

**Village of Holmen
Planning Commission Minutes
April 28, 2020**

Village President Barlow called the Planning Commission meeting to order at 6:30PM on Tuesday, April 28, 2020. Present were commission members Barlow, Stanek, Kulcinski, Gill, Appold, Kertis, and Grokowsky; along with advisory members Administrator Heinig and Engineer Dahl. Also in attendance: Terry Weiland.

Public Hearings:

Change of Zoning (Rezoning) Petition from Terry Weiland from (R-4) Two-family Residential District to (R-5) Multi-family Residential District, to permit one additional duplex at 2801 Locust Lane

Motion by Grokowsky, seconded by Kulcinski to open the public hearing for the above referenced item. Carried 7-0:

Terry Weiland introduced himself as the owner of the property owners and offered to answer any questions regarding the proposed rezoning.

Motion by Appold, seconded by Grokowsky to close the public hearing. Motion carried 7-0.

Approval of the February 25, 2020 Minutes:

Motion by Kertis, seconded by Stanek to approve the minutes of the February 25, 2020 Meeting. Carried 7-0.

Public comment:

None

Agenda Items:

Possible Action and Recommendation on Annexation Petition from Alex and Lindsey Goyette for one residential parcel (Parcel 10-544-0) along North Court from the Town of Onalaska

Administrator Heinig stated that the owner lives in the house on the parcel to be annexed, and also owns the adjacent parcel which is already within the Village limits. He stated the annexation was found to be in the public interest by the State of Wisconsin. He has no concerns with the proposed annexation and fully recommends its approval.

Motion by Stanek, seconded by Appold to recommend approval of Annexation Petition from Alex and Lindsey Goyette for one residential parcel (Parcel 10-544-0) along North Court from the Town of Onalaska Carried 7-0.

Possible Action and Recommendation on Change of Zoning (Rezoning) Petition from Terry Weiland from (R-4) Two-family Residential District to (R-5) Multi-family Residential District, to permit one additional duplex at 2801 Locust Lane

Administrator Heinig stated the parcel is currently zoned R-4 which allows for one duplex unit. The proposed rezoning to R-5 would allow the density for another unit to be built on the parcel. He stated that this parcel is adjacent to a 7 acre parcel which has 3 large apartment units being constructed on it so the proposed density works on this parcel. He added that all other requirements will be met when the additional unit is built.

Motion by Kulcinski, seconded by Kertis to recommend approval of the Change of Zoning (Rezoning) Petition from Terry Weiland from (R-4) Two-family Residential District to (R-5) Multi-family Residential District, to permit an additional duplex at 2801 Locust Lane. Carried 7-0.

Possible Action and Recommendation on Preliminary Plat of Seven Bridges West (North of Old 93 and West of Horton Street)

Administrator Heinig explained the location of the parcel, roadways and boundaries in the area. He pointed out that the portion of McGilvray Way running south to north will be renamed Norse Drive up to the lot line between lots 18 and 19. This was done for EMS purposes. He stated that lots 1 through 14 to the west of Norse Drive will be zoned R-6 and the remaining lots will be zoned R-1 which is identical to the preliminary plat submitted when the zoning change was approved. He stated that he recommends the preliminary plat be approved with the noted name change for a portion of McGilvray Way.

Member Kulcinski asked what the width of right of way for the streets were. Administrator Heinig stated they were 60' standard widths for residential streets.

Motion by Stanek, seconded by Gill to recommend approval of the Preliminary Plat of Seven Bridges West (North of Old 93 and West of Horton Street) with the south to north portion of McGilvray Way to be named Norse Drive. Carried 7-0.

Possible Action on SPAR (Site Plan & Architectural Review) Petition from Wieser Brothers Inc. for Nicolai Flats South, Lots 5 and 6

Administrator Heinig explained the location of the proposed buildings is along Flat Road south of Hale Drive. They are directly across the street from similar structures previously built by Wieser Brothers Inc., although these buildings will be 2 story buildings. He stated that since these are 2 story buildings the masonry will extend up 50% of the front, and 33% of the sides with the remaining building being LP sided. He stated that the lighting, materials, colors, and landscaping all meet the requirements of the SPAR review and he recommends its approval.

Member Barlow asked where the stormwater will be directed. Administrator Heinig stated that the stormwater will be directed into a stormwater pond that was constructed in the previous stages of construction.

Motion by Kulcinski, seconded by Kertis to approve the SPAR (Site Plan & Architectural Review) Petition from Wieser Brothers Inc. for Nicolai Flats South, Lots 5 and 6. Finding that the purposes and guidelines of the SPAR Ordinance have been reasonably met, regarding the entire proposed site plan, all external building colors and materials, overall building layout and design, site and building lighting, site and building signage, and site landscaping. Carried 7-0.

Updates and other informational items from and before the Planning Commission:

Administrator Heinig said that some ideas are in the pipeline, but they may be slowed as the COVID-19 situation unfolds. He stated that there will be a May meeting.

Members asked for updates on ongoing projects in the Village including the Halfway Creek bridge, Main/Gaarder Road roundabout, waste water treatment plant, Community Center.

Adjourn:

Motion by Appold, seconded by Grokowsky to adjourn at 6:55 pm. Carried 7-0.

Minutes prepared by Chris Dahl, Village Engineer



TONY EVERS

GOVERNOR

JOEL BRENNAN

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

March 26, 2020

PETITION FILE NO. 14292

ANGELA HORNBERG, CLERK
VILLAGE OF HOLMEN
PO BOX 158
HOLMEN, WI 54636-0158

MARY RINEHART, CLERK
TOWN OF ONALASKA
N5589 COMMERCE ROAD
ONALASKA, WI 54650-9266

Subject: GOYETTE ANNEXATION

The proposed annexation submitted to our office on March 06, 2020, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **VILLAGE OF HOLMEN**, which is able to provide needed municipal services.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14292 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2366>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

E1/4 CORNER
SEC. 19-17-7
FND. LUNDE MON.

LOT 4,
CSM,
VOL. 17,
PG. 117

LOT 3,
CSM,
VOL. 17,
PG. 117

LOT 1,
CSM,
VOL. 16,
PG. 76

VILLAGE OF HOLMEN

BLOCK 2

LOT 2 LOT 3 LOT 4 LOT 5
WALDEN ACRES ADDITION

TOWN OF ONALASKA

LOT 1,
CSM,
VOL. 9,
PG. 36

WALDEN PLACE

BLOCK 3

LOT 4 LOT 5 LOT 6 LOT 7
WALDEN ACRES ADDITION

TOWN OF ONALASKA

LOT 3

VILLAGE OF HOLMEN

ANNEXATION MAP

PARCEL NUMBER 10-544-0

LOT 2, BLOCK 1 OF THE RECORDED
SUBDIVISION PLAT OF WALDEN ACRES
ADDITION TO THE TOWN OF ONALASKA,
LOCATED IN THE NE1/4 OF THE SE1/4
OF SECTION 19, T17N, R7W, TOWN OF
ONALASKA, LACROSSE COUNTY, WISCONSIN.
CONTAINING 16,500 SQUARE FEET,

NE1/4, SE1/4
SEC. 19-17-7

NORTH CT.

BLOCK 1

LOT 4
LOT 3

WALDEN ACRES
LOT 2
N76°11'E
165.00'
S76°11'W
165.00'

LOT 1

VILLAGE OF HOLMEN

ADDITION
LOT 2

VILLAGE OF HOLMEN

STATE TRUNK HIGHWAY "35"

VILLAGE OF HOLMEN

PARCEL 14-1520-101

TOWN OF ONALASKA

NOTE:
HATCHED LINES
DELINEATE
VILLAGE OF
HOLMEN LIMITS

SCALE 1"=120'



120 240

EVERGREEN
WAY

PARCEL 14-1520-100

Richard A. Berg 2-27-20

DRAFTED BY:
RICHARD A. BERG
PLS #1213

TOWN OF ONALASKA

BEARINGS ARE REFERENCED TO THE
RECORDED BEARINGS OF THE PLAT
OF WALDEN ACRES ADDITION.

ANNEXATION DESCRIPTION

(PARCEL NUMBER 10-544-0)

LOT 2, BLOCK 1 OF THE RECORDED SUBDIVISION PLAT OF WALDEN ACRES ADDITION TO THE TOWN OF ONALASKA, LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 19, T17N, R7W, TOWN OF ONALASKA, LACROSSE COUNTY, WISCONSIN.

CONTAINING 16,500 SQUARE FEET, OR 0.379 ACRES.

DRAFTED BY:

