City of Waupun

201 E. Main Street
Phone: 920-324-7917
Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

June 13, 2017

TO: Plan Commission Members
FROM: Mayor, Julie Nickel
SUBJECT: Plan Commission meeting scheduled for **Wednesday, June 21, 2017, at 4:45 p.m.** in the Council Chambers, City Hall, Waupun.

AGENDA

1. Call to Order
2. Roll Call
3. Approve minutes of the May 17, 2017 meeting.
4. Public Hearing – Conditional Use Permit - Waupun Area School District at 601 Grandview Ave per Section 16.03(1) and 16.12 of the Waupun Municipal Code.
5. Discuss / Approve Site Plan for Waupun Area School District at 601 Grandview Ave.
6. Discuss / Approve Site Plan for Waupun Area School District at 801 E. Lincoln St.
7. Discuss / Approve Site Plan for the Union Youth Center at 421 Jackson St.
8. Discuss / Approve Site Plan for the Waupun Christian Home
9. Comprehensive Plan Inventory / Analysis & Issue Identification/Vision/Goal/Strategies & Recommendations Development.
    a. Brief discussion of the Issues and Opportunities Chapter
    b. Discussion of the Housing Chapter.
    c. Review and discussion of preliminary issues and opportunities for the Agricultural, Natural and Cultural Resources Chapter.
    d. Distribution of the Transportation Chapter.
10. Adjournment

Cc: Mayor & Common Council
City Attorney
Department Managers
Media
Waupun Area School District
Rettler Corporation
WDS Construction
Kathleen Thunes
Kyle & Ann Clark
Nate Olson, Dodge County

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 Angie Hull, City Clerk at 920-324-7900.

CITY OF WAUPUN
PLAN COMMISSION
MINUTES OF THE MAY 17, 2017 MEETING
(**DRAFT**)

1. Call to Order:
   The Plan Commission met at 4:45 p.m. in the Council Chambers, City Hall, Waupun.

2. Mayor Nickel recognized the 2017-2018 Mayoral Appointments to the Plan Commission as follows; Council Member, Nancy Vanderkin 4-30-18, CDA Member, Derek Drews 4-30-18, Citizens Jerry Medema and Fred Lueck 4-30-18, and Citizen, Elton TerBeest 4-30-20.

3. Roll Call:
   Members Present: Julie Nickel, Fred Lueck, Nancy Vanderkin, Jeff Daane, Elton TerBeest, and Jerry Medema.
   Member Excused: Derek Drews
   Staff Present: Susan Leahy and Kathy Schlieve
   Other City Officials Present: City Attorney VandeZande, Utility Manager Randy Posthuma, and Fire Chief BJ DeMaa

4. Chairman Nickel called for the approval of the April 19, 2017 meeting. Motion by Medema, seconded by TerBeest to approve the minutes of the April 19, 2017 meeting as presented. Motion carried, minutes approved, unanimously.

5. Annexation Petition – Christian Home and Rehabilitation Center. Chairman Nickel noted that item #5 on the Committees agenda is a petition for direct annexation pursuant to WI Statutes 66.0217(2). Doug Trost, President/CEO with St. Francis Home, which is part of Agnesian Health Care appeared and briefly discussed the petition. The petition describes the territory currently located in the Town of Chester, Dodge County, Wisconsin. The petition also notes the following:

   1. The legal description of the territory to be annexed as described in Exhibit A, which is attached and incorporated by reference. The territory proposed to be annexed consists of 469,477 sq. ft. or 10.78 acres.

   2. A scale map of the territory to be annexed is shown on Exhibit B, which is attached and incorporated by reference.

   3. There are no residents in the territory proposed to be annexed.

   4. Your petitioner constitutes the owner of all of the land proposed to be annexed.

   5. There are no dwelling units on the territory proposed to be annexed.

   6. The territory proposed to be annexed will be located in the 4th Ward of the City of Waupun.

   7. The undersigned respectfully requests that the territory proposed to be annexed be zoned R-3, or such other zoning district that would allow the development of the territory proposed to be annexed for use as a skilled nursing facility, including a rehabilitation unit and a non-denominational chapel.

   8. The undersigned does hereby elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

Signed by Susan Buwalda, the Christian Home & Rehabilitation Center Incorporated. The area proposed to be annexed consists of 10.78 acres. He also said the present Christian Home was built in the late 50's or early 60's and has 68 beds. The new building would have 50 skilled nursing beds, 30 assisted living beds, and 18 beds for memory care.

Chairman Nickel asked the Committee if anyone had any questions. Lueck indicated he questioned whether the proposed annexation would result in a Town Island which would be surrounded on all four sides by the City and he wondered whether that was legal. He also wondered if the City would have to pay the Town of Chester the lost taxes for 5 years according to the statutes. He also believes the City and Town will have to enter into some type of an agreement or ordinance to resolve the annexation problem.

City Attorney VandeZande was in attendance and said he was fully aware of the Town Island problem and has been working with the Christian Home and Agnesian's Attorney. He said this is a serious problem but he feels there will be a way to work this out so that they will be in compliance with State Statutes. He suggests the Plan Commission make a motion recommending that the Petition for direct annexation of a parcel containing approximately 10.78 acres and located in the SE ¼ of the NW ¼ lying north of STH 68, Section 6, T13N R15E, Town of Chester, Dodge County, Wisconsin be approved contingent that the direct annexation complies with WI State Statutes 66.0217(2) and that said lands come in as an R-3 Multi-Family Residential Zoning District which allows Nursing Homes as a Conditional Use.

Chairman Nickel called for a motion. Motion by Daane, seconded by Vanderkin to approve the petition for direct annexation of a parcel containing approximately 10.78 acres and located in the SE ½ of the NW ¼ lying north of STH 68, Section 6, T13N, R15E, Town of Chester, Dodge County, Wisconsin contingent upon the direct annexation complying with WI State Statutes 66.0217(2) and that said lands come into the City of Waupun as an R-3 Multi-Family Zoning District.

Vote: Medema, TerBeest, Daane, Vanderkin, Lueck, and Nickel – "AYE" Motion carried, unanimously, 6/0.

6. Public Hearing – Conditional Use Permit – Hoffman Planning, Design and Construction to operate a nursing care facility in an R-3 Residential Zoning District.

Chairman Nickel read the call of the hearing and its purpose. A representative from the Hoffman Planning; Design and Construction appeared and discussed the site plan for the proposed nursing care facility on the proposed parcel. It would be located south of the present Homestead facility along Brown St. to the north. He noted access to the property would be from STH 68. They would also have access to a garage type structure on the Homestead property to the north. It would be used for storage and food stuff. Lueck felt the site plan was very limited. It only shows the approximate location of the building, access points, and parking spaces but not their sizes. Other things that should be included on the site plan are handicap parking, any screening walls and landscaping, lighting and possible photometric plan, loading and unloading areas, signs, trash receptacle locations, location, size and type of existing or proposed trees, etc. The representative said a more detailed site plan will be provided prior to construction.

Lueck questioned whether they had done any soil borings as the bed rock is quite high in this area. He said, yes, they have done some borings and the rock is higher on the western edge of the property as you get closed to the stream. The bedrock should not be a problem for their type of construction. Lueck also questioned the availability of City sewer and water at this location. Randy Posthuma, Utility Manager said that this parcel can be served from the north east.

No further comments or questions were forth coming so Chairman Nickel closed the hearing and called for a motion. Motion by TerBeest, seconded by Medema to approve the Conditional Use Permit to establish a nursing care facility on the site subject to the following conditions: 1. The direct annexation problem shall be resolved prior to the issuance of said permit. 2. The property shall come into the City as an R-3 Zoning District, 3. Access onto STH 68 shall be approved by the Wisconsin DOT, 4. A more detailed site plan shall be submitted prior to construction to include such items as an erosion control plan, number, type and size of parking stalls, signs, lighting with a possible photometric plan, loading and unloading areas, trash receptacles, existing and proposed locations and size of trees, shrubs, etc. prior to the issuance of said permit.

Vote: Medema, TerBeest, Daane, Vanderkin, Lueck and Nickel – "AYE". Motion carried, unanimously 6/0.

7. Public Hearing Rezoning Petition from the Waupun Area School District to rezone property on Shaler Dr. between Lincoln St. and Mayfair St. from the PCD Planned Community Development District to the R-1 Single Family Residential Zoning District. The real estate to be rezoned is described as follows: Tax Parcel ID 0431 consisting of 8.091 acres and tax parcel ID 0433-020 consisting of 2.079 acres, both located in the SW ¼ Section 4, T13N R15E, City of Waupun, Dodge County, Wisconsin.

   Chairman Nickel read the call of the hearing and its purpose. The committee has discussed this proposed petition in the past and no other citizens were in attendance to ask question so chairman Nickel closed the hearing and asked for a motion to approve the rezoning.

   Motion by Medema, seconded by TerBeest to provide a favorable recommendation to the City Council for the rezoning of Parcel 0431-002 and Parcel 0433-020 (10.17 acres) and located in the SW ¼, Sec 4, T13N R15E, City of Waupun, and owned by the Waupun Area school District for a track, soccer, tennis complex.

   Vote: Medema, TerBeest, Daane, Vanderkin, Lueck, and Nickel – "AYE". Motion carried unanimously, 6/0.

8. Public Hearing – Ordinance Amendment – Rezoning Petition for the Waupun Area School District. Chairman Nickel read the call of the hearing and its purpose. The Plan Commission is to consider an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun. The Plan Commission of the City of Waupun has considered an ordinance to amend Chapter 16 of the Municipal Code of the City of Waupun entitled "Zoning Ordinance".

   Motion by TerBeest, seconded by Medema to recommend to the Common Council of the City of Waupun amend Section 16.01(10) of the Municipal Code of the City of Waupun entitled "Zoning

Map" and said real estate currently owned by the Waupun Area school District and located along Shaler Dr. between Lincoln St. and Mayfair Streets be rezoned to an R-1 Single Family Residential District in part of the NE 1/3, SW ¼, part of SE ¼, SW ¼, Section 4, T13N, R15e, City of Waupun, Dodge County, Wisconsin.

Vote: TerBeest, Medema, Daane, Vanderkin, Lueck, and Nickel – "AYE". Motion carried, unanimously.

9. Public Hearing – Conditional Use Permit, Waupun Area School District to proceed with the construction of a high school athletic complex. Chairman Nickel read the call of the hearing and its purpose. The complex would include a 9 lane, 400 meter track with all-weather surfacing and striping. There would be a 210' x 345' natural turf soccer field inside the track. The complex would also include a 1000 seat bleacher area with a press box, a concession stand and restroom building, eight tennis courts, a high jump area, a long jump and triple jump area, a pole vault area, a shot put and discus area, a storage building and 2 soccer fields on the south-west corner of the complex along with 193 parking stalls a scoreboard and lighting. This proposed complex has been discussed in detail at the Plan Commission meeting on April 19, 2017.

   No further facts were presented in favor or opposition of this proposal so Chairman Nickel closed the hearing and called for a motion to approve the requested Conditional Use Permit.

   Motion by Medema, seconded by TerBeest to grant a Conditional Use Permit for the Waupun Area School District for an athletic complex as proposed.

   Vote: TerBeest, Medema, Daane, Vanderkin, Lueck, and Nickel – "AYE" Motion carried, unanimously 6/0.

10. Discuss / Approve Site Plan for Central Wisconsin Christian School for a storage building. A representative from the school appeared and discussed their plan for a new shed. It would be 12' x 20' and would be 10' from an existing transformer. There are two small sheds there now and this one would replace them. It would be used for storage of their lawn mower and other equipment. It would have noncombustible walls. Randy Posthuma, Utility Manager and Susan Leahy, City Zoning Administrator both said it complied in all respects with the City's ordinances.

    Motion by Medema, seconded by TerBeest to approve the site plan for a 12' x 20' shed for the Wisconsin Christian School property as presented.

    Vote: TerBeest, Medema, Daane, Vanderkin, Lueck, and Nickel – "AYE" Motion carried, site plan approved 6/0.

11. Discuss / Approve Preliminary Site Plan for Heritage Ridge Travel Plaza and Wild Goose Café. A preliminary plan prepared by Angus Young Architecture, Engineering & Interior Design was entered into the record. It shows the location of the proposed new building, possibly future addition, gas and diesel fuel pumps, a CAT scale, truck parking, loading zone, etc. A floor plan for the building includes an approximate 2,800 sq. ft. café, a 6,000 sq. ft. convenience store, restrooms, and a lounge for truckers with bathrooms, showers and laundry area. The parcel will have a 150' x 150' vision corner at the intersection of STH 26 and Shaler Dr. There were no further questions on the Preliminary Site Plan so Chairman Nickel called for a motion to approve

said plan.

Motion by Daane, seconded by Vanderkin to approve the Preliminary Site Plan and interior floor plan for the Heritage Ridge Travel Plaza and Wild Goose Café as presented.

Vote: TerBeest, Medema, Daane, Vanderkin, Lueck & Nickel – "AYE". Motion carried, unanimously. 6/0

12. Discuss / Approve site plan for Badger Mini Storage at 1348 W. Brown St. The owner wishes to construct a 9,600 sq. ft. building for mini storage. The building would be approximately 175' in length and 55' in depth. They presently have 47 units on the site and this building will add 28 more units. They have state approved plans. They don't need erosion control plans as this site is gravel. They do not have any plans for the future at this time, however, a future building is noted on their plan. The proposed building will meet all yard and setback requirements of the zoning ordinance according to the City Zoning Administrator. No further information was provided so Chairman Nickel called for a motion to approve the site plan.

    Motion by Vanderkin, seconded by TerBeest to approve the site plan for Badge Mini Storage at 1348 W Brown St., City of Waupun as presented. Motion carried, 6/0.

13. Discuss Comprehensive Plan Inventory/Analysis and Issue Identification / Vision / Goal/ Strategies, Recommendation Development. Review and discussion of March visioning exercise, issues and opportunities elements, preliminary issues and opportunities and portal information.

    Kathleen Thurnes of ECWRPC chaired the discussion. She noted the results from the last meeting. She also discussed the City's population. The average male age is 37 and 40 for female. This is due to the prisons. She discussed housing in the City and a possible City revaluation. She also discussed a housing preservation ordinance. Right now there are not many housing choices in the City and there is a need for new development. Kathy Schlieve noted a problem in maintenance of rental properties. The Oshkosh Rental inspection program was discussed. Kathy also noted poor credit etc. is the main reason for rental maintenance problems in the City. She also suggested smaller lots than we now have. Lueck indicated he would be opposed to smaller lots for various reasons.

    AIRBNB was also brought up as a problem in many cities. Lueck said he stayed in an AIRBNB condo in Singapore a couple of months ago and it was quite a different experience and he would not recommend any in Waupun. Kathleen noted transportation issues would be discussed at the next meeting. She also mentioned the addition of more walking and biking trails in the City. Jeff mentioned the Rock River Trail in the City and feels signs are needed to let people know where it is located. Connections to existing city walks and trails are needed.

    Kathleen also noted gaps in sidewalks in the City, especially near Prairie Ridge home for the elderly. She also suggested the City needs an official map showing existing and future roads. A safe passage to school plan should be considered as well as adding signage for parks, trails, and statues are needed. Housing and transportation will be discussed at next month's meeting.

14. Discuss / approve day of month and time for future Plan Commission monthly meetings. It was agreed by the Plan Commission to stay with the 3rd Wednesday of the month at 4:45 for future Plan Commission Meetings.

15. Motion by Medema, seconded by Vanderkin to adjourn the meeting. Motion carried, meeting adjourned at 6:12 pm.

Fred Lueck
Secretary

City of Waupun

201 E. Main Street
WAUPUN, WISCONSIN 53963
Phone: 920-324-7900
Fax: 920-324-7939

"Wild Goose Center of Wisconsin"

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that at a meeting of the Plan Commission of the City of Waupun, to be held in the Council chambers in the City Hall of the City of Waupun on Wednesday the 21st day of June, 2017 at 4:45 O'clock in the P.M., there will be considered the application for a Conditional Use Permit of:

1. Waupun Area School District at 601 Grandview Ave. for a school addition consisting of a new full court gym, construction of a bus loop to accommodate 6 busses, and construction of a new parent drop off and 35 stall parking lot including 2 ADA accessible stalls. Per Section 16.03(1) Residential District Requirements and 16.12 Conditional Uses in the Waupun Municipal Code.

PLEASE TAKE FURTHER NOTICE that all persons desiring to be heard on the proposed Conditional Use in support thereof or in opposition thereto, must appear at the said meeting of the Plan Commission of the City of Waupun.

Dated this 2nd day of June, 2017

Susan Leahy
Zoning Administrator
City of Waupun

(PUBLISH June 14, 2017)

Fee: $150.00 Paid: _____ Date: _____

CITY OF WAUPUN
201 E. Main Street
WAUPUN, WISCONSIN 53963

Conditional Use Permit Application

From: Tonya Gubin, Superintendent, Waupun Area School District
(business name or individual)

Property Description and address:

Meadow View School, 601 Grandview Avenue, Waupun, WI 53963
Tax Parcel ID 0614-000; Lot 1 CSM 6782, being part of the SE 1/4 of the NE 1/4, Section 6, T13N, R15E

Conditional Use Requested:

School addition consisting of a new full court gym, construction of a bus loop to accommodate 6 buses, and construction of a new parent drop off and 35 stall parking lot including 2 ADA accessible stalls.

Zoning Ordinance Section Involved:

Chapter 16.03(1) Residential District Requirements and Chapter 16.12 - Conditional Uses

Date Presented to Plan Commission: June 21, 2017

CONDITIONAL USE: ☐ Granted ☐ Denied

Comments:

Signature of Applicant (s) Tonya R Gubin

RETTLER corporation

SITE PLAN APPLICATION
MEADOW VIEW PRIMARY SCHOOL PROJECT
PROJECT NARRATIVE

CITY OF WAUPUN PLAN COMMISSION
Date: June 21, 2017

Applicant: Waupun Area School District, 950 Wilcox Street, Waupun, WI 53963
Applicants Representative: Rettler Corporation, 3317 Business Park Drive, Stevens Point, WI 54482

Introduction

On behalf of the Waupun Area School District, Rettler Corporation is submitting plans for improvements to Meadow View Elementary School. The school is located at 601 Grandview Avenue, Waupun, Wisconsin, 53963.

Request

The applicant seeks site plan and driveway approval to allow for modifications and additions to the school. The proposed improvements include the following:

- Relocate office and create secure main entry with entrance canopy
- Update art and music classrooms
- Update library/media center
- Repurpose former office for classroom space
- Renovate gymnasium to create multipurpose cafeteria space
- Convert former locker rooms to appropriate storage
- Construct new full court gym
- Construct a new bus drop off/pickup loop to accommodate 6 buses on the north side of the building
- Construct a new parent drop off loop and 37 parking stalls including 2 ADA accessible stalls on the east side of the building with an access in from Beaver Dam Street and access out onto Lincoln Street
- Restripe the existing northeast parking lot for 30 parking stalls including 2 ADA accessible stalls.

A site plan is provided for review.

Zoning

The property consists of one parcel. Tax Parcel ID 0614-000 is zoned R-1.

Ingress/Egress and Parking

There will be two changes to improve site circulation and ingress/egress at the existing school in conjunction with the proposed improvements.

A bus loop will be constructed on the north side of the building. The bus loop will accommodate up to 6 buses for drop off and pick up. Access to the bus loop will be from the south leg of the intersection of Elm Street and Grandview Avenue. Buses will depart the school onto Grandview Avenue approximately 220 feet east of Elm Street.

A new parent drop off loop will be constructed on the east side of the building. The driveway providing access into the site will be located on Beaver Dam Street approximately 300 feet north of Lincoln Street. Vehicles will exit the site onto Lincoln Street approximately 180 feet west of Beaver Dam Street.

A new 37 stall parking lot will be constructed adjacent to the parent drop off loop. The existing parking lot in the northeast corner of the property will be reconfigured and restriped for 30 parking stalls. Each parking lot will have 2 ADA accessible stalls.

Drainage

The project will disturb more than one (1) acre of land. Therefore, the improvements will need to be designed to meet Chapter 22 of the City Code (stormwater management ordinance) along with NR216.42 and NR 151.12 of the Wisconsin Administrative Code. Chapter 22 of the City Code also requires long term, post construction runoff management. Since this project is redevelopment of the existing school, the applicable stormwater requirement includes reducing Total Suspended Solids by 40 percent. The project is exempt from NR 151 stormwater infiltration requirements since it is redevelopment.

A separate stormwater submittal is currently being prepared for review and approval by the Director of Public Works.

Utility Easements

No easements are required to provide sanitary sewer or water facilities to the proposed building addition. A new sanitary lateral will connect to the existing school lateral and will be privately owned by the school district.

Landscaping

The area between around the dumpster pad will be landscaped with small bushes and perennials to provide screening.

Lighting

New parking lot lighting will consist of two double-head poles in the island within the southeast parking lot. An additional single-head pole will be located at the drive from Beaver Dam Street. There will also be a single-head pole to the northwest of the gymnasium addition to light the new drop-off drive. The new light poles will be 20 feet tall with a 4 feet concrete base for a total mounting height of 24 feet. In addition to the pole mounted fixtures, site areas will be lit using building mounted fixtures. All existing exterior lighting will be removed. All new exterior lighting will be full cut-off, high-efficiency LED-type. Photometrics are provided for review.

Buildings

A new gymnasium will be added to the existing building. They gym is approximately 6,365 square feet and 32'-0" high. It is located on the northeast corner of the existing building. Elevation views have been provided for review.

MEADOW VIEW PRIMARY SCHOOL

WAUPUN, WI

BUILDING ADDITION & SITE REDEVELOPMENT

PLAN COMMISSION SUBMITTAL - 06.01.17

MEADOW VIEW PRIMARY SCHOOL
601 GRANDVIEW AVE.
WAUPUN, WI 53963

OWNER

WAUPUN AREA SCHOOL DISTRICT
950 WILCOX STREET
WAUPUN, WI 53963

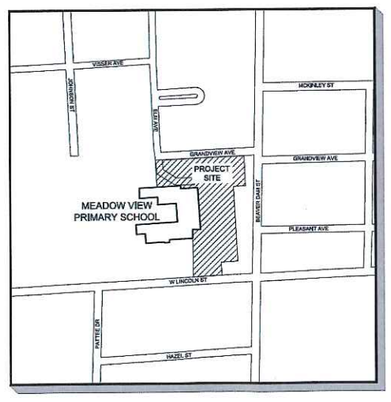
PROJECT MANAGER / LANDSCAPE ARCHITECT/ENGINEER (LA/E)

EPPSTEIN UHEN: ARCHITECTS
333 EAST CHICAGO STREET
MILWAUKEE, WISCONSIN 53202
PHONE: 414-271-5350

CONSULTANTS

RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WISCONSIN 54482
PHONE: 715-341-2633
FAX: 715-341-0431

MUERMANN ENGINEERING
116 FREMONT STREET
PO BOX 235
KIEL, WISCONSIN 53042
PHONE: 920-894-7800
FAX: 920-894-7916



RETTLER PROJECT #16.089
LOCATION MAP
WAUPUN, WISCONSIN
NOT TO SCALE

N

SHEET INDEX

eu:a
eppstein uhen : architects
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 telephone 414.271.5350
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 telephone 608.442.5350

PROJECT INFORMATION

MEADOW VIEW PRIMARY

601 GRANDVIEW AVE
WAUPUN, WI 53963

ISSUANCE AND REVISIONS

PLAN COMMISSION SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN

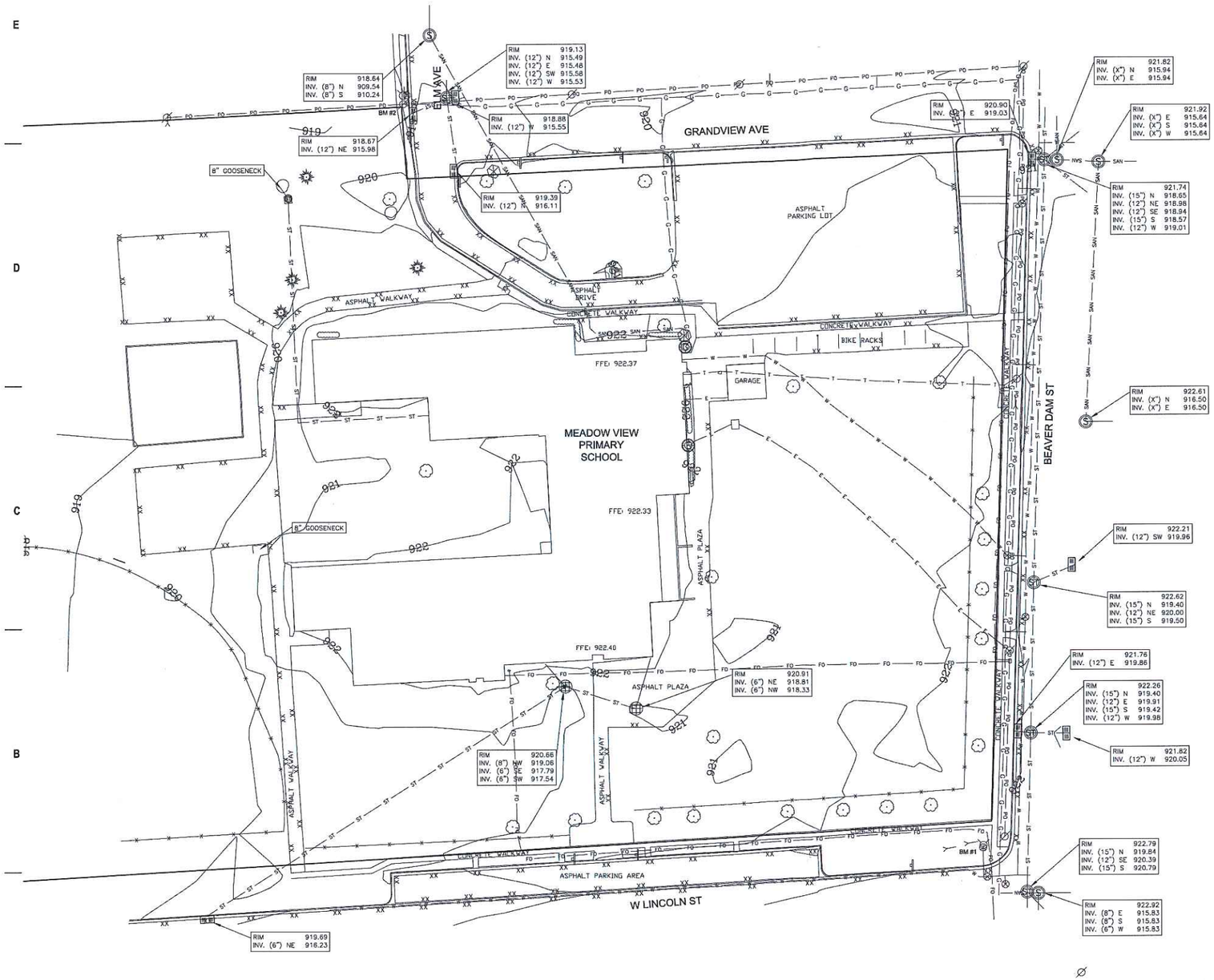
SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER	TW
PROJECT NUMBER	316455-01
DATE	JUNE 1, 2017

T100



LEGEND

These standard symbols will be found in the drawing.

- LIGHT POLE
- POWER POLE
- GUY WIRE
- ELECTRICAL JUNCTION BOX
- TELEPHONE PEDESTAL
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE MANHOLE
- WATER MANHOLE
- UTILITY MANHOLE
- CATCH BASIN
- CATCH BASIN
- CATCH BASIN
- WATER VALVE
- HYDRANT
- 1 1/4" IRON PIPE FOUND
- 1/2" IRON BAR FOUND
- #6 RE-BAR FOUND
- COMPUTED PROPERTY CORNER
- #6 RE-BAR SET
- HARRISON MONUMENT FOUND
- CONTROL POINT
- SOIL BORING LOCATION
- 3' H CHAINLINK FENCE
- 6' H CHAINLINK FENCE
- 6' H ORNAMENTAL FENCE
- SANITARY SEWER
- STORM SEWER
- POWER OVERHEAD
- BURIED ELECTRIC
- BURIED GAS
- BURIED TELEPHONE
- WATERMAIN
- FIBER OPTICS
- IRRIGATION PIPE
- EDGE OF BITUMINOUS
- FLAG POLE
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH/SHRUB
- ELECTRIC METER
- GAS METER
- GAS VALVE
- CONTOUR LINE
- SPOT ELEVATION
- SIGN
- SPRINKLER HEAD
- ELECTRIC OUTLETS
- PLAY EQUIPMENT
- POLE / POST
- ROCKS
- BASKETBALL HOOP
- IRRIGATION BOX

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS--LOCATIONS ARE APPROXIMATE.

PRIVATE UTILITIES WERE MARKED BY PRIVATE LINES, INC.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZES AND THEIR LOCATIONS.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET # 20171607378)

DESCRIPTION

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 13 NORTH, RANGE 15 EAST, CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, AARON PARKS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF A TOPOGRAPHICAL SURVEY AS MADE BY ME ON 04/24/2017.

DATED THIS 1ST DAY OF JUNE, 2017.

SIGNED _____
AARON PARKS, PLS #2661

WISCONSIN AARON PARKS S-2661 STEVENS POINT, WI LAND SURVEYOR

BENCH MARK

ELEVATIONS BASED ON NAVD 88 USING WI GEOID12A.

BENCHMARK #1
BURY BOLT OF HYDRANT, LOCATED AT THE NORTHWEST CORNER OF BEAVER DAM STREET AND W. LINCOLN STREET.
ELEVATION=924.50

BENCHMARK #2
BURY BOLT OF HYDRANT, LOCATED AT THE NORTHWEST CORNER OF GRANDVIEW AVENUE AND ELM AVENUE
ELEVATION=921.31

SURVEY CONTROL POINTS

COORDINATE SYSTEM BASED ON: NAD 83 (2007) USING DODGE COUNTY COORDINATES

POINT #1
N 785670.48
E 871725.79
Z 920.58
CP MAG

POINT #2
N 785588.92
E 871660.80
Z 921.32
CP SPIKE

N

0 30' 60' 90'

eppstein uhen : architects

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 telephone 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 telephone 608.442.5350

PROJECT INFORMATION

MEADOW VIEW PRIMARY

601 GRANDVIEW AVE
WAUPUN, WI 53963

ISSUANCE AND REVISIONS

PLAN COMMISSION SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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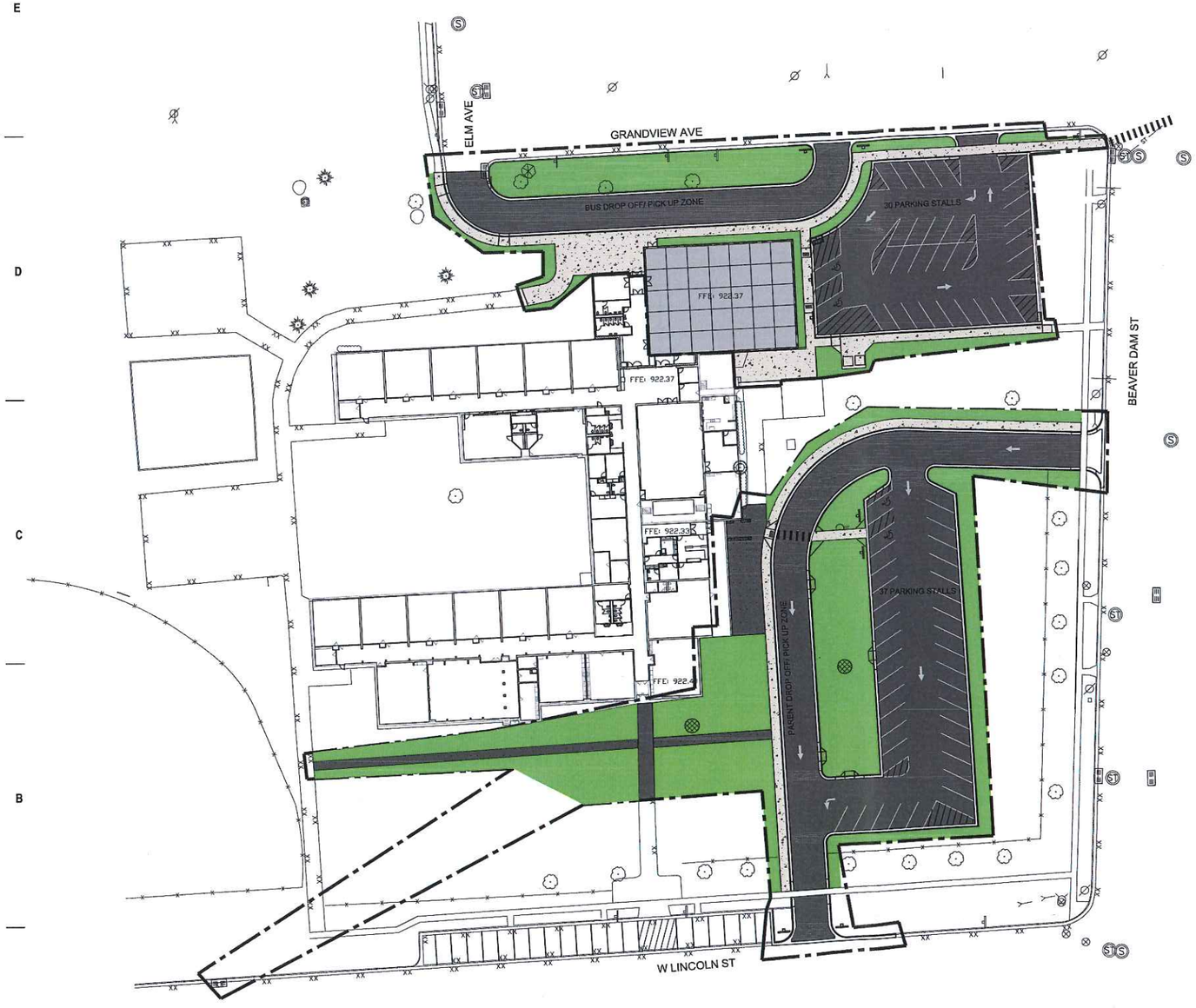
PROJECT MANAGER	TW
PROJECT NUMBER	316455-01
DATE	JUNE 1, 2017

EXISTING SITE PLAN

C100



GENERAL NOTES

1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
4. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
5. TOPSOIL, SEED AND FERTILIZE ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
6. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID.
7. CURB ALONG THE STREET SHALL BE THE SAME SIZE AS EXISTING STREET CURB, TRANSITION TO 30" CURB AT PARKING LOT ENTRANCES.

SITE LAYOUT - LEGEND

5" REINFORCED CONCRETE
-6" BASE AGGREGATE DENSE, 3/4 INCH — 2 / C700

3.5" HOT MIX ASPHALT
-10" BASE AGGREGATE DENSE, 1-1/4 INCH — 1 / C700

SITE LAYOUT - KEY NOTES

1. SITE ACCESS
2. ACCEPTING 24" CURB AND GUTTER — 3 / C700
3. REJECTING 24" CURB AND GUTTER — 3 / C700
4. 24" MOUNTABLE CURB — 8 / C700
5. REVERSE CURB TERMINUS — 4 / C700
6. DRIVEWAY CURB CUT DETAILS — 5 / C700
7. STANDARD ADA CURB RAMP — 6 / C700
8. TYPE 7A ADA CURB RAMP — 7 / C700
9. VAN ACCESSIBLE PARKING SIGN — 1 / C701
10. SIGN POST BOX OUT — 2 / C701
11. PAVEMENT STRIPING — 3 / C701
12. CROSSWALK STRIPING — 4 / C701
13. 35' HIGH FLAG POLE — 5 / C701
14. CONCRETE RAMP AND PAD FOR TRASH
15. DIRECTIONAL ARROW
16. SIGN: ONE WAY, DO NOT ENTER
17. CURB OUTLET — 6 / C701

N

0 30' 60' 90'

eppstein uhen : architects
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 telephone 414.271.5200
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 telephone 608.442.5350

PROJECT INFORMATION

MEADOW VIEW PRIMARY

601 GRANDVIEW AVE
WAUPUN, WI 53963

ISSUANCE AND REVISIONS

PLAN COMMISSION SUBMITTAL

#	DATE	DESCRIPTION

2-23-17 SITE LAYOUT

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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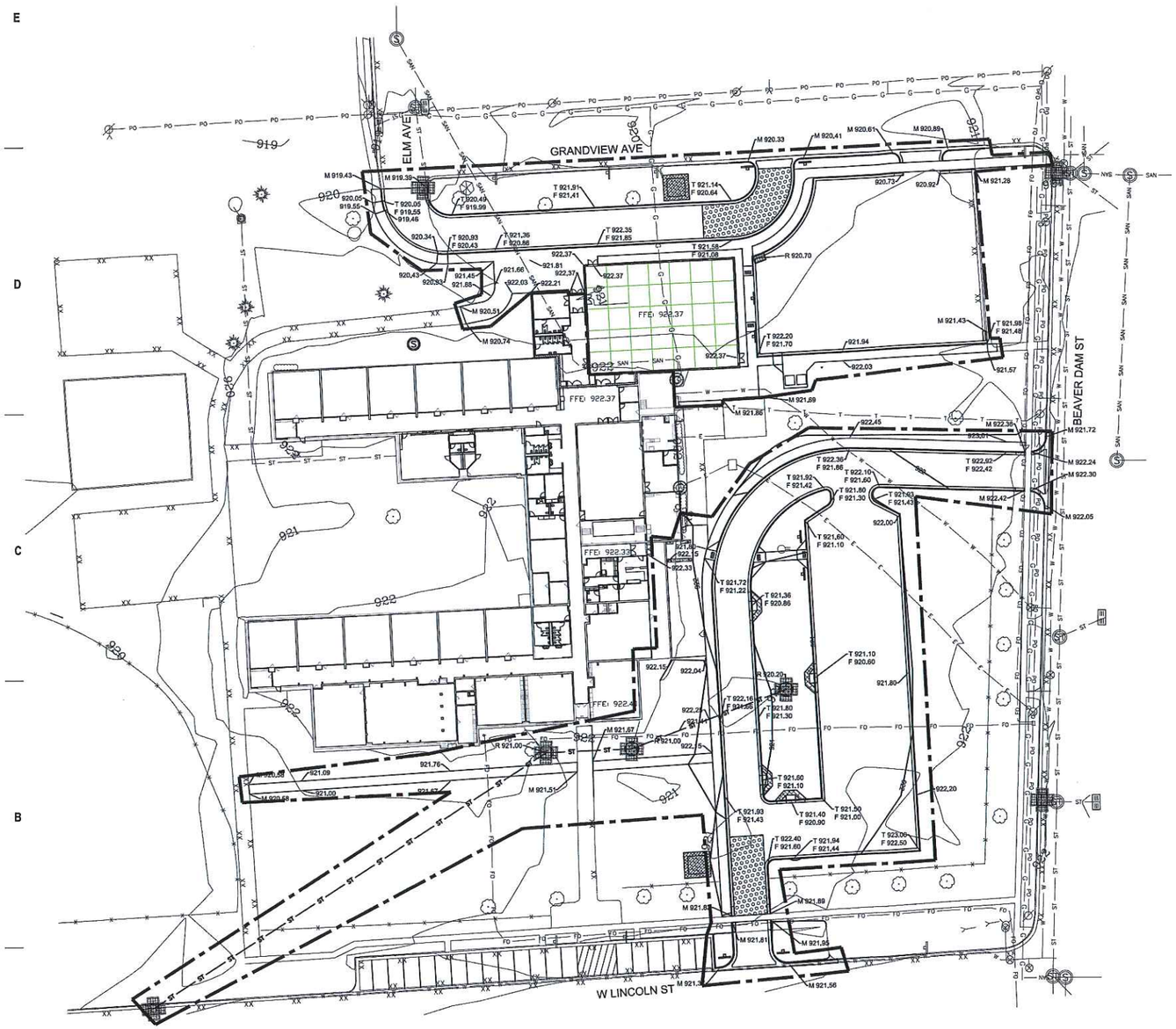
PROJECT MANAGER	TW
PROJECT NUMBER	316455-01
DATE	JUNE 1, 2017

C300



GENERAL NOTES

1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
4. PLACE TYPE D INLET PROTECTION FABRIC UNDER THE PROPOSED AND EXISTING CATCH BASINS, MANHOLES, AND INLETS GRATES FOR THE DURATION OF CONSTRUCTION.
5. REMOVE ANY ABANDONED UTILITIES WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
6. ALL BIDDERS SUBMITTING A BID SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID AND REVIEW THE EXISTING OF FINAL GRADING.
7. PLACE 6" OF TOPSOIL AND SOD ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS AND WITHIN 3 WORKING DAYS OF FINAL GRADING.
8. ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF GRASS IS ESTABLISHED IN ALL GENERAL LANDSCAPE AREAS, AND THEN REMOVED BY THE SITE CONTRACTOR.
9. THE SITE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL ELEMENTS IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL GOVERNING AUTHORITY'S REGULATIONS.
10. INSPECT ALL EROSION CONTROL ELEMENTS WEEKLY OR AFTER STORM EVENTS OF 1/2" OF RAIN OR GREATER AND DOCUMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NOTICE OF INTENT.
11. ALL EROSION CONTROL METHODS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND MODIFIED AS DIRECTED BY THE PROJECT ENGINEER.
12. ALL WASTE AND UNUSED BUILDING MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
13. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.
14. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNING AUTHORITY'S EROSION CONTROL INSPECTOR AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
15. BUILDING/PAVING PERMITS WILL BE WITHHELD UNTIL ALL INITIAL EROSION CONTROL PRACTICES ARE IMPLEMENTED AND APPROVED BY THE LOCAL GOVERNING AUTHORITY'S EROSION CONTROL INSPECTOR.
16. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
17. ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
18. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER METHODS APPROVED BY THE LOCAL GOVERNING AUTHORITY'S EROSION CONTROL INSPECTOR.
19. IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION/LANDSCAPING OF THE SITE SHALL OCCUR NO LATER THAN JUNE 1ST OF THE NEXT CONSTRUCTION SEASON. PLACE SOD BY NOVEMBER 15 IF WEATHER PERMITS, IF WEATHER DOES NOT PERMIT, PLACE EROSION CONTROL FABRIC. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REINSTALLED BY MAY 1 OR ONCE BARE GROUND IS VISIBLE AND FROST BEGINS TO COME OUT OF THE GROUND. SOIL STABILIZER NEEDS TO BE APPLIED TO AREAS OF BARE GROUND TO PREVENT PROBLEMS FROM DEVELOPING IN THE SPRING.
20. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
21. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
22. ANY PROPOSED CHANGES TO THE APPROVED EROSION CONTROL PLAN MUST BE APPROVED BY THE CITY.

