

**VILLAGE OF WINDSOR
BOARD RESOLUTION 2016-17**

**APPROVAL OF SITE PLAN FOR
WINDSOR ELEMENTARY SCHOOL**

WHEREAS, the Deforest Area School District (“Petitioner” or “School District”) is proposing improvements to Windsor Elementary School that includes: a building expansion to the north and east, interior improvements to the existing building, demolition of the southwest corner of the existing building for an outdoor plaza, improved parking layout to the existing south lot, an additional parking lot on the east side of the building, an additional vehicular access point on Windsor Road (allowing separate bus/parent drop off/pick up), connections to neighborhood paths, and an improved playground area; and

WHEREAS, the School District has planned for construction of the proposed improvements to begin at the end of March 2016, with a completion date of about 15 months thereafter; and

WHEREAS, the School District has submitted a site plan and has requested approval of the site plan; and

WHEREAS, the Village Planner has reviewed the request and prepared a staff report dated January 11, 2016 for the Plan Commission (the “Plan Commission Staff Report”) and updated on March 2, 2016 for the Village Board (the “Village Board Staff Report”) recommending approval, subject to certain conditions specified therein; and

WHEREAS, following review of information presented at the Plan Commission and the Plan Commission Staff Report, the Plan Commission recommended approval of same to the Village Board as set forth in Plan Commission Resolution 2016-01, subject to those conditions specified in the Plan Commission Staff Report, which is incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Windsor as follows:

The Village Board of the Village of Windsor Board **Conditionally Approves** the Site Plan Review Request for the DeForest Area School District located at 4352 Windsor Road, Windsor, WI 53598, subject to the following conditions:

1. The Petitioner shall address the technical comments set forth in the Planner Comments section of this Staff Review to the satisfaction of the Village Planner.
2. The Petitioner shall address the technical comments set forth in the Engineer Comments section of this Staff Review to the satisfaction of the Village Engineer.
3. The Petitioner shall install and/or construct the proposed improvements on the subject property as illustrated on the Site Layout Plan, Site Grading Plan, Site Utility Plan, Landscape Plan, Photometric Plan, Phasing Plan, and Building Elevations as presented to the Village of Windsor Plan Commission at its meeting on January 19, 2016 and as amended and presented to the Village Board on March 3, 2016.

4. The Petitioner shall obtain approval of the Construction Plans and Specifications, in a form satisfactory to the Village Engineer, for all public improvements prior to construction.
5. The Petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village of Windsor, Dane County, and the Wisconsin Department of Natural Resources (WDNR).
6. The Petitioner shall submit a Stormwater Management Agreement, in a form satisfactory to the Village Board, Attorney and Engineer, for all stormwater management facilities.
7. The Petitioner shall execute a Developer Agreement, in a form satisfactory to the Village Board, Attorney and Engineer, covering the installation of public improvements for the proposed development including security acceptable to the Village Board, Attorney and Engineer and in the amount of 120 percent of the cost of the public improvements. The Village shall record said Agreement, at Petitioner's expense.
8. The Petitioner shall execute a Developer Agreement, in a form satisfactory to the Village of Windsor Utility District #1, covering the installation of all public sewer and water facilities for the proposed development prior to construction. The Village shall record said Agreement, at Petitioner's expense.
9. The Petitioner shall obtain approval of the interior traffic patterns and private driveways by the DeForest Area Fire & EMS Inspector (or designee). The Petitioner shall comply with any and all recommendations by the DeForest Area Fire & EMS Inspector (or designee) prior to the start of construction.
10. The Petitioner shall obtain approval of a Demolition Permit by the Village of Windsor Building Inspector for the demolition of any structure or part of a structure larger than four hundred (400) square feet.
11. The Conditional Use Permit on the property shall be updated to include the Site Layout Plan, Site Grading Plan, Site Utility Plan, Landscape Plan, Photometric Plan, and Building Elevations.
12. If the Village of Windsor initiates a traffic study as described below on or before December 31, 2018, and the traffic study is completed on or before June 1, 2019, the Petitioner agrees to share equally in the cost of the traffic study, provided that in no event shall the Petitioner be required to contribute more than \$5,000.00 for such study. The traffic study shall identify traffic patterns near the existing entryway to the Windsor Elementary School, and shall further analyze the current and future sources of traffic in the vicinity of the entryway to the Windsor Elementary School, including but not limited to commercial, residential and public development(s). This requirement shall survive the completion of the planned construction at the Windsor Elementary School, but shall terminate and be null and void as of June 1, 2019. Upon completion of a traffic study, the Petitioner and the Village of Windsor agree to meet and discuss the results of the traffic study, in good faith. There are no built in assumptions or predetermined outcomes as to the results of the traffic study or cost-sharing regarding needed improvements.

13. The Petitioner shall acknowledge and agree to the conditions set forth herein, expressly including condition #12, by signing the Acknowledgement and Consent of Resolution 2016-17. The approval set forth herein shall not be effective until the Acknowledgment and Consent of Resolution 2016-17 is executed.
14. The Petitioner shall reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of this request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

The above and foregoing Resolution was duly adopted at a meeting of the Village Board of the Village of Windsor on the 3rd day of March, 2016, by a vote of 5 in favor and 0 opposed.

VILLAGE OF WINDSOR

Robert E. Wipperfurth
Robert E. Wipperfurth, President

Donald G. Madelung
Donald G. Madelung, Trustee

Bruce Stravinski
Bruce Stravinski, Trustee

Alan Buchner
Alan Buchner, Trustee

Monica M. Smith
Monica M. Smith, Trustee

Attested by:
Tina Butteris
Tina Butteris, Deputy Village Clerk

Incorporated by Reference:

Plan Commission Staff Report dated January 11, 2016
Village Board Staff Report dated March 2, 2016

ACKNOWLEDGMENT AND CONSENT

By signing below, the undersigned represents as follows: (1) DeForest Area School District acknowledges and agrees to the continuing obligation regarding traffic impacts as set forth in condition #12; and, (2) the undersigned is an authorized representative of the DeForest Area School District.

Date: 3/07/2016

Janis Berg
Sign Above
Print Name: JANIS BERG



TO: Village of Windsor Board

CC: Robert Wipperfurth, Tina Butteris, Amy Anderson Schweppe, Kevin Richardson, Connie Anderson

FROM: Jamie Rybarczyk

RPT DATE: March 02, 2016

MTG DATE: March 03, 2016

APRVL DATE: N/A

FOTH FILE: 16W027.01/02

RE: Windsor Elementary School - Site Plan Review Request

BACKGROUND:

1. Petitioner/Agent: DeForest Area School District
2. Property Owner: DeForest Area School District
3. Location/Address: 4352 Windsor Road, Windsor, WI 53598
4. Taxkey Number: 0910-291-9195-8, 0910-291-9150-1, and 0910-291-9330-0
5. Area: 45.57 acres
6. Existing Zoning: A-3 Agriculture District (Conditional Use Permit)
7. Proposed Zoning: N/A
8. Future Land Use: Traditional Single-Family Residential

OVERVIEW:

The DeForest Area School District (DASD) is proposing improvements to Windsor Elementary School that includes: a building expansion to the north and east, interior improvements to the existing building, demolition of the southwest corner of the existing building for an outdoor plaza, improved parking layout to the existing south lot, an additional parking lot on the east side of the building, an additional vehicular access point on Windsor Road (allowing separate bus/parent drop off/pick up), connections to neighborhood paths, and an improved playground area. Construction of the proposed improvements is planned to begin at the end of March 2016, with a completion date of about 15 months.

On January 19, 2016, the Windsor Plan Commission recommended approval of the Site Plan Review request subject to the conditions listed below. During that meeting, residents raised the concern regarding traffic, congestion, and safety along Windsor Road. Following the January 19, 2016 Windsor Plan Commission meeting, and in response to the concerns raised by the residents, Conditions #12 and #13 below have been added by staff to address concerns regarding traffic, congestion, and safety which may arise with the expansion of the Windsor Elementary School and ongoing growth of the community.

On Thursday, February 25, 2016, the DeForest Areas School District submitted a revised plan set. The changes include:

- In the south parking lot, the bus drop-off lane has been increased from 24 feet to 36 feet.

- The proposed plaza east of the south parking lot has been reduced to a single sidewalk that will line up with the existing crosswalk on Windsor Road.
- To the north of the school, the proposed hard surface play area has been reduced and proposed grades have been adjusted to allow the existing play equipment to remain in its current location.
- A fence has been added to separate the play areas from the proposed detention pond and path.

PLANNER COMMENTS:

Staff has the following comments regarding the Site Layout Plan, Site Utility Plan, Landscape Plan, Photometric Plan, Phasing Plan, and Building Elevations:

1. The Site Layout Plan does not show building setback lines as required, however, the building additions are located no closer to the west and south lot lines than the existing structure.
2. The Site Layout Plan illustrates 211 total parking spaces. The required parking is two (2) spaces per classroom for elementary schools. This school will include approximately 40 classrooms (including specialty rooms) which would require a total of 80 parking spaces.
3. The Site Utility Plan does not show any utility easements on the property as required, although a number of utilities (as shown) run the length of the west property line.
4. The Village of Windsor Site Plan Review Ordinance requires landscape buffers to be provided around parking perimeters adjacent to public rights-of-way, interior areas and immediate perimeters to the parking areas, and perimeters of lots adjacent to other property. The Site Plan Review Ordinance requires a minimum of 1 canopy tree per 10 parking spaces. Canopy trees are to be located in parking islands that are at least four feet wide or within 15 feet of the lot perimeter. A total of 211 parking spaces require 22 canopy trees. The Landscape Plan shows a total of 23 maple trees distributed throughout and along the perimeter of the two lots.

In addition to parking lot canopy trees, landscaping is well distributed throughout the site including along the main pedestrian entrance from Windsor Road, within the new plaza at the southwest corner of the building, along the foundation of the building addition, and along the perimeter of the residential lots on Windsor Road. Due to the location of existing utilities along the west edge of the property, it is difficult to include additional landscaping to soften the west elevation of the building. Fencing and landscaping on individual lots has been installed over time to address this matter.

