



City of Clintonville
Plan Commission Meeting
At Clintonville Community Center
30 S Main St
5:00 PM – Tuesday, October 13, 2026

Branden Schirpke
Darrell Hansen
Stephanie Bonikowske
Duke Johnson

Jack DeWolf
Laurie Vollrath
Mark Doornink

Amended Agenda

1. Call to Order; Roll Call
2. Approval of Agenda
3. Approval of Minutes
 - a. Minutes - October 6, 2026
4. Citizens Forum – This is a chance for citizens to make comments. No action or lengthy discussions can take place as a result of comments made at this time.
5. Open Public Hearing
 - a. Discussion Regarding Ord. 1245 – Request to Rezone 255 Spring Street (Creative Converting/Hoffmaster), Parcels 30-24-14-10 and 30-24-13-1 from I-1 Industrial Zoning to Planned Unit Development (PUD) Zoning
6. Close Public Hearing
7. Discussion/Possible Action
 - a. Discussion Regarding Ord. 1245 – Request to Rezone 255 Spring Street (Creative Converting/Hoffmaster), Parcels 30-24-14-10 and 30-24-13-1 from I-1 Industrial Zoning to Planned Unit Development (PUD) Zoning
8. Discussion
 - a. Commercial Fields Housing Development Proposal
 - b. Potential Housing Incentive Program
 - c. Building Inspector Report
9. Adjournment

Branden Schirpke, Chairperson

Posted: Clintonville City Hall - Clintonville Public Library - Community Center

Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Hall at 715-823-7600

This is to notify the public that a majority of the Council members may be present, however, no actual City Council action will be taken.

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PLAN COMMISSION
October 6, 2026

The meeting of the Plan Commission was called to order at 5:00 p.m. by Brandon Schirpke. **Members Present:** Branden Schirpke, Darrell Hansen, Duke Johnson, Jack DeWolf (Zoom), Laurie Vollrath, and Mark Doornink. **Absent:** Stephanie Bonikowske **Also Present:** City Administrator Craig Moser, Mayor Jeanne Schley, Alderperson Greg Rose, Alderperson Branden Braden, Bert Lehman from Tribune-Gazette, several members from Hope Community Church, and Recording Secretary Kristi Stedjee.

Doornink/Vollrath m/s/c to approve the agenda as presented.

Vollrath/Hansen m/s/c to approve the minutes as presented.

Doornink/Hansen m/s/c to open public hearing regarding the Conditional Use Permit from Stature Properties WI LLC, 291 S Main St, Parcels 30-24-42-7 & 30-26-43-2.

Rick Ratz and Pastor Marshall Faulks spoke on behalf of Hope Community Church. They would like to purchase the property located at 291 S Main St (formerly known as Shopko) with the intention of converting a portion of it into a church.

Doornink/Hansen m/s/c to close public hearing.

Doornink/Vollrath m/s/u roll to approve the Conditional Use Permit request from Stature Properties WI LLC, for B2 – Neighborhood Convenience Retail District for change of use from retail to religious institution at 291 S Main St, Parcels 30-24-42-7 & 30-26-43-2.

Vollrath/Doornink m/s/u roll to recommend Conditional Approval of the Hoffmaster/Creative Converting proposed Planned Unit Development (PUD) – CI05 Clintonville WI LLC (Hoffmaster), 255 Spring St, Parcels 30-24-14-10 & 30-24-13-1 Rezoning and Combined General Development Plan and Specific Implementation Plan to the Common Council subject to the following conditions:

1. Prior to issuing an approved rezone to PUD, the following text in the GDP/SIP document shall be updated and confirmed by City staff:
 - a. Add to the cover the following: “General Development Plan and Specific Implementation Plan Combined”. Page 5 of 6
 - b. Revise Section 3 of the GDP to be called “GDP Standards and Project Plan”. Add the following sentence: “The development shall follow I-1 Industrial zoning district standards, except increasing lot area coverage from 70% to 88% and increasing the building height maximum from 35 feet to 40 feet by right. Other City code requirements shall apply if not explicitly identified in this document.”
 - c. Remove the last sentence under Section 1.
 - d. Include Stormwater Management Plan(s) as an appendix.

2. Prior to issuing an occupancy permit, a stormwater management plan(s) shall be approved by City that covers all improvement project areas.
3. Engineer review and acceptance of construction plans for parking lot improvements in the northeast and southeast is required before constructing said improvements.

Zoning Administration Services Proposal: Since the City of Clintonville does not have a contracted engineer, it was suggested that going forward we use MSA for professional services. Referred to Finance and Personnel.

Adjourn: Vollrath/Doornink m/s/c to adjourn at 5:45 p.m.

Respectfully Submitted,

Kristi Stedjee, Recording Secretary

To: City of Clintonville Plan Commission
From: Steve Tremlett and John Schwartz, MSA
Subject: Hoffmaster / Creative Converting Planned Unit Development – Combined General Development Plan and Specific Implementation Plan
Date: October 1st, 2026

Request

Hoffmaster Creative Converting Division is requesting approval of a Planned Unit Development (PUD) for its existing manufacturing property at 255 Spring Street. This review is on a combined General Development Plan (GDP) and Specific Implementation Plan (SIP) to allow a rezone from I-1 Industrial to PUD.

The primary purpose of the PUD is to accommodate an approximate 86,500 square foot building addition, along with employee and trailer parking expansions.

Background Information

Hoffmaster operates an existing manufacturing facility on the property and states the present facility is at capacity. The proposal also includes a parking expansion in the northeast portion of the site and conversion of some of the southeast portion of the site for semi-trailer parking/loading. Exterior materials for the building addition are proposed to match the existing facility.



The property is bounded by Staff Sergeant Warren Hansen Drive to the east, 16th Street to the south, Industrial Avenue to the west, and Spring Street to the north. The site of the proposed addition was once a separate vacant parcel but the lots have been recently combined via Certified Survey Map (CSM). Public sewer and water presently serve the site and the applicant proposes an additional 2-inch water service and 4-inch sanitary sewer service from Industrial Avenue. The existing fire-suppression system would also be extended into the addition. Final adequacy and design of these facilities should remain subject to City engineering and utility review.

The proposed 288 parking spaces exceed the 275 spaces required spaces under the City's employee-based parking standard. No new roads are proposed, and the applicant states that the surrounding street system provides adequate access

Property: 255 Spring Street

Existing Zoning: I-1 Industrial

Proposed Zoning: Planned Unit Development (PUD)

Parcel: Lot 1, CSM 8469

Site Area: 23.1 acres

Proposed Building Addition: Approximately 86,476 square feet

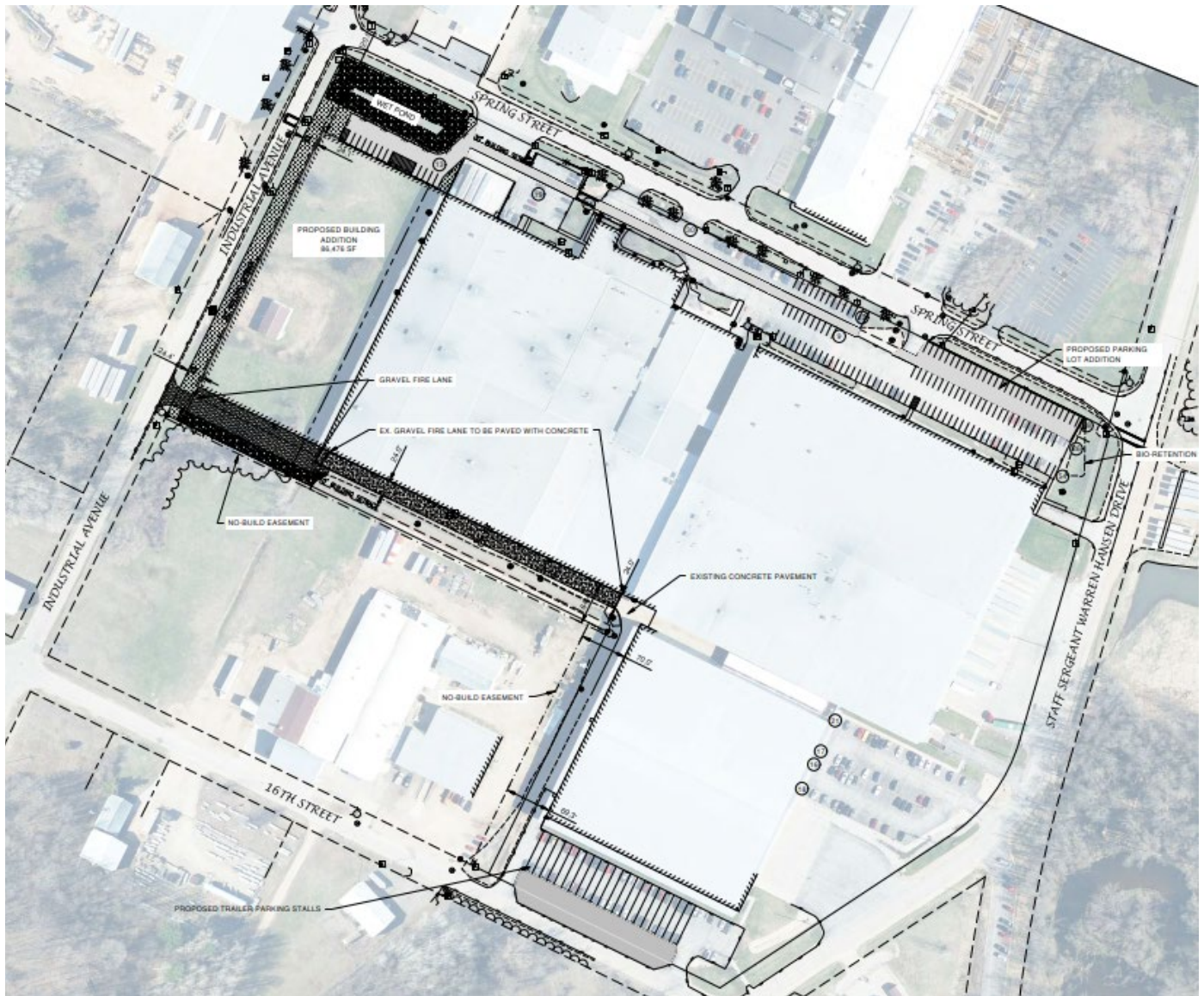
Total Building Area after Development: Approximately 616,402 square feet / 61.3% of the site

Paved/Gravel/Concrete Area: Approximately 250,239 square feet / 24.8% of the site

Green Space: Approximately 139,595 square feet / 13.9% of the site

Proposed Parking: 288 vehicle stalls, including 9 accessible stalls

Employees: Approximately 550



Existing I-1 Zoning Standards

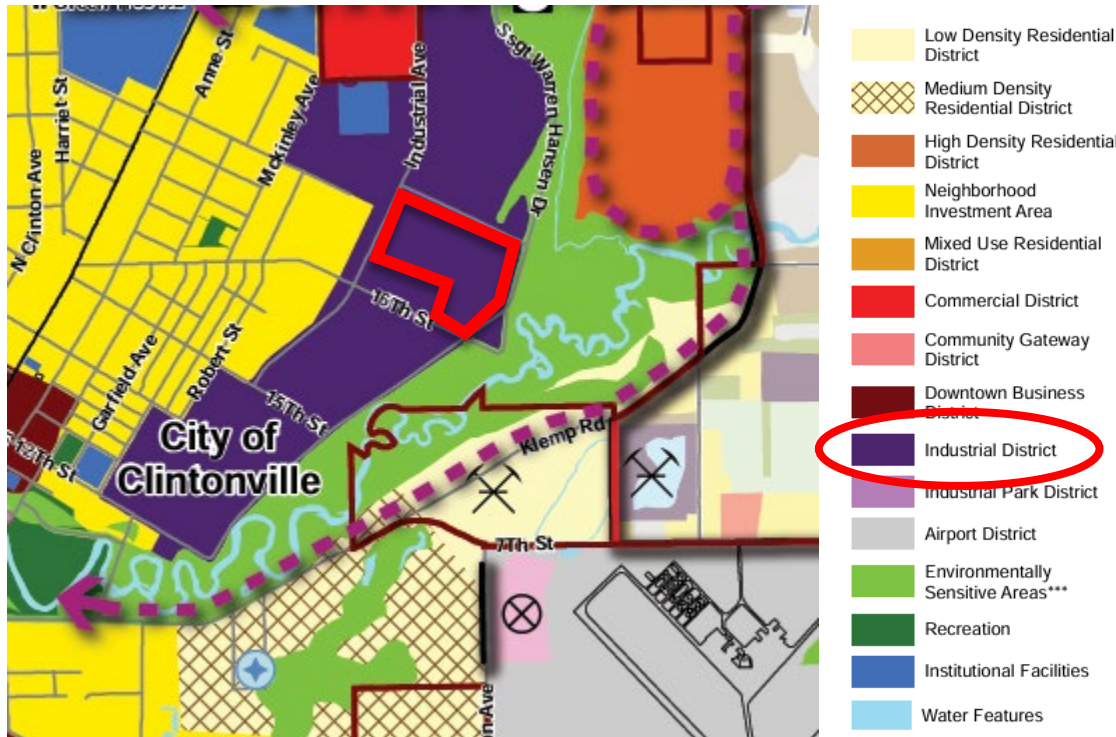
The existing I-1 Industrial District is intended for industrial uses, including converted paper and paperboard products.

The dimensional standards applicable are:

- Minimum lot area: 20,000 square feet
- Minimum lot width: 100 feet
- Front setback: 30 feet
- Side setback: 10 feet
- Side street setback: 20 feet
- Rear setback: 30 feet
- Building height: 35 feet maximum as permitted-by right use; heights above 35 feet require conditional use approval
- Maximum lot area coverage: 70%
- Parking and loading are subject to the general requirements of §17.11

Consistency With the Comprehensive Plan

The property is presently developed and used for industrial manufacturing. The City's Comprehensive Plan designates the property's future land use as Industrial. The proposed PUD would continue the existing manufacturing use while allowing expansion of the established industrial facility.



Impacts to Adjacent Properties

The building addition and associated parking and loading improvements would occur within the existing industrial campus, which is bounded by public streets on all four sides. All uses surrounding the parcel are similarly industrial. The proposal includes additional stormwater-management facilities and provides parking in excess of the employee-based minimum required by the Zoning Code. No significant impacts to adjacent properties have been identified by MSA.

Planned Unit Development Purpose and Standards

Section 17.28 establishes the PUD as a voluntary zoning framework intended to allow additional flexibility in the development of land through approval of a comprehensive and coordinated plan. There are generally two stages of PUD approval: General Development Plan (GDP) and Specific Implementation Plan (SIP). Unlike I-1, PUD does not establish predetermined standards like those outlined above. Instead, the standards incorporated into approved GDP become the enforceable zoning requirements for the property. The SIP provides construction plans and identifies compliance and/or minor changes to the requirements outlined in the GDP. The applicant is providing a combined GDP and SIP document, covering standards and final plans.

General Development Plan

Section 17.28(4)(a) requires the GDP to include a description of the general character of the development, a project-area map showing its relationship to surrounding properties and existing site features, and a project plan containing sufficient detail to evaluate the PUD approval criteria. Optionally, the ordinance allows the City to request information regarding ownership associations, deed restrictions, or private common services.

The GDP includes a narrative, project-area map, and detailed plans. These plans requests a maximum lot area coverage of 88% and a maximum building height of 40 feet without requiring a separate conditional use permit. **The GDP does not establish the remaining bulk standards required of approvable GDP. A condition should outline that all remaining requirements of I-1 zoning district and other city codes not defined in the GDP shall be followed.**

Per Section 17.28(3), the review of the PUD shall meet the following criteria.

1. *Character and Intensity of Land Use. In a PUD the uses and their intensity, appearance and arrangement shall be of a visual and operational character which:*
 - (a) *Are compatible with the physical nature of the site or area.*
 - (b) *Would produce an attractive environment of sustained aesthetic desirability, economic stability and functional practicality compatible with the general development plan.*
 - (c) *Would not adversely affect the anticipated provision for school or other municipal service unless jointly resolved.*
 - (d) *Would not create a traffic or parking demand incompatible with the existing or proposed facilities to serve it unless jointly resolved.*
2. *Economic Impact. PUD shall not adversely affect the economic prosperity of the City or of surrounding properties.*
3. *Preservation and Maintenance of Open Space. In a PUD adequate provision for the improvement and continuing preservation and maintenance open space shall be made.*
4. *Implementation Schedule. A PUD shall include suitable assurances that each phase could be completed in a manner which would not result in an adverse effect upon the community as a result of termination at that point.*

Typically, PUD allows for flexibility in requirements with potential increased public benefit. This can be based on jobs and tax base, or it can be in higher-quality building design, increased landscaping, etc. The submitted site plan retains approximately 139,595 square feet, or 13.9% of the site, as green space. The plans also require disturbed areas to be topsoiled, seeded, and mulched. I have highlighted Criteria 1(b) above, as one item to consider further enhancement. The current zoning does not require landscaping in I-1 zoning district; however, it does in I-2 zoning district. While most buildings (including this building) have minimal to no landscaping, there could be an argument for landscaping inclusion in this project. This should be a discussion item for Plan Commission and if any landscaping requirement is desired it would be as a condition of the GDP approval. Landscaping could be generally on the site, around/in parking lots, or along the foundation of the building.

Specific Implementation Plan

Section 17.28(4)(c) identifies 13 categories of information to be included with an SIP, although the Plan Commission may waive specific documents. The submitted application includes:

- project-area map
- parking and circulation plans
- CSM
- building plans
- utility plans
- grading plans
- financing info
- economic-impact info
- construction schedule

Submittal requirements that weren't included were:

- Location and treatment of open space and recreation space - *Applicant states no recreational open space is proposed, OK*
- Location of areas being dedicated to the public - *Applicant states none are proposed, OK*
- Agreements, bylaws, provisions, or covenants governing organizational structure – *One parcel, no agreement needed, OK*
- Landscape plan and plant list – *if no landscaping is required, Plan Commission can recommend a waiver per Section 17.28(4)(c).*
- Stormwater Management Plans (previously shared plans for the Northwest building and parking expansion; however, not included in the current submittal nor does it evaluate the northeast and southeast improvements)

Landscaping and Open Space

If no landscaping standard is required, Plan Commission can waive the Landscaping Plan and Plant List (under 17.28(4)(c)(9) based on the industrial character of the site and surrounding area. **This item should be specifically addressed by the Plan Commission.**

Lot Coverage

The Zoning Code defines lot area coverage as the area of a lot consisting of impervious surface in relation to the total lot area. The I-1 District establishes a maximum lot area coverage of **70%**. The submitted overall site plan identifies approximately 61.3% of the site as building area, 24.8% as asphalt/gravel/concrete area, and 13.9% as green space. Building area plus the identified paved/gravel/concrete area therefore represents approximately **86.1%** of the site.

The applicant requests that the PUD establish a maximum lot area coverage of **88%**, providing limited flexibility beyond the improvements presently depicted on the site plan. Development exceeding that standard would require the developer to come back for amendment review under the PUD amendment provisions.

Stormwater and Utilities

The project proposes a new wet detention pond in the northwest portion of the property to serve the building addition and related pavement, together with a new bioretention pond serving the proposed northeast parking expansion. **The previously submitted stormwater management plan (not included in the document currently) did not evaluate the northeast biorientation basin. The applicant is stating the southeast improvement will be managed by the basin in an existing stormwater pond east of Staff Sergeant Warren Hansen Drive; however, the previous stormwater management plan has not been provided to confirm this improvement will not exceed the capacity of that pond.**

Final stormwater plans shall remain subject to review and acceptance by the City Engineer and other applicable reviewing agencies prior to construction of the affected improvements.

PUD Review and Approval Procedure

The ordinance expressly authorizes approval of the GDP and SIP at the same time. Section 17.28 provides that if a GDP and SIP are approved simultaneously, both must be recorded within twelve months of Common Council approval or the approvals become null and void.

The ordinance establishes the following review sequence:

1. The Plan Commission reviews the GDP and forwards a recommendation to the Common Council to approve as submitted, approve with modifications, or disapprove.
2. The Common Council then determines whether to initiate the PUD zoning amendment and schedule the required public hearing. **Since previous review has already recommended the PUD for this property, a public hearing has been scheduled for 10/13 should Plan Commission and Council move this forward tonight.**
3. The Plan Commission also reviews the SIP and makes a recommendation to the Common Council.
4. Following the required hearing and consideration of the recommendations, the Common Council may approve the PUD rezoning and combined GDP/SIP.

Following approval, the approved building, site, operational plans, and applicable agreements must be recorded with the Waupaca County Register of Deeds before issuance of a building permit. Subsequent changes must be submitted to the Plan Commission, with substantial alterations subject to the SIP review procedure.

Potential Action

If the Plan Commission finds that the application satisfies the requirements and approval criteria of §17.28, MSA suggests a motion to recommend **conditional approval** of the Hoffmaster/Creative Converting PUD rezoning and combined General Development Plan and Specific Implementation Plan to the Common Council subject to the following conditions:

1. Prior to issuing an approved rezone to PUD, the following text in the GDP/SIP document shall be updated and confirmed by City staff:
 - a. Add to the cover the following: "General Development Plan and Specific Implementation Plan Combined".

- b. Revise Section 3 of the GDP to be called “GDP Standards and Project Plan”. Add the following sentence: “The development shall follow I-1 Industrial zoning district standards, except increasing lot area coverage from 70% to 88% and increasing the building height maximum from 35 feet to 40 feet by right. Other City code requirements shall apply if not explicitly identified in this document.”
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- 3. Engineer review and acceptance of construction plans for parking lot improvements in the northeast and southeast is required before constructing said improvements.

Application for
**Planned Unit
Development (PUD) for**
Hoffmaster Development
City of Clintonville, WI

Prepared for
Hoffmaster (Creative Converting)
September 23, 2026

Aaron Breitenfeldt, P.E.
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd, Hobart, WI 54155
920-662-9641 | abreitenfeldt@releeinc.com | releeinc.com

September 23, 2026

Mr. Craig Moser, City Administrator
CITY OF CLINTONVILLE
50 10th Street
Clintonville, WI 54929

RE: Hoffmaster Planned Unit Development (PUD) Application – 2026 Building and Site Improvements Project

Mr. Moser:

On behalf of Hoffmaster, Robert E. Lee & Associates, Inc. is submitting (for your review) the following Planned Unit Development (PUD) application information for both the General Development Plan and the Specific Implementation Plan.

If you have any questions or comments regarding this matter, please contact our office.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.



Aaron J. Breitenfeldt, P.E.
Sr. Project Manager

AJB/NJM

ENC.

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A	Detailed Project Plans
B	Certified Survey Map
C	Construction Schedule

GENERAL DEVELOPMENT PLAN

1. GENERAL PROJECT DESCRIPTION

Hoffmaster (Creative Converting) is a long-time manufacturing company in the City of Clintonville and is currently at capacity at their existing office and manufacturing facility located at 255 Spring Street. As such, Hoffmaster is proposing to construct a proposed 86,500 square-foot building addition, as well as expand its existing paved employee and semi-trailer parking areas to increase its manufacturing capacity on this property. The proposed expansion represents a \$65 million dollar investment into the City and the addition of over 100 jobs. To construct the proposed project, Hoffmaster is proposing to rezone their property to a PUD in order to provide for increased flexibility in regard to zoning requirements. Specifically, the proposed PUD would allow for an increase in impervious lot area coverage to 88% and buildings to be constructed to a height of 40' without the need for a conditional use.

2. OVERALL PROJECT AREA MAP



FIGURE 1: OVERALL PROJECT AREA MAP

3. PROJECT PLAN

See attached detailed plan set included in Appendix A.

SPECIFIC IMPLEMENTATION PLAN

1. OVERALL PROJECT AREA MAP

See Figure 1 showing the proposed project area in relationship to the surrounding area.

2. PATTERN OF PUBLIC AND PRIVATE ROADS, DRIVEWAYS, WALKWAYS AND PARKING FACILITIES.

See attached detailed plan set included in Appendix A. Plan sheet 3 shows the overall site plan, which illustrates existing and proposed driveways, fire lanes, parking lots, and loading docks. The proposed project will result in a total of 288 parking stalls on site, which exceeds the 275 stalls required per City zoning code for the 550 employees that will work here at Hoffmaster. The project also includes additional pavement in the southeast corner of the site to repurpose the existing parking lot to a proposed trailer parking area.

The site is bounded by Staff Sergeant Warren Hansen Drive to the east, 16th Street to the south, Industrial Avenue to the west, and Spring Street to the north. No additional public or private roads are proposed at this time. The existing streets provide adequate access to the site.

3. DETAILED LOT LAYOUT

See attached Certified Survey Map (CSM) included in Appendix B. Hoffmaster was originally located solely on Parcel #30 24 14 10 but also acquired Parcel #30 24 13 1 to make space for the proposed building addition. The attached CSM shows these two parcels being combined to accommodate the proposed building addition.

4. BUILDING DESCRIPTIONS

The proposed building addition will extend off the west end of the existing building on site. Included in Appendix A are the floor plans and elevations for the proposed building addition. As can be seen, the exterior materials for the proposed building addition will match the existing building to provide consistency throughout the development.

5. SANITARY SEWER AND WATER MAIN

The City of Clintonville's public sewer and water currently provide sewer and water service to the existing buildings on-site. An additional 2" water service and 4" sanitary sewer service off Industrial Avenue are proposed to feed the proposed building addition. The existing fire suppression system from the adjacent existing building will extend into the proposed addition to provide fire protection for the addition. The City's existing infrastructure is adequate to provide the needed sewer and water service for the site. See the attached plan set in Appendix A for details.

6. GRADING PLAN AND STORM DRAINAGE SYSTEM

The proposed project includes the construction of a new wet detention pond in the northwest corner of the site to provide the required storm water management for the proposed building addition and proposed parking lot expansion in this area. The proposed building addition will be constructed at the same first floor elevation as the existing building, and downspouts will be installed along the west building elevation and routed via storm sewer to the proposed pond.

In addition to the wet detention pond, a bio-retention pond will be constructed in the northeast corner of the site to treat storm water runoff from the proposed parking lot addition in that area of the site. The parking lot will be graded to drain to this proposed bio-retention pond.

The previous building addition in the site's southeast corner and a portion of the existing pavement in this area drains to and is treated by an existing storm water pond on the east side of Sargeant Warren Hansen Drive. This pond will remain in place and continue to provide the required treatment for that phase of the existing building and site. The original pavement and buildings on site, which pre-date storm water management requirements, drain off-site untreated by any of the proposed or existing storm water management features.

See the attached plan set in Appendix A for additional details.

7. LOCATION AND TREATMENT OF OPEN SPACE AND RECREATIONAL OR OTHER AMENITIES

There are no proposed recreational open spaces as part of this project. The purpose of the project is to expand the manufacturing capability of Hoffmaster, which will benefit the City by adding jobs in the area and increasing the City's tax revenue.

8. LOCATION AND DESCRIPTION OF AREAS TO BE DEDICATED TO THE PUBLIC

No additional road right of ways or other areas are proposed to be dedicated to the public. The proposed project area is already bound by public streets on all four sides.

9. LANDSCAPE PLAN AND PLANT LIST

Due to the manufacturing and heavy industrial nature of the site and surrounding area, a detailed landscape plan is not being proposed as part of the project.

10. PROOF OF FINANCIAL CAPABILITY

The proposed project will be 100% privately funded.

11. ANALYSIS OF ECONOMIC IMPACT UPON THE COMMUNITY

The proposed expansion represents a \$65 million dollar investment by Hoffmaster into the City and the creation of over 100 jobs. In addition to providing the additional jobs and the economic

impact of these jobs within the City, the proposed building addition will provide increased property tax revenue for the City of Clintonville.

12. CONSTRUCTION SCHEDULE

See the proposed construction schedule included in Appendix C.

13. AGREEMENTS, BYLAWS, PROVISIONS, OR COVENENANTS

The proposed PUD is located fully on one private parcel, and there are no common services or common open areas to govern.

