet all state and local ordinances and also will take into regards health, safety and general welfare of not only their customers, but the general public as well.

(2) A written description of the proposed conditional use describing the type of activities, buildings, and structures proposed for the subject property and their general locations.

This storage/office space unit is designed primarily for a low traffic small business location. My personal business is a small residential construction company. Equipment will be parked inside, and the main use is just an area to store material and equipment

for daily use. Two units are proposed to be developed for these same types of uses. A small office space is part of the development to help assist in the demands a business needs. The building will feature a high end, pole shed style building, with residential accents surrounded by landscaping located in front and possibly alongside the building. Lawn and landscaping will be maintained and cared for in a bi-weekly, generating neighborhood appeal for all the local entrepreneurs and businesses.

(4) Written justification for the proposed conditional use consisting of the reasons why the applicant believes the proposed conditional use is appropriate, particularly as evidenced by compliance with the approval criteria set forth in this section.

I believe that this development is more than appropriate for the area. The lot is zoned B-3, and all of the nearby apartment buildings, storage units, and residential homes are creating a high demand. A demand for an area where a small local trades business cant take place. By developing this type of building, it takes the combination of storage and office space and combines it for the ultimate business area. Neighboring businesses continue to expand, while the areas for local trades businesses does not. This is just the diversification the area needs to allow it to grow in all aspects and support the demands the nearby residents need.

Lastly, with the recent multi-family developments, these buildings provide small businesses a place to weigh their impact on the local economy to maintain a balance within the area. Small businesses, especially in the trades, are always pushed out of town with larger companies trying to take over, or monopolize. This development will create a balance that fuels the local markets, creates a reason for drive and growth within our village, and give the community a positive trend to continue to strive for.

Rec. 2/19/2024

Site Plan Application & Submittal Requirement



Application Fees

- Minor Site Plan Amendment: \$150
- Site Plans less than 5,000 SF of Building Area: \$500
- Site Plans greater than 5,000 SF of Building Area: \$1,000

Completed applications shall be submitted to the Village Clerk 45 days prior to the Planning Commission meeting date on which they will be considered. It is pertinent that the relevant sections of the zoning ordinance be reviewed for regulations and other information, which may be required for submittal depending on the type of application.

1. Project Name Filtz Built Shop Submittal Date 2/5/24
2. Owner Team Royal Restoration Telephone 715-693-1000
Address P.O. BOX 10 Mosinee WI
3. Applicant is (check one) Owner Agent Other _____
(If Applicant is not the owner, provide letter of Authorization from Owner)
4. Project Applicant / Contact Person Jonathan Filtz
Phone # 715-295-4053 Fax # _____
Address 139374 Spring Brook Rd Mosinee WI 54455
Email Address jfiltzasr@gmail.com
5. Is property to be subdivided within an existing subdivision? N/A
If so, what is the existing subdivision name? N/A
6. Location and legal description of property (by government lot, section, township, range and county)
SEC 16-27-07 PT OF SE 1/4 SE 1/4 - PCL 2 CSM VOL 2 PG 173 (#423) (DOC #02173)
7. Total acreage of property .99
8. Frontage width of parcel 190
9. Parcel Identification Number (PIN) 145-2707-164-0979
10. Existing Zoning of the property B-3
11. Type of Parcel Commercial Multi-Family Industrial PUD Other
12. Current Zoning/Use

	<u>Zoning</u>	<u>Land Use</u>
North:	<u>924 O Keefe Dr</u>	<u>B-3</u>
South:	<u>1354 Okeefe Dr</u>	<u>B-3</u>
East:	<u>941 Okeefe Dr</u>	<u>SF</u>
West:	<u>1380 Old Hlghy</u>	<u>SF</u>

CHECKLIST

- Plans and written submittals. The following is a description of the plans, documents and written submittals required for the various permits by this chapter. Applications shall be submitted on forms provided by the Village Clerk, along with applicable fees as per the fee schedule. All plans and documents must be 11 inches by 17 inches reproducible, except one set of originals at D-size scale. A description of the intended uses, described in reasonable detail, shall include the following:
 - a. Zoning. Existing zoning district(s) and proposed zoning district(s) (if different).
 - b. Land use plan designation. The designated type of use shown for the site on the Village Land Use Map.
 - c. Current land uses. Present land uses on the subject property.
 - d. Proposed land uses. Proposed land uses for the subject property.
 - e. Projected use. Projected number of residents, employees, and daily visitors.
 - f. Proposed development. The amount of dwelling units, floor area, impervious surface area, and landscape surface area, and resulting site density floor area ratio, impervious surface area ratio, and landscape surface area ratio.
 - g. Operations. The operational considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer or septic loading, and traffic generation.
 - h. Building material. The exterior building and fencing material types and colors.
 - i. Expansion. Any possible future expansion and related implications.
 - j. Other information. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

- Small location map. A map of the subject property showing all lands for which the use is proposed, and all other lands within 200 feet of the boundaries of the subject property. The location map shall clearly indicate the current zoning of the subject property and adjacent properties and show any other jurisdiction(s) that maintain control over the property. The location map shall be at a scale that is not less than one inch equals 800 feet, as well as a location map copy on a sheet no larger than 11 inches by 17 inches, showing the subject property and illustrating its relationship to the nearest street intersection.