5. The Village of Windsor Site Plan Review Ordinance requires exterior lighting intensity to not exceed 0.5 footcandles at the property line. The Photometric Plan illustrates 0.4 footcandles along portions of the west property line, 0.3 footcandles along portions of the south property line, and 0.0 footcandles along the east and north property line.
6. The architecture and building materials being proposed are of a high quality including primarily brick, fiber cement panel, and glass with interesting and varied massing, composition and color scheme meeting the intent of Windsor's Building Design Standards.
7. Vehicular circulation is improved with the addition of the second access point further east on Windsor Road. This allows parents to circulate for pick-up/drop-off around the eastern lot, while buses will circulate for pick-up/drop off around the southern lot. Separation of these access points and lots should improve traffic circulation on Windsor Road during peak times.
8. Sidewalks are distributed throughout the site and ample connections are made to surrounding neighborhoods in all directions. To the west a path will connect to the Sunset Meadows Neighborhood at Sequoia Drive. To the north, connections are made to the existing path leading to the Holland Fields Neighborhood. The path along the proposed Windsor Road access drive connects to the terminated path along the north side of

Windsor Road. Finally, the connection to the south across Windsor Road to the Wolf Hollow Neighborhood is continued.

9. There is an existing conditional use permit on the property to allow for "governmental, institutional, religious, or nonprofit community uses" as the zoning ordinance does not have a separate district for these types of uses. The conditional use permit should be updated to include the Site Layout Plan, Site Grading Plan, Site Utility Plan, Landscape Plan, Photometric Plan, and Building Elevations.

ENGINEER COMMENTS:

Staff has the following technical comments regarding the Site Layout Plan, Site Grading Plan, and Site Utility Plan:

1. The Stormwater Plan has to be finalized and an approval for the Stormwater Plan obtained from Dane County Land Conservation.
2. The sanitary sewer and water service has to be coordinated with Village of Windsor Utility Engineer.
3. The Site Layout Plan showed the existing sanitary sewer at Dawn Drive to be 10". This sanitary sewer is actually 8".

COMPREHENSIVE PLAN CONSISTENCY:

The Site Plan Review request is consistent with the Village of Windsor Comprehensive Plan: 2025.

ORDINANCE CONSISTENCY:

The Site Plan Review request is consistent with the Village of Windsor Code of Ordinances.

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Windsor Board of the above described comments, the Village of Windsor Board may take the following action:

The Village of Windsor Board **Conditionally Approves** the Site Plan Review Request for the DeForest Area School District located at 4352 Windsor Road, Windsor, WI 53598, subject to the following conditions:

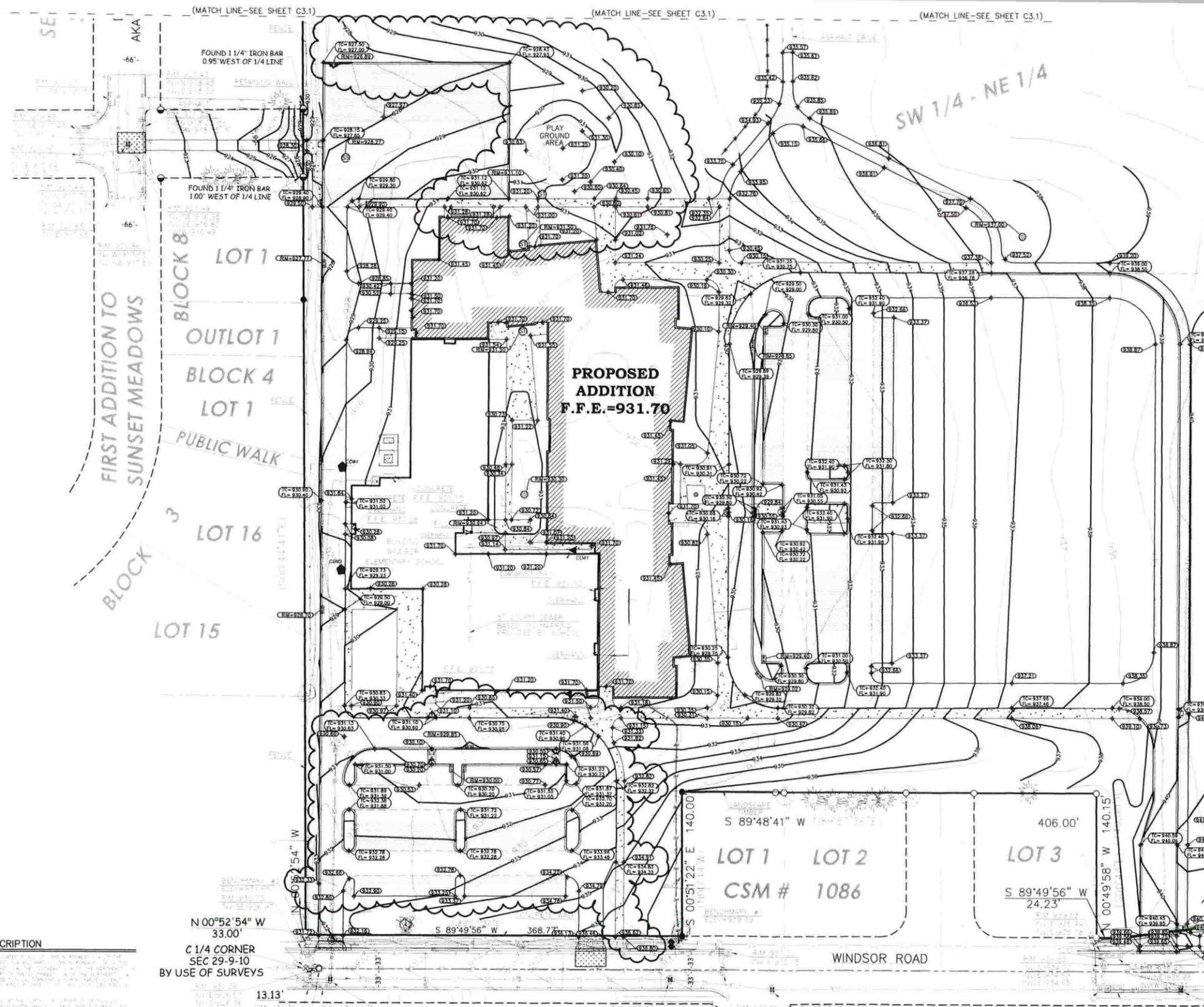
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7. The Petitioner shall execute a Developer Agreement, in a form satisfactory to the Village Board, Attorney and Engineer, covering the installation of public improvements for the proposed development including security

acceptable to the Village Board, Attorney and Engineer and in the amount of 120 percent of the cost of the public improvements. The Village shall record said Agreement at the Petitioner's expense.

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13. The Petitioner shall acknowledge and agree to the conditions set forth herein, expressly including condition #12, by signing the Acknowledgement and Consent of Resolution 2016-17. The approval set forth herein shall not be effective until the Acknowledgment and Consent of Resolution 2016-17 is executed.
14. The Village Building Inspector shall not authorize any filling between the hours of 6:00pm and 7:30am on weekdays, nor at any time on Sunday or on a statutory holiday. Furthermore, the hours of filling or the number of trucks involved may be limited based upon the location of the filling operation and the traffic conditions of the area where filling is being placed may be restricted. Work conducted outside of the time permitted shall require authorization by the Village Building Inspector and Village Engineer.
15. The Petitioner shall reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Site Plan, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

EXHIBIT:

- A. Petitioner Application

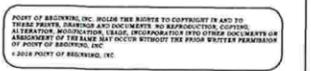
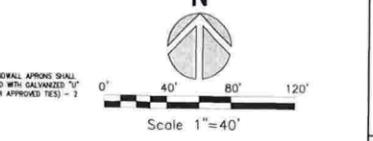
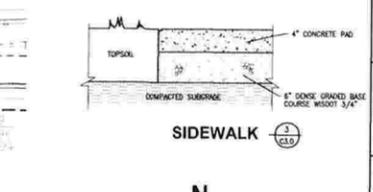
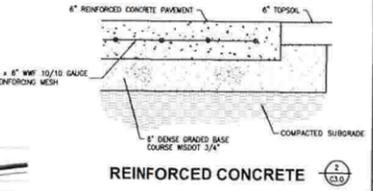
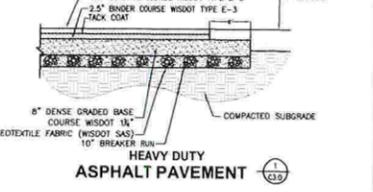
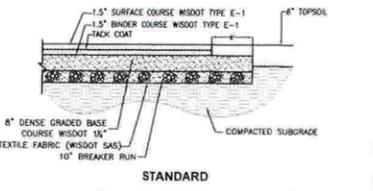


GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 931.70 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEETS C4.0 & C4.1 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES. PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	897.20
PROPOSED ENDWALL INVERT ELEVATION	897.00
PROPOSED RIM ELEVATION	893.50
PROPOSED TOP OF CURB ELEVATION	893.50
PROPOSED FLOW LINE ELEVATION	893.50
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	897.00
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	1
PROPOSED STORM SEWER MANHOLE	2
PROPOSED STORM INLET	3
PROPOSED CURB STORM INLET	4
PROPOSED SANITARY SEWER CLEANOUT	5
PROPOSED SANITARY SEWER MANHOLE	6
PROPOSED STORM SEWER CLEANOUT	7



Office Locations:

Milwaukee
173 North Broadway
Milwaukee, Wisconsin 53202
T: 414.226.0200

Sheboygan
12024 North 5th Street
PO Box 955
Sheboygan, Wisconsin 53082
T: 920.459.4200

www.brayarch.com

5709 Winsky Drive, Suite D
Sheboygan, WI 53082
715.344.9999 (F)
715.344.9927 (M)



Point of Beginning
Land Surveying
Engineering
Landscape Architecture

Project Title:
**Addition & Renovation of:
Windsor Elementary School
DeForest Area School District
4352 Windsor Road, Windsor, WI 53598**

Project Number:
3197

Issued For:
CONSTRUCTION DOCUMENTS

Issue Dates:
**February 8, 2016
ADD #5 February 19, 2016**

Sheet Title:
GRADING PLAN (SOUTH)

Sheet Number:
C3.0

DESCRIPTION

SEE SHEET C3.1 FOR PROPOSED ADDITION AND EXISTING UTILITIES.

SEE SHEET C3.2 FOR PROPOSED ADDITION AND EXISTING UTILITIES.

SEE SHEET C3.3 FOR PROPOSED ADDITION AND EXISTING UTILITIES.

SEE SHEET C3.4 FOR PROPOSED ADDITION AND EXISTING UTILITIES.