Detailed Project Plans

Appendix

A



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795/
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11503
Goldendale Rd.
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Linc. Ave.
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

HOFFMASTER/CREATIVE CONVERTING

255 SPRING STREET
CITY OF CLINTONVILLE,

WISCONSIN 54929

BUILDING ADDITION FOR:

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REVISIONS

1	---

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DRAWN BY:

HARRIS

EXPEDITOR:

S. LAMON

SUPERVISOR:

V. VALINSKAS

PRELIMINARY NO:

CONTRACT NO:

84045

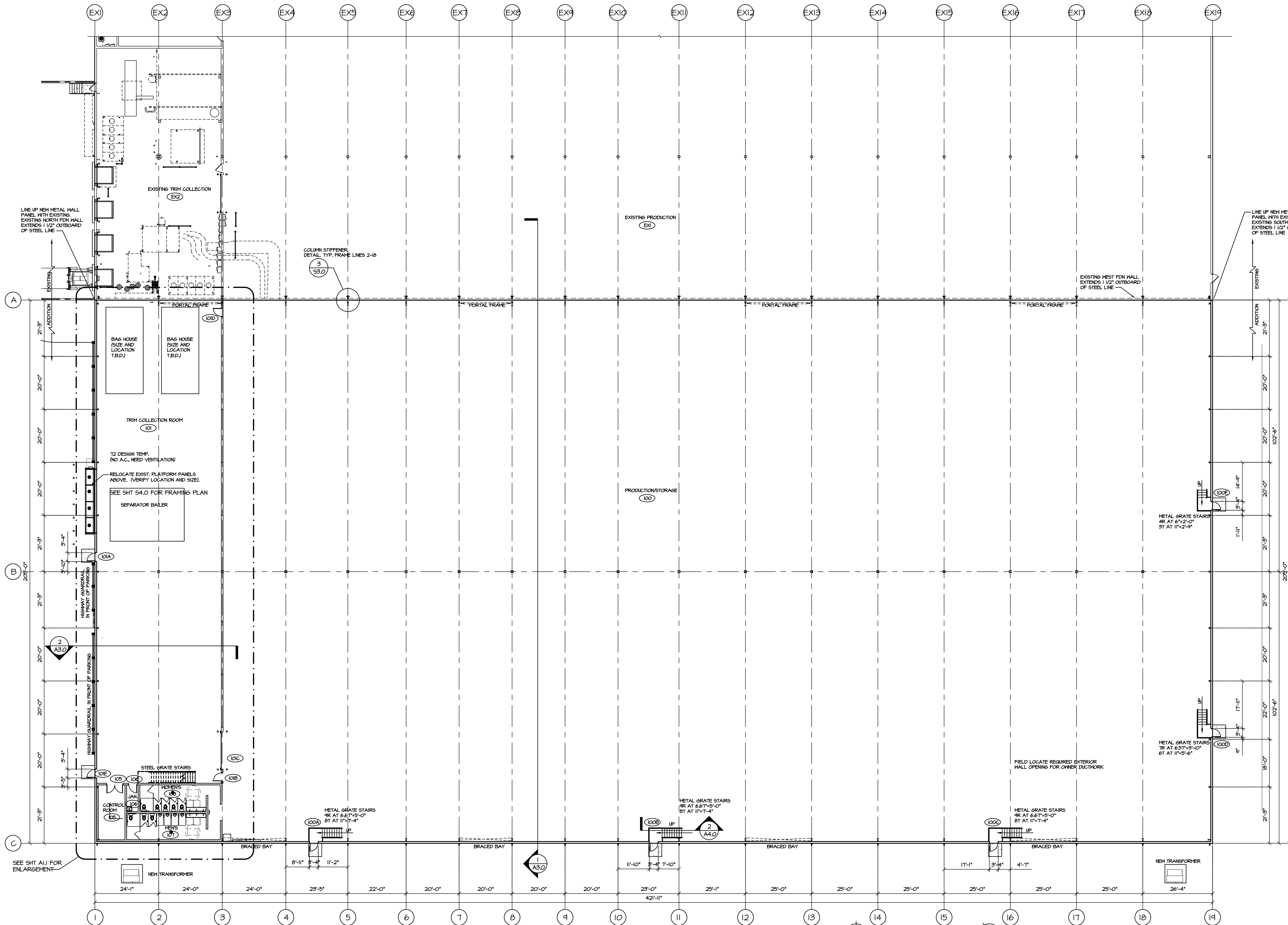
DATE:

07-04-26

SHEET:

A1.0

PROJECT NO.7998

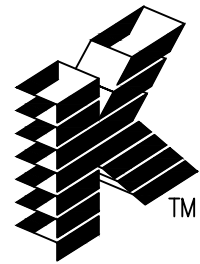


ADDITION FLOOR PLAN

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

PLAN NORTH TRUE NORTH

"ISSUED FOR CONSTRUCTION"



Keller

PLANNERS ARCHITECTS BUILDERS

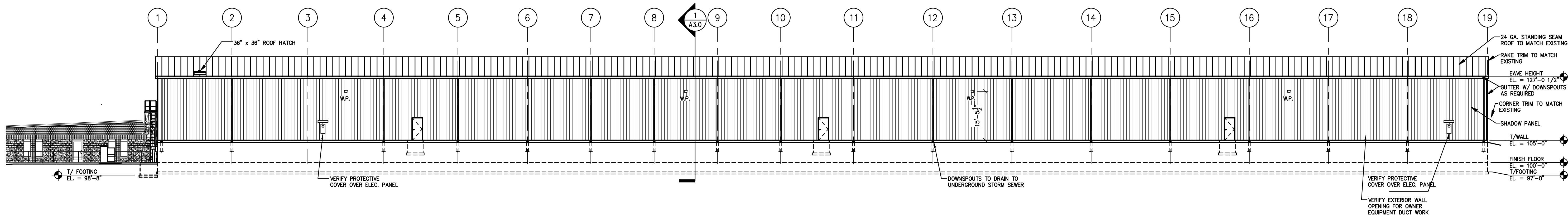
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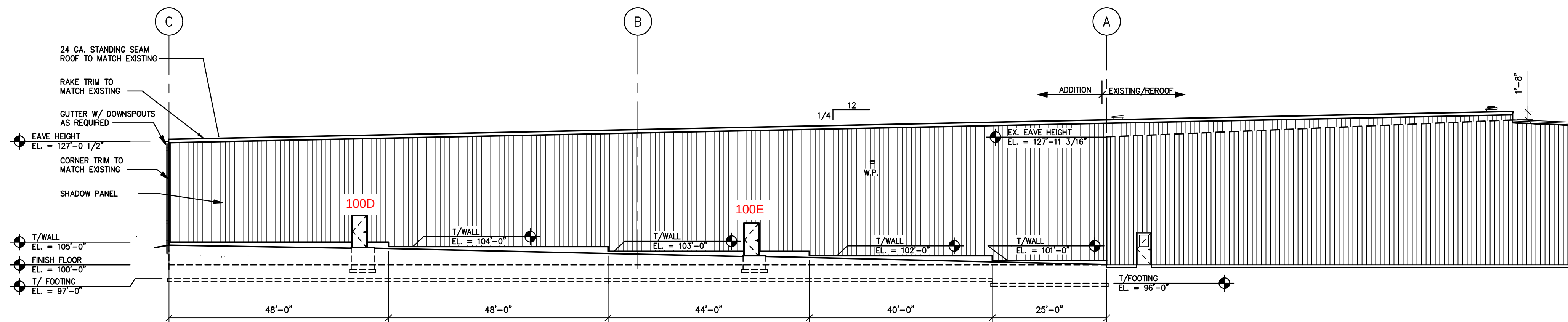
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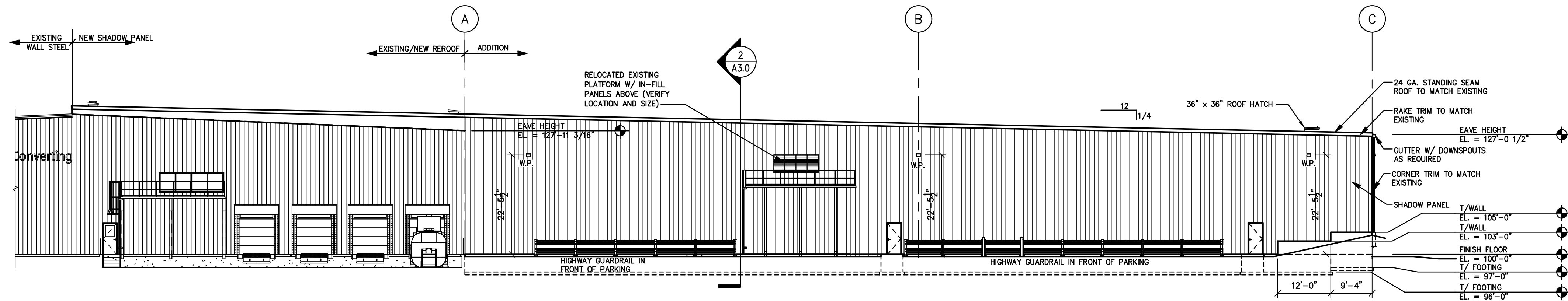
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

BUILDING ADDITION FOR:

HOFFMASTER/CREATIVE CONVERTING

255 SPRING STREET
CITY OF CLINTONVILLE,

WISCONSIN 54929

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REVISIONS

1	---

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EXPEDITOR:

S. LAMON

SUPERVISOR:

V. VALINSKAS

PRELIMINARY NO:

CONTRACT NO:

89095

DATE:

07-09-26

SHEET:

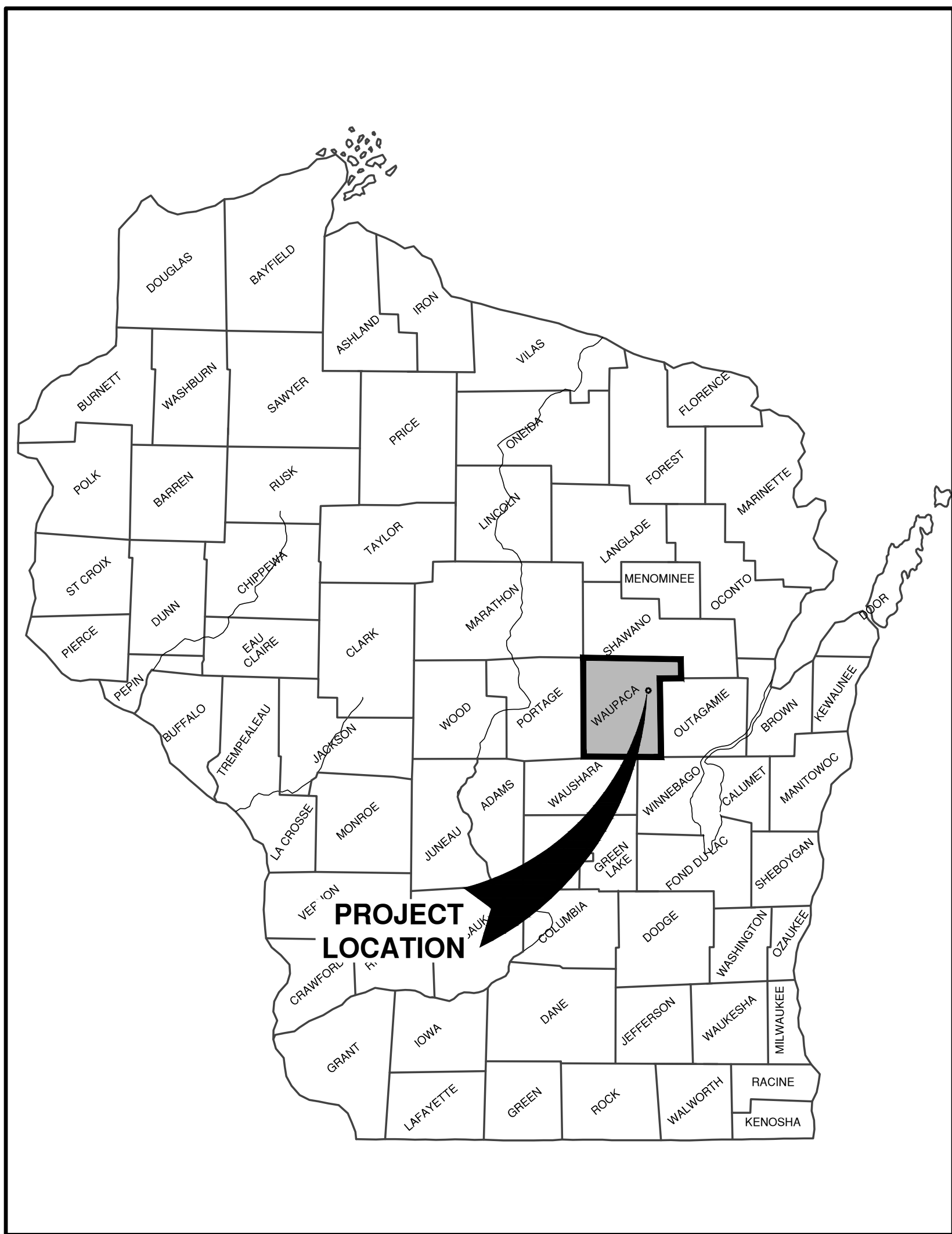
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PROJECT NO.7998

"ISSUED FOR CONSTRUCTION"

HOFFMASTER / CREATIVE CONVERTING BUILDING ADDITION
FOR KELLER, INC.
CITY OF CLINTONVILLE
WAUPACA COUNTY, WI

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE
OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE
FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS.
ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC.
SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



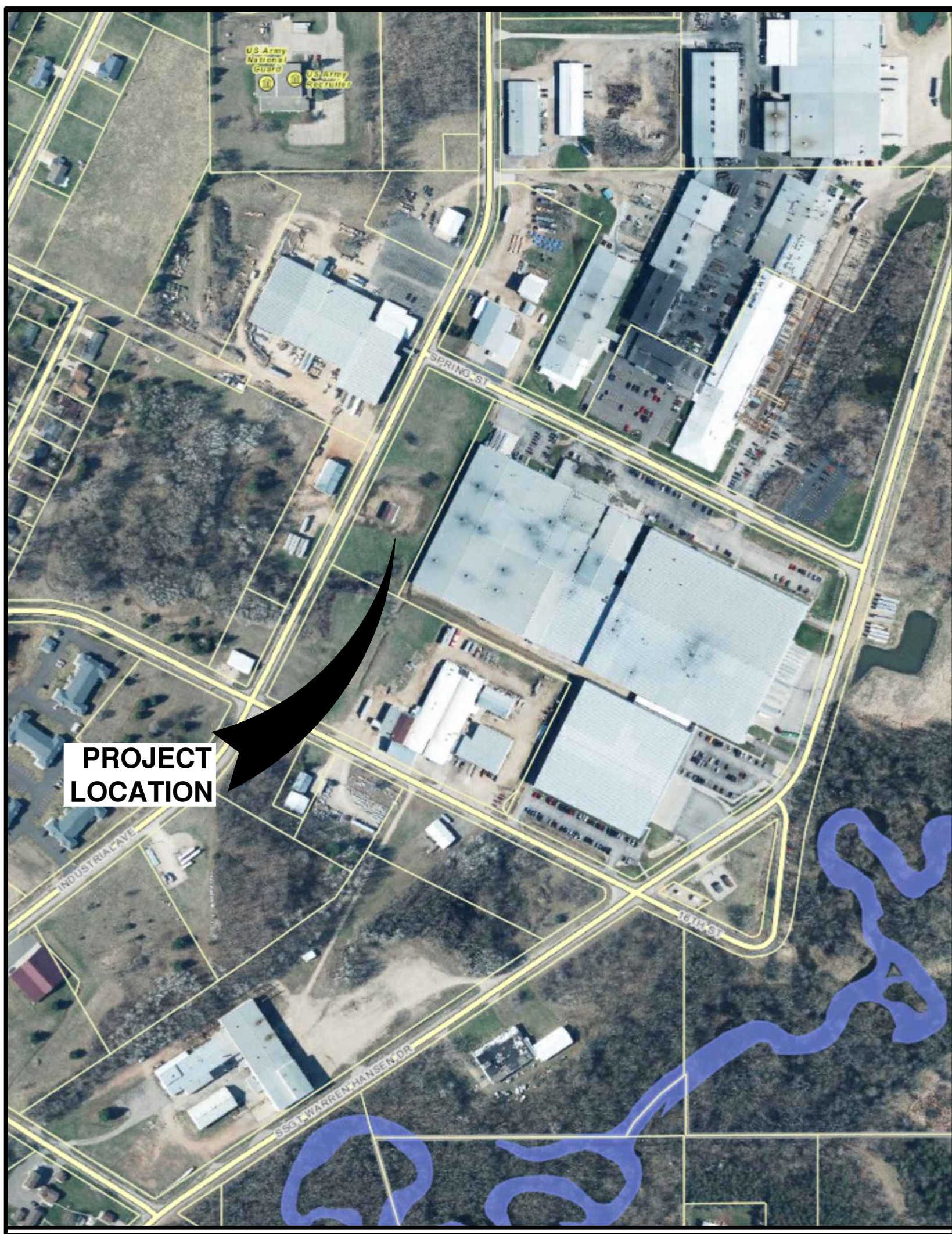
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	OVERALL SITE PLAN
4	SITE PLAN
5	UTILITY PLAN
6	GRADING PLAN
7	EROSION CONTROL PLAN
8	STORM SEWER EXTENSION PLAN
9	POND PLAN AND DETAILS
10	MISCELLANEOUS DETAILS
11	MISCELLANEOUS DETAILS
12	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
13	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
14	EROSION CONTROL - DITCH CHECK DETAILS
15	EROSION CONTROL - SHEET FLOW DETAILS
16	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
17	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
18	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS
19	EAST PARKING LOT SITE PLAN
20	SOUTH TRAILER PARKING SITE PLAN



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN GSG	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	LOCATION MAPS AND INDEX TO DRAWINGS	DATE 01/2026	 Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO.
1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					CHECKED AJB			FILE 2450043C		C
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					DESIGNED GSG			JOB NO. 2450043		

File: R:\2400\2450\2450043T.dwg, 2450043T.dwg
Plot Date: Jul 09, 2026 - 9:20am
LAYOUT: GEN NOTES

OWNER INFORMATION:

CREATIVE CONVERTING
255 SPRING STREET
CLINTONVILLE, WI 54929

715-823-3104 EXT. 5211

CONTACT: CRAIG SORENSON

CONTRACTOR INFORMATION:

KELLER, INC
N126 STATE HIGHWAY 55
KAUKAUNA, WI 54130

920-766-5795

CONTACT: TONY PULLARA

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF CLINTONVILLE WATER, SANITARY AND STORM SEWER, CHARTER COMMUNICATIONS, FRONTIER
TELECOMMUNICATIONS, WE ENERGIES GAS AND ELECTRIC, AND ANR GAS.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBERS 20260208688, 20260208692 , 20260208699 AND 20260208701 VISIBLE
OBSERVATION (01/27/2026) AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE
VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

CHARTER COMMUNICATIONS CHC05
1228 12TH AVE S
ONALASKA, WI 54650

(262) 446-9821

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF CLINTONVILLE
50 10TH STREET
CLINTONVILLE, WI 54929

(715) 823-7640

TELECOMMUNICATIONS:
FRONTIER COMMUNICATIONS CORP.
3 HIGH RIDGE PARK
STAMFORD CN 06905

(262) 446-9821

GAS & ELECTRIC:
WE ENERGIES
3060 VOYAGER DR.
GREEN BAY, WI 54311

(262) 446-9821

GAS:
ANR PIPELINE CO.
W3925 PIPELINE LANE
EDEN, WI 53019

(832) 320-5400



TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

LEGEND

- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- STORM INLET (NOT IN CURB AND GUTTER)
- STORM INLET (IN CURB AND GUTTER)
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL

- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD

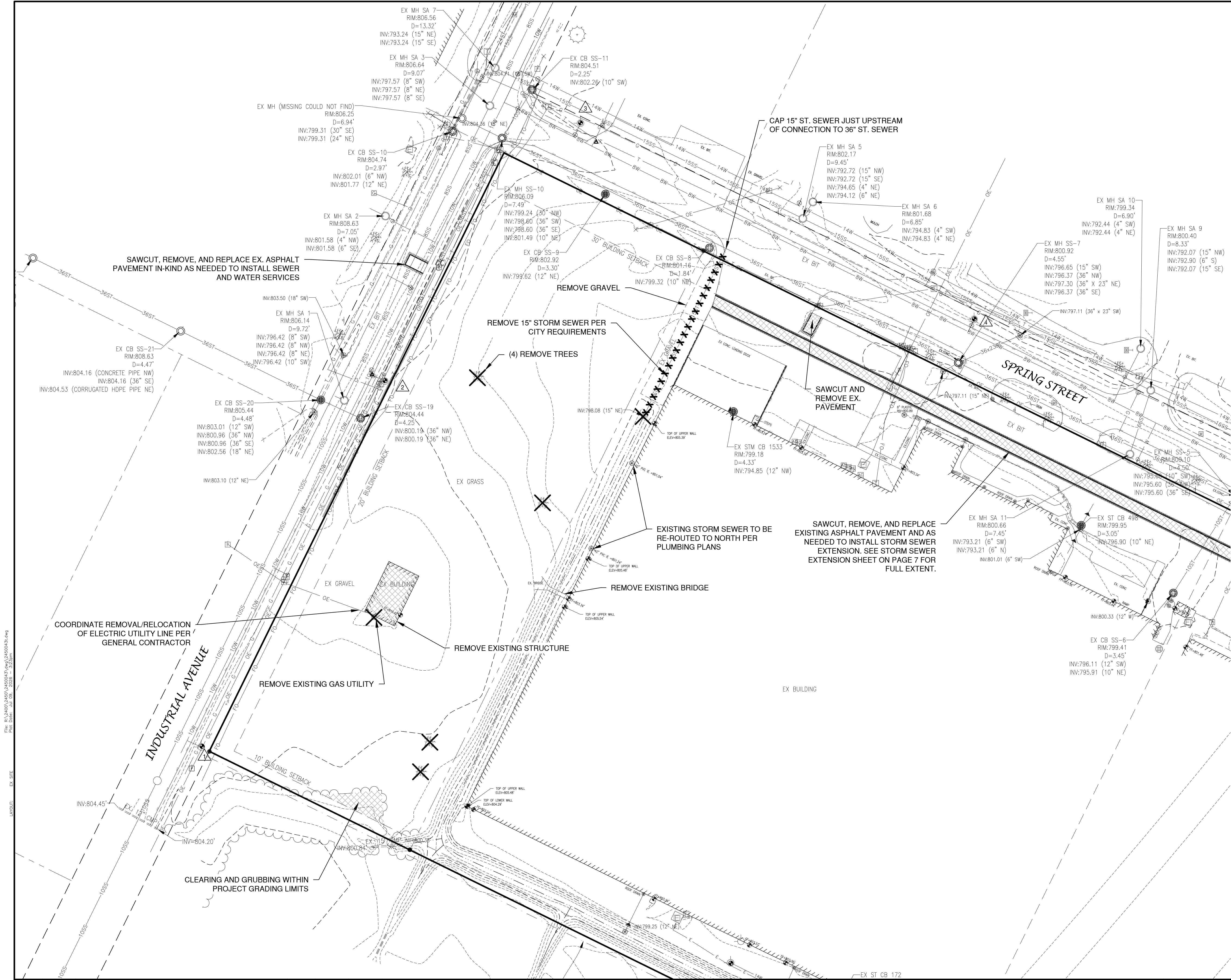
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE REMOVED
- TO BE DEMOLISHED

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE

- 8SS 8SS SANITARY SEWER (SIZE NOTED)
- 4FM 4FM FORCEMAIN (SIZE NOTED)
- 10ST 10ST STORM SEWER (SIZE NOTED)
- 6W 6W WATERMAIN (SIZE NOTED)
- G G GAS LINE
- OT OT OVERHEAD TELEPHONE LINE
- T T UNDERGROUND TELEPHONE LINE
- OE OE OVERHEAD ELECTRIC LINE
- E E UNDERGROUND ELECTRIC LINE
- OTV OTV OVERHEAD CABLE TV LINE
- TV TV CABLE TV LINE
- FO FO FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

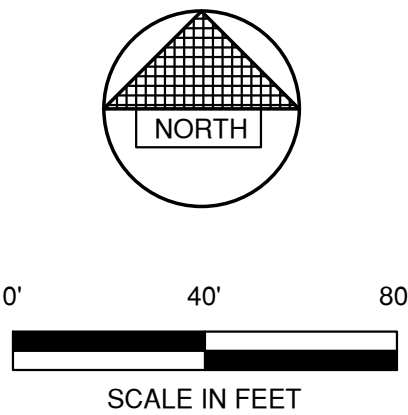
- | | | | | | | | |
|------|------------|------|----------------|-----|--------------------------------|------|--------------------------|
| GR. | GRAVEL | WM | WATERMAIN | VPC | VERTICAL POINT OF CURVATURE | B-B | BACK TO BACK (OF CURB) |
| BIT. | BITUMINOUS | HYD. | HYDRANT | VPI | VERTICAL POINT OF INTERSECTION | F-F | FACE TO FACE (OF CURB) |
| ASPH | ASPHALT | WV | WATER VALVE | VPT | VERTICAL POINT OF TANGENCY | R/W | RIGHT OF WAY |
| CONC | CONCRETE | SAN | SANITARY SEWER | PC | POINT OF CURVATURE | T/C | TOP OF CURB |
| SW | SIDEWALK | MH | MANHOLE | PI | POINT OF INTERSECTION | F/L | FLOW LINE |
| BLDG | BUILDING | ST | STORM SEWER | PT | POINT OF TANGENCY | C/L | CENTERLINE |
| HSE | HOUSE | CB | CATCH BASIN | R | RADIUS | R/L | REFERENCE LINE |
| PED | PEDESTAL | TELE | TELEPHONE | EX | EXISTING | INV | INVERT |
| PP | POWER POLE | ELEC | ELECTRIC | PR | PROPOSED | CMP | CORRUGATED METAL PIPE |
| LP | LIGHT POLE | TV | TELEVISION | EOR | END OF RADIUS | RCP | REINFORCED CONCRETE PIPE |
| BM | BENCH MARK | STA. | STATION | BOC | BACK OF CURB | CULV | CULVERT |

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN GSG	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	DATE 01/2026	FILE 2450043T	JOB NO. 2450043	SHEET NO. 1
1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					CHECKED AJB		GENERAL NOTES			
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					DESIGNED GSG					



BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.
NO.		FIELD VERIFY BENCHMARKS FOR ACCURACY.
DESCRIPTION		EL.
01	TAG BOLT ON HYDRANT	807.41
02	SMALL BOLT HEAD ON TOP OF HYDRANT	808.05
03	TAG BOLT ON HYDRANT	807.58
04	SMALL BOLT HEAD ON TOP OF HYDRANT	803.54

- DEMOLITION NOTES**
- EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
 - EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
 - ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
 - DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH MUNICIPAL STANDARDS.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	EXISTING SITE CONDITIONS	DATE	 Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO.
1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					CHECKED			01/2026		2
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					AJB			FILE		
								DESIGNED			JOB NO.		
								GSG			2450043T		
											2450043		

File: B:\2400\2450\2450043D.dwg
Plot Date: Sep 22, 2026 11:09am
OVERALL
LAYOUT



LEGEND

- CONCRETE PAVEMENT (385 S.F.)
- ASPHALT PAVEMENT (LIGHT) (8,585 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- (12) INDICATES NUMBER OF PARKING STALLS

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB,
UNLESS NOTED OTHERWISE

PARKING DATA

TOTAL PROPOSED PARKING STALLS PROVIDED = 288
PROPOSED HANDICAP STALLS PROVIDED = 9
TOTAL REQ'D PARKING STALLS = 1 SPACE/2 EMPLOYEES
=550 EMPLOYEES / 2 = 275 STALLS

SITE DATA

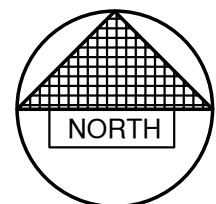
TOTAL AREA = 23.1 ACRES, 1,006,236 S.F.
BUILDING AREA = 14.15 ACRES, 616,402 S.F. (61.3%)
ASPHALT/GRAVEL/CONCRETE AREAS = 5.74 ACRES, 250,239 S.F. (24.8%)
GREEN SPACE = 3.21 ACRES, 139,595 S.F. (13.9%)

ZONING

I1 - INDUSTRIAL DISTRICT

PARCEL NO.

