Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Agenda

Monday, August 24, 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 **August 24, 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:

Computer/smart phone accessing https://www.gotomeet.me/DePere
OR
You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117
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 www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the July 27, 2020 Plan Commission Meeting.
3. Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey map at the 3300 BLK Eiler RD in the Town of Rockland (Parcels R-224, R-229).*
4. Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at 5041 Sportsman DR in the Town of Ledgeview (Part of Parcel D-417).*
5. Staff recommendation and possible action regarding a site plan for an outdoor storage area at 1155 Scheuring RD (Parcel WD-D0048-1).
6. Staff recommendation and possible action regarding a site plan request for a new training center for dogs at 760 Millennium CT (Parcel ED-2313-1).
7. Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industrial District with a Planned Development District overlay) to revised I-3 PDD at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).*

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:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Aaron Ballast, PLS, TNT Professional Land Surveyors INC
Janssen Living Trust
Steven M. Bieda, PLS, Mau & Associates LLP
Bildings Clayton G & Gladys M Revocable Trust
Jeffrey Bauer, Vice President, Brown-Wilbert INC
Thomas Wood
Matt Kriese, Brown County Parks Director

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**August 24, 2020**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the July 27, 2020 Plan Commission Meeting.**

ATTACHMENTS:

- PC_Jul2020_Minutes_Draft (PDF)

Plan Commission

335 South Broadway
De Pere, WI 54115
http://www.de-pere.org

Regular Meeting

Draft Minutes

Monday, July 27, 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	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderperson	Present	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the June 22, 2020 Plan Commission meeting.

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

3. Staff recommendation and possible action to table, until the August 24, 2020 Plan Commission meeting, the Brown-Wilbert INC site plan at 1155 Scheuring RD (Parcel WD-D0048-1).

City Planner Peter Schleinz explained that the petitioner is requesting more time to submit a revised site plan. They would like to submit their site plan for review by the Plan Commission in August. Ald. Raasch moved, seconded by Mayor Boyd, to table the agenda item until the August 24, 2020 Plan Commission meeting. Upon vote, motion carried unanimously.

RESULT:	**TABLED [UNANIMOUS]** **Next: 8/24/2020 7:00 PM**
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

4. Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at 2548 Mid Valley DR in the Town of Lawrence (Parcels L-414, L-415, L-416).*

City Planner Peter Schleinz reviewed the extraterritorial 2-lot CSM at 2548 Mid Valley Drive in the Town of Lawrence. Staff recommended approval subject to the conditions in the report. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the CSM. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on August 4, 2020.

Attachment: PC_Jul2020_Minutes_Draft (9927 : Approval of the minutes of the July 27, 2020 Plan Commission Meeting.)

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

5. Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey map at 2442 Little Rapids RD in the Town of Lawrence (Parcel L-458-5).*

   City Planner Peter Schleinz reviewed the extraterritorial 4-lot CSM at 2442 Little Rapids Road in the Town of Lawrence. Staff recommended approval, subject to the conditions outlined in the report. Ald. Carpenter moved, seconded by Brenda Busch, to approve the CSM. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on August 4, 2020.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Brenda Busch, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

6. Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at the 2800 BLK Lawrence DR in the Town of Lawrence (Parcels L-472, L-473).*

   City Planner Peter Schleinz reviewed the extraterritorial 2-lot CSM at the 2800 block of Lawrence Drive in the Town of Lawrence. Staff recommended approval, subject to the conditions outlined in the report. Mayor Boyd moved, seconded by Brenda Busch, to approve the CSM. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on August 4, 2020.

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

7. Staff recommendation and possible action regarding the 7 Lot and 2 Outlot extraterritorial final plat of Lawrence Parkway (Phase 2) at 2400 BLK French RD in the Town of Lawrence (Parcels L-455-1, L-457-7, L-458-3).*

   City Planner Peter Schleinz reviewed the 7 lot and 2 outlot extraterritorial final plat of Lawrence Parkway in the Town of Lawrence. Staff recommended approval of the final plat, subject to one condition outlined in the report. Brenda Busch moved, seconded by Derek Beiderwieden, to approve the final plat. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on August 4, 2020.

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

8. Staff recommendation and possible action regarding a site plan request for a new pet day care facility at 2140 American BL (Parcel WD-L179-8).

Attachment: PC_Jul2020_Minutes_Draft (9927 : Approval of the minutes of the July 27, 2020 Plan Commission Meeting.)

City Planner Peter Schleinz reviewed the site plan request for a new pet daycare facility at 2140 American Boulevard. The building is mainly masonry on all four sides of the building. Staff recommended approval of the site plan, subject to the conditions outlined in the report. Derek Beiderwieden stated that he will abstain from voting on this item since a family member of his works at Tailwaggers. Ald. Raasch moved, seconded by Mayor Boyd, to approve the site plan. Upon vote, motion carried unanimously.

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

9. Staff recommendation and possible action regarding a Planned Development District pre-application conference for a new restroom and recreational vehicle dump station at the Brown County Fairgrounds at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).

City Planner Peter Schleinz introduced the pre-application conference for the Planned Development District for the Brown County Fairgrounds. He invited the mayor to turn over the presentation to Matt Kriese, Brown County Parks Director. Matt explained that this project will implement phase 1 of the Master Plan. The restroom building is critical to Phase 1 of the project because the current restroom facility is not ADA compliant. The new facility will include both men's, women's and family restroom areas. The dump station in its current location is not conducive to multiple events; therefore, it is important to move it to the proposed location. He clarified that the dump station is just for use by the campsite, not a regional dump site. Development Services Director Daniel Lindstrom asked if the master plan has amendment procedures in place if there are any deviations from the master plan. Matt explained that the final review of the master plan is scheduled to occur on August 19 with the Brown County Review Board. Mayor Boyd asked for clarification on whether the Plan Commission needs to make a motion on the item. City Planner Peter Schleinz explained that the Plan Commission either needs to let Brown County Parks know that more work needs to be done on the project at this time or direct Matt to work with staff to start preparing the PDD step of the review process and accept the item and place it on file. Mayor Boyd moved, seconded by Mark Higgins, to place the item on file and direct the petitioner to continue to work with staff to prepare rezoning/ PDD applications. Upon vote, motion carried unanimously.

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

10. Director's Report.

Development Services Director Daniel Lindstrom presented the following items:

*Daniel stated staff developed a spreadsheet to track ongoing projects. Daniel explained that the site plan update would be presented within the Director's Report at the end of each Plan Commission meeting.

Attachment: PC_Jul2020_Minutes_Draft (9927 : Approval of the minutes of the July 27, 2020 Plan Commission Meeting.)

*Daniel noted that he will be working with the mayor on some TID training for any commission members who are interested in learning more. If anyone is interested in attending, please let him know.

*Daniel provided a zoning code update. Staff was able to get the draft zoning ordinance version for review by staff. Once staff has completed their initial review, the draft will be unveiled to the public. It will then come back to the Plan Commission for review.

RESULT:	DISCUSSED

Adjournment

Mayor Boyd moved, seconded by Brenda Busch, to adjourn the meeting at 7:38 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

Attachment: PC_Jul2020_Minutes_Draft (9927 : Approval of the minutes of the July 27, 2020 Plan Commission Meeting.)

City of De Pere, Wisconsin

Request For Plan Commission Action

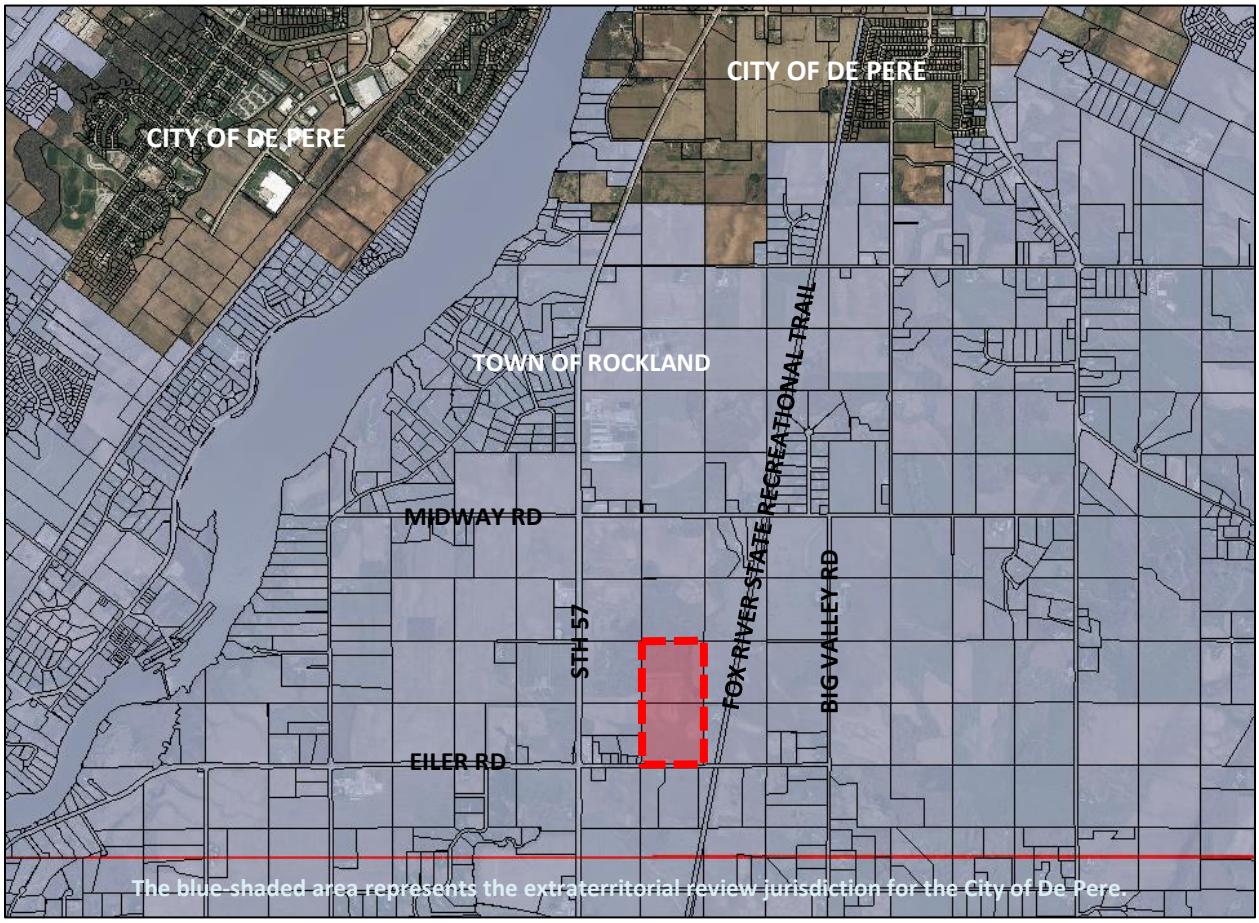
MEETING DATE:	**August 24, 2020**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey map at the 3300 BLK Eiler RD in the Town of Rockland (Parcels R-224, R-229).***

ATTACHMENTS:

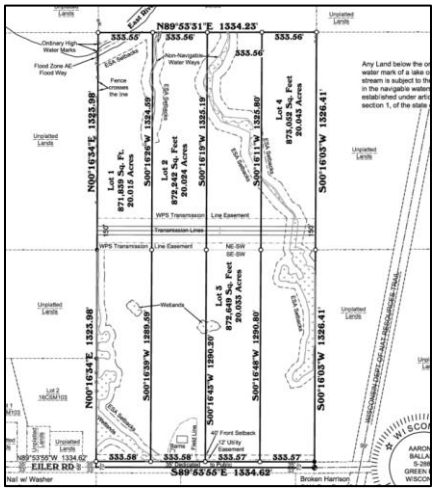
- 08-24-20 Plan Commission Report - CSM on Eiler RD (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

ITEM 3: **Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey map at the 3300 BLK Eiler RD in the Town of Rockland (Parcels R-224, R-229).***

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



Attachment: 08-24-20 Plan Commission Report - CSM on Eiler RD (9923 : Staff recommendation and possible action regarding a proposed

REQUESTED ACTION: Extraterritorial Certified Survey Map Review

COMMON DESCRIPTION: 3300 BLK Eiler RD, located between STH 57 and the Fox River State Recreational Trail.

PARCEL NUMBER(S): R-224, R-229

EXISTING ZONING: Estate Residential 10-Acre in Rockland.

SURROUNDING LAND USES: Mostly natural areas and agricultural in all directions, with some residential.

COMPREHENSIVE PLAN: Environmentally sensitive area, Parks and Recreation, Industrial Park.

APPLICANT/OWNER NAME:

Aaron Ballast, PLS
Authorized Representative
TNT Professional Land Surveyors INC
2154 Early ST
Green Bay, WI 54304

Janssen Living Trust
Property Owner
3363 Eiler RD
De Pere, WI 54115

SITE HISTORY: After a review of air photographs, the site has had natural areas and agricultural uses, with agricultural structures, since 1938 air photographs.

In August 2020, a CSM was submitted to the City for extraterritorial review. The intent of the land division is to divide the two square 40 acre lots into 4 20-acre rectangular lots for residential uses.

STAFF REVIEW: When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The proposed CSM is located in Rockland, approximately 1.5 miles from the De Pere City limits.
- The proposed land division will divide 2 lots into 4 lots for residential uses.
- The City has a required minimum acreage of 10.0 acres, minimum lot width of 300', and minimum street frontage of 300'. The town's minimums are 10 acres, unspecified lot width, and 300' street frontage.
    - Lot 1 has 20.0 acres, 334' of width, and 334' frontage.
    - Lot 2 has 20.0 acres, 334' of width, and 334' frontage.
    - Lot 3 has 20.0 acres, 334' of width, and 334' frontage.
    - Lot 4 has 20.0 acres, 334' of width, and 334' frontage.
- The site is located outside of the sewer service district. There are also environmentally sensitive areas (ESA). The state may require different lot sizes, and the county may require ESA setbacks, which are reviewed by Brown County.

Attachment: 08-24-20 Plan Commission Report - CSM on Eiler RD (9923 : Staff recommendation and possible action regarding a proposed

- There are two staff recommended conditions of approval that are listed at the end of the report.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides opportunities for development and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on September 1, 2020.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including Brown County Planning Commission and Town of Lawrence.
2. Add the name "Carey E. Danen, City Clerk" under the signature line in the City of De Pere certificate. Also, revise the Common Council approval date.

Attachment: 08-24-20 Plan Commission Report - CSM on Eiler RD (9923 : Staff recommendation and possible action regarding a proposed

DE PERE RUNS DEEPER	**CITY OF DE PERE** **APPLICATION FOR CSM REVIEW**	**Fee:** $ 368.00 **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)	Authorized Representative	Title	
TNT Professional Land Surveyors, Inc.	Aaron Ballast	Professional Land Surveyor	
Mailing Address	**City**	**State**	**ZIP Code**
2154 Early Street	Green Bay	WI	54304
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
tnt-pls@tntsurveyors.com	920-680-8261	920-569-2605	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Janssen Living Trust	Randy Janssen	Trustee	
Mailing Address	**City**	**State**	**ZIP Code**
3363 Eiler Road	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
Randy.Janssen@edwardjones.com	920-660-8446	NA	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
Eiler Road, NE1/4 of the SW1/4 and SE1/4 of the SW1/4,Sec. 16, T22N-R20E, Town o	R-224 & R-229

SECTION 4: CSM Information

Existing Zoning:	Estate Residential 10 Acre (ER-10)
Present Use of Parcel:	Agricultural, Forest
Proposed Use of Lots:	Residential

Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City or if the property is located within the extraterritorial jurisdiction.

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)	Title	Phone Number
Aaron Ballast	PLS	920-680-8261
Signature of Applicant		**Date Signed**
		7/30/2020

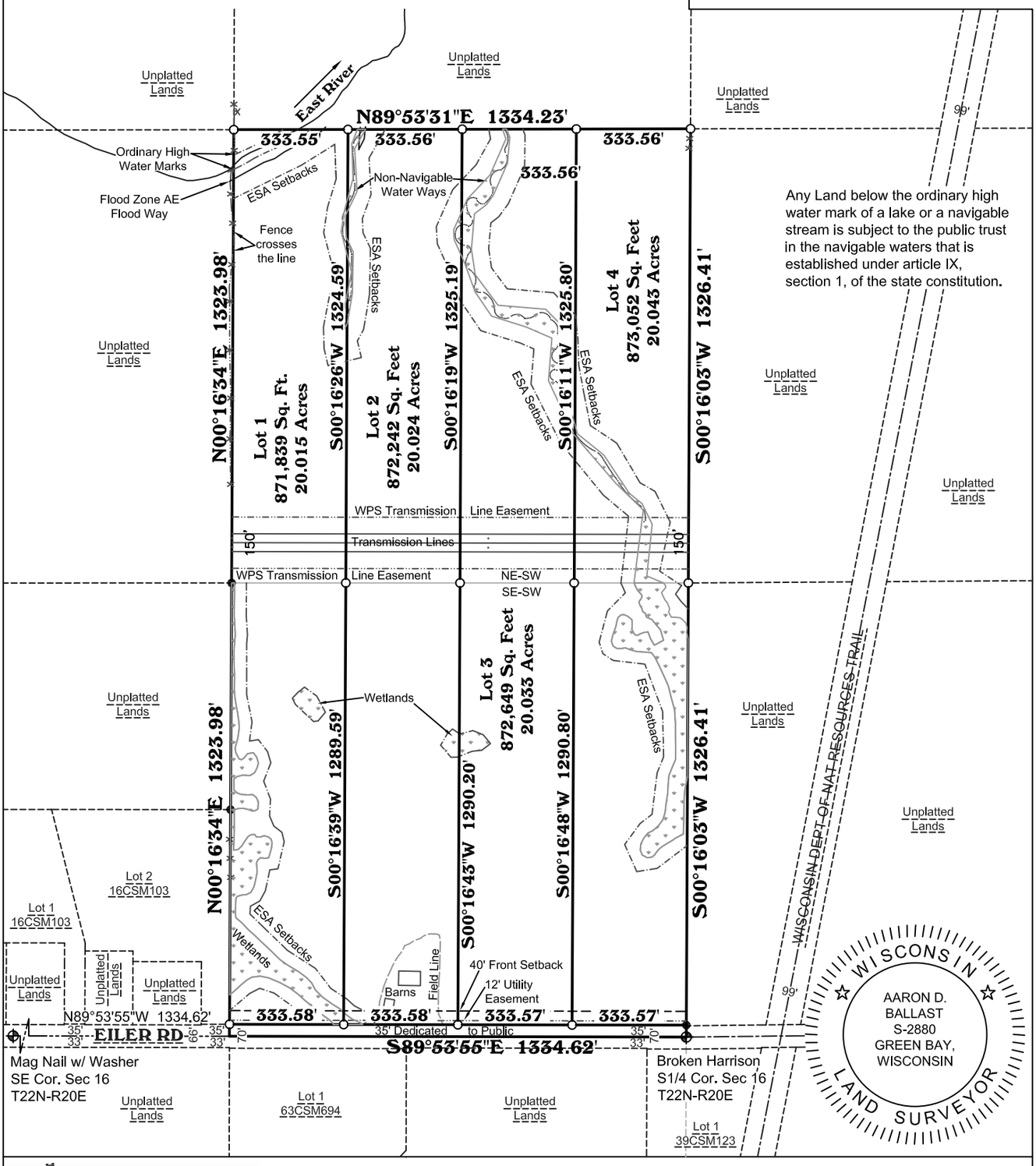
TO BE COMPLETED BY CITY STAFF	
CSM Review authorized by the De Pere Municipal Code, Chapter 46.	

Attachment: Application Form (9923 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified surve)

Preliminary

CERTIFIED SURVEY MAP

All of the Northeast 1/4 of the Southwest 1/4 and all of the Southeast 1/4 of the Southwest 1/4, all being in Section 16, T22N-R20E, Town of Rockland, Brown County, Wisconsin.



TNT Professional Land SURVEYORS Inc.
2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0819-109

Bearings referenced to the South line of the of the Southwest 1/4, Sec. 16, published to bear S89°53'55"E.

Owner: Janssen Living Trust

Address: Eiler Road

Scale: 1"=400'

400 0 400 800

- US Public Land Corner by Brown County as noted.
- 1" iron pipe found unless noted
- 1" by 18" Iron pipe weighing 1.13# per linear foot set
- ( ) Record Information
- 12' Utility Easement created on this map

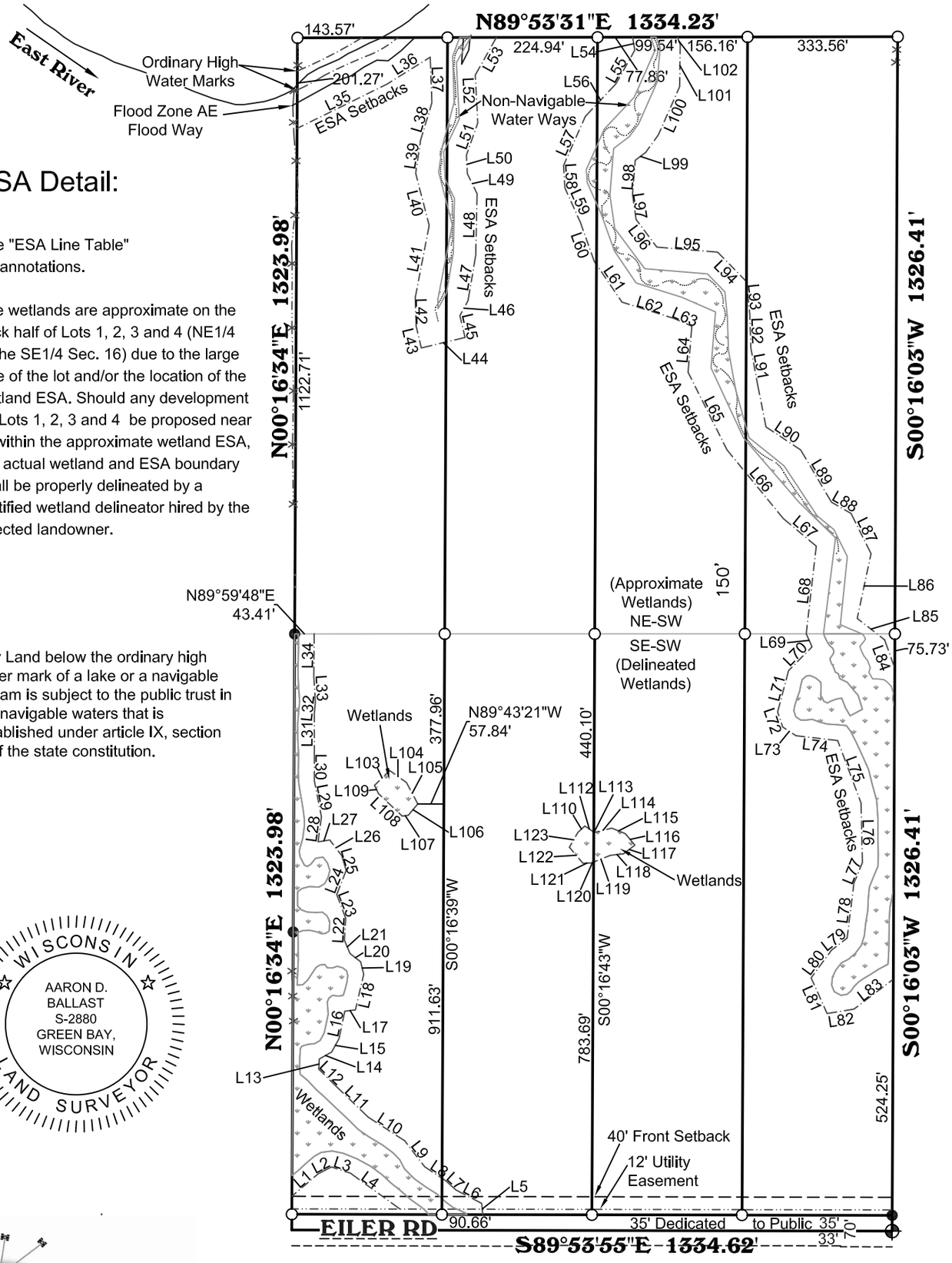
Sheet 1 of 7

Attachment: Preliminary CSM (9923 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified surve)

Preliminary

CERTIFIED SURVEY MAP

All of the Northeast 1/4 of the Southwest 1/4 and all of the Southeast 1/4 of the Southwest 1/4, all being in Section 16, T22N-R20E, Town of Rockland, Brown County, Wisconsin.



ESA Detail:

See "ESA Line Table" for annotations.

The wetlands are approximate on the back half of Lots 1, 2, 3 and 4 (NE1/4 of the SE1/4 Sec. 16) due to the large size of the lot and/or the location of the wetland ESA. Should any development on Lots 1, 2, 3 and 4 be proposed near or within the approximate wetland ESA, the actual wetland and ESA boundary shall be properly delineated by a certified wetland delineator hired by the affected landowner.

Any Land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in the navigable waters that is established under article IX, section 1, of the state constitution.

WISCONSIN
AARON D. BALLAST S-2880 GREEN BAY, WISCONSIN
LAND SURVEYOR

TNT Professional Land SURVEYORS Inc.
2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0819-109

Bearings referenced to the South line of the of the Southwest 1/4, Sec. 16, published to bear S89°53'55"E.