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BENCH MARK

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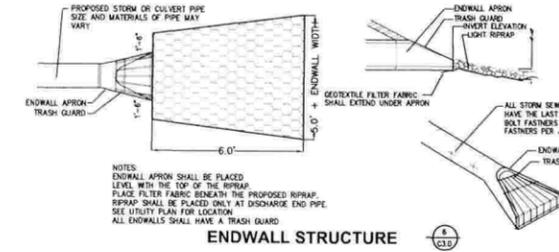
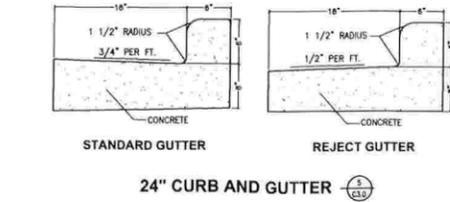
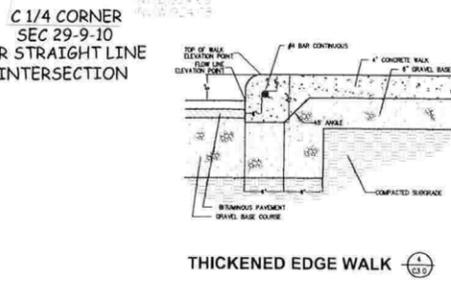
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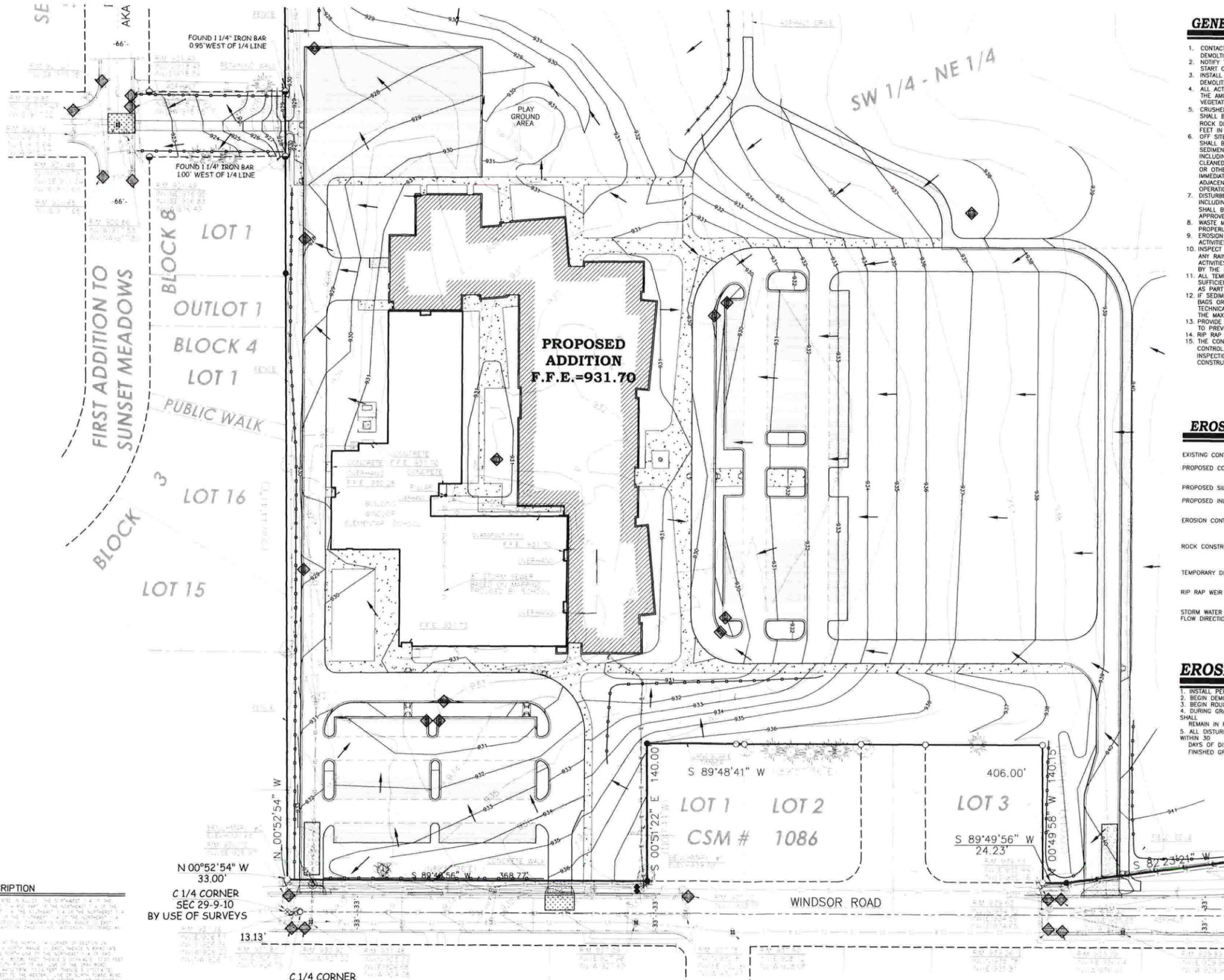
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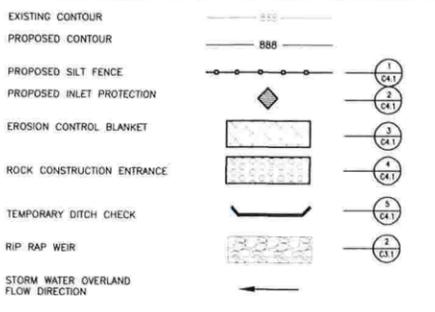
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GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 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.
- CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
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- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
- PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:



EROSION CONTROL SEQUENCING

- INSTALL PERIMETER EROSION CONTROL.
- BEGIN DEMOLITION.
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION.
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- ALL DISTURBED AREAS SHALL BE STABILIZED, TEMPORARILY AND/OR PERMANENT, WITHIN 30 DAYS OF DISTURBANCE, OR PERMANENTLY STABILIZED WITHIN 7 DAYS OF ACHIEVING FINISHED GRADE. (SEE LANDSCAPE PLAN FOR PERMANENT STABILIZATION).

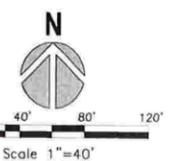
DESCRIPTION

C 1/4 CORNER SEC 29-9-10 BY USE OF SURVEYS

C 1/4 CORNER SEC 29-9-10 PER STRAIGHT LINE INTERSECTION

BENCH MARK

SEE LISTING AND REFERENCE TO GRID SYSTEM



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Office Locations:

Milwaukee
173 North Broadway
Milwaukee, Wisconsin 53202
T: 414.226.0200

Sheboygan
1202A North 8th Street
PO Box 955
Sheboygan, Wisconsin 53082
T: 920.459.4200

www.brayarch.com

Point of Beginning
Land Surveying
Engineering
Landscape Architecture

5709 Wincy Drive, Suite D
Shevons Point, WI 54482
715.344.9999 (PH)
715.344.9922 (FX)



Project Title:
Addition & Renovation of:
Windsor Elementary School
DeForest Area School District
4352 Windsor Road, Windsor, WI 53598

Project Number:
3197

Issued For:
CONSTRUCTION DOCUMENTS

Issue Dates:
February 8, 2016
ADD #5 February 19, 2016

Sheet Title:
EROSION CONTROL PLAN (SOUTH)

Sheet Number:
C4.0

SECOND ADDITION TO
SUNSET MEADOWS

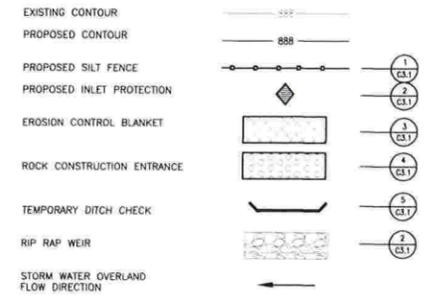
DAWN DRIVE
AKA CURRY LANE



GENERAL NOTES:

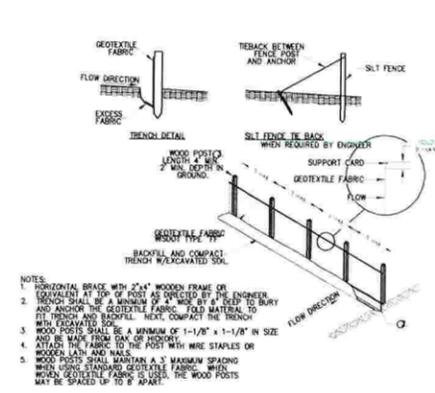
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EROSION CONTROL LEGEND:

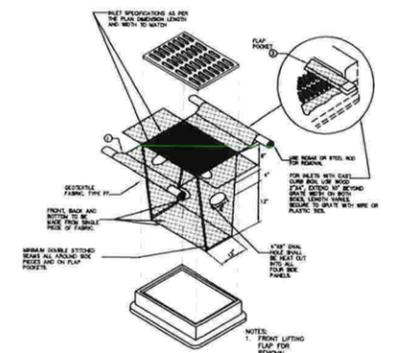


EROSION CONTROL SEQUENCING

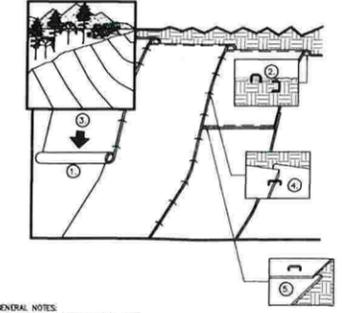
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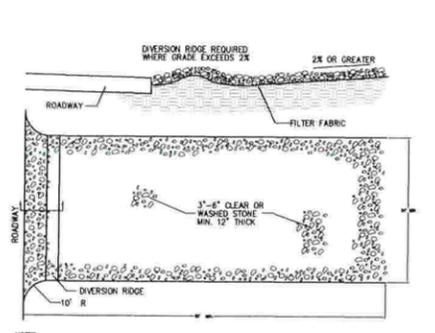
SILT FENCE (1) (C4.1)



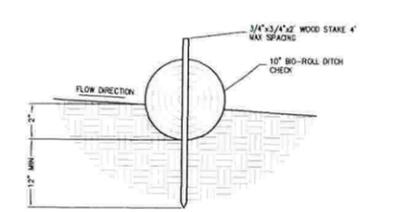
INLET PROTECTION (2) (C4.1)



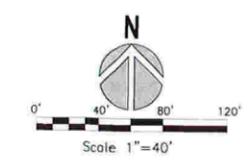
EROSION CONTROL BLANKETS (3) (C4.1)



