



Plan Commission

Special Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Monday, December 21, 2020

7:00 PM

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **December 21, 2020** at **7:00 PM**.

Due to the current public health emergency, the meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/DePere>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

THIS MEETING WILL NOT BE HELD IN PERSON.

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://depercitywi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the November 23, 2020 Plan Commission meeting.
3. Consideration and possible action on a request for a site plan to add 71,255 SF to an existing building at 1800-1862 Commerce DR (Parcels ED-344-101-1, ED-344-101-5).
4. Consideration and possible action regarding a variance to permit two wall signs on a proposed office building in the C-EO District at 2020 Innovation CT (Parcel WD-D0036-2).

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library
De Pere Chamber of Commerce
Paul Janssen, Peforma
Karl Schmidt, Belmark Inc.
Bowman Commercial Holdings LLC
Jessica Niles, Creative Sign Company
Jeff Wyers, Innovation Properties Two LLC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: December 21, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the November 23, 2020 Plan Commission meeting.

ATTACHMENTS:

- PC_Nov2020_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Draft Minutes

Monday, November 23, 2020

7:00 PM

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schlein, and members of the public.

2. Approval of the minutes of the October 26, 2020 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Schilling
EXCUSED:	Dean Raasch

3. Consideration and possible action on a request for a site plan to add 4,000 SF to an existing building at 650 Heritage RD (Parcel ED-F0097).

City Planner Peter Schlein reviewed the site plan request for a building addition at 650 Heritage Road. A metal facade material requires Plan Commission approval. Staff recommended approval of the request, with no conditions. Derek Biederwieden moved, seconded by Mark Higgins, to approve the site plan with the use of the metal material. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Schilling
EXCUSED:	Dean Raasch

4. Consideration and possible action regarding a Rezoning Request from B-1 PDD (Central Business District with Planned Development District overlay) and R-4 (General Residence Office District) to B-1 (Central Business District) at 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST (Parcels ED-812, ED-914, part of ED-920).*

City Planner Peter Schlein reviewed the proposed rezoning. Staff recommended approval of the rezoning, subject to the conditions in the report. Derek Beiderwieden moved, seconded by Mayor Boyd, to approve the rezoning. Ald. Raasch abstained because he arrived after the discussion. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Schilling
ABSTAIN:	Dean Raasch

5. Consideration and possible action to review and accept a Traffic Impact Analysis for the proposed Mulva Cultural Center at 221 S Broadway ST.

City Planner Peter Schleinz reviewed the Traffic Impact Analysis report. Staff recommended accepting the report and placing it on file. There was some discussion regarding traffic concerns, particularly with Lewis Street. Development Services Director Daniel Lindstrom noted that some design improvements are slated for Lewis Street next year. Mayor Boyd moved, seconded by Derek Beiderwieden, to receive the report and place it on file. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

6. Consideration and possible action on a request for a site plan for a 77,436 SF new building with 120 stalls of parking at 221 S Broadway ST, 135 S Wisconsin ST and part of 200 BLK S Michigan ST (Parcels ED-812, ED-914, part of ED-920).

City Planner Peter Schleinz reviewed the site plan request for a new three-story building for the Mulva Cultural Center at 221 S Broadway Street. Staff recommended approval of the site plan, subject to the conditions in the report. Mayor Boyd moved, seconded by Mark Higgins, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

7. Consideration and possible action regarding a variance to permit two additional wall signs on a proposed cultural center B-1 District at 221 S Broadway ST (Parcel ED-812).

City Planner Peter Schleinz reviewed the sign variance request for two additional wall signs at 221 S Broadway Street for the proposed Mulva Cultural Center development. Peter noted that a notice was sent to adjacent property owners two weeks prior to the meeting. Discussion followed regarding the uniqueness of this project and everyone agreed that the variance request is reasonable. Mayor Boyd moved, seconded by Ald. Raasch, to approve the variance request. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

8. Consideration and possible action regarding a rezoning request from R-1 Single Family Residence to I-B-2 Industrial Business 2 at the southern end of American Boulevard (parcels WD-L486, WD-L510, WD-L485, WD-L511, WD-2021, WD-L484-1, WD-L514, WD-L483-1, WD-L515, and WD-L482-2).*

Development Services Director Daniel Lindstrom reviewed the rezoning request for the southern end of the West Industrial Business Park from R-1 Single Family District to I-B-2 Industrial Business 2 District. The overall intent is to extend American Boulevard. Staff recommended approval of the rezoning. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve the rezoning. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:38 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: December 21, 2020

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

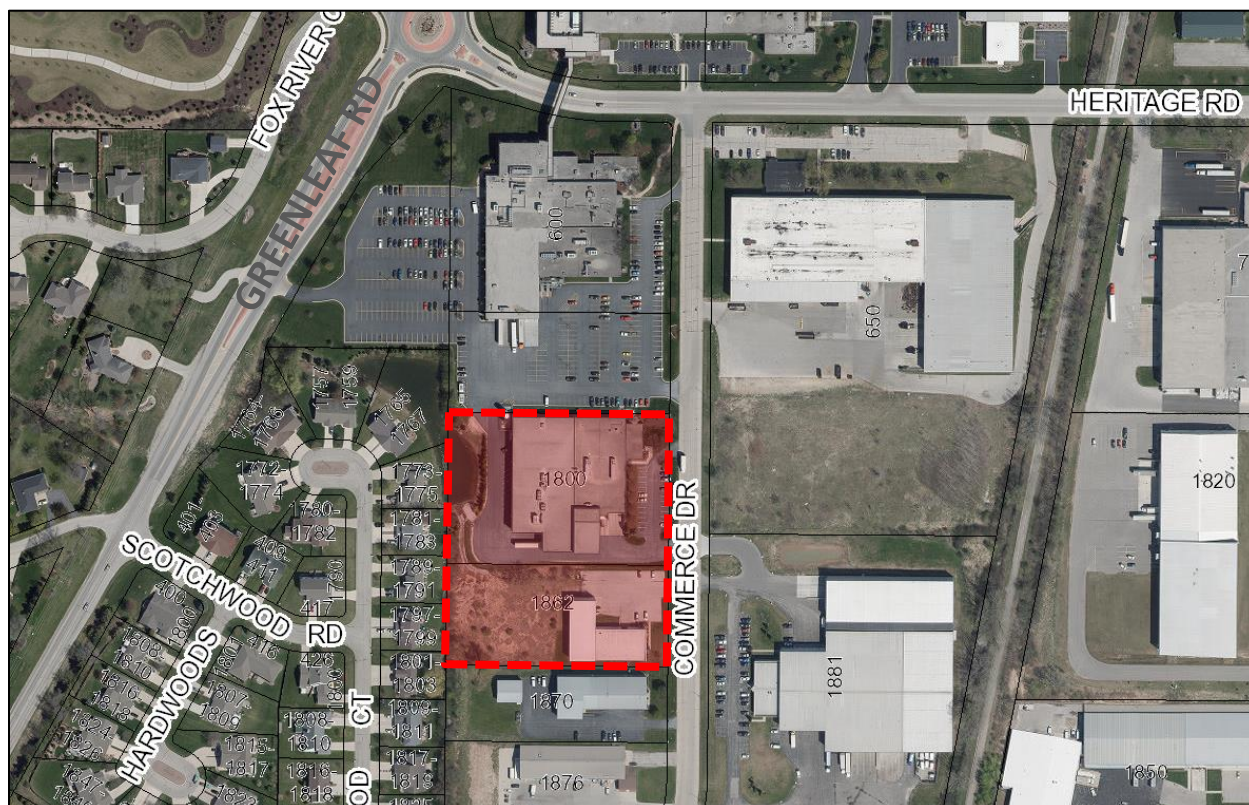
SUBJECT: Consideration and possible action on a request for a site plan to add 71,255 SF to an existing building at 1800-1862 Commerce DR (Parcels ED-344-101-1, ED-344-101-5).

ATTACHMENTS:

- 12-21-20 PC Report - Belmark Plant #2 (DOCX)
- Application Form - Paid (PDF)
- Site Plan - PRELIMINARY - 24 Nov 2020 (PDF)

- Item 3:** Consideration and possible action on a request for a site plan to add 71,255 SF to an existing building at 1800-1862 Commerce DR (Parcels ED-344-101-1, ED-344-101-5).

SITE MAP



REQUESTED ACTION:	Site Plan Approval. Belmark INC for a 71,255 SF building addition at the south end of the existing building. Proposal includes the removal of the building at 1862 Commerce DR.
COMMON DESCRIPTION:	1860-1862 Commerce DR, located south and west from the Commerce DR and Heritage RD intersection.
PARCEL NUMBERS:	ED-344-101-1, ED-344-101-5
EXISTING ZONING:	I-3 (General Industrial District)
SURROUNDING LAND USES:	Industrial (I-3) to the north, south and east. Two-family residential (R-2) to the west.
COMPREHENSIVE PLAN:	I-3 (General Industrial District)

APPLICANT / OWNER:

Paul Janssen, Project Manager Authorized Representative Performa 124 N Broadway ST De Pere, WI 54115	ED-344-102-1 Property Owner MASK LLC ATTN: Karl Schmidt, President/CEO Belmark INC 600 Heritage RD De Pere, WI 54115-2444 ED-344-101-5 Property Owner Bowman Commercial Holdings LLC 862 Winding Waters WY De Pere, WI 54115-8384
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SITE HISTORY: After a review of air photographs dating to 1938, the property has been used for agricultural purposes until mid-1990. The existing industrial building to the north was built in 1997 and expanded in 2007. The existing industrial building to the south was built in 2005.

On November 24, 2020 an authorized representative for the property owner to the north proposed a 71,255 SF building expansion, which will cross over the property line for the building to the south. The building to the south will be demolished as the business will be relocated southward to 1899 Commerce DR. The addition includes a December 21, 2020 approved Board of Appeals variance for additional paved areas within transitional yards at the rear of the property.

STAFF REVIEW: When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The 71,255 SF building addition is located mostly at the side (south end) of the existing building, but includes area at the front (east end) and the rear (west end) of the existing building. The development is proposed in two phases:

- Phase 1, from June to November 2021, includes the demolishing of an existing building at 1862 Commerce DR that is relocating to 1899 Commerce DR, construction of a staging area, temporary drives/turnarounds, retaining wall, fire walls, and a 6,374 SF building addition at the rear of the existing building.
- Phase 2, from June 2022 to May 2023, includes a modified staging area, construction extents, and a 64,881 SF building expansion at the side and front of the existing building.

The existing building façade has tan colored split face CMU at the lower 6', tan metal paneling, and dark brown corrugated metal panel. The colors reflect other buildings on the Belmark properties, and the corrugated metal matches colors used earlier in 2020 on an addition to the north.

- The use of metal on the side and rear may be considered on the I-3 District zoned property if approved by Plan Commission.
- Plan Commission has also considered the use of architectural panels on front facades when design in a way that breaks up the mass of the structure.
- Plan Commission has not recently considered the use of corrugated metal for a front facade in the industrial park. Districts. (For a comparison purposes only, the proposed DRAFT new Code proposes allowing metal when 35% of the lower façade is masonry.)

The site has three street connection drives. When completed the project will have two street connected driveways. The existing northern drive and middle drive will be shifted southward. The third drive will no longer exist.

The landscaping plan has been modified for this project. The most significant feature to consider is the screening for the transitional yards at the rear of the proposed addition. Adequate landscaping and screening is required. The developer proposed a row of trees and plantings to screen the area.

- Transitional yards are typically 50' in depth. The developer obtained a variance to reduce the depth to 15' to allow for required emergency vehicle access as well as desired truck and parking access.

No new signage was proposed as part of the site plan review. The existing building has no wall or monument signage. The driveways have directional signs, which do not require sign permits if designed, sized, and located properly.

The site plan complies with the following massing and setback requirements set by the I-3- District (Code Section 14-49):

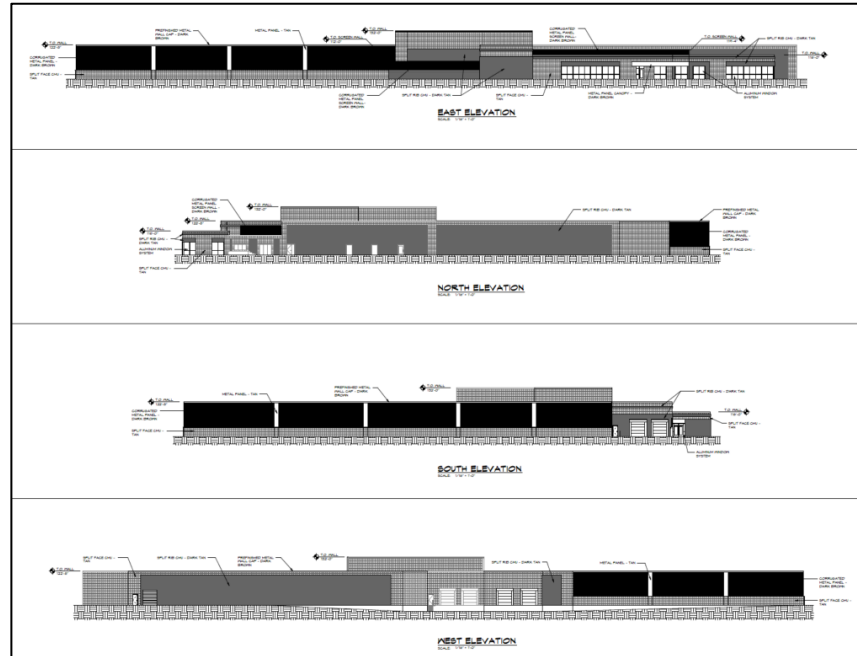
- Land Use: Industrial (permitted)
- Lot Size: 5.0 acres (no minimum required)
 - *The site includes two parcels that must be combined.*
- Front Yard Setback – east: ~50' (25' required)
- Interior Side Yard Setback – north and south: ~10'
- Rear Yard Setback - west: ~65' (25' required)
- FAR: 0.31 (3.0 or less required)
- Building Height: ~32' (35'-75' maximum)
- Landscaping: Individual species counts shown, but totals are not provided in site plan.

The required number of stalls are one (1) space required per two (2) employees on maximum shift (considering shift changes), plus one (1) space for each company truck. Earlier in 2020, with a parking lot expansion site plan, Belmark provided estimates for increasing parking needs for the years 2020 and 2030. The below chart summarizes the

LOCATION	EXISTING AND ADDED	REQUIRED	CRITERIA MET?
Employee: 1 space per 2 employees	Office = 191 Plant 1 = 177 Plant 2 = 44 Plant 3 & 5 = 318 Northeast Office = 43 Plant 4 = 34	618 in 2020 808 in 2030	YES
TOTAL	807	808	YES

[illegible]

Building façade elevations and renderings:





Plan & Section
Architectural & Engineering Solutions

Northwest View



Plan & Section
Architectural & Engineering Solutions

Southwest View



Plan & Section
Architectural & Engineering Solutions

Southeast View



STAFF COMMENTS:

Engineering:

1. General comments
 - a. No SWMP submitted. Engineering reviewed use of existing pond with REL. Last correspondence is mid-November. In this conversation the pond discharge would be revised in conjunction with the alterations completed under this project.
 - b. Belmark will need to grant the City an easement over the pond that is on their property. The City shall not be considered responsible from the retaining wall, including impacts from the proximity to the pond.
 - c. City will need to enter into an easement agreement for the access of the pond for future maintenance.
 - d. Any plan alterations shall be clearly bubbled and outlined for ease of review.
 - e. Additional comments will be provided based on responses to issues listed below.
 - f. An agreement for the dry hydrant off the pond may be required. Clarify if Fire Department is requiring this to be installed?
2. Sheet C100
 - a. Provide site address.
3. Sheet C101
 - a. Label existing utility easement along Commerce Drive.
 - b. The existing utility information is illegible.
4. Sheet C102
 - a. Label existing utility easement along Commerce Drive.
 - b. The existing utility information is illegible.
 - c. Provide note stating that the curb head removal shall be completed by a licensed concrete worker with the City of De Pere via a hydraulic, mounted, profile cut saw. Breaking off the curb head at the flow line will not be permitted and will result in further concrete replacement. A concrete worker's license can be obtained through De Pere Public Works at 920-339-4061.
 - d. Provide property line information with northing/easting along the property line.
 - e. The existing water service that is being removed will need to be abandoned at the main. No size information is provided, but either the Tee or corporation will need to be removed. Repairs should then be completed using stainless steel solid sleeve repair bands.
 - f. No curb removal detail provided as indicated in demolition note #4.
5. Sheet C103
 - a. The driveway/access aisle from the northern driveway apron is too narrow. The City of De Pere Municipal Code requires that a 24-foot wide aisle be provided. If this is infeasible, the driveway shall be marked as one way. To aide in accommodating this extra width, the parking stalls can be shortened from 20 foot long to 18 foot long at the shortest.
 - b. A new curb installed to fix old curb openings will require a 18-inch flange cut in the adjacent pavement.
 - c. Label existing utility easement along Commerce Drive.
 - d. No accessible stalls are provided. Please show the accessible route from the nearest accessible stall to enter this building pursuant to the parking data provided. If no accessible route is

- feasible, two accessible stalls (one of which being van accessible) shall be provided along with an accessible route to the entrance.
- e. A retaining wall is being shown to be constructed with the utility easement along Commerce Drive. This wall will be subject to future utility work.
- f. Driveway aprons shall be shown as 8-inch concrete with a 5-foot sidewalk of the same thickness located 6-inches off of the right-of-way line. Asphalt will not be permitted up to the roadway.
- g. Specify 4-inch pavement marking for the parking stalls.
- 6. Sheet C104
 - a. The existing utility information is illegible.
 - b. Confirm no new water service work is occurring.
 - c. Indicate where curb and gutter is being used in the plan surrounding the parking lots.
- 7. Sheet C106
 - a. Provide inlet protection on the inlets to the north of the project site on Commerce Drive.

Fire: None.

Forestry:

1. Provide a landscape plan with tables for vegetation, including species/types, sizes, and number.

Health: None.

Planning:

1. The site plan will not meet the 50' transitional yard setback on the rear (east) property line unless petitioner successfully obtains a variance from the Board of Appeals to reduce the transitional yard from 50' to 15' on December 21, 2020.
2. Parcels ED-344-101-1 and ED-344-101-5 must be combined because the lot line bisects the proposed building.

Inspection: None.

REVIEW PROCESS

For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by the Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for a new 71,255 SF industrial building addition at 1800-1862 Commerce DR, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

The Plan Commission recommendation should include a reference to approval (or non-approval) of the use of metal on the building addition.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: _____
		Date: _____

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) PERFORMA	Authorized Representative PAUL JANSSEN	Title PROJECT MANAGER	
Mailing Address 124 N BROADWAY	City DE PERE	State WI	ZIP Code 54115
Email Address PAULJ@PERFORMAINC.COM	Phone Number (incl. area code) 920-347-3136	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) BELMARK, INC	Contact Person KARL SCHMIDT	Title PRESIDENT/CEO	
Mailing Address 600 HERITAGE ROAD	City DE PERE	State WI	ZIP Code 54115
Email Address KARLS@BELMARK.COM	Phone Number (incl. area code) 920-330-0764	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description COMMERCE DRIVE	Parcel No. ED-344-101-1 ED-344-101-5
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SECTION 4: Project Information

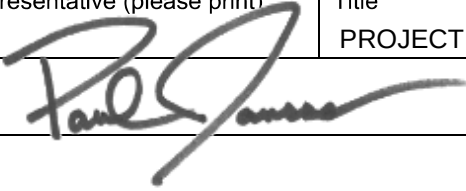
Existing Zoning:	I 3- Industrial Park		
Present Use of Parcel:	Industrial		
Proposed Use of Parcel:	Industrial		
Estimated Start Date:	June 1, 2021	Estimated Completion Date:	May 1, 2023

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the submittal.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) PAUL JANSSEN	Title PROJECT MANAGER	Phone Number 920-347-3136
Signature of Applicant 		Date Signed 11/24/2020

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	
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SITE PLAN DIRECTIONS

Site Plan Review Process

1. Pre-application meeting is held between applicant and City staff.
2. Applicant submits application with supporting documentation.
 - a. Submittal Deadline – 3 weeks prior to scheduled Plan Commission meeting
3. Staff review, including circulation of plan set to other departments.
 - a. Preliminary staff comments provided to applicant if needed.
 - b. Staff report drafted for Plan Commission meeting.
4. Plan Commission review of the project (4th Monday of every month)
5. City issues a comment letter to applicant with Plan Commission decision.
6. Applicant prepares and submits revised documentation in response to the comment letter.
7. City staff conducts re-review of project.
8. If conditions are substantially satisfied, City staff requests final submittal:
 - a. Auto CAD.dwg file of the site plan only, referenced to the Brown County Coordinate System NAD83, NAV88.
 - b. PDF digital copy of all drawings
 - c. One (1) plan set drawn to an engineering scale no greater than one (1) inch equals one hundred (100) (24x36 preferred)
9. City staff issues Site Plan approval memo to applicant and informs Building Department that permits may be issued.

Site Plan Submittal Package Requirements

1. Completed Application
2. Fee Payment
3. One (1) paper copy of all plans drawn to an engineering scale no greater than 1 to 100' (24 x 36 preferred)
4. One (1) reduced paper copy (11 x 17 preferred)
5. One (1) digital PDF copy

Site Plan Drawings to Include (at a minimum)

- a) Name of project/development
- b) Location of project/development by street address
- c) Name and mailing address of developer/owner
- d) Name of mailing address of engineer/architect
- e) North point indicator
- f) Scale
- g) Boundary lines of property, with dimensions (ALTA survey preferred, and may be required depending on project)
- h) Location, identification, and dimensions of existing and proposed
 - i. Topographic contours at a minimum interval of two feet
 - ii. Adjacent streets and street rights-of-way
 - iii. On site streets and street rights-of-way
 - iv. Utilities and utility easements
 - Electric
 - Natural Gas
 - Telephone

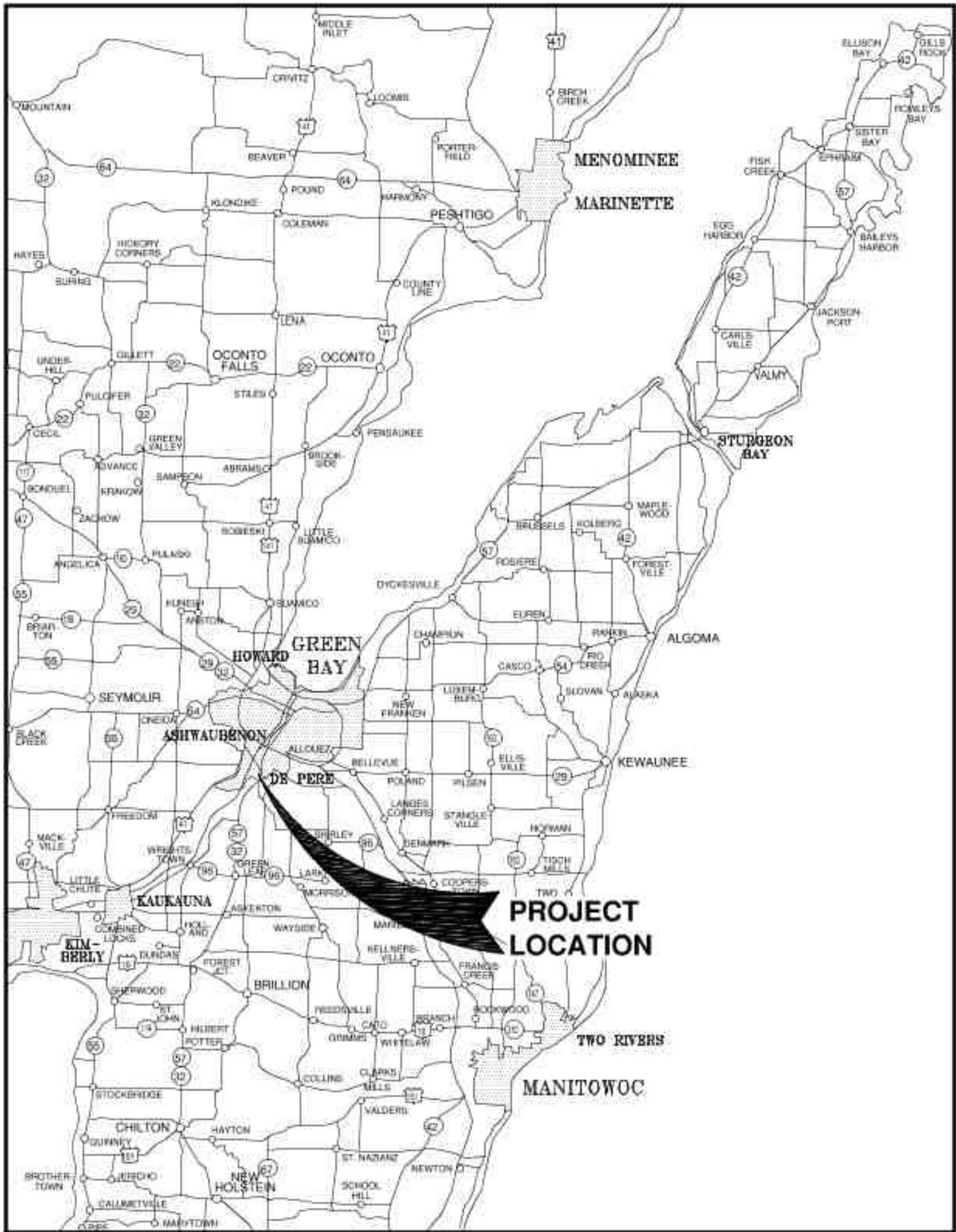
- Water
- Sewer (sanitary and storm)
- Fiber optic lines
- Other transmission lines
- v. All buildings and structures
- vi. Parking facilities
- vii. Water bodies and wetlands
- viii. Surface water holding ponds, drainage ditches, and drainage patterns
- ix. Sidewalks, walkways, and driveways
- x. Off street loading areas and docks
- xi. Fences and retaining walls
- xii. All exterior signs
- xiii. Exterior refuse collection areas
- xiv. Exterior lighting
- xv. Traffic flow on and off site
- i) Landscape Plan and Location of open space
- j) Site statistics, including:
 - i. Total site area (square feet);
 - ii. Impervious/Pervious surface
 - iii. Percent open space (landscape areas)
 - iv. Parking required/Parking provided
 - v. Floor area ratio
- k) Location and dimensions of proposed outdoor display areas
- l) Architectural rendering of the proposed structures and buildings, including:
 - i. All dimensions
 - ii. Gross square footage of existing and proposed buildings and structures
 - iii. Description of all exterior finish materials (include colors)
- m) Erosion control plans
- n) A staging plan for any projects involving more than one phase or construction season which sets forth the chronological order of construction and relates to the proposed uses and structures of various service facilities and estimated completion dates
- o) Other information considered pertinent by city staff and/or the developers (for example, traffic study, three dimensional renderings, et. al.)

BELMARK INC. - PLANT 2 ADDITION

CITY OF DE PERE

BROWN COUNTY, WISCONSIN

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.



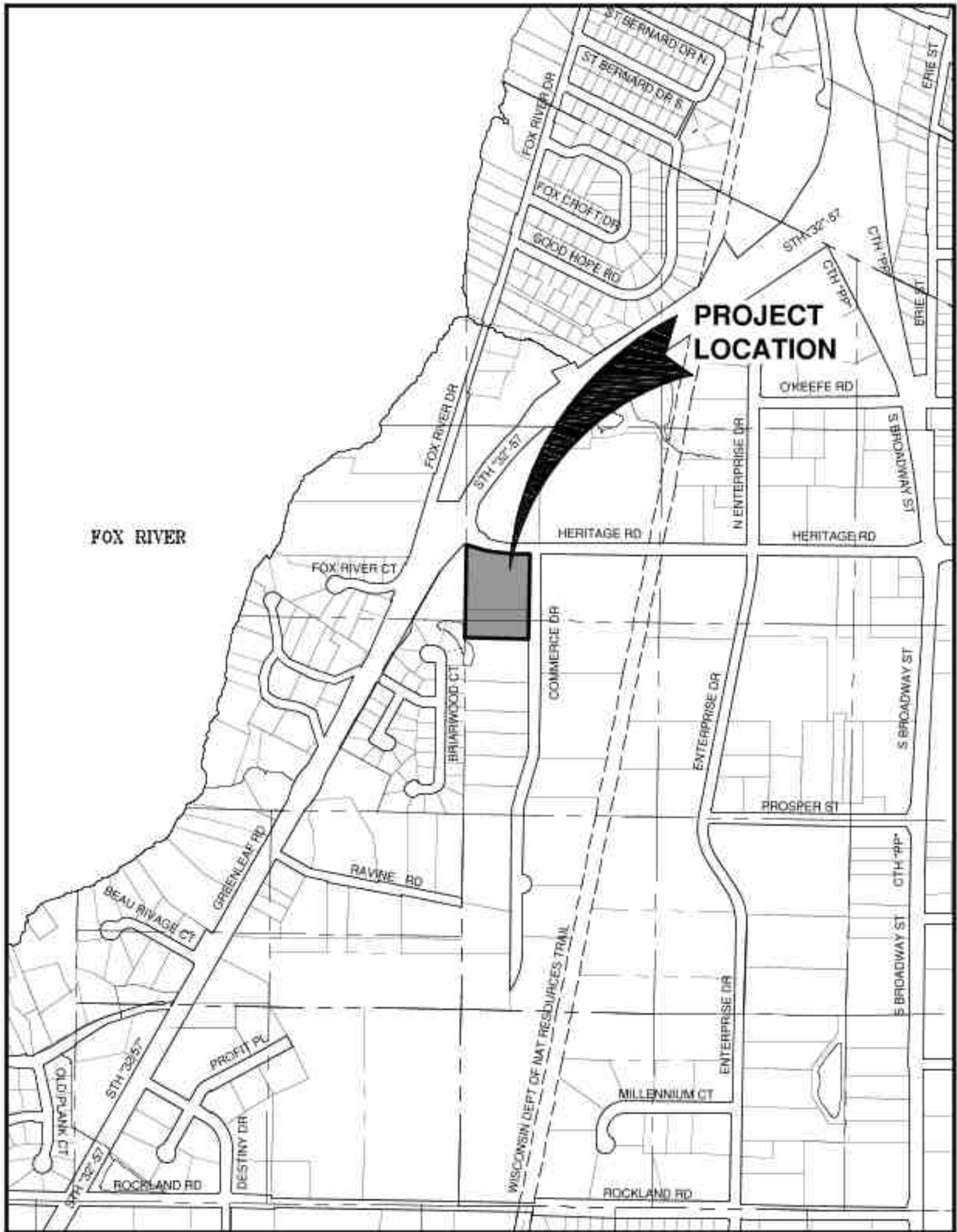
VICINITY MAP

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
C100	LOCATION MAPS AND INDEX TO DRAWINGS
C101	EXISTING SITE CONDITIONS
C102	DEMOLITION PLAN
C103	SITE PLAN
C104	UTILITY PLAN
C105	GRADING PLAN
C106	EROSION CONTROL PLAN
C107	MISCELLANEOUS DETAILS
C108	MISCELLANEOUS DETAILS
C109	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
C110	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
C111	EROSION CONTROL - DITCH CHECK DETAILS
C112	EROSION CONTROL - SHEET FLOW DETAILS
C113	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
E100	LIGHTING PLAN
L100	LANDSCAPING PLAN



LOCATION MAP

Project Status

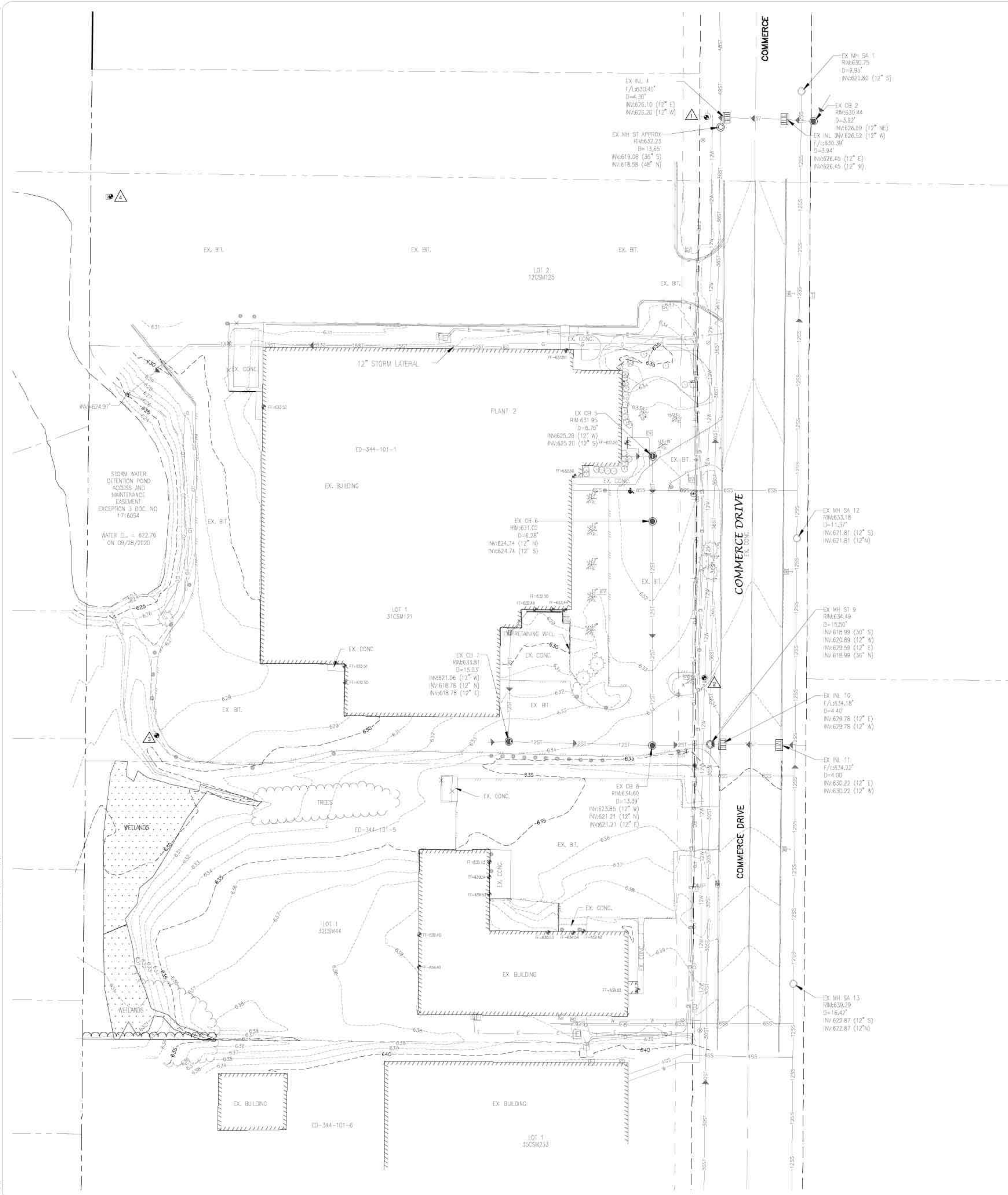
PLANT 2 ADDITION

Belmark Inc.