30 24 13 1 AND 30 24 14 10



0' 70' 140'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					GSG
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					CHECKED
								AJB
								DESIGNED
								GSG

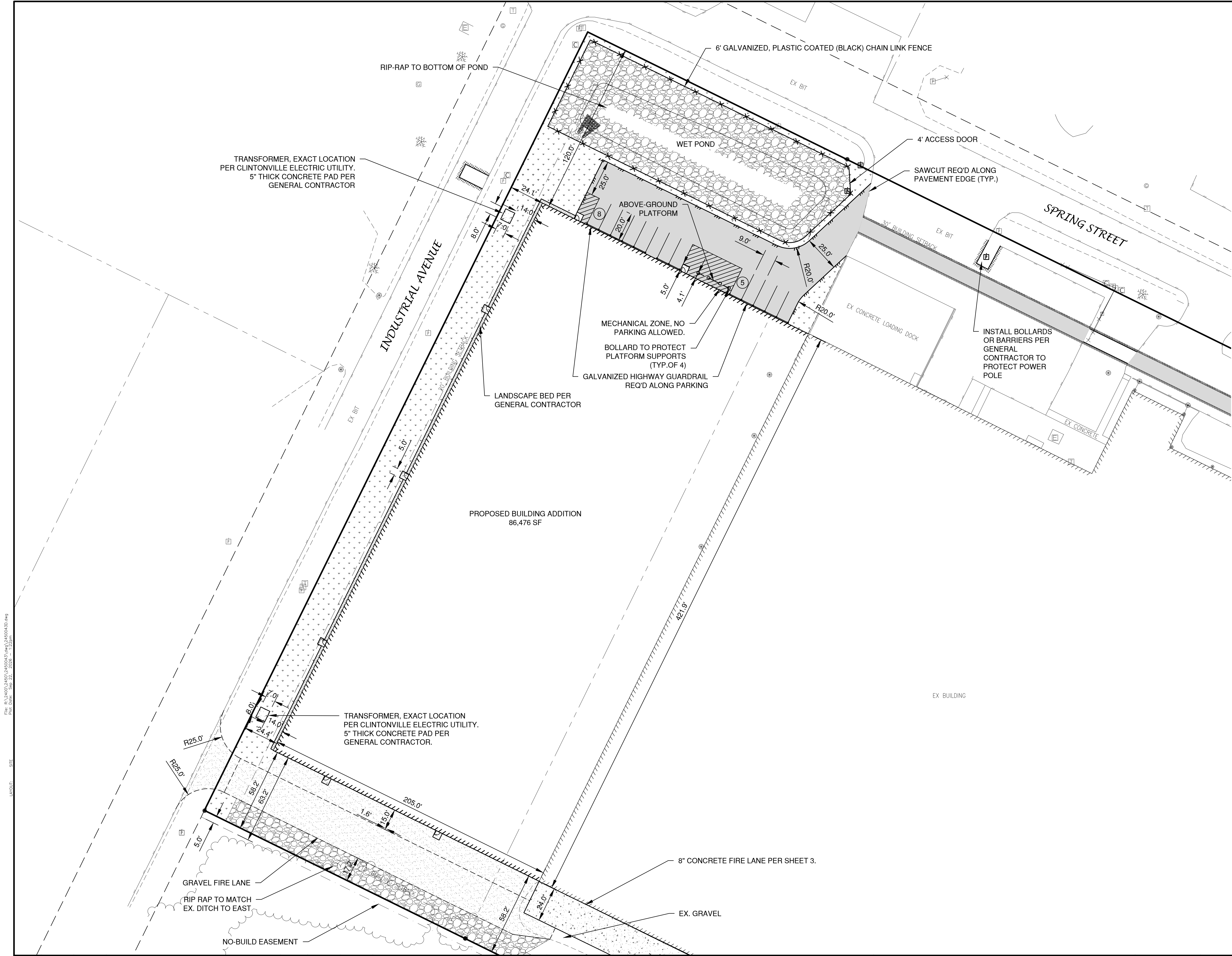
HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION
FOR KELLER, INC.
CITY OF CLINTONVILLE
WAUPACA COUNTY, WI

OVERALL SITE PLAN

DATE	01/2026
FILE	2450043D
JOB NO.	2450043

REL Robert E. Lee
& Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO.
3



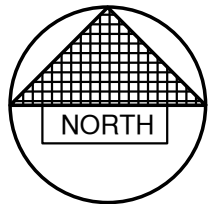
LEGEND

- CONCRETE PAVEMENT (385 S.F.)
- ASPHALT PAVEMENT (LIGHT) (8,585 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- INDICATES NUMBER OF PARKING STALLS

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB,
UNLESS NOTED OTHERWISE

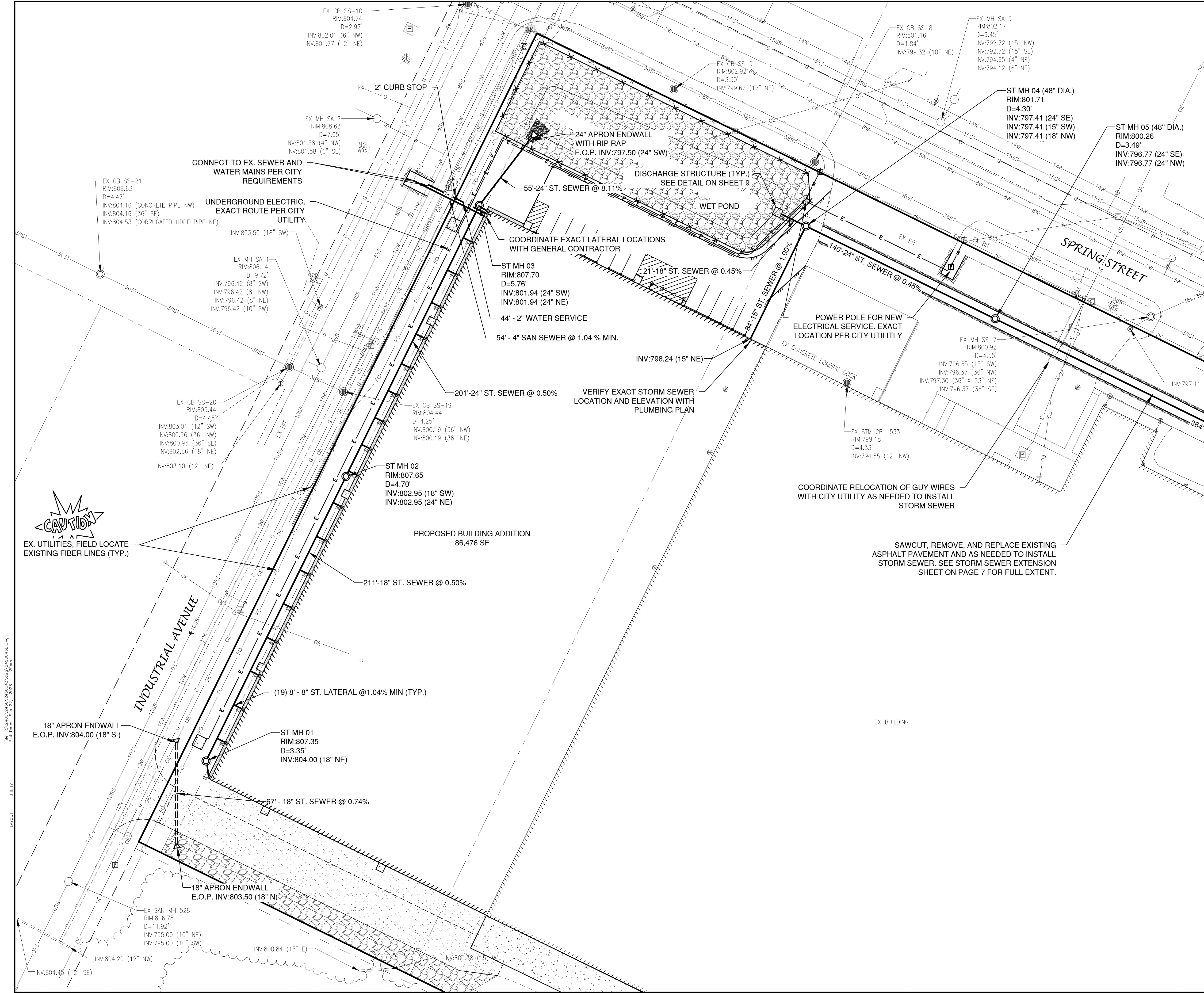
NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED
TO A DEPTH OF 6 INCHES, SEEDED AND
MULCHED. AREA TO BE RAKED FREE OF
STONES AND CLUMPS.

PARKING DATA
TOTAL PARKING STALLS PROVIDED = 12



0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	SITE PLAN	DATE	FILE	JOB NO.	1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releecinc.com	SHEET NO.
1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					GSG			01/2026	2450043D	2450043		4
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					AJB							
								GSG							



LEGEND

8SS

8SS

10ST

10ST

6W

6W

6W

PROPOSED SANITARY SEWER

EXISTING SANITARY SEWER (SIZE NOTED)

PROPOSED STORM SEWER

EXISTING STORM SEWER (SIZE NOTED)

PROPOSED WATERMAIN

EXISTING WATERMAIN (SIZE NOTED)

PROPOSED

EXISTING

FIRE HYDRANT

WATER VALVE

CURB STOP

WATER MANHOLE

REDUCER/INCREASER

SANITARY MANHOLE

LIFT STATION

TRACER WIRE SIGNAL CONNECTION BOX

CLEANOUT

STORM MANHOLE

STORM INLET (NOT IN CURB AND GUTTER)

STORM INLET (IN CURB AND GUTTER)

STORM INLET MANHOLE

YARD DRAIN

STANDPIPE

ROOF DOWNSPOUT

DISCHARGE STRUCTURE

NOTE

1.

A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.

2.

SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.

3.

FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.

4.

ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.

5.

EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	UTILITY PLAN	DATE	FILE	JOB NO.	SHEET NO.
1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					CHECKED			01/2026	2450043D	2450043	5
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					DESIGNED						
								GSG						

REL

Robert E. Lee & Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | rel@inc.com

Page 27 of 57

File: R:\2400\2450\2450043D.dwg
Plot Date: Sep 22, 2026 1:13pm
LAYOUT: GRADING

MIN. TOP OF BERM AROUND
WEST SIDE OF POND = 807.00

WET POND
TOP OF STORAGE EL. 801.50
PERMANENT WATER SURFACE EL. 797.50

2' THICK TYPE B CLAY LINER
REQUIRED UP TO EL. 801.00

SPRING STREET

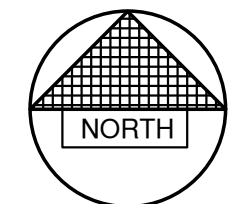
INDUSTRIAL AVENUE

PROPOSED BUILDING ADDITION
86,476 SF
FIRST FLOOR EL. ± 803.34
(FIELD VERIFY + MATCH EXACT
FF. EL.)

EX BUILDING
FIRST FLOOR EL. ± 803.34

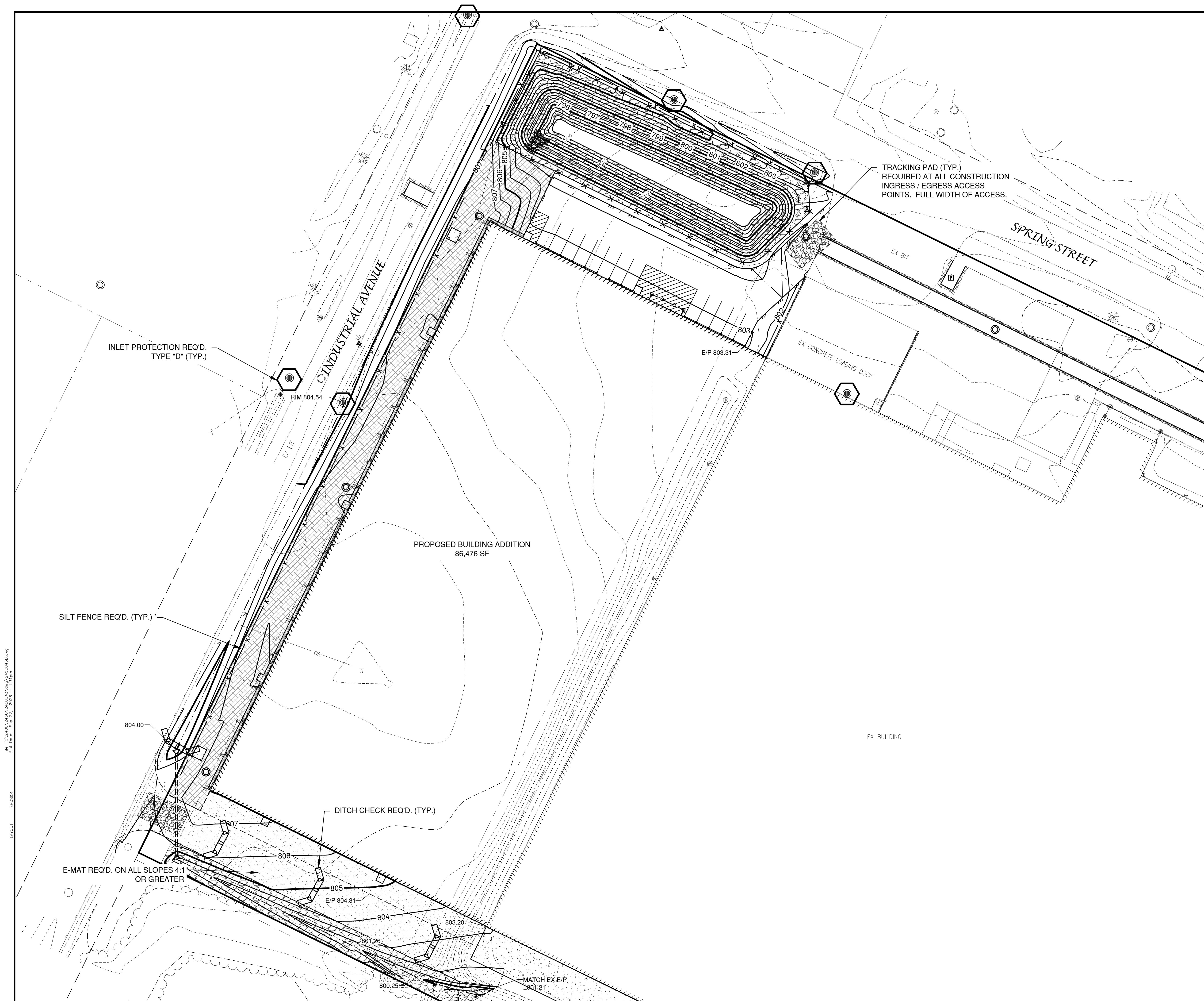
LEGEND

- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- - - - - DRAINAGE DIVIDE
- ← FLOW ARROW



0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN GSG	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	GRADING PLAN	DATE 01/2026	FILE 2450043D	JOB NO. 2450043	REL Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. 6
1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					CHECKED AJB							
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					DESIGNED GSG							



LEGEND

DRAINAGE SWALE

DRAINAGE DIVIDE

FLOW ARROW

SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)

DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)

TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)

EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)

INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

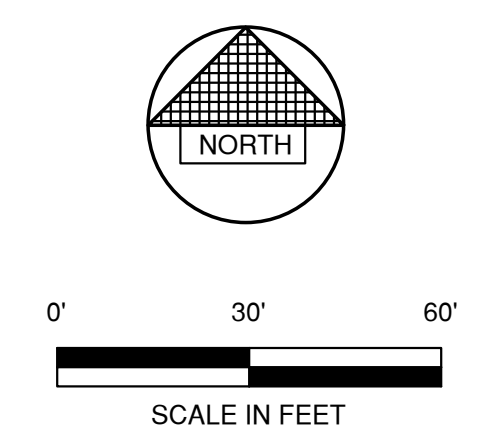
- EROSION CONTROL
- ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.
1.

SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2.

A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3.

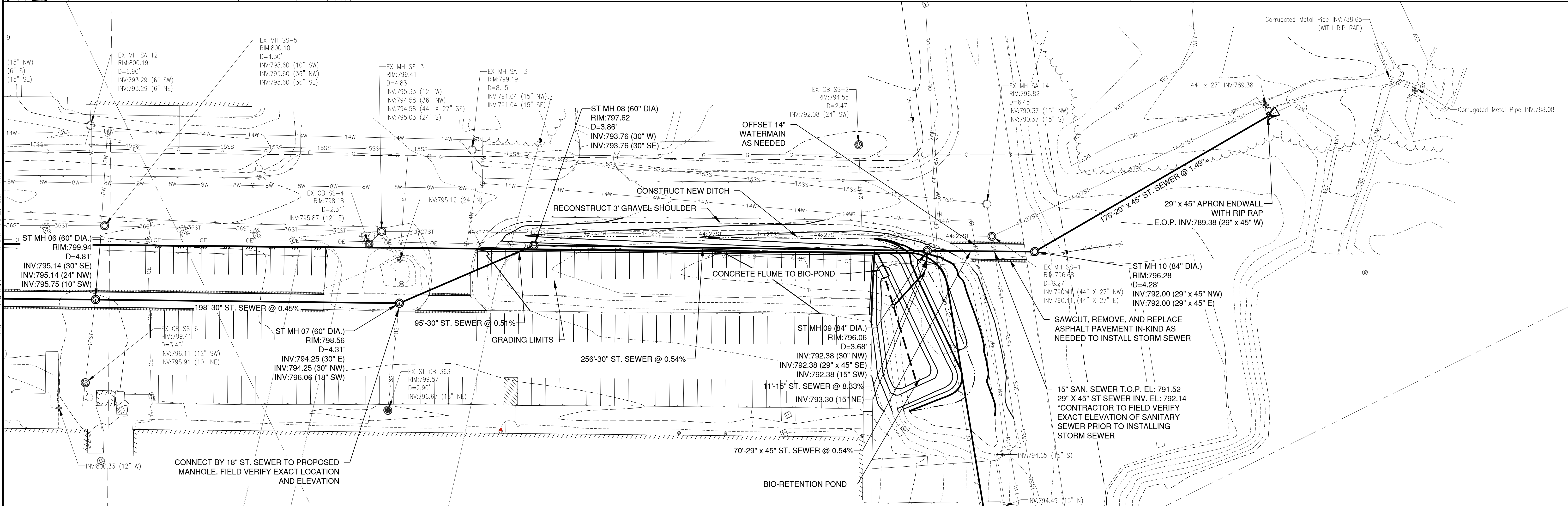
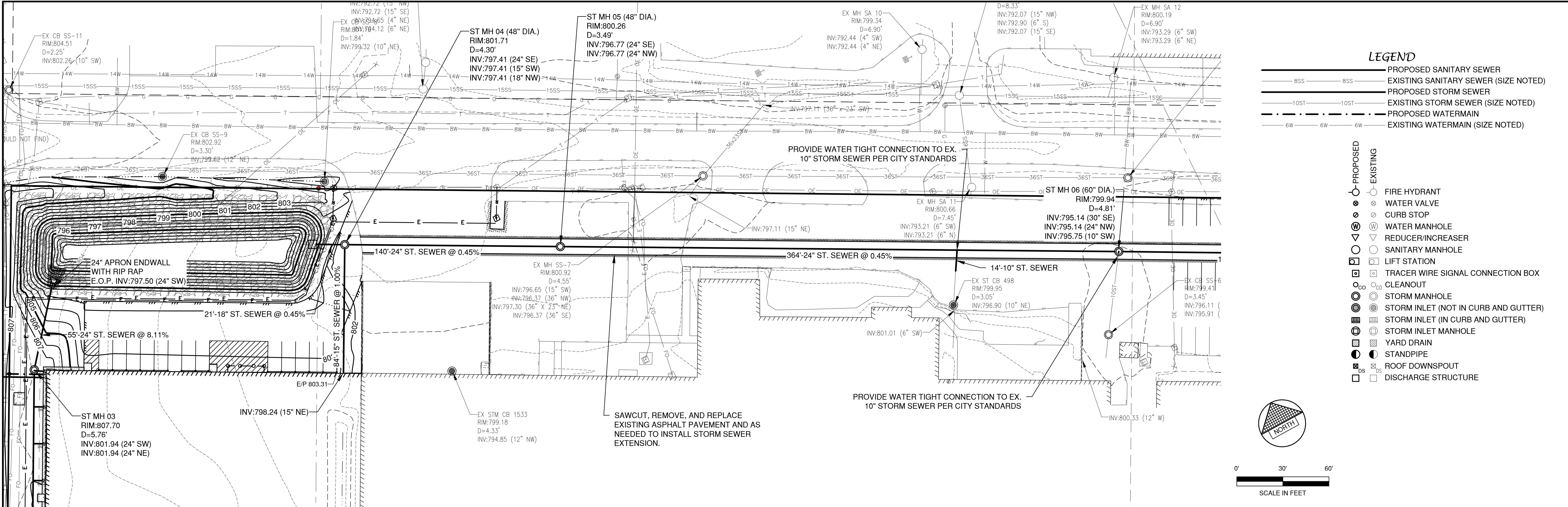
PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4.

ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION	DATE	RELRobert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO.
1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					CHECKED	FOR KELLER, INC.	01/2026		7
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					AJB	CITY OF CLINTONVILLE	FILE		
								DESIGNED	WAUPACA COUNTY, WI	2450043D		
								GSG		JOB NO.		

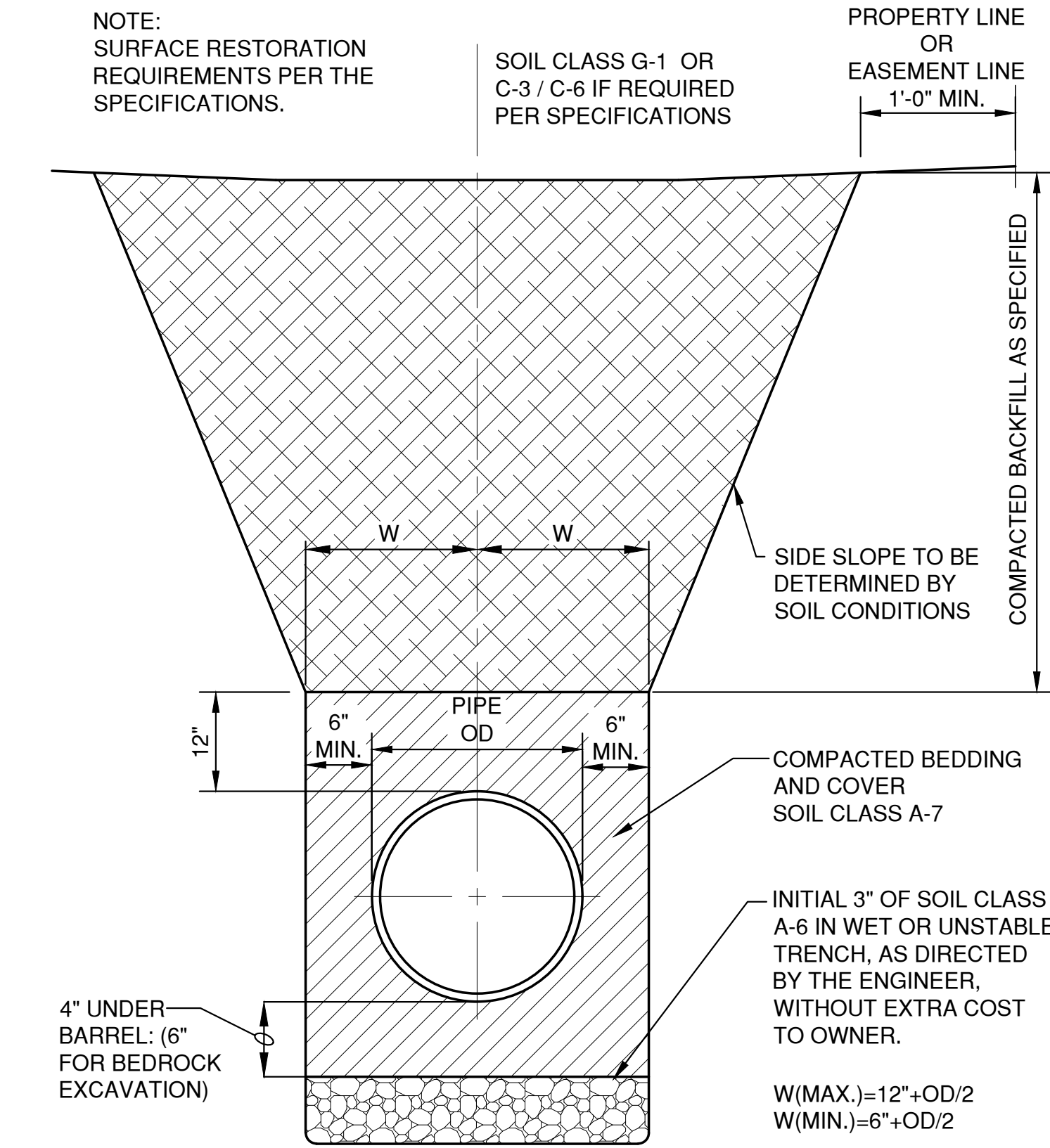
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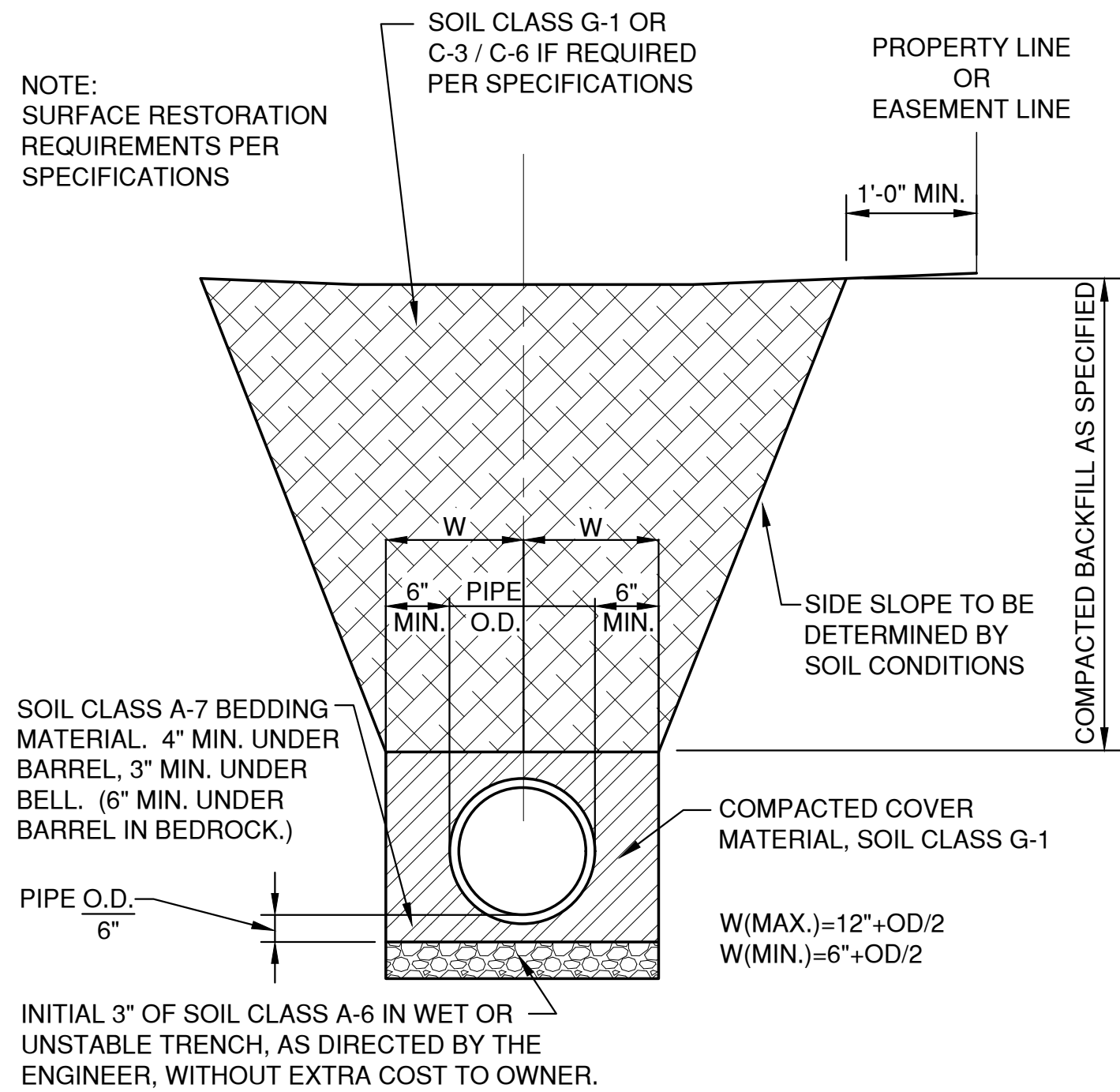
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1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					GSG	FOR KELLER, INC.	01/2026	2450043D	2450043	8
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					GSG	CITY OF CLINTONVILLE				
									WAUPACA COUNTY, WI				

STORM SEWER EXTENSION PLAN

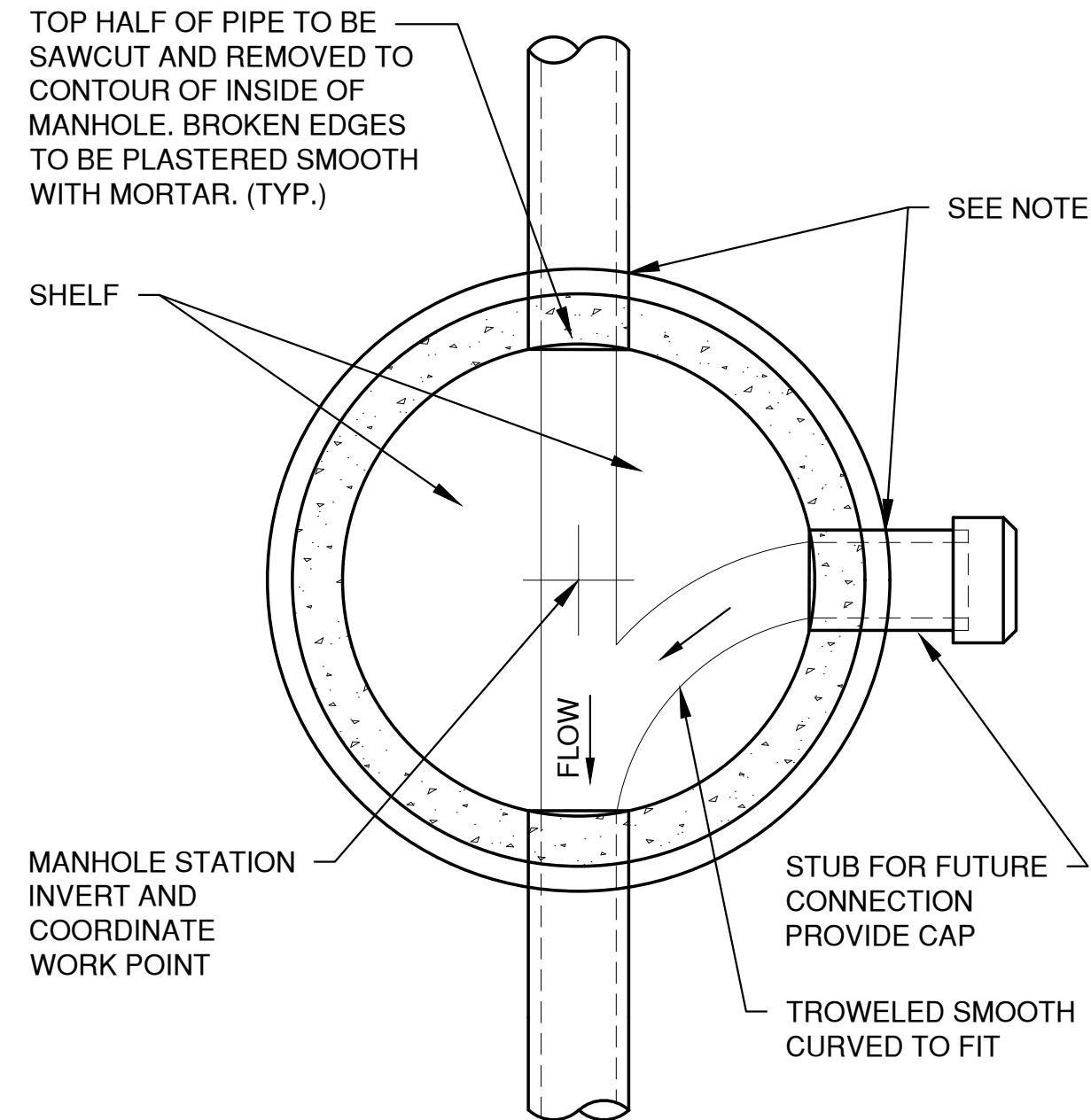
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | relleinc.com