- Scale Site Plan: A site plan of the subject property as proposed for development. A site plan shall be submitted at scale (and a reduction at 11" x 17") that includes:
 - a. A title block which indicates the name, address and phone/fax number(s) of the current property owner and/or agent(s) (developer, architect, engineer, planner) for project;
 - b. The date of the original plan and the latest date of revision to the plan;
 - c. A north arrow and a graphic scale. Said scale shall not be smaller than one inch equals one hundred (100) feet;
 - d. A legal description of the subject property;
 - e. All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled;
 - f. All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose;
 - g. All required building setback lines;
 - h. All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls;
 - i. The location and dimensions of all access points onto public streets;
 - j. The location and dimensions of all on-site parking (and off-site parking provision if they are to be employed), including a summary of the number and size of parking stalls provided versus the number required by this Ordinance;
 - k. The location and dimensions of all loading and service areas on the subject property and labels indicating the dimensions of such areas;

- l. The location of all outdoor storage areas and screening devices;
- m. The location, type, height, size and lighting of all signage on the subject property;
- n. The location, height, design/type, illumination power and orientation of exterior lighting on the subject property;
- o. The location and type of any permanently protected green space areas;
- p. The location of existing and proposed drainage facilities;
- q. In the legend, data for the subject property: (Lot Area, Floor Area, Floor Area Ratio, Impervious Surface Area, Impervious Surface Ratio, and Building Height.)

Detailed Landscape Plan: At the same scale as the site plan (and a reduction at 11" x 17'), showing the location of all required buffer yards and landscaped areas and existing and proposed landscape point fencing and berm options for meeting said requirements.

- a. The individual plant locations, species, and size shall be shown.
- b. Screening such as: fencing types and berm heights shall be shown by size and height.

Grading Plan: At the same scale as the site plan (and a reduction at 11" x 17") showing existing and proposed grades, including retaining walls and related devices and erosion control measures. It will include:

- a. Existing and proposed contours at a minimum of 2-foot contours;
- b. Existing and proposed spot elevations at corners of structures and significant changes in grade;
- c. Flow lines of all drainages.

Elevation Drawings: Side views of proposed buildings, structures, or proposed remodeling of existing buildings showing finished exterior treatment shall also be submitted, with adequate labels provided to clearly depict exterior materials, texture, color and overall appearance. Perspective renderings of the proposed project and/or photo of similar structures may be submitted, but not in lieu of adequate drawing showing the actual intended appearance of the buildings.

Erosion Control Plan: At the same scale as the site plan (and a reduction at 11" x 17") showing all erosion control measures:


- a. Location and description of soil types which have been rated severe for erosion limitations by the U.S. Soil Conservation Service;
- b. Elevation and extent of all proposed grading;
- c. Plans and specifications for erosion control devices, such as: retaining walls, cribbing, planting, anti-erosion devices, and other protective measures;
- d. Drainage areas of the site, upstream and downstream culverts or other restrictions;
- e. Plans (written or drawn) for removal, re-contouring, or other disposition of sediment basins or other temporary devices;
- f. Plans prepared as per *Wisconsin Construction Site Best Management Practices Handbook*, prepared by the Wisconsin Department of Natural Resources.

Storm Water Management: The storage and controlled release of excess storm water must be shown along with calculations indicating the development does not exceed the peak discharge of storm water runoff as occurring under the predevelopment existing conditions of the parcel, based upon a ten (10) year storm event. Where site detention is required for runoff control, the detention facilities shall safely pass the runoff of a one hundred (100) year storm through an emergency outlet.

Note: Applicant must be the landowner or his/her designee. Tenants, agents, designers, contractors, attorneys, etc. shall not sign application unless Power of Attorney is submitted with the application.

Jonathan Filtz

Printed Name of Applicant



Signature of Applicant

FOR OFFICE USE ONLY:

Application Received _____ Check # _____

Plan Commission:

Meeting Date _____

Recommendation: Approved / Denied

Village Board:

Meeting Date _____

Decision: Approved / Denied

Rec. 2/19/2024

Monday, February 19, 2024

Site Plan

- Date of Original Plan 2/1/2024
 - Current Revision 2/19/2024
 - -Proposed Land Use:
 - Two identical buildings 48'x160' featuring shop and office space.
 - Setback 12 ft from outer most lot lines to soffit line, so 14' to actual building setback.
 - E
 - Projected use is for two small trades-like companies to use as their shop location. One building is for my personal company, consisting of 2 employees. Assuming the other building will be a small trades business consisting of roughly 5-10 employees. My building would be used for all of our constructing equipment. Daily visitors would be less than 15 on the busiest day. Assuming most days roughly 5 people will visiting including employees.
 - F
 - Developing 2 identical buildings facing each other with concrete or blacktop in between. 48 ft wide, 160 ft long, plus 2 ft overhangs surrounding the entire building. The remaining area would be landscaping space.
 - Need roughly 400 Pts to fulfill landscaping guidelines
 - Total Shop space is 15,360 Sq ft for the 2 buildings. They are smaller than what is allowed for the lot area.
 - Total Lawn space is 16,410 sq ft which meets the 14,000 sq ft lawn space requirement.
 - Lawn space around the entire outline of the property
 - Evergreen trees (8 total in the front of the building)
 - G

- The plan is to construct this project as soon as weather will allow. Planning to clear the lot in mid April and begin breaking ground. The tenants will have access to their storage unit anytime. Traffic would enter and exit from Okeefe Rd, on the most centric area of the lot. Employees will park in front of the office with their cars. Only two people max will be working within the actual office building. There is be no full times residents on this property, so we will only operate during normal business hours. There will be two-four vehicles parked per day in front of the office space. There would be most likely only 5-10 people entering the area per day. Hours of operation are 630 am to 7 pm on a daily basis. Water and septic usage will be very minimal. Peak water/septic usage would be from 9-3 pm within the facility. There will be 16 total storage units, 8 attached on to each 48x48' office space. The traffic won't even be noticeable based on how many offices/storage units take place within the current area. No parking will be allowed in front of the storage spaces by any tenants. Parking is only allowed within the actual building regarding the 16 storage spaces.
- H
 - Building material will consist of Pole-shed style Metal building. Concrete floors will take place along with a concrete apron out front. Color scheme will be a dark blue/gray color scheme. Garage & Service Doors will be premium grade style for a more higher end look for the entire building.
- I-
 - There will be no future expansion, this is a one and one project.
- Site Plan
 - **A-Title Block**
 - Current Owner/agent Info-Team Royal restoration llc
 - P.O. Box 10 Mosinee WI
 - Mehdi Mohammadian JR
 - 715-693-1000
 - Proposed New Owner (after closing end of March 2024) Builder/GC/Plan Designer/Developer for Site-Advanced Siding and Roofing LLC
 - Future Owner/General Contractor-Jonathan Filtz
 - 715-295-4053