De Pere, WI



LOCATION MAPS AND INDEX TO DRAWINGS



OWNER INFORMATION:

BELMARK, INC.
600 HERITAGE ROAD - PO BOX 5310
DE PERE, WI 54115

920-336-2848

CONTACT: JOHN AMBROSIOUS

CONTRACTOR INFORMATION:

MIRON CONSTRUCTION COMPANY
1471 MCMAHON DRIVE
NEENAH, WI 54956

920-969-7344

CONTACT: KYLE PIETERS

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF DE PERE PUBLIC WORKS, LEDGEVIEW SANITARY DISTRICT NO. 2, WISCONSIN PUBLIC SERVICE CORP., AT & T, TIME WARNER CABLE AND U.S. SIGNAL
UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKETS NUMBERED, 20203714104, 20203714111, 20203714117 AND 20203714122, DATED 09/20/2020, VISIBLE OBSERVATION 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

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF DE PERE
925 SIXTH ST.
DE PERE, WI 54155

(920) 339-8076

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF DE PERE
925 SIXTH ST.
DE PERE, WI 54155

(920) 339-8076

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307

(800) 797-7434

TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301

(920) 433-4147

TELECOMMUNICATIONS:
TIME WARNER CABLE
2580 W. MASON ST.
GREEN BAY, WI 54303

(920) 944-1581

TELECOMMUNICATIONS:
US SIGNAL
201 IONIA AVENUE SW
GRAND RAPIDS, MI 49503

(616) 988-7000



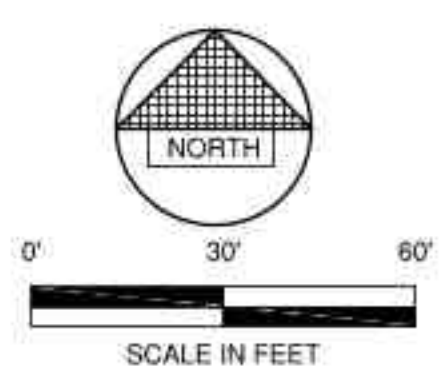
TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- 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
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

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

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	BURY TAG BOLT ON HYDRANT	632.68
2	BURY TAG BOLT ON HYDRANT	636.06
3	TOP OF CONCRETE BOLLARD	633.24
4	EAST SIDE TOP OF CONCRETE LIGHT POLE BASE	632.88



SITE PLAN SUBMITAL

DATE

DESCRIPTION

NO.

PLANT 2 ADDITION

Belmark Inc.

De Pere, WI

belmark inc.

Label Solutions to Business Problems

Performa

Label Solutions to Business Problems

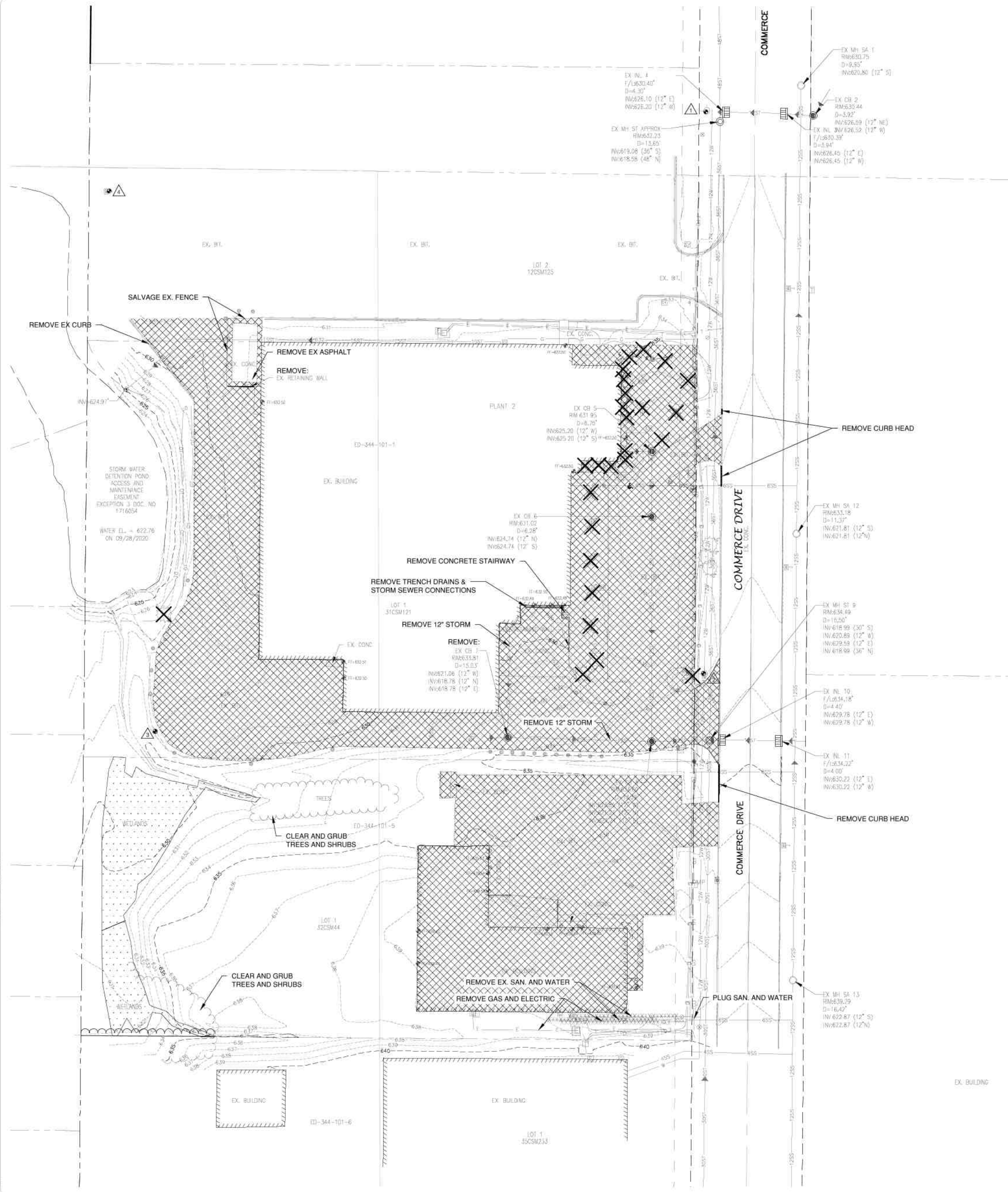
EXISTING SITE CONDITIONS

FILE

DRAWN	LP	CHKD	PHK
DATE	11/11/2020	SCALE	AS NOTED
DRAWING NO.	C101		
PROJECT NO.	3439013	REV.	XX

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releelnc.com

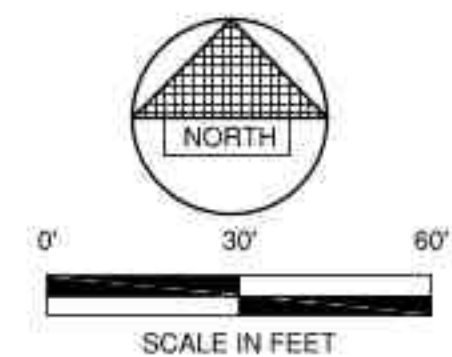
11/11/2020 10:50:11 AM 11/11/2020 10:50:11 AM
11/11/2020 10:50:11 AM 11/11/2020 10:50:11 AM



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 STANDARD DETAIL "CURB REMOVAL", SEE DETAIL SHEETS.

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	BURY TAG BOLT ON HYDRANT	632.68
2	BURY TAG BOLT ON HYDRANT	636.06
3	TOP OF CONCRETE BOLLARD	633.24
4	EAST SIDE TOP OF CONCRETE LIGHT POLE BASE	632.88



SITE PLAN SUBMITAL

PLANT 2 ADDITION

Belmark Inc.

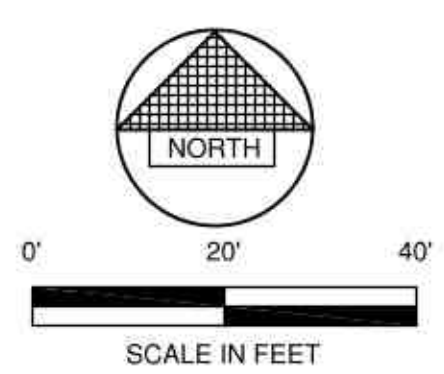
De Pere, WI



DEMOLITION PLAN

FILE	LP	CHKD	PHK
DATE	11/11/2020	SCALE	AS NOTED
DRAWING NO.	C102		
PROJECT NO.	3439013	REV.	XX

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920-662-9641 www.releeinc.com



SITE PLAN SUBMITAL

TITLE			
DESIGN	LP	CHK'D	PHR
DATE	11/11/2020	SCALE	AS NOTED
DRAWING NO.		C103	
PROJECT NO.	3438013	REV	XX





- | | | |
|---|------------|---------------------------------|
|  | 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 |

[illegible]

PLANT 2 ADDITION
Belmark Inc.



GRADING PLAN

DRAWN		CHKD	
LP		PH	
DATE		SCALE	
11/11/2020		AS NOTED	
DRAWING NO.			
C105			
PROJECT NO.		REV.	
3439013		XX	



WATER EL. = 622.7
DN 09/28/2020

STORM WATER
DETENTION POND
ACCESS AND
MAINTENANCE
EASEMENT
EXCEPTION 3-000 NO.
1718054

PLANT 2 ADDITION

PLANT 2
FE EL 632.50

EX. PLANT 2
FF EL 632.50

OFFICE ADDITION
FF 61 602 50OFFICE ADDITION
FF EL 632.50

COMMERCE DRIVE

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.

— INLET PROTECTION REQ'D.
TYPE "D" (TYP.)



0' 20' 40'

SCALE IN FEET



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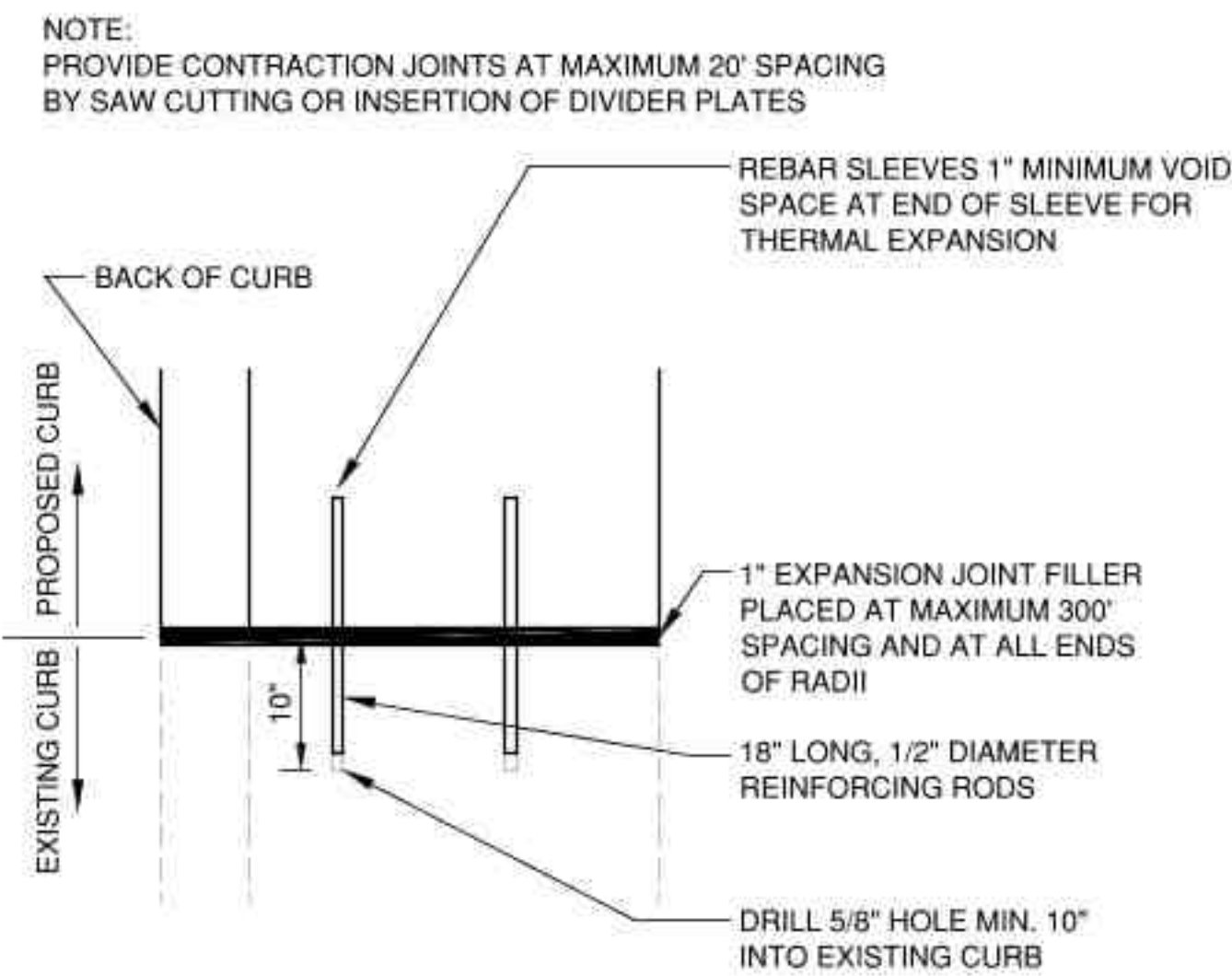
SITE PLAN SUBMITAL

EROSION CONTROL PLAN

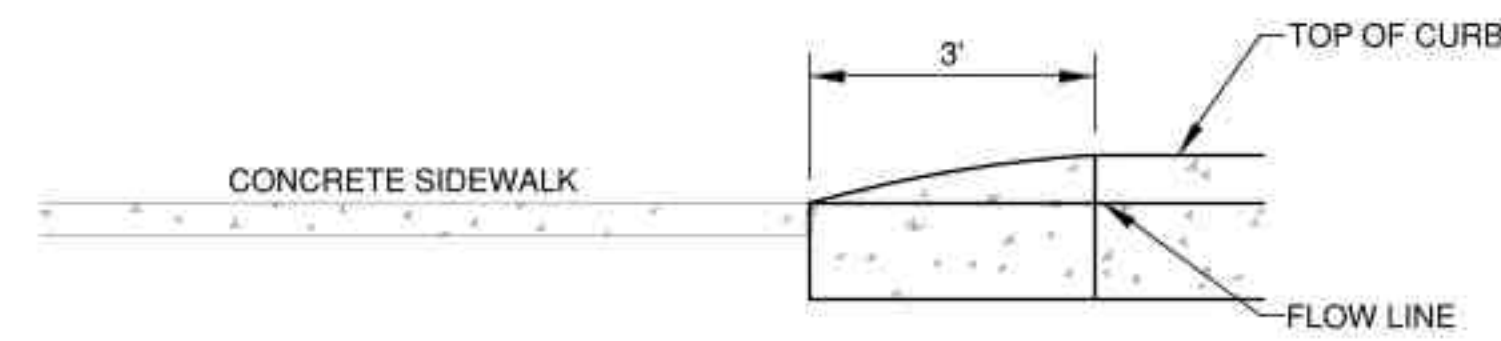
DRAWN		CHKD	
LP		PH	
DATE		SCALE	
11/11/2020		AS NOTED	
DRAWING NO.			
C106			
PROJECT NO.		REV.	
3439013		X	

PLANT 2 ADDITION
Belmark Inc.

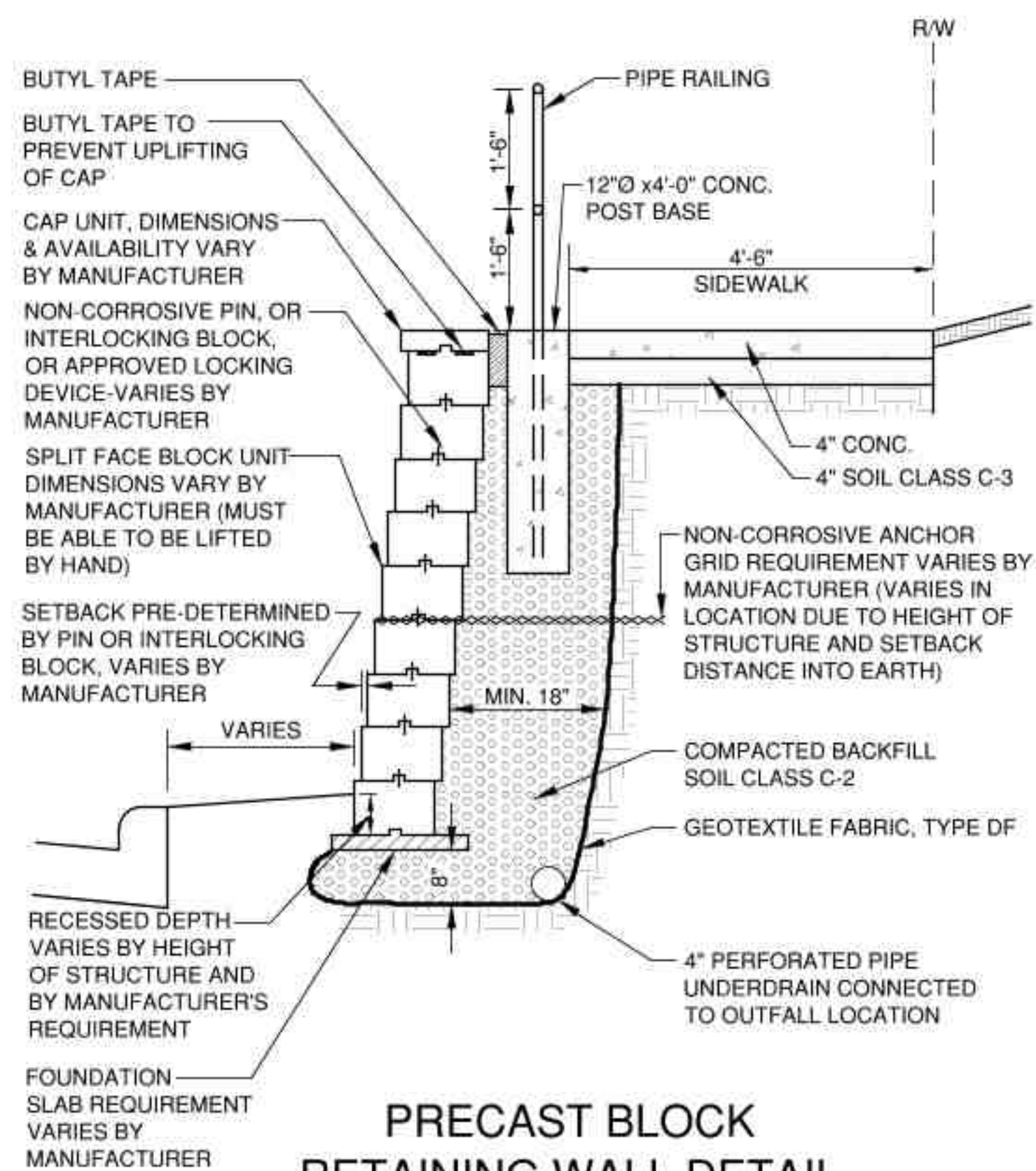




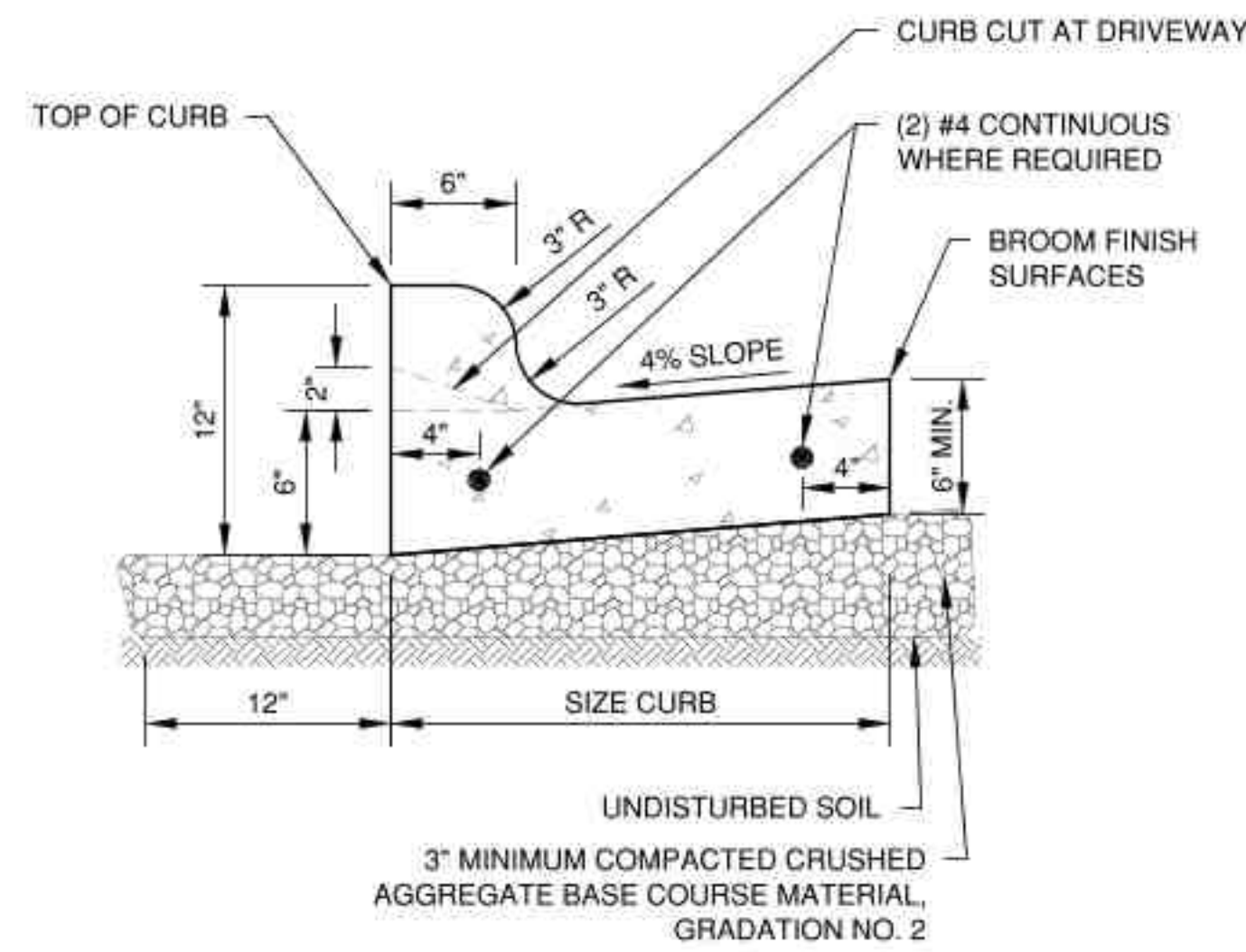
CURB TIE-IN DETAIL
(PROPOSED TO EXISTING)



CURB TAPER DETAIL

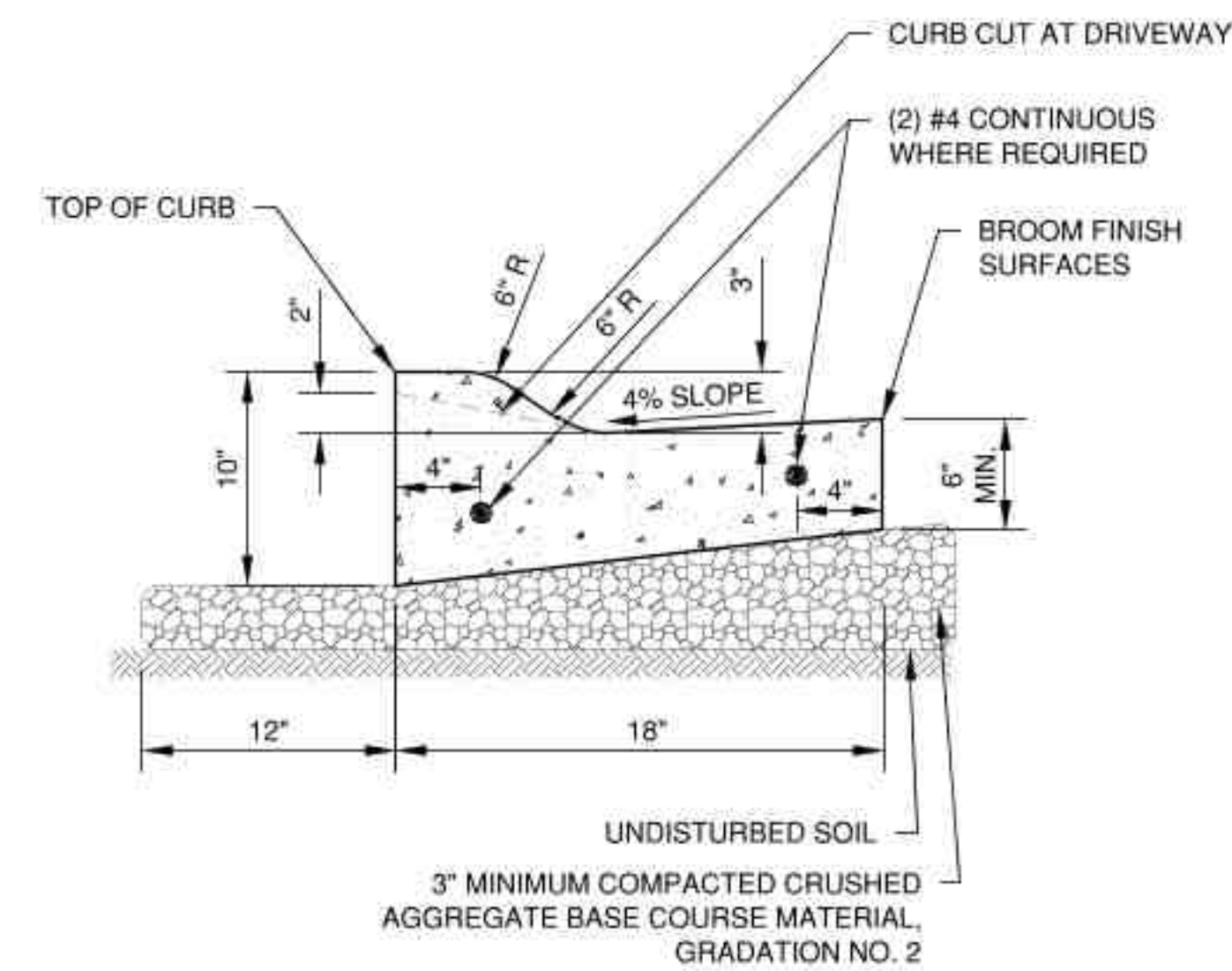


PRECAST BLOCK RETAINING WALL DETAIL
HEIGHT OF WALL ABOVE FINISHED GRADE NOT TO EXCEED 6'



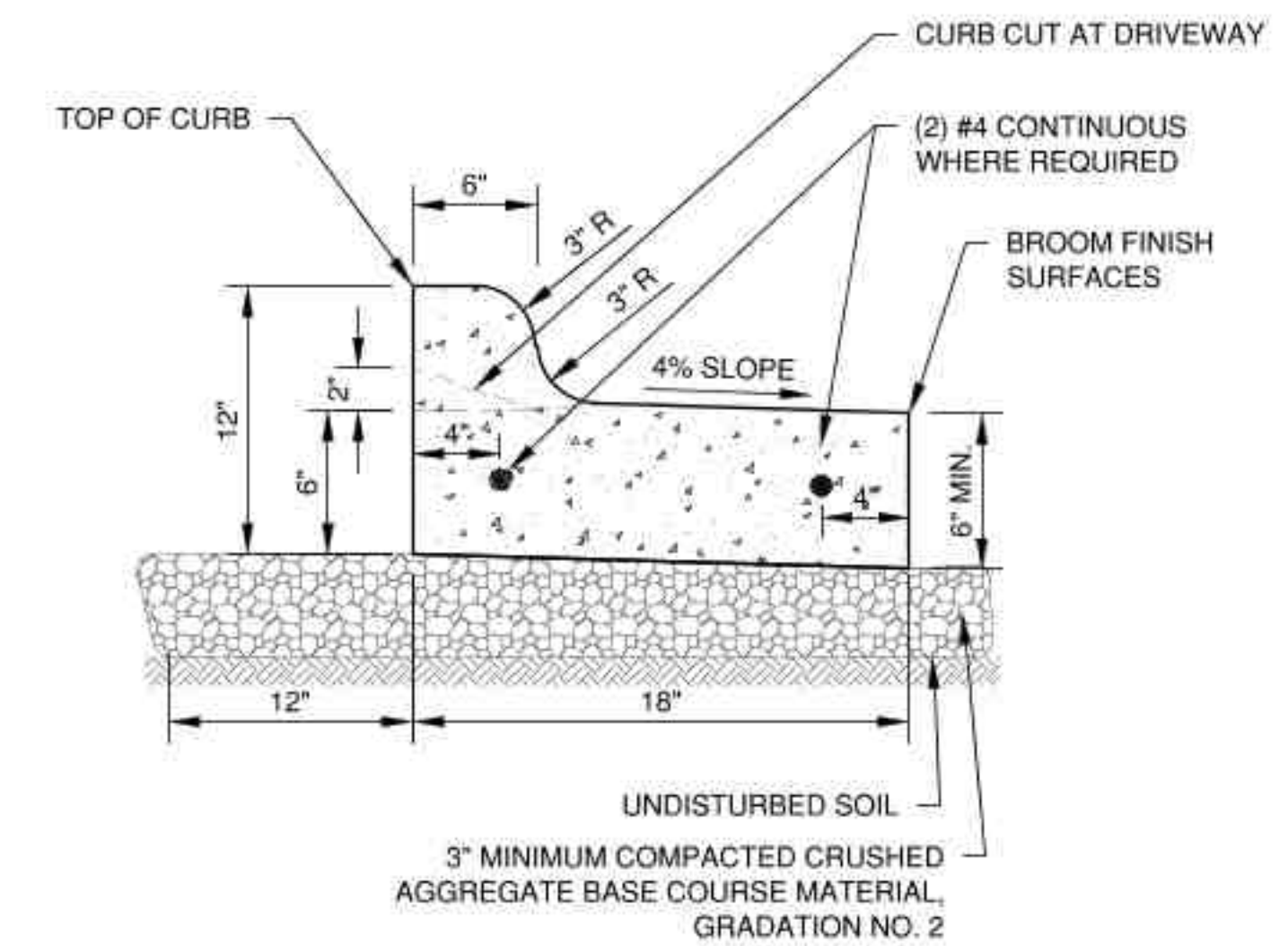
- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