CONSTRUCTION EROSION CONTROL SEQUENCE

CONSTRUCTION ACTIVITY	SCHEDULED CONTROL MEASURES	TIME FRAME
1. Construction Access - Construction Entrance, Construction Routes, and Equipment Parking Areas	First Land disturbing activity - Bare areas will be stabilized with gravel. Street sweeping will be performed as necessary to remove sediment from private drive that lead to public streets.	1 Day & As Needed
2. Inlet Protection and Barriers -	Install Inlet Protection(Type D Preferred) Units After Project Site Is Accessed and Silt Fence As Indicated On This Plan & Details.	2 Days
3. Runoff Conveyance System - Construct Storm Sewer System	Stabilize Storm Drains, Inlet and Outlet Protection as Early As Possible. Install Inlet Protection during Storm Sewer Construction	2 Days
4. Land Clearing and Grading - Site Preparation, Cutting, Filling, Grading and Topsoil Stockpiles	Begin Major Clearing and Grading After Principal Erosion Control Practices Have Been Installed. Clear and Grade Only as Needed. Install Additional Measures as Necessary Such as Silt Fence or Sprayed Polymer Around Topsoil Stockpiles. Mark Trees and Buffer Areas For Preservation.	60 Days
5. Parking Lot/Driveway - Base Aggregate Dense, Curb & Gutter, Sidewalk, and Hot Mix Asphalt	Install Necessary Practices Outlined Above Before Work Takes Place. Stabilize Pavement Subgrade Soils With Base Course.	20 Days
9. Landscaping and Final Surface Stabilization - Topsoiling, Permanent Seeding, Mulching, Sodding, and Synthetic Turf, Trees and Shrubs	Apply Temporary or Permanent Stabilization Measures Immediately On All Disturbed Areas Where Work Is Delayed Or Complete.	
10. Winter Stabilization	Apply Sprayed Polymer Around Stockpiles and Open Areas Not Yet Stabilized. Monitor Per Supplier Recommendations.	

GRADING/ EROSION CONTROL LEGEND

- PROPOSED CONTOURS — 100
- EXISTING CONTOURS — 100
- PROPOSED FINISH ELEVATION — 900.00
- MATCH EXISTING ELEVATION — M 900.00
- INLET PROTECTION — 1 / C602
- CONCRETE WASH OUT AREA — 3 / C602
- STONE TRACKING PAD — 2 / C602
- EROSION CONTROL SILT FENCE — 5 / C602
- SILT FENCE OUTLET — 4 / C602
- EROSION MAT — X / C60X

N

0 30' 60' 90'

eppstein uhen : architects
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 telephone 414.271.5330
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 telephone 608.442.5330

PROJECT INFORMATION

MEADOW VIEW PRIMARY

601 GRANDVIEW AVE
WAUPUN, WI 53963

ISSUANCE AND REVISIONS

PLAN COMMISSION SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

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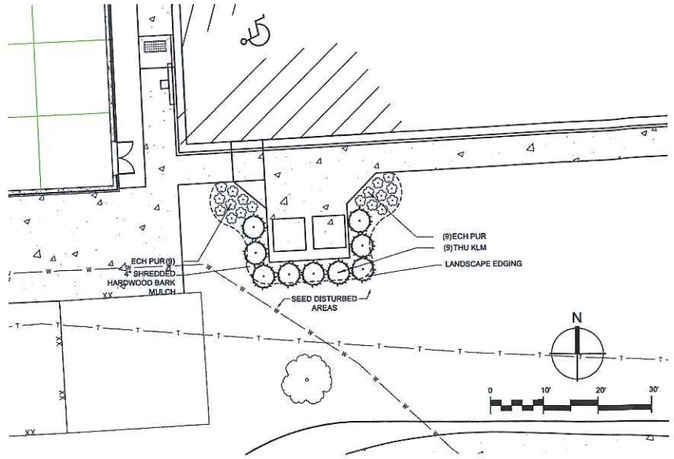
PROJECT MANAGER	TW
PROJECT NUMBER	316455-01
DATE	JUNE 1, 2017

C400



1. DUMPSTER AREA PLANTING PLAN

SITE LANDSCAPE PLAN - GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL THE PRIVATE UTILITIES PRIOR TO THE START OF WORK.
3. ALL PLANTS SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL LANDSCAPE BEDS SHALL CONTAIN 4" DEPTH OF SHREDDED HARDWOOD BARK MULCH CONTAINED BY LANDSCAPE EDGING FOR PERENNIALS AND GRASSES
5. LANDSCAPE EDGING SHALL BE ALUMINUM "CURV-RITE" EDGING.
6. ALL GENERAL LANDSCAPE AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
7. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY ZONING ORDINANCE.
8. SEE THE PROJECT MANUAL FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES WARRANTY PERIOD, MAINTENANCE , ETC.
9. SEE DETAILS FOR PLANTING INSTALLATION.

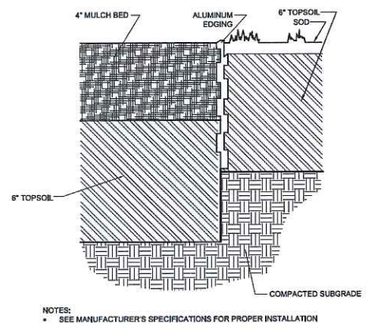
LANDSCAPE LEGEND

TURF AREA - SEED — SEED

ALUMINUM LANDSCAPE EDGING

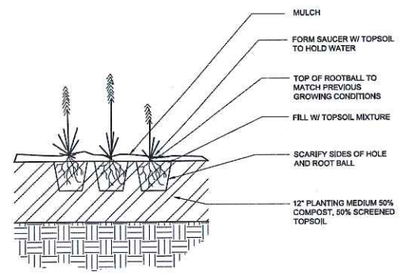
PLANT SCHEDULE

	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
TREES				
	THU KLM	THUJA OCCIDENTALIS 'KLMEIGHTEEN' TM / PATRIOT ARBORVITAE	6' HEIGHT	9
SHRUBS				
	ECH PUR	ECHINACEA PURPUREA / PURPLE CONEFLOWER	4" POT	18



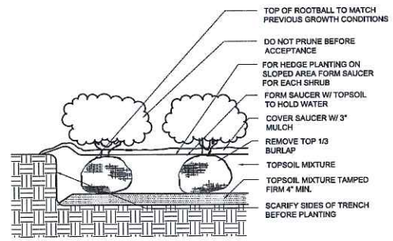
NOTES:
- SEE MANUFACTURER'S SPECIFICATIONS FOR PROPER INSTALLATION

2. LANDSCAPE EDGING



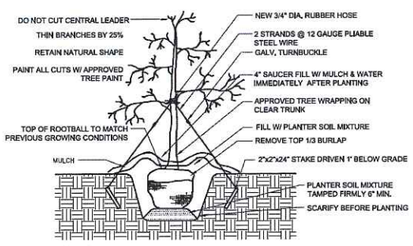
NOTE:
- PERENNIALS OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY.
- DO NOT PRUNE BEFORE ACCEPTANCE

3. PERENNIAL PLANTINGS



* SHRUBS OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY

4. SHRUB PLANTINGS



NOTE:
- TREES OF SAME SPECIES TO BE MATCHED IN GROWTH AND UNIFORMITY
- PLANTING HOLE WIDTH SHALL BE THREE TIMES THE SIZE OF ROOTBALL.

5. TREES UNDER 2" CALIPER

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madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 telephone 608.442.5359

PROJECT INFORMATION

MEADOW VIEW PRIMARY SCHOOL

601 GRANDVIEW AVE.
WAUPUN, WI 53963

RETTLER corporation

ISSUANCE AND REVISIONS

BID DOCUMENTS

#	DATE	DESCRIPTION
	3/16/17	BID

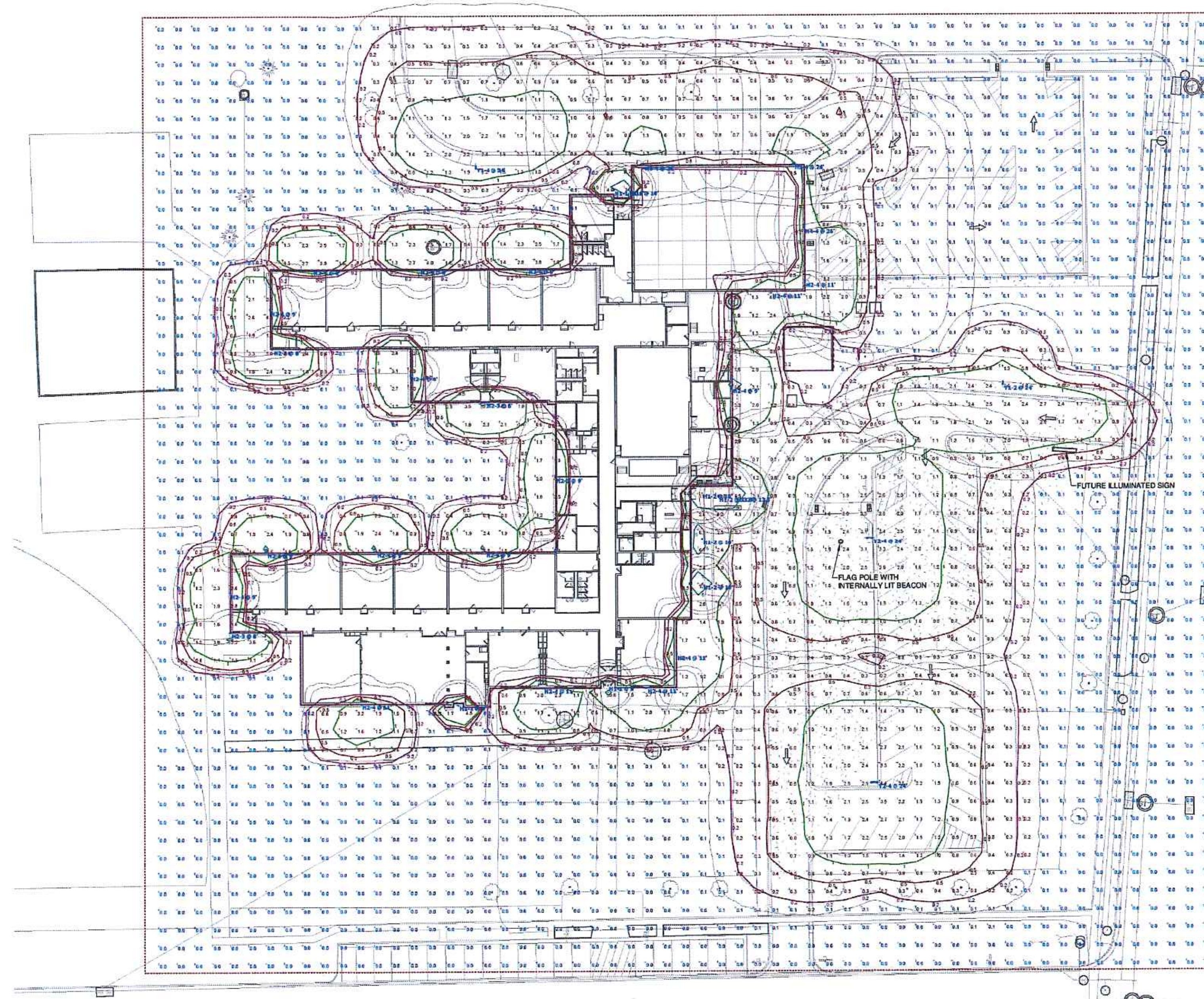
KEY PLAN

SHEET INFORMATION

PROJECT MANAGER	TW
PROJECT NUMBER	316455 - 01
DATE	03/16/2017

SITE LANDSCAPING DETAILS

C604



Plan View
Scale - 1" = 30ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.5 fc	11.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	H1-1	4	EATON - PORTFOLIO (FORMER COOPER LIGHTING)	LD6B10D010 EU6B10208040 6LBWH1	PORTFOLIO 6 INCH 60 DEGREE CUTOFF RECESSED DOWNLIGHT WIDE DISTRIBUTION WITH SEMI-SPECULAR CLEAR TRIM WATTAGE D010TR-10.05 W DE010-10.58 W DSLT-10.2 W DMX-10.6 W DL2-11.8 W DL3-11.1 W DLE-11.39 W	1	C1-LD6B10D010 EU6B10208040 6LBWH1.ies	973	0.9	9.9
	H1-2	5	EATON - PORTFOLIO (FORMER COOPER LIGHTING)	LD6B20D010 EU6B10208040 6LBWH1	PORTFOLIO 6 INCH 60 DEGREE CUTOFF RECESSED DOWNLIGHT WIDE DISTRIBUTION WITH SEMI-SPECULAR CLEAR TRIM WATTAGE D010TR-21.86 W DE010-20.46 W DSLT-21.24 W DMX-20.89 W DL2-22.5 W DL3-21.8 6 W DLE-22.46 W	1	H1-LD6B20D010 EU6B10208040 6LBWH1.ies	1866	0.9	20.8
	H2-3	4	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	IST-E01-LED-E1-BL3	IMPACT ELITE LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 3 W/ BACK LIGHT CONTROL	21	H2-IST-E01-LED-E1-BL3.ies	129	0.9	24.7
	H2-4	16	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	IST-E01-LED-E1-BL4	IMPACT ELITE LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ BACK LIGHT CONTROL	21	H2-IST-E01-LED-E1-BL4.ies	124	0.9	24.7
	H3-4	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	IST-E02-LED-E1-BL4	IMPACT ELITE LED LUMINAIRE (2) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ BACK LIGHT CONTROL	42	H3-IST-E02-LED-E1-BL4.ies	124 4038	0.9	46.9
	H4-4	1	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	32	GLEON-AF-02-LED-E1-SL4.ies	362	0.9	113
	Y1-2	1	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-T2	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE II OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	32	GLEON-AF-02-LED-E1-T2.ies	374	0.9	113
	Y1-4	1	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	32	GLEON-AF-02-LED-E1-SL4.ies	362	0.9	113
	Y2-4	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-02-LED-E1-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	32	GLEON-AF-02-LED-E1-SL4.ies	362	0.9	226

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telephone 414.271.5350
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5350

PROJECT INFORMATION

MEADOW VIEW PRIMARY

601 GRANDVIEW AVE
WAUPUN, WI 53963

MUERMANN ENGINEERING
Solid planning, superior solutions

ISSUANCE AND REVISIONS

PLAN COMMISSION SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER LBG

PROJECT NUMBER 316455-01

DATE JUNE 1, 2017

Site Lighting Calc

E100

Portfolio

DESCRIPTION

6 inch LED recessed narrow, medium, or wide beam downlight designed for glare free even illumination. Featuring a two-stage diffused reflector system producing smooth distribution with excellent light control and low aperture brightness. Lumen packages range from 1000 to 7000 with color temperatures of 2400K, 2700K, 3000K, 3500K, 4000K, and 5000K. Available with dim-to-warm technology – similar to halogen at full power, the 3000K LED warms smoothly as dimmed to 1850K creating a rich warm glow within the space.

Catalog #		Type
Project	WAUPUN SCHOOLS	H1-1 & H1-2
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Lower Shielding Reflector
Painted die cast aluminum or spun aluminum lower reflector with a lensed upper optical chamber providing superior lumen output with minimal source brightness. Spun reflectors are offered in all Portfolio Alzak® finishes. Available with non-conductive polymer trim. Reflector is retained with two torsion springs holding the flange tight to the finished ceiling surface.

Plaster Frame / Collar
Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2". Universal mounting bracket accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box
Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branch wiring. (4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs.

Thermal
Aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

LED
Chip on board with a multitude of highly efficient white LED's, combined with a high reflectance upper reflector and convex transitional lens produce even distribution with no pixilation. Rated for 50,000 hours at 70% lumen maintenance. Auto resetting, thermally protected, LED's are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Quick disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80, 90 or 97 CRI. D2W™ – dim-to-warm shifts CCT from 3000K to1850K as fixture dims mimicking halogen sources.

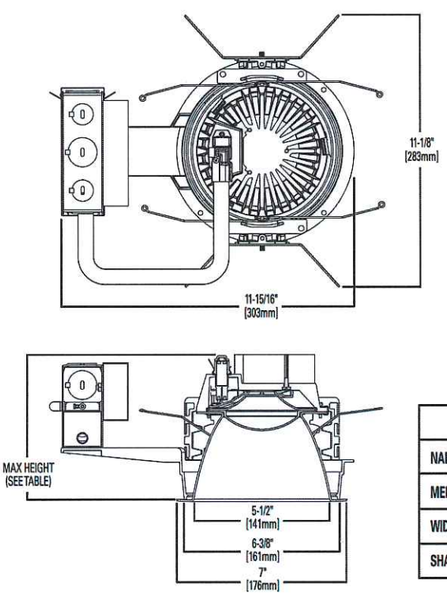
Driver
Standard 120-277V 0-10V dimming driver provides flicker free dimming from 100% to 1% (offered up to 4000 lumens). Optional 120V leading edge, <1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture.

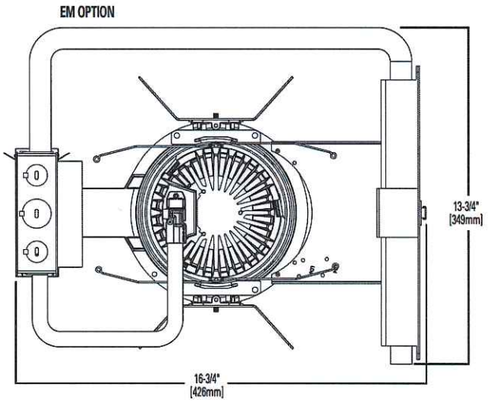
Connected Lighting Systems
WaveLinx tilemount daylight sensor includes control module, sensor and cable allowing use with the comprehensive lighting system.

LumaWatt Pro (powered by Enlighted) wireless tile mount sensor and relay accessory enables wireless control using a tile mount sensor accessory.

Code Compliance
Thermally protected and cULus listed for wet locations with covered ceiling. IP66 rated when used with IP66 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. Non-IC rated - Insulation must be kept 3" from top and sides of housing. IC rated up to 1500 lumens. 5000 lumen and above are marked spacing and must follow spacing requirements. RoHS Compliant. Photometric testing completed in accordance with IES LM 79 and TM-30 standards. LED life testing completed in accordance with LM 80 standards.

Warranty
5-year warranty





	1000-2000 LUMENS	3000-5000 LUMENS	6000-7000 LUMENS
NARROW	5-15/16" [151mm]	5-15/16" [151mm]	7-11/16" [195mm]
MEDIUM	5-7/8" [149mm]	5-7/8" [149mm]	7-5/8" [194mm
WIDE	5-1/2" [140mm]	5-1/2" [140mm]	6-13/16" [173mm]
SHALLOW TRIM/HOUSING	3-1/2" [89mm] / 5-1/2" [140mm]	NA	NA

LD6B EU6B 6LBW 6LBM 6LBN

1000 - 7000 lumens LED

Narrow, Medium, or Wide Beam

New Construction

D2W™

ENERGY STAR

Can be used to comply with T24 California Non-Residential Lighting Controls requirements

RoHS Compliant

Refer to ENERGY STAR® Qualified Products List. Can be used to comply with California Title 24 High Efficacy requirements.

EATON
Powering Business Worldwide

TD520041EN
2017-05-01 16:29:35

ORDERING INFORMATION

SAMPLE NUMBER: LD6B15D010EMBOD

Housing	Lumens[1]	Voltage	Driver	Options
LD6B=LED Downlight 6" Nominal Aperture **LD6BCP**=LED Downlight 6" Nominal Aperture, Chicago Plenum	**10**=1000 lumens **15**=1500 lumens **20**=2000 lumens **30**=3000 lumens **40**=4000 lumens **50**=5000 lumens[10] **60**=6000 lumens[10] **70**=7000 lumens[10]	**Blank**=120-277V	**1000 - 4000 Lumen** **D010**=0-10V Dimming, 1% to 100%, 120V-277V **D010TR**=0-10V or Line Voltage Dimming, 5% to 100%, 120V-277V **DE010**=0-10V Dimming, 0% to 100%, 120V-277V **D5LT**=Fifth Light® (DALI) Dimming, 0% to 100%, 120V-277V **DMX**=DMX Dimming, 0% to 100%, 120V-277V **DL2**=Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only **DL3**=Lutron® Hi-Lume 3 Wire Dimming, 1% to 100%, 120V-277V **DLE**=Lutron Ecosystem dimming 1% to 100%, 120V-277V **5000, 6000, and 7000 Lumen** **D010TE**=0-10V 1% or Trailing Edge, 10% to 100%, 120V-277V (120V Only for Trailing Edge Dimming)	**EMBOD**=Bodine® Emergency Module with Remote Test Switch[3] **EM7**=7W Emergency Module with Remote Test Switch[3, 4] **EM14**=14W Emergency Module with Remote Test Switch[3, 4] **IEMBOD**=Bodine® Emergency Module with Integral Test Switch[3] **IEM7**=7W Emergency Module with Integral Test Switch[3, 4] **IEM14**=14W Emergency Module with Integral Test Switch[3, 4]

SAMPLE NUMBER: EU6B10208035

Power Module	Lumen Levels[1]	CRI	Color		
EU6B=6" Universal LED Module	**1020**=1000, 1500, 2000 lumens **3050**=3000, 4000, 5000 lumens **6070**=6000, 7000 lumens **1015IC**=1000, 1500 lumen IC rated	**80**=80 CRI Minimum **90**=90 CRI Minimum **97**=97 CRI Minimum	**80 CRI** **27**=2700K **30**=3000K **35**=3500K **40**=4000K **50**=5000K	**90 CRI** **24**=2400K **27**=2700K **30**=3000K **35**=3500K **40**=4000K **50**=5000K	**97 CRI** **27**=2700K **30**=3000K
	Dim 2 Warm **109030D2W**=1000 lumen, 90 CRI, Dim 2 Warm **159030D2W**=1500 lumen, 90 CRI, Dim 2 Warm **209030D2W**=2000 lumen, 90 CRI, Dim 2 Warm				

SAMPLE NUMBER: 6LBM1LIE

Trim	Distribution[5]	Flange	Finish	Options
6LB=6" LED	**N**=Narrow (30° Beam), Spun Aluminum **M**=Medium (50° Beam), Spun Aluminum **W**=Wide (75° Beam), Spun Aluminum **S**=Shallow (75° Beam), Spun Aluminum[12] **PS**=Plastic Shallow (75° Beam), Injection Molded white[11, 12] **CS**=Cast Shallow (75° Beam), Die Cast Aluminum[12] **BA**=Baffle (50° Beam), Spun Aluminum[7]	**0**=White Polymer Trim Ring **1**=Self-flanged **2**=White Painted Self-flanged	**LI**=Specular Clear[9] **H**=Semi-Specular Clear[9] **WMH**=Warm Haze[9] **WH**=Wheat[9] **GPH**=Graphite Haze[9] **B**=Specular Black[9] **MW**=Matte White **MB**=Matte Black **MMS**=Matte Metallic Silver[8]	**E**=Integral Emergency Test Switch Hole[6]

Accessories

HSA6=Slope Adapter for 6" Aperture Housings, Specify Slope
TRM6=Metal Trim Ring, Specify Color[2]
PRR6=Rimless Trim Ring for Flush Mount[2]
LGSXT6IP66 =IP66 Gasket Kit
DT6=Deco Trim[2]

Bar Hangers
HB26=C-channel Bar Hanger, 26" Long, Pair
HB50=C-channel Bar Hanger, 50" Long, Pair
RMB22=Wood Joist Bar Hanger, 22" Long, Pair

Transformers
H347=347 to 120V Step Down Transformer, 75VA
H347200=347 to 120V Step Down Transformer, 200VA

Connected Lighting Systems
PORLWTPD1=LumaWatt Pro wireless sensor kit (0-10V only)
TMSWPD1=WaveLinx tilemount daylight sensor (includes control module, sensor, cable and tile mount)

Notes:
1. Nominal Lumens will vary depending on selected color, driver and reflector finish.
2. Order trim with polymer trim ring (Consult specification sheet for color ordering information and options).
3. Not available with Chicago Plenum.
4. ULus listed only
5. Beam angles are nominal with LI finish trims.
6. Only available with Narrow and Medium Spun Aluminum trims. Required for use with all IEMBOD, IEM7, and IEM14 housings. Requires above ceiling access with wide beam trim.
7. Only available with Matte White and Matte Black Finishes.
8. Available only on CS distributions.
9. Not available on PS, CS or BA distributions.
10. Product is marked spacing and must be installed with the following minimum spacing.
    - Center to center of adjacent luminaires: 36"
    - Center of luminaire to side of building member: 18"
    - Minimum overhead: 1/2"
    - Not available with CS or PS trims
11. PS available in self-flanged MW finish only.
12. Offered up to 2000 lumens

ENERGY

ENERGY DATA
Sound Rating: Class A standards
(Values at non-dimming line voltage)
Minimum Starting Temperature: -30°C (-22°F)
EMI/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)
Input Voltage: UNV (120V - 277V)
Power Factor: >0.90 (at nominal input 120-277 VAC & 100% of Rated Output Power)
Input Frequency: 50/60Hz

1000 Lumen D010		1500 Lumen D010	
Input Power: 11W	THD: <14%	Input Power: 15.5W	THD: <13%
120V Input Current: 0.09A	277V Input Current: 0.04A	120V Input Current: 0.13A	277V Input Current: 0.06A

2000 Lumen D010		3000 Lumen D010	
Input Power: 21.2W	THD: <9%	Input Power: 27.6W	THD: <10%
120V Input Current: 0.18A	277V Input Current: 0.08A	120V Input Current: 0.23A	277V Input Current: 0.10A

4000 Lumen D010		5000 Lumen D010TE	
Input Power: 41.6W	THD: <13%	Input Power: 57.9W	THD: <14%
120V Input Current: 0.35A	277V Input Current: 0.15A	120V Input Current: 0.49A	277V Input Current: 0.22A

6000 Lumen D010TE		7000 Lumen D010TE	
Input Power: 59.7W	THD: <14%	Input Power: 75.8W	THD: <13%
120V Input Current: 0.50A	277V Input Current: 0.22A	120V Input Current: 0.64A	277V Input Current: 0.29A

	120V		277V	
Lumens	Inrush (A)	Duration (ms)	Inrush (A)	Duration (ms)
1000 Lumen D010	1.02	0.041	2.18	0.021
1500 Lumen D010	1.02	0.042	2.24	0.064
2000 Lumen D010	1.02	0.077	2.43	0.027
3000 Lumen D010	1.15	0.067	3.26	0.027
4000 Lumen D010	1.2	0.088	3.9	0.03
5000 Lumen D010TE	5.1	0.132	10.2	0.153
6000 Lumen D010TE	5.4	0.123	10.8	0.154
7000 Lumen D010TE	4.9	0.13	9.8	0.156

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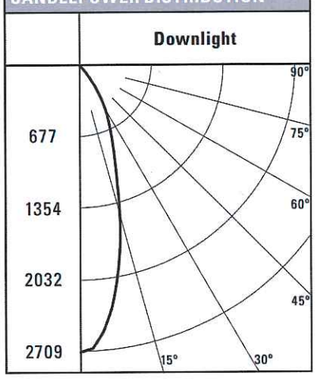
PHOTOMETRY

NARROW (25° BEAM)

Test Number	P201217
Housing	LD6B15D010
Module	EU6B10208035
Trim	6LBN1LI
Lumens	1195
Efficacy	83.6 Lm/W
SC	0.53

CANDLEPOWER DISTRIBUTION



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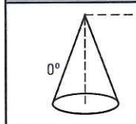


D	FC	L	W
5.5'	90	2.8	2.8
7'	55	3.6	3.6
8'	42	4.2	4.2
9'	33	4.6	4.6
10'	27	5.2	5.2
12'	19	6.2	6.2

CANDELA TABLE

Degrees Vertical	Candela
0	2709
5	2526
15	1468
25	708
35	299
45	44
55	4
65	1
75	0
85	0
90	0

ZONAL LUMEN SUMMARY

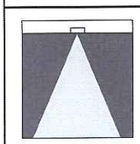
Zone	Lumens	% Fixture
0-30	960	80.4
0-40	1149	96.2
0-60	1193	99.9
0-90	1195	100
90-180	0	0
0-180	1195	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	677
55	76
65	26
75	0
85	0

MEDIUM (50° BEAM)

Test Number	P201215
Housing	LD6B15D010
Module	EU6B10208035
Trim	6LBM1LI
Lumens	1345
Efficacy	94.1 Lm/W
SC	0.85



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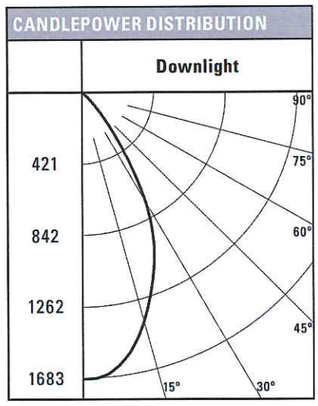

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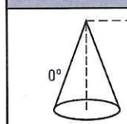


D	FC	L	W
5.5'	56	4.6	4.6
7'	34	5.8	5.8
8'	26	6.6	6.6
9'	21	7.6	7.6
10'	17	8.4	8.4
12'	12	10	10

CANDELA TABLE

Degrees Vertical	Candela
0	1683
5	1661
15	1386
25	993
35	430
45	76
55	7
65	3
75	2
85	0
90	0

ZONAL LUMEN SUMMARY

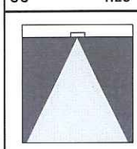
Zone	Lumens	% Fixture
0-30	990	73.6
0-40	1265	94
0-60	1341	99.7
0-90	1345	100
90-180	0	0
0-180	1345	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	1159
55	130
65	87
75	71
85	0

WIDE (75° BEAM)

Test Number	P201213
Housing	LD6B15D010
Module	EU6B10208035
Trim	6LBW1LI
Lumens	1519
Efficacy	106.2 Lm/W
SC	1.23



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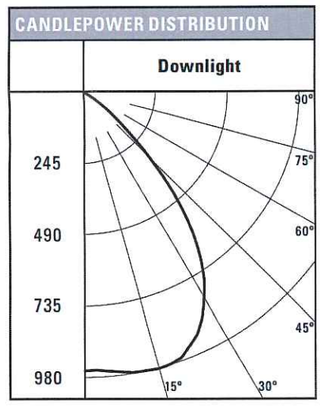

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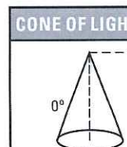


D	FC	L	W
5.5'	32	6.6	6.6
7'	20	8.6	8.6
8'	15	9.8	9.8
9'	12	11	11
10'	10	12.2	12.2
12'	7	14.6	14.6

CANDELA TABLE

Degrees Vertical	Candela
0	963
5	963
15	976
25	913
35	687
45	316
55	56
65	6
75	2
85	0
90	0

ZONAL LUMEN SUMMARY

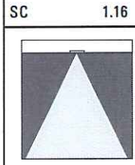
Zone	Lumens	% Fixture
0-30	785	51.7
0-40	1207	79.5
0-60	1510	99.4
0-90	1519	100
90-180	0	0
0-180	1519	100

LUMINANCE

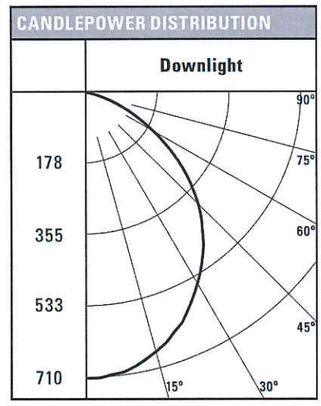
Average Candela Degrees	Average 0° Luminance
45	4835
55	1055
65	151
75	84
85	0

SHALLOW (75° BEAM)

Test Number	P201212
Housing	LD6B15D010
Module	EU6B10208035
Trim	6LBCS1MMS
Lumens	1546
Efficacy	110.4 Lm/W
SC	1.16



CANDLEPOWER DISTRIBUTION



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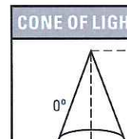

D	FC	L	W
5.5'	24	6.2	6.2
7'	15	8	8
8'	11	9.2	9.2
9'	9	10.4	10.4
10'	7	11.6	11.6
12'	5	13.8	13.8

CANDELA TABLE

Degrees Vertical	Candela
0	710
5	704
15	666
25	596
35	502
45	393
55	261
65	130
75	33
85	1
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	% Fixture
0-30	529	34.2
0-40	843	54.5
0-60	1377	89
0-90	1546	100
90-180	0	0
0-180	1546	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	36260
55	29687
65	20068
75	8318
85	749

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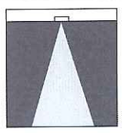
PHOTOMETRY

NARROW (25° BEAM)

Test Number	P201218
Housing	LD6B40D010
Module	EU6B30508035
Trim	6LBN1LI
Lumens	3404
Efficacy	81.4 Lm/W
SC	0.53



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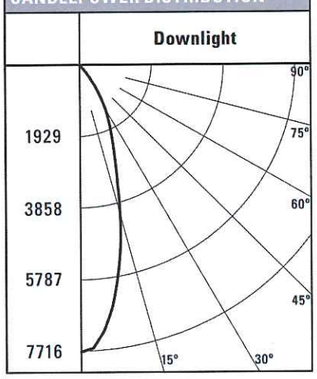

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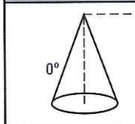


D	FC	L	W
5.5'	255	2.8	2.8
7'	158	3.6	3.6
8'	121	4.2	4.2
9'	95	4.6	4.6
10'	77	5.2	5.2
12'	54	6.2	6.2

CANDELA TABLE

Degrees Vertical	Candela
0	7716
5	7196
15	4183
25	2017
35	853
45	126
55	11
65	3
75	0
85	0
90	0

ZONAL LUMEN SUMMARY

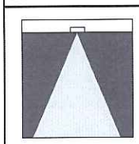
Zone	Lumens	% Fixture
0-30	2735	80.4
0-40	3274	96.2
0-60	3399	99.9
0-90	3404	100
90-180	0	0
0-180	3404	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	1928
55	215
65	74
75	0
85	0

MEDIUM (50° BEAM)

Test Number	P201216
Housing	LD6B40D010
Module	EU6B30508035
Trim	6LBM1LI
Lumens	3831
Efficacy	91.7 Lm/W
SC	0.85



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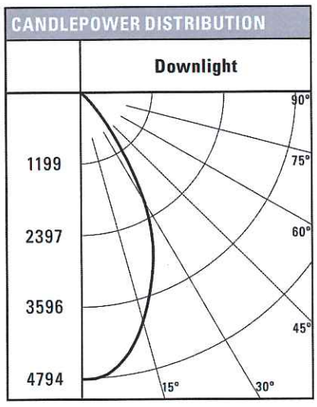

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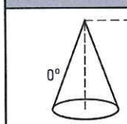


D	FC	L	W
5.5'	159	4.6	4.6
7'	98	5.8	5.8
8'	75	6.6	6.6
9'	59	7.6	7.6
10'	48	8.4	8.4
12'	33	10	10

CANDELA TABLE

Degrees Vertical	Candela
0	4794
5	4731
15	3946
25	2829
35	1226
45	216
55	20
65	10
75	5
85	0
90	0

ZONAL LUMEN SUMMARY

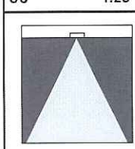
Zone	Lumens	% Fixture
0-30	2819	73.6
0-40	3602	94
0-60	3819	99.7
0-90	3831	100
90-180	0	0
0-180	3831	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	3303
55	370
65	251
75	205
85	0

WIDE (75° BEAM)

Test Number	P201214
Housing	LD6B40D010
Module	EU6B30508035
Trim	6LBW1LI
Lumens	4326
Efficacy	103.5 Lm/W
SC	1.23



