Plan Commission

Regular Meeting

Agenda

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

Monday, August 23, 2021 | **7:00 PM** | **Council Chambers and Virtual**

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 23, 2021** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

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 may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at http://deperecitywi.iqm2.com/.

Call to Order

1. Roll Call
2. Approval of the minutes of the July 26, 2021 Plan Commission meeting.
3. Public comments upon matters not on the agenda.
4. Consideration and possible action on a withdrawn variance request for a monument sign at 2066 Lawrence DR.
5. Consideration and possible action regarding a proposed 2-lot certified survey map at 347 Libal ST (Parcel ED-649-H-3-2).
6. Consideration and possible action on a request for a proposed 10 lot and 2 outlot preliminary extraterritorial plat of American Rapids Subdivision at 2700 BLK Lawrence DR in the Town of Lawrence Parcels L-473, L-474, L-532, L-527).*
7. Consideration and possible action on a request for a proposed 12 lot preliminary extraterritorial plat of Mystic Creek West at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).*
8. Consideration and possible action on a request for a proposed 97 lot and 1 outlot preliminary plat of Mystic Creek at 2200 BLK French RD (Parcel WD-L499).*
9. Consideration and possible action to rezone 675 Drift Inn DR (Parcel WD-68) from I-3 (General Industrial District) to B-2 (General Business District).*
10. Consideration and possible action to rezone 499 Main AV (Parcel WD-283) from B-3 (Motor Vehicle Dependent Business District) to B-1 (Central Business District).*
11. Consideration and possible action on a site plan to build a new four story 128,468 SF (32,117 SF per floor) urban hotel and restaurant with pavement with 12 onsite auto parking stalls at 499 Main AV (Parcels: WD-283, WD-284, WD-286, and WD-287).

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
Scott Betrand, Elevate97
Jeff Lanier, St Mark Evangelical Lutheran Church
David Chrouser, Mau & Associates LLP
Jim O'Rourke, Saint Annes Protestant Episcopal Church
Patrick Wetzel, Town of Lawrence/Jamida LLC
Douglas Woelz, McMahon Associates
Steve Bieda, Mau & Associates LLP
Keith Garot, G & H Garrity Real Estate
Jeff Meyer, PD Real Estate Holdings LLC
Stu Sell, De Pere Hotel Group LLC

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**August 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the July 26, 2021 Plan Commission meeting.**

ATTACHMENTS:

- PC_Jul2021_Minutes_Draft (PDF)

Plan Commission

Regular Meeting

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

Draft Minutes

Monday, July 26, 2021 **7:00 PM** **Council Chambers and Virtual**

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 28, 2021 Plan Commission meeting.

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

3. Approval of the minutes of the July 7, 2021 Special Plan Commission meeting.

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

4. Public comments upon matters not on the agenda.

There were no public comments.

RESULT:	**DISCUSSED**

5. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 7 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on July 16, 2021.

RESULT:	**DISCUSSED**

B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 7. *

Mayor Boyd declared the public hearing open at 7:06 PM. No one wished to speak and the public hearing was closed at 7:07 PM. Development Services Director Daniel Lindstrom reviewed the proposed boundary amendment for TID

No.7 to remove Parcel ED-812 for the Mulva Cultural Center. Given the fact that this parcel is a non-profit entity, the City has decided to remove it from the TID. All maps have been updated, with no changes to the project costs. Daniel provided a brief annual review of the TID and stated that it is available in full to the Plan Commission members for review. Ald. Raasch moved, seconded by Mark Higgins, to approve the boundary amendment and forward it to the Common Council. Upon vote, motion carried unanimously.

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

C. Resolution PC21-03, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Increment Financing District No. 7.

Staff recommended approval of the Resolution recommending adoption of the TID No. 7 Boundary Amendment No. 1 and asked that it be submitted to the Common Council for its approval following the statutory requirements. Ald. Raasch moved, seconded by Mark Higgins, to approve Resolution PC21-03. Upon vote, motion carried unanimously.

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

6. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 11 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on July 9, 2021.

RESULT:	**DISCUSSED**

B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 11. *

Mayor Boyd declared the public hearing open at 7:08 PM. No one wished to speak and the public hearing was closed at 7:09 PM. Development Services Director Daniel Lindstrom reviewed the proposed boundary amendment for TID No.11 to add Parcel WD-1042 into the TID boundary. All maps have been updated, with no changes to the project costs. Ald. Raasch moved, seconded by Grant Schilling, to approve the boundary amendment and forward it to the Common Council. Upon vote, motion carried unanimously.

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

C. Resolution PC21-04, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 11.

Staff recommended approval of the Resolution recommending adoption of the TID No. 11 Boundary Amendment No. 1 and asked that it be submitted to the Common Council for its approval following the statutory requirements. Ald. Carpenter moved, seconded by Grant Schilling, to approve Resolution PC21-04. Upon vote, motion carried unanimously.

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

7. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 12 is scheduled for 7:00 PM, or as soon

A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on July 9, 2021.

B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 12. *

Mayor Boyd opened the public hearing at 7:13 PM. No one wished to speak and the public hearing was declared closed at 7:14 PM. Development Services Director Daniel Lindstrom reviewed the boundary amendment for TID No.12 to add three parcels (WD-L492-B-2, WD-L492-B-3, and WD-1753-1) into the boundary for a proposed business expansion for Green Bay Packaging. All maps have been updated, with no changes to the project costs. Ald. Raasch moved, seconded by Brenda Busch, to approve the boundary amendment and forward it to the Common Council. Upon vote, motion carried unanimously.

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

C. Resolution PC21-05, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 12.

Staff recommended approval of the Resolution recommending adoption of the TID No. 12 Boundary Amendment No. 2 and asked that it be submitted to the Common Council for its approval following the statutory requirements. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve Resolution PC21-05. Upon vote, motion carried unanimously.

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

8. A. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be 11'10" instead of the allowed 8'0" in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3). B. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be internally illuminated instead of external or backlit/halo illumination in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3).

City Planner Peter Schleinz reviewed the sign variance for a non-conforming monument sign at 2066 Lawrence Drive for St Mark Lutheran Church. He explained that there are two different variance requests associated with relocating an existing non-conforming sign: height of the sign proposed to be 11 feet 10 inches instead of 8 feet and illumination proposed to be internal instead of external. Peter noted that there are eight criteria for proving a hardship exists and Plan Commission should specifically identify the hardship if a variance approval is granted. Ald. Raasch moved, seconded by Mayor Boyd, to open the meeting. Upon vote, motion carried unanimously. Scott Betrand, who is the representative for the sign company and Jeff Lanier, who is the representative for St. Mark Lutheran Church were both in attendance to answer questions. Scott stated that the current sign is in need of refurbishment since the original sign was installed in 2003. The church would like to add more efficient lighting and also an electronic message board to the sign. Derek Beiderwieden asked for clarification on the hardship letter that was submitted. He stated that the documentation did not make sense and does not prove any hardship exists. Discussion followed and it was clarified that financial burden is not a hardship. Mayor Boyd moved, seconded by Ald. Raasch, to close the meeting. Upon vote, motion carried unanimously. Derek Beiderwieden moved, seconded by Ald. Raasch, to deny the variance request. After further discussion, Derek and Dean withdrew their motions to deny and made a new motion to table the item. Ald. Carpenter noted that it the item is tabled, it needs to be brought back to the next Plan Commission meeting. However, if it is referred back to staff, the petitioner can bring it back to a Plan Commission meeting at a later date once they have had enough time to prepare. After discussion, it was decided to rescind the motion to table, and a new motion to refer the item back to staff was made by Derek Beiderwieden and seconded by Ald. Raasch. Upon vote, motion carried unanimously. The same motion was made for Part B of the variance request by Derek Beiderweiden and seconded by Mayor Boyd. Upon vote, motion carried unanimously.

RESULT:	**REFERRED BACK TO STAFF [UNANIMOUS]**
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

9. Consideration and possible action on a site plan that adds 1,194 SF to the north side, and 1,236 SF to the south side, of an existing building at 939 Lawrence DR (Parcel WD-D0216-2).

City Planner Peter Schleinz reviewed the site plan request for 939 Lawrence Drive for a building addition to the north and south sides of an existing building. The north side addition uses a galvanized metal which is not an approvable material, but there is a past

history of the Plan Commission approving this type of material. Peter added that there is a gravel area that is currently used as parking and outdoor storage. Plan Commission may want to include that this area be paved in their recommendation. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. David O'Brien with Bayland Building addressed the commission, stating that textured clad panel won't match with the rest of the building. Mayor Boyd moved, seconded by Brenda Busch, to go back to regular order. Upon vote, motion carried unanimously. Staff recommended approval of the site plan, subject to the conditions in the report, as well as the use of masonry textured metal panel. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the site plan request with the use the masonry textured metal panel, but not require the gravel area be paved at this time. Upon vote, motion carried unanimously.

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

10. Consideration and possible action on a site plan that adds 28,727 SF to an existing 6,543 SF building with additional pavement for 17 auto parking stalls, truck parking with 2 loading docks and 1 overhead door, and a truck Y-turn at 1882 Commerce DR (Parcel ED-344-101-3).

    City Planner Peter Schleinz reviewed the site plan for a building and pavement addition at 1882 Commerce Drive. The building addition will more than double the square footage of the building. Staff recommended approval of the site plan, subject to the conditions in the report as well as the use of metal on the sides of the building and the metal panel on the front of the building. Ald. Raasch moved, seconded by Brenda Busch, to approve the site plan. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Boyd moved, seconded by Derek Beiderwieden, to adjourn the meeting at 8:13 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**August 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Public comments upon matters not on the agenda.**

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**August 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a withdrawn variance request for a monument sign at 2066 Lawrence DR.**

On July 26, 2021 Plan Commission reviewed a variance request for a monument sign. Because a hardship was not clearly identifiable, Plan Commission referred the project to staff in order to allow additional time for the petitioner to provide evidence of a hardship.

On August 17, 2021 the petitioner submitted a re-designed sign that complied with Municipal Code and a variance was no longer needed.

On August 18, 2021 the petitioner withdrew the variance request after being notified by staff that the re-designed sign was approved.

STAFF RECOMMENDATION: Receive withdrawn variance to be placed on file.

ATTACHMENTS:

- 2066 Lawrence Drive Variance withdrawal (MSG)
- Application Form (PDF)
- Revised sign for Withdrawn Variance (PDF)

Kelly Barker

From: Scott Bertrand <sbertrand@elevate97.com>
Sent: Wednesday, August 18, 2021 8:41 AM
To: Peter Schleinz
Subject: 2066 Lawrence Drive Variance withdrawal

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Peter:

Thank you for the call this morning.

As discussed please withdraw our variance request for 2066 Lawrence Drive as it is no longer needed since the revised sign design is approved for permit.
Please remove us from the August Agenda.

Finest Regards
Scott Bertrand

SCOTT BERTRAND PROJECT EXECUTIVE
800-514-1119 | 920-737-2354 CELL
1085 PARKVIEW ROAD | GREEN BAY, WI 54304
ELEVATE97 | ELEVATE97.COM

CITY OF DE PERE RECEIVED MAY 27 2021 PLANNING DEPT.

DE PERE — RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR VARIANCE

Fee: $ 168.00

Receipt #: 161643

Date: 5-27-21

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	
Elevate 97	Scott Bertrand	Project Executive	
Mailing Address	City	State	ZIP Code
1085 Parkview Rd	Green Bay	WI	54304
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
sbertrand@elevate97.com	920-737-2354		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
St. Mark Ministries	Jeff Lanier	Director of Operations	
Mailing Address	City	State	ZIP Code
2066 Lawrence Dr	De Pere	WI	54115
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
jeff.lanier@stmarkdepere.org	920-336-2485		

SECTION 3: Project or Site Location

Project Address: 2066 Lawrence Drive De Pere, WI 54115 Legal Description: St. Marks Lutheran Church	Parcel Number(s):

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	98-13 C
Ordinance Provision:	
Project Description:	1 - 8' 9" x 9' 5" double sided monument sign attached to a brick base with a 3' 5" x 7' 3" EMC
Variance Requested:	Please see attached Letter.
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	This is a high traffic area that would benefit from the daily information that will be displayed through the electronic message center.
Describe the hardship(s) that would result if the variance is not granted:	There becomes a problem if the community can not be informed of crucial information such as Amber/Silver Alerts. This can help instantly galvanize communities to assist in the search for and safe recovery of a missing person.
Describe how the variance would not have adverse effects on surrounding properties:	There are no surronding structures that the light from the proposed sign would be directly shining into.

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Scott Bertrand	Project Executive	920-737-2354
Signature of Applicant S Bertrand		Date Signed

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

Request for Variance Narrative.

Who: St Mark Lutheran Church

Where: 2066 Lawrence Drive

De Pere WI 54115

When: May 2021

Why:

St Mark Lutheran Church is in the process of updating their current sign which has been on location since 2008.

The current sign is showing significant wear and fatigue of the current components which could be considered an eyesore to the community.

Included are just a few of the components needing updating:

Faces:

- The current acrylic faces are yellowing due to extended exposure to ultra-violet rays from the sun.
- Graphics are faded and cracked.
- Painted aluminum surface faded.

Florescent Lighting:

- Out dated and uneconomical, as well as environmentally unfriendly.

Manual reader board:

- Difficult to change out in addition, has limited availability to change messages. Especially during inclement weather.

Since the structure was originally fabricated, several technological advancements have been made within the signage industry.

St Mark Lutheran Church would like to update the existing structure as to be current with 2021 technology standards, while also maintaining the same footprint / foundation as currently in place. The sign frame, size, overall height, and location will remain the same as originally located.

Proposed updates include:

1. LED lighting
2. GE Brand Polycarbonate faces
3. Mathews Automotive Grade Paint Finish
4. 3M Vinyl Graphics
5. WatchFire 10mm Electronic Message Center.
6. Provides more efficient updating of copy.
7. Ability to automatically notify public of Amber/Silver Alerts and Emergency Weather alerts.
8. Higher efficiency for staff to update copy in a timely manner.

The electronic message center can set to standard programing hours desired / required by the City of De Pere. An example would be to turn off at 10pm until 6am if needed, or whatever would be desired by the municipality.

Thank you for your time in considering the requested changes.

Scott Bertrand

S Bertrand

City of De Pere
335 S. Broadway
De Pere, WI 54115
Phone: (920) 339-4053
FAX: (920) 330-9491
E-Mail: djensen@deperewi.gov

DE PERE
RUNS DEEPER

SIGN PERMIT
Application & Record

SIGN PERMIT APPLICATION
Permit #: _____
Fee: _____
Receipt #: _____
Date: _____

Property Owner: St. Mark Lutheran Church
Address: 2066 Lawrence Dr
920.371.0204
Phone E-Mail

Business Owner/Lessee: _____
Address: _____
_____
Phone E-Mail

Contractor: Elevate97 - Scott Bertrand
Address: 1085 Parkview Rd. Green Bay 54304
920.737.2354 SBertrand@Elevate97.com
Phone E-Mail

Address of Sign Location:
2066 Lawrence Dr
Sign Copy:
St Mark Ministries

Square Footage of Sign: 46.5
Height Above Grade: 7'-7"
Height of Sign: 6'-1"
Width of Sign: 8'-0"
Number of Faces: 2
Sign Voltage: 120
Amps: 30
U.L. #: _____

Setbacks:
Front: 15'-0"
Right: 201'-0"
Left: _____

Scope of Work:
- [x] Erect
- [ ] Alteration
- [ ] Repair
- [ ] Relocate
- [ ] Enlarge
- [ ] Encroach in ROW
- [ ] Other:

Illumination:
- [ ] Internally Illuminated
- [x] Externally Illuminated
- [ ] Non-illuminated
- [ ] Halo lit/back lit

Type of Sign:
- [ ] Fascia/Wall
- [x] Ground/Monument
- [ ] Projecting
- [ ] Pylon/Pole
- [ ] Temporary
- [ ] Banner
- [ ] Window
- [ ] Awning/Canopy
- [ ] Other:

Sign Manufacturer & Address:
Elevate97
1085 Parkview Rd
Green Bay, WI 54304

Insurance Company Name & Address:
Arthur J Gallagher
Risk Management Services
245 S. Executive Dr Ste 200
Brookfield, WI 53005

□ Electric Permit Required

Electrician Name & Address:

ESTIMATED COST OF SIGN:

$40,000 -

Approval Conditions:

Message center to be turned off Between 11:00 p & 5:00 a

No Flashing or animation

Permit Application Conditions:

The undersigned hereby applies for a permit to do work according to the above description and the plans and specifications submitted herewith. The undersigned agrees that such work will be done as described and that they will comply with all applicable statutes of the State of Wisconsin and Ordinances of the City of De Pere, Wisconsin.

Signs Encroaching on Right-of-Way:

1. Property owner/lessee agrees to save and hold the City of De Pere harmless from any and all injury that may occur to any party as the result of the requested sign encroachment upon the right-of-way referenced hereunder. This provision is intended to indemnify and hold harmless the City of De Pere to the fullest extent permitted by law and includes the payment of reasonable attorney fees for the defense of any claims brought which can fairly be said to be under the intent and purpose of this hold harmless agreement. To secure such hold harmless agreement, property owner/lessee shall maintain a general liability insurance policy on its business operations in an amount of not less than One Million Dollars per occurrence and has produced a Certificate of Insurance that the City is named as an additional insured and is entitled to coverage thereunder under the terms and conditions of this permit.

2. If the City right-of-way is required for another use deemed by the City of De Pere to be inconsistent with continued encroachment under this permit or if the City determines that the sign installation creates conditions adverse to the best interests of right-of-way users, the general public, or presents a threat to street safety, then property owner/lessee, upon notification by the Building Inspector, shall promptly remove the encroaching sign from the right-of-way upon ten (10) day written notice to property owner/lessee. The sign shall be removed by property owner/lessee at property owner/lessee's sole cost and in accordance with all rules and regulations then applicable.

3. The authority to encroach upon right-of-way shall not transfer to any new business or property owner. A new permit is required.

Signature of Property Owner Date

Signature of Lessee Date

Contractor: Elevate97

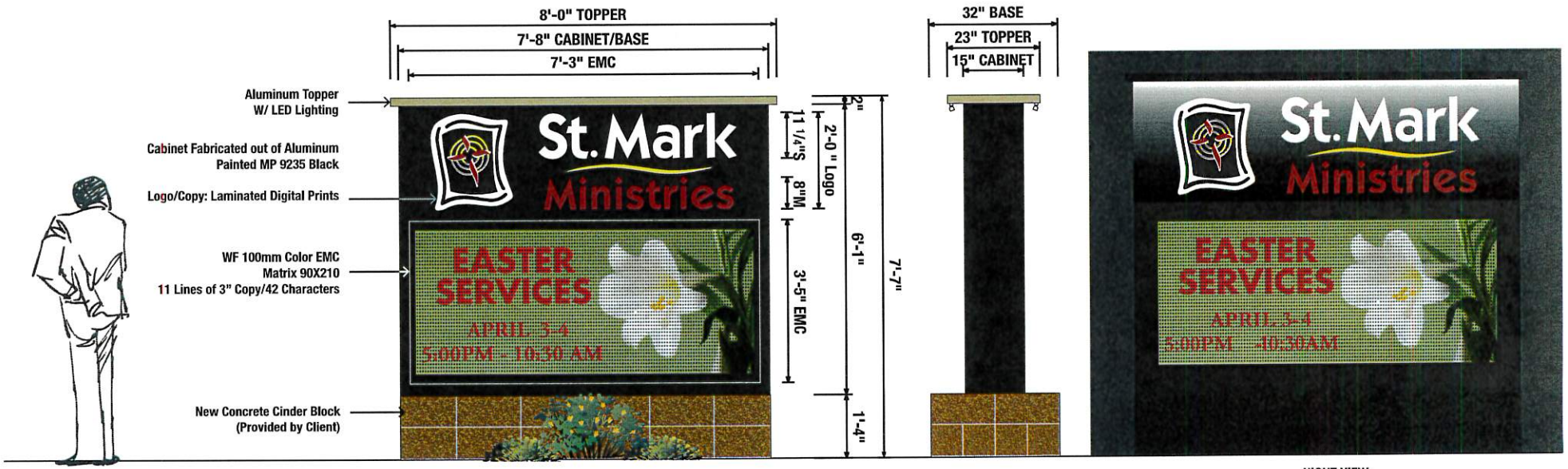
De Pere License Number:

Application Date: 8/17/2021

Building Inspector:

Approval Date:

1/1/2021



DOUBLE FACE MONUMENT

NIGHT VIEW

COLOR SPECIFICATIONS

- PRINTED BLACK/PAINTED MP 923SP BLACK
- PAINTED MP 12813
- PRINTED TO MATCH PMS 012 YELLOW
- PRINTED TO MATCH PMS 1807 RED

elevate97

(800) 514-1119 | elevate97.com

DESIGN #: 11546 PAGE: 1

CLIENT: ST. MARKS LUTHERAN CHURCH
ADDRESS: 2066 LAWRENCE DR., DE PERE, WI
DATE: AUGUST 4, 2021
SCALE: 1/2"=1'-0"
A.C.: SCOTT BERTRAND
DESIGNER: JM
REVISED BY: REVISED DATE: 8-11-21

DESIGN STAGE

☐ CONCEPTUAL ☑ FINAL JOB #: S000000

ITEMS NEEDED PRIOR TO FABRICATION

☐ FIELD SURVEY / MEASUREMENTS REQUIRED
☐ ELECTRONIC FILE OF LOGO/COLORS REQUIRED
☐ COLORS TO BE DETERMINED

APPROVALS

WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.

CLIENT SIGNATURE: DATE:

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(800) 514-1119 | elevate97.com

DESIGN #: 11546 **PAGE: 2**

CLIENT: ST. MARKS LUTHERAN CHURCH
ADDRESS: 2066 LAWRENCE DR., DE PERE, WI
DATE: AUGUST 4, 2021
SCALE: 3/8"=1'-0"
A.C.: SCOTT BERTRAND
DESIGNER: JM
REVISED BY: REVISED DATE:

DESIGN STAGE

☐ CONCEPTUAL ☑ FINAL JOB #: S000000

ITEMS NEEDED PRIOR TO FABRICATION

☐ FIELD SURVEY / MEASUREMENTS REQUIRED
☐ ELECTRONIC FILE OF LOGO/COLORS REQUIRED
☐ COLORS TO BE DETERMINED

APPROVALS

WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.

CLIENT SIGNATURE: DATE:

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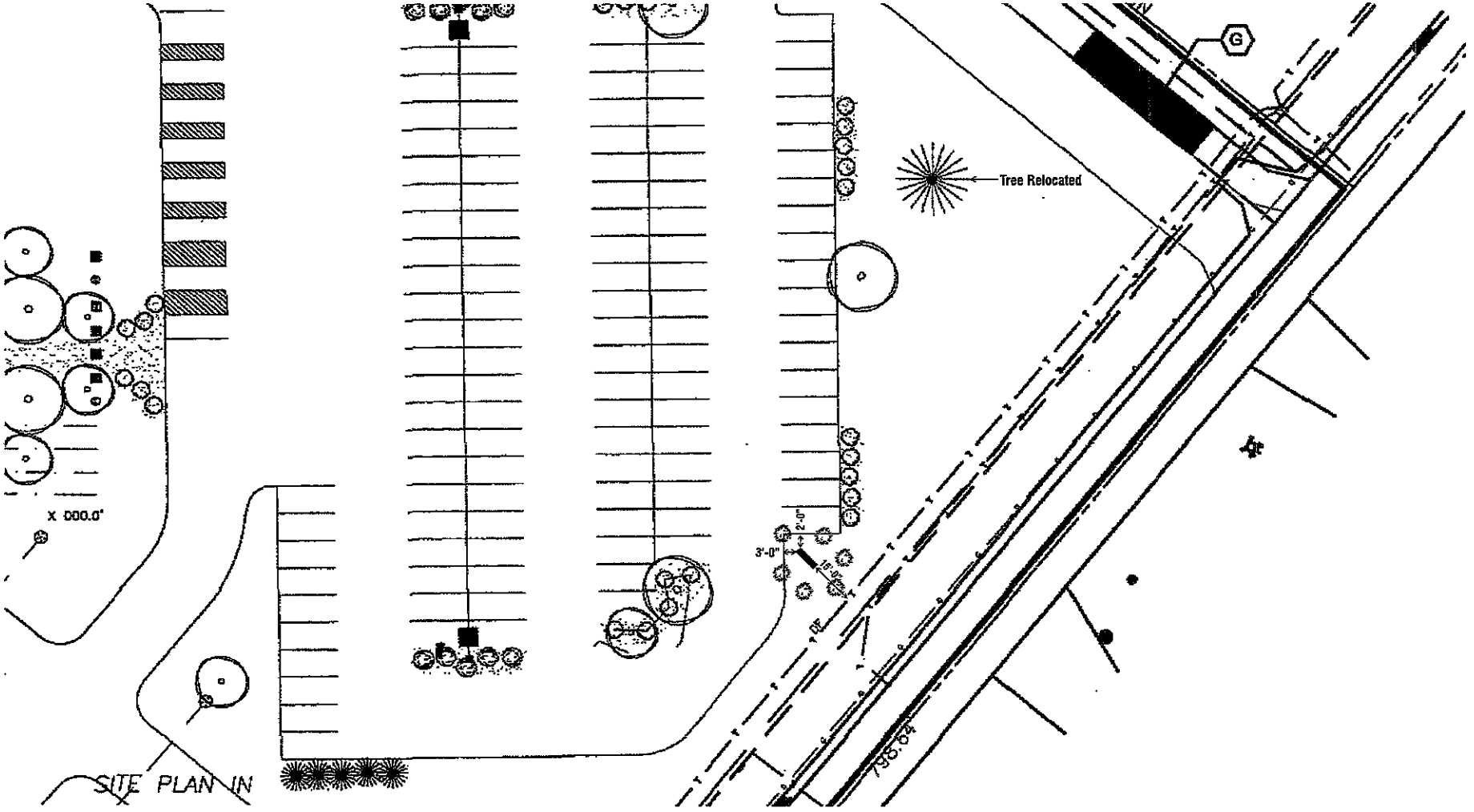

elevate97

(800) 514-1119 | elevate97.com

DESIGN #: 11546 PAGE: 3

CLIENT: ST. MARKS LUTHERAN CHURCH
ADDRESS: 2066 LAWRENCE DR., DE PERE, WI
DATE: AUGUST 17, 2021
SCALE: 1/32"=1'-0"
A.C.: SCOTT BERTRAND
DESIGNER: JM
REVISED BY: REVISED DATE:

DESIGN STAGE

☐ CONCEPTUAL ☑ FINAL JOB #: S000000

ITEMS NEEDED PRIOR TO FABRICATION

☐ FIELD SURVEY / MEASUREMENTS REQUIRED
☐ ELECTRONIC FILE OF LOGO/COLORS REQUIRED
☐ COLORS TO BE DETERMINED

APPROVALS

WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.

CLIENT SIGNATURE: DATE:

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City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**August 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action regarding a proposed 2-lot certified survey map at 347 Libal ST (Parcel ED-649-H-3-2).**

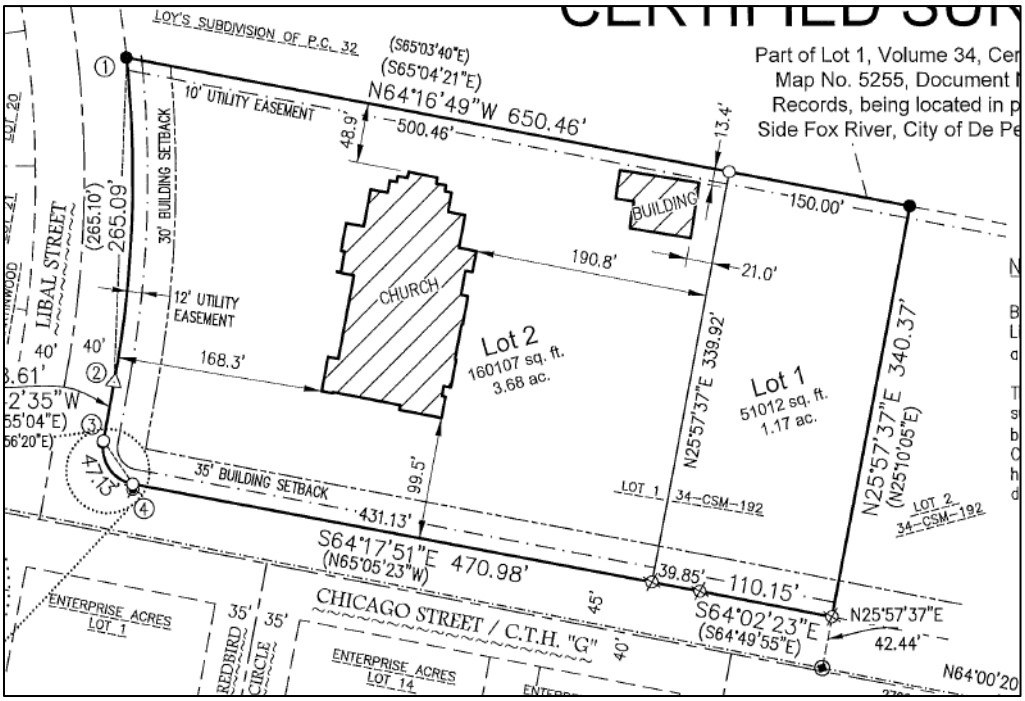
ATTACHMENTS:

- PC Report - CSM on Libal ST (DOCX)
- Application Form (PDF)
- PRELIMINARY CSM - 04 Aug 2021 (PDF)

Item 5: **Consideration and possible action regarding a proposed 2-lot certified survey map at 347 Libal ST (Parcel ED-649-H-3-2).**

SITE MAP

PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION: Certified Survey Map Review

COMMON DESCRIPTION: 347 Libal ST, located northeast from the Libal ST and Chicago ST intersection.