STANDARD CURB AND GUTTER



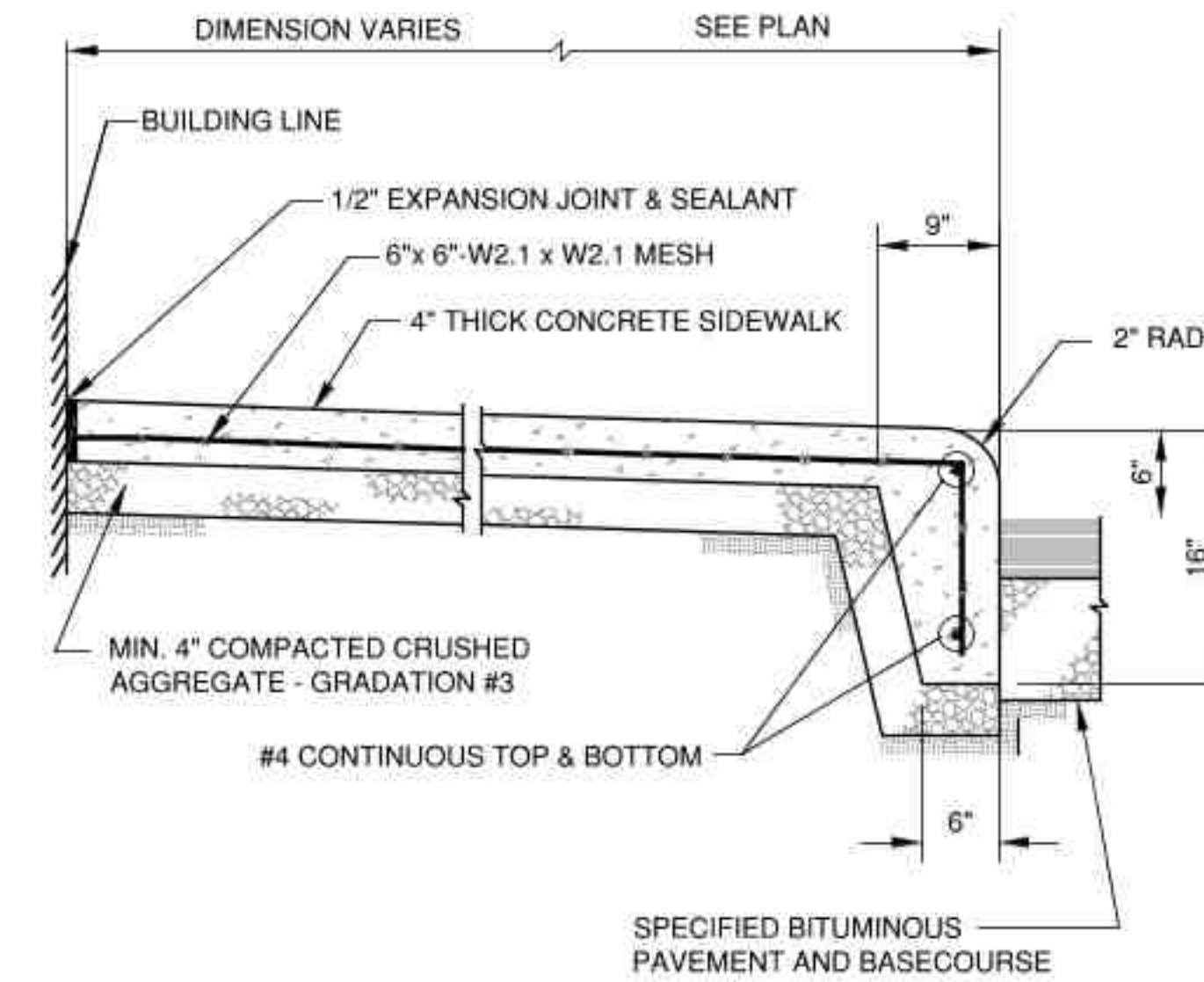
- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

MOUNTABLE CURB AND GUTTER

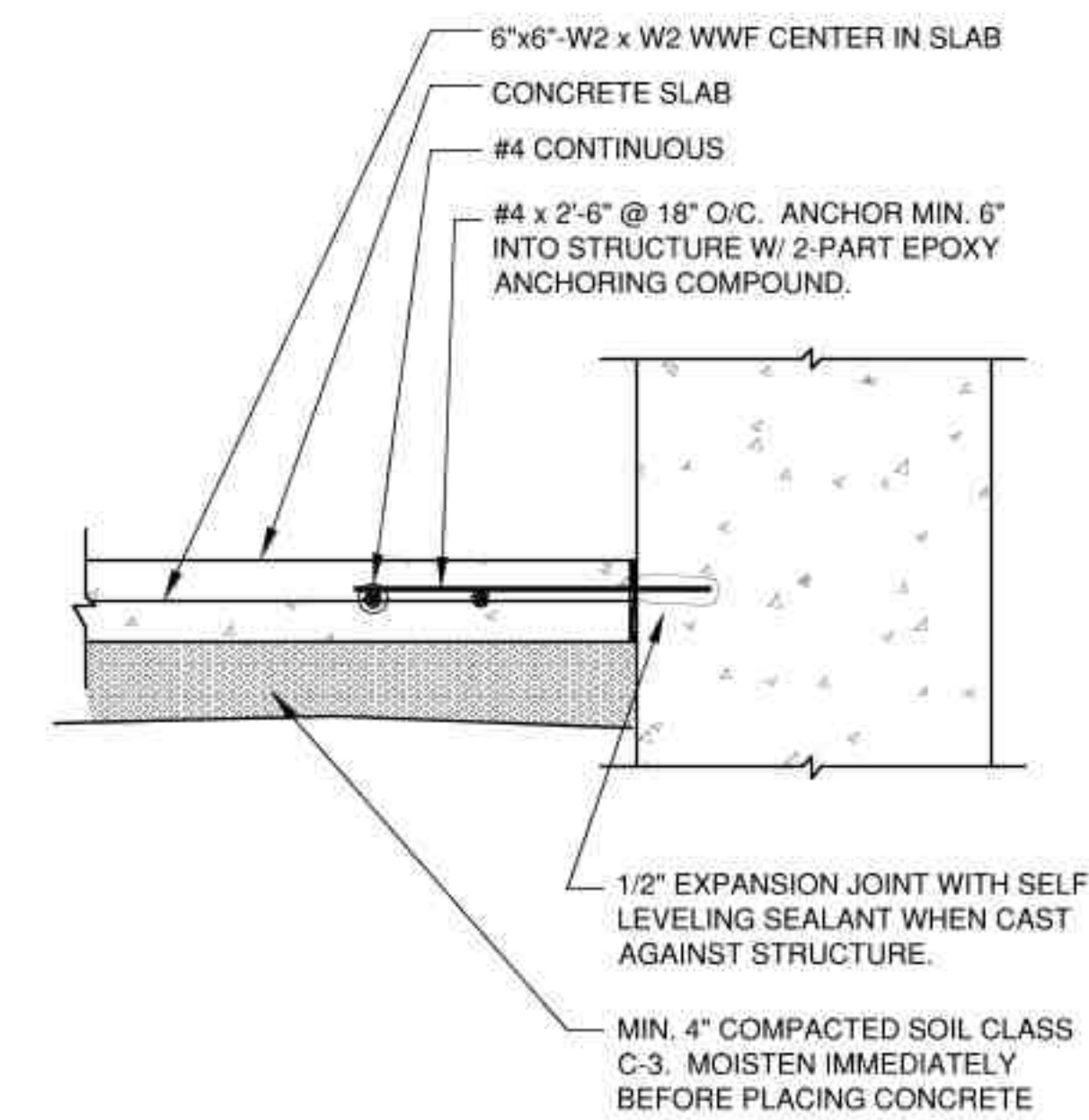


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

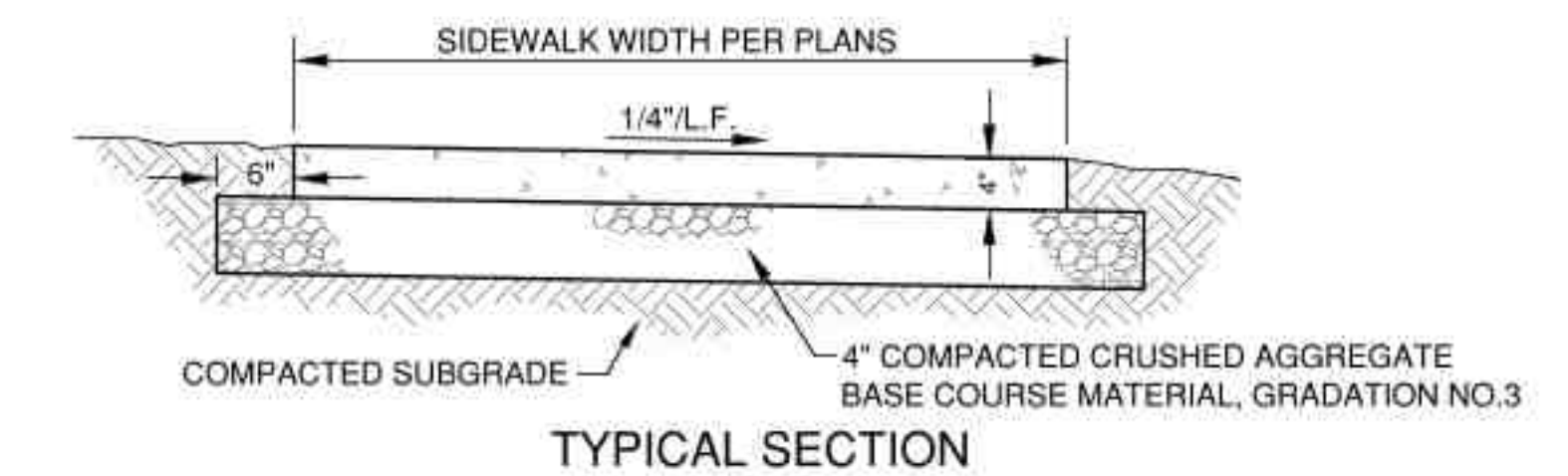
SHEDDING CURB AND GUTTER



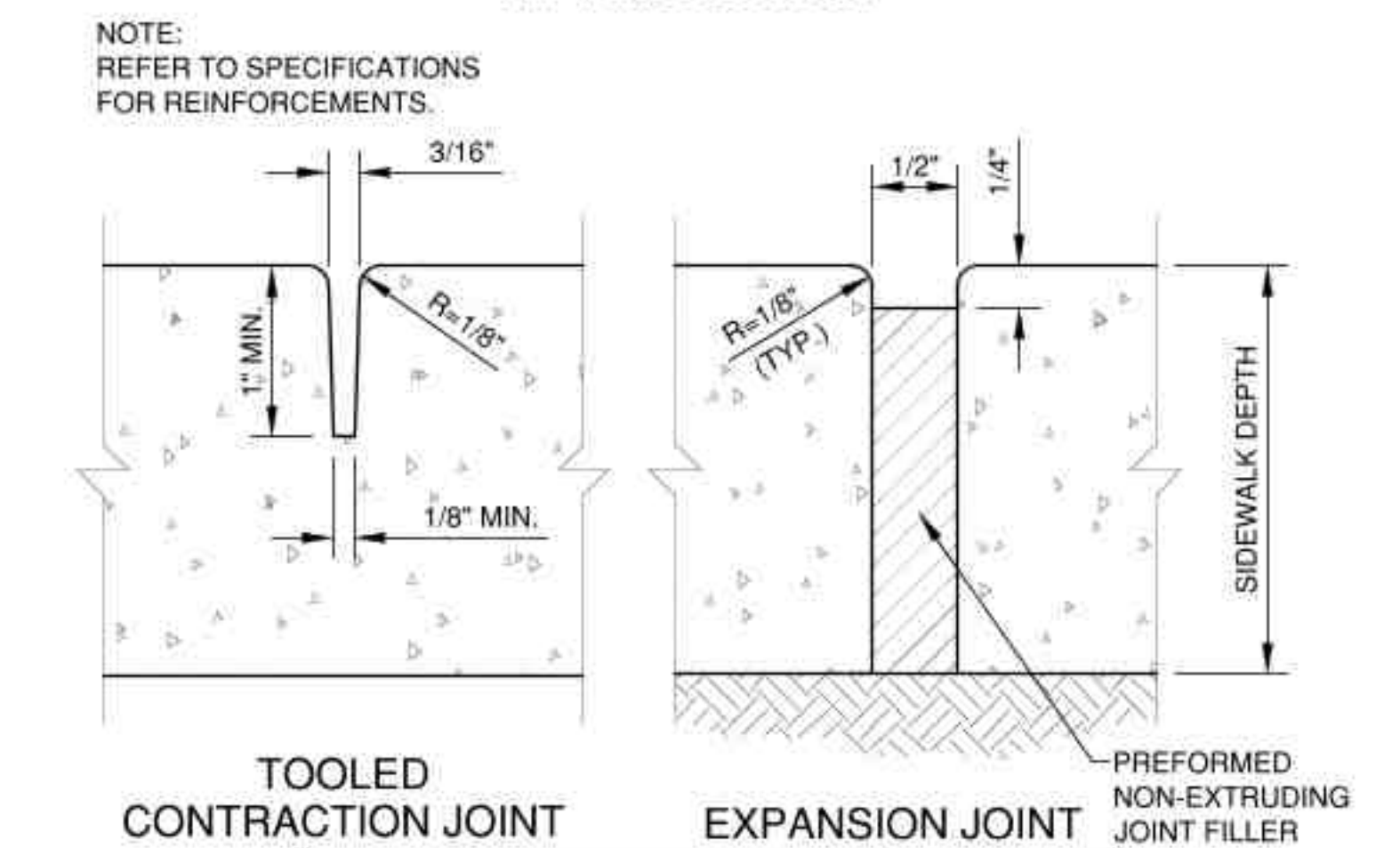
SIDEWALK WITH INTEGRAL CURB



TYPICAL SIDEWALK ADJACENT TO STRUCTURE

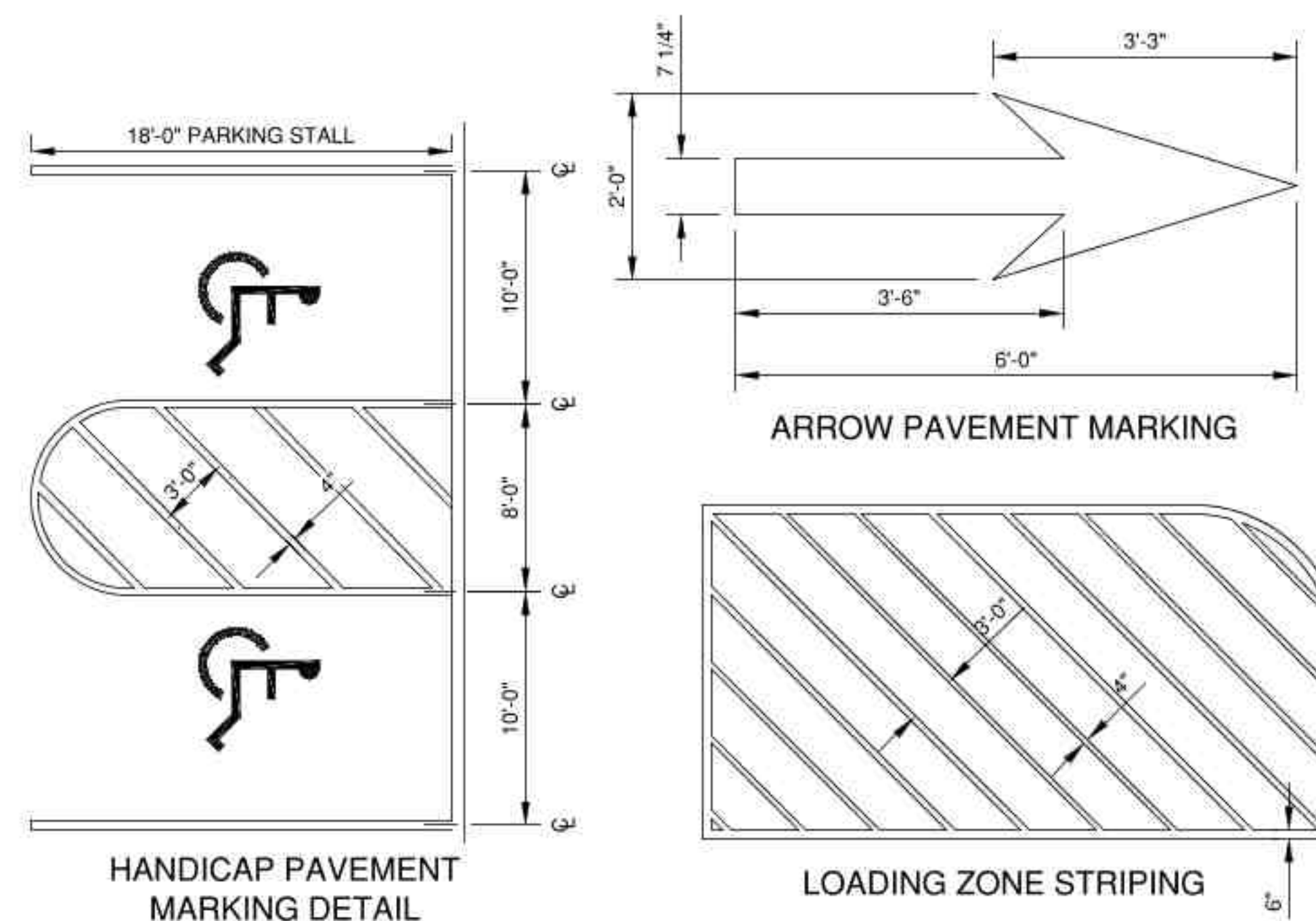


TYPICAL SECTION



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



PAVEMENT PAINTING DETAIL

PLANT 2 ADDITION
Belmark Inc.
De Pere, WI



Project Status

MISCELLANEOUS DETAILS

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1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155
920-662-9641 www.rleinc.com

FILE	DRAWN	DATE	SCALE	PHK
	LP	11/17/25	AS NOTED	
DRAWING NO.	C108			
PROJECT NO.	3435012	REV.		XX

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDMR TECHNICAL STANDARD 1050, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

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.

INSTALLATION NOTES:
TYPE "B" AND "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

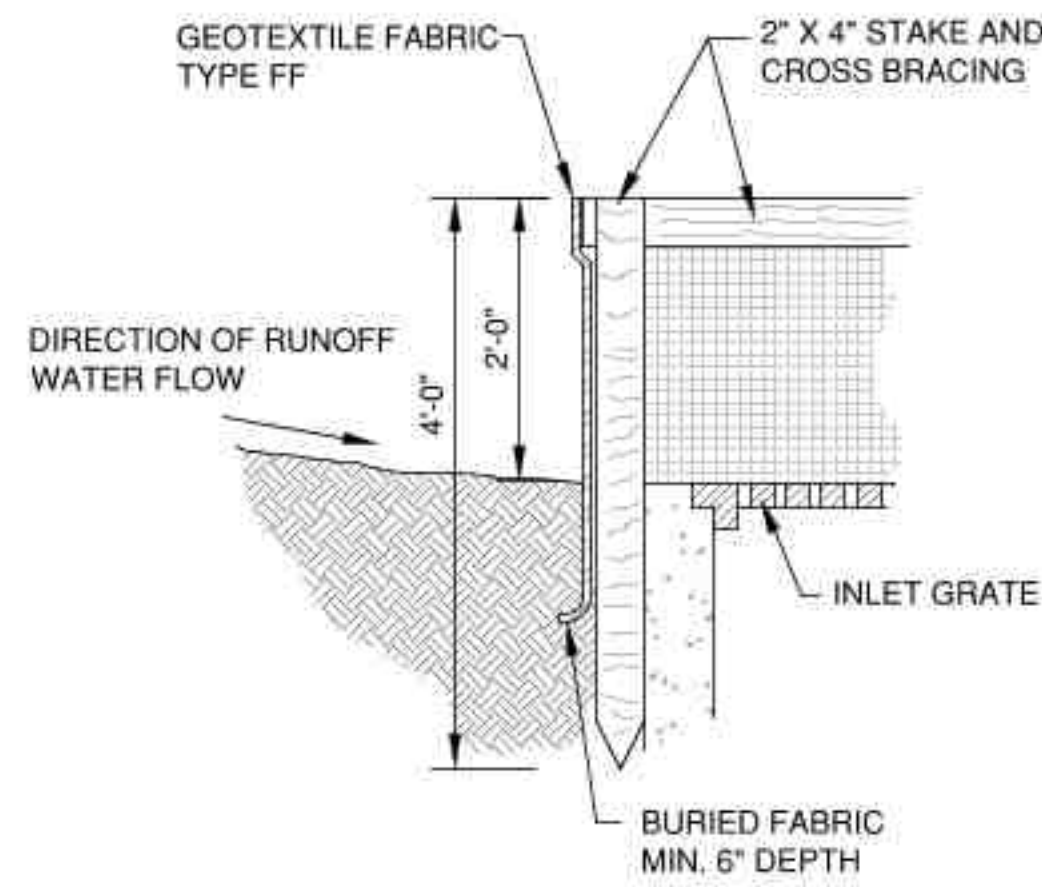
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

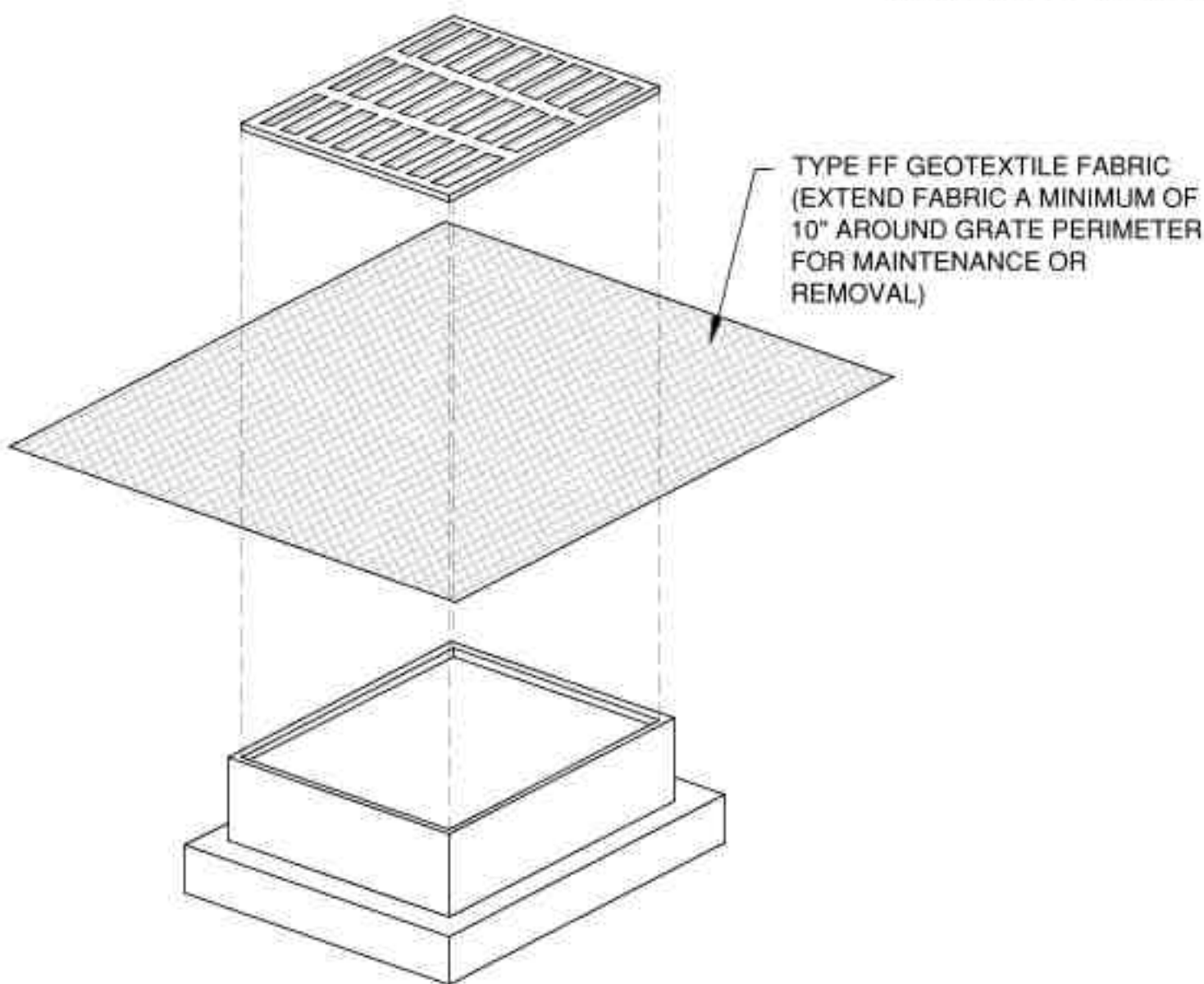
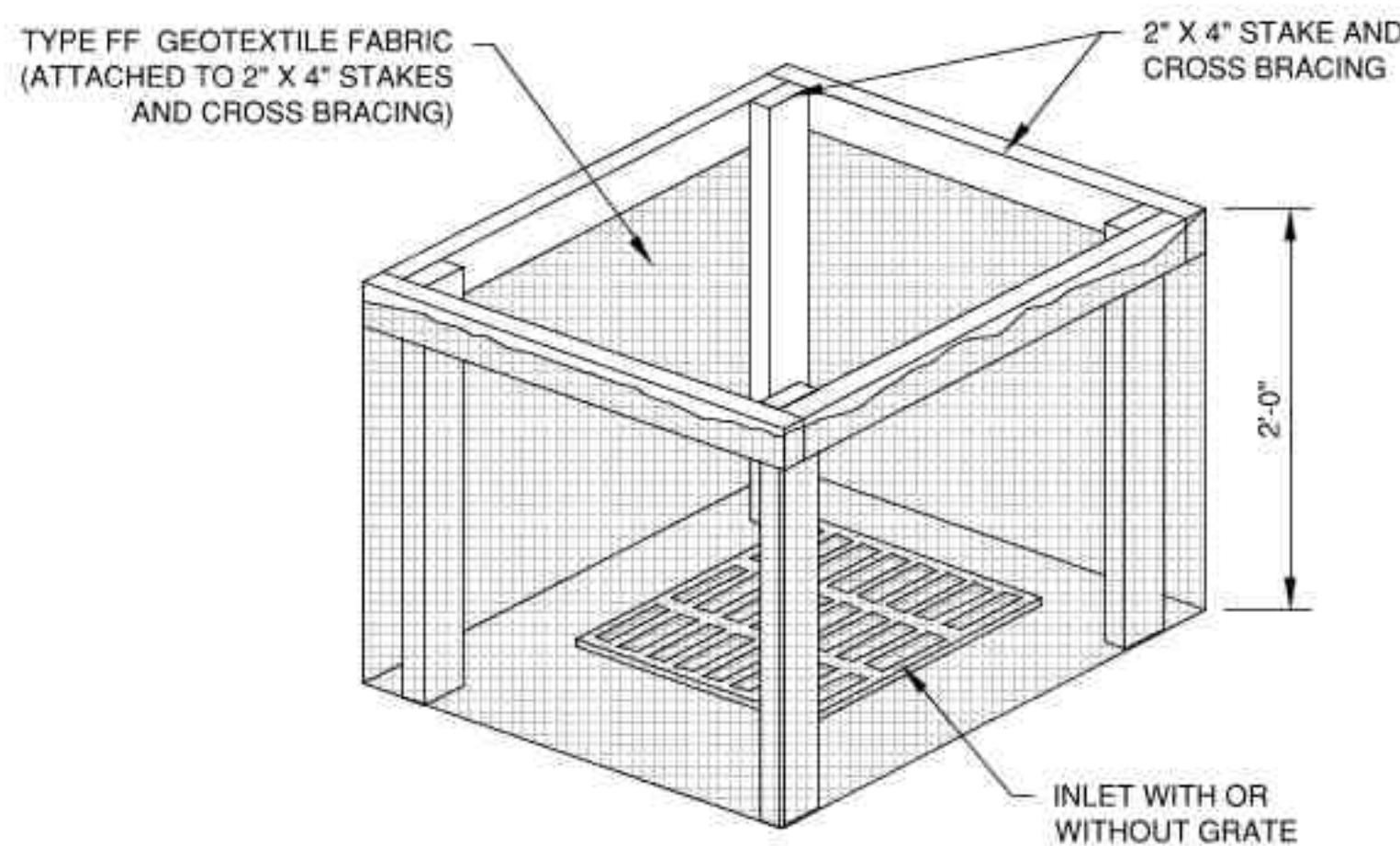
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

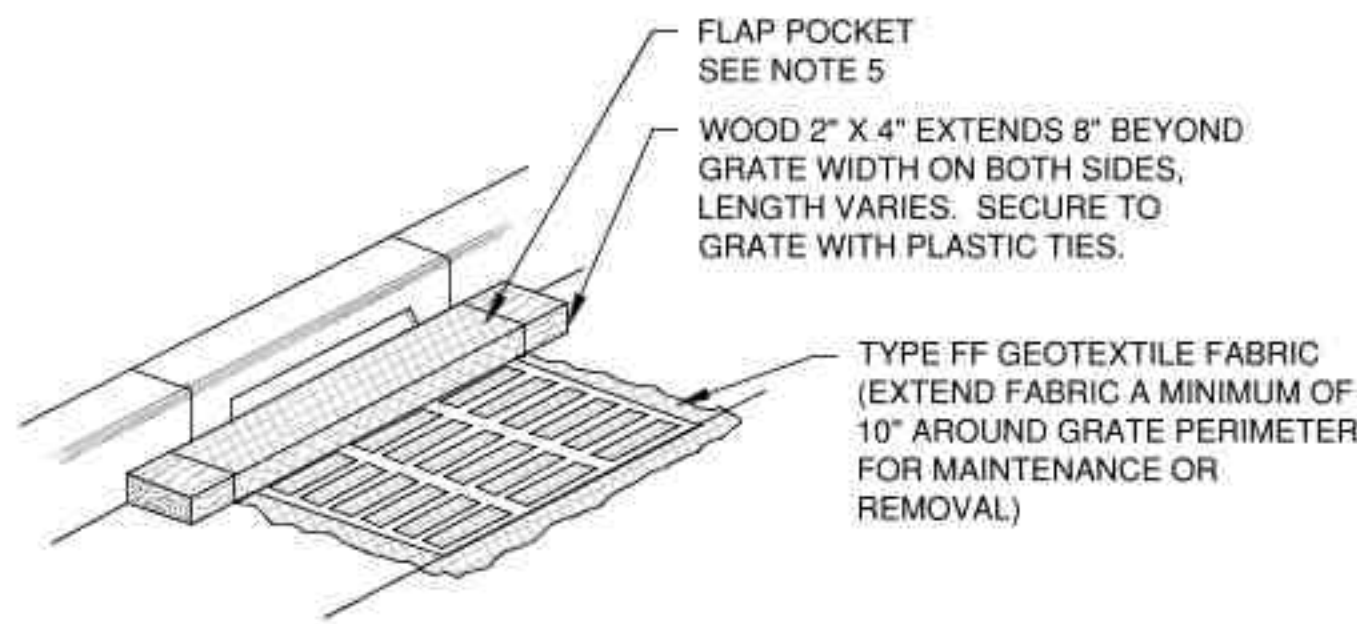
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE 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.



