

LPT
8-17-15

15-856

MANITOWOC
CITY OF MANITOWOC
WISCONSIN, USA

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WISCONSIN, USA
www.manitowoc.org



August 3, 2015

To: Mayor and Common Council
From: Manitowoc City Plan Commission
Subject: **PC 25-2015: John Thompson, Placement of fill in a P-1 Conservancy District off of Menasha Avenue, pursuant to 15.070(4)a. Tax Parcel # 812-303-109. 4120 Menasha Avenue**

Dear Mayor and Common Council:

At the regular July 29th, 2015 meeting of the Manitowoc City Plan Commission, John Thompson pursuant to Section 15.070(4)a of the Municipal Code requested authorization from the Plan Commission for the placement of fill in a P-1 Conservancy District. The fill is needed to improve an existing driveway that services Mr. Thompson's property off of Menasha Avenue.

Pursuant to Section 15.070(4)a of the Municipal Code which authorizes the Plan Commission to approve the placement of fill in a P-1 Conservancy District; the Commission is advising the Council that they unanimously approved the placement of fill in the P-1 Conservancy District with the condition that the owner prior to filling the area provide certification by a licensed Engineer or Surveyor showing that all drainage issues would be addressed to prevent the flooding or draining of water onto neighboring properties; said drainage plan shall be approved by the Department of Community Development prior to any placement of fill.

