

City of Plymouth Plan Commission

Members: Please notify us if you are unable to attend the meeting.

Chairman; Mayor Don Pohlman

Members:

Jane Meyer
Jeremy Schellin
Greg Hildebrand
Ron Nicolaus
John Wyatt
Justin Schmitz

The City of Plymouth Plan Commission will have a meeting on Thursday, **October 3, 2024 at 6:00 PM** in **Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from September 5, 2024.
- 2.) **Site Plan seeking approval**; 2602 County Road PP, dba Great Lakes Cheese, for; 2 building additions, and a parking lot addition. Wilkinson/Excel (enclosure)
- 3.) **Property seeking rezoning recommendation**; Tax Parcel # 59271821078, (located generally behind Auto Zone at 2795 Eastern Ave) property is currently Zoned R4 Multifamily and seeking an R6, High Density Multifamily Zoning. Excel (enclosure)
- 4.) **Property seeking a Comprehensive Plan Map amendment recommendation**, from Commercial to Residential. Tax Parcel # 59271829009 (directly west of the Baymont Hotel fronting Columbia Drive)
- 5.) **Property seeking rezoning recommendation**, from; B1, Business Office, to R6, High Density Multifamily. Tax Parcel # 59271829009 (directly west of the Baymont Hotel fronting Columbia Drive)
- 6.) **Ordinance Amendment seeking recommendation**; General Floodplain District Sec 13-2-1 seeking recommendation for the adoption of changes. Blakeslee (enclosure)
- 7.) **Communication – Letters, E-mails, or reports Related to the Plan Commission**
(Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderpersons)

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853

City of Plymouth
128 Smith St. – PO Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3741
Facsimile: (920) 893-9590
e-mail: inspectorpete@plymouthgov.com

September 5, 2024

Members present: Chairman Don Pohlman, Jane Meyer, Jeremy Schellin, Greg Hildebrand, Ron Nicolaus, John Wyatt, Justin Schmitz
Absent: None

Staff Present; Administrator Tim Blakeslee, DPW Mgr. Cathy Austin

The Plan Commission meeting was called to order by Chairman Pohlman at 6:00 PM.

- 1.) Approval of Minutes from August 1, 2024. Motion to approve made by Nicolaus, and seconded by Wyatt. On the roll all voted aye to approve.
- 2.) **Site Plan Seeking approval;** 818 E. Clifford St. Tyler Chislom was present as the Builder. Motion to approve made by Nicolaus, and seconded by Wyatt. No discussion, all voted yes to pass, motion passed.

PER ANNOUNCEMENT AT THE MEETING, ITEMS A 8 & 9 HAVE BEEN MOVED TO THIS POSITION. NO OBJECTIONS

8.) **PUBLIC HEARING regarding the proposed creation of Tax Incremental District No.7**, the proposed boundaries of the District, and the proposed Project Plan for the District. Administrator Blakeslee addressed the Commission regarding some of the history of the most recent TID being #4, which recently closed. Currently there is a need for local new housing, Kala Thorpe from Ehlers and Associates reviewed the newly proposed TID #7, it's boundaries as well anticipated revenues and closing. State statues requirements are being addressed in the proposal, The Joint review Board met prior to the Plan Commission meeting at 5:00. The TID proposal will be brought to City Council September 24, 2024. Act XII will change the TID process as of October 1, 2024. There is anticipated \$69.4 Million in property value increase anticipated. A handout booklet was given to each Commission member. Currently within the TID, Wangard Development and the Sheboygan County Economic Development Commission and in negotiations for substantial development within this newly proposed district. Kayla went over/reviewed the project plan, explained revenues, and how the proceeds are to be spent. Chairman Pohlman closed the public hearing at 6:35.

9.) **Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No.7"**. Member Schellin inquired about the Senior Housing, and Blakeslee responded that there is a large project being proposed, and should be coming to the October Plan Commission for initial approvals. The current position of the developer is that [he] would not be seeking TID monies for this development. Motion to recommend approval to Council was made by Schellin, and seconded by Nicolaus. On the roll all voted yes to approve.

- 3.) **Certified Survey Map seeking approval;** Present: Aaron Pankow, and Jim Pankow property owners, and Jim Lynberg from Point of Beginning. NOTE: the following 2 agenda items all related to this parcel, thus discussion would include comments about the Comp Plan amendment, and rezoning. Administrator Blakeslee gave a brief overview of this set of approvals. As there is no real necessity for Agriculture Land within the City, the Comp Plan had some irregularities within it indicating such. Blakeslee went through adjacent land uses and Zoning. Chairman Pohlman commented that all parcels do come in to the City as Agricultural Zoned, and are rezoned from there as to their intended uses, with approvals. Member Hildebrand confirmed that the driveway being proposed is coming off of Hill and Dale Road and not State Hwy 67. Member Wyatt inquired as to why this wouldn't be all within the B3 Zone. Blakeslee explained it's done as requested per the Developer. Hildebrand also commented that being held as Agriculture land, it may be given some tax breaks due to use. Motion to recommend to council made by Nicolaus, seconded by Schellin. On the roll 6 yes votes, Meyer voting no. Motion passes.
- 4.) **Parcel seeking a recommendation for an amendment to the 2022 Comprehensive Plan Map;** Parcel #59271829207 Seeing no discussion Chairman Pohlman called for a motion. Motion to approve made by Nicolaus, and seconded by Schellin. On the roll 6 yes votes and Meyer voting no. Motion passes.
- 5.) **Parcel seeking recommendation for rezoning from current A - Agricultural to B3 – Highway Business;** Parcel #59271829207; Seeing no discussion Chairman Pohlman called for a motion. Motion to approve made by Nicolaus, and seconded by Schmitz. On the roll 6 yes votes and Meyer voting no. Motion passes.
- 6.) **Ordinance Seeking recommendation for approval;** Modifications to Sec 13-1-140 Accessory Use Structures are being proposed, and thus requires a recommendation to City Council for approval. Administrator Blakeslee gave an overview/history leading up to the final draft copy, relating our current Ordinance is dated, and a peer community review was performed. The Committee of the Whole had recommended approval. Motion to approve made by Wyatt, and seconded by Nicolaus. On the roll all voted yes to recommend approval.
- 7.) **Ordinance Seeking recommendation for approval;** Modifications to Sec 13-1-92 Parking requirements are being proposed; Administrator Blakeslee gave a brief overview of the issue the change would be addressing. The primary issue is many of the retail stores being developed have performed studies and have found that parking lots are not being utilized as much as they were in the past. Wyatt commented that a change to would still require a request. There is Ordinance language that would require a list of things that needed to be presented to be considered for a size reduction. Motion to approve made by Nicolaus, and seconded by Schellin. On the roll all voted yes to recommend approval.
- 8.) **Communication – Letters, E-mails, or reports Related to the Plan Commission;** Secretary Scheuerman alerted the members that October's Agenda would have several large items seeking approval.

Motion to adjourn made by Wyatt, and seconded by Schellin. 7:17 PM

Respectfully Submitted,

Pete Scheuerman
Secretary

August 27, 2024

Project Narrative

Projects: Great Lakes Cheese - Dock and Office Expansion
 2602 Cty Rd PP
 Plymouth, WI 53073

Great Lakes Cheese of Wisconsin, Inc. is requesting site plan review and approval for a proposed building addition and dock addition to their existing facility located at 2602 County Road PP in the City of Plymouth. The property is zoned Heavy Industrial (HI) and the proposed use is permitted.

The 1,050 SF dock addition is proposed on the northwest corner of the existing building. New bollards and heavy-duty concrete paving will be installed to the west of the dock addition and will be striped to match the existing dock spaces. Also included in the dock project scope is an additional (12) striped, heavy-duty concrete trailer spaces on the southeast side of the existing building. A two foot (2') tall modular block retaining wall is also proposed to the east of the new spaces for grade changes proposed.

The 2-story, 6,383 SF (footprint) building office addition is proposed in the greenspace area to the south of the existing building between the existing brick building segment and loading dock area. Building materials will complement and match the existing building. The addition will be used for office space and an internal trash compactor.

The proposed area of disturbance for the project is 0.50 acres. Drainage patterns and stormwater runoff will remain the same as existing conditions.

PROPOSED DOCK ADDITION FOR: GREAT LAKES CHEESE

PLYMOUTH, WI



PROJECT INFORMATION

PROPOSED DOCK ADDITION FOR:
GREAT LAKES CHEESE
 2602 CTY. RD. PP • PLYMOUTH, WI 53073

EXISTING SITE DATA (LIMITS OF DISTURBANCE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.15	6,477	29.7%
TOTAL IMPERVIOUS	0.15	6,477	29.7%
LANDSCAPE/OPEN SPACE	0.35	15,347	70.3%
PROJECT SITE	0.50	21,824	100.0%

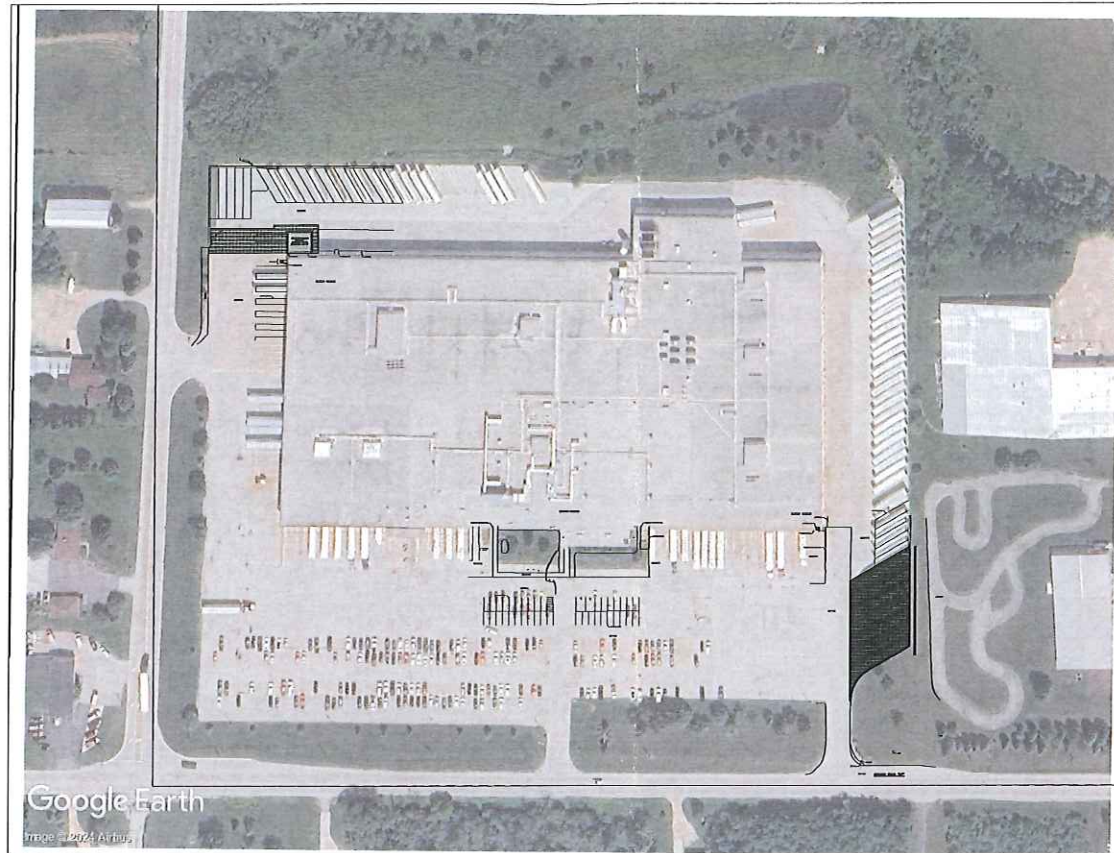
PROPOSED SITE DATA (LIMITS OF DISTURBANCE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.07	3,050	44.8%
PAVEMENT (ASP. & CONC.)	0.39	17,196	78.6%
TOTAL IMPERVIOUS	0.42	18,246	83.6%
LANDSCAPE/OPEN SPACE	0.08	3,578	16.4%
PROJECT SITE	0.50	21,824	100.0%

SITE INFORMATION:

PROJECT AREA: 21,824 S.F. (0.50 ACRES).
 ZONING: HEAVY INDUSTRIAL
 PROPOSED USE: CHEESE PROCESSING PLANT
 AREA OF SITE DISTURBANCE: 21,824 S.F. (0.50 ACRES)
 SETBACKS: BUILDINGS FRONT/REAR/DIRECTION = 4' / SIDE/SECTION = 3' / REAR/DIRECTION = 4'
 PROPOSED BUILDING HEIGHT: 18'-0" (MAX. HEIGHT ALLOWED: 45'-0")
 TRAILER PARKING: ~10 STALLS ON EAST SIDE OF SITE

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN:
CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE TELEFAX (414) 238-0417
 TDD (FOR THE HEARING IMPAIRED) 1-800-542-2269
 WISCONSIN STATEwide 800/511 (9/24)
 REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



LEGEND

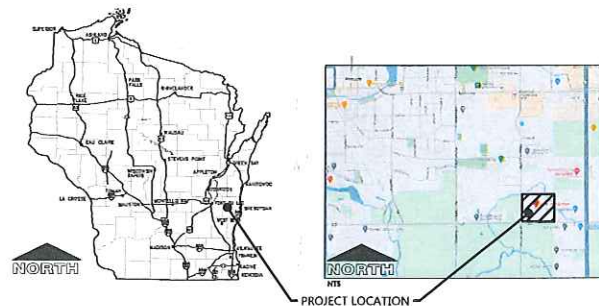
NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYMBOL	IDENTIFICATION	SYMBOL	IDENTIFICATION
100.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	100.00	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
100.00	EXISTING GRADE SPOT ELEVATIONS	100.00	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
100.00	PROPOSED SPOT ELEVATIONS (FINISH SURFACE & WALL DETAIL EG FINISHED SURFACE GRADE AT BACK OF WALL, FINISHED SURFACE GRADE AT FRONT OF WALL)	100.00	
EXISTING SITE SYMBOLS			
—	EXISTING SIGN	⊗	EXISTING UTILITY POLE
♿	EXISTING HANDICAP PARKING STALL	⊗	EXISTING UTILITY POLE WITH GUY WIRE
⊗	EXISTING WATER VALVE IN BOX	⊗	EXISTING STREET LIGHT
⊗	EXISTING WATER VALVE IN MANHOLE	⊗	EXISTING TELEPHONE PEDESTAL
⊗	EXISTING WATER SERVICE VALVE	⊗	EXISTING ELECTRIC PEDESTAL
⊗	EXISTING WELL	⊗	EXISTING ELECTRIC BOX
⊗	EXISTING STORM CATCH BASIN	⊗	EXISTING FLOOD LIGHT
⊗	EXISTING STORM CURB INLET	⊗	EXISTING TELEPHONE MANHOLE
⊗	EXISTING SQUARE CATCH BASIN	⊗	EXISTING CABLE TV PEDESTAL
⊗	EXISTING LIGHT POLE	⊗	EXISTING GAS VALVE
⊗	1-1/4" REBAR SET WEIGHING 4.30 LB/FT	⊗	EXISTING HEDGE
⊗	3/4" REBAR SET WEIGHING 1.50 LB/FT	⊗	EXISTING WOODED AREA
⊗	1-1/4" REBAR FOUND	⊗	EXISTING MARSH AREA
⊗	3/4" REBAR FOUND	⊗	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
⊗	2" IRON PIPE FOUND	⊗	EXISTING CONIFEROUS TREE
⊗	1" IRON PIPE FOUND	⊗	EXISTING SHRUB
⊗	SECTION CORNER	⊗	EXISTING STUMP
PROPOSED SITE SYMBOLS			
—	PROPOSED SIGN	⊗	PROPOSED STORM FIELD INLET - ST FI
♿	PROPOSED HANDICAP PARKING STALL	⊗	PROPOSED LIGHT POLE
⊗	PROPOSED WATER VALVE IN BOX	⊗	PROPOSED DRAINAGE FLOW
⊗	PROPOSED WATER VALVE IN MANHOLE	⊗	PROPOSED AFFRON END SECTION
⊗	PROPOSED WATER SERVICE VALVE	⊗	SOIL BORING
⊗	PROPOSED WELL	⊗	CENTER LINE
⊗	PROPOSED STORM CATCH BASIN - ST CB	⊗	PROPOSED CLEANOUT
⊗	PROPOSED STORM CURB INLET - ST CI	⊗	PROPOSED DOWNSPOUT TO GRADE
		⊗	PROPOSED DOWNSPOUT TO RISER
EXISTING UTILITIES			
—	EXISTING CHAINLINK FENCE	—	EXISTING POLISH SEWER AND MANHOLE
—	EXISTING WOOD FENCE	—	EXISTING PROCESS SEWER AND MANHOLE
—	EXISTING BARBED WIRE FENCE	—	EXISTING CLEAR WATER LINE
—	EXISTING CURB AND GUTTER	—	EXISTING UNDERGROUND FIBER OPTIC LINE
—	EXISTING GUARD RAIL	—	EXISTING UNDERGROUND ELECTRIC CABLE
—	EXISTING GROUND CONTOUR	—	EXISTING UNDERGROUND TELEPHONE CABLE
—	EXISTING STORM SEWER AND MANHOLE	—	EXISTING UNDERGROUND GAS LINE
—	EXISTING SANITARY SEWER AND MANHOLE	—	EXISTING OVERHEAD UTILITY LINE
—	EXISTING WATER LINE AND HYDRANT	—	RAILROAD TRACKS
—	INTERIOR PROPERTY LINE	—	RIGHT OF WAY LINE
PROPOSED UTILITIES			
—	PROPOSED CHAINLINK FENCE	—	PROPOSED POLISH SEWER AND MANHOLE
—	PROPOSED WOOD FENCE	—	PROPOSED PROCESS SEWER AND MANHOLE
—	PROPOSED BARBED WIRE FENCE	—	PROPOSED CLEAR WATER LINE
—	PROPOSED CURB AND GUTTER	—	PROPOSED UNDERGROUND FIBER OPTIC LINE
—	PROPOSED GUARD RAIL	—	PROPOSED UNDERGROUND ELECTRIC CABLE
—	PROPOSED GROUND CONTOUR	—	PROPOSED UNDERGROUND TELEPHONE CABLE
—	PROPOSED STORM SEWER AND MANHOLE - ST MH	—	PROPOSED UNDERGROUND GAS LINE
—	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	—	PROPOSED OVERHEAD UTILITY LINE
—	PROPOSED WATER LINE AND HYDRANT	—	MATCHLINE
—	PROPOSED PROPERTY LINE	—	GRADING/SEEDING LINES

PROJECT CONTACTS

OWNER INFORMATION:	OWNER:	CITY PLANNER:	CITY ENGINEER:	CITY FIRE CHIEF:	CITY BUILDING INSPECTOR:	CITY DEPARTMENT OF PUBLIC WORKS:
Great Lakes Cheese Co. Inc. Alexandra (Alex) McCullister 17955 Great Lakes Parkway Kraus, WI 54924 P: 402-834-2500 Email: alexandra.mccullister@greatlakescheese.com	Devlin Winter, PE Phone: (920)322-1777 E-mail: devlinwinter@excelengineer.com	Fate Scheuerman Phone: (920)393-3741 E-mail: Zoning@plymouthwi.gov	Cathy Austin Phone: (920)393-1471 E-mail: CAustin@plymouthwi.com	Ryan Pafford Phone: (920)393-1331 E-mail: rpaafford@plymouthwi.com	Fate Scheuerman Phone: (920)393-3741 E-mail: inspector@plymouthwi.gov	Cathy Austin Phone: (920)393-1471 E-mail: CAustin@plymouthwi.com

LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- CONTRACTOR SHALL SUBMIT AND OBTAIN ANY NECESSARY WORK IN RIGHT OF WAY PERMITS PRIOR TO CONSTRUCTION (AS NECESSARY).

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREN AT 920-928-9800 OR RYAN@EXCELENGINEER.COM TO GET STAKING PRICES TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

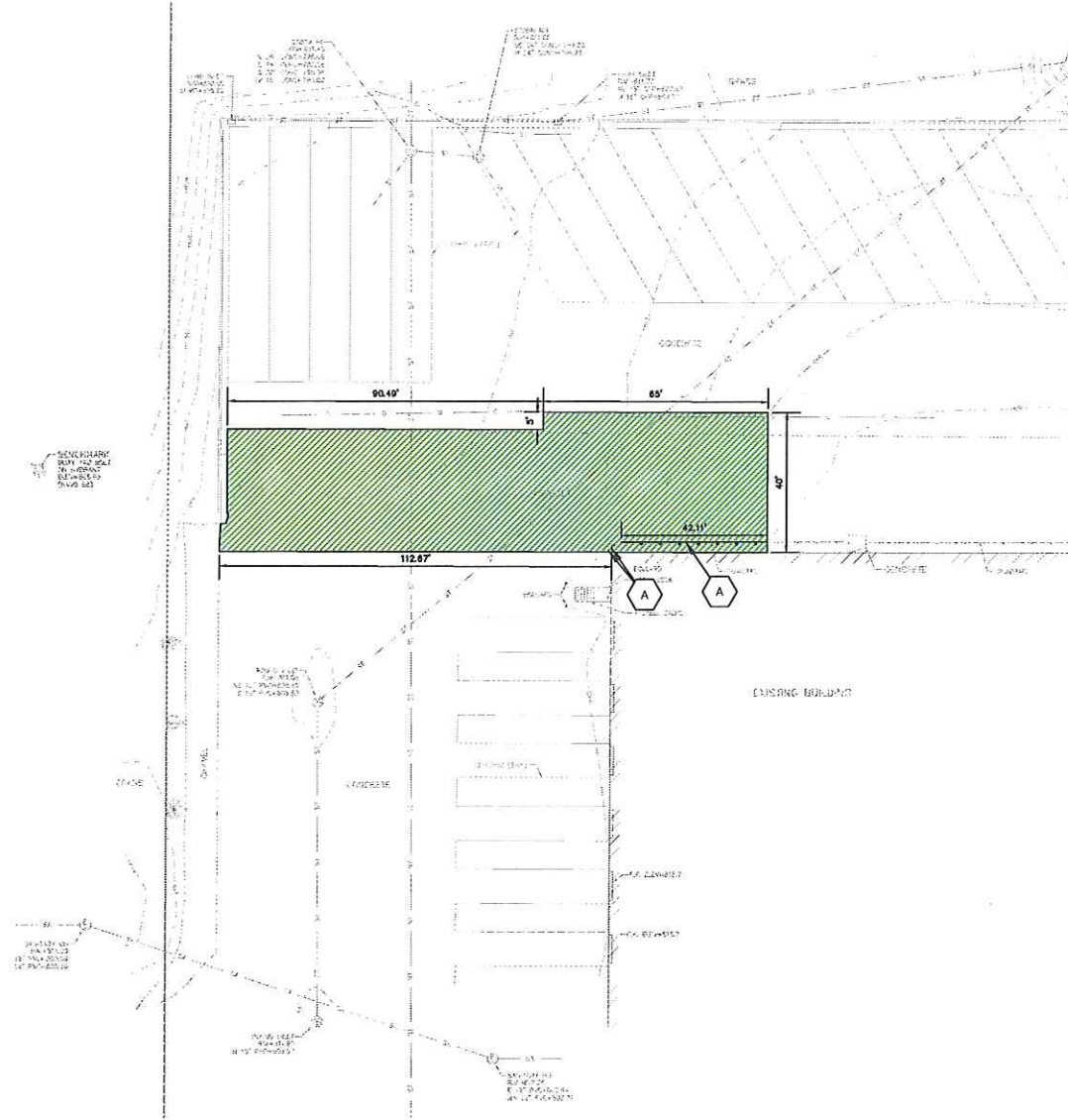
NUMBER	SHEET NAME / DESCRIPTION
C01	CIVIL COVER SHEET
C02	CIVIL SPECIFICATIONS
C10	EXISTING SITE AND DEMOLITION PLAN
C11	SITE PLAN
C12	GRADING AND EROSION CONTROL PLAN
C13	UTILITY PLAN
C14	LANDSCAPE AND RESTORATION PLAN
C15	TRUCK TURN EXHIBIT
C20	DETAILS