Owner: Janssen Living Trust

Address: Eiler Road

Scale: 1"=300'

300 0 300 600

- US Public Land Corner by Brown County as noted.
- 1" iron pipe found unless noted
- 1" by 18" Iron pipe weighing 1.13# per linear foot set
- ( ) Record Information
- 12' Utility Easement created on this map

Sheet 2 of 7

Attachment: Preliminary CSM (9923 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified surve)

Preliminary

CERTIFIED SURVEY MAP

All of the Northeast 1/4 of the Southwest 1/4 and all of the Southeast 1/4 of the Southwest 1/4, all being in Section 16, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

ESA Line Table:

LINE	BEARING	DISTANCE
L1	N49°32'24"E	76.69'
L2	N62°44'03"E	33.27'
L3	S71°44'18"E	44.42'
L4	S54°07'13"E	135.93'
L5	N05°05'38"W	24.97'
L6	N62°23'06"W	64.78'
L7	N47°37'44"W	28.24'
L8	N56°15'18"W	58.25'
L9	N37°35'44"W	73.10'
L10	N57°07'39"W	96.62'
L11	N46°07'17"W	101.13'
L12	N45°29'34"W	51.71'
L13	S03°09'51"W	22.67'
L14	N60°48'08"E	31.62'
L15	N28°31'18"E	33.78'
L16	N12°06'28"E	62.59'
L17	N83°12'16"E	23.69'
L18	N13°02'38"E	81.06'
L19	N13°30'54"W	28.50'
L20	N52°09'32"W	29.99'
L21	N22°59'22"W	31.81'
L22	N03°12'30"E	49.40'
L23	N20°51'53"W	56.02'
L24	N21°17'22"E	57.88'
L25	N16°39'58"W	33.78'
L26	N37°19'07"W	44.17'
L27	S80°25'03"W	26.39'
L28	N07°43'12"E	56.20'
L29	N11°08'44"W	81.80'
L30	N00°04'32"W	59.23'
L31	N00°01'58"E	90.39'
L32	N05°14'52"E	25.29'
L33	N03°31'19"W	57.01'
L34	N00°28'33"E	94.30'
L35	N63°48'15"E	222.52'
L36	N58°02'00"E	113.47'
L37	S02°11'35"E	101.40'
L38	S16°52'18"W	86.12'
L39	S08°34'56"W	74.84'
L40	S14°32'14"E	119.76'
L41	S10°55'57"W	163.03'
L42	N01°45'12"W	63.37'
L43	S13°20'00"E	50.00'
L44	N76°40'00"E	100.00'
L45	N13°20'00"W	50.00'
L46	N28°37'07"E	37.46'
L47	N09°42'42"E	102.94'
L48	N01°10'53"E	136.31'
L49	N25°40'25"W	49.82'
L50	N02°52'51"W	41.03'
L51	N19°31'03"E	75.63'
L52	N02°57'30"W	106.74'
L53	N29°20'12"E	95.70'
L54	S09°38'19"E	29.20'
L55	S29°14'25"W	85.94'
L56	S43°15'09"W	99.32'
L57	S23°59'03"W	119.03'
L58	S03°35'03"E	50.15'
L59	S24°07'06"E	83.39'
L60	S19°40'32"E	91.85'

L61	S34°11'19"E	109.84'
L62	S72°35'53"E	121.37'
L63	S66°35'04"E	43.10'
L64	S04°37'39"W	102.98'
L65	S26°40'15"E	192.42'
L66	S39°21'20"E	197.51'
L67	S50°05'55"E	95.67'
L68	S06°33'39"W	196.11'
L69	S24°10'35"E	31.56'
L70	S44°36'49"W	74.39'
L71	S14°53'14"W	94.54'
L72	S18°23'49"E	35.39'
L73	S56°37'58"E	35.47'
L74	S83°23'03"E	91.77'
L75	S20°32'11"E	148.37'
L76	S01°11'55"E	132.17'
L77	S22°11'27"W	49.69'
L78	S07°05'35"W	122.52'
L79	S52°05'41"W	44.21'
L80	S36°26'02"W	75.91'
L81	S24°06'38"E	86.85'
L82	N80°52'18"E	60.32'
L83	N52°46'36"E	109.74'
L84	N19°45'37"W	66.47'
L85	N51°59'09"W	77.28'
L86	N12°02'36"E	146.96'
L87	N26°23'31"W	99.73'
L88	N60°08'12"W	50.30'
L89	N30°29'31"W	134.66'
L90	N56°27'46"W	92.49'
L91	N10°29'41"W	85.31'
L92	N01°45'46"W	73.84'
L93	N05°47'25"W	73.62'
L94	N44°20'35"W	91.55'
L95	N85°13'41"W	135.91'
L96	N36°45'17"W	76.51'
L97	N08°21'12"W	56.44'
L98	N04°41'05"E	75.86'
L99	N52°44'19"E	28.99'
L100	N23°51'12"E	117.50'
L101	N00°40'34"E	93.18'
L102	N20°22'47"W	17.90'
L103	N45°22'46"E	47.15'
L104	S54°17'39"E	45.97'
L105	S28°06'17"E	53.84'
L106	S40°13'19"W	33.14'
L107	S83°30'30"W	13.49'
L108	N46°38'01"W	72.65'
L109	N25°26'16"W	20.10'
L110	N47°25'27"E	20.76'
L112	S55°57'41"E	23.96'
L113	S55°57'41"E	1.57'
L114	N76°02'45"E	39.88'
L115	S67°57'32"E	32.53'
L116	S39°28'47"E	33.27'
L117	S52°46'27"W	32.03'
L118	S83°45'37"W	28.54'
L119	S68°37'40"W	40.55'
L120	S68°37'40"W	5.66'
L121	S87°45'51"W	18.50'
L122	N40°31'27"W	46.48'
L123	N29°55'57"E	38.34'

TNT
Professional Land
SURVEYORS Inc.
2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0819-109

Attachment: Preliminary CSM (9923 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified surve)

Preliminary

CERTIFIED SURVEY MAP

All of the Northeast 1/4 of the Southwest 1/4 and all of the Southeast 1/4 of the Southwest 1/4, all being in Section 16, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Aaron D. Ballast, Professional Land Surveyor S-2880-008, do hereby certify that I have surveyed, divided and mapped part of the lands described in Warranty Deed recorded as Document No. 1630880, being all of the Northeast 1/4 of the Southwest 1/4 and all of the Southeast 1/4 of the Southwest 1/4, Section 16, Town 22 North, Range 20 East, Town of Rockland, Brown County, Wisconsin bounded and described as follows:

Beginning at the South 1/4 corner of Section 16, Town 22 North, Range 20 East; thence S89°53'55"E a distance of 1334.62 feet along the south line of said Southeast 1/4 of Southwest 1/4 of said said Section 16 to the west line of said Southeast 1/4 of Southwest 1/4; thence N00°16'34"E a distance of 1323.98 feet along said west line to the north line of said Southeast 1/4 of Southwest 1/4; thence N00°16'34"E a distance of 1323.98 feet along the west line of siad Northeast 1/4 of Southwest 1/4 to the north line of said Northeast 1/4 of Southwest 1/4; thence N89°53'31"E a distance of 1334.23 feet along said north line to the east line of said Northeast 1/4 of Southwest 1/4; thence S00°16'03"W a distance of 1326.41feet along said east line to the north line of said Southeast 1/4 of Southwest 1/4; thence S00°16'03"W a distance of 1326.41 feet along the east line of said Southeast 1/4 of Southwest 1/4 to the Point of Beginning; having an area of 3,536,693 square feet (81.191 acres) more or less and subject to easements and restrictions of record.

I do hereby further certify that I have made such survey under the direction of Randell M. Janssen, Trustee of Janssen Living Trust, and that this map is a correct representation of the exterior boundary of the lands surveyed and the division thereof, and that this survey fully complies with the Chapter 236.34 of the Wisconsin Statutes, the Town of Rockland and Brown County Subdivision Ordinances and is true and correct to the best of my knowledge and belief.

Field work completed _____,2020

Dated this _____ day of _____, 2020

_____

Aaron D. Ballast, S-2880-008

WISCONSIN
AARON D.
BALLAST
S-2880
GREEN BAY,
WISCONSIN
LAND SURVEYOR

2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0819-109

Attachment: Preliminary CSM (9923 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified surve)

Preliminary

CERTIFIED SURVEY MAP

All of the Northeast 1/4 of the Southwest 1/4 and all of the Southeast 1/4 of the Southwest 1/4, all being in Section 16, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

UTILITY EASEMENT PROVISION

An easement for electric, natural gas, and communications service is hereby granted by Randell M. Janssen, Trustee of Janssen Living Trust, Grantor, to **WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation,** Grantee, Northeast Telephone Co., Grantee, Wisconsin Bell Inc., d/b/a AT&T Wisconsin, a Wisconsin Corporation, Grantee, Time Warner Cable, Inc., Grantee their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

RESTRICTIVE COVENANTS:

1. The land on all side and rear lot lines shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
2. No Poles, Pedestals or buried Cables are to be placed as to disturb any survey stake. A disturbance of a survey stake by anyone is a violation of Section 236.32 of the Wisconsin Statutes.
3. Lots 1, 2, 3 and 4 contains an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes approximate wetlands, all lands within 50 feet of approximate wetlands of any size and non-navigable waterways, all land within 35 feet of the top of bank of non-navigable waterways, navigable waterways, floodway plus all land within 50 feet or 75 feet beyond the ordinary high water mark, and delineated wetlands, all land within 35 feet of wetlands 2 acres or greater. Development and land disturbing activities are restricted in the ESA unless amendments are approv d by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

NOTES:

1. The wetlands are approximate on the back half of Lots 1, 2, 3 and 4 (NE1/4 of the SE1/4 Sec. 16) due to the large size of the lot and/or the location of the wetland ESA. Should any development on Lots 1, 2, 3 and 4 be proposed near or within the approximate wetland ESA, the actual wetland and ESA boundary shall be properly delineated by a certified wetland delineator hired by the affected landowner.
2. The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
3. Development of Lots 1, 2, 3 and 4 requires public sewer and water be available OR acquisition of all state, county, and/or municipal permits concerning onsite sewage disposal systems for sanitary waste disposal.

2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0819-109

Attachment: Preliminary CSM (9923 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified surve)

Preliminary

CERTIFIED SURVEY MAP

All of the Northeast 1/4 of the Southwest 1/4 and all of the Southeast 1/4 of the Southwest 1/4, all being in Section 16, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

OWNER'S CERTIFICATE:

As trustee of Janssen Living Trust, I hereby certify that we caused the land described herein to be surveyed, mapped, divided and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Rockland, Brown County.

_____ _____
Randell M. Janssen

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

Personally came before me this_____day of _____2020, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public

My Commission Expires_____

CITY OF DE PERE EXTRATERRITORIAL APPROVAL:

I, Shana Ledvina, City Clerk-Treasurer of the City of De Pere, do hereby certify that this Certified Survey Map was approved by action of the City of De Pere Common Council at a meeting held on the 7th day of August, 2018.

_____
Shana Ledvina, City of De Pere Clerk-Treasurer Date

2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0819-109

Attachment: Preliminary CSM (9923 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified surve)

Preliminary

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All of the Northeast 1/4 of the Southwest 1/4 and all of the Southeast 1/4 of the Southwest 1/4, all being in Section 16, T22N-R20E, Town of Rockland, Brown County, Wisconsin.

CERTIFICATE OF THE TOWN OF ROCKLAND CLERK

_____ _____ _____
Town of Rockland Clerk Date

BROWN COUNTY PLANNING COMMISSION
Approved for the Brown County Plan Commission on this_____day of _____, 2020.

_____
Dan Teaters, Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER
As the duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and/or no unpaid special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

_____ _____ _____
Paul D. Zeller, Brown County Treasurer Date

2154 Early Street
Green Bay, WI 54304
(920)406-1477
Job # 0819-109

Attachment: Preliminary CSM (9923 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified surve)

City of De Pere, Wisconsin

Request For Plan Commission Action

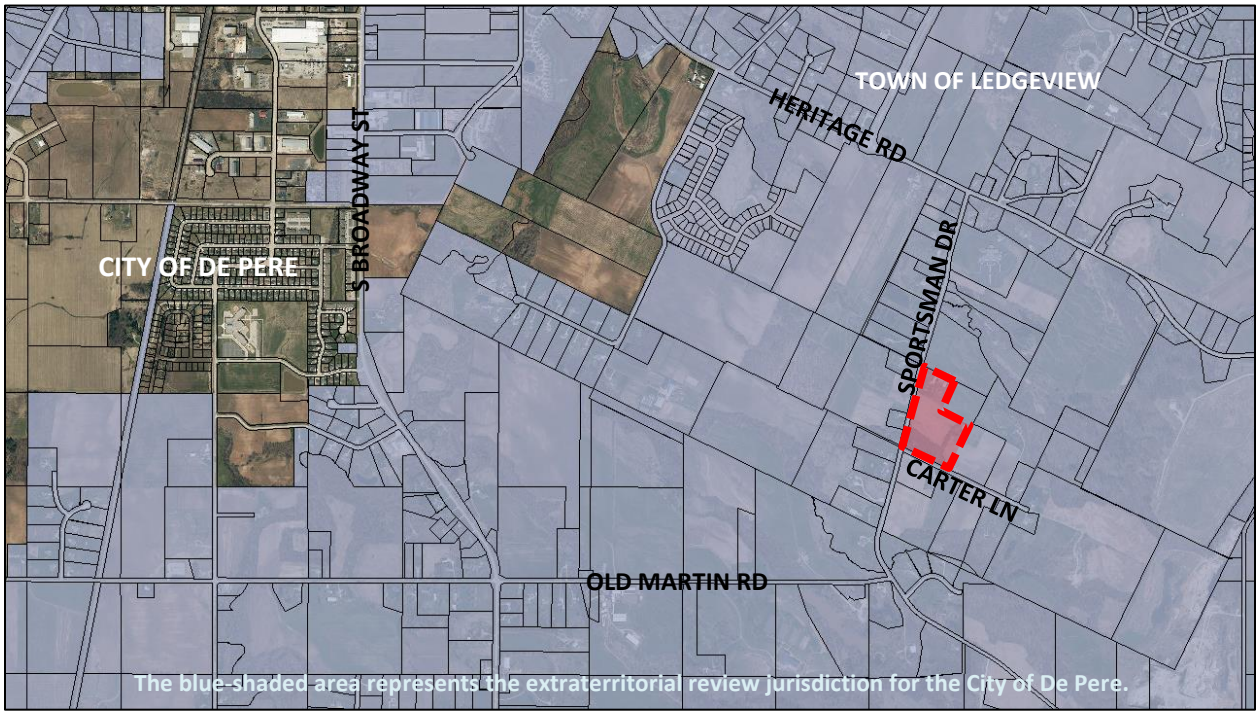
MEETING DATE:	**August 24, 2020**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at 5041 Sportsman DR in the Town of Ledgeview (Part of Parcel D-417).***

ATTACHMENTS:

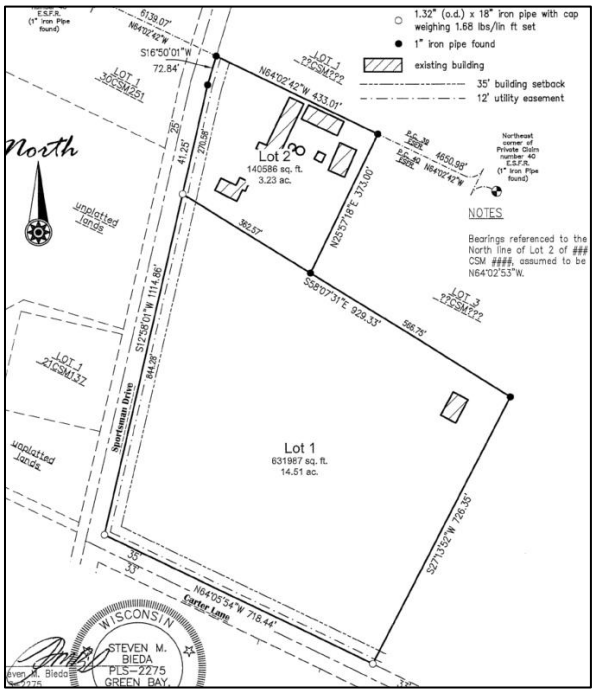
- 08-24-20 Plan Commission Report - CSM on Sportsman DR - Copy (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

ITEM 4: **Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at 5041 Sportsman DR in the Town of Ledgeview (Part of Parcel D-417).***

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



Attachment: 08-24-20 Plan Commission Report - CSM on Sportsman DR - Copy (9924 : Staff recommendation and possible action regarding a

REQUESTED ACTION: Extraterritorial Certified Survey Map Review

COMMON DESCRIPTION: 5041 Sportsman DR, located northeast from the Sportsman DR and Carter LN intersection.

PARCEL NUMBER(S): Part of D-417

EXISTING ZONING: A-1 in Ledgeview.

SURROUNDING LAND USES: Mostly natural areas and agricultural in all directions, with some residential.

COMPREHENSIVE PLAN: Agricultural in Ledgeview.

APPLICANT/OWNER NAME:

Steven M. Bieda, PLS
Authorized Representative
Mau & Associates LLP
400 Security BLVD
Green Bay, WI 54313

Bildings Clayton G & Gladys M Revocable Trust
Property Owner
5041 Sportsman DR
De Pere, WI 54115

SITE HISTORY: After a review of air photographs, the site has had natural areas and agricultural uses, with agricultural structures, since 1938 air photographs.

In August, 2020, a CSM was submitted to the City for extraterritorial review. The intent of the land division was to divide the parcel into two lots for agricultural and rural residential uses.

STAFF REVIEW: When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The proposed CSM is located in Ledgeview, approximately 0.8 miles from the De Pere City limits.
- The proposed land division will divide 1 lot into 2 lots for agricultural and rural residential uses.
- The City has a required minimum acreage of 0.18 acres and minimum street frontage of 75'. The town's minimums are and 75'; the Town's minimums are 35 acres, and 150'. A rezoning is required in order for the town to allow the land division.
  - Lot 1 has 14.5 acres, 334' of width, and 334' frontage.
  - Lot 2 has 3.2 acres and 1,563' frontage.
- Lot 1 is located outside of the sewer service district and Lot 2 is located inside the sewer service district. There do not appear to be environmentally sensitive areas (ESA). The state may require different lot sizes, and the county may require ESA setbacks, which are reviewed by Brown County.

Attachment: 08-24-20 Plan Commission Report - CSM on Sportsman DR - Copy (9924 : Staff recommendation and possible action regarding a

- There are three staff recommended conditions of approval that are listed at the end of the report.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides opportunities for development and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on September 1, 2020.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations, including Brown County Planning Commission and Town of Lawrence.
2. The town's A-1 zoning permits 35 acre minimum lots. Prior to recording the CSM, the land needs to be properly rezoned to a proper zoning category that allows the proposed lot sizes.
3. Add the name "Carey E. Danen, City Clerk" under the signature line in the City of De Pere certificate. Also, revise to include a line for the Common Council approval date in addition to signature date.

Attachment: 08-24-20 Plan Commission Report - CSM on Sportsman DR - Copy (9924 : Staff recommendation and possible action regarding a

Attachment: Application Form (9924 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified surve)

Print Form

DE PERE RUNS DEEPER	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: $ 368.00 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)	Authorized Representative	Title	
Mau & Associates			
Mailing Address 400 Security Blvd	City Green Bay	State WI	ZIP Code 54313
Email Address Sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	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)	Contact Person	Title	
Juanita Tetzlaff			
Mailing Address 3380 Carter Lane	City De Pere	State WI	ZIP Code 5415
Email Address	Phone Number (incl. area code) 920-655-3708	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
Sportsman road	D-417

SECTION 4: CSM Information

Existing Zoning:	A-1
Present Use of Parcel:	farm
Proposed Use of Lots:	farm land and Rural Reasidential

Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City or if the property is located within the extraterritorial jurisdiction.

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.

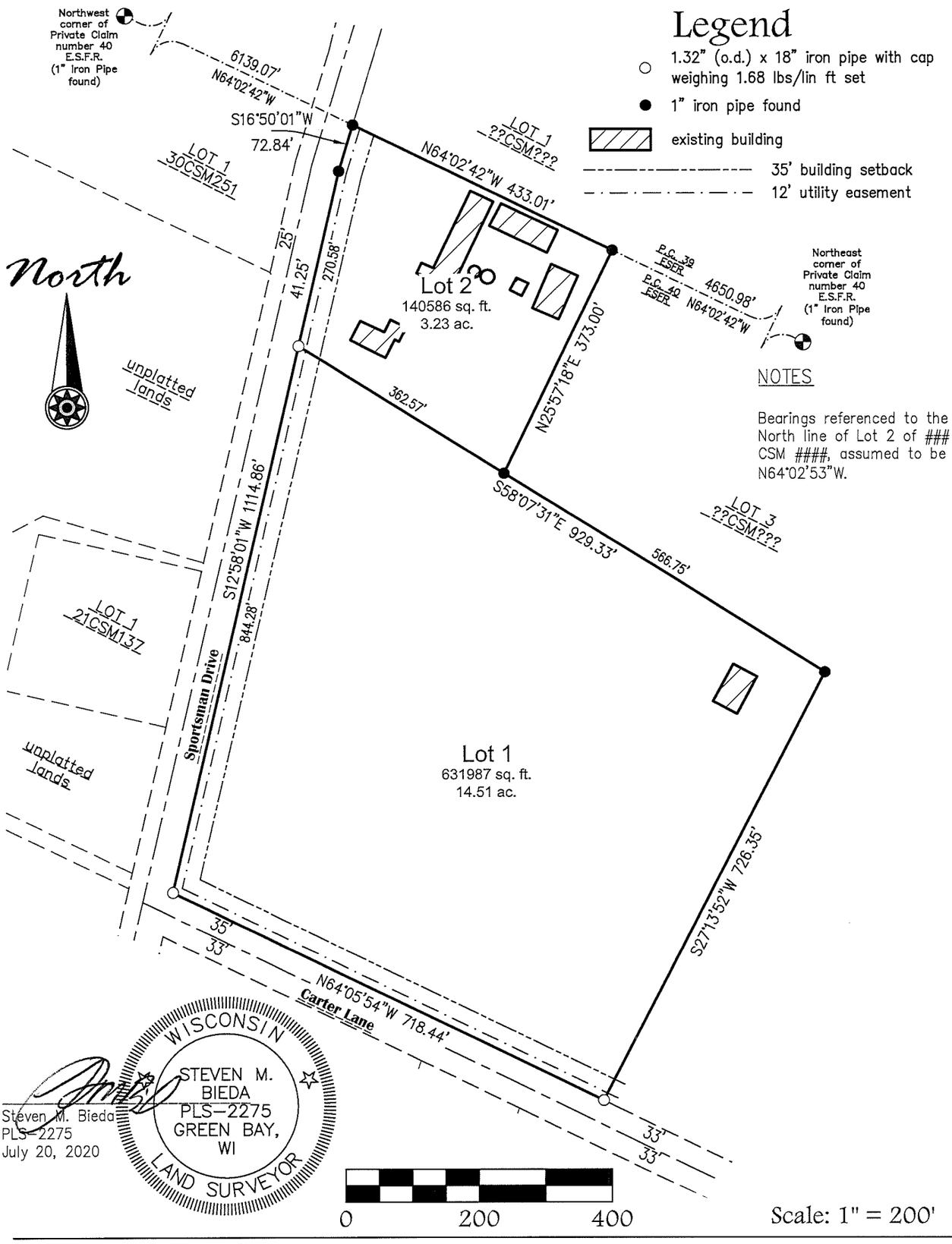
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Steve Bieda	Agent	434- 920-~~669~~ 9670
Signature of Applicant		Date Signed
		7/20/20

TO BE COMPLETED BY CITY STAFF	
CSM Review authorized by the De Pere Municipal Code, Chapter 46.	

Certified Survey Map

All of Lot 2 of Certified Survey Maps, Map Number ####, Document number ########, Brown County Records, being part of Private Claim number 40, East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin:



Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- existing building
- 35' building setback
- 12' utility easement

NOTES

Bearings referenced to the North line of Lot 2 of ### CSM ####, assumed to be N64°02'53"W.

WISCONSIN
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

Steven M. Bieda
PLS-2275
July 20, 2020

Client: Clyde Tetzlaff
Tax Parcel: D-400, D-417, D-417-4
Drafted By: JRW
File: B-1799CSM 052420.DWG
Data File: F-16887.TXT

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet One of Three
Project No.: B-1799
Drawing No.: L-11162
Fieldwork Completed: 05/28/20

Attachment: Preliminary CSM (9924 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified surve)

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS–2275, do hereby certify that I have surveyed, divided and mapped all of Lot 2 of Certified Survey Maps, Map Number ####, Document number ########, Brown County Records, being part of Private Claim number 40, East Side of the Fox River, Town of Ledgeview, Brown County, Wisconsin.

Parcel contains 772,568 Sq. Ft. / 17.74 Ac. more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Town of Ledgview, and the Brown County Planning Commission in surveying, dividing and mapping the same.

Steven M. Bieda
PLS–2275
July 20, 2020

WISCONSIN
STEVEN M. BIEDA
PLS–2275
GREEN BAY, WI
LAND SURVEYOR

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this _____ day of _____, 20___.

_____
Dan Teaters
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

_____
Paul D. Zeller Date
Brown County Treasurer

CERTIFICATE OF THE TOWN OF LEDGEVIEW

Approved for the Town of Ledgeview this _____ day of _____, 20___.

_____
Charlotte Nagel
Town Clerk

CERTIFICATE OF THE CITY OF DE PERE TREASURER

As City of DePere Treasurer, I hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

_____
Shana L. Ledvina Date
City Treasurer

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

A Shoreland Permit from the Brown County Zoning Administrator's office is required prior to any construction, fill, or grading activity within 300 feet of a stream.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

Sheet Two of Three
Project No.: B-1799
Drawing No.: L-11163

Attachment: Preliminary CSM (9924 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified surve)

OWNER'S CERTIFICATE

As Owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented hereon. I also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

BROWN COUNTY PLANNING COMMISSION
TOWN OF LEDGEVIEW
CITY OF DE PERE

_____

Personally came before me this _____ day of _____, 20__, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of Wisconsin,
(corporate name)
mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map/Plat and does hereby consent to the above certificate of _____, Owner(s) of said lands.

IN WITNESS WHEREOF, _____ has caused these presents to be signed by _____,
(corporate name) (print name)
it's _____ and countersigned by _____, its _____, at
(print title) (print name) (print title)

_____ _____, Wisconsin, and its corporate seal to be hereunto affixed this _____
(city)

day of _____, 20__.

In the presence of:

_____

_____ (Corporate Seal)

_____ _____ _____
President Date

_____ _____ _____
Secretary or Cashier Date

Personally came before me this _____ day of _____, _____, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____
Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

WISCONSIN
STEVEN M. BIEDA
PLS-2275
GREEN BAY, WI
LAND SURVEYOR

_____
Steven M. Bieda
PLS-2275
July 20, 2020

Sheet Three of Three
Project No.: B-1799
Drawing No.: L-11162

Attachment: Preliminary CSM (9924 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified surve)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**August 24, 2020**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Staff recommendation and possible action regarding a site plan for an outdoor storage area at 1155 Scheuring RD (Parcel WD-D0048-1).**

ATTACHMENTS:

- Memo to Plan Commission - Review Revised Site Plan - 24 Aug 2020 (DOCX)
- Application Form (PDF)
- Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (PDF)

CITY OF DE PERE
MEMO

To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: August 24, 2020

RE: Staff recommendation and possible action regarding a site plan for an outdoor storage area at 1155 Scheuring RD (Parcel WD-D0048-1).

Summary

On June 22, 2020 and on July 27, 2020 Plan Commission was requested to table the Brown-Wilbert INC site plan for a new outdoor storage area in order to allow additional time for the petitioner to make site plan revisions after the petitioner realized, during the June 22, 2020 Plan Commission meeting, that surface materials proposed for the outdoor storage area were not strong enough for proposed business operations.

On July 31, 2020 a revised site plan was submitted for City staff review. An executive summary of changes, since Plan Commission reviewed, include the following:

- The 3" asphalt outdoor storage area surface material remains unchanged when compared to the June 2020 Plan Commission meeting site plan. The outdoor storage surface has been evaluated by private geotechnical engineers, hired by the owner, to ensure proper strength.
- Some of the areas of the gravel driveway that surround the existing building will be removed. All remaining gravel driveway areas will be paved with 3" asphalt.
- Additional landscaping has been added to the west side of the outdoor storage fence (3 trees), and additional landscaping has been added to the north end of the building (9 trees).

Staff Recommendation

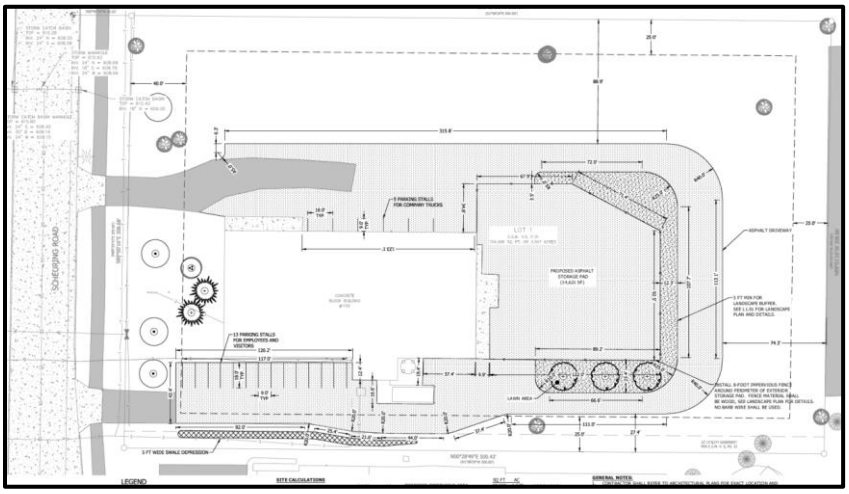
Staff recommends approval, subject to the following updated conditions:

1. Perimeter curbing is needed around parking area and drive lanes. Runoff can cause erosion or puddling as evident in aerial photos.
    a. The "outdoor storage" is not a parking lot and would not need curb. If they choose to not install curbing, additional measures need to be considered to prevent erosion and flooding as the majority of their paved surface drains to the east. The measures should be shown on the plans.
2. Confirm that there are no changes to the existing lighting on the plans.
3. Update the note on page C8.02 to reference the name, contact, and date of testing for the geotechnical engineer firm that tested the asphalt surfaces for strength.

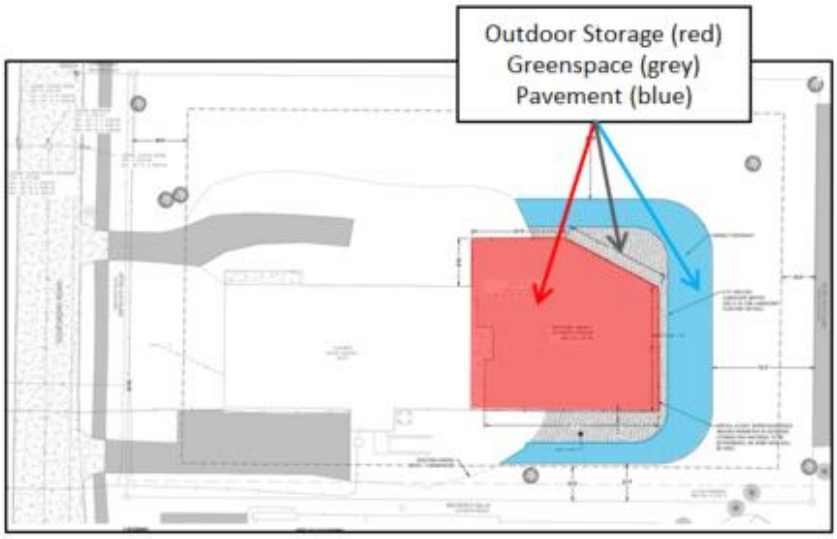
Attachment: Memo to Plan Commission - Review Revised Site Plan - 24 Aug 2020 (9925 : Staff recommendation and possible action regarding a

SITE MAP

PROPOSED AUGUST 24, 2020 SITE PLAN ***(revised for Plan Commission consideration)***



FORMER JUNE 22, 2020 SITE PLAN ***(for comparison only)***



Attachment: Memo to Plan Commission - Review Revised Site Plan - 24 Aug 2020 (9925 : Staff recommendation and possible action regarding a

Print Form

CITY OF DE PERE RECEIVED JUN 1 2020 PLANNING DEPT.