SEDIMENT TRACKING PAD (4) (C4.1)



TEMPORARY DITCH CHECK (5) (C4.1)



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Office Locations:

Milwaukee
173 North Broadway
Milwaukee, Wisconsin 53202
T: 414 226 0200

Sheboygan
1202A North 8th Street
PO Box 955
Sheboygan, Wisconsin 53082
T: 920 459 4200

www.brayarch.com

5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH)
715.344.9222(FX)

Point of Beginning
Land Surveying
Engineering
Landscape Architecture

POB

Project Title:
**Addition & Renovation of
Windsor Elementary School
DeForest Area School District
4352 Windsor Road, Windsor, WI 53598**

Project Number:
3197

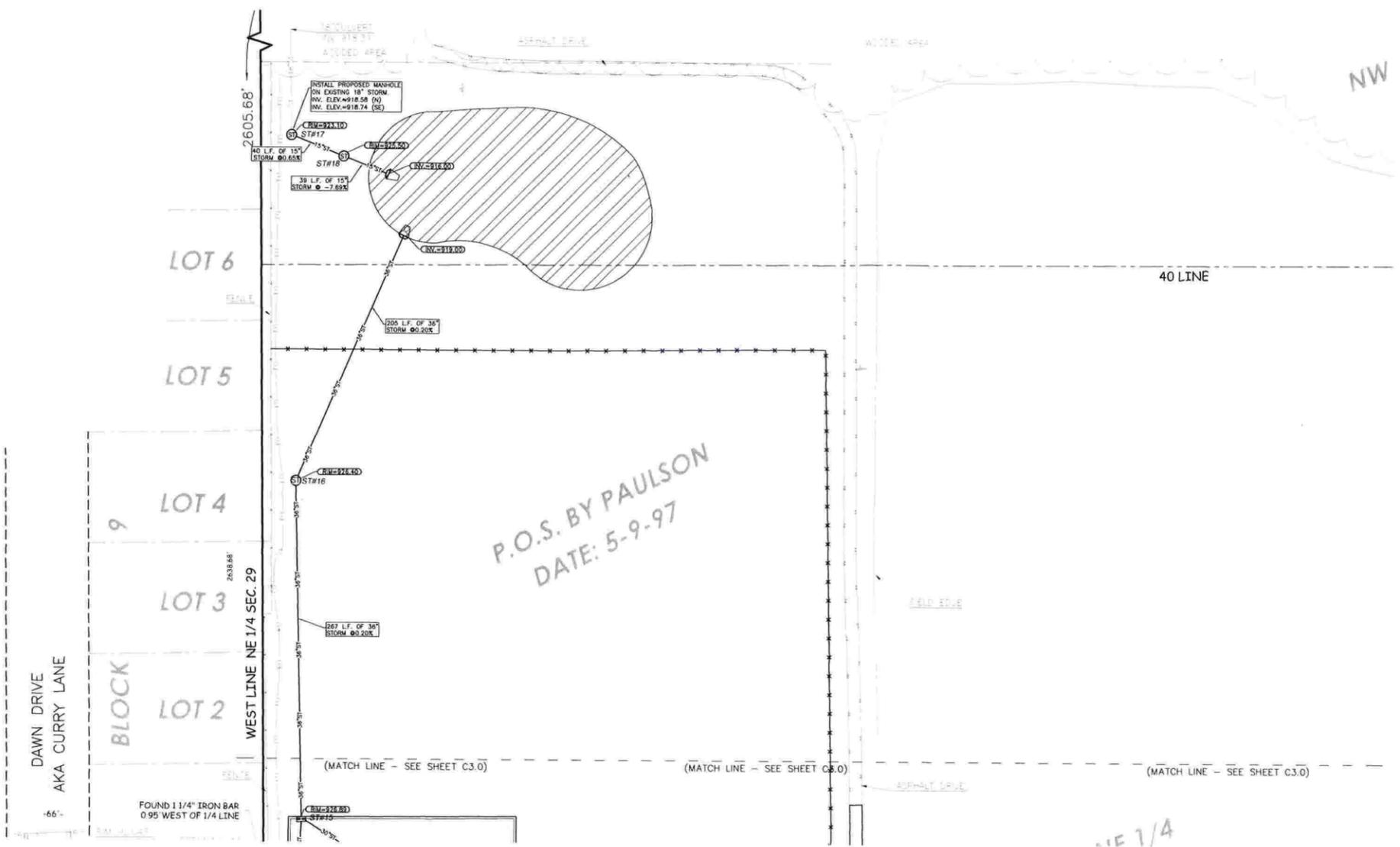
Issued For:
CONSTRUCTION DOCUMENTS

Issue Dates:
**February 8, 2016
ADD #5 February 19, 2016**

Sheet Title:
EROSION CONTROL PLAN (NORTH)

Sheet Number:
C4.1

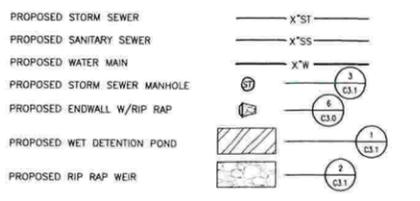
SECOND ADDITION TO
SUNSET MEADOWS



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL.
- COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 6'-0" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET C3.0 & C3.1 FOR PROPOSED GRADES.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
- RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH.
- STORM SEWER PIPE BENEATH BUILDING SLAB OR FOOTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM D1785, ASTM D2685, ASTM D3034, ASTM F891. PVC STORM SEWER SHALL BE INSTALLED IN ACCORDANCE W/ASTM D2321.

UTILITY LEGEND:



STORM MANHOLE SCHEDULE:

ST#16 (DETAIL 5/C5.1)		ST#17	
RM NE	926.40	RM N	923.10
INV. S	918.41	INV. SE	918.74
DEPTH	6.99	DEPTH	4.52
48" I.D. PRECAST MANHOLE		48" I.D. PRECAST MANHOLE	
W/ NEENAH R-1733 CASTING		W/ NEENAH R-1733 CASTING	
W/ SOLID COVER		W/ SOLID COVER	
ST#18		ST#19	
RM NW	925.50	RM NW	919.00
INV. SW	919.00	INV. SW	919.00
DEPTH	6.50	DEPTH	6.50
48" I.D. PRECAST MANHOLE		48" I.D. PRECAST MANHOLE	
W/ NEENAH R-1733 CASTING		W/ NEENAH R-1733 CASTING	
W/ SOLID COVER		W/ SOLID COVER	



Office Locations:
Milwaukee
 173 North Broadway
 Milwaukee, Wisconsin 53202
 T: 414.226.0200
Sheboygan
 1202A North 8th Street
 PO Box 955
 Sheboygan, Wisconsin 53082
 T: 920.459.4200
 www.brayarch.com

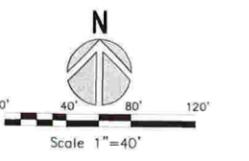
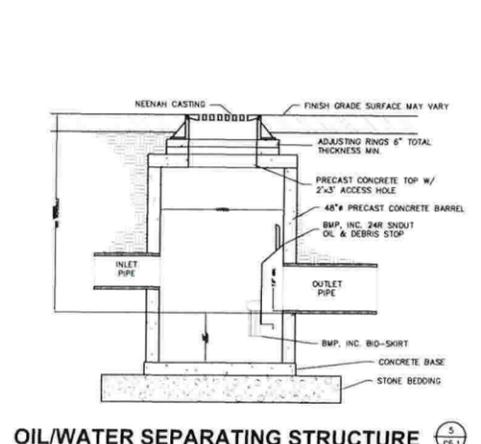
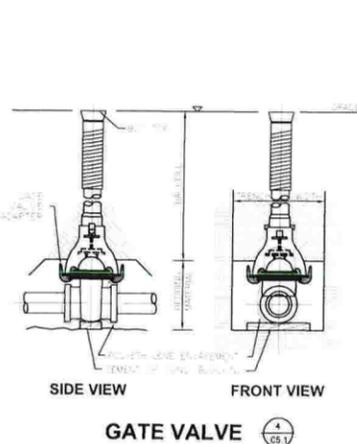
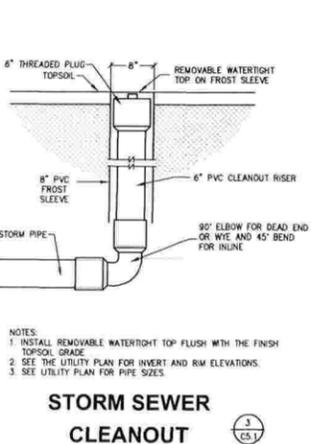
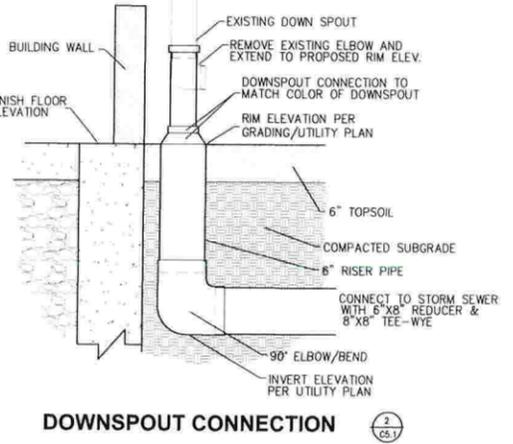
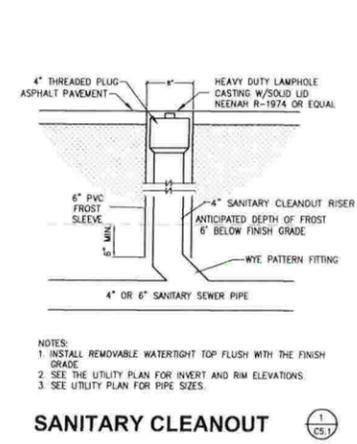
5709 Windy Drive, Suite D
 Stevens Point, WI 54482
 715.344.9999 (PH)
 715.344.9922 (FX)
Point of Beginning
 Land Surveying
 Engineering
 Landscape Architecture



