



Plan Commission

Regular Meeting

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

Agenda

Monday, July 27, 2020

7:00 PM

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **July 27, 2020** at **7:00 PM**.

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

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

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

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

Access Code: 154-883-285

THIS MEETING WILL NOT BE HELD IN PERSON.

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the June 22, 2020 Plan Commission meeting.
3. Staff recommendation and possible action to table, until the August 24, 2020 Plan Commission meeting, the Brown-Wilbert INC site plan at 1155 Scheuring RD (Parcel WD-D0048-1).
4. Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at 2548 Mid Valley DR in the Town of Lawrence (Parcels L-414, L-415, L-416).*
5. Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey map at 2442 Little Rapids RD in the Town of Lawrence (Parcel L-458-5).*
6. Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at the 2800 BLK Lawrence DR in the Town of Lawrence (Parcels L-472, L-473).*
7. Staff recommendation and possible action regarding the 7 Lot and 2 Outlot extraterritorial final plat of Lawrence Parkway (Phase 2) at 2400 BLK French RD in the Town of Lawrence (Parcels L-455-1, L-457-7, L-458-3).*
8. Staff recommendation and possible action regarding a site plan request for a new pet day care facility at 2140 American BL (Parcel WD-L179-8).

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

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Jeffrey Bauer, Brown-Wilbert Inc.
Zachary Zweifler, Scannell Development Company III Inc.
Deric DuQuaine, MS Real Estate Holdings LLC
Douglas Woelz, McMahon Associates
Patrick Wetzel, Town of Lawrence
David Schmalz, McMahon Associates
Integrated Public Resources LLC
Brad Treml, Robert E. Lee & Associates
David Wagner, Tailwaggers Doggy Daycare
Matt Kriese, Brown County Park Fairgrounds



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 27, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

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

ATTACHMENTS:

- PC_Jun2020_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, June 22, 2020

7:00 PM

Call to Order

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

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

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

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

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

3. Consideration and possible action regarding a variance to permit a 50 square foot wall sign on the south façade of the Notre Dame School in R-2 District at 137 S Superior ST (Parcel ED-1033).

City Planner Peter Schleinzi reviewed the variance request to permit a 50 square foot wall sign on the south facade of the Notre Dame School. He explained that the Plan Commission reviewed a variance request for 3 wall signs in May, of which 2 of the 3 signs were approved. The new variance request is for a larger wall sign than what is permitted by code, 50 square feet as opposed to 32 square feet. Mark Higgins asked if there are there any guidelines for defining hardship. Peter explained the five general criteria for identifying hardship in the zoning code. Marv Wall, the representative for the school and Scott Betrand from the sign company were both on the call to answer any questions. Mayor Boyd moved, seconded by Derek Beiderwieden, to open the meeting. Upon vote, motion carried unanimously. Scott Betrand explained that the monument sign isn't practical for the specific site, so they are trying to maximize the square footage with the wall sign. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular order. Upon vote, motion carried unanimously. Mayor Boyd moved, seconded by Ald. Raasch, to approve the 50 square foot wall sign with the condition that the sign be shut off with a timer from 10 pm until dawn. Upon vote, motion carried unanimously.

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

4. Staff recommendation and possible action regarding a site plan request for an outdoor storage and driveway addition at 1155 Scheuring RD (Parcel WD-D0048-1).

City Planner Peter Schleinzi reviewed the site plan request for an outdoor storage and driveway addition at 1155 Scheuring Road. The petitioner would like to add outdoor storage at the south end of the existing building. Staff identified that proper screening is necessary, including a fence and landscaping. Staff recommended approval subject to conditions in the report. Peter reported that there are two areas of existing gravel, which staff recommends that it be paved, however it is not a requirement. Peter clarified that the existing gravel areas can remain, but the dimensions of these areas need to be clarified. Ald. Carpenter is in favor of the gravel being removed and paved. Mayor Boyd moved, seconded by Derek Beiderwieden, to open the meeting. Upon vote, motion carried unanimously. Jeff Bauer, the representative for Brown Wilbert stated that the outdoor storage would be used for a new product the company started using about two years ago, which are large stone blocks. Mark Higgins asked what the reason is to keep the gravel areas. Jeff Bauer stated that due to the weight of the product, asphalt may not be adequate to withstand the weight. Discussion followed and it was determined that since the petitioner is requesting a change to the site plan, the site plan should be tabled to the next Plan Commission meeting. This will give them more time to work out the details with staff. Ald. Raasch moved, seconded by Mayor Boyd to go back to regular session. Upon vote, motion carried unanimously. Ald. Raasch moved, seconded by Mayor Boyd, to table the item and bring it back to the next Plan Commission meeting. Upon vote, motion carried unanimously.

RESULT: **TABLED [UNANIMOUS]**

Next: 7/27/2020 7:00 PM

MOVER: Dean Raasch, Alderperson

SECONDER: James Boyd, Mayor

AYES: Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

5. Staff recommendation and possible action regarding the release of a 20 foot wide ingress and egress easement at 675 Heritage RD (Parcel ED-F0094-1).*

City Planner Peter Schleinzi reviewed the easement release at 675 Heritage Road. Staff recommended approval subject to one condition in the report. Ald. Raasch moved, seconded by Mark Higgins, to approve the easement release. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on July 7, 2020.