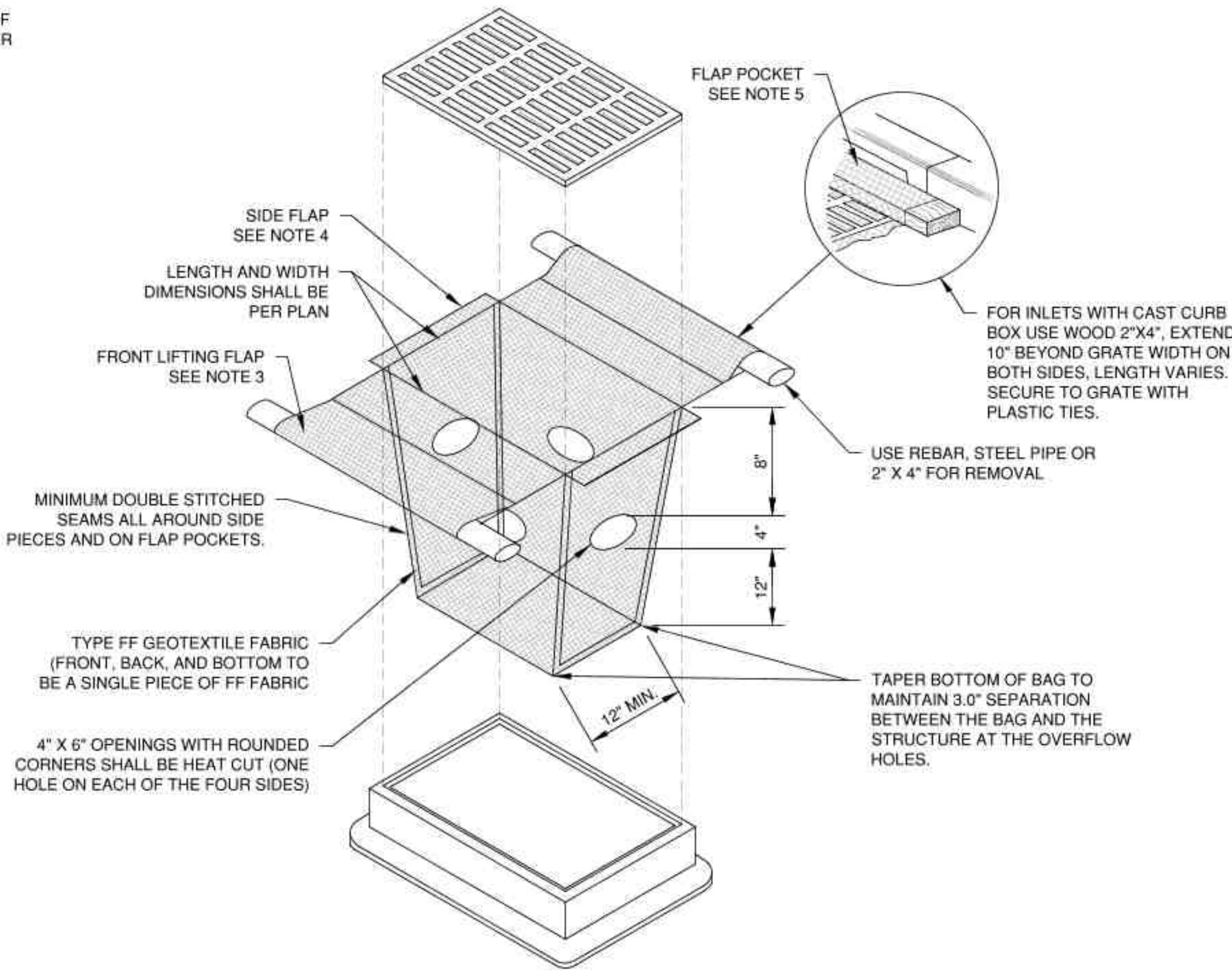
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



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

PLANT 2 ADDITION

Belmark Inc.

De Pere, WI

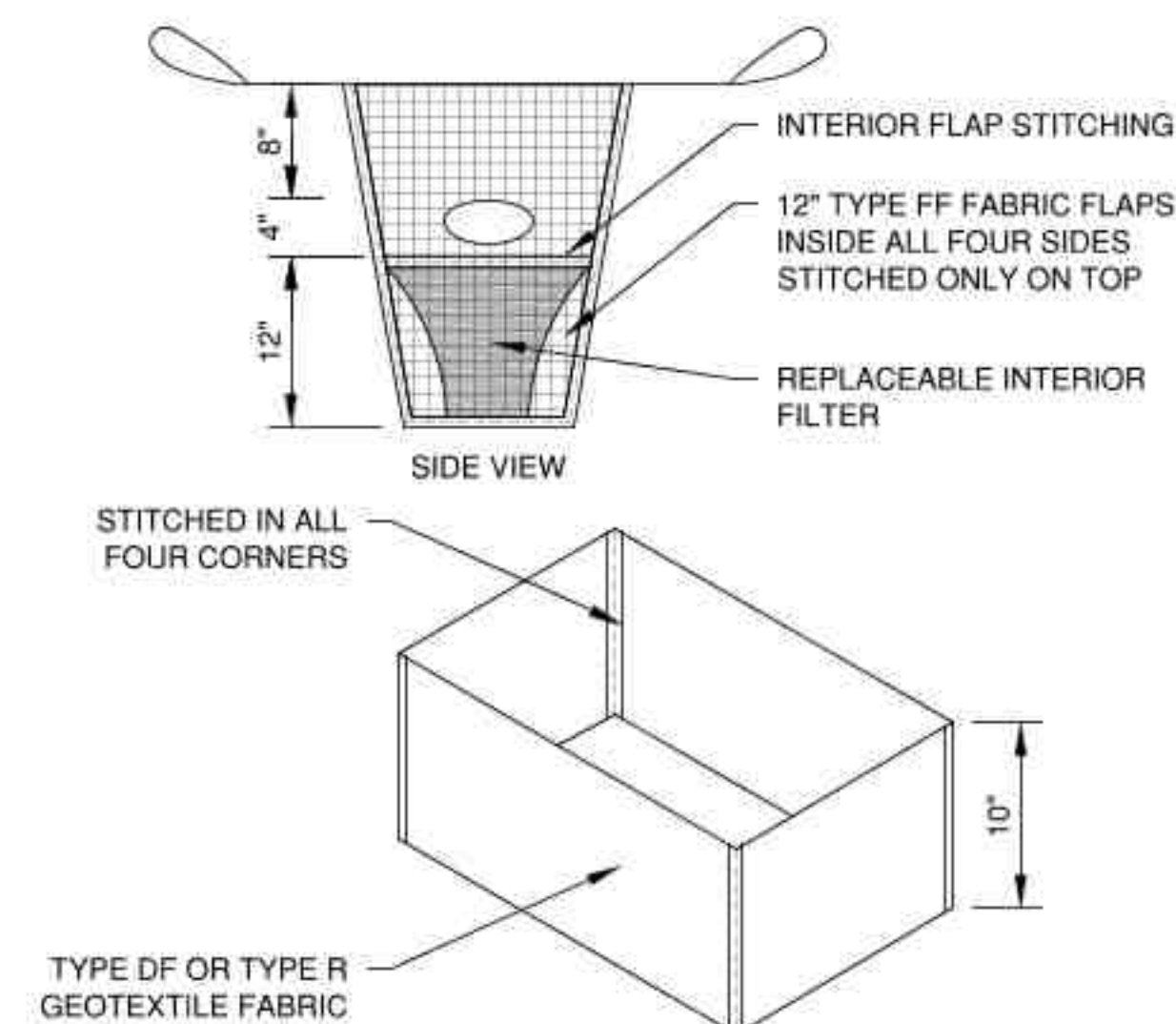


1000 W. WISCONSIN AVE. SUITE 100
DE PERE, WISCONSIN 54155
PHONE: 920.368.8888 FAX: 920.368.8888 www.performalabel.com

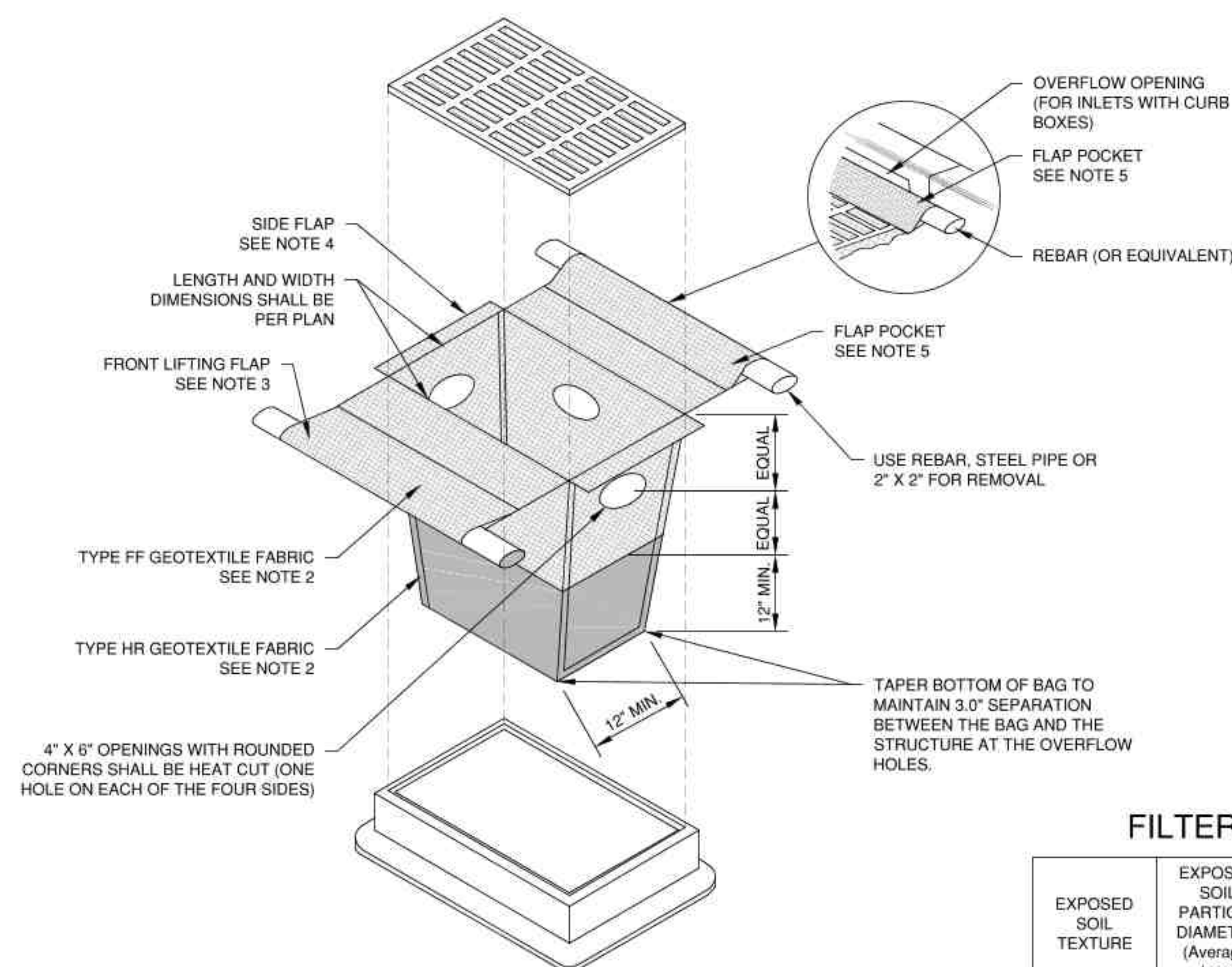
EROSION CONTROL
INLET PROTECTION
TYPES A, B, C AND D
AND MISCELLANEOUS DETAILS

Project Status

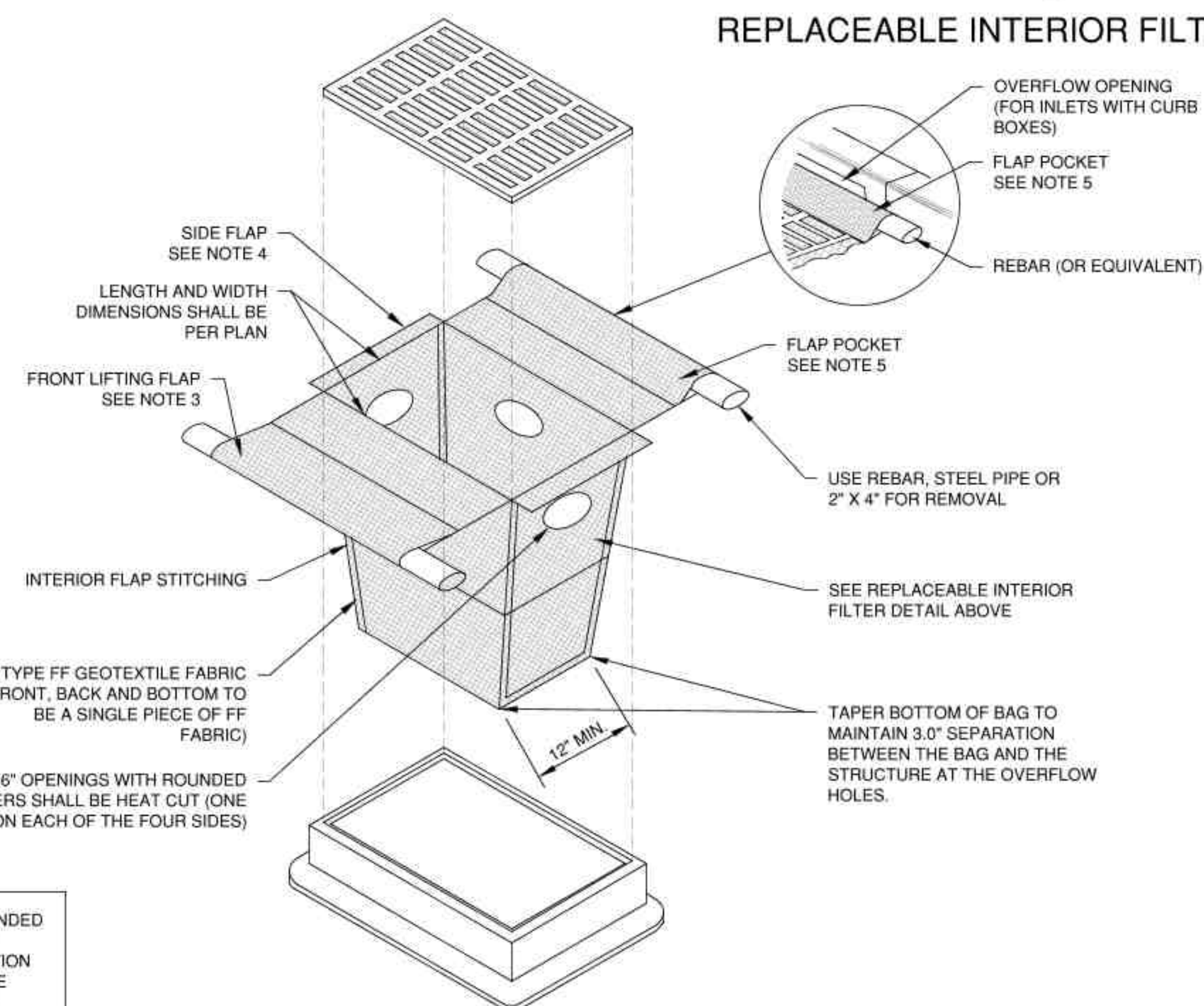
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
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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.



REPLACEABLE INTERIOR FILTER



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



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

FILTER FABRIC TYPE

EXPPOSED SOIL TEXTURE	EXPPOSED 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

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

[illegible]

PLANT 2 ADDITION
Belmark Inc.



belmark^{inc}
Label Solutions to Business Problems™

f **Performa**[®]

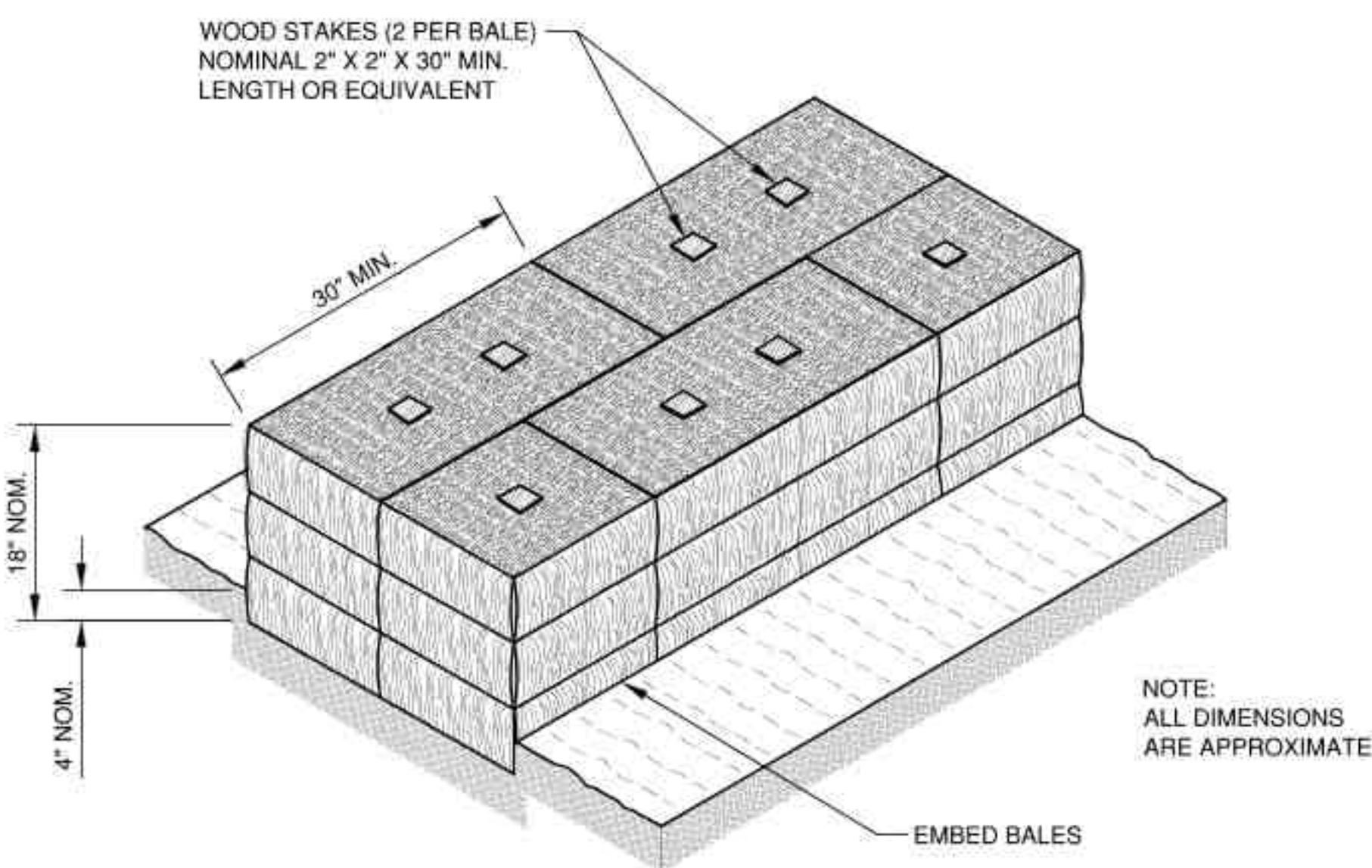
Project Status

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

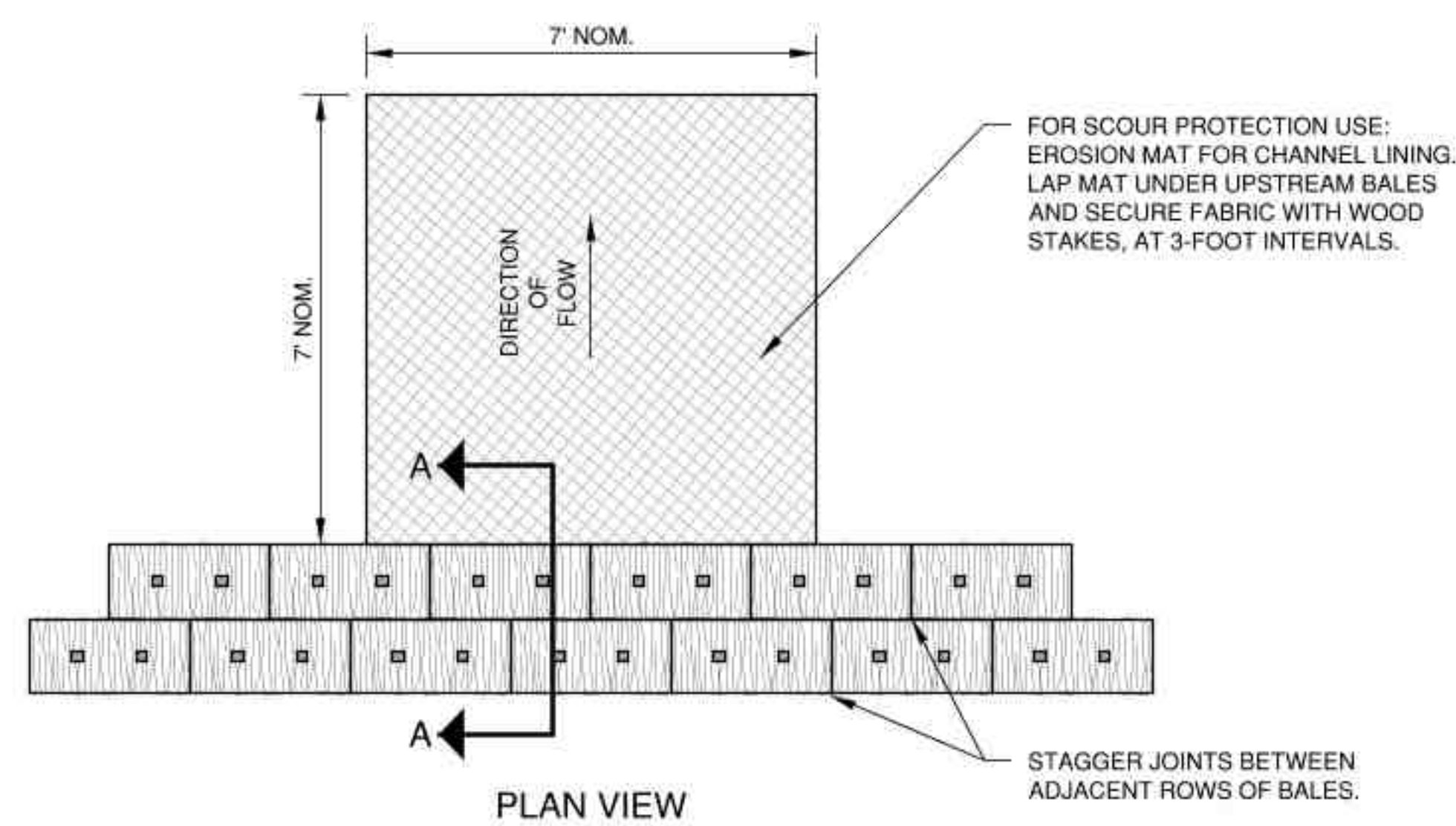
TITLE	
DRAWN LP	CHVD PHK
DATE 11/17/26	SCALE AS NOTED
DRAWING NO. C110	
PROJECT NO. 3439013	REV. XX



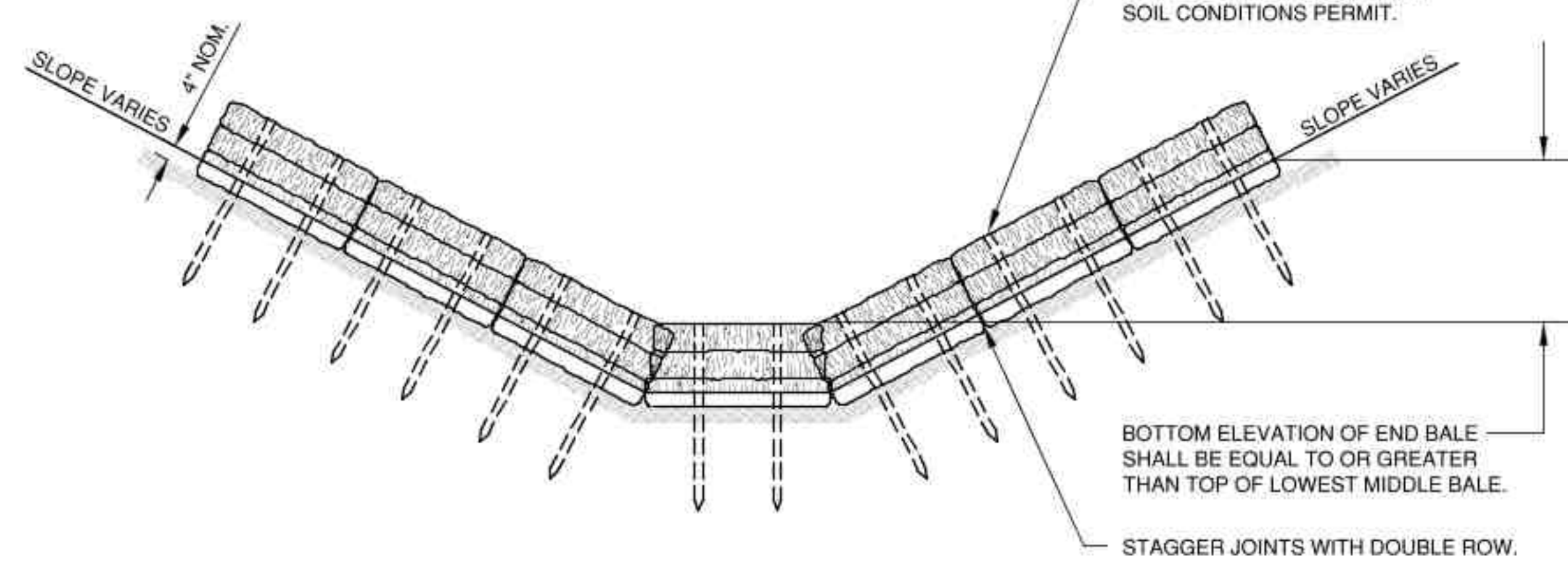
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com



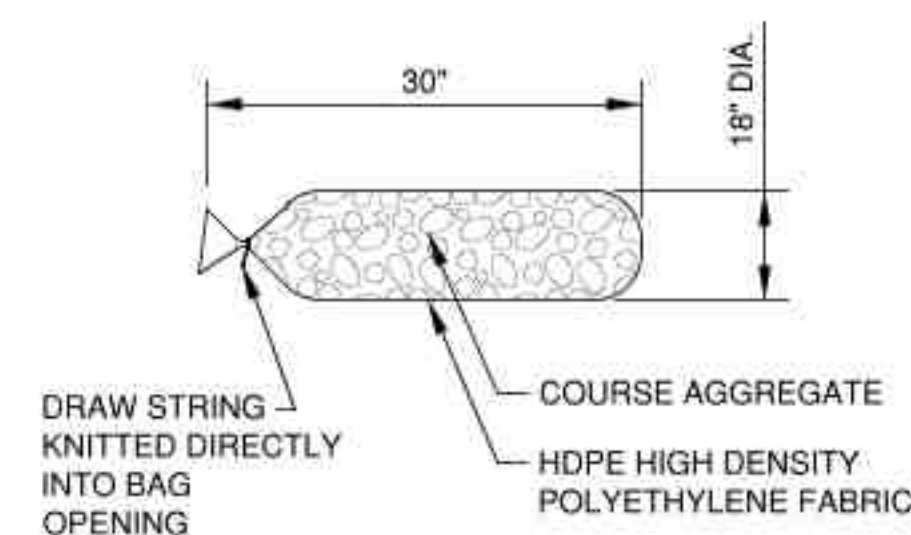
SECTION A-A



PLAN VIEW



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A

FILTER BAG DETAIL

NOTES:

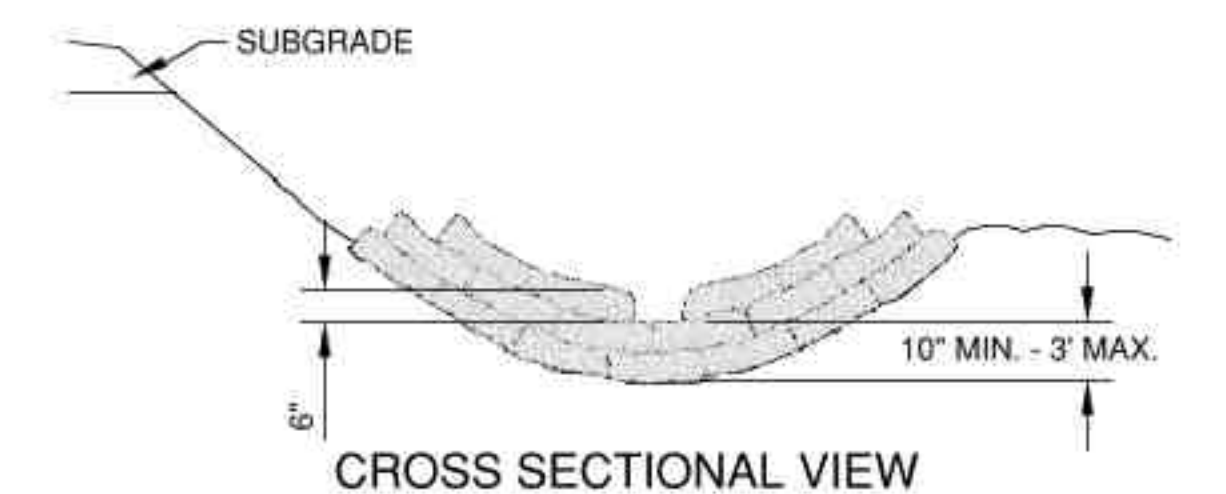
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

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.