PARCEL NUMBER(S): ED-649-H-3-2

ZONING: R-1 (Single-Family Residential District)

SURROUNDING LAND USES: North – Public park (R-1)
South (across Chicago ST) – Town of Ledgeview businesses
East – Clinic (B-2 PDD)
West – Church and residential (R-1)

COMPREHENSIVE PLAN: Institutional/Governmental Facilities

APPLICANT/OWNER:

Authorized Representative	Property Owner
David J Chrouser, PLS	Saint Annes Protestant Episcopal Church
Mau & Associates LLP	ATTN: Jim O'Rourke
400 Security BL	347 Libal ST
Green Bay, WI 54313	De Pere, WI 54115-3460

SITE HISTORY: The parcel was used for agricultural purposes until a church was developed in 1984 and expanded in 1988. At that time the church parcel extended between Libal ST and Brule RD, however, the two streets did not exist until the 1990's.

In 1996 the parcel was divided into two parcels. The church retained the westernmost parcel and sold the easternmost parcel for the development of a clinic via a Planned Development District (PDD) and Precise Implementation Plan (PIP) in 1996. *NOTE: The 2020 proposed amendment area is part of the church parcel to the west, not the clinic parcel to the east.*

In 2013 a building was added at the north end of the church property. The lawn area to the east of the church driveway remains undeveloped.

Also in 2013, an amendment to the PDD/PIP occurred for the adjacent clinic property. The amendment included a 5,105 SF building addition and a ~42 stall parking lot addition.

On July 22, 2020 a developer under contract for the site proposed an amendment to the Comprehensive Plan to change the Future Land Use (Figure 2-6) for part of Parcel ED-649-H-3-2 from 'Institutional/Governmental Facilities' to 'Commercial.' The request was made with future intentions of land dividing, rezoning, and site planning for an auto parts store. Plan Commission denied the amendment on September 28, 2020.

On August 10, 2021 an authorized representative for the property owner proposed this land division with the intent of rezoning in the future. No

further information was provided when staff inquired.

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 purpose of the CSM is to divide the property into two lots with intentions to rezone in the future.
  - Lot 1 will be 1.2 acres.
  - Lot 2 will be 3.7 acres.
- WDNR wetland maps do not identify wetlands on the site. No wetland delineation was performed for the CSM.

There are three issues to address for the CSM, which are listed in the Staff Recommendation.

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 City certified survey map petitions the Plan Commission provides either an approval, rejection with reason(s) that relates to Municipal Code or State Statute requirements, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection when the CSM includes public dedications and/or City-owned property. Common Council does not review this CSM.

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

1. Meeting all other state and local regulations.
2. In the City Certificate, add an area that states the Plan Commission date of approval.
3. In the City Treasurer Certificate, change the name ‘Ann Ledvina’ to read ‘Joseph Zegers.’
4. Future design considerations:
   a. Chicago Street is a County Highway. Future driveways will require Brown County approval. Any future driveway for Lot 1 is strongly recommended to line up with Red Bird Circle.
   b. Sanitary sewer, water main, and storm sewer are located in front of the new parcel. Laterals have not been extended into the lot. If developed, the utilities will need to be tapped by the developer at the developer's cost. A street excavation permit will be required from Brown County.
   c. Private storm water management facilities will be required for this site.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR CSM REVIEW

CITY OF DE PERE RECEIVED AUG 10 2021 PLANNING DEPT

Fee: $ 368.00

Receipt #: 164150

Date: 8-10-21

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 and Associates, LLP	David J. Chrouser	Professional Land Surveyor	
Mailing Address	**City**	**State**	**ZIP Code**
400 Security Blvd.	Green Bay	WI	54313
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
dchrouser@mau-associates.com	920-434-9670		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
St. Annes Protestant Episcopal Church	Jim O'Rourke		
Mailing Address	**City**	**State**	**ZIP Code**
375 W St. Joseph Street	Green Bay	WI	54301
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
ask4jim@aol.com			

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
347 Libal Street, De Pere, WI 54115	ED-649-H-3-2

SECTION 4: CSM Information

Existing Zoning:	R-1
Present Use of Parcel:	Church
Proposed Use of Lots:	Church

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.

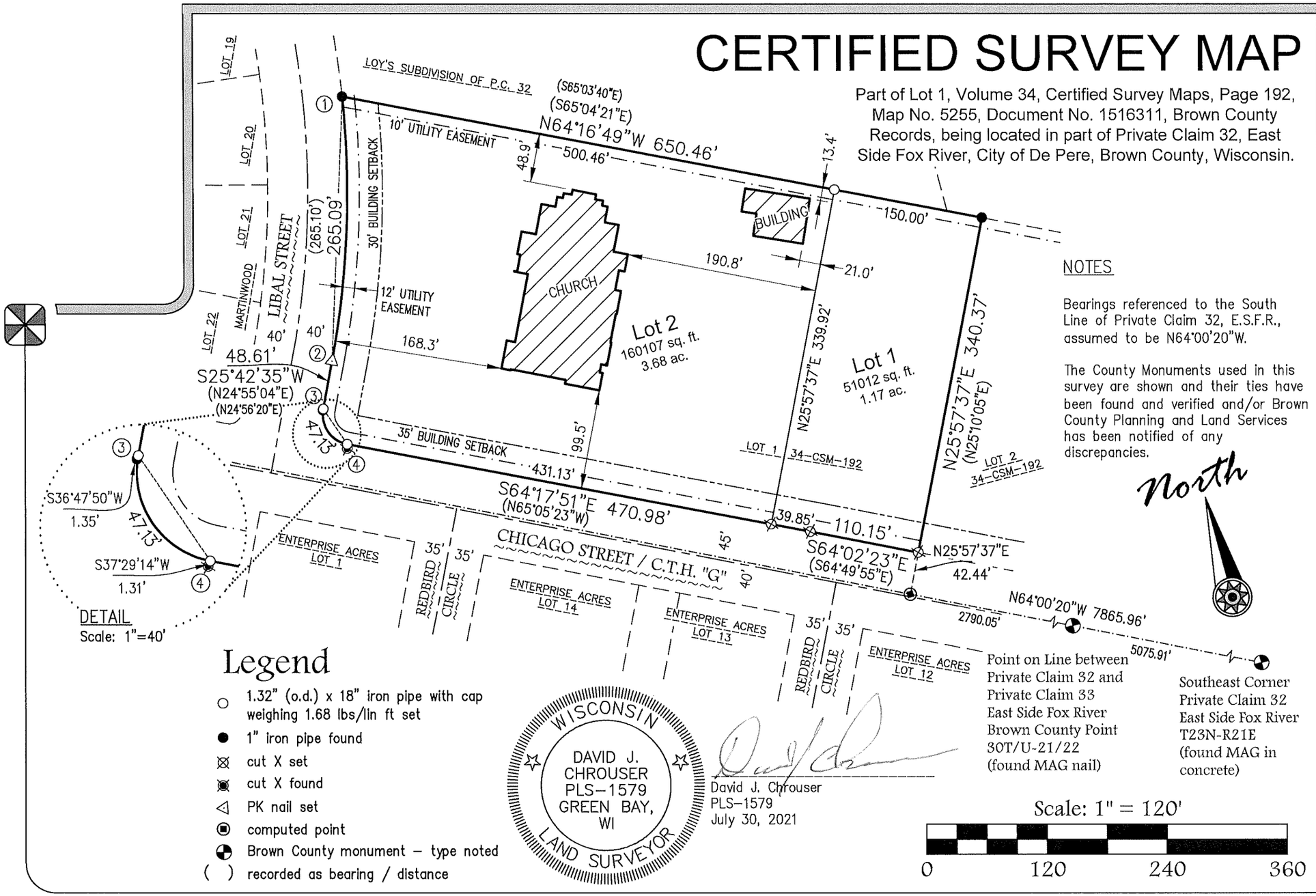
Name of Owner/Authorized Representative (please print)	Title	Phone Number
David J. Chrouser	Professional Land Surveyor	920-434-9670
Signature of Applicant		**Date Signed**
David J. Chrouser		August 3, 2021

TO BE COMPLETED BY CITY STAFF

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

CERTIFIED SURVEY MAP

Part of Lot 1, Volume 34, Certified Survey Maps, Page 192, Map No. 5255, Document No. 1516311, Brown County Records, being located in part of Private Claim 32, East Side Fox River, City of De Pere, 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
- ⊠ cut X set
- ⊠ cut X found
- △ PK nail set
- ◉ computed point
- ◒ Brown County monument – type noted
- ( ) recorded as bearing / distance

WISCONSIN
DAVID J. CHROUSER PLS–1579 GREEN BAY, WI
LAND SURVEYOR

David J. Chrouser
PLS–1579
July 30, 2021

Sheet One of Three
Project No.: S-12795
Drawing No.: L-11536
Fieldwork Completed: 07/26/2021

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

Client: St. Annes Church
Tax Parcel: ED-649-H-3-2
Drafted By: BAB
File: S-12795CSM 072221.dwg
Data File: S-12795A.txt

CERTIFIED SURVEY MAP

Part of Lot 1, Volume 34, Certified Survey Maps, Page 192, Map No. 5255, Document No. 1516311, Brown County Records, being located in part of Private Claim 32, East Side Fox River, City of De Pere, Brown County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, David J. Chrouser, Professional Land Surveyor, PLS–1579, do hereby certify that I have surveyed, divided and mapped Part of Lot 1, Volume 34, Certified Survey Maps, Page 192, Map No. 5255, Document No. 1516311, Brown County Records, being located in part of Private Claim 32, East Side Fox River, City of De Pere, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southeast Corner of Private Claim 32, East Side Fox River; thence N64°00'20"W, 7865.96 feet along the Southern Line of said Private Claim; thence N25°57'37"E, 42.44 feet to the Northerly Right–of–Way of County Trunk Highway "G", also known as Chicago Street, and the Point of Beginning; thence continuing N25°57'37"E, 340.37 feet along the East Line of Lot 1, Volume 34, Certified Survey Maps, Page 192, Map No. 5255, Document No. 1516311, Brown County Records; thence N64°16'49"W, 650.46 feet along the North Line of said Lot 1 to the West Line of said Lot 1 and the Easterly Right–of–Way of Libal Street; thence 265.09 feet along said West Line and said Easterly Right–of–Way being the arc of a 921.68 foot radius curve to the right whose long chord bears S17°28'13"W, 264.18 feet; thence S25°42'35"W, 48.61 feet along said West Line and said Easterly Right–of–Way; thence 47.13 feet along the Northerly Right–of–Way of said County Trunk Highway "G" and said Chicago Street being the arc of a 30.00 foot radius curve to the left whose long chord bears S19°17'38"E, 42.43 feet; thence S64°17'51"E, 470.98 feet along the South Line of said Lot 1 and said Northerly Right–of–Way; thence S64°02'23"E, 110.15 feet along said South Line and said Northerly Right–of–Way to the Point of Beginning.

Parcel contains 211,119 square feet / 4.85 acres, 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 City of De Pere, and the Brown County Planning Commission code in surveying, dividing and mapping the same.

David J. Chrouser
PLS–1579
July 30, 2021

WISCONSIN
DAVID J. CHROUSER PLS–1579 GREEN BAY, WI
LAND SURVEYOR

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1–2	265.09	921.68	264.18	S17°28'13"W	16°28'44"	S9°13'50"W
3–4	47.13	30.00	42.43	S19°17'38"E	90°00'28"	–

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.

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 City has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

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

CERTIFIED SURVEY MAP

Part of Lot 1, Volume 34, Certified Survey Maps, Page 192, Map No. 5255, Document No. 1516311, Brown County Records, being located in part of Private Claim 32, East Side Fox River, City of De Pere, Brown County, Wisconsin.

CERTIFICATE OF THE CITY OF DE PERE

Approved by the Common Council for the City of De Pere on the _____ day of _____, 20__.

_____

Carey E. Danen Date
City Clerk

CERTIFICATE OF THE CITY OF DE PERE TREASURER

As City of De Pere 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.

_____

Ann Ledvina Date
City Treasurer

CORPORATE OWNER'S CERTIFICATE

Saint Annes Protestant Episcopal Church, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that I caused the land described and easements granted on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. Saint Annes Protestant Episcopal Church, also certifies 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:

CITY OF DE PERE

In Witness Whereof, the said Saint Annes Protestant Episcopal Church, has caused these presents to be signed by _____, it's _____ on this _____ day of _____, 20_____.

_____

Personally came before me this _____ day of _____, 20_____, the above named officer of said corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____

Notary Public My Commission Expires _____
Brown County, Wisconsin

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

_____

David J. Chrouser
PLS–1579
July 30, 2021

WISCONSIN
DAVID J. CHROUSER PLS–1579 GREEN BAY, WI
LAND SURVEYOR

Project No.: S-12795 Drawing No.: L-11536 Sheet Three of Three

City of De Pere, Wisconsin

Request For Plan Commission Action

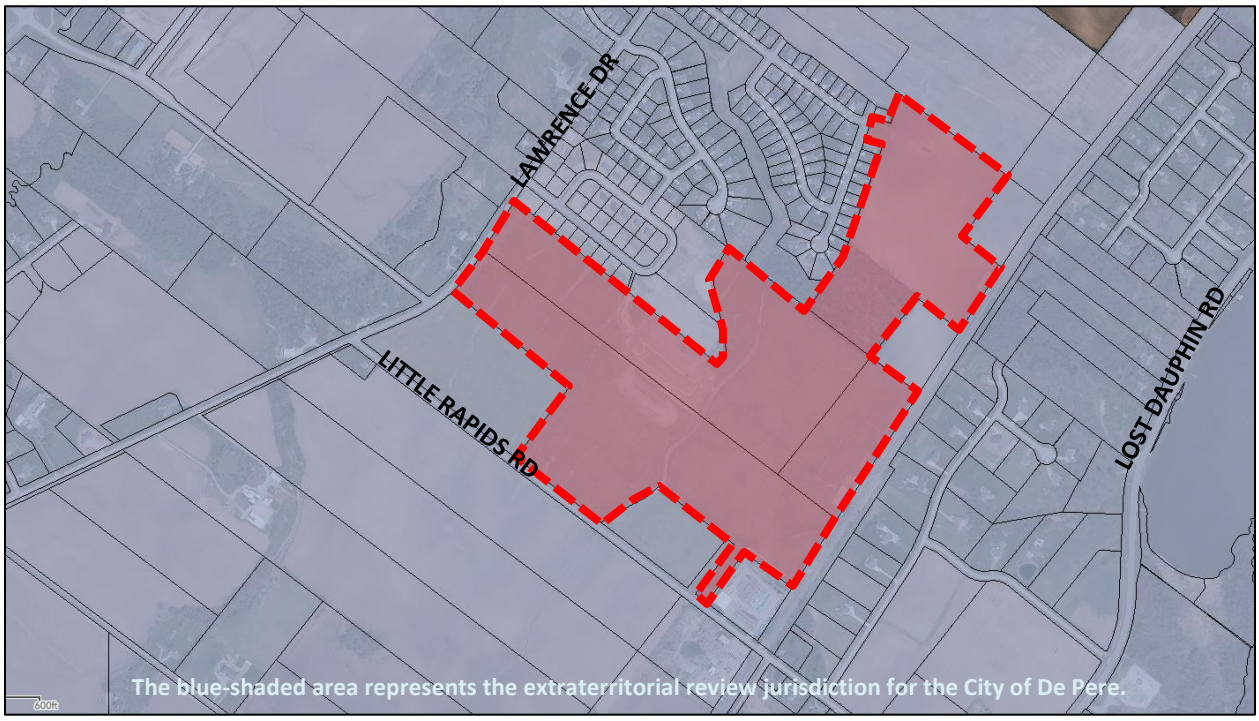
MEETING DATE:	**August 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a proposed 10 lot and 2 outlot preliminary extraterritorial plat of American Rapids Subdivision at 2700 BLK Lawrence DR in the Town of Lawrence Parcels L-473, L-474, L-532, L-527).***

ATTACHMENTS:

- 08-23-21 PC Report - Pre Plat (DOCX)
- Application Form (PDF)
- Preliminary Plat - 16 Jul 2021 (PDF)

ITEM 6: **Consideration and possible action on a request for a proposed 10 lot and 2 outlot preliminary extraterritorial plat of American Rapids Subdivision at 2700 BLK Lawrence DR in the Town of Lawrence Parcels L-473, L-474, L-532, L-527).***

SITE MAP



PROPOSED PLAT AREA

Note: Due to the larger scale of the plat, please refer to the attached plat.

REQUESTED ACTION: Preliminary Extraterritorial Plat Approval.*

COMMON DESCRIPTION: 2700 BLK Lawrence DR, located northeast from Lawrence DR and Little Rapids RD.

PARCEL NUMBER(S): L-473, L-474, L-532, L-527

ZONING: Agricultural (A-1) by the Town of Lawrence.

SURROUNDING LAND USES: Agricultural to the north and south.
Residential and natural areas to the east.
Railroad, residential, and natural areas to the west.

COMPREHENSIVE PLAN: Residential and Industrial by the Town of Lawrence.

APPLICANT/OWNER NAME: Authorized Representative and Property Owner
Town of Lawrence and Jimida LLC
2400 Shady CT
De Pere, WI 54115

SITE HISTORY: The subject site has been used for agricultural purposes since 1938.

STAFF REVIEW: When reviewing a preliminary plat, staff considers State Statutes 236 Sections 46-3 through 46-7 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 plat has 10 lots and 2 outlots.
    - Lots 1-7 and 10 are proposed for business/industrial use.
    - Lots 8-9 are proposed for residential use.
    - Outlots 1-2 are for storm water management.

- The street titled "American DR" is identified on the plat, which will eventually connect to the City's "American BL." It is suggested that the street suffix be changed to 'BL' in order to minimize future wayfinding confusion.

All conditions of approval are listed at the end of the report. The conditions are technical and can be overseen by staff.

The final plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, frontage, and setbacks meet acceptable City requirements.

REVIEW PROCESS: For final plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews final plats. The Common Council is expected to review the City plat on September 7, 2021.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the preliminary extraterritorial plat and forwarding the plat to the Common Council for approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, Town of Lawrence, and Brown County Planning Commission.
2. Add a City of De Pere certificate that has the date of Common Council approval, in addition to the signature line and date for Carey E. Danen, City Clerk.
3. The street American DR is shown on the plat, however in the future the right-of-way will connect to American BL. To prevent wayfinding confusion, it is suggested that the suffix for the street name be changed to "BL" prior to recording the plat before such a name change impacts future businesses that will exist on the right-of-way.

4. Please be advised that as American DR/BL extends further northward, the right-of-way will require a slight “s” curve in order to properly align with the City of De Pere American BL.
    a. The subject lands that are northward are within the City’s expansion area. If developed within the Boundary Agreement window it will have to be brought into the City of De Pere.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR PLAT REVIEW

CITY OF DE PERE RECEIVED JUL 19 2021 PLANNING DEPT

Fee: $ 1094.00

Receipt #: 163441

Date: 7-19-21

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	
McMahon Associates	Douglas Woelz	Senior Land Surveyor	
Mailing Address	**City**	**State**	**ZIP Code**
1445 McMahon Dr.	Neenah	WI	54956
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
dwoelz@mcmgrp.com	(920) 751-4200	(920) 751-4284	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Town of Lawrence/Jimida LLC	Patrick Wetzel	Town Administrator	
Mailing Address	**City**	**State**	**ZIP Code**
2400 Shady Ct.	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
patrickw@townoflawrence.org	(920) 751-4200		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
Little Rapids Road & Lawrence Dr.	L-473, L-474, L-532 & L-527

SECTION 4: Plat Review

Review Type:	☑ Preliminary Plat ☐ Final Plat ☐ Condominium Plat	
$1094.00 Fee:	Preliminary Plat Fee: $278 + (12 # of lots and outlots x $68) Final Plat Fee: $195 Condominium Plat Fee: $278 + (____# of units x $68) + (____# of common elements x $68)	$ 1094.00
Present Use of Parcel:	Farm Land	
Proposed Use of Lots:	Commercial/Industrial	

Please submit 1 hard copy, 1 PDF copy, and 1 CAD copy of the Plat 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
Douglas Woelz	Senior Land Surveyor	(920) 751-4200
Signature of Applicant		**Date Signed**
Douglas R. Woelz		07-16-2021

TO BE COMPLETED BY CITY STAFF

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

McMAHON
ENGINEERS \ ARCHITECTS

TRANSMITTAL

DATE: July 16, 2021

TO: Plat Review – DOA (pdf)
101 E. Wilson Street FL 9
Madison, Wisconsin 53703

E-MAIL: dwoelz@mcmgrp.com

PHONE: (920) – 751-4200

SUBJECT: Preliminary Plat –American Rapids Subdivision

McM No. L0017 09-20-00645.99

SENT VIA: ☒ E-mail ☐ CDS ☒ UPS / FedEx ☐ Other

FROM: Doug Woelz

E-MAIL: Dwoelz@mcmgrp.com

WE ARE SENDING YOU THE FOLLOWING:

QUANTITY:	DATE:	TITLE/DESCRIPTION:
(#)	07-16-21	Copies of Preliminary Plat for Reviews (full size & half size), Review Applications
1	Check	Department of Administration = $265.00
1	Check	Brown County Planning = $640.00
1	Check	City of Depere =$1094.00

REMARKS:

Please place the enclosed Final Plat for Hemlock East on you next available agenda for reviews and notify our office as to your review dates. I will arrange to have someone attend the meetings to answer any questions.

Town of Lawrence (3)	Brown County Planning (3)	City of Depere (1)
2400 Shady Court	Planning & Land Services Dept	335 S Broadway
De Pere, Wisconsin 54115-9410	305 E. Walnut St Rm 320	De Pere, WI 54115
	GREEN BAY, WI 54305-3600	

COPY TO: Jimida LLC (3)
2901 Lawrence Drive
De Pere, Wisconsin 54115

SIGNED: Douglas E. Woelz, Associate/Senior Land Surveyor

If Enclosures Are Not As Noted, Kindly Notify Us At Once

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.COM

THE McMAHON Way VALUES • CULTURE RELATIONSHIPS • FOR O

McMAHON
ENGINEERS ARCHITECTS

TRANSMITTAL

Utility Companies:

Please review the attached Preliminary Plat and indicate any easements you may need to service this development. When completed please return one copy to my attention so we can make sure to include them on the Final Plat.

AT&T (2)
Attn: Joseph Kasaab (TELEPHONE)
205 S. Jefferson Street
Green Bay, Wisconsin 54301

Wisconsin Public Service (email)
to newserviceinstallation@wisconsinpublicservice.com

Charter Communications (2)
Attn: Vince Albin
3520 Destination Drive
Appleton, Wisconsin 54915

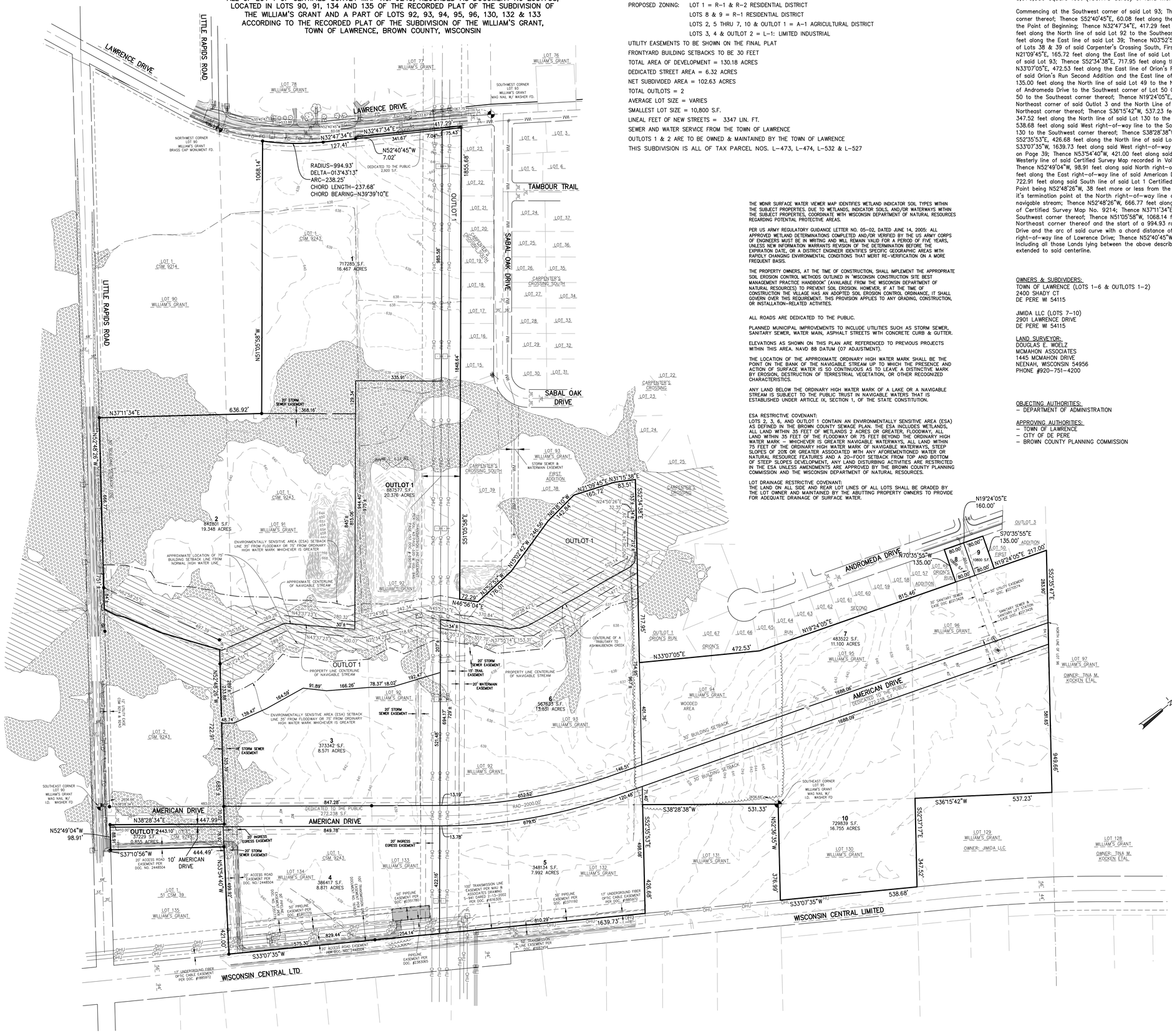
ATC
Matt Ernst
P.O. Box 6113
De Pere, WI 54115-6113
920-338-6573
mernst@atcllc.com

If Enclosures Are Not As Noted, Kindly Notify Us At Once

PRELIMINARY PLAT

AMERICAN RAPIDS SUBDIVISION

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 9243, RECORDED AS DOCUMENT No 2931738, LOCATED IN LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT AND A PART OF LOTS 92, 93, 94, 95, 96, 130, 132 & 133 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN


LAWRENCE DRIVE
LITTLE RAPIDS ROAD
LOT 77 WILLIAM'S GRANT
LOT 78 WILLIAM'S GRANT
LOT 76 WILLIAM'S GRANT
SOUTHWEST CORNER LOT 93 WILLIAM'S GRANT MAG NAIL W/ WASHER FD.
NORTHWEST CORNER LOT 90 WILLIAM'S GRANT BRASS CAP MONUMENT FD.
N32°47'34"E
341.67'
7.04'
75.43'
417.29'
N32°47'34"E
127.41'
N52°40'45"W
7.02'
DEDICATED TO THE PUBLIC 2,920 S.F.
RADIUS=994.93'
DELTA=013°43'13"
ARC=238.25'
CHORD LENGTH=237.68'
CHORD BEARING=N39°39'10"E
1855.68'
1068.14
N51°05'58"W
LOT 1 CSM 9243
LOT 90 WILLIAM'S GRANT
LOT 91 WILLIAM'S GRANT
LOT 92 WILLIAM'S GRANT
LOT 93 WILLIAM'S GRANT
LOT 94 WILLIAM'S GRANT
LOT 95 WILLIAM'S GRANT
LOT 96 WILLIAM'S GRANT
LOT 97 WILLIAM'S GRANT
OWNER: TINA M. KOCKEN ETAL
LOT 129 WILLIAM'S GRANT
OWNER: JIMIDA LLC
LOT 128 WILLIAM'S GRANT
OWNER: TINA M. KOCKEN ETAL
LOT 130 WILLIAM'S GRANT
LOT 131 WILLIAM'S GRANT
LOT 132 WILLIAM'S GRANT
LOT 133 WILLIAM'S GRANT
LOT 134 WILLIAM'S GRANT
LOT 135 WILLIAM'S GRANT
TAMBOUR TRAIL
SABAL OAK DRIVE
CARPENTER'S CROSSING SOUTH
CARPENTER'S CROSSING
OUTLOT 1
OUTLOT 3
1
712893 S.F.
16.467 ACRES
2
842801 S.F.
19.348 ACRES
3
373342 S.F.
8.571 ACRES
4
386417 S.F.
8.871 ACRES
5
348134 S.F.
7.992 ACRES
6
567625 S.F.
13.031 ACRES
7
483522 S.F.
11.100 ACRES
8
10800 S.F.
9
10800 S.F.
10
729839 S.F.
16.755 ACRES
OUTLOT 1
887577 S.F.
20.376 ACRES
OUTLOT 2
37229 S.F.
0.855 ACRES
N37°11'34"E
636.92'
368.16'
129.34'
335.91'
1848.64'
985.58'
20' STORM SEWER EASEMENT
N37°11'34"E
688.77'
S51°05'58"E
N21°09'45"E N31°15'38"E
165.72'
83.51'
N24°50'26"E
92.35'
N51°18'10"W
142.84'
N19°24'05"E
160.00'
S70°35'55"E
135.00'
ADDITION
LOT 50 FIRST
N19°24'05"E 217.00'
ANDROMEDA DRIVE
N70°35'55"W
135.00'
S70°35'55"E
283.90'
815.46'
N33°07'05"E
472.53'
S33°07'05"W
538.68'
WISCONSIN CENTRAL LIMITED
AMERICAN DRIVE
N38°28'34"E
447.99'
S38°28'38"W
531.33'
S36°15'42"W
537.23'
N52°49'04"W
98.91'
S37°10'56"W
444.49'
10' AMERICAN DRIVE
N53°54'40"W
469.96'
421.00'
S33°07'35"W
575.30'
829.44'
254.14'
1639.73'
810.29'
N52°48'26"W
722.91'
685.56'
N52°48'26"W
1688.09'
DEDICATED TO THE PUBLIC 272,238 S.F.
RAD=2000.00'
652.52'
129.46'
679.15'
S32°55'43"E
489.08'
426.69'
S32°55'43"E
283.90'
N33°07'05"W
769.69'
N32°47'34"E
127.41'
N52°40'45"W
7.02'
N52°48'26"W
1688.06'
N52°48'26"W
722.91'
N52°48'26"W
685.56'
N52°48'26"W
1688.09