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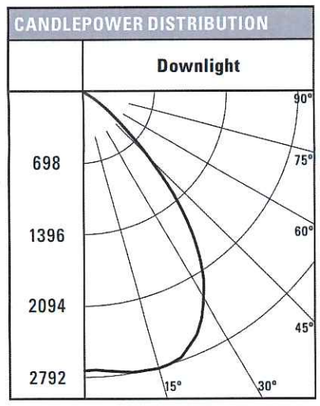

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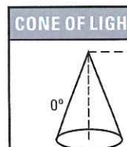


D	FC	L	W
5.5'	91	6.6	6.6
7'	56	8.6	8.6
8'	43	9.8	9.8
9'	34	11	11
10'	27	12.2	12.2
12'	19	14.6	14.6

CANDELA TABLE

Degrees Vertical	Candela
0	2742
5	2742
15	2778
25	2600
35	1957
45	899
55	159
65	17
75	6
85	0
90	0

ZONAL LUMEN SUMMARY

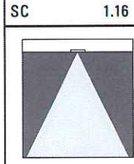
Zone	Lumens	% Fixture
0-30	2236	51.7
0-40	3439	79.5
0-60	4301	99.4
0-90	4326	100
90-180	0	0
0-180	4326	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	13769
55	3006
65	430
75	234
85	0

SHALLOW (75° BEAM)

Test Number	P35144
Housing	LD6B40D010
Module	EU6B30508035
Trim	6LBCS1MMS
Lumens	4403
Efficacy	105.3 Lm/W
SC	1.16



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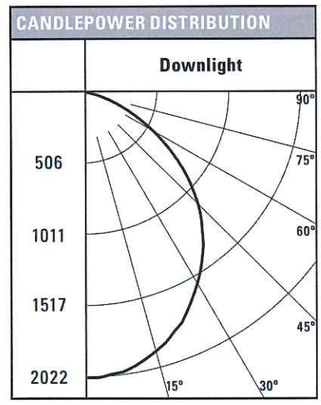

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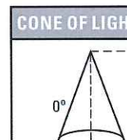


D	FC	L	W
5.5'	67	6.2	6.2
7'	41	8	8
8'	32	9.2	9.2
9'	25	10.4	10.4
10'	20	11.6	11.6
12'	14	13.8	13.8

CANDELA TABLE

Degrees Vertical	Candela
0	2022
5	2005
15	1897
25	1697
35	1430
45	1119
55	743
65	370
75	94
85	3
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	% Fixture
0-30	1506	34.2
0-40	2399	54.5
0-60	3921	89
0-90	4403	100
90-180	0	0
0-180	4403	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	17139
55	14033
65	9486
75	3933
85	348

EATON
Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

		Type
Catalog #		H2-3, H2-4, H3-4
Project	WAUPUN SCHOOLS	
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

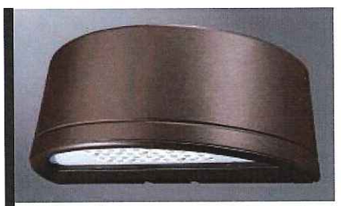
Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

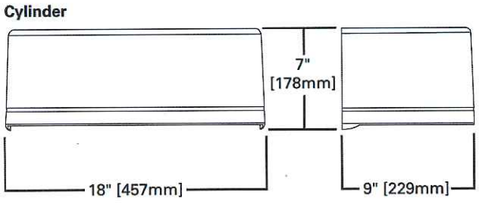
Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

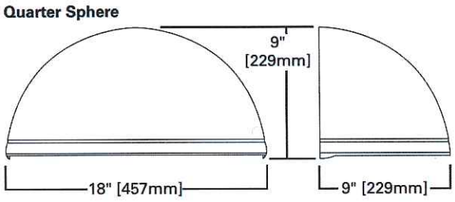



DIMENSIONS

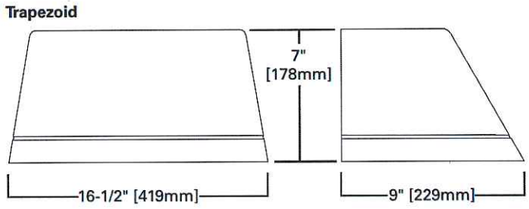
Cylinder



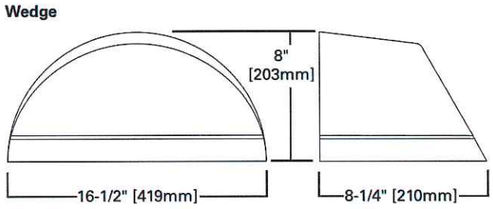
Quarter Sphere



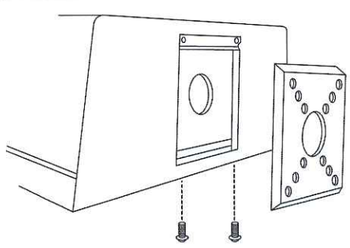
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



ISC/ISS/IST/ISW
IMPACT ELITE LED

1 - 2 LightBARs
Solid State LED

WALL MOUNT LUMINAIRE

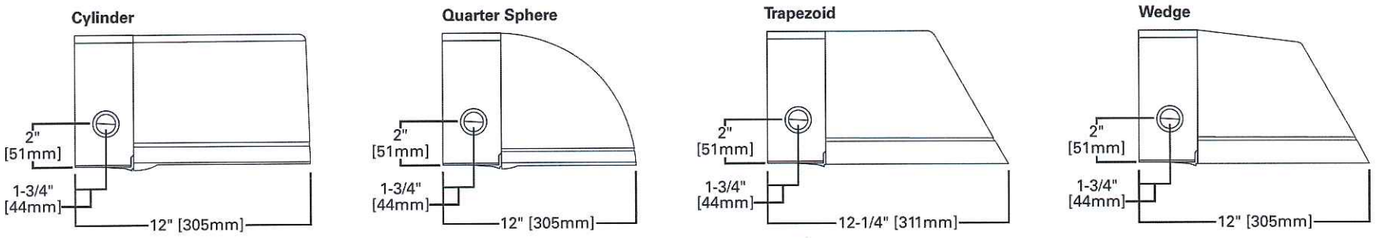
CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

EATON
Powering Business Worldwide

THRUWAY BACK BOX



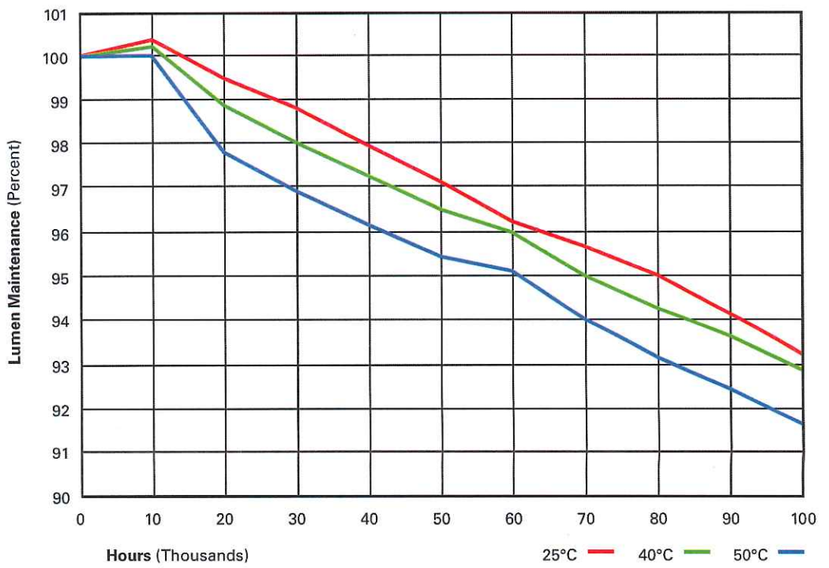
POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SLL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

Product Family	Number of LightBARs [1,2]	Lamp Type	Voltage	Distribution	Color [4]
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V **480**=480V [3]	**BL2**=Type II w/Back Light Control **BL3**=Type III w/Back Light Control **BL4**=Type IV w/Back Light Control **GZW**=Wall Grazer Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

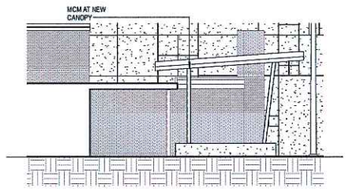
Options (Add as Suffix)	Accessories (Order Separately) [10]
2L=Two Circuits [5] **7030**=70 CRI / 3000K CCT [6] **7050**=70 CRI / 5000K CCT [6] **7060**=70 CRI / 5700K CCT [6] **8030**=80 CRI / 3000K CCT [6] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) **OSB**=Occupancy Sensor with Back Box (Specify 120V or 277V) [7] **BBB-XX**=Battery Pack with Back Box (Specify 120V or 277V) [8] **CWB-XX**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [9] **DIM**=0-10V Dimming Drivers **LCF**=LightBAR Cover Plate Matches Housing Finish **ULG**=Uplight Glow **TR**=Tamper Resistant Hardware	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge

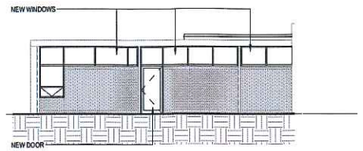
NOTES:
1. Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
2. 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
3. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
4. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
5. Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
6. Extended lead times apply.
7. Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
8. Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
9. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
10. Replace XX with color suffix.

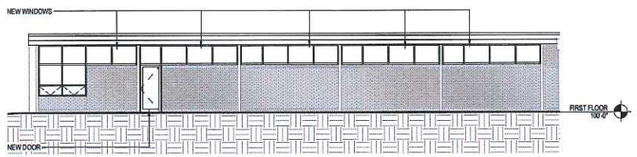
Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

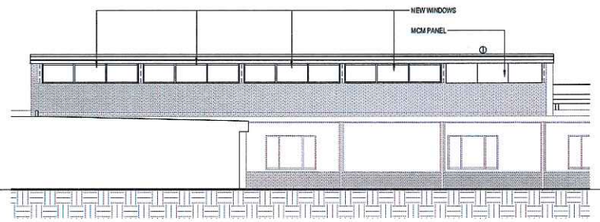
KEYNOTES PER SHEET



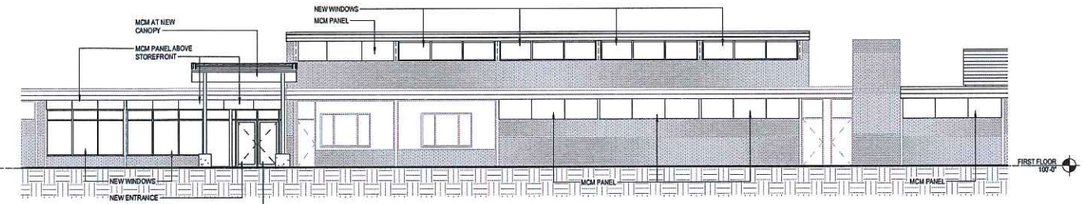




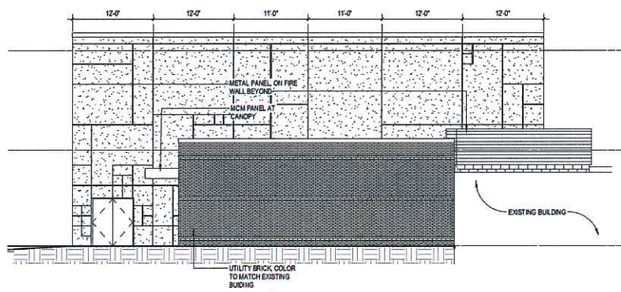
D2 EXISTING BUILDING – SOUTH ELEVATION 3
1/8" = 1'-0"



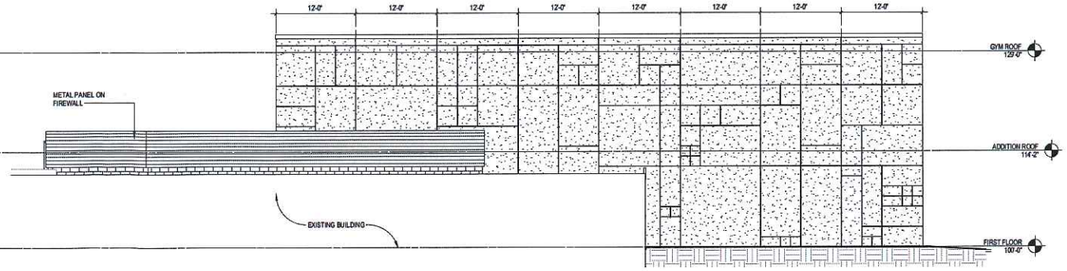
D4 EXISTING BUILDING – SOUTH ELEVATION 2
1/8" = 1'-0"



D5 EXISTING BUILDING – SOUTH ELEVATION 1
1/8" = 1'-0"

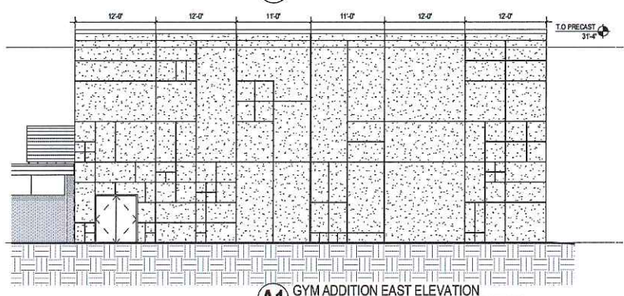


C1 EXISTING BUILDING – WEST ELEVATION
1/8" = 1'-0"

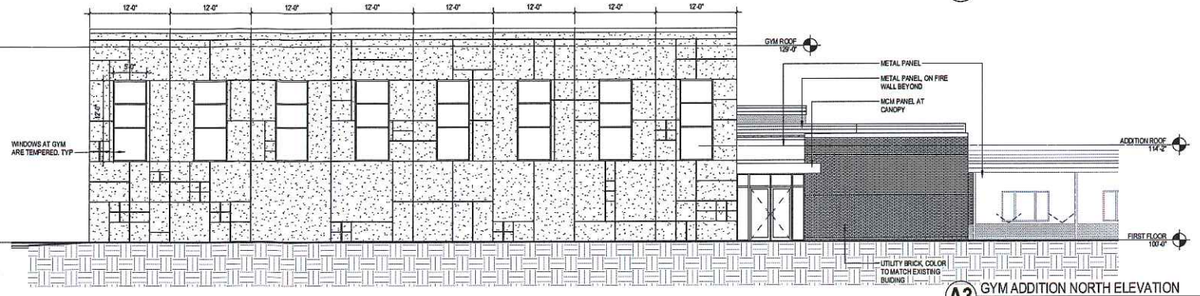


B1 GYM ADDITION WEST ELEVATION
1/8" = 1'-0"

B3 GYM ADDITION SOUTH ELEVATION
1/8" = 1'-0"



A1 GYM ADDITION EAST ELEVATION
1/8" = 1'-0"



A3 GYM ADDITION NORTH ELEVATION
1/8" = 1'-0"

eppstein uhen : architects
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 telephone 414.271.5350
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 telephone 608.442.5350

PROJECT INFORMATION

MEADOW VIEW PRIMARY

601 GRANDVIEW AVE
WAUPUN, WI 53963

ISSUANCE AND REVISIONS

PLAN COMMISSION SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER	TW
PROJECT NUMBER	316455-01
DATE	6/5/17

EXTERIOR ELEVATIONS

A200

RETTLER corporation

SITE PLAN APPLICATION
HIGH SCHOOL FITNESS PROJECT
PROJECT NARRATIVE

CITY OF WAUPUN PLAN COMMISSION
Date: June 21, 2017

Applicant: Waupun Area School District, 950 Wilcox Street, Waupun, WI 53963
Applicants Representative: Rettler Corporation, 3317 Business Park Drive, Stevens Point, WI 54482

Introduction

On behalf of the Waupun Area School District, Rettler Corporation is submitting plans for a building addition to the high school. The school is located at 801 Lincoln Street, Waupun, Wisconsin, 53963.

Request

The applicant seeks site plan approval to allow for an addition to the school. The proposed improvement includes the following:

- Renovate and expand the fitness center

A site plan is included for review.

Zoning

The property consists of one parcel. Tax Parcel ID 0432-050 is zoned R-1.

Ingress/Egress and Parking

There will be no change to existing ingress/egress or parking with the proposed improvement.

Drainage

The project will disturb less than one (1) acre of land. Therefore, the improvements do not need to be designed to meet Chapter 22 of the City code (stormwater management ordinance) or in accordance with NR216.42 and NR 151.12 of the Wisconsin Administrative Code.

Utility Easements

Existing private utilities will need to be relocated to accommodate the building addition. No easements are required. All relocations will be underground.

Landscaping

No additional landscaping will be provided.

Lighting

All existing exterior lighting, both building-mounted and pole-mounted, will be replaced with high-efficiency LED-type. Existing poles will be reused in the existing locations. The majority of the new fixtures will be full cut-off, however the existing wall packs which have uplighting will be replaced with a similar fixture. The existing flood lights for building and ground mounted signage as well as the flagpole will be replaced in kind with an LED-type floodlit. Photometrics are provided for review.

RETTLER corporation

Buildings

An addition to the existing fitness center will be constructed. The fitness center expansion is approximately 2,485 square feet and 18'-4" high. It is located on the south side of the existing building. Elevation views have been provided for review.

WAUPUN HIGH SCHOOL

WAUPUN, WI

FITNESS CENTER - BUILDING ADDITION

PLAN COMMISSION SUBMITTAL- 06.01.17

WAUPUN HIGH SCHOOL
801 E LINCOLN ST.
WAUPUN, WI 53963

OWNER

WAUPUN AREA SCHOOL DISTRICT
950 WILCOX STREET
WAUPUN, WI 53963

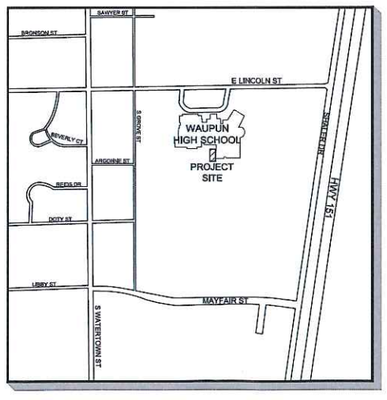
PROJECT MANAGER / LANDSCAPE ARCHITECT/ENGINEER (LA/E)

EPPSTEIN UHEN: ARCHITECTS
333 EAST CHICAGO STREET
MILWAUKEE, WISCONSIN 53202
PHONE: 414-271-5350

CONSULTANTS

RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WISCONSIN 54482
PHONE: 715-341-2633
FAX: 715-341-0431

MUERMANN ENGINEERING
116 FREMONT STREET
PO BOX 235
KIEL, WISCONSIN 53042
PHONE: 920-894-7800
FAX: 920-894-7916



RETTLER PROJECT #16.089
LOCATION MAP
WAUPUN, WISCONSIN
NOT TO SCALE

SHEET INDEX

eppstein uhen : architects
milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 telephone 414.271.5350
madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 telephone 608.442.5350

PROJECT INFORMATION

WAUPUN JUNIOR / SENIOR HIGH SCHOOL

801 E LINCOLN ST
WAUPUN WI 53963

ISSUANCE AND REVISIONS

PLAN COMMISSION SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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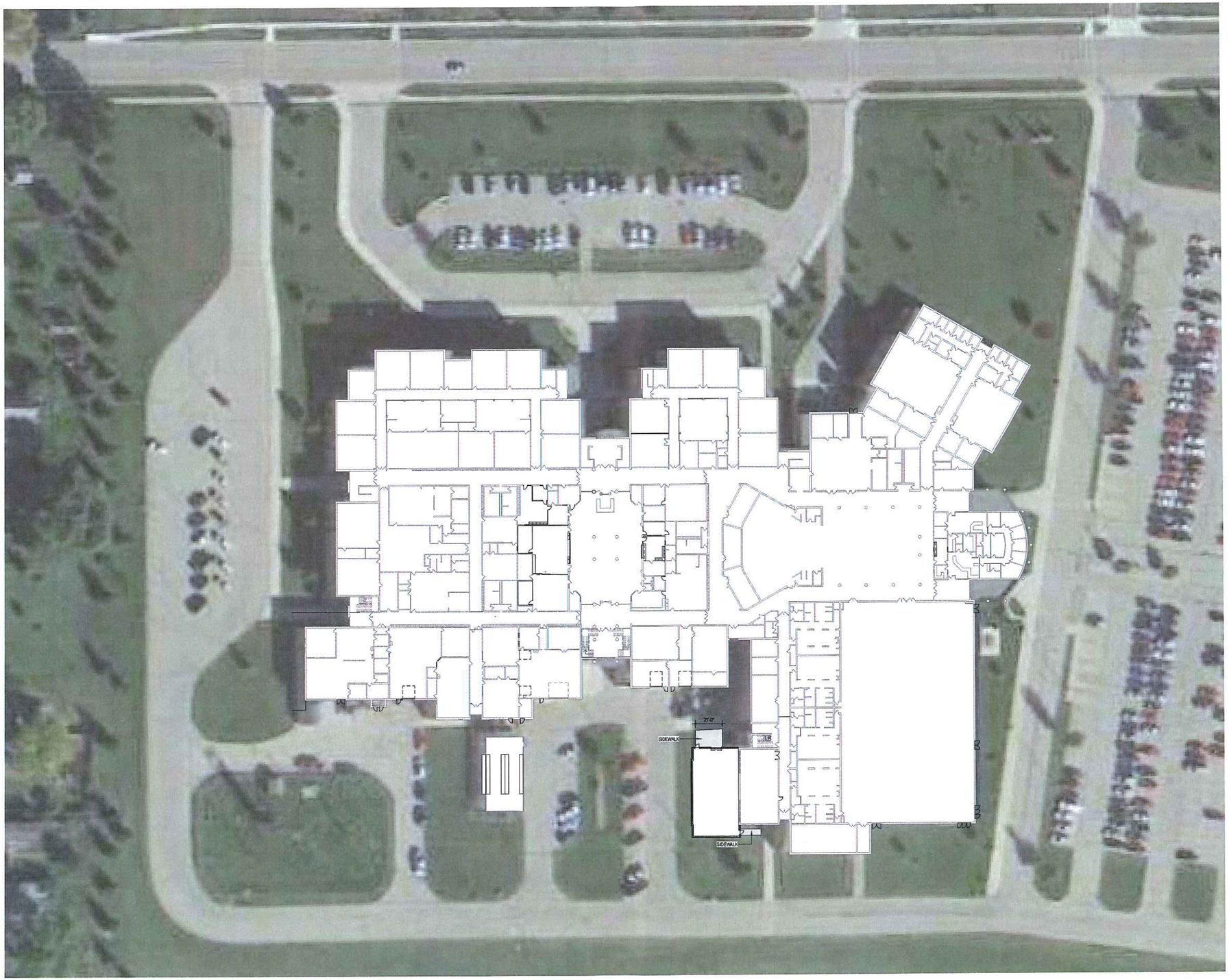
PROJECT MANAGER	TMW
PROJECT NUMBER	316455 - 01
DATE	JUNE 1, 2017

TITLE SHEET

T100



A1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

eppstein uhen : architects
milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
telephone 414.271.5300
madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5300

PROJECT INFORMATION

WAUPUN JUNIOR / SENIOR HIGH SCHOOL

801 E LINCOLN ST
WAUPUN WI 53963

ISSUANCE AND REVISIONS

PLAN COMMISSION SUBMITAL

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

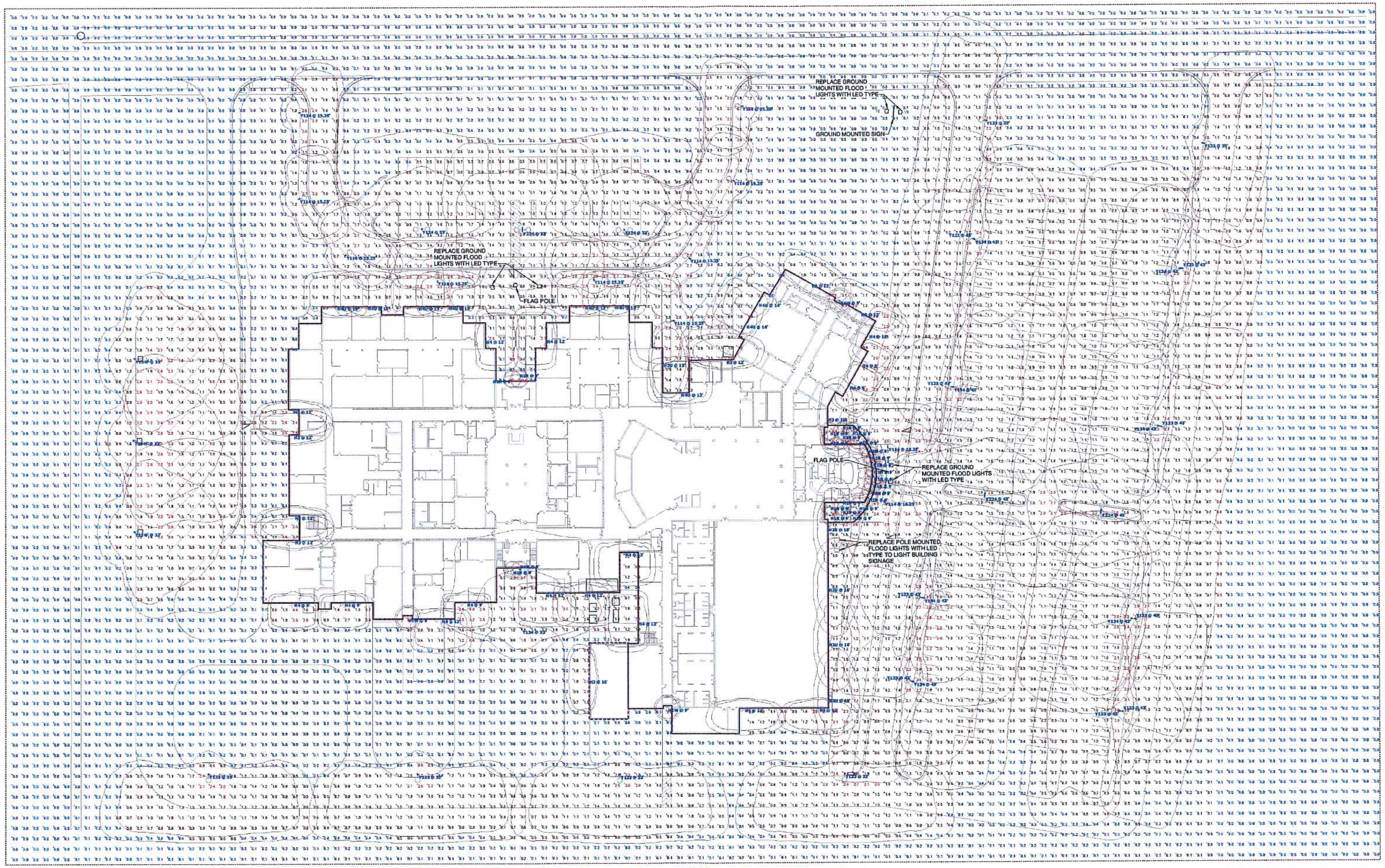
PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER	TMW
PROJECT NUMBER	316455 - 01
DATE	JUNE 1, 2017

ARCHITECTURAL SITE PLAN

AS100



Plan View
Scale - 1" = 40ft

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	12.3 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	H1N	24	LD6B10D010 EU6B10208040 6LBNH1	PORTFOLIO 6 INCH 50 DEGREE CUTOFF RECESSED DOWNLIGHT NARROW DISTRIBUTION WITH SEMI-SPECULAR CLEAR TRIM WATTAGE D010TR-10.05 W DE010-10.58 W DSLT-10.2 W DMX-10.6 W DL2-11.8 W DL3-11.1 W DLE-11.39 W	1	691.4924	0.9	9.9
	H1W	3	LD6B10D010 EU6B10208040 6LBWH1	PORTFOLIO 6 INCH 60 DEGREE CUTOFF RECESSED DOWNLIGHT WIDE DISTRIBUTION WITH SEMI-SPECULAR CLEAR TRIM WATTAGE D010TR-10.05 W DE010-10.58 W DSLT-10.2 W DMX-10.6 W DL2-11.8 W DL3-11.1 W DLE-11.39 W	1	973.3565	0.9	9.9
	H2U	5	IST-E01-LED-E1-BL2-ULG	IMPACT ELITE LED LUMINAIRE WITH UPLIGHT (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 2	22	139	0.9	32.7
	H3	11	IST-E01-LED-E1-BL3	IMPACT ELITE LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 3 W/ BACK LIGHT CONTROL	21	129	0.9	24.7
	H4	13	IST-E01-LED-E1-BL4	IMPACT ELITE LED LUMINAIRE (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ BACK LIGHT CONTROL	21	124	0.9	24.7
	H4U	9	IST-E01-LED-E1-BL4-ULG	IMPACT ELITE LED LUMINAIRE WITH UPLIGHT (1) LIGHTBARS WITH AccuLED OPTICS - TYPE 4 W/ BACK LIGHT CONTROL	22	133	0.9	32.7
	Y114	11	GLEON-AF-01-LED-E1-T4W	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	16	387	0.9	59
	Y123	10	GLEON-AF-02-LED-E1-SL3	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	32	380.4236	0.9	113
	Y124	3	GLEON-AF-02-LED-E1-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	32	382	0.9	113
	Y133	5	GLEON-AF-03-LED-E1-SL3	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	48	378	0.9	166
	Y134	7	GLEON-AF-03-LED-E1-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	48	360	0.9	166
	Y134F	3	GLEON-AF-03-LED-E1-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV FORWARD THROW OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	48	380	0.9	166
	Y224	3	GLEON-AF-02-LED-E1-SL4	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	32	362	0.9	226

eppstein uhen : architects
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madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 telephone 608.442.5350

PROJECT INFORMATION

WAUPUN JUNIOR / SENIOR HIGH SCHOOL

801 E LINCOLN ST
WAUPUN WI 53963

MUERMANN ENGINEERING
Solid planning, superior solutions

ISSUANCE AND REVISIONS

PLAN COMMISION SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER LBG
PROJECT NUMBER 316455 - 01
DATE 06/01/17

SITE LIGHTING CALC

E001

Portfolio

Catalog #		Type
Project	WAUPUN SCHOOLS	H1N & H1W
Comments		Date
Prepared by		

DESCRIPTION

6 inch LED recessed narrow, medium, or wide beam downlight designed for glare free even illumination. Featuring a two-stage diffused reflector system producing smooth distribution with excellent light control and low aperture brightness. Lumen packages range from 1000 to 7000 with color temperatures of 2400K, 2700K, 3000K, 3500K, 4000K, and 5000K. Available with dim-to-warm technology – similar to halogen at full power, the 3000K LED warms smoothly as dimmed to 1850K creating a rich warm glow within the space.

SPECIFICATION FEATURES

Lower Shielding Reflector
Painted die cast aluminum or spun aluminum lower reflector with a lensed upper optical chamber providing superior lumen output with minimal source brightness. Spun reflectors are offered in all Portfolio Alzak® finishes. Available with non-conductive polymer trim. Reflector is retained with two torsion springs holding the flange tight to the finished ceiling surface.

Plaster Frame / Collar
Die cast aluminum 1-1/2" deep collar accommodates ceiling materials up to 2". Universal mounting bracket accepts 1/2" EMT, C channel and bar hangers and adjusts 5" vertically from above and below the ceiling.

Junction Box
Listed for (8) #12 AWG (four in, four out) 90°C conductors and feed thru branch wiring. (4) 1/2" and (2) 3/4" trade size pry outs positioned to allow straight conduit runs.

Thermal
Aluminum heat sink conducts heat away from the LED module for optimal performance and long life.

LED
Chip on board with a multitude of highly efficient white LED's, combined with a high reflectance upper reflector and convex transitional lens produce even distribution with no pixilation. Rated for 50,000 hours at 70% lumen maintenance. Auto resetting, thermally protected, LED's are turned off when safe operating temperatures are exceeded. Color variation within 3-step MacAdam ellipses. Quick disconnect allows for tool-less replacement of LED engine from below ceiling. Available in 80, 90 or 97 CRI. D2W™ – dim-to-warm shifts CCT from 3000K to1850K as fixture dims mimicking halogen sources.

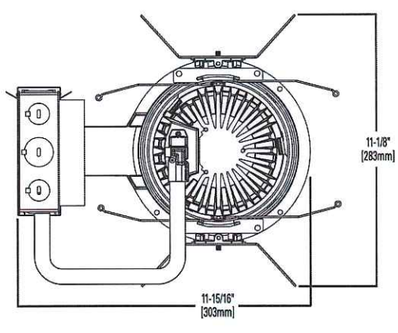
Driver
Standard 120-277V 0-10V dimming driver provides flicker free dimming from 100% to 1% (offered up to 4000 lumens). Optional 120V leading edge, <1% 0-10V, Fifth Light, DMX or Lutron® Ecosystem. Driver can be serviced from above or through the aperture.

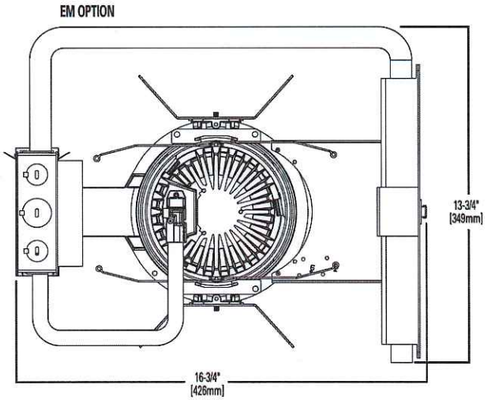
Connected Lighting Systems
WaveLinx tilemount daylight sensor includes control module, sensor and cable allowing use with the comprehensive lighting system.

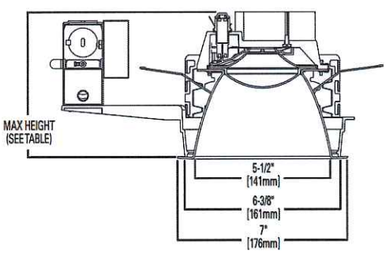
LumaWatt Pro (powered by Enlighted) wireless tile mount sensor and relay accessory enables wireless control using a tile mount sensor accessory.

Code Compliance
Thermally protected and cULus listed for wet locations with covered ceiling. IP66 rated when used with IP66 gasket kit accessory. Optional City of Chicago environmental air (CCEA) marking for plenum applications. EMI/RFI emissions per FCC 47CFR Part 18 Class B consumer limits. Non-IC rated - Insulation must be kept 3" from top and sides of housing. IC rated up to 1500 lumens. 5000 lumen and above are marked spacing and must follow spacing requirements. RoHS Compliant. Photometric testing completed in accordance with IES LM 79 and TM-30 standards. LED life testing completed in accordance with LM 80 standards.

Warranty
5-year warranty







	1000-2000 LUMENS	3000-5000 LUMENS	6000-7000 LUMENS
NARROW	5-15/16" [151mm]	5-15/16" [151mm]	7-11/16" [195mm]
MEDIUM	5-7/8" [149mm]	5-7/8" [149mm]	7-5/8" [194mm
WIDE	5-1/2" [140mm]	5-1/2" [140mm]	6-13/16" [173mm]
SHALLOW TRIM/HOUSING	3-1/2" [89mm] / 5-1/2" [140mm]	NA	NA

LD6B EU6B 6LBW 6LBM 6LBN

1000 - 7000 lumens LED

Narrow, Medium, or Wide Beam
New Construction

D2W™

ENERGY STAR

Can be used to comply with T24 California Non-Residential Lighting Controls requirements

RoHS Compliant

Refer to ENERGY STAR® Qualified Products List. Can be used to comply with California Title 24 High Efficacy requirements.