DE PERE — RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

Fee: $ 305.00

Receipt #: 152436

Date: 6-01-20

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)	Authorized Representative	Title	
Brown-Wilbert, Inc.	Jeffrey Bauer	Vice President	
Mailing Address	**City**	**State**	**ZIP Code**
1155 Scheuring Road	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
jelsner@brown-wilbert.com	920-336-0626		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Brown-Wilbert, Inc.	Jeffrey Bauer	Vice President	
Mailing Address	**City**	**State**	**ZIP Code**
1155 Scheuring Road	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
jelsner@brown-wilbert.com	920-336-0626		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
1155 Scheuring Road De Pere, WI 54115	WD-D0048-1

SECTION 4: Project Information

Existing Zoning:	I-B-2		
Present Use of Parcel:	Brown-Wilbert Vault Company		
Proposed Use of Parcel:	Brown-Wilbert Vault Company		
Estimated Start Date:	07/1/2020	Estimated Completion Date:	11/1/2020

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)	Title	Phone Number
Jeffrey Bauer	Vice President	920-336-0626
Signature of Applicant		**Date Signed**
Jeffrey Bauer		5/29/2020

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9925 : Staff recommendation and possible action regarding a site plan for an outdoor storage area at 1155 S)

Stantec

Memo

To:	Plan Commission City of De Pere	From:	Michael Bach Stantec
File:	Brown-Wilbert Site Plan	Date:	August 3, 2020

Reference: Brown-Wilbert – Site Plan Approval Response Letter

July 20th, 2020 Review:

Engineering:

1. Subject to additional comments that may be received from Engineering after the Plan Commission meeting.

2. On-site storm water management may need to be addressed.

Comment Received. Upon comment from engineering we will be prepared to address.

Fire: None.

Health: None.

Forestry: None.

Planning:

1. Identify the total square footage of the outdoor storage area within the fence on the site plan. Square footage cannot exceed 15,450 square feet.

Comment Received. The total square footage of the outdoor storage area within the fence including the existing concrete is 15,447 square feet. The exterior storage pad has been reduced to 14,621 square feet assure compliance.

2. Ensure that the screening fence at the southwest corner of the building connects to the building as the screened area must be 100% impervious without openings.

Comment Received. Fence will be extended to connect to the southwest building corner.

3. Strongly recommend that the gravel drives on the site should be paved with a bituminous surface.

Comment Received. The gravel drives will be paved with a bituminous surface, site plan is updated.

4. The entire drive area must be properly dimensioned, including gravel and bituminous areas.

Comment Received. Site Plan is updated showing more dimensions.

Attachment: Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (9925 : Staff recommendation and possible action regarding a site plan for an

Reference: **Brown-Wilbert – Site Plan Approval Response Letter**

5. Provide proper dimensions, curve radius, area (square footage) for the added bituminous surface. The site plan only shows general distances from the property lines.

Comment Received. Site Plan is updated showing more dimensions.

6. Update the Site Calculations data on page C2.01.

Comment Received. Site calculations were broken down to address this comment.

7. On page 1, the City of De Pere Planning Contact should read Development Services, not Larry Delo from Planning.

Comment Received. Cover page is updated.

8. To meet the landscaping requirements a total of 16 trees is needed on the site, not 5 as identified on the site plan. Suggest adding trees near the street for street beautification and along the screening fence (spaced 30 feet apart) as identified in the requirements for outdoor storage screening.

Comment Received. Per site survey there are 10 existing trees to remain. There are 6 additional trees proposed. See Site Plan and Landscape Plan.

9. Identify the location and number of existing parking stalls. Also identify the required number of parking stalls and verify that the site has sufficient parking (1 parking space per 2 employees, and 1 space per company truck that is not stored indoors, and space to accommodate visitors).

Comment Received. The company has a max of 10 employees on site, 5 trucks and potentially 4 visitors. This equates to 14 parking stalls that are required. The site plan was updated to account for a minimum of 14 parking stalls.

July 29th, 2020 Review:

ENGINEERING RELATED--

1. Provide the property address of 1155 Scheuring Road in the title block on the title sheet.

We will update this. See title block.

2. Inlet protection should be specified as Type D where applicable to meet WisDNR BMPs

We will update this. See sheet C1.01 and C1.03.

3. Sheet C2.01 - provide square footage of asphalt driveway area around the exterior storage pad.

We will clarify this in the site calculations. See sheet C2.01.

4. Confirm no changes to Lighting.

We will confirm.

5. Confirm no changes to utilities servicing the property.

Attachment: Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (9925 : Staff recommendation and possible action regarding a site plan for an

Reference: **Brown-Wilbert – Site Plan Approval Response Letter**

No proposed utilities at this time

6. Provide WisDNR Soil Loss Sediment Discharge calculations with corresponding map.

We can show this. See sheet U1.00 and attached calculations.

7. Perimeter curbing needed around parking area and drive runoff can cause erosion or puddling as evident in aerial photos.

Applicant and Engineer believe we should be allowed to sheet flow the water to the green space and grade to the rear yard for the water to infiltrate as the currently drains today. Curbing may cause the need to install storm sewer and inlets or curb cuts. De Pere Cabinet recently installed a new parking lot addition, without any curbing. Curbing and curb cuts can cause more erosion at the concentrated curb cuts than sheet flow to the established grass around the site, currently acting as a filter strip. Can engineering provide information on why this is required.

PLANNING RELATED--

1. To meet the landscaping requirements a total of 16 trees is needed on the site, not 5 as identified on the site plan. Suggest adding trees near the street for street beautification and along the screening fence (spaced 30 feet apart) as identified in the requirements for outdoor storage screening. (22 Jul 2020 - In the 16 tree count, two trees are not on the property. Provide additional trees on the property.)

We will recount the onsite trees (surveyed trees to remain we count as 10) and be sure we are compliant with the total (existing to remain and proposed) to 16. See Site Plan and Landscape Plan.

2. The proposed compacted crushed recycled concrete, topped with emulsion, needs to be a compliant hard surface. What is shown on the site plan is not approvable.

We will propose 3" of Asphalt over the base aggregate for the storage pad. Please confirm this is compliant. See sheet C8.02.

Stantec Consulting Services Inc.

Michael Bach, P.E.
Associate, Senior Project Manager

Direct: 262-643-9150
Mobile: 414-690-0138
Michael.Bach@stantec.com

Attachment: Revised Plan Set

c. File

Attachment: Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (9925 : Staff recommendation and possible action regarding a site plan for an

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Brown Wilbert Vault Co.

Project: Brown Wilbert Vault Co. Expansion Project - Option 1

Date: 07/30/20

County: Brown

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	09/01/20	09/15/20	6.8%	100	Silt Loam	0.43	1.5%	70	0.15	1.00	0.4	1.044	Silt Fence	0.3
End	09/15/20	-----	-----	-----	-------	-----	1.5%	70	0.15	------	-----	0.000	Silt Fence	0.0
		-----	-----	-----	-------	-----	1.5%	70	0.15	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	1.5%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	1.5%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	0.4		TOTAL	0.3
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1	and	8/1-8/21	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	Jill Vande Boom
Date	7/30/2020

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Attachment: Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (9925 : Staff recommendation and possible action regarding a site plan for an outdoor storage area at 1155 S)

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Brown Wilbert Vault Co.

Project: Brown Wilbert Vault Co. Expansion Project - Option 2

Date: 07/30/20

County: Brown

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	09/01/20	09/15/20	6.8%	100	Silt Loam	0.43	1.3%	207	0.19	1.00	0.5	1.143	Silt Fence	0.4
End	09/15/20	-----	-----	-----	-------	-----	1.3%	207	0.19	------	-----	0.000	Silt Fence	0.0
		-----	-----	-----	-------	-----	1.3%	207	0.19	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	1.3%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	1.3%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	0.5		TOTAL	0.4
													% Reduction Required	NONE

Notes:

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NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1	and	8/1-8/21	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	Jill Vande Boom
Date	7/30/2020

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Attachment: Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (9925 : Staff recommendation and possible action regarding a site plan for an outdoor storage area at 1155 S)

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Brown Wilbert Vault Co.

Project: Brown Wilbert Vault Co. Expansion Project - Option 3.1

Date: 07/30/20

County: Brown

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	09/01/20	09/15/20	6.8%	100	Silt Loam	0.43	3.8%	29	0.23	1.00	0.7	0.881	Silt Fence	0.4
End	09/15/20	-----	-----	-----	-------	-----	3.8%	29	0.23	------	-----	0.000	Silt Fence	0.0
		-----	-----	-----	-------	-----	3.8%	29	0.23	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	3.8%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	3.8%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	**0.7**		**TOTAL**	**0.4**
													% Reduction Required	**NONE**

Notes:

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Recommended Permanent Seeding Dates:

4/15-6/1	and	8/1-8/21	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	Jill Vande Boom
Date	7/30/2020

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Attachment: Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (9925 : Staff recommendation and possible action regarding a site plan for an outdoor storage area at 1155 S)

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Brown Wilbert Vault Co.

Project: Brown Wilbert Vault Co. Expansion Project - Option 3.2

Date: 07/30/20

County: Brown

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	09/01/20	09/15/20	6.8%	100	Silt Loam	0.43	0.3%	143	0.09	1.00	0.3	0.342	Silt Fence	0.1
Seed with Mulch or Er	09/15/20	11/14/20	10.8%	100	Silt Loam	0.43	0.3%	143	0.09	0.10	0.0	0.342	Silt Fence	0.0
End	11/14/20	-----	-----	-----	-------	-----	0.3%	143	0.09	------	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.3%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.3%	0	-----	-----	-----	0.000		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----	0.000		0.0
										TOTAL	**0.3**		**TOTAL**	**0.1**
													% Reduction Required	**NONE**

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
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Recommended Permanent Seeding Dates:

4/15-6/1	and	8/1-8/21	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	Jill Vande Boom
Date	7/30/2020

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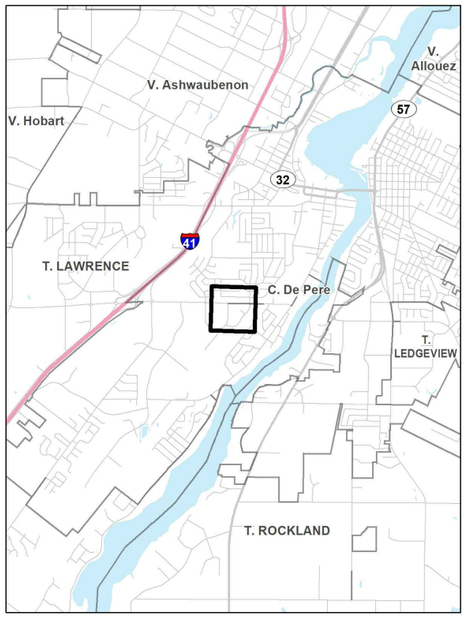
Attachment: Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (9925 : Staff recommendation and possible action regarding a site plan for an outdoor storage area at 1155 S)

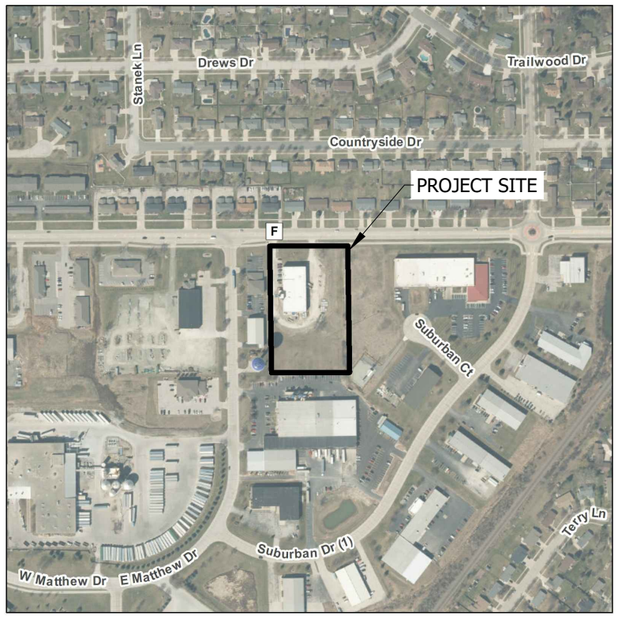
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. ALL THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

BROWN-WILBERT VAULT CO. EXPANSION

CITY OF DE PERE

BROWN COUNTY, WISCONSIN



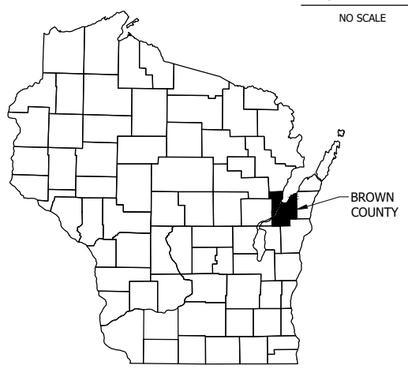


SHEET INDEX

SHEET NO	DESCRIPTION
G0.01	TITLE SHEET AND PROJECT INFORMATION
C0.01	EXISTING SITE CONDITIONS PLAN
C1.01	EROSION CONTROL AND DEMOLITION PLAN
C1.02	EROSION CONTROL NOTES
C1.03	EROSION CONTROL DETAILS
C2.01	SITE PLAN
C3.01	GRADING AND DRAINAGE PLAN
C8.01	CONSTRUCTION NOTES AND SPECIFICATIONS
C8.02	CONSTRUCTION DETAILS
L1.01	LANDSCAPE PLAN
L8.01	LANDSCAPE DETAILS
U1.00	USLE CALCULATIONS

VICINITY MAP

NO SCALE



LOCATION MAP

NO SCALE

N

DIGGERS HOTLINE
Call 811 3 Work Days Before You Dig
Or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PROJECT TEAM:

CITY OF DE PERE PLANNING DEPARTMENT
DEVELOPMENT SERVICES
PLANNER & COMMUNITY DEVELOPMENT DIRECTOR
TEL. 920-339-4043
335 S BROADWAY
DE PERE, WI 54115

DEPARTMENT OF PUBLIC WORKS
SCOTT THORESEN.
PUBLIC WORKS DIRECTOR
TEL. 920-339-4060
925 S SIXTH STREET
DE PERE, WI 54115

OWNER:
BROWN-WILBERT, INC
JEFFREY BAUER
TEL. 920-336-0626
1155 SCHEURING ROAD
DE PERE, WI 54115

CIVIL ENGINEER:
STANTEC CONSULTING SERVICES, INC.
12075 CORPORATE PARKWAY, SUITE 200
MEQUON, WI

Contact:
MICHAEL BACH
TEL. 262-643-9150
michael.bach@stantec.com

MICHAEL A. BACH, P.E.
NO. 43356-6

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

Stantec
12075 N. Corporate Parkway, Suite 200

FOR MUNICIPAL APPROVALS, NOT FOR CONSTRUCTION

TITLE SHEET AND PROJECT INFORMATION
BROWN-WILBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

Staff recommendation and possible action regarding a site plan for an

Attachment: Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (9925 : Staff re

DATE OF ISSUAN
7/31/2020

NO	REVISION	I

SURVEY	CC SURV
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193805856
SHEET NUMBER	

Plot Date: 07/31/2020 - 7:04am
Plotted By: Michael Bach
Xrefs: Borders

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

BRASS CAP

S00°40'59"W 42.02'

S00°27'56"W 500.54'
(S1°08'29"E 500.00')

2" PIPE

1" PIPE

STORM CATCH BASIN
TOP = 615.28
INV. 24" N = 608.55
INV. 24" S = 608.58

STORM MANHOLE
TOP = 615.93
INV. 24" N = 608.68
INV. 18" S = 608.78
INV. 24" W = 608.66

STORM CATCH BASIN
TOP = 615.40
INV. 18" N = 609.00

STORM CATCH BASIN MANHOLE
TOP = 615.80
INV. 24" S = 608.45
INV. 30" E = 608.19
INV. 24" W = 608.15

SCHEURING ROAD

BLACKTOP

CONCRETE

GRAVEL

6" DECIDUOUS
12" DECIDUOUS
24" DECIDUOUS
12" CONIFEROUS

616
617
618
619
620

DOWNSPOUT

FLOOR ELEV.=618.88

FLOOR ELEV.=618.84

FLOOR ELEV.=618.90

69.3'
180.1'
70.2'
92.0'
55.6'
89.0'
90.0'
65.8'
16.0'
32.3'
49.8'

(S89°20'43"E 309.00')
S89°00'16"E 308.68'

(S89°20'43"W 309.00')
N89°01'10"W 308.86'

LOT 1
C.S.M. V.5, P.31
154,496 SQ. FT. OR 3.547 ACRES

CONCRETE BLOCK BUILDING #1155

SIGN

FLAG POLE

TRANSFORMER PAD

TRANSFORMER

POST

12' UTILITY EASEMENT
PER C.S.M. V. 5, PG. 31

N00°28'49"E 500.43'
(N1°08'29"W 500.00')

2" PIPE

SURVEY LEGEND

- = County Monument
- = Iron Stake Found
- = Iron Stake Set
- (##.##) = Record Dimension
- = Power Pole
- = Light Pole
- = Water Valve
- = Hydrant
- = Manhole
- = Catch Basin
- E = Electric Line
- S = Sanitary Sewer Line
- SS = Storm Sewer Line
- W = Water Line
- T = Telecom Line
- G = Gas Line
- X X = Fence
- SILT = Suggested Silt Fence
- = Proposed Flow

DIGGERS HOTLINE
Call 811 3 Work Days Before You Dig
Or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

N

0 20' 40'

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FOR MUNICIPAL APPROVALS, NOT FOR CONSTRUCTION

EXISTING SITE CONDITIONS PLAN

BROWN-WILBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

Attachment: Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (9925 : Staff recommendation and possible action regarding a site plan for an

DATE OF ISSUAN
7/31/2020

NO	REVISION	I

SURVEY	CC SURV
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193805856
SHEET NUMBER	

Plot Date: 07/31/2020 - 7:05am
Plotted by: Christopher.Kolb
Drawing: I:\WI\DePere\193805856\CAD\Dwg\SHEETS\193805856C001.dwg
Xrefs: 193805856_BORDER, 193805856_XSX

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T23N, R20E
BRASS CAP

(S1°08'29"E 42.03')
S00°40'59"W 42.02'

S00°27'36"W 500.34'
(S1°08'29"E 500.00')

1" PIPE

2" PIPE

STORM CATCH BASIN
TOP = 615.28
INV. 24" N = 608.55
INV. 24" S = 608.58

STORM MANHOLE
TOP = 615.93
INV. 24" N = 608.68
INV. 18" S = 608.78
INV. 24" W = 608.66

STORM CATCH BASIN
TOP = 615.40
INV. 18" N = 609.00

TYPE D INLET PROTECTION (TYP.)

STORM CATCH BASIN MANHOLE
TOP = 615.80
INV. 24" S = 608.45
INV. 30" E = 608.19
INV. 24" W = 608.15

GRAVEL COMPACTION / REMOVAL

REMOVE FIVE (5) TREES. CLEAR AND GRUB AS REQUIRED.

SILT FENCE (TYP.)

TRACKING PAD (TYP.)

SCHEURING ROAD

(N89°20'43"E 309.00')
S89°00'16"E 308.68'

DOWNSPOUT

FLOOR ELEV.=618.88

LOT 1
C.S.M. V.5, P.31
154,496 SQ. FT. OR 3.547 ACRES

SIGN

FLAG POLE

CONCRETE BLOCK BUILDING #1155

FLOOR ELEV.=618.84

FLOOR ELEV.=618.90

TRACKING PAD (TYP.)

POST

ASPHALT REMOVAL

REMOVE TREE. CLEAR AND GRUB AS REQUIRED.

12' UTILITY EASEMENT
PER C.S.M. V. 5, PG. 31

(S89°20'43"W 309.00')
N89°01'10"W 308.86'

N00°28'49"E 500.43'
(N1°08'29"W 500.00')

TRANSFORMER

CONCRETE

BLACKTOP

616 617 618 619 620

EROSION CONTROL LEGEND

- SILT FENCE (1056) — 1 / C1.03
- INLET PROTECTION (1060) — 2 / C1.03
- TRACKING PAD (1057) — 3 / C1.03

REMOVAL LEGEND

- TREE REMOVAL
- GRAVEL REMOVAL
- ASPHALT REMOVAL

N

0 20' 40'

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FOR MUNICIPAL APPROVALS, NOT FOR CONSTRUCTION

EROSION CONTROL AND DEMOLITION PLAN

BROWN-WILBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

DATE OF ISSUAN	
7/31/2020	
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Plot Date: 07/31/2020 - 7:06am
Plotted By: Cory Wilson
Drawing: C:\Users\cory.wilson\Documents\193805856_CADs\Dwg\SHEETS\193805856C1101.dwg
Xrefs: 193805856_XSNO, 193805856_BORDER, 193805856_XSX1

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GENERAL NOTES

1. CONTRACTOR SHALL CONFORM TO ALL RELEVANT FEDERAL, STATE, AND LOCAL REGULATIONS; THE CONDITIONS INCLUDED IN ANY PERMIT; AND TO THE CONDITIONS INCLUDED IN THE PROJECT ENGINEER'S PLANS UNLESS OTHERWISE APPROVED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) AND PROJECT ENGINEER.
2. EROSION CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE WDNR TECHNICAL STANDARDS AND WI DOT PRODUCT ACCEPTABILITY LIST (PAL).
3. A COPY OF THE EROSION CONTROL PLAN AND PERMITS SHALL BE KEPT ONSITE AND AVAILABLE FOR INSPECTION THROUGHOUT THE DURATION OF THE PROJECT. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. AT NO TIME MAY CONSTRUCTION EQUIPMENT OR FILL BE PLACED IN A WATERWAY OR WETLAND, EXCEPT AS APPROVED BY WDNR PERMIT. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIALS IN ANY WETLAND, FLOODPLAIN, OR FLOODWAY.
5. PUBLIC AND PRIVATE ACCESS ROADS SHALL BE KEPT FREE OF TRACKED SEDIMENT AND AT A MINIMUM CLEANED AT THE END OF EACH WORKDAY (NOT BY FLUSHING). AS WELL, THE CONTRACTOR SHALL TAKE MINIMIZATION MEASURES FOR DUST CONTROL TO THE MAXIMUM EXTENT PRACTICABLE.
6. BARE SOIL AREAS, INCLUDING SOIL STOCKPILES, LEFT UNDISTURBED FOR 7 DAYS, SHALL BE STABILIZED WITH: TEMPORARY OR PERMANENT SEED AND MULCH (PROPERLY ANCHORED BY CRIMPING, NETTING, OR TACKIFIER); HYDROMULCH; TARP; OR OTHER APPROVED METHOD.
7. THE USE, STORAGE AND DISPOSAL OF CHEMICALS, OIL & GREASE, CEMENT AND OTHER COMPOUNDS AND MATERIALS USED ON THE CONSTRUCTION SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE; IN THE EVENT OF ANY SPILL NOTIFICATION SHALL BE IMMEDIATELY REPORTED TO THE WDNR AND LOCAL AUTHORITIES. ALL CONSTRUCTION DEBRIS AND LITTER SHALL BE CLEANED DAILY.
8. IF THE CONTRACTOR DETERMINES THAT DEWATERING WILL BE NECESSARY, A DEWATERING PLAN FOLLOWING WDNR TECHNICAL STANDARD 1061 SHALL BE SUBMITTED BY THE CONTRACTOR TO THE WDNR FOR APPROVAL. NOTIFY THE WDNR IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR GREATER). PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING.
9. BETWEEN SEPTEMBER 15 AND OCTOBER 15 STABILIZE WITH MULCH, TACKIFIER AND A PERENNIAL SEED MIX WITH WINTER WHEAT, ANNUAL RYE, OATS OR ANNUAL RYE. DURING THE NON-GROWING SEASON (OCT. 15 - APRIL 15), WINTER STABILIZATION SHALL INCLUDE SEEDING WITH DORMANT SEED MIX AND WINTER WHEAT AND THE USE OF MULCH AND POLYMER/TACKIFIER (AS AN ANCHORING METHOD) OR A CLASS 1-TYPE B EROSION MAT ON ALL BARE SOIL AREAS OF THE SITE.
   - -- MULCH SHALL CONSIST OF HAY OR STRAW FREE OF DISEASED PLANT RESIDUE, NOXIOUS WEEDS, HARMFUL CHEMICAL RESIDUES, HEAVY METALS, HYDROCARBONS, AND OTHER KNOWN ENVIRONMENTAL TOXICANTS.
   - -- MULCH SHALL COVER A MINIMUM OF 80% OF THE SOIL SURFACE AND SHALL BE ½ TO 1 ½ INCHES THICK.
   - -- IF THE CONDITIONS ARE TOO COLD TO APPLY A POLYMER/TACKIFIER, A MULCH CRIMPER OR BIODEGRADABLE NETTING SHALL BE USED AS A TEMPORARY ALTERNATE ANCHORING METHOD.
10. IF SNOW COVER PREVENTS THE INSTALLATION OF THESE ITEMS; THE CONDITION OF THE SITE, INCLUDING THE AMOUNT OF SNOW COVER, WILL BE NOTED ON EVERY EROSION AND SEDIMENT CONTROL INSPECTION REPORT. ONCE THE SNOW IS 2 INCHES OR LESS ON A MAJORITY OF THE SITE, THE ABOVE-MENTIONED WINTER STABILIZATION METHODS SHALL BE IMMEDIATELY EMPLOYED.
11. ALL FINISH GRADED DITCHES AND SWALES SHALL BE PLANTED, SODDED OR SEEDED AND MULCHED OR MATTED IMMEDIATELY AFTER COMPLETION.
12. IF ANY ITEM IN THE EROSION CONTROL PLAN REQUIRES MODIFICATION, THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN REVISION TO THE PROJECT ENGINEER AND WDNR STORMWATER SPECIALIST TO RECEIVE APPROVAL BEFORE PROCEEDING.
13. ALL LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
14. ANY OFF-SITE SEDIMENT DEPOSITS SHALL BE CLEANED UP AND RESTORED OR STABILIZED WITH 24 HOURS, WEATHER PERMITTING, OF ANY OFF-SITE SEDIMENT DEPOSITION. ALL SEDIMENT SHALL BE PROPERLY DISPOSED OF AND STABILIZED IN AN UPLAND LOCATION ON OR OFF-SITE.
15. MAKE APPROPRIATE PROVISIONS FOR WATERING, AS NEEDED, DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR (NO RAIN).

EROSION CONTROL INSTALLATION AND SEQUENCING

1. THE CONSTRUCTION SITE IS A FARMSTEAD WITH A HOUSE, BARN, WOODED UPLANDS, WETLANDS, AND SOME CROPPED AREAS. THE PROJECT LAND DISTURBING ACTIVITIES WILL INCLUDE CONSTRUCTION OF ONE MAIN BUILDING AND FIFTEEN SMALLER TOWN HOME STYLE BUILDINGS, A PUBLIC ROADWAY WITH A PERMITTED WETLAND FILL, SIX STORMWATER PONDS, AND PAVEMENT CONSTRUCTION.
2. TRACKING PAD, SILT FENCE, AND INLET PROTECTION SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING CONSTRUCTION ACTIVITIES.
3. ONCE THE TEMPORARY EROSION CONTROL DEVICES HAVE BEEN INSTALLED, TOPSOIL STRIPPING AND STOCKPILING THEN MASS GRADING AND THEN PAVING, UTILITY, AND BUILDING CONSTRUCTION CAN BE COMPLETED. ESTIMATED CONSTRUCTION SCHEDULE IS MASS GRADING START DATE OF 5/1/2020 AND COMPLETION BY 5/31/2020 FOLLOWED BY PAVING, UTILITY AND BUILDING CONSTRUCTION TO BE COMPLETED BY 11/1/2020.
4. UPON COMPLETION OF GRADING ANY DISTURBED GROUND SHALL BE TEMPORALITY SEEDED AND MULCH PLACED WITHIN 7 DAYS.
5. PERMANENT STABILIZATION SHALL OCCUR AFTER FINAL GRADING, OF ANY AREAS THAT WERE TEMPORARILY SEEDED.

REMOVAL OF EROSION CONTROL MEASURES

1. INLET PROTECTION DEVICES SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS REACHED FINAL STABILIZATION. FINAL STABILIZATION IS DEFINED AS AN ESTABLISHED UNIFORM PERENNIAL VEGETATIVE COVER WITH AN OVERALL SITE DENSITY OF AT LEAST 70%.
2. SILT FENCE SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE AREA HAS REACHED FINAL STABILIZATION. ANY SOIL DISTURBANCE THAT HAS OCCURRED BECAUSE OF ITS REMOVAL SHALL BE IMMEDIATELY STABILIZED.
3. TRACKING PAD SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED ALONG ITS ASSOCIATED ACCESS ROAD. ANY SOIL DISTURBANCE THAT HAS OCCURRED AS A RESULT ITS REMOVAL SHALL BE IMMEDIATELY STABILIZED.
4. INTERIM MANUFACTURED PERIMETER CONTROL SHALL BE REMOVED WHEN ALL LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE AREA HAS REACHED FINAL STABILIZATION. ANY SOIL DISTURBANCE THAT HAS OCCURRED BECAUSE OF ITS REMOVAL SHALL BE IMMEDIATELY STABILIZED.