Richard A. Berg

RICHARD A. BERG, PLS#1213

2-27-2020

Village of Holmen
La Crosse County, WI

Notice of Public Hearing on a Change of Zoning (Rezoning) Petition

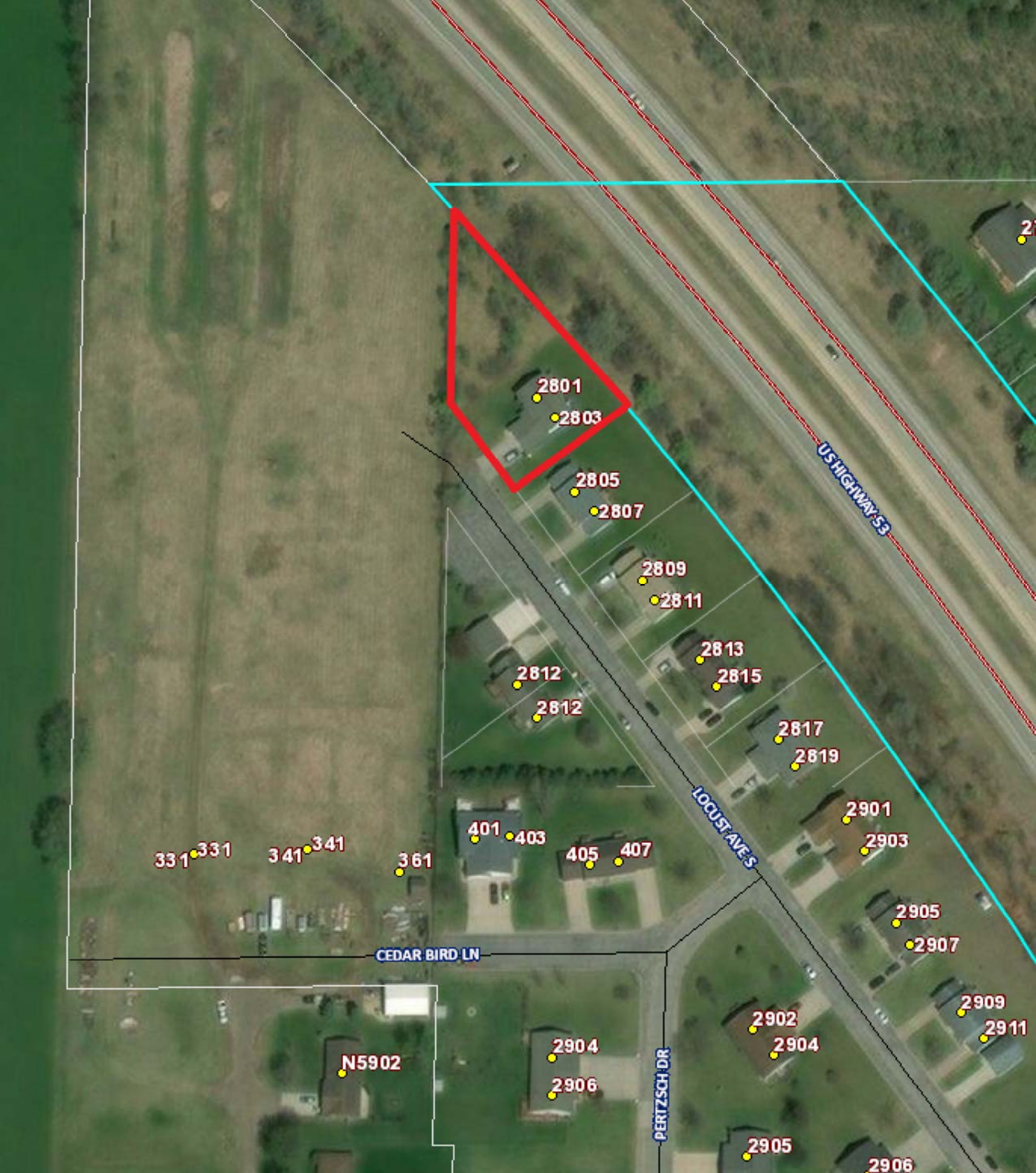
NOTICE IS HEREBY GIVEN that the Holmen Village Planning Commission will hold a Public Hearing during their Regular Meeting in the Holmen Village Hall, at 421 S. Main Street, Holmen, WI, 54636, on the 31st day of March, 2020, at 6:30pm, on the proposed Change of Zoning (Rezoning) Petition as follows:

Terry Weiland (owner) is petitioning for a rezone of his duplex property at 2801 S. Locust Lane (Parcel 14-1664-0) from (R-4) Two-family Residential District to (R-5) Multi-family Residential District for the intended purpose of adding a second duplex to the property (which is an oversized lot). The Village of Holmen Comprehensive Plan and Future Land Use designation for the property supports lower density residential uses; thus the potential addition of two extra units on the oversized lot is consistent with the Comprehensive Plan.

All pursuant to applicable Wisconsin Statutes and Holmen Village Ordinances, all interested parties are welcome to attend and may be heard during the public hearing. For more information prior to the public hearing, the petition is on file at the office of the Holmen Village Clerk, La Crosse County, Wisconsin, 421 Main Street, 54636, or you may contact the Village Administrator at 608-526-4336.

HOLMEN VILLAGE BOARD
BY: Scott Heinig, Village Administrator

To be published: March 13, 2020 and March 20, 2020



331 331

341 341

361

401 403

405 407

CEDAR BIRD LN

N5902

2904

2906

PERTZSCH DR

2902

2904

2905

2906

LOCUST AVE

US HIGHWAY 53

2801

2803

2805

2807

2809

2811

2812

2812

2813

2815

2817

2819

2901

2903

2905

2907

2909

2911

SEVEN BRIDGES WEST ADDITION

PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4, OF SECTION 23, T18N, R8W, VILLAGE OF HOLMEN, LA CROSSE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, FREDERICK J. HILBY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF HOLMEN, AND UNDER THE DIRECTION OF THE UNDERSIGNED OWNER OF SAID LAND, I HAVE SURVEYED, DIVIDED AND MAPPED SEVEN BRIDGES WEST ADDITION. THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED, AND THAT THIS LAND IS LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 8 WEST, VILLAGE OF HOLMEN, LA CROSSE COUNTY, WISCONSIN, TO-WIT:

DESCRIPTION

PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4, OF SECTION 23, T18N, R8W, VILLAGE OF HOLMEN, LA CROSSE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23; THENCE N70°40'36"W 97.56 FEET TO THE NORTH RIGHT OF WAY OF OLD 93 AND THE POINT OF BEGINNING; THENCE S89°19'45"W ALONG SAID NORTH RIGHT OF WAY 192.47 FEET; THENCE N0°02'22"W 466.54 FEET; THENCE S89°18'25"W 169.91 FEET; THENCE N0°03'14"W 822.29 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N89°16'47"E ALONG SAID NORTH LINE 451.37 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N89°36'09"E ALONG THE NORTH LINE THEREOF 662.57 FEET TO THE NORTHWEST CORNER OF FIRST ADDITION TO SEVEN BRIDGES ADDITION; THENCE S0°31'40"E ALONG THE WEST LINE THEREOF 626.49 FEET TO THE SOUTHWEST CORNER OF SAID FIRST ADDITION TO SEVEN BRIDGES ADDITION; THENCE S89°46'54"W 759.15 FEET; THENCE S0°15'08"E 665.44 FEET TO THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 19.70 ACRES.

FREDERICK J. HILBY PLS 2841
LA CROSSE ENGINEERING & SURVEYING CO., INC.

DATED THIS 28TH DAY OF FEBRUARY, 2020

VILLAGE BOARD RESOLUTION:

BE IT RESOLVED BY THE VILLAGE BOARD OF HOLMEN THAT SEVEN BRIDGES WEST ADDITION, LOCATED IN SAID VILLAGE, AS SURVEYED BY FREDERICK J. HILBY, BEING MADE IN ACCORDANCE WITH THE WISCONSIN STATUTES IS HEREBY APPROVED.

DATED: _____, 2020. _____ PATRICK BARLOW - VILLAGE PRESIDENT

VILLAGE CLERK:

I, ANGELA HORNBERG, VILLAGE CLERK, DO HEREBY CERTIFY THAT I HAVE COMPARED THE COPY OF THE RESOLUTION PASSED BY THE VILLAGE BOARD WITH THE ORIGINAL ON FILE AND FIND IT TO BE A TRUE COPY.

DATED: _____, 2020. _____ ANGELA HORNBERG - VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE:

I, ANGELA HORNBERG, VILLAGE TREASURER, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, 2019, AFFECTING THE LANDS INCLUDED IN THE PLAT OF SEVEN BRIDGES WEST ADDITION.

DATED: _____, 2020. _____ ANGELA HORNBERG - VILLAGE TREASURER

COUNTY TREASURERS CERTIFICATE:

I, AMY TWITCHELL, COUNTY TREASURER, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS AND NO UNREDEEMED SALES TAXES AS OF _____, 2020, AFFECTING THE LAND INCLUDED IN SEVEN BRIDGES WEST ADDITION, LA CROSSE COUNTY, WISCONSIN.

DATED: _____, 2020. _____ AMY TWITCHELL - COUNTY TREASURER

REGISTER OF DEEDS:

I, CHERYL Mc BRIDE, REGISTER OF DEEDS, HEREBY CERTIFY THAT THE PLAT OF SEVEN BRIDGES WEST ADDITION, LOCATED IN THE VILLAGE OF HOLMEN, LA CROSSE COUNTY, WISCONSIN, WAS RECEIVED FOR RECORD THIS _____ DAY OF _____, 2020, AT _____ O'CLOCK _____M.

DATED: _____, 2020. _____ CHERYL Mc BRIDE - REGISTER OF DEEDS

CORPORATE OWNERS CERTIFICATE:

BUCK 47 VENTURES, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SUCH CORPORATION CAUSED THE LAND DESCRIBED ON THE PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT. BUCK 47 VENTURES, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: VILLAGE OF HOLMEN AND THE DEPARTMENT OF ADMINISTRATION.

IN PRESENCE OF: _____ RYAN LIUM, MEMBER

STATE OF WISCONSIN) ss PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED OWNERS TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

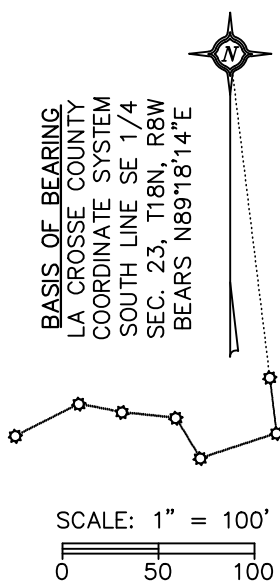
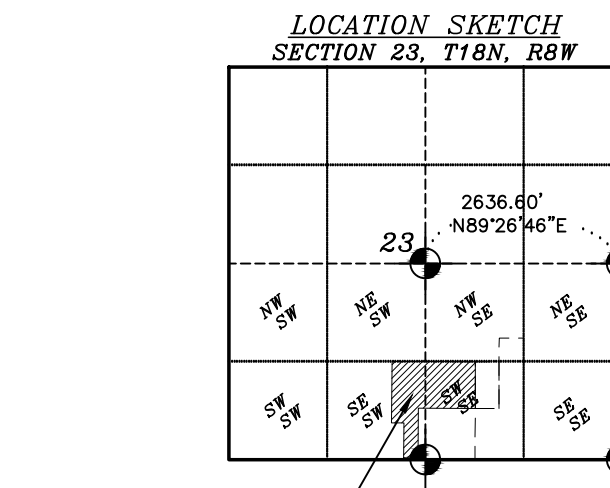
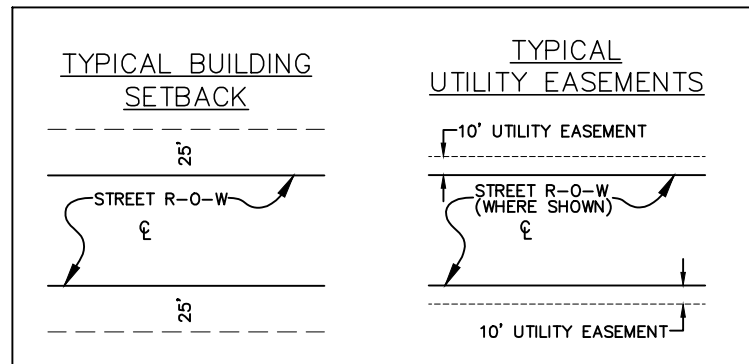
RIVER BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BUCK 47 VENTURES, LLC, OWNER.