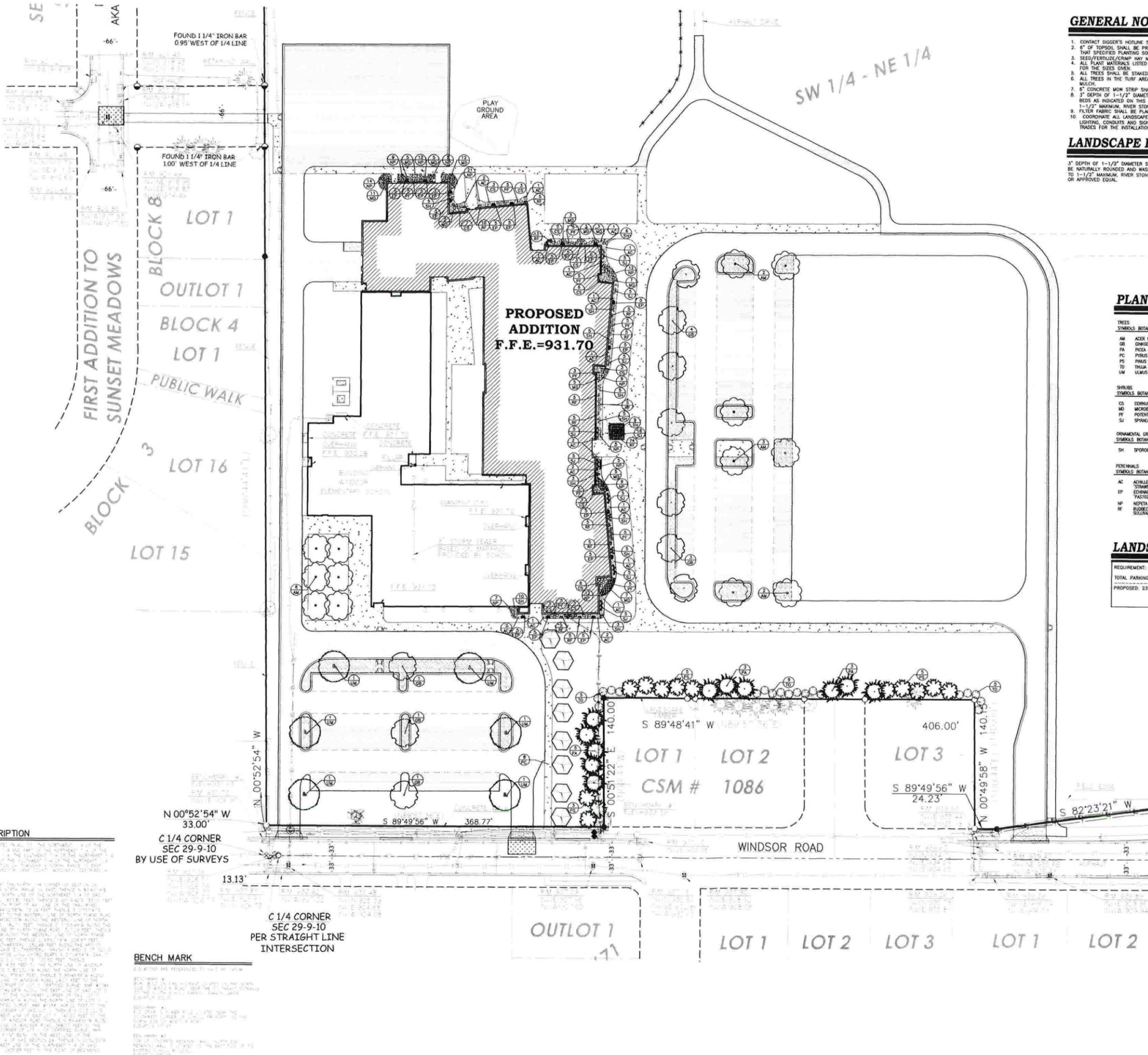
Project Title:
**Addition & Renovation of:
 Windsor Elementary School
 DeForest Area School District
 4352 Windsor Road, Windsor, WI 53598**

Project Number:
3197
 Issued For:
CONSTRUCTION DOCUMENTS
 Issue Dates:
 February 6, 2016
 ADD #5 February 19, 2016

Sheet Title:
SITE UTILITY PLAN (NORTH)
 Sheet Number:
C5.1



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GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZER/GRAP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 4" DIAMETER CIRCULE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. 6" CONCRETE MOW STRIP SHALL BE PLACED AROUND ALL LANDSCAPE BEDS. SEE DETAIL.
8. 3" DEPTH OF 1-1/2" DIAMETER STONE MULCH SHALL BE PLACED IN ALL PARKING LOT ISLANDS AND LANDSCAPE BEDS AS INDICATED ON THIS SHEET. STONE TO BE NATURALLY ROUNDED AND WASHED, GRADUATION FROM 1" TO 1-1/2" MAXIMUM. RIVER STONE OR MISSISSIPPI PEBBLE OR APPROVED EQUAL. COLORS TO BE CHOSEN BY OWNER.
9. FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

LANDSCAPE HATCH LEGEND:



PLANTING SCHEDULE:

TREES	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AM		ACER HYBRID 'WORTON'	STATE STREET HYBRID MAPLE	2" CAL.	40'x40' W	13
OB		QUERCUS BILBOA 'WAGYAR'	WAGYAR QUERCUS	2" CAL.	60'x30' W	10
PA		PIRUS CALLERIANA 'AUTUMN BLAZE'	AUTUMN BLAZE CALLERY PEAR	4"-5"	70'x35' W	11
PC		PIRUS CALLERIANA 'AUTUMN BLAZE'	AUTUMN BLAZE CALLERY PEAR	4"-5"	70'x35' W	11
PS		PIRUS STRONGS	EASTERN WHITE PINE	4"-5"	50'x20' W	13
TD		TRILIA OCCIDENTALIS 'TECHNY'	TECHNY ARBORWITAE	3"-4"	12'x8' W	18
UM		ULMUS 'WORTON'	ACCOLADE UM	2" CAL.	60'x40' W	6

SHRUBS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CS		CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	5 GAL.	3'x3' W	43
MD		MICROBIOTA DECUSATA 'CONDANS'	FLUZZBALL SHEDAN CYPRESS	5 GAL.	60'x30' W	71
PF		POTENTILLA FRUTICOSA 'ARBOREWOOD'	ARBOREWOOD POTENTILLA	5 GAL.	2'x3' W	46
SI		SPINKIA JAPONICA 'TRACY'	DOUBLE PLAY BIG BANG SPIREA	5 GAL.	2'x2' W	56

ORNAMENTAL GRASS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
SH		SPOROBOLUS HETEROLEPIS	PEARLE DRAPSEID	3 GAL.	3'x3' W	66

PERENNIALS	SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AC		ACHILLEA MILEFOLIUM 'STRAWBERRY SEDUCTION'	STRAWBERRY SEDUCTION YARROW	3 GAL.	2'x2' W	21
EP		ECHINACEA PURPUREA 'TASTYDREAM'	POW WOW WILDBERRY CONEFLOWER	3 GAL.	20'x16" W	61
RF		RUDBECKIA HIRTENSIS 'LITTLE TRUDY GAWNY'	LITTLE TRUDY GAWNY	3 GAL.	10'x16" W	123
RF		RUDBECKIA HIRTENSIS 'SILVERMATH GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	3 GAL.	24'x16" W	182

LANDSCAPE REQUIREMENTS:

REQUIREMENT: ADD TREES AT MINIMUM RATE OF 1 CANOPY TREES FOR EVERY 10 PARKING SPACES.
 TOTAL PARKING SPACES = 211/10 = 22 TREES REQUIRED
 PROPOSED: 23 TREES



Office Locations:
 Milwaukee
 173 North Broadway
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 PO Box 955
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 T: 920.459.4200
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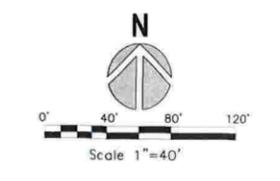
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 5709 Windy Drive, Suite D
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Project Title:
 Addition & Renovation of:
 Windsor Elementary School
 DeForest Area School District
 4352 Windsor Road, Windsor, WI 53598

Project Number:
 3197
Issued For:
 CONSTRUCTION DOCUMENTS
Issue Dates:
 February 8, 2016
 ADD #5 February 19, 2016

Sheet Title:
 LANDSCAPE PLAN
Sheet Number:
 C6.0

DESCRIPTION
 C 1/4 CORNER SEC 29-9-10 BY USE OF SURVEYS
 C 1/4 CORNER SEC 29-9-10 PER STRAIGHT LINE INTERSECTION
BENCH MARK



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TO: Village of Windsor Plan Commission

CC: Robert Wipperfurth, Chairman
Tina Butteris, Director of Finance/Treasurer/HR Manager/Deputy Clerk
Amy Anderson Schweppe, Director of Planning & Development/HR Benefits Administrator
Kevin Richardson, Engineer
Constance Anderson, Attorney

FROM: Jamie Rybarczyk, Planning Consultant

RPT DATE: January 11, 2016

MTG DATE: January 19, 2016

APRVL DATE: N/A

FOTH FILE: 16W027.01/01

RE: Windsor Elementary School - Site Plan Review Request

BACKGROUND:

1. Petitioner/Agent: DeForest Area School District
2. Property Owner: DeForest Area School District
3. Location/Address: 4352 Windsor Road, Windsor, WI 53598
4. Taxkey Number: 0910-291-9195-8, 0910-291-9150-1, and 0910-291-9330-0
5. Area: 45.57 acres
6. Existing Zoning: A-3 Agriculture District (Conditional Use Permit)
7. Proposed Zoning: N/A
8. Future Land Use: Traditional Single-Family Residential

OVERVIEW:

The DeForest Area School District is proposing improvements to Windsor Elementary School that includes: a building expansion to the north and east, interior improvements to the existing building, demolition of the southwest corner of the existing building for an outdoor plaza, improved parking layout to the existing south lot, an additional parking lot on the east side of the building, an additional vehicular access point on Windsor Road (allowing separate bus/parent drop off/pick up), connections to neighborhood paths, and an improved playground area.

Construction of the proposed improvements is planned to begin at the end of March 2016, with a completion date of about 15 months.

PLANNER COMMENTS:

Staff has the following comments regarding the Site Layout Plan, Site Utility Plan, Landscape Plan, Photometric Plan, Phasing Plan, and Building Elevations:

1. The Site Layout Plan does not show building setback lines as required, however, the building additions are located no closer to the west and south lot lines than the existing structure.