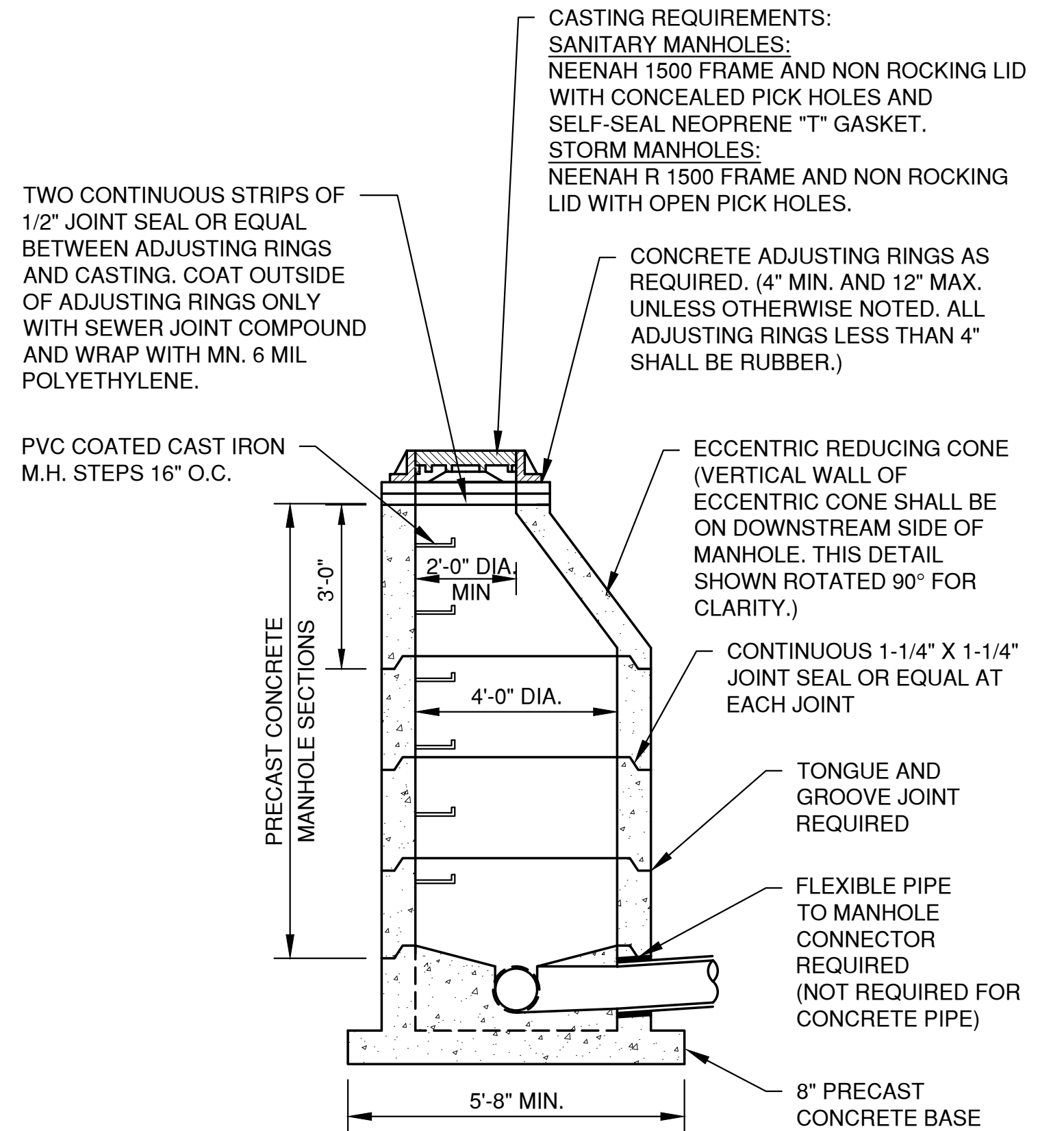
HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL



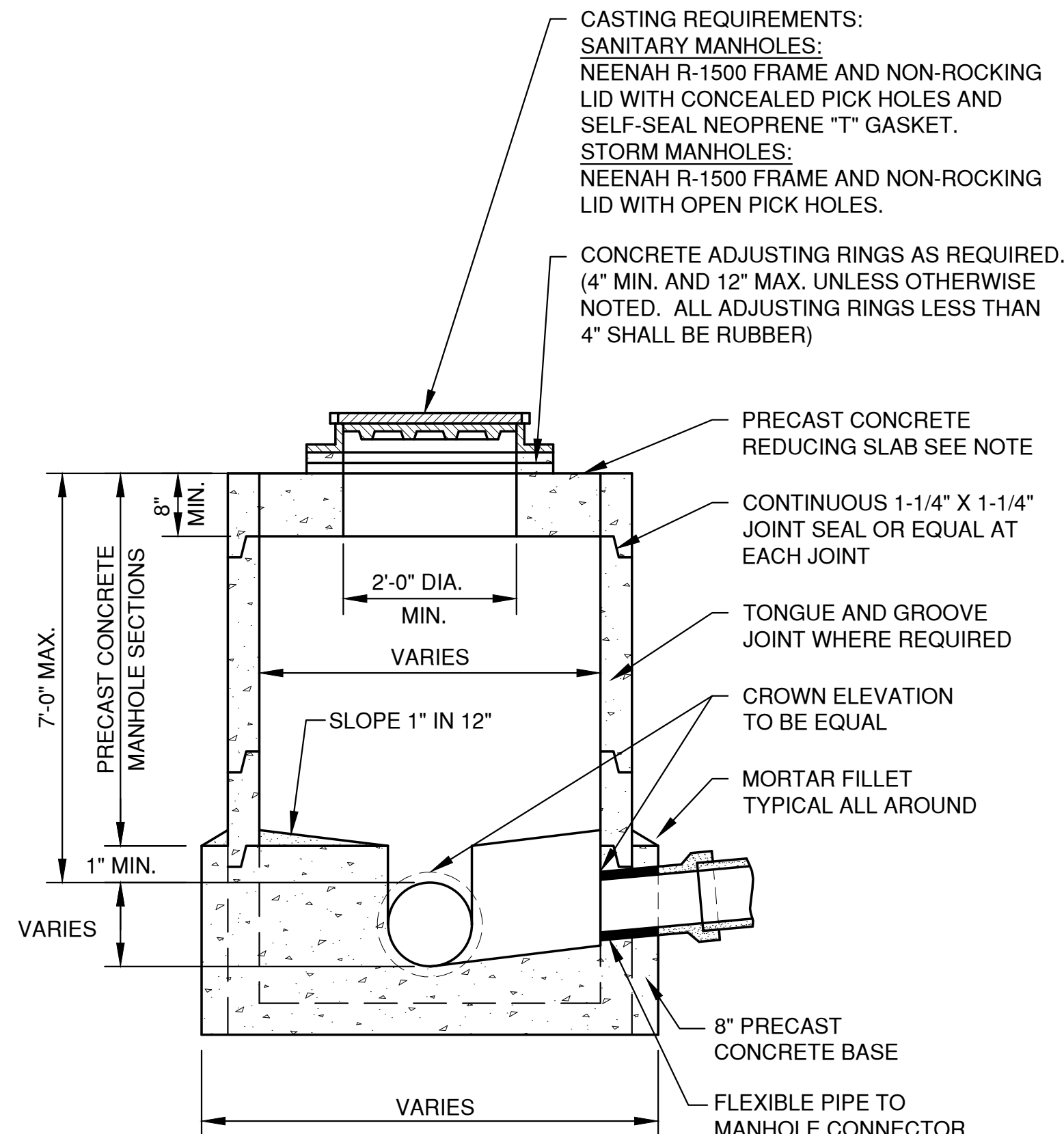
CONCRETE PIPE BEDDING
AND TRENCH DETAIL



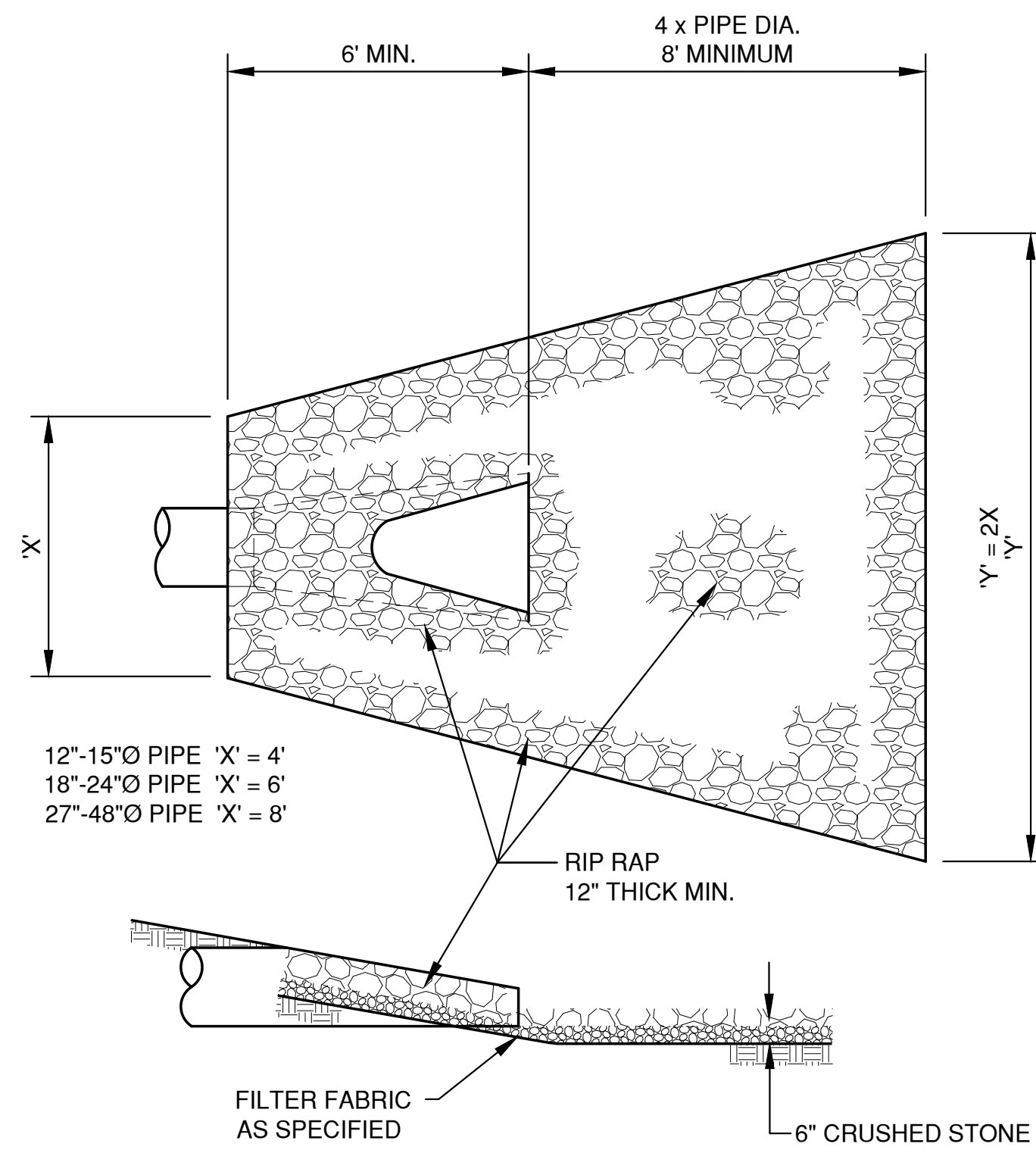
MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)



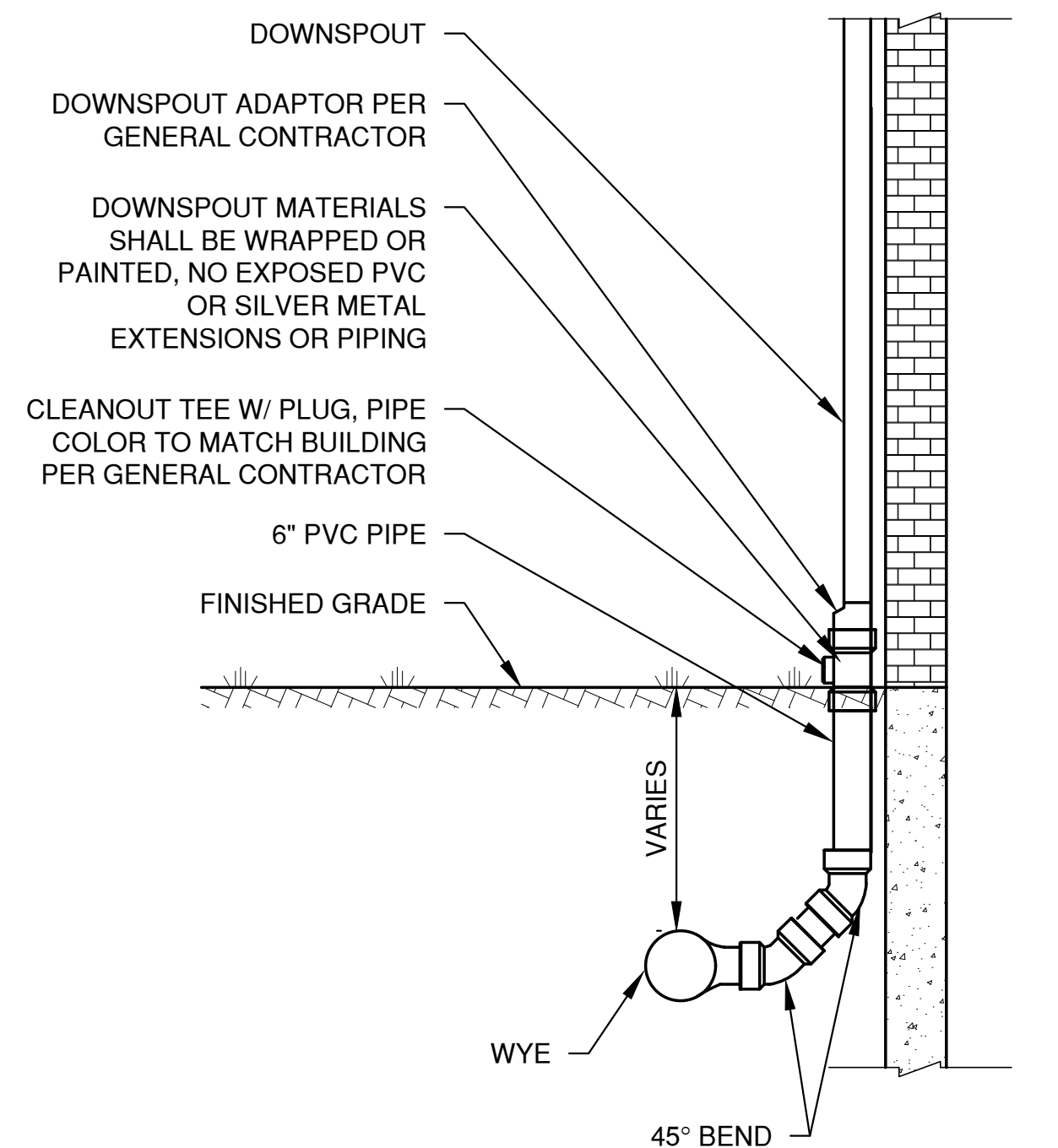
SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)



FLAT COVER MANHOLE



ENDWALL RIP RAP DETAIL

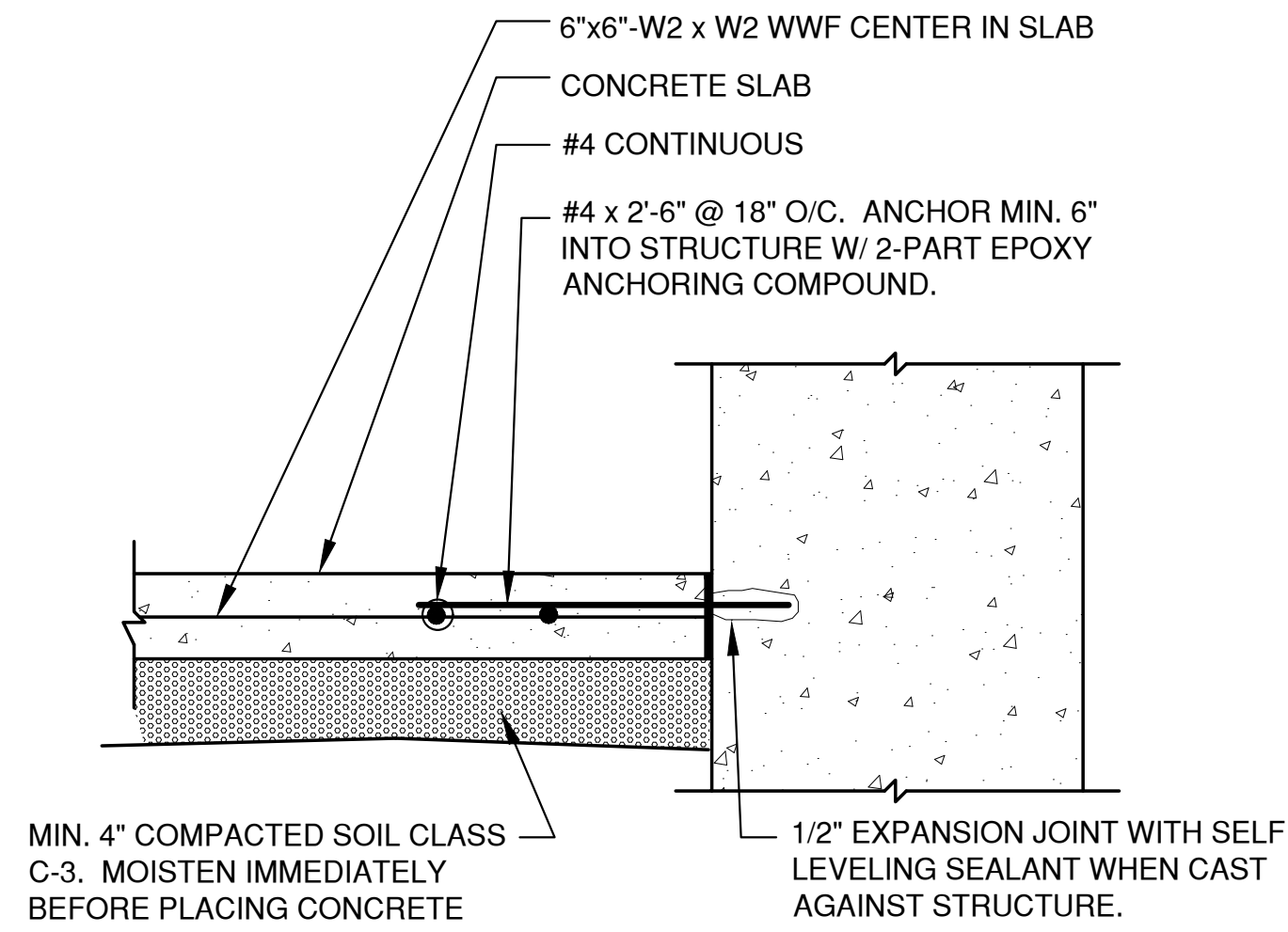


DOWN SPOUT COLLECTOR DETAIL

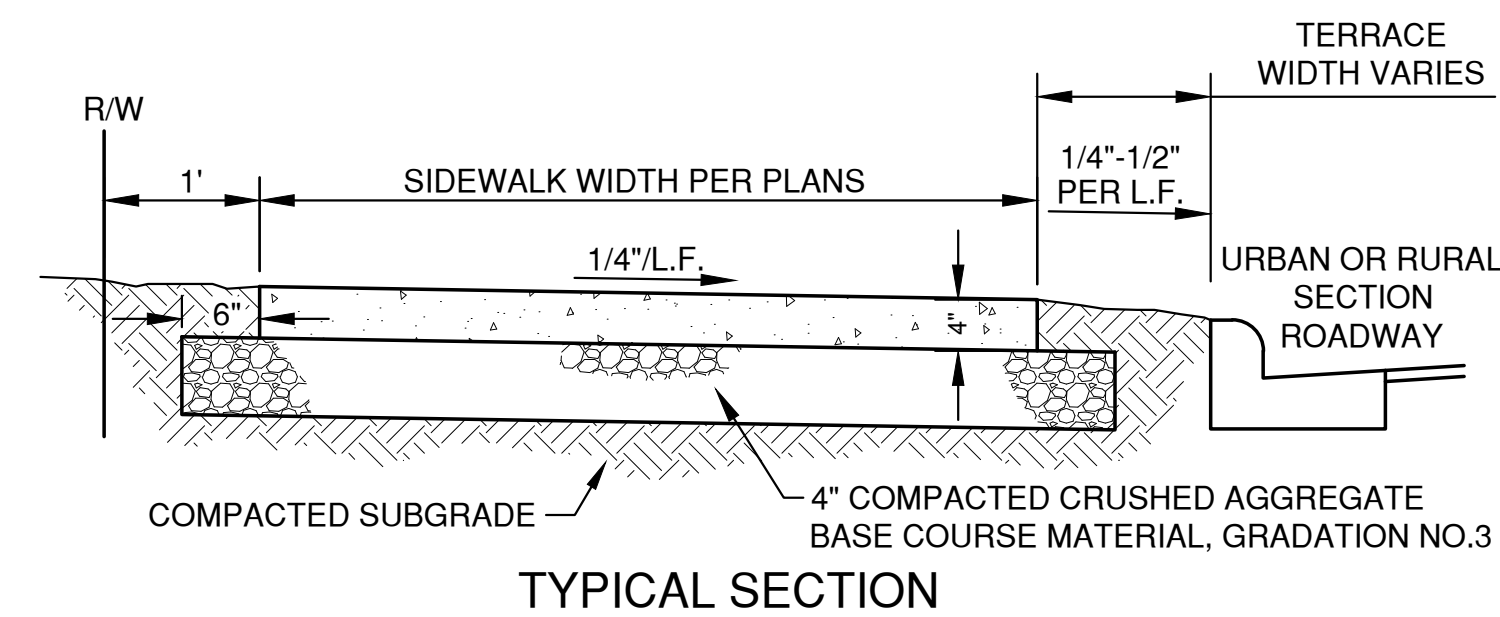
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Plot Date: Jul 09, 2026 - 9:35am
LAYOUT: DETAILS (1)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION	DATE	 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO.
1	7/9/2026	AJB	CONSTRUCTION PLAN SET					CHECKED	FOR KELLER, INC.	01/2026		10
								AJB	CITY OF CLINTONVILLE	FILE		
								DESIGNED	WAUPACA COUNTY WISCONSIN	2450043 DET		
								GSG		JOB NO.		
										2450043		

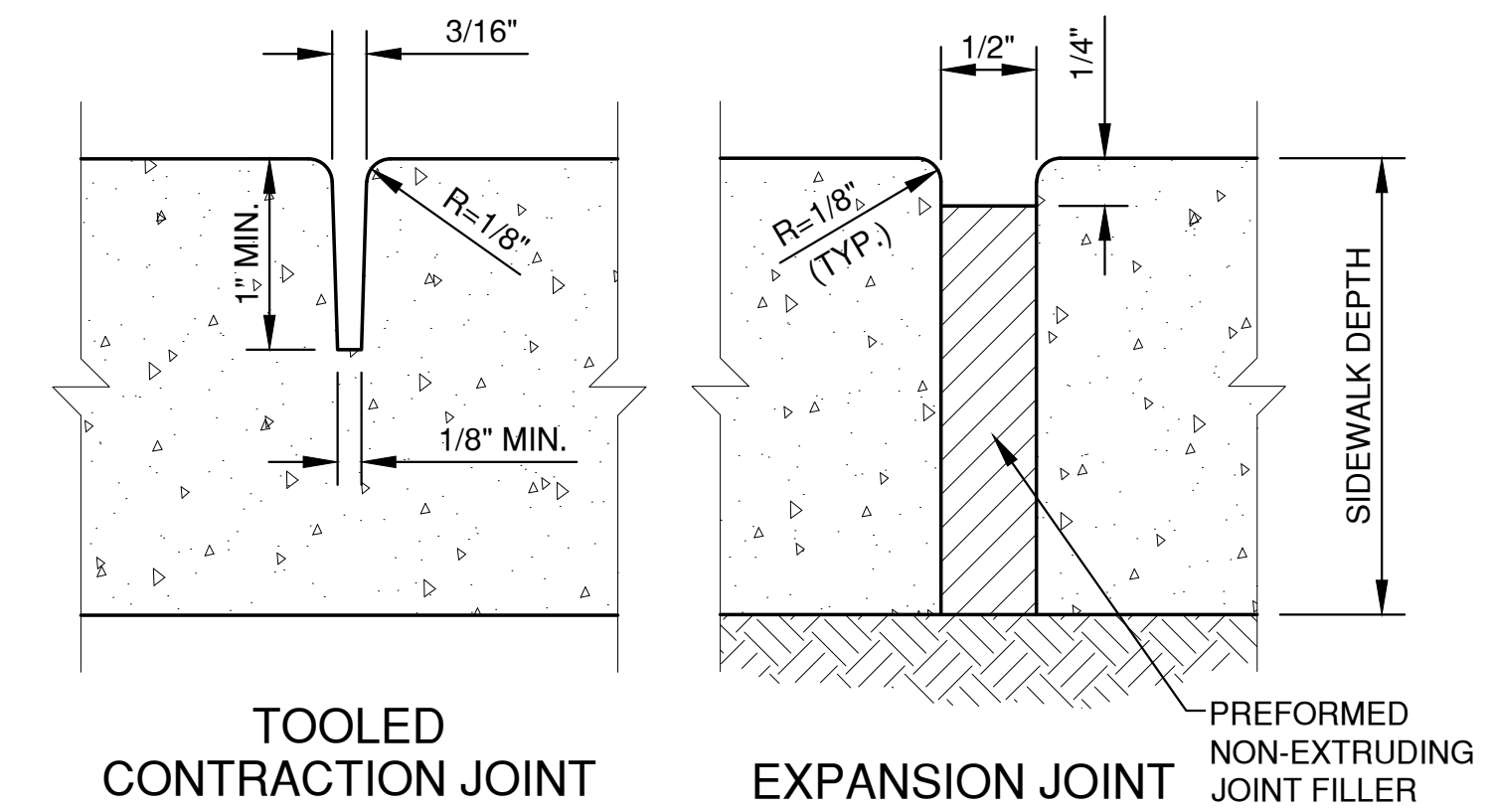
File: R:\2400\2450\2450043 DET.dwg
Plot Date: Jul 09, 2026 - 4:59pm
LAYOUT: DETAILS (2)



TYPICAL SIDEWALK ADJACENT
TO STRUCTURE



NOTE:
REFER TO SPECIFICATIONS
FOR REINFORCEMENTS.