IN WITNESS WHEREOF, THE SAID RIVER BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN D. SPREUER, EVP & CEO, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 2020.

PRESIDENT: _____

STATE OF WISCONSIN) ss PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020, THE ABOVE NAMED MORTGAGEE TO ME KNOWN TO LA CROSSE COUNTY) BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED THE SAME.

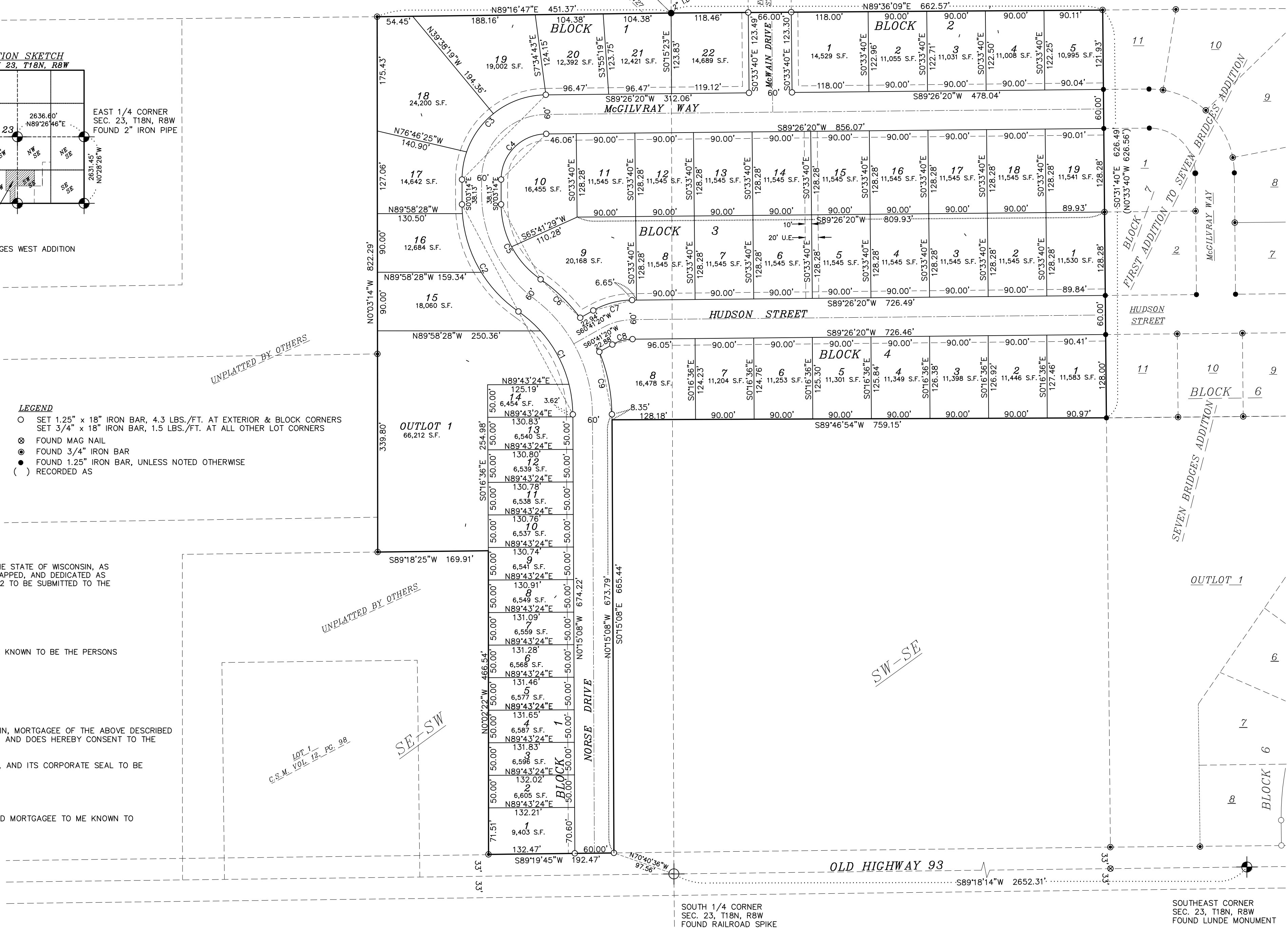
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF WISCONSIN



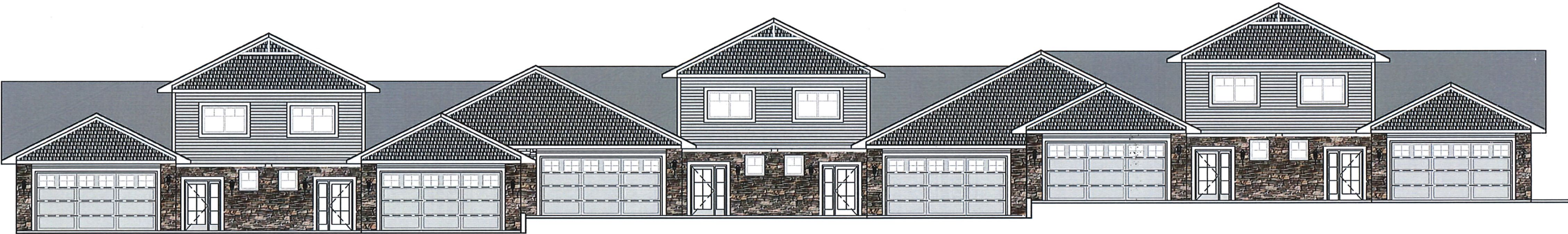
LEGEND

- SET 1.25" x 18" IRON BAR, 4.3 LBS./FT. AT EXTERIOR & BLOCK CORNERS
- SET 3/4" x 18" IRON BAR, 1.5 LBS./FT. AT ALL OTHER LOT CORNERS
- ⊗ FOUND MAG NAIL
- FOUND 3/4" IRON BAR
- FOUND 1.25" IRON BAR, UNLESS NOTED OTHERWISE
- () RECORDED AS

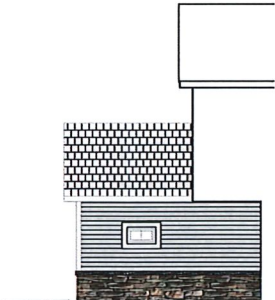
CURVE	LOT	BLOCK	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CENTRAL ANGLE	TANGENT P.C.	BEARING P.T.
C1	-	1	193.00'	N27°51'36"W	178.88'	185.99'	55°12'56"	N0°15'08"W	N55°28'04"W
14	1	193.00'	N71°21'3"W	46.72'	46.83'	13°54'11"			
O.L. 1	1	193.00'	N28°05'59"W	93.02'	93.94'	27°53'21"			
15	1	193.00'	N48°45'22"W	45.11'	45.22'	13°25'24"			
C2	-	1	200.00'	S27°45'39"E	185.98'	193.43'	55°24'50"	S0°03'14"E	S55°28'04"E
15	1	200.00'	S43°28'39"E	83.10'	83.71'	23°58'49"			
16	1	200.00'	S17°48'55"E	94.55'	95.45'	27°20'40"			
17	1	200.00'	S2°05'54"E	14.27'	14.27'	4°05'21"			
C3	-	1	130.00'	S44°41'33"W	183.03'	203.05'	89°29'34"	S89°26'20"W	S0°03'14"E
17	1	130.00'	S9°29'00"W	43.08'	43.27'	19°04'27"			
18	1	130.00'	S35°00'49"W	71.64'	72.58'	31°59'12"			
19	1	130.00'	S70°13'23"W	85.57'	87.20'	38°25'55"			
C4	10	3	70.00'	S44°41'33"W	98.56'	109.34'	89°29'34"	S89°26'20"W	S0°03'14"E
C5	-	3	140.00'	S27°45'39"E	130.19'	135.40'	55°24'50"	S0°03'14"E	S55°28'04"E
10	3	140.00'	S13°53'47"E	66.99'	67.65'	27°41'07"			
9	3	140.00'	S41°36'12"E	67.09'	67.75'	27°43'43"			
C6	9	3	253.00'	N45°49'28.5"W	84.76'	85.16'	19°17'09"	N36°10'54"W	N55°28'04"W
C7	9	3	124.57'	S75°03'50"W	61.85'	62.51'	28°45'00"	S89°26'20"W	S60°41'20"W
C8	8	4	64.57'	S75°03'50"W	32.06'	32.40'	28°45'00"	S89°26'20"W	S60°41'20"W
C9	8	4	253.00'	N11°24'25.5"W	97.89'	98.51'	22°18'35"	N0°15'08"W	N22°33'42"W



THE FLATS 5 AND 6



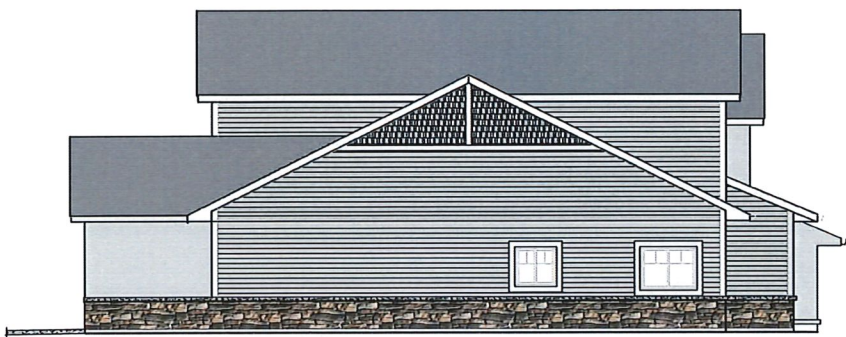
1 FRONT ELEVATION
A3.1 1/8" = 1'-0"