City of De Pere, Wisconsin

Request For Plan Commission Action

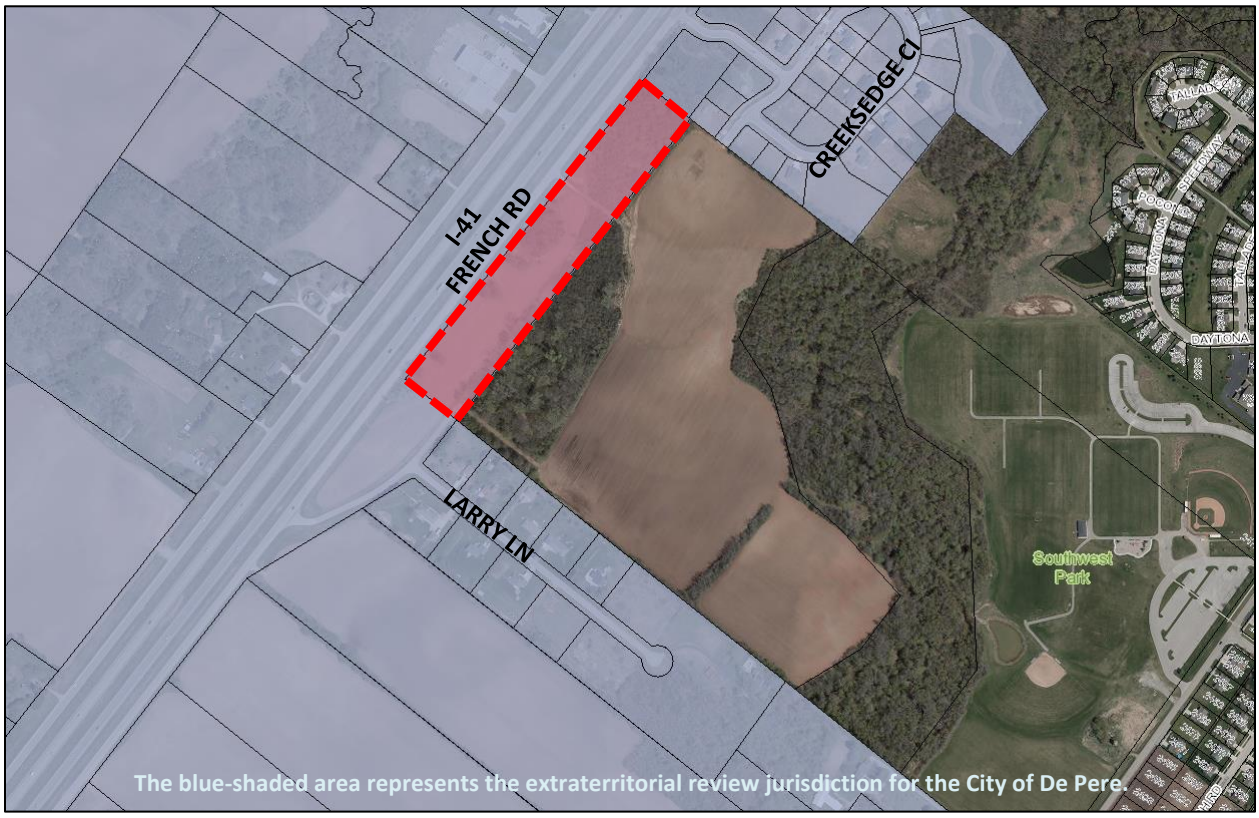
MEETING DATE:	**August 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a proposed 12 lot preliminary extraterritorial plat of Mystic Creek West at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).***

ATTACHMENTS:

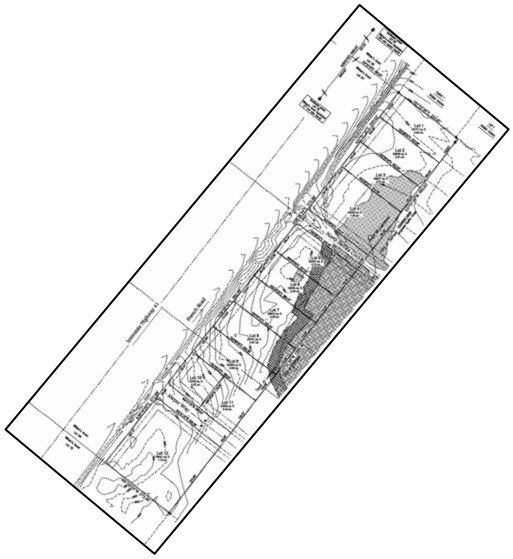
- 08-23-21 PC Report - Pre Plat (DOCX)
- Application Form (PDF)
- PRELIMINARY PLAT - 21 Jul 2021 (PDF)

ITEM 7: **Consideration and possible action on a request for a proposed 12 lot preliminary extraterritorial plat of Mystic Creek West at 2200 BLK French RD in the Town of Lawrence (Parcel L-1803).***

SITE MAP



PROPOSED PLAT AREA



REQUESTED ACTION: Preliminary Extraterritorial Plat Approval.*

COMMON DESCRIPTION: 2200 BLK French RD, located between Creeksedge CI and Larry LN.

PARCEL NUMBER(S): L-1803

ZONING: Agricultural (A-1) by the Town of Lawrence.

SURROUNDING LAND USES: Residential to the north and south.
Agricultural and natural areas to the east.
I-41 to the west.

COMPREHENSIVE PLAN: Right-of-way by the Town of Lawrence. The designation occurred as a result of the Town's Comprehensive Plan being written in 2016 when the area still was right-of-way. The area has since been vacated as surplus lands.

APPLICANT/OWNER NAME: Applicant and Property Owner
G & H Garrity Real Estate LLC
3173 Trenton LN
Green Bay, WI 54313

SITE HISTORY: The subject natural area was developed into a wayside in the 1970's, and was discontinued and razed in the early 2000's.

STAFF REVIEW: When reviewing a preliminary plat, staff considers State Statutes 236 Sections 46-3 through 46-7 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 plat has 12 lots.
    - Lots 1-9 are proposed duplex lots.
    - Lots 10-11 are proposed single-family lots.
    - Lot 12 is a proposed multi-family or commercial lot.
- Lot 12 is tripled fronted with right-of-way on all but the east side.

All conditions of approval are listed at the end of the report. The conditions are technical and can be overseen by staff.

The final plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, frontage, and setbacks meet acceptable City requirements.

REVIEW PROCESS: For final plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews final plats. The Common Council is expected to review the City plat on September 7, 2021.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the preliminary extraterritorial plat and forwarding the plat to the Common Council for approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, Town of Lawrence, and Brown County Planning Commission.
2. Add a City of De Pere certificate that has the date of Common Council approval, in addition to the signature line and date for Carey E. Danen, City Clerk.
3. Add the following restrictive covenant: "Sidewalks are required on both sides of all North Stellita Circle and Meyer Way. Sidewalks are required along the east side of French Road."
4. The easement language should include the following as grantees: Wisconsin Public Service Corporation, A Wisconsin Corporation, Time Warner Cable, AT&T, Town of Lawrence, and other public utilities, grantees.
5. Prior to submittal of a final plat:
    a. Agreements between the City of De Pere and Town of Lawrence for utility service and street construction and maintenance are required for the subdivision. Modifications to the plat may be required as a result of the agreements.
    b. Coordination is required between this subdivision and the City's Mystic Creek subdivision for the placement of Cluster Box Unit mailboxes as required by the US Postal Service.

CITY OF DE PERE

APPLICATION FOR PLAT REVIEW

Fee: $

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, LLP	Steve Bieda	Professional Land Surveyor	
Mailing Address: 400 Security	City: Green Bay	State: WI	ZIP Code: 54313
Email Address: sbieda@mau-i	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	
G&H Garrity Real Estate	Keith Garot	Memeber	
Mailing Address: 3173 Trentor	City: Green Bay	State: WI	ZIP Code: 54313
Email Address: keithgarot@ne	Phone Number (incl. area code): 920-621-4929	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
0 French Drive	L-1803

SECTION 4: Plat Review

Review Type:	☑ Preliminary Plat ☐ Final Plat Mystic Creek West	
Fee:	Preliminary Plat Fee: $278 + (12 # of lots x $68) Final Plat Fee: $195	$1094
Present Use of Parcel:	Agriculture	
Proposed Use of Lots:	Residential	

Please submit 1 hard copy and 1 PDF copy of the Plat 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	Professional La	920-434-9670
Signature of Applicant: for Steve Bieda		Date Signed: 07/21/2021

TO BE COMPLETED BY CITY STAFF

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

Preliminary Plat of

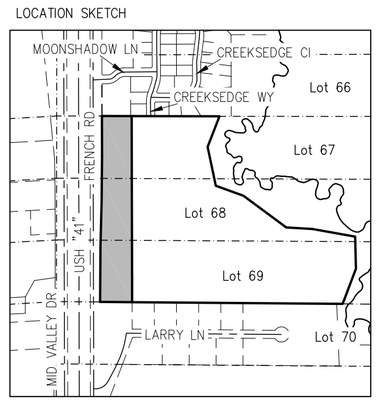
- Mystic Creek West -

Part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the
Town of Lawrence, Brown County, Wisconsin

Graphic Scale

0 80 160 240 320 400

LOCATION SKETCH



William's Grant Subdivision
City of DePere
Brown County
Wisconsin

Owner / Developer:
AmRite Land Company, LLC
contact: Keith Garot
920-621-4929

Approving / Objecting Agencies:
Town of Lawrence
City of DePere
Brown County Planning Commission
Department of Administration

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Town of Lawrence and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Mystic Creek West", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the Town of Lawrence, Brown County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of Lot 66, Williams Grand Subdivision; thence S38°04'30"W, 521.20 feet along the West line of said Lot 66; thence S51°52'26"E, 386.93 feet along the North line of Lot 67 of said William's Grant Subdivision to the Point of Beginning; thence continuing S51°52'26"E, 253.61 feet along said North line; thence S37°51'49"W, 462.63 feet; thence N51°32'03"W, 273.26 feet along the South line of Lot 69 of said William's Grant Subdivision; thence N38°18'36"E, 744.69 feet along the East right of way of Interstate Highway 41 and French Road; thence N39°28'42"E, 392.98 feet along said East right of way; thence N38°36'54"E, 372.89 feet along said East right of way; thence N37°51'32"E, 344.02 feet along said East right of way to the point of beginning.

Parcel contains 416,299 square feet / 9.56 acres more or less.
Right of way dedication contains 31,733 square feet / 0.73 acres more or less.
Parcel subject to easements and restrictions of record.

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

Steven M. Bieda
PLS-2275
July 21, 2021

Legend

- ○ 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- ● 1" iron pipe found
- ◒ Brown County monument – type noted
- – all other lot corners marked with a 1.32" (o.d.) x 18" Iron pipe weighing 1.68 lbs\lin. foot.
- – all linear measurements have been made to the nearest hundredth of a foot.
- – all distances on curves are arc lengths.
- 12' / 30' — 30' building setback (unless noted)
- 12' utility easement (unless noted)

NOTES

Lots 1–9 are designated "Duplex" Lots.

Bearings referenced to the West line of Lots 66–78, William's Grant Subdivision, assumed to be N38°04'30"E.

All roads within the Plat boundary are to be Dedicated to the Public.

Elevations are referenced to the NAVD 88 Benchmark Datum.

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 Village/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.

Lots 2–8 include wetland areas that may require permits from the Wisconsin Department of Natural Resources, Army Corps of Engineers, Brown County Planning Commission, or the Brown County Zoning Administrators Office prior to any development activity.

The lots of this land division may experience noise at levels exceeding the levels in S. Trans 405.04 Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.

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.

No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

Lots 2–9 contain an environmentally sensitive area (ESA) as defined in the Brown County Sewage Plan. The ESA includes 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 approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

G & H Garrity Real Estate LLC, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, 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 incident 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.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

DRAWING NO. P-2491
SHEET NO. 1 of 1
PROJECT NO. G-22520

AmRite Land Company, LLC

File: G-22520Pre Plat Lawrence 072121.dwg

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

TAX PARCEL NO. L-1803

Preliminary Plat

Data File: G-22520.txt Fieldwork Completed: xx/xx/xx

DRAWN BY MRA

SCALE 1"=80'

City of De Pere, Wisconsin

Request For Plan Commission Action

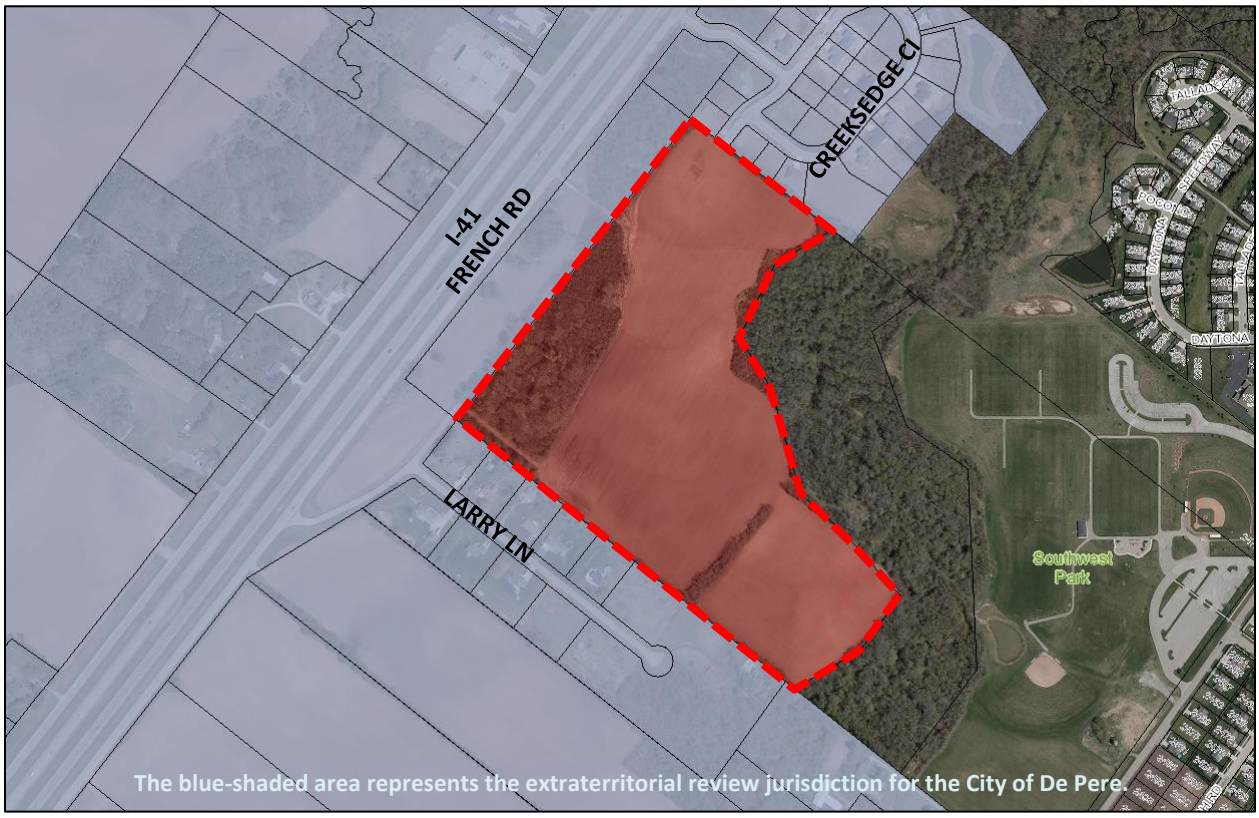
MEETING DATE:	**August 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a proposed 97 lot and 1 outlot preliminary plat of Mystic Creek at 2200 BLK French RD (Parcel WD-L499).***

ATTACHMENTS:

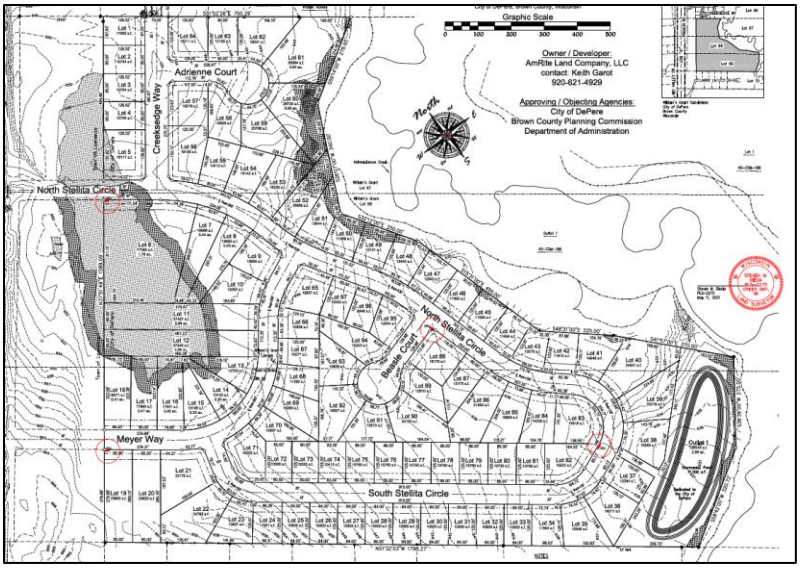
- 08-23-21 PC Report - Pre Plat (DOCX)
- Application Form (PDF)
- PRELIMINARY REVISED 4 PLAT - Mystic Creek - 29 Jul 2021 (PDF)

ITEM 8: **Consideration and possible action on a request for a proposed 97 lot and 1 outlot preliminary plat of Mystic Creek at 2200 BLK French RD (Parcel WD-L499).***

SITE MAP



PROPOSED PLAT AREA



REQUESTED ACTION: Preliminary Plat Approval.*

COMMON DESCRIPTION: 2200 BLK French RD, located between Creeksedge CI and Larry LN.

PARCEL NUMBER(S): WD-L499

ZONING: Single Family Residence District (R-1).

SURROUNDING LAND USES: Residential and developing residential in the Town of Lawrence to the north, south, and west.
Natural areas to the east.

COMPREHENSIVE PLAN: Neighborhood Residential (Including Multi-Family).

APPLICANT/OWNER NAME: Applicant and Property Owner
G & H Garrity Real Estate LLC
3173 Trenton LN
Green Bay, WI 54313

SITE HISTORY: The subject natural area and agricultural uses have occurred since air photos from 1938.

STAFF REVIEW: When reviewing a preliminary plat, staff considers State Statutes 236 Sections 46-3 through 46-7 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 plat has 97 single-family lots and one outlot for storm water management.
- Because the property is adjacent to the Town of Lawrence on three sides, agreements must be put into place to provide services to the property, including street maintenance and garbage removal, as well as sewer and waterlines. A final plat cannot be approved until such agreements are in place, and the agreements may lead to the need to reconfigure the preliminary plat.
- Access to a storm water management pond is provided between Lots 37 and 38. This access may also be developed into a recreational trail.
- There are a number of large environmentally sensitive areas shown on the plat.

All conditions of approval are listed at the end of the report. The conditions are technical and can be overseen by staff.

The final plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, frontage, and setbacks meet

acceptable City requirements.

REVIEW PROCESS: For final plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews final plats. The Common Council is expected to review the City plat on September 7, 2021.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the preliminary plat and forwarding the plat to the Common Council for approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, and Brown County Planning Commission.
2. Agreements between the City of De Pere and Town of Lawrence for utility service and street construction and maintenance are required for the subdivision. Modifications to the plat may be required as a result of the agreement.
3. Identify all environmentally sensitive areas, as defined in the Brown County Sewage Plan, with restrictive covenants.
4. Add a City of De Pere certificate that has the date of Common Council approval, in addition to the signature line and date for Carey E. Danen, City Clerk.
5. Provide a 30 foot sanitary sewer easement along the back lot lines of Lots 32 to 35. This location is preliminary and based on the agreement negotiations with the Town.
6. Provide drainage easements as follows:
    a. 12-foot easement
        - West Lot Line of Lots 1-4, 11-12
        - North Lot Line of Lots 61-64
        - South Lot Line of Lots 19-20, 22-32
    b. 6-foot easements
        - West Lot Line of Lots 86-87 & 92-94
        - North Lot Line of Lots 53-55, 72-82, 94
        - East Lot Line of Lots 66-69, 89-90
        - South Lot Line of Lots 58-59, 70, 83-86, 90-92, 96-97
7. Provide storm sewer and drainage easements
    a. 10-foot on each lot (20 foot total) alongside lots 25/26, 30/31, 53/54, 61/62, 65/97, 73/74, 78/79, 82/83 & 87/88.
    b. 20-Foot on east lot line of lots 5, 6, 18, & 19
8. Relocate the outlot access from lots 37 and 38 to between lots 35 and 36. Add a 10 foot utility easement on Lot 35 and 36 adjacent to the relocated outlot access.
9. Provide a 20 foot outlot between lots 50 and 51 for access to the conservancy. This may get shifted a lot either direction based on the final design.
10. Additional restrictive covenants/right of way bump outs may be

required for the US Postal Service's requirement for Cluster Box Unit mailboxes.

11. Add language for the utility easement as follows: "OWNER NAME, Grantor to Wisconsin Public Service Corporation, A Wisconsin Corporation, Time Warner Cable, AT&T, City of De Pere, and other public utilities, grantees."
12. The City has two street width options (32' or 28') for residential streets in the subject development. With 32' parking is allowed on both sides of the street; with 28' parking is allowed on one side of the street. If the developer proposes 28', then add the following as a restrictive covenant:
    a. The City shall restrict parking on one side of the streets in the subdivision.
13. Add the following as restrictive covenants:
    a. Drainage easements in favor of the City of De Pere on rear and side lot lines shall be provided. Such easements shall contain the following restrictions:
        - An obstruction to the flow of water, by any means, shall be prohibited.
        - No structure, earthen berm, dam, erection of other improvement, tree, or landscaping shall be permitted.
        - The erection of a fence or annual plantings may be allowed provided that same does not obstruct the flow of water. Landscaping stone may also be permitted if placed according to the grading plan and approved by the City.
        - Grantor (property owner) is prohibited from changing the grade elevation of the drainage easement from that established by grantee.
        - Grantee shall have full rights of ingress and egress to carry on and all work in connection with maintenance and operation in, over, under and across the lands of grantor.
        - The property covered by said easement shall not be used in any way or manner that will impair the rights of the grantee.
        - The easement shall run with the land, and shall be binding upon the grantees, lessees, successors, heirs and assigns of grantor and grantee.
        - The easement shall be assignable.
    b. Property owners are responsible for the removal and replacement of any amenities/improvements on easements beyond standard terrace restoration.
    c. The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by lot owner and

maintained by the abutting property owners to provide for adequate drainage of surface water.

d. Side Lot lines for lots 19 through 35 shall be graded by property owners to drain to the street.
e. Exposed basement windows shall be approved the by Inspection Department prior to construction.
f. Sidewalks are required on both sides of all streets in the subdivision.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR PLAT REVIEW

Fee: $

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	Steve Bieda	PLS	
Mailing Address: 430 Security Blvd Ste 1	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	
G & H Garrity Real Estate LLC	C/o Keith Gavot	Consultant	
Mailing Address: 373 Trenton Ln	City: Green Bay	State: WI	ZIP Code: 54313
Email Address: keithgavot@newsr.com	Phone Number (incl. area code): 920 621 4929	Fax Number (incl. area code): —	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
O Lawrence Drive / O French Drive	

SECTION 4: Plat Review

Review Type:	☒ Preliminary Plat ☐ Final Plat	
Fee:	Preliminary Plat Fee: $278 + (99 # of lots and outlots x $68) Final Plat Fee: $195	$ 7,010
Present Use of Parcel:	Greenspace, farmland	
Proposed Use of Lots:	Residential	

Please submit 1 hard copy, 1 PDF copy, and 1 CAD copy of the Plat 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	PLS	(920) 434.9670
Signature of Applicant		Date Signed: 2/18/21

TO BE COMPLETED BY CITY STAFF

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

- Mystic Creek -

Part of Lots 67, 68 & 69 of the "William's Grant Subdivision", in the City of DePere, Brown County, Wisconsin

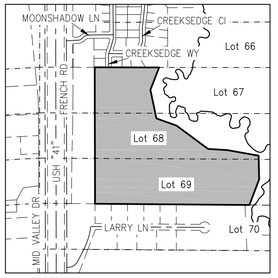
Graphic Scale

0 100 200 300 400 500

Owner / Developer:
AmRite Land Company, LLC
contact: Keith Garot
920-621-4929

Approving / Objecting Agencies:
City of DePere
Brown County Planning Commission
Department of Administration

LOCATION SKETCH



William's Grant Subdivision
City of DePere
Brown County
Wisconsin

Northwest corner Lot 66 William's Grant Subdivision (PK with washer found)

Southwest corner Lot 78 William's Grant Subdivision (1" iron pipe found)

Creeksedge Circle

Creeksedge Way

Adrienne Court

North Stellita Circle

South Stellita Circle

Meyer Way

Beasle Court

French Road

Interstate Highway 41

Ashwaubenon Creek

Lot 1 Hidden Ackers

Outlot 1 Hidden Ackers

Lot 1 11050 s.f.
Lot 2 10754 s.f.
Lot 3 10754 s.f.
Lot 4 10754 s.f.
Lot 5 19177 s.f.
Lot 6 77362 s.f. 1.78 ac.
Lot 7 19088 s.f. 0.44 ac.
Lot 8 18692 s.f. 0.43 ac.
Lot 9 13855 s.f.
Lot 10 15262 s.f.
Lot 11 37457 s.f. 0.86 ac.
Lot 12 37345 s.f. 0.86 ac.
Lot 13 12703 s.f.
Lot 14 13143 s.f. 0.30 ac.
Lot 15 13156 s.f. 0.30 ac.
Lot 16 17501 s.f. 0.40 ac.
Lot 17 17860 s.f. 0.41 ac.
Lot 18 18071 s.f. 0.41 ac.
Lot 19 23800 s.f.
Lot 20 23820 s.f.
Lot 21 23176 s.f.
Lot 22 24765 s.f.
Lot 23 13837 s.f.
Lot 24 11061 s.f.
Lot 25 10500 s.f.
Lot 26 10500 s.f.
Lot 27 10500 s.f.
Lot 28 10500 s.f.
Lot 29 10500 s.f.
Lot 30 10500 s.f.
Lot 31 10500 s.f.
Lot 32 10500 s.f.
Lot 33 10500 s.f.
Lot 34 11564 s.f.
Lot 35 15545 s.f.
Lot 36 16217 s.f.
Lot 37 12294 s.f.
Lot 38 16065 s.f.
Lot 39 20218 s.f.
Lot 40 24941 s.f.
Lot 41 14648 s.f.
Lot 42 11610 s.f.
Lot 43 10275 s.f.
Lot 44 11494 s.f.
Lot 45 11952 s.f.
Lot 46 11952 s.f.
Lot 47 12342 s.f.
Lot 48 13043 s.f.
Lot 49 12141 s.f.
Lot 50 11959 s.f.
Lot 51 13644 s.f.
Lot 52 18686 s.f.
Lot 53 18229 s.f.
Lot 54 15142 s.f.
Lot 55 13412 s.f.
Lot 56 18155 s.f.
Lot 57 16219 s.f.
Lot 58 15509 s.f.
Lot 59 20768 s.f.
Lot 60 28730 s.f. 0.66 ac.
Lot 61 36584 s.f. 0.84 ac.
Lot 62 19031 s.f.
Lot 63 12150 s.f.
Lot 64 16211 s.f.
Lot 65 15837 s.f.
Lot 66 10508 s.f.
Lot 67 10277 s.f.
Lot 68 11360 s.f.
Lot 69 15093 s.f.
Lot 70 10937 s.f.
Lot 71 16202 s.f.
Lot 72 10000 s.f.
Lot 73 10000 s.f.
Lot 74 10412 s.f.
Lot 75 10750 s.f.
Lot 76 10750 s.f.
Lot 77 10750 s.f.
Lot 78 10750 s.f.
Lot 79 10750 s.f.
Lot 80 10750 s.f.
Lot 81 10750 s.f.
Lot 82 15522 s.f.
Lot 83 19618 s.f.
Lot 84 14039 s.f.
Lot 85 16903 s.f.
Lot 86 21554 s.f.
Lot 87 13173 s.f.
Lot 88 16175 s.f.
Lot 89 12910 s.f.
Lot 90 20152 s.f.
Lot 91 13873 s.f.
Lot 92 18307 s.f.
Lot 93 14835 s.f.
Lot 94 15203 s.f.
Lot 95 12544 s.f.
Lot 96 9948 s.f.
Lot 97 10000 s.f.