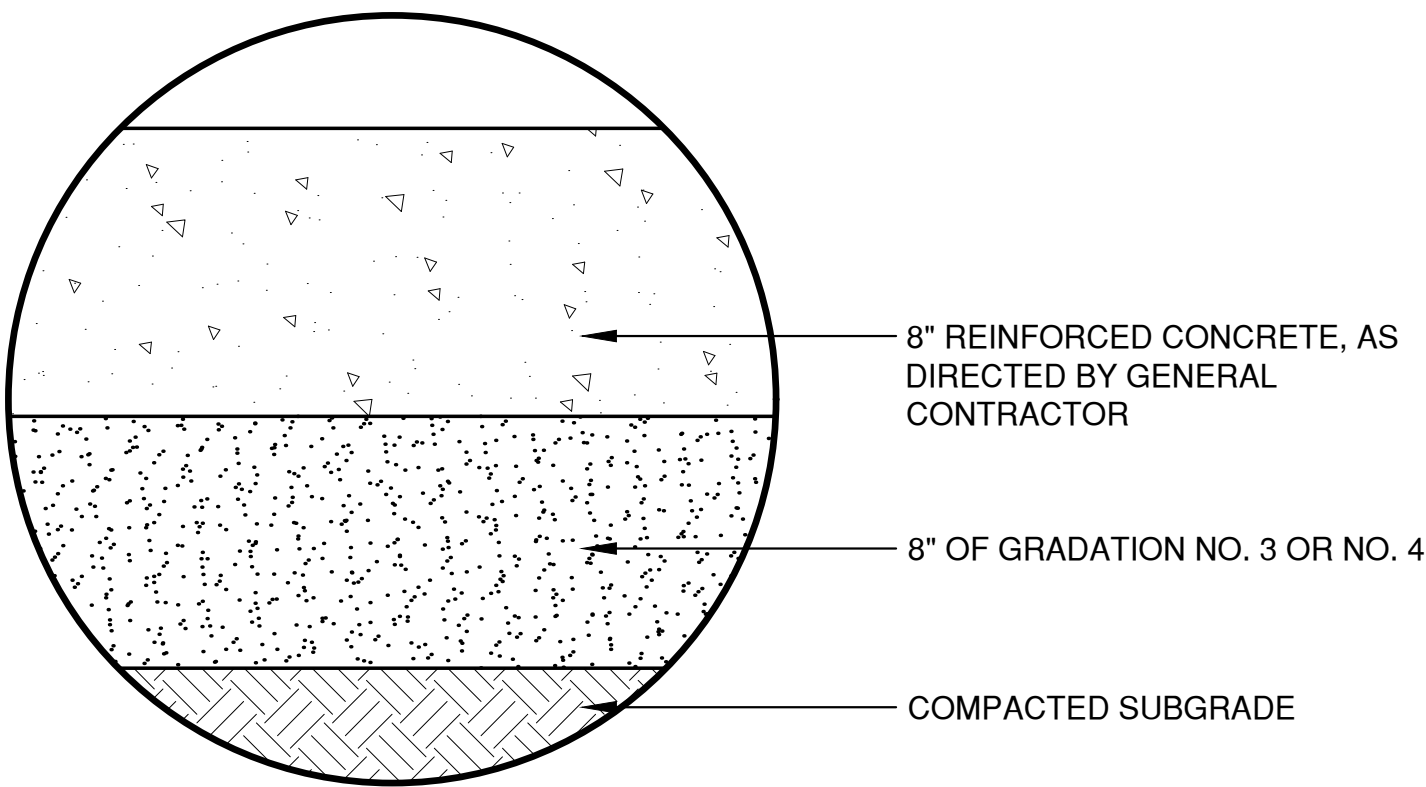


TOOLED
CONTRACTION JOINT

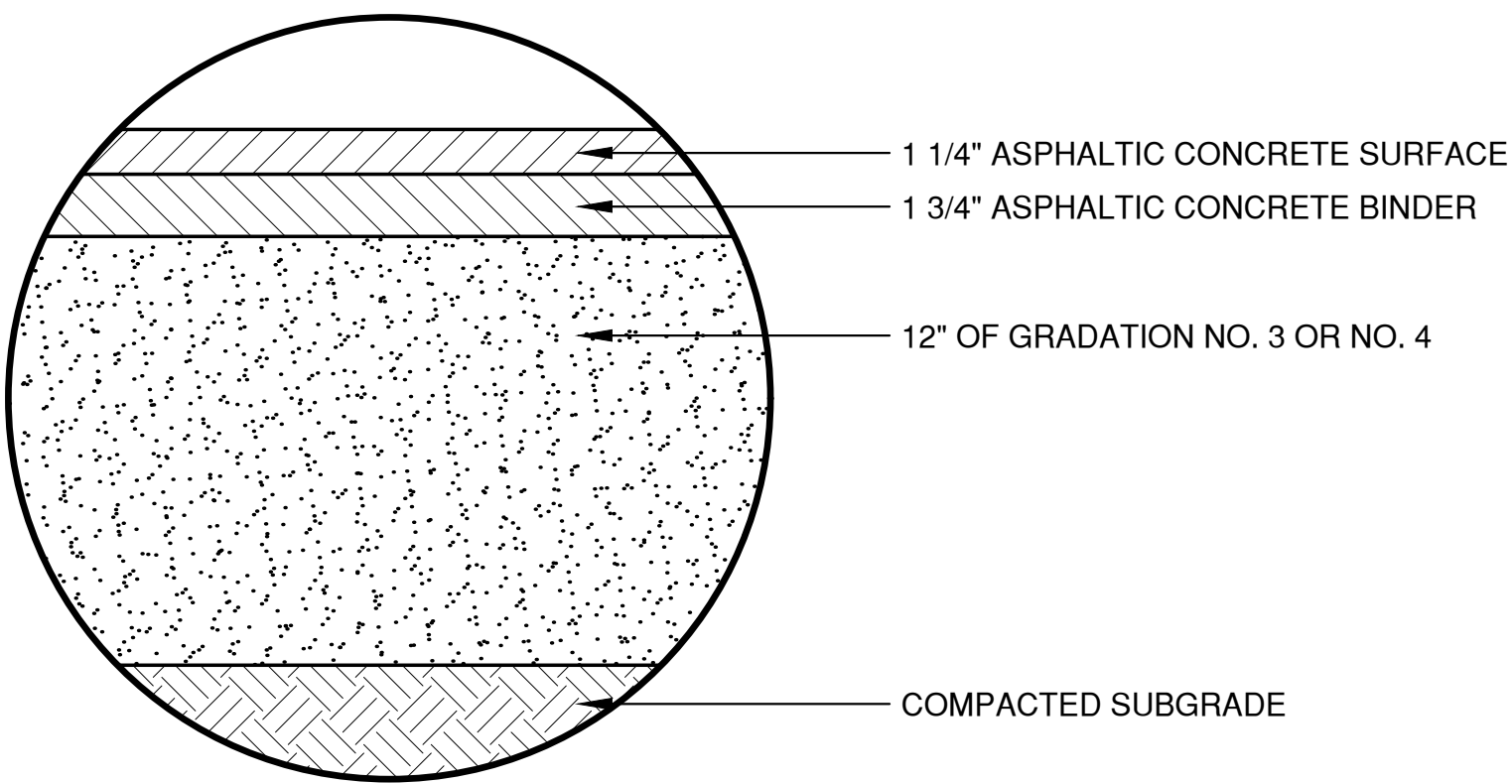
EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

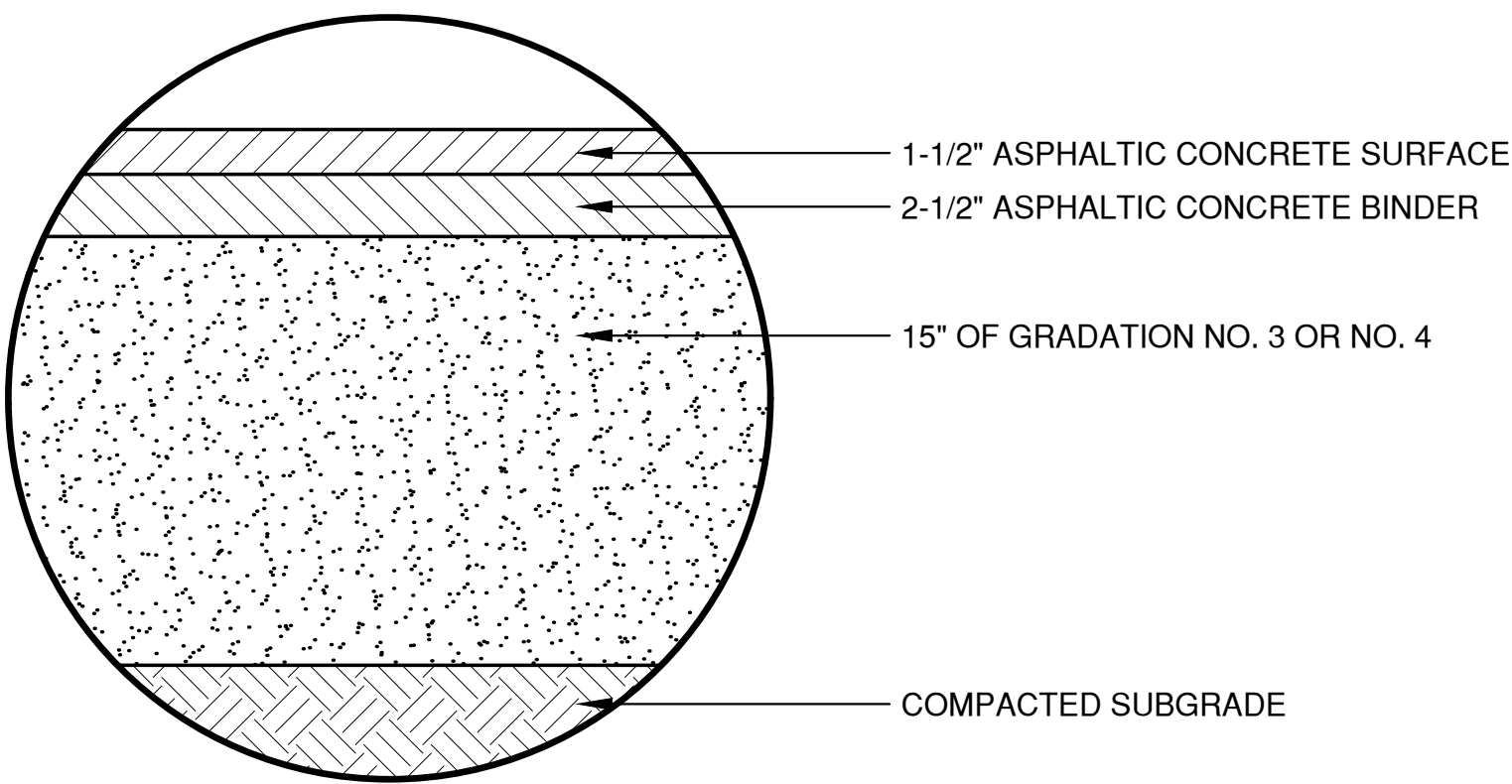
SIDEWALK DETAIL



CONCRETE PAVEMENT



LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN GSG	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY WISCONSIN
1	7/9/2026	AJB	CONSTRUCTION PLAN SET					CHECKED AJB	
								DESIGNED GSG	

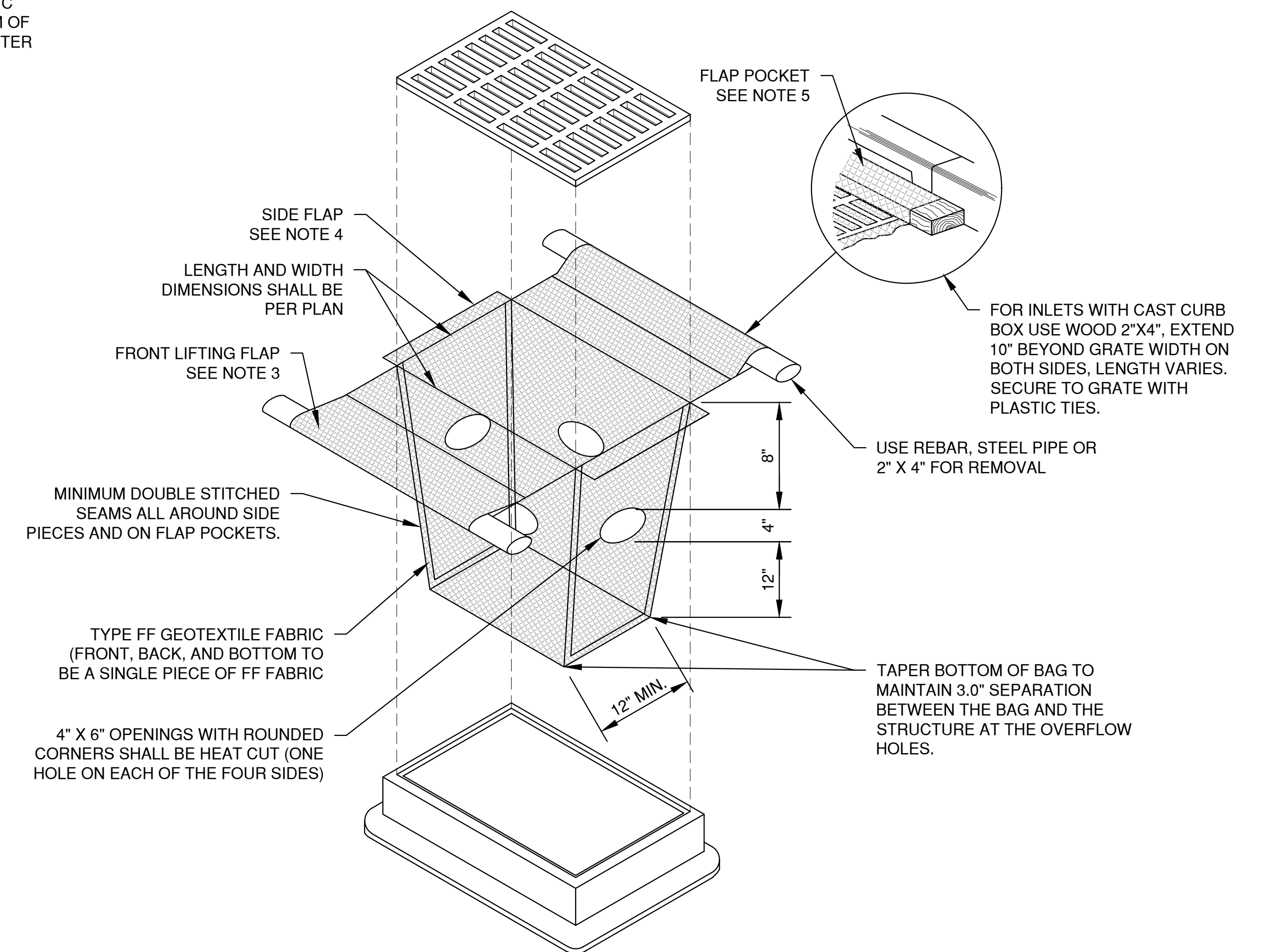
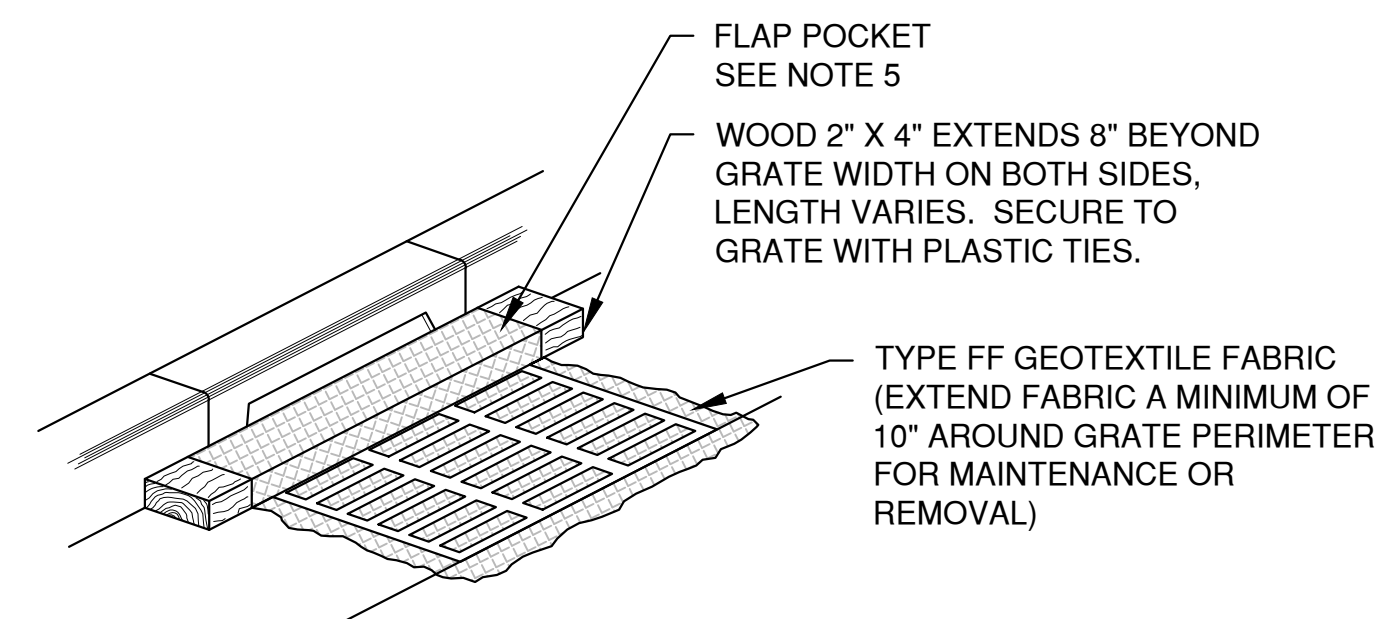
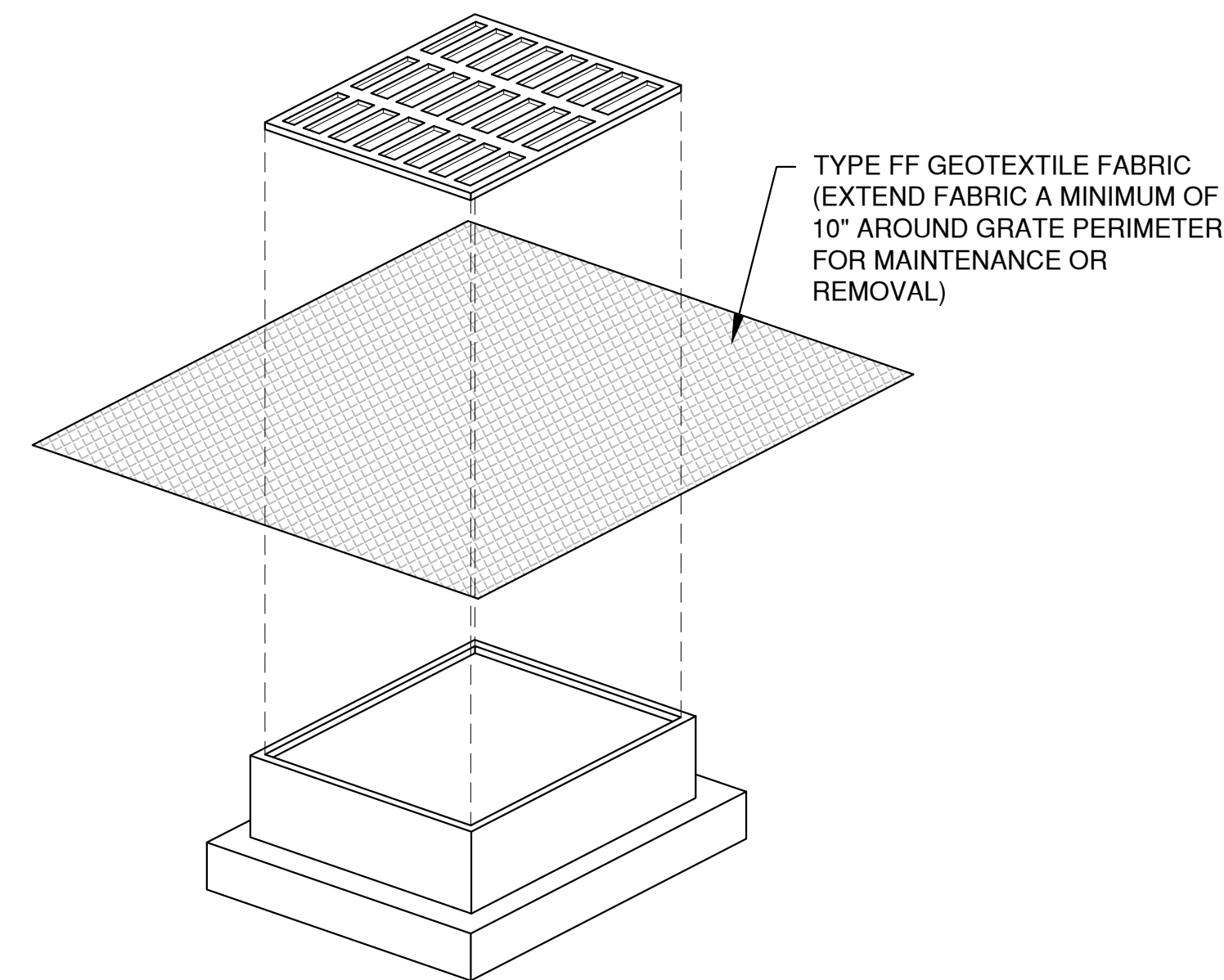
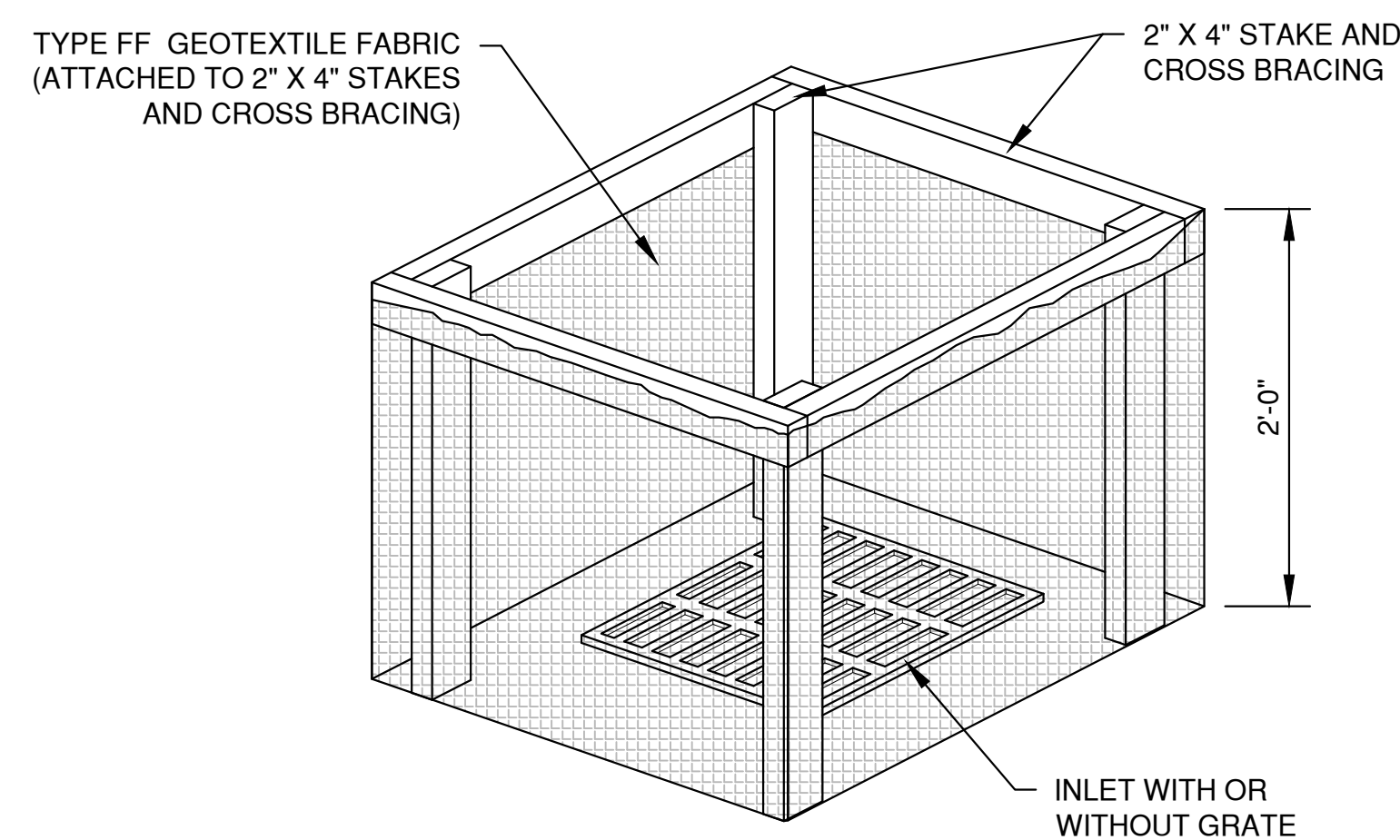
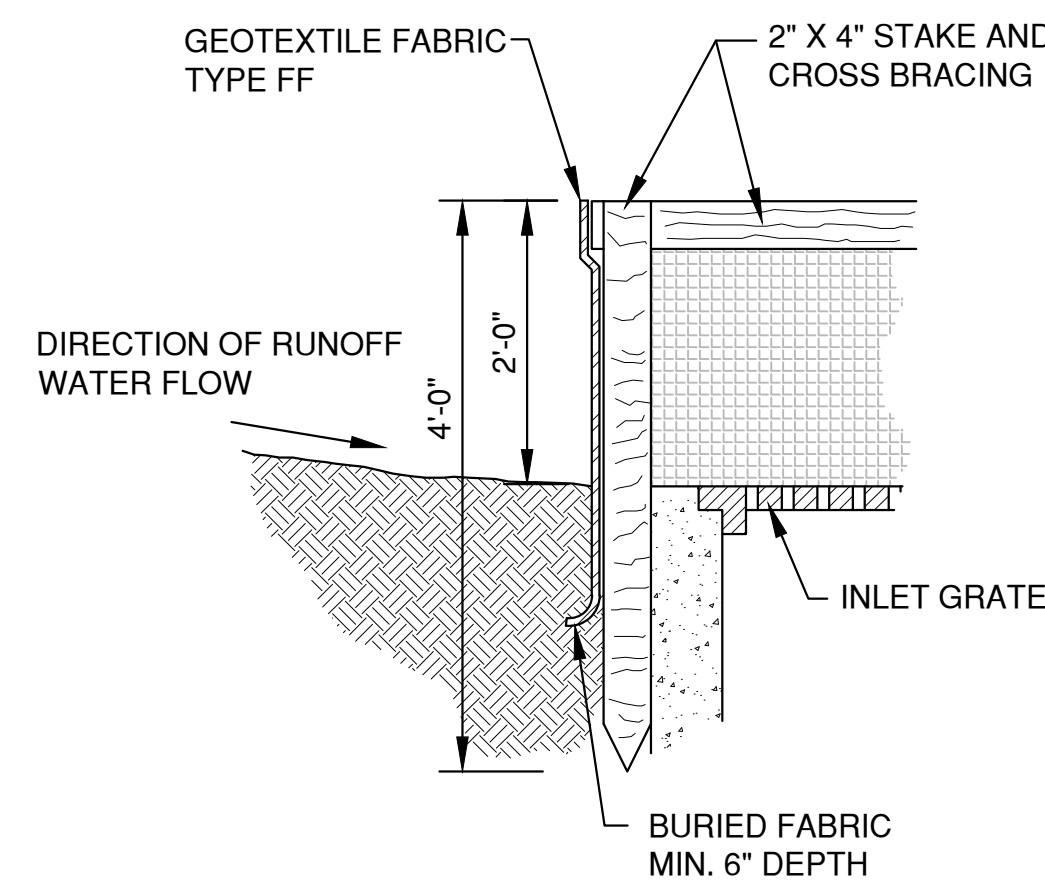
MISCELLANEOUS DETAILS