Respectfully Submitted,

Paul Braun, City Planner

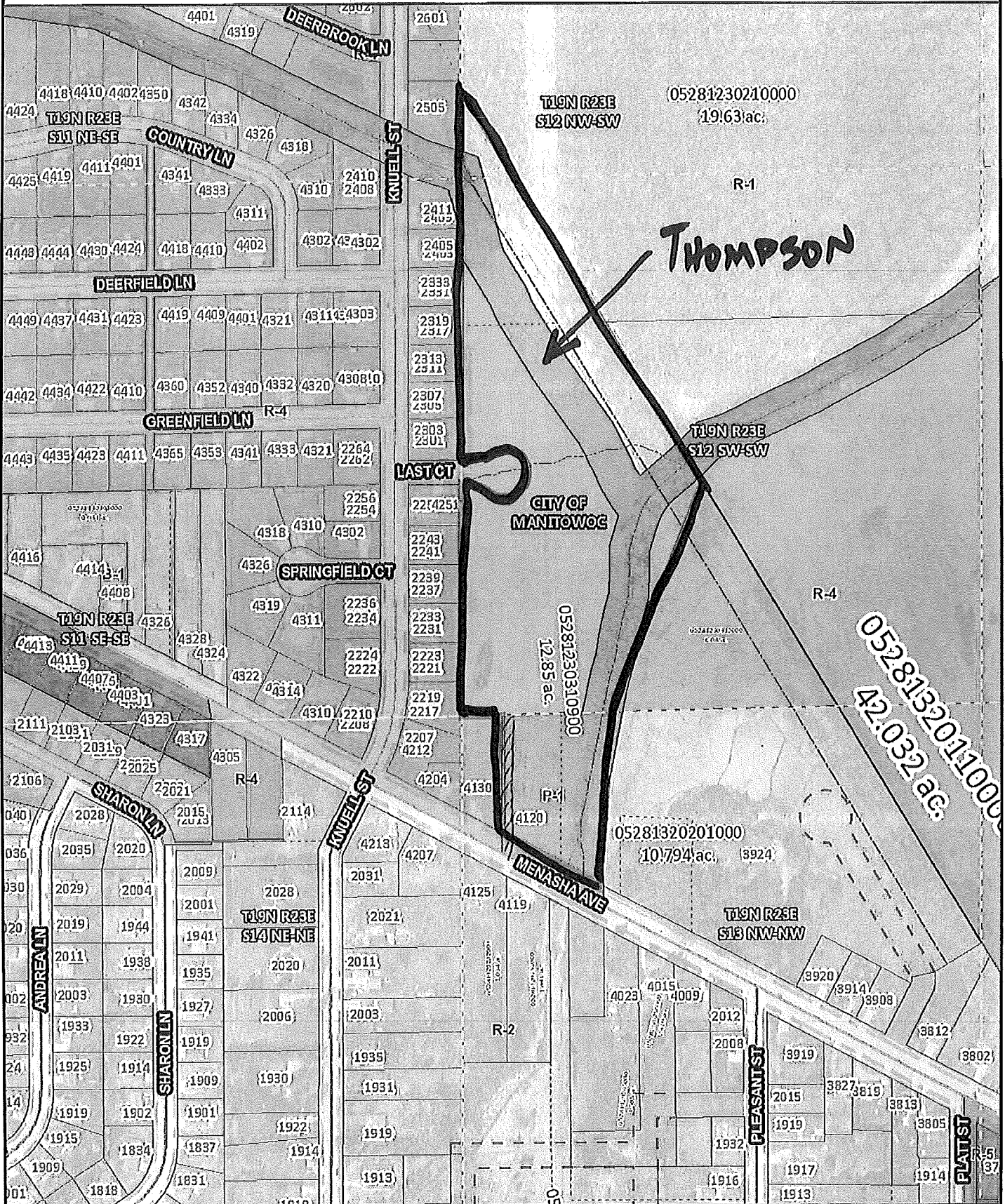
15-780

Plan Comm

15-780

Thompson Property

PC 25-2015 Thompson Fill
Menasha Ave



THOMPSON

CITY OF
MANTOWOC

05281320201000
10.794 ac.

0528132011000
42.032 ac.

Author:
Date Printed: 7/21/2015



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BUILDING PERMIT SITE PLAN

MENASHA AVENUE

LOCATED AT
PREPARED FOR: JOHN THOMPSON

DATE:	08/10/15
DRAWN BY:	P. STEINRECHER
JOB NO.:	15204BP
CAD FILE:	BPERMIT\15204BP(p)
SCALE:	1" = 60'
SHEET:	1 OF 2

CIVIL AND STRUCTURAL ENGINEERS
LAND SURVEYORS
102 REVERE DRIVE
MANITOWOC, WI 54220-3147
TELEPHONE 920-884-5583
FAX 920-884-5584



DESCRIPTION: Part of the W 1/4 of Section 12, Part of the NW 1/4 of Section 13, as described in Volume 1414, Page 693, excepting Last Court dedicated to the city.

BENCHMARK: Hydrant at Driveway -- Pump Nozzle -- 655.42

LOT AREA = 649,200 SQ. FT. TAX NO. = 812-303-109

o o o o -- EXISTING GRADES DENOTES WATER DRAINAGE DIRECTION

▭ ▭ ▭ ▭ -- PROPOSED GRADES

o -- DENOTES 1/2" x 18" IRON ROD SET
 o -- DENOTES IRON PIPE FOUND
 A -- DENOTES 8" SPIKE
 Δ -- DENOTES P.I.C. NAIL
 ▣ -- DENOTES WOOD STAKE SET