Outlot 1 125445 s.f. 2.88 ac.

Stormwater Pond 71,000 s.f.

Dedicated to the City of DePere

Unplatted Lands

William's Grant Lot 67
William's Grant Lot 68
William's Grant Lot 69
William's Grant Lot 70

Lot 1 40-CSM-188
Outlot 1 40-CSM-188
Lot 1 10-CSM-209
Lot 2 10-CSM-209
Lot 1 21-CSM-89
Lot 2 21-CSM-89
Lot 1 56-CSM-238

S51°52'26"E 750.29'
S59°14'00"W 279.95'
S32°12'00"E 250.00'
S15°31'00"E 455.00'
S48°31'00"E 225.00'
S41°57'00"E 370.00'
S36°39'00"W 275.00'
S58°42'00"W 320.72'
N51°32'03"W 1798.27'
N38°04'30"E 6985.03'
N37°51'49"E 1589.09'
S 340.00' W 925.00'

CBU
LP tank

Steven M. Bieda
PLS-2275
May 11, 2021

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

NOTES

Bearings referenced to the West line of Lots 66-78, William's Grant Subdivision, assumed to be N38°04'30"E.

All roads within the Plat boundary are to be Dedicated to the Public.

Elevations are referenced to the NAVD 88 Benchmark Datum.

SCALE
1"=100'

DRAWN BY
BAR

TAX PARCEL NO. WD-L449 & L-1803

Data File: G-22520.txt

Preliminary Plat

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

AmRite Land Company, LLC

File: G-22520Pre Plat DePere 070621.dwg

PROJECT NO.
G-22520

SHEET NO.
1 of 1

DRAWING NO.
P-2462

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**August 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action to rezone 675 Drift Inn DR (Parcel WD-68) from I-3 (General Industrial District) to B-2 (General Business District).***

ATTACHMENTS:

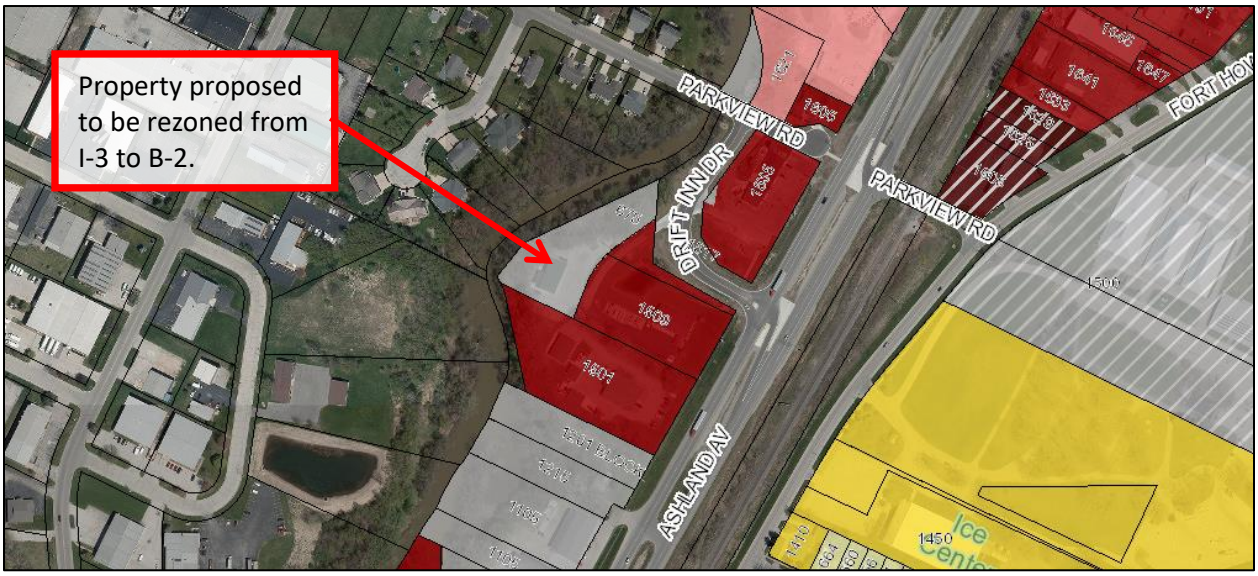
- 08-23-21 PC Report - Rezoning (DOCX)
- Application Form (PDF)

City of De Pere
Staff Comments

Plan Commission
August 23, 2021

Item 9: **Consideration and possible action to rezone 675 Drift Inn DR (Parcel WD-68) from I-3 (General Industrial District) to B-2 (General Business District).***

SITE MAP



REQUESTED ACTION: Rezoning Request.

Rezone 675 Drift Inn DR from I-3 to B-2 to allow for uses that comply with adjacent B-2 District property.

COMMON DESCRIPTION: 675 Drift Inn DR, located westward between Parkview RD and Ashland AV.

PARCEL NUMBERS: WD-68

EXISTING ZONING: I-3 (General Industrial District)

SURROUNDING LAND USES: Ashwaubenon Creek and Village of Ashwaubenon residential to the north and west.
Commercial (B-2) to the south and east.
Industrial (B-2) and (I-3) to the south.

COMPREHENSIVE PLAN: Commercial.

APPLICANT / OWNERS:

Authorized Representative	Property Owner
PD Real Estate Holdings LLC ATTN: Jeff Meyer, Performance Diesel LLC 2143 Early ST Green Bay, WI 54304	Same

SITE HISTORY: After an air photo review from 1936 to 2020, the site had gravel added in the 2000's and the existing building was built in the mid-2010's. The building has the ability to house various uses, but is limited due to zoning.

On August 18, 2021 a petitioner proposed rezoning the parcel to match adjacent parcels, in anticipation of motorcycle sales and service use.

STAFF REVIEW: When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The proposed rezoning complies with the Comprehensive Plan and surrounding land uses, including matching adjacent existing uses.

Comprehensive Plan
The 2010 Comprehensive Plan text and the Future Land Uses Map (Figure 2-6) identify future uses as 'Commercial," which complies with the proposed use. Part of the property is also identified as "Natural Areas" due to being adjacent to Ashwaubenon Creek.

NOTE: the City is in the process of updating both the Zoning Code and the Comprehensive Plan. The proposed changes in the Zoning Code reflect the proposed rezoning request.

Surrounding Land Uses
The existing site zoning and surrounding land uses are referenced near the beginning of this report. The Comprehensive Plan reflects Future Commercial.

Desired Development Patterns
The Comprehensive Plan and the zoning, if changed to B-2, allows for the development of motorcycle sales and service. Drift Inn DR provides access to Ashland AV (southbound only) and to I-43. Access is also provided into Aswaubenon via Parkview RD.

Neighbor Outreach
All property owners within 300 feet of the subject area have been notified of this application via mail. No comments were received as of the time this report was written.

REVIEW PROCESS: For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing is proposed to be held at the September 21, 2021 Common Council meeting before a final decision by the Common Council.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the request to rezone 675 Drift Inn DR from I-3 (General Industrial District) to B-2 (General Business District), subject to the following:

1. Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

CITY OF DE PERE RECEIVED AUG 19 2021 PLANNING DEPT.

DE PERE — RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR REZONING

Fee: $ 305.00

Receipt #: 164473

Date: 8-19-21

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	
jeff d Meyer		owner	
Mailing Address	**City**	**State**	**ZIP Code**
2143 early street	green bay	wi	54304
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
jeff@perfdiesel.com	920-680-7736		

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 Number(s):
675 drift inn drive depere wi 54115 wd-68 and wd-68-2	wd-68

SECTION 4: Proposed Rezoning Use

Existing Zoning:	I-3		
Proposed Zoning:	B-2		
Adjacent Zoning: North	Adjacent Zoning: South	Adjacent Zoning: West	Adjacent Zoning: East
B-2	B-2	BOARDER OF CITY	B-2
Present Use of Parcel	STORAGE FOR PERFORMANCE DIESEL LLC.		
Proposed Use of Parcel	AUTOMOTIVE, MOTORCYCLE,REPAIR & RENTAL PROPERTY		

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
JEFF D MEYER PD REAL ESTATE HOLDINGS LLC.	OWNER	920-680-7736

Signature of Applicant	Date Signed
Jeff D Meyer	8/18/21

Attached additional sheets if necessary.

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: **August 23, 2021**

DEPARTMENT: **Planning**

FROM: **Peter Schleinz**

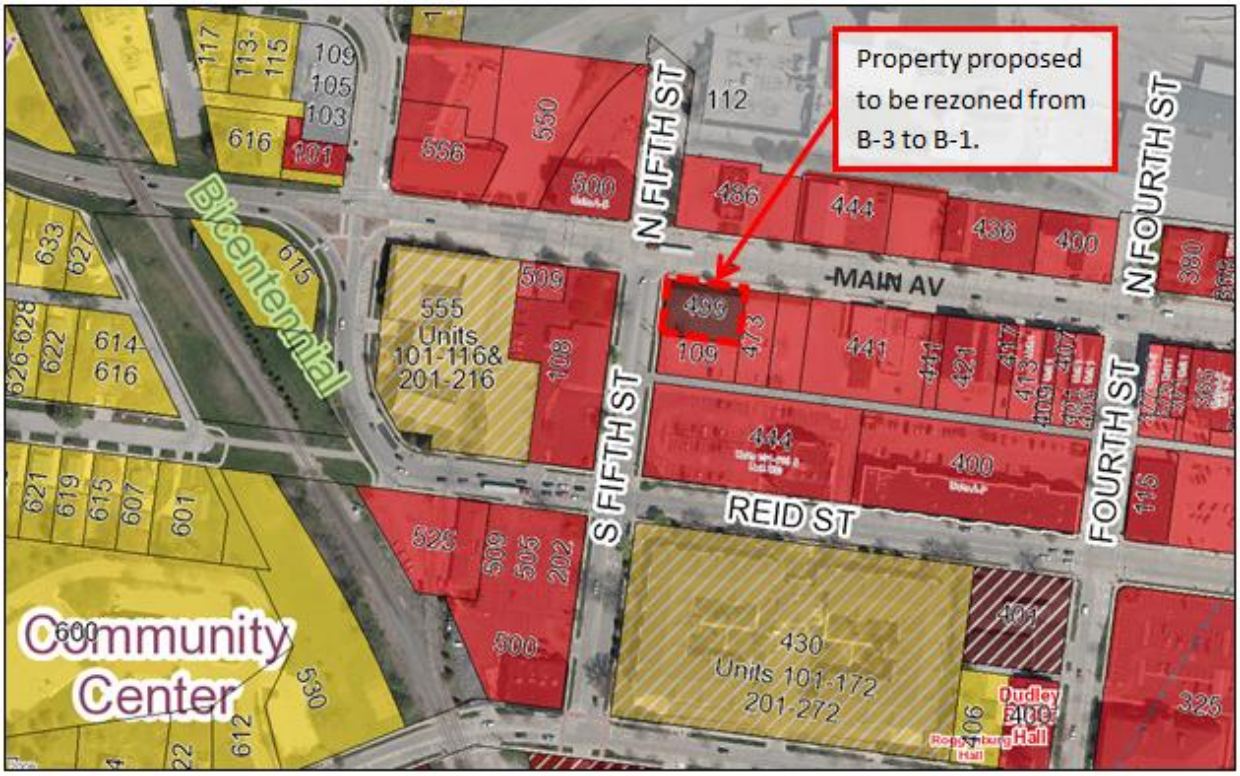
SUBJECT: **Consideration and possible action to rezone 499 Main AV (Parcel WD-283) from B-3 (Motor Vehicle Dependent Business District) to B-1 (Central Business District).***

ATTACHMENTS:

- 08-23-21 PC Report - Rezoning (DOCX)
- Application Form (PDF)
- Exhibit (PDF)
- Legal Description (DOCX)

Item 10: **Consideration and possible action to rezone 499 Main AV (Parcel WD-283) from B-3 (Motor Vehicle Dependent Business District) to B-1 (Central Business District).***

SITE MAP



REQUESTED ACTION: Rezoning Request.

Rezone 499 Main AV from B-3 to B-1 to allow for uniform downtown zoning when combining parcels to develop a 60 room hotel and restaurant.

COMMON DESCRIPTION: 499 Main AV, located southeast from the Main AV and S Fifth ST intersection.

PARCEL NUMBERS: WD-283

EXISTING ZONING: R-3 (Motor Vehicle Dependent Business District)

SURROUNDING LAND USES: Restaurant (B-1) to the north.
Parking lot (B-1) to the south and east.
Bank (B-1) to the west.

COMPREHENSIVE PLAN: Transportation and Utilities.

APPLICANT / OWNERS:

<u>Authorized Representative</u>
De Pere Hotel Group LLC
ATTN: Stu Sell
980 American DR
Neenah, WI 54956

<u>Property Owner</u>
Same

SITE HISTORY: After an air photo review from 1936 to 2020, the site was developed, and a gas

station was located on the property by the 1970's By 2001, the gas station was razed, tanks were removed, and the construction of a parking lot soon followed.

On July 27, 2021 a petitioner proposed rezoning the parcel to match adjacent parcels, in anticipation of a hotel and restaurant development.

STAFF REVIEW:

When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The proposed rezoning complies with the Comprehensive Plan and surrounding land uses, including matching adjacent existing uses.

Comprehensive Plan

The 2010 Comprehensive Plan text and the Future Land Uses Map (Figure 2-6) identify future uses as 'Transportation and Utilities,' which complies with the existing use as a parking lot. The adjacent future land uses are 'Commercial.'

- **The Future Land Use Map targets areas, and is not always tied to specific parcel lines.** Because of this, it is not always easy to determine the exact future land use for a specific parcel.

- **Adjacent future land uses may be considered without amending the Comprehensive Plan.** Because the future 'Transportation and Utilities' use is surrounded by future 'Commercial uses, Plan Commission can consider rezoning from B-3 to B-1 without a Comprehensive Plan Amendment.

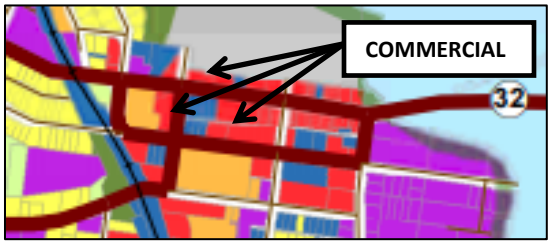
NOTE: the City is in the process of updating both the Zoning Code and the Comprehensive Plan, which will likely change the Future Land Use Map to a more flexible future downtown use category.

Surrounding Land Uses

The existing site zoning and surrounding land uses are referenced near the beginning of this report. The Comprehensive Plan reflects the following:

- Future 'Commercial' to the north, east and west.
- Future 'Transportation and Utilities' to the south.

CLIP FROM FUTURE LAND USE MAP



Desired Development Patterns

The Comprehensive Plan and the zoning, if changed to B-1, allows for the development of hotels and restaurants. The site is easily accessible being within the downtown area on Main AV.

If the zoning remains as B-3, hotels would not be allowed. B-3 permitted uses include drive-in and convenience food restaurants, gas stations, and motor repair shops (etc.) which are not necessarily desirable on the main corridor of the City's downtown.

Neighbor Outreach

All property owners within 300 feet of the subject area have been notified of this application via mail. One comment in support of the request was received as of the time this report was written.

REVIEW PROCESS: For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing is proposed to be held at the September 21, 2021 Common Council meeting before a final decision by the Common Council.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the request to rezone 499 Main AV from B-3 (Motor Vehicle Dependent Business District) to B-1 (Central Business District), subject to the following:

1. Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR REZONING

CITY OF DE PERE RECEIVED JUL 27 2021 PLANNING DEPT.

Fee: $ 305.00
Receipt #: 163732
Date: 7-27-21

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	
De Pere Hotel Group, LLC	Stu Sell		
Mailing Address	**City**	**State**	**ZIP Code**
980 American Drive	Neenah	WI	54956
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
ssell@brimarkbuilders.com	920-955-3999		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Same as applicant			
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 Number(s):
S Fifth St & Main Ave	WD-283

SECTION 4: Proposed Rezoning Use

Existing Zoning:	B-3		
Proposed Zoning:	B-1		
Adjacent Zoning: North B-1	Adjacent Zoning: South B-1	Adjacent Zoning: West B-1	Adjacent Zoning: East B-1
Present Use of Parcel	Surface parking lot		
Proposed Use of Parcel	Hotel with restaurant and parking		

SECTION 5: Certification and Permission

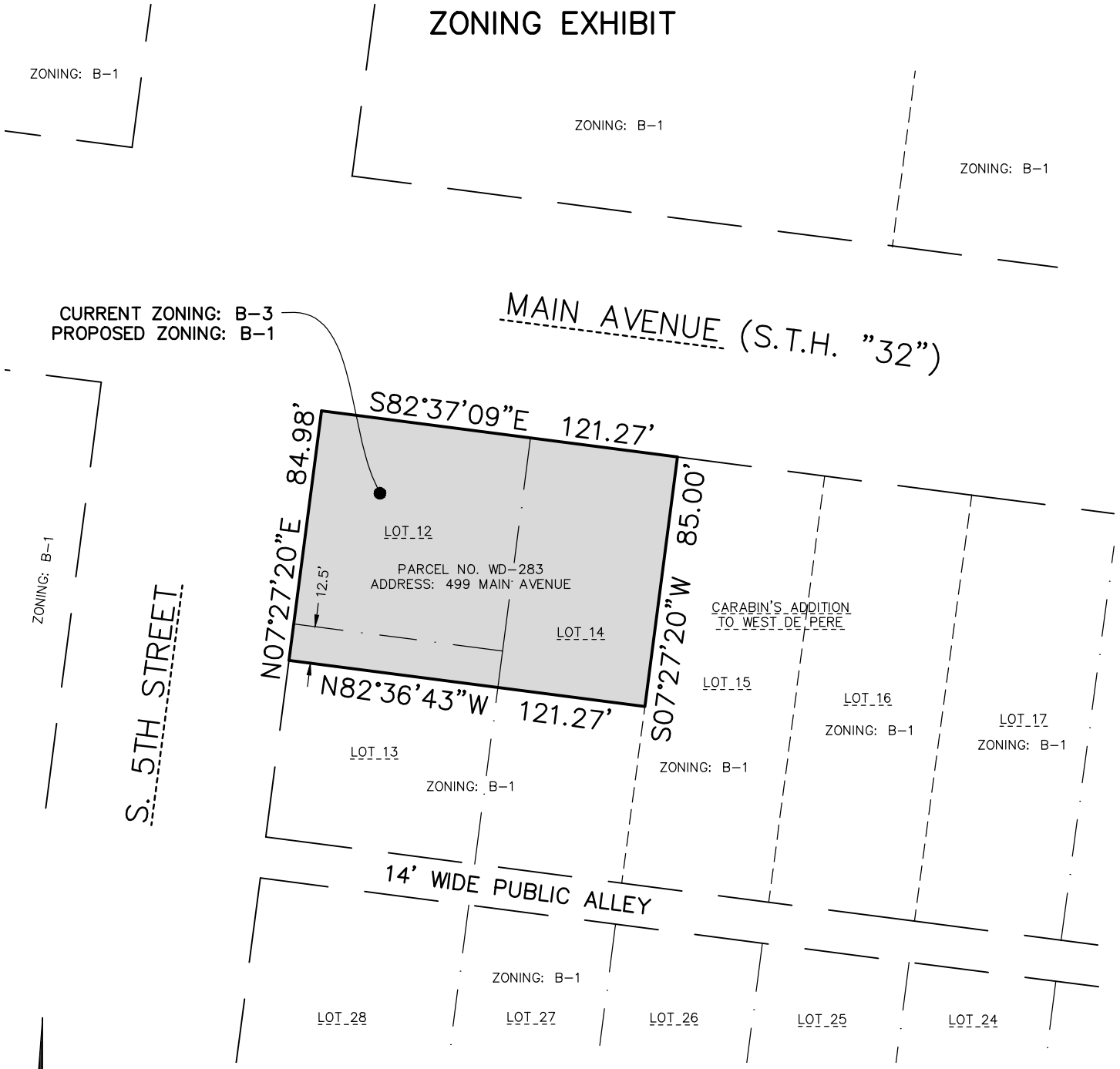
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with 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
Stuart Sell	Pres of Construction	920-955-3999
Signature of Applicant		**Date Signed**
[signature]		7-22-21

Attached additional sheets if necessary.

ZONING EXHIBIT



Legal Description

All of Lot 12, the North 12.50 feet of Lot 13 and the North 85.00 feet of Lot 14 of Carabin's Addition to West De Pere, being located in part of Private Claim No. 29, West Side of Fox River, City of De Pere, Brown County, Wisconsin.

ZONING KEY
B-1 – CENTRAL BUSINESS DISTRICT
B-3 – MOTOR VEHICLE DEPENDENT BUSINESS DISTRICT

NORTH

1"= 50'

50' 0 50' 100'

SCALE FEET

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a **Better Plan**

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

JOB NO. 1865780

Zoning Legal Description

All of Lot 12, the North 12.50 feet of Lot 13 and the North 85.00 feet of Lot 14 of Carabin's Addition to West De Pere, being located in part of Private Claim No. 29, West Side of Fox River, City of De Pere, Brown County, Wisconsin.

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**August 23, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a site plan to build a new four story 128,468 SF (32,117 SF per floor) urban hotel and restaurant with pavement with 12 onsite auto parking stalls at 499 Main AV (Parcels: WD-283, WD-284, WD-286, and WD-287).**

ATTACHMENTS:

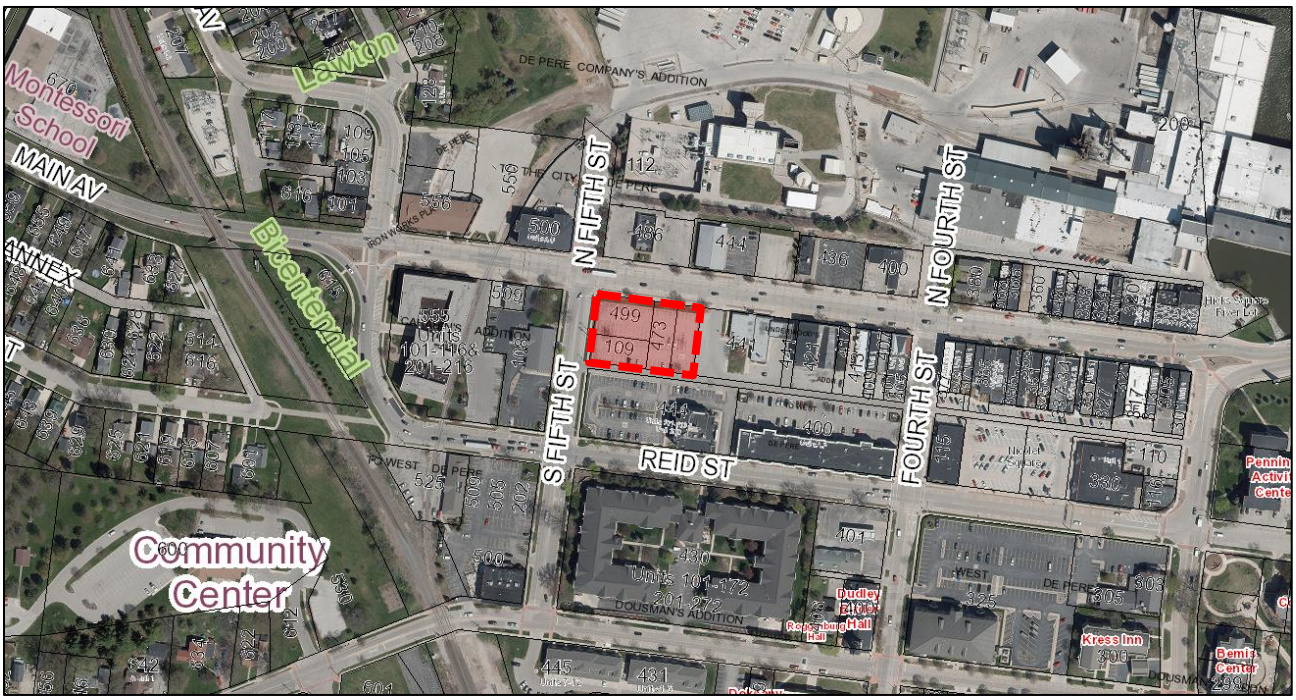
- 08-23-21 PC Report - Cobblestone (DOCX)
- Application Form (PDF)
- Parking Map (PDF)
- Conceptual Plan Review Memo - 07232021 (PDF)
- Site Plan - PRELIMINARY REVISED - 16 Aug 2021 (PDF)

City of De Pere
Staff Comments

Plan Commission
August 23, 2021

Item 11: **Consideration and possible action on a site plan to build a new four story 128,468 SF (32,117 SF per floor) urban hotel and restaurant with pavement with 12 onsite auto parking stalls at 499 Main AV (Parcels: WD-283, WD-284, WD-286, and WD-287).**

SITE MAP



REQUESTED ACTION: Site Plan Approval.

De Pere Hotel Group LLC: A new 4 story urban hotel with a restaurant on the first floor. Drive lane access is from the alley on the south side of the site.

COMMON DESCRIPTION: 499 Main AV (multiple parcels are being combined), located at the southeast corner of Main AV and 5th ST.

PARCEL NUMBERS: WD-283, WD-284, WD-286, and WD-287

ZONING: Central Business District (B-1).
Note: Parcel WD-283 is in the process of being rezoned from B-3 to B-1.

SURROUNDING LAND USES: Downtown business and parking to the north, south east, and west.

COMPREHENSIVE PLAN: Transportation and Utilities.

APPLICANT / OWNER:

Authorized Representative
De Pere Hotel Group LLC
ATTN: Stu Sell
980 American DR
Neenah, WI 54956

Property Owner
Same

SITE HISTORY:

After an air photo review from 1936 to 2020, the site was developed, and a gas station sand other businesses were located on the properties by the 1970's. By 2001, the gas station was razed, tanks were removed, and the construction of a parking lot soon followed.

On October 23, 2020, a developer's agreement was established with the property owner to allow for the development of an urban model hotel.

On August 23, 2021, Plan Commission will review the rezoning of Parcel WD-283, in order to allow for the development of an urban hotel.

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 new building is located at 499 Main AV and includes four parcels that are proposed to be combined and zoned B-1. Being in the City's downtown district, the site has been proposed to be an urban hotel to fit into the downtown. Such characteristics would include street fronted buildings, or building compatible pillars to hold the street if the building is setback, along with a combination of landscaping and hardscape to make the property feel like it fits with other existing street fronted buildings of the 300 BLK and the eastern 400 BLK of Main AV.

The proposed building façade materials are stone (rosewood color), dimensional slate (sand color), engineered wood siding (unidentified color), and EIFS for architectural details only. The engineered wood siding (unidentified color) is also used on the dumpster/recycle facility.

- Engineered wood siding requires specific approval from Plan Commission if proposed in the B-1 District.
- Plan Commission should determine if the engineered wood siding material (and color) is appropriate for an urban downtown building, and determine if more or less of the material should be used before considering approval or denial.
- Plan Commission should also consider if more or less of the material should be used (e.g. – use on both 3rd and 4th floors as shown on elevations, on 4th floor only as shown on 4th floor portion of elevations, or do not use).

The site has a parking lot drive connection and a "U" shaped drive drop-off connection on the south side of the building, which accesses the adjacent alley. There also are six parking stalls that are accessed directly from the alley. None of the proposed new driveways connect directly to Main AV or 5th ST.

The landscaping plan reflects the use of shrubs and perennials with mulch, but no hardscape or trees to provide the feel of a street fronted urban hotel.

- After discussions with staff and the designer on August 3, 2021,

the addition of decorative fencing with regularly spaced stone half-wall capped pillars that match the building materials along Main AV and 5th ST was identified to hold the corner and street if the urban building was not going to have a zero foot setback. Staff suggested improvements similar to that required elsewhere in the downtown. Instead, the subject site plan proposed 2' shrubs (Cotoneaster Lucidus), which grows in the area but is not native to the United States.

- Also discussed on August 3, 2021 was using a combination of hardscape and landscaping in the open spaces adjacent to Main AV. Staff suggested improvements similar to that required elsewhere in the downtown. Instead the subject area shows a high volume of mulch between the building and sidewalk, on the Main AV side of the building.