EROSION CONTROL INSPECTION AND MAINTENANCE

1. INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING ACTIVITIES. EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY ½ INCH OR GREATER RAIN EVENT. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND THE ENGINEER'S PLANS AND SPECIFICATIONS AND AS DEEMED NECESSARY BY REGULATORY AGENCIES. KEEP INSPECTION REPORTS ON-SITE AND AVAILABLE UPON REQUEST. ALL MAINTENANCE AND/OR REPAIRS SHALL BE COMPLETED WITHIN 24 HOURS OF NOTIFICATION BY THE EROSION CONTROL INSPECTOR. THE CONTRACTOR SHALL MAINTAIN AN EROSION CONTROL LOGBOOK ON SITE NOTING INSPECTION DATE AND TIMES, REPAIRS NECESSARY, AND REPAIRS MADE.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE EROSION CONTROL MEASURES IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS AND AS FOLLOWS:
   - A. TRACKING PAD (1057) - MAINTENANCE SHALL TAKE PLACE BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. A MINIMUM 50-FOOT-LONG AND 12-INCH THICK PAD CONSISTING OF A MINIMUM OF 3-INCH CLEAR WASHED STONE SHALL BE MAINTAINED. THE WIDTH OF THE TRACKING PAD SHALL EXTEND THE FULL DISTANCE OF THE EGRESS POINT.
   - B. SILT FENCE (1056) - SEDIMENT /DEBRIS/DEPOSITS SHALL BE REMOVED WHEN THEY REACH 50% OF THE HEIGHT OF THE SILT FENCE. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE NON-WETLAND OR FLOODPLAIN AREA AND STABILIZED. SILT FENCE THAT IS DAMAGED OR NOT PERFORMING AS DESIGNED SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
   - C. INLET PROTECTION (1060) - MAINTENANCE SHALL BE CONDUCTED TO KEEP INLETS FUNCTIONING WITHOUT PONDING WATER FOR PROLONG PERIODS. INLET FABRIC SHALL BE REPLACED AS NEEDED.
   - D. INTERIM MANUFACTURED PERIMETER CONTROL (1071) - SEDIMENT /DEBRIS/DEPOSITS SHALL BE REMOVED WHEN THEY REACH 50% OF THE HEIGHT OF THE INTERIM MANUFACTURED PERIMETER CONTROL PRODUCT. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE NON-WETLAND OR FLOODPLAIN AREA AND STABILIZED. INTERIM MANUFACTURED PERIMETER CONTROL THAT IS DAMAGED OR NOT PERFORMING AS DESIGNED SHALL BE REPAIRED OR REPLACED IMMEDIATELY

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FOR MUNICIPAL APPROVALS, NOT FOR CONSTRUCTION

EROSION CONTROL NOTES

BROWN-WILBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

DATE OF ISSUAN
7/31/2020

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Plot Date: 07/31/2020 - 7:04am
File name: C:\Users\ryan.vanlaanen\193805856\CAD\Dwg\SHEETS\193805856C101.dwg
Xrefs: 193805856_XSNO, 193805856_BORDER, 193805856_XSXT

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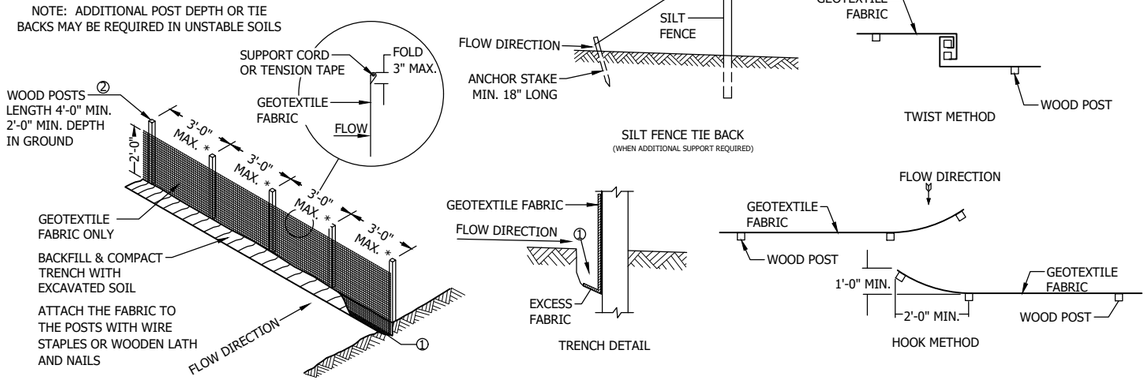
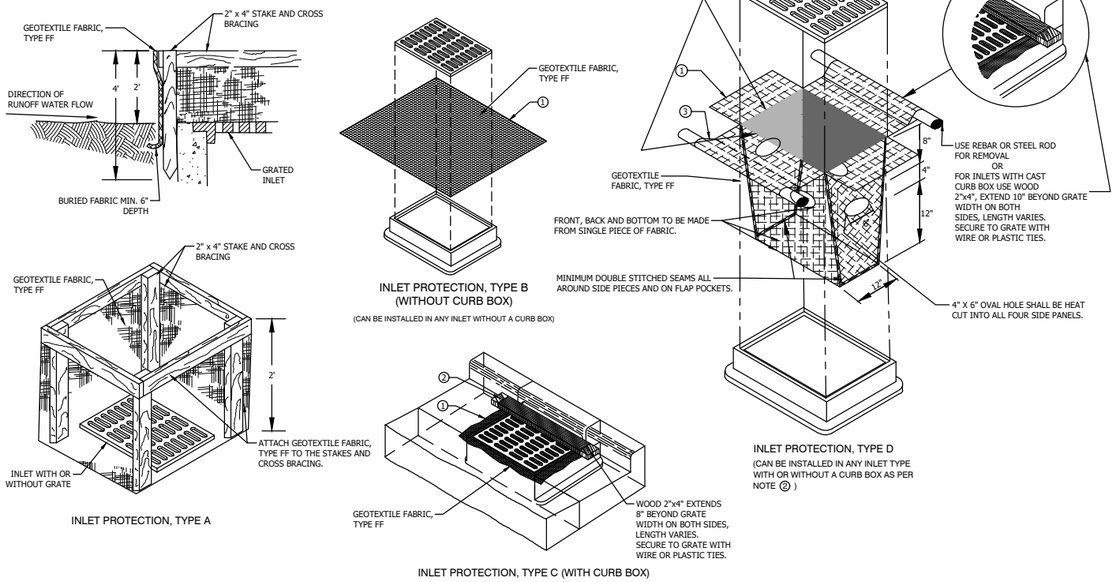
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL
2. WOOD POSTS SHALL BE MINIMUM SIZE OF 1⅛" X 1⅛" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING 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.



1 SILT FENCE (TYP)
NTS

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

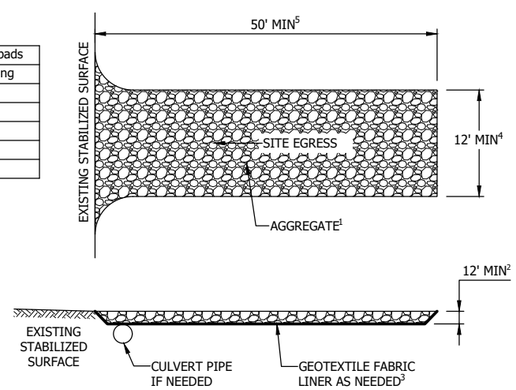


2 INLET PROTECTION (TYP)
NTS

NOTES

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATIONS, SECTION 312, SELECT CRUSHED MATERIAL.
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PLACE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LAND A LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

Table 1. Gradation for stone tracking pads	
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



3 STONE TRACKING PAD (TYP)
NTS

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Drawing: N:\Projects\193805856\CAD\Civil\SHEETS\193805856C101.dwg
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EROSION CONTROL DETAILS
BROWN-WILLBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

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STORM CATCH BASIN MANHOLE
TOP = 615.80
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INV. 30" E = 608.19
INV. 24" W = 608.15

SCHEURING ROAD

(N89°20'43"E 309.00')
S89°00'16"E 308.68'

40.0'
88.9'
25.0'
315.8'
6.3'
R5.0'
72.0'
67.9'
R5.0'
3.5'
R40.0'
R25.0'
34.8'
5 PARKING STALLS
FOR COMPANY TRUCKS
18.0' TYP.
9.0' TYP.
123.1'
LOT 1
C.S.M. V.5, P.31
154,496 SQ. FT. OR 3.547 ACRES
ASPHALT DRIVEWAY
PROPOSED ASPHALT
STORAGE PAD
(14,621 SF)
CONCRETE
BLOCK BUILDING
#1155
12.3'
107.7'
113.1'
92.5'
5 FT MIN FOR
LANDSCAPE BUFFER.
SEE L1.01 FOR LANDSCAPE
PLAN AND DETAILS.
74.3'
13 PARKING STALLS
FOR EMPLOYEES AND
VISITORS
126.2'
117.0'
18.0' TYP.
9.0' TYP.
43.4'
12.4'
16.6'
19.4'
37.4'
9.9'
89.2'
R10.0'
122.0'
23.4'
R25.0'
R40.0'
INSTALL 8-FOOT IMPERVIOUS FENCE
AROUND PERIMETER OF EXTERIOR
STORAGE PAD. FENCE MATERIAL SHALL
BE WOOD, SEE LANDSCAPE PLAN FOR DETAILS.
NO BARB WIRE SHALL BE USED.
LAWN AREA
66.6'
R20.0'
92.0'
25.4'
21.6'
44.0'
37.4'
111.0'
25.0'
27.4'
5 FT WIDE SWALE DEPRESSION
12' UTILITY EASEMENT
PER C.S.M. V. 5, PG. 31
N00°28'49"E 500.43'
(N1°08'29"W 500.00')
(S89°20'43"W 309.00')
N89°01'10"W 308.86'

LEGEND

- 611 — EXISTING CONTOUR MINOR
- 610 — EXISTING CONTOUR MAJOR
- 611 — PROPOSED CONTOUR MINOR
- 610 — PROPOSED CONTOUR MAJOR
- SETBACKS
- PROPOSED WOOD FENCE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LAWN
- PROPOSED SWALE DEPRESSION

SITE CALCULATIONS

	SQ FT	AC
PARCEL AREA	154,497	3.547
EXISTING IMPERVIOUS AREA	54,046	1.241
BUILDING	16,717	0.384
GRAVEL	24,984	0.574
ASPHALT DRIVEWAY	10,965	0.252
CONCRETE	1,381	0.032
STORAGE	0	0.000
EXISTING PERVIOUS AREA	100,451	2.306

PARKING CALCULATIONS

COMPANY TRUCKS	5 STALLS
EMPLOYEES	7 STALLS
VISITORS	6 STALLS
TOTAL	18 STALLS

	SQ FT	AC
PROPOSED IMPERVIOUS AREA	68,595	1.575
BUILDING	16,717	0.384
GRAVEL	607	0.014
ASPHALT DRIVEWAY - REMAINING	5,315	0.122
ASPHALT DRIVEWAY - AROUND STORAGE	9,705	0.223
ASPHALT DRIVEWAY - REPLACED /CHANGED FROM GRAVEL	20,273	0.465
CONCRETE	1,381	0.032
STORAGE	14,621	0.336
PROPOSED PERVIOUS AREA	85,902	1.972
COVERAGE	44.4%	

SET BACKS

FRONT:	40 FT
SIDE:	25 FT
REAR :	25 FT
CORNER SIDE:	40 FT

GENERAL NOTES:

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF DE PERE EROSION CONTROL ORDINANCE AND WDNR TECHNICAL STANDARDS.
3. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATION AND CONTOURS REPRESENT FINISHED GRADS UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
4. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
5. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. CONTRACTOR TO CONFIRM SITE LIGHTING WITH ARCHITECT AND/OR MEP DESIGNER.

N

0 20' 40'

DIGGERS HOTLINE
Call 811 3 Work Days Before You Dig
Or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Plot Date: 07/31/2020 - 7:07am
Plotted by: Jeffrey.Vanlanen
Xrefs: 193805856_XSN0, 193805856_BORDER, 193805856_XSX1
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FOR MUNICIPAL APPROVALS, NOT FOR CONSTRUCTION

SITE PLAN

BROWN-WILBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

DATE OF ISSUAN
7/31/2020

NO	REVISION

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PROJ. NO.	193805856
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T23N, R20E
BRASS CAP
(S1°08'29"E 42.03')
S00°40'59"W 42.02'
S00°27'36"W 500.34'
(S1°08'29"E 500.00')
1" PIPE
2" PIPE
6" DECIDUOUS
12" DECIDUOUS
24" DECIDUOUS
STORM CATCH BASIN
TOP = 615.28
INV. 24" N = 608.55
INV. 24" S = 608.58
STORM MANHOLE
TOP = 615.93
INV. 24" N = 608.68
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STORM CATCH BASIN
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TOP = 615.80
INV. 24" S = 608.45
INV. 30" E = 608.19
INV. 24" W = 608.15
SCHEURING ROAD
(N89°20'43"E 309.00')
S89°00'16"E 308.68'
N89°01'10"W 308.86'
(S89°20'43"W 309.00')
BLACKTOP
CONCRETE
SIGN
CONCRETE BLOCK BUILDING #1155
FLOOR ELEV.=618.84
FLOOR ELEV.=618.88
FLOOR ELEV.=618.90
92.0'
89.0'
90.0'
55.6'
70.2'
180.1'
69.7'
32.1'
16.0'
DOWNSPOUT
FOOTING
FOOTING DRAIN
TRANSFORMER
LOT 1
CSM VOL. 5 P. 31
154,495 SQ. FT. OR 3.546 ACRES
12' UTILITY EASEMENT PER C.S.M. V. 5, PG. 31
N00°28'49"E 500.43'
(N1°08'29"W 500.00')
615
616
617
618
619
620
621
MATCH 617.74
MATCH 617.89
MATCH 618.00
MATCH 618.07
MATCH 618.32
MATCH 618.23
MATCH 618.42
MATCH 618.65
MATCH 618.76
MATCH 618.75
MATCH 618.79
MATCH 618.09
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MATCH 618.00
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MATCH 618.72
MATCH 618.62
MATCH 618.58
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619.53
MATCH 618.72
MATCH 618.91
MATCH 619.33
MATCH 619.70
MATCH 619.57
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MATCH 618.55
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MATCH 618.72
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0.9%
1.2%
1.9%
4.5%
3.4%
0.6%
1.7%
3.8%
4.3%
1.1%
6.9%
1.8%
5.5%

LEGEND

- 611 — EXISTING CONTOUR MINOR
- 610 — EXISTING CONTOUR MAJOR
- 611 — PROPOSED CONTOUR MINOR
- 610 — PROPOSED CONTOUR MAJOR
- SETBACKS
- o — PROPOSED WOOD FENCE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LAWN
- PROPOSED SWALE DEPRESSION

GRADING NOTES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN DOT STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF THE EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

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FOR MUNICIPAL APPROVALS, NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN

BROWN-WILLBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

DATE OF ISSUAN
7/31/2020

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SURVEY	CC SURV
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DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193805856
SHEET NUMBER	

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Plotted By: Jeffrey Wolf
Xrefs: 193805856_XIND, 193805856_BORDER, 193805856_XSIT
Plotted By: Jeffrey Wolf

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STANTEC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF STANTEC.

GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS OR HER PROPOSAL. HE OR SHE SHALL BASE THEIR BID ON HIS OR HER OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS FO THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS OR HER INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHTS-OF-WAY WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.

PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND / OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATE USED IN THE CRUSHED AGGREGATE BASE SHALL BE (1 ¼") DENSE GRADED BASE IN ACCORDANCE WITH SUBSECTION 305.2.2. OF THE STANDARD SPECIFICATIONS.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE XXXXXX FOR STANDARD DUTY AREAS AND XXXXXXXXX FOR HEAVY DUTY AREAS IN ACCORDANCE WITH SECTION 460 OF THE STANDARD SPECIFICATIONS.
5. ASPHALTIC MATERIALS SHALL BE PERFORMANCE GRADED (PG) BINDERS IN ACCORDANCE WITH SECTION 455 OF THE STANDARD SPECIFICATIONS. UPPER LAYERS SHALL BE PG64-22, AND LOWER LAYERS SHALL BE PG64-22.
6. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH SUBSECTION 460.2.2.3 OF THE STANDARD SPECIFICATIONS. THE NOMINAL AGGREGATE SIZE FOR THE UPPER LAYER PAVEMENT SHALL BE 12.5MM, AND THE LOWER LAYER PAVEMENT SHALL BE 19.00MM.
7. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
8. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE GRADE A (OR GRADE A2 IF PLACING BY SLIP-FORMED PROCESS) AIR ENTRAINED IN ACCORDANCE WITH SECTION 501 OF THE STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
9. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SECTION OF THE STANDARD SPECIFICATIONS: SECTION 415 FOR CONCRETE PAVEMENT, SECTION 601 FOR CONCRETE CURB AND GUTTER, AND SECTION 602 FOR CONCRETE SIDEWALKS.
10. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
11. FINAL PAVEMENT MARKINGS COLORS SHALL BE COORDINATED WITH OWNER.

UTILITY NOTES

GENERAL NOTES

1. CONTRACTOR TO COORDINATE WITH CITY OF DE PERE FOR UTILITY CONNECTION IN THE PUBLIC RIGHT OF WAY.
2. CONTRACTOR TO COORDINATE BUILDING GAS, ELECTRIC, COMMUNICATIONS UTILITY ENTRY LOCATIONS WITH ARCHITECT AND LOCAL UTILITY PROVIDERS.
3. CONTRACTOR TO PROVIDE A SPLASH BLOCK AT ALL DOWNSPOUTS TO GRADE. COORDINATE WITH ARCHITECTURAL PLANS.
4. CONTRACTOR TO CONFIRM AND VERIFY SITE LIGHTING PLAN WITH ARCHITECTURAL PLANS AND / OR MEP PLANS.

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FOR MUNICIPAL APPROVALS, NOT FOR CONSTRUCTION

CONSTRUCTION NOTES AND SPECIFICATIONS

BROWN-WILLBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

DATE OF ISSUAN
7/31/2020

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DRAWN
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Plot Date: 07/31/2020 - 7:07am
Drawing name: C:\Users\jon.hvel\193805856\C:\CAD\Dwg\SHEETS\193805856C800.dwg
Xrefs: 193805856_BORPDF

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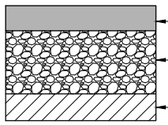

NOTE:
PAVEMENT SECTION SHOWN SHALL BE CONFIRMED BY A GEOTECHNICAL ENGINEER, AS HIRED BY THE CLIENT.

1 ASPHALT PAVEMENT SECTION
NTS

Plot Date: 07/31/2020 - 7:07am
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Xrefs: 193805856_BORDER

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CONSTRUCTION DETAILS

BROWN-WILBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

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INV. 24" N = 608.55
INV. 24" S = 608.58

STORM MANHOLE
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(N89°20'43"E 309.00')
S89°00'16"E 308.68'

(S89°20'43"W 309.00')
N89°01'10"W 308.86'

LOT 1
C.S.M. V. 5, P. 31
194,495 SQ. FT. OR 4.467 ACRES

CONCRETE
BLOCK BUILDING
#1155

INSTALL 8-FOOT PRESSURE TREATED PINE DOG EAR FENCE, SEE L8.01 FOR DETAIL

ASPHALT DRIVEWAY

5 FT MINIMUM LAWN LANDSCAPE BUFFER

LAWN AREA

AA 1

AC 2

GS 4

CP 3

12' UTILITY EASEMENT
PER C.S.M. V. 5, PG. 31

N00°28'49"E 500.43'
(N1°08'29"W 500.00')

LEGEND

- 611 — EXISTING CONTOUR MINOR
- 610 — EXISTING CONTOUR MAJOR
- 611 — PROPOSED CONTOUR MINOR
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DEPERE CITY ORDINANCE REQUIREMENTS

ZONING: I-B-2
APPLICABLE REQUIREMENTS:
CHAPTER 14, ARTICLE XXII. DEVELOPMENT STANDARDS

A SHRUB, BORDER, HEDGE, WALL, FENCE, EARTHEN BERM, OR OTHER DURABLE LANDSCAPE BARRIER, OR COMBINATION THEREOF, AT LEAST FOUR (4) FEET HIGH, BUT NOT EXCEEDING SIX (6) FEET HIGH, WHICH IS NINETY (90) PERCENT IMPERVIOUS TO SIGHT PLACED ALONG THE PERIMETER OF SUCH LANDSCAPED STRIP, EXCEPT IN THE FRONT YARD SETBACK."

PER THE DEPERE CITY PLANNER 16 TREES ARE REQUIRED PER THE CODE.

LANDSCAPING PROVIDED

EXISTING TREES TO REMAIN	10
PROPOSED STREET TREES	10
TOTAL TREES	20
8' TALL WOOD FENCE	

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AA	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry	2.5" B&B	3
	CP	Celtis occidentalis `JFS-KSU1` TM / Prairie Sentinel Hackberry	2.5" B&B	3
	GS	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	2.5" B&B	4
CONIFERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AC	Abies concolor / White Fir	6' ht	2

N

0 20' 40'

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LANDSCAPE PLAN

BROWN-WILLBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

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Plot Date: 07/31/2020 - 7:08am
Drawing: C:\Users\jeff.hoffman\Documents\193805856_CADD Data\SHEETS\193805856L101.dwg
Xrefs: 193805856_XNRG, 193805856_BORDER, 193805856_XSXT

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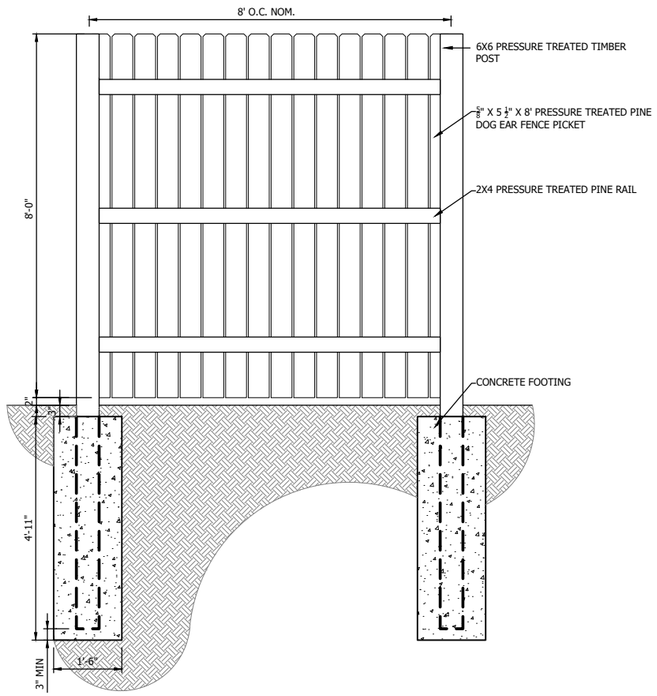


A 8' WOOD FENCE
NTS

NOTES:
1. SEED LAWN AREAS WITH NO MOW SEED MIX BY PRAIRIE NURSERY OR APPROVED EQUAL.
2. ALL LAWN AREAS TO BE SOWED ON A MINIMUM OF 6" TOPSOIL.
3. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL, WATERING AND THE ESTABLISHMENT OF SEED.

NOTES:
1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES, SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

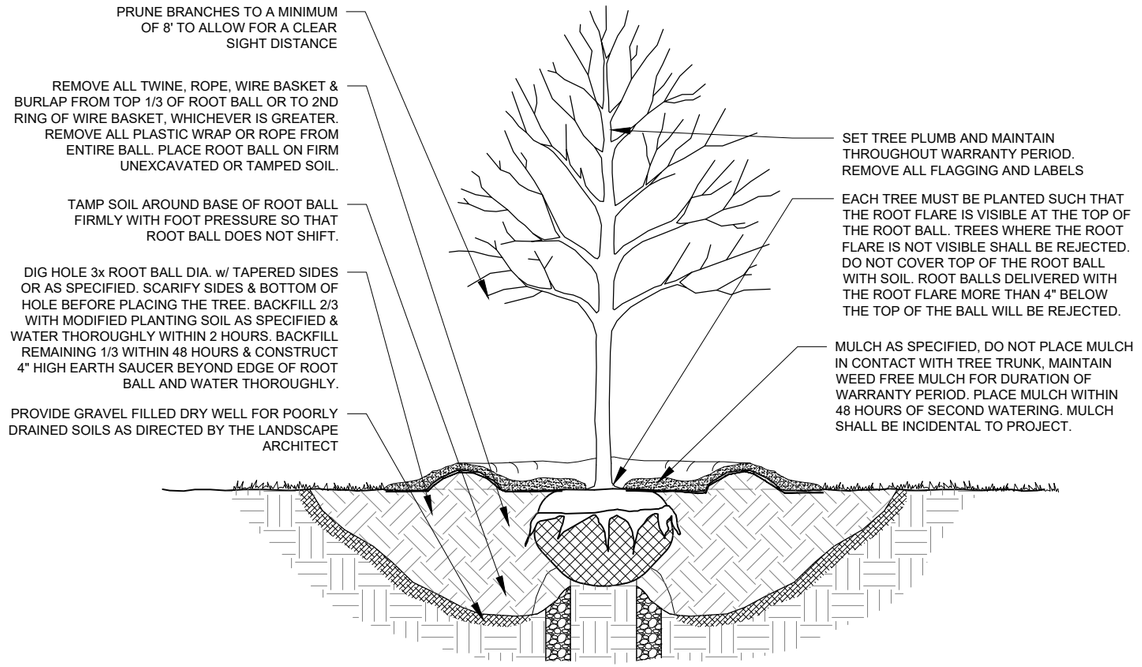
2. STAKE TREES ONLY AS SPECIFIED AT THE DIRECTION OF LANDSCAPE ARCHITECT WRAP TREE TRUNKS AS SPECIFIED. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH IN THE FIELD.

3. SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS.

4. CONTRACTOR IS RESPONSIBLE FOR TESTING PERCOLATION RATES PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT OF ANY POTENTIAL DRAINAGE ISSUES PRIOR TO FINAL PLANTING. INSTALL APPROVED DRAINAGE MATERIALS AS DIRECTED.

5. IF PLANT IS SHIPPED WITH A CONTAINER AROUND THE ROOTBALL, SLICE SIDES OF CONTAINER AND REMOVE COMPLETELY. USE FINGERS OR SMALL HAND TOOLS TO PULL ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY CIRCLING ROOTS.

6. TO IMPROVE TRANSPLANTING SUCCESS THE FOLLOWING VARIETIES SHOULD BE SPRING PLANTED ONLY: PINE, OAK, MAPLE, HONEYLOCUST AND CRABAPPLE.



B TREE PLANTING
NTS

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LANDSCAPE DETAILS

BROWN-WILLBERT VAULT CO. EXPANSION
11.55 SCHEURING ROAD, CITY OF DE PERE

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TOP = 615.40
INV. 18" N = 608.20

STORM CATCH BASIN MANHOLE
TOP = 615.80
INV. 24" S = 608.45
INV. 30" E = 608.19
INV. 24" W = 608.15

TYPE D INLET PROTECTION (TYP.)

SILT FENCE (TYP.)

TRACKING PAD (TYP.)