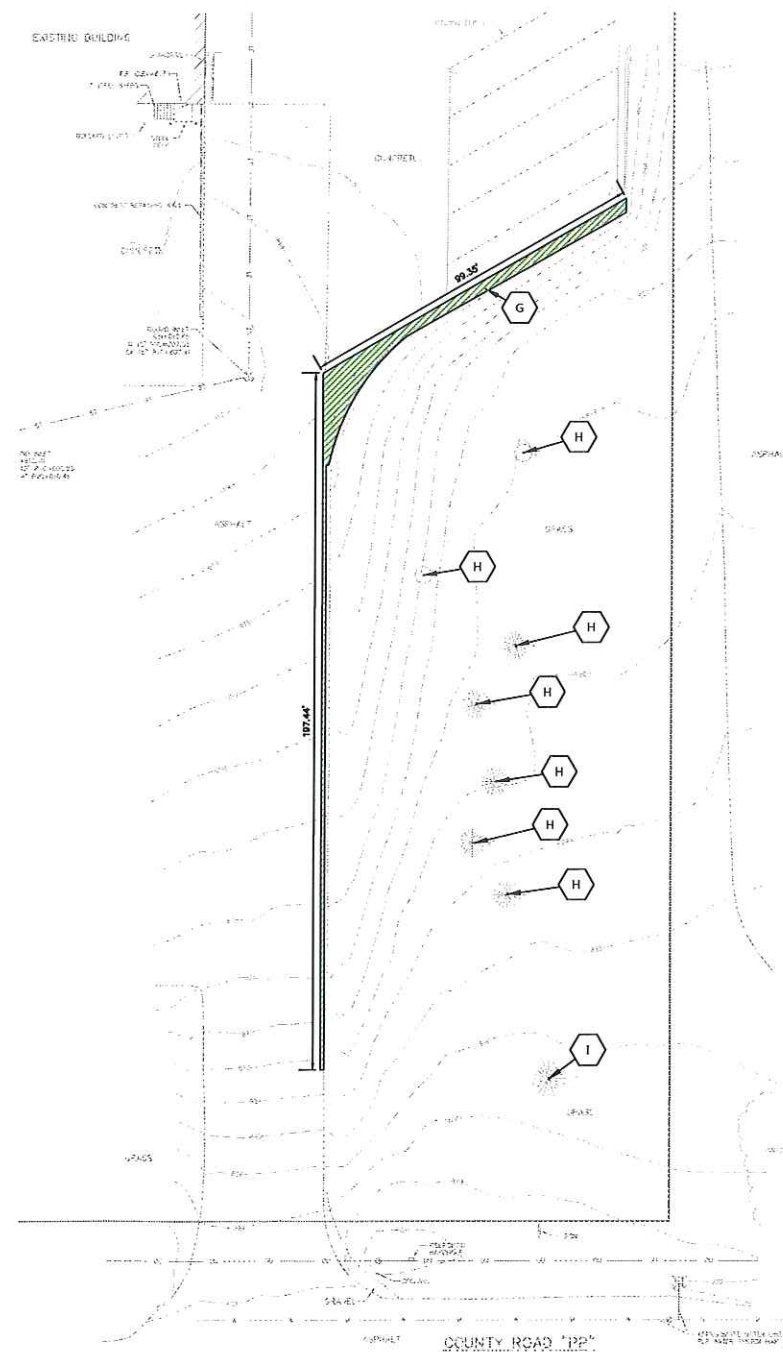
SHEET DATES

SHEET ISSUE: AUG. 16, 2024

REVISONS:



EXISTING SITE AND DEMOLITION PLAN - AREA A



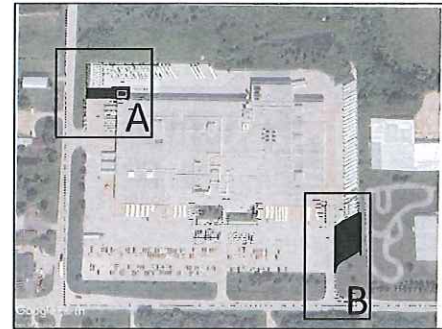
EXISTING SITE AND DEMOLITION PLAN - AREA B



NOTE: VERIFY LOCATIONS OF UTILITIES AND/OR OTHER EXISTING UTILITIES PER EXISTING RECORDS AND FIELD SURVEY. VERIFY ALL UTILITIES AND/OR OTHER EXISTING UTILITIES PER EXISTING RECORDS AND FIELD SURVEY. VERIFY ALL UTILITIES AND/OR OTHER EXISTING UTILITIES PER EXISTING RECORDS AND FIELD SURVEY.

LEGEND:
 SAWCUT & REMOVE PAVEMENT, PROTECT BASE COURSE UNDERCUTTING IS NECESSARY

KEYNOTES	
A	REMOVE
G	REMOVE CURB; SAWCUT (AS NECESSARY)
H	REMOVE TREE
I	PROTECT TREE



KEY PLAN NTS

EXCEL
 Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-920-9000
 excelengineer.com

COLLABORATION

Building Excellence
 Miron Construction Co., Inc.
 1471 McMahon Drive
 Menasha, WI 54954

PROJECT INFORMATION

PROPOSED DOCK ADDITION FOR:
GREAT LAKES CHEESE
 2602 CTY. RD. PP • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

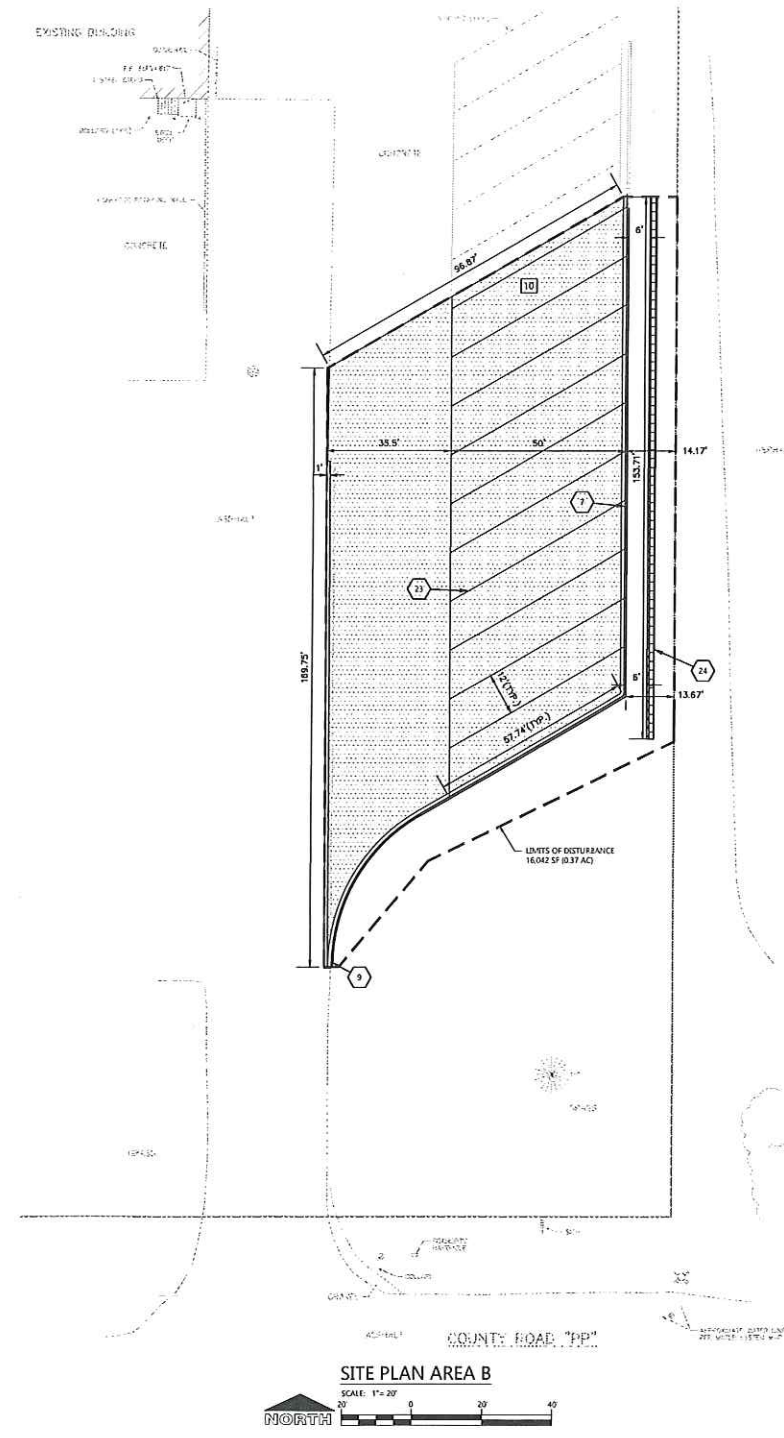
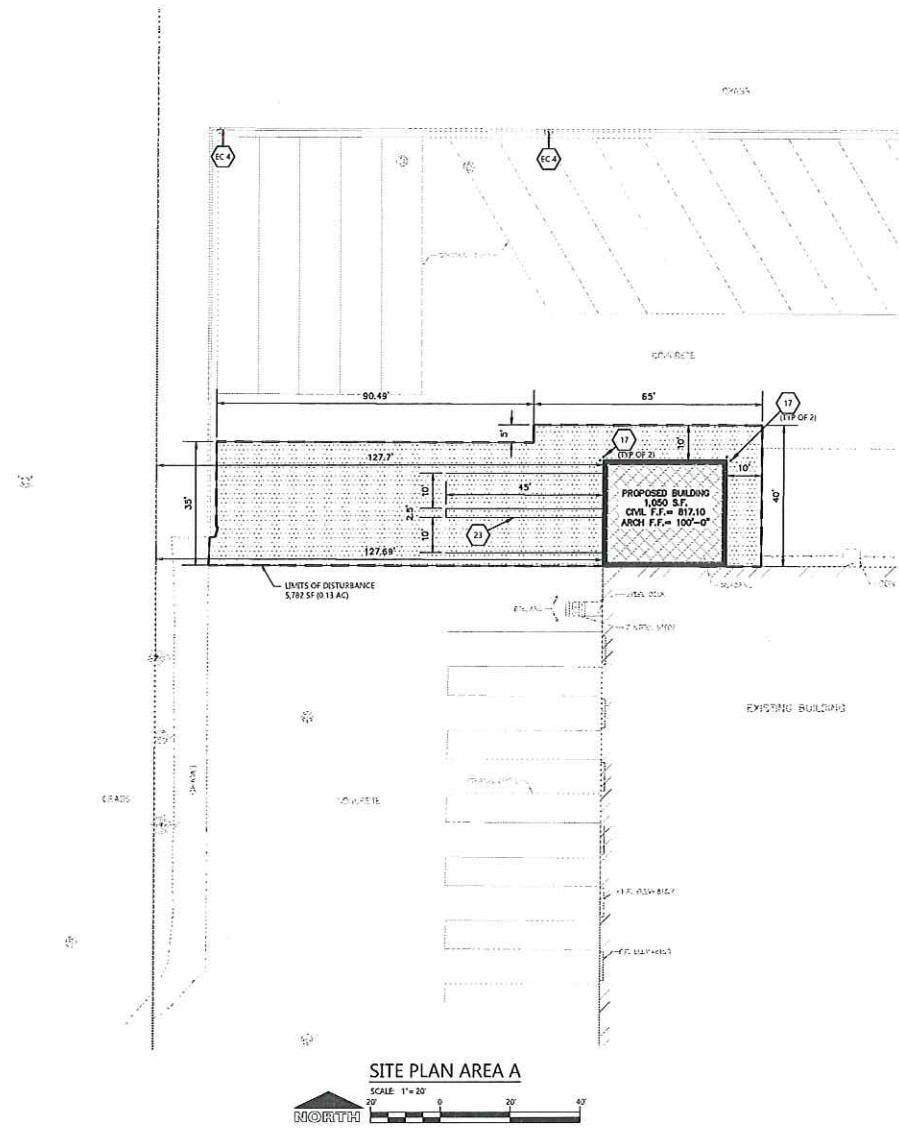
SHEET DATES
 SHEET ISSUE AUG. 16, 2024

REVISIONS

JOB NUMBER
 240183600

SHEET NUMBER

C1.0



LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
[Hatched pattern]	DIVERSED CURB & GUTTER	[Dotted pattern]	HEAVY DUTY CONCRETE
[Solid grey]	HEAVY DUTY ASPHALT		

KEYNOTES

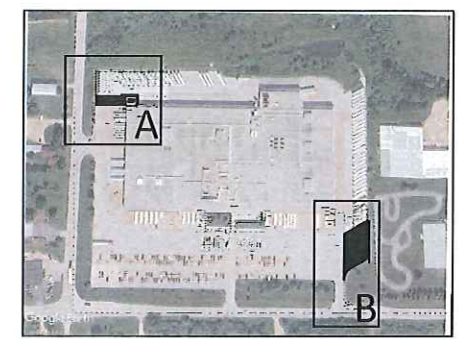
7	18" CURB & GUTTER (SEE DETAILS)
9	CURB TAPE (SEE DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
23	PAINT STRIPES (TYP.) COLOR TO MATCH PARKING STALL STRIPES
24	MODULAR BLOCK RETAINING WALL (TYP.) COLOR BY OWNER

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-6800
excelengineer.com

COLLABORATOR
Miron
Building Excellence
Miron Construction Co., Inc.
1471 McManis Drive
Hennepin, WI 54956

PROJECT INFORMATION

PROPOSED DOCK ADDITION FOR:
GREAT LAKES CHEESE
2602 CTY. RD. PP • PLYMOUTH, WI 53073



KEY PLAN
NTS

PROFESSIONAL SEAL

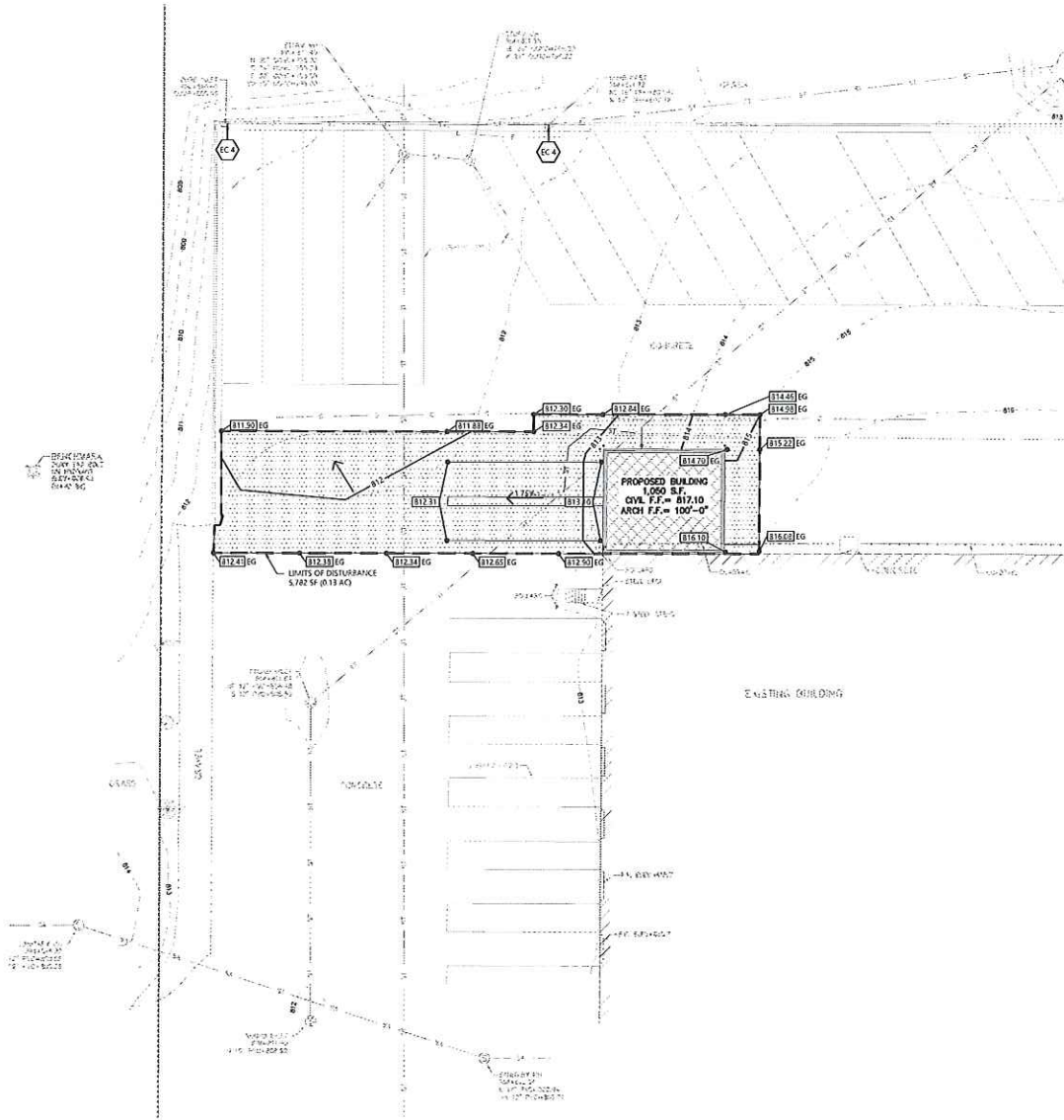
SHEET DATES

SHEET DATE	AUG. 16, 2024
REVISIONS	

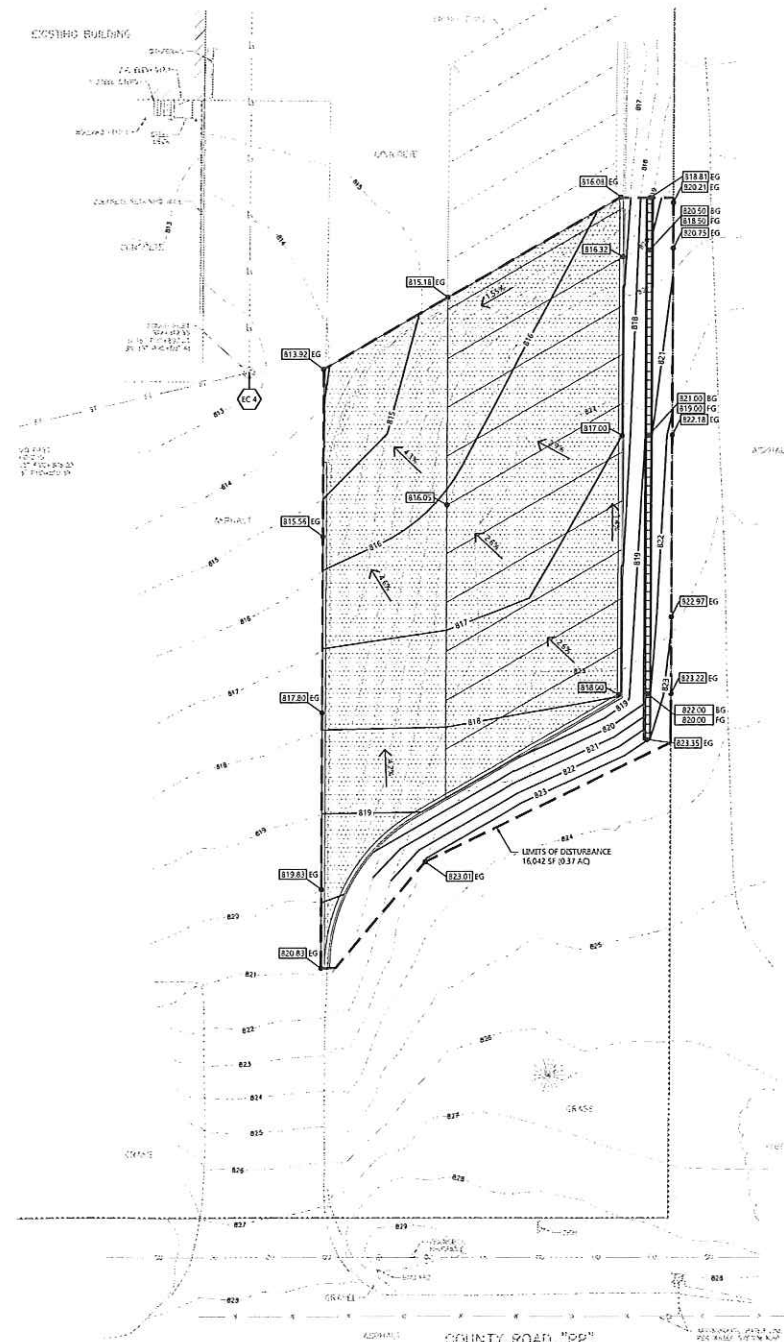
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240183600

SHEET NUMBER

C1.1



GRADING AND EROSION CONTROL PLAN - AREA A



GRADING AND EROSION CONTROL PLAN - AREA B

- GENERAL NOTES:**
- HANDICAP STALL AND ACCESS RISES SHALL NOT EXCEED A SLOPE OF 1:20 IN ANY DIRECTION. HANDICAP STALL & ACCESS RISES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
 - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:50 AND RUNNING SLOPE OF 4:50 UNLESS OTHERWISE SPECIFIED
 - CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUESTED PER CODE
 - CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUESTED PER CODE. FINAL LOCATION TIED BY CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON SITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 4	INLET PROTECTION

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excel@excel.com

COLLABORATION
Miron
Building Excellence
Miron Construction Co., Inc.
871 McMahon Drive
Racine, WI 54955

PROJECT INFORMATION

PROPOSED DOCK ADDITION FOR:
GREAT LAKES CHEESE
2602 CTY. RD. PP • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

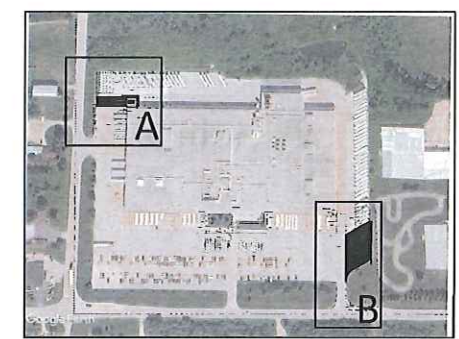
SHEET DATES

SHEET ISSUE	AUG. 16, 2024
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JOB NUMBER
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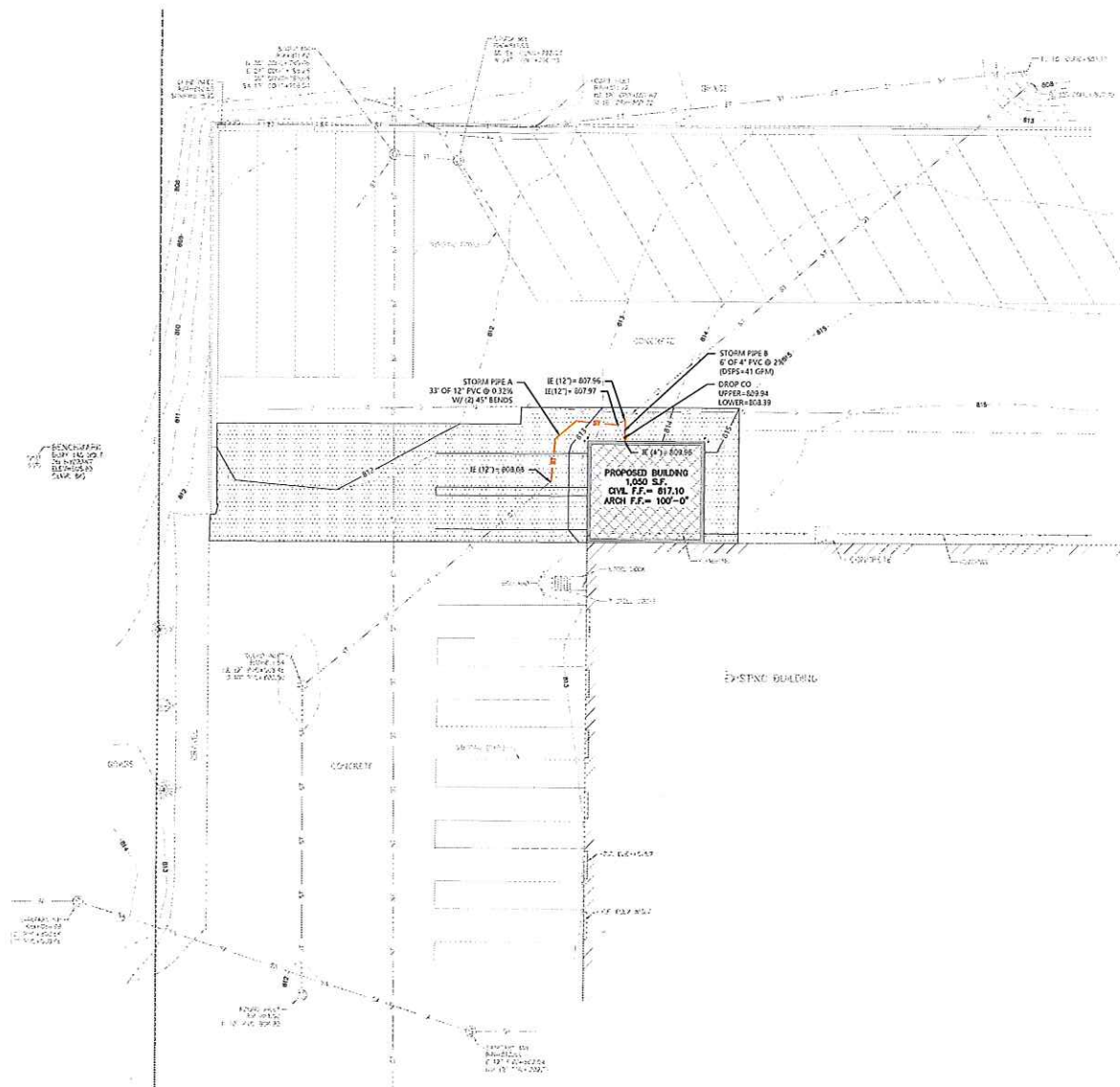
C1.2