- 139374 Spring Brook Rd Mosinee WI 54455
- Excavation and Plumber-
 - B & D Plumbing-Wausau WI
 - Brian Marquardt-owner
- Electrician
 - Hillside Services
 - Tim M-Owner
- D
 - Legal Description of property: SEC 16-27-07 PT OF SE 1/4 SE 1/4 - PCL 2 CSM VOL 2 PG 173 (#423) (DOC #02173)
- J
 - Parking/service/loading areas are located in the front 48' of each building where the office space and main shop area takes place. The parking area will be 48' wide x 20' deep, which is sufficient room for any size vehicle. This area will feature 5 parking spaces. The main loading/unloading areas will be located directly in front of the office garage doors. Additional parking, if needed can also be used in the front first 3 storage units, 3-14' units, are also used by the Filtz Built Shop. So that will add a total of 42' of building space past the 48x48' office space will also be places available for parking. So then entire parking area will be 90 x 20 in the front of the East building. Leaving around 1800 SQ FT of parking space which is beyond sufficient according to the village ordinance. However, we will only need the area in front of the office space with the amount of vehicles that will be on site most days.
- M-Lighting-PDF of exact lights attached
 - Lights are Located in the soffit overhang on the building, only on the front of the building.
 - They are 6 inches in size.
 - Commercial grade lighting, outdoor rated, moisture rated.

- 10 total Recessed **6 inch** cans LED Soffit Lighting will be found evenly space above each doorway
- Outdoor lighting will be found next to the service door
- Lights are only to be installed in between buildings on garage door sides
- One sign will be attached directly to the building. The Sign will be 3 ft wide x 1 ft high. It will be cut out of metal and feature low level LED backlighting. It will be located on the northwest corner of the east building. Directly next to the only service door on the property.
- O
 - Lawn space surrounds each of the buildings. 14' east and west of the buildings. 27 ft south of the buildings. 40 ft in front of the buildings to the okeefe roadway.
- P
 - Drainage system will be a gutter system the completed length of the building. Carrying 60 percent of the water to the south of the building and 40 percent to the front of the building. It will be rain in underground PVC for a safer winter area surrounding the entire building.
 - Lot Area
 - 190 wide x 230 long
 - 43,124.4 total area
 - 15,360 Floor area
 - 10,880 of that Concrete/blacktop area
 - 26,240 total area
 - 60.8 percent impervious surface ratio
 - Floor area = 39.8 percent
 - 16,410 lawn area
 - 12,490 Blacktop/Concrete area (includes front driveway)
 - Landscape Plan
 - Lawn surrounding the entire building. 8 evergreen trees, 4 on the front of each building between the building and Okeefe Dr (north side).

- 14 ft of lawn space on the east and west of each building
- 27 ft of lawn space on the south side of the building
- 40 ft setback for front lawn space directly off of Okeefe Dr
- Plan attached
-
- Grading Plan
 - All areas outside of the building will be level graded lawn area. While the area between the building will be graded to the south of the lot. There will be a 4 ft apron in front of the buildings that will be level grade, and than pitched down to reach the grade of the driveway depending on its location.
- Elevation Drawings
 - 3-D shop building drawing attached
- Erosion Control Plan
 - 6 inches of topsoil provided for all lawn areas
 - Trees will be marked with stakes
 - Any area disturbed during construction be hydro seeded.
 - Silt Fence installed around entire building area
 -
- General Notes:
 - Site usage will be permitted with only reasonable limits
 - All subcontracts shall be under the direction of the general contractor
 - Contractor shall enforce the Owners instructions of parking, use of roads, and safe access to the job site
 - Contractor shall keep a clean job site
 - Contractor shall follow written dimensions per plan specs
 - Protect above and below grade utilities
 - Remove all trees within the grading limits, including complete root structure