BARE GROUND 9/1/2020

BARE GROUND 9/1/2020

BARE GROUND 9/1/2020

SEED WITH MULCH OR EROSION MAT 9/15/2020

SCHEURING ROAD

(N89°20'43"E 309.00')
S89°00'16"E 308.68'

(N89°20'43"W 309.00')
N89°01'10"W 308.86'

N00°28'49"E 500.43'
(N1°08'29"W 500.00')

LOT
CSM V. 5, P. 31
194,495 SQ. FT. OR 4.467 ACRES

CONCRETE BLOCK BUILDING #1155

FLOOR ELEV.=618.88
FLOOR ELEV.=618.84
FLOOR ELEV.=618.90

DOWNSPOUT

12' UTILITY EASEMENT PER C.S.M. V. 5, PG. 31

BLACKTOP
CONCRETE
TRANSFORMER
SIGN

6" DECIDUOUS
2" PIPE
1" PIPE
12" DECIDUOUS
24" DECIDUOUS
12" CONIFEROUS
12" CONIFER

615 616 617 618 619 620 621

LEGEND

- EXISTING CONTOUR MINOR (611)
- EXISTING CONTOUR MAJOR (610)
- PROPOSED CONTOUR MINOR (611)
- PROPOSED CONTOUR MAJOR (610)
- SETBACKS
- PROPOSED WOOD FENCE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LAWN
- PROPOSED SWALE DEPRESSION

USLE LEGEND

- OPTION 1
- OPTION 2
- OPTION 3

Alternative	Pre-Erosion Control Device Soil Loss (Tons/Acre)	Post-Erosion Control Device Soil Loss (Tons/Acre)	Compliance With USLE Soil Loss Requirements
1	0.4	0.3	Yes
2	0.5	0.4	Yes
3	**1.0**	**0.5**	**Yes**

DIGGERS HOTLINE
Call 811 3 Work Days Before You Dig
Or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

N

0 20' 40'

Stantec
12075 N. Corporate Parkway, Suite 200

FOR MUNICIPAL APPROVALS, NOT FOR CONSTRUCTION

USLE CALCULATIONS

BROWN-WILLBERT VAULT CO. EXPANSION
1155 SCHEURING ROAD, CITY OF DE PERE

DATE OF ISSUAN
7/31/2020

NO	REVISION

SURVEY CC SURV
DRAWN
DESIGNED
CHECKED
APPROVED
PROJ. NO. 193805856
SHEET NUMBER

Attachment: Site Plan - REVISED 2 PRELIMINARY - 31 Jul 2020 (9925 : Staff recommendation and possible action regarding a site plan for an

Plot Date: 07/31/2020 - 7:09am
Drawing Name: V:\1938\active\193805856\CAD\Dwg\SHEETS\193805856400001.dwg
Xrefs: 193805854_XSNO, 193805855_BORDER, 193805854_XSXT

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**August 24, 2020**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Staff recommendation and possible action regarding a site plan request for a new training center for dogs at 760 Millennium CT (Parcel ED-2313-1).**

ATTACHMENTS:

- 08-24-20 Plan Commission Report - Training Center for Dogs (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 03 Aug 2020 (PDF)

Item 6: **Staff recommendation and possible action regarding a site plan request for a new training center for dogs at 760 Millennium CT (Parcel ED-2313-1).**

SITE MAP

REQUESTED ACTION: Site Plan Approval.

Training Center for Dogs new building with a new 18 stall parking lot.

COMMON DESCRIPTION: 760 Millennium CT, located south and west from the Millennium CT and Enterprise intersection.

PARCEL NUMBERS: ED-2313-1

EXISTING ZONING: I-3 (General Industrial District)

SURROUNDING LAND USES: Industrial businesses (I-3) to the north, south, east, and west.

COMPREHENSIVE PLAN: Industrial Park.

APPLICANT / OWNER:

Thomas Wood
Authorized Representative
1502 Turtle Dove TR
De Pere, WI 54115

City of De Pere
Property Owner
335 S Broadway ST
De Pere, WI 54115

Attachment: 08-24-20 Plan Commission Report - Training Center for Dogs (9926 : Staff recommendation and possible action regarding a site

SITE HISTORY:

The site has been used for agricultural purposes since 1938. The Millenium CT cul-de-sac, and one property, was developed in the 1990's, with additional development occurring in the 2000's.

On May 26, 2020 and June 16, 2020 Plan Commission and Common Council approved changes to Section 14-51 of the Municipal Code to permit "pet grooming, kennels, and pet day care facilities" on I-3 District zoned property, which included the subject parcel.

On June 22, 2020 and July 7, 2020 Plan Commission and Common Council approved a certified survey map that created the city owned parcel.

On August 3, 2020 the petitioner submitted a site plan request for a new 11,991 SF training center for dogs, with an 18 stall parking lot, on the property. The site is designed to have potential future parking areas and fenced in areas, which show in "outline" on the site plan but are not part of the formal review.

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 existing site proposes a new 11,991 SF structure and 18 stall parking lot on a vacant City owned lot. The petitioner is acquiring the land from the City.

The façade materials on the front façade of the building are approvable brick, split face CMU and glass. The material on the sides and rear include brick, split face CMU, metal panel accent stripe, and metal wall panel. There are clerestory windows on the sides. Material colors were not identified in the site plan, but should be included. Also, per Municipal Code, the use of metal panels on the side and rear requires Plan Commission approval.

One new two-way drive will connect to Millenium CT. The parking lot is designed with the potential to add a second drive, which is not part of this site plan review.

There is not a proposed planting area on the front side of the building, facing the street. It is recommended that a minimum 5' planting area, with landscaping, is placed between the north side of the building and the parking area. Landscaping is already proposed between the parking lot and the street (3-5 trees) and along the west side of the building. The requirement for 7 trees on the site has been met with 7 trees in addition to 12 arborvitae.

The site proposes one monument sign near the street and one wall mounted sign on the side of the building. The location and size for each sign must meet the criteria of Municipal Code 98 (Sign Ordinance). The location and setback for each sign may need to be adjusted. Separate sign permits must be obtained for each sign through the City's Inspection Division.

Attachment: 08-24-20 Plan Commission Report - Training Center for Dogs (9926 : Staff recommendation and possible action regarding a site

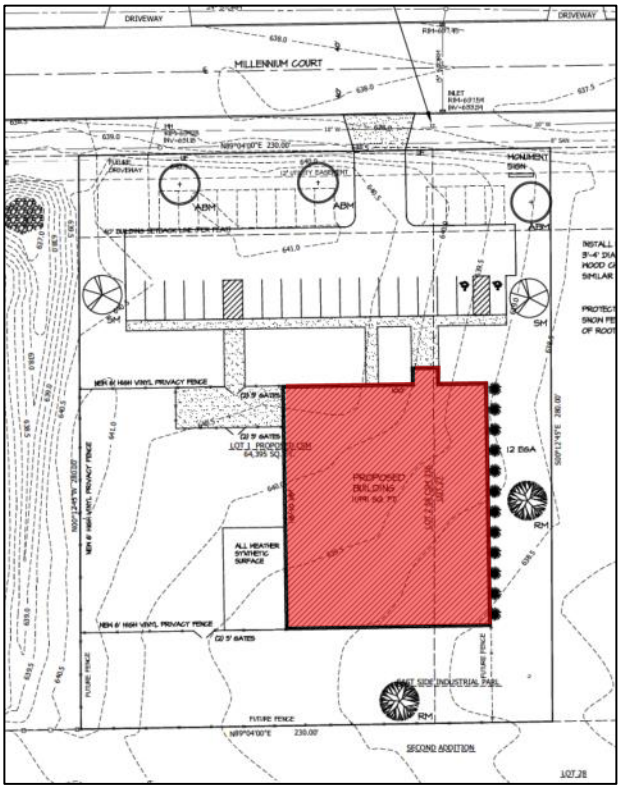
The site plan complies with the following massing and setback requirements set by the I-3 District (Municipal Code Section 14-49):

- Land Use: Vacant – Proposed training center for dogs (permitted)
- Lot Size: 1.5 acres (No minimum acreage required)
- Front Yard Setback – north: ~114' (25' required)
- Interior Side Yard Setback – east/west: ~31'/100' (25' required)
- Rear Yard Setback – south: ~45' (25' required)
- FAR: 0.2 (3.0 or less required)
- Building Height: 18' (Determined by Plan Commission)
- Landscaping: 7 trees and 12 arborvitae (7 trees required)

Parking requirements include four stalls for each professional staff and one stall for each employee. There are three proposed professional staff. The below chart identifies the required stalls and the proposed stalls:

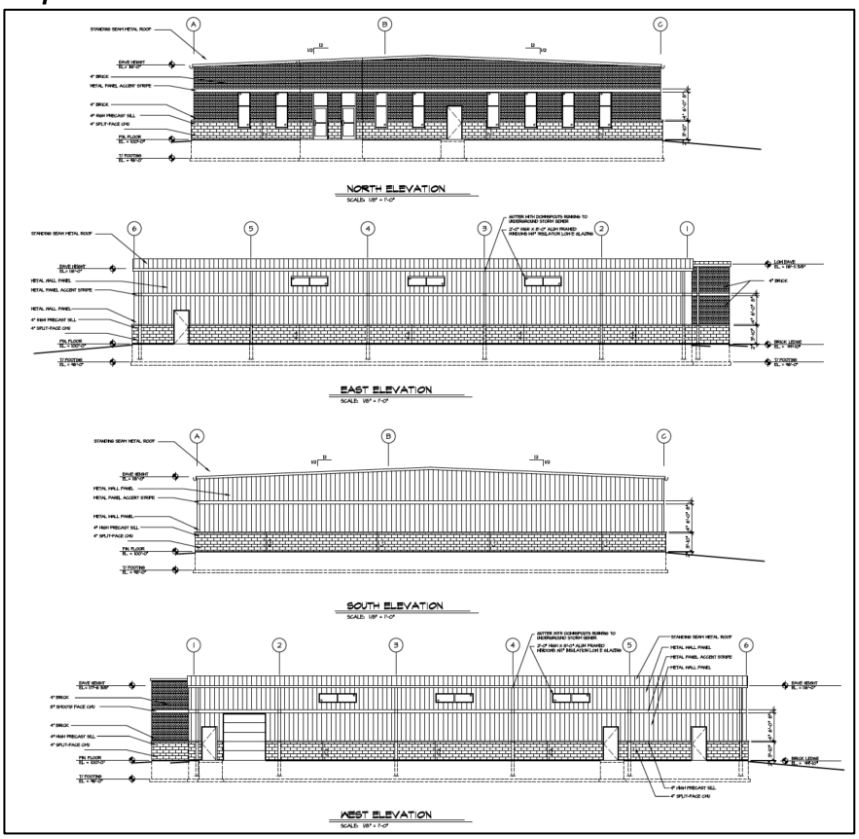
LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Professional Staff	-	18	12	Yes
Employees	-	0	0	Yes
TOTAL	**-**	**18**	**12**	**YES**

Proposed site plan with landscaping.



Attachment: 08-24-20 Plan Commission Report - Training Center for Dogs (9926 : Staff recommendation and possible action regarding a site

Proposed exterior elevations.



STAFF COMMENTS:

Engineering:

1. The driveway needs a 5-foot wide sidewalk section located 1/2 foot off of the property line.
2. The parking lot needs back-out area for far western parking stalls.
3. Verify on the site plan that the sidewalk and path leading up to the dumpster enclosure area are going to be 8-inch concrete.
4. Provide lighting plan.
5. Provide water meter size. Meters greater than 1-inch may take a month to order.
6. Add the property address in the Title Block.
7. Additional comments may be provided pertaining to storm water drainage (both quantity and quality).

Fire: None.

Health: None.

Forestry: None.

Planning:

1. The review does not include any review for items identified as 'future' on the site plan, including future fence, future driveway and future parking.
2. The use of metal siding requires Plan Commission approval. The side facades include brick, CMU, metal panel accent stripe and metal wall panel. The sides also have glass but the rear does not.
3. The entire west side of the building is enclosed with a 6' high vinyl privacy fence. Provide a scaled elevation for the fence, with color and material

Attachment: 08-24-20 Plan Commission Report - Training Center for Dogs (9926 : Staff recommendation and possible action regarding a site

identified.

4. One monument sign and one wall sign are identified for the project. Provide samples of each sign design, along with size and placement criteria according to Sign Ordinance Chapter 98 (e.g. -- monument sign setback is 15' and wall sign on front of building). Plan Commission reviews general signage locations, however a separate sign permit(s) approval must be obtained from Inspection for each sign.
5. The landscaping design should incorporate a landscaping bed along the length of the front façade of the building, minimum 5' wide.

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 a new training center for dogs at 760 Millennium CT, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Attachment: 08-24-20 Plan Commission Report - Training Center for Dogs (9926 : Staff recommendation and possible action regarding a site

Print Form

CITY OF DE PERE
RECEIVED
AUG - 3 2020
PLANNING DEPT.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

Fee: $ 305.00
Receipt #: 154534
Date: 8-03-20

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)	Authorized Representative	Title	
Thomas Wood		Owner	
Mailing Address	City	State	ZIP Code
1502 Turtle Dove Trail	De Pere	WI	54115
Email Address	Phone Number (Incl. area code)	Fax Number (Incl. area code)	
twood1127@gmail.com	920-468-7320		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (Incl. area code)	Fax Number (Incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
Millennium Court	ED-2313-1

SECTION 4: Project Information

Existing Zoning:	I-3, General Industrial		
Present Use of Parcel:	Vacant		
Proposed Use of Parcel:	Training Center for dogs		
Estimated Start Date:	September 14, 2020	Estimated Completion Date:	July 31, 2021

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)	Title	Phone Number
Thomas Wood	Owner	920-468-7320
Signature of Applicant: Thomas M. Wood		Date Signed: 8/3/2020

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9926 : Staff recommendation and possible action regarding a site plan request for a new training center for)

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new

SOIL LOSS & SEDIMENT DISCHARGE NARRATIVE

THOMAS WOOD – CITY OF DEPERE

Soil Type: Oshkosh silt loam

The site slopes from the northwest to the southeast.

Existing slopes were reviewed and the steepest slope is 2.27%. Proposed slopes were reviewed and the steepest slope is 2.78%. The project will be from September, 2020 to September, 2021.

The calculation tool used inlet protection as the sediment control practice and used the steepest run. The sediment discharge is less than 5 tons/acre/year.

Erosion matting will be utilized at slopes steeper than 5:1.

A tracking pad will be installed at the exit of the site. Silt fence will be installed at the toe of slopes.

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Official Version 1.0 (05-15-2015)

WISCONSIN DEPT. OF NATURAL RESOURCES

YEAR 1

Developer: Tom Wood

Project: Training Center

Date: 7/29/2020

County: Brown

Version

Activity	Begin Date	End Date	Period % R	Annual R Factor	Sub Soil Texture	Soil Erodibility K Factor	Slope (%)	Slope Length (feet)	LS Factor	Land Cover C Factor	Soil loss A (tons/acre)	Sediment Control Practice	Sedime Dischar (tons/ac
Bare Ground	9/14/2020	10/14/2020	7.0%	100	Silt Loam	0.43	2.3%	44	0.17	1.00	0.5	Inlet Protection	0.3
Bare Ground	10/14/2020	7/14/2021	58.0%	100	Silt Loam	0.43	2.8%	18	0.16	1.00	4.0	Inlet Protection	2.4
Seed with Mulch or Er	7/14/2021	9/14/2021	35.0%	100	Silt Loam	0.43	2.8%	18	0.16	0.10	0.2	Inlet Protection	0.0
End	9/14/2021		-----	-----	-------	-----	2.8%	18	0.16	-------	-----		0.0
		-----	-----	-----	-------	-----	2.8%	0	-----	-----	-----		0.0
		-----	-----	-----	-------	-----	0.0%	0	-----	-----	-----		0.0
										TOTAL	4.7	TOTAL	2.7
										#VALUE!		% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSIC DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO ME SEDIMENT DISCHARGE REQUIREMENTS.

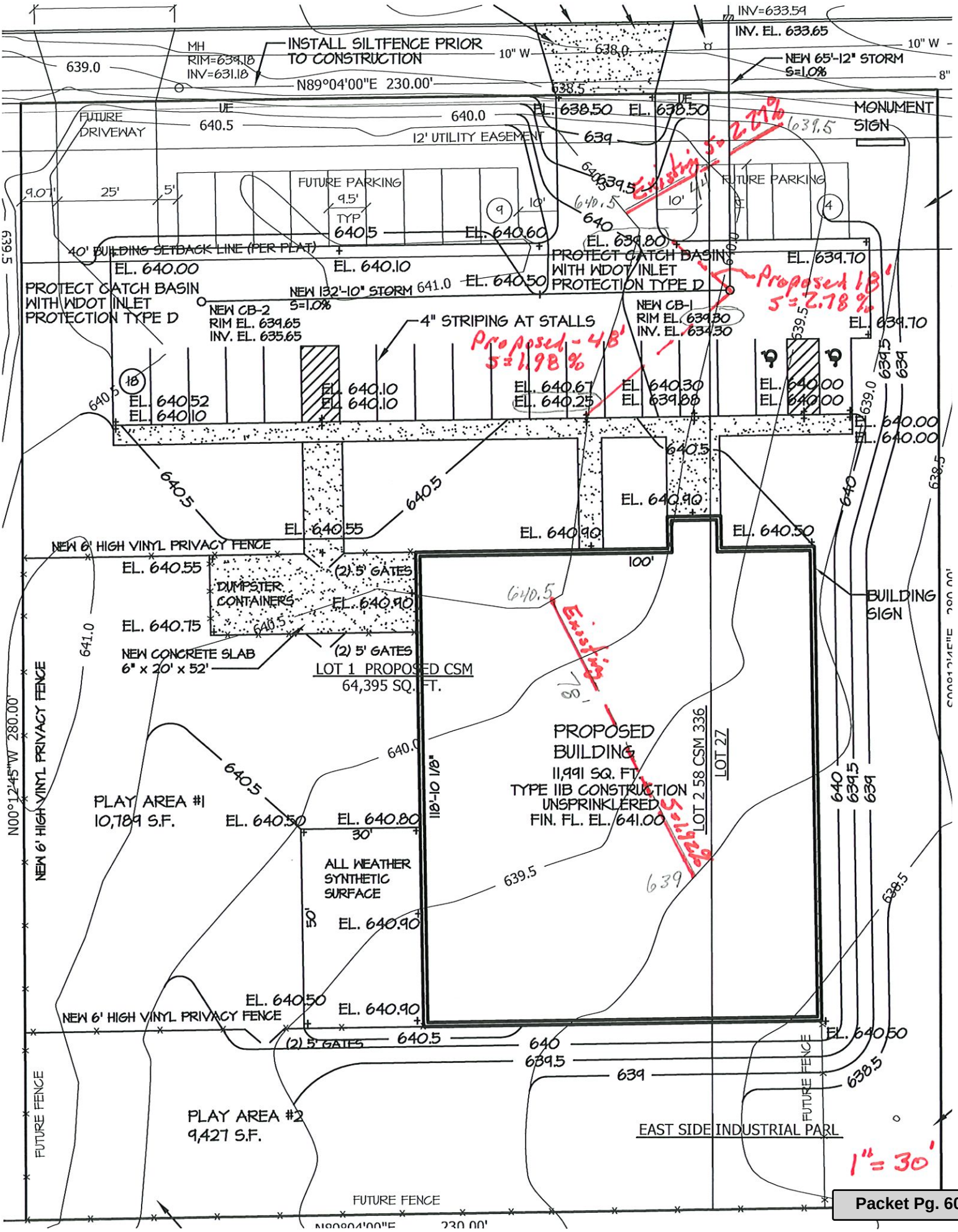
Recommended Permanent Seeding Dates:

4/15-6/1 Thaw-6/30	and	8/1-8/21	Turf, introduced grasses and legumes Native Grasses, forbs, and legumes

Designed By:	Calvin Tollefson
Date	7/29/2020

M:\Miscellaneous Projects\Sit & Stay\Training Center - 7692\PROJECT CALCULATIONS\TOM WOOD SoilLossSedimentDischargeCalculationTool

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action



Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
OnB	Oshkosh silt loam, 2 to 6 percent slopes	C	1.4	100.0%
Totals for Area of Interest			**1.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

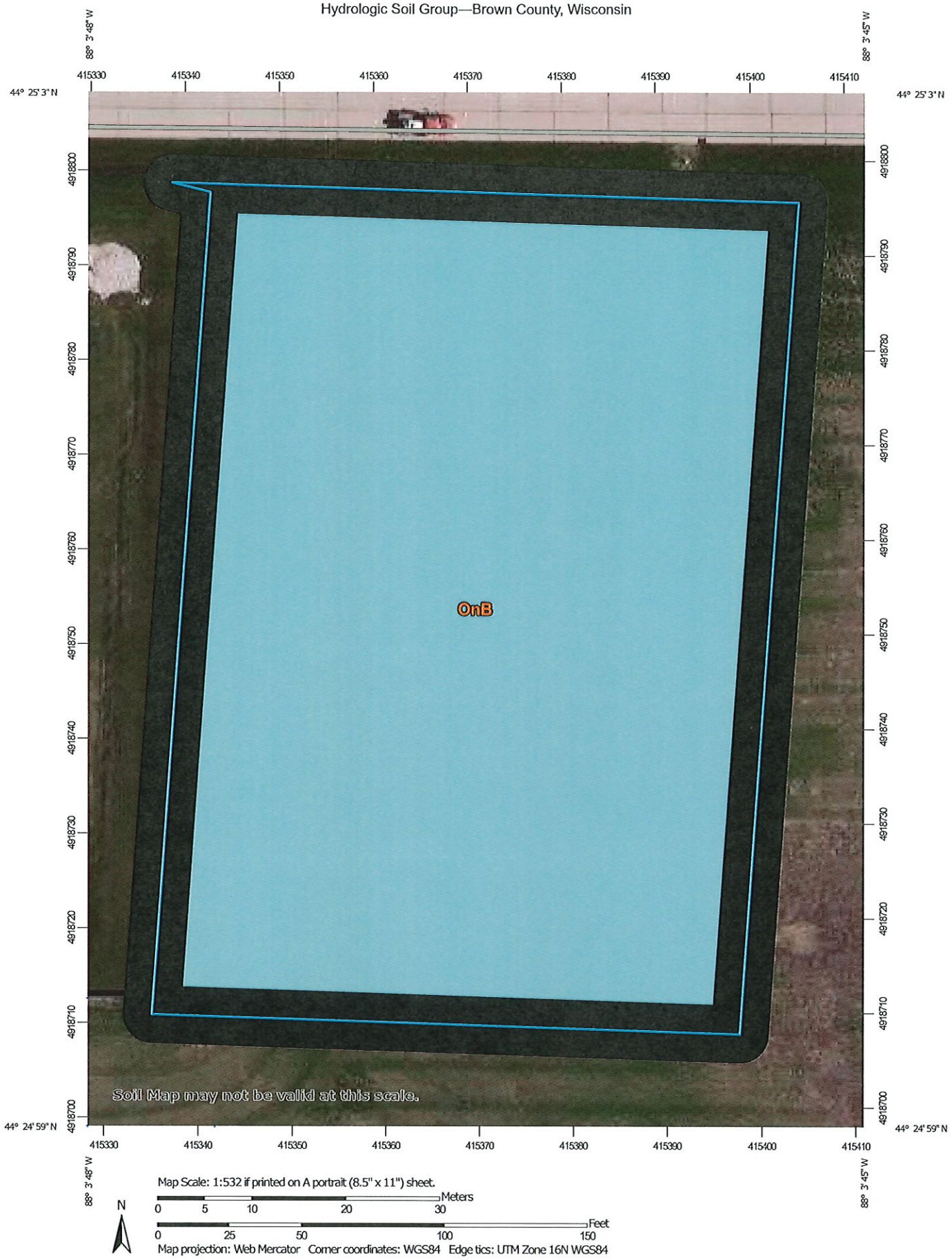
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new



Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 7-27-20 SUBJECT Tom Wood SHEET NO. 1 OF 2
CK. ____ DATE ____ Training Center - De Pere JOB NO. ____

STORM SEWER DESIGN

Use Attached Tables 82.36-1, 82.36-2, 82.36-3, 82.36-4

CB-2 to CB-1

Roof Area = 5942 Sq. Ft.
Paved Area = 9620 Sq. Ft.
Grass Area = 2830 + 1650 = 4480 Sq. Ft.

$$GPM = \frac{5942}{26} + \frac{9620}{32.5} + \frac{4480}{104} = 568$$

Table 82.36-4

	1%
8"	500
10"	950

Use 10" Pipe

CB-1 to Ex. Inlet

Roof Area = 11991 Sq. Ft.
Paved Area = 4775 Sq. Ft. + 9620 = 14395 Sq Ft.
Grass Area = 465 + 790 = 1255 Sq. Ft. + 4480 = 5735 Sq. Ft.

$$GPM = \frac{11991}{26} + \frac{14395}{32.5} + \frac{5735}{104} = 959$$

Table 82.36-4

	1%
10"	950
12"	1580

Use 12" Pipe

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new

HARRIS & ASSOCIATES, INC. 2718 N. MEADE STREET, APPLETON, WISCONSIN 54911
ENGINEERS & SURVEYORS (920) 733-8377, FAX (920) 733-4731

BY CLT DATE 7-28-20 SUBJECT Tom Wood SHEET NO. 2 OF 2
CK. ____ DATE ____ Training Center - De Pere JOB NO. ____

Storm for East side Downspouts

Roof Area = 6049 Sq.Ft.

Table 82.36-1

	0.5%	1%	
6"	4160	5980	Use 8" pipe
8"	9320	13000	

Storm for West side Downspouts

Roof Area = 5942 Sq.Ft.

Table 82.36-1

	0.5%	1%	
6"	4160	5980	Use 6" pipe

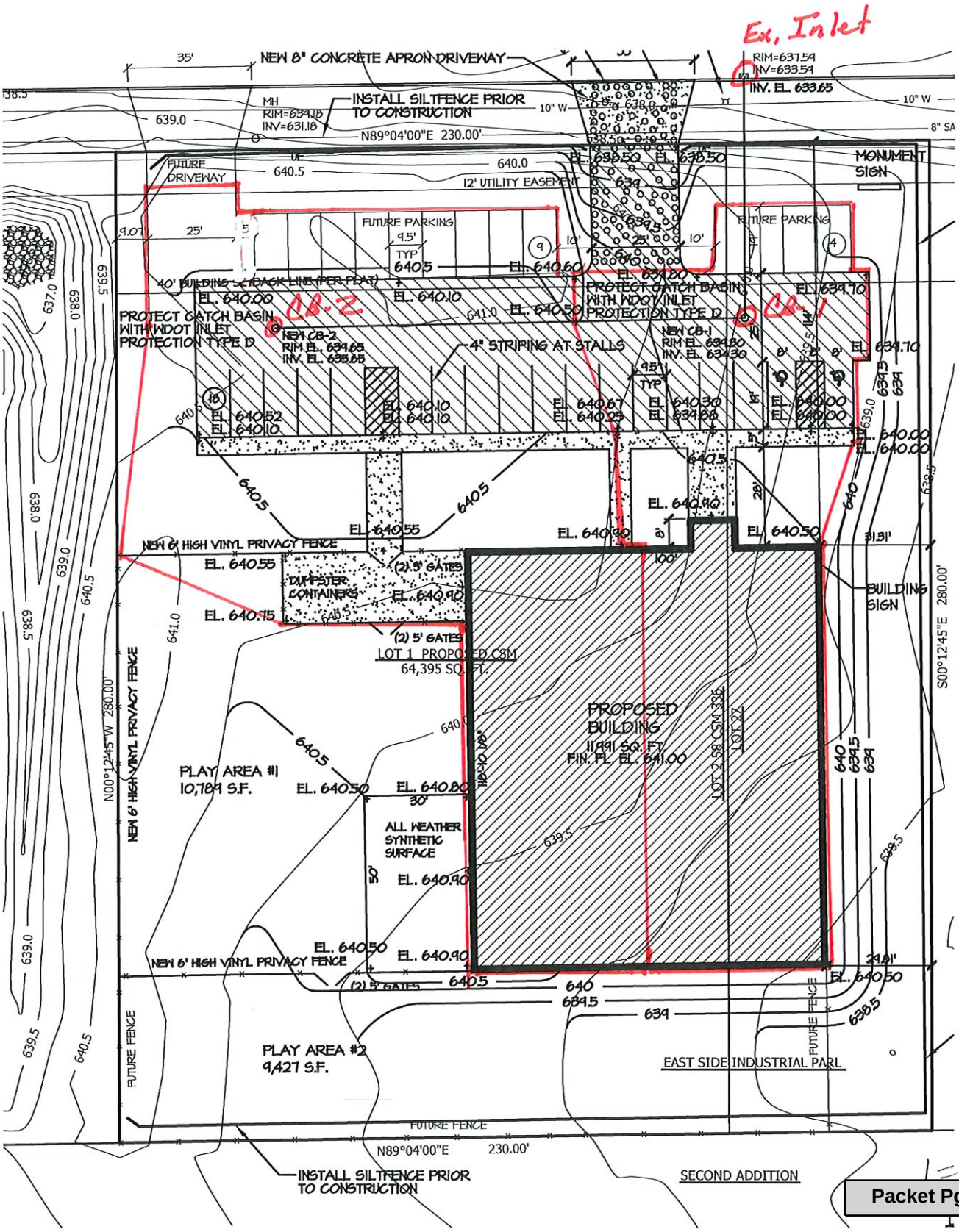
Storm for Vestibule Downspout

Roof Area = 107 Sq.Ft.

Table 82.36-1

	0.5%	1%	
4"	1300	1950	Use 4" pipe

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new



Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new

(7) PROHIBITED USE OF CLEANOUT OPENINGS. Cleanout openings shall not be used for the installation of fixtures or floor drains, except where another cleanout of equal access and capacity is provided.

(8) MANHOLES. (a) *Diameter.* The minimum diameter of manholes shall be 42 inches. A manhole shall have a minimum access opening of 24 inches.

(b) *Materials.* Manholes shall be constructed of approved materials in accordance with ch. ILHR 84 and in accordance with the design provisions of s. NR 110.13.