RESULT: **ADOPTED [UNANIMOUS]**

MOVER: Dean Raasch, Alderperson

SECONDER: Mark Higgins, Commissioner

AYES: Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

6. Staff recommendation and possible action regarding a new 20-foot wide ingress and egress easement at 675 Heritage RD (Parcel ED-F0094-1).*

City Planner Peter Schleinzi reviewed the new easement for 675 Heritage Road, which will replace the easement which was released in the previous agenda item. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve the new easement. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on July 7, 2020.

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

7. Consideration and possible action regarding the two-lot replat of the final extraterritorial Carpenter's Crossing South First Addition in the Town of Lawrence (Parcels L-2073, L-2038).*

City Planner Peter Schleinz reviewed the two lot replat of the final extraterritorial Carpenter's Crossing South in the Town of Lawrence. Staff recommended approval subject to two conditions in the report. Mayor Boyd moved, seconded by Brenda Busch, to approve the replat. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on July 7, 2020.

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

8. Staff recommendation and possible action regarding a Proposed 2 Lot Certified Survey Map at 760-780 Millennium CT (Parcels ED-2313-1, ED-2314).*

City Planner Peter Schleinz reviewed the two lot CSM at 760-780 Millennium Court. Ald. Carpenter asked if the smaller lot would be difficult to sell. Development Services Director Daniel Lindstrom replied that the City has had two interested parties so he doesn't feel that it will be hard to sell. Ald. Raasch moved, seconded by Mayor Boyd, to approve the CSM. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on July 7, 2020.

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

9. Staff recommendation and possible action regarding a Proposed 1 Lot and 1 Outlot Certified Survey Map at 1900 BLK Commerce DR (Parcel ED-344-102-5).*

City Planner Peter Schleinz reviewed the CSM at the 1900 block of Commerce Drive. Staff recommended approval, subject to conditions in the report. Derek Beiderwieden moved, seconded by Ald. Carpenter, to approve the CSM. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on July 7, 2020.

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

Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:46 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- Memo to Plan Commission - Table Site Plan until August 2020 meeting (DOCX)

CITY OF DE PERE MEMO



To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: July 27, 2020

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

Summary

On June 22, 2020 Plan Commission reviewed and tabled the Brown-Wilbert INC site plan until the next Plan Commission meeting on July 27, 2020. The purpose for tabling was to allow time for the petitioner to make additional site plan revisions after the petitioner realized, during the meeting, that surface materials proposed for an outdoor storage area were not strong enough for proposed business operations.

On July 13, 2020 City staff reached out to both Brown-Wilbert INC and Stantec, the site plan designer, because updated site plans were not submitted to City staff and time to complete a review was running out. Stantec staff identified that updated plans were ready but had not yet been approved by the petitioner for submittal to the City. Thus, Stantec staff requested that the site plan review be pushed to the August 24, 2020 Plan Commission meeting.

Staff Recommendations

- Table the Brown-Wilbert INC site plan until the August 24, 2020 Plan Commission meeting to allow time for the petitioner to submit a revised site plan for staff and Plan Commission review.
- Request that revised site plans be submitted to City staff by July 31, 2020 in order to allow sufficient time for review.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

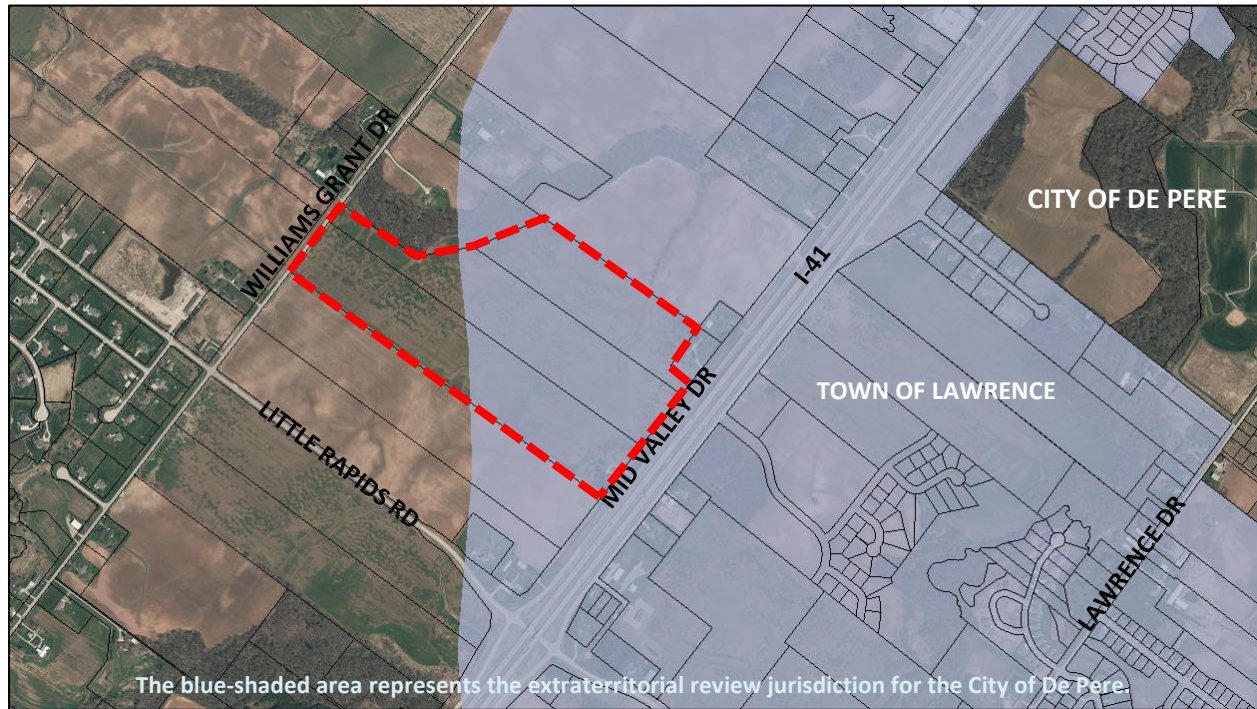
SUBJECT: Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at 2548 Mid Valley DR in the Town of Lawrence (Parcels L-414, L-415, L-416).*