DATE 01/2026
FILE 2450043 DET
JOB NO. 2450043

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

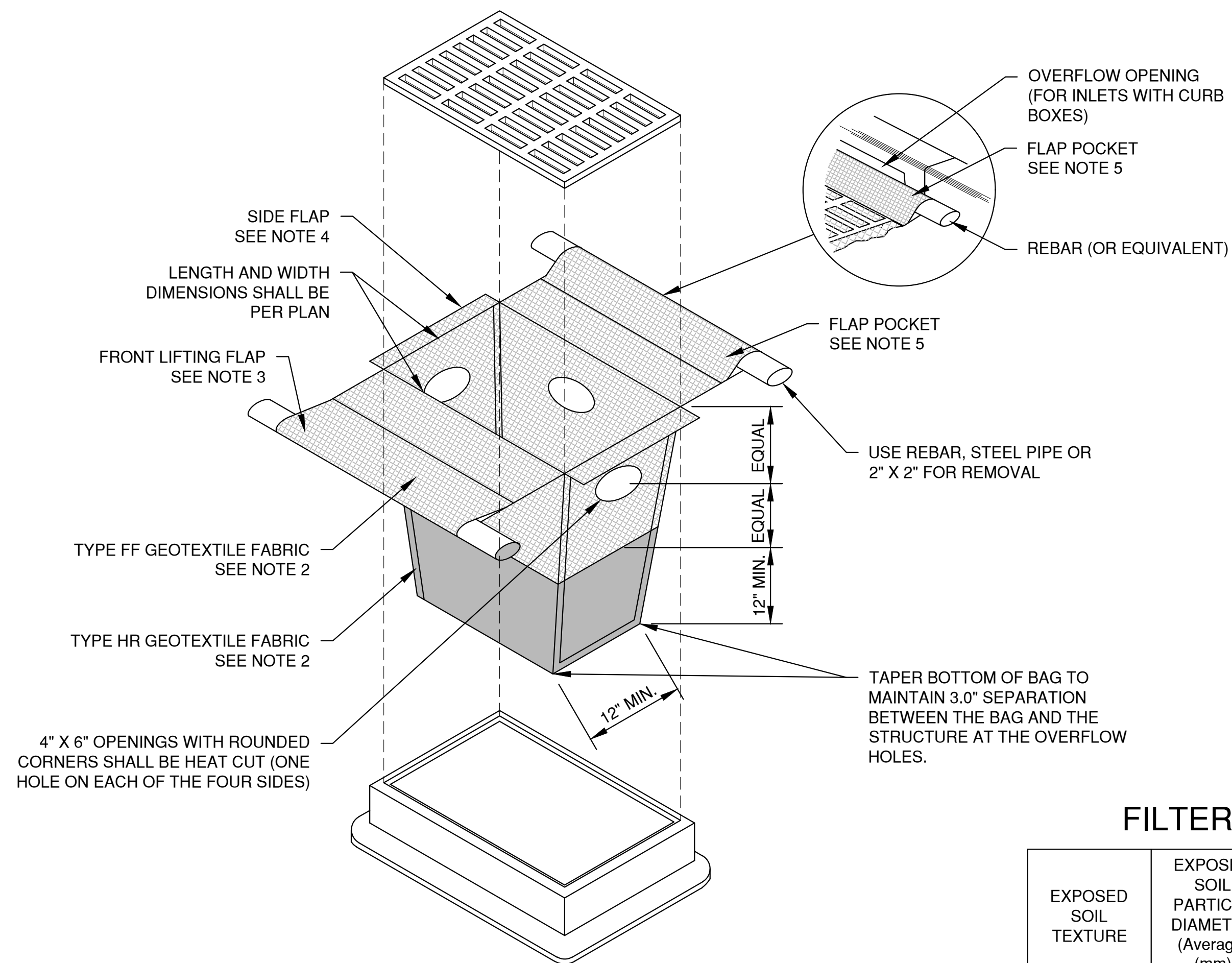


INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

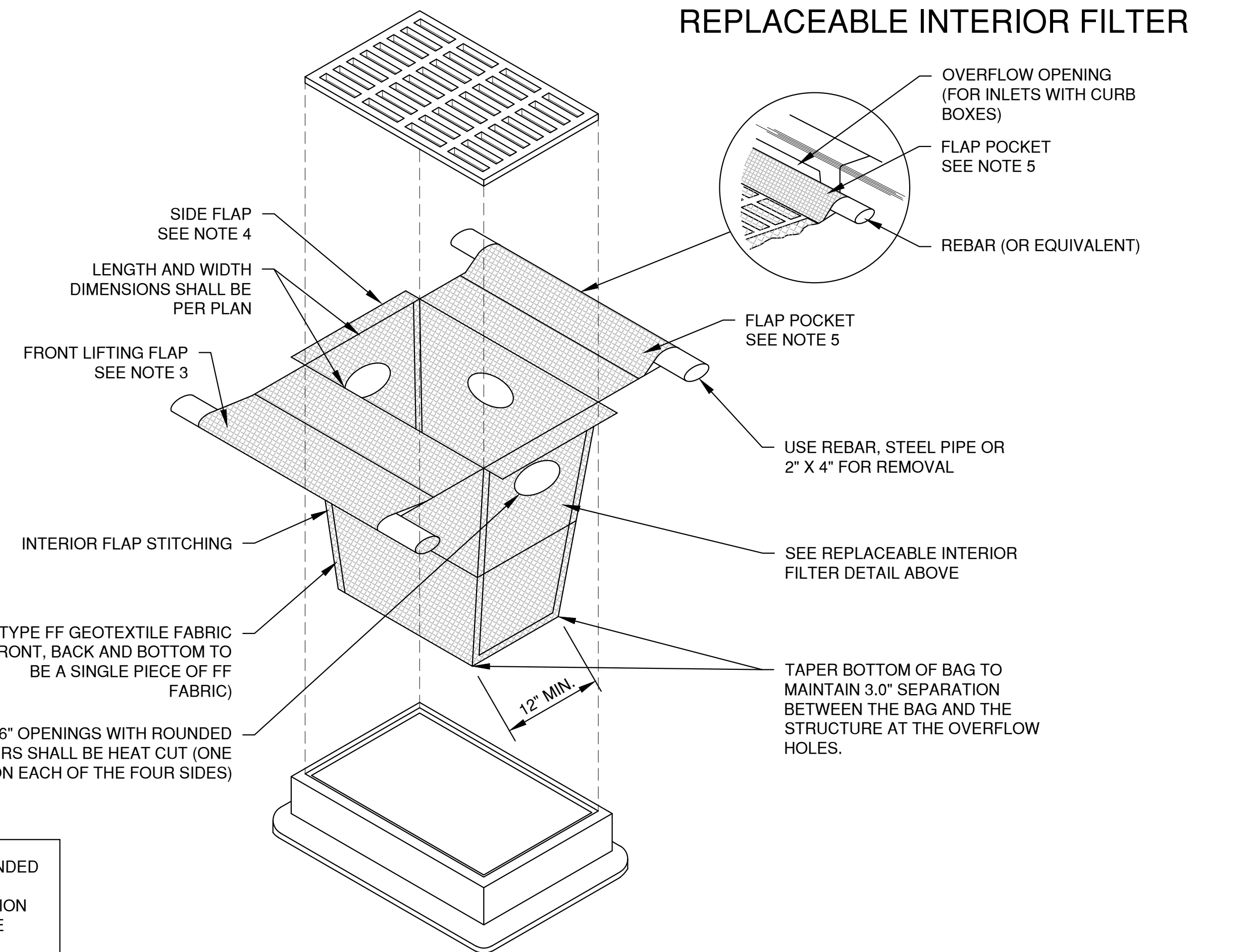
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

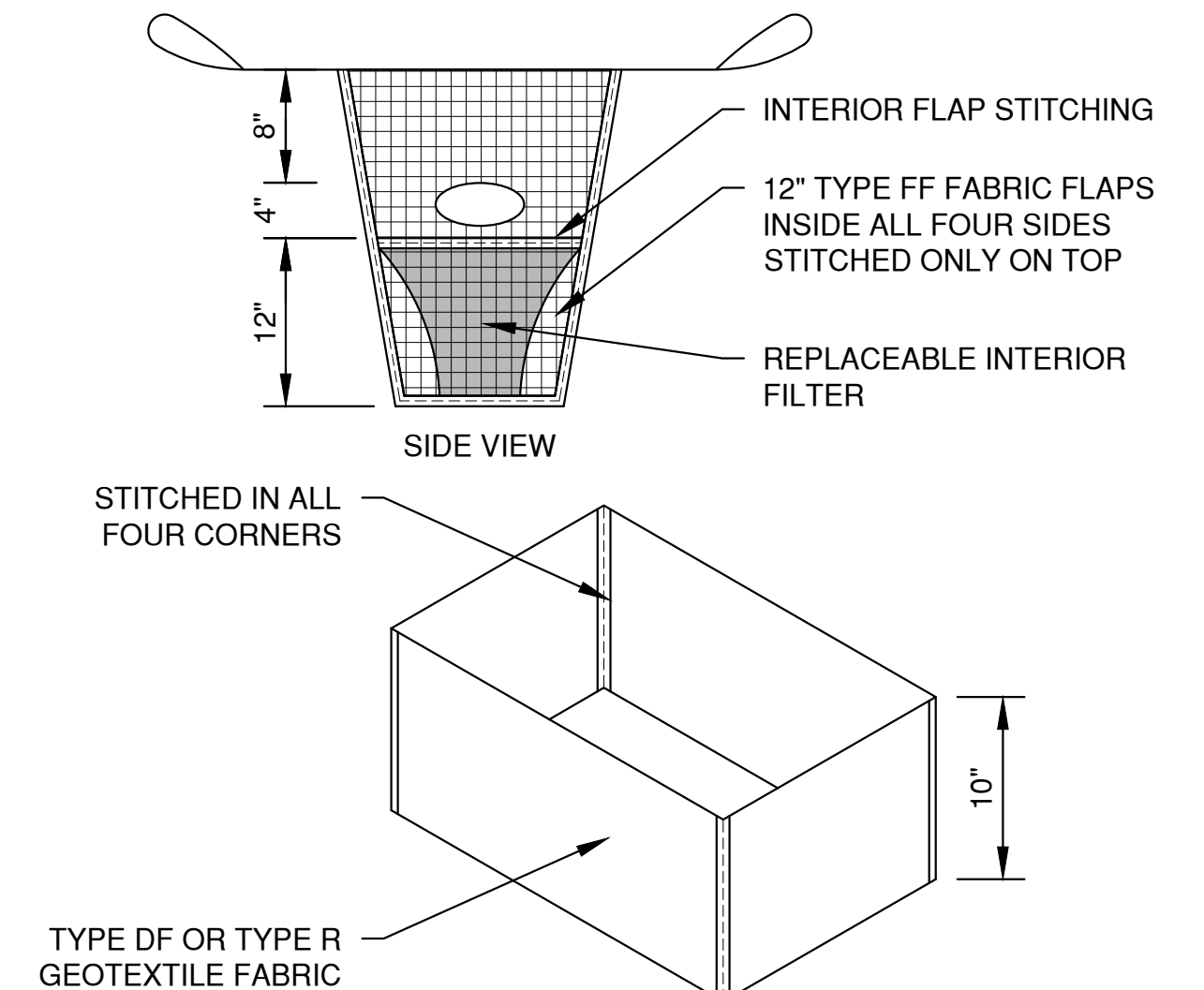


INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE			
EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

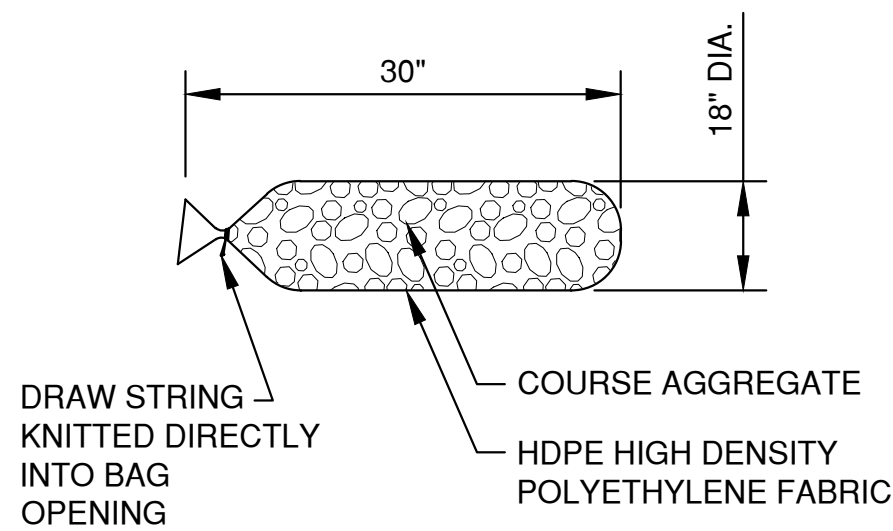
** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060



REPLACEABLE INTERIOR FILTER

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	EROSION CONTROL INLET PROTECTION TYPE D-HR AND TYPE D-M	DATE	 Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO.
1	7/9/2026	AJB	CONSTRUCTION PLAN SET					CHECKED			FILE		
								AJB			2450043_EC		
								DESIGNED			JOB NO.		
								GSB			2450043		

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Plot Date: Jul 09, 2026 - 9:35am
LAYOUT: 3. DITCH CHECKS



FILTER BAG DETAIL

NOTES:

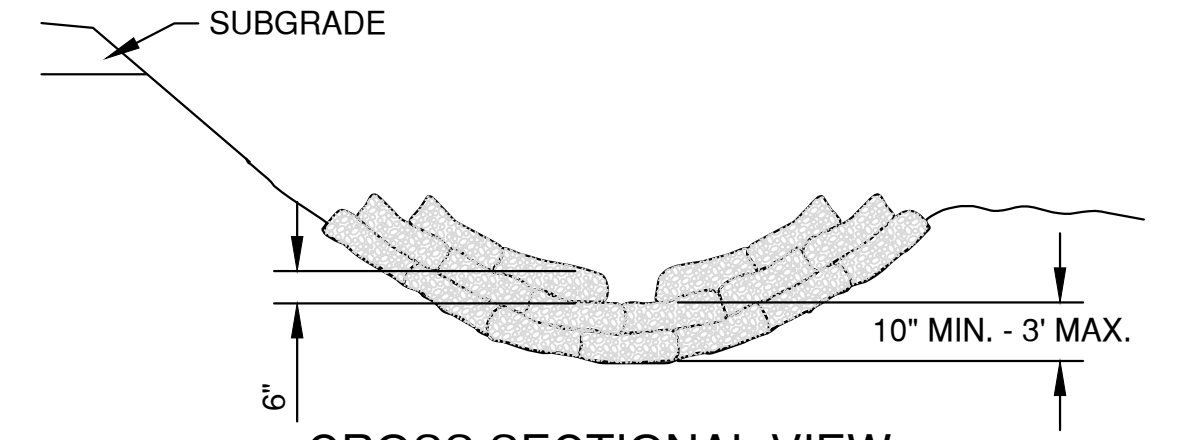
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

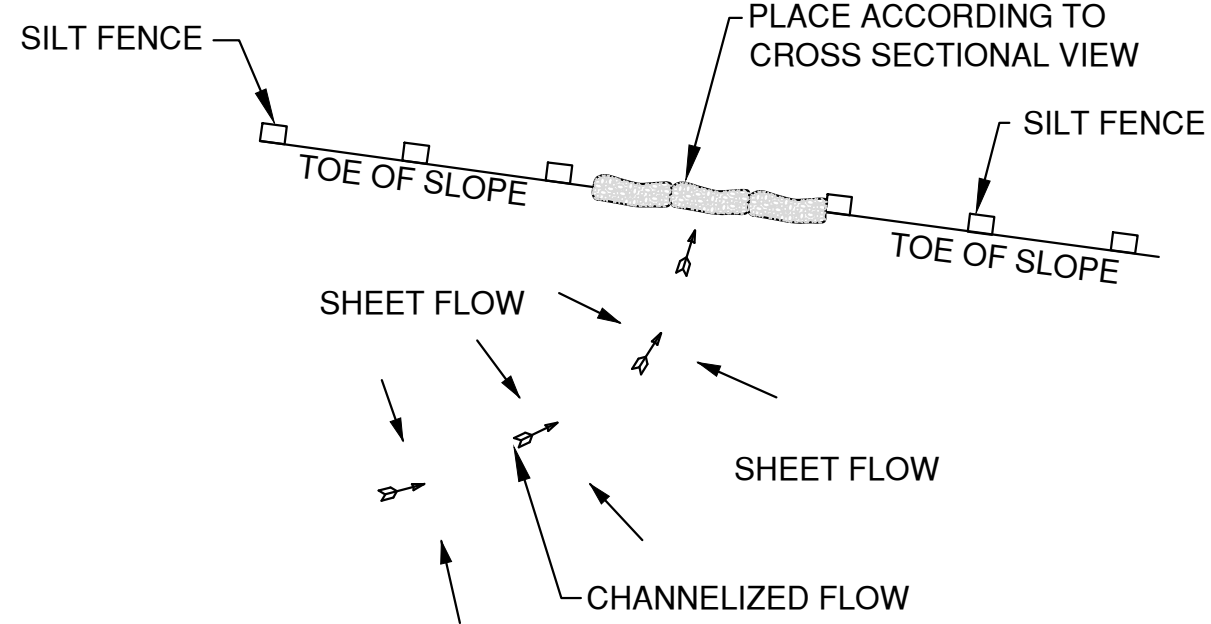
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

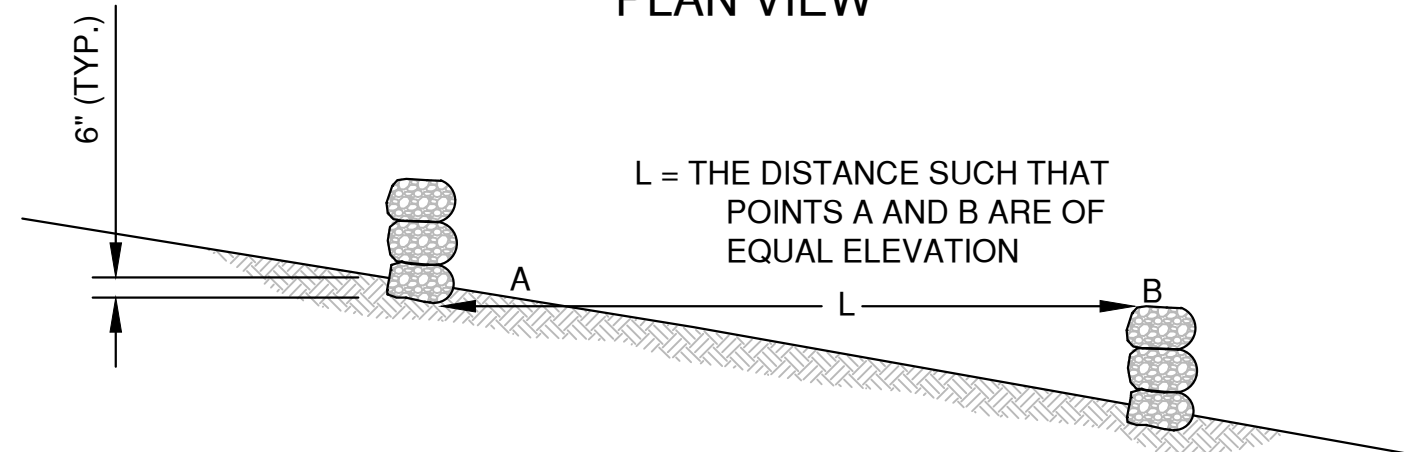
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



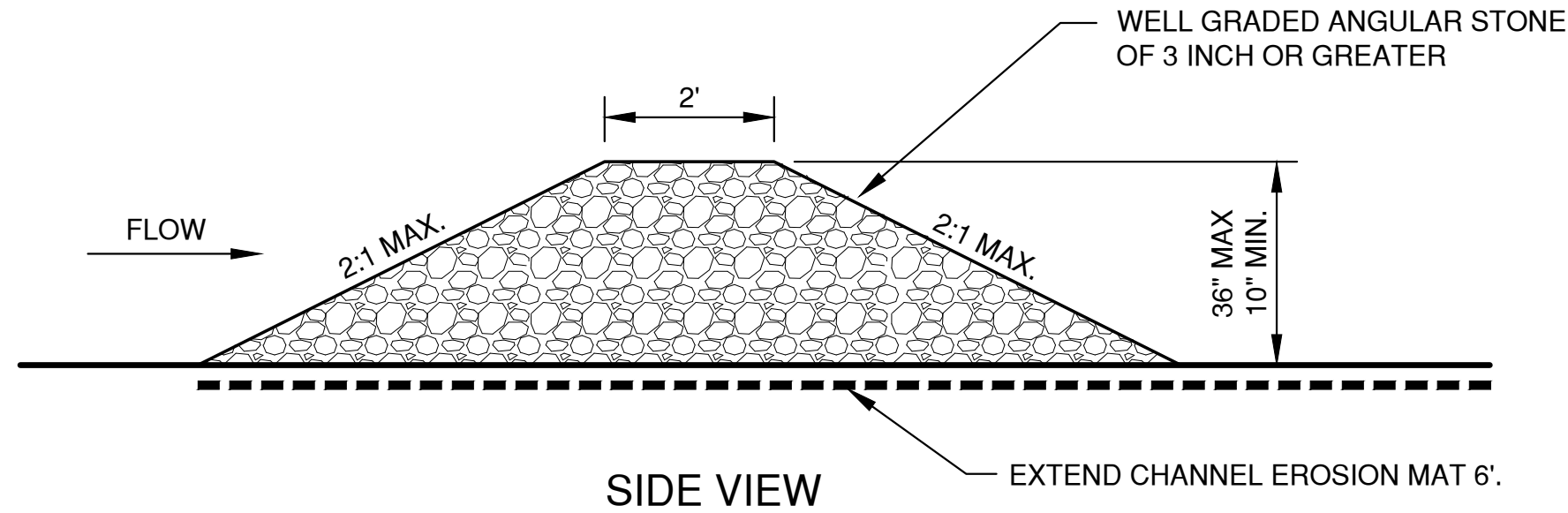
SIDE VIEW

DITCH CHECK DETAIL

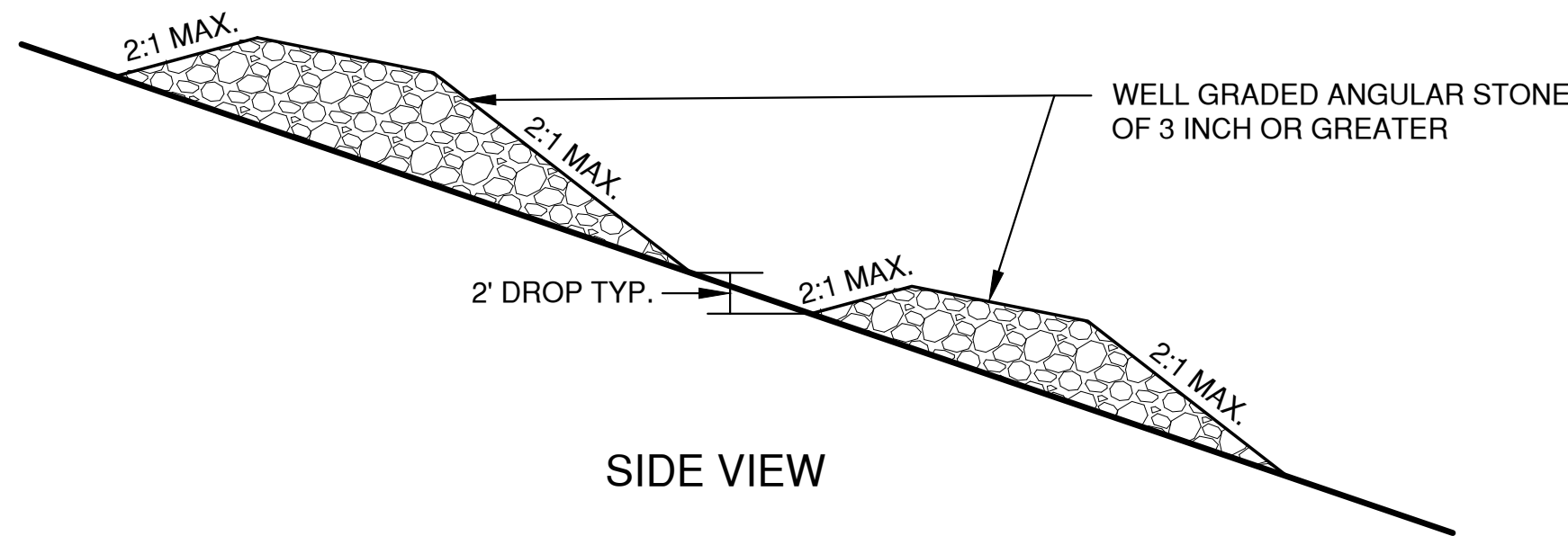
ROCK FILLED EROSION CONTROL BAGS

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW

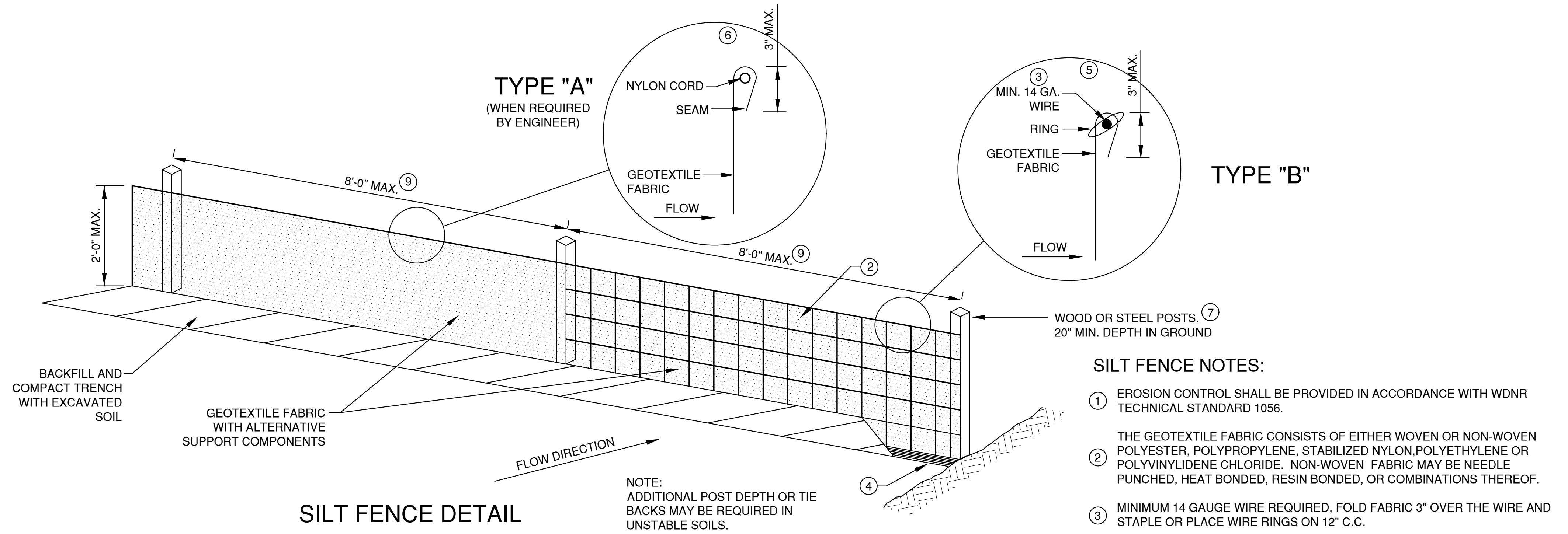


SIDE VIEW

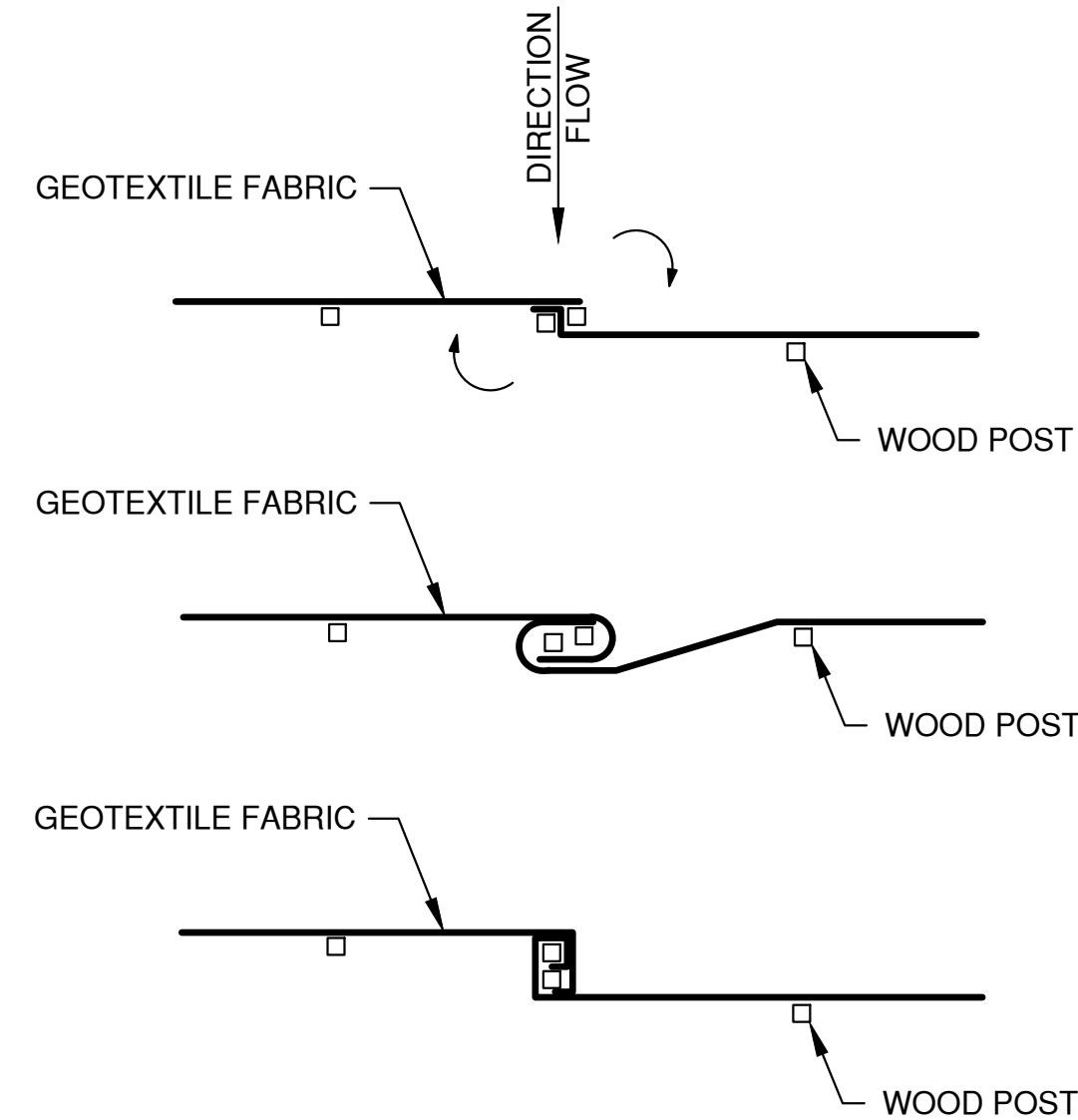
TEMPORARY DITCH CHECK USING STONE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN GSG	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	EROSION CONTROL DITCH CHECK DETAILS	DATE 01/2026	 Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releecinc.com	SHEET NO.
1	7/9/2026	AJB	CONSTRUCTION PLAN SET					CHECKED AJB			FILE 2450043_EC		14
								DESIGNED GSG			JOB NO. 2450043		