Note 1: The provisions of NR 110.13 regarding the manhole's flow channel, watertightness, and drop pipe indicate the following specifications:

- The flow channel through manholes shall be made to conform to the shape and slope of the sewer. See Appendix for further explanatory material.

- Solid watertight manhole covers are to be used wherever the manhole tops may be flooded by street runoff or high water. Where groundwater conditions are unfavorable, manholes of brick or block shall be waterproofed on the exterior with plastic coatings supplemented by a bituminous waterproof coating or other approved coatings. Inlet and outlet pipes are to be joined to the manhole with a gasketed flexible watertight connection or any watertight connection arrangement that allows differential settlement of the pipe and manhole wall to take place.

- An outside drop pipe is to be provided for a sewer entering a manhole where the invert elevation of the entering sewer is 2 feet or more above the spring line of the outgoing sewer. The entire drop connection shall be encased in the concrete. Inside drop connection may be approved on a case-by-case basis.

Note: See Appendix for further explanatory material.

History: Cr. Register, February, 1985, No. 350, eff. 3-1-85; am. (3) (i), r. and recr. (3) (j), Register, May, 1988, No. 389, eff. 6-1-88; am. (5) (a) 2. a., Register, August, 1991, No. 428, eff. 9-1-91; r. and recr. (3) (j) and (5) (a) 2. c., Register, February, 1994, No. 458, eff. 3-1-94.

ILHR 82.36 Storm and clear water drain systems. (1) SCOPE. The provisions of this section set forth the requirements for the design and installation of storm and clear water drain systems including storm building drains and sewers.

(2) MATERIALS. All storm and clear water drain systems shall be constructed of approved materials in accordance with ch. ILHR 84.

(3) DISPOSAL. (a) *Storm sewer.* Storm water, surface water, groundwater and clear water wastes shall be discharged to a storm sewer system or a combined sanitary-storm sewer system where available. Combined public sanitary-storm sewer systems shall be approved by the department of natural resources. Combined private sanitary-storm sewer systems shall be approved by the department.

(b) *Other disposal methods.* 1. Where no storm sewer system or combined sanitary-storm sewer system is available or adequate to receive the anticipated load, the final disposal of the storm water, surface water, groundwater or clear water wastes shall be discharged in accordance with local governmental requirements. If the final disposal of such waters or wastes is by means of subsurface discharge, documentation shall be submitted to this department to determine whether the method of disposal is acceptable.

2. Where approved by the local governmental authority, storm water, surface water, groundwater and clear water wastes of the properties of one- and 2-family dwellings may be discharged onto flat areas, such as streets or lawns, so long as the water flows away from the buildings and does not create a nuisance.

3. a. The clear water wastes from a drinking fountain, water heater relief valve, storage tank relief valve or water softener shall be discharged to either a sanitary drain system or a storm drain system.

b. The clear water wastes from equipment other than those listed in subpar. a. may be discharged to a sanitary drain system if not more than 20 gallons of clear water wastes per day per building are discharged.

(c) *Segregation of wastes.* 1. a. Except as provided in subpar. b., where a sanitary sewer system and a storm sewer system are available the drain piping for storm water or clear water wastes may not connect to any part of the sanitary drain system.

b. Where a combined sanitary-storm sewer system is available storm water wastes, clear water wastes and sanitary wastes may not be combined until discharging to the building sewer.

2. Storm water wastes and clear water wastes shall not be combined until discharging into the storm building drain.

(4) LOAD ON DRAIN PIPING. (a) *Storm water drainage.* The load factor on storm water drain piping shall be computed in terms of gallons per minute or on the square footage of the horizontal projection of roofs, paved areas, yards and other tributary areas.

(b) *Continuous flow devices.* Where there is a continuous or semicontinuous discharge into the storm building drain or storm building sewer, as from a pump, air conditioning unit, or similar device, each gallon per minute of such discharge shall be computed as being equivalent to 26 square feet of roof area.

(5) SELECTING SIZE OF STORM AND CLEAR WATER DRAIN PIPING. (a) *Horizontal storm water drain piping.* The pipe size for horizontal drain piping for storm water shall be determined from Tables 82.36-1 to 82.36-4.

Table 82.36-1

MINIMUM SIZE OF STORM WATER HORIZONTAL DRAIN PIPING SERVING ROOF AREAS

Pipe Diameters (In Inches)	Maximum Roof Areas (In square feet) Pitch of Piping Per Foot			
	1/16 Inch (0.5%)	1/8 Inch (1%)	1/4 Inch (2%)	1/2 Inch (4%)
3	650	910	1,300	1,820
4	1,300	1,950	2,990	3,770
5	2,470	3,640	5,070	7,020
6	4,160	5,980	8,320	11,700
8	9,320	13,000	18,200	26,000
10	17,680	24,700	33,800	50,440
12	27,300	41,080	57,200	81,900
15	52,000	72,800	105,300	146,640
18	85,800	121,550	174,200	247,000
21	156,520	179,660	256,880	374,400
24	187,200	261,560	382,200	546,000

Note: Divide square footage by 26 to obtain flow in gpm.

6.c
Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new
Packet Pg. 66

Table 82.36-2

MINIMUM SIZE OF STORM WATER HORIZONTAL DRAIN PIPING
PAVED OR GRAVELED GROUND SURFACE AREAS

Pipe Diameters (in inches)	Maximum Surface Areas (in square feet) Pitch of Piping Per Foot			
	1/16 inch 0.5%	1/8 inch 1%	1/4 inch 2%	1/2 inch 4%
3	810	1,140	1,625	2,270
4	1,625	2,430	3,740	4,720
5	3,090	4,550	6,350	8,760
6	5,200	7,470	10,400	14,600
8	11,650	16,250	22,750	32,600
10	22,100	30,850	44,250	63,000
12	34,150	52,300	71,500	102,200
15	65,000	91,000	131,500	183,000
18	107,000	152,000	210,800	321,000
21	195,000	224,000	321,000	468,000
24	234,000	336,000	478,000	682,000

Note: Divide square footage by 32.5 to obtain flow in gpm.

Table 82.36-3

MINIMUM SIZE OF STORM WATER HORIZONTAL DRAIN PIPING
SERVING LAWNS, PARKS AND SIMILAR LAND SURFACES

Pipe Diameters (in inches)	Maximum Surface Areas (in square feet) Pitch of Piping Per Foot			
	1/16 inch	1/8 inch	1/4 inch	1/2 inch
3	2,600	3,640	5,200	7,280
4	5,200	7,800	11,960	15,080
5	9,880	13,560	20,280	28,080
6	16,640	23,920	33,280	46,800
8	37,280	52,000	72,800	112,000
10	69,720	98,800	135,200	201,760
12	109,200	164,320	228,800	327,600
15	208,000	291,200	421,200	586,560
18	343,200	490,200	596,800	988,000
21	626,080	718,640	1,027,520	1,497,600
24	748,800	1,046,240	1,528,800	2,184,000

Note: Divide square footage by 104 to obtain flow in gpm.

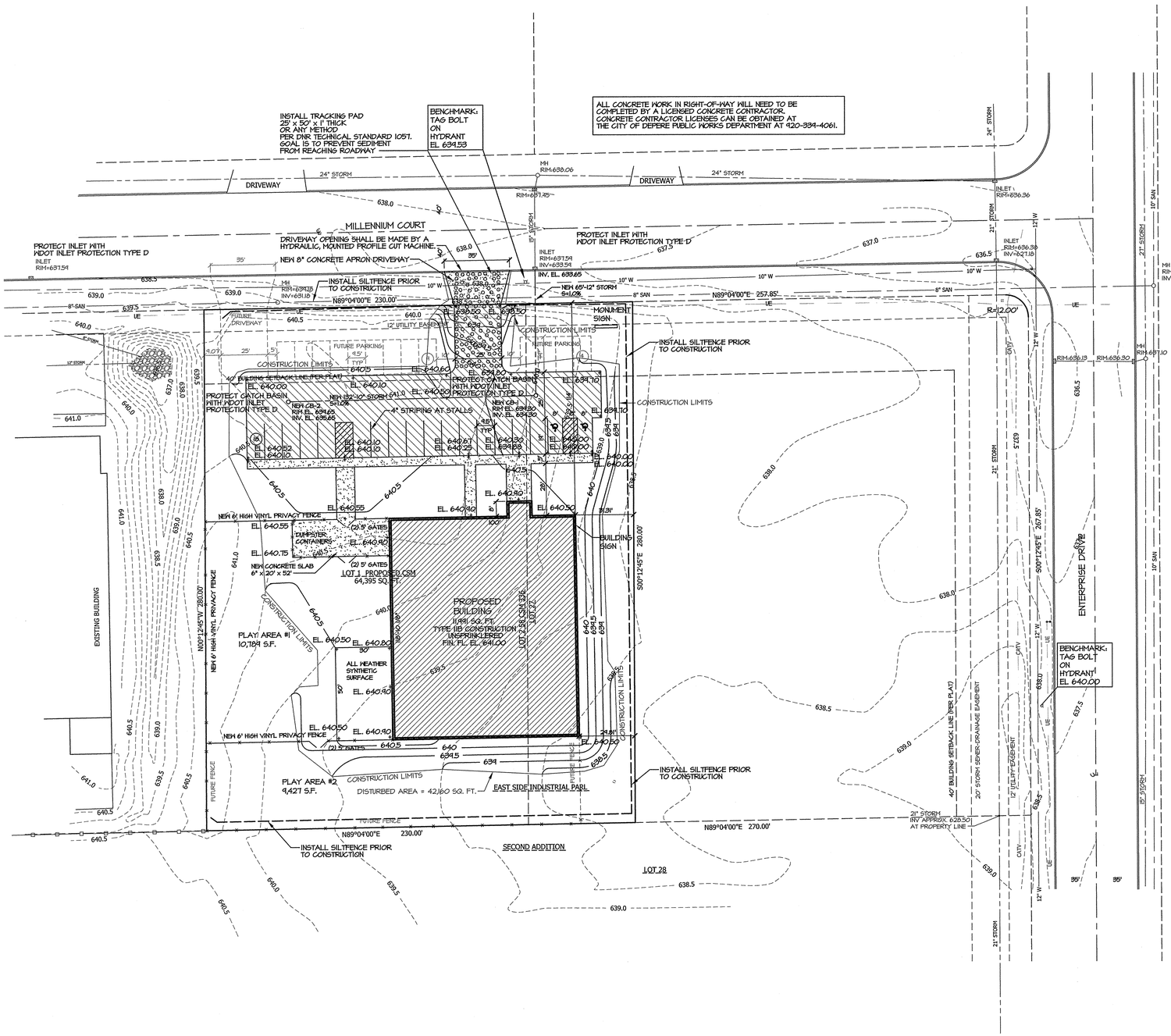
Table 82.36-4

MAXIMUM CAPACITY OF STORM WATER
HORIZONTAL DRAIN PIPING FLOWING FULL

Pipe Diameters (in inches)	Maximum Capacities in Gallons Per Minute Pitch of Piping Per Foot			
	1/16 inch 0.5%	1/8 inch 1.0%	1/4 inch	1/2 inch
3	25	35	50	70
4	50	75	115	145
5	97	140	195	270
6	160	230	320	450
8	355	500	700	1,000
10	680	950	1,300	1,940
12	1,050	1,580	2,200	3,150
15	2,000	2,800	4,050	5,640
18	3,300	4,675	6,700	9,500
21	6,020	6,910	9,880	14,400
24	7,200	10,060	14,700	21,000

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new

Packet Pg. 67



LEGEND

- MH = MANHOLE
- = LIGHT POLE
- = FIRE HYDRANT
- = WATER VALVE
- = INLET
- = TELEPHONE PEDESTAL/TRANSFORMER
- 000.00 = EXISTING SPOT ELEVATION
- + EL. 000.00 = PROPOSED SPOT ELEVATION
- 000 = EXISTING CONTOURS
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- UT = UNDERGROUND TELEPHONE LINE
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- W = WATER MAIN
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- ST = STORM SEWER
- SAN = SANITARY SEWER
- = SILT FENCE
- = LIMITS OF PROPOSED BITUMINOUS PAVEMENT
- = LIMITS OF PROPOSED CONCRETE PAVEMENT
- = LIMITS OF PROPOSED GRAVEL PAVEMENT

OWNER
TOM WOOD
1502 TURTLE DOVE TRAIL
DEPERE, WI 54115
(920) 468-7320

PLAN PREPARER
HARRIS & ASSOCIATES, INC.
2718 N. MEADE STREET
APPLETON, WI 54911
(920) 733-8377

ZONING: I-3, GENERAL INDUSTRIAL DISTRICT

BUILDING SETBACKS
AS REQUIRED BY PLAN COMMISSION

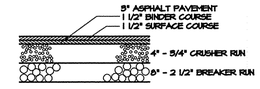
BUILDING DENSITY
MAXIMUM FLOOR AREA RATIO - NOT TO EXCEED 3.0

SITE STATISTICS
TOTAL AREA = 64,395 SQ. FT.
ROOF AREA = 11,491 SQ. FT. = 18.6%
TOTAL IMPERVIOUS AREA = 25,401 SQ. FT. = 39.5%
OPEN SPACE = 44,314 SQ. FT. = 60.5%

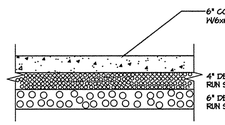
NO OUTDOOR STORAGE AREA.

PARKING REQUIREMENTS
KENNEL: FOUR (4) SPACES FOR EACH TRAINED PERSONNEL.
TRAINED PERSONNEL: 3
SPACES REQUIRED: 3 x 4 = 12 SPACES

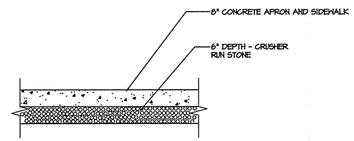
18 PARKING SPACES SHOWN



TYPICAL PAVEMENT SECTION
N.T.S.



TYP. CONCRETE SLAB SECTION
NOT TO SCALE



TYP. DRIVEWAY APPROACH SECTION
NOT TO SCALE

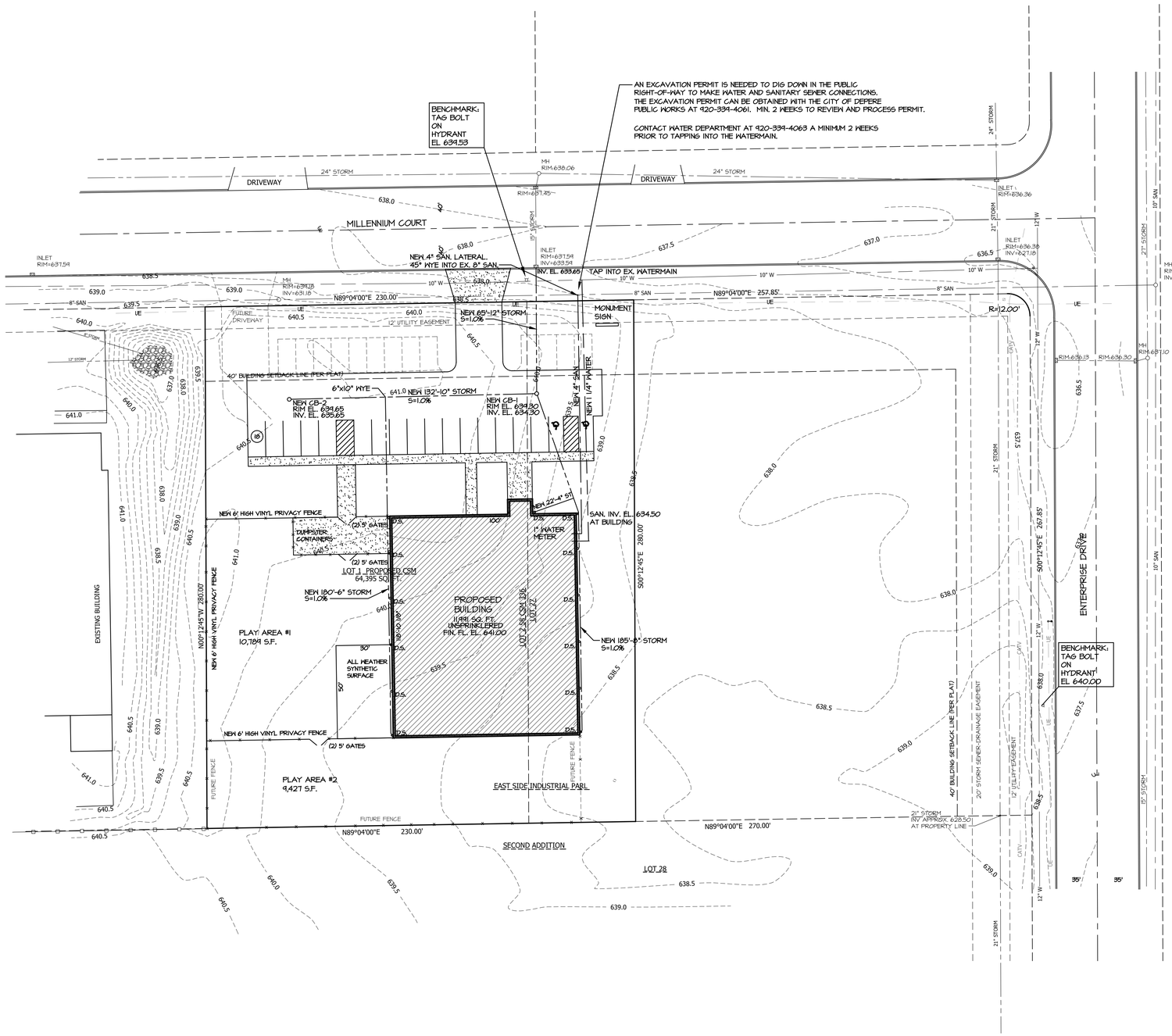
HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

DATE	BY	REV. NO.	DESCRIPTION	DATE	BY
-	-	-	-		

PROJECT: THOMAS WOOD TRAINING CENTER
LOCATION: MILLENNIUM COURT DEPERE, WI
DESCRIPTION: SITE/ EROSION CONTROL PLAN

DRAWN BY: CLT
CHECKED BY:
DATE: 07-29-20
SHEET: C2.0
PROJECT-NUMBER: 7692

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new training center for)



N

SCALE: 1" = 30'

LEGEND

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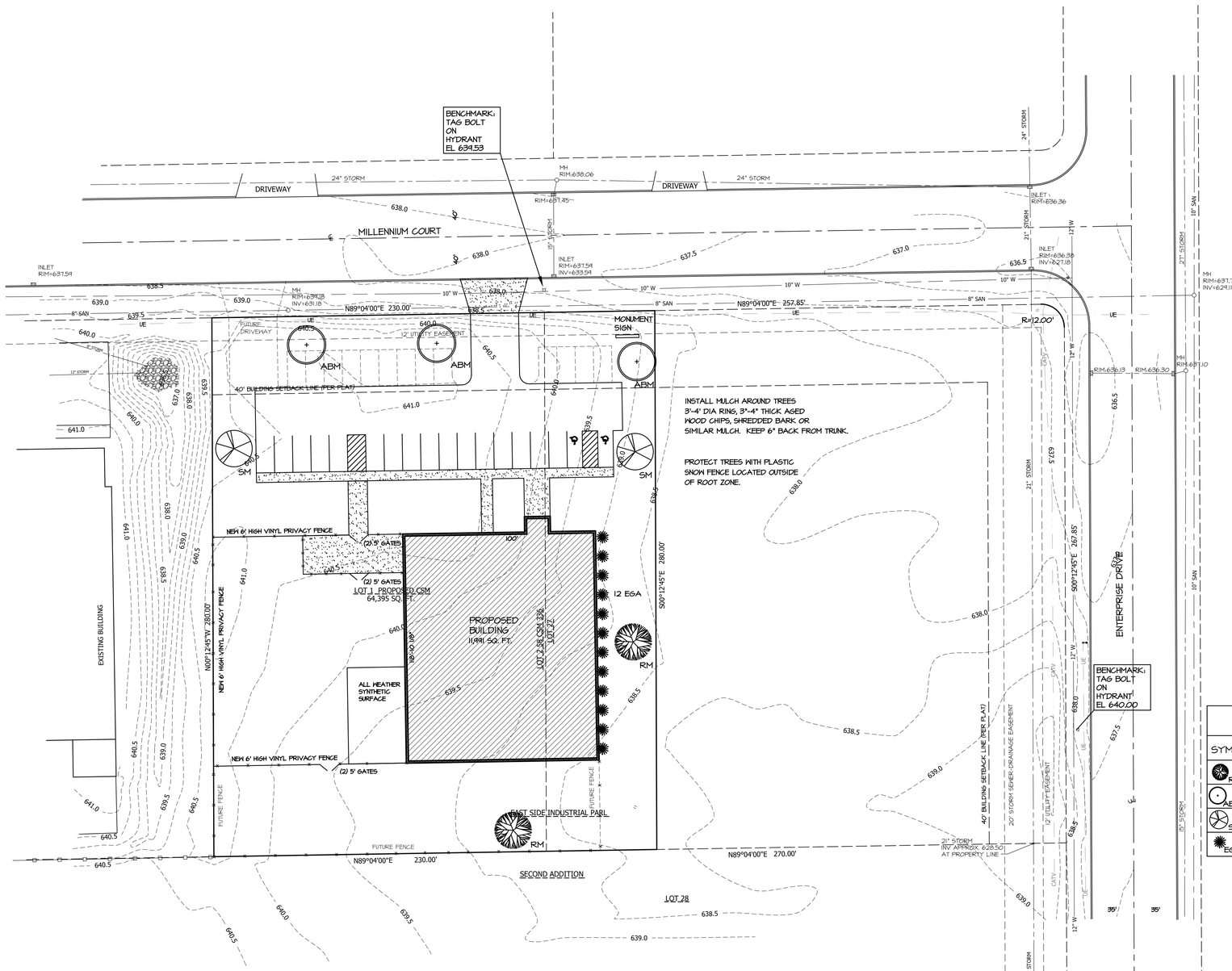
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

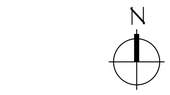
REV. NO.	DESCRIPTION	DATE	BY
	-	-	-

PROJECT: THOMAS WOOD TRAINING CENTER
LOCATION: MILLENNIUM COURT DEPERE, WI
DESCRIPTION: UTILITY PLAN

DRAWN BY: CLT
CHECKED BY:
DATE: 07-29-20
SHEET C3.0
PROJECT-NUMBER 7692

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new training center for)





SCALE: 1" = 30'

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- = LIMITS OF PROPOSED GRAVEL PAVEMENT

ZONING: I-3, GENERAL INDUSTRIAL DISTRICT

LANDSCAPE REQUIREMENTS

ONE (1) TREE PER 10,000 SQUARE FEET OF LOT AREA OR FRACTION THEREOF.
LOT AREA = 72,491 SQ. FT.
TREES REQUIRED: 64345/10000 = 6.4 TREES
TREES SHOWN: 7 TREES

SEE SHEET C4.1 FOR LANDSCAPE DETAILS

MAINTENANCE:

MAPLES: WATER AS NEEDED. REMOVE DEAD OR DYING LIMBS IN THE WINTER.

ARBORVITAE: FIRST YEAR WATER TO KEEP SOIL MOIST. AFTER 1 YEAR WATER AS NEEDED.

REMOVE AND REPLACE DEAD PLANTS.

LANDSCAPE TREE/ SHRUB SCHEDULE

SYM.	COMMON NAME	LATIN NAME	QTY.	COND.	SIZE	REMARKS
RM	RED MAPLE "RED SUNSET"	ACER RUBRUN	2	B&B	1 1/2"	ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK"
ABM	MAPLE "AUTUMN BLAZE"	ACER FREEMANII	3	B&B	1 1/2"	
SM	SILVER MAPLE "SILVER QUEEN"	ACER SACCHARINUM	2	B&B	1 1/2"	
EGA	AMERICAN ARBORVITAE "EMERALD GREEN"	THUJA OCCIDENTALIS	12	B&B	5'	

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REV. NO.	DESCRIPTION	DATE	BY
	-	-	-

PROJECT: THOMAS WOOD TRAINING CENTER
LOCATION: MILLENNIUM COURT DEPERE, WI
DESCRIPTION: LANDSCAPE PLAN

DRAWN BY: CLT
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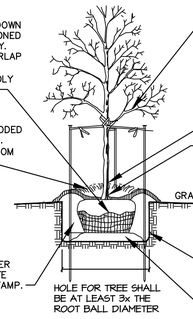
REMOVE TRANSIT GUARD

REMOVE WIRE BASKETS:
OR CUT TOP AND FOLD DOWN IN THE PIT AFTER POSITIONED AND BACKFILLED HALFWAY. CUT AND FOLD DOWN BURLAP FROM UPPER ⅓ OF BALL. CUT AND REMOVE ALL POLY TIES.

2–4" OF WOODY MULCH:
AGED WOOD CHIPS, SHREDDED BARK, OR SIMILAR MULCH. KEEP MULCH 6" BACK FROM TRUNK.

BACKFILL:
USE EXISTING SOIL. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.



BRANCHING:
LOW BRANCHES ARE TEMPORARY, BUT HELP PROMOTE STRONG TRUNKS. REMOVE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT PLANTING TIME.

BUD GRAFT

ROOT COLLAR SHALL BE LEVEL OR UP TO 1–2" ABOVE FINISHED GRADE.

REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED.

GRADE

BREAKDOWN SIDES OF THE HOLE WHEN BACKFILLING.

HOLE FOR TREE SHALL BE AT LEAST 3x THE ROOT BALL DIAMETER

SOIL UNDER BALL UNDISTURBED TO SUPPORT ROOT BALL AND REDUCE SETTLING

STAKE ONLY IF YOU HAVE TO. USE 2-3" WIDE WEBBING STRAPS AND SECURE TO STAKES WITH HEAVY GAUGE WIRE. THE WIRE SHOULD BE ABLE TO STICK STRAIGHT OUT FROM THE STAKE AND HOLD THE WEBBING STRAP UP, PREVENTING IT FROM SLIDING DOWN THE TREE. DO NOT STAKE TIGHTLY - TREES GAIN STRENGTH FROM MOVEMENT. REMOVE ALL STAKES AFTER ONE YEAR.

USE OF TREE WRAP IS NOT RECOMMENDED, AS IT CAUSES A NUMBER OF PROBLEMS FOR THE TREE.

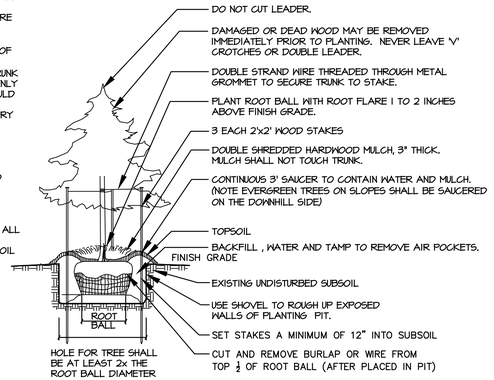
TREE PLANTING DETAIL
N.T.S.

EVERGREEN TREE STAKING AND PLANTING NOTES:

1. STAKING - ONLY EVERGREEN TREES THAT ARE UNABLE TO REMAIN UPRIGHT AFTER PLANTING SHALL BE STAKED. EVERGREEN TREES WILL BECOME STRONGER FASTER WHEN THE TOP ⅔ OF THE EVERGREEN TREE IS FREE TO SWAY. TIE WEBBED STRAPPING TO THE TREE ⅔ UP THE TRUNK AND WIRE TO THREE STAKES POSITIONED EVENLY AROUND THE EVERGREEN TREE. STAKES SHOULD BE DRIVEN DEEPLY INTO THE GROUND TO PREVENT DISLODGING. CHECK AT LEAST EVERY THREE MONTHS FOR BINDING OR OTHER PROBLEMS. STAKES AND TIES SHOULD BE REMOVED SIX MONTHS TO ONE YEAR AFTER PLANTING.

2. PRUNING - CLEANLY PRUNE ONLY DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



DO NOT CUT LEADER.

DAMAGED OR DEAD WOOD MAY BE REMOVED IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE 'V' GROTCHES OR DOUBLE LEADER.

DOUBLE STRAND WIRE THREADED THROUGH METAL GROMMET TO SECURE TRUNK TO STAKE.

PLANT ROOT BALL WITH ROOT FLARE 1 TO 2 INCHES ABOVE FINISH GRADE.

3 EACH 2'x2' WOOD STAKES

DOUBLE SHREDDED HARDWOOD MULCH, 3" THICK. MULCH SHALL NOT TOUCH TRUNK.

CONTINUOUS 3' SAUCER TO CONTAIN WATER AND MULCH. (NOTE EVERGREEN TREES ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)

TOPSOIL

BACKFILL , WATER AND TAMP TO REMOVE AIR POCKETS.

FINISH GRADE

EXISTING UNDISTURBED SUBSOIL

USE SHOVEL TO ROUGH UP EXPOSED WALLS OF PLANTING PIT.