ATTACHMENTS:

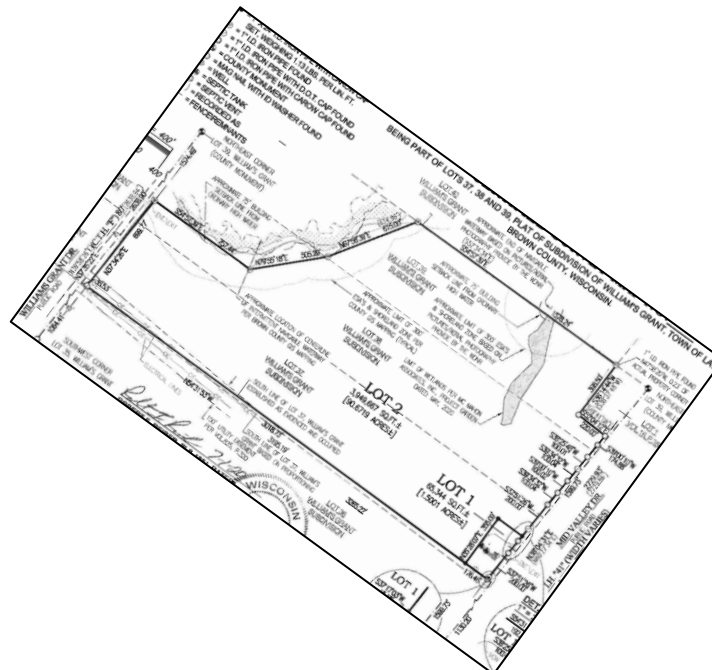
- 07-27-20 Plan Commission Report - CSM on Mid Valley DR (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

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

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION:	Extraterritorial Certified Survey Map Review	
COMMON DESCRIPTION:	2548 Mid Valley DR, located north and west from the Mid Valley DR and Little Rapids RD intersection.	
PARCEL NUMBER(S):	L-414, L-415, L-416	
EXISTING ZONING:	A-1 (agricultural) in Lawrence. Proposed to be rezoned to LI (Limited Industrial) in Lawrence.	
SURROUNDING LAND USES:	Agricultural in all directions, with an interstate highway to the east, and a natural feature to the west.	
COMPREHENSIVE PLAN:	Agricultural and residential in Lawrence.	
APPLICANT/OWNER NAME:	Zachary Zweifler Authorized Representative Scannell Development Company III INC 8801 River Crossing BL, Suite 300 Indianapolis, IN 46240	MS Real Estate Holdings LLC Property Owner ATTN: Deric DuQuaine N3569 Vanden Bosch RD Kaukauna, WI 54130-7648
SITE HISTORY:	After a review of air photographs, the site has had an agricultural use, with a residence in the southeast corner, since 1938. In July, 2020, a CSM was submitted to the City for extraterritorial review. The intent of the land division was to change the three lots into two lots, with the smaller of the two lots surrounding the house in the southeast corner.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. • The proposed CSM is located in Lawrence, approximately 0.4 miles from the De Pere City limits. • Plan Commission review covers only the portion of the CSM that is highlighted blue on the 'Site Map' as that is the City's extraterritorial review jurisdiction area. The extraterritorial review for the remainder of the CSM is assigned to the Village of Hobart. Two extraterritorial authorities cannot review the same geographic area. • The proposed land division will change three lots into two lots with a proposed industrial use. The City's minimum acreage and frontage is 0.2 acres and 75'; the Town's minimum is 1.5 acres and 200' for the proposed LI District. Both lots meet the acreage and frontage requirements. ○ Lot 1 is 1.5 acres with over 340' of frontage. ○ Lot 2 is 90.7 acres with over 1560' of frontage.	

- The site is located outside of the sewer service district.
- There are three staff recommended conditions of approval that are listed at the end of the report.

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

REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on August 4, 2020.

**STAFF
RECOMMENDATION:**

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

1. Meeting all other state and local regulations, including Brown County Planning Commission and Town of Lawrence.
2. Add a City of De Pere certificate for signature by Carey E. Danen, City Clerk.
3. Recommend verifying the required scale of the map with Brown County as it may need to be adjusted to a 1" equals 200' scale.