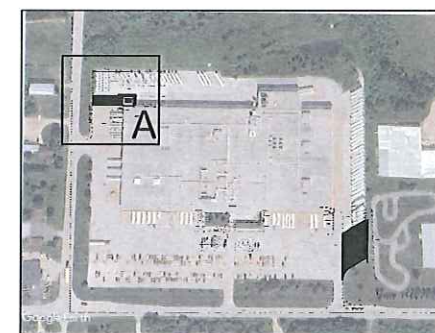
KEY PLAN
NTS

PROJECT INFORMATION

PROPOSED DOCK ADDITION FOR:
GREAT LAKES CHEESE
2602 CTY. RD. PP • PLYMOUTH, WI 53073



UTILITY PLAN - AREA A
SCALE 1"=20'
NORTH



KEY PLAN
NTS

PROFESSIONAL SEAL

SHEET DATES

DATE AUG. 16, 2024

REVISIONS

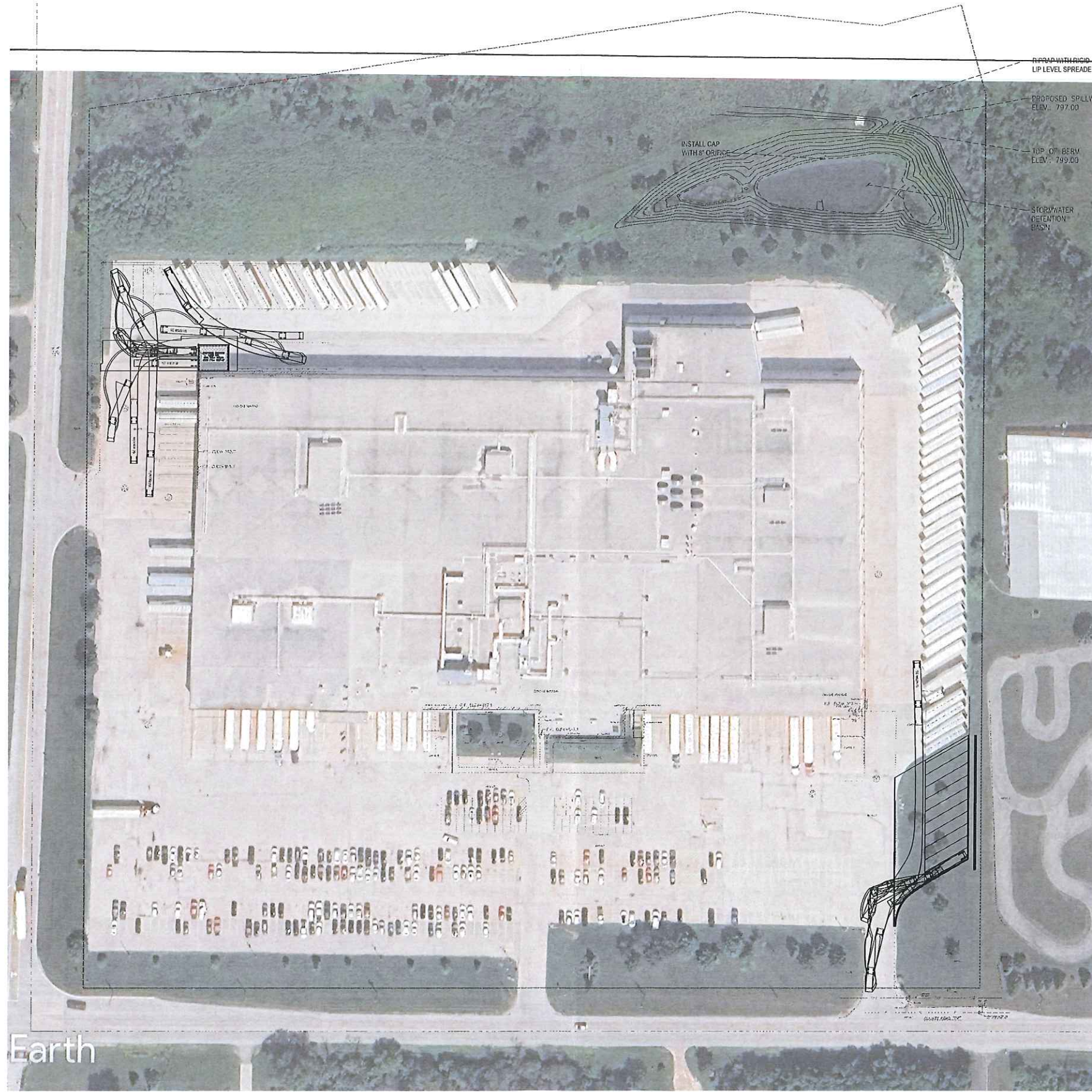
NO.	DATE	DESCRIPTION

JOB NUMBER

240183600

SHEET NUMBER

C1.3



Earth

EXCEL
 Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excel@excelneer.com

COLLABORATION

Building Excellence
 Mirco Construction Co., Inc.
 1471 McManis Drive
 Menasha, WI 54956

PROJECT INFORMATION

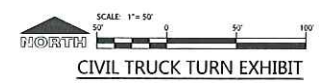
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 2602 CTY. RD. PP • PLYMOUTH, WI 53073

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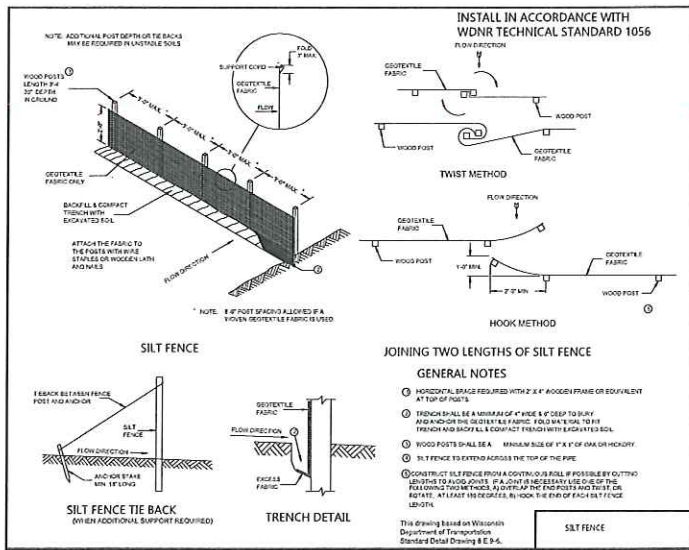
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 240183600

SHEET NUMBER
C1.5

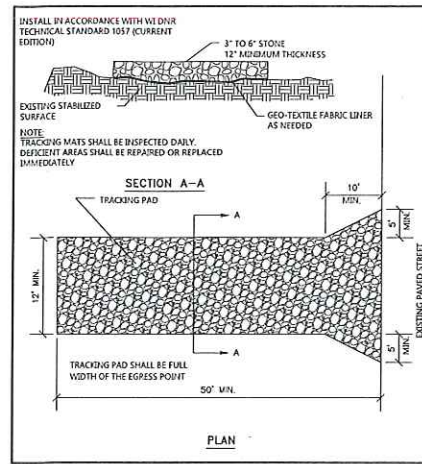


PROJECT INFORMATION

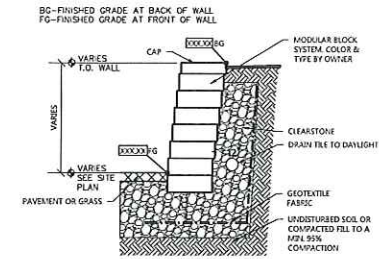
PROPOSED DOCK ADDITION FOR:
GREAT LAKES CHEESE
 2602 CTY. RD. PP. • PLYMOUTH, WI 53073



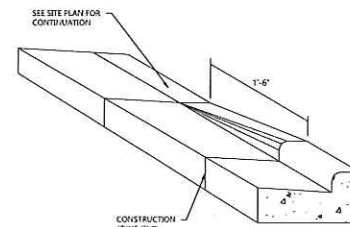
SILT FENCE - INSTALLATION DETAIL
 NOT TO SCALE



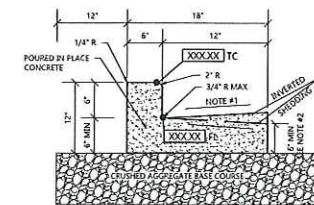
TRACKPAD DETAILS
 NOT TO SCALE



RETAINING WALL DETAIL
 NOT TO SCALE

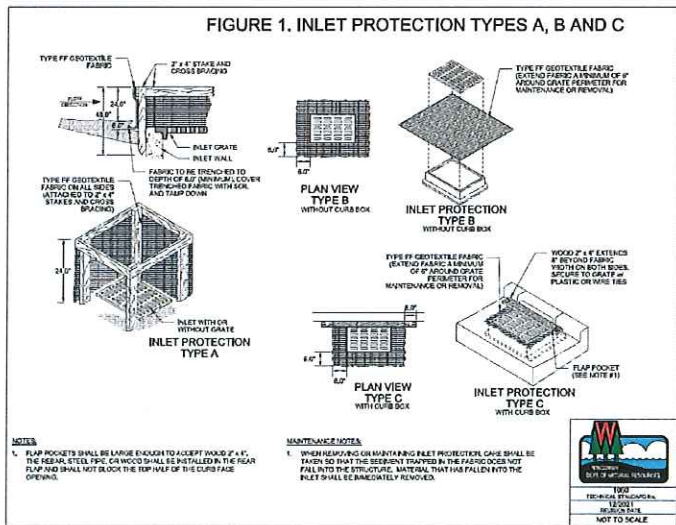


CURB TAPER DETAIL
 NOT TO SCALE



- NOTE:**
- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS.

18" CONCRETE CURB & GUTTER DETAIL
 NOT TO SCALE



INLET PROTECTION DETAIL
 NOT TO SCALE

PROFESSIONAL SEAL

SHEET DATES

SHEET DATE: **AUG. 16, 2024**

REVISIONS

NO.	DESCRIPTION

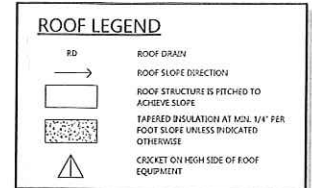
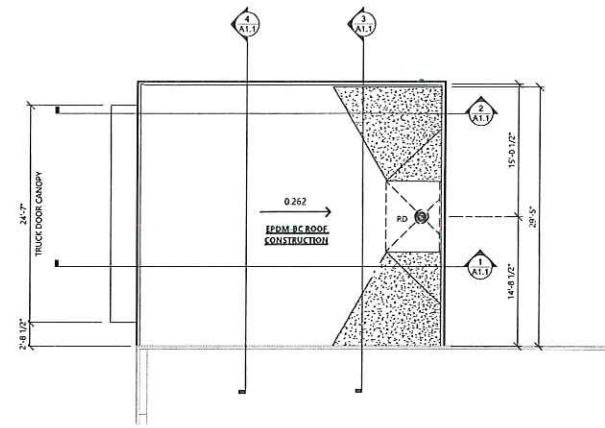
JOB NUMBER

240183600

SHEET NUMBER

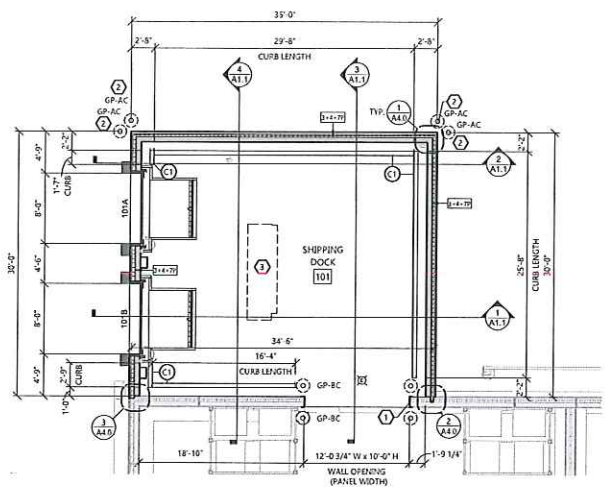
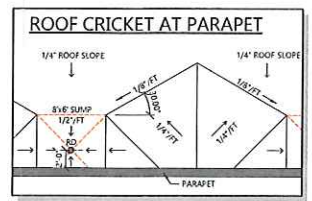
C2.0

ROOF SPECIFICATION TYPE "EPDM - BC"	
DECK	• PRECAST
THERMAL BARRIER	• NONE
VAPOR MEMBRANE	• NOT REQUIRED
INSULATION	• MINIMUM TWO LAYERS OF 3" POLYISOCYANURATE (R=14.2) MOLD RESISTANT PER ASTM D3773. MAX. 2" THICK FOR ADHERED LAYERS, 3" THICK FOR MECH. FASTENED LAYERS. • TAPPED INSULATION IS ADDITION TO LISTED R VALUE. • ALL INSULATION JOINTS TO BE TIGHT.
TAPERED INSULATION	• WHERE SHOWN ON PLANS, 1/4" PER FOOT PERPENDICULAR TO VALLEY. POLYISOCYANURATE TO MATCH BASE INSULATION.
COVERBOARD	• 1/2" GLASS MAT SHEATHING OVER EXPANDED POLYSTYRENE INSULATION PER MFR REQUIREMENTS. • UL CLASS RATING: CLASS B
MEMBRANE	• CARBIDE SURE-SEAL, MODICOM ELEVATE - RUBBERGARD, VERICO - VERISGARD • 60 MIL BLACK EPDM • TAPED 3" WIDE FACTORY APPLIED TAPE SEAM OR 6" WIDE FIELD APPLIED TAPE • PROVIDE 24" X 24" CONCRETE PAVES. PROVIDE SLP SHEET 6" LARGER THAN PAVES UNDER EACH ONE - NOT ADHERED TO ROOF. • INSTALL PER MFR'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. • PROVIDE 12" X 12" MEMBRANE SAMPLE WITH SHOP DRAWINGS SUBMITTAL.
BALLAST	• INDIVIDUAL 1-1/2" ROUNDED WATER WORN GRAVEL BALLAST WHICH CONFORMS TO GRADATION #4 WHICH SIZED IN ACCORDANCE TO ASTM D448 METHOD OF SIZING GRAVEL MUST BE EVENLY DISTRIBUTED TO MAINTAIN AN AVERAGE OF 10 POUNDS PER SF. • SEE ROOF PLAN FOR AREAS INDICATING ADDITIONAL BALLAST LOADING REQUIREMENTS
WARRANTY	• PROVIDE 20 YEAR TOTAL SYSTEM LABOR AND MATERIAL WARRANTY, NO DOLLAR LIMIT FOR LEAKS COMMENCING WITH THE DATE OF FINAL INSPECTION AND ACCEPTANCE BY ROOF MANUFACTURER. ALL PORTIONS OF ROOFING SYSTEM MUST MEET MFR'S REQUIREMENTS FOR WARRANTY. • PROVIDE 2 YEAR CONTRACTOR'S WARRANTY ON MATERIALS (EXCLUDING MEMBRANE) AND WORKMANSHIP.
• SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS • INSTALL MATERIALS IN ORDER OF LISTING FROM DECK TO MEMBRANE.	

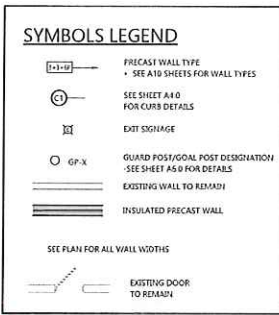


GENERAL ROOF NOTES:

- ROOFING CONTRACTOR SHALL PROVIDE MEMBRANE FORM FLASHING FOR ALL ROOF PENETRATIONS PER ROOF MEMBRANE MANUFACTURER'S REQUIREMENTS
- SEE MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF ALL ROOF PENETRATIONS AND CURBS REQUIRED FOR MECHANICAL EQUIPMENT.
- FIRE STANDS NOT INSTALLED ON CURBS SHALL BE INSTALLED ON SLEEPERS OR CONCRETE PADS 6" LARGER THAN EQUIPMENT.
- PROVIDE SINGLE PLY ROOFING MEMBRANE NOT ADHERED TO ROOF UNDER ALL FREE STANDING PIPE AND EQUIPMENT STANDS 6" LARGER THAN STANDS.
- FIRE INSTALLATION ROOFING CONFERENCE REQUIRED FOR COORDINATION OF DETAILS AND TIE-INS BY ROOFING CONTRACTOR, ROOF MFR REPRESENTATIVE, RVP CONTRACTOR AND GC/CM.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

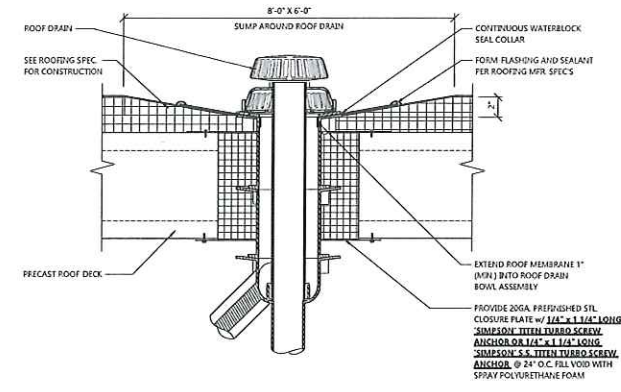


GENERAL NOTES

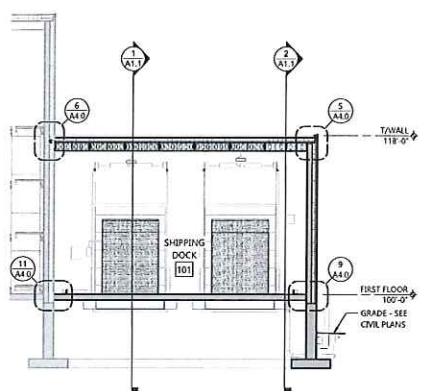
- FOR LOADING DOCK PLAT - SEE SHEET A60

KEYED NOTES

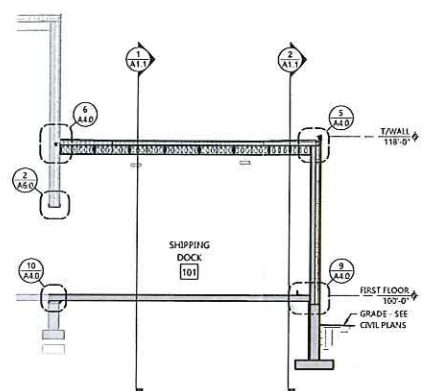
- 1 PROVIDE STEEL W/SP AT NEW OPENINGS - SEE DETAIL 2/A60
- 2 COORDINATE FINAL PLACEMENT OF BOLLARDS WITH OWNER
- 3 EVAPORATOR ABOVE BY OTHERS. FINAL LOCATION AND SIZE TBD



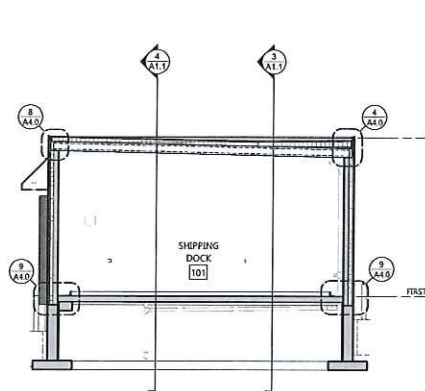
BI-FUNCTIONAL ROOF DRAIN - PRECAST PLANK
SCALE: 1 1/2" = 1'-0"



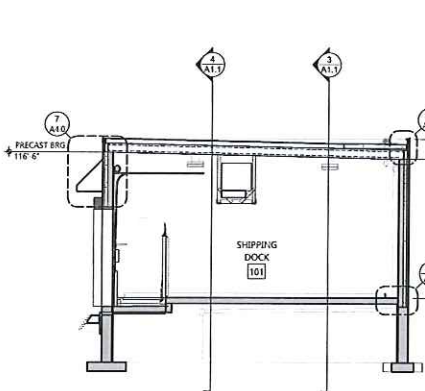
BUILDING SECTION 1
SCALE: 1/8" = 1'-0"



BUILDING SECTION 2
SCALE: 1/8" = 1'-0"

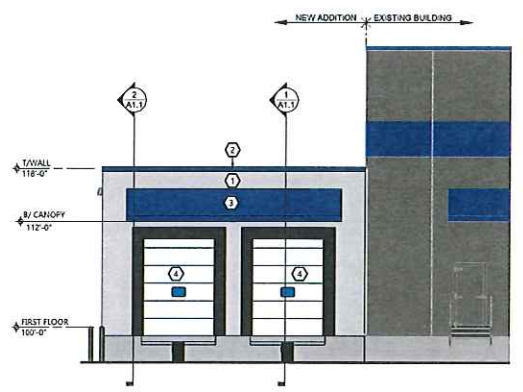


BUILDING SECTION 3
SCALE: 1/8" = 1'-0"

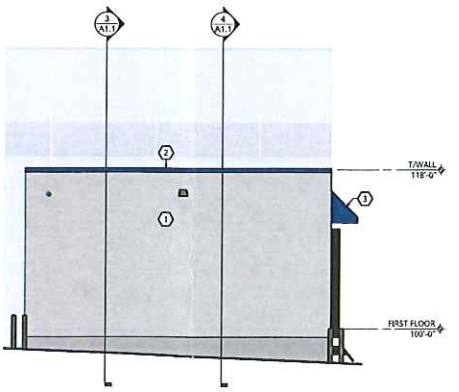


BUILDING SECTION 4
SCALE: 1/8" = 1'-0"

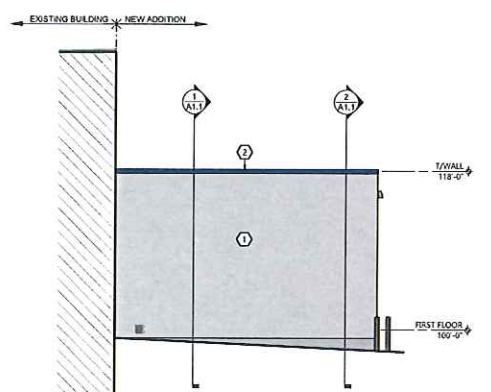
EXTERIOR MATERIAL KEY	
1	INSULATED PRECAST WALL PANEL COLOR: WHITE (MATCH EXISTING)
2	EXTERIOR METAL TRIM COLOR: BLUE (MATCH EXISTING)
3	EXTERIOR METAL PANEL CANOPY COLOR: BLUE (MATCH EXISTING) SEE DETAIL FOR ADDITIONAL INFORMATION
4	OVERHEAD SECTIONAL DOOR COLOR: WHITE SEE DOOR SPEC FOR ADDITIONAL INFORMATION



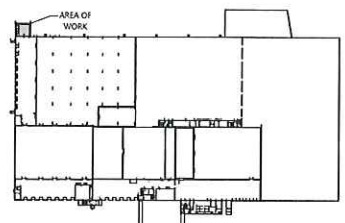
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION
Miron
Building Excellence
Miron Construction Co., Inc.
1471 McManhan Drive
Neenah, WI 54956

PROJECT INFORMATION

PROPOSED DOCK ADDITION FOR:
GREAT LAKES CHEESE
2602 CTY. RD. PP • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE: AUG. 16, 2024

REVISIONS

JOB NUMBER

240183600

SHEET NUMBER

A1.1

PROPOSED BUILDING ADDITION AND RENOVATION FOR: GREAT LAKES CHEESE PLYMOUTH, WISCONSIN



PROJECT INFORMATION

PROPOSED BUILDING ADDITION AND RENOVATION FOR:
GREAT LAKES CHEESE
 2602 CTY. RD. PP • PLYMOUTH, WI 53073



PRELIMINARY DATES
 AUG. 9, 2024
 AUG. 27, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
 240101800