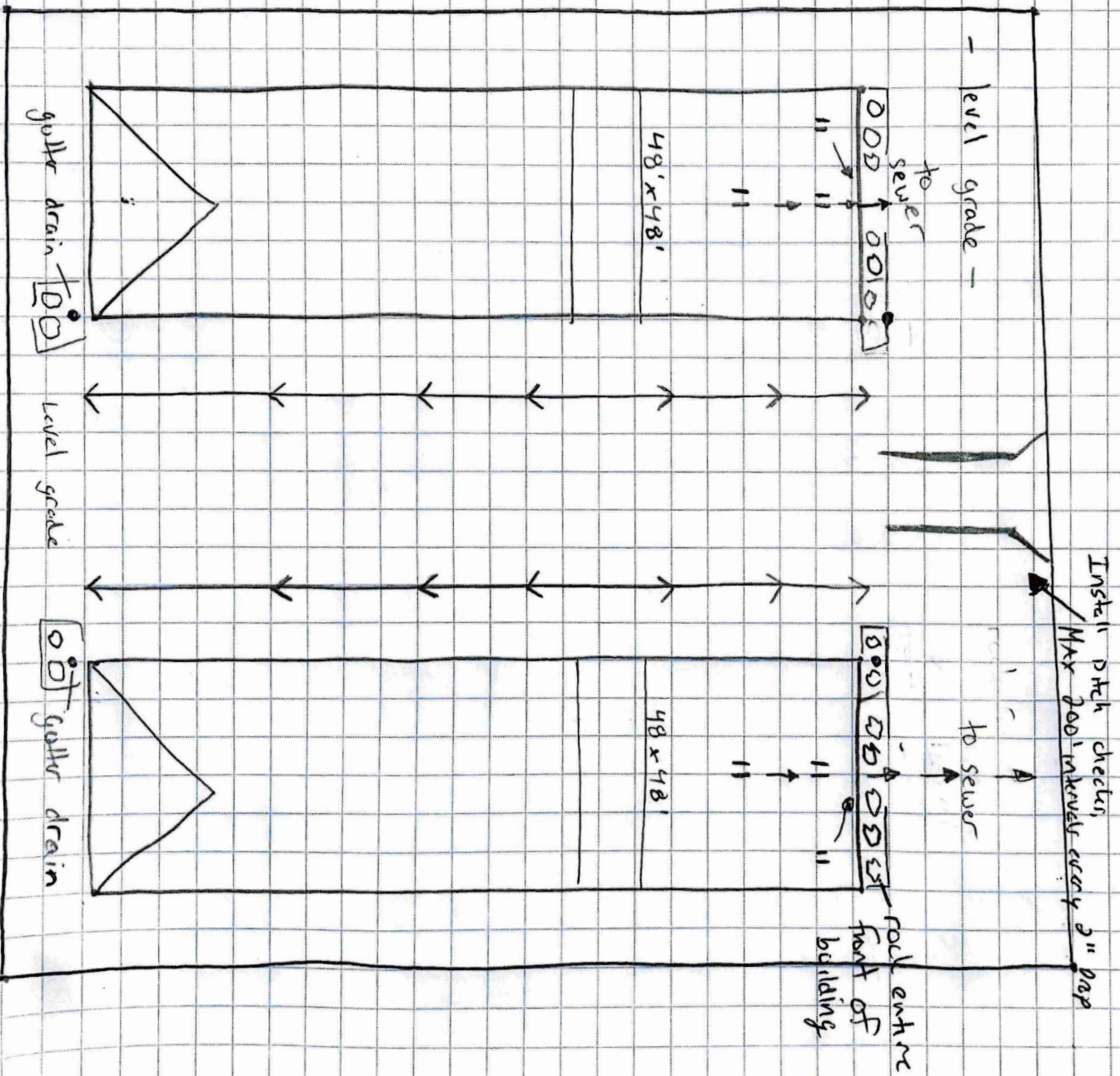
- Protect benchmarks and reference survey points
- Call diggers hotline at least 3 working days prior to excavation
- Contractor responsible for all utility locates
- Contractor is responsible for coordinating all proposed utility runs, relocations, and installations.
- During construction contractor shall assume full responsibility for inspection and documentation of erosion control
- Erosion control devices shall abide by the WI DNR practices
- Structural fill shall be compacted to at least 95 percent of the maximum dry density.
- The contractor shall prepare the site to support the proposed surfaces including the proper grading at a finished grade of 1 to 1.
 - Per WI DOT Specs
- Hot mix asphalt pavement or concrete shall conform to the applicable requirements
- Contractor shall remove all excess materials and legally dispose of them, following completion of the work

Grading PLAN

Scale = 1 block = 8'

- * Abide by WI DNE Practices
- * Grading contractor will ensure positive drainage
- * Asphalt 1" above grass