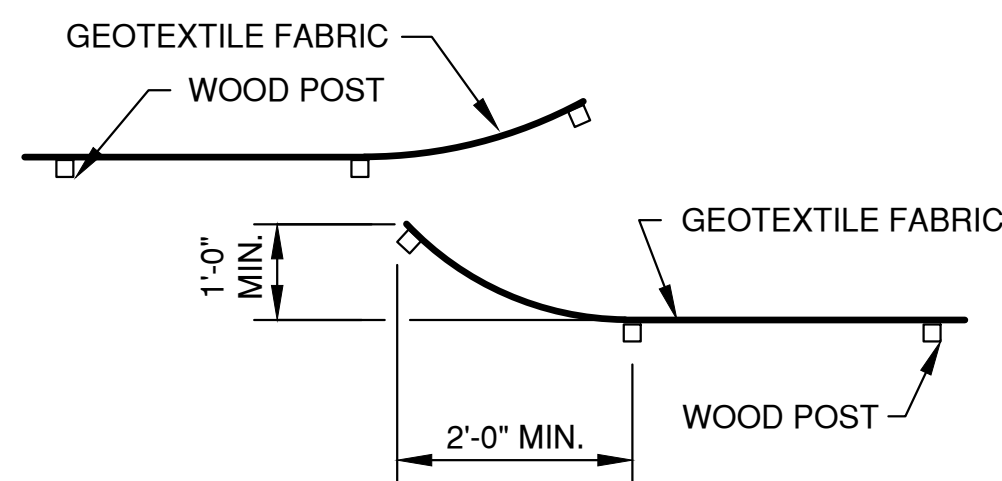
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LAYOUT: 4 - SHEET FLOW



SILT FENCE DETAIL

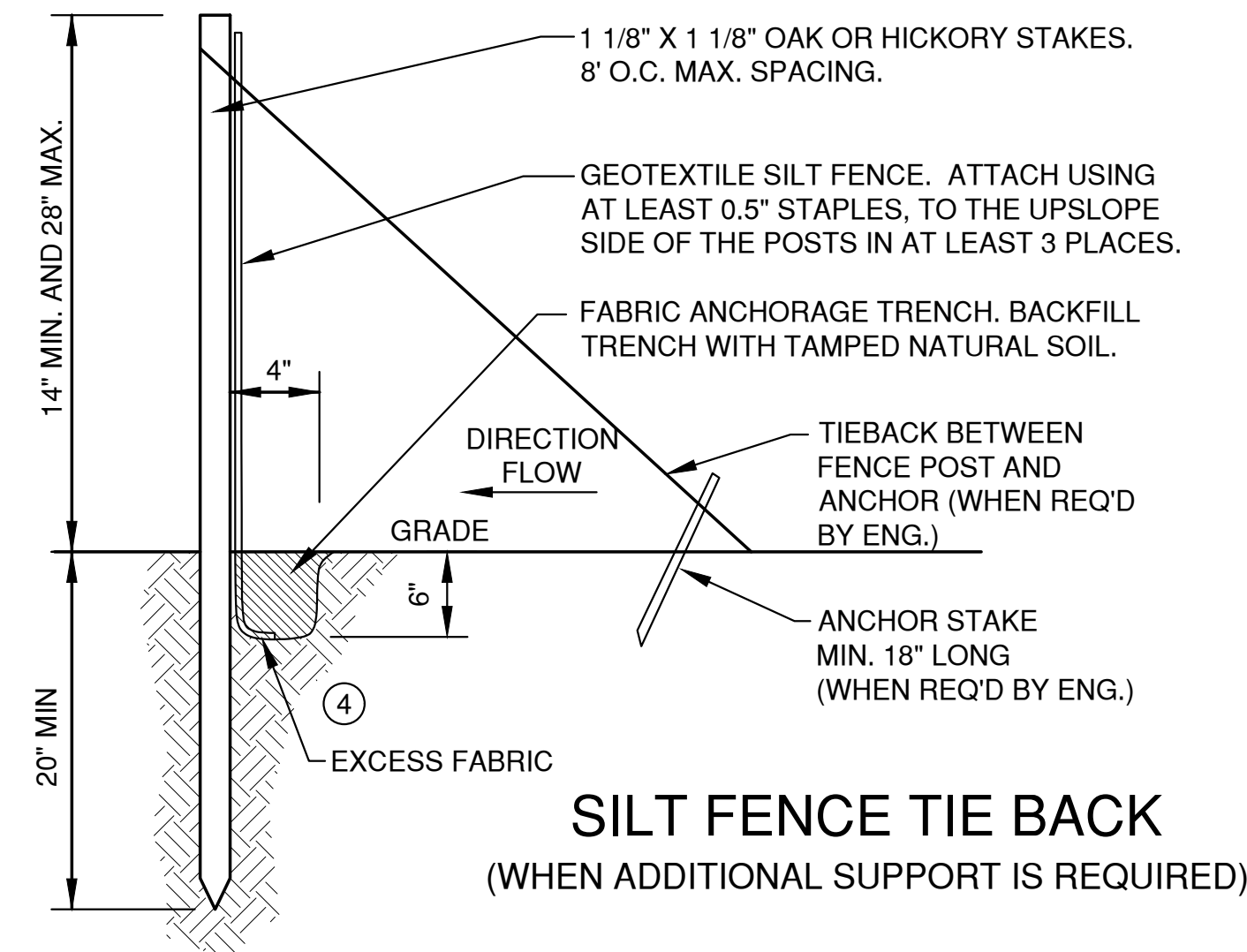


TWIST METHOD ⑧



HOOK METHOD ⑧

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

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1	7/9/2026	AJB	CONSTRUCTION PLAN SET					CHECKED AJB					
								DESIGNED GSG					



1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



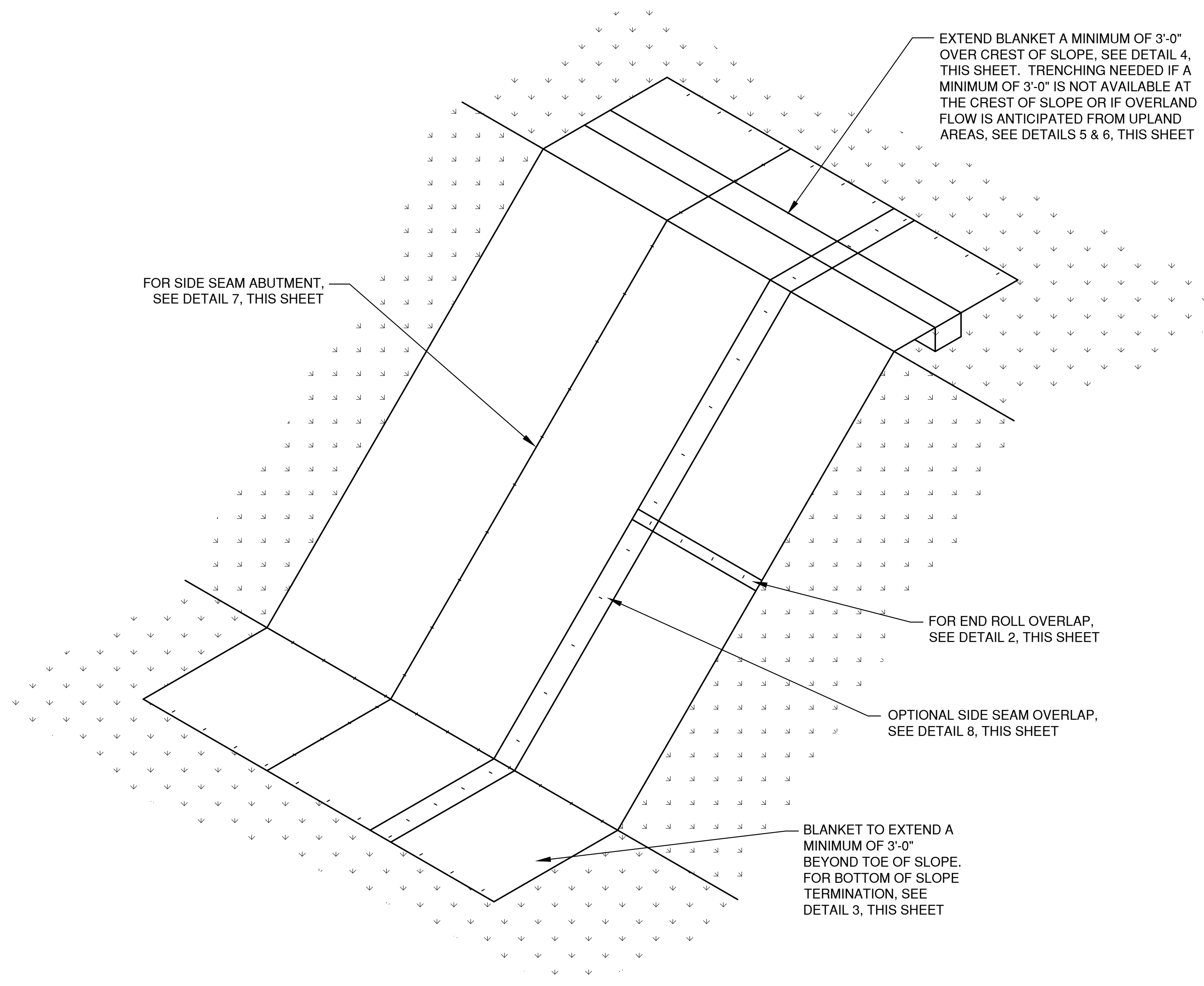
1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

STONE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

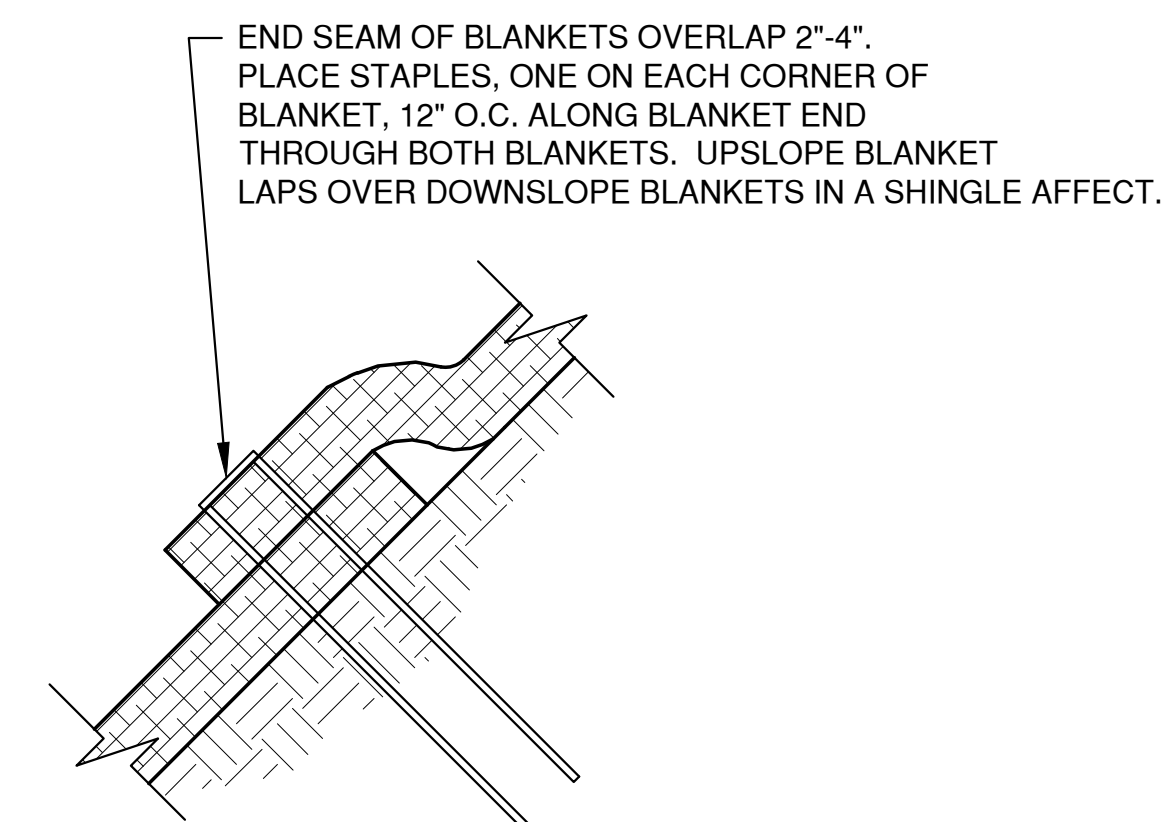
STONE TRACKING PAD DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	EROSION CONTROL TRACKOUT CONTROL PRACTICES	DATE	 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releeinc.com	SHEET NO.	
1	7/9/2026	AJB	CONSTRUCTION PLAN SET					CHECKED			01/2026		FILE	16
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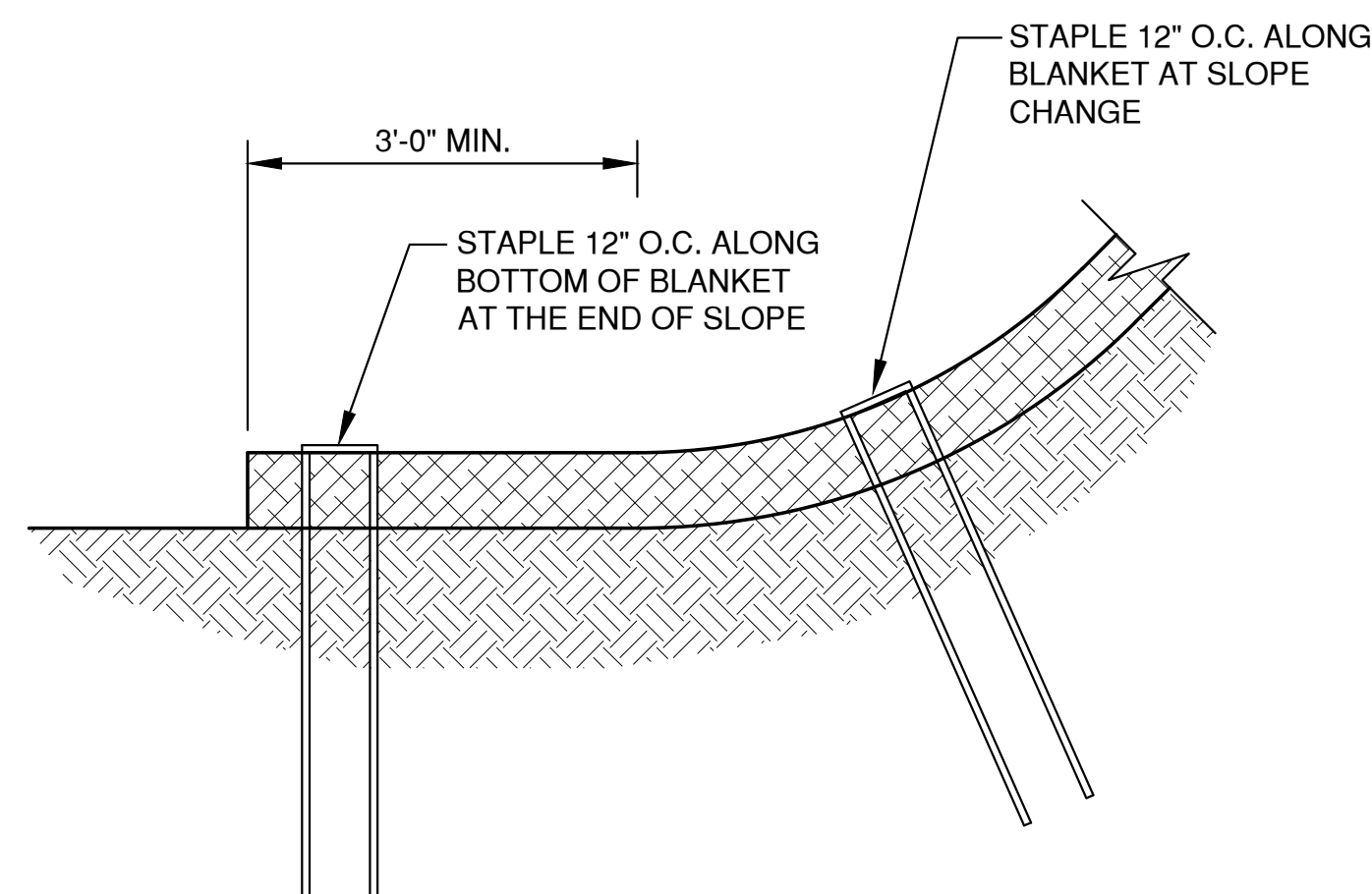
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Plot Date: Jul 09, 2026 9:35am
LAYOUT: 8 - SLOPE ERM



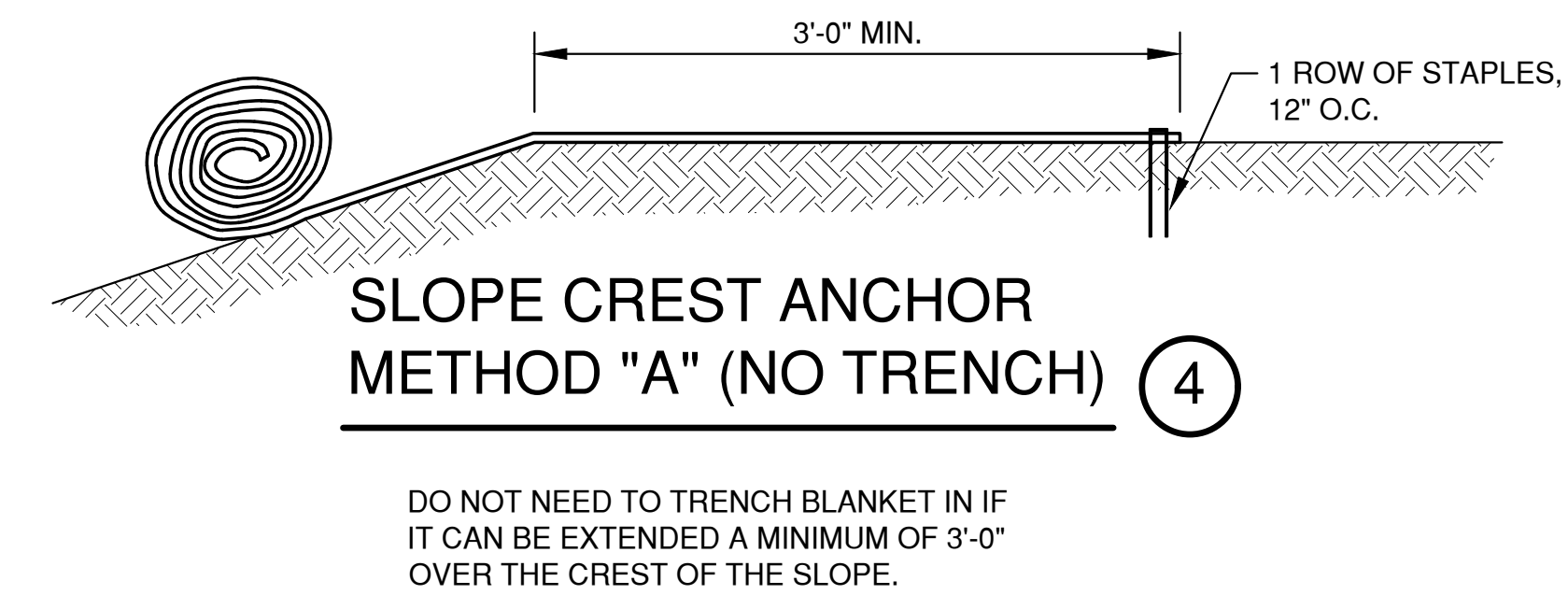
SLOPE DETAIL ①



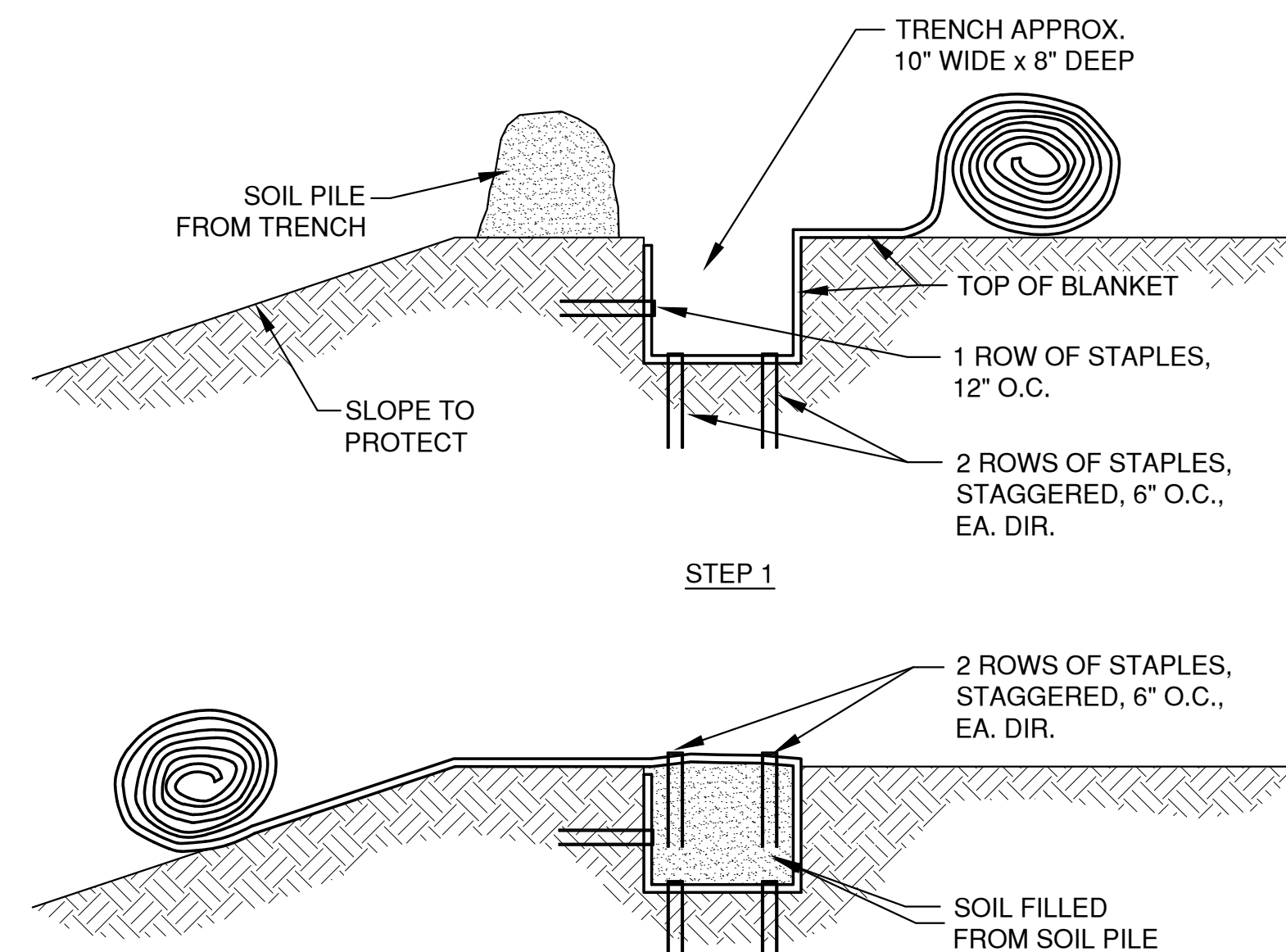
END ROLL OVERLAP ②



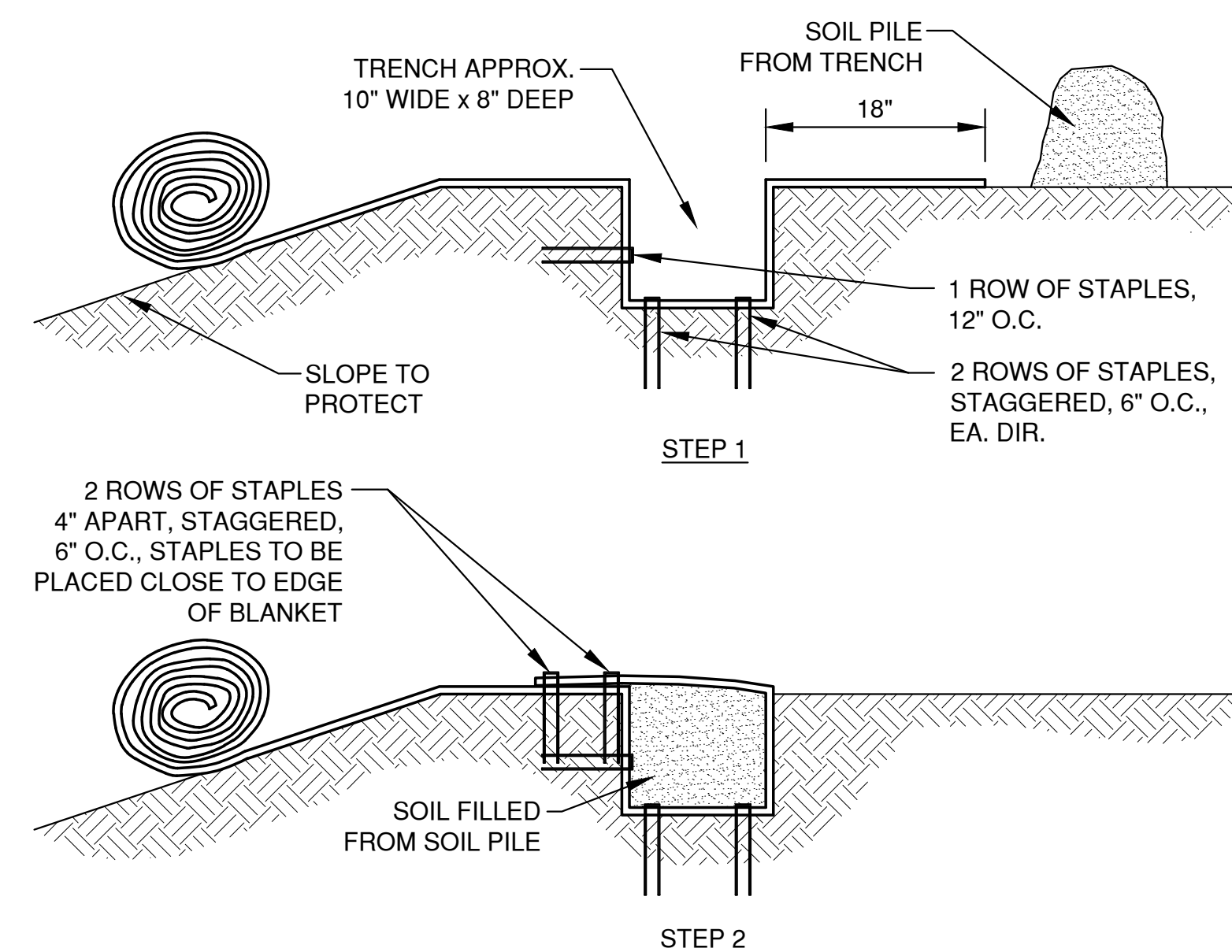
BOTTOM OF SLOPE TERMINATION ③



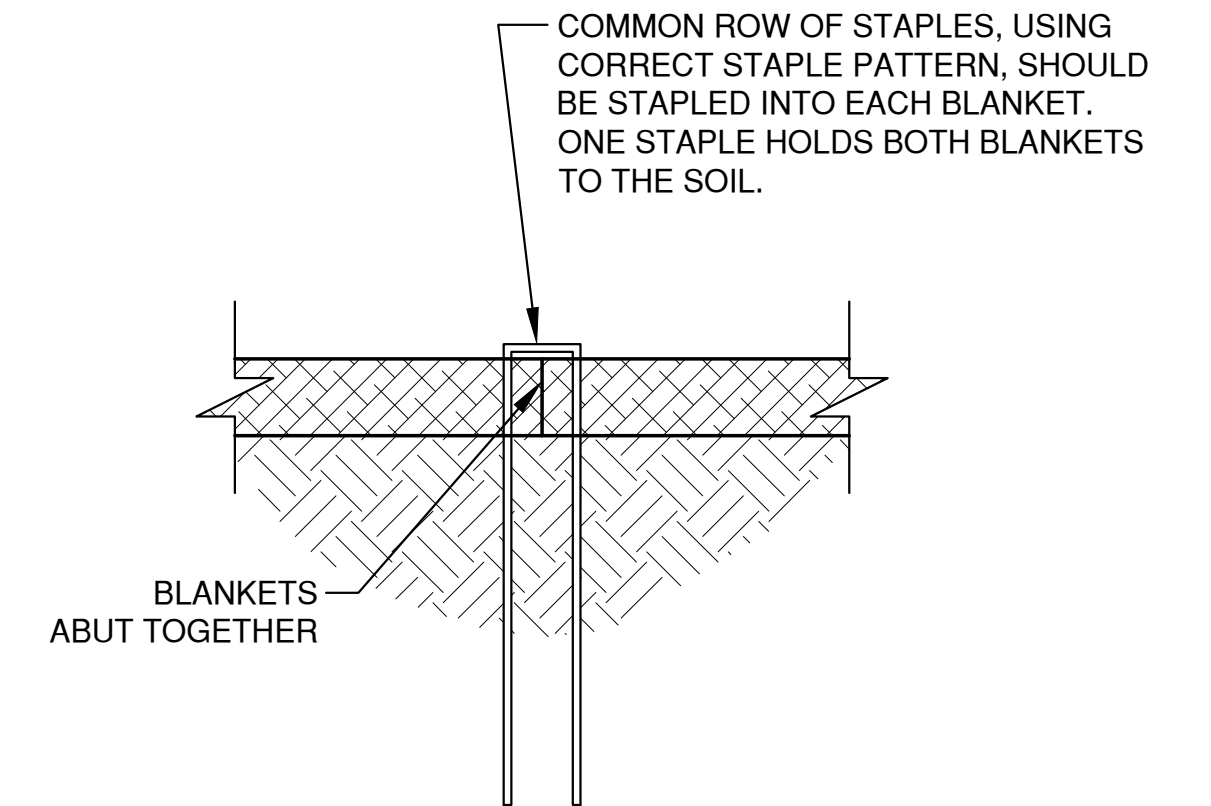
SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) ④