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ORDERING INFORMATION

SAMPLE NUMBER: LD6B15D010EMBOD

Housing	Lumens[1]	Voltage	Driver	Options
LD6B=LED Downlight 6" Nominal Aperture **LD6BCP**=LED Downlight 6" Nominal Aperture, Chicago Plenum	**10**=1000 lumens **15**=1500 lumens **20**=2000 lumens **30**=3000 lumens **40**=4000 lumens **50**=5000 lumens[10] **60**=6000 lumens[10] **70**=7000 lumens[10]	**Blank**=120-277V	**1000 - 4000 Lumen** **D010**=0-10V Dimming, 1% to 100%, 120V-277V **D010TR**=0-10V or Line Voltage Dimming, 5% to 100%, 120V-277V **DE010**=0-10V Dimming, 0% to 100%, 120V-277V **D5LT**=Fifth Light® (DALI) Dimming, 0% to 100%, 120V-277V **DMX**=DMX Dimming, 0% to 100%, 120V-277V **DL2**=Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only **DL3**=Lutron® Hi-Lume 3 Wire Dimming, 1% to 100%, 120V-277V **DLE**=Lutron Ecosystem dimming 1% to 100%, 120V-277V **5000, 6000, and 7000 Lumen** **D010TE**=0-10V 1% or Trailing Edge, 10% to 100%, 120V-277V (120V Only for Trailing Edge Dimming)	**EMBOD**=Bodine® Emergency Module with Remote Test Switch[3] **EM7**=7W Emergency Module with Remote Test Switch[3, 4] **EM14**=14W Emergency Module with Remote Test Switch[3, 4] **IEMBOD**=Bodine® Emergency Module with Integral Test Switch[3] **IEM7**=7W Emergency Module with Integral Test Switch[3, 4] **IEM14**=14W Emergency Module with Integral Test Switch[3, 4]

SAMPLE NUMBER: EU6B10208035

Power Module	Lumen Levels[1]	CRI	Color		
EU6B=6" Universal LED Module	**1020**=1000, 1500, 2000 lumens **3050**=3000, 4000, 5000 lumens **6070**=6000, 7000 lumens **1015IC**=1000, 1500 lumen IC rated	**80**=80 CRI Minimum **90**=90 CRI Minimum **97**=97 CRI Minimum	**80 CRI** **27**=2700K **30**=3000K **35**=3500K **40**=4000K **50**=5000K	**90 CRI** **24**=2400K **27**=2700K **30**=3000K **35**=3500K **40**=4000K **50**=5000K	**97 CRI** **27**=2700K **30**=3000K
	Dim 2 Warm **109030D2W**=1000 lumen, 90 CRI, Dim 2 Warm **159030D2W**=1500 lumen, 90 CRI, Dim 2 Warm **209030D2W**=2000 lumen, 90 CRI, Dim 2 Warm				

SAMPLE NUMBER: 6LBM1LIE

Trim	Distribution[5]	Flange	Finish	Options
6LB=6" LED	**N**=Narrow (30° Beam), Spun Aluminum **M**=Medium (50° Beam), Spun Aluminum **W**=Wide (75° Beam), Spun Aluminum **S**=Shallow (75° Beam), Spun Aluminum[12] **PS**=Plastic Shallow (75° Beam), Injection Molded white[11, 12] **CS**=Cast Shallow (75° Beam), Die Cast Aluminum[12] **BA**=Baffle (50° Beam), Spun Aluminum[7]	**0**=White Polymer Trim Ring **1**=Self-flanged **2**=White Painted Self-flanged	**LI**=Specular Clear[9] **H**=Semi-Specular Clear[9] **WMH**=Warm Haze[9] **WH**=Wheat[9] **GPH**=Graphite Haze[9] **B**=Specular Black[9] **MW**=Matte White **MB**=Matte Black **MMS**=Matte Metallic Silver[8]	**E**=Integral Emergency Test Switch Hole[6]

Accessories

HSA6=Slope Adapter for 6" Aperture Housings, Specify Slope
TRM6=Metal Trim Ring, Specify Color[2]
PRR6=Rimless Trim Ring for Flush Mount[2]
LGS☒T6IP66 =IP66 Gasket Kit
DT6=Deco Trim[2]

Bar Hangers
HB26=C-channel Bar Hanger, 26" Long, Pair
HB50=C-channel Bar Hanger, 50" Long, Pair
RMB22=Wood ☒oist Bar Hanger, 22" Long, Pair

Trans☒rmers
H347=347 to 120V Step Down Transformer, 75VA
H347200=347 to 120V Step Down Transformer, 200VA

Connected Lighting S☒stems
PORLWTPD1=LumaWatt Pro wireless sensor kit (0-10V only)
TMSWPD1=WaveLin☒ tilemount daylight sensor (includes control module, sensor, ca☒le and tile mount)

Notes:
1. Nominal Lumens will vary depending on selected color, driver and reflector finish.
2. Order trim with polymer trim ring (Consult specification sheet for color ordering information and options).
3. Not available with Chicago Plenum.
4. ULus listed only
5. Beam angles are nominal with LI finish trims.
6. Only available with Narrow and Medium Spun Aluminum trims. Required for use with all IEMBOD, IEM7, and IEM14 housings. Requires above ceiling access with wide beam trim.
7. Only available with Matte White and Matte Black Finishes.
8. Available only on CS distributions.
9. Not available on PS, CS or BA distributions.
10. Product is marked spacing and must be installed with the following minimum spacing.
    - Center to center of adjacent luminaires: 36"
    - Center of luminaire to side of building member: 18"
    - Minimum overhead: 1/2"
    - Not available with CS or PS trims
11. PS available in self-flanged MW finish only.
12. Offered up to 2000 lumens

ENERGY

ENERGY DATA
Sound Rating: Class A standards
(Values at non-dimming line voltage)
Minimum Starting Temperature: -30°C (-22°F)
EMI/RFI: FCC Title 47 CFR, Part 15, Class B (Consumer)
Input Voltage: UNV (120V - 277V)
Power Factor: >0.90 (at nominal input 120-277 VAC & 100% of Rated Output Power)
Input Frequency: 50/60Hz

1000 Lumen D010		1500 Lumen D010	
Input Power: 11W	THD: <14%	Input Power: 15.5W	THD: <13%
120V Input Current: 0.09A	277V Input Current: 0.04A	120V Input Current: 0.13A	277V Input Current: 0.06A

2000 Lumen D010		3000 Lumen D010	
Input Power: 21.2W	THD: <9%	Input Power: 27.6W	THD: <10%
120V Input Current: 0.18A	277V Input Current: 0.08A	120V Input Current: 0.23A	277V Input Current: 0.10A

4000 Lumen D010		5000 Lumen D010TE	
Input Power: 41.6W	THD: <13%	Input Power: 57.9W	THD: <14%
120V Input Current: 0.35A	277V Input Current: 0.15A	120V Input Current: 0.49A	277V Input Current: 0.22A

6000 Lumen D010TE		7000 Lumen D010TE	
Input Power: 59.7W	THD: <14%	Input Power: 75.8W	THD: <13%
120V Input Current: 0.50A	277V Input Current: 0.22A	120V Input Current: 0.64A	277V Input Current: 0.29A

	120V		277V	
Lumens	Inrush (A)	Duration (ms)	Inrush (A)	Duration (ms)
1000 Lumen D010	1.02	0.041	2.18	0.021
1500 Lumen D010	1.02	0.042	2.24	0.064
2000 Lumen D010	1.02	0.077	2.43	0.027
3000 Lumen D010	1.15	0.067	3.26	0.027
4000 Lumen D010	1.2	0.088	3.9	0.03
5000 Lumen D010TE	5.1	0.132	10.2	0.153
6000 Lumen D010TE	5.4	0.123	10.8	0.154
7000 Lumen D010TE	4.9	0.13	9.8	0.156

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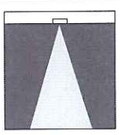
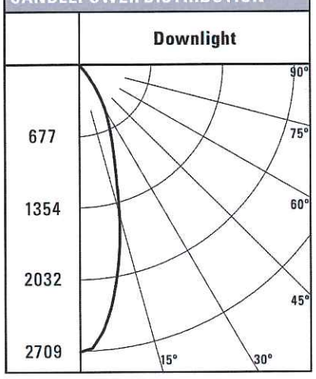
PHOTOMETRY

NARROW (25° BEAM)

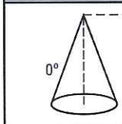
Test Number	P201217
Housing	LD6B15D010
Module	EU6B10208035
Trim	6LBN1LI
Lumens	1195
Efficacy	83.6 Lm/W
SC	0.53



CANDLEPOWER DISTRIBUTION



CONE OF LIGHT



D	FC	L	W
5.5'	90	2.8	2.8
7'	55	3.6	3.6
8'	42	4.2	4.2
9'	33	4.6	4.6
10'	27	5.2	5.2
12'	19	6.2	6.2

CANDELA TABLE

Degrees Vertical	Candela
0	2709
5	2526
15	1468
25	708
35	299
45	44
55	4
65	1
75	0
85	0
90	0

ZONAL LUMEN SUMMARY

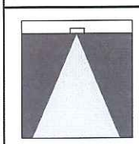
Zone	Lumens	% Fixture
0-30	960	80.4
0-40	1149	96.2
0-60	1193	99.9
0-90	1195	100
90-180	0	0
0-180	1195	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	677
55	76
65	26
75	0
85	0

MEDIUM (50° BEAM)

Test Number	P201215
Housing	LD6B15D010
Module	EU6B10208035
Trim	6LBM1LI
Lumens	1345
Efficacy	94.1 Lm/W
SC	0.85



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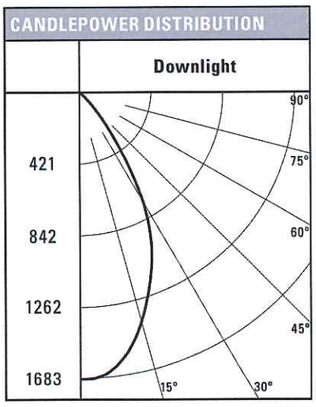

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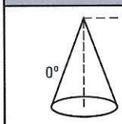


D	FC	L	W
5.5'	56	4.6	4.6
7'	34	5.8	5.8
8'	26	6.6	6.6
9'	21	7.6	7.6
10'	17	8.4	8.4
12'	12	10	10

CANDELA TABLE

Degrees Vertical	Candela
0	1683
5	1661
15	1386
25	993
35	430
45	76
55	7
65	3
75	2
85	0
90	0

ZONAL LUMEN SUMMARY

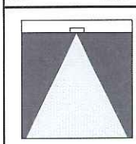
Zone	Lumens	% Fixture
0-30	990	73.6
0-40	1265	94
0-60	1341	99.7
0-90	1345	100
90-180	0	0
0-180	1345	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	1159
55	130
65	87
75	71
85	0

WIDE (75° BEAM)

Test Number	P201213
Housing	LD6B15D010
Module	EU6B10208035
Trim	6LBW1LI
Lumens	1519
Efficacy	106.2 Lm/W
SC	1.23



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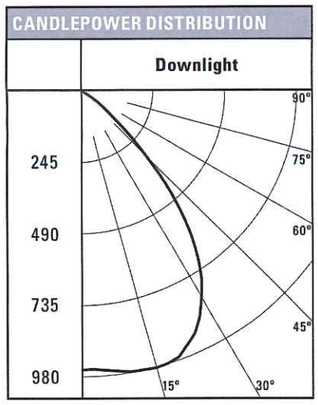
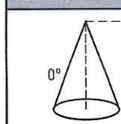


CONE OF LIGHT



D	FC	L	W
5.5'	32	6.6	6.6
7'	20	8.6	8.6
8'	15	9.8	9.8
9'	12	11	11
10'	10	12.2	12.2
12'	7	14.6	14.6

CANDELA TABLE

Degrees Vertical	Candela
0	963
5	963
15	976
25	913
35	687
45	316
55	56
65	6
75	2
85	0
90	0

ZONAL LUMEN SUMMARY

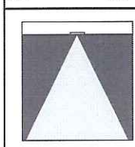
Zone	Lumens	% Fixture
0-30	785	51.7
0-40	1207	79.5
0-60	1510	99.4
0-90	1519	100
90-180	0	0
0-180	1519	100

LUMINANCE

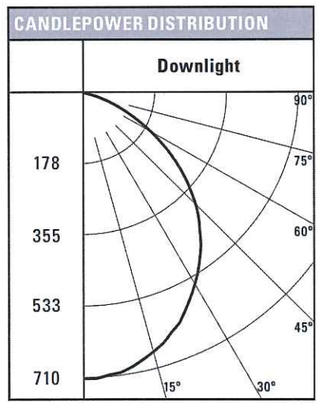
Average Candela Degrees	Average 0° Luminance
45	4835
55	1055
65	151
75	84
85	0

SHALLOW (75° BEAM)

Test Number	P201212
Housing	LD6B15D010
Module	EU6B10208035
Trim	6LBCS1MMS
Lumens	1546
Efficacy	110.4 Lm/W
SC	1.16



CANDLEPOWER DISTRIBUTION



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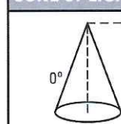

D	FC	L	W
5.5'	24	6.2	6.2
7'	15	8	8
8'	11	9.2	9.2
9'	9	10.4	10.4
10'	7	11.6	11.6
12'	5	13.8	13.8

CANDELA TABLE

Degrees Vertical	Candela
0	710
5	704
15	666
25	596
35	502
45	393
55	261
65	130
75	33
85	1
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	% Fixture
0-30	529	34.2
0-40	843	54.5
0-60	1377	89
0-90	1546	100
90-180	0	0
0-180	1546	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	36260
55	29687
65	20068
75	8318
85	749

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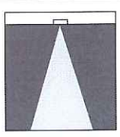
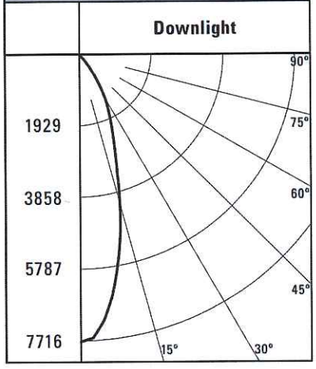
PHOTOMETRY

NARROW (25° BEAM)

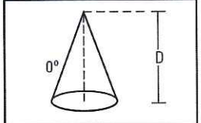
Test Number	P201218
Housing	LD6B40D010
Module	EU6B30508035
Trim	6LBN1LI
Lumens	3404
Efficacy	81.4 Lm/W
SC	0.53



CANDLEPOWER DISTRIBUTION



CONE OF LIGHT



D	FC	L	W
5.5'	255	2.8	2.8
7'	158	3.6	3.6
8'	121	4.2	4.2
9'	95	4.6	4.6
10'	77	5.2	5.2
12'	54	6.2	6.2

CANDELA TABLE

Degrees Vertical	Candela
0	7716
5	7196
15	4183
25	2017
35	853
45	126
55	11
65	3
75	0
85	0
90	0

ZONAL LUMEN SUMMARY

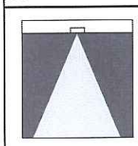
Zone	Lumens	% Fixture
0-30	2735	80.4
0-40	3274	96.2
0-60	3399	99.9
0-90	3404	100
90-180	0	0
0-180	3404	100

LUMINANCE

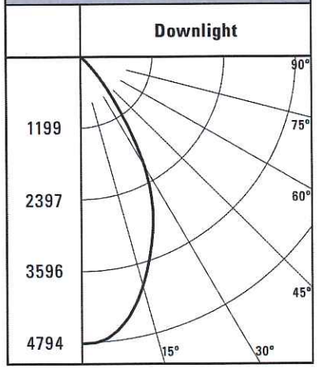
Average Candela Degrees	Average 0° Luminance
45	1928
55	215
65	74
75	0
85	0

MEDIUM (50° BEAM)

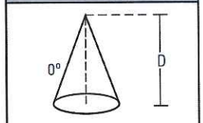
Test Number	P201216
Housing	LD6B40D010
Module	EU6B30508035
Trim	6LBM1LI
Lumens	3831
Efficacy	91.7 Lm/W
SC	0.85



CANDLEPOWER DISTRIBUTION



CONE OF LIGHT



D	FC	L	W
5.5'	159	4.6	4.6
7'	98	5.8	5.8
8'	75	6.6	6.6
9'	59	7.6	7.6
10'	48	8.4	8.4
12'	33	10	10

CANDELA TABLE

Degrees Vertical	Candela
0	4794
5	4731
15	3946
25	2829
35	1226
45	216
55	20
65	10
75	5
85	0
90	0

ZONAL LUMEN SUMMARY

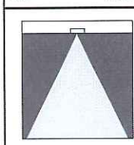
Zone	Lumens	% Fixture
0-30	2819	73.6
0-40	3602	94
0-60	3819	99.7
0-90	3831	100
90-180	0	0
0-180	3831	100

LUMINANCE

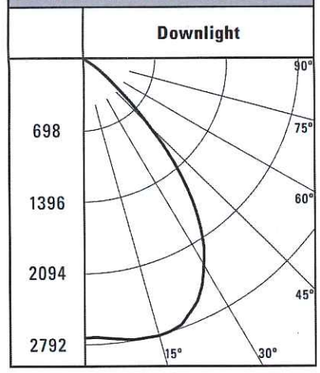
Average Candela Degrees	Average 0° Luminance
45	3303
55	370
65	251
75	205
85	0

WIDE (75° BEAM)

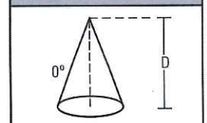
Test Number	P201214
Housing	LD6B40D010
Module	EU6B30508035
Trim	6LBW1LI
Lumens	4326
Efficacy	103.5 Lm/W
SC	1.23



CANDLEPOWER DISTRIBUTION



CONE OF LIGHT



D	FC	L	W
5.5'	91	6.6	6.6
7'	56	8.6	8.6
8'	43	9.8	9.8
9'	34	11	11
10'	27	12.2	12.2
12'	19	14.6	14.6

CANDELA TABLE

Degrees Vertical	Candela
0	2742
5	2742
15	2778
25	2600
35	1957
45	899
55	159
65	17
75	6
85	0
90	0

ZONAL LUMEN SUMMARY

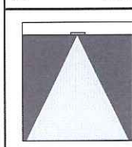
Zone	Lumens	% Fixture
0-30	2236	51.7
0-40	3439	79.5
0-60	4301	99.4
0-90	4326	100
90-180	0	0
0-180	4326	100

LUMINANCE

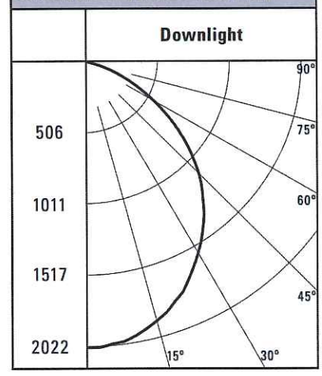
Average Candela Degrees	Average 0° Luminance
45	13769
55	3006
65	430
75	234
85	0

SHALLOW (75° BEAM)

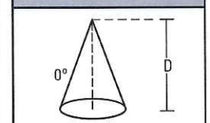
Test Number	P35144
Housing	LD6B40D010
Module	EU6B30508035
Trim	6LBCS1MMS
Lumens	4403
Efficacy	105.3 Lm/W
SC	1.16



CANDLEPOWER DISTRIBUTION



CONE OF LIGHT



D	FC	L	W
5.5'	67	6.2	6.2
7'	41	8	8
8'	32	9.2	9.2
9'	25	10.4	10.4
10'	20	11.6	11.6
12'	14	13.8	13.8

CANDELA TABLE

Degrees Vertical	Candela
0	2022
5	2005
15	1897
25	1697
35	1430
45	1119
55	743
65	370
75	94
85	3
90	0

ZONAL LUMEN SUMMARY

Zone	Lumens	% Fixture
0-30	1506	34.2
0-40	2399	54.5
0-60	3921	89
0-90	4403	100
90-180	0	0
0-180	4403	100

LUMINANCE

Average Candela Degrees	Average 0° Luminance
45	17139
55	14033
65	9486
75	3933
85	348

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P: 770-486-4800
www.eaton.com/lighting

McGraw-Edison

DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

Catalog #		Type
Project	WAUPUN SCHOOLS	H2U, H3, H4, & H4U
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

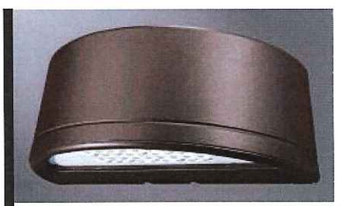
Optics
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

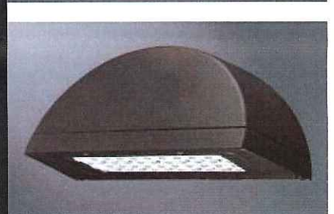
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting
Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

Finish
Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.





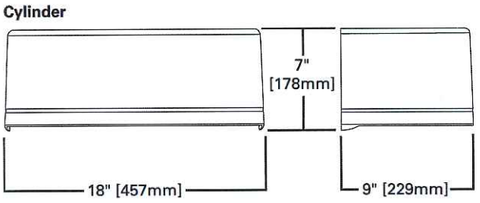
ISC/ISS/IST/ISW
IMPACT ELITE LED

1 - 2 LightBARs
Solid State LED

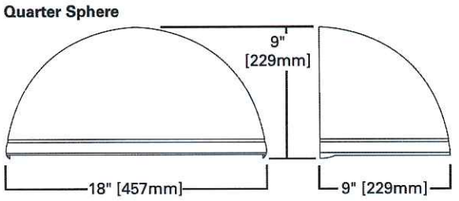
WALL MOUNT LUMINAIRE

DIMENSIONS

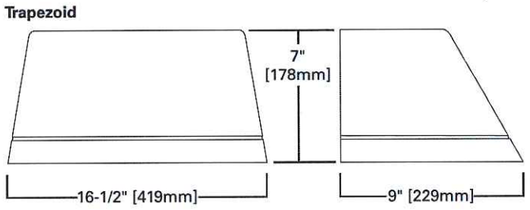
Cylinder



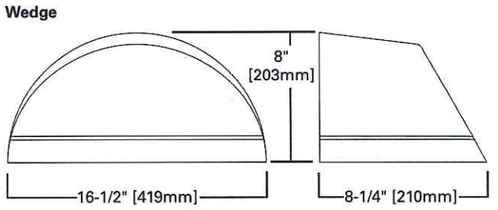
Quarter Sphere



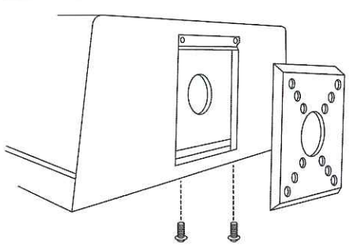
Trapezoid



Wedge



HOOK-N-LOCK MOUNTING



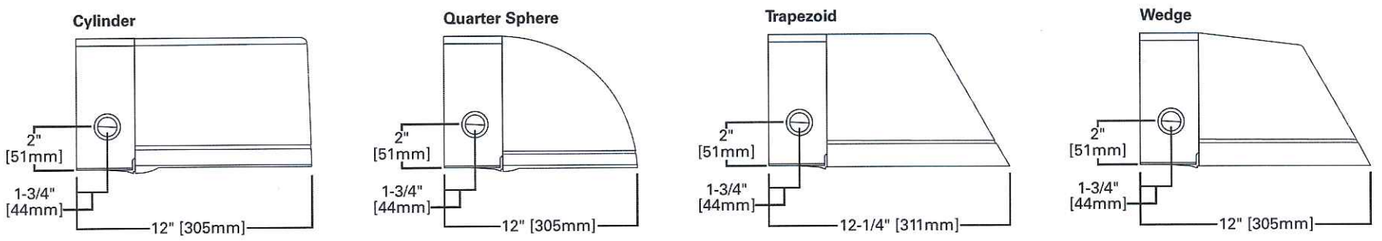
CERTIFICATION DATA
UL/cUL Listed
LM79 / LM80 Compliant
IP66 LightBARs
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

SHIPPING DATA
Approximate Net Weight:
18 lbs. (8 kgs.)

Powering Business Worldwide

THRUWAY BACK BOX



POWER AND LUMENS BY BAR COUNT

Number of LightBARs		E01	E02	F01	F02
		21 LED LightBAR		7 LED LightBAR	
Drive Current		350mA		1A	
Power (Watts)	120-277V	25W	47W	26W	50W
Current (A)	120V	0.22	0.40	0.22	0.42
	277V	0.10	0.18	0.10	0.19
Power (Watts)	347V or 480V	31W	52W	32W	55W
Current (A)	347V	0.11	0.16	0.11	0.17
	480V	0.16	0.18	0.16	0.18
Optics					
BL2	Lumens	2,738	5,476	2,260	4,521
	Bug Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1
BL3	Lumens	2,702	5,405	2,231	4,462
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
BL4	Lumens	2,613	5,225	2,157	4,313
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G1
GZW	Lumens	2,785	5,570	2,299	4,598
	Bug Rating	B2-U0-G2	B3-U0-G3	B1-U0-G1	B2-U0-G2
SLR/SLL	Lumens	2,435	4,869	2,010	4,020
	Bug Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

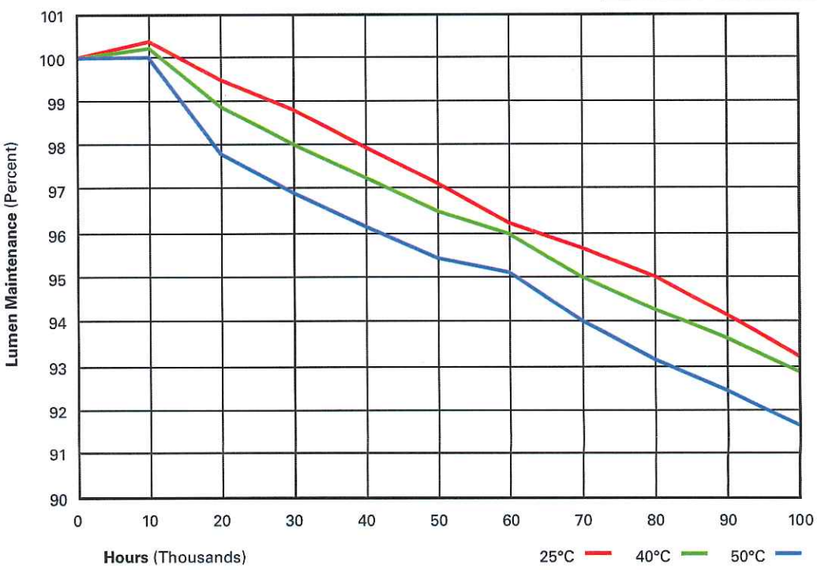
LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



ORDERING INFORMATION

Sample Number: ISC-E02-LED-E1-BL3-GM

Product Family	Number of LightBARs [1,2]	Lamp Type	Voltage	Distribution	Color [4]
ISC=Impact Elite LED Small Cylinder **ISS**=Impact Elite LED Small Quarter Sphere **IST**=Impact Elite LED Small Trapezoid **ISW**=Impact Elite LED Small Wedge	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E1**=Electronic (120-277V) **347**=347V **480**=480V [3]	**BL2**=Type II w/Back Light Control **BL3**=Type III w/Back Light Control **BL4**=Type IV w/Back Light Control **GZW**=Wall Grazer Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)	**Accessories** (Order Separately) [10]
2L=Two Circuits [5] **7030**=70 CRI / 3000K CCT [6] **7050**=70 CRI / 5000K CCT [6] **7060**=70 CRI / 5700K CCT [6] **8030**=80 CRI / 3000K CCT [6] **P**=Button Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) **OSB**=Occupancy Sensor with Back Box (Specify 120V or 277V) [7] **BBB-XX**=Battery Pack with Back Box (Specify 120V or 277V) [8] **CWB-XX**=Cold Weather Battery Pack with Back Box (Specify 120V or 277V) [9] **DIM**=0-10V Dimming Drivers **LCF**=LightBAR Cover Plate Matches Housing Finish **ULG**=Uplight Glow **TR**=Tamper Resistant Hardware	**MA1253**=10kV Circuit Module Replacement **MA1254-XX**=Thruway Back Box - Impact Elite Trapezoid **MA1255-XX**=Thruway Back Box - Impact Elite Cylinder **MA1256-XX**=Thruway Back Box - Impact Elite Quarter Sphere **MA1257-XX**=Thruway Back Box - Impact Elite Wedge

NOTES:
1. Standard 4000K CCT and greater than 70 CRI. LightBARs for downlight use only.
2. 21 LED LightBAR powered by 350mA and 7 LED LightBAR powered by 1A.
3. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
4. Custom and RAL color matching available upon request. Consult your lighting representative at Eaton for more information.
5. Low-level output varies by bar count. Consult factory. Not available with 347V or 480V. Available with two bars (E02 or F02) only.
6. Extended lead times apply.
7. Available with E02 or F02, only one bar on street side will be wired to sensor. Time delay factory setting 15-minutes. When ordered with PC option, both bars are connected to photocontrol as primary switching means. Standard sensor lens covers 8' mounting height, 360° coverage, maximum 48' diameter. Not available in all configurations or with BBB or CWB options.
8. Specify 120V or 277V. LED standard integral battery pack is rated for minimum operating temperature 32°F (0°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
9. Specify 120V or 277V. LED cold weather integral battery pack is rated for minimum operating temperature -4°F (-20°C). Operates one bar for 90-minutes. Not available in all configurations or with OSB option. Consult factory.
10. Replace XX with color suffix.

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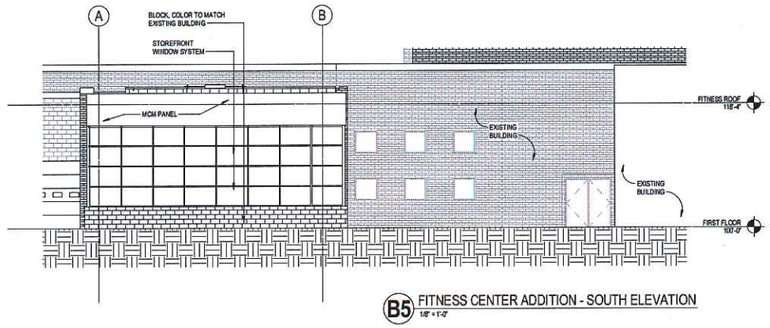
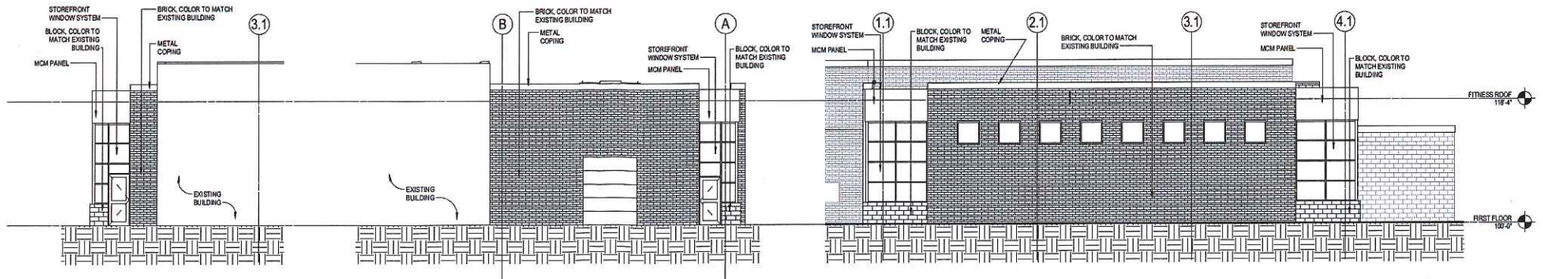
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

KEYNOTES PER SHEET



B5 FITNESS CENTER ADDITION - SOUTH ELEVATION
1/8" = 1'-0"



A2 FITNESS CENTER ADDITION - EAST ELEVATION
1/8" = 1'-0"

A3 FITNESS CENTER ADDITION - NORTH ELEVATION
1/8" = 1'-0"

A5 FITNESS CENTER ADDITION - WEST ELEVATION
1/8" = 1'-0"

eppstein uhen : architects

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Milwaukee, Wisconsin 53202
telephone 414.271.5330

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
telephone 608.442.5359

PROJECT INFORMATION

WAUPUN JUNIOR / SENIOR HIGH SCHOOL

801 E LINCOLN ST
WAUPUN WI 53963

ISSUANCE AND REVISIONS

PLAN COMMISSION SUBMITTAL

#	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT MANAGER	TMW
PROJECT NUMBER	316455 - 01
DATE	JUNE 1, 2017

EXTERIOR ELEVATIONS

A200

WDS
CONSTRUCTION

Date June 5, 2017

Dear: Waupun planning

This letter is to give you an overview of what we are looking at doing at the Union.

1. Remodel the main entry, including new doors, windows, and siding.
2. Remove and replace the existing exterior concrete in front of the main entry.
3. Remove the concrete retaining wall to the east of the main entry.
    a. The ground behind the wall would be sloped from the building to the parking area.
    b. Asphalt will be removed and replaced as the budget permits.
4. Create a new parking area to the West of the main entry.
    a. Strip and remove black dirt.
    b. Bring in breaker and fine gravels.
    c. Provide proper slope for drainage.
    d. Curb cut and provide an entry into the parking area.
    e. Asphalt as budget permits.
5. Attached is a site plan and related pictures.
6. Kim Venhuizen has indicated that a privacy fence will be installed between the new parking area and the adjacent home. The Union will be handling this project.

All the best,

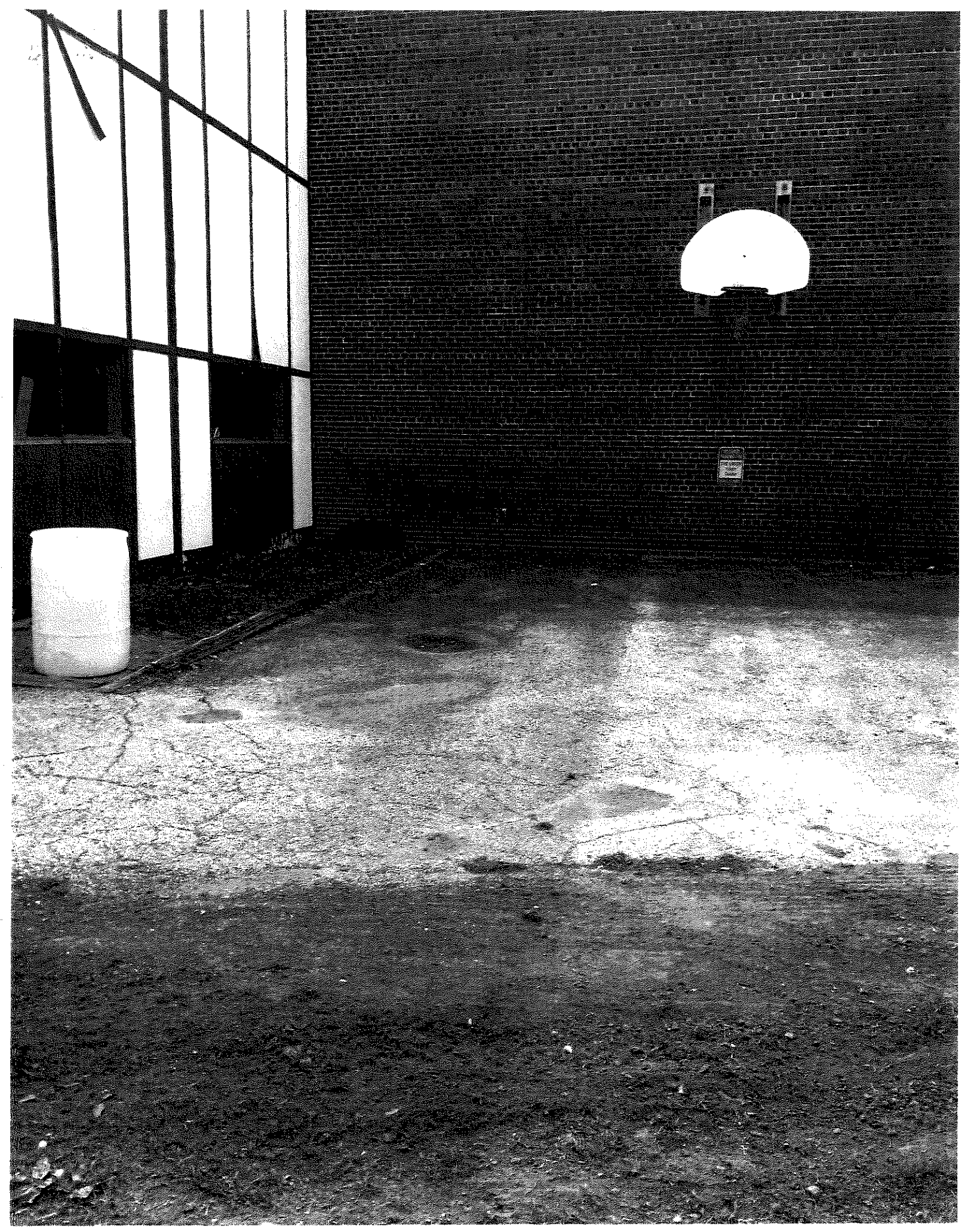
Steve De Young

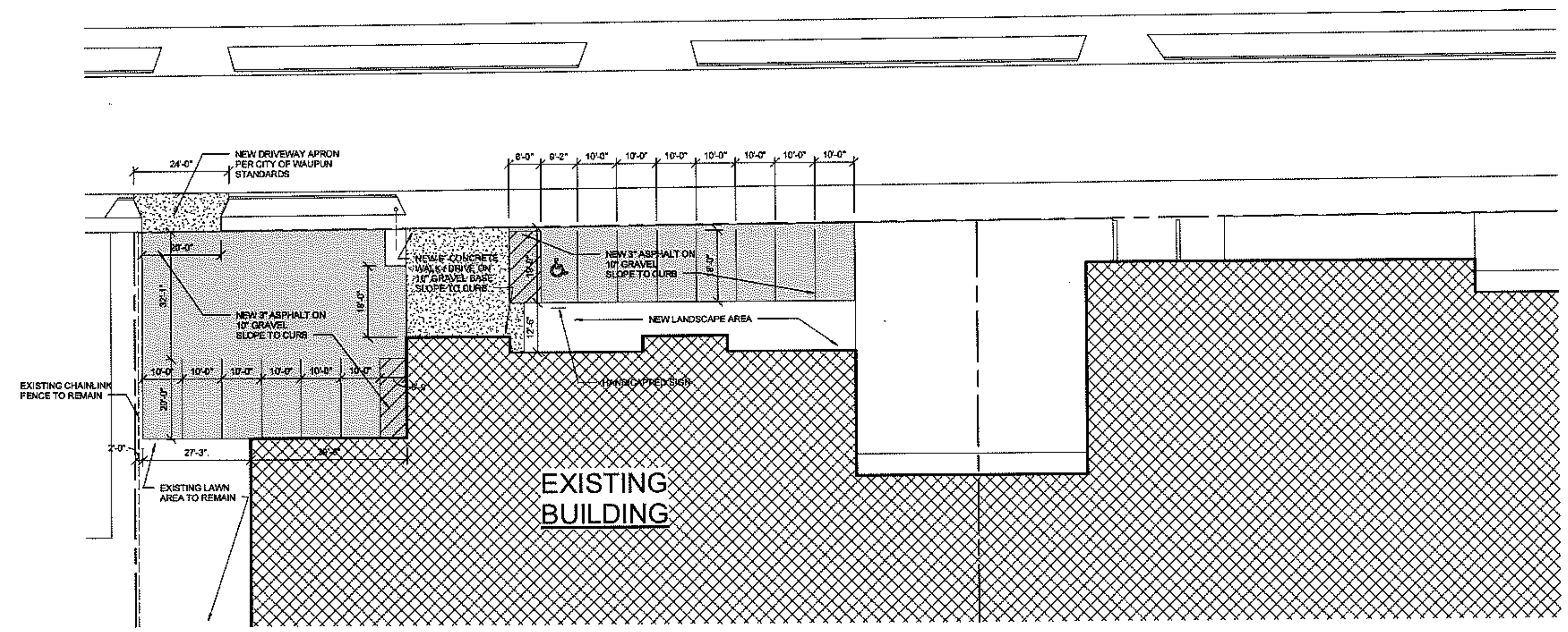
Project Manager

111 Rowell Street | Beaver Dam, WI 53916 | 920.356.1255 (ph) | 920.356.1270 (fax) | WDSconstruction.net


THE UNION
AREA CHURCHES
YOUTH FOR CHRIST
COMMUNITY
BUSINESS
WORKING TOGETHER TO GIVE OUR YOUTH A SAFE PLACE TO MEET


UNION
YOUTH
FOR CHRIST

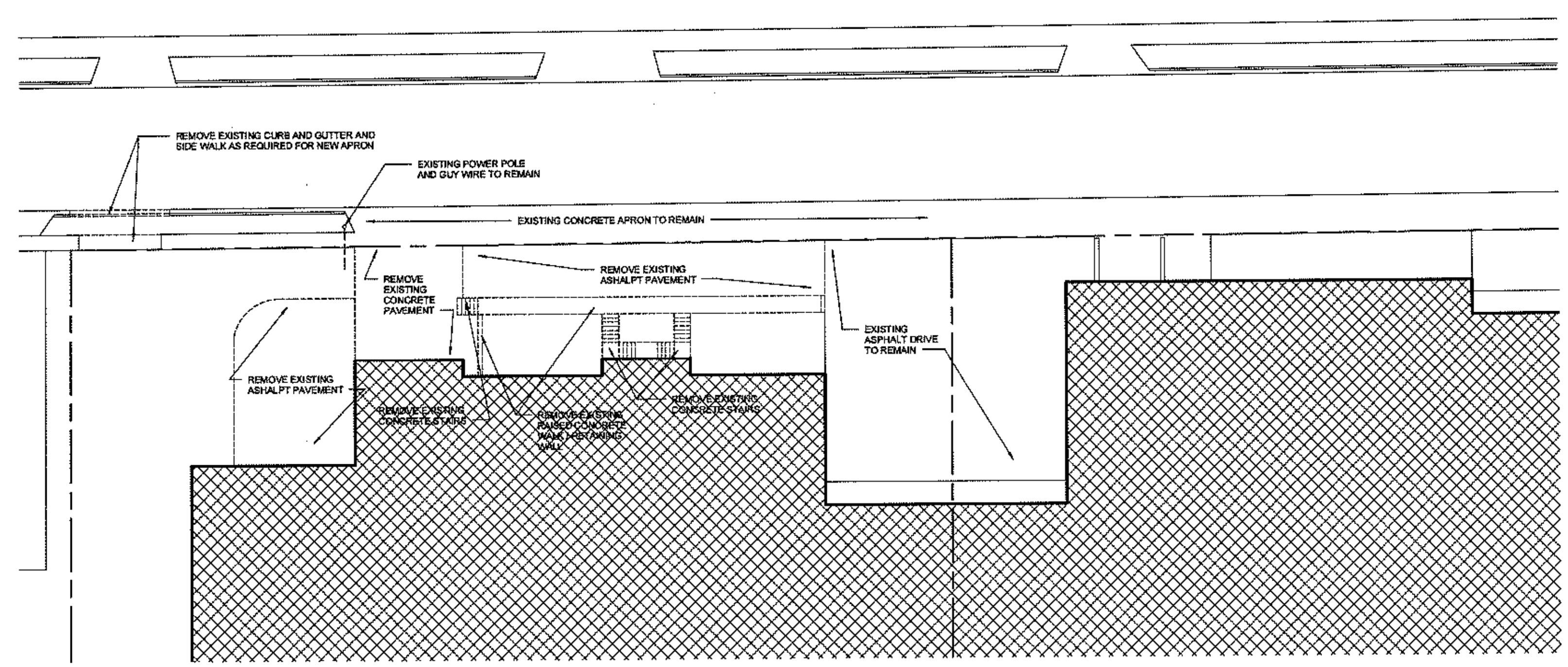




NORTH

PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



NORTH

EXISTING / DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

EXCEL

ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

COLLABORATION

WDS
CONSTRUCTION

PROJECT INFORMATION

PROJECT NUMBER WDS PB

PROPOSED ALTERATION FOR:

THE UNION YOUTH CENTER

421 EAST JACKSON STREET • WAUPUN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2017

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN

SHEET NUMBER

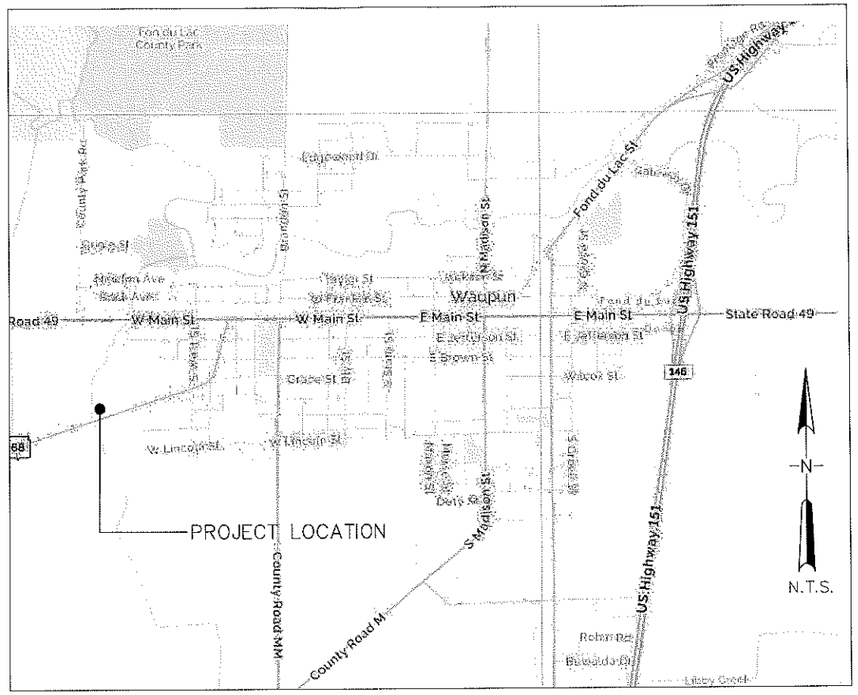
C0.1

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM SEWER MANHOLE
		SANITARY SEWER MANHOLE
		CLEANOUT
		TELEPHONE MANHOLE
		VALVE MANHOLE
		ROUND TYPE CATCH BASIN
		CURB TYPE CATCH BASIN
		WATER SERVICE VALVE
		WATER MAIN VALVE
		GAS SERVICE VALVE
		GAS MAIN VALVE
		HYDRANT
		TELEPHONE POLE & GUY WIRE
		TELEPHONE POLE & STREET LIGHT
		POWER POLE & GUY WIRE
		POWER POLE & STREET LIGHT
		STREET LIGHT
		RAILROAD ELECTRIC WIG-WAG SIGNAL
		STOP, STREET, HIGHWAY, & OTHER SMALL SIGNS
		PARKING METER
		RURAL MAILBOX – URBAN MAIL DEPOSIT BOX
		TREE – TO BE CLEARED & GRUBBED
		EVERGREEN TREE – TO BE CLEARED & GRUBBED
		STUMP – TO BE GRUBBED
		BUSH
		MOOSE
		WOODED AREA (EDGE OF)
		WOOD FENCE
		WOVEN OR BARBED WIRE FENCE
		CHAIN LINK FENCE
		CENTERLINE OF DITCH
		TOP OF BANK
		CENTER LINE
		TRANSIT LINE
		R/W LINE
		LOT LINE
		CURB & GUTTER (CURB SECTION)
		SANITARY SEWER MAIN
		STORM SEWER MAIN
		WATER MAIN
		GAS MAIN
		UNDERGROUND TELEVISION CABLE
		UNDERGROUND TELEPHONE CABLE
		EASEMENT
		SILT FENCE
		CONSTRUCTION LIMIT
		BUILDING
		IRON PIPE FOUND IN PLACE
		REBAR FOUND IN PLACE
× 000.00		PROPOSED SPOT ELEVATION
× 000.00		EXISTING SPOT ELEVATION
		INLET PROTECTION
000.00 / 000.00		PROPOSED TOP OF CURB ELEV./PROPOSED GUTTER ELEV.

ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
AH.	AHEAD	L.S.	LIFT STATION
AVE.	AVENUE	LOC.	LOCATE
BK.	BACK	M.H.	MANHOLE
B.C.	BACK OF CURB	MAX.	MAXIMUM
B.W.	BACK OF WALK	MIN.	MINIMUM
B.M.	BENCH MARK	MCPL.	MUNICIPAL
BLDG.	BUILDING	N.	NORTH
BLVD.	BOULEVARD	NO.	NUMBER
C.	CONCRETE	PAVT.	PAVEMENT
C.B.	CATCH BASIN	PL.	PLACE
CL.	CENTER LINE	P.T.	POINT OF TANGENCY
C.W.	CONCRETE WALK	P.C.	POINT OF CURVATURE
C.M.P.	CORRUGATED METAL PIPE	P.I.	POINT OF INTERSECTION
C.T.H.	COUNTY TRUNK HIGHWAY	P.V.T.	POINT OF VERTICAL TANGENCY
C.&G.	CURB & GUTTER	P.V.C.	POINT OF VERTICAL CURVATURE
CUL.	CULVERT	P.V.I.	POINT OF VERTICAL INTERSECTION
DIS.	DISCHARGE	P.P.	POWER POLE
DR.	DRIVEWAY	PROP.	PROPOSED
E.	EAST	R.	RADIUS
ELEV.	ELEVATION	R.P.	RADIUS POINT
EX.	EXISTING	RR.	RAILROAD
F.F.	FACE TO FACE (CURB & GUTTER)	R.C.P.	REINFORCED CONCRETE PIPE
FL.	FLOWLINE	RT.	RIGHT
F.M.	FORCE MAIN	R/W	RIGHT OF WAY
F.W.	FRONT OF WALK	S.	SOUTH
GAR.	GARAGE	SPK.	SPIKE
GRV.	GRAVEL	S.T.H.	STATE TRUNK HIGHWAY
G.M.V.	GAS MAIN VALVE	STA.	STATION
G.S.V.	GAS SERVICE VALVE	ST.	STREET
H.E.C.P.	HORIZONTAL ELLIPTICAL CULVERT PIPE	T.O.P.	TOP OF PIPE
HDPE	HIGH DENSITY POLYETHYLENE	T.P.	TELEPHONE POLE
HS.	HOUSE	T.C.	TOP OF CURB
HYD.	HYDRANT	T.L.	TRANSIT LINE
I.P.	IRON PIPE	V.C.	VERTICAL CURVE
INL.	INLET	W.	WEST
INV.	INVERT	W.M.V.	WATER MAIN VALVE
LT.	LEFT	W.S.V.	WATER SERVICE VALVE



STAGES OF CONSTRUCTION	DURATION	APPROXIMATE DATES
1. INSTALL SILT FENCE AND TRACKING PAD	1 DAY	9/1/2017
2. STRIP TOPSOIL	1 WEEK	9/1/2017–9/8/2017
3. UTILITY IMPROVEMENTS	1–2 WEEKS	9/8/2017–9/22/2017
4. CONSTRUCT DRY PONDS	1 WEEK	9/22/2017–9/29/2017
5. GRADE SITE	2–3 WEEKS	10/1/2017–10/21/2017
6. INSTALL UNDERGROUND DETENTION SYSTEM	2–3 DAYS	10/21/2017–10/24/2017
7. CONSTRUCT PARKING LOT	1 WEEK	10/24/2014–11/1/2018
8. CONSTRUCT BUILDING	1 YEAR	10/15/2017–10/15/2018
9. PAVE PARKING LOT	1 WEEK	5/1/2018–5/7/2018
10. LANDSCAPING	1 WEEK	6/1/2018–6/8/2018
11. APPLY FINAL STABILIZATION TO ENTIRE SITE	1 WEEK	6/15/2018–6/22/2018

PLAN PREPARER:
J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD
FOND DU LAC, WISCONSIN 54935
PHONE: 920.922.5703
WWW.JEAAA.COM

OWNER:
NAME: WAUPUN CHRISTIAN HOME
ATTN: SUSAN BUWALDA
ADDRESS: 331 BLY STREET
WAUPUN WI 53963

SHEET INDEX:

WAUPUN CHRISTIAN HOME
CITY OF WAUPUN, DODDGE COUNTY

REVISED	*J. E. Arthur & Associates, Inc.* ENGINEERS SURVEYORS	
	SCALE N/A DATE 6/5/2017 PROJECT NO. 779.001	GRADING/EROSION CONTROL/UTILITY PLAN WAUPUN CHRISTIAN HOME CITY OF WAUPUN, DODGE COUNTY, WI
		FILE NO. 779–11–17001

PRELIMINARY
NOT FOR CONSTRUCTION

Hoffman
Planning, Design & Construction, Inc.

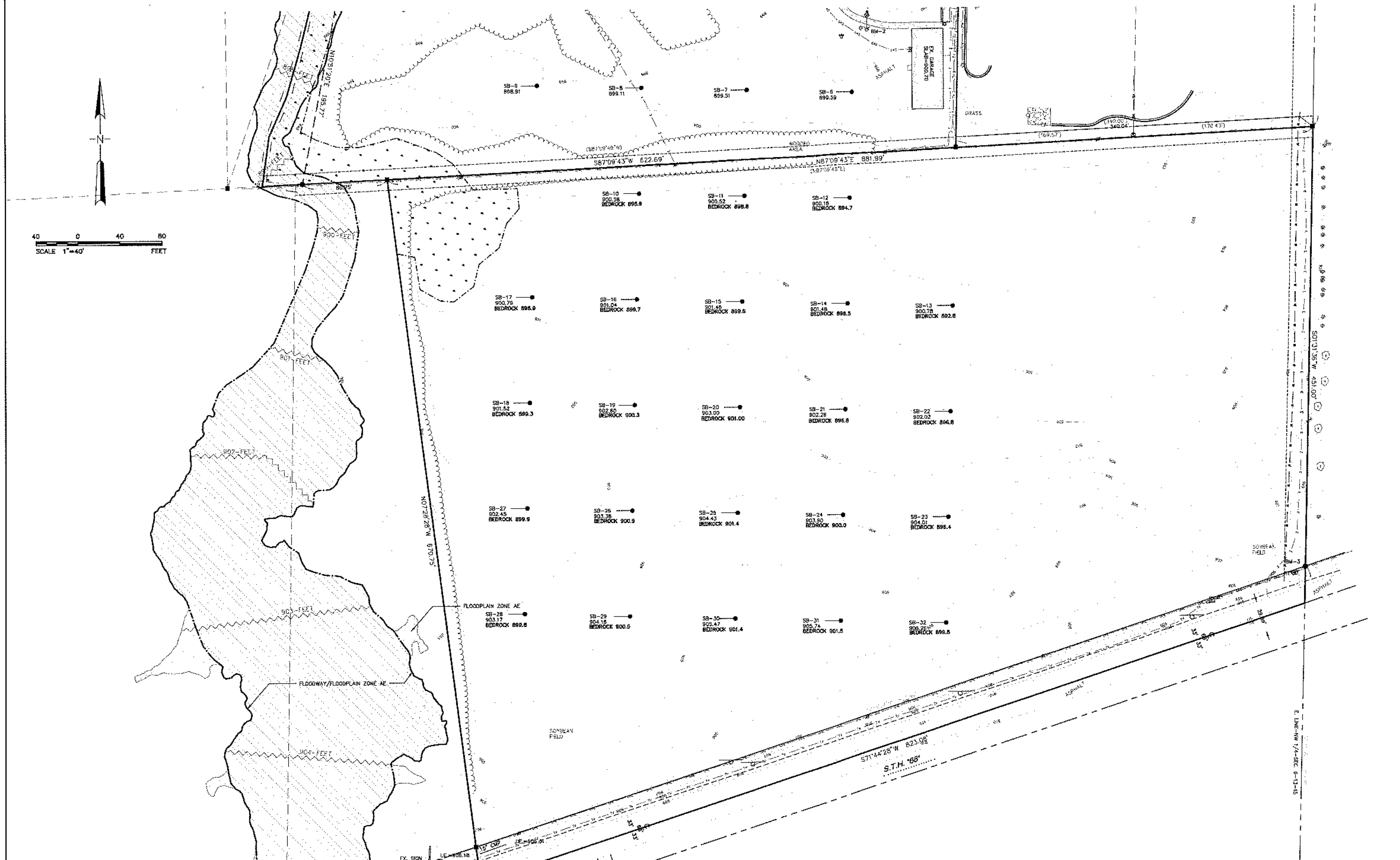
CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

MARK	DATE
ISSUED:	0-0-0
PROJECT NO:	16171
CAD DWG FILE:	
DRAWN BY:	MLA
CHECKED BY:	ERO

SHEET TITLE:
Title Sheet

SHEET NUMBER:
C-0



DRAWN BY MLA CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL 1"=40' VERTICAL N/A	PROJECT NO. 779.001 DATE 6/5/2017	REVISIONS	BENCH MARK	BM-1 BURY BOLT ON HYDRANT @ NE CORNER OF HARRIS & W. BROWN STREET ELEV.=895.83 BM-2 BURY BOLT ON HYDRANT @ SOUTH END OF CHRISTIAN HOMES PARKING LOT ELEV.=902.41 BM-3 BURY BOLT ON HYDRANT ON NORTH SIDE OF S.T.H. "68" @ SE CORNER OF PARCEL B ELEV.=909.03	DATUM NAVD '88 ☒ ASSUMED ☐ CITY ☐ PROJECT ☐	EXISTING CONDITIONS WAUPUN CHRISTIAN HOME S.T.H. 68 CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703

SHEET OF SHEETS | FILE NO. 779-11-17002

Hoffman
Planning, Design & Construction, Inc.

CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

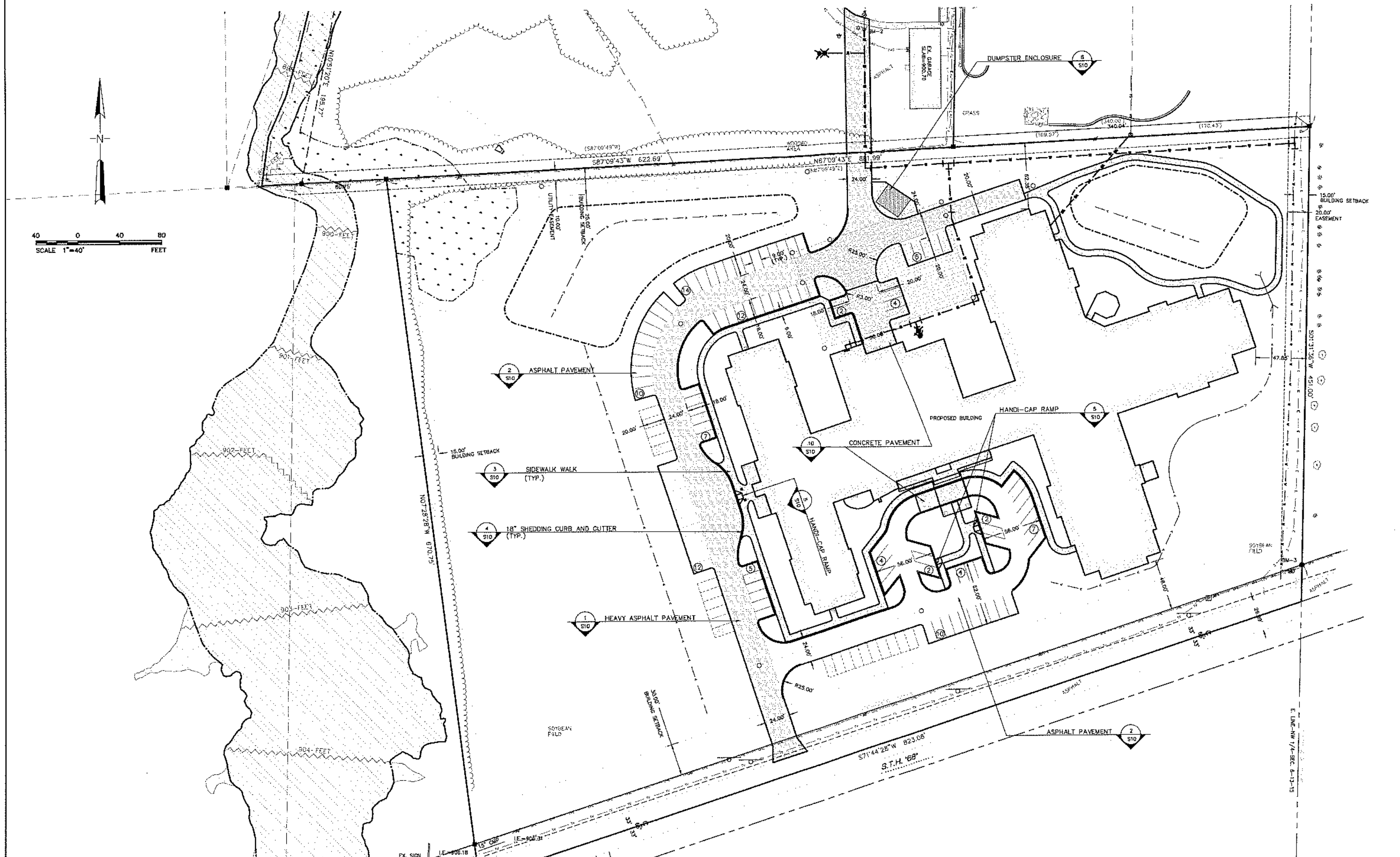
MARK	DATE

ISSUED: 0-0-0
PROJECT NO: 16171
CAD DWG FILE:
DRAWN BY: MLA
CHECKED BY: ERO

SHEET TITLE:
Existing Conditions

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER:
C-1



DRAWN BY MLA CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL 1"=40' VERTICAL N/A	PROJECT NO. 779.001 DATE 6/5/2017	REVISIONS	BENCH MARK	BM-1 BURY BOLT ON HYDRANT @ NE CORNER OF HARRIS & W. BROWN STREET ELEV.=895.83 BM-2 BURY BOLT ON HYDRANT @ SOUTH END OF CHRISTIAN HOMES PARKING LOT ELEV.=902.41 BM-3 BURY BOLT ON HYDRANT ON NORTH SIDE OF S.T.H. "68" @ SE CORNER OF PARCEL B ELEV.=909.03

DATUM: NAVD '88 ☒ ASSUMED ☐ CITY ☐ PROJECT ☐

SITE PLAN
WAUPUN CHRISTIAN HOME
S.T.H. 68
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703

SHEET OF SHEETS FILE NO. 779-11-17003

Hoffman
Planning, Design & Construction, Inc.

CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

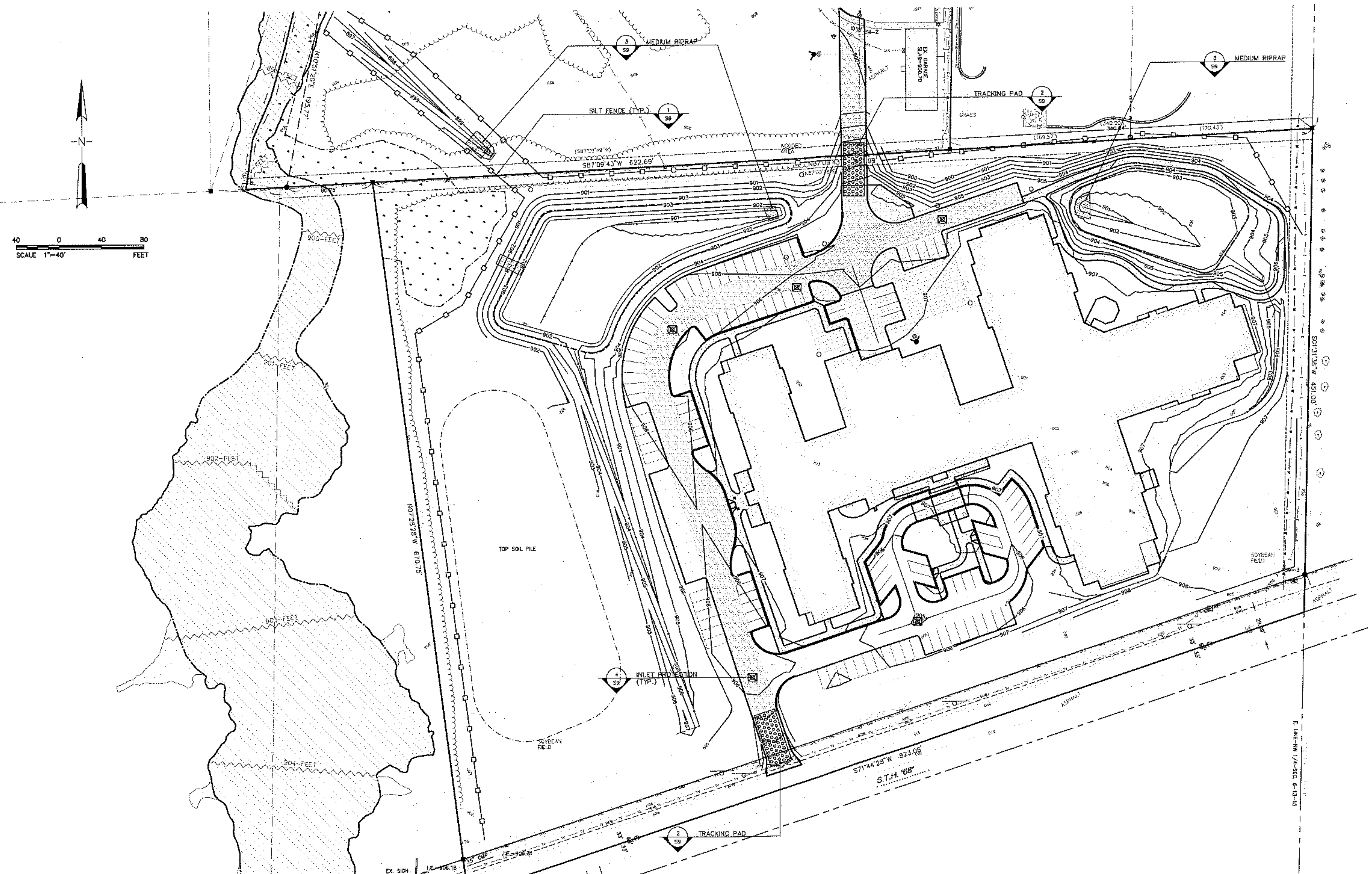
New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

MARK	DATE
ISSUED:	0-0-0
PROJECT	16171
CAD DWG FILE:	
DRAWN BY:	MLA
CHECKED BY:	ERO

SHEET TITLE:
Site Plan

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER:
C-2



DRAWN BY MLA CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL 1"=40' VERTICAL N/A	PROJECT NO. 779.001 DATE 6/5/2017	REVISIONS	BENCH MARK	BM-1 BURY BOLT ON HYDRANT @ NE CORNER OF HARRIS & W. BROWN STREET ELEV.=895.83 BM-2 BURY BOLT ON HYDRANT @ SOUTH END OF CHRISTIAN HOMES PARKING LOT ELEV.=902.41 BM-3 BURY BOLT ON HYDRANT ON NORTH SIDE OF S.T.H. "68" @ SE CORNER OF PARCEL B ELEV.=909.03

DATUM
- NAVD '88 ☒
- ASSUMED ☐
- CITY ☐
- PROJECT ☐

OVERALL GRADING/EROSION CONTROL PLAN
WAUPUN CHRISTIAN HOME
S.T.H. 68
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

A J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
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SHEET OF SHEETS FILE NO. 779-11-17004

Hoffman
Planning, Design & Construction, Inc.

CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

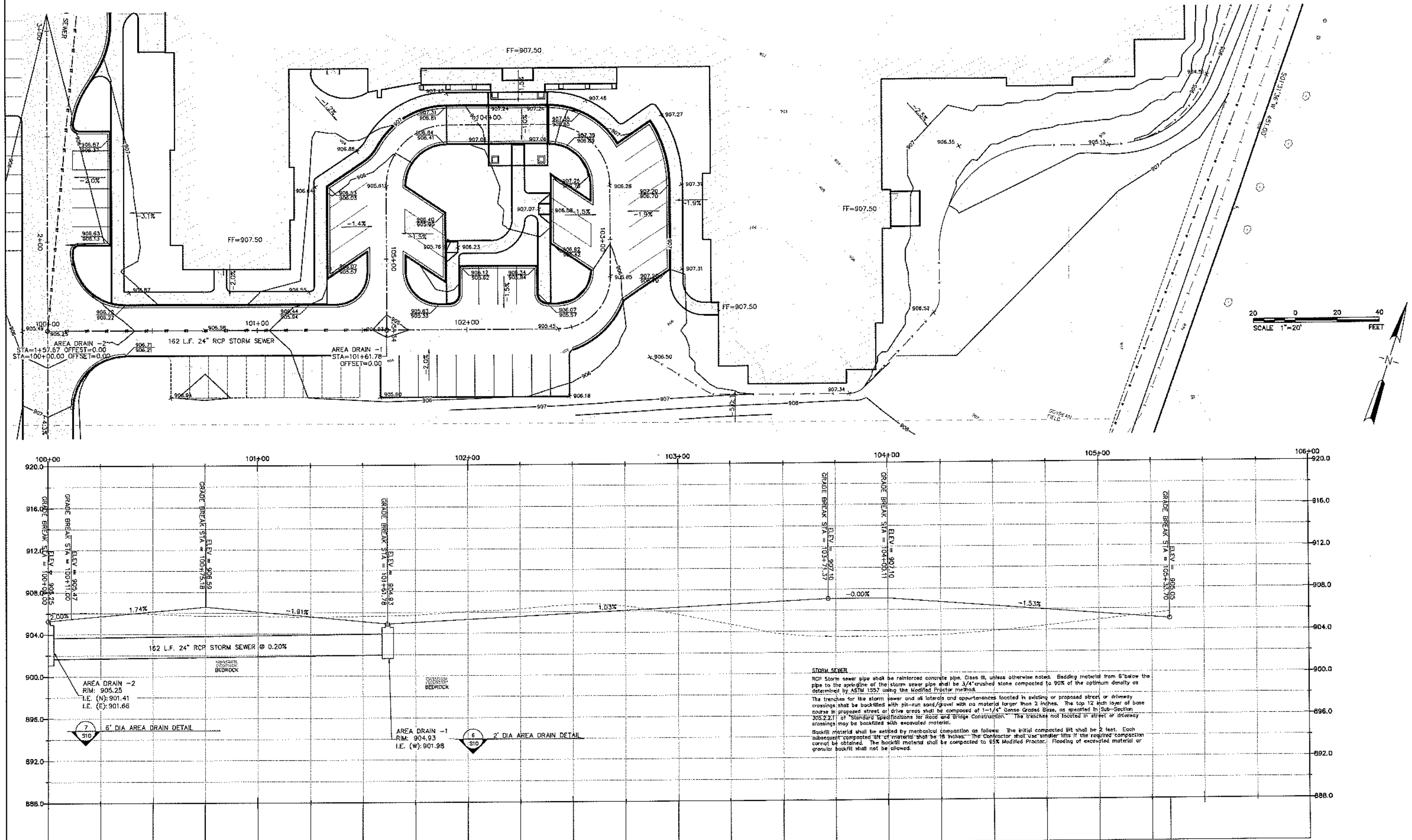
MARK	DATE

ISSUED: 0-0-0
PROJECT NO: 16171
CAD DWG FILE:
DRAWN BY: MLA
CHECKED BY: ERO

SHEET TITLE:
Grading/Erosion Control, Overall

SHEET NUMBER:
C-3

PRELIMINARY
NOT FOR CONSTRUCTION



STORM SEWER

RCP Storm sewer pipe shall be reinforced concrete pipe, Class III, unless otherwise noted. Bedding material from 6" below the pipe to the springline of the storm sewer pipe shall be 3/4" crushed stone compacted to 90% of the optimum density as determined by ASTM 1557 using the Modified Proctor method.

The trenches for the storm sewer and all laterals and appurtenances located in existing or proposed street or driveway crossings shall be backfilled with pit-run sand/gravel with no material larger than 2 inches. The top 12 inch layer of base course in proposed street or drive areas shall be composed of 1-1/4" Dense Graded Base, as specified in Sub-Section 305.2.2.1 of "Standard Specifications for Road and Bridge Construction." The trenches not located in street or driveway crossings may be backfilled with excavated material.

Backfill material shall be settled by mechanical compaction as follows: The initial compacted lift shall be 2 feet. Each subsequent compacted lift of material shall be 18 inches. The Contractor shall use smaller lifts if the required compaction cannot be obtained. The backfill material shall be compacted to 95% Modified Proctor. Flooding of excavated material or granular backfill shall not be allowed.

DRAWN BY MLA	SCALES	PROJECT NO. 779.001	REVISIONS	BENCH MARK
CHECKED BY ERO	HORIZONTAL 1"=20'	DATE 6/5/2017		
APPROVED BY ERO	VERTICAL 1"=4'			

BM-1 BURY BOLT ON HYDRANT @ NE CORNER OF HARRIS & W. BROWN STREET ELEV.=895.83
BM-2 BURY BOLT ON HYDRANT @ SOUTH END OF CHRISTIAN HOMES PARKING LOT ELEV.=902.41
BM-3 BURY BOLT ON HYDRANT ON NORTH SIDE OF S.T.H. "68" @ SE CORNER OF PARCEL B ELEV.=909.03

DATUM
NAVD '88 ☒
ASSUMED ☐
CITY ☐
PROJECT ☐

STORM SEWER/DETAIL GRADING
WAUPUN CHRISTIAN HOME
S.T.H. 68
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703

SHEET OF SHEETS FILE NO. 779-11-17005

Hoffman
Planning, Design & Construction, Inc.

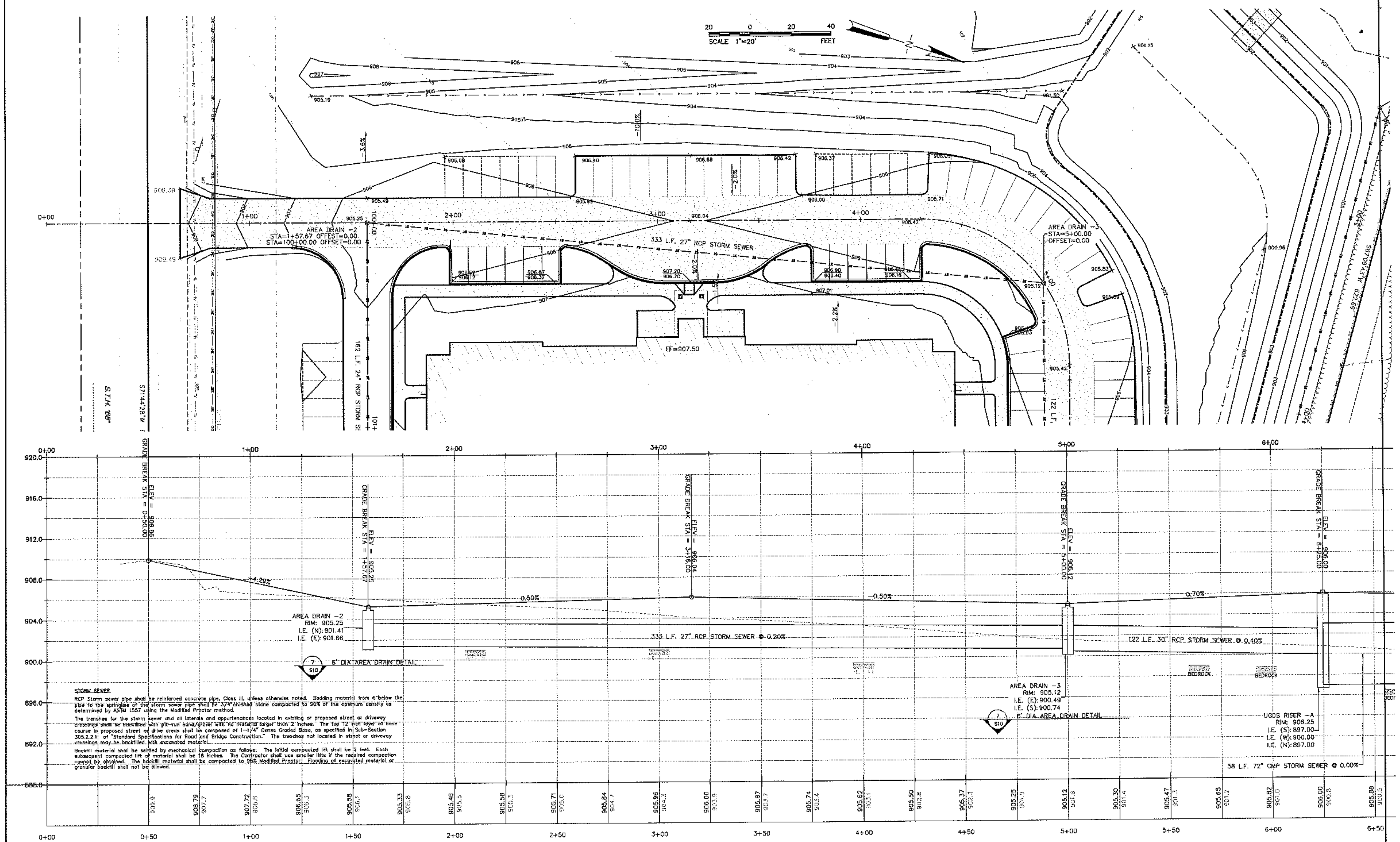
CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

ISSUED:
PROJECT NO.:
CAD DWG FILE:
DRAWN BY: MLA
CHECKED BY: ERO

SHEET TITLE:
Storm Sewer/Detailed Grading

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER:
C-4



STORM SEWER

RCP Storm sewer pipe shall be reinforced concrete pipe, Class III, unless otherwise noted. Bedding material from 6"below the pipe to the springline of the storm sewer pipe shall be 3/4" crushed stone compacted to 90% of the optimum density as determined by ASTM 1557 using the Modified Proctor method.

The trenches for the storm sewer and all laterals and appurtenances located in existing or proposed street or driveway crossings shall be backfilled with pit-run sand/gravel with no material larger than 2 inches. The top 12 inch layer of base course in proposed street or drive areas shall be composed of 1-1/4" Dense Graded Base, as specified in Sub-Section 305.2.2.1 of "Standard Specifications for Road and Bridge Construction." The trenches not located in street or driveway crossings may be backfilled with excavated material.

Backfill material shall be settled by mechanical compaction as follows: The initial compacted lift shall be 2 feet. Each subsequent compacted lift of material shall be 18 inches. The Contractor shall use smaller lifts if the required compaction cannot be obtained. The backfill material shall be compacted to 95% Modified Proctor. Flooding of excavated material or granular backfill shall not be allowed.