- || = Floor drain
- o = gutter drain (underground)
- o o = rock



N
+
E
S

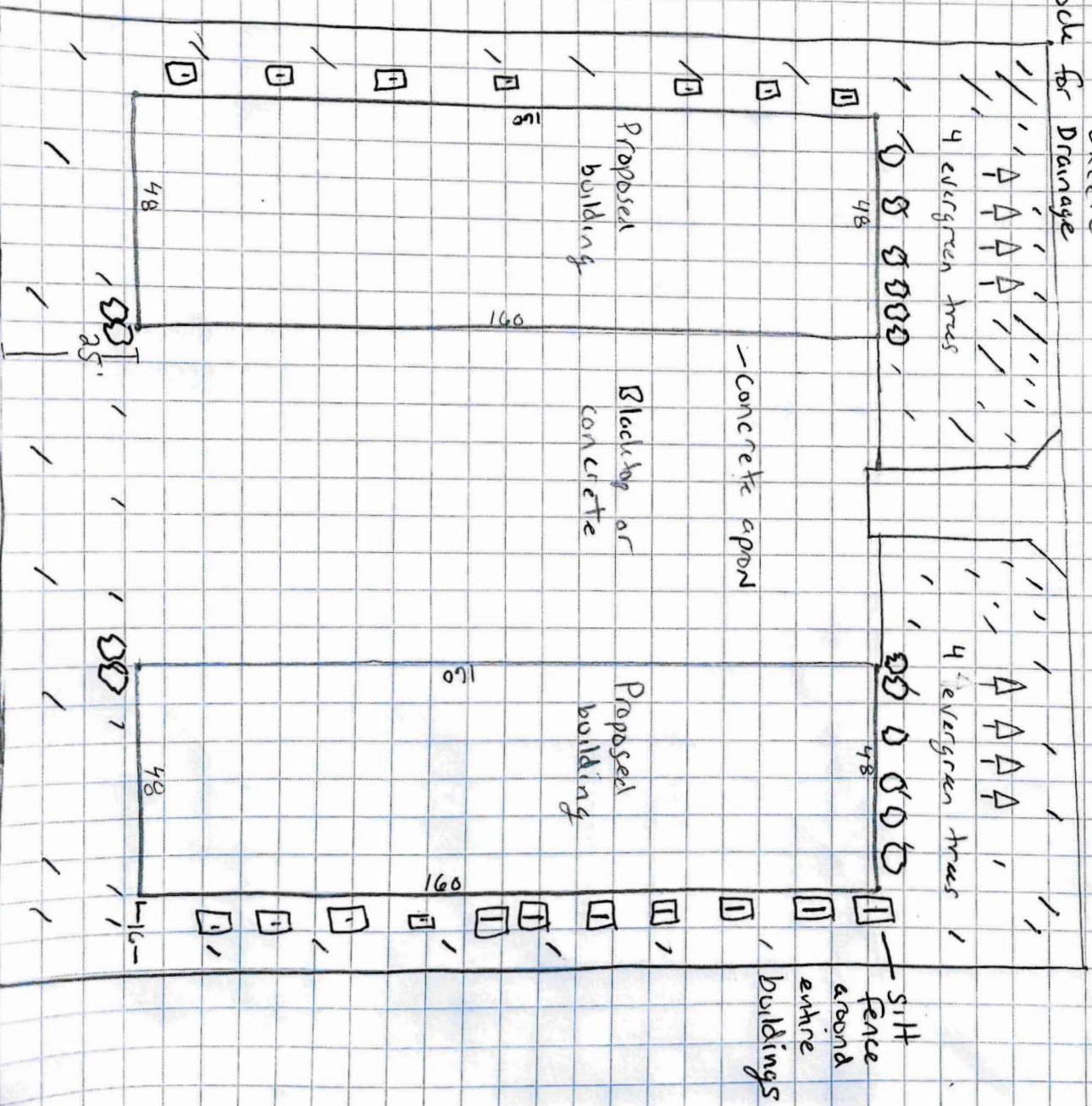
LANDSCAPE PLAN

- * 6" topsoil
- * hydroseed, fertilize, mow all disturbed areas
- * All plants meet American Nursery Assoc. coordinate landscape with gas & electric

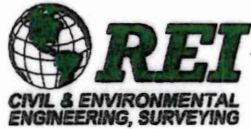
Lot area = .99
 43,244 SF
 Impervious = 24,240
 Floor Area = 15,360
 Greenspace = 14,410
 Flood ratio = 35.60%
 Imp. ratio = 60.80%
 Greenspace ratio = 39.24%

Scale = 1 block = 8'

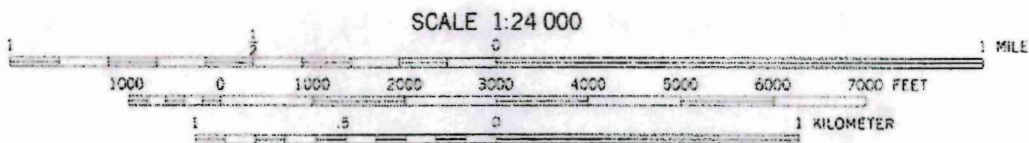
- ▲ = evergreen
- ▣ = silt fence OKeffe
- ⊖ = rock for drainage



Dec. 2/19/2014



RAWING FILE: J:\DRAFTING\4978 MEHDI\DWG\EXHIBITS\4978-VICN.DWG LAYOUT: VICN PLOTTED: DEC 17, 2008 - 4:10PM PLOTTED BY: NATHANP



SCALE 1:24 000
CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION



UTM GRID AND 1982 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

MOSINEE, WIS.

SW, 4 WAUSAU 15' QUADRANGLE

N4445-W8937.5/7.5

1982

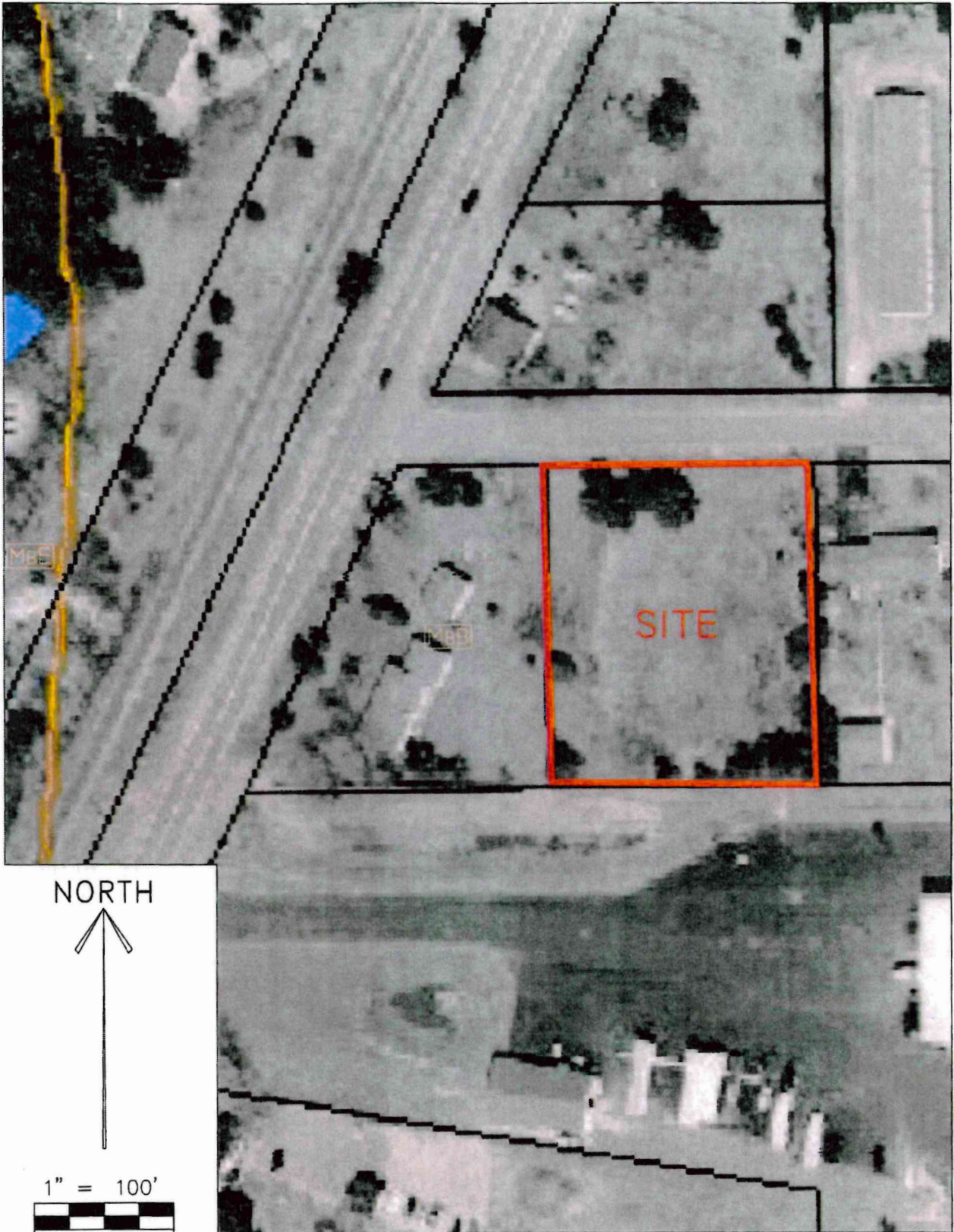
DMA 5073 I SW-SERIES V961

REI Engineering, INC.