The review of any signage on the property requires a separate review and approval with a sign permit(s) from Inspection Division. However the location, type, and size of signage is required as part of the site plan submittal for Plan Commission review. The following new signage is proposed:

- Two monument signs for the hotel. One sign proposed at the northeast corner of the building (Main AV side) and one sign proposed at the southwest corner of the building (5th ST/alley side).
- Two wall signs for the restaurant. Both signs are proposed for the northwest corner of the building, one facing Main AV and one facing 5th ST.
    - The 5th ST facing sign needs to be lowered as the sign is too high on the wall in order to comply with Municipal Code 98-14(g)(5)(b).
- The site plan does not reference any awning/canopy signage, but preliminary communications with the applicant representative for signage indicate that the awning/canopies on the north and west sides of the building may also have signage. The signage location may be allowable, per Municipal Code, but should be shown as part of the site plan in order to verify.

The site plan complies with the following massing and setback requirements set by the B-1 District (Code Section 14-43):

- Land Use: Business-Hotels or motels, Restaurants (permitted)
- Lot Size: 0.7 ac (no minimum)
- Setback requirements: 0' (all sides)
    - Proposed setbacks: North ~20', south ~20', east ~53, west ~21'.
- Building Height: ~51'
- FAR 1.2 (permitted being below 2.8).

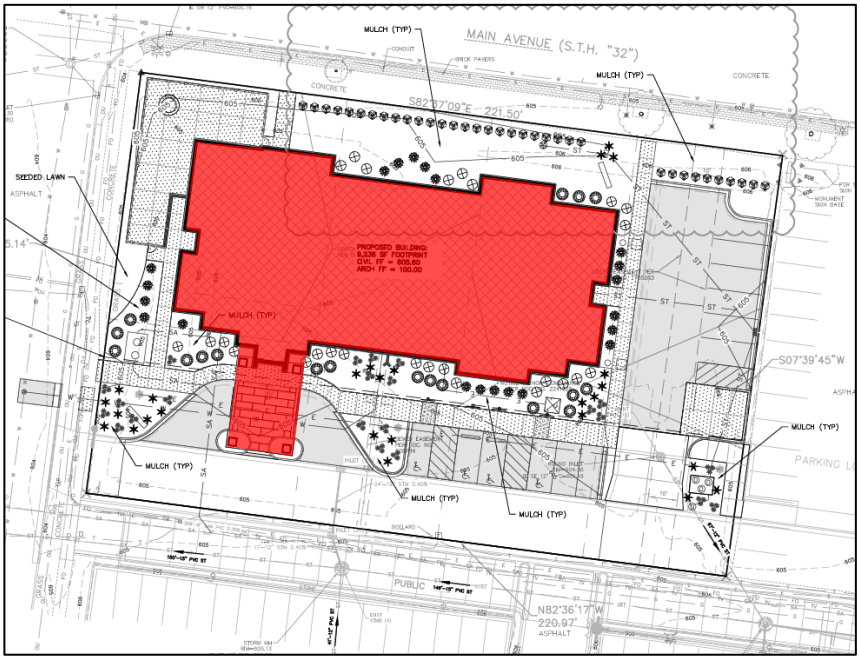
The required number of stalls are one (1) space required per room (60 required), plus one (1) space per 50 SF of tavern (6 required), plus one (1) space for each 250 SF of other restaurant area (5 required).

- The site plan does not have enough on-site parking spaces (only 12 are shown) and as part of the development agreements are being worked out with the City to utilize the public parking areas for overnight parking in the proposed alley. A DRAFT copy of the parking plan is included with the report.

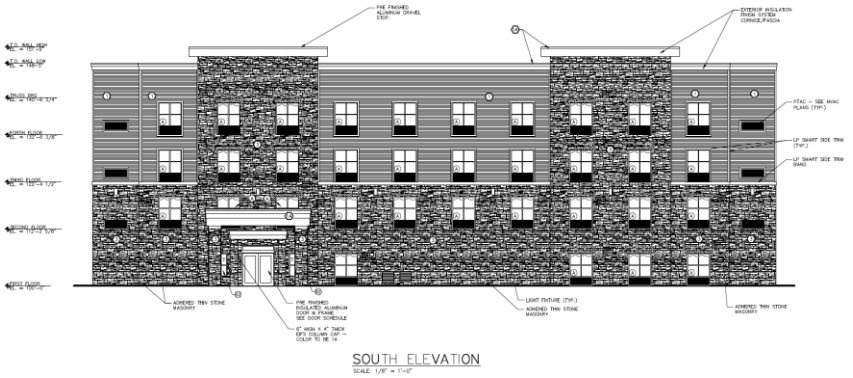
The below chart summarizes the existing and proposed stalls to be added and the required stalls:

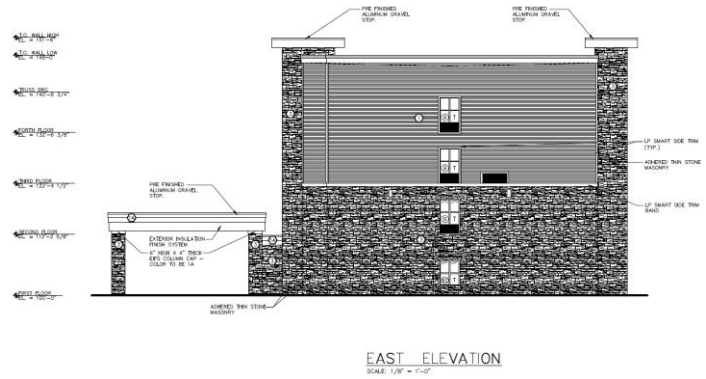
LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Hotel	0	12	60	NO
Tavern/lounge	0	0	6	NO
Other	0	0	5	NO
TOTAL	**0**	**12**	**71**	**NO**

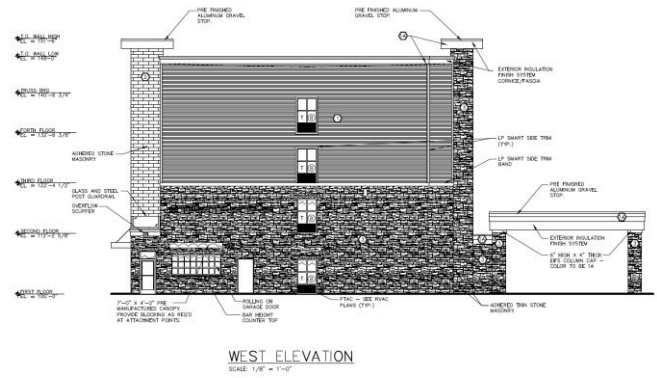
Proposed new building (red) with pavement and landscaping:



Building façade elevations and renderings:







STAFF COMMENTS:

Engineering:

1. City will review and provide comments for matching into reconstructed alley.
2. Water meters in excess of 1" need advance notice so the Water Department can special order the meter.
3. Sheet C1.0
    a. Continued coordination regarding removals that will be needed with the City moving forward to correspond with upcoming alley work. Currently, the City anticipates only removing half of the area currently shown for removal by others. The storm inlets would be removed under this site plan. (City to send updated plans when available).
4. Sheet C1.1
    a. The City is drafting the parking easement for signature prior to occupancy.
    b. The City is drafting the public sidewalk easement for signature prior to occupancy. Provide CAD drawing of sidewalk areas so the City can work on legal description for the easement. The radius at the drop-off area will need to be well defined.
5. Sheet C1.2
    a. Further review will be completed by the City to verify grades matching into the alley. Further coordination will be needed.
6. Sheet C1.3
    a. Provide area drain to collect patio water discharge. The patio is draining water across the public sidewalk. The water should be captured onsite. Connect to a nearby inlet.
    b. Additional comments will be provided regarding lighting with further coordination.
7. SWMP
    a. Storm water management plan treats only 0.49 acres to 40%+. The entire 0.74 acre site is being redeveloped, so the entire site should be evaluated for TSS removal and reflected in the report.
        i. Alternative TSS reduction methods will need to be considered instead of the City's Catch Basin. The City does not have many sump inlets or a cleaning program. The City doesn't want to create an agreement for the cleaning of this single inlet.
8. The original layout did not include ADA stalls in front of the hotel. City originally planned for all parking to be 3-hour. Please work with the City to establish where appropriate ADA stalls can be located, including possible alternative locations near other access doors. It is assumed the ADA stalls will be for a longer duration to accommodate guests.
9. Provide a CAD file of the site to the City for incorporation in plans and agreement exhibits.

Planning:

1. Parcel WD-283 to be rezoned from B-3 to B-1. Rezoning may run concurrently with the site plan submittal.
2. Parcels WD-287, WD-286, WD-283, and WD-284 shall be combined through Brown County before receiving a building permit to commence construction. The lot combination cannot include new easements for the alley and sidewalk. Please continue to work with the City of De Pere Developer Services Department and the Law Department to complete the easements to be recorded by a separate document.
3. The use of LP Smart Siding is not permitted in the B-1 District unless the

petitioner requests, and successfully obtains approval of the facade material from Plan Commission. The material on the 2nd and 3rd floor of the building, and the dumpster/recycle facility, need to be changed if such approval does not occur.

4. Continue to work with the Development Services Department and Law Department to solidify a parking permits or other legal structure for overnight parking in the alley. Staff anticipates the alley to be classified as a parking lot/facility to allow for overnight parking vs street parking that does not allow overnight. The arrangement should be completed prior to occupancy. Staff is currently working with our parking consultant for recommendations for downtown hotel users.
5. Design Considerations: The City is attempting to continue to urbanize the downtown with each redevelopment and ensure proposed buildings are located and scaled appropriately to be inviting to downtown users. To that end, staff continues to suggest the following, following meetings with the designer:
    a. The City would prefer the building on the street, but if the building cannot be brought up to Main AV, then place additional decorative architectural feature with regularly spaced stone half-wall capped pillars that match the building materials along Main AV and 5th Street, as discussed with staff on August 3, 2021. This will allow the site to "hold the corner" instead of the building. The perceived "wall" could have openings to appear more inviting. The 2' hedge on Sheet C1.4 does not represent discussions between staff and the designer.
    b. Place a combination of hardscape and landscaping in the open spaces adjacent to Main Ave, as discussed with staff on August 3, 2021. The high volume of mulch on SheetC1.4, between the building and sidewalk, on the Main AV side of the building does not represent discussions between staff and the designer.
    c. Matching lighting fixtures on the alley side of the building to be consistent with the pedestrian scale lighting for the alley. Staff understands that designer will continue to work with the City.
    d. See also references to the project being an urban hotel in the attached documentation.
6. The landscaping in the Photometric Plan on Sheet E2.1 does not match the landscaping shown on Sheet C1.4.
7. The location of the wall sign for the restaurant, on the west building façade, is too high on the wall. The wall sign must be below second the floor window in order to comply with Municipal Code 98-14(g)(5)(b).s.
8. The plan Commission review does not include final approval of signage, which requires obtaining a separate sign permit(s) through Inspection Division.

Fire, Forestry, Health, Inspection, Parks, Water: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan for a new four story 128,468 SF (32,117 SF per floor) urban hotel and restaurant with pavement for 12 onsite auto parking stalls at 499 Main AV, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

NOTE: Prior to making a decision, Plan Commission should consider if using engineered wood siding on parts of the 3rd and 4th floors, and on the refuse/recycle facility, are appropriate for an urban building in the downtown.

CITY OF DE PERE RECEIVED JUL 27 2021 PLANNING DEPT.

DE PERE RUNS DEEPER	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: $ 305.00 Receipt #: 163735 Date: 7-27-21

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	
De Pere Hotel Group, LLC	Stu Sell		
Mailing Address	**City**	**State**	**ZIP Code**
980 American Drive	Neenah	WI	54956
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
ssell@brimarkbuilders.com	920-955-3999		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Same as applicant			
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.
S Fifth St & Main Ave	WD-283, WD-284 WD-286, WD-287

SECTION 4: Project Information

Existing Zoning:	WD-283 is B-3 and WD-284, WD-286, WD-287 all B-1		
Present Use of Parcel:	Surface parking lot		
Proposed Use of Parcel:	Hotel with restaurant and parking		
Estimated Start Date:	October 1, 2021	Estimated Completion Date:	October 1, 2022

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

SECTION 5: Certification and Permission

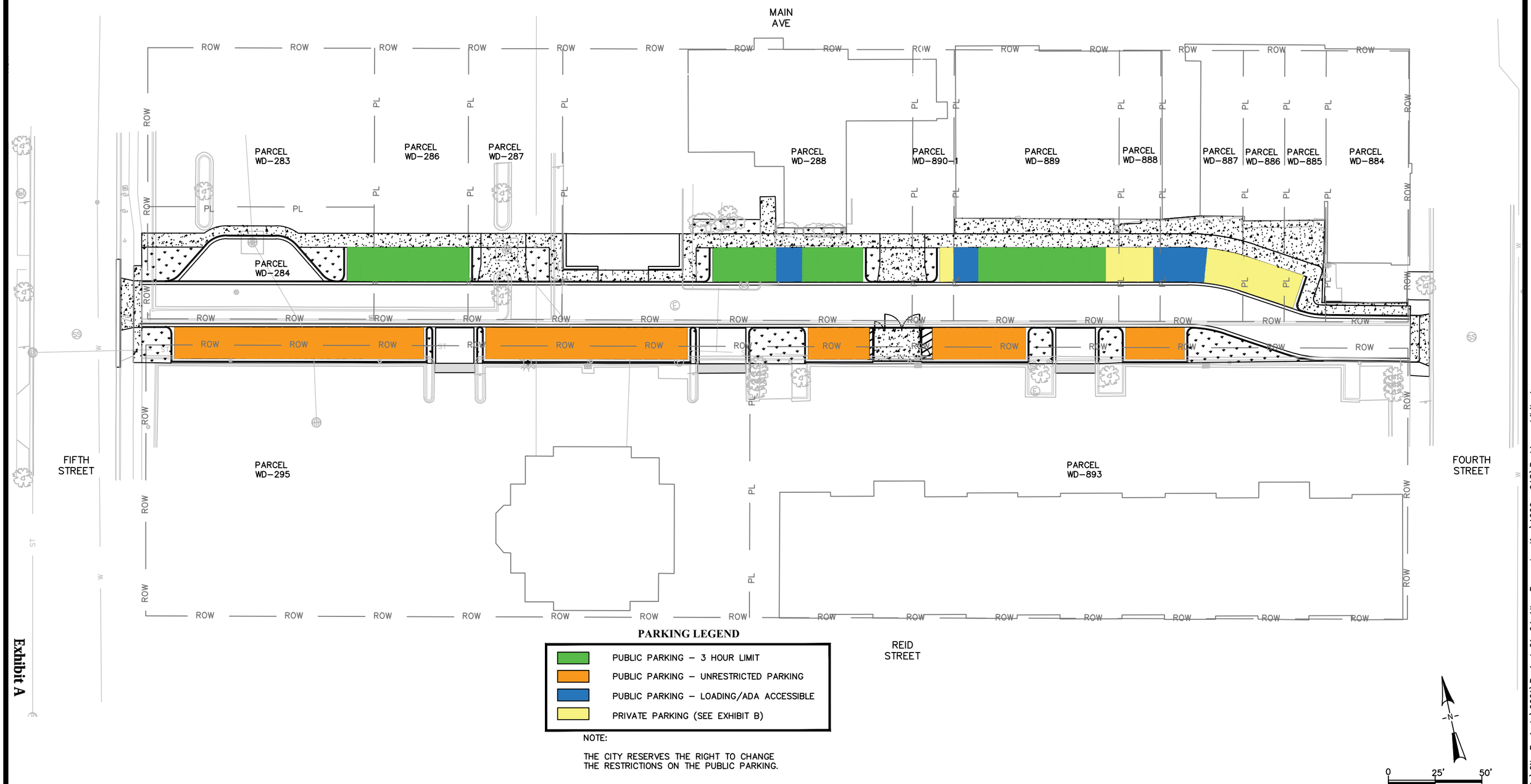
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with 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
Stuart Sell	Pres of Construction	920-955-3999
Signature of Applicant		**Date Signed**
		7-22-21

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

DRAFT



PARKING LEGEND

- PUBLIC PARKING – 3 HOUR LIMIT
- PUBLIC PARKING – UNRESTRICTED PARKING
- PUBLIC PARKING – LOADING/ADA ACCESSIBLE
- PRIVATE PARKING (SEE EXHIBIT B)

NOTE:

THE CITY RESERVES THE RIGHT TO CHANGE THE RESTRICTIONS ON THE PUBLIC PARKING.

N

0 25' 50'

Exhibit A

CITY OF DE PERE

ENGINEERING DIVISION 925 S. SIXTH ST DE PERE WI 54115
OFFICE 920-339-4061 FAX 920-339-4071

MAIN AND REID ALLEY
FIFTH STREET TO FOURTH STREET
EXHIBIT "A" PARKING SPACE DESIGNATIONS

	BY	DATE
SURVEYED	SRL	03-2020
DRAWN	SRL	04-2021
DESIGNED	SRL	04-2021
CHECKED	EPR	04-2021

REVISIONS / ISSUES NO.	DATE	BY	REMARKS

EXHIBIT

G:\Projects\City Projects\2021\Project 21-04 Alley Reconstruction\1200- CAD\Parking exhibits.dwg

CITY OF DE PERE
MEMO

To: Matt Mrochinski, Project Coordinator - Excel Engineering
From: Daniel Lindstrom, Development Services Director
Date: July 23, 2021

RE: **Conceptual Review of Cobblestone Hotel Site Plan at 499 Main Ave (anticipated address)**

The City of De Pere Development Services Department received a conceptual site plan for Cobblestone Hotel on the 400 Block of Main Ave (parcels WD-287, WD-286, WD-283, and WD-284). Staff is preliminary labeling the project as 499 Main Ave. Staff from various City departments completed a conceptual review prior to the formal submittal the week of July 26, 2021, and the pre-application/consultation meeting the week of August 2nd, 2021. The conceptual review is based on the files received:

- Site Plan (1865780c-1_1.pdf)
- North and West Elevation (1865780a2-0.pdf)
- South and East Elevations (1865780a2-1.pdf)

The item could be preliminarily scheduled for a Plan Commission review meeting on August 23, 2021 based on the date of submittal. Please see the following pages for a list of comments from the various departments. This is a non-exhaustive list and the City's comments are based on the concept plans submitted.

Engineering Division

- Stormwater:
  - Provide a Storm Water Management Plan
  - City will need to see stormwater treatment plans pursuant to the regulations set forth in the City Municipal Code.
- Utility:
  - Additional comments will be provided once utility plans are provided.
  - City will review and provide comments for matching into reconstructed alley.
- Erosion Control Plan:
  - Provide an Erosion Control Plan pursuant to the regulations set forth in the City Municipal Code.
- Lighting:
  - Provide a Photometric Plan pursuant to the regulations set forth in the City Municipal Code.
- Parking:
  - Parking stalls shall be 18.5 FT long min.
- ADA considerations

- Ensure site plan complies with ADA requirements.
- Civil FF elevation doesn't seem to be matching into De Pere Datum.
- Water
  - Water meters in excess of 1" need advance notice so the Water Department can special order the meter.
- Contractor/ROW Work
  - All concrete work shall be completed by a licensed concrete worker.
  - Any work in ROW needs an excavation permit through De Pere Public Works.
- Site Plan Related Items:
  - Provide typical sections for all hard surfaces.
  - Provide existing/proposed contours with spot elevations.
  - Will a staging plan be provided or necessary? Will work be staged on Main Avenue? Will sidewalk closures and lane closures be needed?

Planning and Zoning Division

- Zoning:
  - Parcel WD-283 to be rezoned from B-3 to B-1. Rezoning may run concurrently with the site plan submittal.

- Lot Combination:
  - Parcels WD-287, WD-286, WD-283, and WD-284 shall be combined before receiving a building permit to commence construction. The lot combination cannot include new easements for the alley and sidewalk. Please continue to work with the City of De Pere Developer Services Department and the Law Department to complete the easements to be recorded by a separate document.

- Parking:
  - Continue to work with the Development Services Department and Law Department to solidify a parking permit or other structure for overnight parking in the alley. Staff anticipates the alley to be classified as a parking lot/facility to allow for overnight parking vs street parking that does not allow overnight. The arrangement should be completed prior to occupancy. Staff is currently working with our parking consultant for recommendations for downtown hotel users.

- Design Considerations: The City is attempting to continue to urbanize the downtown with each redevelopment and ensure proposed buildings are located and scaled appropriately to be inviting to downtown users. To that end, staff would suggest the following.
  - The City would prefer the building on the street, but if the building cannot be brought up to Main Ave then please consider placing additional decorative fencing with regularly spaced stone half-wall capped pillars that match the building materials along Main Ave and 5th Street. This will allow the site to “hold the corner” instead of the building. The perceived “wall” could have openings to appear more inviting. Please contact me if you need a visual representation.
  - Consider a combination of hardscape and landscaping in the open spaces adjacent to Main Ave.
  - Matching lighting fixtures on the alley side of the building to be consistent with the Pedestrian Scale lighting for the alley.

- Site Plan Requirements
  - Site Plan application shall contain all necessary information required per 14.60(9).
  - Submit elevations and materials sheets pursuant to the regulations set forth in the City Municipal Code (14.60(6)(d - Building design and construction requirements: B-1 Central Business District). State in a cover letter any materials you request the Plan Commission approve outside of the prescribed materials list in the code.
  - Show the location of screened ground level or rooftop mechanical equipment (14.60(6)(f).
  - Show the location of refuse and recycle storage areas subject to design requirements stated in 14.60(6)(J). The applicant also has the option to partake in the fee-based central dumpster location being constructed as part of the alley reconstruction. Please advise the City as to the preferred option.
  - Fencing: Fencing shall comply with 14.60(7) regarding location, height, etc. Please include a fence detail with the application packet.
  - Submit a landscape plan pursuant to the regulations set forth in the City Municipal Code 14.60(10).
  - Submit a lighting plan.
  - The sign permit application shall be submitted separately and reviewed by the Building Inspection Department.

Fire Department
No comments at this time. Will provide more comments with the completed application.

Forestry Division
No comments at this time. Will provide more comments with the completed application.

Health Department
No additional comments at this time. See email from Trista Groth dated July, 22, 2021.

Building Inspection Division
No comments at this time. Will provide more comments with the completed application.

Parks Department
No comments at this time. Will provide more comments with the completed application.

Water Department
No comments at this time. Will provide more comments with the completed application.

CC: Peter Schleinz, Senior Planner/Zoning Administrator

August 16, 2021

City of DePere
Attn: Peter Schleinz
335 South Broadway
DePere, WI 54115

Re: Site Plan Review comments for Cobblestone Hotel and Suites

Dear Mr. Schleinz,

This letter is in response to emailed comments received on August 12, 2021 regarding the site plan review of the proposed Cobblestone Hotel and Suites located at 499 Main Ave (Parcel #ED-344-101-3) in DePere.

Engineering:

1. City will review and provide comments for matching into reconstructed alley.
   Excel Response: Noted.

2. Water meters in excess of 1" need advance notice so the water department can special order the meter.
   Excel Response: Noted.

3. All concrete work shall be completed by a licensed concrete worker.
   Excel Response: Noted.

4. Staging plan. Will work be staged on Main AV? Will sidewalk closures and lane closures be needed?
   Excel Response: The sidewalks will need to be closed for the duration of the project. Lane closures will be needed on a few days here and there. Contractor looks forward to coordinating lane closures with the city to plan them out ahead of time.

5. Plan wide - Add address to title block. Currently only states Main Street.
   Excel Response: Title block modified with address.

6. Plan wide - Correct title block Main Avenue not Main Street.
   Excel Response: Title block modified with address.

7. Sheet C0.1 - Provide Owner information in contacts section.
   Excel Response: Owner information added to contacts section.

8. Sheet C1.0
   a. Show abandonment of existing sanitary lateral and capping of wye in alley on this sheet.
      Excel Response: Note added to sheet C1.0.

   b. Continued coordination regarding removals that will be needed with the City

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moving forward to correspond with upcoming alley work. Currently, the City anticipates only removing half of the area currently shown for removal by others. The storm inlets would be removed under this site plan.
Excel Response: Looking forward to coordination in future. Removals by city and and pavement by city is based upon the preliminary plans received from the city. When updated city plans are available, please send them to Excel Engineering to reduce any scope confusion and conflicts. Abandoning the east catch basin is currently called out on the city plans and located in pavement designed and shown in the preliminary city plans.

9. Sheet C1.1
    a. The City is drafting the parking easement for signature prior to occupancy.
    Excel Response: Noted.

    b. The City is drafting the public sidewalk easement for signature prior to occupancy. Provide CAD drawing of sidewalk areas so the City can work on legal description for the easement. The radius at the drop-off area will need to be well defined.
    Excel Response: CAD file will be provided. Radius callouts added.

    c. In the standard paving options box, where is the 5" concrete being used. Is this for the dumpster enclosure?
    Excel Response: Standard paving option 2 is to provide 5” concrete wherever the standard pavement section is called out (Keynote #1). Owner will choose either Standard Paving Option 1,2, or Geotechnical Paving Recommendation in future.

    d. Provide typical sections for all standard paving options.
    Excel Response: See Standard Paving Options box. Owner will choose either Standard Paving Option 1,2, or Geotechnical Paving Recommendation in future.

    e. Make note to require 4-inch wide striping.
    Excel Response: Keynote 39 created.

    f. Provide key for all hatched areas. The diagonally hatched area through the driveway is unclear.
    Excel Response: Pavement hatch key created. Diagonally hatched area removed.

    g. No detectable warning field needed across the driveway.
    Excel Response: Detectable warning field across driveway removed.

10. Sheet C1.2
    a. Provide proposed & final contours. Provided contours are too faint to read.
    Excel Response: Proposed contours shown and modified. Site is fairly flat so there are not very many proposed contours. Additional elevation labels added to existing contours. Existing contours shown in greyscale to reduce confusion with proposed contours.

    b. Show tracking pad.
    Excel Response: Tracking pad added.

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c. Require Type D inlet protection where applicable pursuant to WisDNR BMPs.
Excel Response: Updated inlet protection note on Sheet C1.2 and specification on Sheet C0.1.

d. Further review will be completed by the City to verify grades matching into the alley. Further coordination will be needed.
Excel Response: Looking forward to coordination in future. Grades shown are based upon the preliminary plans received from the city.

11. Sheet C1.3
    a. Provide area drain to collect patio water discharge.
    Excel Response: Patio has adequate slope to drain water away from the proposed building. No area drains necessary.

    b. Is the water main being open cut or directional drilled? If open cut, update the removals plan.
    Excel Response: Planning on open cut. Removals plan updated.

    c. Call out existing sanitary sewer lateral abandonment and capping at main.
    Excel Response: Note added to sheet C1.0.

    d. 6" water service to be pressure tested and safe sampled prior to service valve being turned on.
    Excel Response: Note added to sheet C1.3.

    e. Is new 6-inch water service tee to be cut in or tapping tee with valve?
    Excel Response: Tapping tee with valve. Note added on Sheet C1.3.

    f. Water service should be relocated to hit utility room near sanitary service. Shorten service to be perpendicular to property. Service will not run down the alley as shown.
    Excel Response: Service shortened and removed from alley.

    g. Is the up flow filter an approved WisDNR product?
    Excel Response: The Wisconsin DNR allows the use of Up-Flo filters to meet TSS removal requirements.

    h. Provide a note to contact water staff at 920-339-4061 to observe water connection and lateral installation.
    Excel Response: Note added.

    i. What is the anticipated storm discharge rate from STORM MH1?
    Excel Response: DSPS=536 GPM

    j. Additional comments will be provided regarding lighting with further coordination.
    Excel Response: Noted.

12. Sheet C2.1 – Provide anticipated dates on construction sequence.

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Excel Response: Anticipated construction dates added.

13. SWMP
    a. Storm water management plan treats only 0.49 acres to 40%+. The entire 0.74 acre site is being redeveloped, so the entire site should be evaluated for TSS removal and reflected in the report.
    Excel Response: Stormwater management plan updated to evaluate the entire 0.74 acre site for TSS removal. As a significant portion of the pavement on site is pavement for the alley collected by city storm sewer, coordination is required between the city and private development to treat this stormwater. A 2' sump will be needed in the curb inlet near the porte-cochere. The inlet requiring a 2' sump is labeled as inlet 25 in the city's alley plans.

    b. The exhibits have text atop of text making some portions illegible.
    Excel Response: Exhibits modified to remove unnecessary text.

    c. WINSLAMM BASIN B should not be considered. Treatment from adjacent sites does not count towards required flow restriction and sediment removal rates.
    Excel Response: Per guidance received from WDNR, the offsite runoff volume is accounted for in the model while ignoring the off-site pollutants. The WINSLAMM BASIN B is modeled as an "Other Control Device" within the WINSLAMM model. Within the Other Device, the Particulate Pollutant Load Reduction and Filterable Pollutant Load Reduction fractions are set to 1. In the Program Options (Tools -> Program Options) the box is selected next to "If Other Device pollutant load reduction values are set to 1, remove off-site pollutant loads from pollutant load percent reduction calculations." This removes all the upstream pollutants from the off-site area without including them in the final reduction calculations.

14. The original layout did not include ADA stalls in front of the hotel. City originally planned for all parking to be 3-hour. Please work with the City to establish where appropriate ADA stalls can be located, including possible alternative locations near other access doors. It is assumed the ADA stalls will be for a longer duration to accommodate guests.
    Excel Response: Parking will be coordinated with city in future.