2. The Site Layout Plan illustrates 211 total parking spaces. The required parking is two (2) spaces per classroom for elementary schools. This school will include approximately 40 classrooms (including specialty rooms) which would require a total of 80 parking spaces.
3. The Site Utility Plan does not show any utility easements on the property as required, although a number of utilities (as shown) run the length of the west property line.
4. The Village of Windsor Site Plan Review Ordinance requires landscape buffers to be provided around parking perimeters adjacent to public rights-of-way, interior areas and immediate perimeters to the parking areas, and perimeters of lots adjacent to other property. The Site Plan Review Ordinance requires a minimum of 1 canopy tree per 10 parking spaces. Canopy trees are to be located in parking islands that are at least four feet wide or within 15 feet of the lot perimeter. A total of 211 parking spaces require 22 canopy trees. The Landscape Plan shows a total of 23 maple trees distributed throughout and along the perimeter of the two lots.

In addition to parking lot canopy trees, landscaping is well distributed throughout the site including along the main pedestrian entrance from Windsor Road, within the new plaza at the southwest corner of the building, along the foundation of the building addition, and along the perimeter of the residential lots on Windsor Road. Due to the location of existing utilities along the west edge of the property, it is difficult to include additional landscaping to soften the west elevation of the building. Fencing and landscaping on individual lots has been installed over time to address this matter.

5. The Village of Windsor Site Plan Review Ordinance requires exterior lighting intensity to not exceed 0.5 footcandles at the property line. The Photometric Plan illustrates 0.4 footcandles along portions of the west property line, 0.3 footcandles along portions of the south property line, and 0.0 footcandles along the east and north property line.
6. The architecture and building materials being proposed are of a high quality including primarily brick, fiber cement panel, and glass with interesting and varied massing, composition and color scheme meeting the intent of Windsor's Building Design Standards.
7. Vehicular circulation is improved with the addition of the second access point further east on Windsor Road. This allows parents to circulate for pick-up/drop-off around the eastern lot, while buses will circulate for pick-up/drop off around the southern lot. Separation of these access points and lots should improve traffic circulation on Windsor Road during peak times.
8. Sidewalks are distributed throughout the site and ample connections are made to surrounding neighborhoods in all directions. To the west a path will connect to the Sunset Meadows Neighborhood at Sequoia Drive. To the north, connections are made to the existing path leading to the Holland Fields Neighborhood. The path along the proposed Windsor Road access drive connects to the terminated path along the north side of Windsor Road. Finally, the connection to the south across Windsor Road to the Wolf Hollow Neighborhood is continued.
9. There is an existing conditional use permit on the property to allow for "governmental, institutional, religious, or nonprofit community uses" as the zoning ordinance does not have a separate district for these types of uses. The conditional use permit should be updated to include the Site Layout Plan, Site Grading Plan, Site Utility Plan, Landscape Plan, Photometric Plan, and Building Elevations.

ENGINEER COMMENTS:

Staff has the following technical comments regarding the Site Layout Plan, Site Grading Plan, and Site Utility Plan:

1. The Stormwater Plan has to be finalized and an approval for the Stormwater Plan obtained from Dane County Land Conservation.
2. The sanitary sewer and water service has to be coordinated with Village of Windsor Utility Engineer.

3. The Site Layout Plan showed the existing sanitary sewer at Dawn Drive to be 10". This sanitary sewer is actually 8".

COMPREHENSIVE PLAN CONSISTENCY:

The Site Plan Review request is consistent with the Village of Windsor Comprehensive Plan: 2025.

ORDINANCE CONSISTENCY:

The Site Plan Review request is consistent with the Village of Windsor Code of Ordinances.

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Windsor Plan Commission of the above described comments, the Village of Windsor Plan Commission may take the following action:

The Village of Windsor Plan Commission recommends to the Village of Windsor Board **Conditional Approval** of the Site Plan Review Request for the DeForest Area School District located at 4352 Windsor Road, Windsor, WI 53598, subject to the following conditions:

1. The petitioner shall address the technical comments set forth in the Planner Comments section of this Staff Review to the satisfaction of the Village Planner.
2. The petitioner shall address the technical comments set forth in the Engineer Comments section of this Staff Review to the satisfaction of the Village Engineer.
3. The petitioner shall install and/or construct the proposed improvements on the subject property as illustrated on the Site Layout Plan, Site Grading Plan, Site Utility Plan, Landscape Plan, Photometric Plan, Phasing Plan, and Building Elevations as presented to the Village of Windsor Plan Commission at its meeting on January 19, 2016.
4. The petitioner shall obtain approval of the Construction Plans and Specifications, in a form satisfactory to the Village Engineer, for all public improvements prior to construction.
5. The petitioner shall obtain approval of an Erosion & Sedimentation Control Plan and Stormwater Management Plan by the Village of Windsor, Dane County, and the Wisconsin Department of Natural Resources (WDNR).
6. The petitioner shall submit a Stormwater Management Agreement, in a form satisfactory to the Village Board, Attorney and Engineer, for all stormwater management facilities.
7. The petitioner shall record a Developer Agreement, in a form satisfactory to the Village Board, Attorney and Engineer, covering the installation of public improvements for the proposed development including security acceptable to the Village Board, Attorney and Engineer and in the amount of 120 percent of the cost of the public improvements.
8. The petitioner shall record a Developer Agreement, in a form satisfactory to the Village of Windsor Utility District #1, covering the installation of all public sewer and water facilities for the proposed development prior to construction.
9. The petitioner shall obtain approval of the interior traffic patterns and private driveways by the DeForest Area Fire & EMS Inspector (or designee). The petitioner shall comply with any and all recommendations by the DeForest Area Fire & EMS Inspector (or designee) prior to the start of construction.
10. The petitioner shall obtain approval of a Demolition Permit by the Village of Windsor Building Inspector for the demolition of any structure or part of a structure larger than four hundred (400) square feet.



Staff Review

11. The Conditional Use Permit on the property shall be updated to include the Site Layout Plan, Site Grading Plan, Site Utility Plan, Landscape Plan, Photometric Plan, and Building Elevations.
12. The petitioner shall reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Site Plan, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.

EXHIBIT:

- A. Petitioner Application



Point of Beginning

5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999
pobinc.com

Property and Project Description:

Windsor Elementary School
Deforest Area School District
4352 Windsor Road

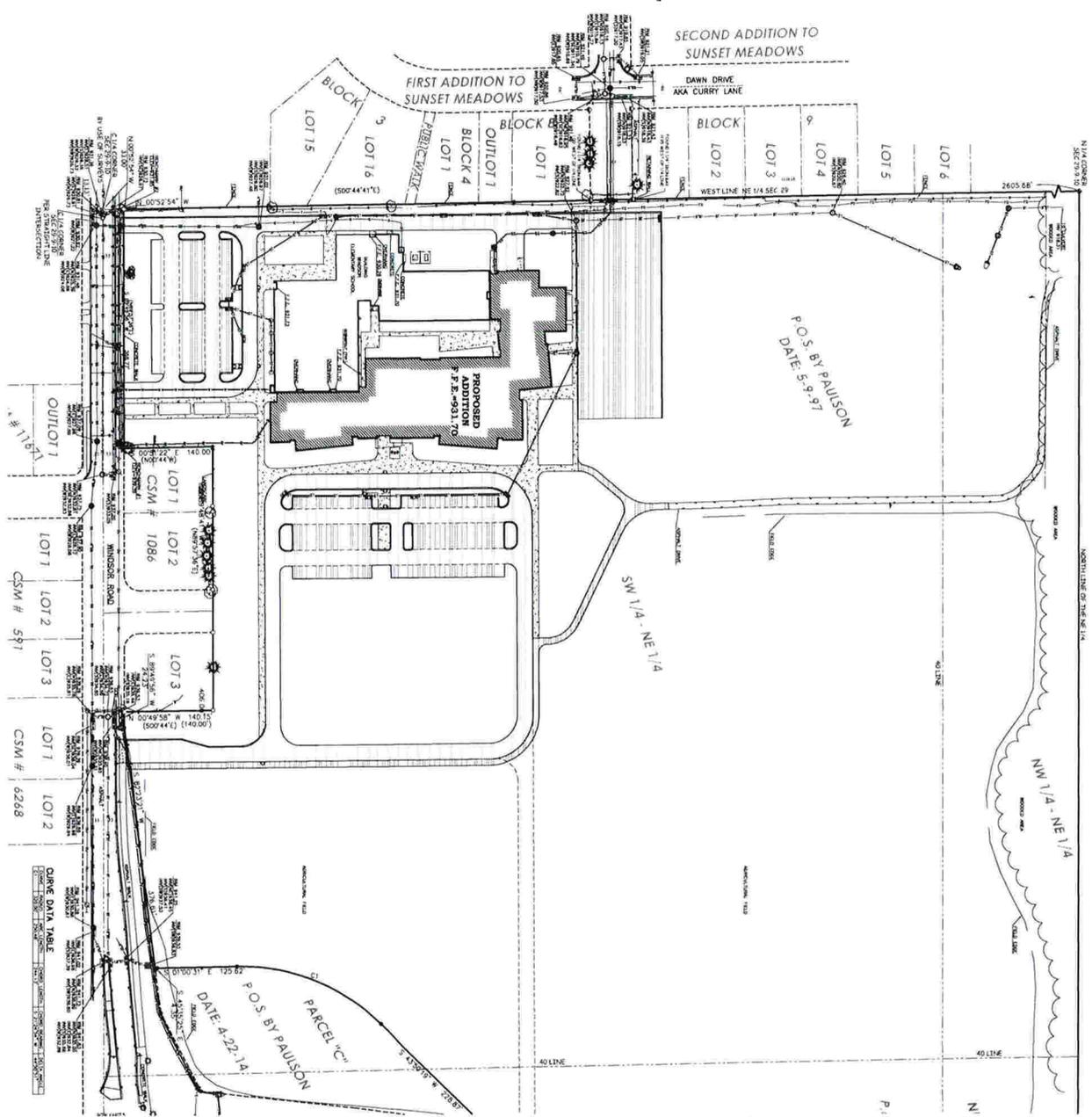
This project includes an addition and renovation of the existing Windsor Elementary School. The majority of the renovation work is located on the interior of the existing building where classrooms are reconfigured, office space is turned into classrooms, and the gym is converted into library and classroom functions. The existing southwest section of the school will be removed to provide an outdoor plaza area for the library and increase the accessibility of the entrance. The addition to the east and north side of the existing building is comprised of a two story masonry and fiber panel gym and a glassy cafeteria and kitchen to the north. Further to the south is a pair of single story masonry building masses that house classroom and administrative functions. The proposed masonry exterior has been selected to match the existing brick, and the fiber cement panels complement the masonry accents on the existing building.