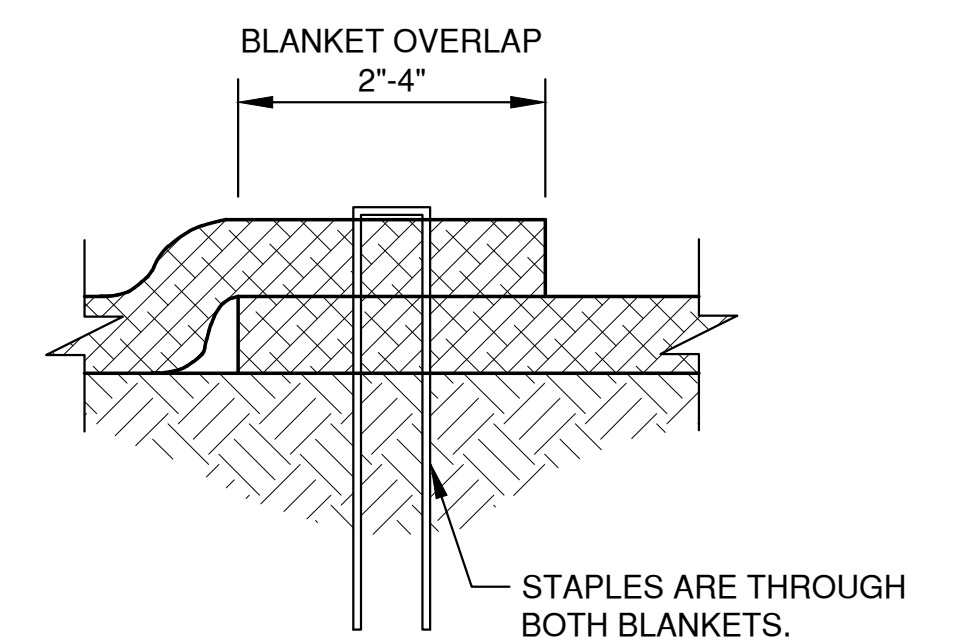
SLOPE TRENCHING METHOD "B" ⑤



SLOPE TRENCHING METHOD "C" ⑥



SIDE SEAM ABUT STAPLE DETAIL ⑦



SIDE SEAM OVERLAP STAPLE DETAIL ⑧

NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

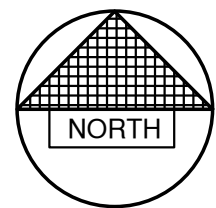
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN GSG	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	EROSION CONTROL EROSION MAT SLOPE APPLICATION DETAILS	DATE 01/2026 FILE 2450043_EC JOB NO. 2450043	SHEET NO. 17
1	7/9/2026	AJB	CONSTRUCTION PLAN SET					CHECKED AJB				
								DESIGNED GSG				

File: R:\2400\2450\2450043D.dwg
Plot Date: Sep 22, 2026 1:39pm
LAYOUT: EAST SITE PLAN

- LEGEND**
- CONCRETE PAVEMENT (385 S.F.)
 - ASPHALT PAVEMENT (LIGHT) (8,585 S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE
 - 12 INDICATES NUMBER OF PARKING STALLS

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB,
UNLESS NOTED OTHERWISE

NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED
TO A DEPTH OF 6 INCHES, SEEDED AND
MULCHED. AREA TO BE RAKED FREE OF
STONES AND CLUMPS.



0' 30' 60'
SCALE IN FEET

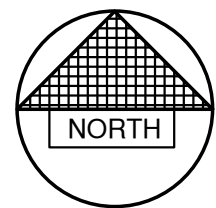
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN GSG	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	EAST SITE PLAN	DATE 01/2026	 Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. 19
1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					CHECKED AJB			FILE 2450043D		
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					DESIGNED GSG			JOB NO. 2450043		

File: R:\2400\2450\2450043D.dwg
Plot Date: Sep 22, 2026 9:20:10pm
LAYOUT: SOUTH TRAIL SITE

- LEGEND**
- CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - LANDSCAPE AREA
 - GREEN SPACE
 - 12 INDICATES NUMBER OF PARKING STALLS

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB,
UNLESS NOTED OTHERWISE

NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED
TO A DEPTH OF 6 INCHES, SEEDED AND
MULCHED. AREA TO BE RAKED FREE OF
STONES AND CLUMPS.



0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN GSG	HOFFMASTER/CREATIVE CONVERTING BUILDING ADDITION FOR KELLER, INC. CITY OF CLINTONVILLE WAUPACA COUNTY, WI	SOUTH TRAILER PARKIGN SITE PLAN	DATE 01/2026	 Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. 20
1	6/16/2026	AJB	CITY SITE PLAN SUBMITTAL					CHECKED AJB			FILE 2450043D		
2	7/9/2026	AJB	CONSTRUCTION PLAN SET					DESIGNED GSG			JOB NO. 2450043		

Certified Survey Map

Appendix

B

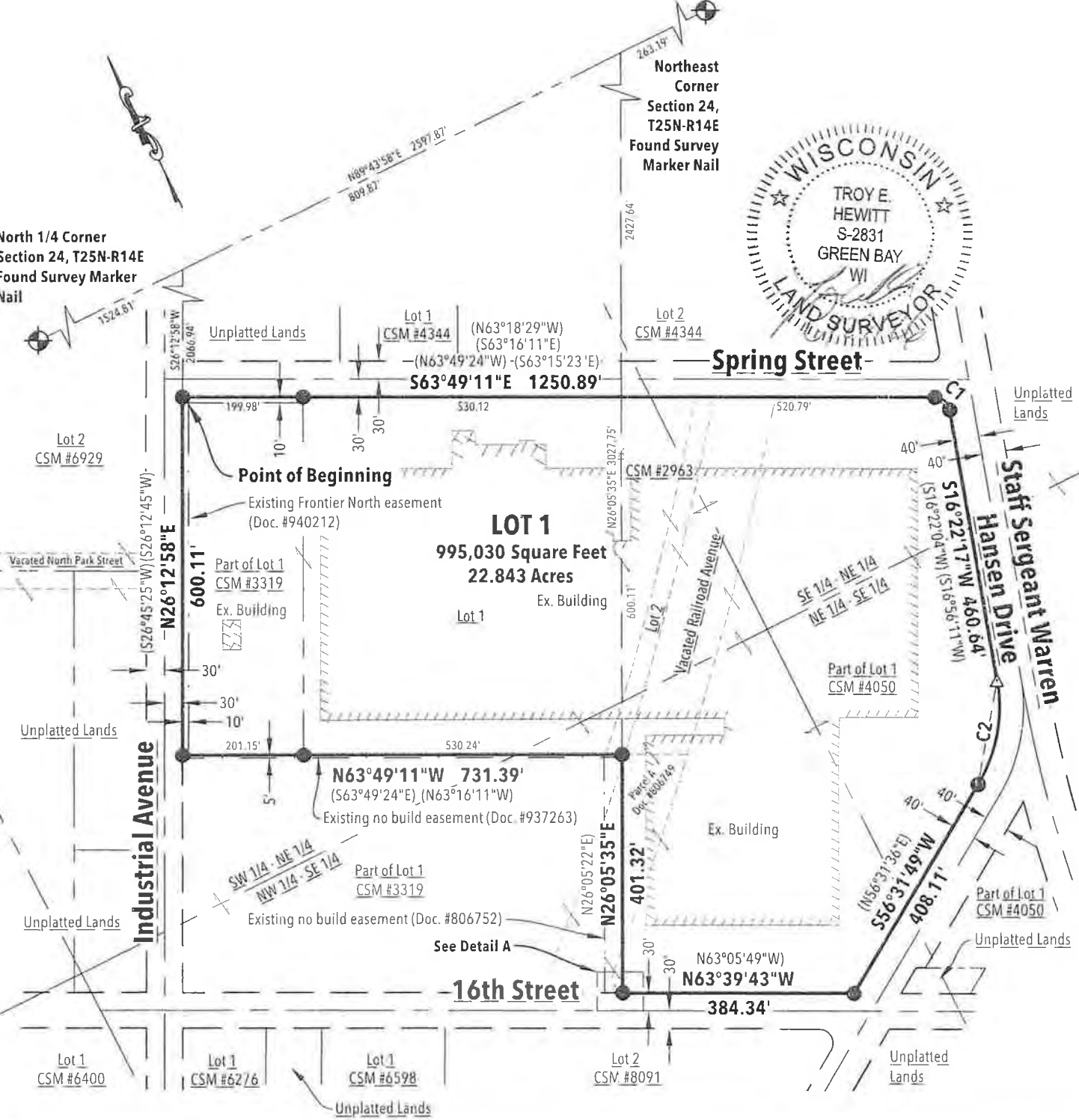
CERTIFIED SURVEY MAP 8469

PART OF LOT 1, VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 190, MAP NUMBER 3319, DOCUMENT NUMBER 492894, SAID MAP LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL OF LOTS 1 AND 2, VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 60, MAP NUMBER 2963, DOCUMENT NUMBER 470589 AND PART OF VACATED RAILROAD AVENUE, SAID MAP AND VACATED RAILROAD AVENUE LOCATED IN PARTS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND PART OF LOT 1, VOLUME 12, OF CERTIFIED SURVEY MAPS, PAGE 161, MAP NUMBER 4050, DOCUMENT NUMBER 525581, SAID MAP LOCATED IN PARTS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTHEAST 1/4 OF THE NORTHEAST 1/4, NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL LOCATED IN SECTION 24, TOWNSHIP 25 NORTH, RANGE 14 EAST, CITY OF CLINTONVILLE, WAUPACA COUNTY, WISCONSIN.

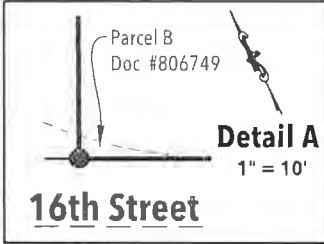
DOC# 940736

Recorded on
Jul 6, 2026 02:58 PM

JEREMY SCHOENIKE
WAUPACA COUNTY
REGISTER OF DEEDS
Fee Amount: \$30.00
Pages: 4



Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	80°11'28"	25.00'	34.99'	S23°43'27"E	32.20'	N16°22'17"E	N63°49'11"W
C2	40°09'32"	260.00'	182.24'	S36°27'03"W (N36°26'50"E)	178.53'	N56°31'49"E	N16°22'17"E



SCALE: 1" = 240'

0' 120' 240' 480'

Bearings are referenced to the Waupaca County Coordinate System. The north line of the Northeast 1/4 of Section 24, T25N-R14E bears N89°43'58"E.

LEGEND:

- Existing 1" Iron Pipe
- △ Existing Mag Nail
- ⊕ County PLSS Monument
- () Record bearing or distance

REL Robert E. Lee & Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

R 1240012450124500431dwdg12450043_csm.dwg

SHEET 1 OF 4

V. 37 P114

CERTIFIED SURVEY MAP 8469

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SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and combined Part of Lot 1, Volume 10 of Certified Survey Maps, Page 190, Map Number 3319, Document Number 492894, said map located in part of the Southwest 1/4 of the Northeast 1/4, all of Lots 1 and 2, Volume 9 of Certified Survey Maps, Page 60, Map Number 2963, Document Number 470589 and part of vacated Railroad Avenue, said map and vacated Railroad Avenue located in parts of the Southwest 1/4 of the Northeast 1/4, Southeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4, and part of Lot 1, Volume 12, of Certified Survey Maps, Page 161, Map Number 4050, Document Number 525581, said map located in parts of the Southwest 1/4 of the Northeast 1/4, Southeast 1/4 of the Northeast 1/4, Northwest 1/4 of the Southeast 1/4 and Northeast 1/4 of the Southeast 1/4, all located in Section 24, Township 25 North, Range 14 East, City of Clintonville, Waupaca County, Wisconsin more fully described as follows:

Commencing at the North 1/4 corner of said Section 24; thence N89°43'58"E, 1524.81 feet on the north line of said Section 24; thence S26°12'58"W, 2066.94 feet on the northeasterly extension of the southeast right of way of Industrial Avenue to the southwest right of way of Spring Street, the POINT OF BEGINNING; thence S63°49'11"E, 1250.89 feet on said southwest right of way; thence 34.99 feet on the arc of a 25.00 foot radius curve to the right, having a long chord which bears S23°43'27"E, 32.20 feet on said southwest right of way to the west right of way of Staff Sergeant Warren Hansen Drive; thence S16°22'17"W, 460.64 feet on said west right of way; thence 182.24 feet on the arc of a 260.00 foot radius curve to the right, having a long chord which bears S36°27'03"W, 178.53 feet on said west right of way to the northwest right of way of said Staff Sergeant Warren Hansen Drive; thence S56°31'49"W, 408.11 feet on said northwest right of way to the northeast right of way of 16th/ Street; thence N63°39'43"W, 384.34 feet on said northeast right of way to the northwest line of lands described as Parcel B in Document Number 806749; thence N26°05'35"E, 401.32 feet on said northwest line and it's northeasterly extension and continuing on the northwest line of Parcel A of said lands to the northern-most corner thereof; thence N63°49'11"W, 731.39 feet on the southwest line of said Lot 2 and continuing on the southwest line of said Lot 1, Volume 9 of Certified Survey Maps, Page 60, Map Number 2963, Document Number 470589 and its northwesterly extension to the southeast right of way of Industrial Avenue; thence N26°12'58"E, 600.11 feet on said southeast right of way to the Point of Beginning.

Said parcel contains 995,030 Square Feet (22.843 Acres) of land more or less. Subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the combination of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the surveying, mapping and combining of the same.

Dated this 29 day of June, 2026.



Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.
Original: 5/22/2026



REL Robert E. Lee & Associates, Inc.

1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

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SHEET 2 OF 4

Y37 p114

CERTIFIED SURVEY MAP 8469

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OWNER'S CERTIFICATE:

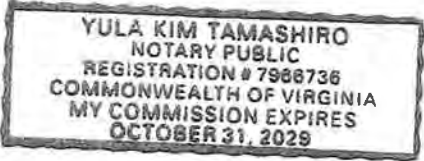
As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped and combined as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF CLINTONVILLE

Arthur S. Cooper 7-1-2026
Arthur S. Cooper, Vice President Date
CI05 Clintonville Wi, LLC

STATE OF WISCONSIN) VIRGINIA
FAIRFAX COUNTY) SS

Personally came before me this 1st day of July, 2026, the above named to me known to be the same person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin Virginia
(print name) Yula Tamashiro



My commission expires: 10/31/29



CERTIFIED SURVEY MAP 8469

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CITY OF CLINTONVILLE APPROVAL CERTIFICATE

This Certified Survey Map has been reviewed and is hereby approved and accepted by the City of Clintonville on June 24, 2026.

Jeannie Schley, Clintonville Mayor

Peggy Johnson, Clintonville Clerk



Construction Schedule

Appendix

C

WBS	Name	% Co...	Status	Start	Finish	Duration	Company	Assignees Directory	Approvers Directory	Calendar	Deadline	2026		
												Jul 2026	Aug 2026	Sep 2026
1	● Mobilize to site	0	● OVERDUE	Jul 6, 2026	Jul 10, 2026	5 days						te		
2	> Pre construction 4	0		Jun 29, 2026	Jul 17, 2026	15 days								
3	> Excavation 10	0		Jul 6, 2026	Jun 11, 2027	245 days								
4	> Site utilities 4	0		Aug 19, 2026	Sep 4, 2026	13 days								
5	> Concrete 6	0		Aug 3, 2026	May 21, 2027	210 days								
6	> Masonry 2	0		Sep 8, 2026	Oct 9, 2026	24 days								
7	> Building erection 21	0		Sep 8, 2026	Apr 2, 2027	149 days								
8	> ovh door install 2	0		Dec 7, 2026	Apr 9, 2027	90 days								
9	> asphalt 3	0		Oct 12, 2026	May 14, 2027	155 days								
10	> Pre Cast/ mezz deck 1	0		Jan 25, 2027	Jan 26, 2027	2 days								
11	● Temp Heat	0	● NOT ST...	Feb 8, 2027	Feb 8, 2027	1 day								
12	● ground thaw	0	● NOT ST...	Jan 18, 2027	Feb 26, 2027	30 days								
13	> MEP 4	0		Aug 20, 2026	May 21, 2027	197 days								
14	> over roof exhaust 3	0		Nov 2, 2026	Feb 5, 2027	70 days								
15	● epoxy flooring	0	● NOT ST...	Apr 12, 2027	Apr 16, 2027	5 days								
16	● painting	0	● NOT ST...	Mar 29, 2027	Apr 9, 2027	10 days								
17	● doors/ partitions/ bath accy	0	● NOT ST...	Apr 19, 2027	Apr 30, 2027	10 days								
18	● punchlist	0	● NOT ST...	May 10, 2027	May 21, 2027	10 days								
19	● final inspections	0	● NOT ST...	May 24, 2027	May 28, 2027	5 days								
20	● turnover	0	● NOT ST...	May 28, 2027	May 28, 2027	1 day								

NOTE: Milestone schedule, schedule reflected may change due to site, material and or labor conditions.



CITY OF CLINTONVILLE
WISCONSIN 54929

**The application for the
Planned Unit Development (PUD) for
Hoffmaster (Creative Converting) for
the October 13, 2026 meeting is
available on the Clintonville website
under Meetings & Agendas.**

clintonvillewi.gov/meeting-portal

**Please contact City Hall if you have any issues
accessing the application. (715)823-7600, option 1**

Thank you.

Class 2 Notice

September 24, 2026

October 1, 2026

NOTICE OF PUBLIC HEARING AND MEETING

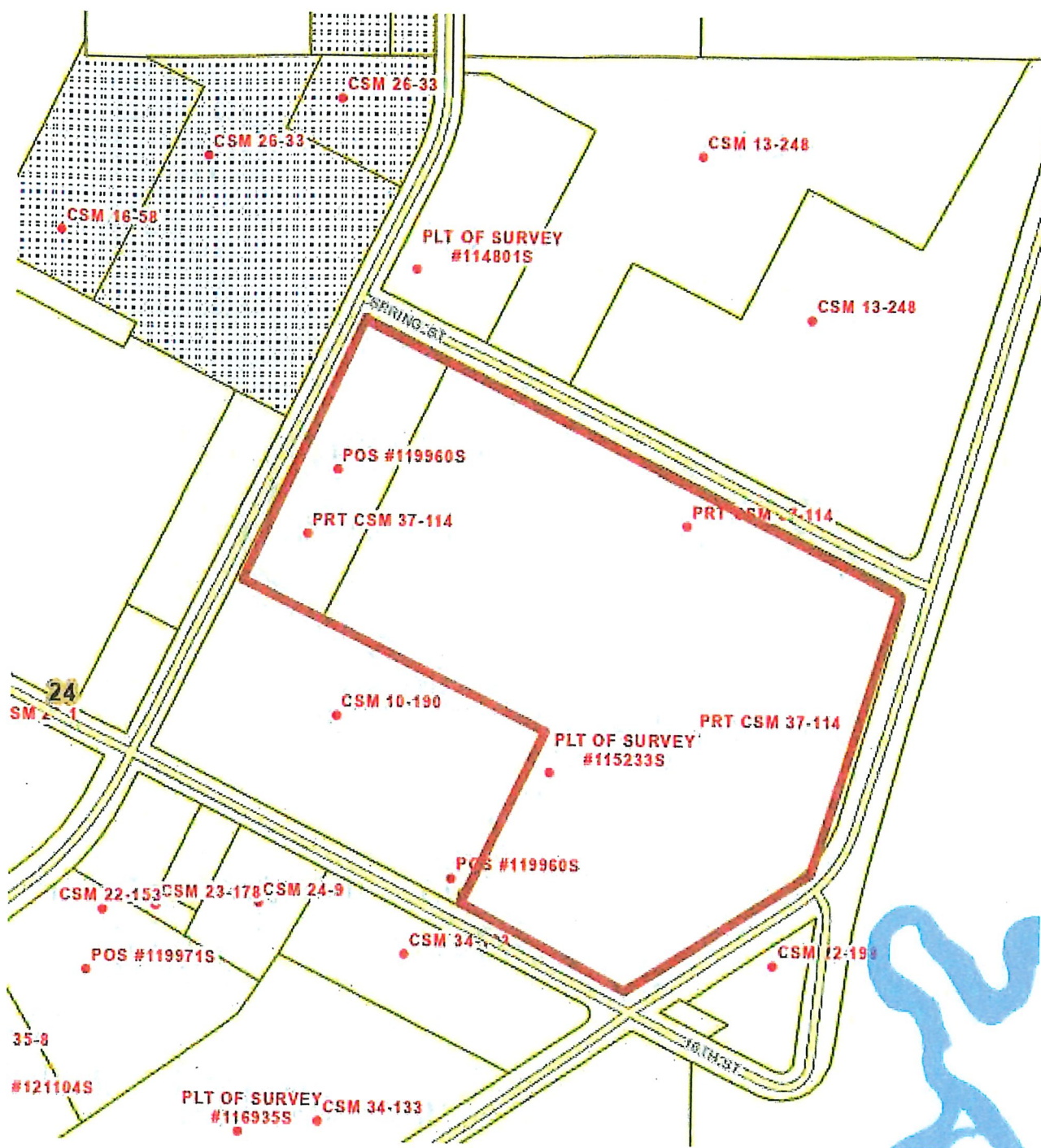
A public hearing and meeting of the City Plan Commission will be held on **TUESDAY, OCTOBER 13, 2026, at 5:00PM** at the Clintonville Community Center, 30 S Main Street, Clintonville, Wisconsin. The City Plan Commission will discuss:

Planned Unit Development (PUD) to gather public testimony, comments, and evidence concerning the proposed PUD, including land-use configuration, site planning, design, density, access, and all considerations relevant under municipal zoning authority. – C105 Clintonville WI LLC (Hoffmaster), 255 Spring St, parcels 30-24-14-10 and 30-24-13-1.

The meeting is open to the public and any person may appear and be heard for or against the amendment. Copies of the application materials, plans, and related reports are available for public inspection during regular business hours at City Hall [clintonvillewi.gov] The Plan Commission will consider all testimony presented and may take action following the close of the public hearing.

Dated this 17th day of September, 2026

Peggy L. Johnson
Clerk-Treasurer
City of Clintonville
50 10th St, Clintonville, WI 54929
(715)823-7600, option 1



CI05 Clintonville WI LLC
C/O Converting Inc
255 Spring St
Clintonville, WI 54929

City of Clintonville
50 10th St
Clintonville, WI 54929

Hesse Properties LLC
485 Industrial Ave
Clintonville, WI 54929

LTT Properties LLC
185 Industrial Ave
Clintonville, WI 54929

Wisconsin Gas LLC
PO Box 1699
Appleton WI 54912

HRP Investments LLC
E10848 Lundt Rd
Clintonville, WI 54929

W T Walker Group Inc
222 E Erie St
Ste 300
Milwaukee, WI 53202

ANR Pipeline Co
C/O Land Dept
717 Texas St Ste 244908
Houston, TX 77002



Commercial Fields
PARTNERS
CLINTONVILLE, WISCONSIN

PROPOSED HOUSING DEVELOPMENT

Clintonville, WI

City-owned site, TIF #9

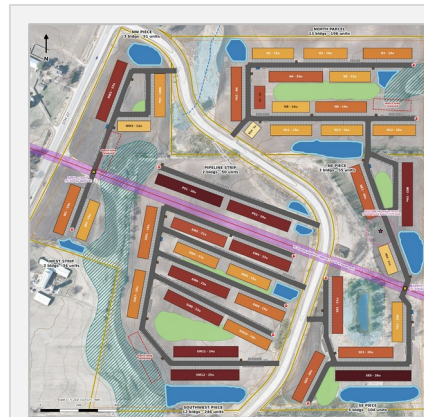
~196

units in Phase 1
13 buildings, north parcel

~736

units at full build
40 buildings

- Market-rate, two-story walk-up buildings of about 14 to 26 units each (prototype 22 units, 310 ft x 56 ft), with a drive-up stall and garage for every unit.
- Phase 1 builds out one building at a time, paced to leasing demand.
- Parks, walking paths and stormwater ponds in every section.
- Final unit count, phasing, and layout will follow the site plan and City approvals.



CONCEPT SITE LAYOUT

40 buildings in seven sections across parcels 30 13 11 2 and 30 13 14. Phase 1 is the north parcel (13 buildings).

Preliminary concept site layout – subject to survey, wetland delineation, pipeline and City review

Our Work

Our construction team brings over 25 years of general contracting and design-build experience, taking projects from initial design concepts to final completion.



Multifamily apartments, 3-D rendering



Attached residential, 3-D rendering



Two-bedroom unit, 3-D model



Apartment interior, 3-D rendering



Open living space, 3-D rendering



Multifamily site plan

Agreement

Clintonville Multifamily Housing Project

City of Clintonville and Commercial Fields Partners LLC

Date: _____, 2026

This Agreement provides the Developer a Right of First Refusal and Exclusive Negotiation Rights. Such agreement is between the City of Clintonville (the "City") and Commercial Fields Partners LLC (the "Developer"). This agreement is for the purposes of granting rights and limitations on the following parcels for purposes of a multifamily housing project on the Clintonville Commercial Fields site (parcels 30 13 11 2 and 30 13 14).

1. Project

Market-rate, two-story walk-up apartment buildings of about 22 units each, built in phases on the site, up to approximately 484 units in total. Final unit count, phasing, and layout will follow the site plan and City approvals and will respect the pipeline no-build area, wetlands, and required setbacks.

2. Consideration:

The Developer will pay the City of Clintonville the sum of \$5,000 for this agreement. The City, however, agrees to hold such funds to be applied solely to a consultant (Ehlers) for review of the Developer's package and proposals.

3. Developer Commitments

The Developer will prepare the full financial review package for Ehlers, including the assistance request, an Excel proforma and sources and uses with and without incentives, cost detail, land valuation support, site and architectural plans with unit counts, and a schedule. The Developer will deliver it within 21 days after this Option Agreement is signed by both parties.

4. Exclusive Negotiation

For 120 days after signing (the "Exclusivity Period"), the City will negotiate the development of the site only with the Developer. The City will not solicit, negotiate with, or accept proposals from any other party for residential or multifamily development of the site during that time. The parties may extend the period in writing.

5. Right of First Refusal.

For 24 months after the Exclusivity Period ends, unless a development agreement with the Developer has been signed, the City will not sell, convey, or agree to develop the site, or any part of it, for residential or multifamily use with another developer without first giving the Developer written notice of the other party's proposed terms. The Developer will then have 30 days to agree to match those terms, and if it does, the City will proceed with the Developer instead.

6. Confidentiality

Each party will keep the other's financial information confidential, except as required by Wisconsin public records law or to advisors and approving bodies.

7. General

Each party bears its own costs. This Option Agreement does not obligate either party to complete a transaction, and neither party is bound any construction or action until a development agreement is approved and signed. It is governed by Wisconsin law and may be signed in counterparts, including

electronically. City signature is subject to any required Common Council approval.

CITY OF CLINTONVILLE

COMMERCIAL FIELDS PARTNERS LLC

By: _____

Name: Craig Moser

Title: City Administrator

Date: _____

By: _____

Name:

Title: Authorized Representative

Date: _____