Print Form

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 368.00
		Receipt #:
		Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Scannell Development Company III, Inc.	Authorized Representative Zachary Zweifler	Title	
Mailing Address 8801 River Crossing Blvd, Suite 300	City Indianapolis	State Indiana	ZIP Code 46240
Email Address zacharyz@scannellproperties.com	Phone Number (incl. area code) 763-331-8857	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) MS Real Estate Holdings, LLC	Contact Person Deric DuQuaine	Title	
Mailing Address N3569 Vanden Bosch Road	City Kaukauna	State Wisconsin	ZIP Code 54130
Email Address dduquaine@milksource.net	Phone Number (incl. area code) 920-217-1325	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2548 Mid Valley Drive and 0 Mid Valley Drive	Parcel No. L-414, L-415, and L-416
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SECTION 4: CSM Information

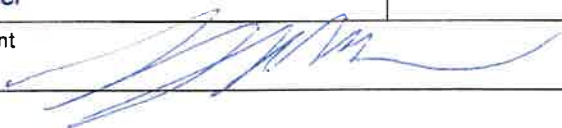
Existing Zoning:	
Present Use of Parcel:	Residential & Agriculture
Proposed Use of Lots:	Limited Industrial

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) Zachary Zweifler	Title	Phone Number 763-331-8857
Signature of Applicant 		Date Signed June 30, 2020

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	
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Attachment: Application Form (9826 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)

July 1, 2020

Ownership Letter of Intent

Applicant/Developer: Scannell Development Company III, Inc.
8801 River Crossing Blvd., Suite 300
Indianapolis, IN 46240

Property Owner: MS Real Estate Holdings, LLC
N 3659 Vanden Bosch Road
Freedom, WI 54130

Property: Parcels L-414, L-415, and L-416 Town of Lawrence, WI

Acreage: 92.172 acres

Existing Zoning: Agriculture (A-1)

Proposed Zoning: Limited Industrial (LI)

Number of Buildings Proposed: One (1)

Scannell Development Company III has agreed to develop the above referenced property east of Williams Grant Drive and west of Mid Valley Drive subject to zoning and variance approvals, stormwater management issues and financing. I support and authorize Scannell Development Company III, Inc. to act as applicant in pursuit of a rezoning, conditional use, variance, or Certified Survey Map of this property.

MS Real Estate Holdings, LLC

By:



Printed:

Todd Willen, VP Operations



CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOTS 37, 38 AND 39, PLAT OF SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ROBERT F. REIDER, PROFESSIONAL WISCONSIN LAND SURVEYOR, CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF LOTS 37, 38 AND 39, PLAT OF SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 35 WILLIAM'S GRANT SUBDIVISION; THENCE N38°04'31"E, 1130.20 FEET ALONG THE EASTERLY LINE OF LOTS 35 AND 36, PLAT OF SUBDIVISION OF WILLIAM'S GRANT TO THE SOUTH LINE OF LOT 37, WILLIAM'S GRANT SUBDIVISION AS PREVIOUSLY ESTABLISHED, EVIDENCED AND OCCUPIED; THENCE N54°31'53"W, 31.50 FEET ALONG SAID SOUTH LINE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MID VALLEY DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING N54°31'53"W, 3195.19 FEET ALONG SAID SOUTH LINE OF LOT 37, PLAT OF SUBDIVISION OF WILLIAM'S GRANT AS PREVIOUSLY ESTABLISHED, EVIDENCED AND OCCUPIED TO THE SOUTHEAST RIGHT-OF-WAY OF C.T.H. "F" (WILLIAM'S GRANT DRIVE); THENCE N37°34'26"E, 699.77 FEET ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE; THENCE S54°57'39"E, 757.44 FEET; THENCE N79°55'18"E, 505.29 FEET; THENCE N67°58'39"E, 615.00 FEET TO THE NORTH LINE OF LOT 39, PLAT OF SUBDIVISION OF WILLIAM'S GRANT; THENCE S54°57'39"E, 1578.24 FEET ALONG SAID NORTH LINE TO THE WESTERLY LINE OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 16 OF CERTIFIED SURVEY MAPS ON PAGE 357; THENCE S36°14'44"W, 398.50 FEET ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE S52°04'12"E, 220.00 FEET ALONG SAID SOUTHERLY LINE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MID VALLEY DRIVE; THENCE S39°00'10"W, 174.88 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S38°25'48"W, 100.01 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S39°34'32"W, 100.04 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S39°00'10"W, 100.02 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S39°34'32"W, 100.04 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S37°51'26"W, 200.00 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S39°00'10"W, 100.02 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S38°25'48"W, 100.00 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S37°51'26"W, 200.00 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE; THENCE S37°17'03"W, 15.10 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY UNDER THE DIRECTION OF MS REAL ESTATE HOLDINGS, LLC, ATTENTION: DERIC DUQUAINE, N3569 VANDEN BOSCH ROAD, KAUKAUNA, WISCONSIN 54130.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY LINES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF BROWN COUNTY AND THE TOWN OF LAWRENCE



Robert F. Reider 7-1-20
 ROBERT F. REIDER, PLS-1251 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDAL DRIVE, P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A1309.9-20 (RFR) 6-30-2020

BROWN COUNTY PLANNING COMMISSION APPROVAL:

THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE BROWN COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20_____.