ROOT BALL

SET STAKES A MINIMUM OF 12" INTO SUBSOIL

CUT AND REMOVE BURLAP OR WIRE FROM TOP ⅓ OF ROOT BALL (AFTER PLACED IN PIT)

HOLE FOR TREE SHALL BE AT LEAST 2x THE ROOT BALL DIAMETER

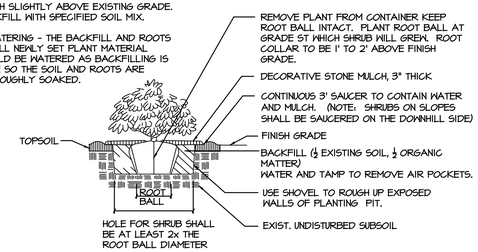
EVERGREEN TREE PLANTING DETAIL
N.T.S.

SHRUB PLANTING NOTES:

1. PRUNING - CLEANLY PRUNE DAMAGED BRANCHES AND ROOTS AT THIS TIME. ADDITIONAL PRUNING SHOULD BE ONLY FOR SHAPING PURPOSES.

2. PLANTING - ALL SYNTHETIC MATERIAL SHOULD BE REMOVED FROM THE ROOTS, TRUNK, OR CROWN OF PLANT. SET THE PLANT SO IT WILL BE AT ITS ORIGINAL DEPTH SLIGHTLY ABOVE EXISTING GRADE. BACKFILL WITH SPECIFIED SOIL MIX.

3. WATERING - THE BACKFILL AND ROOTS OF ALL NEWLY SET PLANT MATERIAL SHOULD BE WATERED AS BACKFILLING IS DONE SO THE SOIL AND ROOTS ARE THOROUGHLY SOAKED.



REMOVE PLANT FROM CONTAINER KEEP ROOT BALL INTACT. PLANT ROOT BALL AT GRADE ST WHICH SHRUB WILL GREW. ROOT COLLAR TO BE 1' TO 2' ABOVE FINISH GRADE.

DECORATIVE STONE MULCH, 3" THICK

CONTINUOUS 3' SAUCER TO CONTAIN WATER AND MULCH. (NOTE: SHRUBS ON SLOPES SHALL BE SAUCERED ON THE DOWNHILL SIDE)

TOPSOIL

FINISH GRADE

BACKFILL (¼ EXISTING SOIL, ½ ORGANIC MATTER)
WATER AND TAMP TO REMOVE AIR POCKETS.

USE SHOVEL TO ROUGH UP EXPOSED WALLS OF PLANTING PIT.

ROOT BALL

EXIST. UNDISTURBED SUBSOIL

HOLE FOR SHRUB SHALL BE AT LEAST 2x THE ROOT BALL DIAMETER

SHRUB PLANTING DETAIL
N.T.S.

HARRIS & ASSOCIATES, INC.
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2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
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REV. NO.	DESCRIPTION	DATE	BY
-	-	-	-

PROJECT: THOMAS WOOD TRAINING CENTER
LOCATION: MILLENNIUM COURT DE PERE, WI
DESCRIPTION: LANDSCAPE DETAILS

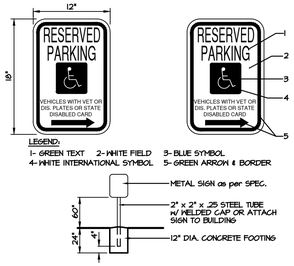
DRAWN BY: CLT
CHECKED BY:

DATE: 07-29-20

SHEET C4.1

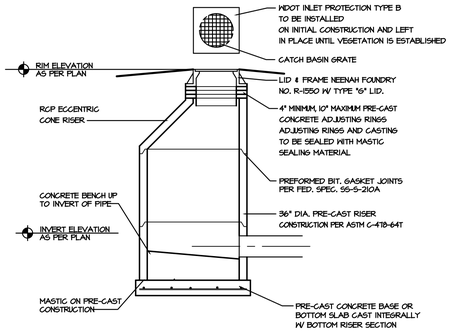
PROJECT-NUMBER 7692

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new training center for)



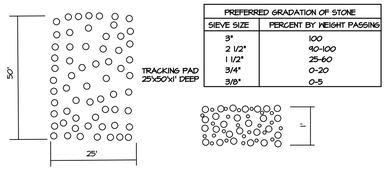
HANDICAP PARKING SIGN

N.T.S.



TYPICAL 36" DIA. STORM CATCH BASIN

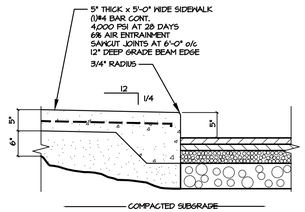
SCALE: NONE



PREFERRED GRADATION OF STONE	
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

TRACKING PAD DETAIL

SCALE: NONE

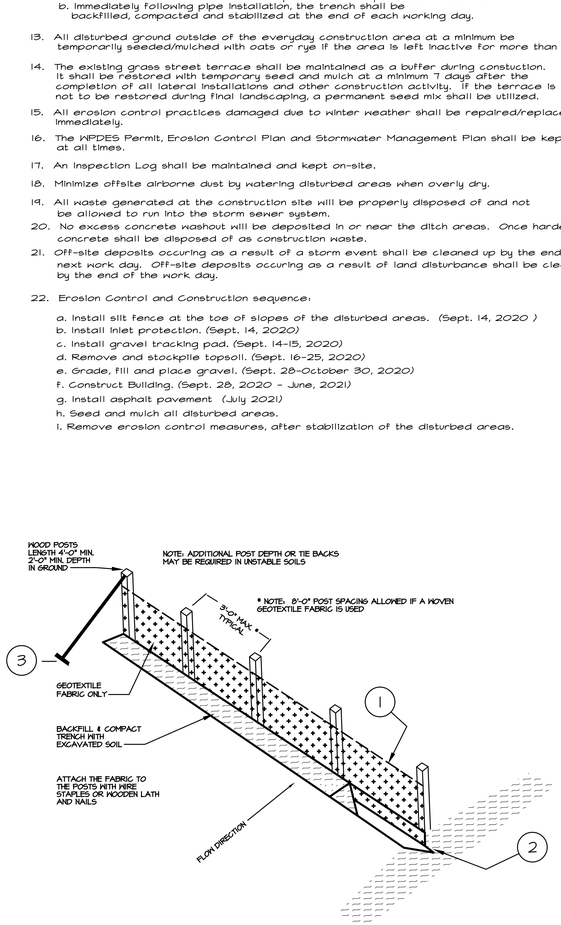


SIDEWALK SECTION

N.T.S.

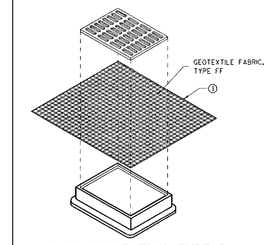
EROSION CONTROL NOTES

1. All site contractors should obtain the Wisconsin Department of Natural Resources Technical Standards.
2. All erosion and sediment control measures shall be constructed, inspected and maintained in accordance with the Erosion Control Plan, WDNR Technical Standards and the WPDES General Permit for the site. Inspection reports shall be maintained.
3. All sediment control measures shall be adjusted to meet field conditions at the time of construction and installed prior to any grading or disturbance of existing surface material. BMPS shall be installed around all soil stockpiles. Stockpiles left in place greater than 7 days shall be properly stabilized.
4. Weekly inspection and maintenance of all sediment control structures shall be provided to ensure intended purpose is accomplished. Sediment control measures are to be in working condition at the end of each working day.
5. Within 24 hours of a rainfall of 0.5 inches or more, sediment control structures shall be inspected for integrity. Any damaged structures shall be corrected immediately.
6. Sediment control measures shall not be removed until the areas served have established vegetative cover.
7. Gravel mats shall be installed at all construction site exits to prevent tracking of soil. The gravel mat shall consist of 3"-6" clear stone placed 12" deep, for a minimum of 50'.
8. Tracked soil shall be collected daily from paved roads located near the construction site.
9. Dewatering shall conform to DNR Technical Standard 1061.
10. Woven geotextile filter fabric shall be used to protect storm water catch basins per WDOT inlet protection types B or D. A minimum of 10 inches of fabric shall extend beyond the grating to provide a handhold when removing. Fabric shall be Type FF. Inlets shall remain protected until the entire drainage area of the inlet is restored. Alternative protection shall be utilized around the catch basin if flooding may cause damage to adjacent buildings or properties. The catch basin shall be inspected after each rainfall event and cleaned as needed to maintain flow. If fabric is ripped it shall be replaced by the end of the work day. Fabric shall not be ripped or cut to prevent ponding.
11. Overland flow shall be prevented from leaving the work site by installing straw bale or filter fabric fencing parallel to the contours located downhill from the work area.
12. Sediment control for pipeline construction.
    a. Excavated trench material shall be placed on the uphill side of the trench.
    b. Immediately following pipe installation, the trench shall be backfilled, compacted and stabilized at the end of each working day.
13. All disturbed ground outside of the everyday construction area at a minimum be temporarily seeded/mulched with oats or rye if the area is left inactive for more than 7 days.
14. The existing grass street terrace shall be maintained as a buffer during construction. It shall be restored with temporary seed and mulch at a minimum 7 days after the completion of all lateral installations and other construction activity. If the terrace is not to be restored during final landscaping, a permanent seed mix shall be utilized.
15. All erosion control practices damaged due to winter weather shall be repaired/replaced immediately.
16. The WPDES Permit, Erosion Control Plan and Stormwater Management Plan shall be kept on site at all times.
17. An inspection Log shall be maintained and kept on-site.
18. Minimize offsite airborne dust by watering disturbed areas when overly dry.
19. All waste generated at the construction site will be properly disposed of and not be allowed to run into the storm sewer system.
20. No excess concrete washout will be deposited in or near the ditch areas. Once hardened the concrete shall be disposed of as construction waste.
21. Off-site deposits occuring as a result of a storm event shall be cleaned up by the end of the next work day. Off-site deposits occuring as a result of land disturbance shall be cleaned up by the end of the work day.
22. Erosion Control and Construction sequence:
    a. Install silt fence at the toe of slopes of the disturbed areas. (Sept. 14, 2020)
    b. Install inlet protection. (Sept. 14, 2020)
    c. Install gravel tracking pad. (Sept. 14-15, 2020)
    d. Remove and stockpile topsoil. (Sept. 16-25, 2020)
    e. Grade, fill and place gravel. (Sept. 28-October 30, 2020)
    f. Construct Building. (Sept. 28, 2020 - June, 2021)
    g. Install asphalt pavement (July 2021)
    h. Seed and mulch all disturbed areas.
    i. Remove erosion control measures, after stabilization of the disturbed areas.



SILT FENCE DETAIL

SCALE: NONE



INLET PROTECTION. TYPE B (WITHOUT CURB BOX)

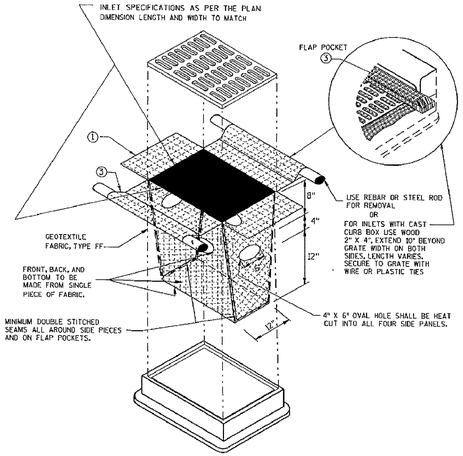
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

INSTALLATION NOTES

TYPE B

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

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



INLET PROTECTION. TYPE D

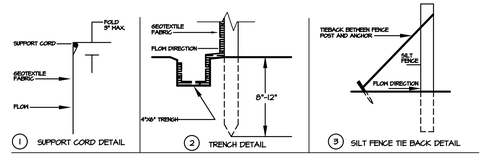
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE (2))

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 THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.



SILT FENCE (non-reinforced)

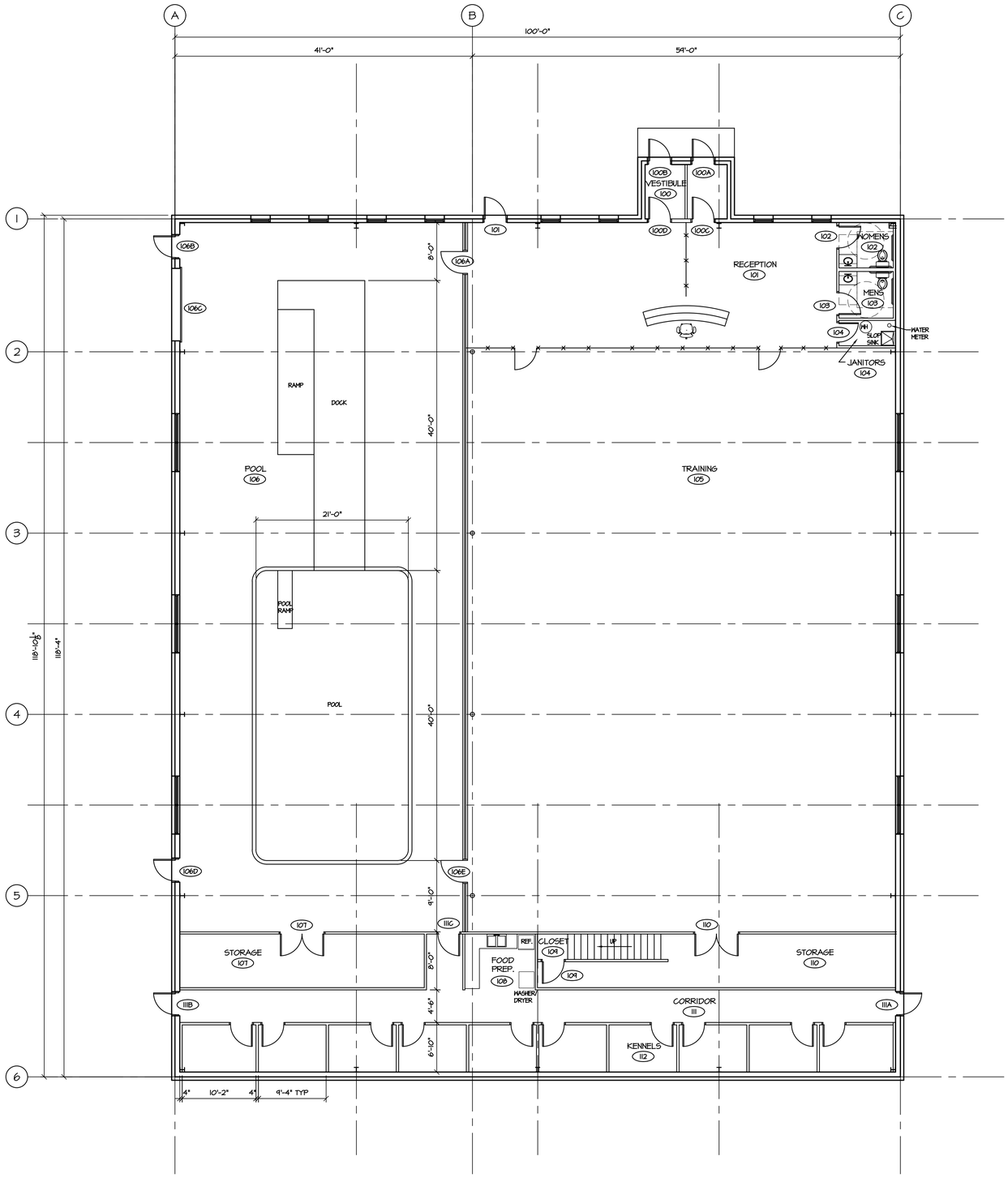
HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	BY	DATE
-	-	-	-

PROJECT: THOMAS WOOD TRAINING CENTER
LOCATION: MILLENNIUM COURT DEPERE, WI
DESCRIPTION: DETAIL SHEET

DRAWN BY: CLT
CHECKED BY:
DATE: 07-29-20
SHEET: C5.0
PROJECT-NUMBER: 7692

Staff recommendation and possible action regarding a site plan request for a new training center for)
Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 :



FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

DATE	BY	REV. NO.	DESCRIPTION
-	-	-	-

PROJECT: THOMAS WOOD TRAINING CENTER

LOCATION: MILLENIUM DEPERE, WI

DESCRIPTION: FLOOR PLAN

DRAWN BY: CLT

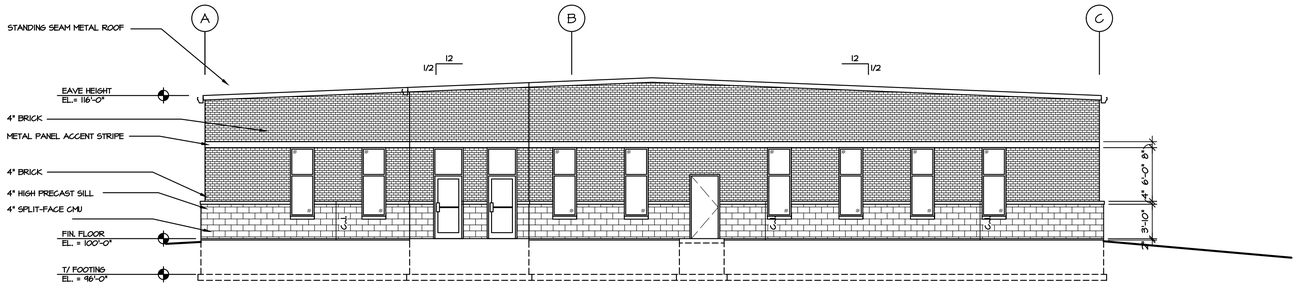
CHECKED BY:

DATE: 07-22-20

SHEET A1.0

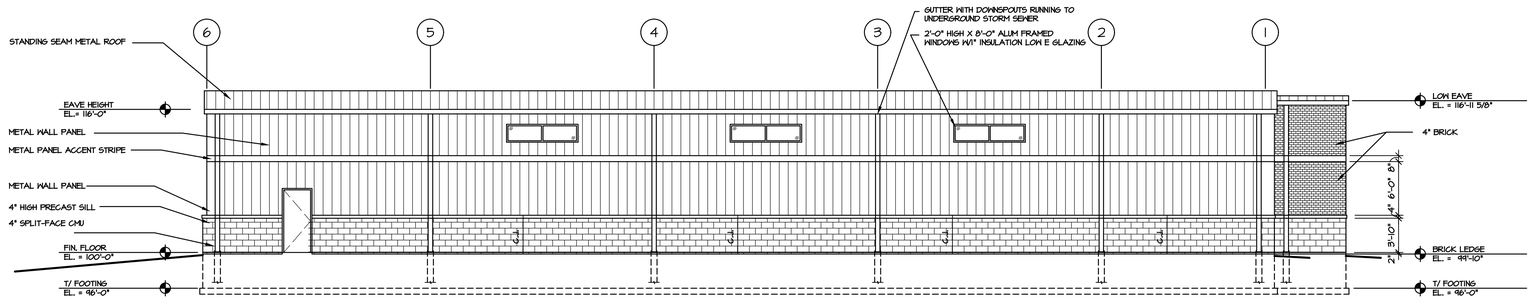
PROJECT-NUMBER 7692

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new training center for)



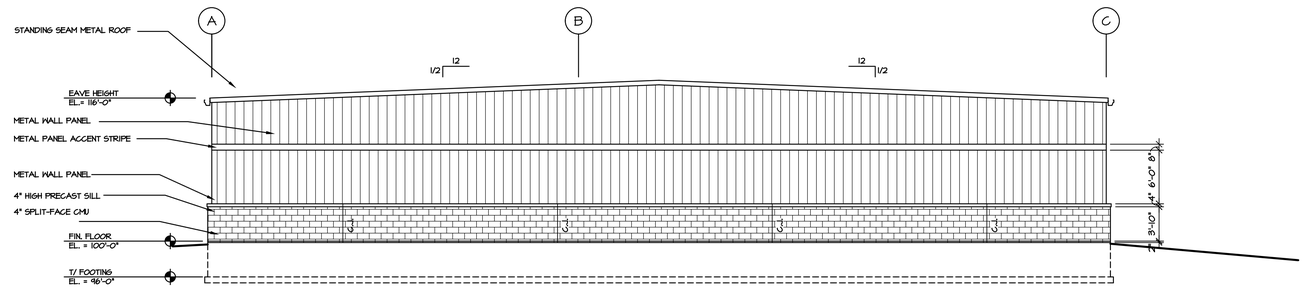
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



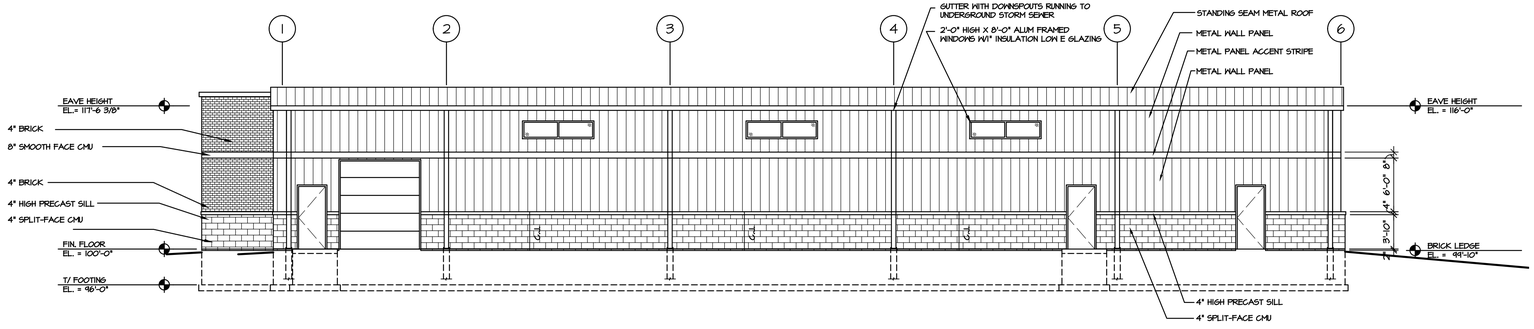
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY
	-	-	-

PROJECT: THOMAS WOOD TRAINING CENTER

LOCATION: MILLENIUM COURT DE PERE, WISCONSIN

DESCRIPTION: EXTERIOR ELEVATIONS

DRAWN BY: RDT

CHECKED BY:

DATE: 07-22-20

SHEET A2.0

PROJECT-NUMBER 7692

Attachment: Site Plan - PRELIMINARY - 03 Aug 2020 (9926 : Staff recommendation and possible action regarding a site plan request for a new training center for)

City of De Pere, Wisconsin

Request For Plan Commission Action

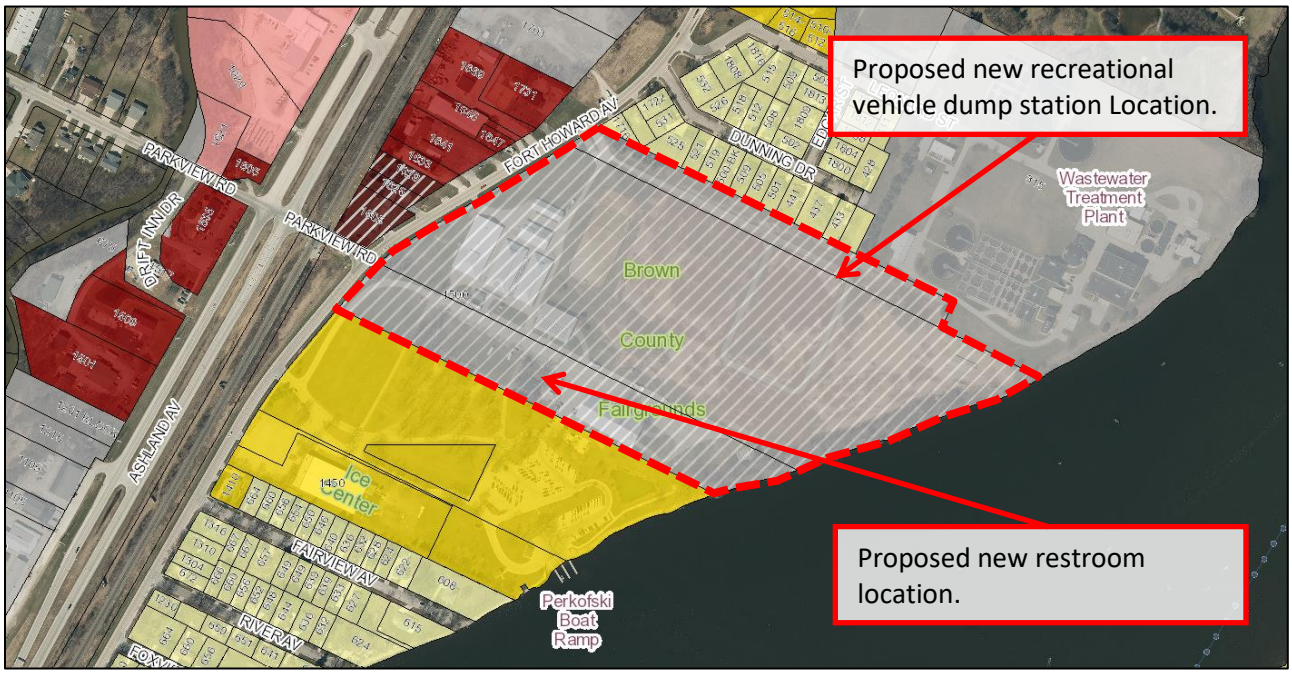
MEETING DATE:	**August 24, 2020**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industrial District with a Planned Development District overlay) to revised I-3 PDD at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).***

ATTACHMENTS:

- Report to Plan Commission - Rezoning WD-57, WD-67, WD-70-1 from I-3 PDD to Revised I-3 PDD (DOCX)
- Application Form (PDF)
- Site Plan (GDP REVISED) - Narrative & Drawings - 10 Aug 2020 (PDF)
- Legal description for WD-57_220D221 (PDF)
- Legal description for WD-67_143D67 (PDF)
- Legal description for WD-70-1_153D414 (PDF)

Item 7: **Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industrial District with a Planned Development District overlay) to revised I-3 PDD at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).***

SITE MAP



REQUESTED ACTION: Rezoning Request.

Rezone Brown County Fairground parcels I-3 PDD to revised I-3 PDD in order to allow for the construction of a new restroom and a new recreational vehicle dump station. A former PDD/PIP from 2005 expired and did not reference the structures. Also, Brown County is updating the Fairground Master Plan in August 2020 to reflect the proposed changes.

COMMON DESCRIPTION: 1500 Fort Howard DR, located east from the Fort Howard DR and Parkview RD intersection. Also along the West side of the Fox River.

PARCEL NUMBERS: WD-57, WD-67, WD-70-1

EXISTING ZONING: I-3 PDD (General Industrial District with a Planned Development District overlay).

PROPOSED ZONING: I-3 PDD (General Industrial District with a Planned Development District overlay).

SURROUNDING LAND USES: Single family residential (R-1) and waste water treatment plant (I-3) to the north.
City owned portion of fair grounds (R-2) to the south.
Fox River to the east.
Businesses (B-2 & B-3) and Ashland AV to the west.

COMPREHENSIVE PLAN: Parks and Recreation.

Attachment: Report to Plan Commission - Rezoning WD-57, WD-67, WD-70-1 from I-3 PDD to Revised I-3 PDD (9928 : Staff recommendation and

APPLICANT / OWNER:

Matt Kriese, Brown County Parks Director
Authorized representative
PO BOX 236000
Green Bay, WI 54305-3600

Brown County Park Fairgrounds
Property owner
PO BOX 236000
Green Bay, WI 54305

SITE HISTORY:

The Brown County Fairground has been located at the subject location for over 100 years. The site encompasses 36 acres of Brown County-owned land with seven main buildings, a hard surface midway area, and a ¼ mile of Fox River frontage. The site is used for community celebrations, agricultural shows, the annual Brown County Fair, and other holiday events during the warmer months. During the winter, the large buildings are used for unheated storage. *(Above 'Site History' source: Brown County Fairgrounds Master Plan – March 2019).*

In 2005 a rezoning PDD, General Development Plan and Precise Implementation Plan was approved for the site. Submitted site plans in 2020 did not match the 2005 documents. This request will update the rezoning-PDD and General Development Plan, in anticipation of an upcoming Precise Implementation Plan.

On July 27, 2020, Brown County presented pre-application plans to Plan Commission in order to remove and rebuild a new larger restroom near the same location, as well as removing an existing recreational vehicle (RV) dump station (near the restroom) and rebuilding a new larger RV dump station near the northern border of the fairground properties.

On August 10, 2020, Brown County submitted a rezoning-PDD request in order to update a year 2005 PDD/PIP for the fairground that has become outdated. At the same time, Brown County is updating their Fairground Master Plan to reflect the two new additions being in the proposed locations.

STAFF REVIEW:

With this request, the applicant proposes the following changes to the I-3 PDD overlay:

Parcels WD-57 & 67 (part of area identified for new RV dump station on Site Map).