SHEET NUMBER
C0.1

PROJECT INFORMATION

SITE INFORMATION:

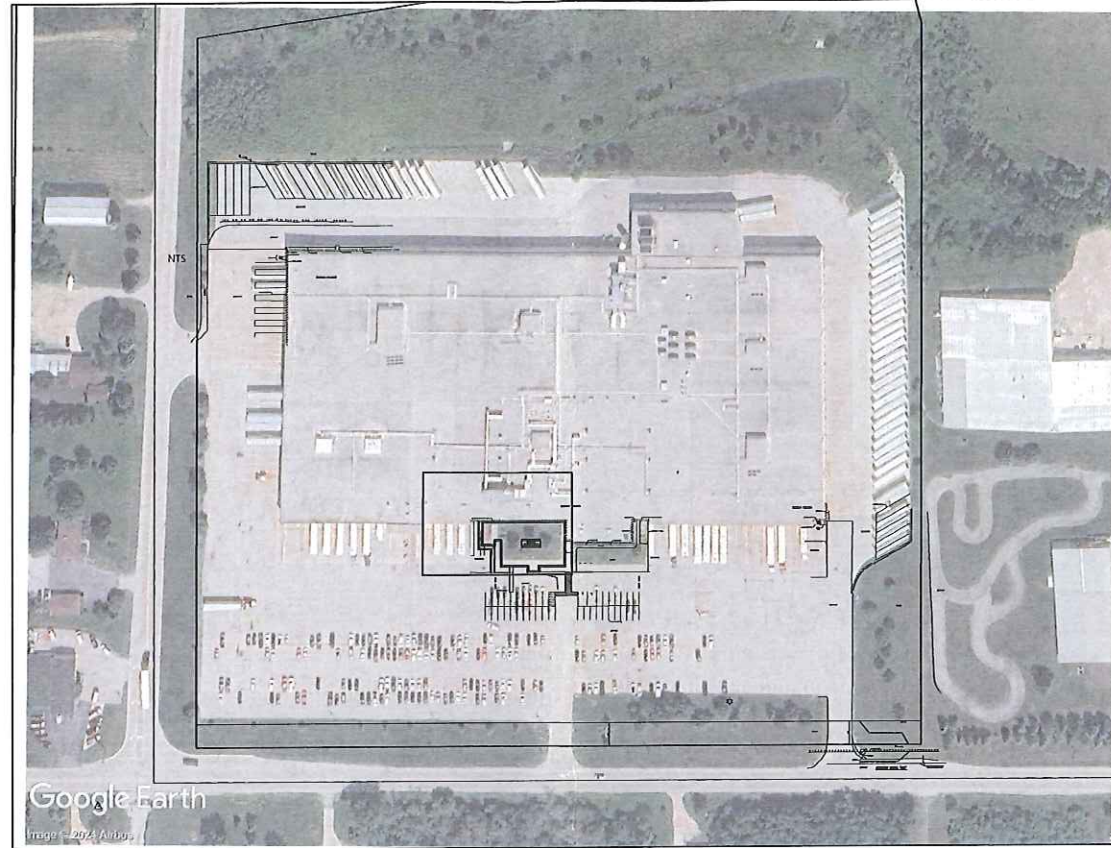
PROJECT AREA: 12,000 SF (0.28 ACRES)
 ZONING: HE HEAVY INDUSTRIAL
 PROPOSED USE: CHEESE PROCESSING PLANT
 AREA OF SITE DISTURBANCE: 12,000 SF (0.28 ACRES)
 SETBACKS:
 BUILDING FRONT/REAR/SIDE = 40'
 SIDE/REAR/SIDE = 30'
 REAR/SIDE = 40'
 PROPOSED BUILDING HEIGHT: 33'-5" (MAX. HEIGHT ALLOWED 45'-0")

EXISTING SITE DATA (LIMITS OF DISTURBANCE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONCR.)	0.12	5,032	41.9%
TOTAL DISTURBANCE	0.12	5,032	41.9%
LANDSCAPE/OPEN SPACE	0.16	6,968	58.1%
PROJECT SITE	0.28	12,000	100.0%

PROPOSED SITE DATA (LIMITS OF DISTURBANCE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.15	6,333	51.2%
PAVEMENT (ASP. & CONCR.)	0.10	4,170	34.6%
TOTAL DISTURBANCE	0.24	10,561	83.0%
LANDSCAPE/OPEN SPACE	0.03	1,439	12.0%
PROJECT SITE	0.28	12,000	100.0%



SITE PLAN OVERVIEW
 SCALE: 1" = 100'
 0 100 200

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS

SYMBOL	IDENTIFICATION	SYMBOL	IDENTIFICATION	
1000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	1000.00	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)	
1000.00	EXISTING GRADE SPOT ELEVATIONS	1000.00	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FINISHING)	
1000.00	PROPOSED SPOT ELEVATIONS (REFERENCE F-WALL DETAILS - FINISHED SURFACE GRADE AT BACK OF WALL, FG-FINISHED SURFACE GRADE AT FRONT OF WALL)			
EXISTING SITE SYMBOLS				
—	EXISTING SOIL	⊘	EXISTING UTILITY POLE	
♿	EXISTING HANDICAP PARKING STALL	⊘→	EXISTING UTILITY POLE WITH GUY WIRE	
⊘	EXISTING WATER VALVE BY BOX	⊘→	EXISTING STREET LIGHT	
⊘	EXISTING WATER VALVE IN MANHOLE	⊘	EXISTING TELEPHONE FEDESTAL	
×	EXISTING WATER SERVICE VALVE	⊘	EXISTING ELECTRIC FEDESTAL	
⊘	EXISTING WELL	⊘	EXISTING ELECTRIC BOX	
⊘	EXISTING STORM CATCH BASIN	⊘	EXISTING FLOOD LIGHT	
⊘	EXISTING STORM CATCH BASIN	⊘	EXISTING TELEPHONE MANHOLE	
⊘	EXISTING SQUARE CATCH BASIN	⊘	EXISTING CABLE TV FEDESTAL	
⊘	EXISTING LIGHT POLE	⊘	EXISTING GAS VALVE	
■	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	⊘	EXISTING GAS VALVE	
●	3/4" REBAR SET WEIGHING 1.50 LB/FT.	⊘	EXISTING HEDGE	
□	1-1/4" REBAR FOUND	⊘	EXISTING WOODED AREA	
○	3/4" REBAR FOUND	⊘	EXISTING MARSH AREA	
○	2" IRON PIPE FOUND	⊘	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER	
○	1" IRON PIPE FOUND	⊘	EXISTING CONIFEROUS TREE	
⊘	SECTION CORNER	⊘	EXISTING SHRUB	
⊘	SECTION CORNER	⊘	EXISTING STUMP	
PROPOSED SITE SYMBOLS				
—	PROPOSED SOIL	⊘	PROPOSED STORM FIELD INLET - ST FI	
♿	PROPOSED HANDICAP PARKING STALL	⊘	PROPOSED LIGHT POLE	
⊘	PROPOSED WATER VALVE BY BOX	⊘	PROPOSED DRAINAGE FLOW	
⊘	PROPOSED WATER VALVE IN MANHOLE	⊘	PROPOSED APPROX END SECTION	
×	PROPOSED WATER SERVICE VALVE	⊘	SOIL BORING	
⊘	PROPOSED WELL	⊘	CENTER LINE	
⊘	PROPOSED STORM CATCH BASIN - ST CB	⊘	PROPOSED CLEANOUT	
⊘	PROPOSED STORM CATCH BASIN - ST CI	⊘	PROPOSED DOWNSPOUT TO GRADE	
		⊘	PROPOSED DOWNSPOUT TO RISER	
EXISTING LINES/TYPES				
—	EXISTING CHAINLINK FENCE	—	PO - EXISTING POLISH SEWER AND MANHOLE	
—	EXISTING WOOD FENCE	—	P - EXISTING PROCESS SEWER AND MANHOLE	
—	EXISTING BARBED WIRE FENCE	—	CLW - EXISTING CLEAR WATER LINE	
—	EXISTING CURB AND GUTTER	—	FO - EXISTING UNDERGROUND FIBER OPTIC LINE	
—	EXISTING GUARD RAIL	—	E - EXISTING UNDERGROUND ELECTRIC CABLE	
—	EXISTING GROUND CONTOUR	—	T - EXISTING UNDERGROUND TELEPHONE CABLE	
—	EXISTING STORM SEWER AND MANHOLE	—	G - EXISTING UNDERGROUND GAS LINE	
—	EXISTING SANITARY SEWER AND MANHOLE	—	OU - EXISTING OVERHEAD UTILITY LINE	
—	EXISTING WATER LINE AND HYDRANT	—	RR - RAILROAD TRACKS	
—	INTERIOR PROPERTY LINE	—	—	RIGHT-OF-WAY LINE
PROPOSED LINES/TYPES				
—	PROPOSED CHAINLINK FENCE	—	PO - PROPOSED POLISH SEWER AND MANHOLE	
—	PROPOSED WOOD FENCE	—	P - PROPOSED PROCESS SEWER AND MANHOLE	
—	PROPOSED BARBED WIRE FENCE	—	CLW - PROPOSED CLEAR WATER LINE	
—	PROPOSED CURB AND GUTTER	—	FO - PROPOSED UNDERGROUND FIBER OPTIC LINE	
—	PROPOSED GUARD RAIL	—	E - PROPOSED UNDERGROUND ELECTRIC CABLE	
—	PROPOSED GROUND CONTOUR	—	T - PROPOSED UNDERGROUND TELEPHONE CABLE	
—	PROPOSED STORM SEWER AND MANHOLE - ST MH	—	G - PROPOSED UNDERGROUND GAS LINE	
—	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	—	OU - PROPOSED OVERHEAD UTILITY LINE	
—	PROPOSED WATER LINE AND HYDRANT	—	—	MAINTENANCE
—	PROPOSED PROPERTY LINE	—	—	GRADING/SEEDING LIMITS

PROJECT CONTACTS

OWNER INFORMATION
 Great Lakes Cheese Co. Inc.
 Alexandra McCallister
 17355 Great Lakes Parkway
 Haven, WI 53128
 P: 414-534-2500
 Email: alexandra.mccallister@greatlakescheese.com

Civil
 Devin Winter, PE
 Phone: (920)822-1777
 Email: devin.winter@excelngnear.com

CITY PLANNER
 Pete Schuerman
 Phone: (920)833-3741
 E-mail: Zoning@plymouthgov.com

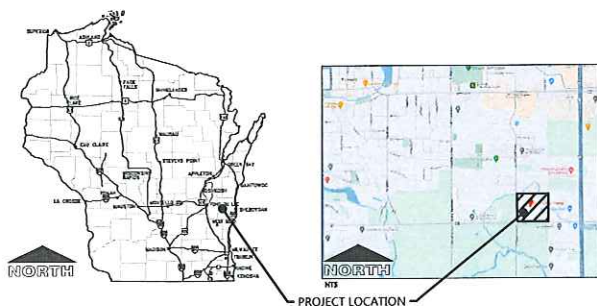
CITY ENGINEER
 Cathy Austin
 Phone: (920)833-1471
 E-mail: CAustin@plymouthutilities.com

CITY FIRE CHIEF
 Ryan Palford
 Phone: (920)833-1338
 E-mail: rpalfor@plymouthfd.com

CITY BUILDING INSPECTOR
 Pete Schuerman
 Phone: (920)833-3741
 E-mail: InspectorPete@plymouthgov.com

CITY DIRECTOR OF PUBLIC WORKS
 Cathy Austin
 Phone: (920)833-1471
 E-mail: CAustin@plymouthutilities.com

LOCATION MAP



PROJECT NOTES

GENERAL PROJECT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK BY ROW PERMITS

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 800-936-8000 OR RYAN.WILGREEN@EXCELENGINEERING.COM TO GET STAKING PRICE TO INCLUDE BY BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RE-STAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
001	CIVIL COVER SHEET
002	CIVIL SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C2.0	DETAILS

CIVIL SPECIFICATIONS

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- DEMOLITION IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO DEMOLITION. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE EXISTING DIMENSIONS THAT ARE SCHEMATIC TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL POINT.

31 20 00 EARTH MOVING

- CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING ELEVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL LOCATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- ALL ORGANIC TOPSOIL INSIDE THE BLOODING AREA UNDER PAVED AREAS AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADE BEFORE PLACING FILL WITH HEAVY PNEUMATIC TIRED EQUIPMENT, SUCH AS A ROLLER-GRADED TRACTOR AND DRUM TRACTOR, TO IDENTIFY SOFT SPOTS AND AREAS OF EXCESS VELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS (EQUIVANT EDITION). CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS WASTEWATER SHALL BE REMOVED FROM THE SITE PRIOR TO THE START OF THE FILLING BY LOCAL, COUNTY REQUIREMENTS.
- PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS UNIFORM IN MOSTEN ON APPOSITE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE CONSTRUCTION AS RECOMMENDED TO ACHIEVE SPECIFIED DENSITY. REMOVE AND REPLACE OR SCARP AN EXPOSED OR OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMMERS.
- COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698 STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MOST STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
 - UNDER FOUNDATIONS - SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
 - UNDER INTERIOR SLAB ON GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINE'S PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 98 PERCENT.
 - UNDER INTERIOR SLAB ON-GRADE WHERE GROUNDWATER WITHIN 3 FEET OF THE SLAB SURFACE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINE'S PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 98 PERCENT.
 - UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
 - UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
 - UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 98 PERCENT.
- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AT SUSPECTED CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING IDENTITY TESTING AND PROOF ROLLING TO ENGINEER UPON COMPLETION. IF IT IS DETERMINED THAT THE GEOTECHNICAL TESTS USED TO DETERMINE THE SUBSISTANT SOIL INVESTIGATION BE ENSURED FOR THE BEST QUALITY CONTROL TESTS.
- ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADINGS AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STEP FOOTING.
- WHERE THE TESTING AGENCY REPORTS THAT SUBGRADINGS, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARP AND WEDGING OR REPAIR, OR REMOVE AND REPLACE SOIL TO OBTAIN REQUIRED COMPACTION AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- THE SUBSISTANT SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN ± 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

- THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES 10 214 NOTICE OF BUREAU REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET THE 151 HRS CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-HEAVY SITE.
- EROSION AND SEDIMENT CONTROL IMPROVEMENTS DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (DAC) JAN 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DETERMINED BY THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. SHOWS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
1. Silt fence shall be placed on site at locations shown on the erosion control plan. Silt fence shall also be provided around the perimeter of all soil stockpiles that will exist for more than 7 days. Follow procedures found in Wisconsin DNR Technical Standard 1008 (EQUIVANT EDITION).
2. Ditch checks shall be provided to reduce the velocity of water running in ditch bottoms. Place at locations shown on the erosion control plan. Follow procedures found in Wisconsin DNR Technical Standard 1002 (EQUIVANT EDITION).
3. Stone trapping pads and trackout control practices shall be placed at all construction site entrances and shall be installed prior to any traffic leaving the construction site. See the erosion control plan for locations. The aggregate used for the stone trapping pads shall be 3/8" to 3/4" inch clean or washed stone and shall be placed in a layer at least 18 inches thick. The stone shall be uniform with a woodchip type B geotextile fabric as needed. The tracking pad shall be the full width of the access point (2' MIN WIDTH) AND SHALL BE A MINIMUM OF 10' HIGH. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, THE WASHINGS, AND STREET/PARKWAY CLEARING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1007 (EQUIVANT EDITION).
4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND EXISTING STORM DRAIN STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1008 (EQUIVANT EDITION).
5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPROPRIATE VEGETATION, WATER SPRINKLING, SURFACE PAVEMENTING, APPROPRIATE FENCES, STRIP OR TACKLING, CHANGES, AND BARBERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1008 (EQUIVANT EDITION).
6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT ALLOWED TO RUN INTO STORM DRAINS OR INTO THE GROUND AND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
8. TEMPORARY SITE RESTORATION EQUIPMENT SHALL BE PLACED IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND RESTORATION ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION EQUIPMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERMANENT VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 MONTHS DATES OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1008 AND 1009 AND SHALL MEET THE SPECIFICATIONS FOR THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEWERING LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
10. ALL OFF-SITE SEDIMENT DEPOSITION OCCURRING AS A RESULT OF CONSTRUCTION WORK ON A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER DNR TECHNICAL STANDARD 1008 (EQUIVANT EDITION). TUBES SHALL NOT BE ALLOWED.
11. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED EVERY 7 CALIBRATION DAYS OR EVERY 14 DAYS AND WITHIN 24 HOURS OF THE END OF A BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STEP FOOTING.
12. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AERIAL PHOTO HAS BEEN ESTABLISHED VEGETATIVE COVER.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT PAVEMENT TYPES FOR SECTION 400 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GROUND/GEOTEXTILE BELOW CURBED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW.
- HEAVY DUTY TRUCK TRAFFIC ASPHALT PAVING SECTION
 - 3" SURFACE COURSE (A MAT 28H)
 - W/5000 455 25 TACK COAT (STAGED PAVING)
 - 2-1/2" UNDER COURSE (B MAT 28G)
 - 1/2" OF 1-1/4" CUSHIONED AGGREGATE
- CONTRACTOR TO CONTRACT THE AGGREGATE BASE, ASPHALT UNDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN ± 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE URDRAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREAS.
- HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED FOR MOST STRENGTH REQUIREMENTS OF GEOTECHNICAL REPORT ON CONSTRUCTION DOCUMENTS.
- CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPS FOR PARKING SPACES, TRAFFIC LANES, AND NO-PARKING AREAS.

32 20 00 CONCRETE AND AGGREGATE BASE

- CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLOOR SHALL CONFORM TO AC 308.6R AND AC 318.10B.
- EXTERIOR CONCRETE FLOOR WORK SHALL BE PROVIDED FOR MOST STRENGTH REQUIREMENTS OF THE GEOTECHNICAL REPORT ON THIS SPECIFICATION. CONCRETE FLOOR WORK CONSTRUCTION IS AS FOLLOWS:
 - LOADING DOCK CONCRETE - 8" OF CONCRETE OVER 6" OF 1/4" CRUSHED AGGREGATE BASE.
 - CONCRETE SHALL BE REINFORCED WITH ONE OF THE FOLLOWING AND PLACED AT THE UPPER 1/3 TO 1/4 OF THE SLAB.
 - 4"x4" W/50M'S W/W F
 - 2" DIA. BARS AT 4'-4" W/ 2.9W/2 W/F
 - 3" #4 BARS AT 7'-10" O/C
 - 4" #4 BARS AT 11' O/C
 - LOADING DOCK CONCRETE JOINTING SHALL BE AS FOLLOWS:
 - CONSTRUCTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT JOINT SHALL BE 3/4" DEPTH.
 - TYPICAL FOUR CONTROL JOINT - FOUR CONTROL JOINT SHALL BE PROVIDED WITH 1'-11" DIAMETER BY 20" LONG SMOOTH DOVREL PLACED AT 12' ON CENTER. CENTER OF THE DOVREL SHALL BE GRABED. GRADES 18"x18"x9" SIZED DOWN. TUBES SHALL BE USED.
 - DESIGN NOTES SHALL BE IN ACCORDANCE WITH ASTM C94.
 - STRENGTH TO BE OBTAINED OF A 5000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
 - MAXIMUM WATER CEMENT RATIO SHALL BE 0.45.
 - SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLOOR WORK.
 - SLUMP SHALL BE 25" OR LESS FOR SUP- FORMED CURB AND GUTTER.
 - SLUMP SHALL BE BETWEEN 13" TO 21" FOR NON SUP- FORMED CURB AND GUTTER.
 - ALL EXTERIOR CONCRETE SHALL BE AIR ENCLOSED WITH 45 TO 75 AIR CONTENT. ENCLINEAVE, INC. CALUMEN CHLORIDE SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
 - VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUESTING PAD. PADS SHALL HAVE PERIMETER 300 FEET AT A RATE OF 1.5 LB/CU YD. OR X 6-1/4" X 1/4" W/400 WIDE MESH WITH MINIMUM 1" BUCK COVER. EQUIPMENT PADS SHALL BE 5 INCHES THICK WITH 1" THICK CHAINLINK UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
 - CONCRETE FLOOR SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER IF NEED. IF CONCRETE PERMITS BE ADJUNCT TO CONCRETE CURB, JOINTING BY THE PAVEMENT AND CURB SHALL ALSO. ALL EXTERIOR CONCRETE SHALL HAVE A 5000 PSI UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MIXTURE WITH 500 SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETES TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 3/4" DUCT FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
 - ALL REINFORCING BARS SHALL BE ASTM A618 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 1" WHERE CONCRETE IS EXPOSED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" FOR UP TO 4" BARS AND 2" FOR 4" TO 10" BARS IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 48 DIAMETERS FOR UP TO 4# BARS, 62 DIAMETERS FOR 10 TO 4# BARS, 48 DIAMETERS FOR 4# BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CREB AND ACI MATERIAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE FATHED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEER RUBB WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 1654. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
 - CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST RESULTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CURELDS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU YD, BUT LESS THAN 25 CU YD. PLUS ONE SET FOR EACH ADDITIONAL 50 CU YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTS ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH CONCRETE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
 - PROTECT FRESHLY PLACED CONCRETE FROM FROST/DRAWING AND EXCESSIVE COLOR ON HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION CONTROL COMPOUND TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FINISHING, BUT BEFORE POWER FLOATING AND TROWELLING.
 - LIMIT MAXIMUM WATER CEMENT RATIO TO CONCRETE EXPOSED TO FREEZING, THAWING, AND DEICING SALTS TO 0.45.
 - TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH OR SITE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BEAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
 - CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPS FOR PARKING SPACES, TRAFFIC LANES, AND NO-PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- TOPSOIL - CONTRACTOR TO PROVIDE A MINIMUM OF 1" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ELEVATOR SHALL BE PROVIDED WITHIN A MINIMUM OF 10' OF TOPSOIL. FRESH SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPING. CONTRACTOR TO PROVIDE FRESH TOPSOIL TO PRODUCE FINISHED GRADE OF TOPSOIL. FRESH TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 6.5 TO CONTAIN A MINIMUM OF 5% PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS IMPORTED TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION - LOOSELY STRAGGLE TO A MINIMUM DEPTH OF 2 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STONES, ROOTS, TWIGS, AND OTHER EXTRANEOUS MATTER AND DISPOSAL OF THEM ON THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT TROWLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL ON SURFACES OF FROZEN GROUND OR EXCEEDING 10 FEET. GRADE PLANTING AREAS TO A SMOOTH UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN ± 0.05 FEET OF FINISHED GRADE ELEVATION.
- SEEDED LAWNS
 - PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (20-24 LB'S / 1000 S.F.), 20% PERENNIAL RYEGRASS (8-10 LB'S / 1000 S.F.), 15% FINE FESCUE (4-6 LB'S / 1000 S.F.), STRAW AND MULCH SHALL BE LAD AT 10 LB'S / 1000 S.F., FERTILIZE AS PER SOIL TEST OR APPLY 10-10-10 OR EQUIVALENT AT 4-6 LB'S / 1000 S.F. SEE EROSION MATTER SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT EXPOSED. FOLLOW PROCEDURES FOUND IN WISCONSIN TECHNICAL STANDARDS 1008 & 1009.
 - ALL PERMANENT SEEDING SHALL BE SEEDING WITHIN 14 DAYS OF THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY UNIFORM CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IMPROVEMENTS. LAWN COVERAGE SHOULD EXCEED 95% AND BARE SPOTS SHOULD NOT EXCEED 5%. CONTRACTOR SHOULD RESEED BARE SPOTS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWN IS SATISFACTORY.
 - EROSION MATTING
 - CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (WORTH AMERICAN GREEN 5150 OR EQUIVALENT) ON ALL SLOPES THAT ARE 4" AND GREATER. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
 - CONTRACTOR TO PROVIDE EROSION MATTING (WORTH AMERICAN GREEN 5150 OR EQUIVALENT) IN ALL SINGLE BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
 - TRAILS AND STRIPES - PLANTING NURSERY GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROTECT ALL SMALL TREES, FULLY BRANCHED, AND HEALTHY BURNING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INJURIES, LOGS, LARVAE, AND INSECTS SUCH AS MOLES, SUN SCALD, INJURIES, ABANDONS, AND DISEASE/INSECT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIES, TYPE, SIZE, AND LOCATION.
 - TREES AND SHRUB INSTALLATION - EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TIME BARE LEAVING CENTER AREA RADIUS SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE FIT APPROXIMATELY THREE TIMES AS VOLUME AS THE ROOT BALL QUANTITY. SET TREES AND SHRUBS PLACED AND BY THE END OF THE TOP OF BALL 1" ABOVE ADJUNCT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKES FOR TREES AS REQUIRED.
 - TREES AND SHRUB MAINTENANCE/WATERING - CONTRACTOR TO PROVIDE MAINTENANCE ON ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
 - MULTIMEDIA LAYERS - PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS. PROTECT ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
 - ALUMINUM EDGING - INSTALL PERMANENT CLEARLINE LANDSCAPE EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE CL 1/8"X1/4" WITH 1/2" LONG ALUMINUM STAKES. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. COLOR BY OWNER.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTE AREA CLEAR PER CODE OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- CLEANOUTS SHALL BE PROVIDED FOR THE STORM SERVICES AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COPPER/BRASS FITTING IN LINE WITH THE SANITARY/STORM SERVICE WITH THE CLEANOUT 18" OF THE COMBINATION WIRE PACKS STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PROPOSED HOIST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A 2 INCH (2-1/4" IN HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE IN PAVED SURFACES. THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 5" THICK AND EXTEND AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, 500MM AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURER REQUIREMENTS.
- ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A, ALLOWABLE PIPE MATERIAL SCHEDULE. ALL PROPOSED STORM PIPE BELOW BUILDING SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A, ALLOWABLE PIPE MATERIAL SCHEDULE. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED PER 6" HORIZONTAL FROM FOUNDATION WALLS.
- STORM UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN ± 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE DESIGN PLANS AND STATE REQUIREMENTS.
- SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERIALLY DRAINED BUILDINGS TO A POINT WHICH IS A MAXIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWN-SPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWN-SPOUT FOR ALL DOWN-SPOUT TO REAR BAYS CONNECTIONS. DOWN-SPOUTS TO GRADE (BID) SHALL BE PROVIDED WITH SPLASH BLOCKS AT THE DISCHARGE LOCATION. ALL DOWN-SPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWN-SPOUT CONNECTIONS PRIOR TO INSTALLATION OF DOWN-SPOUT LEADS. DOWN-SPOUT LEADS SHALL NOT UNDERLIE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLANNING PLANS.
- ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 10 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN REMEDIATION BOX FOR LOCAL STATE REQUIREMENTS.
- ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. THE EXCEL ENGINEERING DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL (IF REQUIRED). THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
- SEE PLANS FOR ALL UTILITY SPECIFICATIONS AND DETAILS.