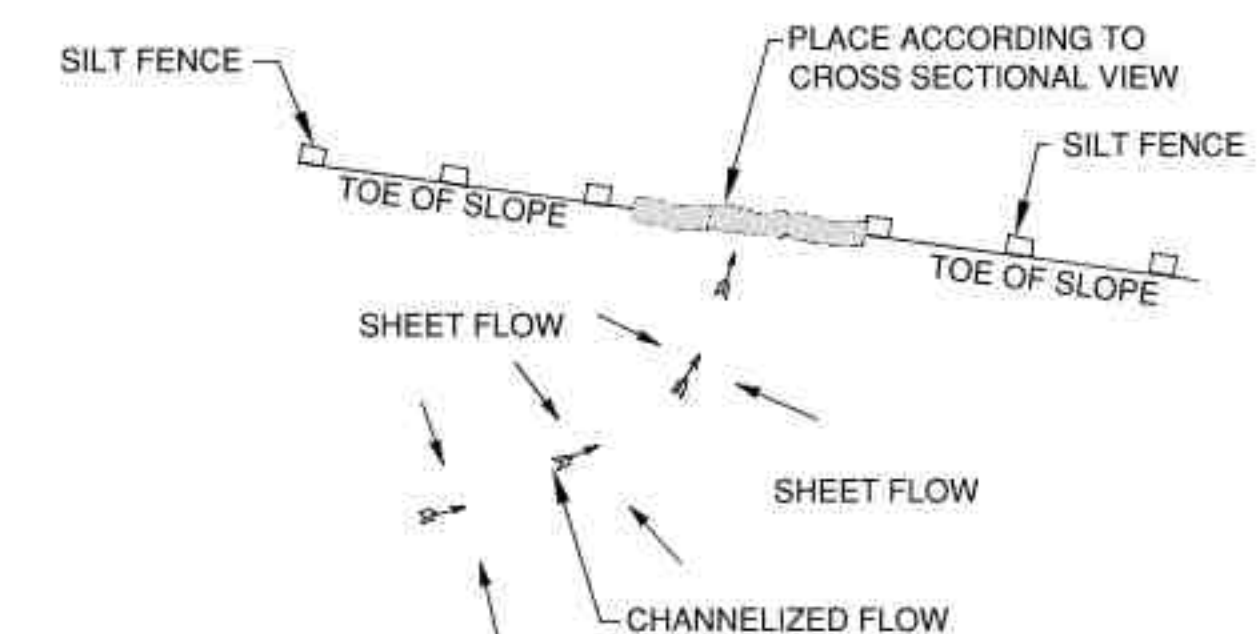
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING
GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO.
2 INCH (50 mm)	AASHTO No. 67 (1)
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

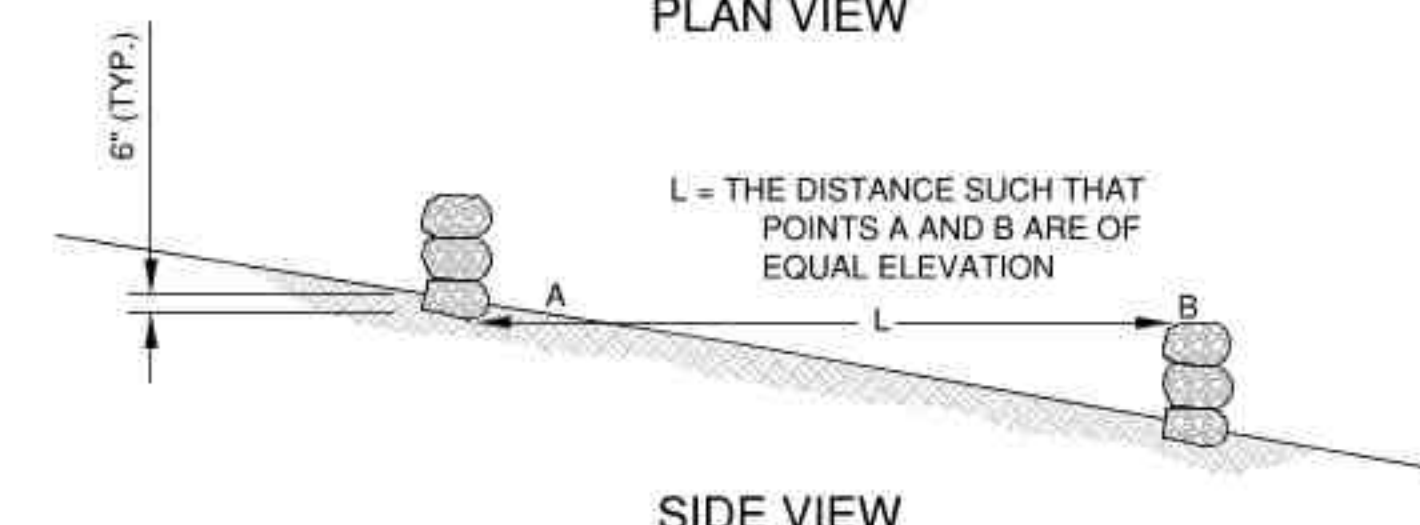
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW

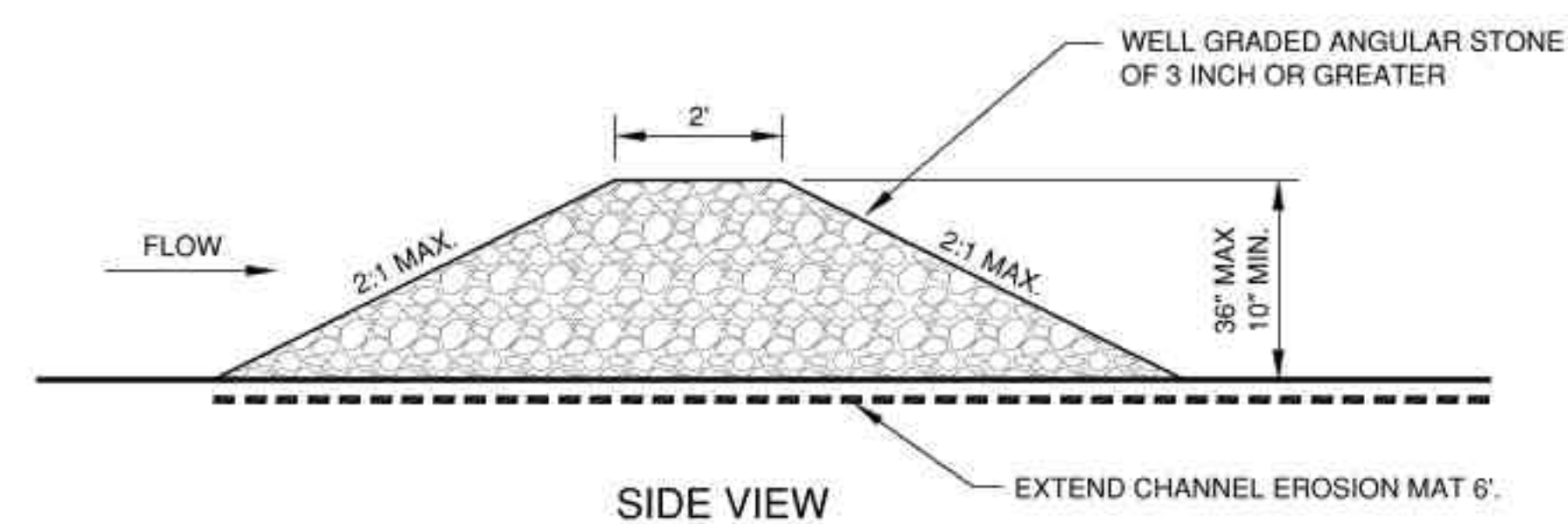


PLAN VIEW

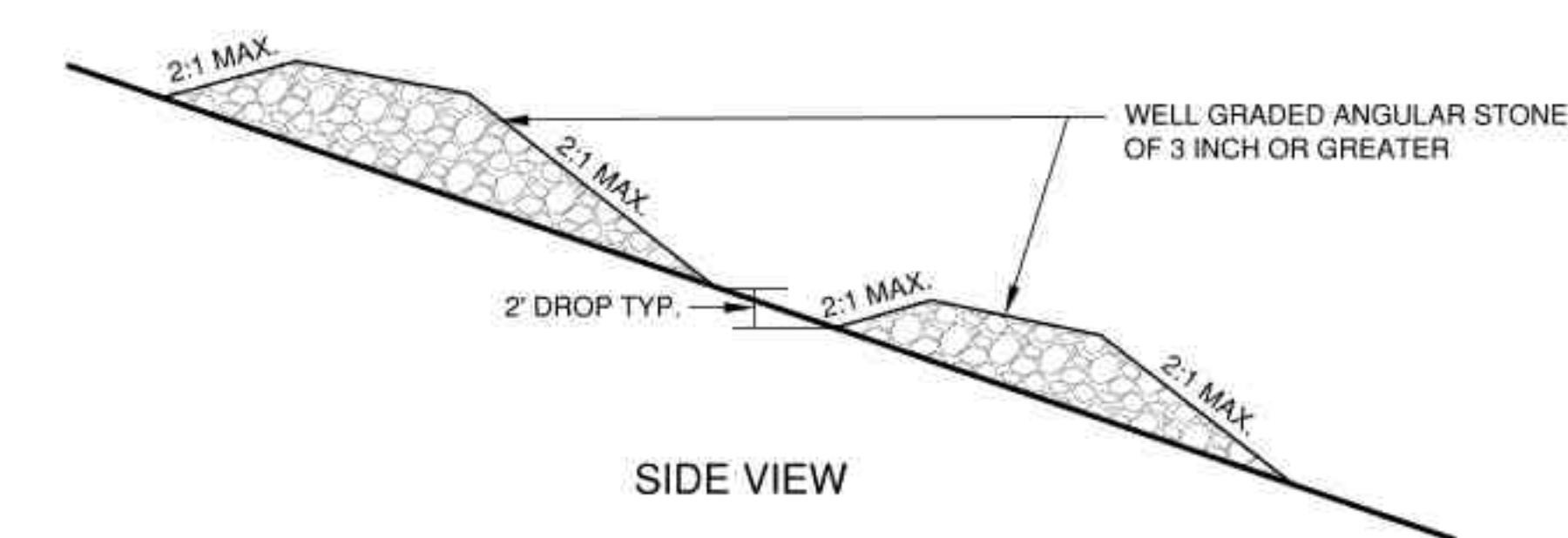


SIDE VIEW

DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS
TYPE B

SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE
TYPE C

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE
WITH WDNR TECHNICAL STANDARD 1082.
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.

DATE
DESCRIPTION
NO.

PLANT 2 ADDITION

Belmark Inc.

De Pere, WI

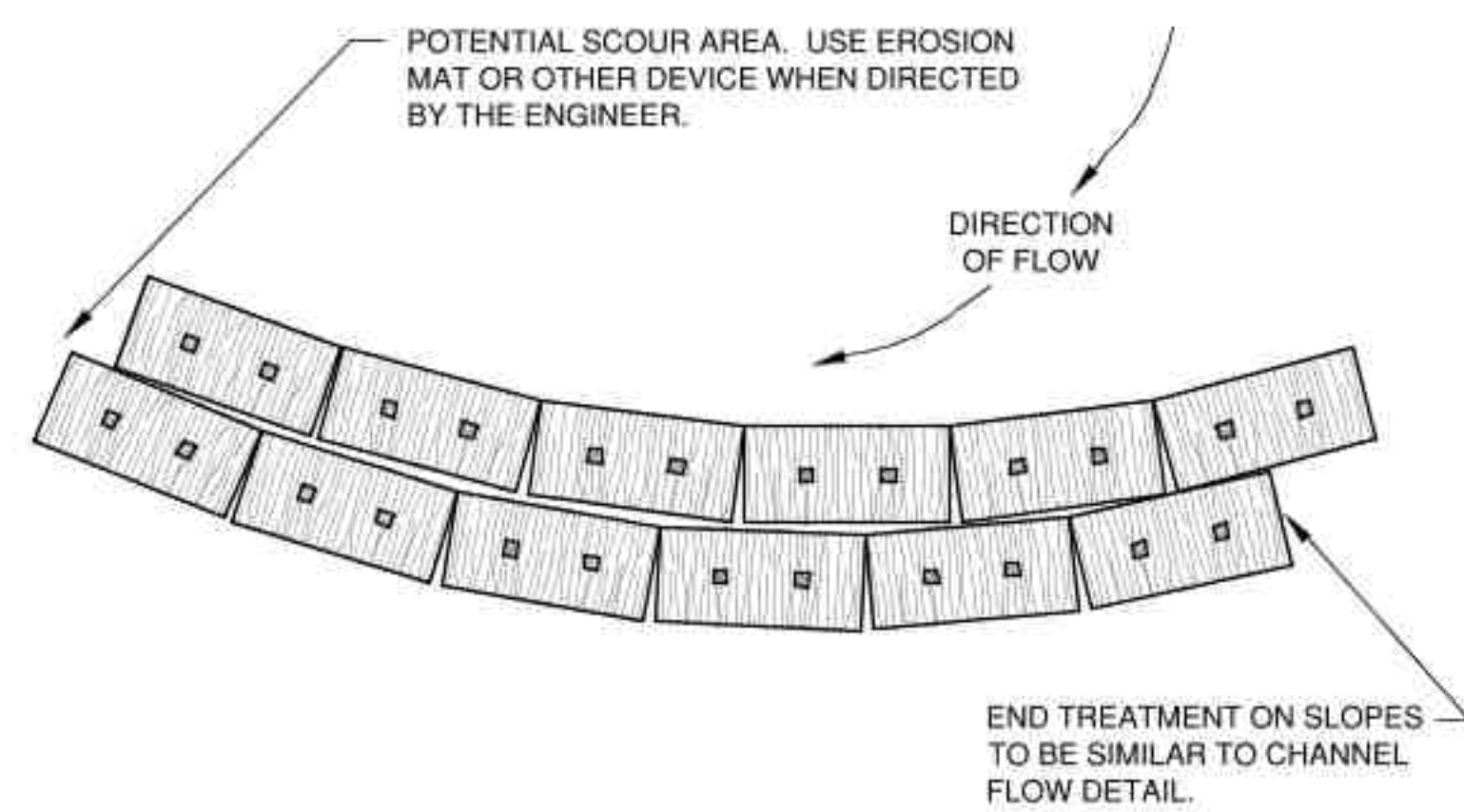


Project Status

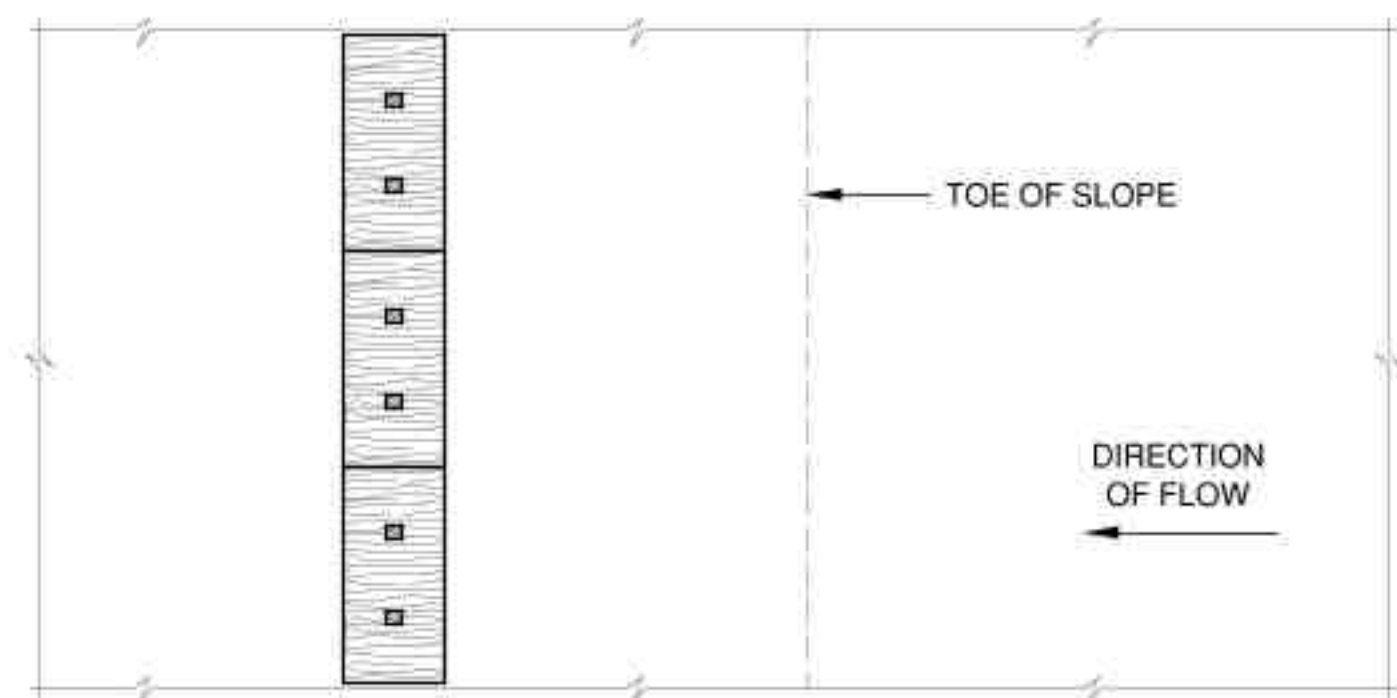
EROSION CONTROL
DITCH CHECK DETAILS

FILE
DRAWN: LP
DATE: 11/17/28
DRAWING NO: C111
PROJECT NO: 3439013
CHKD: PHK
SCALE: AS NOTED
REV: XX

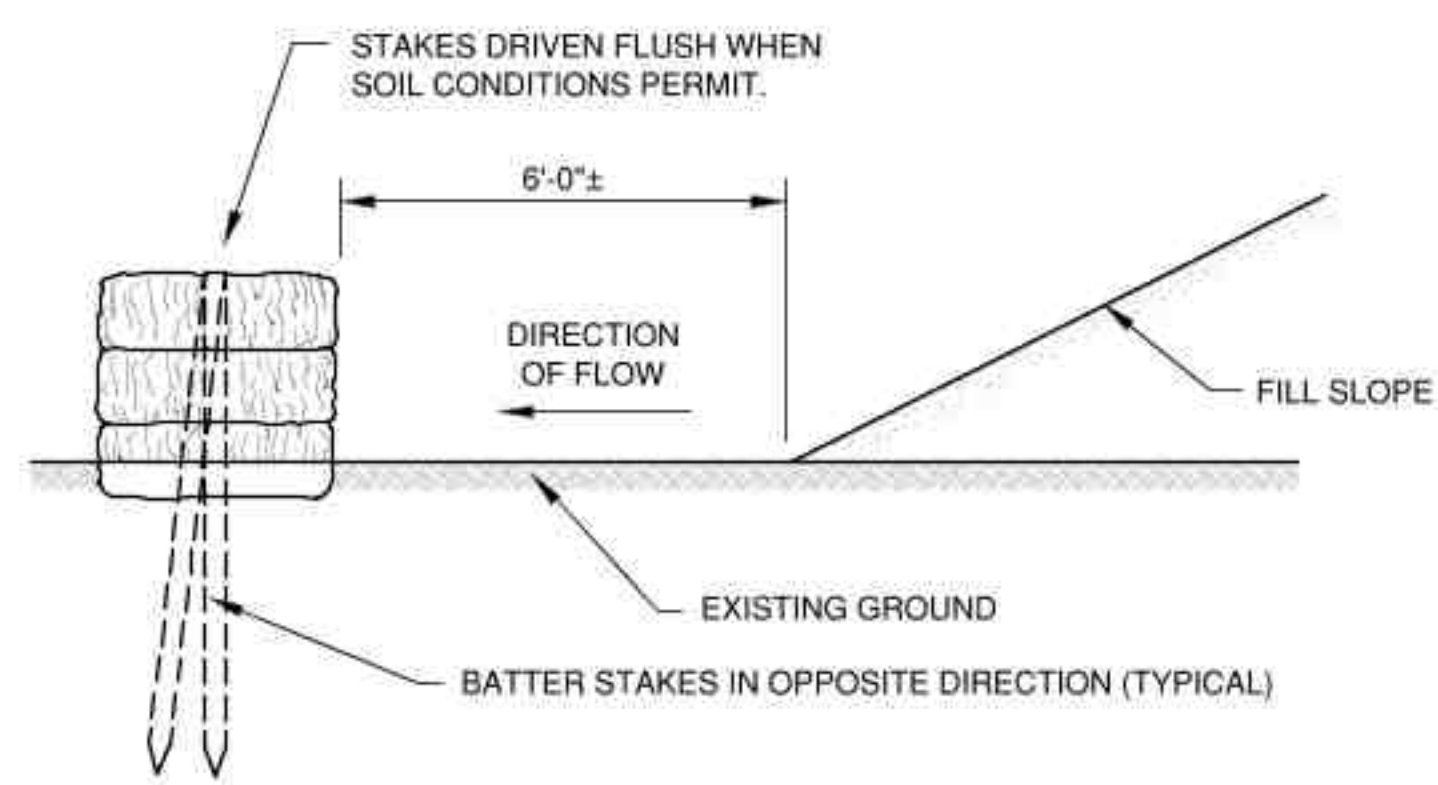
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com



PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)

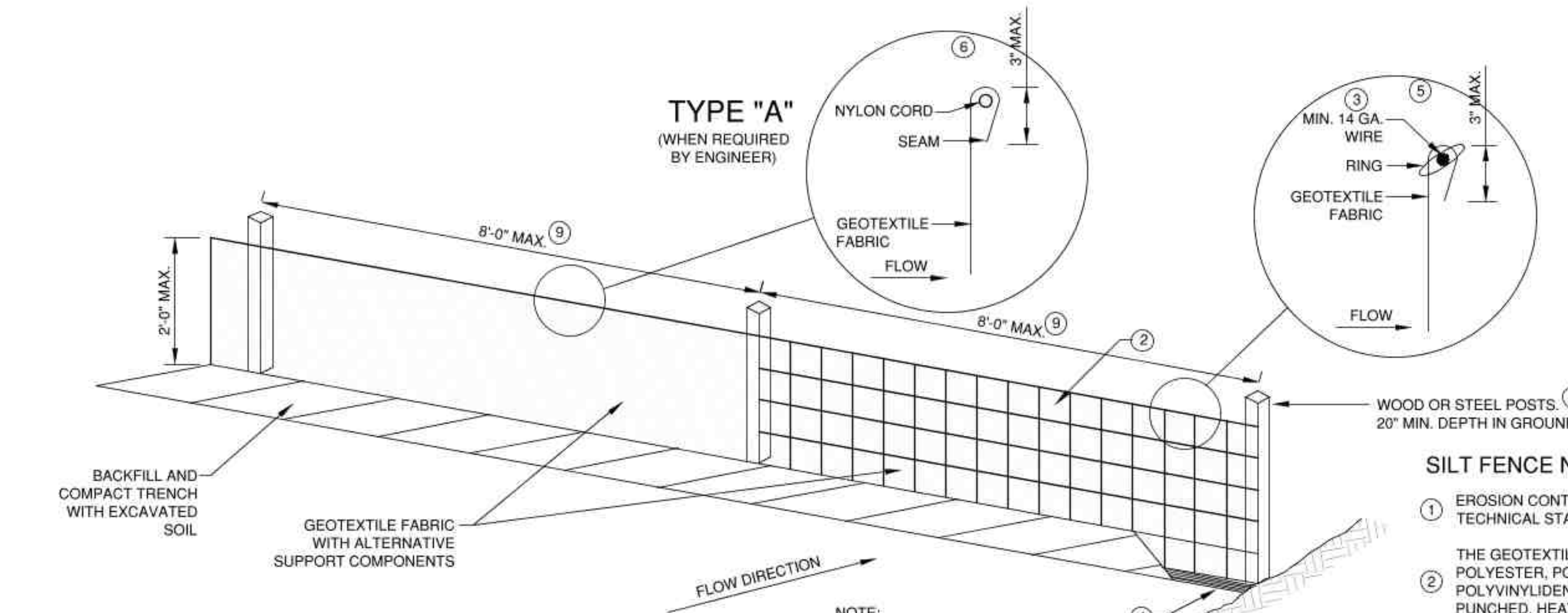


PLAN VIEW

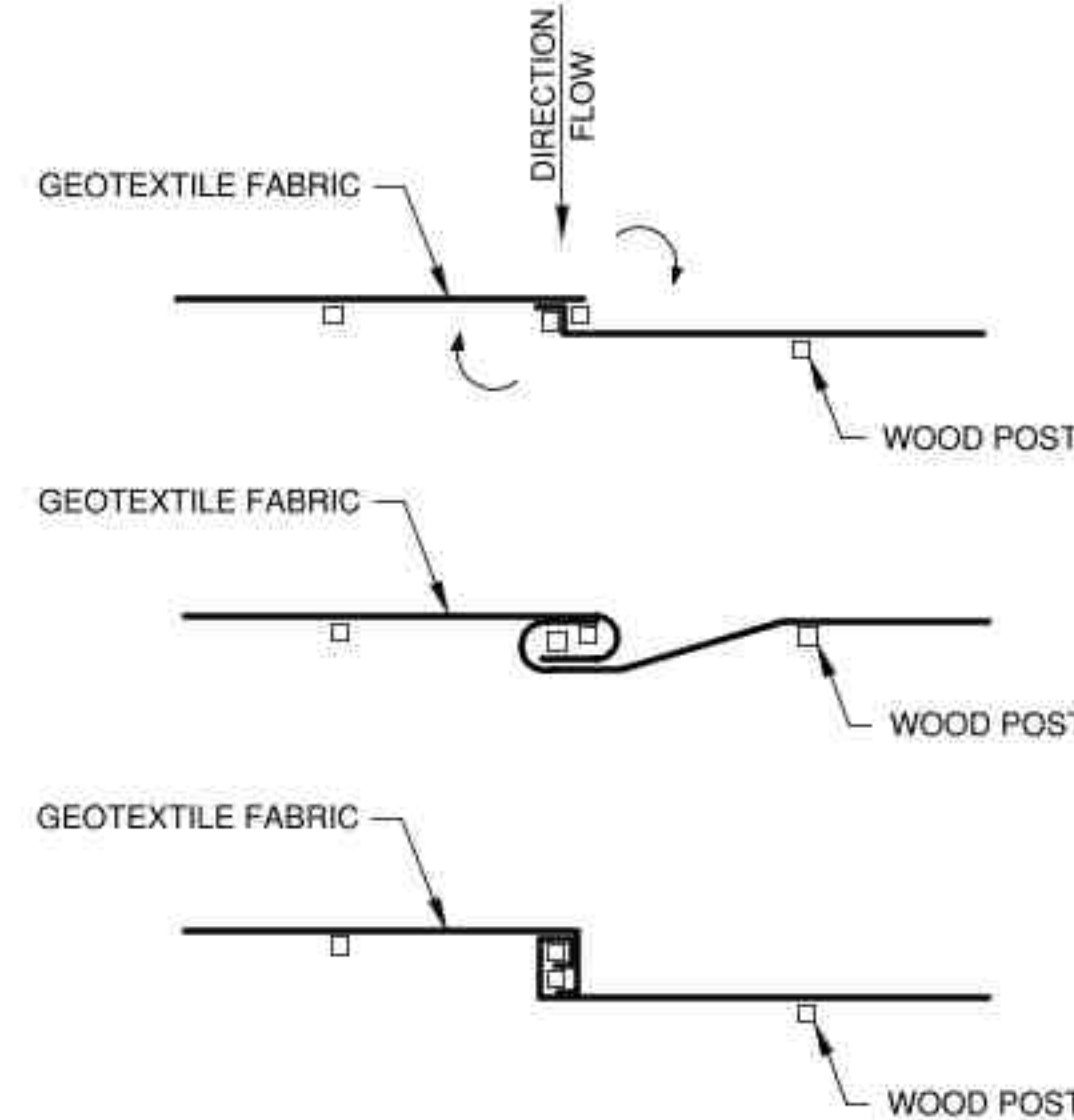


FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

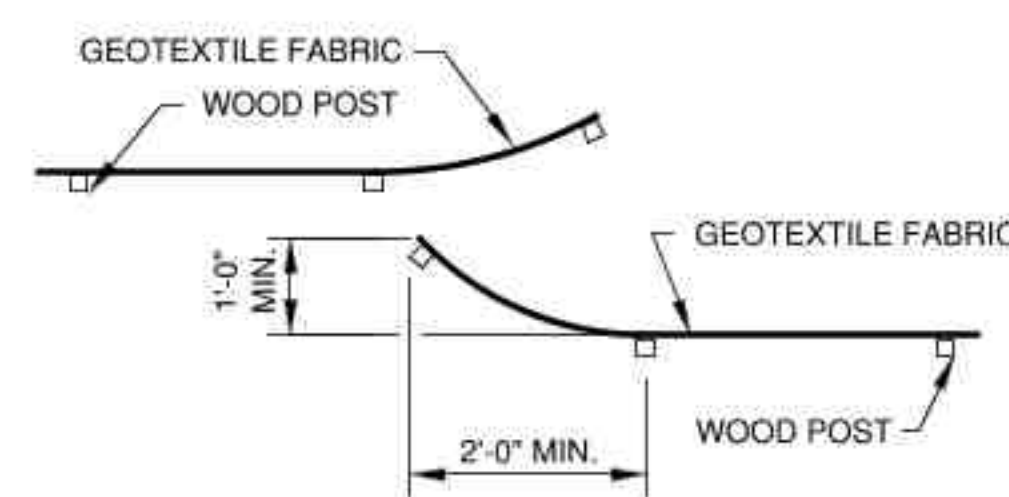
EROSION BALES FOR SHEET FLOW



SILT FENCE DETAIL

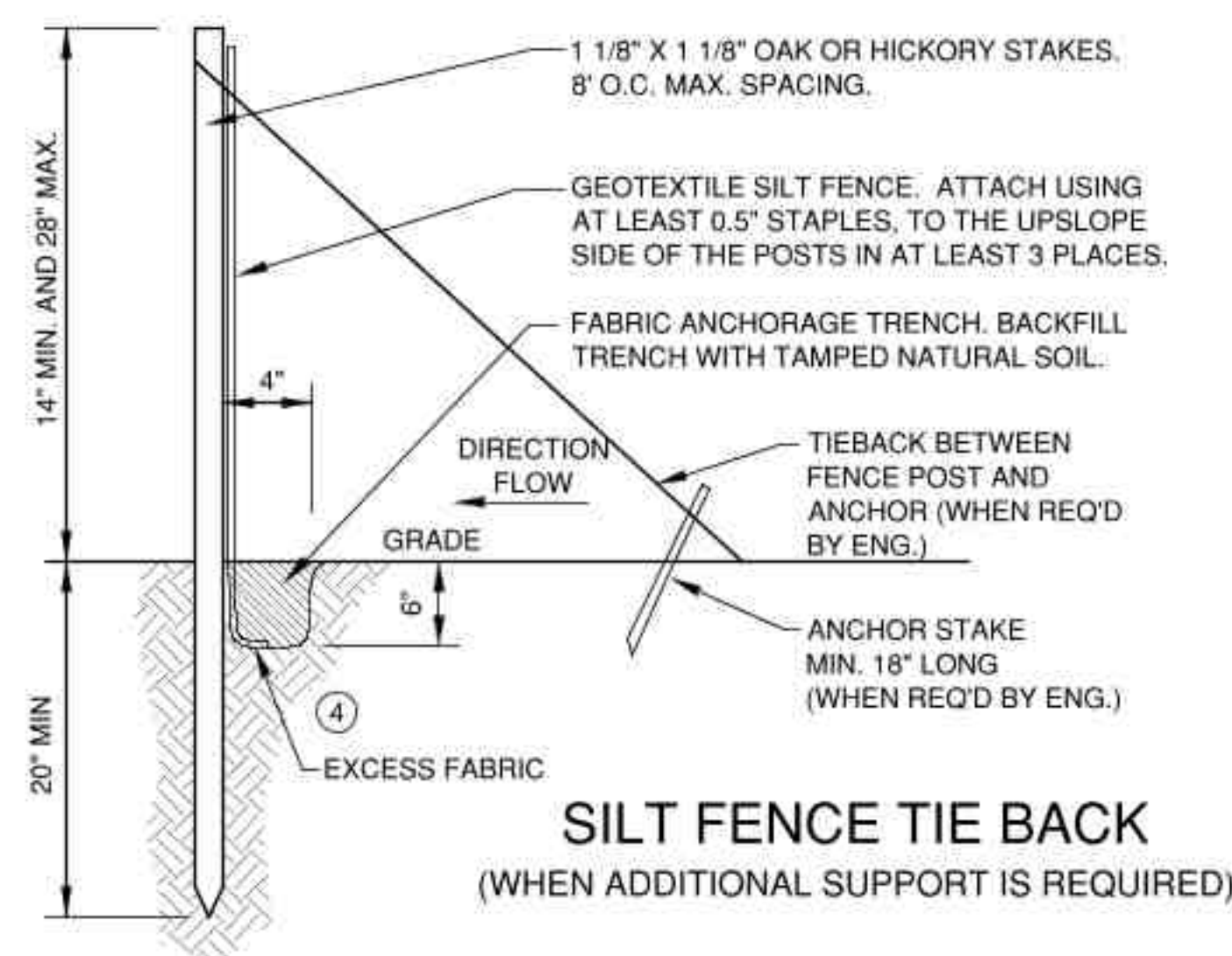


TWIST METHOD ⑧



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.

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
7. STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
8. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B.) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
9. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

PLANT 2 ADDITION

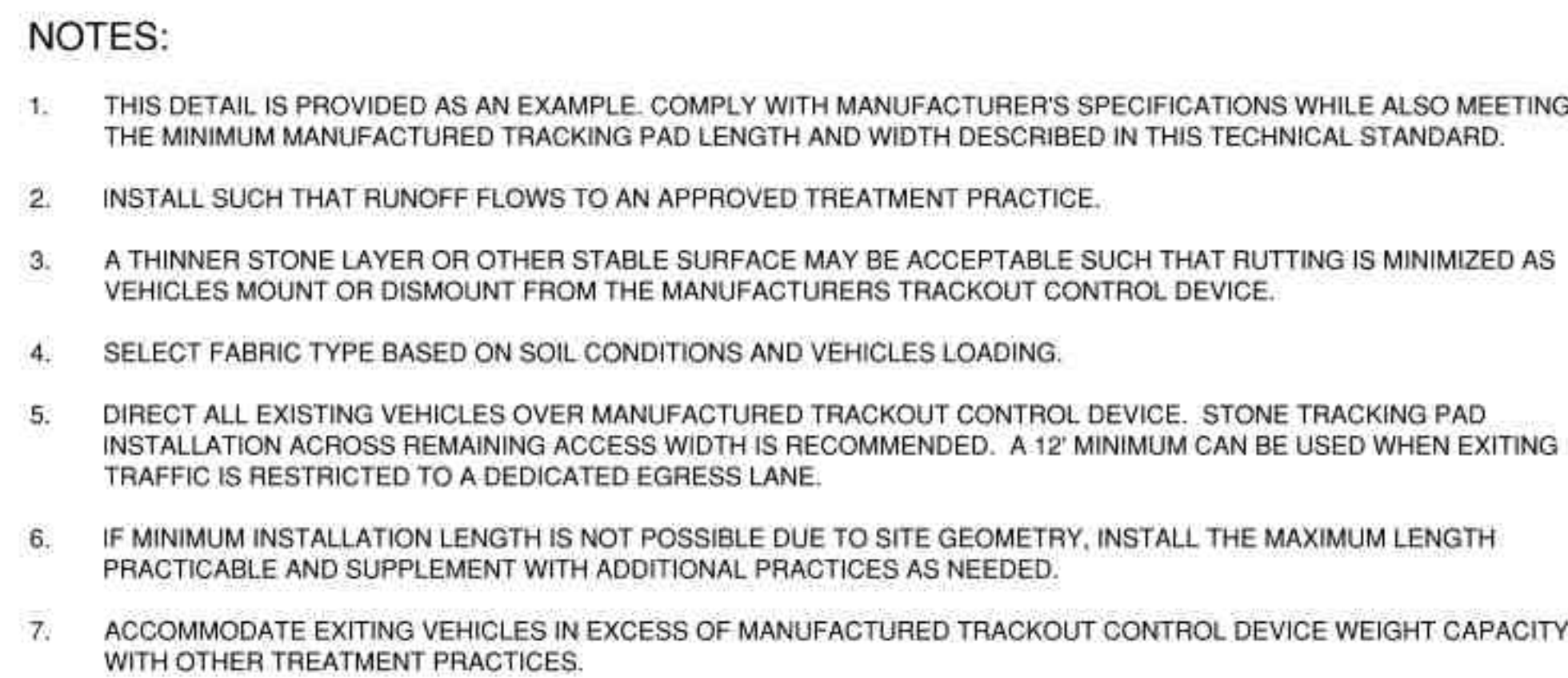
Belmark Inc.