 SENIOR PLANNER

SHEET 2 OF 5 SHEETS

BEING PART OF LOTS 37, 38 AND 39, PLAT OF SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

WE HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP WAS APPROVED BY THE TOWN BOARD OF THE TOWN OF LAWRENCE ON THE _____ DAY OF _____, 20____.

TREASURER'S CERTIFICATE:

I, HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON TAX PARCEL NUMBERS L-414, L-415 & L-416 SHOWN HEREON.

TREASURER'S CERTIFICATE:

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 DATE LISTED BELOW.

OWNER'S CERTIFICATE:

AS OWNER (S), I (WE) HEREBY CERTIFY THAT I (WE) CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. I (WE) ALSO CERTIFY THAT THIS MAP IS REQUIRED BY S.236.10 OR 236.12 OF THE WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF LAWRENCE AND THE BROWN COUNTY PLANNING COMMISSION.

MS REAL ESTATE HOLDINGS, LLC.

STATE OF WISCONSIN))SS
COUNTY OF BROWN)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____,
THE ABOVE NAMED PERSON (S) TO ME KNOWN TO BE THE PERSON (S) WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

A circular professional seal for a Wisconsin Land Surveyor. The outer ring contains the text "WISCONSIN" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The inner circle contains the text "ROBERT F. REIDER", "S-1251", and "APPLETON WI" stacked vertically.

Robert F. Reider 7-1-20

ROBERT F. REIDER, PLS-1251 DATED
CAROW LAND SURVEYING CO., INC.
615 N. LYNNDAL DRIVE P.O. BOX 1297
APPLETON, WISCONSIN 54912-1297
PHONE: (920)731-4168
A1309.9-20 (RFR) 6-30-2020
3 OF 5 SHEETS

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOTS 37, 38 AND 39, PLAT OF SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRIC, NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY MS REAL ESTATE HOLDINGS, LLC, GRANTOR, TO WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE, WISCONSIN BELL, INC., D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE, TDS TELECOM, INC, GRANTEE AND TIME WARNER CABLE INC., GRANTEE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" 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 THE GRANTEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" 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 THE WRITTEN CONSENT OF THE GRANTEES. THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

EROSION CONTROL NOTE:

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

ESA RESTRICTIVE COVENANT:

LOTS 1 AND 2 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, FLOODWAY, ALL LAND WITHIN 35 FEET OF THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK – WHICHEVER IS GREATER, NAVIGABLE WATERWAYS, ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK OF NAVIGABLE WATERWAYS. 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.

LOT DRAINAGE RESTRICTIVE COVENANT:

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 WATERS.



Robert F. Reider 7-1-20
 ROBERT F. REIDER, PLS-1251 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDAL DRIVE P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A1309.9-20 (RFR) 6-30-2020

SHEET 4 OF 5 SHEETS

Attachment: Preliminary CSM (9826 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)

CERTIFIED SURVEY MAP NO. _____

BEING PART OF LOTS 37, 38 AND 39, PLAT OF SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

ORDINARY HIGH WATER NOTES:

- THE ORDINARY HIGH WATER MARK SETBACK IS NOT BASED ON AN OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION OF THE ORDINARY HIGH WATER MUST BE MADE BY THE BROWN COUNTY PLANNING DEPARTMENT OR OTHER AUTHORIZED PERSON. ALSO ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE BROWN COUNTY PLANNING OFFICE PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
- PRIOR TO ANY CONSTRUCTION CONTACT WISCONSIN DEPARTMENT OF NATURAL RESOURCES TO DETERMINE NAVIGABILITY OF WATERWAY AND LOCATION OF ORDINARY HIGH WATER.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.
- THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF A NAVIGABLE STREAM OR ON THE SHORE OF A LAKE UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER EASILY RECOGNIZED CHARACTERISTICS.



Robert F. Reider 7-1-20

ROBERT F. REIDER, PLS-1251 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNNDAL DRIVE P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A1309.9-20 (RFR) 6-30-2020

SHEET 5 OF 5 SHEETS

Attachment: Preliminary CSM (9826 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- 07-27-20 Plan Commission Report - CSM on Shady CT (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