Table A: Allowable Pipe Material Schedule

Utility	Material	Pipe Code	Fitting Code	Joint Code
Storm Sewer	SDR 35 PVC	ASTM D2168, ASTM D2236, ASTM D3334, ASTM F1212	ASTM F1336	Push-On ASTM D3212 for Lightness Electronic Seal ASTM F427

PROPOSED BUILDING ADDITION AND RENOVATION FOR:
GREAT LAKES CHEESE
 2602 CTY. RD. PP • PLYMOUTH, WI 53073



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Miron Construction Co., Inc.
1471 McArthur Drive
Menasha, WI 54955

PROJECT INFORMATION

PROFESSIONAL SEAL

PRELIMINARY DATES
 AUG. 9, 2024
 AUG. 27, 2024

JOB NUMBER
 240101800

SHEET NUMBER

C0.2

SHOP DRAWING SUBMITTALS

- MATERIAL / INFORMATION**
- 32 20 00 - CONCRETE AND AGGREGATE BASE**
 - DESIGN MIX
 - AGGREGATE BASE
 - COMPRESSION TEST RESULTS
 - 32 30 00 - ASPH/CEMENT**
 - PLANNING SUBSTITUTION SCHEDULE
 - 33 10 00 - SITE UTILITIES**
 - STORM PIPING MATERIALS
 - STORM TRENCH DRAINS

NOT FOR CONSTRUCTION

GENERAL NOTES:

- * ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- * CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- * CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- * CONTRACTOR SHALL PROVIDE TEMPORARY DIRT PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC-4 DIRT PROTECTION

EXCEL
 Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-928-9800
 excelengineer.com

COLLABORATION

Building Excellence
 Miron Construction Co., Inc.
 1471 McMahon Drive
 Menasha, WI 54954

PROJECT INFORMATION

PROPOSED BUILDING ADDITION AND RENOVATION FOR:
GREAT LAKES CHEESE
 2602 CTY. RD. PP • PLYMOUTH, WI 53073

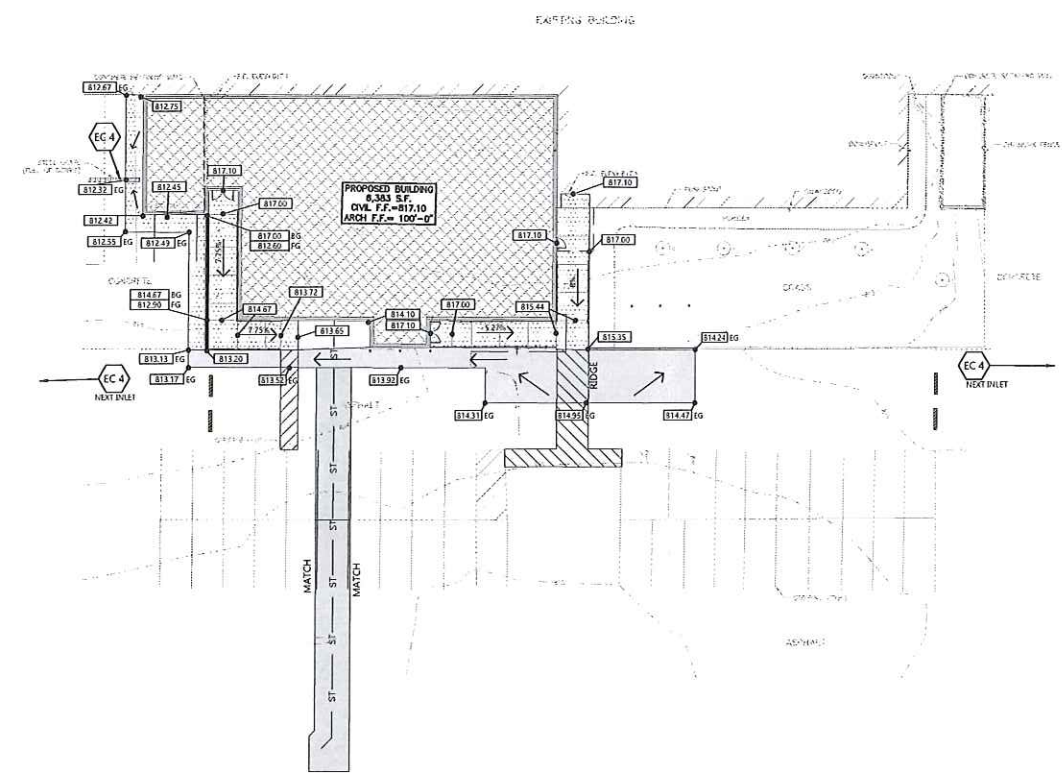
PROFESSIONAL SEAL

PRELIMINARY DATES
 AUG. 9, 2024
 AUG. 27, 2024

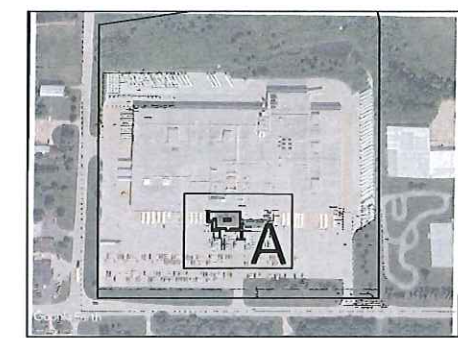
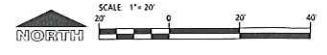
NOT FOR CONSTRUCTION

JOB NUMBER
 240101800

SHEET NUMBER
C1.2



CIVIL GRADING AND EROSION CONTROL PLAN AREA A





Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9900
 excelengineer.com



PROJECT INFORMATION

PROPOSED BUILDING ADDITION AND RENOVATION FOR:
GREAT LAKES CHEESE
 2602 CTY. RD. PP • PLYMOUTH, WI 53073

PROFESSIONAL SEAL

PRELIMINARY DATES

APRIL 18, 2024
 AUG. 27, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240101800

SHEET NUMBER

X-3D



3D - PERSPECTIVE



3D - PERSPECTIVE

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: September 25, 2024

TO: Plan Commission

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Rezoning Parcel No. 59271821078 currently Zoned as R-4, Multi-Family Residential, Seeking R-6 High Density Multi-Family Residential

Background:

Parcel 59271821078 is located south of Jimmy John's, Scooter's, Advanced Auto Parts, and vacant parcel 59271821077. Plankview Green Development, LLC is requesting a rezoning for an upcoming multi-family residential project. It is highlighted in blue to the right.

Rezoning: Parcel 59271821078 is currently zoned R-4, Multi-Family Residential. Plankview Green Development, LLC requests that the parcel be rezoned to R-6, High-Density Multi-Family Residential.

The properties to the north include vacant parcel 59271821077, with Jimmy John's, Scooter's, and Advanced Auto Parts to the north of that vacant parcel (all zoned B3). The property to the west includes the Pick N Save Shopping Center (zoned B3) and Hunter's Ridge Apartments (zoned R4). The property to the south is vacant (zoned Ag). The property to the east is within the town and consists of a vacant wooded area.

The Comprehensive Plan future land use map designates this property for residential development.

Given the adjacent property uses, the absence of directly adjacent single-family homes, and consistency with the Comprehensive Plan, staff supports this request to rezone to the R-6 district. This also aligns with the following outcomes from the Common Council's 2023-2026 Strategic Plan:

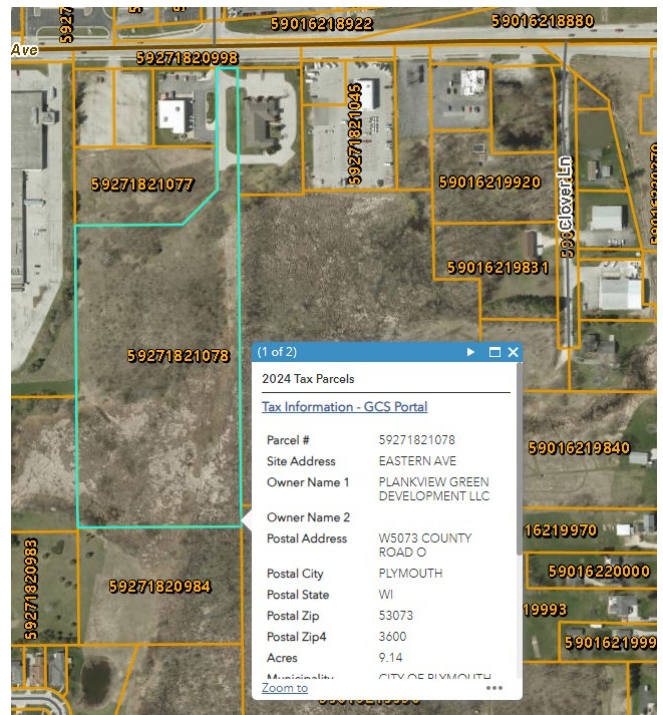
- Expanded Economic Development
- Increased Housing Options for All

A draft site plan for the upcoming development will be discussed in more detail at an upcoming Plan Commission meeting.

Recommendation:

Recommend the Rezoning Request as presented to the Common Council for approval.

Attachments: Plankview Green Development, LLC Application





City of Plymouth

128 Smith Street
P.O. Box 107
Plymouth, WI 53073
(920) 893-1271
fax (920) 893-9590

PROPERTY REZONING APPLICATION

Application Fee: \$325.00 (Non-refundable)

Completed application must be filed with the City Clerk-Treasurer. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted.

SUBJECT PROPERTY:

Name of Proposed / Existing Business: Plankview Green Development, LLC

Property Address / Lot Number: 59271821078

Legal Description: Lot 1 CSM V31 P203-206 #2155484 being part of NW & SW 1/4 of NE 1/4 Sec 26

Existing Zoning: R4 Proposed Zoning: R6

Lot Size (acres or ft²) 9.77 acres Dimensions x Irregular Shaped Lot x

ADJACENT PROPERTY:

List any real estate owned by petitioner adjacent to subject property: 1 property - parcel 59271821076

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: Commercial - Auto parts store

South: Vacant

East: Vacant & Commercial

West: Commercial - Grocery

PROJECT DESCRIPTION:

Existing Structures and Principal Use of Subject Property: NA

Proposed Structures and Principal Use of Subject Property: Multi-family Units

Reciting of facts indicating that the proposed Zoning change will not be detrimental to the general public interest and the purposes of the Zoning Code for the City of Plymouth:

Multi-family use is a good fit for this area. This will help transition this area from commercial to residential.

Confirmation that the proposed Zoning change will conform to the City of Plymouth Comprehensive Plan:

Per the City of Plymouth the RG Residential zoning/use conforms with the City's Comprehensive Plan and Future Land Use Plan.

CONTACT INFORMATION:

Applicant(s) Chris Merklein Applicant is owner

Mailing Address PO Box 847 Sheboygan, WI 53082

Phone (day) 920-838-6628 (evening) 920-838-6628 Fax _____

Cellular 920-838-6628 Email chris@northtownpartners.com

Owner(s) (if different than applicant) Plankview Green Development, LLC

Mailing Address PO Box 847 Sheboygan, WI 53082

Phone (day) 920-226-1800 (evening) _____ Fax _____

Cellular _____ Email rstrong@northtownpartners.com

DECLARATION OF ACCURACY:

I am making this application for the rezoning of the above-described Subject Property and request a public hearing. I certify that I am a proper party to make this application under City Code § 13-1-191. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature: Chris Merkley Date: 8/26/24

Print Name Above: Chris Merkley

REQUIRED ATTACHMENTS:

1. Application fee of \$300.00. Please make check or money order payable to "City of Plymouth".
2. Twelve (12) copies of a Plat of Survey prepared by a Registered Land Surveyor showing the property to be zoned, location of all existing and proposed structures, property lines within 300' of the subject property boundaries, existing and proposed landscaping, and all existing and proposed paved areas. The survey and all its parts shall be clearly reproducible with a photocopier at a size of 11" x 17" and map scale not less than 1' = 100' with lot dimensions of the subject property provided, a graphic scale, and north arrow.

ADDITIONAL REQUIREMENTS/INFORMATION:

- Return this completed form and the required fee to the *City Clerk-Treasurer*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Plymouth City Common Council or the Planning Commission on the Property Rezoning Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council, Plan Commission, and all Owners of record located within three hundred (300) feet of the affected property at least seven (7) days prior to the hearing date.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-1271, ext. 320.

Office Use Only:

Date Received _____ Fee paid (Check # _____; Receipt # _____)

Date of Hearing _____ Date Published _____

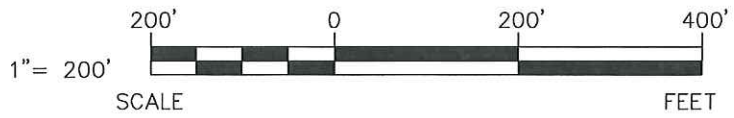
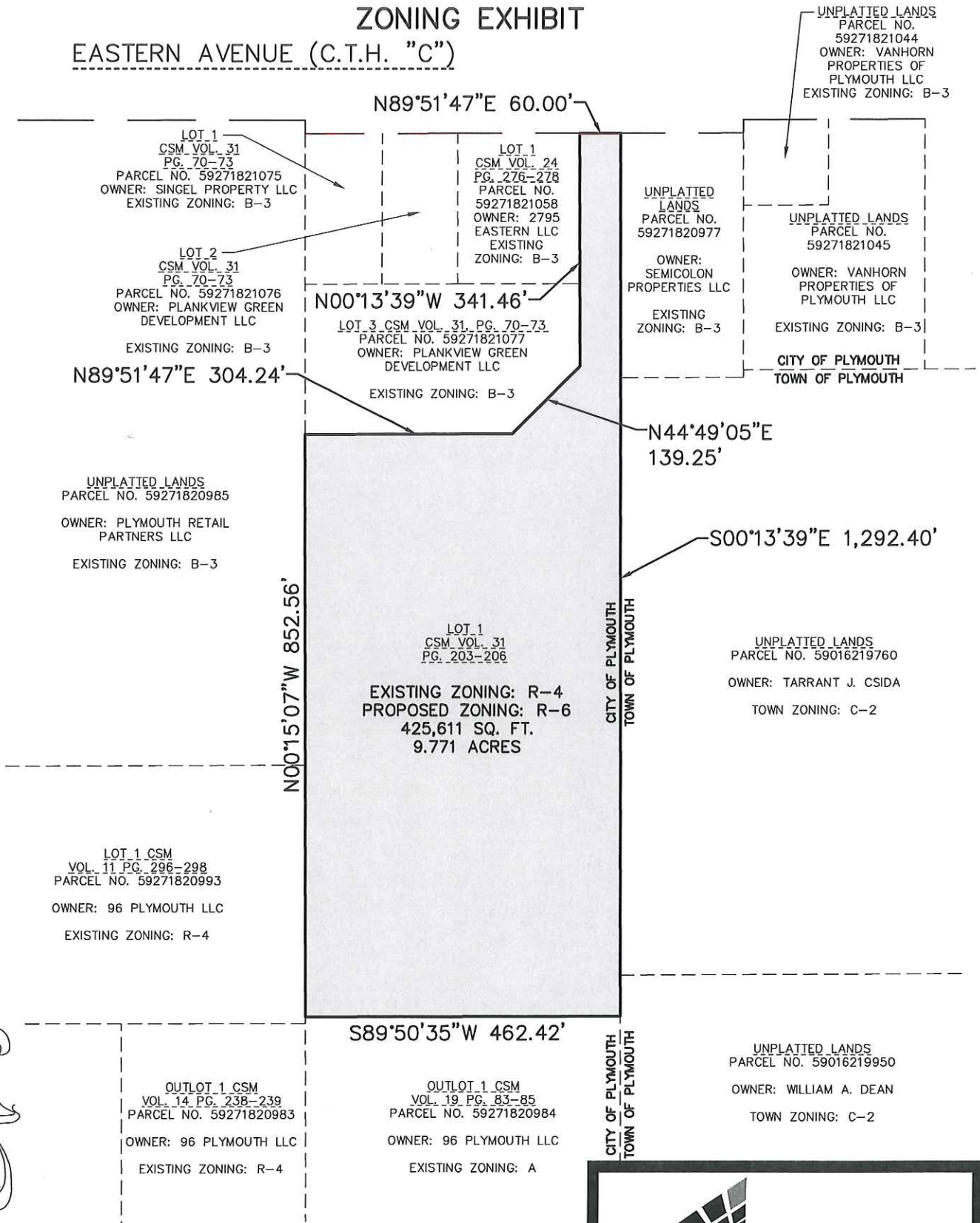
Date Notice Mailed _____

Hearing Held on _____ Disposition _____

Applicant Notified on _____ by _____

ZONING EXHIBIT

EASTERN AVENUE (C.T.H. "C")





EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

Always a Better Plan **JOB NO. 240256900**

Zoning Legal Description

Lot 1 of a Certified Survey Map recorded on September 19, 2023 in Volume 31 on Pages 203-206 in the Sheboygan County Register of Deeds Office as Document No. 2155484, being part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 26, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin containing 9.771 acres (425,611 sq. ft.) of land more or less.

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: September 25, 2024

TO: Plan Commission

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Comp Plan Amendment - Parcel No. 59271829009 from a future land use designation of Commercial to Residential.

Rezoning - Parcel No. 59271829009 currently Zoned as B1, Business Office. Seeking R6 – High Density Multi-Family Residential

Background:

Parcel No. 59271829009 is located on the south side of Columbia Drive, west of the Baymont Hotel in Plymouth. With the property owner's approval, Terrace Realty is requesting a comprehensive plan amendment and rezoning for a proposed senior housing/workforce housing development.

Comp Plan Amendment:

The comprehensive plan future land use map lists Parcel No. 59271829009 as Commercial. Terrace Realty is requesting approval of a comprehensive plan amendment to designate the parcel as Residential. With the upcoming Wangard development project to the west of Walmart, the inclusion of this parcel as a prospect for residential in TID#7 project plan, and Plymouth's growing senior and workforce housing needs, staff supports the request for a comprehensive plan map amendment to Residential.



Rezoning:

Parcel No. 59271829009 is currently zoned B1, Business Office. Terrace Realty is requesting rezoning of the parcel to R6 - High Density Multi-Family Residential.

The property to the north across the street is vacant (zoned PO – Planned Office). The property to the east is the Baymont Hotel (zoned B1 – Business Office). The properties to the south include a vacant parcel (zoned B1 – Business Office) and a shopping center anchored by Dollar Tree (zoned B1 – Business Office). The property to the west is vacant (zoned PO – Planned Office). Since the proposed rezoning to residential is limited to high-density uses, staff is comfortable with its location amidst office/commercial development. Recent planning trends favor intermixing higher-density multi-family and commercial uses for mutual benefit. This also aligns with the following outcomes from the Common Council's 2023-2026 Strategic Plan:

- Expanded Economic Development
- Increased Housing Options for All

Staff supports the rezoning request to R6.

A draft site plan is included in the packet and will be discussed in more detail at an upcoming Plan Commission meeting.

Recommendation:

- Recommend the Comp Plan Amendment as presented to the Common Council for approval.
- Recommend the Rezoning Request as presented to the Common Council for approval.

Attachments:

- Application Materials.



City of Plymouth

Zoning Administrator
128 Smith Street
P.O. Box 107
Plymouth, WI 53073
(920) 893-1271
fax (920) 893-9590
inspectorpete@plymouthgov.com

**COMPREHENSIVE PLAN MAP AMENDMENT
APPLICATION**

Application Fee: (Non-refundable) \$ 450.00 Regular Meeting/ \$800.00 Special Meeting

Completed application must be filed with the City Zoning Administrator. To be placed on the agenda of the City Plan Commission, application must be filed four weeks prior to date of meeting. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted. Please use attachments as necessary

SUBJECT PROPERTY:

Name of Proposed / Existing Business: Senior/Workforce Housing Development

Property Address / Lot Number: Parcel #59271829009

Legal Description: LOT 1 CSM V23 P8-10 #1821853 - PRT SE NE SEC 23

Existing Zoning: B1 Proposed Zoning (if applicable): R6

Land use as shown in the City of Plymouth Comprehensive Plan:

Lot Size (acres or ft²) 2.86 acres Dimensions 320 x 390 Irregular Shaped Lot

Existing Structures and Principal Use of Subject Property: None

Proposed Structures and Principal Use of Subject Property (if applicable): Multifamily residential use,
composed of a 42-unit senior housing property and 8 workforce housing townhouse units

ADJACENT PROPERTY:

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: Agricultural Use: James Pankow, W6767 State Rd 67, Plymouth, WI 53073-3909

South: Commercial Use: KANZELBERGER DANCE LLC, N6488 COUNTY ROAD M, Sheboygan Falls, WI 53085-2202;
57-23 LLC GOTTSACKER COMMERCIAL RE & MME Holdings, 909 N 8TH ST STE 110, Sheboygan, WI 53081-4056

East: Commercial Use: Ramp Investments LLC, 678 WALTON DR, Plymouth, WI 53073-5002

West: Agricultural Use: James Pankow, W6767 State Rd 67, Plymouth, WI 53073-3909

What is the surrounding future land use according to the Planned Land Use Maps: The surrounding use is primarily commercial with some institutional/governmental uses. There are residential uses nearby as well: Pleasant View Townhomes (24-units) and the recent rezoning for Wangard Development's +/-180-unit multifamily proposal

SUPPORT FOR AMENDMENT:

List the changes, if any, that have occurred in the area of the proposed amendment since the comprehensive plan's adoption:

Wangard Development received approval for a similar zoning adjustment from B3 to R6 for a site less than 0.25 miles from the proposed development site. The planned project, combined with Wangard's project, continues a trend of multifamily residential development in the pocket that began with Pleasant View Townhomes. It is important to note, the two planned developments will service different renter profiles: affordable senior/workforce housing and market-rate multi (Wangard).

How will the proposed amendment benefit the community:

The proposed amendment will provide much needed new affordable housing for local seniors and families. This housing offers senior residents the ability to transition to purpose-built senior housing within their community and also offers affordable workforce housing designed for families.