Planning:

1. Parcel WD-283 to be rezoned from B-3 to B-1. Rezoning may run concurrently with the site plan submittal.
    Excel Response: Rezoning in progress.

2. Parcels WD-287, WD-286, WD-283, and WD-284 shall be combined before receiving a building permit to commence construction. The lot combination cannot include new easements for the alley and sidewalk. Please continue to work with the City of De Pere Developer Services Department and the Law Department to complete the easements to be recorded by a separate document.
    Excel Response: Will continue to work with the City of De Pere Developer Services Department and the Law Department to complete the easements to be recorded by a separate document.

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3. Continue to work with the Development Services Department and Law Department to solidify a parking permit or other structure for overnight parking in the alley. Staff anticipates the alley to be classified as a parking lot/facility to allow for overnight parking vs street parking that does not allow overnight. The arrangement should be completed prior to occupancy. Staff is currently working with our parking consultant for recommendations for downtown hotel users.
   Excel Response: Will continue to work with the Development Services Department and Law Department.

4. Design Considerations: The City is attempting to continue to urbanize the downtown with each redevelopment and ensure proposed buildings are located and scaled appropriately to be inviting to downtown users. To that end, staff would suggest the following.
   a. The City would prefer the building on the street, but if the building cannot be brought up to Main Ave then please consider placing additional decorative fencing with regularly spaced stone half-wall capped pillars that match the building materials along Main Ave and 5th Street. This will allow the site to "hold the corner" instead of the building. The perceived "wall" could have openings to appear more inviting.
      Excel Response: A hedge has been added along the Main Avenue sidewalk extending from the patio to the lotline, with one opening for sidewalk and sign. The hedge will screen the parking lot and aid in "holding the corner", essentially creating a wall along Main Avenue.

   b. Consider a combination of hardscape and landscaping in the open spaces adjacent to Main Ave.
      Excel Response: The entire area from sidewalk to building and sidewalk to building will be called out as mulch instead of seeded lawn. The removal of the lawn and increase in mulch will create the urban environment that the city is looking to create.

   c. Matching lighting fixtures on the alley side of the building to be consistent with the Pedestrian Scale lighting for the alley.
      Excel Response: Further coordination required. Lighting plan based upon preliminary plans provided by city.

5. A fence, no more than 30" tall is allowed within a triangle created by a 30' measurement along the curbs of Main AV and Fifth ST. Provide a graphic that demonstrates the fence (e.g. - glass wind screen) is not within the triangle.
   Excel Response: Vision corner dimensions and line added to Sheet C1.1. The glass wind screen is not within the triangle.

6. Add information to the 'glass and post wind screen' detail that identifies the material that the post is made of.
   Excel Response: Notes added to A4.3 sheet.

7. The monument sign should be set back 15' from the Fifth ST right-of-way line.
   Excel Response: Per email communication with Peter Schleinz on August 4, 2021, the project is located within the Main Street Overlay District so the sign setback is 10.'

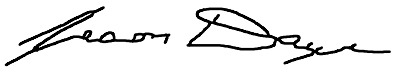
8. The plan Commission review does not include final approval of signage, which requires obtaining a separate sign permit(s) through Inspection Division.
   Excel Response: Noted.

9. Identify location and screening source for HVAC systems.
   Excel Response: No ground mounted HVAC equipment is proposed for the project. HVAC equipment will be located on the roof with minimum 3.5' parapet screening.

The drawings have been revised per your comments above. Please accept for review and approval. Please let me know if you have any comments, questions, or need additional information.

Sincerely,

Excel Engineering, Inc.



Jason Daye, P.E., Principal - Civil

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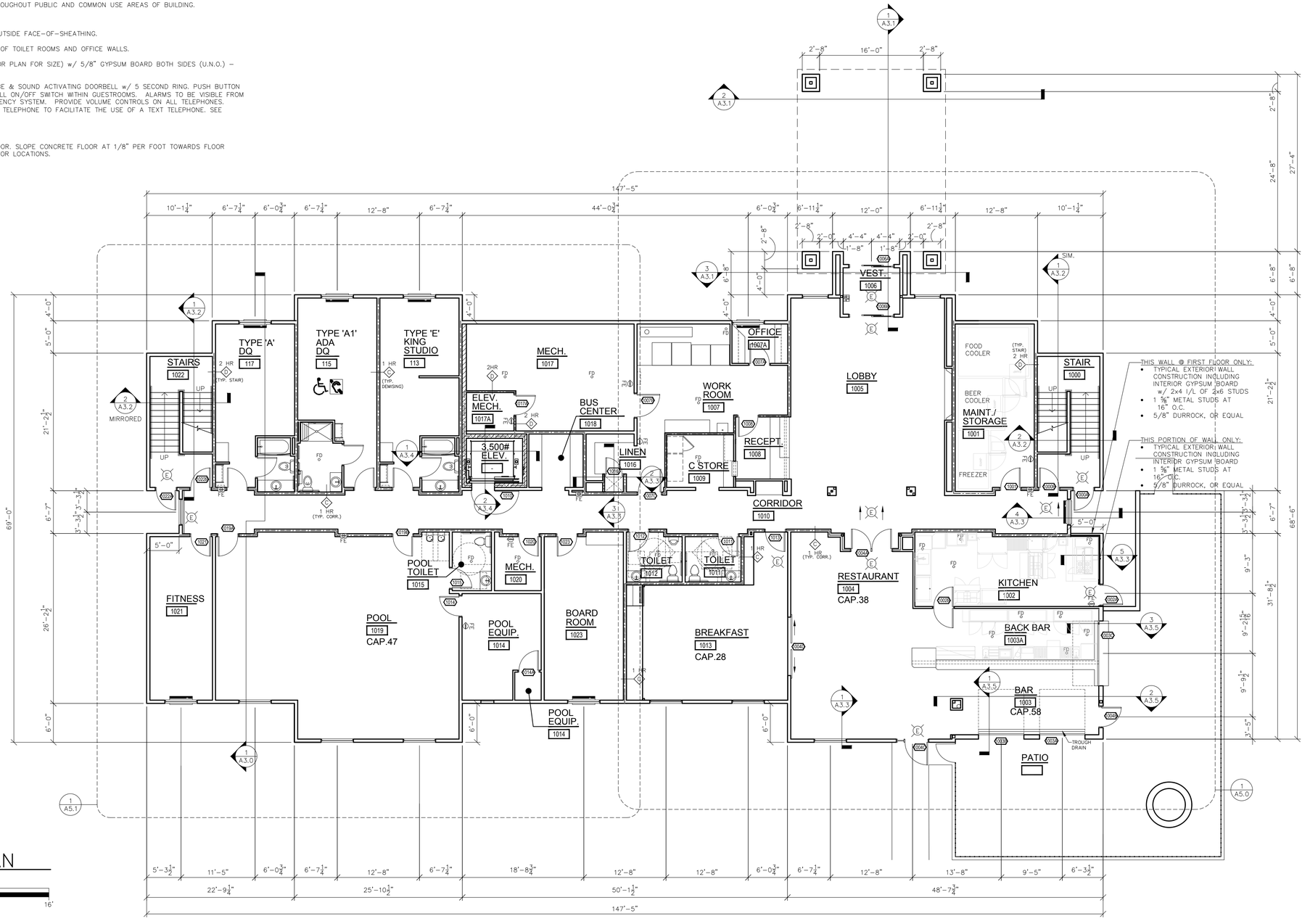

NORTH

FIRST FLOOR PLAN

SCALE: 1/8" = 1'–0"

8' 0' 8' 16'

ARCHITECTURAL FIRST FLOOR PLAN

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SHEET NUMBER **A1.1**

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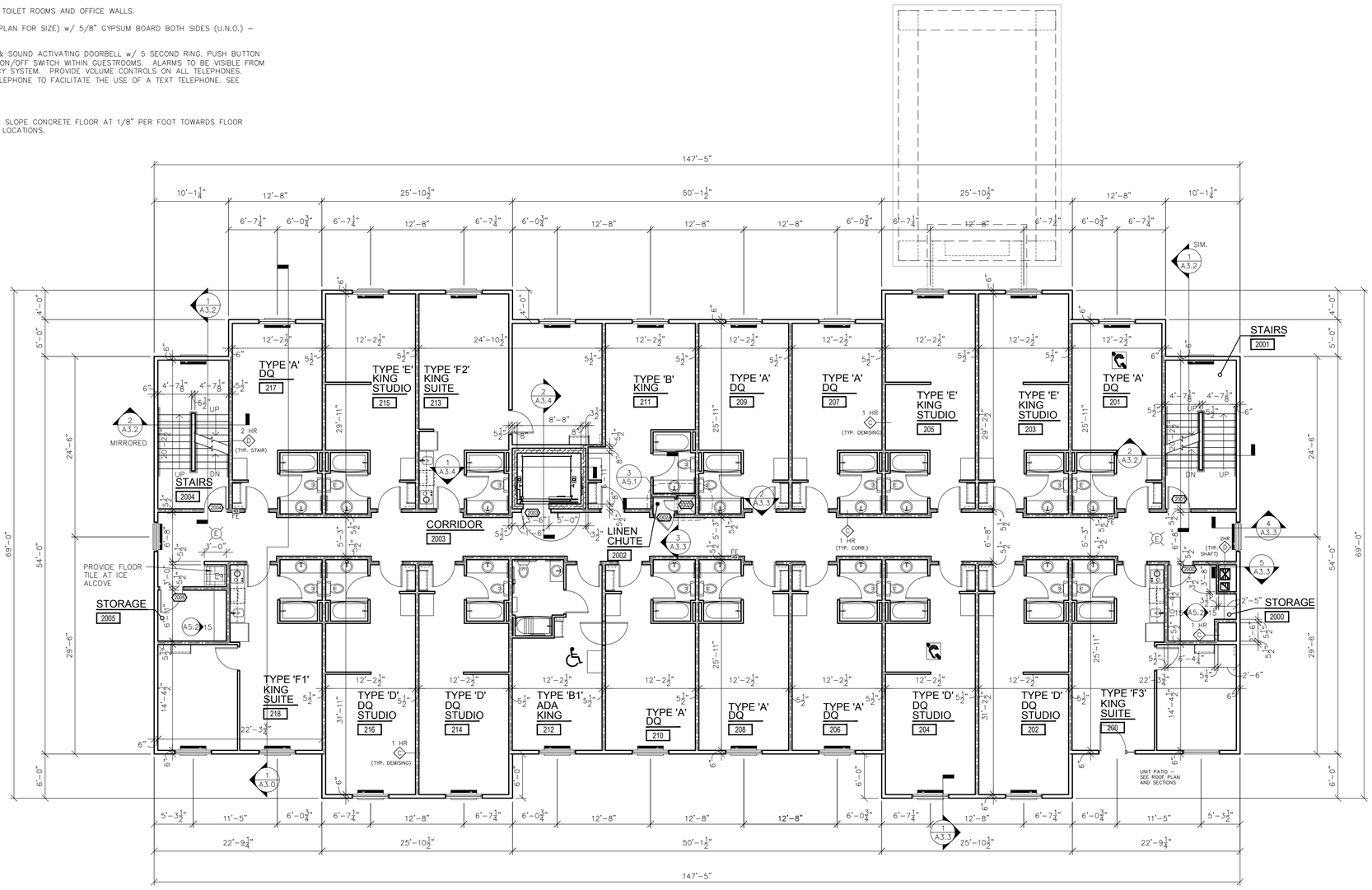

NORTH

SECOND FLOOR PLAN

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ARCHITECTURAL SECOND FLOOR PLAN

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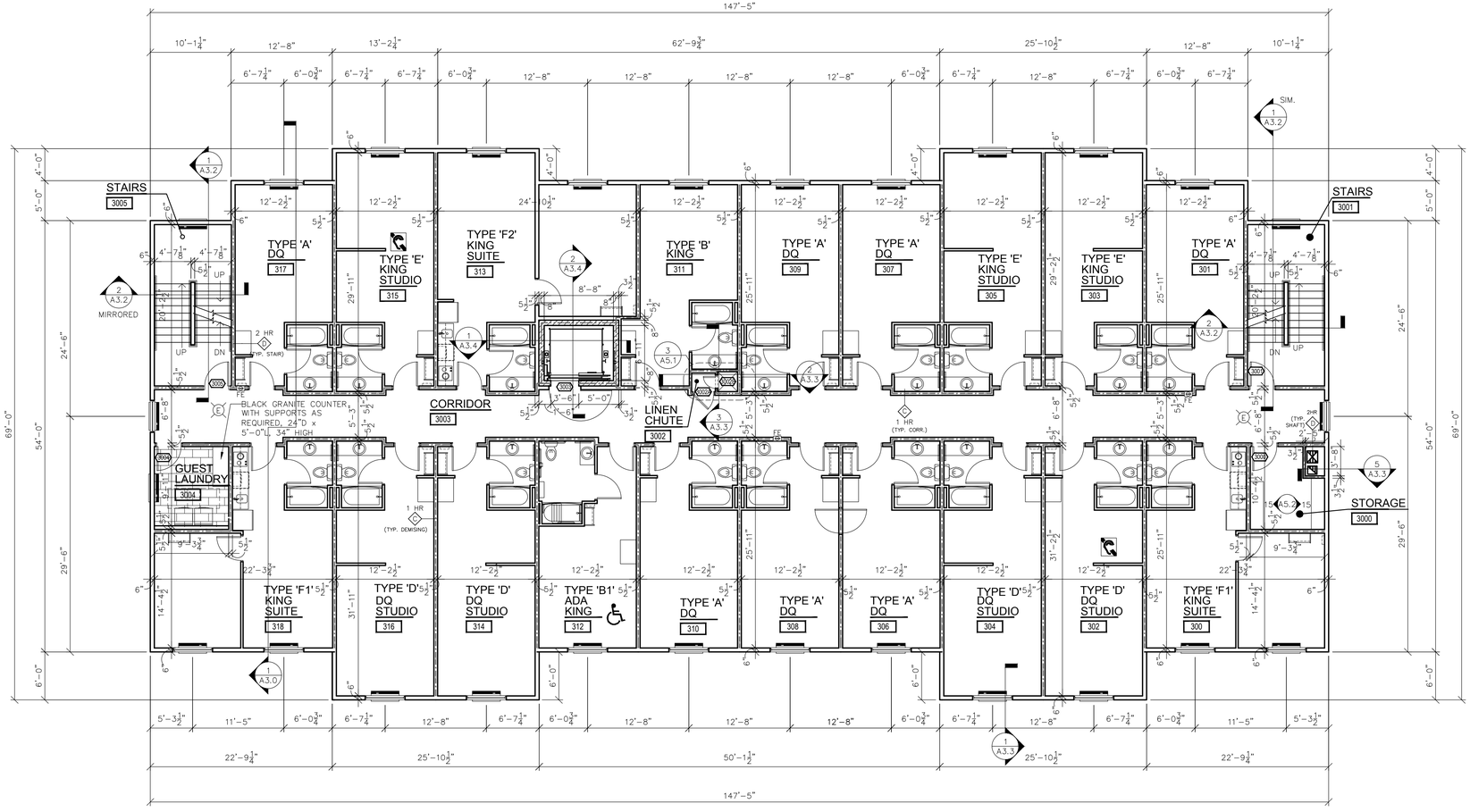

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THIRD FLOOR PLAN

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ARCHITECTURAL THIRD FLOOR PLAN

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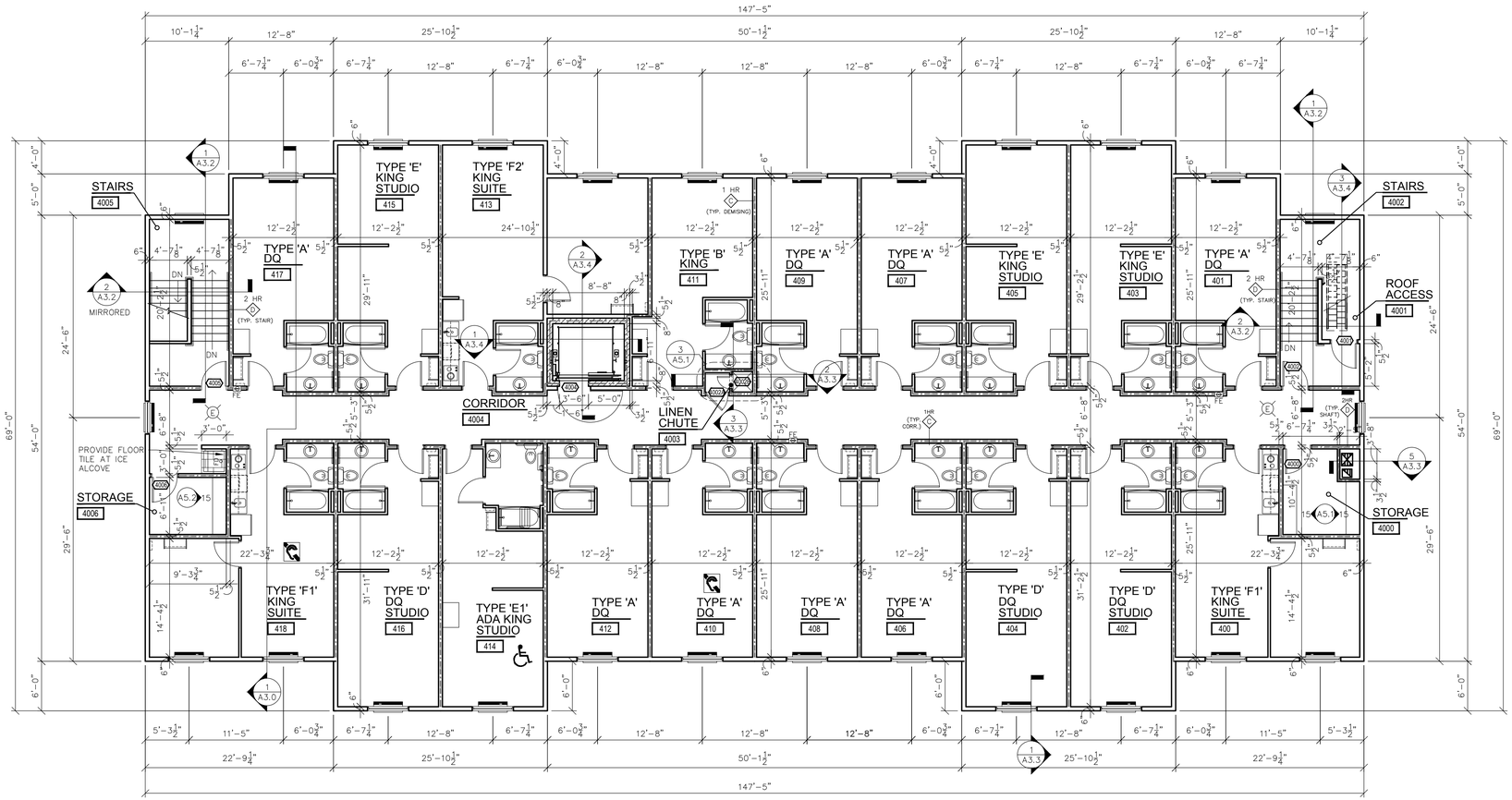

NORTH

FOURTH FLOOR PLAN

SCALE: 1/8" = 1'–0"

8' 0' 8' 16'

ARCHITECTURAL FOURTH FLOOR PLAN

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PROJECT INFORMATION

NEW HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
499 MAIN AVENUE • DE PERE, WISCONSIN

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE JULY 26, 2021
REVISIONS

JOB NUMBER
1865780

SHEET NUMBER
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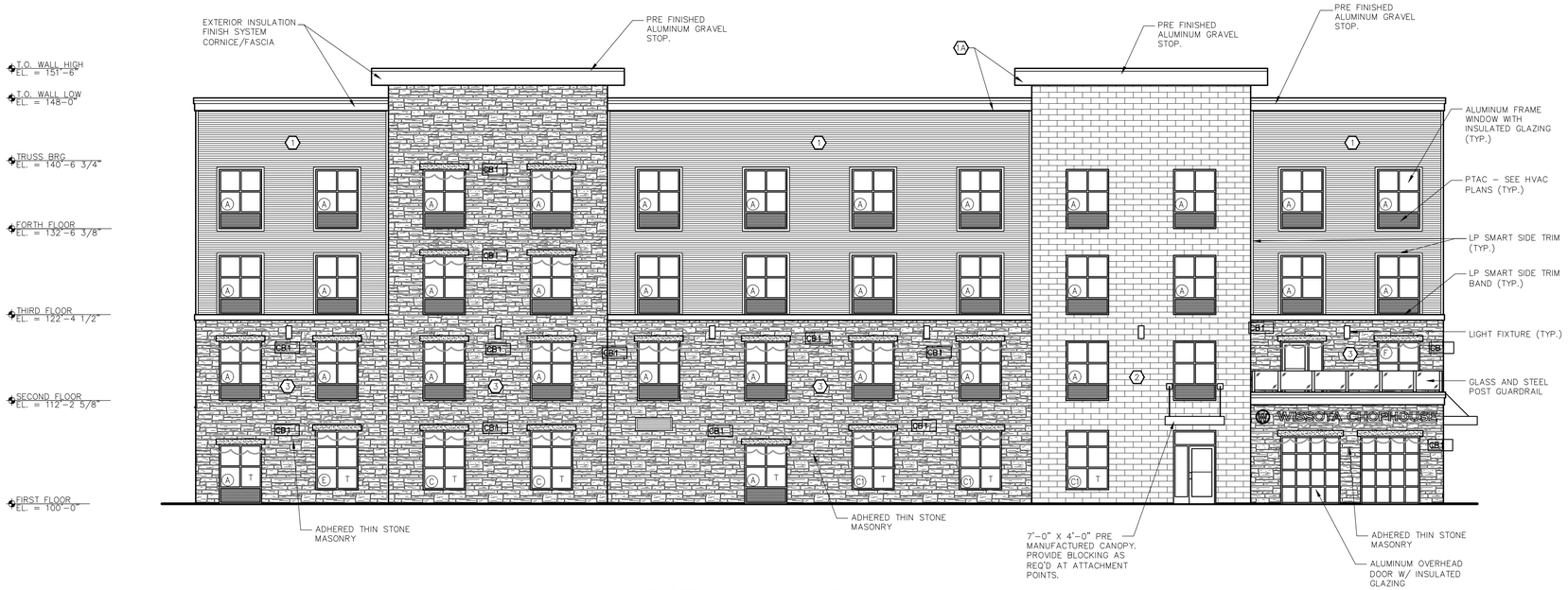
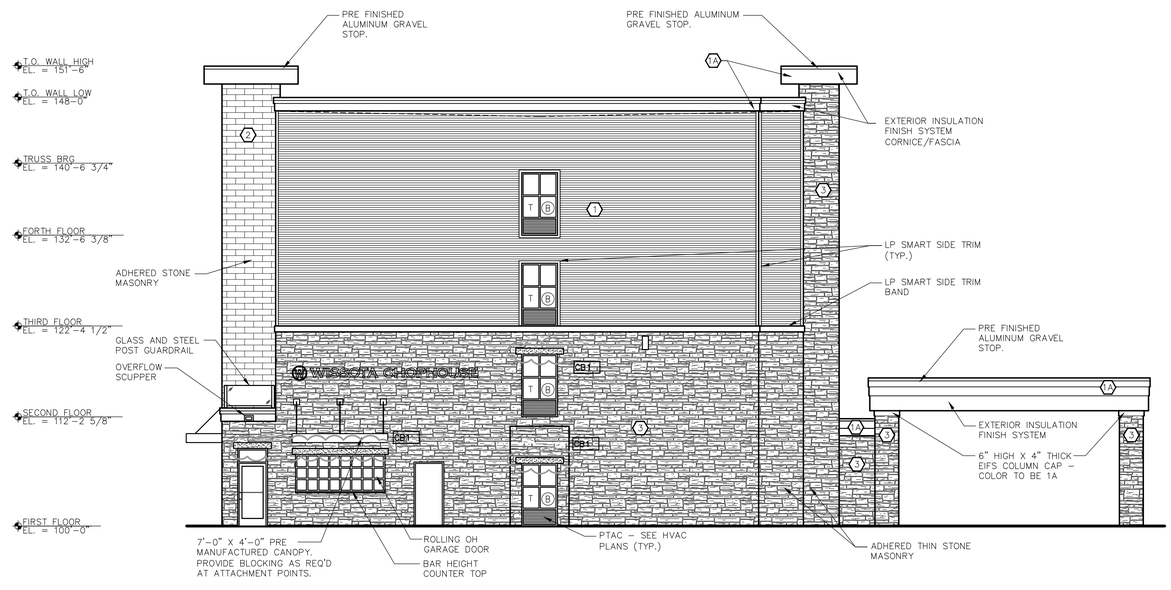


NORTH ELEVATION

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



WEST ELEVATION

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

EXTERIOR MATERIALS AND COLORS		
ENGINEERED WOOD SIDING	1	LP SMART SIDING OR EQUAL 5" EXPOSURE, COLOR TBD
EIFS	1A	TOTAL WALL, CUSTOM DARK BROWN TO MATCH ROOF COPING
DIMENSIONAL SLATE	Z	CENTURION BILTMORE #400 COLOR #121 SAND
STONE	A	ADHERED STONE VENEER CENTURION 'CATHEDRAL STONE' COLOR: ROSEWOOD

CB1

WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	ROUGH OPENING UNIT SIZE W.xH.
A	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" + PTAC GRILLE
B	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" + PTAC GRILLE
B2	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 5'-0" NO PTAC GRILLE
C	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 7'-0" NO PTAC GRILLE
C1	ALUMINUM	FIXED WINDOW W/ BRONZE TINTED GLAZING	UNIT: (1) 5'-0" X 7'-0" NO PTAC GRILLE
D	ALUMINUM	FIXED WINDOW	UNIT: (1) 4'-0" X 7'-0" NO PTAC GRILLE
E	NOT USED	NOT USED	NOT USED
F	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" NO PTAC GRILLE

- PER IBC 2406.3.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24.
- WINDOW COLOR: QUAKER TRADITIONAL SERIES T200, DARK BRONZE (TYP.)

EXTERIOR ELEVATIONS

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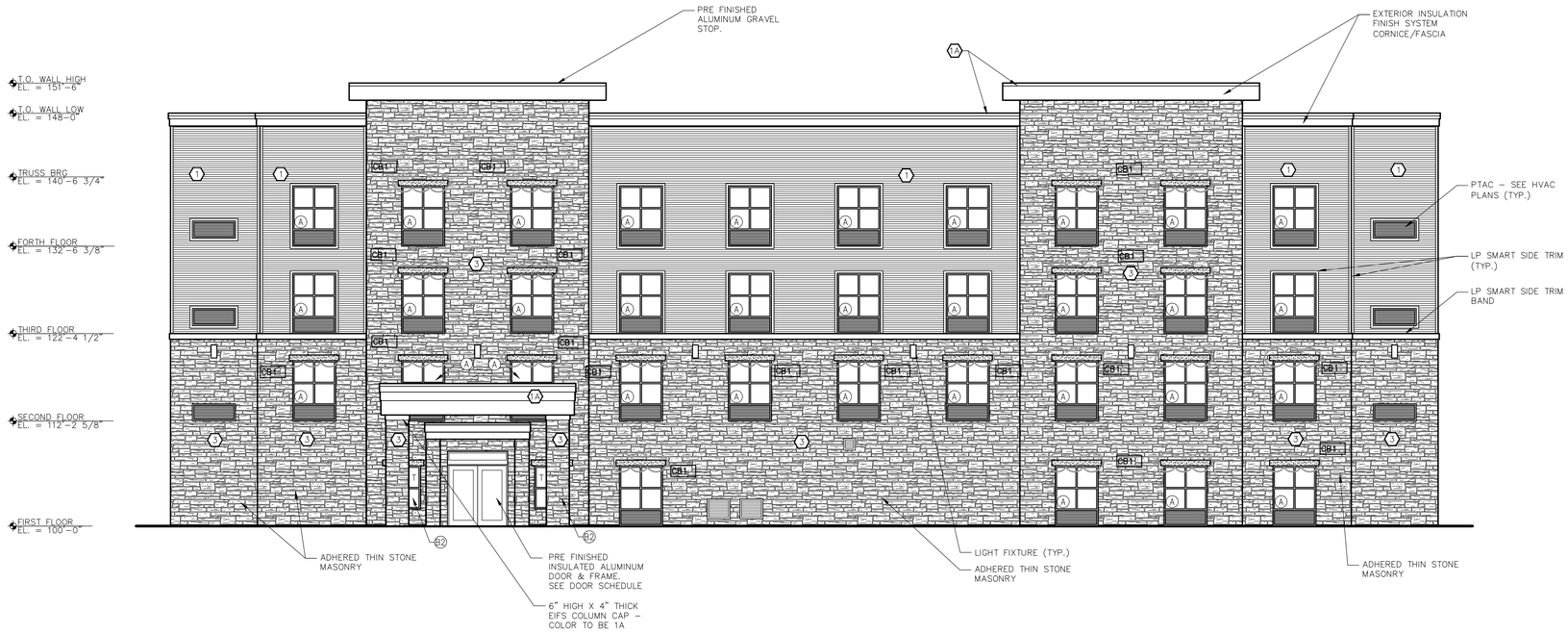
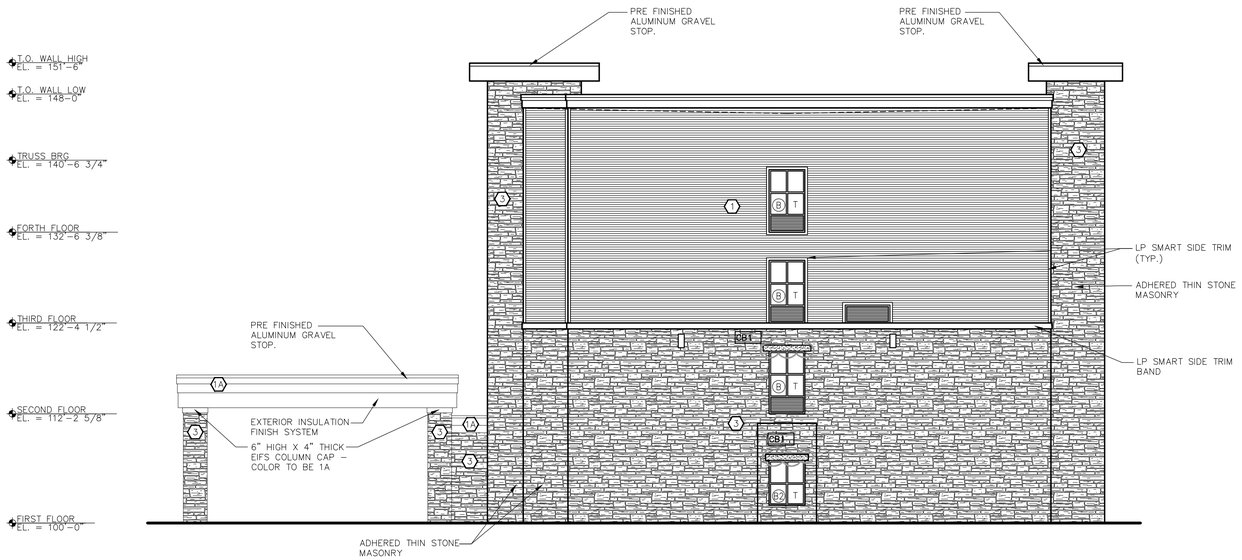


SOUTH ELEVATION

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



EAST ELEVATION

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

EXTERIOR MATERIALS AND COLORS		
ENGINEERED WOOD SIDING	1	LP SMART SIDING OR EQUAL 5" EXPOSURE, COLOR TBD
EIFS	1A	TOTAL WALL, CUSTOM DARK BROWN TO MATCH ROOF COPING CB1
DIMENSIONAL SLATE	2	CENTURION BILTMORE #400 COLOR #121 SAND
STONE	3	ADHERED STONE VENEER CENTURION 'CATHEDRAL STONE' COLOR: ROSEWOOD

WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	ROUGH OPENING UNIT SIZE W.xH.
A	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 5'-0" + PTAC GRILLE
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C	ALUMINUM	FIXED WINDOW	UNIT: (1) 5'-0" X 7'-0" NO PTAC GRILLE
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PROFESSIONAL SEAL

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FIRE BARRIERS AT STAIRWELL

NOTE TO CARPENTERS AND PANELIZED WOOD PRODUCT PRODUCERS:
FIRE BARRIER CONSTRUCTION, AS DEFINED IN THE INTERNATIONAL BUILDING CODE, HAS BEEN UTILIZED IN THIS PLAN FOR STAIR SHAFT ENCLOSURES. FIRE BARRIERS SHALL COMPLY WITH IBC 707. SPECIFICALLY, CONTINUITY OF FIRE BARRIERS SHALL COMPLY WITH IBC 707.5.