TEAM ROYAL RESTORATION
O'KEEFE DRIVE AND OLD HIGHWAY 51
VILLAGE OF KRONENWETTER, WI

FIGURE 1 : SITE VICINTY MAP

PROJECT NO.	DRAWN BY:	DATE:
4978	GSW	12/16/08



DRAWING FILE: J:\DRAFTING\4978 MEHD\DWG\EXHIBITS\4978-SOIL MAP.dwg LAYOUT: VICN PLOTTED: Dec 17, 2008 - 4:12PM PLOTTED BY: NATHANP



REI Engineering, INC.

TEAM ROYAL RESTORATION
 O'KEEFE DRIVE AND OLD HIGHWAY 51
 VILLAGE OF KRONENWETTER, WI

FIGURE 2 : SITE SOILS MAP		
PROJECT NO.	DRAWN BY:	DATE:
4978	GSW	12/16/08

**STORM WATER MANAGEMENT PLAN
FOR
TEAM ROYAL RESTORATION
VILLAGE OF KRONENWETTER, WISCONSIN**

REI #4978

1.0 INTRODUCTION AND OVERVIEW OF THE PROPOSED PROJECT

REI has been retained by the Team Royal Restoration to prepare a Storm Water Management Plan for the Team Royal Restoration Commercial Building site. The plan was prepared in accordance with the Village of Kronenwetter's requirements. The site is exempt from the requirements of Wisconsin Administrative Code ch. NR 151 because site disturbance will be less than one acre. Site grading is scheduled to begin in March 2009. Sheet C2 contains the erosion control and grading plan. The site is located in the southeast quarter of the southeast quarter of Section 16, Township 27N, Range 7E, in the Village of Kronenwetter, Marathon County, Wisconsin (Figure 1).

2.0 SITE DESCRIPTION

The project area is bounded by O'Keefe Drive on the north, residential developments on the east and west, and commercial development on the south. Currently, the site is undeveloped with a meadow cover type. The site slopes gently from north to south at a 2% grade or less.

3.0 SITE SOILS EVALUATION

The site topography of the is very gentle terrain with slopes ranging from 0% to 2%, with Mahtomedi loamy sand (MbB) as defined by the Marathon County GIS and the *Soil Survey of Marathon County, Wisconsin*¹. The soil parent material is loamy sand. Appendix 1 contains the soils information and Figure 2 illustrates the site soils map. REI-Table 1 summarizes site soil characteristics.

REI-Table 1

Soil Type	Infiltration Rate (at deepest layer listed)	Hydrologic Group	Water Table Depth	Bedrock Depth
MbB	6-20 in/hr	A	> 6'	> 60"

4.0 PEAK FLOW REDUCTION

For peak flow reduction, the Village of Kronenwetter states that the site runoff peak flow in the post-development state must not exceed the site runoff peak flow in the pre-development state, using the 10-year, 24-hour rainfall event for the design storm. The village also requires that any detention facility pass the 100-year, 24-hour rainfall event safely through an emergency outlet. *Urban Hydrology for Small Watersheds*² was used to determine the rainfall amounts for each of the storm events (Appendix 2). A standard Type II distribution was used.

4.1 Pre-Development Storm Water Analysis

The site was analyzed as a single watershed. STM-1 indicates the drainage area boundary and flow path used in calculating the time of concentration. For the curve number calculations, the site was analyzed as having meadow cover in good condition in hydrologic soil group A. The cover description was determined by analyzing the site under existing conditions. The weighted curve number for the pre-development area was calculated to be 30 using curve number values from the *Urban Hydrology for Small Watersheds*². The area's peak flow rate for during a 10-year, 24-hour rainfall event is 0.0 cfs. Appendix 3 contains the calculations for the peak flow rates, the time of concentration calculations, and the curve number calculations.

4.2 Post-Development Storm Water Analysis

The site was analyzed as a single watershed. STM-2 indicates the drainage area boundary. The time of concentration for the watershed was six minutes. Six minutes is the minimum time required for TR-55. For the curve number calculations, the site was analyzed as having the following cover descriptions and hydrologic soil types: impervious areas and open space in fair condition in hydrologic soil group A. The weighted curve number for the post-development area was calculated to be 73 using curve number values from the *Urban Hydrology for Small Watersheds*². A pond was designed to contain run-off from the site for the 10-year, 24-hour rainfall event and pass the 100-year, 24-hour rainfall event safely through the site. The infiltration rate of the soil will provide the means of discharge. Along the east side of the pond, a 5 foot-wide weir will be constructed at an invert elevation of 1160.75 as an emergency means of discharge. The area's peak flow rate for during a 10-year, 24-hour rainfall event is 0.0 cfs. The peak elevation during the 100-year, 24-hour rainfall event is 1160.86, which is safely below the top of pond of 1161.25. Appendix 4 contains the calculations for the peak flow rates, the time of

concentration calculations, the curve number calculations, and the infiltration ponds' volume calculations and outlet input data.

5.0 CONCLUSIONS

The proposed construction of the storm water pond will provide the necessary controls in meeting the peak discharge requirements of the Village of Kronenwetter. The site is exempt from meeting the requirements of NR 151 because the site is less than one acre in size.