CONTACT INFORMATION:

Applicant(s) Terrace Realty Applicant is owner

Mailing Address W61N488 Washington Ave, Cedarburg, WI 53012

Phone (day) 262-377-4050 (evening) Fax

Cellular 262-424-4808 Email dstroebe@terrace-realty.com

Owner(s) (if different than applicant) Jim Pankow

Mailing Address W6767 State Rd 67, Plymouth, WI 53073-3909

Phone (day) (evening) Fax

Cellular 920-698-2295 Email jimpankow@yahoo.com



City of Plymouth

128 Smith Street
P.O. Box 107
Plymouth, WI 53073
(920) 893-1271
fax (920) 893-9590

PROPERTY REZONING APPLICATION

Application Fee: \$325.00 (Non-refundable)

Completed application must be filed with the City Clerk-Treasurer. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted.

SUBJECT PROPERTY:

Name of Proposed / Existing Business: Senior/Workforce Housing Development

Property Address / Lot Number: Parcel #59271829009

Legal Description: LOT 1 CSM V23 P8-10 #1821853 - PRT SE NE SEC 23

Existing Zoning: B1 Proposed Zoning: R6

Lot Size (acres or ft²): 2.86 acres Dimensions 320 x 390 Irregular Shaped Lot

ADJACENT PROPERTY:

List any real estate owned by petitioner adjacent to subject property: None

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: Agricultural Use: James Pankow, W6767 State Rd 67, Plymouth, WI 53073-3909

South: Commercial Use: KANZELBERGER DANCE LLC, N6488 COUNTY ROAD M, Sheboygan Falls, WI 53085-2202;
57-23 LLC GOTTSACKER COMMERCIAL RE & MME Holdings, 909 N 8TH ST STE 110, Sheboygan, WI 53081-4056

East: Commercial Use: Ramp Investments LLC, 678 WALTON DR, Plymouth, WI 53073-5002

West: Agricultural Use: James Pankow, W6767 State Rd 67, Plymouth, WI 53073-3909

PROJECT DESCRIPTION:

Existing Structures and Principal Use of Subject Property: None

Proposed Structures and Principal Use of Subject Property: Multifamily residential use, composed of a 42-unit senior housing property and 8 workforce housing townhouse units

Reciting of facts indicating that the proposed Zoning change will not be detrimental to the general public interest and the purposes of the Zoning Code for the City of Plymouth:

The proposed zoning will provide much needed new affordable housing for local seniors and families. This housing offers senior residents the ability to transition to purpose-built senior housing within their community and also offers affordable workforce housing designed for families. Further, the development is appropriate among the surrounding uses and promotes mutually beneficial traffic: consumers for nearby commercial and walkable neighborhood amenities for residents

Confirmation that the proposed Zoning change will conform to the City of Plymouth Comprehensive Plan:

A submission to ammend the comprehensive plan map accompanies this application and address the question posed above

CONTACT INFORMATION:

Applicant(s) Terrace Realty Applicant is owner

Mailing Address W61N488 Washington Ave, Cedarburg, WI

Phone (day) 262-377-4050 (evening) _____ Fax _____

Cellular 262-424-4808 Email dstroebel@terrace-realty.com

Owner(s) (if different than applicant) Jim Pankow

Mailing Address W6767 State Rd 67, Plymouth, WI 53073-3909

Phone (day) _____ (evening) _____ Fax _____

Cellular 920-698-2295 Email jimpankow@yahoo.com

Applicant Notified on _____ by _____

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-1271
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: September 25, 2024
TO: Plan Commission
FROM: Tim Blakeslee, City Administrator/Utilities Manager
RE: Discussion and recommendation of modifications of Section 13-2 regarding floodplain zoning

Background:

Earlier this year, the City was notified by the Department of Natural Resources (DNR) that the Federal Emergency Management Agency (FEMA) recently updated some of the Flood Insurance Rate Maps (FIRMs) and the entire Flood Insurance Study (FIS) for Sheboygan County. For the City of Plymouth, the FIRMs remain unchanged, and only the Flood Insurance Study for Sheboygan County was updated. To continue being eligible for floodplain insurance under the National Flood Insurance Plan (NFIP), the City's floodplain ordinance must be updated.

The Plan Commission recommended changes to the Floodplain code, as required by the DNR, in July 2024. In August 2024, the Common Council approved the updates to the Floodplain code as required by the DNR.

In September 2024, the DNR reviewed the submitted changes and requested several minor tweaks. These tweaks are included in Attachment 1. Since this is a zoning code update, it must first be reviewed by the Plan Commission and then forwarded to the Common Council.

Recommendation:

Motion to recommend modifications of Ordinance Sec. 13-2 to the Common Council.

Attachment:

1. Proposed Draft Ordinance

CITY OF PLYMOUTH, WISCONSIN

Ordinance No. **X** of 2024

AN ORDINANCE AMENDING SECTION 13-2, FLOODPLAIN ZONING OF THE MUNICIPAL CODE OF THE CITY OF PLYMOUTH, WISCONSIN

WHEREAS, the Wisconsin Department of Natural Resources (“DNR”) has requested additional changes to the City of Plymouth Floodplain Ordinance; and

WHEREAS, the Plan Commission has reviewed the herein ordinance and recommends adoption; and

NOW, THEREFORE, the Common Council of the City of Plymouth does hereby ordain as follows:

Section 1. Amending Code. The following sections of the Municipal Code of the City of Plymouth is hereby amended to read as follows (deletions indicated by ~~strikeout~~; insertions by underline):

Section 13-2-8 Enforcement and Penalties:

Any violation of the provisions of this ordinance by any person shall be unlawful and shall be referred to the City Attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the city a penalty of not ~~less~~ more than \$50.00 (fifty dollars), together with a taxable cost of such action. Each day of ~~continued~~ violation shall constitute a separate offense. Every violation of this ordinance is a public nuisance and the creation may be enjoined and the maintenance may be abated by action at suit of the city, the state, or any citizen thereof pursuant to Wis. Stat. § 87.30 ~~or the City Code of General Ordinances.~~

Section 13-2-90 Definitions:

- Add definition: “ALTERATION” – An enhancement, upgrade or substantial change or modification other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a structure.
- Modify definition: “CAMPING UNIT” – Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pick-up truck, or tent that is fully licensed, if required, and ready for highway use. ~~Or other mobile recreational vehicle.~~
- Add definition: “HIGHEST ADJACENT GRADE” – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- Modify definition: “LOWEST FLOOR” – The lowest floor of the lowest enclosed area (including basement). ~~An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building’s lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.~~
- Modify definition: “MAINTENANCE” – The act or process of ordinary upkeep and repairs restoring to original soundness, including redecorating, refinishing, nonstructural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems or structures.

- Add definition: "NON-FLOOD DISASTER" – A fire or an ice storm, tornado, windstorm, mudslide, or other destructive act of nature, but excludes a flood.

Section 2. Severability. Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

Section 3. Effective Date. This Ordinance shall take effect the day after publication.

Enacted on _____, 2024.

CITY OF PLYMOUTH

By: _____
Donald O. Pohlman, Mayor

Date: _____

CLERK'S CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: _____, 2024

Anna Voigt, Clerk

CHAPTER 2

FLOODPLAIN ZONING

Article A Introduction

- 13-2-1 Statutory Authorization
- 13-2-2 Finding of Fact
- 13-2-3 Statement of Purpose
- 13-2-4 Title

Article B General Provisions

- 13-2-10 Areas to be Regulated
- 13-2-11 Official Maps & Revisions
- 13-2-12 Establishment of Floodplain Zoning Districts
- 13-2-13 Locating Floodplain Boundaries
- 13-2-14 Removal of Lands from Floodplain
- 13-2-15 Compliance
- 13-2-16 Municipalities and State Agencies Regulated
- 13-2-17 Abrogation and Greater Restrictions
- 13-2-18 Interpretation
- 13-2-19 Warning and Disclaimer of Liability
- 13-2-20 Severability
- 13-2-21 Annexed Areas for Cities and Villages
- 13-2-22 General Development Standards

Article C General Standards Applicable to all Floodplain Districts

- 13-2-23 Hydraulic and Hydrologic Analyses
- 13-2-24 Watercourse Alterations
- 13-2-25 Wis. Stat. chs. 30 and 31 Development
- 13-2-26 Public or Private Campgrounds

Article D Floodway District (FW)

- 13-2-27 Applicability
- 13-2-28 Permitted Uses
- 13-2-29 Standards for Development in Floodway Areas
- 13-2-30 Prohibited Uses

Article E Floodfringe District (FF)

- 13-2-31 Applicability
- 13-2-32 Permitted Uses
- 13-2-33 Standards for Development in Floodfringe Areas

Article F General Floodplain District (GFP)

- 13-2-40 Applicability
- 13-2-41 Permitted Uses
- 13-2-42 Standards for Development in the General Floodplain District
- 13-2-43 Determining Floodway and Floodfringe Limits

Article G Nonconforming Uses

- 13-2-50 General
- 13-2-51 Floodway District
- 13-2-52 Floodfringe District

Article H Administration

- 13-2-60 Zoning Administrator
- 13-2-61 Zoning Agency
- 13-2-62 Board of Appeals
- 13-2-63 To Review Appeals of Permit Denials
- 13-2-64 Floodproofing Standards for Nonconforming Structures or Uses
- 13-2-65 Public Information

Article I Amendments

- 13-2-70 General
- 13-2-71 Procedures

Article J Enforcement and Penalties

- 13-2-80 Enforcement and Penalties

Article K Definitions

- 13-2-81 Definitions

ARTICLE A

Introduction

SEC. 13-2-1 STATUTORY AUTHORIZATION.

This ordinance is adopted pursuant to the authorization in Wis. Stat. § 62.23 and the requirements in Wis. Stat. § 87.30.

SEC. 13-2-2 FINDING OF FACT.

Uncontrolled development and use of the floodplains and rivers of this municipality would impair the public health, safety, convenience, general welfare, and tax base.

SEC. 13-2-3 STATEMENT OF PURPOSE.

- (a) This ordinance is intended to regulate floodplain development to:
 - (1) Protect life, health, and property;
 - (2) Minimize expenditures of public funds for flood control projects;
 - (3) Minimize rescue and relief efforts undertaken at the expense of the
 - (4) Minimize business interruptions and other economic disruptions;
 - (5) Minimize damage to public facilities in the floodplain;
 - (6) Minimize the occurrence of future flood blight areas in the floodplain;
 - (7) Discourage the victimization of unwary land and home buyers;
 - (8) Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
 - (9) Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

SEC. 13-2-4 TITLE.

This ordinance shall be known as the Floodplain Zoning Ordinance for Plymouth, Wisconsin.

ARTICLE B

General Provisions

SEC. 13-2-10 AREAS TO BE REGULATED.

This ordinance regulates all areas of special flood hazard identified as zones A, AO, AH, A1-30, and AE on the Flood Insurance Rate Map. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and City of Plymouth may also be regulated under the provisions of this ordinance, where applicable.

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SEC. 13-2-11 OFFICIAL MAPS & REVISIONS.

The boundaries of all floodplain districts are designated as floodplains or A-Zones

on the maps listed below and the revisions in the City of Plymouth Floodplain Appendix. Any change to the Base Flood Elevations (BFE) in the Flood Insurance Study (FIS) or on the Flood Insurance Rate Map (FIRM) must be reviewed and approved by the DNR and FEMA through the Letter of Map Change process (see sec.13-2-70) before it is effective. No changes to Regional Flood Elevations (RFE's) on non-FEMA maps shall be effective until approved by the DNR. These maps and revisions are on file in the office of the Building Inspector and Zoning Administrator of the City of Plymouth. If more than one map or revision is referenced, the most restrictive information shall apply.

(a) OFFICIAL MAPS:

(1) Based on the Sheboygan County Flood Insurance Study (FIS), dated August 28, 2024, volume numbers 55117CV001B and 55117CV002B

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(2) Sheboygan County Flood Insurance Rate Map (FIRM), panel numbers 55117C0170F, 55117C0188F, 55117C0190F, 55117C0285F, 55117C0301F, 55117C0302F, and 55117C0306F

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dated April 2, 2009, with corresponding profiles that are based on the FIS.

(b) LETTER OF MAP REVISIONS

- (1) LOMR 1305-5518P effective 3/21/2014
- (2) LOMR 22-05-1328P effective 4/8/2024

Approved by: The DNR and FEMA

(c) BRICKBAUER DAM ANALYSIS

In May 2019, the Wisconsin Department of Natural Resources (DNR) approved the dam failure analysis for the Brickbauer Dam located on the Mullet River in the Southeast Quarter of the Southwest Quarter of Section 27, Township 15, Range 21 East, Sheboygan County. Based on the results of the approved study and development in the hydraulic shadow, the dam was assigned a final hazard rating of High Hazard due to homes located within the hydraulic shadow which will be inundated greater than 2 feet if a failure were to occur. The areas of potential dam failure (hydraulic shadow) are adequately reflected on a map with additional information such as stationing water surface profile, maximum velocities, and floodway widths provided on a profile plot and in a floodway data table. This information is provided for and referenced in the following titled data table, hydraulic shadow map, and flood profiles:

- (1) Hydraulic Shadow Map titled "Brickbauer Dam Hydraulic shadow Map".
- (2) Floodway data table titled "Floodway Data Table".
- (3) Flood profiles titled "Brickbauer Dam. Hydraulic shadow Profiles".

(Revised 2/09, Amended 6/19)

SEC. 13-2-12 ESTABLISHMENT OF FLOODPLAIN ZONING DISTRICTS.

(a) The regional floodplain areas are divided into three districts as follows:

(1) The Floodway District (FW) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters and are contained within AE Zones as shown on the FIRM, or within A Zones shown on the FIRM when determined according to sec. 13-2-43.

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(2) The Floodfringe District (FF) is that portion of a riverine special flood hazard area outside the floodway within AE Zones on the FIRM, or, when floodway limits have been determined according to sec. 13-2-43 within A Zones shown on the FIRM.

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(3) The General Floodplain District (GFP) is those riverine areas that may be covered by floodwater during the regional flood in which a floodway boundary has not been delineated on the FIRM and also includes shallow flooding areas identified as AH and AO zones on the FIRM.

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SEC. 13-2-13 LOCATING FLOODPLAIN BOUNDARIES.

(a) Discrepancies between boundaries on the official floodplain zoning map and actual field conditions shall be resolved using the criteria in paragraphs (1) or (2) below. If a significant difference exists, the map shall be amended according to sec. 13-2-70. The zoning administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The zoning administrator shall be responsible for documenting actual pre-development field conditions and the basis upon which the district boundary was determined and for initiating any map amendments required under this section. Disputes between the zoning administrator and an applicant over the district boundary line shall be settled according to sec.13-2-62(e) and the criteria in (1) and (2) below.

(1) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.

(2) Where flood profiles do not exist, including any boundary of zone A or AO, the location of the boundary shall be determined by the map scale.

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Note: Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must also approve any map amendment pursuant to sec. 13-2-70.

SEC. 13-2-14 REMOVAL OF LANDS FROM FLOODPLAIN.

- (a) Compliance with the provisions of this ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to sec. 13-2-70.
- (b) The delineation of any of the Floodplain Zoning Districts may be revised by the City of Plymouth Common Council where natural or man-made changes have occurred and/or where more detailed studies have been conducted. However, prior to any such change, approval must be obtained from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency. A completed Letter of Map Revision is a record of this approval. The zoning administrator shall not sign a community acknowledgement form unless all criteria set forth in the following paragraphs are met:
 - (1) The land and/or land around the structure must be filled at least two feet above the regional or base flood elevation;
 - (2) The fill must be contiguous to land outside the floodplain; applicant shall obtain floodplain development permit before applying for a LOMR or LOMR-F;
- (c) Removal of lands from the floodplain may also occur by operation of Wis. Stat. § 87.30(1)(e), if a property owner has obtained a letter of map amendment from the federal emergency management agency under 44 C.F.R. 70.

SEC. 13-2-15 COMPLIANCE.

- (a) No structure or use within areas regulated by this ordinance shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged, or altered without full compliance with the terms of these regulations and all other applicable regulations that apply to uses within the jurisdiction of these regulations.
- (b) Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with sec. 13-2-80.
- (c) Floodplain development permits issued on the basis of plans and applications approved by the Zoning Administrator authorize only the use, and arrangement, set forth in such approved plans and applications, or amendments thereto if approved by the Zoning Administrator. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with sec.13-2-80.

SEC. 13-2-16 MUNICIPALITIES AND STATE AGENCIES REGULATED.

Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this ordinance and obtain all necessary permits. State agencies are required to comply if Wis. Stat. § 13.48(13) applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation are exempt when Wis. Stat. § 30.2022 applies. Although exempt from a local zoning permit and permit fees, DOT must provide sufficient project documentation and analysis to ensure that the city is in compliance with federal, state, and local floodplain standards. If a local transportation project is located within a Zone A floodplain and is not a WisDOT project under Wis. Stat. § 30.2022, then the road project design documents (including appropriate detailed plans and profiles) may be sufficient to meet the requirements for issuance of floodplain development permit if the following apply: the applicant provides documentation to the Zoning Administrator that the proposed project is a culvert replacement or bridge replacement under 20' span at the same location, the project is exempt from a DNR permit under Wis. Stat. § 30.123(6)(d), the capacity is not decreased, the top road grade is not raised, and no floodway data is available from a federal, state, or other source. If floodway data is available in the impacted area from a federal, state, or other source that existing data must be utilized by the applicant in the analysis of the project site.

SEC. 13-2-17 ABROGATION AND GREATER RESTRICTIONS.

- (a) This ordinance supersedes all the provisions of any municipal zoning ordinance enacted under Wis. Stat. § 62.23 or Wis. Stat. § 87.30 which relate to floodplains. If another ordinance is more restrictive than this ordinance, that ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.
- (b) This ordinance is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. If this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail.

SEC. 13-2-18 INTERPRETATION.

In their interpretation and application, the provisions of this ordinance are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this ordinance, required by Wis. Admin. Code Ch. NR 116 is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this ordinance or in effect on the date of the most recent text amendment to this ordinance.

SEC. 13-2-19 WARNING AND DISCLAIMER OF LIABILITY.

The flood protection standards in this ordinance are based on engineering experience and scientific research. Larger floods may occur or the flood height

may be increased by man-made or natural causes. This ordinance does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. Nor does this ordinance create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this ordinance.

SEC. 13-2-20 SEVERABILITY.

Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

SEC. 13-2-21 ANNEXED AREAS .

Upon annexation, annexed lands are described on the city official zoning map and are subject to the this Floodplain Zoning Ordinance for Plymouth, Wisconsin. All plats or maps of annexation shall show the regional flood elevation and the location of the floodway.

ARTICLE C

General Standards Applicable to All Floodplain Districts

SEC. 13-2-22 GENERAL DEVELOPMENT STANDARDS.

The zoning administrator shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding and assure that all necessary permits have been received from those governmental agencies whose approval is required by federal or state law.

(a) If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall:

- (1) be designed and anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (2) be constructed with flood-resistant materials;
- (3) be constructed by methods and practices that minimize flood damages;
- (4) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and.

(b) If a subdivision or other proposed new development is in a flood-prone area,

the zoning administrator shall assure that:

- (1) such proposed subdivision or other proposed new development is consistent with the need to minimize flood damage within the flood-prone area;
- (2) public utilities and facilities such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
- (3) adequate drainage is provided to reduce exposure to flood hazards, and

All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this ordinance and all other requirements in sec. 13-2-60(b).

SEC. 13-2-23 HYDRAULIC AND HYDROLOGIC ANALYSES.

(a) No floodplain development shall:

- (1) Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, increasing regional flood height; or
- (2) Cause any increase in the regional flood height due to floodplain storage area lost.

(b) The zoning administrator shall deny permits if it is determined the proposed development will obstruct flow or increase the regional flood height based on the officially adopted FIRM or other adopted map, unless the provisions of sec. 13-2-70 are met.

SEC. 13-2-24 WATERCOURSE ALTERATIONS.

No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the local official has notified in writing all adjacent municipalities, the Department and FEMA regional offices and required the applicant to secure all necessary state and federal permits. The standards of sec. 13-2-23 must be met and the flood carrying capacity of any altered or relocated watercourse shall be maintained.

As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation and pursuant to sec. 13-2-70, the zoning

administrator shall apply for a Letter of Map Revision (LOMR) from FEMA. Any such alterations must be reviewed and approved by FEMA and the DNR through the LOMC process.

SEC. 13-2-25 WIS. STAT. CHS. 30 AND 31, DEVELOPMENT.

Development which requires a permit from the Department, under Wis. Stat. chs. 30 and 31, such as docks, piers, wharves, bridges, culverts, dams and navigational aids, may be allowed if the necessary permits are obtained and amendments to the floodplain ordinance are made according to sec. 13-2-70.

SEC. 13-2-26 PUBLIC OR PRIVATE CAMPGROUNDS.

Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

- (a) The campground is approved by the Department of Agriculture, Trade and Consumer Protection.
- (b) A land use permit for the campground is issued by the zoning administrator.
- (c) The character of the river system and the elevation of the campground are such that a 72-hour warning of an impending flood can be given to all campground occupants.
- (d) There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation.
- (e) This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated by the officials identified in sub. (d), above, to remain in compliance with all applicable regulations, including those of the state Department of Agriculture, Trade and Consumer Protection and all other applicable regulations.
- (f) All mobile recreational vehicles placed on site must meet one of the following:
 - (1) Only camping units that are fully licensed, if required, and ready for highway use are allowed.
 - (2) The camping units shall not occupy any site in the campground

for more than 180 consecutive days, at which time the camping unit must be removed from the floodplain for a minimum of 24 hours.

- (3) Meet the requirements in either Article D, Article E, and Article F for the floodplain district in which the structure is located

A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

(g) All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit consistent with 13-2-26(f) and shall ensure compliance with all the provisions of this section.

(h) The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section.

(i) The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued.

(j) All service facilities, including but not limited to refuse collection, electrical service, natural gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or floodproofed to the flood protection elevation.

(k) Standards for structures in a campground:

- (1) All structures must comply with sec. 13-2-26 or meet the applicable requirements in Article D, Article E, and Article F for the floodplain district in which the structure is located;

- (2) A portable landing or deck may be allowed for a camping unit for each entry provided that the landing is not permanently attached to the ground or camping unit, is no more than 200 square feet in size, shall be portable, contain no walls or roof, and can be removed from the campground by a truck and/or trailer. Sections of such portable landings may be placed together to form a single deck not greater than 200 square feet at one entry point. Provisions for the removal of these portable landings during flood events must be addressed within the written agreement with the city compliant with sec. 13-2-26(d). Any such deck/landing structure may be constructed at elevations lower than the flood protection elevation but must not obstruct flow of flood waters or cause any increase in flood

levels during the occurrence of the regional flood.

- (3) Decks/patios that are constructed completely at grade are allowed but must also comply with applicable shoreland zoning standards.
- (4) Camping equipment and appurtenant equipment in the campground are allowed provided that the equipment is not permanently attached to the ground or camping unit, is not used as a habitable structure, and must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood. Provisions for the removal of this equipment during flooding events shall be addressed within the written agreement with the city pursuant to sec. 13-2-26(d).
- (5) Once a flood warning in the written agreement has been issued for the campground, the campground owner or the designated operator shall ensure that all persons, camping units, decks, camping equipment and appurtenant equipment in the campground shall be evacuated within the timelines specified within the written agreement with the city pursuant to with sec. 13-2-26(d).
- (l) A land use permit shall be obtained as provided under sec. 13-2-61 before any development; repair, modification, or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated.

ARTICLE D

Floodway District (FW)

SEC. 13-2-27 APPLICABILITY.

This section applies to all floodway areas on the floodplain zoning maps and those identified pursuant to sec. 13-2-43.

SEC. 13-2-28 PERMITTED USES.

The following open space uses are allowed in the floodway district and the floodway areas of the general floodplain district, if

- They are not prohibited by any other ordinance;
- They meet the standards in sec. 13-2-29 and sec. 13-2-30; and

- All permits or certificates have been issued according to 13-2-60.
- (a) Agricultural uses, such as: farming, outdoor plant nurseries, horticulture, viticulture and wild crop harvesting.
 - (b) Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.
 - (c) Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap and skeet activities, hunting and fishing areas and hiking and horseback riding trails, subject to the fill limitations of sec. 13-2-29(d).
 - (d) Uses or structures accessory to open space uses, or classified as historic structures that comply with sec. 13-2-29 and sec. 13-2-30.
 - (e) Extraction of sand, gravel or other materials that comply with sec. 13-2-29(d).
 - (f) Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with Wis. Stat. chs. 30 and 31.
 - (g) Public utilities, streets, and bridges that comply with sec. 13-2-29 (c).
 - (h) Portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and Ch. SPS 383, Wis. Adm. Code.
 - (i) Public or private wells used to obtain potable water for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812, Wis. Adm. Code.
 - (j) Wastewater treatment ponds or facilities permitted under s. NR 110.15(3)(b), Wis. Adm. Code.
 - (k) Sanitary sewer or water supply lines to service existing or proposed development located outside the floodway that complies with the regulations for the floodplain area occupied.