De Pere, WI



Project Status

EROSION CONTROL
SHEET FLOW DETAILS



The drawing consists of two views: a Plan View (NTS) and a Section View.

Plan View (NTS): This view shows a rectangular area of aggregate material. The width is dimensioned as 50' MIN. (SEE NOTE 5). The length is dimensioned as 12' MIN. (SEE NOTE 4). The area is labeled "AGGREGATE". A dashed line indicates the "CULVERT AS NEEDED". An arrow points to the "SITE EGRESS". The left boundary is labeled "EXISTING STABILIZED SURFACE".

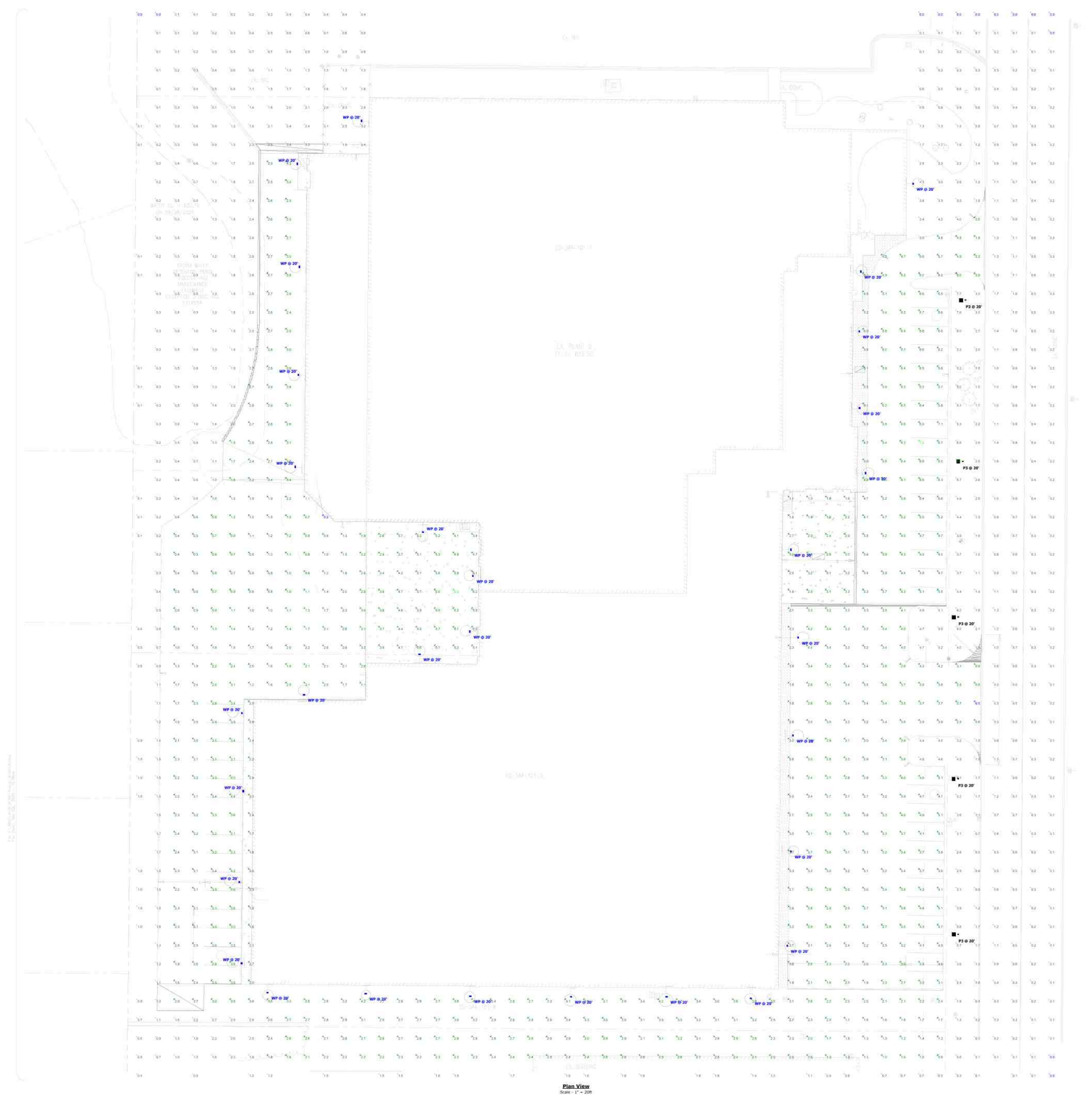
Section View: This view shows the cross-section of the aggregate area. The width is dimensioned as 12' MIN. (SEE NOTE 2). The area is labeled "AGGREGATE". A dashed line indicates the "CULVERT AS NEEDED". An arrow points to the "GEOTEXTILE FABRIC LINER AS NEEDED (SEE NOTE 3)". The left boundary is labeled "EXISTING STABILIZED SURFACE".

NOTES:

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

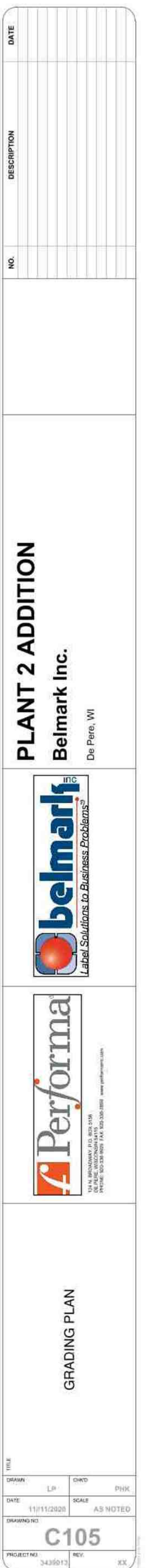
SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE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

SIEVE 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

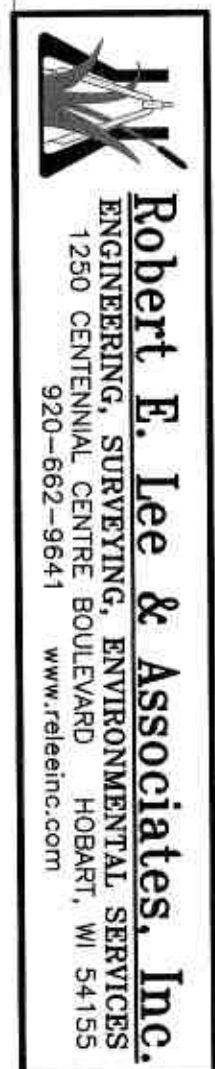


Schedule					
Label	Quantity	Manufacturer	Catalog Number	Description	WATTAGE
P3	5	ACUITY B	KAD LED 60C 1000 50K R3 MVOLT-SPD04- DDBXD	AREA LIGHT ON 20' SQUARE STRAIGHT STEEL POLE	216
POLE	5	VALMONT	DS330-400Q200-D*-FP-DB-FBC-AB	20' SQUARE STEEL POLE	
WP	30	ACUITY B	KAD LED 40C 700 50K R4 MVOLT-RPD04-DDBXD-TENNON-FRWB-DDBXD	AREA LIGHT ON WALL MOUNT BRACKET	94

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LIGHTING CALCS @ GRADE LEVEL OVERALL	+	2.2 fc	7.8 fc	0.0 fc	N/A	N/A
PAVEMENT ONLY EAST & SIDE	X	3.4 fc	7.2 fc	0.5 fc	14.4:1	6.8:1
PAVEMENT ONLY WEST SIDE	X	2.6 fc	6.3 fc	0.2 fc	31.5:1	13.0:1

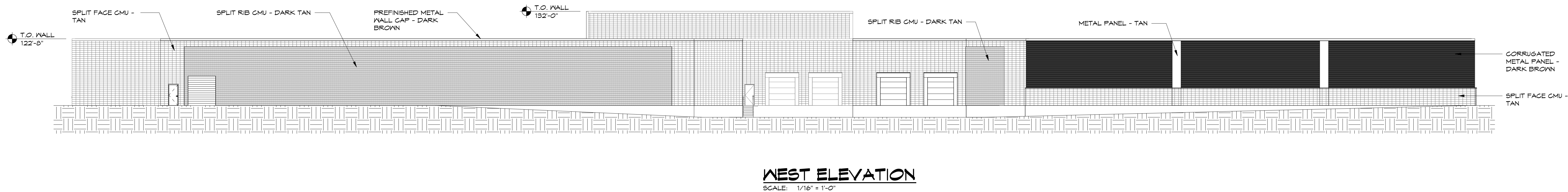
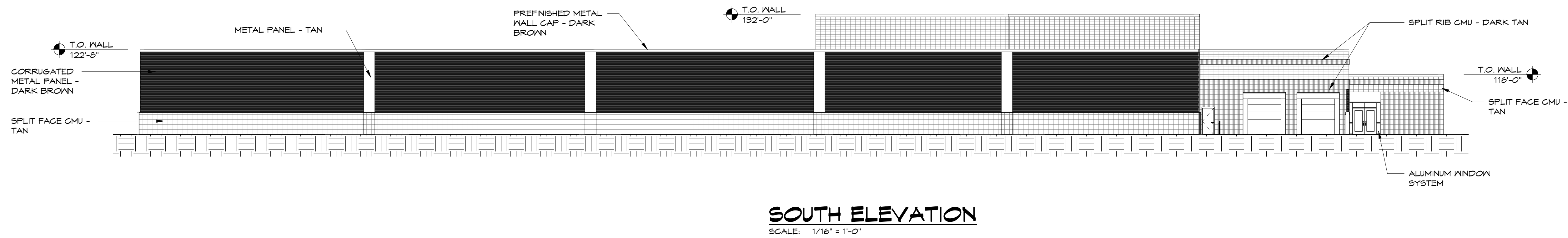
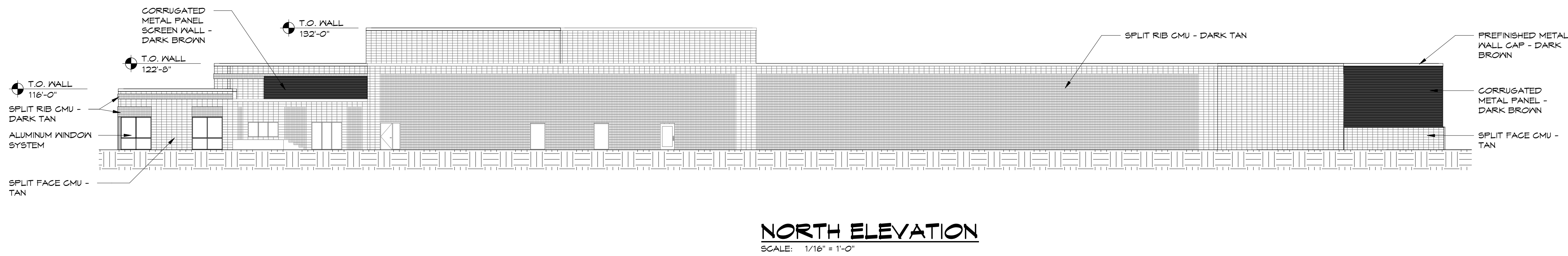
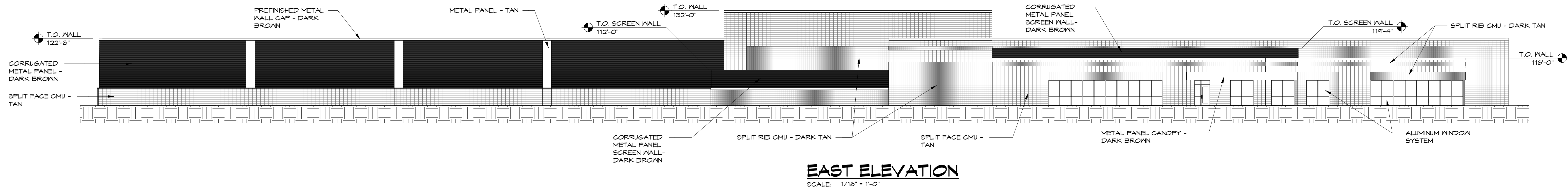


Packet Pg. 35



A circular map of a lake. A shaded triangular area is located in the upper right portion of the circle. Inside the triangle, the word "NORTH" is written vertically. Below the map is a scale bar with markings at 0, 20, and 40. The text "SCALE IN FEET" is written below the scale bar.

[illegible]



ISSUED FOR SITE PLAN APPROVAL - 12/08/20

PLANT 2 ADDITION

Belmark Inc.

De Pere, WI



EXTERIOR ELEVATIONS

DRAWN		DWB	CHKD	PJ
DATE		MM/DD/YY	SCALE	1/16" = 1'-0"
DRAWING NO.		A3.1		
PROJECT NO.		20085	REV	













City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: December 21, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

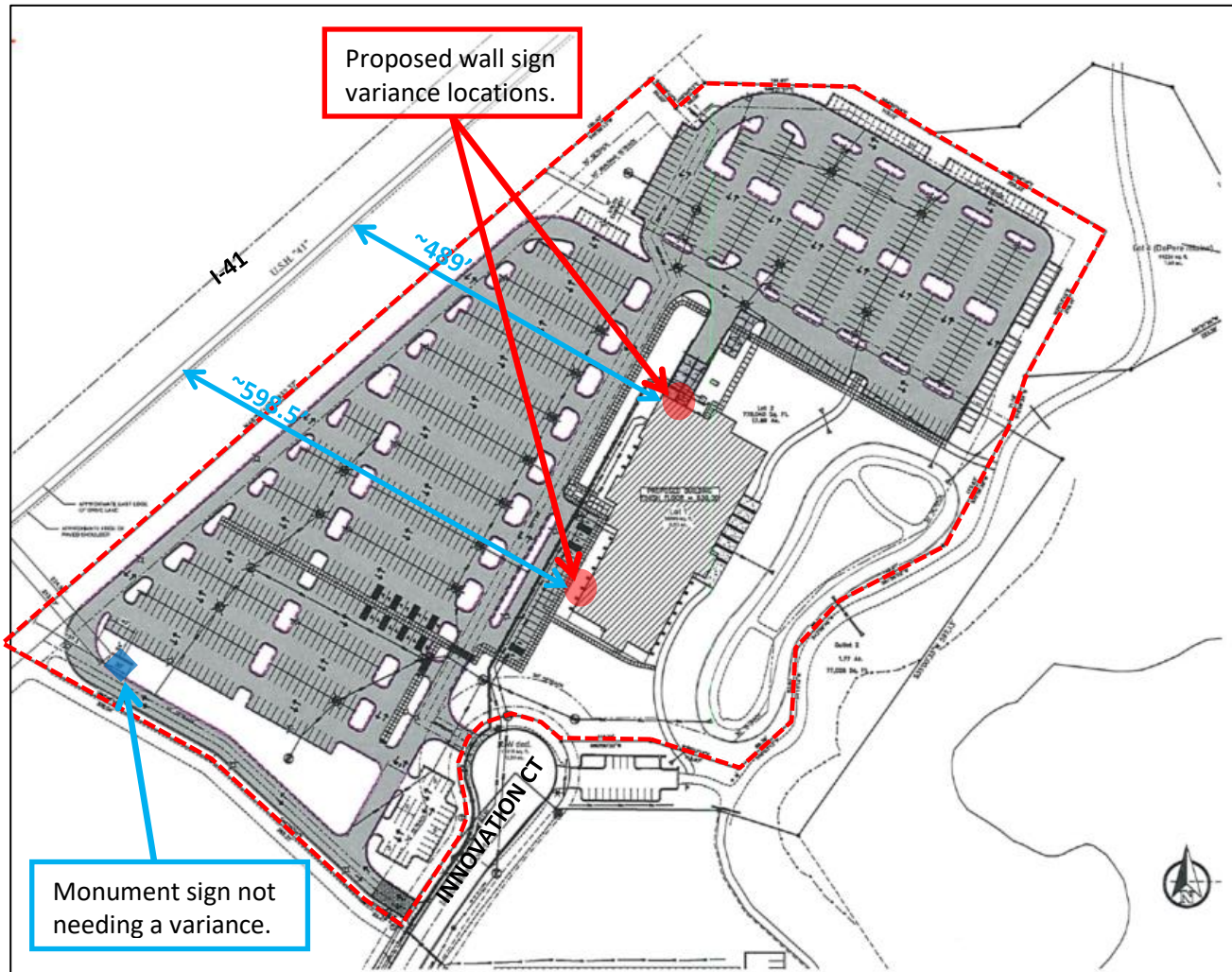
SUBJECT: Consideration and possible action regarding a variance to permit two wall signs on a proposed office building in the C-EO District at 2020 Innovation CT (Parcel WD-D0036-2).

ATTACHMENTS:

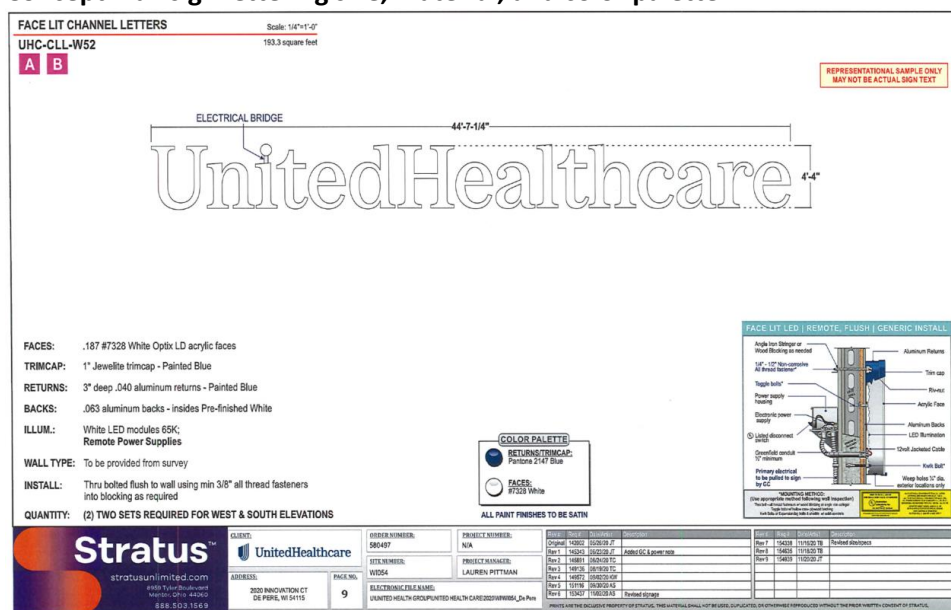
- 11-23-20 PC Report - Sign Variance (DOCX)
- United Healthcare wall letter variance application 12-02-20 (PDF)

- Item 4: Consideration and possible action regarding a variance to permit two wall signs on a proposed office building in the C-EO District at 2020 Innovation CT (Parcel WD-D0036-2).

SITE MAP



REQUESTED ACTION:	Sign Variance Request. <i>Two wall signs for a proposed office building in the C-EO District that are 60' high.</i>	
COMMON DESCRIPTION:	2020 Innovation CT, located northward from the Innovation CT and Southbridge RD intersection. The property also has frontage on I-41.	
PARCEL NUMBERS:	WD-D0036-2	
ZONING:	C-EO (Corporate-Executive Office District)	
SURROUNDING LAND USES:	Commercial (B-1, R-4) and multi-family (R-3 PDD) to the north. Business/developing agricultural (C-EO PDD) to the south. Park/Conservancy (CON PDD) to the east. I-41 and Town of Lawrence business/multi-family residential to the west.	
COMPREHENSIVE PLAN:	Business Park.	
APPLICANT / OWNERS:	Jessica Niles, Inside Sales/Service Coordinator Authorized Representative Creative Sign Company 505 Lawrence DR De Pere, WI 54115	Jeff Wyers Property Owner Innovation Properties Two LLC 111 N Washington ST, STE 400 Green Bay, WI 54301
STAFF REVIEW:	On November 23, 2020 Development Services received a formal application for a variance to place two wall signs at the top of the fourth floor for a new office building at 2020 Innovation CT. The property is the Commercial Horizons site plan (a.k.a. United Health Care) that was reviewed by Plan Commission a year ago on November 25, 2019. As shown on the 'Site Map,' each 193.3 SF wall sign is proposed on the north façade and west façade of the building. The signs are intended to be seen by vehicular traffic on I-41. The north-facing sign is ~489' away from the edge of the freeway pavement; the west-facing sign is ~598.5' away. <i>Note: When submitting the variance application, the petitioner worked with staff to redesign a monument sign that is 224' from I-41, as well as 55 parking lot area directional signs, to confirm that the monument and directional signs fit within the Sign Ordinance criteria without a variance.</i> The two wall signs would be denied in the C-EO District for the following reason (in summary): • Maximum signage height – Per Municipal Code Section 98-15(c), the maximum wall sign height is, 'below second-floor windows or 20', whichever is less. Or as approved by Plan Commission.' ○ The top of each 193.3 SF wall sign is 60' high on the fourth floor. ○ The bottom of the second floor windows is 16' high. ○ Plan Commission approval is required for any wall sign that is higher than 16' from the ground.	



When reviewing a sign variance, the following five hardship criteria must adequately be addressed, per Municipal Code 14-27(3). The response to each criterion is listed in italics:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
 - *The property elevation is 6' below the highway grade, which further reduces the visible 16' maximum height visibility for a wall sign.*
 - *Due to the campus type design of the property in the C-EO District, the building north façade and west façade are set back 489' and 587.5' from the edge of the I-41 pavement, making the visibility of a wall sign that is less than 16' above grade difficult to see.*
2. The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classifications.
 - *The uniqueness is related to the proposed use for the property. The campus-style layout for the property. The sign Code addresses signs in the C-EO district, allowing for larger square footage, but the Signage Code does not accommodate larger buildings with large setbacks from right-of-ways.*
3. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person having an interest in the property.
 - *As identified in #2, above, the hardship is linked to the setback. The building could have been built immediately adjacent to I-41, which would have altered the appearance of the campus site and then required similar additional wall signage on the east side of the building.*
4. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - *Detriments to public welfare have been minimized as the visibility of the signs is only from I-41 and from the Town of Lawrence to the west of I-41. The building and adjacent vegetation from the conservancy obscure the view of the signage from other directions.*
5. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
 - *Designed as a campus setting in the business park, the proposed*

signage is not near other property, buildings, or streets to pose a threat to safety and values.

Staff notified property owners within 100 feet of the variance request site. No public comments were received at the time this report was written.

REVIEW PROCESS:

For sign variance applications, the Plan Commission reviews the variance and hardship criteria and makes a final decision. Sign variances are not reviewed by the Common Council.

STAFF RECOMMENDATION:

Staff does not provide recommendations for variance requests. Rather, staff provides report information regarding potential Code compliance, potential Code violations, and potential hardships.

Plan Commission should specifically identify the hardship(s) if a recommendation of approval is made. For example, consider referencing Items #1, #2, and #3 from the hardship section of the 'Staff Review.'

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 168.00
		Receipt #:
		Date:

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) <i>Creative Sign Company</i>	Authorized Representative <i>Jessica Niles</i>	Title <i>Inside Sales / Service</i>	
Mailing Address <i>505 Lawrence Drive</i>	City <i>De Pere</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address <i>jessica@creativesigncompany.com</i>	Phone Number (incl. area code) <i>920-336-8900</i>	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) <i>Innovation Properties Two, LLC</i>	Contact Person <i>Jeff Weyers</i>	Title <i>Owner</i>	
Mailing Address <i>111 N. Washington St.</i>	City <i>Green Bay</i>	State <i>WI</i>	ZIP Code <i>54301</i>
Email Address <i>jeff@weyers.com</i>	Phone Number (incl. area code) <i>920-362-7215</i>	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address: <i>2020 Innovation Ct., De Pere, WI 54115</i>	Parcel Number(s):
Legal Description: <i>United Healthcare - Wall lettering on building</i>	<i>WD-D0036-2</i>

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	<i>DPMC 98-14(G)(4)</i> <i>DPMC 98-15</i>
Ordinance Provision:	<i>Wall signs shall not be mounted above the second floor windowsills in multistoried buildings.</i>
Project Description:	<i>2 sets of face lit wall lettering mounted near the top of North and West elevations, above the 4th floor.</i> <i>Overall size - 4'4" H x 44'7 1/4" W</i>
Variance Requested:	<i>Allow both sets of wall lettering to be mounted above the 4th floor on the north and west elevations.</i> <i>Drawing on page is a representational sample only. May not be actual sign text.</i>
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	<i>Please see pages 3, 5, 7-10, 16, 17</i>
Describe the hardship(s) that would result if the variance is not granted:	<i>Please see page 3</i>
Describe how the variance would not have adverse effects on surrounding properties:	<i>Please see page 3</i>

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Variance Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <i>Jessica Niles</i>	Title <i>Inside Sales Service</i>	Phone Number <i>920-336-8900</i>
Signature of Applicant <i>Jessica Niles</i>		Date Signed <i>12-2-20</i>

Maps and scaled drawings which help explain the request are strongly encouraged. Attach additional sheets if necessary.

Both sets of wall letters are valued at \$16,000⁰⁰

Variance – United Healthcare, 2020 Innovation Court

Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties.

The wall letters, if mounted below the 2nd floor as DPMC dictates, there would be visibility issues. The lot is approximately 6' below the highway in some areas and may hinder the view. The proposed landscaping, shown on page 17 includes trees and shrubs. The trees may grow taller than the 2nd floor elevation. Visibility of the wall letters could also be hindered with the future Southern Bridge bypass. The map on page 16 shows the proposed route. The wall letters on the north elevation are 489 feet from the highway and the west elevation is 598'7" from the highway, also shown on page 5.

Allowing us to mount both sets of wall lettering above the 4th floor would allow excellent visibility from north and south bound traffic.

Stratus's renderings for the wall channel (face lit channel letters) can be found on pages 7-10, with fabrication specifications and materials noted on page 10. The copy is representational only and may not be actual sign text.

Describe the hardship(s) that would result if the variance is not granted.

If the channel letters were mounted above the first floor, on the north and west elevations they would be hard to see from the highway. The area available between the first and second floor is smaller than above the fourth floor. The channel letters would need to be smaller, making it even more difficult to see. Cellcom, although located in the Town of Lawrence also has channel lettering near the top of their building.

Describe how the variance would not have adverse effects on surrounding properties.

The wall letters would be mounted to the building and would not block the view of neighboring businesses. There is a field directly south of the property and the Conservancy is to the north and east, therefore there should be no adverse effects on the surrounding properties.

Additional Signs to Review

Please review the additional signs that will be needed for United Healthcare and advise if any modifications will be needed.

- (4) Four, Directional Signs shown on pages 11 and 12. The size of the signs are 2'6" wide x 5' tall. Although the full square footage of the sign exceeds 6 square feet, the copy itself does not.
- Approximately (50) Fifty, Parking/Informational signs shown on pages 13 and 14.
- (1) One set of vinyl lettering for Receiving Entrance per page 15.

Closing

Also enclosed are some pages from the Plan Commission report from November 19, 2019 for reference of previous notes. Please see pages 18-27.

United Healthcare has a beautiful building being built that blends in nicely with the Conservancy area to the north and east of the property. When the wall lettering was designed it was scaled to be proportionate to the size of the building.

I kindly ask that the Planning Commission grant approval to mount the two sets of face lit wall letters above the 4th floor north and west elevations.

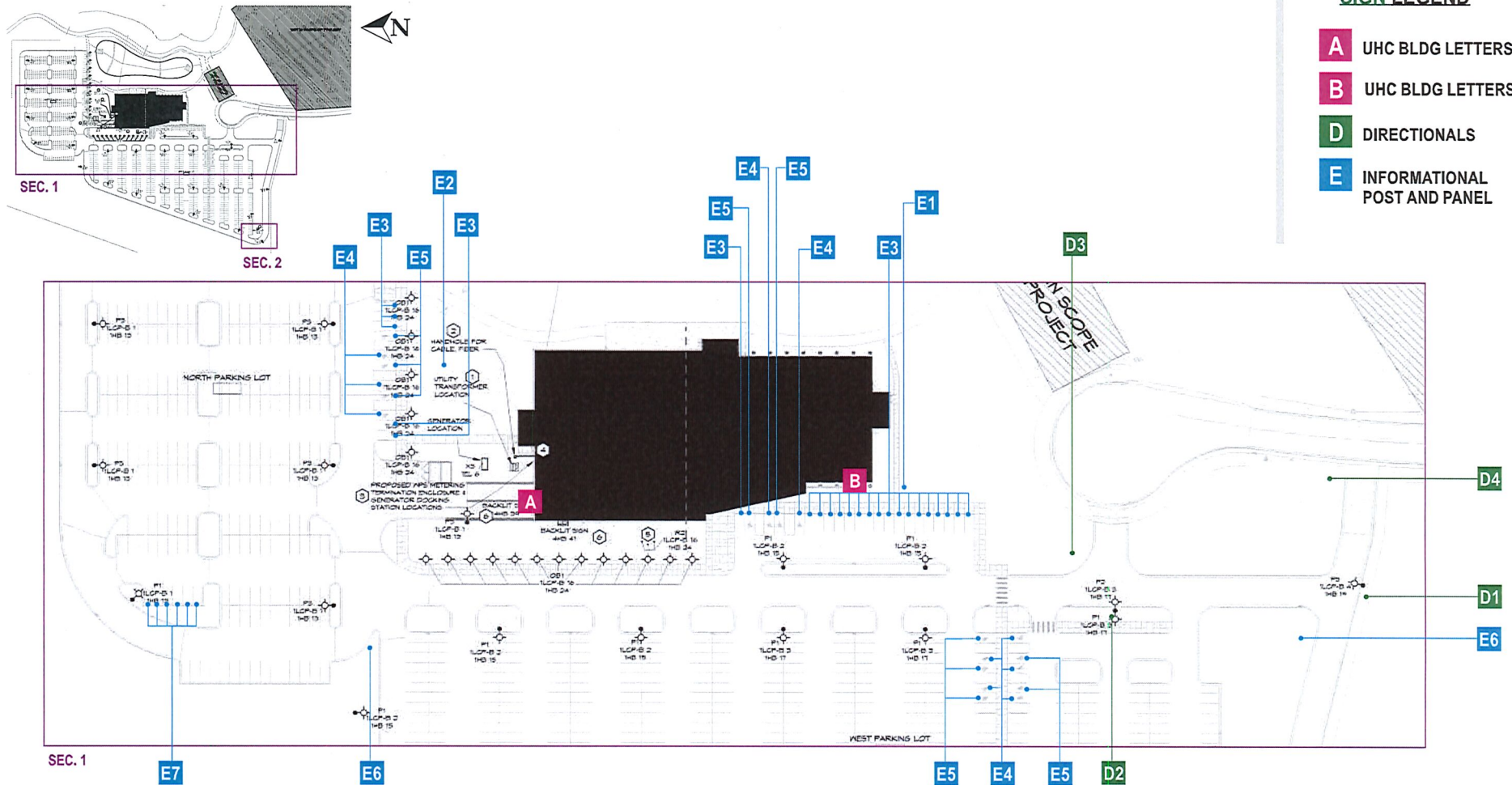
SITE PLAN - SEC. 1

FOR REFERENCE

ALL SIGN INSTALL LOCATIONS TBV PRIOR TO PRODUCTION

SIGN LEGEND

- A** UHC BLDG LETTERS
B UHC BLDG LETTERS
D DIRECTIONALS
E INFORMATIONAL POST AND PANEL



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PAGE NO.