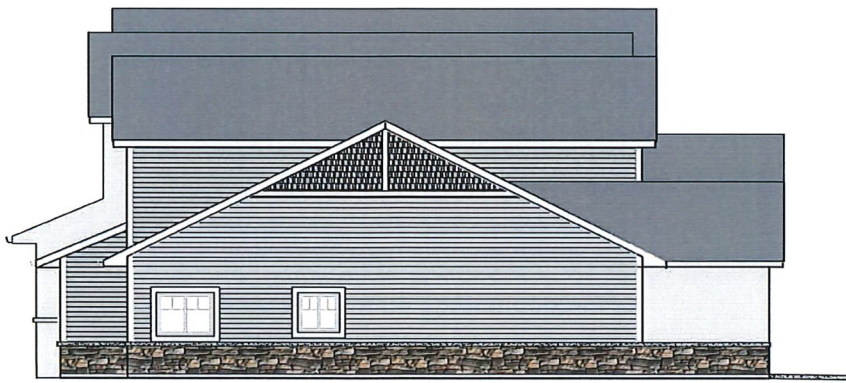
SIDE GARAGE ELEVATION

MBA
MBA Architects, Inc.
 3823 Creekside Lane
 Holmen, WI 54636
 608-785-2760 FAX: 608-785-2750
<http://www.mba-architects.com>

THE FLATS 5 AND 6

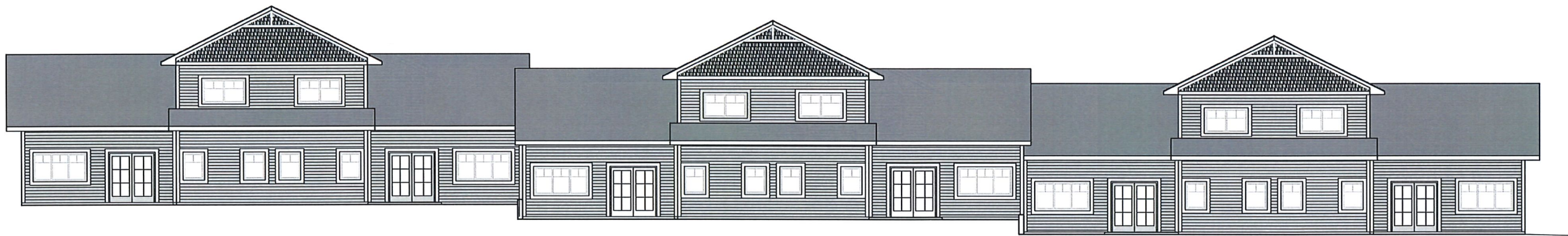


2 SIDE ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"

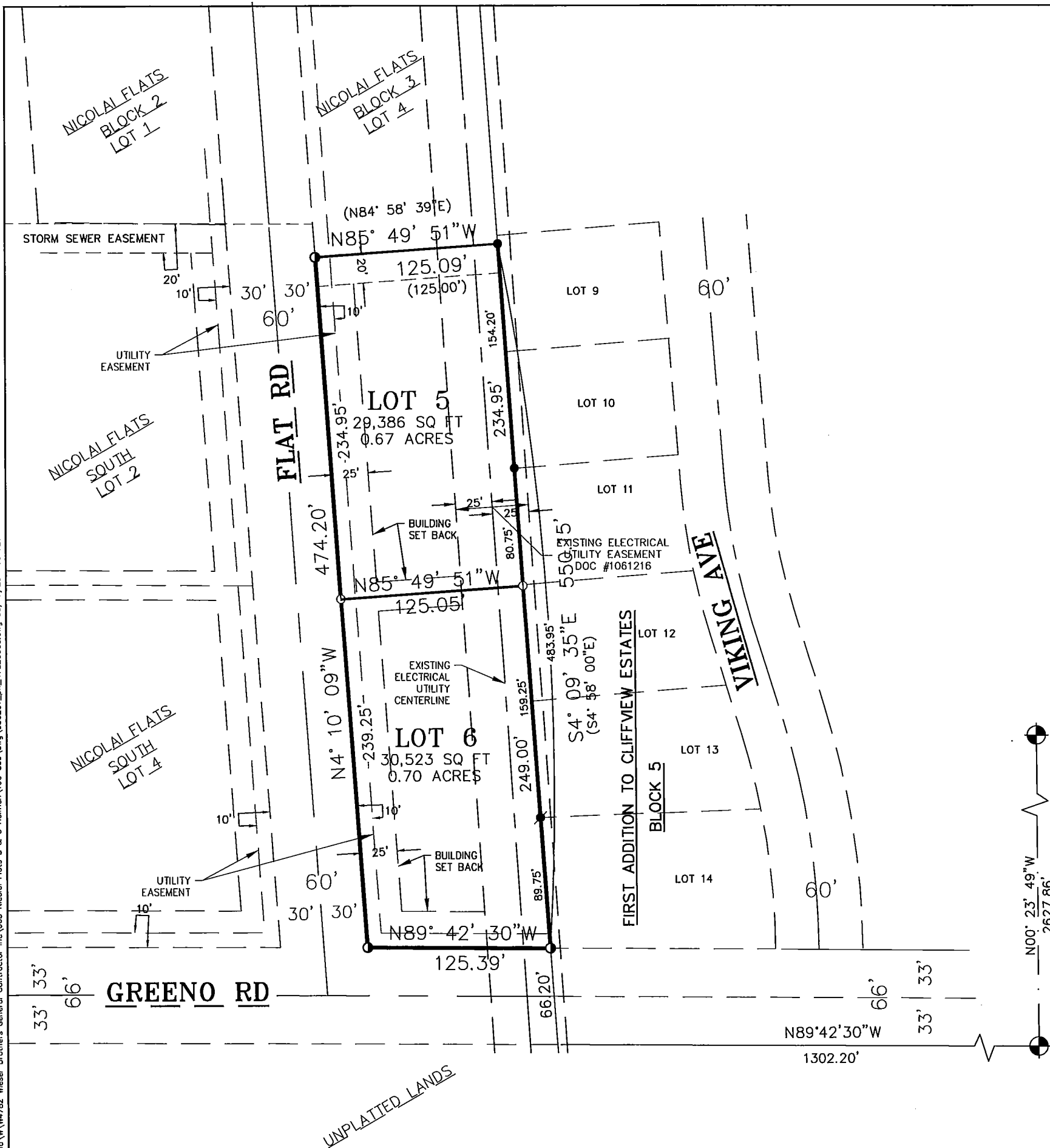
MATERIAL FINISH SCHEDULE	
	SIDING - SMART LAP SHERWIN WILLIAMS SW 7071
	SIDING - SMART LAP SHERWIN WILLIAMS SW 7072
	SMART TRIM COLONIAL WHITE
	SIDING - SMART LAP SHAKES SHERWIN WILLIAMS SW 7073
	ROOFING - DARK GREY
	STACKED STONE
	GARAGE DOORS AND DOORS



4 REAR ELEVATION
1/8" = 1'-0"

MBA
MBA Architects, Inc.
3823 Creekside Lane
Holmen, WI 54636
608-785-2760 FAX: 608-785-2750
<http://www.mba-architects.com>

I:\Clients-Memo\W4782 Wieser Brothers General Contractor Inc\005 Nicolai Flats 5 & 6 Holmen\100 Csd\dwg\050201_pn_47820005.dwg 03/17/20 11:37:26 AM

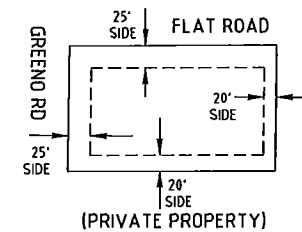


LEGEND

- Government Corner (as noted)
- Set 3/4" x 18" Iron Rebar weighing 1.502 Pounds/Lineal Foot
- Found 1" Inside Diameter Iron Pipe
- Found 3/4" Iron Rebar
- Found 1 1/4" Iron Rebar

No. Number
CSM Certified Survey Map
N North
S South
E East
W West
POB Point of Beginning

**NOTE: THIS MAP IS FOR REFERENCE ONLY

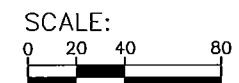


VILLAGE OF HOLMEN
BUILDING SETBACKS

NOTE: BUILDINGS REQUIRE
SET BACK VARIANCE

NORTHEAST CORNER SECTION 18,
TOWN 17 NORTH, RANGE 07 WEST,
FOUND 2" IRON PIPE, (TIES
VERIFIED)

EAST QUARTER CORNER SECTION 18,
TOWN 17 NORTH, RANGE 07 WEST,
FOUND MAG. NAIL, (TIES VERIFIED)