Site improvements include additional parking and reconfigured lots on the east side of the site along with separate parent and bus drop off loops to increase student safety and reduce traffic congestion on-site. A new connection to Windsor Road has also been proposed to improve traffic flow on the public road. The site will be graded to convey stormwater runoff via swales and storm sewer, to a wet detention pond located in the northwest corner of the site. This pond will provide stormwater treatment and improved rate control. Proposed landscaping includes planting beds adjacent to the building and canopy trees within and around parking areas. Additional screening has been provided for the residential lots to the south east. However, we do not propose additional screening between the south parking lot and Windsor road. In this instance, we are looking to provide a safe environment for elementary children. We feel that a 3'-5' screening hedge would impair visibility and decrease safety on-site, and reducing the height of the landscaping would not provide the intended screening.

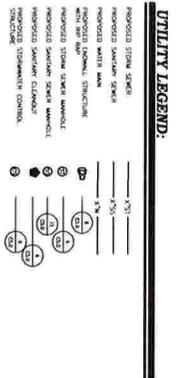
New building construction is anticipated to begin in April of 2016, with the renovations starting in spring of 2017, and an estimated completion of the project in August of 2017. Attached are renderings to help clarify the scope and character of the project.

START here.



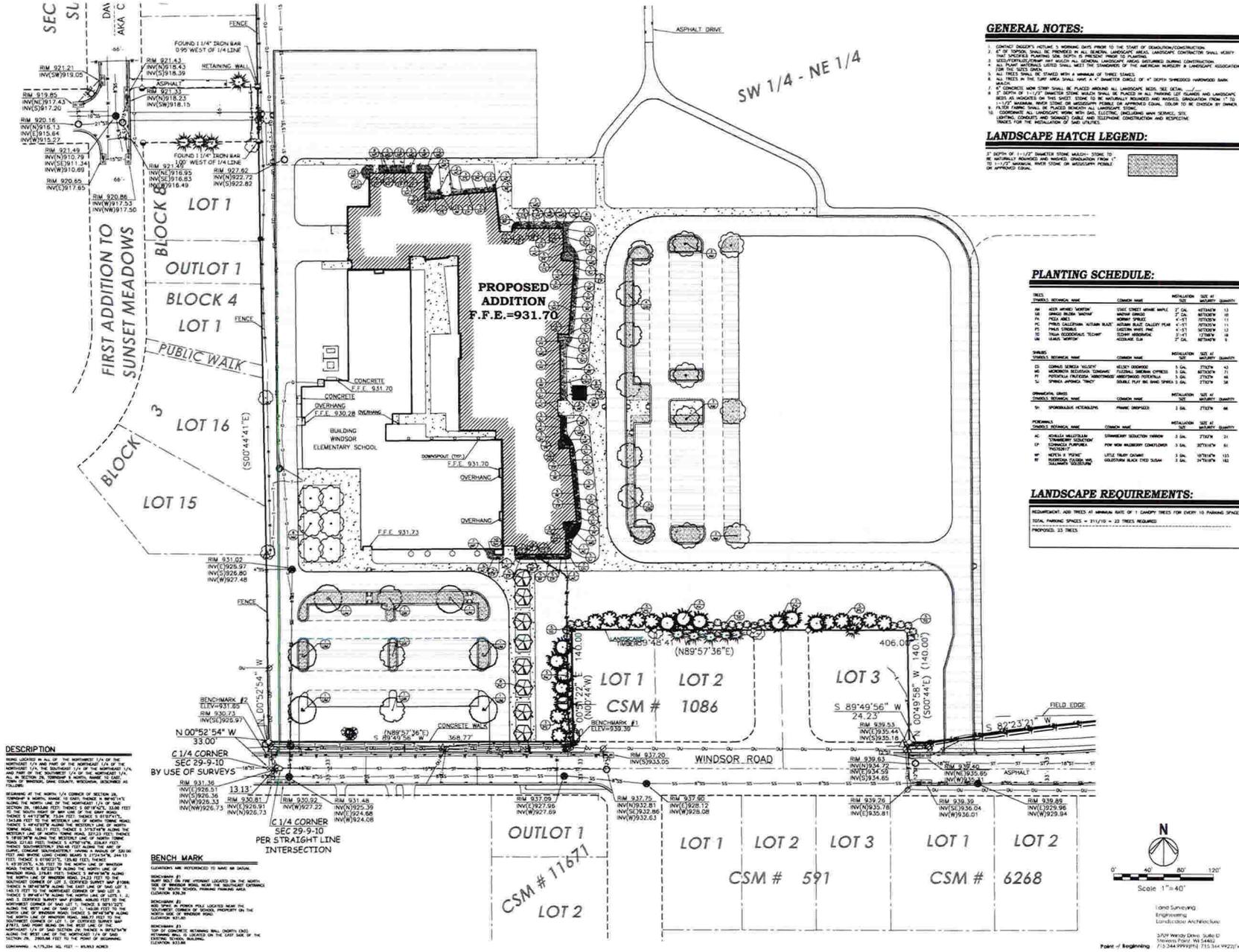


- GENERAL NOTES:**
1. CONSULT ARCHITECT'S NOTES, 5' GRADING PLAN, AND ALL OTHER PLANS FOR THE SCOPE OF CONSTRUCTION.
 2. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AND FIELD SURVEY. ALL UTILITIES NOT SHOWN ON THIS PLAN ARE TO BE LOCATED BY THE CONTRACTOR.
 3. ALL UTILITIES TO BE INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE ALARMS CODE (NFPA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 96, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 10, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 12, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 15, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 16, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 17, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 18, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 19, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 20, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 21, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 22, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 23, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 24, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 25, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 26, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 27, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 28, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 29, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 30, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 31, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 32, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 33, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 34, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 35, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 36, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 37, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 38, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 39, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 40, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 41, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 42, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 43, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 44, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 45, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 46, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 47, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 48, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 49, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 50, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 51, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 52, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 53, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 54, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 55, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 56, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 57, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 58, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 59, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 60, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 61, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 62, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 63, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 64, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 65, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 66, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 67, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 68, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 69, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 71, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 72, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 73, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 74, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 75, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 76, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 77, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 78, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 79, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 80, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 81, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 82, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 83, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 84, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 85, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 86, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 87, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 88, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 89, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 90, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 91, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 92, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 93, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 94, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 95, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 96, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 97, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 98, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 99, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 100.



	Project Title: Addition & Renovation of: Windsor Elementary School DeForest Area School District 4352 Windsor Road, Windsor, WI 53598
	Project Number: 3101
Design Development Date: 03/25/11	Scale: 1" = 100'
Sheet Title: SITE UTILITY PLAN	Sheet Number: C50

NOT FOR CONSTRUCTION



GENERAL NOTES:

1. CONTRACTOR SHALL BE PROVIDED WITH ALL EXISTING LANDSCAPE MATERIALS AND SHALL MAINTAIN THEM THROUGHOUT THE CONSTRUCTION PERIOD.
2. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN LANDSCAPE ASSOCIATION FOR THE LOCAL CLIMATE.
3. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
4. ALL TREES SHALL BE PLANTED WITHIN A 4" DIAMETER CIRCLE OF 4" DEPTH UNWEDED HANGROUSE BANK.
5. 4" CONCRETE WALK STOPS SHALL BE PLACED AROUND ALL LANDSCAPE BEDS. SEE DETAIL.
6. 2" DEPTH OF 1 1/2" UNWEDED STONE SHALL BE PLACED IN ALL FINISHING GRASSES AND LANDSCAPE BEDS AS INDICATED ON THIS SHEET. STONE TO BE NATURALLY OCCURRING AND MOISTURE GRADATION FROM 17 TO 17.5% MAXIMUM. WATER STONE OR UNWEDED STONE IS APPROVED EQUAL. COLOR TO BE CHOSEN BY OWNER.
7. UNWEDED STONE SHALL BE PLACED IN ALL FINISHING GRASSES AND LANDSCAPE BEDS AS INDICATED ON THIS SHEET. STONE TO BE NATURALLY OCCURRING AND MOISTURE GRADATION FROM 17 TO 17.5% MAXIMUM. WATER STONE OR UNWEDED STONE IS APPROVED EQUAL. COLOR TO BE CHOSEN BY OWNER.
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9. UNWEDED STONE SHALL BE PLACED IN ALL FINISHING GRASSES AND LANDSCAPE BEDS AS INDICATED ON THIS SHEET. STONE TO BE NATURALLY OCCURRING AND MOISTURE GRADATION FROM 17 TO 17.5% MAXIMUM. WATER STONE OR UNWEDED STONE IS APPROVED EQUAL. COLOR TO BE CHOSEN BY OWNER.
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LANDSCAPE HATCH LEGEND:

- 1" DEPTH OF 1 1/2" UNWEDED STONE (SEE NOTE 10)
- 2" DEPTH OF 1 1/2" UNWEDED STONE (SEE NOTE 10)
- 3" DEPTH OF 1 1/2" UNWEDED STONE (SEE NOTE 10)
- 4" DEPTH OF 1 1/2" UNWEDED STONE (SEE NOTE 10)
- 5" DEPTH OF 1 1/2" UNWEDED STONE (SEE NOTE 10)
- 6" DEPTH OF 1 1/2" UNWEDED STONE (SEE NOTE 10)
- 7" DEPTH OF 1 1/2" UNWEDED STONE (SEE NOTE 10)
- 8" DEPTH OF 1 1/2" UNWEDED STONE (SEE NOTE 10)
- 9" DEPTH OF 1 1/2" UNWEDED STONE (SEE NOTE 10)
- 10" DEPTH OF 1 1/2" UNWEDED STONE (SEE NOTE 10)

PLANTING SCHEDULE:

SPEC	PLANTING SCHEDULE	CONTRACT	INSTALLATION	SET AT	QUANTITY
1	RED TWIG DOGWOOD	1.00	1.00	1.00	10
2	SMALL WHITE BIRCH	2.00	2.00	2.00	10
3	DOGWOOD	1.00	1.00	1.00	10
4	DOGWOOD	1.00	1.00	1.00	10
5	DOGWOOD	1.00	1.00	1.00	10
6	DOGWOOD	1.00	1.00	1.00	10
7	DOGWOOD	1.00	1.00	1.00	10
8	DOGWOOD	1.00	1.00	1.00	10
9	DOGWOOD	1.00	1.00	1.00	10
10	DOGWOOD	1.00	1.00	1.00	10