SEC. 13-2-29 STANDARDS FOR DEVELOPMENT IN FLOODWAY AREAS.

- (a) GENERAL.

- (1) Any development in floodway areas shall comply with Article C and have a low flood damage potential.
- (2) Applicants shall provide an analysis calculating the effects of this proposal on the regional flood height to determine the effects of the proposal according to sec. 13-2-26 and sec. 13-2-60(b)(3). The analysis must be completed by a registered professional engineer in the state of Wisconsin.
- (3) Any encroachment in the regulatory floodway is prohibited unless the data submitted for sec. 13-2-29(a)(2) above demonstrates that the encroachment will cause no increase in flood elevations in flood events up to the base flood at any location or removes the encroached area from the regulatory floodway as provided in sec. 13-2-14.

(b) STRUCTURES.

Structures accessory to permanent open space uses, including utility and sanitary facilities, or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:

- (1) Not designed for human habitation, does not have a high flood damage potential and is constructed to minimize flood damage;
- (2) Shall either have the lowest floor elevated to or above the flood protection elevation or shall meet all the following standards:
 - a. Have the lowest floor elevated to or above the regional flood elevation and be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water and completely dry to the flood protection elevation without human intervention during flooding;
 - b. Have structural components capable of meeting all provisions of sec. 13-2-29(b)(7) and;
 - c. Be certified by a registered professional engineer or architect, through the use of a Federal Emergency Management Agency Floodproofing Certificate, that the design and methods of construction are in accordance with sec. 13-2-

29(b)(7).

- (3) Must be anchored to resist flotation, collapse, and lateral movement;
- (4) Mechanical and utility equipment must be elevated to or above the flood protection elevation; and
- (5) Must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.
- (6) For a structure designed to allow the automatic entry of floodwaters below the Regional Flood Elevation, the applicant shall submit a plan that meets sec. 13-2-29(b)(1) through 13-2-29(b)(6) and meets or exceeds the following standards:
 - a. The lowest floor must be elevated to or above the regional flood elevation;
 - b. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 - c. The bottom of all openings shall be no higher than one foot above the lowest adjacent grade; openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters, otherwise must remain open.
 - d. The use must be limited to parking, building access or limited storage.
- (7) Certification: Whenever floodproofing measures are required, a registered professional engineer or architect shall certify that the following floodproofing measures will be utilized, where appropriate, and are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the regional flood:
 - a. Reinforcement of floors and walls to resist rupture, collapse, or lateral movement caused by water pressures or debris buildup;
 - b. Construction of wells, water supply systems and waste treatment systems so as to prevent the

entrance of flood waters in such systems and must be in accordance with provisions in sec. 13-2-30(d) and 13-2-30(e);

- c. Subsurface drainage systems to relieve external pressures on foundation walls and basement floors;
- d. Cutoff valves on sewer lines or the elimination of gravity flow basement drains; and
- e. Placement of utilities to or above the flood protection elevation.

(c) PUBLIC UTILITIES, STREETS AND BRIDGES.

Public utilities, streets and bridges may be allowed by permit, if:

- (1) Adequate floodproofing measures are provided to the flood protection elevation; and
- (2) Construction meets the development standards of sec. 13-2-23.

(d) FILLS OR DEPOSITION OF MATERIALS.

Fills or deposition of materials may be allowed by permit, if:

- (1) The requirements of sec. 13-2-23 are met;
- (2) No material is deposited in the navigable channel unless a permit is issued by the Department pursuant to Wis. Stat. ch. 30 and a permit pursuant to s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable, and the other requirements of this section are met;
- (3) The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and
- (4) The fill is not classified as a solid or hazardous material.

SEC. 13-2-30 PROHIBITED USES.

All uses not listed as permitted uses in sec.13-2-28 are prohibited, including the following uses:

- (a) Habitable structures, structures with high flood damage potential, or those not associated with permanent open-space uses;
- (b) Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;
- (c) Uses not in harmony with or detrimental to uses permitted in the adjoining districts;
- (d) Any private or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and Wis. Admin. Code Ch. SPS 383;
- (e) Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and Wis. Admin. Code Chs. NR 811 and 812;
- (f) Any solid or hazardous waste disposal sites;
- (g) Any wastewater treatment ponds or facilities, except those permitted under Wis. Admin. Code § NR 110.15(3)(b);
- (h) Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

ARTICLE E

Floodfringe District (FF)

SEC. 13-2-31 APPLICABILITY.

This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to sec. 13-2-43.

SEC. 13-2-32 PERMITTED USES.

Any structure, land use, or development is allowed in the floodfringe district if the standards in sec. 13-2-33 are met, the use is not prohibited by this or any other ordinance or regulation and all permits or certificates specified in sec. 13-2-60 have been issued.

SEC. 13-2-33 STANDARDS FOR DEVELOPMENT IN FLOODFRINGE AREAS.

Article C shall apply in addition to the following requirements according to the use

requested. Any existing structure in the floodfringe must meet the requirements of Article G.

(a) RESIDENTIAL USES.

Any structure, including a manufactured home, which is to be newly constructed or moved into the floodfringe, shall meet or exceed the following standards. Any existing structure in the floodfringe must meet the requirements of Article G - Nonconforming Uses.

(1) All new construction, including placement of manufactured homes, and substantial improvement of residential structures, shall have the elevation of the lowest floor, shall be at or above the flood protection elevation on fill. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. No area may be removed from the floodfringe district unless it can be shown to meet sec. 13-2-14.

(2) Notwithstanding sec.13-2-33(a)(1), a basement or crawlspace floor may be placed at the regional flood elevation if the basement or crawlspace is designed to make all portions of the structure below the flood protection elevation watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. No floor of any kind is allowed below the regional flood elevation;

(3) Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in subsection (4),below

(4) In developments where existing street or sewer line elevations make compliance with subsection (3), above, impractical, the city may permit new development and substantial improvements where access roads are at or below the regional flood elevation, if:

- a. The city has written assurance from police, fire and emergency services that rescue and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or
- b. The municipality has an emergency evacuation plan that follows acceptable hazard mitigation planning guidelines approved by Wisconsin Department of Natural Resources.

(b) ACCESSORY STRUCTURES OR USES.

In addition to Article C, new construction and substantial improvements of Accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.

(c) COMMERCIAL USES.

In addition to Article C, any commercial structure which is erected, altered or moved into the floodfringe area shall meet the requirements of sec. 13-2-33. Subject to the requirements of sec. 13-2-33(e), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

(d) MANUFACTURING AND INDUSTRIAL USES.

In addition to Article C, any manufacturing or industrial structure which is erected, altered or moved into the floodfringe shall have the lowest floor elevated to or above the flood protection elevation or meet the floodproofing standards in sec. 13-2-64. Subject to the requirements of sec. 13-2-33(e), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

(e) STORAGE OF MATERIALS.

Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish or aquatic life shall be stored at or above the flood protection elevation or floodproofed in compliance with sec. 13-2-64. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.

(f) PUBLIC UTILITIES, STREETS AND BRIDGES.

All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans; and

(1) When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction of and substantial improvements to such facilities may only be permitted if they are floodproofed in compliance with sec. 13-2-64 to the flood protection elevation;

(2) Minor roads or non-essential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.

(g) SEWAGE SYSTEMS.

All on-site sewage disposal systems shall be floodproofed, pursuant to sec. 13-2-64, to the flood protection elevation and shall meet the provisions of all local ordinances and Wis. Admin. Code Chap. SPS 383,.

(h) WELLS.

All wells shall be floodproofed, pursuant to sec. 13-2-64, to the flood protection elevation and shall meet the provisions of Wis. Admin. Code Chs. NR 811 and NR 812 .

(i) SOLID WASTE DISPOSAL SITES.

Disposal of solid or hazardous waste is prohibited in floodfringe areas.

(j) DEPOSITION OF MATERIALS.

Any deposited material must meet all the provisions of this ordinance.

(k) MANUFACTURED HOMES.

(1) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage, and prepare, secure approval and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.

(2) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:

- a. Have the lowest floor elevated to the flood protection elevation; and
- b. Be anchored so they do not float, collapse or move laterally during a flood

(3) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the floodfringe in sec. 13-2-33(a).

(l) MOBILE RECREATIONAL VEHICLES.

All mobile recreational vehicles must be on site for less than 180 consecutive days and be either fully licensed and ready for highway use or shall meet the elevation and anchoring requirements in sec. 13-2-33(k)(2) and (3). A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect utilities and security devices and has no permanently attached additions.

ARTICLE F

General Floodplain District (GFP)

SEC. 13-2-40 APPLICABILITY.

The provisions for the General Floodplain District shall apply to development in all floodplains mapped as A, AO, AH, and in AE zones within which a floodway is not delineated on the Flood Insurance Rate Maps identified in sec. 13-2-11.

For proposed development in zone A, or in zone AE within which a floodway is not delineated on the Flood Insurance Rate Map identified in sec. 13-2-11, the boundaries of the regulatory floodway shall be determined pursuant to sec. 13-2-43. If the development is proposed to encroach upon the regulatory floodway, the development is subject to the standards of Article D. If the development is located entirely within the floodfringe, the development is subject to the standards of Article E.

SEC. 13-2-41 PERMITTED USES.

Pursuant to sec. 13-2-43, it shall be determined whether the proposed use is located within a floodway or floodfringe area.

Those uses permitted in floodway (13-2-28) and floodfringe areas (13-2-32) are allowed within the general floodplain district, according to the standards of sec. 13-2-42, provided that all permits or certificates required under sec. 13-2-60 have been issued.

SEC. 13-2-42 STANDARDS FOR DEVELOPMENT IN THE GENERAL FLOODPLAIN DISTRICT.

Article D applies to floodway areas; Article E applies to floodfringe areas. The rest of this ordinance applies to either district.

- (a) New construction and substantial improvement of structures in zone AO shall have the lowest floor, including basement, elevated:
 - (1) To or above the depth, in feet, as shown on the FIRM above the highest adjacent natural grade; or
 - (2) If the depth is not specified on the FIRM, two (2) feet above the highest adjacent natural grade or higher.
- (b) New construction and substantial improvement of structures in zone AH shall have the lowest floor, including basement, elevated to or above the flood protection elevation.
- (c) In AO/AH zones, provide plans showing adequate drainage paths to guide floodwaters around structures.
- (d) All development in zones AO and zone AH shall meet the

requirements of Article E applicable to flood fringe areas.

SEC. 13-2-43 DETERMINING FLOODWAY AND FLOODFRINGE LIMITS.

Upon receiving an application for development within the zone A, or within zone AE where a floodway has not been delineated on the Flood Insurance Rate Maps, the zoning administrator shall:

- (a) Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the general floodplain district limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and flood proofing measures and the flood zone as shown on the FIRM;
- (b) Require the applicant to furnish any of the following information deemed necessary by the Department to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries:
 - (1) A Hydrologic and Hydraulic Study as specified in sec.13-2-60(b)3 by the proposed development, and all historic high water information;
 - (2) Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types and other pertinent information;
 - (3) Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply, and sanitary facilities.

ARTICLE G

NONCONFORMING USES

SEC. 13-2-50 GENERAL.

- a. **APPLICABILITY.**
 - 1. The standards in this section shall apply to all uses and buildings that do not conform to the provisions contained within a floodplain zoning ordinance or with Wis. Stat. § 87.30, Wis. Admin. Code §§ NR 116.12-14, and 44 C.F.R. 59-72. These standards shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure

or premises which was lawful before the passage of this ordinance or any amendment thereto. A party asserting existence of a lawfully established nonconforming use or structure has the burden of proving that the use or structure was compliant with the floodplain zoning ordinance in effect at the time the use or structure was created. If these standards conform with Wis. Stat. § 62.23(7)(h), they shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this ordinance or any amendment thereto.

2. As permit applications are received for additions, modifications, or substantial improvements to nonconforming buildings in the floodplain, the zoning administrator shall develop a list of those nonconforming buildings, their present equalized assessed value, and a list of the costs of those activities associated with changes to those buildings.
- b. The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this ordinance may continue subject to the following conditions:
1. No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this ordinance. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding, or replacement of any such existing use, structure or accessory structure or use. Ordinary maintenance repairs are not considered an extension, modification, or addition; these include painting, decorating, paneling, and the replacement of doors, windows and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities.

The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification, or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure;

2. If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this ordinance;
3. The city shall keep a record which lists all nonconforming uses

and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent;

4. No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with sec. 13-2-33(a). The costs of elevating a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50% provisions of this paragraph;

5. No maintenance on a per event basis to any nonconforming structure or any structure with a nonconforming use, the cost of which would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with sec. 13-2-33(a). Maintenance to any nonconforming structure, which does not exceed 50% of its present equalized assessed value on a per event basis, does not count against the cumulative calculations over the life of the structure for substantial improvement calculations.

6. If on a per event basis the total value of the work being done under (4) and (5) equals or exceeds 50% of the present equalized assessed value, the work shall not be permitted unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with sec. 13-2-33(a).

7. Except as provided in subsection (8), if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed, or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.

8. For nonconforming buildings that are substantially damaged or destroyed by a non-flood disaster, the repair or reconstruction of

any such nonconforming building shall be permitted in order to restore it to the size and use in effect prior to the damage event, provided that the following minimum requirements are met, and all required permits have been granted prior to the start of construction:

a. Residential Structures

1. Shall have the lowest floor, including basement, elevated to or above the base flood elevation using fill, pilings, columns, posts, or perimeter walls. Perimeter walls must meet the requirements of sec. 13-2-64(b).
2. Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, and shall be constructed with methods and materials resistant to flood damage.
3. Shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.
4. In A Zones, obtain, review, and utilize any flood data available from a federal, state or other source.
5. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards of sec. 13-2-42.
6. In AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.

b. Non-Residential Structures

1. Shall meet the requirements of sec. 13-2-50.
2. Shall either have the lowest floor, including basement, elevated to or above the regional flood elevation; or, together with attendant utility and sanitary facilities, shall meet the standards in sec. 13-2-64 (a) or (b).
3. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the

standards in sec. 13-2-42.

c. A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, the alteration will comply with sec. 13-2-29(a), flood resistant materials are used, and construction practices and floodproofing methods that comply with sec. 13-2-64 are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of 13-2-50(2)(h)(1) if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure.

d. Notwithstanding anything in this chapter to the contrary, modifications, additions, maintenance, and repairs to a nonconforming building shall not be prohibited based on cost and the building's nonconforming use shall be permitted to continue if:

1. Any living quarters in the nonconforming building are elevated to be at or above the flood protection elevation;
2. The lowest floor of the nonconforming building, including the basement, is elevated to or above the regional flood elevation;
3. The nonconforming building is permanently changed to conform to the applicable requirements of sec. 13-2-22;
4. If the nonconforming building is in the floodway, the building is permanently changed to conform to the applicable requirements of 13-2-29. Any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with sec. 13-2-43. If the encroachment is in the floodway, it must meet the standards in sec. 13-2-30;
5. If the nonconforming building is in the floodfringe, the building is permanently changed to conform to the applicable requirements of sec. 13-2-33 and 13-2-52;
6. Repair or reconstruction of nonconforming structures and substantial improvements of residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation;
7. Repair or reconstruction of nonconforming structures and substantial improvements of non-residential buildings in zones A1-30, AE, and AH must have the lowest floor (including

basement) elevated to or above the base flood elevation, or (together with attendant utility and sanitary facilities) be designed so that below the base flood elevation the building is watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy:

- a. Where a non-residential structure is intended to be made watertight below the base flood elevation, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction, and must certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of sec. 13-2-50(d)(7) above.
 - b. The city must maintain a record of such certification including the specific elevation to which each such structure is floodproofed;
8. Fully enclosed areas below the lowest floor of repair or reconstruction of nonconforming structures and substantial improvements in zones A1-30, AE, and AH that are usable solely for parking of vehicles, building access, or storage, must be designed to adequately equalize hydrostatic forces on exterior walls by allowing for the entry and exit of floodwaters. Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet the following criteria:
- a. A minimum of two openings into each enclosed area must be located below the base flood elevation and provide a total net area of not less than one square inch for every square foot of enclosed area.
 - b. The bottom of all openings must be no higher than one foot above the adjacent grade.
 - c. Openings may be equipped with screens, louvers, valves, or other coverings if they permit the automatic entry and exit of floodwaters;
9. Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH outside of a manufactured home park or subdivision, in a new manufactured home park or

subdivision, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of flood, must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement;

10. Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH on existing sites in an existing manufactured home park that is not undergoing expansion and on which a manufactured home has not incurred substantial damage as a result of flood must be elevated so that either the lowest floor of the manufactured home is at or above the base flood elevation, or the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement;
11. Recreational vehicles placed on sites within zones A1-30, AH, and AE must either:
 - a. Be on site for fewer than 180 consecutive days; or
 - b. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or
 - c. Meet the elevation and anchoring requirements for manufactured homes in sec. 13-2-50(d)(9) above;
12. In a regulatory floodway that has been delineated on the FIRM in zone A1-30 or AE, encroachments, including repair or reconstruction of nonconforming structures, substantial improvement, or other development (including fill) must be prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the community during the occurrence of the base flood discharge. Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity;

13. In zone A, the city must obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source as criteria for requiring repair or reconstruction of nonconforming structures, substantial improvement, and other development to meet sec. 13-2-50(d)(6) through (12) (inclusive) above. Any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with sec. 13-2-43. If the encroachment is in the floodway, it must meet the standards in sec. 13-2-29(d). Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity;
14. In zones A1-30 or AE where a regulatory floodway has not been delineated on the FIRM, repair or reconstruction of nonconforming structures, substantial improvement, or any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with sec. 13-2-43. If the encroachment is in the floodway, it must meet the standards in sec. 13-2-29(d). Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity;
15. In zone AO, repair or reconstruction of nonconforming structures and substantial improvements of residential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified). Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity; or
16. In zone AO, repair or reconstruction of nonconforming structures and substantial improvements of nonresidential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified), or (together with attendant utility and sanitary facilities) be structurally dry-floodproofed to that level according to the standard specified in sec. 13-2-50(d)(7) above. Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity

SEC. 13-2-51 FLOODWAY DISTRICT.

(a) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in a floodway district, unless such modification or addition:

- (1) Has been granted a permit or variance which meets all ordinance requirements;
- (2) Meets the requirements of sec. 13-2-50;
- (3) Will not increase the obstruction to flood flows or regional flood height;
- (4) Any addition to the existing structure shall be floodproofed, pursuant to sec. 13-2-64 by means other than the use of fill, to the flood protection elevation;
- (5) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:

- a. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
- b. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
- c. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
- d. The use must be limited to parking, building access or limited storage.

(b) No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in a floodway district. Any replacement, repair, or maintenance of an existing on-site sewage disposal system in a floodway district shall meet the applicable requirements of all municipal ordinances sec. 13-2-64(c) and Wis. Admin. Code Ch. SPS 383.

(c) No new well or modification to an existing well used to obtain potable water shall be allowed in a floodway area. Any replacement, repair or

maintenance of an existing well in a floodway area shall meet the applicable requirements of all municipal ordinances, sec. 13-2-64(c) and Wis. Admin. Code Chs. NR 811 and NR 812.

SEC. 13-2-52 FLOODFRINGEDISTRICT.

(a) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the municipality, and the modification or addition shall be placed on fill or floodproofed to the flood protection elevation in compliance with the standards for that particular use in sec. 13-2-33, except where sec. 13-2-52(b) is applicable.

(b) Where compliance with the provisions of subsection. (a) would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the Board of Appeals, using the procedures established in sec. 13-2-62, may grant a variance from those provisions of subsection (a) for modifications or additions, using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:

- (1) No floor is allowed below the regional flood elevation for residential or commercial structures;
- (2) Human lives are not endangered;
- (3) Public facilities, such as water or sewer, will not be installed
- (4) Flood depths will not exceed two feet
- (5) Flood velocities will not exceed two feet per second; and
- (6) The structure will not be used for storage of materials as described in sec. 13-2-33(e).

(c) All new private sewage disposal systems, or addition to, replacement, repair, or maintenance of a private sewage disposal system shall meet all the applicable provisions of sec. 13-2-64(3) and Wis. Admin. Code Ch. SPS 383.

(d) All new wells, or addition to, replacement, repair, or maintenance of a well shall meet the applicable provisions of this ordinance sec. 13-2-64(c) and Wis. Admin. Code Chs. NR 811 and NR 812.

ARTICLE H
ADMINISTRATION

Where a zoning administrator, planning agency or a Board of Appeals has already been appointed to administer a zoning ordinance adopted under Wis. Stat. § 62.23(7) these officials shall also administer this ordinance.

SEC. 13-2-60 ZONING ADMINISTRATOR.

(a) **DUTIES AND POWERS** The zoning administrator is authorized to administer this ordinance and shall have the following duties and powers:

- (1) Advise applicants of the ordinance provisions, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.
- (2) Issue permits and inspect properties for compliance with provisions of this ordinance, and issue certificates of compliance where appropriate.
- (3) Inspect and assess all damaged floodplain structures to determine if substantial damage to the structures has occurred.
- (4) Keep records of all official actions such as:
 - a. All permits issued, inspections made, and work approved;
 - b. Documentation of certified lowest floor and regional flood elevations for floodplain development;
 - c. Floodproofing certificates.
 - d. Water surface profiles, floodplain zoning maps and ordinances, nonconforming uses and structures including changes, appeals, variances and amendments.
 - e. All substantial damage assessment reports for floodplain structures.
 - f. List of nonconforming structures and uses.
- (5) Submit copies of the following items to the Department Regional office:

- a. Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;
 - b. Copies of any case-by-case analyses and any other information required by the Department.
 - c. Copies of substantial damage assessments performed and all related correspondence concerning the assessments.
- (6) Investigate, prepare reports, and report violations of this ordinance to the municipal zoning agency and attorney for prosecution. Copies of the reports shall also be sent to the Department Regional office.
- (7) Submit copies of amendments to the FEMA Regional office.
- (b) FLOODPLAIN DEVELOPMENT PERMIT. A floodplain development permit shall be obtained before any development; any repair, modification, or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the zoning administrator shall include:
- (1) GENERAL INFORMATION.
 - a. Name and address of the applicant, property owner and contractor;
 - b. Legal description, proposed use, and whether it is new construction or a modification;
 - (2) SITE DEVELOPMENT PLAN. A site plan drawn to scale shall be submitted with the permit application form and shall contain:
 - a. Location, dimensions, area and elevation of the lot;
 - b. Location of the ordinary highwater mark of any abutting navigable waterways;
 - c. Location of any structures with distances measured from the lot lines and street centerlines;
 - d. Location of any existing or proposed on-site sewage systems or private water supply systems;
 - e. Location and elevation of existing or future access roads;

f. Location of floodplain and floodway limits as determined from the official floodplain zoning maps;

g. The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study - either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);

h. Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine whether or not the requirements of Article D or Article E are met; and

i. Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to sec. 13-2-23 This may include any of the information noted in sec. 13-2-29(a).

(3) HYDRAULIC AND HYDROLOGIC STUDIES TO ANALYZE DEVELOPMENT. All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer registered in the State. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Department

a. Zone A floodplains and AE Zones within which a floodway is not delineated:

(1) Hydrology

The appropriate method shall be based on the standards in Wis. Admin. Code § NR 116.07(3), *Hydrologic Analysis: Determination of Regional Flood Discharge*.

(2) Hydraulic modeling

The regional flood elevation shall be based on the standards in Wis. Admin. Code § NR 116.07(4), , *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

a. Determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate starting WSEL for the study.

b. Channel sections must be surveyed.

c. Minimum four foot contour data in the

overbanks shall be used for the development of cross section overbank and floodplain mapping.

- d. A maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope including a survey of the channel at each location.
- e. The most current version of HEC_RAS shall be used.
- f. A survey of bridge and culvert openings and the top of road is required at each structure.
- g. Additional cross sections are required at the downstream and upstream limits of the proposed development and any necessary intermediate locations based on the length of the reach if greater than 500 feet.
- h. Standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data such as high water marks to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.
- i. The model must extend past the upstream limit of the difference in the existing and proposed flood profiles in order to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.

(3) Mapping

A work map of the reach studied shall be provided, showing all cross section locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed

development and whether the proposed development is located in the floodway.