REQUESTED ACTION:	Extraterritorial Certified Survey Map Review	
COMMON DESCRIPTION:	2442 Little Rapids RD, located northeast from Little Rapids RD and Shady CT.	
PARCEL NUMBER(S):	L-458-5	
EXISTING ZONING:	R-1 Residential in Lawrence.	
SURROUNDING LAND USES:	Agricultural to the north, south and east. Residential and I-41 to west. Also, Lawrence Town Hall to northwest.	
COMPREHENSIVE PLAN:	Residential.	
APPLICANT/OWNER NAME:	Douglas Woelz, PLS Authorized Representative McMahon Associates 1445 McMahon DR Neenah, WI 54956	Town of Lawrence Property Owner ATTN: Patrick Wetzel 2400 Shady CT De Pere, WI 54115
SITE HISTORY:	After a review of air photographs, the site has had an agricultural and farm residential use since 1938. In July, 2020, a CSM was submitted to the City for extraterritorial review. The intent of the land division was to divide the parcel into four lots for residential use.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. • The proposed CSM is located in Lawrence, approximately 0.9 miles from the De Pere City limits. • Plan Commission review covers the entire CSM area highlighted blue on the 'Site Map' as that is the city's extraterritorial review jurisdiction area. • The proposed land division will divide one lot into four lots for residential uses. The City's minimum acreage and frontage is 0.2 acres and 75'; the Town's minimum is 0.3 acres and 100' for the proposed R-1 Residential District. Both lots meet the acreage and frontage requirements. ○ Lot 1 is 0.8 acres with 143' of frontage. ○ Lot 2 is 0.9 acres with 146' of frontage. ○ Lot 3 is 0.8 acres with 120' of frontage. ○ Lot 4 is 1.2 acres with 183' of frontage. • The site is located inside of the sewer service district. • There are two staff recommended conditions of approval that are	

listed at the end of the report.

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

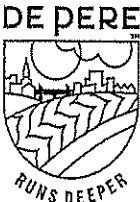
REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on August 4, 2020.

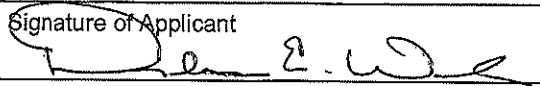
**STAFF
RECOMMENDATION:**

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

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

	CITY OF DE PERE RECEIVED JUN 16 2020 PLANNING DEPT. CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 368.00
		Receipt #: 152976
		Date: 6-16-20

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

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) McMahon Associates		Authorized Representative Douglas Woelz	
Title Senior Land Surveyor			
Mailing Address 1445 McMahon Dr.	City Neenah	State WI	ZIP Code 54956
Email Address dwoelz@mcmgrp.com	Phone Number (incl. area code) (920) 751-4200	Fax Number (incl. area code) (920) 751-4284	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) Town of Lawrence		Contact Person Patrick Wetzel	
Title Town Administrator			
Mailing Address 2400 Shady Ct.	City De Pere	State WI	ZIP Code 54115
Email Address patrickw@townoflawrence.org	Phone Number (incl. area code) (920) 347-3710	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 2442 Little Rapids Rd.		Parcel No. L-458-5	
SECTION 4: CSM Information			
Existing Zoning:	ER Estate Residential (Future rezone to R1 Residential per Town)		
Present Use of Parcel:	Residential		
Proposed Use of Lots:	Residential		
Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City or if the property is located within the extraterritorial jurisdiction.			
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws. Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Douglas Woelz		Title Senior Land Surveyor	Phone Number (920) 751-4200
Signature of Applicant 		Date Signed 6-10-2020	

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9827 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey)



TRANSMITTAL

DATE: June 15, 2020

To: City of De Pere Community Development
335 S. Broadway
De Per, WI 54115

E-MAIL: dwoelz@mcmgrp.com

PHONE: (920)-751-4200

FROM: Doug Woelz

SUBJECT: CSM for Final Review

MCM NO. L0017 92000367.00

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

E-MAIL: dwoelz@mcmgrp.com

WE ARE SENDING YOU THE FOLLOWING:

QUANTITY:	DATE:	TITLE/DESCRIPTION:
1	6-15-20	4 Lot CSM for review
1	Check	Review fee
1	6-15-20	Application

REMARKS:

Please place the enclosed Final CSM on your next available agenda for review

And notify our office as to your review dates. I will arrange to have someone attend the meetings to answer any questions.

COPY TO: Brown Co. Planning Comm.
Planning & Land Services
305 E Walnut St. Room 320
PO Box 23600
Green Bay, WI 54305-3600