SPEC	PLANTING SCHEDULE	CONTRACT	INSTALLATION	SET AT	QUANTITY
11	DOGWOOD	1.00	1.00	1.00	10
12	DOGWOOD	1.00	1.00	1.00	10
13	DOGWOOD	1.00	1.00	1.00	10
14	DOGWOOD	1.00	1.00	1.00	10
15	DOGWOOD	1.00	1.00	1.00	10
16	DOGWOOD	1.00	1.00	1.00	10
17	DOGWOOD	1.00	1.00	1.00	10
18	DOGWOOD	1.00	1.00	1.00	10
19	DOGWOOD	1.00	1.00	1.00	10
20	DOGWOOD	1.00	1.00	1.00	10

LANDSCAPE REQUIREMENTS:

CONTRACTOR TO PROVIDE AT MINIMUM RATE OF 1 CANOPY TREE FOR EVERY 10 PARKING SPACES.
 TOTAL PARKING SPACES = 114/10 = 11.4 TREES REQUIRED.
 PROPOSED: 23 TREES.

bray architects
 2501 Foundation, Forward Building
 Office Location:
 Milwaukee
 173 North Broadway
 Milwaukee, Wisconsin 53202
 T: 414.226.6099

Shelbyger
 1201A North 90 Street
 Waukegan, IL 60090
 Shelbyger - Wisconsin 53002
 T: 630.426.4200
 www.brayarch.com

NOT FOR CONSTRUCTION

Project Title:
 Addition & Renovation of
 Windsor Elementary School
 Dispersed in School District
 4352 Windsor Road, Windsor, WI 53188

Project Number:
 3101

Issued For:
 DESIGN DEVELOPMENT

Issue Date:
 08.2015

Sheet Title:
 LANDSCAPE PLAN

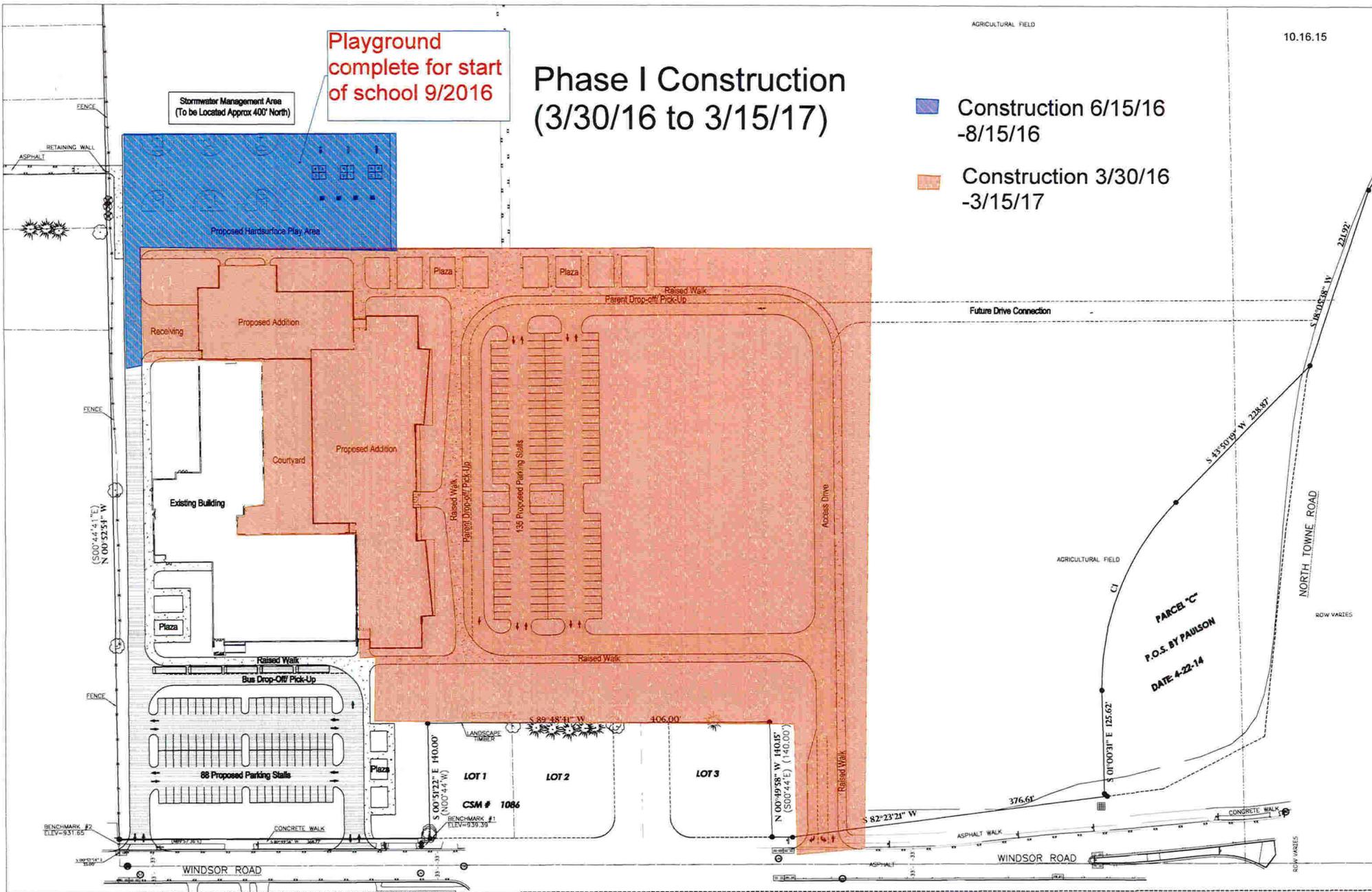
Sheet Number:
 C6.0

Landa Surveying
 Engineering
 Landscape Architecture
 3701 West Drive, Suite D
 Waukegan, WI 54981
 Phone: (920) 715-3444 Fax: (920) 715-3444

Playground complete for start of school 9/2016

Phase I Construction (3/30/16 to 3/15/17)

- Construction 6/15/16 - 8/15/16
- Construction 3/30/16 - 3/15/17



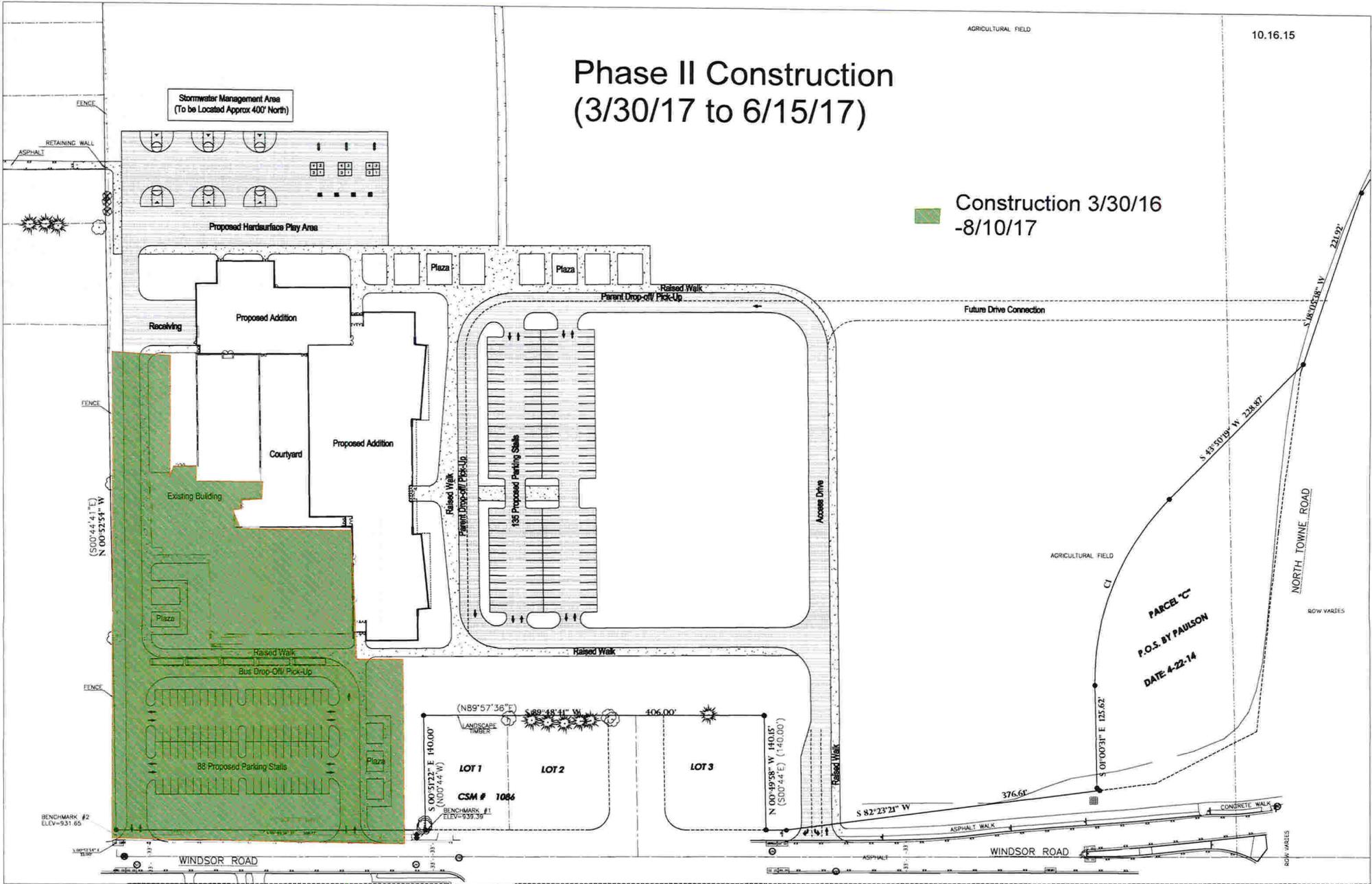
DeForest Area School District
 Windsor Elementary School
 Site Redevelopment
 Concept Plan (10/13/2015)



Land Surveying
 Engineering
 Landscape Architecture
 5709 Windy Drive, Suite D
 Stevens Point, WI 54482
 715.344.9999 (Ph) 715.344.9922 (Fax)

Phase II Construction (3/30/17 to 6/15/17)

 Construction 3/30/16
-8/10/17



DeForest Area School District
Windsor Elementary School
Site Redevelopment
Concept Plan (10/13/2015)