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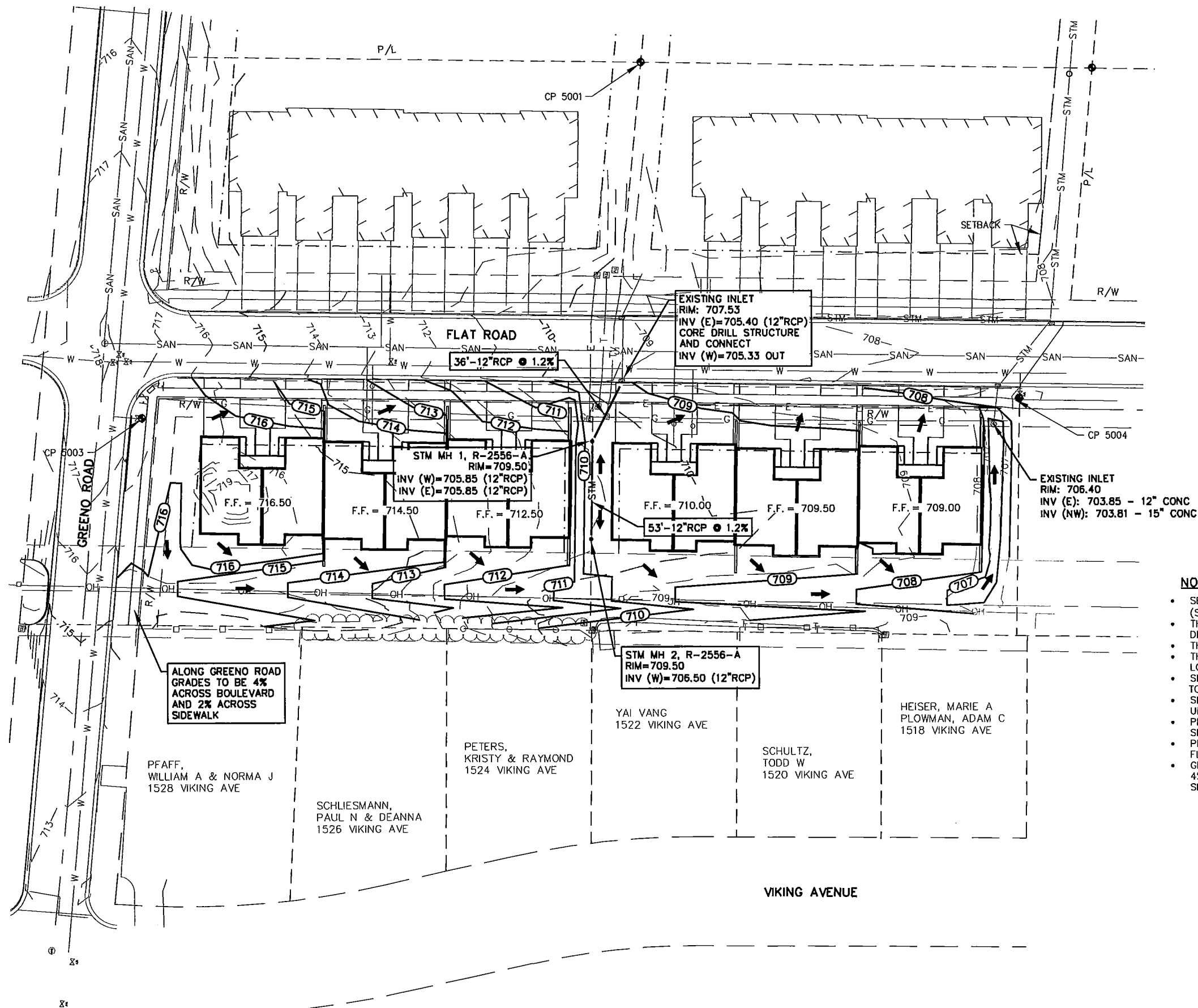
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WIESER BROTHERS INC.
NICOLAI FLATS - LOTS 5 & 6
VILLAGE OF HOLMEN, WISCONSIN
SITE CSM

SHEET NO.
C050

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SCALE:
0 15 30 60

- KEY**
- 715 ——— EXISTING CONTOUR LINE.
 - 714 ——— PROPOSED CONTOUR LINE, FINISHED GRADE.
 - 720 ——— PROPOSED CONTOUR LINE, FINISHED GRADE.
 - 714.85 + ——— PROPOSED SPOT ELEVATION, FINISHED GRADE.
 - ——— DIRECTION OF PROPOSED AND EXISTING SURFACE WATER FLOW.

- NOTES:**
- SEE ENLARGED GRADING PLANS FOR MORE INFORMATION (SHEETS C135 & C136)
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDINGS.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES.
 - SLOPE DRIVEWAY AT 2.00% FROM BACK OF DRIVEWAY CURB TO BACK OF BOULEVARD SIDEWALK.
 - SLOPE ALL SIDEWALKS AT 2% AWAY FROM BUILDING UNLESS OTHERWISE NOTED.
 - PROPOSED CONTOUR LINE LOCATIONS ARE APPROXIMATE. SPOT ELEVATIONS SHALL BE USED FOR EXACT ELEVATIONS.
 - PROPOSED SPOT ELEVATIONS ON CURB AND GUTTER ARE FLOW LINE ELEVATIONS.
 - GRADES ALONG NORTH SIDE OF GREENO ROAD ARE TO BE 4% THROUGH THE BOULEVARD AND 2% ACROSS THE SIDEWALK DRAINING TOWARD GREENO ROAD.

WIESER BROTHERS INC.
NICOLAI FLATS - LOTS 5 & 6
VILLAGE OF HOLMEN, WISCONSIN
GRADING PLAN

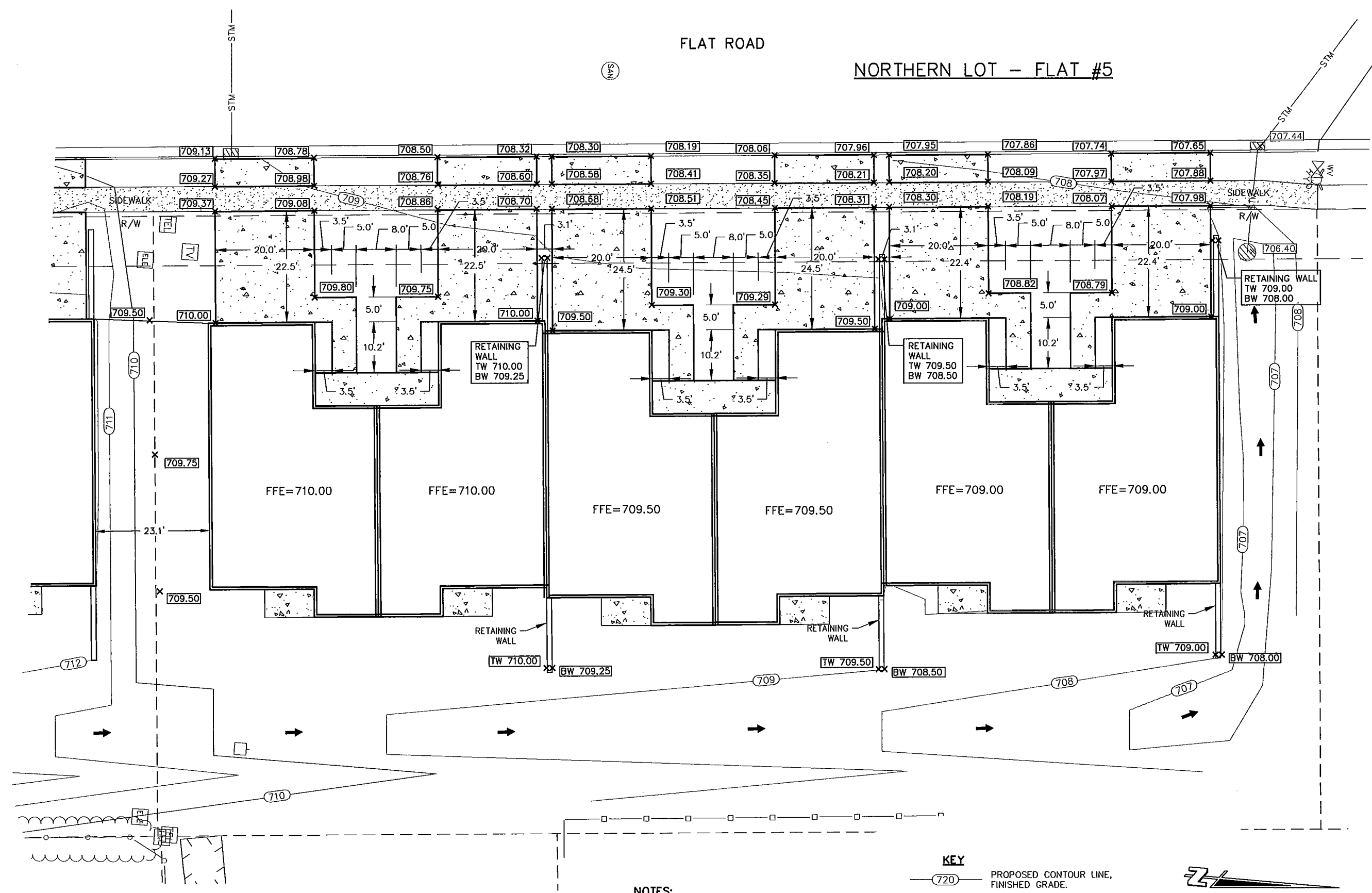
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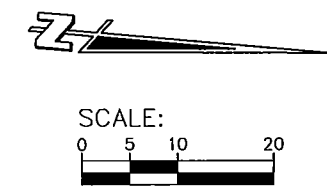
804 Vision Ave.
Menomonee, WI 54751
715-235-5081
FAX 715-235-2727
www.cedarcorp.com

SHEET NO.
C130



- NOTES:**
- SEE ARCHITECTURAL PLAN FOR ADDITIONAL BUILDING INFORMATION.
 - SEE SHEET C130 FOR OVERALL GRADING PLAN.
 - RETAINING WALLS TO BE PRECAST AS PART OF FOUNDATION WALL. SEE ARCHITECTURAL PLAN FOR STRUCTURE REQUIREMENTS.

KEY	
	PROPOSED CONTOUR LINE, FINISHED GRADE.
	PROPOSED SPOT ELEVATION, FINISHED GRADE.
TW	TOP OF WALL
BW	BOTTOM OF WALL
	DIRECTION OF PROPOSED AND EXISTING SURFACE WATER FLOW