I HEREBY CERTIFY THAT WE HAVE CHECKED LOT CORNERS, SET BACKS, AND GRADES

DATED: _____

PAUL M. STEINRECHER RLS #1608

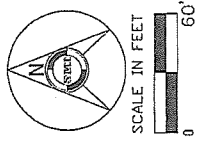
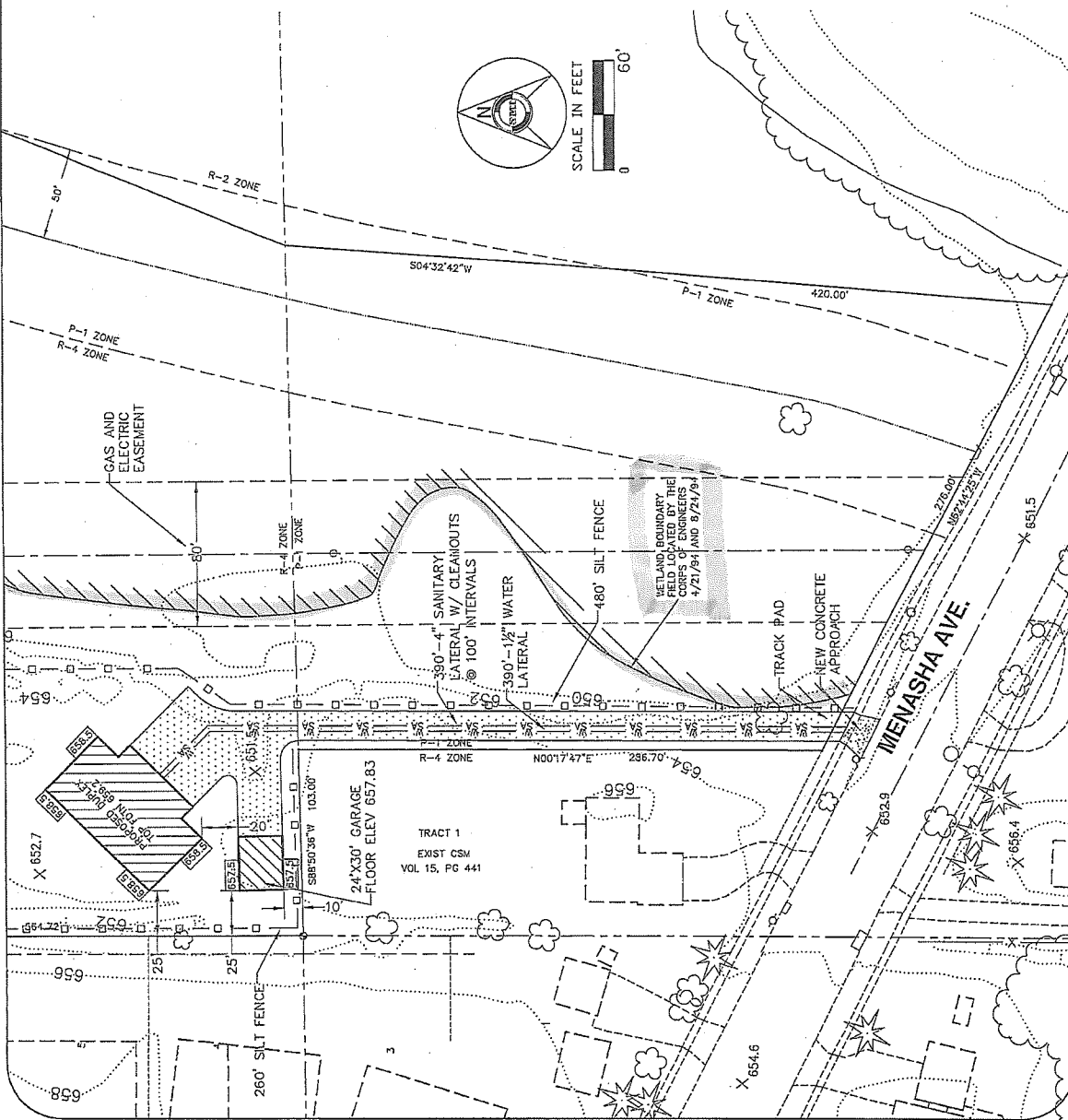
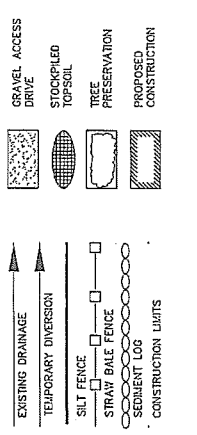
EROSION CONTROL NOTES

INSTALL A SINGLE ACCESS DRIVE USING 3 TO 6 INCH AGGREGATE 12 INCHES WIDE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. TRACKING DIRT ONTO THE ROAD BY ALL VEHICLES AND SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

ALL OFF-SITE SEDIMENT DEPOSITION OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP AT THE END OF EACH WORK DAY AND ALL OFF-SITE SEDIMENT DEPOSITION OCCURRING AS A RESULT OF A STORM SHALL BE CLEANED UP AT THE NEXT WORK DAY.

ALL DOWNSLOPE INLETS SHALL BE PROTECTED PER DNR TECHNICAL STANDARDS. STOCKPILED TOPSOIL SHALL BE SEED, COVERED OR ENCLOSED IN SILT FENCE. SITE TO BE TOPSOILED, SEED, AND MULCHED OR SODDED BY OWNER AT THE COMPLETION OF CONSTRUCTION.

FOR COMPLETE EROSION MEASURES REFER TO THE DNR TECHNICAL STANDARDS. <http://www.dnr.state.wi.us/org/owg/water/lm/fpa/stormwater/vechats>.



MANITOWOC, WI 54220-3147
 102 REVERE DRIVE
 LAND SURVEYORS
 CIVIL AND STRUCTURAL ENGINEERS
 S.M.