DRAWN BY MLA CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL 1"=20' VERTICAL 1"=4'	PROJECT NO. 779.001 DATE 6/5/2017	REVISIONS	BENCH MARK	BM-1 BURY BOLT ON HYDRANT @ NE CORNER OF HARRIS & W. BROWN STREET ELEV.=895.83 BM-2 BURY BOLT ON HYDRANT @ SOUTH END OF CHRISTIAN HOMES PARKING LOT ELEV.=902.41 BM-3 BURY BOLT ON HYDRANT ON NORTH SIDE OF S.T.H. "68" @ SE CORNER OF PARCEL B ELEV.=909.03	DATUM NAVD '88 ☒ ASSUMED ☐ CITY ☐ PROJECT ☐

STORM SEWER/DETAIL GRADING
WAUPUN CHRISTIAN HOME
S.T.H. 68
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
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SHEET OF SHEETS FILE NO. 779-11-17006

PRELIMINARY
NOT FOR CONSTRUCTION

Hoffman
Planning, Design & Construction, Inc.
www.hoffman.net | 122 East College Avenue, Suite 1G | Appleton, Wisconsin 54911
800.236.2370 | PO Box 8024 | Appleton, Wisconsin 54912

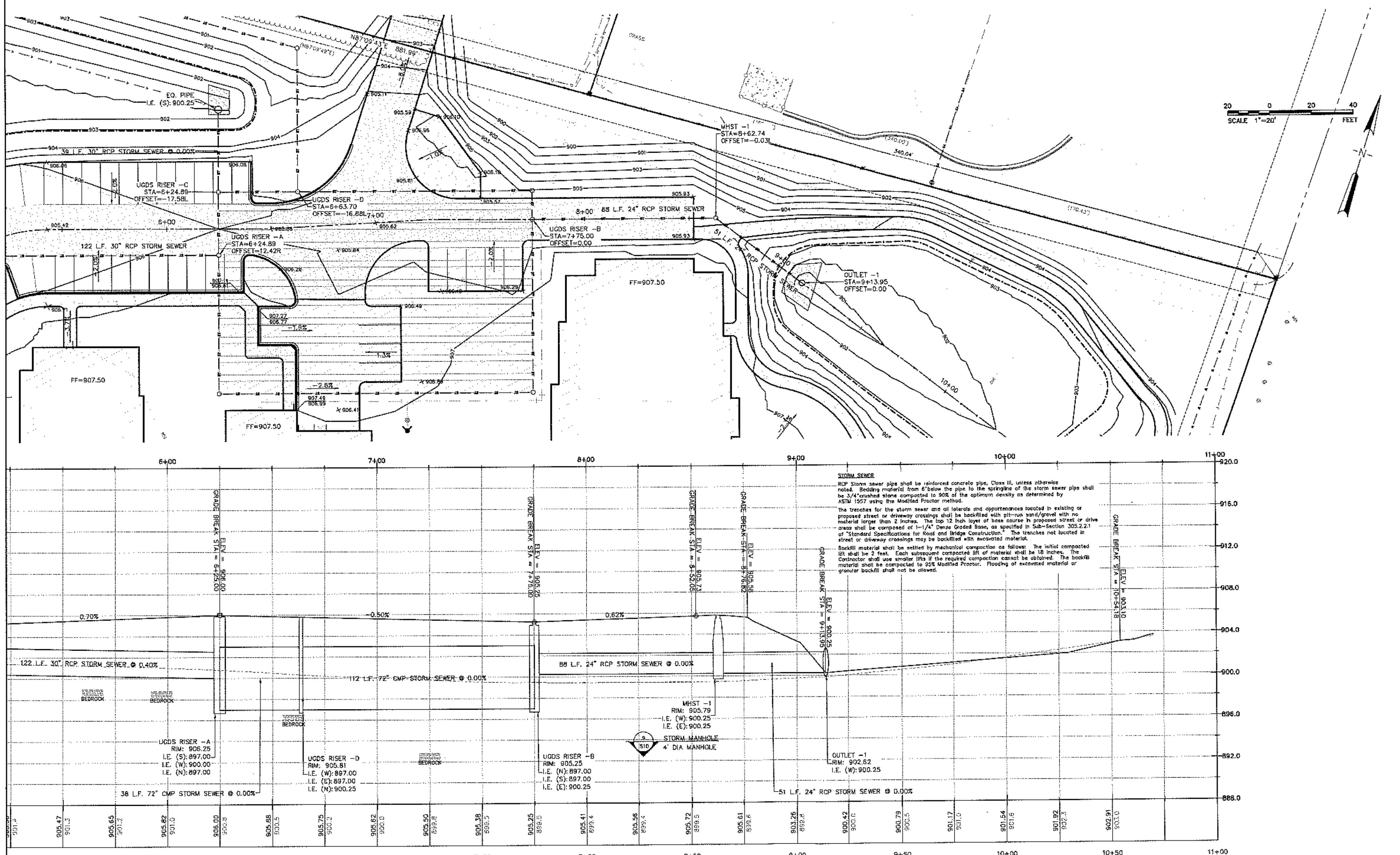
CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

MARK DATE
ISSUED: 0-0-0
PROJECT NO.: 16171
CAD DWG FILE:
DRAWN BY: MLA
CHECKED BY: ERO

SHEET TITLE:
Storm Sewer/Detailed Grading

SHEET NUMBER:
C-5



	DRAWN BY MLA CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL 1"=20' VERTICAL 1"=4'	PROJECT NO. 779.001 DATE 6/5/2017	REVISIONS	BENCH MARK	BM-1 BURY BOLT ON HYDRANT @ NE CORNER OF HARRIS & W. BROWN STREET ELEV.=895.83 BM-2 BURY BOLT ON HYDRANT @ SOUTH END OF CHRISTIAN HOMES PARKING LOT ELEV.=902.41 BM-3 BURY BOLT ON HYDRANT ON NORTH SIDE OF S.T.H. "68" @ SE CORNER OF PARCEL B ELEV.=909.03	DATUM NAVD '88 ☒ ASSUMED ☐ CITY ☐ PROJECT ☐

STORM SEWER/DETAIL GRADING
WAUPUN CHRISTIAN HOME
S.T.H. 68
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

A J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703

SHEET OF SHEETS FILE NO. 779-11-17007

PRELIMINARY
NOT FOR CONSTRUCTION

Hoffman
Planning, Design & Construction, Inc.
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800.236.2370 | PO Box 8034 | Appleton, Wisconsin 54912

CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

MARK	DATE
ISSUED: 0-0-0	
PROJECT NO.	16171
CAD DWG FILE:	
DRAWN BY:	MLA
CHECKED BY:	ERO

SHEET TITLE:
Storm Sewer/Detailed Grading

SHEET NUMBER:
C-6

SANITARY SEWER

Sanitary Sewer Installation shall be in accordance with the City of Waupun and the current Standard Specifications for Sewer and Water Construction in Wisconsin.

Sanitary sewer shall be Polyvinyl Chloride (PVC) sewer pipe and shall conform to the requirements of ASTM D3034 (smooth) SDR 35. The joints shall be elastomeric.

The sanitary sewer laterals shall be 4-inch pipe. All laterals shall be of the same material and same joints as the main sewer and shall be plugged with a waterproof plug. The location of the end of the lateral shall be marked with a wooden 2"X4" extending at least 2 feet above the ground surface and shall be painted green.

Sanitary manholes shall be pre-cast concrete with a 4-foot inside diameter. Manhole frames and covers shall be Neenah R-1550-A, Type B self-sealing lid with concealed pick holes.

Bedding material from a point 4" below the barrel of the pipe to 12" above the pipe shall be 3/8" crushed stone.

The trenches for the sanitary sewer main and all laterals and appurtenances located in street or driveway crossings or within 3' of the edge of pavement shall be backfilled to existing grade with pit-run sand/gravel with no material larger than 2 inches. The trenches not located in street or driveway crossings may be backfilled with excavated material.

Backfill material shall be settled by mechanical compaction as follows: The initial compacted lift shall be 2 feet. Each subsequent compacted lift of material shall be 18 inches. The Contractor shall use smaller lifts if the required compaction cannot be obtained. The backfill material shall be compacted to 95% Modified Proctor. Flooding of excavated backfill material or granular backfill material shall not be allowed.

All sections of sanitary sewer shall be checked by the air test method. No connections shall be made to the newly installed system until the main and laterals have been tested and accepted. The Contractor shall be required to repair any leaks, whether said leaks are in the main, laterals or manholes. Any visible leaks shall be repaired by the Contractor, even if the infiltration or exfiltration requirements are met.

Deflection Tests -these tests shall be performed on all PVC main line pipe installed using an approved go-no-go device. The test shall be conducted after all backfill has been placed and consolidated. If testing occurs within 30 days of placement of final backfill, deflection shall not exceed 5%. When testing occurs after 30 days of placement of final backfill, the deflection shall not exceed 7.5%. All testing shall be done under the observation of the Engineer. For acceptance, the device must pass through the entire section between manholes in one pass when pulled by hand without the use of excessive force. Any section not meeting the requirements shall be repaired and retested.

WATER MAIN

Water Main installation shall be in accordance with the City of Waupun and the current Standard Specifications for Sewer and Water Construction in Wisconsin.

The water main shall be polyvinyl chloride and conform to AWWA C900 for bell and pipe with elastomeric-gasket joints. The pipe shall have a pressure class 150 (DR 18), unless noted otherwise.

Gate Valves shall meet the requirements of AWWA C-509. Valves shall be Clow, Kennedy, or equal.

Valve boxes shall be cast iron, two piece, screw type with 5-1/4 inch shaft diameter. Valve boxes shall be Tyler Series 6850 or equal. A valve box adaptor shall be provided for each valve box. The valve box adaptor shall be Valve Box Adaptor II as manufactured by Adaptor, Inc. or equal.

Fire hydrants shall be Waterous Pacer, have 2 2-1/2" hose nozzles, 1 4-1/2" pumper nozzle, a 6" M.J. and connection and open counter-clockwise. The bury depth of the hydrant shall be determined by the CONTRACTOR so the ground flange is at the elevation shown on the drawings. Fire hydrants shall be painted red. Fire hydrants shall be provided with hydrant markers. Fire hydrant markers shall consist of a 5/16-inch diameter galvanized steel rod and spring, and a 1/2-inch x 4-1/2-inch attachment flange. The rod shall have a banded Lexan flag at the top end. Total length of each fire hydrant marker shall be 53 inches. Fire hydrant markers shall be Galvanized Steel Flexi Flags or equal.

The Contractor shall be responsible for pressure testing and disinfecting the mains. The testing shall be per the City of Fond du Lac Detailed Specifications For Water Main.

Bedding material for the PVC Water Main from a point 6" below the barrel of the pipe to 12" above the pipe shall be Class IB or Class II as defined in ASTM D 2321. Gradation shall be as follows:

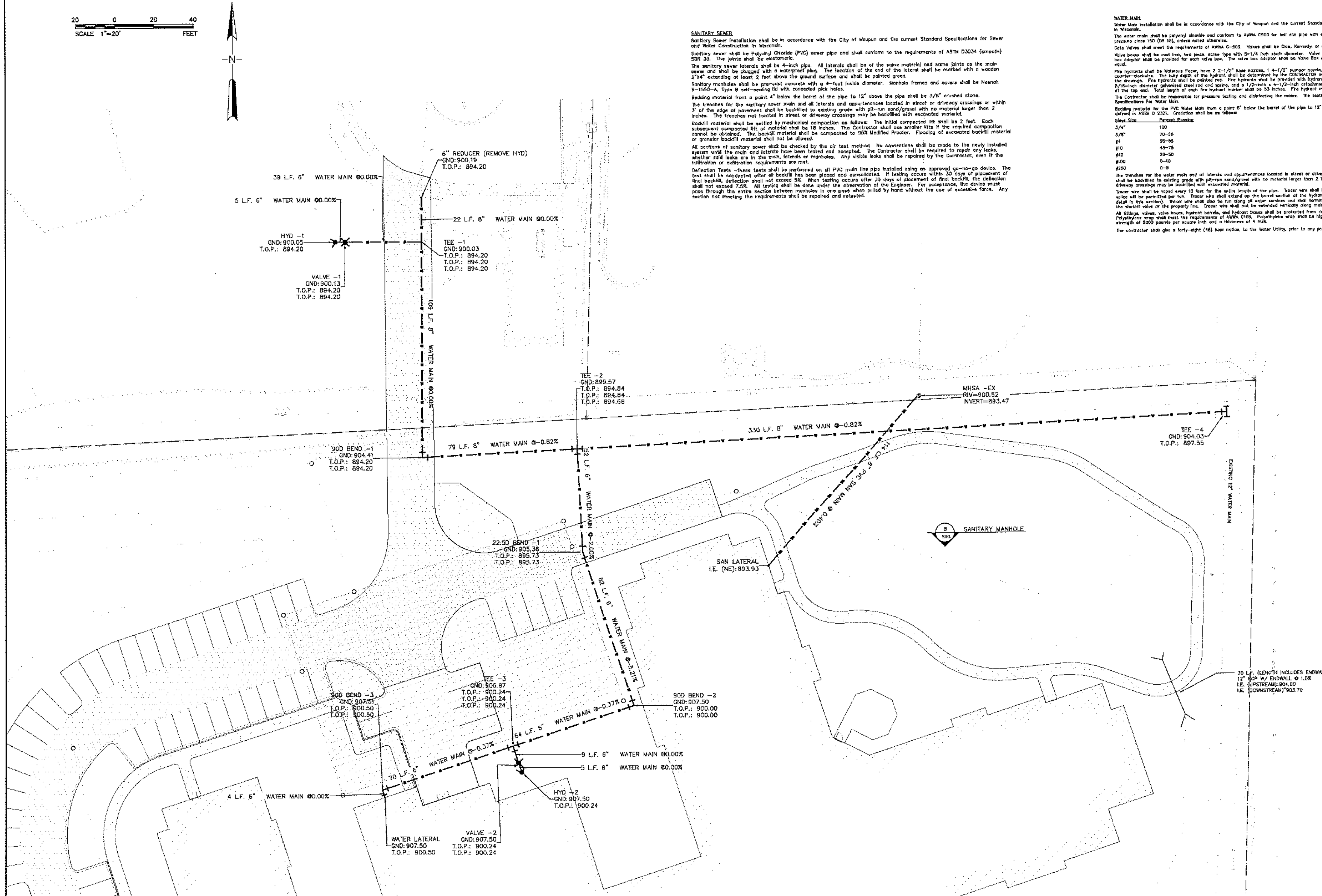
Sieve Size	Percent Passing
3/4"	100
3/8"	70-90
#4	55-85
#10	45-75
#40	20-50
#100	0-10
#200	0-5

The trenches for the water main and all laterals and appurtenances located in street or driveway crossings or within 3' of the edge of pavement shall be backfilled to existing grade with pit-run sand/gravel with no material larger than 2 inches. The trenches not located in street or driveway crossings may be backfilled with excavated material.

Tracer wire shall be taped every 10 feet for the entire length of the pipe. Tracer wire shall be run from hydrant to hydrant. Not more than one splice will be permitted per run. Tracer wire shall extend up the barrel section of the hydrant and terminate in a tracer wire access riser (see detail in this section). Tracer wire shall also be run along all water services and shall terminate in a tracer wire access riser placed alongside the shutoff valve at the property line. Tracer wire shall not be extended vertically along main or hydrant valves.

All fittings, valves, valve boxes, hydrant barrels, and hydrant bases shall be protected from corrosion by use of 2 layers of polyethylene wrap. Polyethylene wrap shall meet the requirements of AWWA C105. Polyethylene wrap shall be high density, cross laminated with a minimum tensile strength of 5000 pounds per square inch and a thickness of 4 mils.

The contractor shall give a forty-eight (48) hour notice, to the Water Utility, prior to any proposed flushing of the new water main.



	DRAWN BY MLA CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL 1"=20' VERTICAL N/A	PROJECT NO. 779.001 DATE 6/5/2017	REVISIONS	BENCH MARK	BM-1 BURY BOLT ON HYDRANT @ NE CORNER OF HARRIS & W. BROWN STREET ELEV.=895.83 BM-2 BURY BOLT ON HYDRANT @ SOUTH END OF CHRISTIAN HOMES PARKING LOT ELEV.=902.41 BM-3 BURY BOLT ON HYDRANT ON NORTH SIDE OF S.T.H. "68" @ SE CORNER OF PARCEL B ELEV.=909.03	DATUM NAVD '88 ☒ ASSUMED ☐ CITY ☐ PROJECT ☐	UTILITY PLAN WAUPUN CHRISTIAN HOME S.T.H. 68 CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
348 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703

SHEET OF SHEETS FILE NO. 779-11-17008

PRELIMINARY
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Planning, Design & Construction, Inc.
www.hoffman.net 800.236.2370 | 122 East College Avenue, Suite 1G | Appleton, Wisconsin 54911 PO Box 8034 | Appleton, Wisconsin 54912

CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

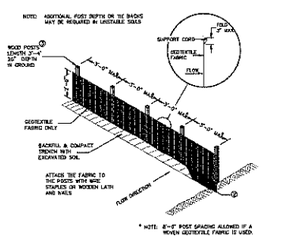
New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

MARK	DATE

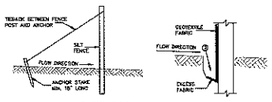
ISSUED: 0-0-0
PROJECT NO. 16171
CAD DWG FILE:
DRAWN BY: MLA
CHECKED BY: ERO

SHEET TITLE:
Utility Plan

SHEET NUMBER:
C-7



SILT FENCE



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT NEEDED) TRENCH DETAIL

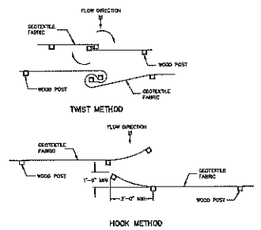
THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING # E 9-16.

INSTALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.

1/09 SILT FENCE NTS

GENERAL NOTES:
1. HORIZONTAL SPACE EXCAVATED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FILL MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/2" X 1 1/2" OF OAK OR HIGHER.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

JOINING TWO LENGTHS OF SILT FENCE



DISTURBED AREAS LEFT UNWORKED FOR A PERIOD OF GREATER THAN SEVEN DAYS SHALL BE TEMPORARILY STABILIZED WITH MULCH.

MULCHING SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1058.

SEEDING SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1059.

TEMPORARY SEEDING

SPECIES	LBS/ACRE	% PURITY
OATS	131	98
CEREAL RYE	131	97
WINTER WHEAT	131	95
ANNUAL RYEGRASS	80	97

USE OATS IN SPRING AND SUMMER PLANTINGS.
USE CEREAL RYE, WINTER WHEAT, AND ANNUAL RYEGRASS FOR FALL PLANTINGS.
TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.

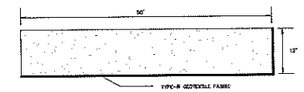
PERMANENT SEEDING
SEEDING MIXTURES AND RATES SHALL CONFORM TO WSDOT 2003, STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. SECTION 630, SEEDING.

MIXTURES PER 630.2.1.5.1.1.2 –

1. USE SEED MIXTURE No. 10 WHERE AVERAGE LOAM, HEAVY CLAY, OR MOIST SOIL PREDOMINATE.
2. USE SEED MIXTURE No. 20 WHERE LIGHT, DRY, WELL-DRAINED, SANDY, OR GRAVELY SOILS PREDOMINATE AND FOR ALL HIGH CUT AND FILL SLOPES GENERALLY EXCEEDING 6 TO 8 FEET, EXCEPT WHERE USING No. 70.
3. USE SEED MIXTURE No. 10 OR NO. 20 ON ALL DITCHES, INSLOPES, MEDIAN AREAS, AND LOW FILLS, EXCEPT WHERE USING No. 30 OR No. 70.
4. USE SEED MIXTURE No. 30 FOR MEDIANS AND ON SLOPES OR DITCHES GENERALLY WITHIN 15 FEET OF THE SHOULDER WHERE A SALT-TOLERANT TURF IS PREFERRED.
5. USE SEED MIXTURE No. 40 IN URBAN OR OTHER AREAS WHERE A LAWN TYPE IS PREFERRED.
6. USE SEED MIXTURE No. 60 ONLY ON AREAS, THE CONTRACT DESIGNATES OR THE ENGINEER SPECIFIES. USE IT AS A COVER SEEDING FOR NEWLY GRADED WET AREAS OR AS A NURSE CROP FOR SPECIFIED WETLAND SEED MIXTURES. THE CONTRACTOR SHALL NOT APPLY IT TO FLOODED AREAS.
7. USE SEED MIXTURE Nos. 70 AND 70A ON SLOPES AND UPLAND AREAS WHERE THE ENGINEER SPECIFIES. USE SEED MIXTURE No. 70 ON LOAMY SOILS AND SEED MIXTURE No. 70A ON SANDY SOILS.

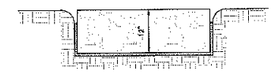
CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY EROSION CONTROL FACILITIES UNTIL FINAL STABILIZATION IS ACHIEVED.

ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND CONSTRUCTED IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS



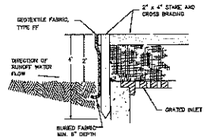
TRACKING PAD SHALL BE CONSTRUCTED OF 3- TO 6-INCH FRACTURED ROCK. ALL MATERIAL SHALL BE RETAINED ON A 2-INCH SIEVE.
TRACKING PAD SHALL BE CONSTRUCTED 20' WIDE, 12' DEEP OVER TYPE-R GEOTEXTILE FABRIC
TRACKING PAD SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1057.
TRACKING PAD SHALL BE INSPECTED DAILY.

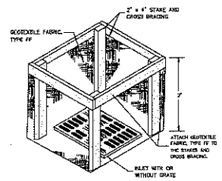
2/09 TRACKING PAD NTS



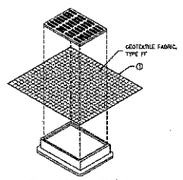
MEDIUM RIPRAP SHALL BE PLACED OVER TYPE HR GEOTEXTILE FABRIC. RIPRAP SHALL BE PER SECTION 606, AND THE FABRIC SHALL BE PER SECTION 645, WISCONSIN STD. SPEC.

3/09 MEDIUM RIPRAP NTS

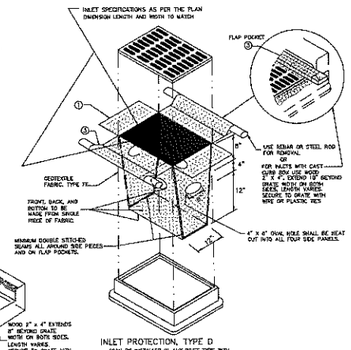




INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ③)

INSTALL IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060

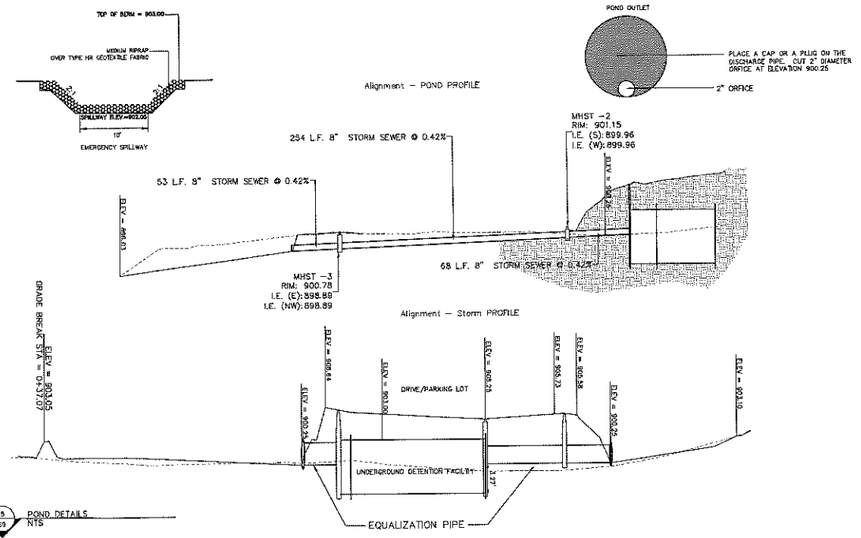
GENERAL NOTES
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
① ENCHASED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE HOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES
TYPE B & C
TRIM ENDESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM ENDESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED SAK SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW PLATES, OF 3", WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing E E 10-2.

INLET PROTECTION TYPE A, B, C, AND D

4/09 INLET PROTECTION NTS



5/09 POND DETAILS NTS

	DRAWN BY MLA CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL N/A VERTICAL N/A	PROJECT NO. 779.001 DATE 6/5/2017	REVISIONS	BENCH MARK	BM-1 BURY BOLT ON HYDRANT @ NE CORNER OF HARRIS & W. BROWN STREET ELEV.=895.83 BM-2 BURY BOLT ON HYDRANT @ SOUTH END OF CHRISTIAN HOMES PARKING LOT ELEV.=902.41 BM-3 BURY BOLT ON HYDRANT ON NORTH SIDE OF S.T.H. "68" @ SE CORNER OF PARCEL B ELEV.=909.03	DATUM NAVD '88 ☒ ASSUMED ☐ CITY ☐ PROJECT ☐	DETAILS WAUPUN CHRISTIAN HOME S.T.H. 68 CITY OF WAUPUN, DODGE COUNTY, WISCONSIN	J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS 548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703 SHEET OF SHEETS FILE NO. 779-11-17009

PRELIMINARY
NOT FOR CONSTRUCTION

Hoffman
Planning, Design & construction, inc.
www.hoffmanllc.net | 432 East College Avenue, Suite 10 | Appleton, Wisconsin 54911
920.954.0700 | PO Box 8004 | Appleton, Wisconsin 54912

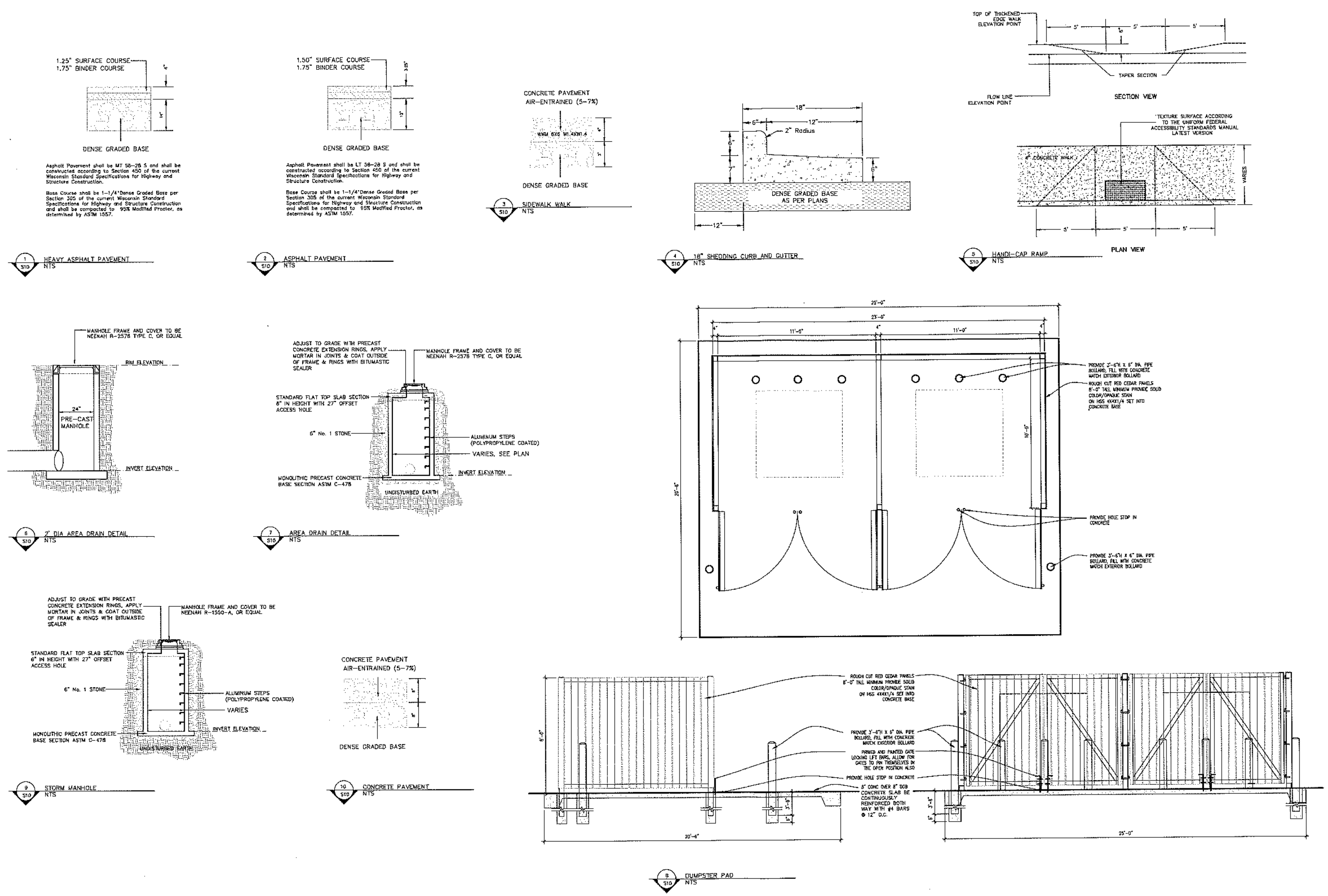
CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

MARK	DATE
ISSUED:	0-0-0
PROJECT NO:	16171
CAD DWG FILE:	
DRAWN BY:	MLA
CHECKED BY:	ERO

SHEET TITLE: Details

SHEET NUMBER: C-8



1.25" SURFACE COURSE
1.75" BINDER COURSE
DENSE GRADED BASE
Asphalt Pavement shall be MT 58-28 S and shall be constructed according to Section 450 of the current Wisconsin Standard Specifications for Highway and Structure Construction.
Base Course shall be 1-1/4" Dense Graded Base per Section 305 of the current Wisconsin Standard Specifications for Highway and Structure Construction and shall be compacted to 95% Modified Proctor, as determined by ASTM 1557.
1 S10 HEAVY ASPHALT PAVEMENT NTS
1.50" SURFACE COURSE
1.75" BINDER COURSE
DENSE GRADED BASE
Asphalt Pavement shall be LT 58-28 S and shall be constructed according to Section 450 of the current Wisconsin Standard Specifications for Highway and Structure Construction.
Base Course shall be 1-1/4" Dense Graded Base per Section 305 of the current Wisconsin Standard Specifications for Highway and Structure Construction and shall be compacted to 95% Modified Proctor, as determined by ASTM 1557.
2 S10 ASPHALT PAVEMENT NTS
CONCRETE PAVEMENT AIR-ENTRAINED (5-7%)
DENSE GRADED BASE
3 S10 SIDEWALK WALK NTS
18"
6"
12"
2" Radius
DENSE GRADED BASE AS PER PLANS
12"
4 S10 18" SHEDDING CURB AND GUTTER NTS
TOP OF THICKENED EDGE WALK ELEVATION POINT
TAPER SECTION
FLOW LINE ELEVATION POINT
SECTION VIEW
TEXTURE SURFACE ACCORDING TO THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS MANUAL LATEST VERSION
4" CONCRETE WALK
VARIES
PLAN VIEW
5 S10 HANDI-CAP RAMP NTS
MANHOLE FRAME AND COVER TO BE NEENAH R-2578 TYPE C, OR EQUAL
RIM ELEVATION
24"
PRE-CAST MANHOLE
INVERT ELEVATION
6 S10 2' DIA AREA DRAIN DETAIL NTS
ADJUST TO GRADE WITH PRECAST CONCRETE EXTENSION RINGS, APPLY MORTAR IN JOINTS & COAT OUTSIDE OF FRAME & RINGS WITH BITUMASTIC SEALER
MANHOLE FRAME AND COVER TO BE NEENAH R-2578 TYPE C, OR EQUAL
STANDARD FLAT TOP SLAB SECTION 8" IN HEIGHT WITH 27" OFFSET ACCESS HOLE
6" No. 1 STONE
ALUMINUM STEPS (POLYPROPYLENE COATED)
VARIES, SEE PLAN
INVERT ELEVATION
MONOLITHIC PRECAST CONCRETE BASE SECTION ASTM C-478
UNDISTURBED EARTH
7 S10 AREA DRAIN DETAIL NTS
ADJUST TO GRADE WITH PRECAST CONCRETE EXTENSION RINGS, APPLY MORTAR IN JOINTS & COAT OUTSIDE OF FRAME & RINGS WITH BITUMASTIC SEALER
MANHOLE FRAME AND COVER TO BE NEENAH R-1550-A, OR EQUAL
STANDARD FLAT TOP SLAB SECTION 6" IN HEIGHT WITH 27" OFFSET ACCESS HOLE
6" No. 1 STONE
ALUMINUM STEPS (POLYPROPYLENE COATED)
VARIES
INVERT ELEVATION
MONOLITHIC PRECAST CONCRETE BASE SECTION ASTM C-478
UNDISTURBED EARTH
9 S10 STORM MANHOLE NTS
CONCRETE PAVEMENT AIR-ENTRAINED (5-7%)
DENSE GRADED BASE
10 S10 CONCRETE PAVEMENT NTS
25'-0"
23'-0"
11'-6"
11'-9"
PROVIDE 3'-6"H X 6" DIA. PIPE BOLLARD, FILL WITH CONCRETE MATCH EXTERIOR BOLLARD
ROUGH CUT RED CEDAR PANELS 8'-0" TALL MINIMUM PROVIDE SOLID COLOR/OPAQUE STAIN ON HSS 4X4X1/4 SET INTO CONCRETE BASE
PROVIDE HOLE STOP IN CONCRETE
PROVIDE 3'-6"H X 6" DIA. PIPE BOLLARD, FILL WITH CONCRETE MATCH EXTERIOR BOLLARD
ROUGH CUT RED CEDAR PANELS 8'-0" TALL MINIMUM PROVIDE SOLID COLOR/OPAQUE STAIN ON HSS 4X4X1/4 SET INTO CONCRETE BASE
PROVIDE 3'-6"H X 6" DIA. PIPE BOLLARD, FILL WITH CONCRETE MATCH EXTERIOR BOLLARD
PRIMED AND PAINTED GATE LOCKING LIFT BARS, ALLOW FOR GATES TO PIN THEMSELVES IN THE OPEN POSITION ALSO
PROVIDE HOLE STOP IN CONCRETE
8" CONC OVER 8" DGB CONCRETE SLAB BE CONTINUOUSLY REINFORCED BOTH WAY WITH #4 BARS @ 12" O.C.
20'-4"
25'-0"
8 S10 DUMPSTER PAD NTS

DRAWN BY MLA CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL N/A VERTICAL N/A	PROJECT NO. 779.001 DATE 6/5/2017	REVISIONS	BENCH MARK	BM-1 BURY BOLT ON HYDRANT @ NE CORNER OF HARRIS & W. BROWN STREET ELEV.=895.83 BM-2 BURY BOLT ON HYDRANT @ SOUTH END OF CHRISTIAN HOMES PARKING LOT ELEV.=902.41 BM-3 BURY BOLT ON HYDRANT ON NORTH SIDE OF S.T.H. "68" @ SE CORNER OF PARCEL B ELEV.=909.03

DATUM: NAVD '88 ☒ ASSUMED ☐ CITY ☐ PROJECT ☐

DETAILS
WAUPUN CHRISTIAN HOME
S.T.H. 68
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

A J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703

SHEET OF SHEETS FILE NO. 779-11-17010

Hoffman
Planning, Design & Construction, Inc.

CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

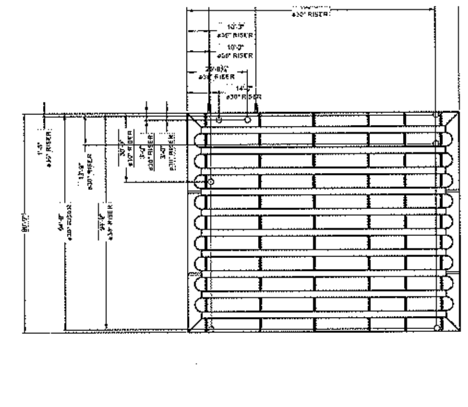
New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

MARK	DATE
ISSUED: 6-5-0	
PROJECT 16171	
CAD DWG FILE:	
DRAWN BY: MLA	
CHECKED BY: ERO	

SHEET TITLE: Details

SHEET NUMBER: C-9

PRELIMINARY
NOT FOR CONSTRUCTION



ASSEMBLY
SCALE: 1" = 30'

PROJECT SUMMARY

CALCULATION DETAILS
- LENGTH PER BARREL = 108 FT
- LENGTH PER HEADER = 96 FT
- LOADING = H20 & H25
- APPROX. CMP FOOTAGE = 1,380 FT

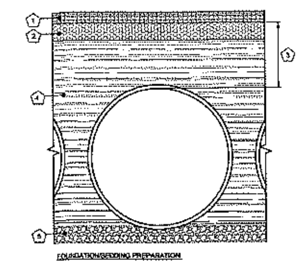
STORAGE SUMMARY
- STORAGE VOLUME REQUIRED 30,011 CF
- PIPE STORAGE = 39,018 CF
- STRUCTURAL BACKFILL STORAGE = 0 CF
- TOTAL STORAGE PROVIDED = 39,018 CF

PIPE DETAILS
- DIAMETER = 72 IN
- CORRUGATION = 5" X 1" OR 3" X 1"
- GAGE = 16
- COATING = ALUMINIZED STEEL TYPE 2 (ALT2)
- WALL TYPE = SOLID
- BARREL SPACING = 36 IN

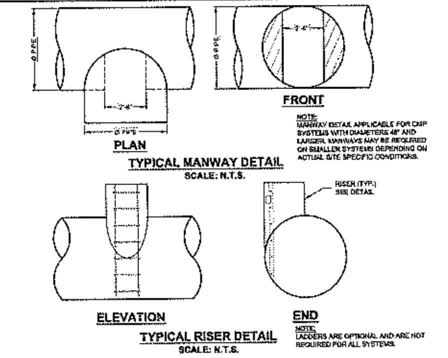
BACKFILL DETAILS
- WIDTH AT ENDS = 36 IN
- ABOVE PIPE = 6 IN
- WIDTH AT SIDES = 36 IN
- BELOW PIPE = 6 IN

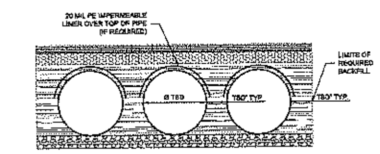
CONTECH ENGINEERED SOLUTIONS LLC | CONTECH CMP DETENTION SYSTEMS

DYODS - 3914-1-0
PROJECT NAME: Waupun Christian Home
Waupun, WI
DESCRIPTION: CMP DETENTION SYSTEM
D1



BACKFILL DETAIL
SCALE: N.T.S.

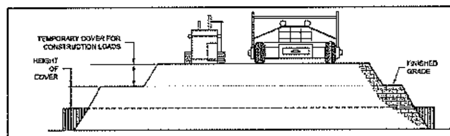




TYPICAL SECTION VIEW
LINER OVER ROWS
SCALE: N.T.S.

CONTECH ENGINEERED SOLUTIONS LLC | CONTECH CMP DETENTION SYSTEMS

DYODS - 3914-1-0
PROJECT NAME: Waupun Christian Home
Waupun, WI
DESCRIPTION: CMP DETENTION SYSTEM
D2

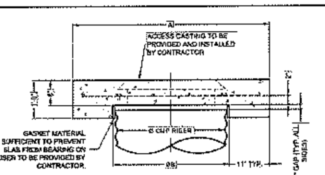


CONSTRUCTION LOADS

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.

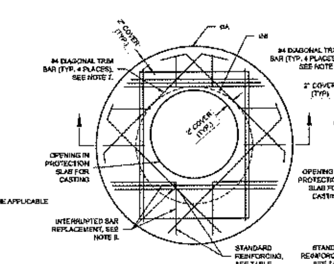
SPECIFICATION FOR DESIGNED DETENTION SYSTEM:



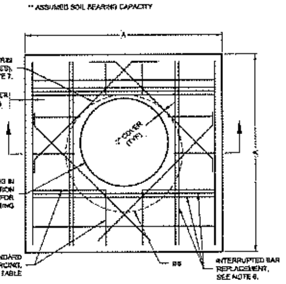
SECTION VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4' X 4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,730
30"	Ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #6 @ 12" OCEW	2,180 1,530
36"	Ø 5' 5' X 5'	38"	#6 @ 10" OCEW #5 @ 10" OCEW	1,890 1,300
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#6 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	Ø 6' 6' X 6'	50"	#6 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

MANHOLE CAP DETAIL
SCALE: N.T.S.

CONTECH ENGINEERED SOLUTIONS LLC | CONTECH CMP DETENTION SYSTEMS

DYODS - 3914-1-0
PROJECT NAME: Waupun Christian Home
Waupun, WI
DESCRIPTION: CMP DETENTION SYSTEM
D3

CMP DETENTION INSTALLATION GUIDE

FOUNDATION

BEDDING

GEOMEMBRANE BARRIER

IN-SITU TRENCH WALL

BACKFILL MATERIAL

BACKFILL PLACEMENT

CONSTRUCTION LOADING

ADDITIONAL CONSIDERATIONS

CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

INSPECTION

MAINTENANCE

CONTECH ENGINEERED SOLUTIONS LLC | CONTECH CMP DETENTION SYSTEMS

DYODS - 3914-1-0
PROJECT NAME: Waupun Christian Home
Waupun, WI
DESCRIPTION: CMP DETENTION SYSTEM
D4

DRAWN BY MLA CHECKED BY ERO APPROVED BY ERO	SCALES HORIZONTAL N/A VERTICAL N/A	PROJECT NO. 779.001 DATE 6/5/2017	REVISIONS	BENCH MARK	BM-1 BURY BOLT ON HYDRANT @ NE CORNER OF HARRIS & W. BROWN STREET ELEV.=895.83 BM-2 BURY BOLT ON HYDRANT @ SOUTH END OF CHRISTIAN HOMES PARKING LOT ELEV.=902.41 BM-3 BURY BOLT ON HYDRANT ON NORTH SIDE OF S.T.H. "68" @ SE CORNER OF PARCEL B ELEV.=909.03	DATUM NAVD '88 ☒ ASSUMED ☐ CITY ☐ PROJECT ☐

UNDERGROUND STORAGE FACILITY
WAUPUN CHRISTIAN HOME
S.T.H. 68
CITY OF WAUPUN, DODGE COUNTY, WISCONSIN

J.E. ARTHUR AND ASSOCIATES, INC.
ENGINEERS SURVEYORS
548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703
SHEET OF SHEETS FILE NO. 779-11-17011

Hoffman
Planning, Design & Construction, Inc.