- a. If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.
- b. If any part of the proposed development is in the floodway, it must be added to the base model to show the difference between existing and proposed conditions. The study must ensure that all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.

b. Zone AE Floodplains

(1) Hydrology

If the proposed hydrology will change the existing study, the appropriate method to be used shall be based on Wis Admin. Code § NR 116.07(3), , *Hydrologic Analysis: Determination of Regional Flood Discharge*.

(2) Hydraulic model

The regional flood elevation shall be based on the standards in Wis. Admin. Code § NR 116.07(4), , *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

- a. Duplicate Effective Model
The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If data from the effective model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.
- b. Corrected Effective Model.
The Corrected Effective Model shall not include any man-made physical changes since the effective model date, but shall import the model into the most current version of HEC-RAS for Department review.

- c. Existing (Pre-Project Conditions) Model.
The Existing Model shall be required to support conclusions about the actual impacts of the project associated with the Revised (Post-Project) Model or to establish more up-to-date models on which to base the Revised (Post-Project) Model.
 - d. Revised (Post-Project Conditions) Model.
The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed changes to the topography caused by the proposed development. This model shall reflect proposed conditions.
 - e. All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans and survey notes.
 - f. Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and top widths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The Effective Model shall not be truncated.
- (3) Mapping
Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:
- a. Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, bridge plans.
 - b. Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the FIRM

may be more easily revised.

- c. Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.
- d. If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used then all supporting documentation or metadata must be included with the data submission along with the Universal Transverse Mercator (UTM) projection and State Plane Coordinate System in accordance with FEMA mapping specifications.
- e. The revised floodplain boundaries shall tie into the effective floodplain boundaries.
- f. All cross sections from the effective model shall be labeled in accordance with the effective map and a cross section lookup table shall be included to relate to the model input numbering scheme.
- g. Both the current and proposed floodways shall be shown on the map.
- h. The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.

(4) EXPIRATION. All permits issued under the authority of this ordinance shall expire no more than 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause. If the permitted work has not started within 180 days of the permit date, the development must comply with any regulation, including any revision to the FIRM or FIS, that took effect after the permit date

(c) CERTIFICATE OF COMPLIANCE. No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt, or replaced shall be occupied until a certificate of compliance is issued by the zoning administrator, except where no permit is required, subject to the following provisions:

- (1) The certificate of compliance shall show that the building or premises or part thereof, and the proposed use, conform to the provisions of this ordinance;
- (2) Application for such certificate shall be concurrent with the application for a permit;

- (3) If all ordinance provisions are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed;
 - (4) The applicant shall submit a certification signed by a registered professional engineer, architect or land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or architect that floodproofing measures meet the requirements of sec. 13-2-64.
 - (5) Where applicable pursuant to sec. 13-2-42, the applicant must submit a certification by a registered professional engineer or surveyor of the elevation of the bottom of the lowest horizontal structural member supporting the lowest floor (excluding pilings or columns), and an indication of whether the structure contains a basement.
 - (6) Where applicable pursuant to sec. 13-2-42, the applicant must submit certifications by a registered professional engineer or architect that the structural design and methods of construction meet accepted standards of practice as required by sec. 13-2-42.
- (d) OTHER PERMITS. The applicant must secure all necessary permits from federal, state, and local agencies, including those required by the U.S. Army Corps of Engineers under s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344.

SEC. 13-2-61 ZONING AGENCY.

- (a) The Plan Commission shall:
 - (1) Oversee the functions of the office of the zoning administrator; and
 - (2) Review and advise the Common Council on all proposed amendments to this ordinance, maps and text.
 - (3) Publish adequate notice pursuant to Wis. Stat. Chap. 985, , specifying the date, time, place, and subject of the public hearing.
- (b) The Plan Commission shall not
 - (1) Grant variances to the terms of the ordinance in place of action by the Board of Appeals; or
 - (2) Amend the text or zoning maps in place of official action by the

Common Council.

SEC. 13-2-62 BOARD OF APPEALS.

(a) STATUTORY AUTHORITY. The Board of Appeals, created under Wis. Stat. § 62.23(7)(e) is hereby authorized or shall be appointed to act for the purposes of this ordinance. The Board shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The zoning administrator may not be the secretary of the Board.

(b) POWERS AND DUTIES.

(1) The Board of Appeals shall:

a. Appeals – Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this ordinance.

b. Boundary Disputes – Hear and decide disputes concerning the district boundaries shown on the official floodplain zoning map.

c. Variances – Hear and decide, upon appeal, variances from the ordinance standards.

(c) APPEALS TO THE BOARD. Appeals to the board may be taken by any person aggrieved, or by any officer or department of the city affected by any decision of the zoning administrator or other administrative officer. Such appeal shall be taken within 30 days unless otherwise provided by the rules of the board, by filing with the official whose decision is in question, and with the board, a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the board all records regarding the matter appealed.

(d) NOTICE AND HEARING FOR APPEALS INCLUDING VARIANCES.

(1) Notice – The board shall:

a. Fix a reasonable time for the hearing;

b. Publish adequate notice pursuant to Wisconsin Statutes, specifying the date, time, place and subject of the hearing;

c. Assure that notice shall be mailed to the parties in interest and the Department Regional office at least 10 days in advance of the hearing.

- (2) Hearing – Any party may appear in person or by agent. The board shall:
 - a. Resolve boundary disputes according to sec. 13-2-62(e).
 - b. Decide variance applications according to sec. 13-2-62(f).
 - c. Decide appeals of permit denials according to sec. 13-2-63.
- (3) Decision: The final decision regarding the appeal or variance application shall:
 - a. Be made within a reasonable time;
 - b. Be sent to the Department Regional office within 10 days of the decision;
 - c. Be a written determination signed by the chairman or secretary of the Board;
 - d. State the specific facts which are the basis for the Board's decision;
 - e. Either affirm, reverse, vary, or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application;
 - f. Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the Board proceedings.

(e) **BOUNDARY DISPUTES.** The following procedure shall be used by the Board in hearing disputes concerning floodplain district boundaries:

- (1) If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary. If none exist, other evidence may be examined.
- (2) In all cases, the person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the Board.
- (3) If the boundary is incorrectly mapped, the Board should inform

the zoning committee or the person contesting the boundary location to petition the governing body for a map amendment according to Article I.

(f) VARIANCE.

(1) The Board may, upon appeal, grant a variance from the standards of this ordinance if an applicant convincingly demonstrates that:

- a. Literal enforcement of the ordinance provisions will cause unnecessary hardship;
- b. The hardship is due to adoption of the floodplain ordinance and unique property conditions, not common to adjacent lots or premises. In such case the ordinance or map must be amended;
- c. The variance is not contrary to the public interest; and
- d. The variance is consistent with the purpose of this ordinance in sec. 13-2-3.

(2) In addition to the criteria in subsection (1), to qualify for a variance under FEMA regulations, the following criteria must be met:

- a. The variance may not cause any increase in the regional flood elevation;
- b. The applicant has shown good and sufficient cause for issuance of the variance;
- c. Failure to grant the variance would result in exceptional hardship;
- d. Granting the variance will not result in additional threats to public safety, extraordinary expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;
- e. The variance granted is the minimum necessary, considering the flood hazard, to afford relief.

(3) A variance shall not:

- a. Grant, extend, or increase any use prohibited in the zoning district.
- b. Be granted for a hardship based solely on an economic

gain or loss.

c. Be granted for a hardship which is self-created.

d. Damage the rights or property values of other persons in the area.

e. Allow actions without the amendments to this ordinance or map(s) required in sec. 13-2-70.

f. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

(4) When a floodplain variance is granted the Board shall notify the applicant in writing that it may increase flood insurance premiums could increase up to \$25.00 per \$100.00 of coverage and increase risks to life and property. A copy shall be maintained with the variance record.

SEC. 13-2-63 TO REVIEW APPEALS OF PERMIT DENIALS.

(a) The Plan Commission (sec. 13-2-61) or Board shall review all data related to the appeal. This may include:

(1) Permit application data listed in sec. 13-2-60(b).

(2) Floodway/flood fringe determination data in sec. 13-2-43.

(3) Data listed in sec. 13-2-29(a)(2) where the applicant has not submitted this information to the zoning administrator.

(4) Other data submitted with the application, or submitted to the Board with the appeal.

(b) For appeals of all denied permits the Board shall:

(1) Follow the procedures of sec. 13-2-62;

(2) Consider Plan Commission recommendations; and

(3) Either uphold the denial or grant the appeal.

(c) For appeals concerning increases in regional flood elevation the Board shall:

(1) Uphold the denial where the Board agrees with the data showing an increase in flood elevation. Increases may only be

allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of Article I; and
(1) Grant the appeal where the Board agrees that the data properly demonstrates that the project does not cause an increase provided no other reasons for denial exist.

SEC. 13-2-64 FLOODPROOFING STANDARDS.

- (a) No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to the flood protection elevation and submits a FEMA Floodproofing Certificate. Flood proofing is not an alternative to the development standards in sec. 13-2-22, Article D, Article E, or Article F.
- (b) For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:
- (1) certified by a registered professional engineer or architect; or
 - (2) meeting or exceeding the following standards:
 - a. a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding; the bottom of all openings shall be no higher than one foot above grade; and
 - b. openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (c) Floodproofing measures shall be designed, as appropriate, to:
- (1) Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;
 - (2) Protect structures to the flood protection elevation;
 - (3) Anchor structures to foundations to resist flotation and lateral movement;
 - (4) Minimize or eliminate infiltration of flood waters; and
 - (5) Minimize or eliminate discharges into flood waters.
 - (6) Placement of essential utilities to or above the flood protection elevations; and

- (7) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:
- a. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;
 - b. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;
 - c. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and
 - d. The use must be limited to parking, building access or limited storage.

SEC. 13-2-65 PUBLIC INFORMATION.

- (a) Place marks on structures to show the depth of inundation during the regional flood.
- (b) All maps, engineering data and regulations shall be available and widely distributed.
- (c) All real estate transfers should show what floodplain zoning district any real property is in.

ARTICLE I

AMENDMENTS

SEC. 13-2-70 AMENDMENTS.

Obstructions or increases may only be permitted if amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Article I.

- (a) In AE Zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with Article I. Any such alterations must be reviewed and approved by FEMA and the DNR.

- (b) In A Zones increases equal to or greater than 1.0 foot may only be permitted if the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain maps, floodway lines, and water surface profiles, in accordance with s. Article I.

SEC. 13-2-71 GENERAL.

The Common Council shall change or supplement the floodplain zoning district boundaries and this ordinance in the manner provided by law. Actions which require an amendment to the ordinance and/or submittal of a Letter of Map Change (LOMC) include, but are not limited to, the following:

- (a) Any change to the official floodplain zoning map, including the floodway line or boundary of any floodplain area.
- (b) Correction of discrepancies between the water surface profiles and floodplain zoning maps.
- (c) Any fill in the floodplain which raises the elevation of the filled area to a height at or above the flood protection elevation and is contiguous to land lying outside the floodplain.
- (d) Any fill or floodplain encroachment that obstructs flow, increasing regional flood height.
- (e) Any upgrade to a floodplain zoning ordinance text required by Wis. Admin. Code § NR 116.05 or otherwise required by law, or for changes by the municipality.
- (f) All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the floodfringe that is based on a base flood elevation from a FIRM requires prior approval by FEMA.
- (g) Any change to the floodplain boundaries and/or watercourse alterations on the FIRM.

Note: Consult the FEMA web site - www.fema.gov - for the map change fee schedule.

SEC. 13-2-72 PROCEDURES.

Ordinance amendments may be made upon petition of any interested party according to the provisions of Wis. Stat. § 62.23. Such petitions shall include all necessary data required by sec. 13-2-43 and sec. 13-2-60(b).

- (a) The proposed amendment shall be referred to the Plan Commission

for a public hearing and recommendation to the Common Council. The amendment and notice of public hearing shall be submitted to the Department Regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of Wis. Stat. § 62.23.

(b) No amendments shall become effective until reviewed and approved by the Department.

(c) All persons petitioning for a map amendment that obstructs flow, increasing regional flood height, shall obtain flooding easements or other appropriate legal arrangements from all adversely affected property owners and notify local units of government before the amendment can be approved by the Common Council.

ARTICLE J

ENFORCEMENT AND PENALTIES

SEC. 13-2-80 ENFORCEMENT AND PENALTIES.

Any violation of the provisions of this ordinance by any person shall be unlawful and shall be referred to the City Attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the city a penalty of not ~~less~~ more than \$50.00 (fifty dollars), together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense. Every violation of this ordinance is a public nuisance and the creation may be enjoined and the maintenance may be abated by action at suit of the city, the state, or any citizen thereof pursuant to Wis. Stat. § 87.30-~~or the City Code of General Ordinances.~~

ARTICLE K

DEFINITIONS

SEC. 13-2-90 DEFINITIONS.

Unless specifically defined, words and phrases in this ordinance shall have their common law meaning and shall be applied in accordance with their common usage. Words used in the present tense include the future, the singular number includes the plural and the plural number includes the singular. The word "may" is permissive, "shall" is mandatory and is not discretionary.

(1) "A ZONES" – Those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

(2) AH ZONE – See “AREA OF SHALLOW FLOODING”.

(3) AO ZONE – See “AREA OF SHALLOW FLOODING”.

(4) “ACCESSORY STRUCTURE OR USE” – A facility, structure, building or use which is accessory or incidental to the principal use of a property, structure, or building..

~~(4)5~~ “ALTERATION” – An enhancement, upgrade or substantial change or modification other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a structure.

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~~(5)6~~ “AREA OF SHALLOW FLOODING” – A designated AO or AH zone on a community’s Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual change of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flood may be evident. Such flooding is characterized by ponding or sheet flow.

~~(6)7~~ “BASE FLOOD” – Means the flood having a one percent chance of being equaled or exceeded in any given year, as published by FEMA as part of a FIS and depicted on a FIRM.

~~(7)8~~ “BASEMENT” – Any enclosed area of a building having its floor sub-grade, i.e., below ground level, on all sides.

~~(8)9~~ “BUILDING” – See STRUCTURE.

~~(9)10~~ “BULKHEAD LINE” – A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department pursuant to Wis. Stat. § 30.11 and which allows limited filling between this bulkhead line and the original ordinary high water mark, except where such filling is prohibited by the floodway provisions of this ordinance.

~~(10)11~~ “CAMPGROUND” – Any parcel of land which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or which is advertised or represented as a camping area.

~~(11)12~~ “CAMPING UNIT” – Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pick-up truck, or tent that is fully licensed, if required, and ready for highway use, or other mobile recreational vehicle.

~~(12)13~~ “CERTIFICATE OF COMPLIANCE” – A certification that the

construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this ordinance.

~~(13)~~(14) "CHANNEL" – A natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.

~~(14)~~(15) "CRAWLWAYS" OR "CRAWL SPACE" – An enclosed area below the first usable floor of a building, generally less than five feet in height, used for access to plumbing and electrical utilities.

~~(15)~~(16) "DECK" – An unenclosed exterior structure that has no roof or sides, but has a permeable floor which allows the infiltration of precipitation.

~~(16)~~(17) "DEPARTMENT" – The Wisconsin Department of Natural Resources.

~~(17)~~(18) "DEVELOPMENT" – Any artificial change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

~~(18)~~(19) "DRYLAND ACCESS" – A vehicular access route which is above the regional flood elevation and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

~~(19)~~(20) "ENCROACHMENT" – Any fill, structure, equipment, building, use or development in the floodway.

~~(20)~~(21) "FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)" – The federal agency that administers the National Flood Insurance Program.

~~(24)~~(22) "FLOOD INSURANCE RATE MAP" (FIRM) – A map of a community on which the Federal Insurance Administration has delineated both special flood hazard areas (the floodplain) and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

~~(22)~~(23) "FLOOD" or "FLOODING" – A general and temporary condition of

partial or complete inundation of normally dry land areas caused by one of the following conditions:

- a. The overflow or rise of inland waters,
- b. The rapid accumulation or runoff of surface waters from any source,
- c. The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior, or
- d. The sudden increase caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche or by some similarly unusual event.

~~(23)~~(24) "FLOOD FREQUENCY" – The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average once in a specified number of years or as a percent chance of occurring in any given year.

~~(24)~~(25) "FLOODFRINGE" – That portion of the floodplain outside of the floodway which is covered by flood waters during the regional flood and associated with standing water rather than flowing water.

~~(25)~~(26) "FLOOD HAZARD BOUNDARY MAP" – A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.

~~(26)~~(27) "FLOOD INSURANCE STUDY" – A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A-Zones. Flood Insurance Rate Maps, that accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

~~(27)~~(28) "FLOODPLAIN" – Land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe, and may include other designated floodplain areas for regulatory purposes.

~~(28)~~(29) "FLOODPLAIN ISLAND" – A natural geologic land formation within

the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

~~(29)~~(30) "FLOODPLAIN MANAGEMENT" – Policy and procedures to insure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

~~(30)~~(31) "FLOOD PROFILE" – A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

~~(31)~~(32) "FLOODPROOFING" – Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.

~~(32)~~(33) "FLOOD PROTECTION ELEVATION" – An elevation of two feet of freeboard above the water surface profile elevation designated for the regional flood. (Also see: FREEBOARD.)

~~(33)~~(34) "FLOOD STORAGE" – Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.

~~(34)~~(35) "FLOODWAY" – The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.

~~(35)~~(36) "FREEBOARD" – A safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the river or stream bed.

~~(36)~~(37) "HABITABLE STRUCTURE" – Any structure or portion thereof used or designed for human habitation.

~~(37)~~(38) "HEARING NOTICE" – Publication or posting meeting the requirements of Wis. Stat. ch. 985. For appeals, a Class 1 notice, published once at least one week (7 days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (7 days) before the hearing. Local ordinances or bylaws may require additional notice, exceeding these minimums.

~~(38)~~(39) "HIGH FLOOD DAMAGE POTENTIAL" – Damage that could result from flooding that includes any danger to life or health or any significant

economic loss to a structure or building and its contents.

(40) "HIGHEST ADJACENT GRADE" – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

(38)

(39)(41) "HISTORIC STRUCTURE" – Any structure that is either:

- a. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register,
- b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district,
- c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior, or
- d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior; or by the Secretary of the Interior in states without approved programs.

(40)(42) "INCREASE IN REGIONAL FLOOD HEIGHT" – A calculated upward rise in the regional flood elevation, equal to or greater than 0.00 foot, based on a comparison of existing conditions and proposed conditions which are directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

(41)(43) "LAND USE" – Any nonstructural use made of unimproved or improved real estate. (Also see DEVELOPMENT.)

(42)(44) "LOWEST ADJACENT GRADE" – Elevation of the lowest ground surface that touches any of the exterior walls of a building.

(43)(45) "LOWEST FLOOR" – The lowest floor of the lowest enclosed area (including basement). ~~An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 CFR 60.3.~~

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~~(44)~~(46) _____ "MAINTENANCE" – The act or process of ordinary upkeep and repairs restoring to original soundness, including redecorating, refinishing, non-structural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems or structures.

~~(45)~~(47) "MANUFACTURED HOME" – A structure transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. The term "manufactured home" includes a mobile home but does not include a "mobile recreational vehicle."

~~(46)~~(48) _____ "MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION" – A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.

~~(47)~~(49) _____ "MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION, EXISTING" – A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this ordinance. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.

~~(48)~~(50) _____ "MOBILE/MANUFACTURED HOME PARK, EXPANSION TO EXISTING" – The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring if concrete pads.

~~(49)~~(51) "MOBILE RECREATIONAL VEHICLE" – A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land, but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of "mobile recreational vehicles."

~~(50)~~(52) _____ "MODEL, CORRECTED EFFECTIVE" – A hydraulic engineering model that corrects any errors that occur in the Duplicate Effective Model, adds any additional cross sections to the Duplicate Effective Model, or incorporates more detailed topographic information than that used in the current effective model.

~~(54)~~~~(53)~~ "MODEL, DUPLICATE EFFECTIVE" – A copy of the hydraulic analysis used in the effective FIS and referred to as the effective model.

~~(52)~~~~(54)~~ "MODEL, EFFECTIVE" – The hydraulic engineering model that was used to produce the current effective Flood Insurance Study.

~~(53)~~~~(55)~~ "MODEL, EXISTING (PRE-PROJECT)" – A modification of the Duplicate Effective Model or Corrected Effective Model to reflect any man made modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the date of the effective model, then this model would be identical to the Corrected Effective Model or Duplicate Effective Model.

~~(54)~~~~(56)~~ "MODEL, REVISED (POST-PROJECT)" – A modification of the Existing or Pre-Project Conditions Model, Duplicate Effective Model or Corrected Effective Model to reflect revised or post-project conditions.

~~(55)~~~~(57)~~ "MUNICIPALITY" or "MUNICIPAL" – The City of Plymouth, its Common Council, employees and officials.

~~(56)~~~~(58)~~ "NAVD" or "NORTH AMERICAN VERTICAL DATUM" – Elevations referenced to mean sea level datum, 1988 adjustment.

~~(57)~~~~(59)~~ "NGVD" or "NATIONAL GEODETIC VERTICAL DATUM" – Elevations referenced to mean sea level datum, 1929 adjustment.

~~(60)~~ "NEW CONSTRUCTION" – For floodplain management purposes, "new construction" means structures for which the start of construction commenced on or after the effective date of floodplain zoning regulations adopted by the City of Plymouth and includes any subsequent improvements to such structures..

~~(61)~~ "NON-FLOOD DISASTER" – A fire or an ice storm, tornado, windstorm, mudslide, or other destructive act of nature, but excludes a flood.
~~(58)~~

~~(59)~~~~(62)~~ "NONCONFORMING STRUCTURE" – An existing lawful structure or building which is not in conformity with the dimensional or structural requirements of this ordinance for the area of the floodplain which it occupies. (For example, an existing residential structure in the floodfringe district is a conforming use. However, if the lowest floor is lower than the flood protection elevation, the structure is nonconforming.)

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~~(60)~~(63) "NONCONFORMING USE" – An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this ordinance for the area of the floodplain which it occupies. (Such as a residence in the floodway.)

~~(61)~~(64) "OBSTRUCTION TO FLOW" – Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.

~~(62)~~(65) "OFFICIAL FLOODPLAIN ZONING MAP" – That map, adopted and made part of this ordinance, as described in Article B, which has been approved by the Department and FEMA.

~~(63)~~(66) "OPEN SPACE USE" – Those uses having a relatively low flood damage potential and not involving structures.

~~(64)~~(67) "ORDINARY HIGH WATER MARK" – The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

~~(65)~~(68) "PERSON" – An individual, or group of individuals, corporation, partnership, association, municipality, or state agency.

~~(66)~~(69) "PRIVATE SEWAGE SYSTEM" – A sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of Commerce, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure or a system located on a different parcel than the structure.

~~(67)~~(70) "PUBLIC UTILITIES" – Those utilities using underground or overhead transmission lines such as electric, telephone and telegraph, and distribution and collection systems such as water, sanitary sewer, and storm sewer.

~~(68)~~(71) "REASONABLY SAFE FROM FLOODING" – Means base flood waters will not inundate the land or damage structures to be removed from the special flood hazard area and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

~~(69)~~(72) "REGIONAL FLOOD" – A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one percent chance of being equaled or exceeded in any given year, and if depicted on the FIRM, the RFE is equivalent to the BFE.

~~(70)~~(73) "START OF CONSTRUCTION" – The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

~~(71)~~(74) "STRUCTURE" – Any manmade object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed, or lake bed including, but not limited to, roofed and walled buildings, gas or liquid storage tanks, bridges, dams, and culverts.

~~(72)~~(75) "SUBDIVISION" – Has the meaning given in Wis. Stat. § 236.02(12).

~~(73)~~(76) "SUBSTANTIAL DAMAGE" – Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the equalized assessed value of the structure before the damage occurred.

~~(74)~~(77) "SUBSTANTIAL IMPROVEMENT" – Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the equalized assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the work performed. The term does not include either any project for the improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

~~(75)~~(78) "UNNECESSARY HARDSHIP" – Where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height, or density unnecessarily burdensome or unreasonable in light of the purposes of the ordinance.

~~(76)~~(79) "VARIANCE" – An authorization by the board of adjustment or

appeals for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in the floodplain zoning ordinance.

~~(77)~~(80) "VIOLATION" – The failure of a structure or other development to be fully compliant with the floodplain zoning ordinance. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates, or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

~~(78)~~(81) "WATERSHED" – The entire region contributing runoff or surface water to a watercourse or body of water.

~~(79)~~(82) "WATER SURFACE PROFILE" – A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

~~(80)~~(83) "WELL" – means an excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless of its intended use.