6.0 REFERENCES

- 1) *Soil Survey of Marathon County, Wisconsin*. United States Department of Agriculture. Soil Conservation Service. September 1989.
- 2) *Urban Hydrology for Small Watersheds*. Technical Release Number 55. United States Soil Conservation Service. June 1986.

APPENDIX 1

SOIL DESCRIPTIONS

brown silt loam about 10 inches thick. The next layer is about 14 inches thick. It is mottled. It is pale brown and strong brown silt loam in the upper part and yellowish red and pinkish gray sandy loam in the lower part. The subsoil is yellowish red and reddish brown, mottled sandy loam about 26 inches thick. The substratum to a depth of about 60 inches is dark reddish brown gravelly sandy loam. In some places the subsoil and substratum are loam, sandy clay loam, or clay loam. In other places the upper part of the soil is loam or sandy loam. In some areas the slope is less than 1 or more than 6 percent.

Included with this soil in mapping are small areas of the poorly drained and very poorly drained Cable soils, the moderately well drained Freeon soils, and the well drained Amery soils. Cable soils are in drainageways and depressions. Amery and Freeon soils are on the convex tops and sides of knolls. Also included are areas of Magnor soils that have cobbles and stones in the surface layer, that have pockets or strata of gravel, sand, or loamy sand in the substratum, or that have bedrock at a depth of 40 to 60 inches. Included soils make up about 5 to 15 percent of individual mapped areas.

Permeability is moderate in the silty upper part of this Magnor soil and extremely slow to slow in the loamy subsoil and substratum. Surface runoff is medium or slow. Available water capacity is moderate. The organic matter content in the surface layer also is moderate. During wet periods a seasonal high water table is at a depth of 1 to 3 feet.

Many areas of this soil are used as cropland. Some are used as woodland. A few are used for pasture.

This soil is suited to corn and small grain and to grasses and legumes for rotational hay and pasture. If this soil is cultivated, water erosion is a slight hazard. Cover crops and conservation tillage practices, such as chisel planting, that leave a protective amount of crop residue on the surface help to prevent excessive soil loss. Excess water also is a problem. It limits the choice of crops or results in crop damage during most years. The wetness also delays field preparation, planting, or harvest. Land smoothing, surface drains, and diversions help to remove this water.

This soil is suited to permanent pasture and hayland. Proper stocking rates, pasture renovation, rotational grazing, and timely deferment of grazing help to keep the pasture in good condition.

This soil is suited to trees. Because of the wetness, the trees should be planted by hand or machine on prepared ridges. Planting vigorous nursery stock helps to overcome seedling mortality. Harvesting is frequently limited to periods when the soil is frozen. Harvesting by clear-cut or area-selection methods

helps to prevent windthrow of the remaining trees. Competing vegetation interferes with natural regeneration following harvest. It can be controlled by applying suitable herbicides or by mechanical removal.

This soil is suited to the development of openland and woodland wildlife habitat. The vegetation that provides food and cover can be planted or can naturally regenerate.

Because of the wetness and the restricted permeability, this soil is poorly suited to septic tank absorption fields. In some areas the effluent can be pumped to an absorption field in better suited soils that are higher on the landscape.

Because of the wetness, this soil is poorly suited to dwellings. Building dwellings without basements on fill material, which raises the level of the site, and constructing basements above the level of wetness help to overcome this limitation. The wetness also can be overcome by installing a subsurface drainage system that has a dependable outlet, such as a gravity outlet.

This soil is poorly suited to local roads and streets because of the wetness and frost action. The wetness can be overcome by using fill material to raise the roadbed above the wetness level or lowering the seasonal water table by installing a subsurface drainage system. The potential for frost action can be overcome by installing a subsurface drainage system in the roadbed or by replacing the upper part of the soil with coarse textured base material, such as sand or gravel.

The land capability classification is 1Ie. The woodland ordination symbol is 3W.

MbB—Mahtomedi loamy sand, 0 to 6 percent slopes

This deep, nearly level and gently sloping, excessively drained soil is on broad or narrow flats and knolls on stream terraces and outwash plains. Most areas are irregular in shape and range from about 10 to 800 acres in size.

Typically, the surface layer is dark brown loamy sand about 8 inches thick. The subsoil is about 16 inches thick. It is dark brown. It is loamy sand in the upper part and gravelly loamy sand in the lower part. The substratum to a depth of about 60 inches is light brown gravelly coarse sand. In some places the surface layer is sandy loam or gravelly loamy sand. In other places the subsoil and substratum are sand or have thin strata of loamy sand, loamy fine sand, or fine sandy loam. In some areas the slope is more than 6 percent.