PREPARED FOR: JOHN THOMPSON
 MENASHA AVENUE
 LOCATED AT
BUILDING PERMIT SITE PLAN

DATE:	08/10/15
DRAWN BY:	R. STEINBRECHER
JOB NO.:	152048P
CAD FILE:	BERM152048P(P)
SCALE:	1" = 200'
SHEET:	2 OF 2

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DATED: _____

PAUL M. STEINBRECHER RLS #1608

EROSION CONTROL NOTES

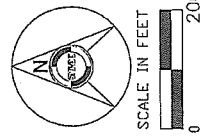
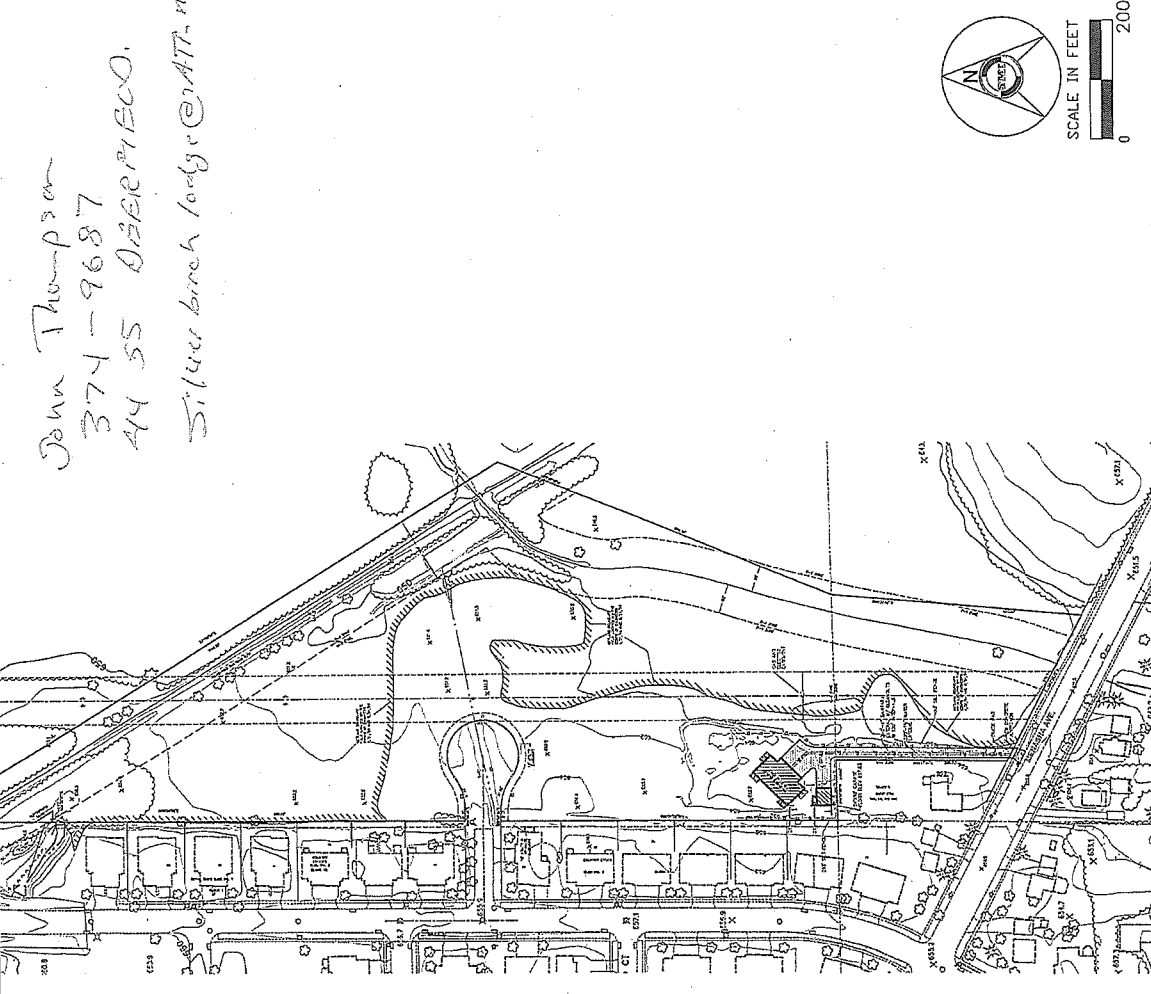
INSTALL A SINGLE ACCESS DRIVE USING 3 TO 6 INCH AGGREGATE 12 INCHES DEEP AND 15 FEET WIDE FROM THE FOUNDATION TO THE STREET TO PREVENT TRACKING DIRT ONTO THE ROAD BY ALL VEHICLES AND SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

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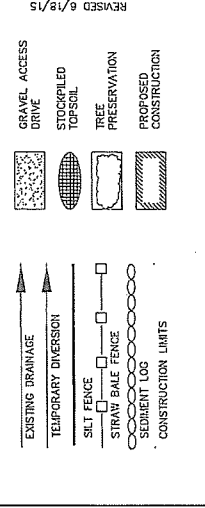
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FOR COMPLETE EROSION MEASURES REFER TO THE DNR TECHNICAL STANDARDS. <http://www.dnr.wisconsin.gov/water/water/water/water/technical/technical>



*John Thompson
 374-9687
 44 55 OVERP1500.
 Silver birch lodge@ATT.net*



REVISED 6/18/15

John Thompson

RECEIVED
JUL 23 2015
CITY PLAN COMMISSION
MANITOWOC, WI

Proposed 4" pipe exit



24" to 30" pipe
 137' yards - 4" pipe
 68' yards - 6" pipe
 45' yards - 8" pipe