3

ORDER NUMBER:

580497

SITE NUMBER:

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ELECTRONIC FILE NAME:

UUNITED HEALTH GROUP\UNITED HEALTH CARE\2020\WI\WI054_De Pere

PROJECT NUMBER:

N/A

PROJECT MANAGER:

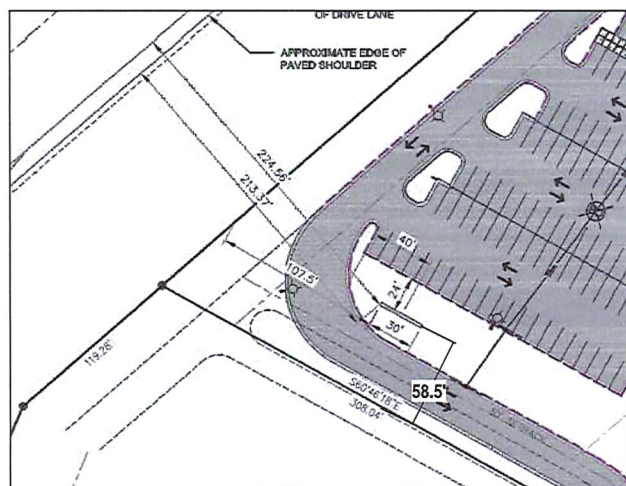
LAUREN PITTMAN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	142002	05/26/20 JT		Rev 7	154338	11/16/20 TB	
Rev 1	145343	06/23/20 JT	Updated	Rev 8	154635	11/16/20 TB	Moved sign A
Rev 2	145891	06/24/20 TC		Rev 9	154939	11/20/20 JT	Updated CL set locations
Rev 3	149136	08/19/20 TC		Rev 10	155431	12/02/20 CA	
Rev 4	149572	09/02/20 KW					
Rev 5	151116	09/30/20 AS					
Rev 6	153437	11/02/20 AS					

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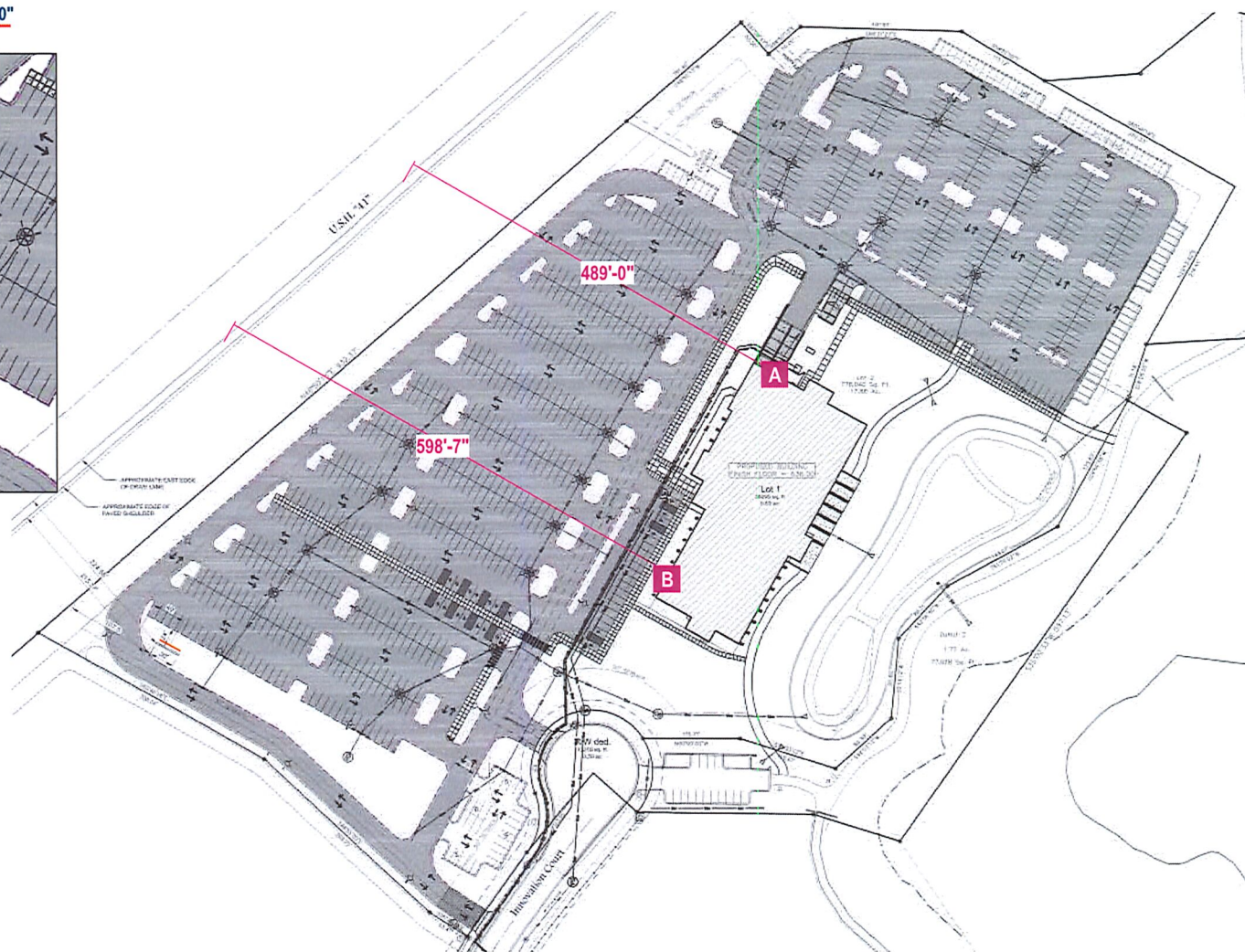
SITE PLAN - SEC. 2

SCALE: 1/128"=1'-0"



C S/F MONUMENT

DETAILED PLAN



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ELECTRONIC FILE NAME:

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PROJECT NUMBER:

N/A

PROJECT MANAGER:

LAUREN PITTMAN

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	142002	05/26/20 JT		Rev 7	154338	11/16/20 TB	Revised site plan
Rev 1	145343	06/23/20 JT		Rev 8	154635	11/18/20 TB	
Rev 2	145891	06/24/20 TC		Rev 9	154939	11/20/20 JT	
Rev 3	149136	08/19/20 TC		Rev 10	155431	12/02/20 CA	SCALED SITE PLAN & ADDED DIMENSIONS
Rev 4	149572	09/02/20 KW					
Rev 5	151116	09/30/20 AS					
Rev 6	153437	11/02/20 AS	Added to book				

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ELECTRICAL SITE PLAN

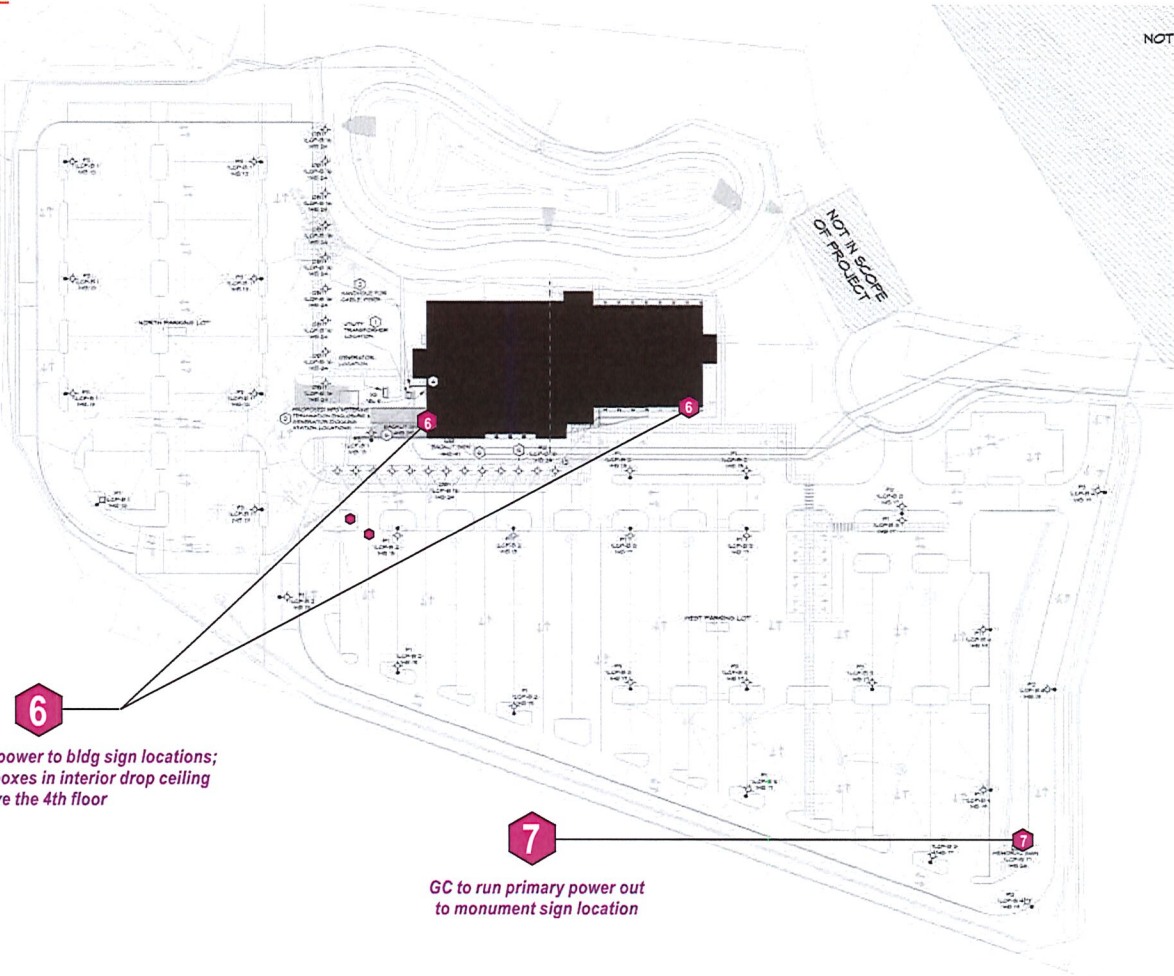
FOR REFERENCE

SITE PLAN GENERAL NOTES:

1. COORDINATE LOCATIONS OF ALL UNDERGROUND CONDUIT, POLES, LIGHTING, MISC ELECTRICAL WITH OTHER DISCIPLINES. REFER TO CIVIL SITE PLANS FOR ADDITIONAL INFORMATION.
2. REFER TO LIGHTING CONTROL PANEL SCHEDULES ON SHEET ES.3 FOR ADDITIONAL SITE LIGHTING CONTROL INFORMATION.
3. FINAL LUMINAIRE CONTROL SCHEDULE FUNCTIONS & PROGRAMMING TO BE CONFIRMED WITH OWNER & AHJ.
4. REFER TO POLE BASE DETAIL LOCATED ON SHEET ES.4 FOR ADDITIONAL INFORMATION (TYPICAL). STANDARD PARKING LOT POLE LIGHTS TO BE 30' AFG INCLUDING POLE BASE. POLE TO BE ROUND, AT LEAST 28" Ø TALL, WITH A BLACK FINISH.
5. FOR WIRE SIZING BASED ON VOLTAGE DROP SEE PANEL SCHEDULE TAB. SIZING IS BASED ON ESTIMATION OF RUN LENGTH. FIELD VERIFY FINAL LENGTH AND RESIZE IF NECESSARY.

SITE PLAN NOTES:

1. PAD MOUNT UTILITY TRANSFORMER. INSTALL PROTECTIVE BOLLARDS AND MAINTAIN TRANSFORMER CLEARANCES IN ACCORDANCE WITH UTILITY REQUIREMENTS.
2. PROVIDE 2 SETS OF (2) 4" CONDUIT FROM INSIDE BUILDING STUBBED OUT 5 FEET BEYOND BUILDING PERIMETER FOR COMMUNICATIONS SERVICE. COORDINATE EXACT LOCATIONS WITH COMMUNICATION SERVICE PROVIDERS. COORDINATE WITH CIVIL/SITE PLAN.
3. BUILDING MOUNTED TERMINATION ENCLOSURE AND METERING.
4. EXTERIOR PHOTOSENSOR MOUNTED ON ROOF. REFER TO SHEET E1.5B.
5. PROVIDE CIRCUIT FOR FLAG POLE LIGHTING. COORDINATE INSTALLATION WITH ARCHITECTURAL & SITE CIVIL.
6. COORDINATE FINAL LOCATION FOR BACKLIT SIGN ELECTRICAL CONNECTION WITH OWNER. TIE BACKLIT SIGN CONTROL INTO ROOF PHOTOCELL.
7. COORDINATE FINAL LOCATION FOR MEMORIAL SIGN WITH CIVIL CONTRACTOR.



GC to pull primary power to bldg sign locations;
Locate electrical boxes in interior drop ceiling
above the 4th floor

GC to run primary power out
to monument sign location

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PROJECT NUMBER:

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PROJECT MANAGER:

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	142002	05/26/20 JT		Rev 7	154338	11/16/20 TB	
Rev 1	145343	06/23/20 JT	Added electrical site plan page	Rev 8	154635	11/18/20 TB	Moved sign A
Rev 2	145891	06/24/20 TC		Rev 9	154939	11/20/20 JT	Updated CL set locations
Rev 3	149136	08/19/20 TC		Rev 10	155431	12/02/20 CA	
Rev 4	149572	09/02/20 KW					
Rev 5	151116	09/30/20 AS					
Rev 6	153437	11/02/20 AS					

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NORTHWEST CORNER ELEVATION

FOR VISUAL REFERENCE ONLY

ARCHITECTURAL RENDERING - POST construction

REPRESENTATIONAL SAMPLE ONLY
MAY NOT BE ACTUAL SIGN TEXT

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PROJECT NUMBER:

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PROJECT MANAGER:

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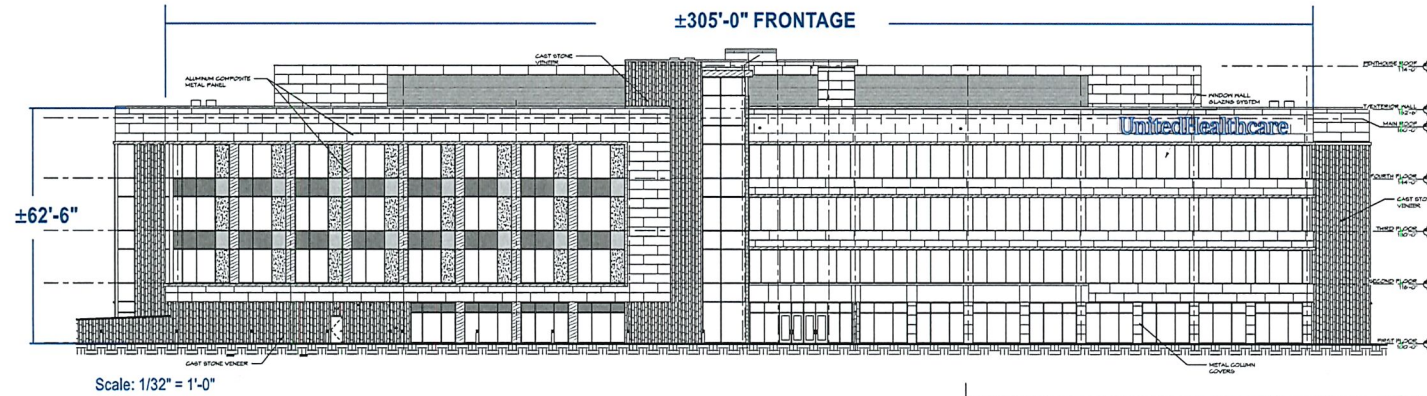
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	142002	05/26/20 JT		Rev 7	154338	11/16/20 TB	Revised size; Added notes
Rev 1	145343	06/23/20 JT	Updated	Rev 8	154635	11/18/20 TB	
Rev 2	145891	06/24/20 TC		Rev 9	154939	11/20/20 JT	Updated location of CL sets on bldg
Rev 3	149136	08/19/20 TC		Rev 10	155431	12/02/20 CA	
Rev 4	149572	09/02/20 KW					
Rev 5	151116	09/30/20 AS					
Rev 6	153437	11/02/20 AS	Revised signage				

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WEST ELEVATION

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

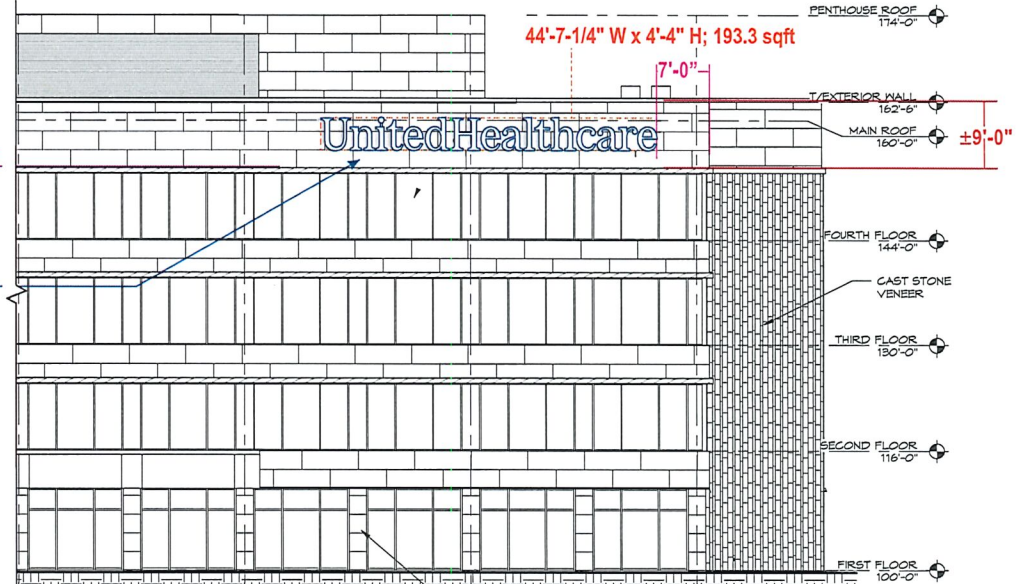
±305'-0" FRONTAGE



Scale: 1/32" = 1'-0"

ALL SIGN SIZES HAVE BEEN CALCULATED OFF
ARCHITECTURAL PRINTS AS SHOWNSITE SURVEY
REQUIREDREPRESENTATIONAL SAMPLE ONLY
MAY NOT BE ACTUAL SIGN TEXTGC to pull primary power
to sign; Locate electrical boxes in
interior drop ceiling above the 4th floor

4th floor ceiling

B UHC-CLL-W52

ENLARGED VIEW - South end of WEST elevation

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ELECTRONIC FILE NAME:

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PROJECT NUMBER:

N/A

PROJECT MANAGER:

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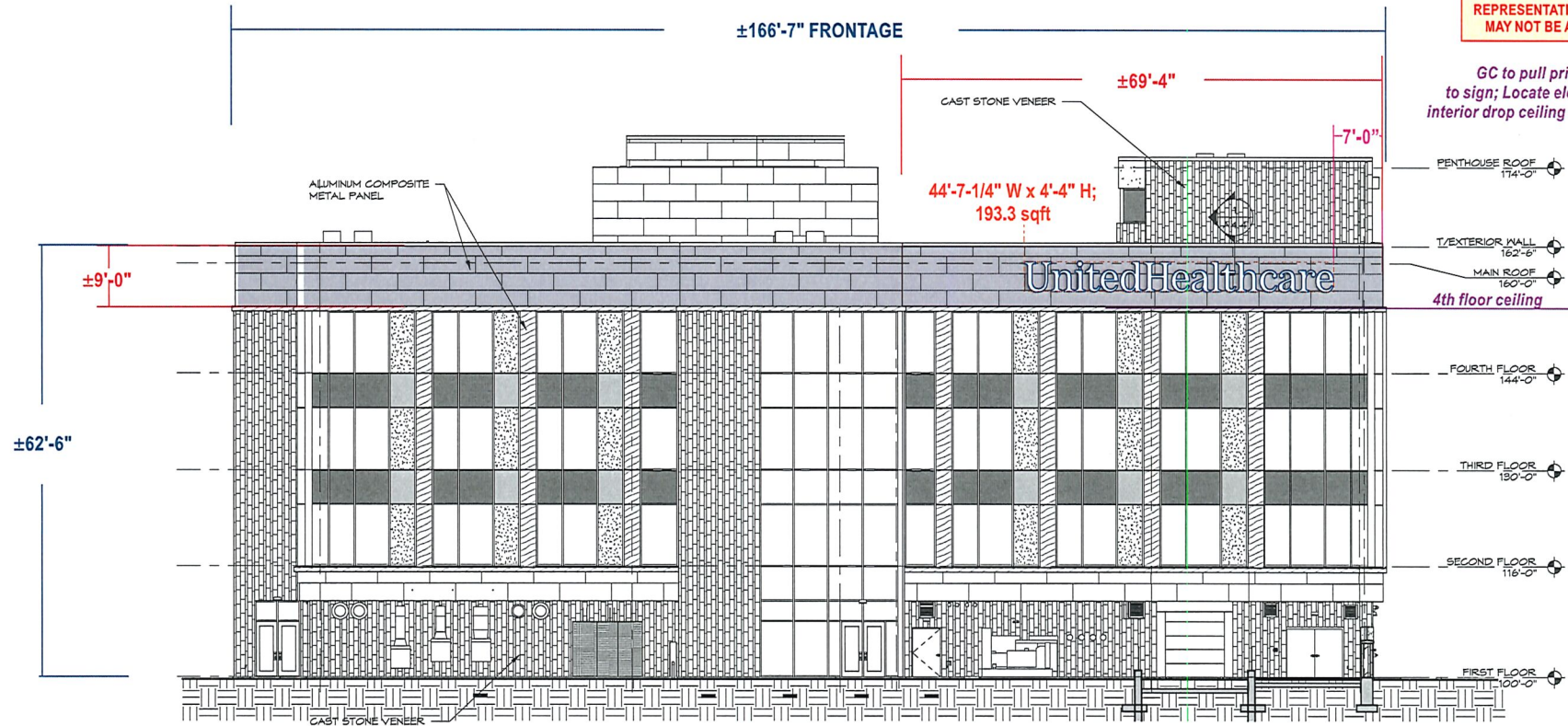
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	142002	05/26/20 JT		Rev 7	154338	11/16/20 TB	Revised size; Added notes
Rev 1	145343	06/23/20 JT	Added GC note	Rev 8	154635	11/18/20 TB	
Rev 2	145891	06/24/20 TC		Rev 9	154939	11/20/20 JT	Updated location of CL sets on bldg
Rev 3	149136	08/19/20 TC		Rev 10	155431	12/02/20 CA	
Rev 4	149572	09/02/20 KW					
Rev 5	151116	09/30/20 AS					
Rev 6	153437	11/02/20 AS	Revised signage				

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NORTH ELEVATION

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

A UHC-CLL-W52

ALL SIGN SIZES HAVE BEEN CALCULATED OFF
ARCHITECTURAL PRINTS AS SHOWNSITE SURVEY
REQUIREDREPRESENTATIONAL SAMPLE ONLY
MAY NOT BE ACTUAL SIGN TEXTGC to pull primary power
to sign; Locate electrical boxes in
interior drop ceiling above the 4th floor**Stratus™**

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SITE NUMBER:

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ELECTRONIC FILE NAME:

UUNITED HEALTH GROUP\UNITED HEALTH CARE\2020\WI\WI054_De Pere

PROJECT NUMBER:

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PROJECT MANAGER:

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	142002	05/26/20 JT		Rev 7	154338	11/16/20 TB	Revised size; Added notes
Rev 1	145343	06/23/20 JT	Added GC note	Rev 8	154635	11/18/20 TB	
Rev 2	145891	06/24/20 TC		Rev 9	154939	11/20/20 JT	Updated location of CL sets on bldg
Rev 3	149136	08/19/20 TC		Rev 10	155431	12/02/20 CA	
Rev 4	149572	09/02/20 KW					
Rev 5	151116	09/30/20 AS					
Rev 6	153437	11/02/20 AS	Revised signage				

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FACE LIT CHANNEL LETTERS

Scale: 1/4"=1'-0"

UHC-CLL-W52

193.3 square feet

A B

REPRESENTATIONAL SAMPLE ONLY
MAY NOT BE ACTUAL SIGN TEXT

FACES: .187 #7328 White Optix LD acrylic faces

TRIMCAP: 1" Jewelite trimcap - Painted Blue

RETURNS: 3" deep .040 aluminum returns - Painted Blue

BACKS: .063 aluminum backs - insides Pre-finished White

ILLUM.: White LED modules 65K;
Remote Power Supplies

WALL TYPE: To be provided from survey

INSTALL: Thru bolted flush to wall using min 3/8" all thread fasteners
into blocking as required

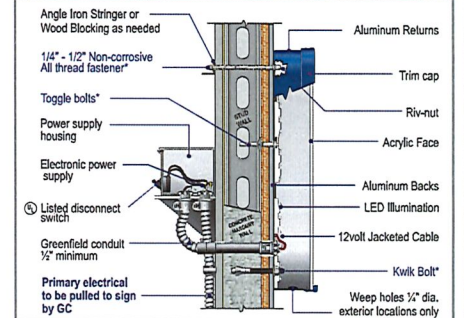
QUANTITY: (2) TWO SETS REQUIRED FOR WEST & SOUTH ELEVATIONS

COLOR PALETTE

RETURNS/TRIMCAP:
Pantone 2147 BlueFACES:
#7328 White

ALL PAINT FINISHES TO BE SATIN

FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all mount fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core plywood backing
Kwik Bolt or Expansion lag bolts & anchors w/ solid concrete



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PROJECT NUMBER:

N/A

PROJECT MANAGER:

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	142002	05/26/20 JT		Rev 7	154338	11/16/20 TB	Revised size/specs
Rev 1	145343	06/23/20 JT	Added GC & power note	Rev 8	154635	11/18/20 TB	
Rev 2	145891	06/24/20 TC		Rev 9	154939	11/20/20 JT	
Rev 3	149136	08/19/20 TC		Rev 10	155431	12/02/20 CA	
Rev 4	149572	09/02/20 KW					
Rev 5	151116	09/30/20 AS					
Rev 6	153437	11/02/20 AS	Revised signage				

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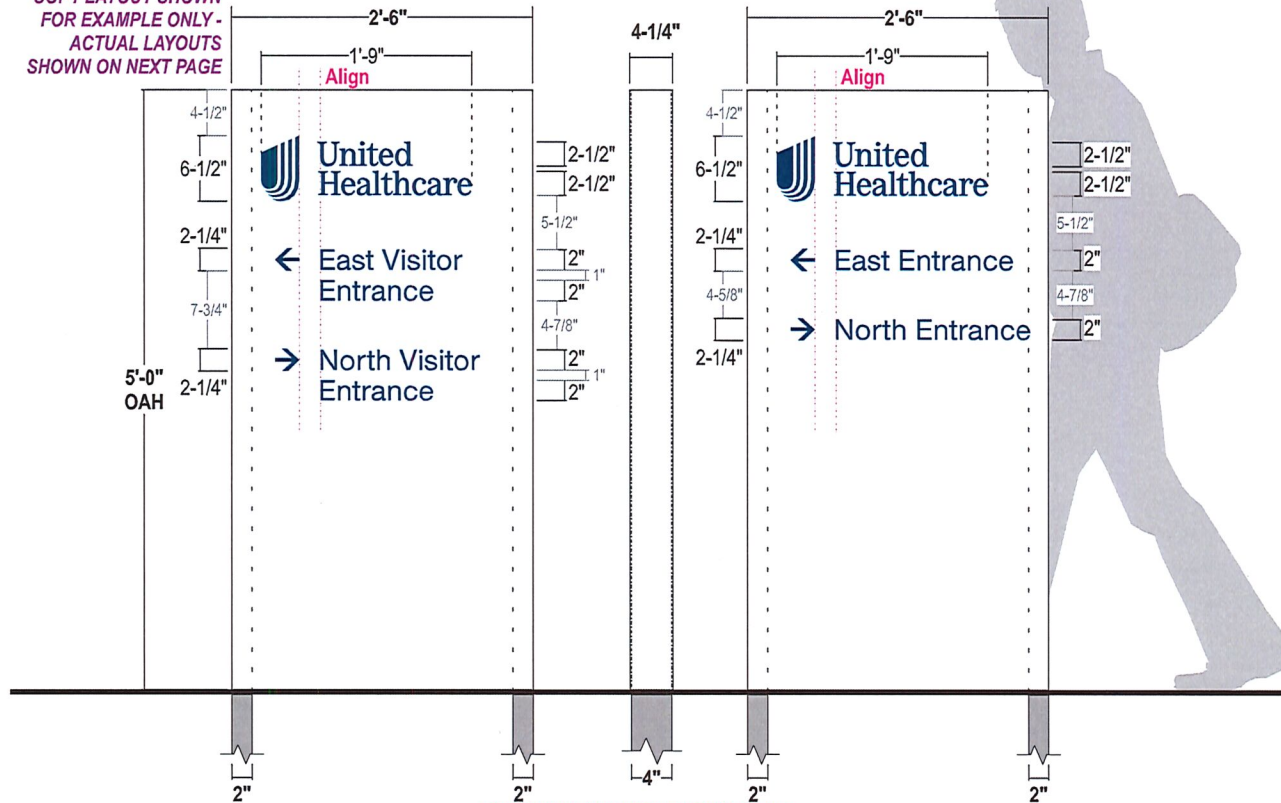
D/F NON-ILLUM. DIRECTIONAL

Scale: 1=1'-0"

UHC-DIR-60-S

D

COPY LAYOUT SHOWN
FOR EXAMPLE ONLY -
ACTUAL LAYOUTS
SHOWN ON NEXT PAGE



FOUNDATION & POLE SIZES SUBJECT TO CHANGE
ACCORDING TO ENGINEERING SPECS & CITY REQUIREMENTS!!