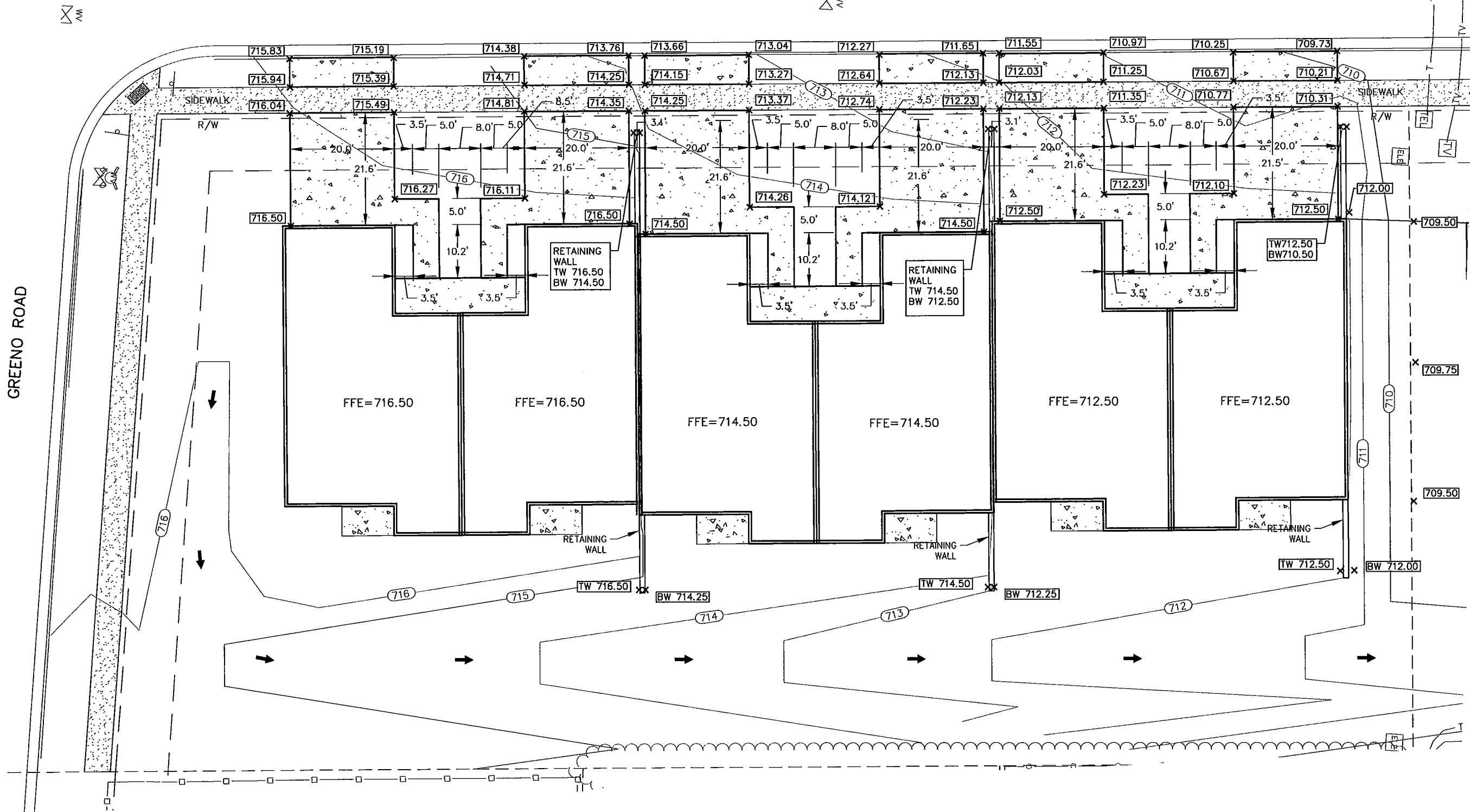


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GREENO ROAD

FLAT ROAD

SOUTHERN LOT - FLAT #6

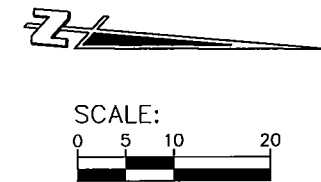


NOTES:

- SEE ARCHITECTURAL PLAN FOR ADDITIONAL BUILDING INFORMATION.
- SEE SHEET C130 FOR OVERALL GRADING PLAN.
- RETAINING WALLS TO BE PRECAST AS PART OF FOUNDATION WALL. SEE ARCHITECTURAL PLAN FOR STRUCTURE REQUIREMENTS.

KEY

- 720 PROPOSED CONTOUR LINE, FINISHED GRADE.
- 714.85 x PROPOSED SPOT ELEVATION, FINISHED GRADE.
- TW TOP OF WALL
- BW BOTTOM OF WALL
- DIRECTION OF PROPOSED AND EXISTING SURFACE WATER FLOW



WIESER BROTHERS INC.
NICOLAI FLATS - LOTS 5 & 6
VILLAGE OF HOLMEN, WISCONSIN
GRADING PLAN - FLAT #6

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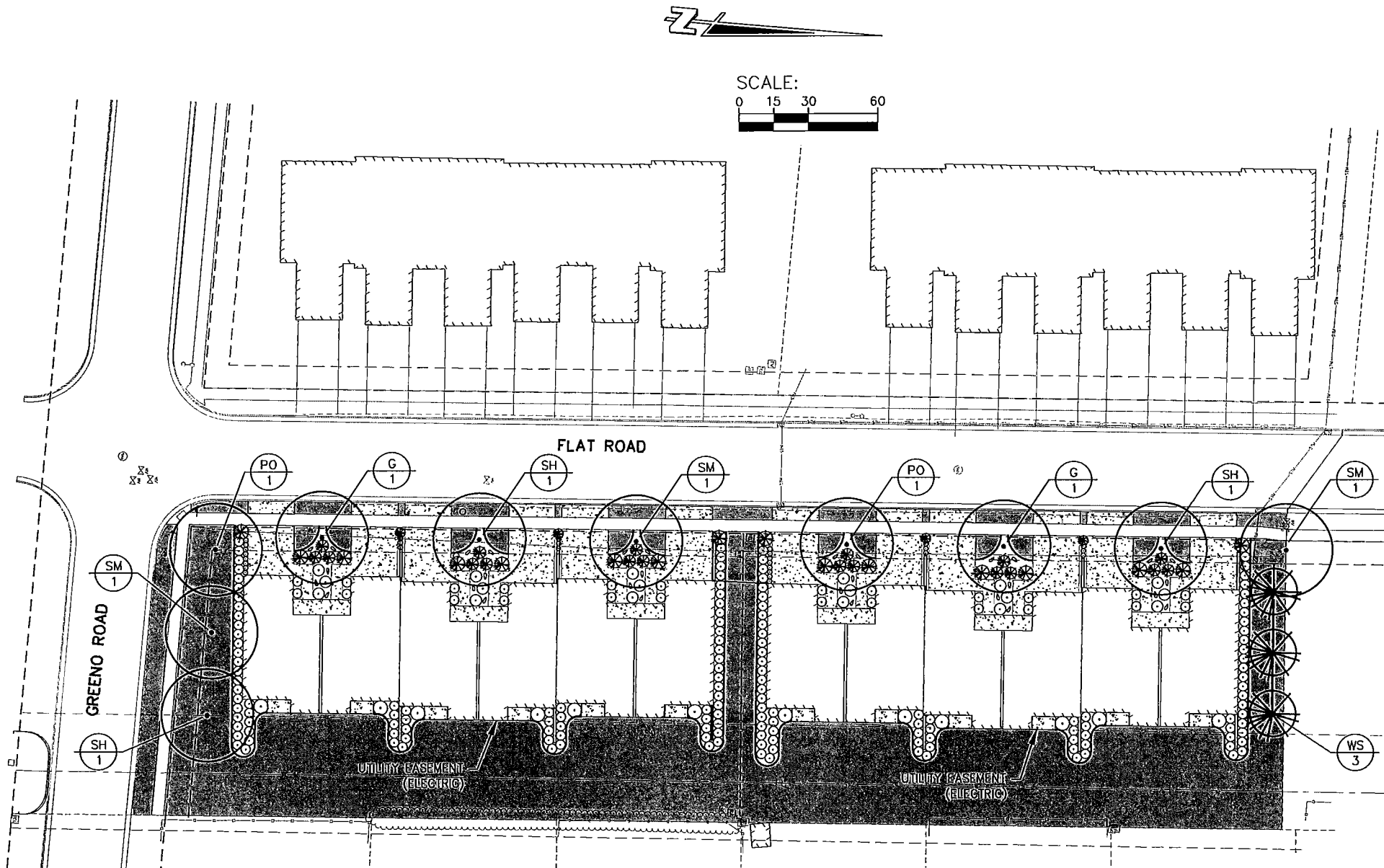
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SHEET NO.

C136

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ALL REQUIRED LANDSCAPING:

SITE ZONED: TOWNHOME MF RESIDENTIAL (R-7)

FLAT 5:

- BUILDING FOUNDATION:
 $659' / 100' = 6.59$
 $6.59 \times 60 \text{ pts} = 395 \text{ pts REQUIRED}$
- PAVED AREA:
 $12 \text{ stalls} / 20 \text{ stalls} = 0.60$
 $0.60 \times 100 \text{ pts} = 60 \text{ pts REQUIRED}$
- STREET FRONTAGE:
 $235' / 100' = 2.35$
 $2.35 \times 100 \text{ pts} = 235 \text{ pts REQUIRED}$
- YARD:
BUILDING AREA = 10,161.50 sf
 $10,161.50 \text{ sf} / 1,000 \text{ sf} = 10.162$
 $10.162 \times 30 \text{ pts} = 305 \text{ pts REQUIRED}$

TOTAL POINTS = 995 POINTS

FLAT 6:

- BUILDING FOUNDATION:
 $659' / 100' = 6.59$
 $6.59 \times 60 \text{ pts} = 395 \text{ pts REQUIRED}$
- PAVED AREA:
 $12 \text{ stalls} / 20 \text{ stalls} = 0.60$
 $0.60 \times 100 \text{ pts} = 60 \text{ pts REQUIRED}$
- STREET FRONTAGE:
 $235' / 100' = 2.35$
 $2.35 \times 100 \text{ pts} = 235 \text{ pts REQUIRED}$
- YARD:
BUILDING AREA = 10,161.50 sf
 $10,162 \text{ sf} / 1,000 \text{ sf} = 10.162$
 $10.162 \times 30 \text{ pts} = 305 \text{ pts REQUIRED}$

TOTAL POINTS = 995 POINTS

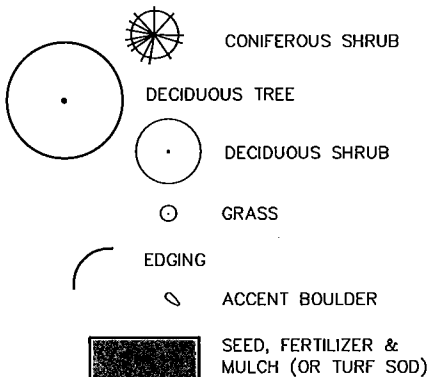
TOTAL POINTS FOR SITE = 1990 POINTS

NOTES:

SEE SHEETS C181 & C182
FOR PLANTINGS SURROUNDING THE FLATS BUILDINGS

SEE DETAIL SHEET FOR ADDITIONAL NOTES.
BARK MULCH AND/OR ROCK MULCH TO BE APPROVED
BY OWNER

LEGEND



NOTES:

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES.
- USE GEOTEXTILE FABRIC WEED BARRIER UNDER ALL PLANTING BED MULCH UNLESS OTHERWISE NOTED. FABRIC WEED BARRIER SHALL CONFORM TO WisDOT SSHSC SECT. 632.
- USE 1-1/2" WASHED AGGREGATE STONE MULCH IN PLANTING BEDS, 3" DEPTH. STONE MULCH SHALL BE CLEAN, & FREE FROM DELETERIOUS MATERIALS, STICKS, STONES, NOXIOUS WEEDS, SALT & FINE SILTS, CLAYS OR TOPSOIL.
- USE SHREDDED BARK MULCH AT ALL SINGULARLY PLANTED TREES, MIN. 3" DEPTH, 4' DIA.
- TOP OF MULCH IN PLANTING BEDS SHALL BE EVEN WITH TOP OF SURROUNDING SURFACES.
- IF DISCREPANCIES OCCUR, PLANT QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER PLANTING SCHEDULE.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR WARRANTY AGAINST DEATH & UNHEALTHY CONDITION, EXCEPT AS A RESULT OF NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. PLANT WARRANTY SHALL BEGIN ON THE DATE OF FINAL ACCEPTANCE OF THE PROJECT.
- ALL PLANTS SHALL CONFORM TO THE VARIETIES SPECIFIED IN THE PLANT LIST & SHALL BE TRUE TO BOTANICAL NAME AS IN HORTUS THIRDS.
- ALL PLANTS INCLUDING THEIR ROOTS SHALL BE FREE FROM DISEASE INSECTS & OTHER INJURIOUS QUALITIES & SHALL BE WELL FORMED, FULL, IN A HEALTHY VIGOROUS GROWING CONDITION, REAR OR AT SPECIMEN QUALITY.
- ALL PLANTS SHALL BE SUBJECT TO INSPECTION BY THE OWNERS REPRESENTATIVE UPON DELIVERY. ANY PLANTS DEEMED NOT ACCEPTABLE BY THE OWNERS REPRESENTATIVE SHALL BE REMOVED FROM THE SITE & REPLACED WITH ACCEPTABLE MATERIAL.
- OWNERS REPRESENTATIVE SHALL STAKE THE LOCATION OF ALL TREES & SHRUBS BEFORE INSTALLATION.
- ANY ADDITIONAL TOPSOIL NEEDED FOR INSTALLING THE TREES & SHRUBS AS PER THE PLANTING DETAIL SHALL BE CONSIDERED INCIDENTAL TO THE PLANT MATERIAL PRICE.
- TOPSOIL SHALL CONSIST OF A HUMUS-BEARING LOAM ADAPTED TO SUSTAIN VIGOROUS GRASS GROWTH FREE FROM DELETERIOUS MATERIALS WITH A Ph RANGE OF 6.0 TO 7.0. TOPSOIL NOT MEETING THESE REQUIREMENTS SHALL BE AMENDED AT NO ADDITIONAL COST.
- PLANTING SOIL SHALL CONSIST OF 50% CLEAN, FERTILE FRIABLE NATURAL LOAM FREE FROM DELETERIOUS MATERIALS WITH A Ph VALUE BETWEEN 6.0 % 7.0 MIXED WITH ONE POUND OF 10-6-4 FERTILIZER PER CUBIC YARD OF TOPSOIL; THEN ADD 25% PEAT MOSS & 25% CLEAN COURSE SAND. MIX ALL COMPONENTS THOROUGHLY BEFORE BACKFILLING.
- SHREDDED BARK MULCH SHALL BE FRESHLY SHREDDED HARD- WOOD BARK FREE FROM DELETERIOUS MATERIALS, STICKS, STONES, NOXIOUS WEEDS, SALT & OTHER MATERIALS HARMFUL TO PLANT GROWTH. SHREDDED BARK MULCH SHALL BE EITHER COMPOSTED OR TREATED WITH NITROGEN TO COMPENSATE FOR SUCH LOSS IN DECOMPOSITION.
- ANY PLANTS DELIVERED TO THE PROJECT SITE THAT ARE NOT INSTALLED THE SAME DAY SHALL BE "HEALED IN" WITH TOPSOIL, WOOD CHIPS, SHREDDED BARK, OR SAWDUST & ADEQUATELY WATERED UNTIL SUCH TIME THE PLANTS CAN BE INSTALLED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL INCLUDING GRASS OR SOD FOR TWO WEEKS AFTER FINAL ACCEPTANCE OF PROJECT. WATER SHALL BE PROVIDED IN AN ADEQUATE AMOUNT TO SUSTAIN VIGOROUS PLANT GROWTH.

PLANTING SCHEDULE

TOTAL POINTS	POINTS PER UNIT	KEY	QTY.	COMMON NAME	BOTANIC NAME	SIZE	ROOT	REMARKS
150	75	G	2	GINKGO	GINKGO BILBOA	1.5" DIA.	B & B	PYRAMIDAL
150	75	PO	2	PIN OAK	QUERCUS PALUSTRIS	1.5" DIA.	B & B	PYRAMIDAL
225	75	G	3	SHAGBARK HICKORY	CARYA OVATA RF	1.5" DIA.	B & B	FULL
225	75	PO	3	SUGAR MAPLE	ACER SACCHARUM RF 'GREEN MOUNTAIN'	1.5" DIA.	B & B	ROUND
120	40	PO	3	WHITE SPRUCE	PICEA GLAUCA RF	4' HT.	B & B	FULL
870	TOTAL LANDSCAPING COMPONENT POINTS							

SUMMARY OF LANDSCAPING COMPONENT POINTS

TOTAL POINTS	SUMMARY LOCATION
870	POINT SUMMARY FROM SHEET C180
564	FLATS #5 PLANTING SUMMARY SHEET C181
564	FLATS #5 PLANTING SUMMARY SHEET C182
1998	TOTAL LANDSCAPING COMPONENT POINTS FOR PROJECT
1990	TOTAL LCP POINTS COMBINED FLATS #5 & #6 (995 (LCP) LANDSCAPING COMPONENT POINTS PER BUILDING)
8	EXTRA LANDSCAPING COMPONENT POINT BUFFER

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NICOLAI FLATS - LOTS 5 & 6
VILLAGE OF HOLMEN, WISCONSIN
LANDSCAPING PLAN

SHEET NO.

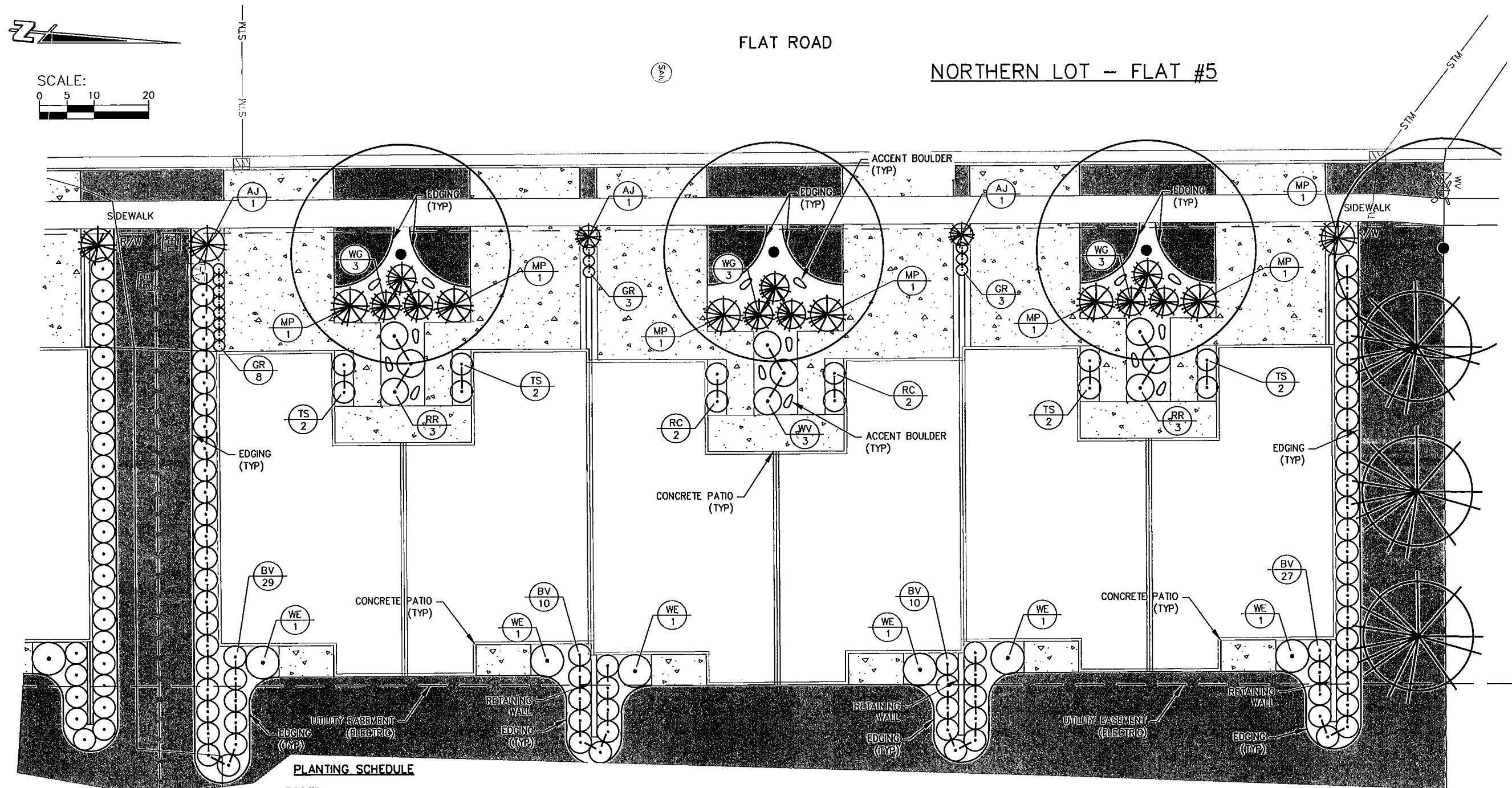
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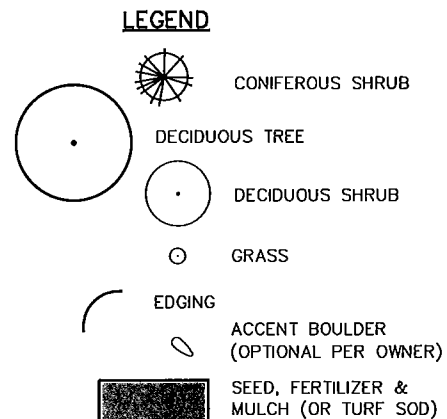
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PLANTING SCHEDULE