Rezone the existing I-3 PDD overlay with a revised I-3 PDD overlay that allows for:

RV DUMP STATION AREA

	TOPIC	EXISTING REQUIREMENTs	PROPOSED NEW PDD REQUIREMENTs
1.	RV Dump Station Use	Use Exists	Continued use in new location
2.	Transitional Yards	50' (adjacent to residential)	~15' (adjacent to residential)
3.	Drive Lane Surface	Hard bituminous	Gravel base (dustproof)
4.	Property Lines	Structures may not cross property lines	Parcels may require combining
5.	B.C. Fairgrounds Master Plan	Does not show facility	Updated to show facility

NOTE: All other I-3 District requirements, and site plan design requirements, will be followed.

Attachment: Report to Plan Commission - Rezoning WD-57, WD-67, WD-70-1 from I-3 PDD to Revised I-3 PDD (9928 : Staff recommendation and

Parcels WD-70-1 (part of area identified for new restroom on Site Map).

Rezone the existing I-3 PDD overlay with a revised I-3 PDD overlay that allows for:

RESTROOM AREA

	TOPIC	EXISTING REQUIREMENTs	PROPOSED NEW PDD REQUIREMENTS
1.	Restroom Use	Use Exists	Continued use in new location
2.	Transitional Yards	50' (adjacent to residential)	Eliminated (adjacent to City)
3.	Side Yard Setback	25'	~14'
4.	Façade Materials (street side - front)	Masonry, stone, glass	Masonry and metal
5.	Façade Materials (Side and rear)	Masonry, stone, glass (metal if PC approved)	Masonry and metal
6.	B.C. Fairgrounds Master Plan	Does not show facility	Updated to show facility

NOTE: All other I-3 District requirements, and site plan design requirements, will be followed.

When a PDD overlay is part of a rezoning request, a "General Development Plan" must be submitted to Plan Commission with the rezoning request. The petitioner submitted documents that include the information for a General Development Plan, including an organizational structure, letter of intent, company summary, concept site plan, elevations, etc. For ease of review, the General Development Plan information has been summarized below, in a format identified in the City's Municipal Code:

- *NOTE: A General Development Plan identifies the general concept for a property and is not intended to reflect a complete Site Plan*

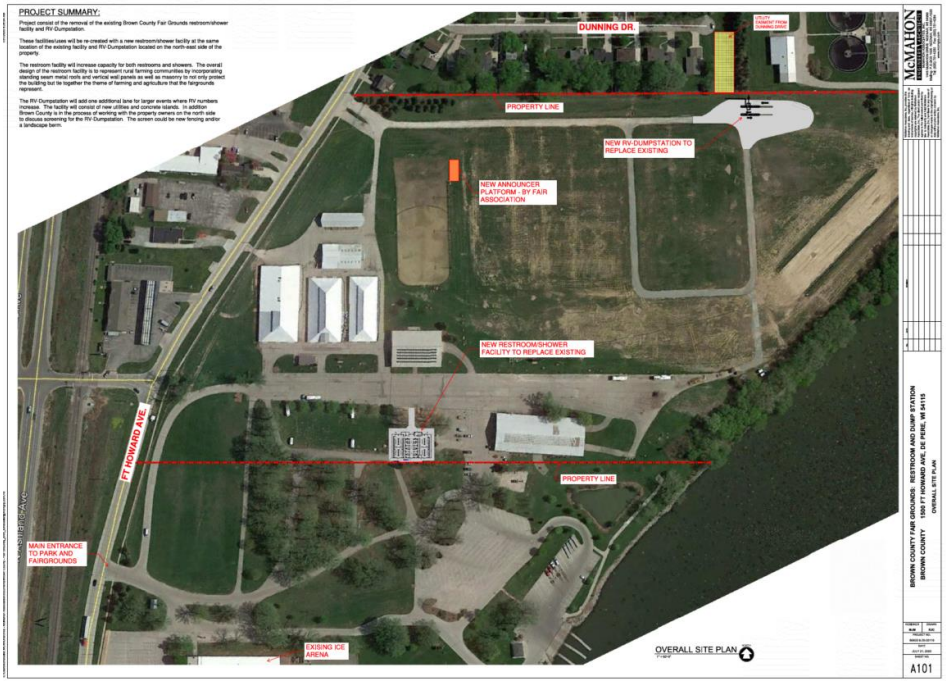
GENERAL DEVELOPMENT PLAN SUMMARY

- **General Location Map**

The Site Map at the beginning of this report identifies the three parcels of the Brown County owned portion of the fairground. The following Master Plan Map and air photo identifies the following three proposed changes to the fairground:

- New restroom addition at south end of property
- New RV addition at north end of property
- New announcer stand near horse corral (not part of this PDD review)

Attachment: Report to Plan Commission - Rezoning WD-57, WD-67, WD-70-1 from I-3 PDD to Revised I-3 PDD (9928 : Staff recommendation and



- **Property Boundaries**

The general property boundary for each zoning category can be clearly seen on the attached graphics in this report. Three documents with legal descriptions for each of the three parcels are attached to the end of this report.

- **Property Topography**

The property is relatively flat. Topography was provided during the pre-consultation in July 2020, and will also be part of the Precise Implementation

Attachment: Report to Plan Commission - Rezoning WD-57, WD-67, WD-70-1 from I-3 PDD to Revised I-3 PDD (9928 : Staff recommendation and

phase at a future meeting. The below graphic demonstrates existing year 2010 topography from GIS.

- **General site plans that cover the following:**

a. Land uses

The proposed land use for the PDD area will be a county fairground. The area is also use for special seasonal events and for camping. There are 57 campsites in the area.

One of the proposed expanded events relates to RV usage, thus the need for an enhanced restroom and RV dump station. The site is intended for users that are staying on the property. The RV dump station, for example, is not a regional site where one would drive to the fairground for the sole purpose if using the dump station.

b. Residential density

The residential usage is intermittent for the purposes of camping. There are 58 existing campsites now, however, the original PDD approved only 31 campsites. All campsites will be identified on the Precise Implementation plan. There are no permanent, habitable residential structures on the site.

c. Aesthetic characteristics

Building elevations and/or site footprints for the restroom and RV dump station are included with the site plan. The proposed restroom building is designed with masonry and metal in order to integrate with the agricultural appearance of other structures on the property. The RV dump station shows only the site footprint.

Attachment: Report to Plan Commission - Rezoning WD-57, WD-67, WD-70-1 from I-3 PDD to Revised I-3 PDD (9928 : Staff recommendation and

d. Street patterns

The two existing street connections to Fort Howard AV remain unchanged. The northeast corner of the gravel drive street will be "bulged out" in order to accommodate the turning radius of RV's at the new location. No additional streets or driveways are proposed at this time.

e. Basic storm drainage patterns

The PDD does not go into details for storm water management. Erosion control for land disturbance and storm water management will be a part of the Precise Implementation Plan review for the project. Erosion control was included with the pre-consult information, but was not specifically reviewed by Plan Commission at that time. However, suggestions were forwarded to the petitioner by staff.

f. Recreational and open spaces (size/location)

There are no proposed new City park facilities or open spaces located within the PDD area. In addition to being a fairground, the nearest public recreational facility in De Pere is the Perkofski Boat Ramp on the Fox River to the south.

g. Common open spaces

The site is a fairground with a campground. There are no condominium type common open spaces.

h. Development statistical data

The proposed development is not expected to change the permanent population for the City. The proposed and existing public street system, parks, and school district will accommodate the new residents.

i. Deed restrictions and structure of associations

The General Development Plan does not identify specific deed restrictions.

j. Additional info added by Plan Commission

During the July 27, 2020 pre-consultation with Plan Commission the staff report and Plan Commission referenced moving the RV dump station as far to the east as possible. Plans submitted for the August 24, 2020 revised rezoning-PDD and General Development Plan did not show a change for the location of the RV dump station.

Additional information may be requested at the time of the August 24, 2020 Plan Commission meeting.

Overall, the proposed rezoning is in conformance with the future land uses identified by the City's Comprehensive Plan.

Attachment: Report to Plan Commission - Rezoning WD-57, WD-67, WD-70-1 from I-3 PDD to Revised I-3 PDD (9928 : Staff recommendation and

REVIEW PROCESS:

For rezoning applications with a PDD overlay and General Development Plan, the Plan Commission provides a recommendation to the Common Council for the rezoning and the components of the PDD overlay that are identified in the General Plan. If recommended for approval by Plan Commission, a public hearing is expected to be held at the September 15, 2020 Common Council meeting prior to review of the rezoning and General Development Plan by the Common Council.

Planned Development District Rezoning projects undergo a multiphase review process as follows.

Plan Commission Pre Application Review – *Completed July 2020*
Plan Commission Rezoning & General Plan Review*
Class II Public Hearing Notice
Common Council Public Hearing and Ordinance Review
Plan Commission Precise Implementation Plan (PIP) Review*
Common Council Precise Implementation Plan (PIP) Review

*Property owner *notification within 300' of project.*

Property owners within 300 feet of the three parcels have been notified regarding this application. Rezoning sign(s) have also been posted on the property.

Within five years of Common Council approval of the rezoning and General Development Plan, an application for a Precise Implementation Plan (PIP) must be submitted or the General Development Plan expires. That submittal is reviewed by the Plan Commission and the City Council.

STAFF RECOMMENDATION:

In order to accomplish a rezoning-PDD with a GDP as presented, the following conditions would need to be considered by Plan Commission:

Note: Plan Commission can either approve with the conditions as is, revise the conditions, or reject the request.

1. Compliance with all state and local laws and regulations.
2. All 58 existing campsite locations must be identified on the Precise Implementation Plan submittal for this project.
3. Brown County Fairground Master Plan must be updated to reflect new structure locations. Final Master Plan approvals should also be submitted to the City for approval/acceptance.
4. Any use that ceases for a period of 12 months requires a new General Development Plan and Precise Implementation Plan approval.
5. Specifically, the following for the RV dump station:
    a. Permitting a RV dump station as a use.
    b. Reducing transitional yard for RV dump station from 50' to 15'.
    c. Allowing a dustproof gravel base for drive lanes.
    d. Potential combining of parcels as certain permits may not be

Attachment: Report to Plan Commission - Rezoning WD-57, WD-67, WD-70-1 from I-3 PDD to Revised I-3 PDD (9928 : Staff recommendation and

obtainable if final Precise Implementation Plan site location straddles a property line.

6. Specifically, the following for the restroom:
    a. Permitting a restroom as a use.
    b. Eliminating transitional yard requirement for restroom.
    c. Reducing side yard setback from 25' to 14' for restroom building.
    d. Permitting the use of metal materials on all four facades of the restroom building.

Attachment: Report to Plan Commission - Rezoning WD-57, WD-67, WD-70-1 from I-3 PDD to Revised I-3 PDD (9928 : Staff recommendation and

DE PERE RUNS DEEPER	**CITY OF DE PERE** **APPLICATION FOR REZONING** **Planned Development District**	**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)	Authorized Representative	Title	
Brown County	Matt Kriese	Brown County Parks Director	
Mailing Address	**City**	**State**	**ZIP Code**
P.O. Box 236000	Green Bay	WI	54305
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
Matt.Kriese@browncountywi.gov	920-448-4465		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Brown County	Matt Kriese	Brown County Parks Director	
Mailing Address	**City**	**State**	**ZIP Code**
P.O. Box 23600	Green Bay	WI	54305
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
Matt.Kriese@browncountywi.gov	920-448-4465		

SECTION 3: Project or Site Location

Project Address/Description	Parcel Number(s):
Brown County Fair Grounds - 1500 Ft. Howard Ave.	39-6005671

SECTION 4: Proposed Rezoning Use

Existing Zoning:	I-3 (With Planned Development District Overlay)		
Proposed Zoning:	Update PDD overlay		
Adjacent Zoning: North	**Adjacent Zoning: South**	**Adjacent Zoning: West**	**Adjacent Zoning: East**
R-1 and I-3	R-2	B-2 and B-3	Fox River
Present Use of Parcel	Fair grounds, camping and special events		
Proposed Use of Parcel	Use to remain as is.		

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)	Title	Phone Number
Matt Kriese	Brown County Parks Director	920-448-4465

Signature of Applicant	Date Signed
Matt Kriese	08/03/2020

Attached additional sheets if necessary.

Attachment: Application Form (9928 : Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industri)

McMAHON ENGINEERS ARCHITECTS

Brown County, WI
Established 1818

BROWN COUNTY – FAIR GROUNDS
RESTROOM AND RV DUMPSTATION

August 10, 2020

PROJECT SUMMARY

As the first stage of the overall improvements to the Brown County Fairgrounds site, The Brown County Parks Department is planning to replace the existing restroom facility and RV-Dumpstation on the property.

The existing restroom facility was built in the 1960's and consist of block construction that will be demolished, and the new restroom facility would be built within the same general area. The new facility will increase the number of restroom fixtures and provide additional private shower facilities. In addition, the new facility will have accessible restrooms and showers.

The existing waste disposal station is located just to the north of the existing restroom facility and will be reconstructed on the north-east side of the fairground's property.

McMAHON ASSOCIATES, INC. | 1445 McMAHON DRIVE NEENAH, WI 54956 Mailing P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FAX 920.751.4284 MCM@MCMGRP.COM WWW.MCMGRP.CO

THE McMAHON Way
Values Culture Rela

Attachment: Site Plan (GDP REVISED) - Narrative & Drawings - 10 Aug 2020 (9928 : Staff recommendation and possible action regarding a

PROJECT DESIGN CONSIDERATIONS

The desire is for the overall design of the project to represent rural communities and agriculture while taking into consideration the zoning district and PDD overlay.

Additional project design considerations included:

- Master plan to be reviewed to help evaluate the most appropriate location for the restroom and RV Dumpstation as they pertain to future site components.
- Maintain existing site utilities as best as possible.
- Existing open spaces to be maintained.
- Privacy for the residence from the proposed RV-Dumpstation.
- If feasible maintain existing oak trees.
- Create a facility that allows access for all community members.

DESIGN SOLUTION

The proposed design will include rural communities and agricultural buildings by including metal roof and wall panels. In addition, masonry will be included per the current zoning ordinances.

The overall master plan has been coordinated with the location of the restroom and RV-Dumpstation and will be updated as the plans are approved.

The location for the new restroom facility was selected due to its location for easy access to site utilities as well as location for access from event participants. With the location remaining close to the current restroom's footprint the open space of the fairgrounds is maintained. In addition, the location allows for all community members to readily access the restroom facility as it is centrally located for the Fair Grounds and City of De Pere use as well.

The RV-Dumpstation location has taking into consideration future access driveways and its proximity to residential areas be being shifted as far east as possible without altering traffic patterns as part of the master plan. In addition, Brown County is in the process of setting up a neighborhood meeting to discuss the existing fence line and any feedback the residence may have.

The building has been pushed 14'-0" away from the property line. This is due to the design teams attempt to save as many oak trees as possible. Trees that have been removed will be replaced and a landscape plan will be provided at a later date.

The facility is fully handicapped accessible and has ADA push plates at the main entrance and the men's and women's restroom entrances as well. In addition, the shower rooms include toilets for families and are considered gender neutral.

Attachment: Site Plan (GDP REVISED) - Narrative & Drawings - 10 Aug 2020 (9928 : Staff recommendation and possible action regarding a

ADDITIONAL ITEM

The Brown County Fair Association recently completed construction of an announcer's platform. The platform is planned to be located at the north-east corner of the existing horse show area. The platform is approximately 180 s.f. and contains a stair up to 9'-6" height. The overall structure is planned to be 20'-6" tall. The platform will be used for the yearly fair and special events.

REQUESTED ZONING MODIFICATIONS

- Side yard setback for I-3 are 25'-0". Request side yard to be reduced to 14'-0". This will allow for more green space and preservation of trees to the north of the proposed building.

- Masonry requirement for I-3 on the street side. Request the approval of masonry wainscoting on bottom portion of building all sides and metal panels above. This fits into the design/theme of rural communities and agriculture.

Attachment: Site Plan (GDP REVISED) - Narrative & Drawings - 10 Aug 2020 (9928 : Staff recommendation and possible action regarding a

McMAHON ASSOCIATES, INC. | 1445 McMAHON DRIVE NEENAH, WI 54956 Mailing P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FAX 920.751.4284 MCM@MCMGRP.COM WWW.MCMGRP.CO

THE McMAHON Way
Values Culture Rela

7/21/2020 8:28:04 AM

PROJECT SUMMARY:

Project consist of the removal of the existing Brown County Fair Grounds restroom/shower facility and RV-Dumpstation.

These facilities/uses will be re-created with a new restroom/shower facility at the same location of the existing facility and RV-Dumpstation located on the north-east side of the property.

The restroom facility will increase capacity for both restrooms and showers. The overall design of the restroom facility is to represent rural farming communities by incorporating standing seam metal roofs and vertical wall panels as well as masonry to not only protect the building but tie together the theme of farming and agriculture that the fairgrounds represent.

The RV-Dumpstation will add one additional lane for larger events where RV numbers increase. The facility will consist of new utilities and concrete islands. In addition Brown County is in the process of working with the property owners on the north side to discuss screening for the RV-Dumpstation. The screen could be new fencing and/or a landscape berm.

OVERALL SITE PLAN
1" = 60'-0"

NORTH

McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
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Tel: (920) 751-4200 Fax: (920) 751-4284
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NO.	DATE	REMARKS

BROWN COUNTY FAIR GROUNDS: RESTROOM AND DUMP STATION
BROWN COUNTY 1500 FT HOWARD AVE, DE PERE, WI 54115
OVERALL SITE PLAN

DESIGNED	DRAWN
MJM	KJC

PROJECT NO.
B0633 6-20-00119

DATE
JULY 21, 2020

SHEET NO.
A101

Attachment: Site Plan (GDP REVISED) : Narrative & Drawings - 10 Aug 2020 (9928 : Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industri)

C:\Users\kchevalier.MCM\OneDrive - McMahon Associates\Documents\Brown County - Fair Grounds_Arch_kchevalier@mcmgrp.com.rvt

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BUILDING INFORMATION

BUILDING USE & OCCUPANCY:	B "BUSINESS" RESTROOM AND SHOWER FACILITY
CONSTRUCTION TYPE:	TYPE IIB
BUILDING AREA:	6,248 SF
BUILDING HEIGHT:	27'-0" ABOVE GRADE TO RIDGE

CONCEPTUAL FIRST FLOOR PLAN

1/4" = 1'-0"

NORTH

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NO.	DATE	REVISION

BROWN COUNTY FAIR GROUNDS: RESTROOM AND DUMP STATION
BROWN COUNTY 1500 FT HOWARD AVE, DE PERE, WI 54115
CONCEPTUAL FIRST FLOOR PLAN

DESIGNED	DRAWN
MJM	KJC

PROJECT NO.
B0633 6-20-00119

DATE
JULY 21, 2020

SHEET NO.
A102

Attachment: Site Plan (GDP REVISED) - Narrative & Drawings - 10 Aug 2020 (0928 : Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industri)

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FENCE ENCLOSURE FOR MECHANICAL UNIT (SIMILAR)

STANDING SEAM INSULATED METAL ROOF PANELS (EXAMPLE - FOREST GREEN OR SIMILAR)

ADOBE FROM COUNTY MATERIALS "OR SIMILAR:

SPLIT FACE BLOCK "ADOBE" OR SIMILAR

CONCEPTUAL NORTH ELEVATION

CONCEPTUAL SOUTH ELEVATION

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NO.	DATE	REVISION

BROWN COUNTY FAIR GROUNDS: RESTROOM AND DUMP STATION
BROWN COUNTY 1500 FT HOWARD AVE, DE PERE, WI 54115
CONCEPTUAL EXTERIOR ELEVATIONS

DESIGNED	DRAWN
MJM	KJC

PROJECT NO.
B0633 6-20-00119

DATE
JULY 21, 2020

SHEET NO.
A103

Attachment: Site Plan (GDP REVISED) - Narrative & Drawings - 10 Aug 2020 (9928 : Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industri)

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CONCEPTUAL 3D VIEW (NORTH)

CONCEPTUAL 3D VIEW (SOUTH)

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NO.	DATE	REVISION

BROWN COUNTY FAIR GROUNDS: RESTROOM AND DUMP STATION
BROWN COUNTY 1500 FT HOWARD AVE, DE PERE, WI 54115
CONCEPTUAL 3D VIEWS

DESIGNED	DRAWN
MJM	KJC

PROJECT NO.
B0633 6-20-00119

DATE
JULY 21, 2020

SHEET NO.
A104

Attachment: Site Plan (GDP REVISED) - Narrative & Drawings - 10 Aug 2020 (9928 : Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industri)

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BROWN COUNTY FAIRGROUNDS

FAIRGROUNDS MASTER PLAN ▪ MASTER PLAN

1500 FORT HOWARD AVE ▪ DE PERE, WI 54115

REVISED MASTER PLAN: JULY 21, 2020

NORTH

0' 100' 200' 300'

DATE ▪ 10.17.2018
RETTLER PROJECT # ▪17.025

RETTLE corporatio
▪ 3317 BUSINESS PARK DRIVE, STEVENS POINT, WI 54-
▪ TELEPHONE ▪ 715 - 341 - 2633, FAX ▪ 715 - 341 - 043
▪ EMAIL ▪ INFO @ RETTLER.COM, WEBSITE ▪ WWW.RETTLER.COM

Attachment: Site Plan (GDP REVISED) - Narrative & Drawings - 10 Aug 2020 (9928 : Staff recommendation

No. 20—S-9. Warranty Deed. Sec. 235.16, Wis. Statutes (STATE OF WISCONSIN) Form No. 9. Published by Eau Claire Book & Stationery Co.

226887

VOL 220 PAGE 221

This Indenture, *Made by* Victor P. Schneider and Ruth L. Schneider, his wife, and Edith Crane

grantor s of Brown *County, Wisconsin, hereby convey and warrant to* Brown County, a body corporate,

grantee of Brown *County, Wisconsin, for the sum of* Fifteen hundred dollars *the following tract of land in* Brown *County, State of Wisconsin;*

That part of the south one hundred (100) feet of lot "D" of Assessor's sub-division, plat of 1925, of lot ninety-seven (97) of Assessor's sub-division, West side of Fox River in the city of De Pere, bounded and more particularly described as follows:-

Beginning at the point of intersection of the easterly line of the Green Bay-West De Pere Road (C.T.H."H") with the south line of said Lot "D"; thence South 64° East along said south line of Lot "D", a distance of 1428.5 feet to a point 50 feet west of a carp pond fence; thence North 26° East - 100 feet; thence North 64° West - 1364 feet to a point in said easterly line of the Green Bay - West De Pere Road; thence South 58° 49' West along said easterly line of the Green Bay-West De Pere Road, a distance of 119 feet to the point of beginning; and containing 3.22 acres of land, more or less. Said road being also known as the old West De Pere - Fort Howard River Road and such tract of land being in Private Claim 26, West side of Fox River.

In Witness Whereof - *the said grantor s ha ve hereunto set* their *hand s and seal s this* 16th *day of* June *A. D., 19* 39.

Signed and Sealed in Presence of

Victor P. Schneider (SEAL)

Ruth L Schneider (SEAL)

Edith M. Crane (SEAL)

(SEAL)

State of Wisconsin. } ss.

Brown County

Personally came before me, this 16th *day of* June *A. D., 19*39.

the above named Victor P. Schneider and Ruth L. Schneider, his wife, and Edith Crane

to me known to be the person s who executed the foregoing instrument and acknowledged the same.

Notary Public Brown *County, Wis.*

My Commission expires Nov. 19, 1939 *My Commission expires* *A. D., 19*

No. 226887

Victor P. Schneider and Ruth L. Schneider, his wife, and Edith Crane,

To

Brown County

Warranty Deed

REGISTER'S OFFICE, State of Wisconsin, County.

Received for Record this 27 day of A. D., 19 39

at 4:46 o'clock P.M., and recorded in Vol. 220 of Deeds on page 221

Register of Deeds.

Deputy.

No. 37212

Henry C. Collette and wife May Collette

Grantors of Brown County, Wisconsin, hereby

Convey and Warrant ~~Quit Claim~~ to Brown County, Wisconsin.

Grantee of Brown County, Wisconsin,

for the sum of Eight thousand ($8000.00) DOLLARS,

the following tract of land in Brown County, in the State of Wisconsin:

All that part of Lot III Subdivision of Private Claim 26 on the West Side of Fox River lying between said River and the Public Highway, leading from the City of Fort Howard to Nicollet, and containing twenty five (25) acres more or less and known as that part of Lot Ninety Eight (98) Assessors Subdivision to Nicollet (now a part of the City of De Pere) lying between Fox River and the Public Highway leading from the city of Fort Howard to Nicollet. The intention being to convey the same tract described in deed recorded July 6, 1886, in Volume 67 Deeds 586.

With all buildings and improvements thereon.

($8.00 Revenue Stamp Cancelled.)

Witness the hands and seals of said Grantors this 20th day of May, 1918

In Presence of

W. B. Surplice

C. M. Steeno

Henry C. Collette [Seal]

Mae Collette [Seal]

[Seal]

[Seal]

STATE OF WISCONSIN, Brown County. } ss. Personally came before me this 20th day of May, ~~xxxx~~1918

the above named Henry C Collette and wife May Collette

to me known to be the person s who executed the foregoing instrument and acknowledged the same. as their free act and deed.

C. M. Steeno,
Notary Public, Wis.

Received for record May 24th 19 18

at 11;00 o'clock A M.

Frank Kostka Register.

NOTARIAL SEAL.

My commission expires Oct. 26, 1919

Attachment: Legal description for WD-67_143D67 (9928 : Staff recommendation and possible action regarding a rezoning request from I-3 PDD (General Industri)

Packet Pg. 94

and these presents to be signed by its PRESIDENT and attested by its SECRETARY this twentieth day of December, A.D., nineteen hundred and twenty one.

IN PRESENCE OF

H.H. Doerk

H.L.Larimer

CHICAGO AND NORTH WESTERN RAILWAY COMPANY

BY W. H. Finley PRESIDENT

ATTEST: John D. Caldwell SECRETARY

APPROVED: F.J.Cleveland Land Commissioner

-ar.

($20.00 revenue stamp canceled)

Countersigned: L. A. Robinson Comptroller
$20,000.00 12/20/21

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Personally came before me this 5thday of January, A.D., nineteen hundred and twenty two (1922) the above named W.H.Finley to me known to be the President of the CHICAGO AND NORTHWESTERN RAILWAY COMPANY and JOHN D .CALDWELL to me known to be the SECRETARY of said Company and both to me known to be the persons who executed the foregoing instrument for and on behalf of said company by authority of its Board of Directors and acknowledged the same.

Recorded January 11th, 1922

At 11:30 o'clock A.M.

Register.

H.H. Doerk, Notary Public,

My commission expires March 15th, 1923.

City of De Pere

No. 60811

to

WARRANTY DEED

Brown County

THIS INDENTURE, made by The Villages of De Pere and West De Pere now incorporated under the name of City of De Pere, a municipal corporation, located in theCounty of Brown, and State of Wisconsin, grantor, hereby conveys and warrants to Brown County, a body corporate in the State of Wisconsin, grantee, for the sum of One Dollar and other valuable considerations, the following tract of land in Brown County, Wisconsin:-

All that part of Lot IV in Private Claim Twenty six (26), on the West side of Fox River, bounded as follows: on the north by the northern boundary line of said Lot; on the East by Fox River; on the south by a line two hundred (200) feet south of and at right angles to and parallel with the northern boundary line of said Lot; and on the West by a road running between West Green Bay and West De Pere, being the north two hundred feet of that part of said Lot lying east of the aforementioned road, according to a plat of subdivision of said Private Claim 26, recorded Oct. 27,1841, in Volume M. page 138 in the office of the Register of Deeds in and for said Brown County.

This deed is executed pursuant to resolution adopted by the Common Council of said City of De Pere on Jan. 10th, 1922 and is to supersede the deed heretofore executed on April 30th, 1919.

In witness whereof, the said grantor pursuant to the aforesaid resolution has caused these presents to be signed by W.E. Kidney its Mayor, and countersigned by W.R.Matthews, its City Clerk, and its corporate seal to be hereunto affixed, this 11th day of January, 1922.

Signed, and sealed in presence of

Herb J. Smith

Frances Van Vonderen

(Seal of the City of De Pere, Brown County, Wis.)

City Of De Pere

W.E.Kidney
Mayor

Countersigned,
W.R.Mathews
City Clerk

State of Wisconsin :
:ss.
County of Brown , :

Personally came before me this 11th day of January, 1922, W.E.Kidney, Mayor, and W.R.Matthews, City Clerk of the above named City of De Pere, a municipal corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of the said Municipal Corporation, by its authority.

Herb J. Smith
Notary Public, Brown County, Wis.
My commission expires Dec. 9, 1923.

Recorded Jan. 12, 1922

at 2:55 P.M.

Register.