IBC 707.5 STATES: 'FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO.'

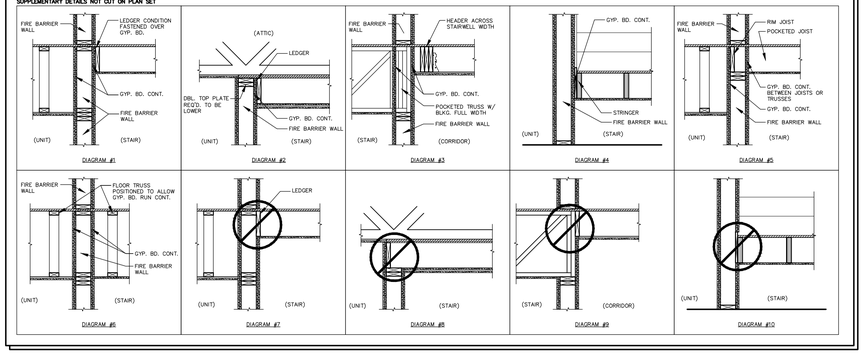
FOR PURPOSES OF THIS PLAN SET, THIS MEANS:

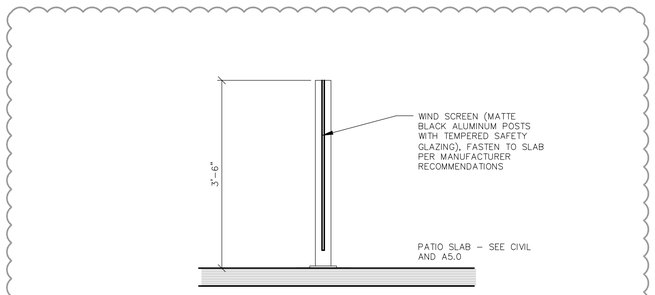
AT FIRE BARRIERS DO
1. LEDGER CONDITIONS MUST BE FASTENED OVER TOP OF GYPSUM BOARD TO MAINTAIN FIRE RATING CONTINUITY TO THE UNDERSIDE OF THE FLOOR SHEATHING, SHAFT CAP SHEATHING OR ROOF SHEATHING ABOVE.
2. ALL STAIR SHAFT CAPS SHOULD BE LEDGERED OVER GYPSUM BOARD IN LIEU OF 'POCKETED' JOISTS FOR EASE OF CONSTRUCTION.
3. ALL CORRIDOR JOIST CONDITIONS SHOULD BE LEDGERED OVER GYPSUM BOARD TO PREVENT 'DOUBLE POCKETING' FROM EACH SIDE OF FIRE BARRIER.
4. ALL STAIR STRINGERS SHALL BE POSITIONED TO ALLOW GYPSUM BOARD (AND SHORT TRIM BOARD IF APPLICABLE) TO RUN CONTINUOUS BESIDE STRINGER.
5. WHERE 'POCKETED' JOISTS OR TRUSSES BEAR ON A FIRE BARRIER, GYPSUM BOARD SHALL BE CONTINUOUS AROUND THE JOIST OR TRUSS TO THE UNDERSIDE OF THE FLOOR SHEATHING, SHAFT CAP SHEATHING OR ROOF SHEATHING ABOVE. ALL GYPSUM-BOARD-TO-WOOD CONDITIONS SHALL BE FIRE CAULKED WITH A LISTED PRODUCT DESIGNED FOR SUCH PURPOSE.
6. AT NON-BEARING CONDITIONS JOIST OR TRUSS SHALL BE POSITIONED TO ALLOW GYPSUM BOARD TO RUN CONTINUOUS TO THE UNDERSIDE OF THE FLOOR SHEATHING, SHAFT CAP SHEATHING OR ROOF SHEATHING ABOVE.

AT FIRE BARRIERS DO NOT:
7. DO NOT BOLT WOOD LEDGER DIRECTLY TO WOOD STUDS IN A FIRE BARRIER. LEDGERING DIRECT TO WOOD STUDS IS ALLOWED FOR A FIRE PARTITION, AS USED IN MOST CORRIDOR WALLS, WHICH ARE NOT STAIR SHAFT WALLS. CONSULT ARCHITECT IF QUESTIONABLE.
8. DO NOT INSTALL 'POCKETED' JOISTS OR TRUSSES WITHOUT CONTINUOUS GYPSUM BOARD AND APPROPRIATE FIRE CAULK TO UNDERSIDE OF SHEATHING ABOVE.
9. DO NOT POSITION NON-BEARING JOISTS AND LEDGERS DIRECTLY TO WOOD STUDS WITHOUT ALLOWING GYPSUM BOARD TO RUN CONTINUOUS TO THE FLOOR SHEATHING, SHAFT CAP SHEATHING OR ROOF SHEATHING ABOVE.
10. DO NOT POSITION STAIR STRINGERS DIRECT TO WOOD STUDS.

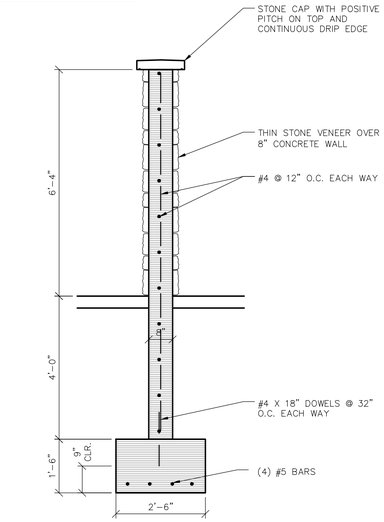
NOTE TO MECHANICAL, ELECTRICAL & PLUMBING TRADES:
-- NO MECHANICAL AND ELECTRICAL RUNS IN FIRE BARRIERS, SEE IBC SECTION 706.7 FOR ALLOWED PENETRATIONS AND ALLOWED OPENINGS
-- NO OUTLETS OR PLUMBING PENETRATIONS ALLOWED IN FIRE BARRIERS USED AS EXIT ENCLOSURES, SEE IBC SECTION 1020.1.2

SUPPLEMENTARY DETAILS NOT CUT ON PLAN SET

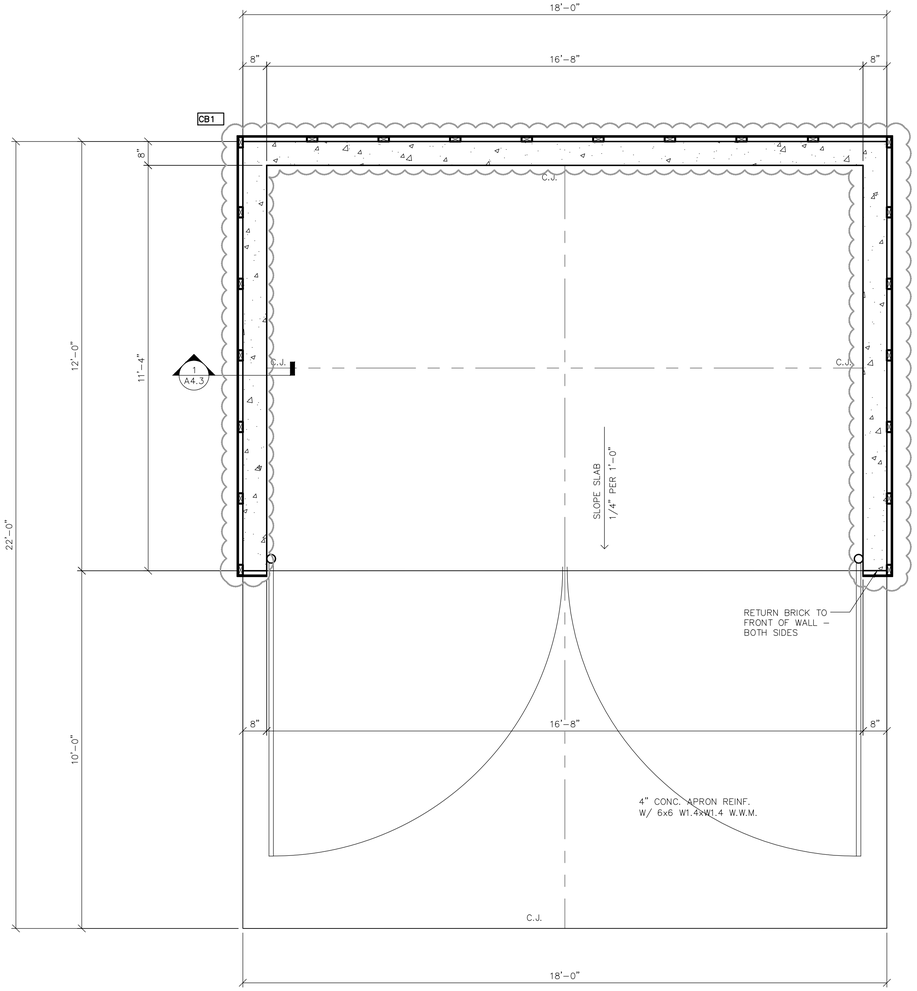




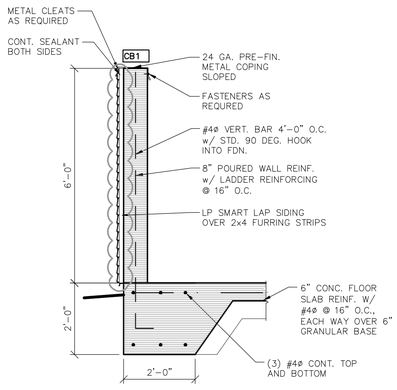
2 A4.3 SECTION AT PATIO SCREEN WALL
SCALE: 3/4" = 1'-0"



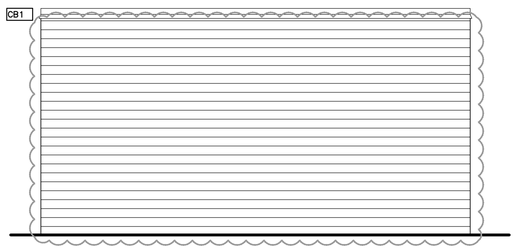
3 A4.3 SECTION AT PATIO WALL
SCALE: 3/4" = 1'-0"



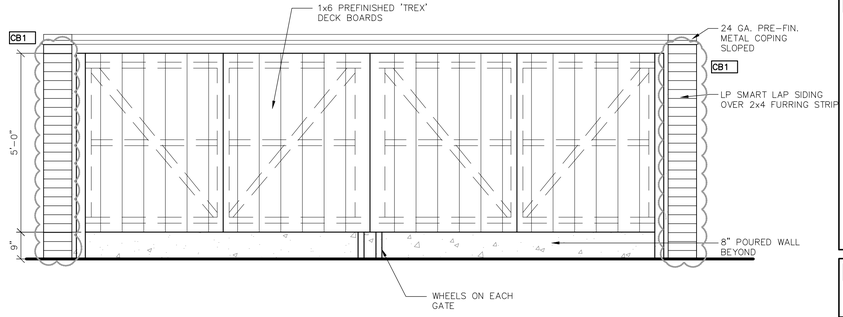
FLOOR PLAN – DUMPSTER
SCALE: 1/2" = 1'-0"



1 A4.3 SECTION
SCALE: 1/2" = 1'-0"



SIDE ELEVATION – DUMPSTER
SCALE: 1/2" = 1'-0"



FRONT ELEVATION – DUMPSTER
SCALE: 1/2" = 1'-0"

BUILDING DETAILS

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NEW HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
DE PERE, WISCONSIN

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

LEGEND

- 000.00 — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 000.00 EG — EXISTING GRADE SPOT ELEVATIONS
- 000.00 BG / 000.00 FG — PROPOSED SPOT ELEVATIONS (REFERENCE R—WALL DETAIL) BG—FINISHED SURFACE GRADE AT BACK OF WALL FG—FINISHED SURFACE GRADE AT FRONT OF WALL
- 000.00 TC / 000.00 BC — PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
- 000.00 TW / 000.00 BW — PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)
- EXISTING WATER VALVE IN BOX
- PROPOSED WATER VALVE IN BOX
- EXISTING WATER VALVE IN MANHOLE
- EXISTING WATER SERVICE VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM CATCH BASIN
- PROPOSED STORM CATCH BASIN — ST CB
- PROPOSED STORM FIELD INLET — ST FI
- EXISTING SQUARE CATCH BASIN
- EXISTING STORM CURB INLET
- PROPOSED STORM CURB INLET — ST CI
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING CABLE TV PEDESTAL
- PROPOSED DRAINAGE FLOW
- 1—1/4" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" REBAR SET WEIGHING 1.50 LB/FT.
- 1—1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- EXISTING FLOOD LIGHT
- SECTION CORNER
- PROPOSED APRON END SECTION
- EXISTING MARSH AREA
- EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
- EROSION MATTING
- IP — PROPOSED INLET PROTECTION

- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- EXISTING STUMP
- SOIL BORING
- EXISTING WELL
- PROPOSED WELL
- EXISTING LIGHT POLE
- EXISTING SIGN
- CENTER LINE
- EXISTING HANDICAP PARKING STALL
- PROPOSED HANDICAP PARKING STALL
- EXISTING GAS VALVE
- EXISTING WOODED AREA
- EXISTING HEDGE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- PROPOSED PROPERTY LINE
- EXISTING GUARD RAIL
- EXISTING STORM SEWER AND MANHOLE
- PROPOSED STORM SEWER AND MANHOLE — ST MH
- EXISTING SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER AND MANHOLE — SAN MH
- EXISTING WATER LINE AND HYDRANT
- PROPOSED WATER LINE AND HYDRANT
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC CABLE
- EXISTING UNDERGROUND TELEPHONE CABLE
- EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT—OF—WAY LINE
- INTERIOR PROPERTY LINE
- RAILROAD TRACKS
- EXISTING GROUND CONTOUR
- PROPOSED GROUND CONTOUR
- EXISTING POLISH SEWER AND MANHOLE
- PROPOSED POLISH SEWER AND MANHOLE
- EXISTING PROCESS SEWER AND MANHOLE
- PROPOSED PROCESS SEWER AND MANHOLE
- EXISTING CLEAR WATER LINE
- PROPOSED CLEAR WATER LINE

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS; UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
  1. UNDER FOUNDATIONS - SUBGRADE. AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
  2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET BELOW THE SLAB. - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH NO TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
  3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SUBGRADE - PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
  4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
  6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY PROFESSIONAL SERCICE INDUSTRIES, INC.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF AREA OR LINEAR FOOT OF BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS TO NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL MEASURES IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. THESE STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. 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. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS.
  1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
  2. DITCH CHECKS SHALL BE PROVIDED AS NECESSARY TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE IT AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
  3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
  4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE D PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION). CB1
  5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
  6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
  7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
  8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
  9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD NO. 1061.
  10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED on C1.1.
B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

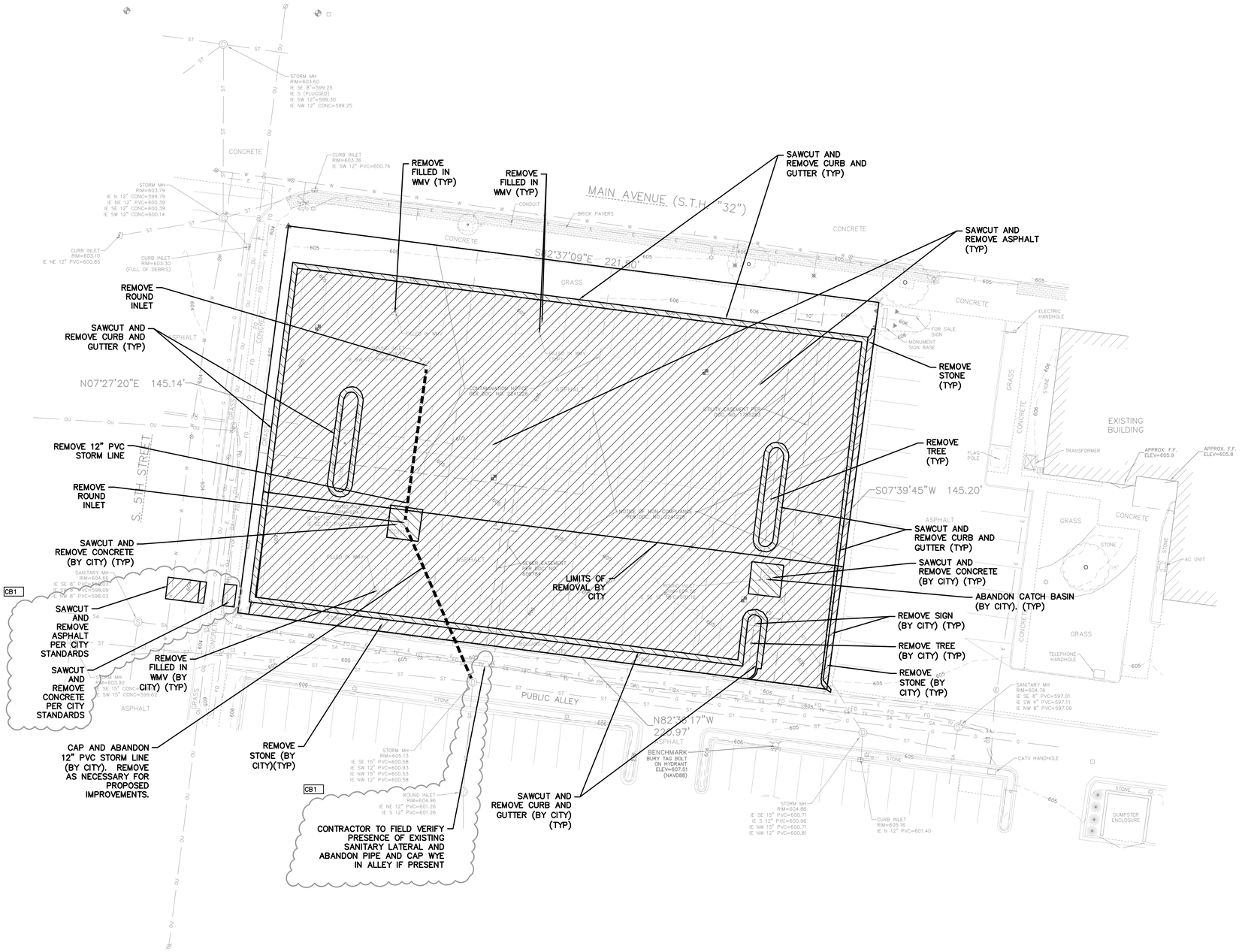
32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
  1. SIDEWALK (CONCRETE/PATIO) - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
  2. HEAVY DUTY CONCRETE - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED AT A DEPTH OF 2/3 DOWN FROM THE TOP OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
  3. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
     a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED AT A DEPTH OF 2/3 DOWN FROM THE SURFACE OF THE SLAB:
        1). TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
     b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
        1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 1.5" IN DEPTH.
        2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
  1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
  2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45
  3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
  4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
  5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
  6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
  7. MAXIMUM SLUMP OF 6" FOR CONCRETE PLACED BY PUMP.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH RESPECTIVE CONTRACTORS. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CY. 10' OR 6 X 6 W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 3.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR UP TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
  1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2/0-2.6 LBS./1,

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. 3098984, BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 28, 2021. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL EXISTING SITE AND DEMOLITION PLAN

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COLLABORATION
BriMark Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
499 MAIN AVENUE • DE PERE, WISCONSIN

PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE JULY 26, 2021
REVISIONS
CB1 AUG. 13, 2021

JOB NUMBER
1865780

SHEET NUMBER
C1.0

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STANDARD PAVING OPTIONS:
BRIMARK STANDARD PAVING:

1) 4 INCHES ASPHALTIC CONCRETE OVER 6 INCHES CRUSHED AGGREGATE BASE.
2.) 5 INCHES REINFORCED CONCRETE PAVEMENT OVER 4" OF AGGREGATE BASE. PLACE # 3 REBAR AT 2' O.C. SPACING

GEOTECHNICAL REPORT PAVING RECOMMENDATIONS:

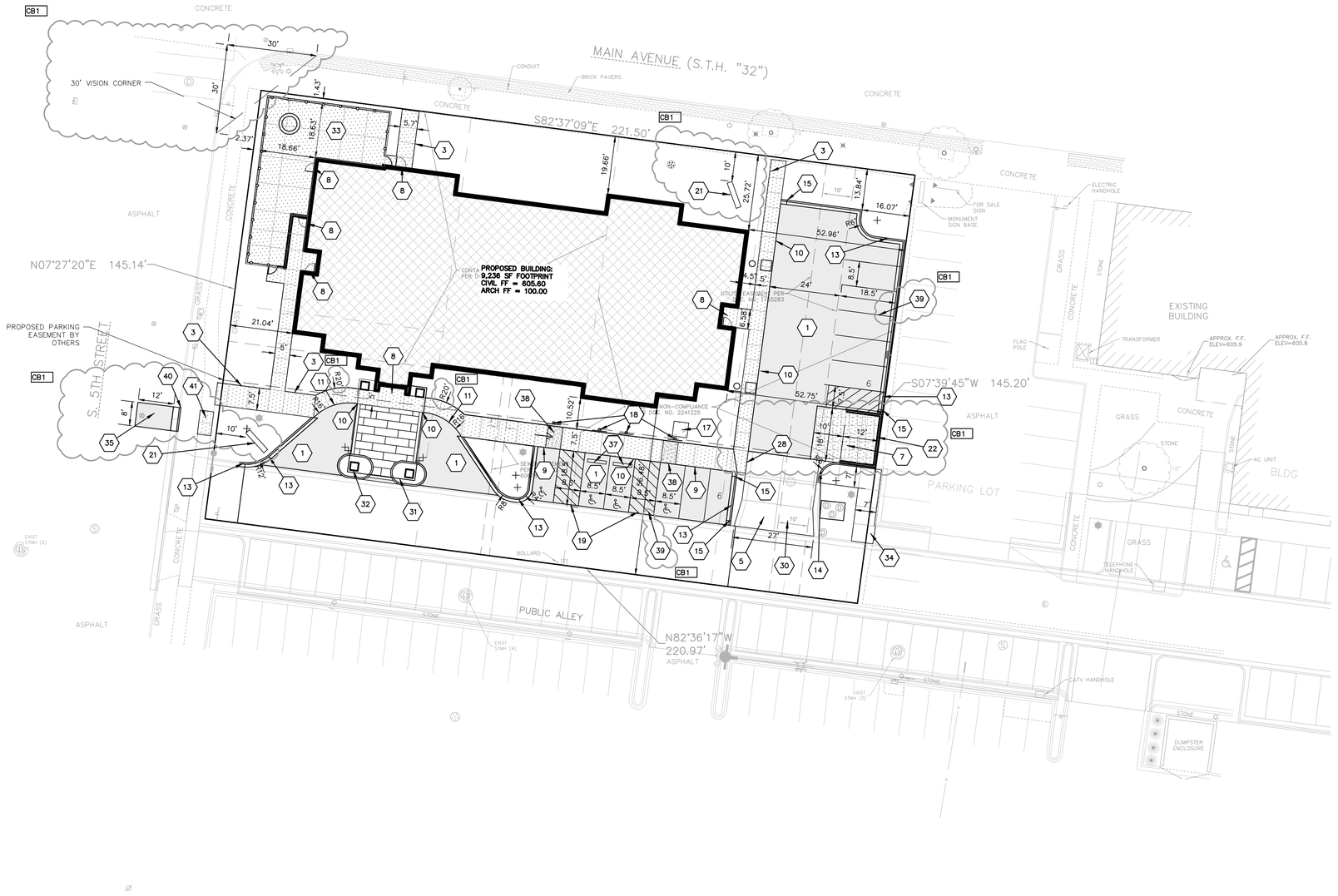
1.75" BITUMINOUS WEAR COURSE (WISDOT SECTION 460, LT/MT)
1.75" BITUMINOUS BASE COURSE (WISDOT SECTION 460, LT/MT)
12" SECTION 305, 1 1/4 " CRUSHED AGGREGATE BASE

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.74	32,117	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.62	27,105	84.4%
TOTAL IMPERVIOUS	0.62	27,105	84.4%
LANDSCAPE/ OPEN SPACE	0.12	5,012	15.6%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.74	32,117	
BUILDING FLOOR AREA	0.21	9,236	28.8%
PAVEMENT (ASP. & CONC.)	0.36	15,566	48.5%
TOTAL IMPERVIOUS	0.57	24,802	77.2%
LANDSCAPE/ OPEN SPACE	0.17	7,315	22.8%



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY AREA: AREA = 32,117 S.F. (0.74 ACRES).
EXISTING ZONING: B-1 CENTRAL BUSINESS AND B-3 MOTOR VEHICLE DEPENDENT BUSINESS
PROPOSED ZONING: B-1 CENTRAL BUSINESS
PROPOSED USE: 4 STORY 60 ROOM HOTEL W/ 38 SEAT RESTAURANT AND PARKING
AREA OF SITE DISTURBANCE: 32,117 S.F. (0.74 ACRES)

SETBACKS:
BUILDING: FRONT = NA, SIDE = NA, REAR = NA
PAVEMENT: FRONT = NA, SIDE = NA, REAR = NA

PARKING REQUIRED: HOTEL: 1 SPACE PER ROOM (60 SPACES REQ.)
RESTAURANT: 1 SPACE PER 100 S.F. OF GROSS CUSTOMER AREA (9) PLUS 1 SPACE PER 50 SF OF TAVERN, COCKTAIL LOUNGE OR NIGHTCLUB AREA (6) PLUS 1 SPACE FOR EACH 250 SF OF ALL OTHER FLOOR AREA (5) SPACES REQ.)
RESTAURANT TOTAL SPACES REQUIRED: 20 TOTAL SPACES

PARKING PROVIDED: 12 SPACES ON SITE (4 H.C. ACCESSIBLE) (SEE PARKING EASEMENT AGREEMENT WITH CITY FOR ADDITONAL PARKING INFORMATION)