CITY SUBMITTAL
JUNE 5, 2017
PROJECT 16171

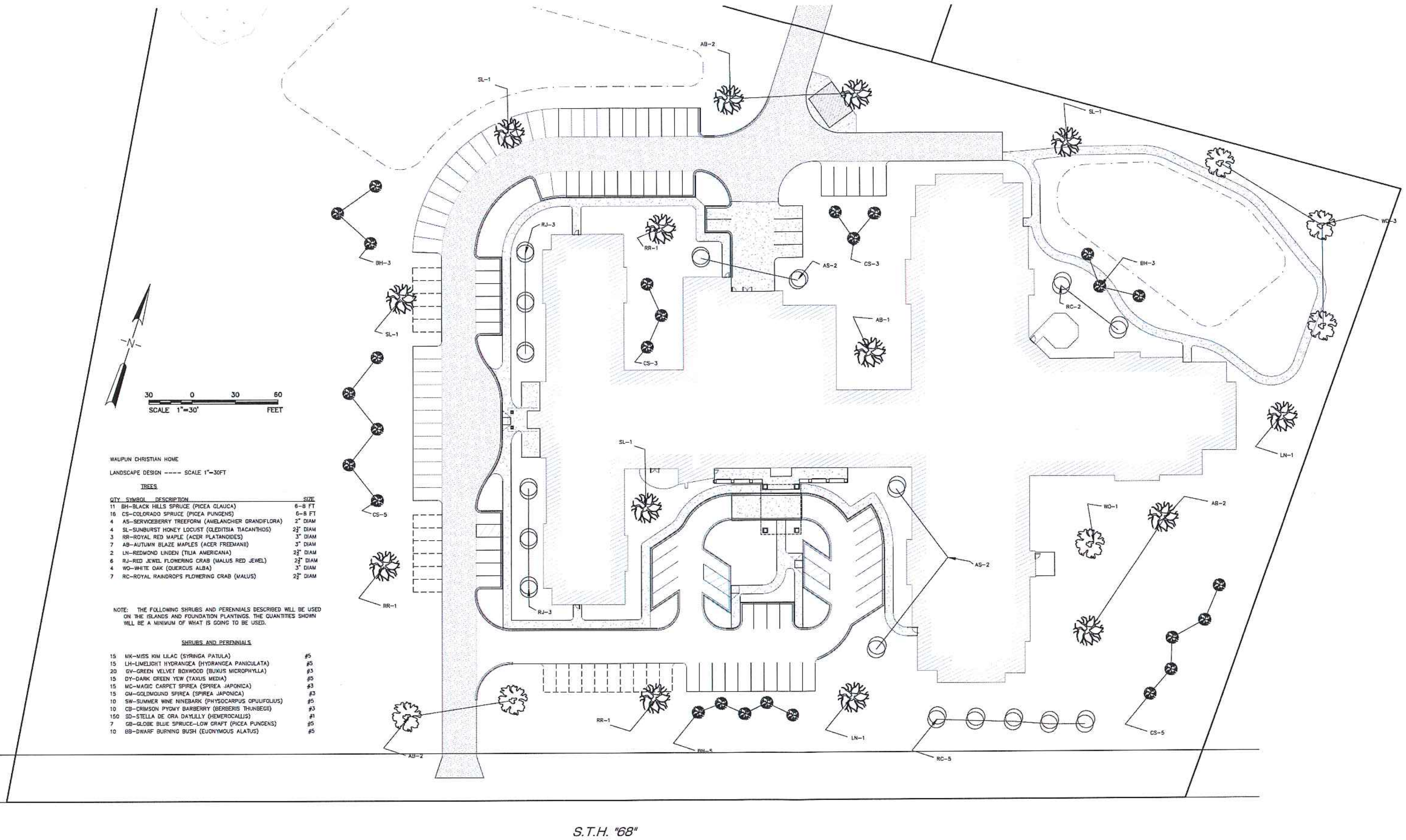
New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

MARK	DATE
ISSUED:	0-0-0
PROJECT NO.	16171
CAD DWG FILE:	
DRAWN BY:	MLA
CHECKED BY:	ERO

SHEET TITLE:
Underground Detention Pond

PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NUMBER:
C-10



WAUPUN CHRISTIAN HOME

LANDSCAPE DESIGN ---- SCALE 1"–30FT

TREES

QTY	SYMBOL DESCRIPTION	SIZE
11	BH–BLACK HILLS SPRUCE (PICEA GLAUCA)	6–8 FT
16	CS–COLORADO SPRUCE (PICEA PUNGENS)	6–8 FT
4	AS–SERVICEBERRY TREEFORM (AMELANCHIER GRANDIFLORA)	2" DIAM
4	SL–SUNBURST HONEY LOCUST (GLEDITSIA TIACANTHOS)	2½" DIAM
3	RR–ROYAL RED MAPLE (ACER PLATANOIDES)	3" DIAM
7	AB–AUTUMN BLAZE MAPLES (ACER FREEMANII)	3" DIAM
2	LN–REDMOND LINDEN (TILIA AMERICANA)	2½" DIAM
6	RJ–RED JEWEL FLOWERING CRAB (MALUS RED JEWEL)	2½" DIAM
4	WO–WHITE OAK (QUERCUS ALBA)	3" DIAM
7	RC–ROYAL RAINDROPS FLOWERING CRAB (MALUS)	2½" DIAM

NOTE: THE FOLLOWING SHRUBS AND PERENNIALS DESCRIBED WILL BE USED ON THE ISLANDS AND FOUNDATION PLANTINGS. THE QUANTITIES SHOWN WILL BE A MINIMUM OF WHAT IS GOING TO BE USED.

SHRUBS AND PERENNIALS

15	MK–MISS KIM LILAC (SYRINGA PATULA)	#5
15	LH–LIMELIGHT HYDRANGEA (HYDRANGEA PANICULATA)	#5
20	GV–GREEN VELVET BOXWOOD (BUXUS MICROPHYLLA)	#3
15	DY–DARK GREEN YEW (TAXUS MEDIA)	#5
15	MC–MAGIC CARPET SPIREA (SPIREA JAPONICA)	#3
15	GM–GOLDMOUND SPIREA (SPIREA JAPONICA)	#3
10	SW–SUMMER WINE NINEBARK (PHYSOCARPUS OPULIFOLIUS)	#5
10	CB–CRIMSON PYGMY BARBERRY (BERBERIS THUNBEGII)	#3
150	SD–STELLA DE ORA DAYLILLY (HEMEROCALLIS)	#1
7	GB–GLOBE BLUE SPRUCE–LOW GRAFT (PICEA PUNGENS)	#5
10	BB–DWARF BURNING BUSH (EUONYMOUS ALATUS)	#5

LANDSCAPE PLAN
DESIGNED BY:

STUARTS LANDSCAPING & Garden Center

Hoffman
Planning, Design & Construction, Inc.

PROGRESS SET
25, 2017
PROJECT 16171

New Construction For:
CHRISTIAN HOME AND REHABILITATION CENTER
Waupun, WI 53963

MARK	DATE
ISSUED:	0-0-0
PROJECT NO.	16171
CAD DWG FILE:	
DRAWN BY:	STUARTS
CHECKED BY:	STUARTS

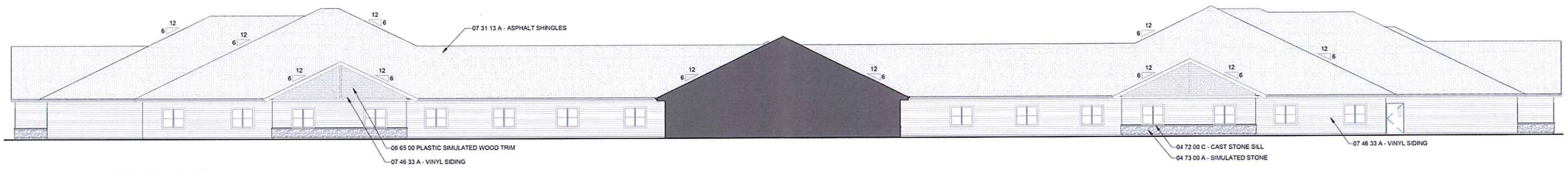
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LS

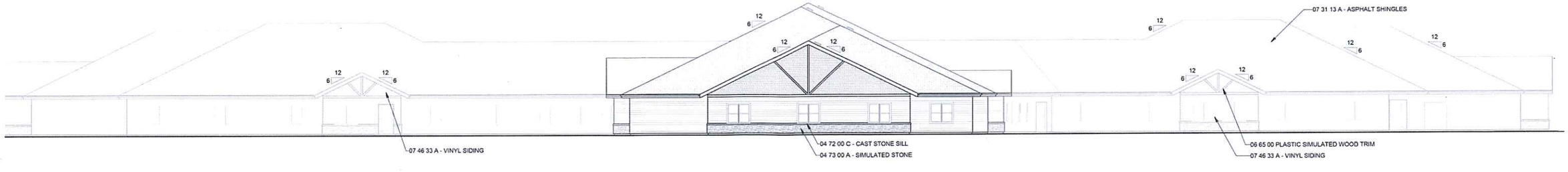
PRELIMINARY
NOT FOR CONSTRUCTION

5/26/2017 5:21:56 AM C:\Users\gbongers\Documents\Temp Revit Files\16171 - Central - R17_gbongers.rvt

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



2 WEST ELEVATION - SNF
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

6/13/2017

CHRISTIAN HOME AND REHABILITATION CENTER

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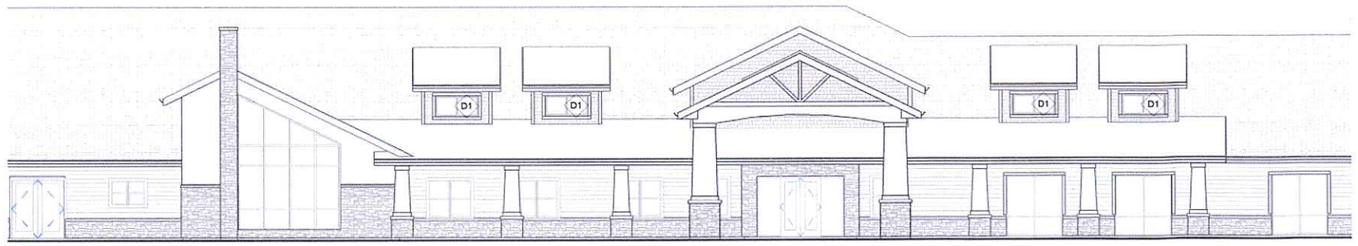
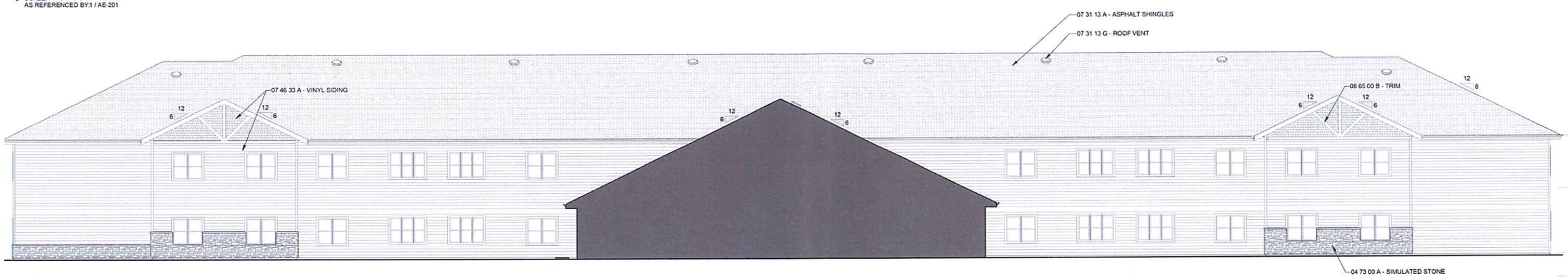


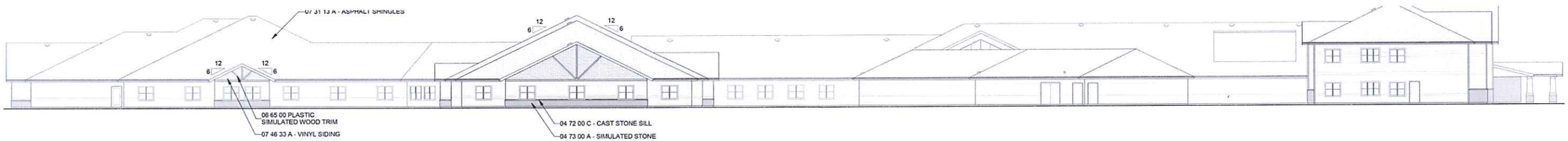
4 PARTIAL SOUTH ELEVATION

SCALE: 1/8" = 1'-0"
AS REFERENCED BY:1 / AE-201



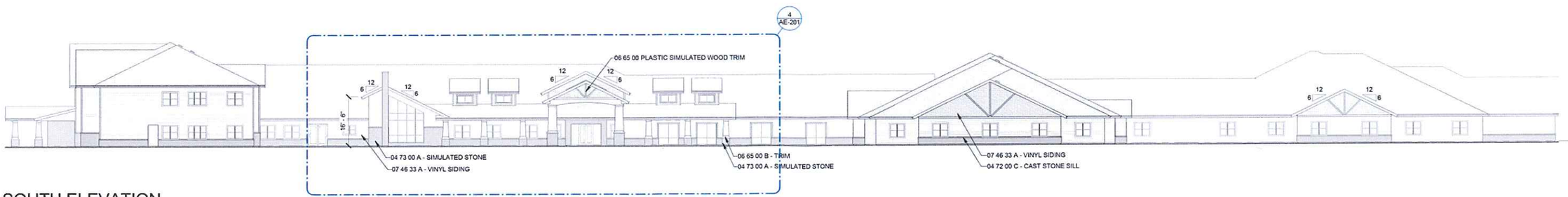
3 EAST ELEVATION

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



2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

6/13/2017

CHRISTIAN HOME AND REHABILITATION CENTER

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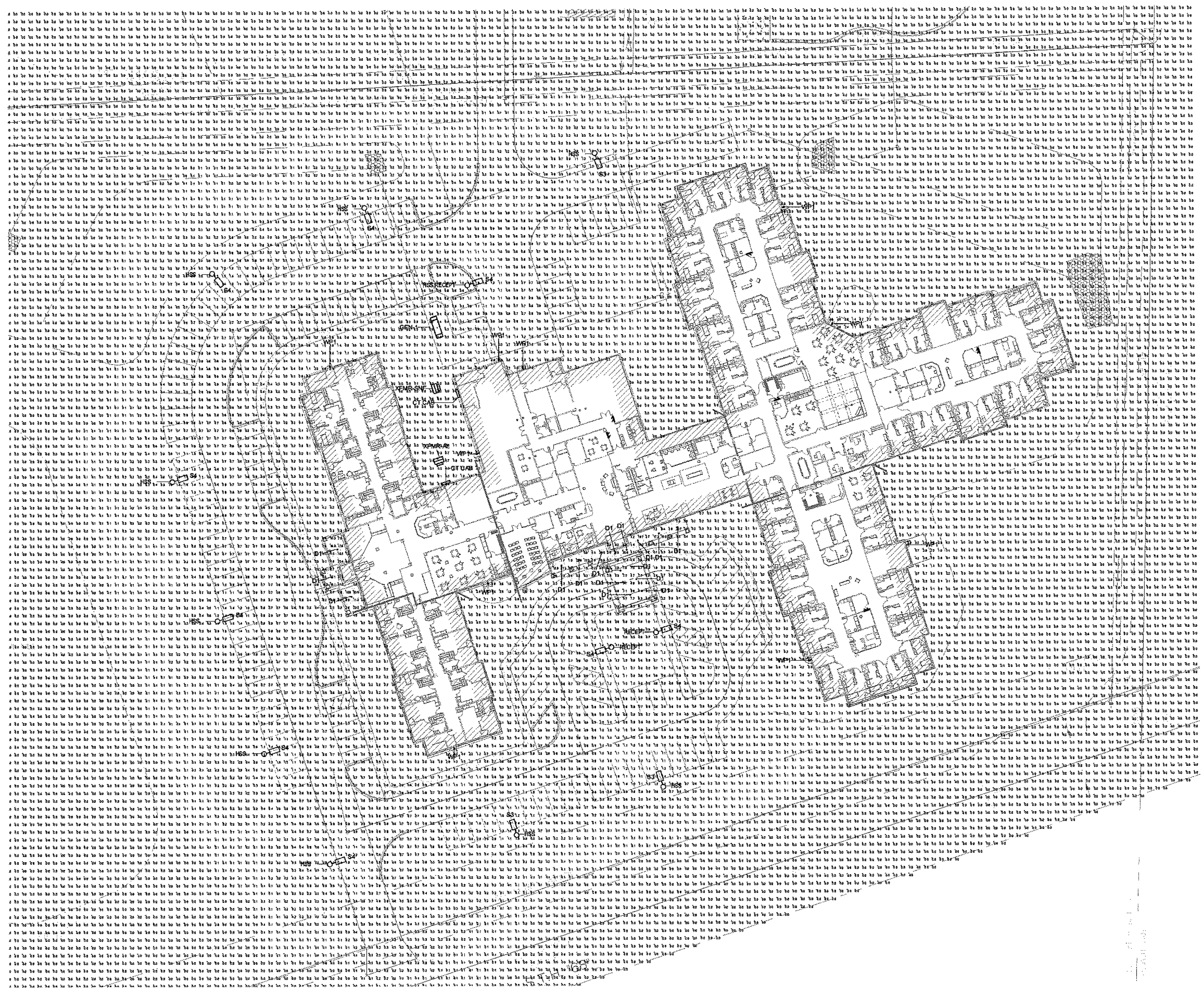

SITE LIGHTING PHOTOMETRIC PLAN

1" = 30'-0"

Henneman Engineering Inc.
energy. focused.
MADISON:
1232 Fourier Drive, Suite 101
Madison, WI 53717
608.833.7000
info@henneman.com
www.henneman.com

SITE LUMINAIRE LEGEND

LUMINAIRE DESIGNATION	OA14
CONTROL ZONE - SWITCH LEG(S) REFER TO LIGHTING CONTROL SCHEDULES	zS01, zS02
LIGHTING CIRCUIT (CONTROLLED)	ANH1A-1
LOCATION ACCESSORIES: HSS - HOUSE SIDE SHIELD JB - POLE FOUNDATION JUNCTION BOX RECEPT - WP GFCI RECEPTACLE	HSS, JB, R
POLE RECEPTACLE CIRCUIT (CONSTANT)	RECEPT: ANL1A-1

FIXTURE TYPE S3: 6,136 LUMEN, IES TYPE 3 DISTRIBUTION, FULL CUTOFF, B1-U0-G2. MOUNTED ON 25 FOOT ROUND ALUMINUM POLE WITH 24" ABOVE GRADE CONCRETE BASE.

FIXTURE TYPE S4: 7,829 LUMEN, IES TYPE 4 DISTRIBUTION, FULL CUTOFF, B1-U0-G2. MOUNTED ON 25 FOOT ROUND ALUMINUM POLE WITH 24" ABOVE GRADE CONCRETE BASE.

FIXTURE TYPE WP1: 1,900 LUMEN, FORWARD THROW, FULL CUTOFF, B1-U0-G0. WALL MOUNTED ON BUILDING AT EGRESS DOORS.

FIXTURE TYPE D1: 1,500 LUMEN RECESSED DOWNLIGHT. MOUNTED IN BUILDING CANOPIES.

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Engineering Inc.
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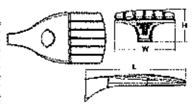
MADISON:
1232 Fourier Drive, Suite 101
Madison, WI 53717
608.833.7000
info@henneman.com
www.henneman.com

D-Series
Size 0
LED Area Luminaire

Specifications



Capable Luminaire

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

Controls & Shields

Tenon Mounting Slipfitter

Lumen Ambient Temperature (LAT) Multipliers

Electrical Load

Projected LED Lumen Maintenance

Lumen Output

Lumen Output

FEATURES & SPECIFICATIONS

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East Central Wisconsin
Regional Planning Commission
ECWRPC
Calumet • Fond du Lac • Menominee • Outagamie
Shawano • Waupaca • Waushara • Winnebago

MEMORANDUM

To: City of Waupun Plan Commission and others

From: Kathy Thunes

Date: June 12, 2017

Subject: City of Waupun Comprehensive Plan Update 2040 – June 21, 2017 Plan Commission Meeting

Dear Plan Commissioner and Others,

Due to a large agenda at the last Plan Commission meeting, we were only able to have a discussion about the preliminary issues for housing and transportation. We did not have time to discuss the demographic fact sheet which was based on information that was part of the Issues and Opportunities Chapter 1. Please bring the Issues and Opportunities Fact Sheet and chapter to the next meeting and any questions that you may have. Time will be limited, but I would like to give you an opportunity to ask questions. The bulk of the meeting will be spent talking about the housing chapter 2. The remainder of the meeting will be spent talking about the preliminary issues for the agricultural, natural and cultural resource chapter. The Transportation Chapter will be distributed at the meeting. We will be discussing the Transportation Chapter in July.

Please review the information and be ready to discuss Housing Chapter and preliminary issues for the agricultural, natural and cultural resource element.

CHAPTER 1: ISSUES & OPPORTUNITIES
CITY OF WAUPUN

Historic Population Trends

- Between 2000 and 2010
  - The City's population increased by 622 people or 5.8%
  - The City is growing at a slightly faster rate than Fond du Lac (4.5%) and Dodge (3.3%) counties
  - The City is growing at a slightly slower rate than Wisconsin (6%)
  - Prison population increased by 431 or 16%
- Between 2010 and 2016
  - The City's population increased by 232 people or 2%
  - Rate of growth slowed for the City, and Dodge (1.4%) and Fond du Lac County (1.6%) and the state (1.5%)
  - The City's population is increasing at a slightly higher rate than the other jurisdictions
- Institutional Population
  - Institutional population represented 25% of the City's population in 2000 (2,687)
  - Institutional population represented 27.5% of the City's population in 2010 (3,118)

Institutional Population
People under formally authorized, supervised care or custody at the time of interview, such as correctional facilities, nursing facilities, in-patient hospice facilities, mental (psychiatric) hospitals, group homes for juveniles, and residential treatment centers for juveniles.

Non-institutional Population: People living in facilities such as college/university housing, military barracks, residential treatment facilities for adults, group living quarters, and mission or job corps centers, housing shelters, and religious group quarters.

Male versus Female / Median Average

- Institutional population is influencing median age and male vs female breakdown

City of Waupun, 2000 and 2010 (Total Population)

	2000		2010	
	Number	Percent	Number	Percent
Male	6,430	60.0%	6,914	61.0%
Female	4,288	40.0%	4,426	39.0%
Total	10,718		11,340	
Median Age	35		36.4	

Source: U.S. Census, 2000, 2010, DP01

Median Age, 2010

Male: 34.7

Female: 40.5

City of Waupun (institutional population removed) 2011-2015 ACS 5-Yr Estimates

- Male – 47.8% / Female - 52.2%

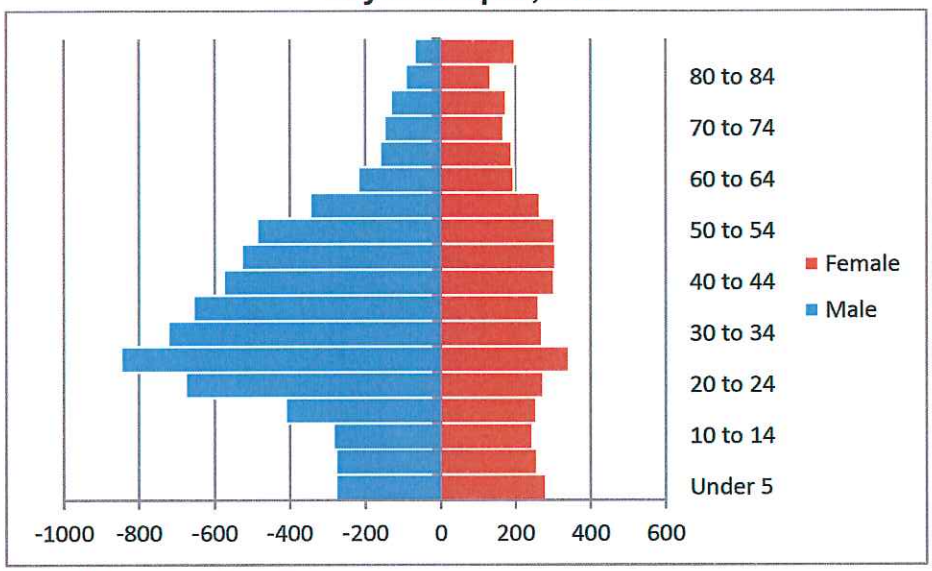
Population – Male / Female for Dodge, Fond du Lac and Wisconsin
2010

	Dodge	Fond du Lac	Wisconsin
	Percent	Percent	Percent
Male	52.6%	49.1%	49.6
Female	47.4%	50.9%	50.4
Median Age	40.7	40.2	39.6

Source: U.S. Census, 2010, DP01

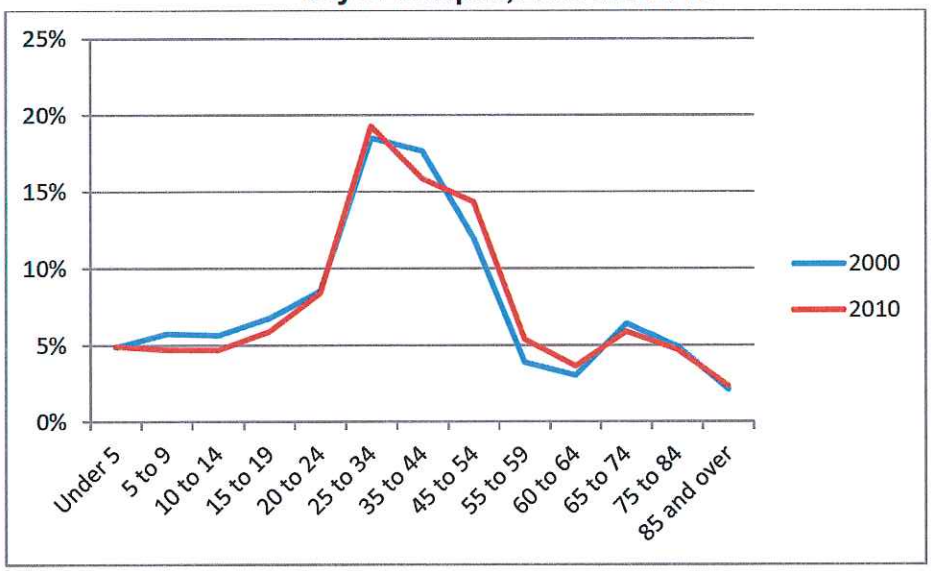
Age Cohorts

City of Waupun, 2010



Source: U.S. Census, 2010, DP01

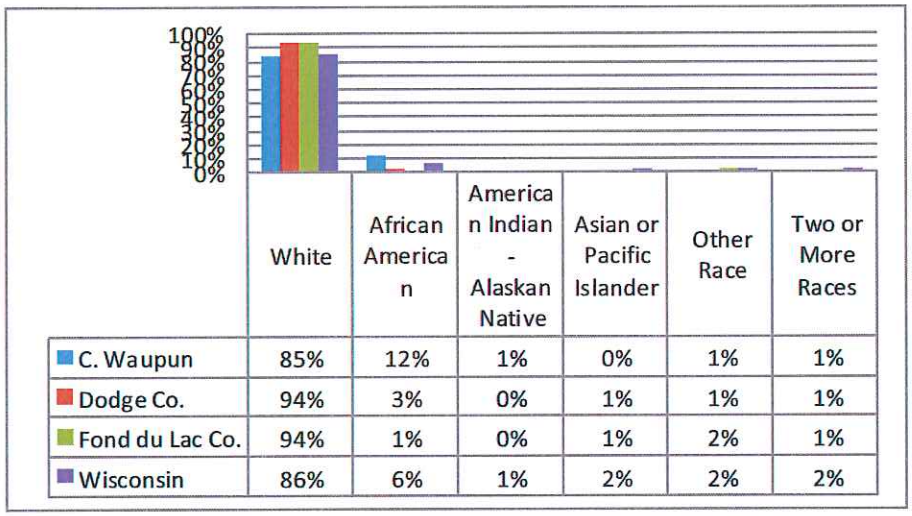
City of Waupun, 2000 and 2010



Source: U.S. Census, 2000, 2010, DP01

Race and Hispanic Origin

Race, 2011-2015 ACS 5-Yr Estimates

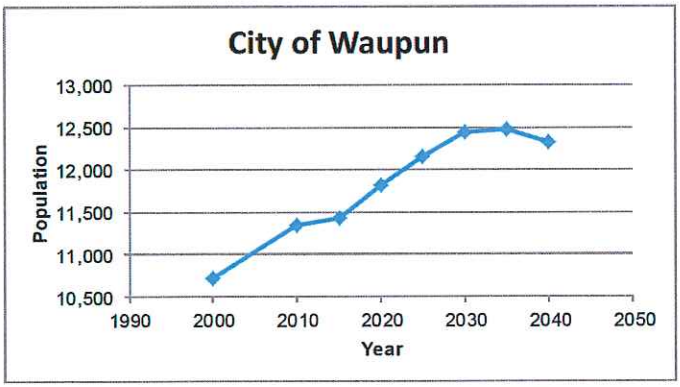


	White	African American	American Indian - Alaskan Native	Asian or Pacific Islander	Other Race	Two or More Races
C. Waupun	85%	12%	1%	0%	1%	1%
Dodge Co.	94%	3%	0%	1%	1%	1%
Fond du Lac Co.	94%	1%	0%	1%	2%	1%
Wisconsin	86%	6%	1%	2%	2%	2%

Source: 2011-2015 ACS 5-Yr Estimates

- City is more diverse than Dodge and Fond du Lac Counties and the State
- City is less diverse Hispanic and Latino population
- Institutional population is influencing diversity

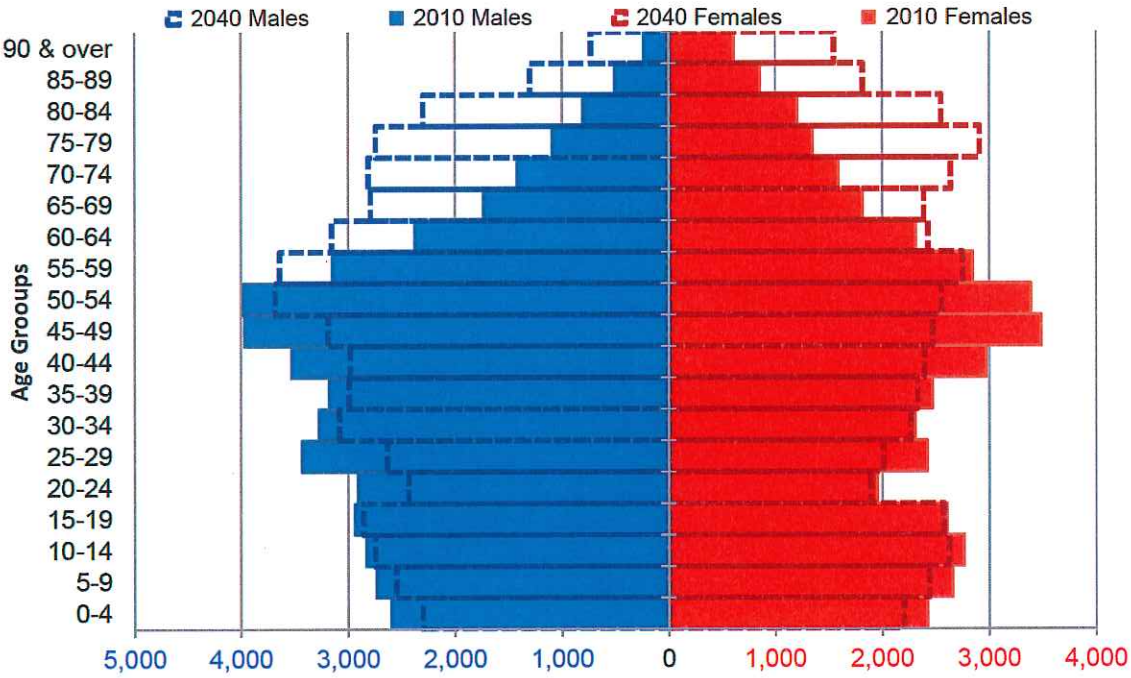
Future Population Projections



Source: WDOA, vintage 2013

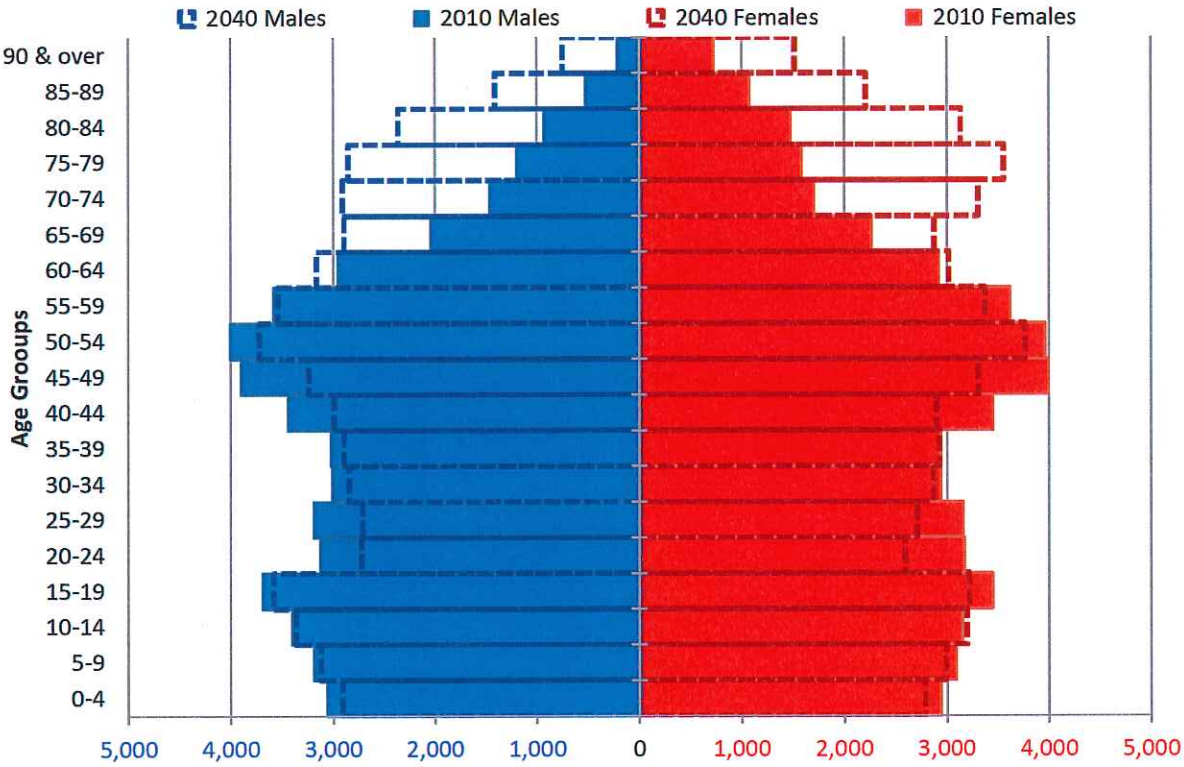
- Between 2010 and 2035 the City's population is expected to increase by 1,140 people or 10%
- Between 2035 and 2040 the City's population is expected to decrease by 150 people or 1.2%
- Dodge (9.5%) and Fond du Lac (9.3%) Counties are also expected to decrease until 2035.
- The population in the towns adjacent to the City are expected to peak before the City and counties.

Dodge County, Age-Sex Pyramid, 2010 & 2040



- During the 2000's population increase due to natural increase & net-migration, net-migration was larger
- During the 2010's deaths are going to be larger than births, increase due to net-migration, though this number is decreasing
- During the 2020's deaths are going to be larger than births (# of deaths increasing), net-migration also increased and all population gains is from in-migration
- During the 2030's deaths are going to be larger than births (# of deaths increasing), net-migration decreased and did not offset the number of deaths

Fond du Lac County, Age-Sex Pyramid, 2010 & 2040



- During the 2000's population increase due to natural increase & net-migration, natural increase played a larger role
- During the 2010's population increase due to natural increase & net-migration, net-migration played a larger role
- During the 2020's population increase due to natural increase & net-migration, net-migration played a larger role
- During the 2030's deaths are going to be larger than births, net-migration decreased significantly and did not offset the number of deaths

Educational Attainment

Total Population

- Percent high school graduate or higher - 84.6% (MOE 3.2%)
- Percent bachelor's degree or higher - 12.6% (MOE 3.3%)

Population minus institutional

- Percent high school graduate or higher - 87.6% (Does not include MOE)
- Percent bachelor's degree or higher - 15.1% (Does not include MOE)

Source: 2011-2015, ACS 5-Yr Estimates

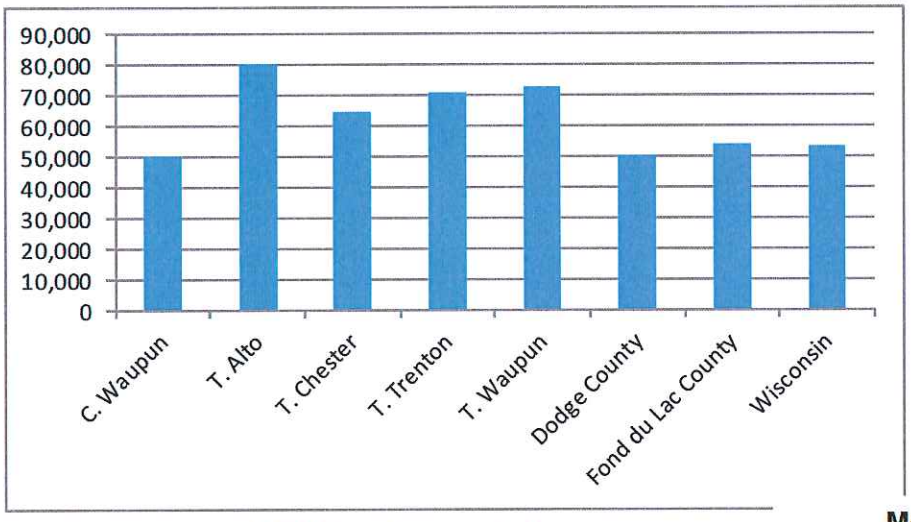
Historic and Future Household and Persons/Household

- Between 2010 and 2035, it is estimated that the City will add 721 households (20.7%)
- Between 2010 and 2040, it is estimated that the City's household size will decrease from 2.35 persons/HH to 2.14 persons/household
- City's household size is and will continue to be smaller than the sounding towns and the two counties

Household Composition, 2000 and 2010

- Family Households are decreasing (66.5% to 64.8%)
  - Married Couple Families are decreasing (54.1% to 50.1%)
  - Male head of household with no wife present increasing (3.2% to 5.5%)
  - Female head of household with no husband present staying constant (9.3% to 9.2%) (this is not a trend we are seeing elsewhere)
- Non-Family Households are increasing (33.5% to 35.2%)
  - Householder living alone (29.6% to 30.4%)
  - Households, age 65+ living alone (15.0% to 13.1%) (this is not a trend we are seeing elsewhere)
  - Households with individuals 65+ (28.8% to 27.5%) (this is not a trend we are seeing elsewhere)

Median Household Income



Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP03

Median Household Income

Jurisdiction	Est.	MOE+/-
C. Waupun	50,145	3,822
T. Alto	80,417	9,101
T. Chester	64,479	6,453
T. Trenton	70,893	5,790
T. Waupun	72,875	12,188
Dodge County	53,783	1,394
Fond du Lac County	55,473	1,349
Wisconsin	53,357	195

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP03

Employment and Income

Top 4 Employment by Industry

- Manufacturing (22.3%);
- Educational, health, and social services (21.1%);
- Retail trade (13.1%); and
- Public administration (12.1%).