- CABINET:** 2" x 4" x 1/8" aluminum tube frame - 4-1/4" total depth
Cabinet painted White
- FACES:** .125 aluminum faces glued to tube frame;
Face secured to frame using Lord's Adhesive or
approved alternate; Faces painted white
- GRAPHICS:** Surface applied die-cut Blue vinyl;
DIGITAL PRINT OR VINYL MATCH TBD
- FONT:** UHC Sans Medium
- INSTALL:** Cabinet frame welded to internal supports;
Direct burial installation to meet city code & engineering
requirements
- QUANTITY:** (4) Four required

COLOR PALETTE



ALL PAINT FINISHES TO BE SATIN

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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	142002	05/26/20 JT		Rev 7	154338	11/16/20 TB	Revised design
Rev 1	145343	06/23/20 JT		Rev 8	154635	11/18/20 TB	
Rev 2	145891	06/24/20 TC		Rev 9	154939	11/20/20 JT	
Rev 3	149136	08/19/20 TC		Rev 10	155431	12/02/20 CA	ADDED QTY
Rev 4	149572	09/02/20 KW					
Rev 5	151116	09/30/20 AS					
Rev 6	153437	11/02/20 AS	Updated brandmark				

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S/F PARKING/INFORMATIONAL SIGNAGE

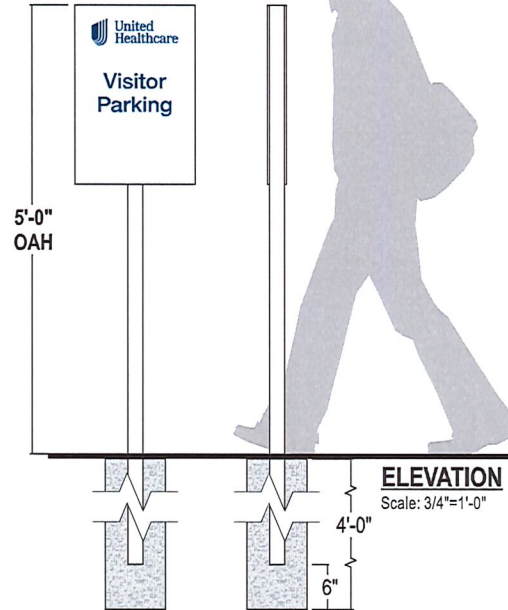
Scale: 1"=1'-0"

UHC-DIR-60-S

E



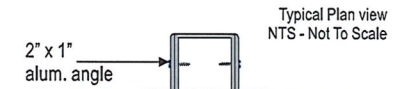
COPY LAYOUT SHOWN
FOR EXAMPLE ONLY -
ACTUAL LAYOUTS
SHOWN ON NEXT PAGE



- PANEL:** .125 flat aluminum panel - Installed as shown w/ 2" x 1" angles; All painted White
- GRAPHICS:** Surface applied die-cut digitally printed Blue vinyl;
TBV IF DIGITAL PRINT OR VINYL MATCH TO BE PROVIDED
- FONT:** UHC Sans SemiBold
- SUPPORT:** 2" x 2" aluminum tube support w/ cap; Painted White
- INSTALL:** Direct burial installation to meet city code & engineering requirements; Augered concrete footing



ALL PAINT FINISHES TO BE SATIN

**SINGLE FACE INSTALL METHOD:**

Screw mounted thru angles to alum. support post

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Rev #	Req #	Date/Artist	Description
Original	142002	05/26/20 JT	
Rev 1	145343	06/23/20 JT	
Rev 2	145891	06/24/20 TC	
Rev 3	149136	08/19/20 TC	
Rev 4	148572	09/02/20 KW	
Rev 5	151116	09/30/20 AS	
Rev 6	153437	11/02/20 AS	Updated brandmark

Rev #	Req #	Date/Artist	Description
Rev 7	154338	11/16/20 TB	Revised design
Rev 8	154635	11/18/20 TB	
Rev 9	154939	11/20/20 JT	
Rev 10	155431	12/02/20 CA	

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INFORMATIONAL SIGNS - LAYOUTS

Scale: 1-1/2" = 1'-0"

2.7 square feet

ALL LAYOUTS AND QTYS TBV PRIOR TO PRODUCTION

E



S/F

E1

QTY: 1



S/F

E2

QTY: 1



S/F

E3

QTY: 23



S/F

E4

QTY: 10



S/F

E5

QTY: 10



S/F

E6

QTY: 2



S/F

E7

QTY: 3-6

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PROJECT NUMBER:

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PROJECT MANAGER:

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Rev # Req # Date/Artist Description

Original	142002	05/26/20 JT	
Rev 1	145343	06/23/20 JT	
Rev 2	145891	06/24/20 TC	
Rev 3	149136	08/19/20 TC	
Rev 4	149572	09/02/20 KW	
Rev 5	151116	09/30/20 AS	
Rev 6	153437	11/02/20 AS	Updated brandmark

Rev # Req # Date/Artist Description

Rev 7	154338	11/16/20 TB	Revised design
Rev 8	154635	11/18/20 TB	
Rev 9	154939	11/20/20 JT	
Rev 10	155431	12/02/20 CA	

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VINYL GRAPHICS

Scale: 3" = 1'-0"

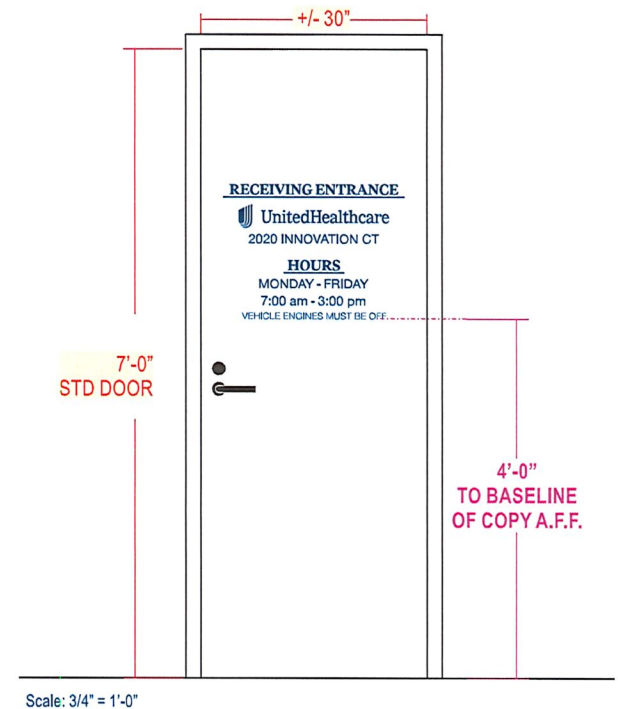
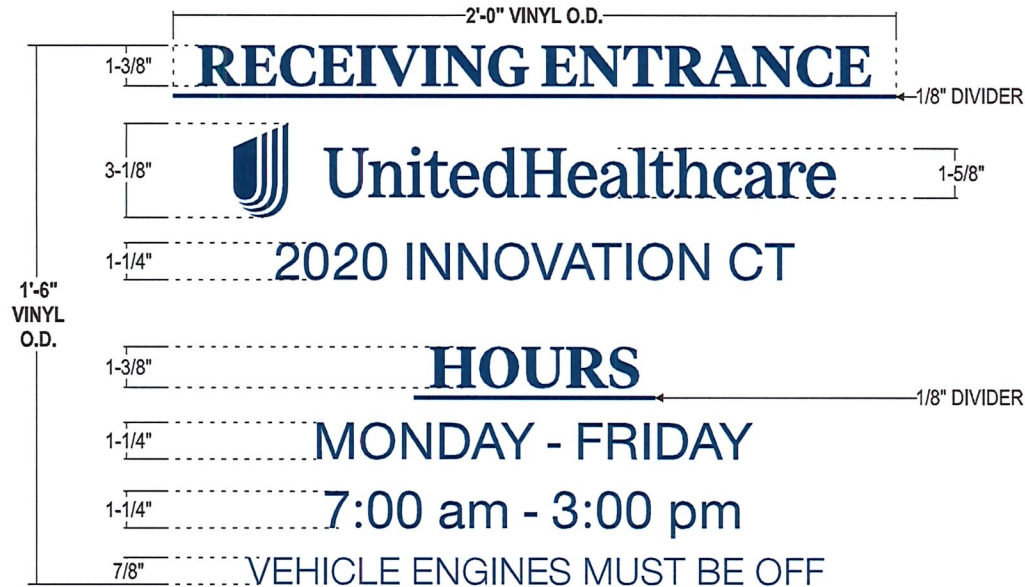
COLOR PALETTE



GRAPHICS: Surface applied die-cut Blue vinyl;
TBV IF DIGITAL PRINT OR VINYL MATCH TO BE PROVIDED

FONT: UHC Sans & UHC Serif Headline

QUANTITY: (1) ONE SET OF DOOR VINYLs REQUIRED FOR
 REAR DOOR



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PROJECT MANAGER:

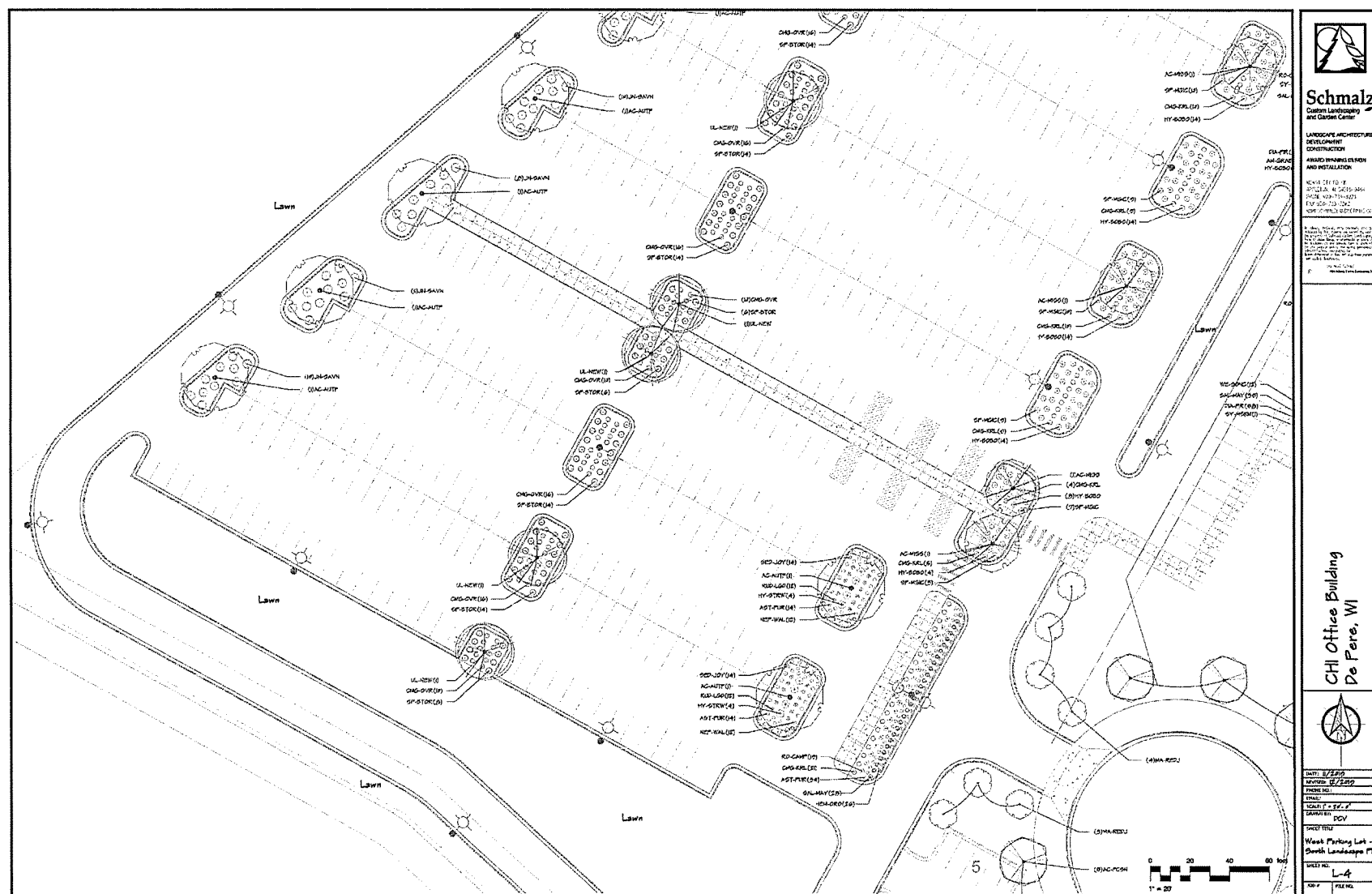
LAUREN PITTMAN

Rev #	Req #	Date/Artist	Description
Original	142002	05/26/20 JT	
Rev 1	145343	06/23/20 JT	
Rev 2	145891	06/24/20 TC	Added door vinyl
Rev 3	149136	08/19/20 TC	
Rev 4	149572	09/02/20 KW	
Rev 5	151116	09/30/20 AS	
Rev 6	153437	11/02/20 AS	

Rev #	Req #	Date/Artist	Description
Rev 7	154338	11/16/20 TB	Revised design; Added measurements
Rev 8	154635	11/18/20 TB	Added logo
Rev 9	154939	11/20/20 JT	
Rev 10	155404	12/02/20 DBA	UPDATED DOOR LAYOUT & REMOVED HOURS TBV NOTE

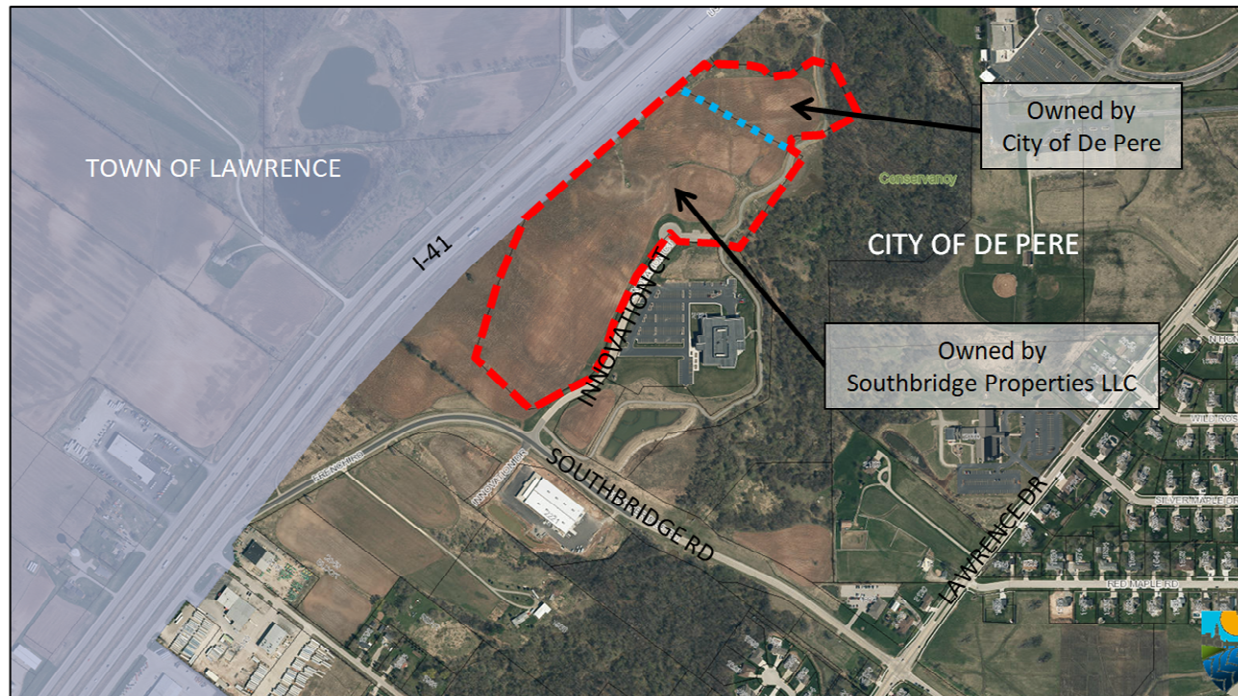
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- Item 5:** Staff recommendation and possible action regarding a Site Plan request for a new office building and parking lot at 2100 BLK Innovation Court (Parcels WD-D0035-1-1, WD-D0036).

SITE MAP



REQUESTED ACTION:	Site Plan Approval. Site Plan approval for a new four story office with 982 stall parking lot.
COMMON DESCRIPTION:	2100 BLK Innovation Court, located northwest from the Innovation Court and Southbridge Road intersection.
PARCEL NUMBERS:	WD-D0035-1-1, WD-D0036
EXISTING ZONING:	C-EO (Corporate Executive Office District).
SURROUNDING LAND USES:	North – Conservancy/natural area (C-EO). South – Vacant Business Park Property (C-EO). East – Conservancy/natural area (C-EO) and corporate office (C-EO). West – I-41 freeway and Town of Lawrence with agricultural and commercial.
COMPREHENSIVE PLAN:	Business park.

APPLICANT / OWNER:

Tonya Wagner
Authorized Representative
Mau & Associates LLP
400 Security Boulevard, Suite 1
Green Bay, WI 54313

Parcel WD-D0035-1-1 Owner:
City of De Pere
335 S. Broadway Street
De Pere, WI 54115

Parcel WD-D0036 Owner:
South Bridge Properties LLC
111 N. Washington Street #400
Green Bay, WI 54301-4256

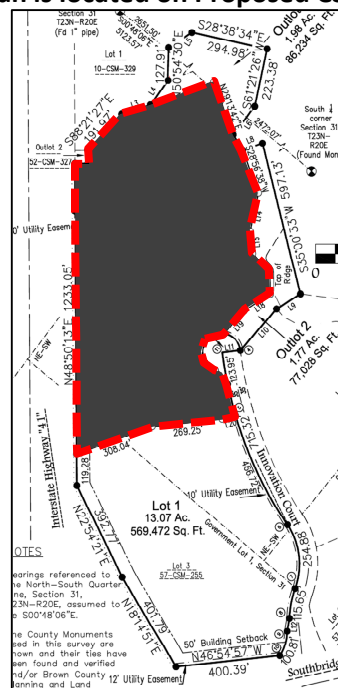
SITE HISTORY:

The site has been used for agricultural purposes since at least 1938.

In 2007 a General Development Plan and Planned Development District overlay was established for the development of 6 office buildings on the existing lots. The buildings were never built and the General Development Plan expired in 2008.

In September 2019, a concept site plan for an office building was proposed on the site, which included both privately owned and City owned lands. Because the site plan did not require a Planned Development overlay, the Plan Commission recommended the removal of the planned Development District overlay on September 23, 2019. Common Council approved the recommendation on October 15, 2019.

In October 2019, a CSM was formally submitted, along with a site plan, in order to realign property lines that allow for future business development on CSM Lot 2. With a proposed acquisition of City owned lands to create Lot 2, the realignment proposes a site plan with access to Innovation Court.

Site Plan is located on Proposed CSM Lot 2

On November 12, 2019, the Finance and Personnel Committee approved Development Agreement terms for the project that included TIF and provisions for the acquisition of portions of the City-owned parcel.

The developer seeks site plan approval in November in order to complete preliminary earthwork on the site before the end of 2019. Most of the project construction, however, will not occur until spring of 2020.

STAFF REVIEW:

When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The subject property includes land that is proposed to be acquired from the city by the petitioner for development of a 4 story, 169,013 SF office building that is 74 feet tall with a heavily landscaped 982 stall parking lot.

Two driveways connect to Innovation Court; there is no direct driveway access to the adjacent I-41. The intersection of Innovation Court and Southbridge Road may be repositions or realigned in the future depending on the final designs for the Southern Bridge. There are two loading docks on the north side of the building that are out of view from Innovation Court.

The locations and types of signage (wall, monument, etc.) are not known yet and are not part of the site plan Review. Any future signage approvals must meet the sign code or be reviewed by Plan Commission separately from this site plan review.

The building façade materials are 50% glass, 30% cast stone veneer, and 20% aluminum composite metal panel (similar to the panel used on the adjacent office to the east. The vertical column panels are patterned to appear to look like wood. The material colors are not labeled on the site plan.

The applicant requests that the Plan Commission approve use of an aluminum composite metal panel in the following locations:

- On the front, side and rear facades
 - Metal is located between floors and at the top of the building façade
 - Metal is also located on vertical columns that are patterned to look like wood. The vertical columns are also on the first floor, reaching ground level.

Plan Commission may consider three requests for building façade materials:

1. In the C-EO District, Plan Commission has the ability to consider approval of the use of up to 75% metal on the side and rear of building façades that do not face a street.

2. In industrial districts, (which includes C-EO) Plan Commission has considered approval of the use of textured metal architectural paneling on front (street facing) sides for some projects when the metal is higher than the top of first floor doors and windows.
3. The use of wood colored metal columns that are below the top of doors may be considered an allowable architectural detail.

In the C-EO District, height of buildings are approved with consideration given to the following:

- Adequate air and light to adjacent properties.
- The potential for damage to adjacent properties.
- Consistency with the height of adjacent development.

Plan Commission may consider the building height acceptable for the following reasons:

1. The proposed building is setback a long distance, 275-600 feet from adjacent properties, and shadows that would be cast from the building would not occur in a direction where another building would be built as there are not proposed lots to the north, east, west of the building.
2. Due to the building being setback, it would not fall onto an adjacent building.
3. The adjacent proposed CSM Lot 1 to the south is undeveloped, and no building height is established. The Foth building, to the southeast .is 43 feet tall. Although both buildings are not the same height, both are distance away and varying heights may not appear unusual as the massing width to height are similar for both the existing and proposed new buildings.

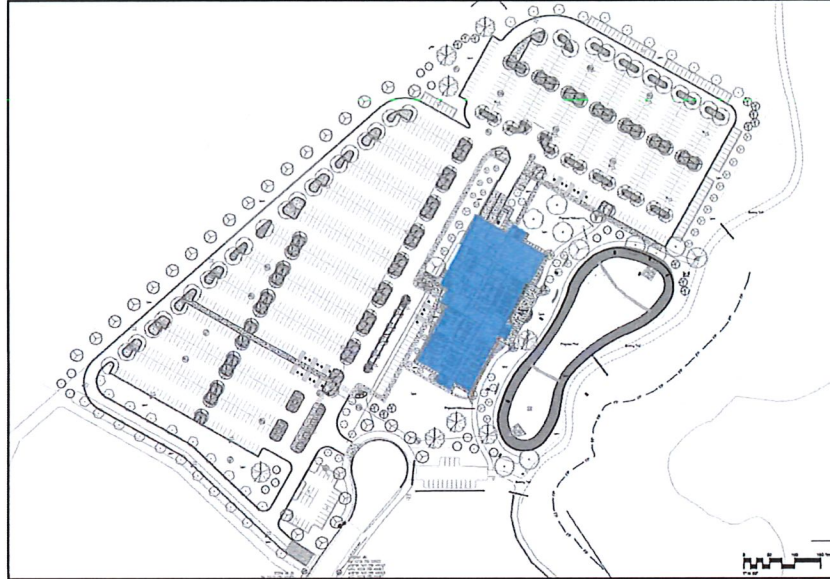
The site plan complies with the following massing and setback requirements set by the C-EO District (Code Section 14-50):

- Land Use: Vacant – Proposed office building (certain businesses permitted)
- Lot Size: 17.9 acres (5 acres required)
- Front Yard Setback - Innovation Court: ~275 feet (50 feet required)
- Side Yard Setback - I-41: ~600 feet (30 feet required)
- Side Yard Setback – Conservancy: ~600 feet (30 feet required)
- Rear Yard Setback: ~900 feet (30 feet required)
- FAR: 0.2 (0.5 or less required)
- Building Height: 74 feet (Plan Commission approval required)
- Landscaping: 281 trees (78 trees required)

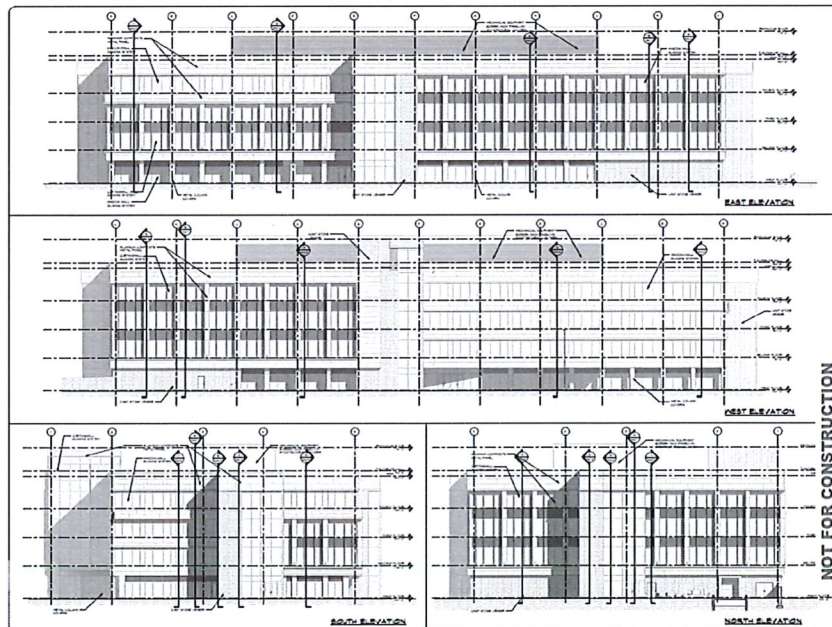
Parking requirements have been met with 982 proposed new vehicle stalls. The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	0	982	676	--
TOTAL	0	982	676	YES

Proposed site plan with parking lot landscaping.



Front, side, and rear building facades.



Two Color renderings of façade facing I-41.



Color rendering of façade facing Innovation Court.



STAFF COMMENTS:

Additional/New comment provided, where applicable, in blue. 2/19/2020

Engineering:

1. Sheet 1 of 1: The property boundaries do not match that of CSM. The parking lot north of Foth is out lot 2 and not part of this development's property. (Throughout plan as well.) **This was the original lots prior to CSM. This sheet has been updated.**
2. Sheet C1.0: Draw the limits of the 20' egress easement to the City of De Pere sign clearly. The lines are difficult to see, due to the Heavy Duty Pavement area hatching. **The hatch has been changed and added to the legend.**
3. Sheet C1.0: Clarify the winter construction limit boundaries. **Overall construction sequencing has been updated.**
4. Sheet C1.0: The construction entrance calls for installation of breaker run and base course. The comment should reference the tracking pad detail on sheet C7.1. **The note has been removed. The tracking pad is noted and detailed.**
5. Sheet C1.0: Each of the ADA ramps reference detail C4.4. It should reference the detail on sheet C4.4. **The verbiage has been revised.**
6. Sheet C1.0: Phasing should be broken down further, onto additional sheets, for winter, spring, summer/full build construction including erosion control as it evolves for this work. **The sequencing has been further broken down. The main site work has been color coded with a colored boundary. The erosion control within the boundary is required during that work.**
7. Sheet C1.0: As constructed elevations and locations of the sanitary sewer and water laterals must be provided to the City for the construction of the cul-de-sac and the extension of our utilities. **The cul-de-sac grades and utilities are now incorporated into the drawings.**
8. Sheet C1.0: Core drill the City manhole for the storm sewer service. Contact the City of De Pere Engineering Department 48 hours prior to starting work. **This is noted on sheet C5.1 – West Lot utility Plan**
9. Sheet C2.0: Please provide truck turning movements and radii for the truck path in the northern lot and loading bays to verify the shown route is feasible. **See revised sheet C2.0**
10. Sheet C2.2: Amend comment for concrete curb cut per City of De Pere Specifications to be "concrete curb PROFILE cut..." **Done**
11. Sheet C2.2: Show proposed electric, gas, communications lines entering the site and terminating at the building. **This information has been added to the plans.**
12. Sheet C3.0: Correct the existing contours, which are shown with the same line as proposed contours and not as the line in the legend. **Done**
13. Sheet C4.0: Remove existing contours and parking lot striping as they make it too difficult to see the storm drainage basins. (on all grading plans.) **Done**
14. Sheet C4.1: Inlet protection is at incorrect location at catch basin W18. **Fixed**
15. Sheet C4.1: Rim/Flowline elevations are not provided for catch basins W18, W17, W16, W15, W14, W13 or W12. **These have been added.**
16. Sheet C4.2: Need rim elevation at catch basin W2. **This has been added. Also, grades have been adjusted to coordinate with the De Pere cul-de-sac design.**
17. Sheet C4.3: The City's parking lot at Outlot 2 is being revised which will impact the trail's location. **UHG design has been updated to match city proposed grades.**
18. Sheet C4.3: There is a flume discharge from the City's parking lot at Outlot 2 that will need to be accounted for with the trail design. **This is shown on 4.3 and detailed on 5.1.**

19. Sheet C4.4: At ADA ramp 7, the detectible warning fields should be moved back outside of the dumpster enclosure approach as there is the reasonable expectation that a pedestrian could meet a vehicle. **The ramp and warning field have been adjusted.**
20. Sheet C4.4: At west lot ADA area, there are extra lines that look to be pavement markings boxing out all the parking stalls and delineating the center of the driving lane. **Sorry – feature line layer. It's shut off now.**
21. Sheet C5.1: Identify the water meter size for this development. Please notify the City of De Pere Water Department one-month in advance if the meter is larger than one-inch. **This has been shown on C5.0**
22. Sheet C5.1: Identify the water service size. If the water line servicing this building is greater than 4-inches in diameter, additional testing will be required prior to service (e.g. safe sample and pressure). It is the City's understanding that the size may be 6-inches. Project may want to consider going larger as other, similar developments have recently upsized to 12-inch water service. **A note has been put on 5.1**
23. Sheet C5.1: Sanitary sewer should call out bends, depth, slope, diameter and cleanouts. **Done see sheet 5.1**
24. Sheet C6.0: the 24-inch pond outlet pipe should have an apron end wall, geotextile fabric and riprap. Rip rap limits will need to be determined by Engineer as it extends into the floodway. **The apron endwall and rip rap has been added.**
25. Sheet C6.0: Each view of the pond should include a north arrow and scales. **Arrows and scales are added**
26. Sheet C6.0: Once constructed, the City will need to be provided record drawings of the detention pond as well as an engineer's certification that the completed construction matches that of the SWMP. **I will note on plans but yes this is typical.**
27. Sheet C6.0: The City will provide a storm water maintenance agreement for the developer to complete for the detention pond. **Thank you. Please forward to Tonya Wagner when done as the WDNR requires a copy.**
28. Sheet C6.0: Once the pond outlet structure is added to the 24" RCP, the 24" RCP will be part of the pond system and privately owned. Please add note to plan. **This is noted on sheet 6.0 and Commercial Horizons has been made aware of this.**
29. Sheet C7.1: The City requires inlet protection type D per WisDNR best management practices where applicable. No detail of this is provided. **The detail has been added to sheet C7.1**
30. Sheet ES1.0: A lighting plan will need to be provided for the site showing the foot candles for all fixtures across this site. **Performa will finalize this when they have the wall pack and bollard lighting designed.**
31. Sheet ES1.0: Curb at north parking lot extends through parking stalls at the north and east side of the lot. Same for the southernmost lot to the east of the main lot (just north of the construction entrance). **The parking stalls outside this curb is future. Parking lot pole lights have been calculated and provided on a revised sheet**
32. Sheet AS1.1: the north arrow is pointing the incorrect direction. **This has been corrected.**
33. Any concrete work done in the right-of-way must be completed by a licensed concrete worker. License may be obtained at De Pere Public Works office. Please add note to plan. **Noted on C2.2**
34. Need to provide WisDNR soil loss / discharge calculations and corresponding map. **Done**
35. Items to address prior to obtaining occupancy permit:

- a. Cover: Update project location address once made available. **Mau – when available**
- b. Sheet C1.0: Clarify what the dark arrow that starts at the construction entrance and goes north approximately halfway up the building represents. **The arrows and line are removed. They were showing the truck route of the site. It's noted with the hatch in the legend that this is the truck route.**
- c. Sheet C2.0: It is recommended that the concrete pad at the dumpster enclosure approach be eight-inch concrete to accommodate dumpster pick-up. No detail or hatching is provided for thicker concrete section. **A separate hatch has been created and a detail provided on C2.0**
- d. Sheet C6.0: Any concerns with the seepage through the berm below the permanent pool elevation? If rip rap is required in the future on the side of the berm due to seepage, the owner will be responsible for the cost. **We will have them verify compaction and soils during construction. installing**
- e. General: Identify any exterior signs for the development. **Performa will be providing. Exterior renderings have been provided for high level approval on intent/direction. Detailed signage information will be provided at a later date from a signage designer/contractor when one is brought on board.**
- f. Additional comments may be provided based on responses to above.
- g. **Landscape pages are being resubmitted. See the attached letter describing the adjustments made.**

Fire:

None.

Forestry:

1. The plan still incorporates Norway maple, Red maple and White spruce. Too much reliance on maples and one species of spruce.

Health:

None.

Planning:

1. The building façade is approximately 50% glass, 30% cast stone veneer, and 20% aluminum composite metal panel (similar to the material used on the nearby Foth building). The vertical columns have an appearance of wood. Glass and stone are approvable materials, however, the use of metal panel requires Plan Commission approval.
2. Label the specific colors of each façade material on the site plans.
3. Label the location of the refuse and recycle storage area on the north side of the building. On page AS1.1, identify the height of the structure and change the materials used for the gates/door. The enclosure and gate shall be a matching metal building material, vinyl, brick, masonry, or composite wood. Chain link fence with slats is not permitted. Also, landscaping is required around screening walls wherever they abut a non-paved surface or a required landscape area.
4. On page C1.0, correct the required number of parking spaces to be 676 instead of 674 (169,013 SF / 250 SF = 676).

5. There appear to be 2 loading docks on the north side of the building. Properly label the loading docks on the site plan, with elevations that identify that the docks are properly screened and landscaped.
6. Items to address prior to obtaining occupancy permit:
 - a. There will be signs on the building, locations to be determined, thus sign location is not part of the Plan Commission review. Any future signage must meet sign code standards. If signs do not meet standards, a new review of signage by Plan Commission may be required.

Inspection:

None.

REVIEW PROCESS

For Site Plan Requests, the Plan Commission either approves or denies the project. Conditions of approval must be resolved between the petitioner and staff before a final approval memo is issued and building permits are released. This site plan is not reviewed by Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for the new office building and parking lot, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff also recommends APPROVAL of the use of metal paneling and wood colored metal columns on the front, sides, and rear of the building.