HANDICAP STALLS REQUIRED: 4, HANDICAP STALLS PROVIDED: 4

SITE PLAN KEYNOTES

1	STANDARD PAVEMENT SECTION (TYP.) (SEE STANDARD PAVING OPTIONS TABLE)
3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE (BY CITY) (TYP)
7	DUMPSTER PAD/APRON CONCRETE (TYP)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	THICKENED EDGE CONCRETE SIDEWALK (TYP.) (SEE DETAIL)
10	FLUSH CONCRETE WALK (TYP.)
11	WARP ASPHALT UP 6" IN 10' (FLUSH). SEE SHEET C1.2 FOR ELEVATIONS.
13	18" CURB & GUTTER (TYP.)
14	18" MOUNTABLE CURB & GUTTER (TYP.) (BY CITY)
15	CURB TAPER (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDICAP SIGN (4 TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES. (TYP.)
21	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
22	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
27	DETECTABLE WARNING PLATE (SEE ACCESSIBLE SIDEWALK ACCESS DETAIL)
28	ADA SIDEWALK RAMP (SEE DETAIL)
30	NEW DRIVE ENTRANCE PER LOCAL STANDARDS. (BY CITY)
31	CANOPY. (SEE ARCH PLANS)
32	COLUMN (TYP.) (SEE ARCH/STRUCT PLANS)
33	4" CONCRETE PATIO W/ FENCE. SEE ARCH PLANS FOR FENCE SPECIFICATION. (TYP.)
34	CONCRETE SIDEWALK BY CITY. (TYP.)
35	ASPHALT PAVEMENT PER CITY STANDARDS (TYP.)
37	PRECAST CONCRETE WHEEL STOP (TYP)
38	ACCESSIBLE SIDEWALK ACCESS (SEE DETAIL) (TYP)
39	4 INCH WIDE PAVEMENT STRIPING (TYP)
40	24" CURB AND GUTTER PER CITY STANDARDS (TYP)
41	CONCRETE SIDEWALK PER CITY STANDARDS BY LICENSED CONCRETE WORKER (TYP)

PAVEMENT HATCH KEY:
- STANDARD PAVEMENT SECTION
- SIDEWALK/PATIO CONCRETE
- HEAVY DUTY CONCRETE

NORTH

1"= 20' SCALE: 20' 0 20' 40' FEET

CIVIL SITE PLAN

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REVISIONS
CB1 AUG. 13, 2021

JOB NUMBER
1865780

SHEET NUMBER
C1.1

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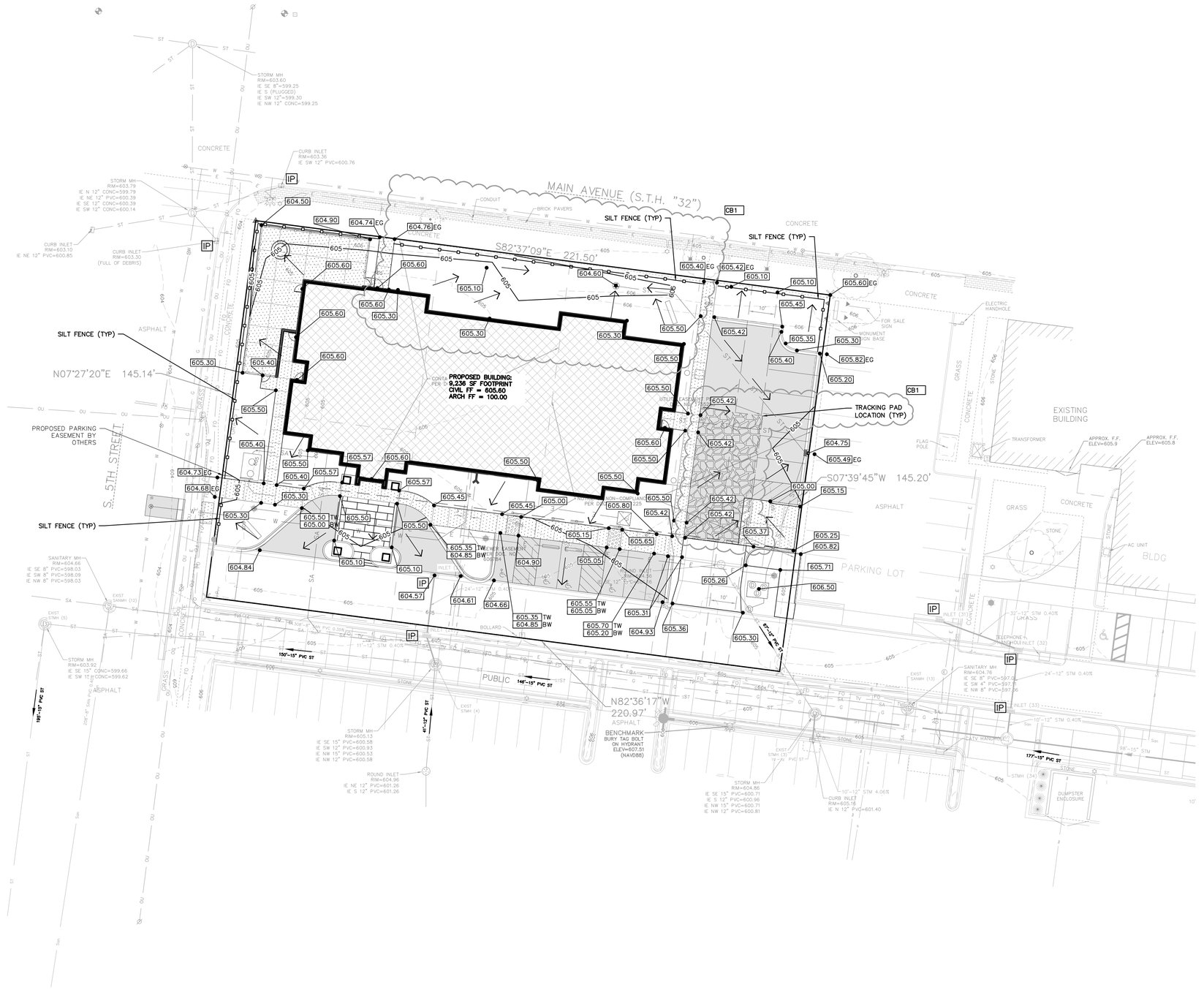

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTES:

1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

IP INLET PROTECTION NOTE:

CONTRACTOR SHALL PROVIDE TEMPORARY TYPE D INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

NORTH

1" = 20'
SCALE
20' 0 20' 40'
FEET

CIVIL GRADING AND EROSION CONTROL PLAN

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COLLABORATION
BriMark Builders, LLC

PROJECT INFORMATION

NEW HOTEL FOR:
COBBLESTONE HOTEL AND SUITES
499 MAIN AVENUE • DE PERE, WISCONSIN

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE	JULY 26, 2021
REVISIONS	
CB1	AUG. 13, 2021

JOB NUMBER
1865780

SHEET NUMBER
C1.2

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SPECIFICATION NOTE:
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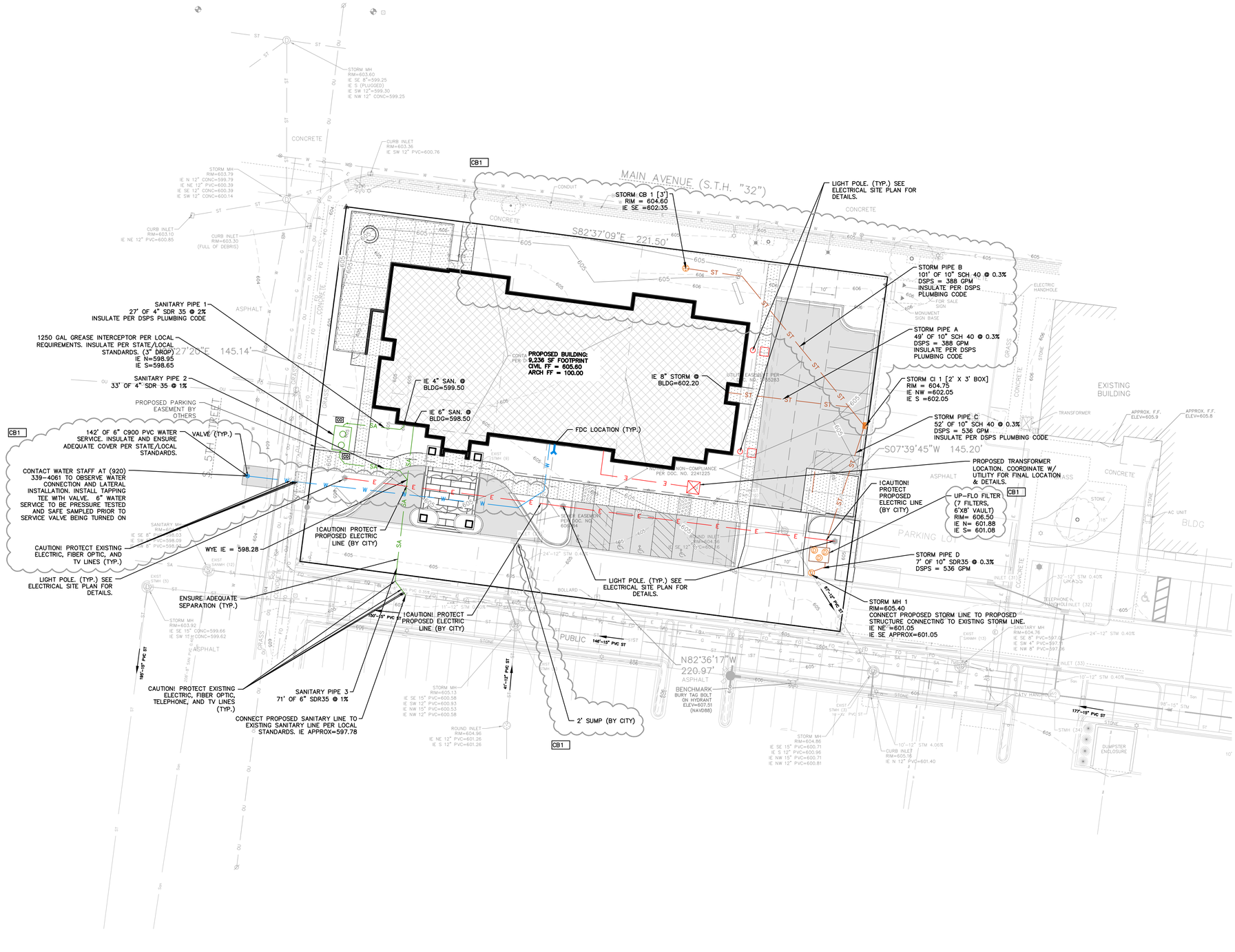
CLEANOUT NOTE:
CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.1 FOR SPECIFICATION.



NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL UTILITY PLAN

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SHEET ISSUE JULY 26, 2021
REVISIONS
CB1 AUG. 13, 2021

JOB NUMBER
1865780

SHEET NUMBER
C1.3

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SPECIFICATION NOTE:
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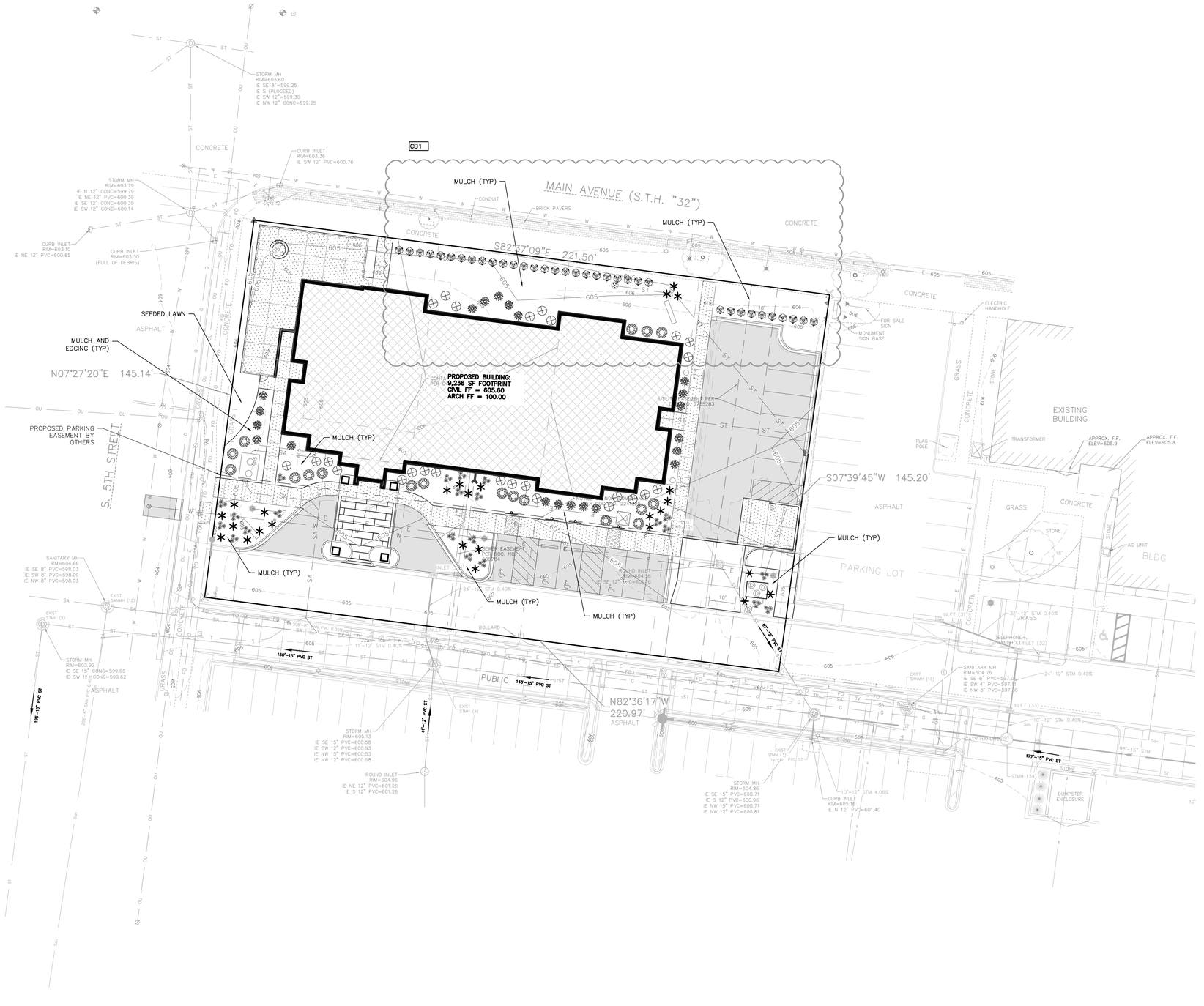
EROSION MATTING LOCATION

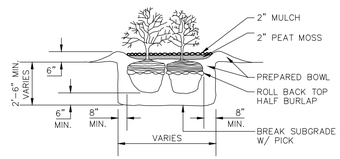


CB1

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDUOUS SHRUBS			
	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Water'	15"–18"	21
	Rhododendron 'Northern Lights'	Rhodendron	15"–18"	26
	Hedge Cotoneaster	Cotoneaster lucida	24"	35
	EVERGREEN SHRUBS			
	Andorra Juniper	Juniperus horizontalis 'Plumosa'	12"–15"'	18
	PERENNIALS			
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	26
	Ornamental Grasses	N/A	1 gal pot	22

NOTE:
FOR MASS PLANTINGS EXCAVATE ENTIRE BED & BACKFILL W/ PREPARED SOIL.



SHRUB PLANTING DETAIL
NO SCALE

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL LANDSCAPE AND RESTORATION PLAN

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SPECIFICATION NOTE:
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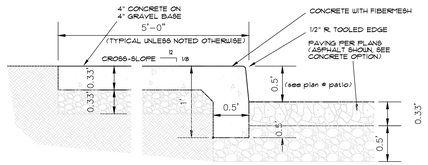
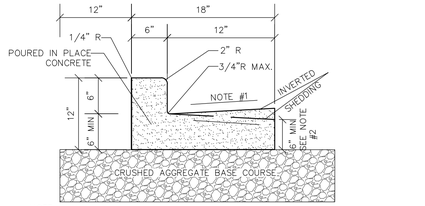


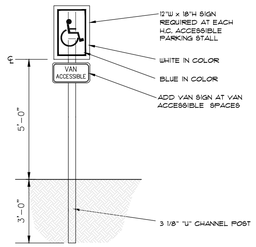
THICKENED EDGE SIDEWALK
NOT TO SCALE



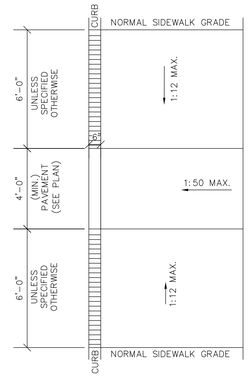
NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



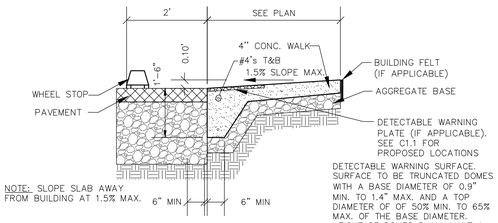
HANDICAP SIGN
NOT TO SCALE



PLAN

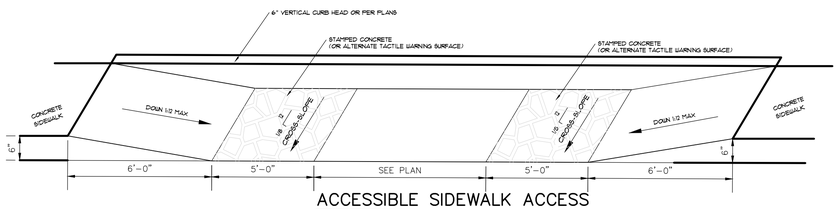
NOTE:
ADA CURB RAMP SHALL CONFORM TO THE CURRENT EDITION OF ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL REQUIREMENTS.

ADA SIDEWALK RAMP DETAIL
NO SCALE

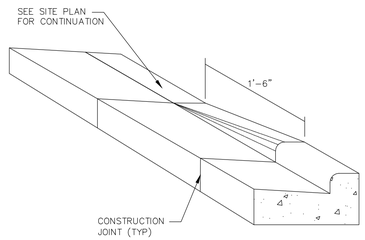


DETECTABLE WARNING SURFACE. SURFACE TO BE TRUNCATED DOMES WITH A BASE DIAMETER OF 0.9" MIN. TO 1.4" MAX. AND A TOP DIAMETER OF OF 50% MIN. TO 65% MAX. OF THE BASE DIAMETER. HEIGHT OF DOMES SHALL HAVE A HEIGHT OF 0.2". TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" MIN. AND 2.4" MAX. AND A BASE-TO-BASE SPACING OF 0.65" MIN. MEASURED BETWEEN THE MOST ADJACENT DOMES ON THE GRID. DOMES SHALL BE ALIGNED IN A SQUARE GRID PATTERN.

FLUSH WALK DETAIL
NO SCALE

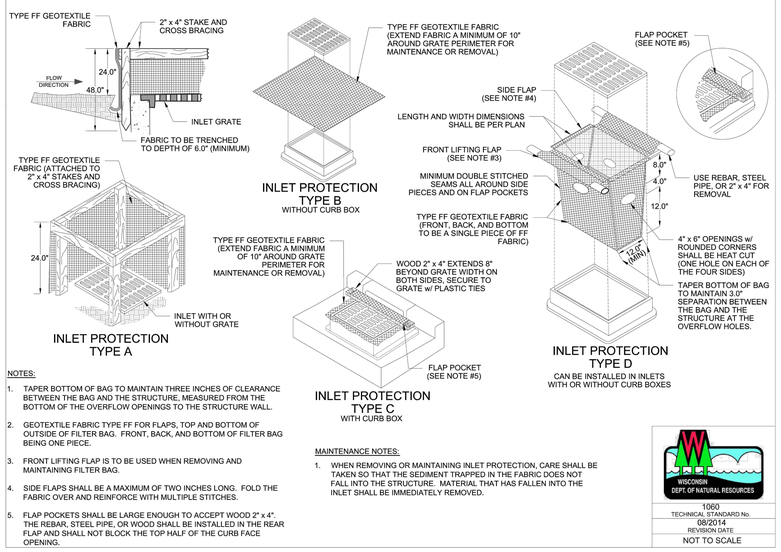


ACCESSIBLE SIDEWALK ACCESS
NOT TO SCALE



CURB TAPER DETAIL
NO SCALE

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



NOTES:

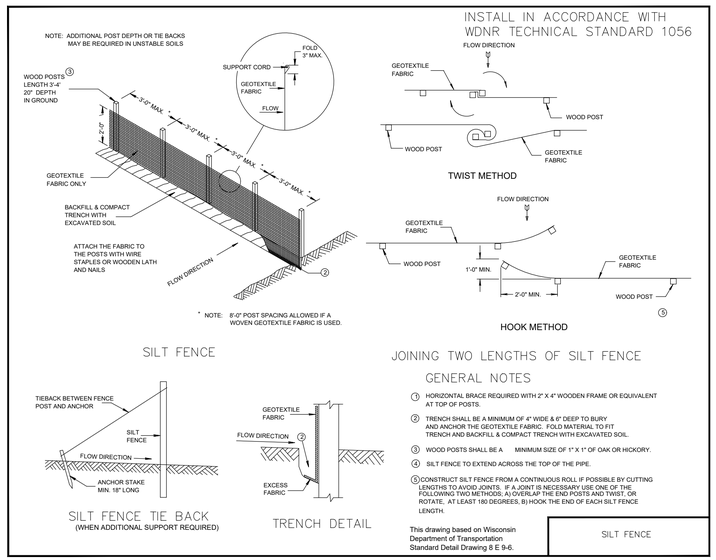
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.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

MAINTENANCE NOTES:

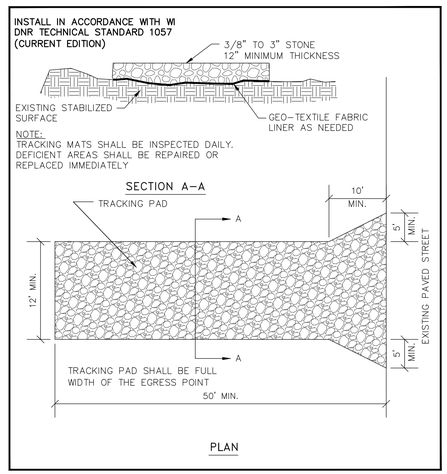
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DEPT. OF NATURAL RESOURCES
1060
TECHNICAL STANDARD No.
08/2014
REVISION DATE
NOT TO SCALE

INLET PROTECTION DETAIL
NO SCALE



SILT FENCE – INSTALLATION DETAIL
NO SCALE



PLAN

TRACKPAD DETAILS
NO SCALE

CIVIL DETAILS

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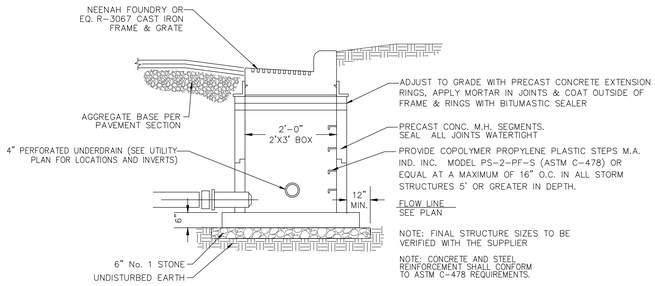
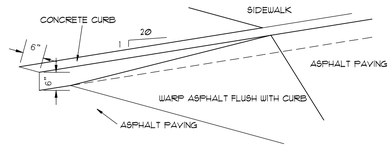
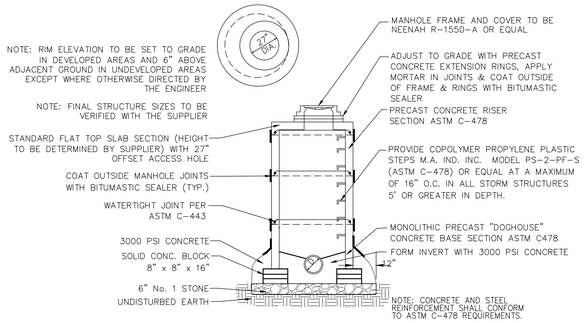


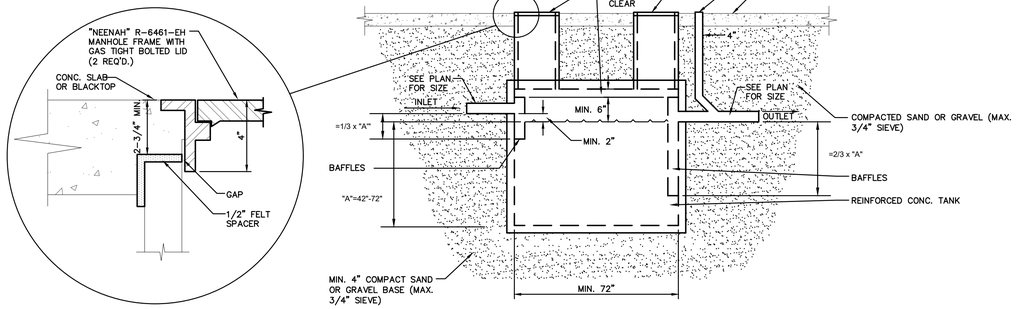
STORM CURB INLET DETAIL
NO SCALE



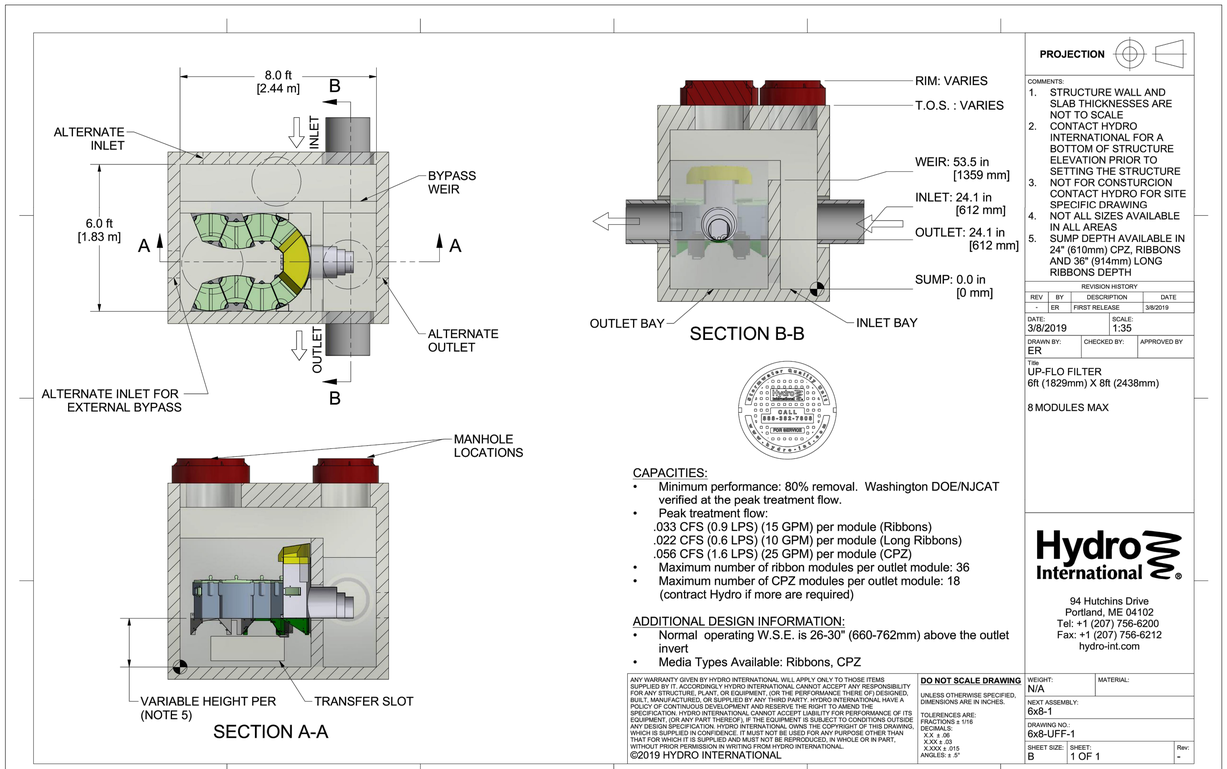
PAVING BELOW CANOPY
NOT TO SCALE



STORM MANHOLE OVER EXISTING PIPE DETAIL
NO SCALE



EXTERIOR GREASE INTERCEPTOR
NO SCALE



UP-FLO FILTER DETAIL
NO SCALE

EXTERIOR GREASE INTERCEPTOR SCHEDULE (G.I.)

	NO.	MAT'L	LENGTH (INCHES)	WIDTH (INCHES)	HEIGHT (INCHES)	LIQUID LEVEL (INCHES)	CAPACITY (GAL.)	INLET & OUTLET SIZE	MANHOLES	APPROX. COVER DEPTH	MODEL	REMARKS
	1	PRECAST	104	86	72	47	1250	4"/6"	SEE DETAIL	SEE C1.2/C1.3	W1250GI	"WIESER"

*ACCEPTABLE MANUFACTURERS:
WIESER OR APPROVED EQUAL.

CB1

CONSTRUCTION SEQUENCE

CONSTRUCTION START: 09/20/2021
CONSTRUCTION END: 09/01/2022

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT TRACKING STONE ENTRANCES AS NEEDED.
	4. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	5. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. FINAL LOCATION BY CONTRACTOR (VERIFY W/ OWNER). PROVIDE PERIMETER SILT FENCE UNTIL STABLIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

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