TOTAL POINTS	POINTS PER UNIT	KEY	QTY.	COMMON NAME	BOTANIC NAME	SIZE	ROOT	REMARKS
6	3	AJ	2	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'PLUMOSA'	24" SP.	#3 CONT	FULL
380	5	BV	76	BLACKHAW VIBURNUM	VIBURNUM PRUNIFOLIUM	3' HT.	#3 CONT.	FULL
40	5	MP	8	MUGHO PINE	PINUS MUGO PUMILIO	18" HT.	#3 CONT.	FULL
24	3	RC	8	RED CHOKEBERRY	ARONIA ARBUTIFOLIA	18" HT.	#3 CONT.	FULL
9	3	RR	3	RUGOSA ROSE	ROSA RUGOSA CVS.	18" HT.	#3 CONT.	FULL
12	3	TS	4	THUNBERG SPIREA	PSIRAEA THUNBERGII	18" HT.	#3 CONT.	FULL
30	5	WE	6	WINGED EUONYMUS	EUONYMUS ALATUS	18" HT.	#3 CONT.	FULL
45	5	WG	9	WOODWARD GLOBE AMERICAN ARBORVITAE	THUJA OCCIDENTALIS RF 'GLOBE'	6' HT.	#3 CONT.	FULL
18	3	WV	6	WITHEROD VIBURNUM	VIBURNUM CASSINOIDES	18" HT.	#3 CONT.	FULL
0	0	GR	5	FLAME GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	4" POT	EQUALLY DISTRIBUTED	12"OC
0	0	GR	5	INDIAN GRASS	SORGHASTRUM NUTANS	4" POT	""	12"OC
0	0	GR	4	SWITCH GRASS	PANICUM VIRGATUM	4" POT	""	12"OC
564	TOTAL LANDSCAPING COMPONENT POINTS							

NOTE:
SEE SHEET C180 FOR OVERALL LANDSCAPING AND LARGER TREE SPECIES, AND SEE C182 FOR FLAT #6



ALL REQUIRED LANDSCAPING:

SITE ZONED: TOWNHOME MF RESIDENTIAL (R-7)

FLAT 5:

- BUILDING FOUNDATION:
 $659' / 100' = 6.59$
 $6.59 \times 60 \text{ pts} = 395 \text{ pts REQUIRED}$
- PAVED AREA:
 $12 \text{ stalls} / 20 \text{ stalls} = 0.60$
 $0.60 \times 100 \text{ pts} = 60 \text{ pts REQUIRED}$
- STREET FRONTAGE:
 $235' / 100' = 2.35$
 $2.35 \times 100 \text{ pts} = 235 \text{ pts REQUIRED}$

- YARD:
BUILDING AREA = 10,161.50 sf
 $10,161.50 \text{ sf} / 1,000 \text{ sf} = 10.162$
 $10.162 \times 30 \text{ pts} = 305 \text{ pts REQUIRED}$

TOTAL POINTS THIS SHEET = 995 POINTS

WIESER BROTHERS INC.
NICOLAI FLATS - LOTS 5 & 6
VILLAGE OF HOLMEN, WISCONSIN
GRADING PLAN - FLAT #5

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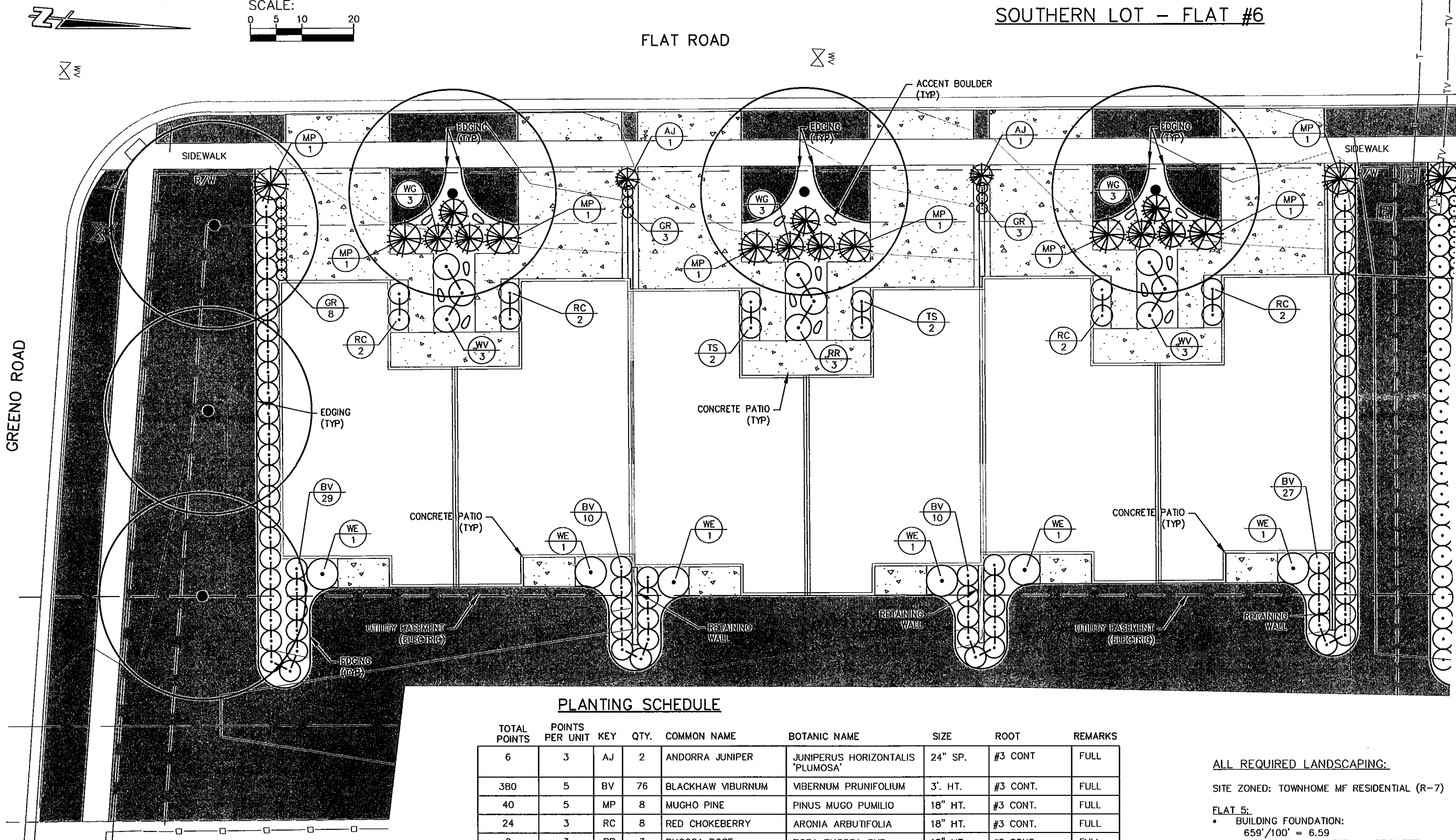
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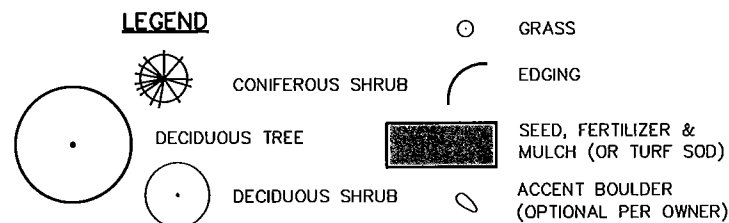
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NOTE:
SEE SHEET C180 FOR OVERALL LANDSCAPING AND LARGER TREE SPECIES, AND SEE C181 FOR FLAT #5

LEGEND



PLANTING SCHEDULE

TOTAL POINTS	POINTS PER UNIT	KEY	QTY.	COMMON NAME	BOTANIC NAME	SIZE	ROOT	REMARKS
6	3	AJ	2	ANDORRA JUNIPER	JUNIPERUS HORIZONTALIS 'PLUMOSA'	24" SP.	#3 CONT	FULL
380	5	BV	76	BLACKHAW VIBURNUM	VIBERNUM PRUNIFOLIUM	3' HT.	#3 CONT.	FULL
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30	5	WE	6	WINGED EUONYMUS	EUONYMUS ALATUS	18" HT.	#3 CONT.	FULL
45	5	WG	9	WOODWARD GLOBE AMERICAN ARBOVITAE	THUJA OCCIDENTALIS RF 'GLOBE'	6' HT.	#3 CONT.	FULL
18	3	WV	6	WITHEROD VIBURNUM	VIBURNUM CASSINOIDES	18" HT.	#3 CONT.	FULL
0	0	GR	5	FLAME GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	4" POT	EQUALLY DISTRIBUTED	12"OC
0	0	GR	5	INDIAN GRASS	SORGHASTRUM NUTANS	4" POT	"	12"OC
0	0	GR	5	SWITCH GRASS	PANICUM VIRGATUM	4" POT	"	12"OC
564	TOTAL LANDSCAPING COMPONENT POINTS							

ALL REQUIRED LANDSCAPING:

SITE ZONED: TOWNHOME MF RESIDENTIAL (R-7)

FLAT 5:

- BUILDING FOUNDATION:
 $659' / 100' = 6.59$
 $6.59 \times 60 \text{ pts} = 395 \text{ pts REQUIRED}$
 - PAVED AREA:
 $12 \text{ stalls} / 20 \text{ stalls} = 0.60$
 $0.60 \times 100 \text{ pts} = 60 \text{ pts REQUIRED}$
 - STREET FRONTAGE:
 $235' / 100' = 2.35$
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NICOLAI FLATS - LOTS 5 & 6
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GRADING PLAN - FLAT #6

SHEET NO.
C182

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