Included with this soil in mapping are small areas of

Table 17.--Soil and Water Features--Continued

Soil name and map symbol	Hydro-logic group	Flooding			High water table			Bedrock		Total subsidence	Potential frost action	Risk of corrosion	
		Frequency	Duration	Months	Depth	Kind	Months	Depth	Hardness			Uncoated steel	Concrete
					<u>Ft</u>			<u>In</u>		<u>In</u>			
GcB----- Graycalm	A	None-----	---	---	>6.0	---	---	>60	---	---	Low-----	Low-----	Moderate.
Gm----- Graycalm	A	None-----	---	---	2.5-4.5	Apparent	Nov-May	>60	---	---	Low-----	Low-----	Moderate.
Gr----- Greenwood	A/D	None-----	---	---	+1-1.0	Apparent	Sep-Jun	>60	---	---	High-----	High-----	High.
GuB----- Guenther	B	None-----	---	---	2.5-6.0	Perched	Nov-May	>60	---	---	Low-----	Moderate	High.
HtB, HyB----- Hatley	C	None-----	---	---	1.0-3.0	Apparent	Oct-Jun	>60	---	---	High-----	Low-----	High.
KaB, KaC, KaD2, KeB, KeC, KeE-- Kennan	B	None-----	---	---	>6.0	---	---	>60	---	---	Moderate	Low-----	High.
LDF. Landfill													
LoB, LoC----- Loyal	B	None-----	---	---	1.0-2.5	Perched	Nov-Apr	>60	---	---	Moderate	Moderate	High.
MaB----- Magnor	C	None-----	---	---	1.0-3.0	Perched	Sep-Jun	>60	---	---	High-----	Low-----	Moderate.
MbB, MbC, MbE-- Mahtomedi	A	None-----	---	---	>6.0	---	---	>60	---	---	Low-----	Low-----	High.
McA----- Mahtomedi	A	None-----	---	---	2.5-6.0	Apparent	Nov-Apr	>60	---	---	Low-----	Low-----	High.
MdB, MdC, MeC--- Marathon	B	None-----	---	---	>6.0	---	---	>60	---	---	Moderate	Low-----	Moderate.
MfA----- Marshfield	B/D	None-----	---	---	+1-1.0	Perched	Oct-Jun	>60	---	---	High-----	Moderate	High.
MgA, MhA----- Meadland	C	None-----	---	---	1.0-2.5	Perched	Nov-Apr	>60	---	---	High-----	Moderate	High.
Mm----- Meehan	B	None-----	---	---	1.0-3.0	Apparent	Oct-Jun	>60	---	---	Moderate	Low-----	Moderate.

LED COMMERCIAL DOWNLIGHT

4 INCH | **6 INCH** | **8 INCH** | **10 INCH**



FEATURES:

- Available sizes: 4", 6", 8", and 10"
- Finish: White/White & White/Silver
- Rough-In plate included
- Can be installed with or without the rough-in plate
- High efficient LEDs
- Adjustable color temperature
- Three lumen ranges



LIGHTING:

- Dimmable: Yes
- Dimming note: 0-10V Dimming Only; Dimming range from 100 to less than or equal to 20 percent depending on dimmer control
- Beam angle: 40°
- Color Adjustable: Warm to Cool White

APPLICATION:

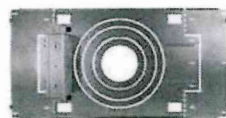
- The LED Commercial Light is a great lighting solution for offices, retail, Hospitality, and Manufacturing

DIMENSIONS:

- **4 INCH:** 2.69" (H) x 4.65" (W)
(Hole Cut Size: 4.10")
- **6 INCH:** 3.84" (H) x 6.77" (W)
(Hole Cut Size: 5.90")
- **8 INCH:** 5.05" (H) x 9.06" (W)
(Hole Cut Size: 8.30")
- **10 INCH:** 5.63" (H) x 11.30" (W)
(Hole Cut Size: 10.00")

ACCESSORIES:

- Rough in plate included when option for new construction is selected



WARRANTY & LISTINGS:

- 5-year warranty
- cETLus
- Damp Rated
- 0-10V Dimming
- 50,000 hour rated life
- Energy Star
- RoHS
- FCC

ELECTRICAL:

- Voltage: 120V - 277V
- CRI: 80

MECHANICAL:

- Indoor or outdoor fixture: Indoor
- Operating temp: -20C (-4F) to a maximum of +40C (+104F)
- The external driver provides a quick connect feature for easy installation
- The spring-loaded arms ensure a tight fit

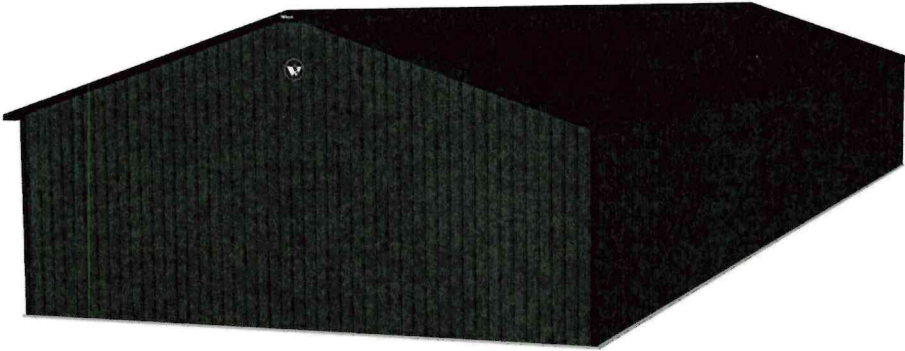
SPECIFICATION:

Size	Wattage	Lumens	Color Temperature	Installation Type
4"	8.5W/11W/14.5W	600L/800L/1020L	2700K/3000K/3500K/4000K/5000K	Retrofit/Remodel
6"	11W/16W/23W	2900L/1200L/1750L		New Construction (Rough In Plate Included)
8"	19W/26W/32W	1600L/2000L/2450L		
10"	33W/40W/46W	2500L/3000L/3500L		



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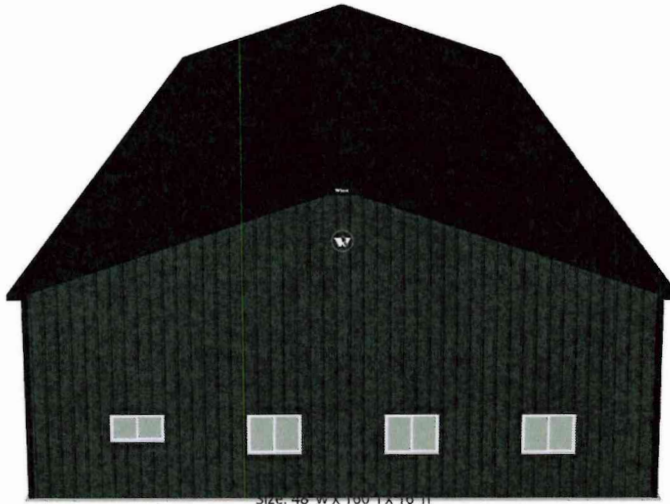


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