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP03

What is the difference between Industry and Occupation?

Industry: Type of activity at a person's place of work.
Occupation: Kind of work a person does to earn a living.

Source: U.S. Census Bureau

Occupation Projections, 2016 to 2026

Fastest Growing: The largest percentage of job increase between 2016 and 2026. (Note occupations with the smaller number of jobs excluded).

Most openings: The largest annual number of job openings.

Location Quotient: Quantifies how concentrated a particular occupation is in a region as compared to the nation. High LQ occupations are generally employed by high LQ industries which tend to be export-oriented and form the majority of the region's economic base.

Top 3 Fastest Growing Occupations and Occupations with the most number of openings in Dodge and Fond du Lac Counties

	Top 3 Occupations	2026 Location Quotient	Avg. Hourly Earnings	County
Fastest Growth	Woodworkers	1.98	$12.75	Dodge Co.
	Food Processing Workers	2.26	$15.88	
	Agricultural Workers	2.75	$13.06	
	Occupational Therapy and Physical Therapist Assistants and Aides	1.09	$24.31	Fond du Lac Co.
	Agricultural Workers	2.17	$11.29	
	Other Healthcare Support Occupations	0.91	$16.13	
Most Openings	Retail Sales Workers	0.89	$10.59	Dodge Co.
	Material Moving Workers	1.78	$14.37	
	Other Production Occupations	3.00	$15.79	
	Retail Sales Workers	0.94	$12.42	Fond du Lac Co.
	Food and Beverage Serving Workers	0.94	$10.76	
	Metal Workers and Plastic Workers	2.97	$19.25	

Source: Emsi Q1 2017 Data Set, 2017.1 – QCEW Employees, Non-QCEW Employees, and Self-Employed

Chapter 2
HOUSING ELEMENT

This element provides a baseline assessment of the City of Waupun's current housing stock. The housing characteristics of a community are an important element of a comprehensive plan. First, the physical location of housing often determines where municipal service provisions need to be concentrated. Second, the condition of housing stock is often a good indicator of social and economic conditions present within a community. Finally, identifying housing clusters of new development will often indicate where future housing is likely to locate, and what capital improvements might be necessary to accommodate new populations. The information presented in this element of the City of Waupun's Comprehensive Plan will provide officials with information about the current housing stock and detail occupancy characteristics. It will also list housing issues and recommendations to help guide future housing development.

2.1 Housing Vision

The City of Waupun will offer a wide array of housing choices in excellent condition. Residents will find adequate housing easily and affordably within the City and be able to stay throughout their life cycle, as their income, family, and individual needs change.

2.2 Housing Goals and Objectives

2.2.1 Goal: Maintain and preserve the integrity of the existing housing stock, the quality of existing neighborhoods, and the cultural identity of the City.

~~Goal (2.2.1): Identify additional home repair programming monies to address aging housing stock.~~
~~Goal (2.2.4): Improve condition of rental community within the City.~~
~~Goal (2.2.6): Improve the appearance of housing stock.~~

Objectives:

- **Support rehabilitation, renovation and preservation of the City's older housing stock.**
- **Promote continuous improvement and preservation of the communities established neighborhoods.**
- **Encourage preservation and renovation of historic homes.**
- Improve the condition of rental **properties** ~~communities~~ within the City.

- ~~Acquire additional monies and promote home improvement programming by advertising to local residents who may have code violations.~~ Included under actions.
- ~~Work with appropriate agencies to apply for grant monies to achieve desired results (exterior repair, homeownership, etc.)~~ Included under actions.
- ~~Explore feasibility of adopting design guidelines for certain structures, or neighborhoods.~~ See actions

- ~~Identify specialized housing grants for historic preservation and restoration.~~ Included under actions.
- ~~Identify precedents for condominium housing design, amenities, or appearance.~~?
- ~~Continue to acquire and utilize grant monies to assist in restoration of existing, non- historic homes.~~ Included under actions.
- ~~Explore opportunities for offering property management seminars.~~ Included under actions.
- ~~Investigate need for rental property registration which will include periodic property inspection for licensure, and license fee.~~ Included under actions.
- ~~Increase inspection and citing of properties in substandard condition.~~ Included under actions.
- ~~Invite owners of substandard properties to meet with City officials to discuss remedies for substandard residences.~~ Included under actions.

2.2.2 Goal: Provide housing choices, which reflect the needs of the individual households.

Objectives:

- Increase diversity in housing options. Note: was goal 2.2.5
- Develop a housing plan. Note: was goal 2.2.8
- Increase housing options for seniors and special needs populations. Note: was goal 2.2.7
- **Promote collaboration between governmental, private and non-profit entities to encourage opportunities provide affordable housing.**
- **Pursue opportunities that will allow seniors to age in place.**

- ~~Perform a housing analysis to determine gaps in the current housing market.~~ Note include as part of the housing plan, see actions.
- ~~Explore opportunities for expansion of existing senior or special needs housing facilities.~~ Included under actions.
- ~~Identify availability of grant monies to help develop new housing for senior or special needs persons.~~ Included under actions.
- ~~Perform a housing analysis to determine gaps in the senior housing market (independent or assisted living facilities).~~ Note: included as part of the housing analysis. See actions.
- ~~Identify locations for the development of new (senior) housing facilities.~~ See actions.
- ~~Determine the long term need for mixed use (commercial/residential) housing in commercial areas.~~ See actions.
- ~~Identify housing areas to focus resources.~~ See actions
- ~~Determine where the housing market contains gaps based upon residential absorption rates and anticipated demand for housing.~~ See actions
- ~~Consolidate housing programs for quick reference.~~ See actions
- ~~Determine availability of grant funding to help increase housing diversity.~~ See actions
- ~~Explore ability to attract high end housing and possible incentives for investment.~~

2.2.3 Goal: Determine appropriate locations ~~where~~ **for new residential developments** ~~lots should be developed~~.
~~Goal: Continue single-family homes as the predominant residential structure type.~~
Objective:

- Provide developers with preferred development areas to build new homes.
- **Encourage the orderly and efficient extension of infrastructure to serve new developments.**
- Plan for development of infrastructure to service new locations

- ~~Determine ability to offer lands at reduced rates for development of desired residential structures (such as high-end homes).~~
- ~~Develop incentives to encourage and attract desired residential growth.~~
- ~~Explore developing exterior design guidelines to ensure rehabilitation and new construction fits in with the identity of a neighborhood.~~ Note see actions under goals 2.2.2
- ~~Recommend single-family home construction during the site approval process~~ Note this might affect housing choice.
- ~~Determine the need for minimum housing dimensions, or square footage, for new residential construction.~~ Note this might affect housing choice.

2.3 Housing Policies

2.3.1 The City will work to provide home improvement funding to qualified residents.

2.3.2 The City encourages preservation and renovation of historic homes.

2.3.3 The City encourages proper rental property management.

2.3.4 Residential housing codes will be enforced.

2.3.5 **The City encourages housing choice, which reflects the needs of individual households.**

2.3.6 The City encourages the development of senior, special needs housing in appropriate locations.

2.3.7 New residential development will be directed to areas **with existing infrastructure or to areas where infrastructure can be easily extended** and that are appropriate for that use.

~~Waupun encourages the development of primarily single-family homes.~~

~~Efforts to enhance the local housing market, including the addition of high-end housing, will be encouraged.~~

2.4 Existing Housing Conditions

Some data in the following chapter was obtained from the American Community Survey (ACS). The ACS is an ongoing statistical survey by the U.S. Census Bureau representing a sample of the population over a period of time, differing from the Decennial U.S. Census where figures are based on actual counts during a point in time. ACS estimates are controlled to decennial population estimates and become less accurate over the decade, meaning estimates are only as accurate as the census count on which they are based.

ACS data can be used to draw conclusions, however, due to the limitations of these estimates, patterns can only be inferred through the data and consequently there is a larger margin of error (MOE). Small sample size increases the MOE, indicating inaccuracy and rendering the data unreliable. As a result, annual fluctuations in the ACS estimates are not meant to be interpreted as long-term trends and caution should be taken when drawing conclusions about small differences between two estimates because they may not be statistically different. It should also be noted when comparing ACS multi-year estimates with decennial census estimates, some areas and subjects must be compared with caution or not compared at all.

In some instances, data from the U.S. Census 2000 and 2010, collected on April 1, of the designate year was used, when available or for comparison purposes. Current information from other sources is also provided, when possible. *Note: these numbers do not include shelter provisions for the institutionalized population within the City of Waupun's jurisdiction.*

2.4.1 Housing Stock Characteristics

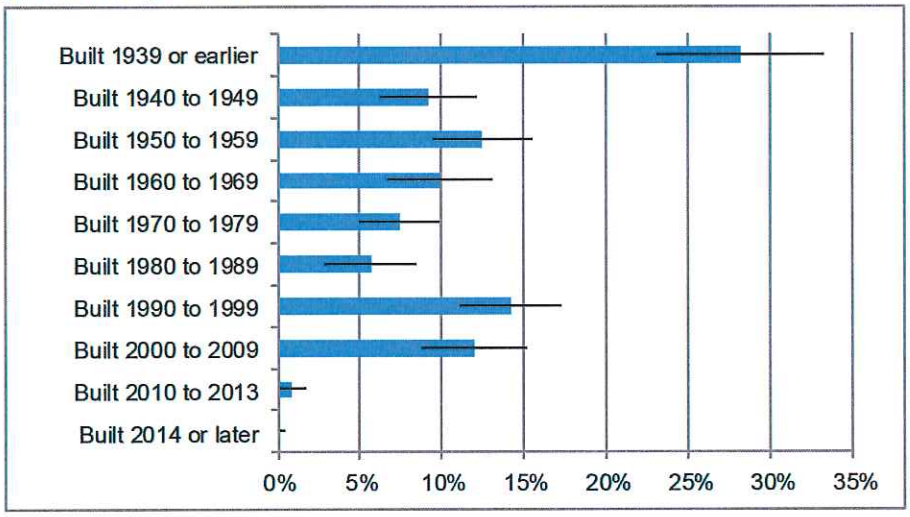
Table 2.1 shows the age of local housing stock by the year the structure was built. According to the 2011-2015 ACS 5-Year Estimates, there were 4,128 residential structures within the City. Many of these residences, almost 30 percent (1,166) were built prior to 1939. Nearly three-quarters (73%) of the housing stock was constructed before 1990. The significant age of most residential structures may indicate a need for housing repair programming or increased maintenance.

Table 2.1: Age of Structure by Year Built, 2011-2015 ACS 5-Yr Estimates

Year	Estimate	MOE+/-	Percent	MOE +/-
2014 or later	0	14	0.0%	0.4%
2010 to 2013	33	37	0.8%	0.9%
2000 to 2009	497	137	12.0%	3.2%
1990 to 1999	585	126	14.2%	3.1%
1980 to 1989	236	115	5.7%	2.8%
1970 to 1979	307	102	7.4%	2.4%
1960 to 1969	407	135	9.9%	3.2%
1950 to 1959	516	124	12.5%	3.0%
1940 to 1949	381	125	9.2%	3.0%
1939 or earlier	1,166	227	28.2%	5.1%
Total	4,128	248	100%	-

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP04

Figure 2.1: Age of Structure by Year Built, 2011-2015 ACS 5-Yr Estimates



Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP04

As indicated in Table 2.2, most residential structures (68.1%) are single-unit detached homes. There is also a good mix of other housing options located within the City including 239 two-unit structures, and over 308 units containing 20 or more units. The City of Waupun comprises a great majority of the housing diversity within immediate proximity. Most surrounding towns offer primarily single-unit housing.

Table 2.2: Housing Units by Structure, 2011-2015 ACS 5-Yr Estimates

	Estimate	MOE+/-	Percent	MOE+/-
Total Units	4,128	248	100%	-
1-unit, detached	2,811	247	68.1%	4.3%
1-unit attached	91	62	2.2%	1.5%
2 units	239	104	5.8%	2.5%
3 or 4 units	212	108	5.1%	2.5%
5 to 9 units	207	84	5.0%	2.1%
10 to 19 units	142	70	3.4%	1.7%
20 or more units	308	139	7.5%	3.3%
Mobile home	118	76	2.9%	1.8%
Boat, RV, van, etc.	0	14	0.0%	0.4%

Source: U.S. Census 2011-2015 ACS 5-Year Estimate, DP04

Housing values for the City generally fall with the range of $100,000 to $149,000. According to the ACS 5-Year Estimates, the median value for a home in the City was $121,200. About a quarter (26%) of the homes in the City range in value between $50,000 and $99,999. See Table 2.3 below. In 2016, the Wisconsin Board of Realtors reported a median selling price of $124,000 for single-family homes in Fond du Lac County, and $134,900 in Dodge County.

Table 2.3: Owner Occupied Homes Value, 2011-2015 ACS 5-Yr Estimates

	Estimate	MOE+/-	Percent	MOE+/-
Less than $50,000	94	53	3.5%	2.0%
$50,000 to $99,999	702	168	26.0%	5.4%
$100,000 to $149,999	1,209	225	44.7%	7.3%
$150,000 to $199,999	420	104	15.5%	4.0%
$200,000 to $299,999	263	126	9.7%	4.5%
$300,000 to $499,999	17	17	0.6%	0.6%
$500,000 to $999,999	0	14	0.0%	0.6%
$1,000,000 or more	0	14	0.0%	0.6%
Total	2,705	244	100%	
Median (dollars)	121,200	5,787		

Source: U.S. Census 2011-2015 ACS 5-Year Estimates, DP04

Median gross rent has increased over time. According to the ACS 5-Year Estimates, the median gross rent in the City of Waupun is $682, an increase of about 52 percent since 2000. See Table 2.4. Median gross rents are lower in the City than in Dodge and Fond du Lac counties and the state.

Table 2.4: Median Gross Rent of Occupied Rental Units, 2000 & 2011-2015 ACS 5-Yr Estimates

	2000	2011-2015 5-Yr Est.	
		Estimate	MOE+/-
C. Waupun	$449	$682	74
Dodge County	$528	$761	19
Fond du Lac County	$500	$688	15
Wisconsin	$540	$776	3

Source: U.S. Census 2000, 2010-2014 ACS 5-Year Estimates, DP04

2.4.2 Occupancy Characteristics

According to the 2010 Census, the City of Waupun had 3,703 total housing units. Of these, 94.1 percent (3,485) were occupied at the time of the Census. See Table 2.5. There were 218 vacant housing units; 10 units of these units were used for seasonal, recreational, or occasional use.

Table 2.5: Occupancy Characteristics, 2010

	Number	Percent
Total Housing Units	3,703	100.0%
Occupied Housing Units	3,485	94.1%
Vacant Housing Units	218	5.9%
Homeowner Vacancy Rate	1.8%	
Renter Vacancy Rate	8.8%	

Source: U.S. Census 2010, SF-1, DP-1

2.4.3 Housing Tenure

The City had 3,485 occupied housing units in 2010. Owner-occupied units accounted for 69.3 percent (2,414) and renter-occupied units for 30.7 percent (1,071). The average household size for owner-occupied units was 2.53 and 1.96 for renter-occupied units. See Table 2.6.

Table 2.6: Housing Tenure, 2010

	Number	Percent
Occupied Housing Units	3,485	100.0%
Owner-occupied housing units	2,414	69.3%
Renter-occupied housing units	1,071	30.7%
Average household size (owner occupied)	2.53	
Average household size (renter occupied)	1.96	

Source: U.S. Census 2010, SF-1, DP-1

2.4.4 Senior Housing

Waupun contains a number of senior housing facilities including Gateway Senior Housing (120 Gateway Drive), Harris Court Senior Apartments (100 S. Harris Street) and Pattee Meadows Apartments (1105 Rock Avenue/24 units). Pattee Meadows Apartments offers low income housing for senior and the elderly. Eight of the units are Section 8.

2.4.5 Subsidized and Special Needs Housing

Subsidized and special needs housing serves individuals who, because of financial difficulties, domestic violence situations, disabilities, age alcohol and drug abuse problems, and/or other insufficient life skills, need housing assistance or housing designed to accommodate their needs. Within the City of Waupun subsidized and special needs housing includes:

Community based residential facilities (CBRFs):[1]

- Daybreak Inc. Waupun (631 S. Madison/8 beds) offering programs for alcohol and drug addiction, developmentally disabled, and mentally ill;
- Marvins Manor IV (10 Pluim Drive/25 beds) which offers care for the advanced aged,

[1] Source: Wisconsin Department of Health Services, Consumer Guide to Health Care – Finding Health Care Providers, Dodge and Fond du Lac Counties, updated 4/26/17.

irreversible dementia / Alzheimer's / terminally ill;
- Christian Homestead (1001 W. Brown Street/18 beds) offering care for advanced aged / irreversible dementia / Alzheimer's / traumatic brain injury; and
- Prairie Ridge Assisted Living (819 Wilcox Street/24 beds) offering care for advanced aged / irreversible dementia / Alzheimer's.

Residential Care Apartment Complexes:[2]
- Christian Home Assisted Living Center (331 Bly Street/24 apartments).
- Prairie Ridge Assisted Living (819 Wilcox Street/27 apartments)

Adult Day Care:[3]
- None

Adult Family Homes:[4]
- Mahlstedt Adult Family Home (W10004 CTY RD TC) that offers housing for 4 female developmentally disabled; and
- Christian Home and Rehabilitation Center (331 Bly Street)) that offers housing for 3 female developmentally disabled.

Other:
West View Apartments (916 W. Brown Street) offers low income housing for families. 47 of the 48 apartments are Section 8.

2.4.6 Affordable Housing

The relationship between housing costs and household income is an indicator of housing affordability, which is gauged by the proportion of household income expended for rent or home ownership costs. Rental costs include contract rent, plus the estimated average monthly cost of utilities and fuel. Owner costs include payment for mortgages, real estate taxes, fire hazard and flood insurance on the property, utilities and fuels. In 1989, the U.S. Department of Housing and Urban Development (HUD) raised the standard for determining whether rent or home ownership costs comprised a disproportionate share of income from 25 to 30 percent of gross household income. Households spending more than 30 percent of their income for housing may be at risk of losing their housing should they be confronted with unexpected bills or unemployment of one of more workers per household. Communities should be aware that maintenance and repair costs are excluded from this housing affordability formula, as are other outstanding debts, because these items will have policy impacts.

[2] Source: Wisconsin Department of Health Services, Consumer Guide to Health Care – Finding Health Care Providers, Dodge and Fond du Lac Counties, updated 4/4/17.

[3] Source: Wisconsin Department of Health Services, Consumer Guide to Health Care – Finding Health Care Providers, Dodge and Fond du Lac Counties, updated 4/28/17.

[4] Source: Wisconsin Department of Health Services, Consumer Guide to Health Care – Finding Health Care Providers, Dodge and Fond du Lac Counties, updated 4/27/17.

Table 2.7: Households Paying a Disproportionate Amount of Their Income for Housing, 2011-2015 ACS 5-Year Estimates

	Households with Mortgage for Which Owner Costs Are Not Affordable			Households without Mortgage for Which Owner Costs Are Not Affordable			Households for Which Renter Costs Are Not Affordable		
	Number	Percent	MOE +/-	Number	Percent	MOE +/-	Number	Percent	MOE +/-
C. Waupun	346	20.1%	118	179	18.2%	89	442	41.0%	148
Dodge County	4,649	29.9%	293	1,306	15.5%	169	3,534	41.7%	335
Fond du Lac County	5,045	27.1%	364	1,455	13.7%	173	4,419	40.3%	495
Wisconsin	293,638	29.0%	2,741	81,392	15.5%	1,552	335,879	47.5%	3,685

Source: U.S. Census, 2011-2015 ACS 5-Year Estimate, DP-4

According to the 2011-2015 ACS 5-Year Estimates, 41 percent of renters, 20.1 percent of households with a mortgage and 18.2 percent of households without a mortgage are paying more than 30 percent of their income on housing. See Table 2.7.

2.5 Housing Issues Raised During Planning Process

Low **Median Housing** value: the median housing value for properties in the City of Waupun is lower than Dodge and Fond du lac Counties. While this creates ample opportunities for residents and newcomers to obtain affordable housing, the housing market is not as strong as it could be.

Housing Condition: with a majority of the homes (nearly 60%) built prior to 1970, there is a need for minor exterior repairs on many homes. Unsightly appearance of homes can lessen the attractiveness of the community, and may play a role in property values for homes located next to deteriorating properties.

Housing Choice: according to the 2011-2015 ACS 5-Year Estimates the homeowner vacancy rate is 0 percent +/-0.6%. For a healthy housing market, communities should have a vacancy rate of about 1.5 percent for owner occupied housing.

2.6 Housing Actions

Wisconsin's Comprehensive Planning Law requires communities engaging in the comprehensive planning process to provide an adequate supply of housing needs to meet existing and forecasted housing demand.

Waupun's current housing stock **does not** meet the demand for current residents, major demographic shifts such as an influx of retirement-age populations, may strain the supply of affordable and senior housing facilities. According to the Wisconsin Department of Administration, the City can expect to add 721 housing units. If current land use continues, the City can be expected to add 510 households between 2015 and 2040. It is likely that increases of this magnitude will require annexation for development of new homes/housing units outside existing borders.

The following actions will allow the City of Waupun to **strengthen existing neighborhoods**, provide for future housing needs, improve the quality of the current **housing stock** supply and

increase the quantity of senior housing options.

Actions:

2.6.1 Continue the City's housing rehabilitation program for owner and renter owned properties. The City currently uses Community Development Block Grant (CDBG) funds to rehabilitate the existing housing stock. (2.2.1)

2.6.2 Work with appropriate entities to qualify and apply for state and federal grant monies for local housing repair and home ownership programs. (2.2.1)

2.6.3 **Identify** ~~Acquire~~ additional ~~monies and promote~~ **funding sources for** home improvement programming ~~by advertising to local residents who may have code violations~~. (2.2.1)

2.6.4 Establish a committee to determine the feasibility of instituting municipal rental-property registration. Determine parameters of the policy including registration fee, inspection, and policies for non-compliance. These policies could include: (2.2.1)

- Yearly inspection of all rental properties by a licensed, City approved inspector;
- Licenses issued on a yearly basis and only re-issued after a satisfactory inspection by the City approved inspector;
- Require all rental property owners to register and license their properties with the City;
- Develop a policy and procedure for addressing consistently non-compliant rental property owners. This could consist of:
  - Fines that escalate on a regular basis for issues that are not addressed from an inspection;
  - Follow-up and enforcement for collection of delinquent fines through the property tax system.

2.6.5 Encourage homeowners to consider seeking federal and state tax credits through the State Historical Society, Division of Historic Preservation to preserve and renovate historic homes. (2.2.1)

2.6.6 Strengthen Housing Code enforcement practices to ensure safe and sanitary housing conditions for all. (2.2.1)

2.6.7 Consider a property maintenance ordinance. (2.2.1)

2.6.8 Explore developing historic residential guidelines in specified neighborhoods ~~(especially historic)~~. Determine if the guidelines should be voluntary and if rehabilitation dollars are available to help property owners meet guidelines. **Historic district design guidelines should preserve the distinctive character and should apply to the outside of the building.** (2.2.1)

2.6.9 Explore developing exterior design guidelines to ensure rehabilitation and new construction fits in with the identity of a neighborhood. (2.2.1) Note was objective

2.6.10 Maintain and improve public infrastructure in existing neighborhoods to encourage private investment and pride in ownership. (2.2.1)

2.6.11 Contact and work with the school district, churches, businesses, civic groups, Habitat for Humanity and others to develop a program to aid elderly residents with home and property maintenance. (2.2.1)

2.6.12 Encourage community and housing improvement activities such as "Make a Difference Day". (2.2.1)

2.6.13 Provide educational opportunities for renters, landlords and property owners. This could include opportunities to learn about home maintenance, "Rent Smart" training, and property management. (2.2.1)

~~Contact local business entities, apartment associations, or UW-Extension to determine interest in providing property management courses, especially for residential rental properties.~~ See action plan

2.6.14 Consider creating neighborhood organizations and working with neighborhoods to renovate existing areas. (2.2.1)

2.6.15 Invite owners of substandard properties to meet with City officials to discuss remedies for substandard residences. (2.2.1)

2.6.16 Investigate and consider emerging trends in housing, i.e. tiny houses, granny flats, co-housing, Airbnb, etc. (2.2.2)

2.6.17 Promote the conversion of underutilized properties for residential and / or mixed uses, if feasible. (2.2.2)

2.6.18 Encourage the design and siting of new affordable housing that fits into existing neighborhoods. (2.2.2)

2.6.19 ~~Determine interest in performing~~ **Develop** a housing **plan** that includes a **housing** market analysis. The plan should: (2.2.2)

- Determine gaps in the housing market;
- Identify demand for additional housing units by type, price, or amenities.
- **Include an analysis of** gaps in the senior housing market (independent- or assisted-living facilities);
- Set priorities for housing development by type, price or other feature;
- Identify preferred building sites for redevelopment:
- Consolidate available financing tools;
- Determine the long-term need for mixed-use (commercial/residential); housing in commercial areas; Note was objective.
- Identify housing areas to focus resources; Note was objective.

- Determine where the housing market contains gaps based upon residential absorption rates and anticipated demand for housing; and Note was objective
- Consolidate housing programs for quick reference. Note was objective.

2.6.20 **The City should** publicize the results of the **housing plan and** analysis with local residential developers. (2.2.2) Note was part of the action statement above.

2.6.21 Communicate with existing senior housing facilities on whether they are interested in expanding and determine avenues for municipal aid (financing, land acquisition, etc.). (2.2.2)

2.6.22 Identify availability of grant monies to help develop new housing for senior or special needs persons. Note was objective. (2.2.2)

2.6.23 Develop criteria for possible future City participation in the development of senior or special needs housing. These criteria could include:

- Construction of new senior housing units, of which, 40% are set aside for low-income elderly occupants;
- Requiring a development agreement between the City and investor(s) prior to commitment of City funds;
- Ensuring the developer has a plan in place to allow all residents adequate access to pedestrian and vehicular transportation options;

2.6.24 Identify locations for new senior **and special needs** housing facilities. **Consider access to community services and amenities.** Note was objective. (2.2.2)

2.6.25 Investigate opportunities that will allow seniors to age in place. This could include: (2.2.2)

- **Working with the Waupun Senior Center, and Fond du Lac and Dodge counties to survey area seniors to better understand needed services.**
- **Consider becoming a dementia friendly community.**

2.6.26 Contact and encourage the Waupun Area School District to consider a construction training program between the high school and local businesses that would provide affordable housing opportunities. (2.2.2)

~~Work with Dodge and Fond du Lac Counties departments on aging or senior resources to determine the need for additional senior housing development locally, and if there is funding available to develop facilities.~~ See action 2.6.18.

2.6.27 Identify precedents for condominium housing design, amenities, or appearance.? Note, this was an objective in the existing plan, is this something that should be incorporated into this plan?

2.6.28 Direct new housing developments to areas that are easily served with utilities and other service provisions. (2.2.3)

2.6.29 Develop a plan to provide infrastructure to adjacent areas. This would include a plan on how to provide sanitary sewer, water, emergency services, parks, etc. (2.2.3)

2.6.30 When new development proposals are received, seek input from fire, police, parks and recreation, public works, streets, water, etc. to determine how these areas will be served. (2.2.3)

2.6.31 Continue to work with adjacent towns to determine areas for municipal expansion and establish phasing agreements for annexations that occur over time. (2.2.3)

2.6.32 Encourage ECWRPC to develop a study that analyzes development costs for the City of Waupun and other surrounding areas. (2.2.3)

2.6.33 Require that future housing developments occur in a phased manner to minimize services being extended in a leap-frog fashion. (2.2.3)

2.6.34 Meet with downtown property owners and stakeholders to develop a long-term plan to revitalize both the business and residential aspects of the downtown. This could include: (2.2.2)

- Developing incentives for downtown property owners to revitalize their existing residential units. These incentives could include:
  - City sponsored loan guarantees;
  - BID sponsored matching funds for revitalization;
  - Housing grants (CDBG, HOME, etc.);
- Investigating and publicizing the connection between a strong downtown residential housing market and a strong downtown commercial sector.

~~Identify sites for desired housing types, such as high-end condominiums, and consider preparing and promoting the site for private development. Identify the site in the land use plan as "high-end multi-unit development" to promote condominium or luxury apartment-style development.~~

~~Recommend single-family home construction to developers interested in developing residential sites.~~

2.7 Programs

2.7.1 City of Waupun Housing Rehabilitation Program/Community Development Block Grant (CDBG)

The City of Waupun utilizes the Community Development Block Grant (CDBG) program from the State of Wisconsin Department of Administration, Division of Housing to fund housing rehabilitation. These funds can be used for handicap accessibility; repairing basic equipment such as heating systems, water heaters, plumbing, electrical systems and connecting water lines; insulating attics and sidewalks; installing storm windows and doors; exterior improvements; lead-based paint removal; installing smoke detectors, and other general improvements. Three types of assistance are available:

- Homeowners: No interest, deferred payment for up to 100% of rehabilitation cost. Payment is not required until the home ceases to be the homeowner's principle residence.
- Disabled Persons: No interest, deferred payment for up to 100% of rehabilitation cost. Payment is not required until the home ceases to be the homeowner's principle residence.
- Landlords & Investor Owned Property: Low interest loan at 0% interest for 100% of rehabilitation cost. The loan must be repaid over a 10 year period. The owner will agree to rent to only low income and moderate income tenants and to keep the rent in accordance with the program's rent limits.

2.7.2 Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA) awards grants and provides loans through a number of programs. The Housing Grants Program assists in the improvement of housing for special needs populations. WHEDA also offers a number of single family home products, including home improvement or rehabilitation loans, homebuyer assistance and homebuyer education. WHEDA also offers a number of multi-family products including tax credits, tax exempt bond funding, construction, rehabilitation and accessibility loans, asset management and text credit monitoring serves. For more information contact visit www.wheda.com.

2.7.3 Wisconsin Department of Administration (WDOA), Division of Housing (DOH)

The WDOA, DOH helps expand local affordable housing options and housing services by managing a number of federal and state housing programs and providing financial and technical assistance. The DOH develops housing policy and offers a broad range of program assistance and funds to address homelessness and support affordable housing, public infrastructure, and economic development opportunities. It partners with local governments and service providers, non-profit agencies, housing authorities, and developers. For more information visit http://www.doa.state.wi.us/Divisions/Housing.

2.7.4 Housing Cost Reduction Initiative (HCRI)

Local sponsors compete annually for state HCRI funds to provide assistance to reduce the housing costs of low- and moderate-income households and encourage the purchase of affordable housing units. The money may be used for a wide variety of housing activities, from closing costs and down payment assistance for home buyers, to rent and security deposit assistance for renters and homeless persons. The program uses funds to help people stabilize their housing situation, enabling individuals and families to obtain affordable housing. For more information on this and other affordable housing programs, please visit http://www.doa.state.wi.us/Divisions/Housing/Bureau-of-Affordable-Housing.

2.7.5 Special Needs—State Shelter Subsidy Program (SSSG)

The State Shelter Subsidy Program (SSSG) provides grants to support homeless and emergency shelter program's operations. SSSG funds cannot exceed 50% of an agency's annual operating budget. Eligible applicants are a county or municipal governing body or agency, for-profit entities, an Indian tribal government, a community action agency, or other private non-profit organization. Only generic emergency facilities and voucher programs are eligible.

This program is part of the Bureau of Housing, Division of Housing and Intergovernmental Relations, Wisconsin Department of Administration. It is funded through the State of

Wisconsin. For more information regarding the State Shelter Subsidy Program, visit http://doa.wi.gov/Divisions/Housing/SSSG

2.7.6 University of Wisconsin Extension

The Fond du Lac and Dodge County Extension offices offer a variety of programs and resources for homeowners, renters and landlords. These include:

- Family Living. The family living program provides assistance for families. Programs offered through this program include financial, rent smart and parent education.
- Homeowner Resources. UW-Extension provides a number of publications and materials to aid homeowners. Topics include home care, home maintenance and repair, life skills, financial information, gardening, landscaping, pest control, etc.
- Housing. UW-Extension provides a website which includes information on home maintenance and repair, a seasonal newsletter, and Rent Smart, which is a tenant education program.

For a complete listing of programs, please visit http://fonddulac.uwex.edu/ in Fond du Lac County or http://dodge.uwex.edu/ in Dodge County.

2.7.7 Wisconsin Historical Society (WHS)

The WHS offers technical assistance and two tax credit programs for the repair and rehabilitation of historic homes in Wisconsin. One tax program provides state tax credits; the other provides federal tax credits. The Wisconsin Historical Society also provides grants to local governments and nonprofit organizations for conducting surveys and developing historic preservation programs. For more information visit http://www.wisconsinhistory.org.

2.7.8 ADVOCAP

ADVOCAP, a non-profit community action council was founded in 1966 to fight poverty within local communities. It offers programs in Fond du Lac, Green Lake and Winnebago counties and helps low income people secure affordable housing, gain employment skills and training, start a small business and become self-employed, volunteer at schools and daycares, etc. For more information visit http://www.advocap.org/.

2.7.9 Fond du Lac County Housing Authority

The Fond du Lac County Housing Authority and the City of Fond du Lac Housing Authority operate as the Fond du Lac Housing Authority (FDLHA) to cover Fond du Lac County. The authority provides safe and sanitary housing for low and moderate income people in Fond du Lac County. For more information visit http://www.fdlpha.org.

2.7.10 Dodge County Housing Authority

The Dodge County Housing Authority was created in 1972 by the Dodge County Board of Supervisors to provide safe, decent sanitary housing for Dodge County residents. The housing authority owns and maintains housing in the City of Waupun. For more information visit http://www.dodgehousing.org/.

City of Waupun Comprehensive Plan Update

Preliminary Agricultural Resource Issues

- Support the area's agricultural community.
  - Why?
    - ✓ Agriculture is part of the economy, culture and landscape of Dodge and Fond du Lac counties.
  - How?
    - ✓ Encourage continued agricultural uses in the outlying areas
    - ✓ Support the continuation and creation of agricultural support and service businesses in the City
- Support urban farming activities.
  - Why?
    - ✓ City residents want access to local foods
    - ✓ Provide an outlet for farmers to market local products
  - How?
    - ✓ Support the outdoor farm market (Waupun Area Chamber of Commerce and Downtown Promotions Committee)
    - ✓ Work with churches, schools, businesses, non-profits and others to sponsor community or neighborhood garden plots
    - ✓ Consider allowing residents to keep bees and/or chickens

Preliminary Natural Resource Issues

- Protect and preserve the natural resources of the City and area
  - Why?
    - ✓ Protect environmentally sensitive areas
    - ✓ Maintain and enhance public conservancy areas
  - How?
    - ✓ Continue on-going regulatory control over wetlands and floodplain areas, shoreland protection areas, and other environmentally sensitive areas.
    - ✓ Consider requiring a 50' development setback from WDNR identified wetlands in order to preserve water quality and wetland functions.
    - ✓ Update source (reference) in Chapter 20 Shoreland-Wetland Zoning Ordinance, Section 3.1, Shoreland-Wetland Zoning Maps.
    - ✓ Maintain and monitor public areas along the Rock River
    - ✓ Consider developing recreational trails through wetland areas
    - ✓ Work with others to encourage preservation of privately owned natural areas.
    - ✓ When reviewing development proposals consider the environmental impacts.
- Improve surface water quality and reduce runoff
  - Why?
    - ✓ Maintain and improve the quality of the Rock River corridor and the Horicon Marsh

- How?
  - ✓ Continue to implement the stormwater management plan that was developed to improve urban runoff. (Upper Rock River Watershed Plan 2010)
  - ✓ Develop and adopt policies that require "low impact design" (LID), to assist with stormwater management.
  - ✓ Consider green infrastructure which treats water at its source (rain gardens, downspout disconnection, bioswales, rain barrels, planter boxes, permeable pavement, green streets, and urban tree canopy).
  - ✓ Support efforts to improve water quality through the management of agricultural runoff.
  - ✓ Support proper manure management
  - ✓ Consider acquisition of river corridor lands in the watershed using the state Urban Rivers and/or Streambank Protection funds under the state's Stewardship Program. (Upper Rock River Watershed Plan 2010)
  - ✓ Work with the WDNR to enhance the long-term viability of the resource.
  - ✓ Explore riverbank stabilization and beautification methods (are there specific areas that the City can focus on)
  - ✓ Continue to educate residents about non-point pollution issues and what they can do to reduce runoff and protect area waters
- Trees??

- Maintain a system of open space and recreational areas that preserve significant natural, cultural and historical resources in the City. (note this was an action item in your current plan and a goal in the Comprehensive Outdoor Recreation Plan)
  - Why?
    - ✓
  - How?
- Provide opportunities for safe access and activity along the Rock River
  - Why?
    - ✓ Maintain and improve access points for canoes and kayaks
  - How?
    - ✓ Consider working with WDNR to designate a canoe trail
    - ✓ Develop signage to indicate boat landings, trail locations and the canoe trail
    - ✓ Explore developing recreational areas through the wetland areas

Preliminary Cultural Resource Issues

- Preserve historical structures, places and events within the City
  - Why?
    - ✓ Compile an inventory of significant cultural resources (structures, places)
    - ✓ Consider cultural resources and historic preservation in land use decisions
    - ✓ Utilize local expertise on historic preservation

- ✓ Preserving and protecting cultural resources (historic)
- ✓ Raise awareness of historical and cultural resources
- ✓ Continue to have local festivals, concerts and fairs

- How?
  - ✓ Consider becoming a "Certified Local Government"
  - ✓ Seek grant monies to assist in developing an inventory
  - ✓ What is the currently role of the City of Waupun's historic preservation commission? Do they need to become more active?
  - ✓ Work with the Waupun Historical Society and others on matters of historic preservation
  - ✓ Inventory will help identify structures, places, districts for inclusion on the national register
  - ✓ Encourage identified properties for inclusion in the national register
  - ✓ Encourage renovation of historic structures
  - ✓ Continue to work with local organizations on festivals, concerts and fairs

- Maintain and encourage the development of outdoor art
  - Why?
    - ✓ Establishes community identity
    - ✓ Tourism attraction
    - ✓ Art must be maintained
  - How?
    - ✓ Maintain sculptures
    - ✓ Add to the collection of outdoor art (does the City have other outdoor art besides statues, i.e. murals)
    - ✓ Consider ways to better advertise sculptures