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

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

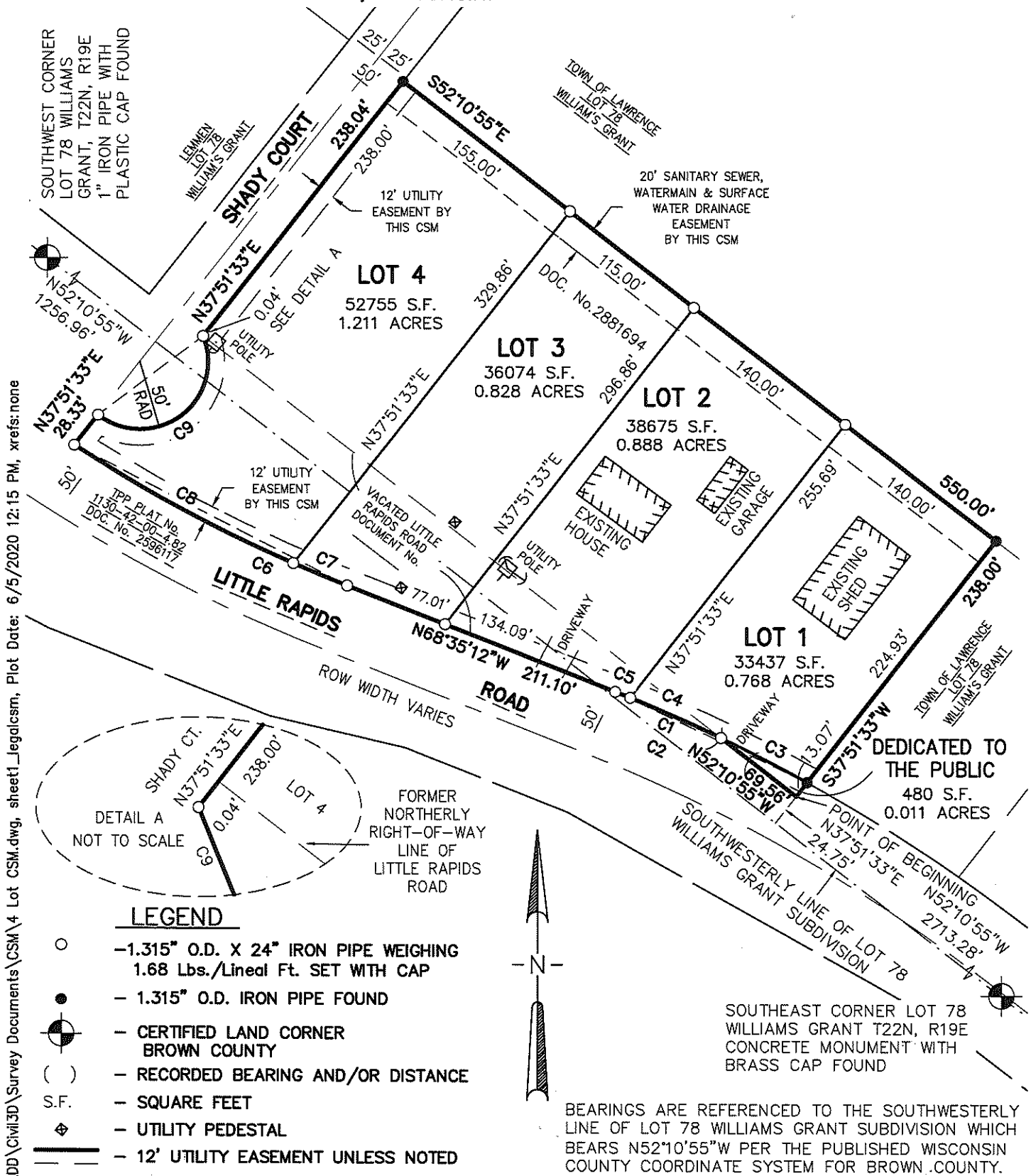
McMAHON ASSOCIATES, INC. | 1445 McMAHON DRIVE NEENAH, WI 54956 Mailing P.O. BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FAX 920.751.4284 MCM@MCMGRP.COM WWW.MCMGRP.COM



Attachment: Application Form (9827 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey)

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 5

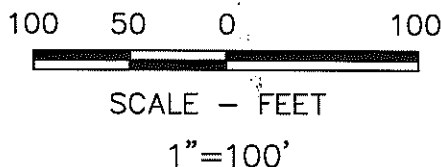
PART OF LOTS 78 AND 79 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT AND A PORTION OF VACATED LITTLE RAPIDS ROAD, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.



LEGEND

- - 1.315" O.D. X 24" IRON PIPE WEIGHING 1.68 Lbs./Lineal Ft. SET WITH CAP
- - 1.315" O.D. IRON PIPE FOUND
- ⊙ - CERTIFIED LAND CORNER BROWN COUNTY
- () - RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- ⊕ - UTILITY PEDESTAL
- 12' UTILITY EASEMENT UNLESS NOTED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	1195.92'	84.52'	84.50'	N 66°33'43" W	4°02'58"	S 68°35'12" E	S 64°32'14" E
C2	1195.92'	155.32'	155.21'	N 64°51'58" W	7°26'29"	N 61°08'43" W	N 68°35'12" W
C3	1195.92'	70.80'	70.79'	N 62°50'29" W	3°23'31"	S 64°32'14" E	S 61°08'43" E
C4	1195.92'	72.65'	72.64'	N 66°16'40" W	3°28'51"	S 68°01'05" E	S 64°32'14" E
C5	1195.92'	11.87'	11.87'	S 68°18'09" E	0°34'07"	S 68°35'12" E	S 68°01'05" E
C6	1095.92'	225.34'	224.94'	N 62°41'46" W	11°46'51"	S 56°48'21" E	S 68°35'12" E
C7	1095.92'	42.65'	42.65'	N 67°28'18" W	2°13'48"	S 66°21'24" E	S 68°35'12" E
C8	1095.92'	182.69'	182.47'	N 61°34'52" W	9°33'03"	S 56°48'21" E	S 66°21'24" E
C9	50.00'	130.90'	96.59'	N 52°51'33" E	150°00'00"	S 52°08'27" E	N 22°08'27" W



FOR: -TOWN OF LAWRENCE
-2400 SHADY CT.
-DE PERE, WI 54115
-PHONE: (920) 336-9131

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

DRAFTED BY: DAVID W. JOHNSON

CERTIFIED SURVEY MAP NO. _____

SHEET 2 OF 5

PART OF LOTS 78 AND 79 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT AND A PORTION OF VACATED LITTLE RAPIDS ROAD, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped part of Lots 78 and 79, Recorded Plat of the Subdivision of The William's Grant, and a Vacated Portion of Little Rapids Road, Town of Lawrence, Brown County, Wisconsin containing 161,420 square feet (3.706 acres) of land and described as follows:

Commencing at the Southeast corner of said Lot 78; thence N52°10'55"W, 2,713.28 feet along the Southwesterly line of said Lot 78; thence N37°51'33"E, 24.75 feet to the South line of lands described in Document No. 2881694 and the Point of Beginning; thence N52°10'55"W, 69.56 feet to the Northerly right-of-way line of Little Rapids Road; thence 84.52 feet along said Northerly line being the arc of a 1195.92 foot radius curve to the left having a chord of N66°33'43"W, 84.50 feet; thence N68°35'12"W, 211.10 feet along said Northerly line; thence 225.34 feet along said Northerly line being the arc of a 1095.92 foot radius curve to the right having a chord of N62°41'46"W, 224.94 feet to Southerly extension of the center line of Shady Court; thence N37°51'33"E, 28.33 feet along said center line extension to the Easterly right-of-way line Shady Court; thence 130.90 feet along the Easterly right-of-way line of said Shady Court being the arc of a 50.00 foot radius curve to the left having a chord of N52°51'33"E, 96.59 feet; thence N37°51'33"E, 238.04 feet along said Easterly line to the Northwestern corner of lands described in Document No. 2881694; thence S52°10'55"E, 550.00 feet along the Northerly line of said described lands to the Northeasterly corner thereof; thence S37°51'33"W, 238.00 feet along the Easterly line of said described lands to the Point of Beginning.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes, the Brown County, and the Town of Lawrence Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20____.

Douglas E. Woelz, Professional WI land Surveyor S-2327

NOTES

THIS CSM IS PART OF TAX PARCEL NO. L-458-5.

THE PROPERTY OWNER OF RECORD IS: TOWN OF LAWRENCE.

THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT NO. 2881694.

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES."

FOR PLANNED LAND DISTURBANCES OVER 1 ACRE, PLEASE VISIT
[HTTP://DNR.WI.GOV/TOPIC/STORMWATER/](http://DNR.WI.GOV/TOPIC/STORMWATER/) TO LEARN IF YOU NEED A STORM WATER CONSTRUCTION SITE PERMIT.

FOR FEDERAL WETLAND REGULATIONS, PLEASE CONTACT THE ARMY CORPS OF ENGINEERS AT 920-448-2824 TO LEARN IF A FEDERAL WETLAND APPROVAL IS REQUIRED FOR SITE DEVELOPMENT.

Attachment: Preliminary CSM (9827 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey)

CERTIFIED SURVEY MAP NO. _____

SHEET 3 OF 5

PART OF LOTS 78 AND 79 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S
GRANT AND A PORTION OF VACATED LITTLE RAPIDS ROAD, TOWN OF LAWRENCE, BROWN
COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

TOWN OF LAWRENCE, As Owners, We hereby certify that we caused the land described on this
Certified Survey Map to be surveyed, divided, mapped and dedicated; together with the granting
of a utility easement and an easement for sanitary sewer, watermain, and surface water
drainage as represented on this Certified Survey Map. We also certify that this Certified Survey
Map is required by s. 236.10 or 236.12 of the Wisconsin Statutes to be submitted to the
following for approval.

City of De Pere
Town of Lawrence
Brown County

Dated this _____ day of _____, 20____.

Dr. Lanny Tibaldo Town Chairperson

Cindy Kocken Town Clerk/Treasurer

State of Wisconsin)
_____)ss
_____)County)

Personally appeared before me on the _____ day of _____, 20____, the above
named person(s) to me known to be the person(s) who executed the foregoing instrument, and
acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____

CERTIFICATE OF TOWN TREASURER:

As duly elected Town of Lawrence 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 date listed below.

Town Treasurer Date
Cindy Kocken

TOWN OF LAWRENCE APPROVAL

Approved by the Town Board, of the Town of Lawrence on this _____ day of
_____, 20____.

Dr. Lanny J. Tibaldo, Town Chairperson Date

Cindy Kocken, Town Clerk/Treasurer Date

BROWN COUNTY PLANNING COMMISSION APPROVAL

Approved by the Brown County Planning Commission this _____ day of
_____, 20____.

Dan Teaters, Senior Planner, Brown County Planning Commission

Attachment: Preliminary CSM (9827 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey)

CERTIFIED SURVEY MAP NO. _____

SHEET 4 OF 5

PART OF LOTS 78 AND 79 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT AND A PORTION OF VACATED LITTLE RAPIDS ROAD, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

CERTIFICATE OF 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 date listed below.

County Treasurer
Paul D. Zeller

Date

EXTRATERRITORIAL REVIEW
CITY OF DE PERE

Pursuant to the City of De Pere, all requirements for approval have been fulfilled. this Certified Survey Map was approved this _____ day of _____, 20____.

Authorized Signature

Date

Printed Name, Title

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Town of Lawrence, Grantor(s) to,

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin Corporation, WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and TIME WARNER ENTERTAINMENT COMPANY, LP, Grantees,

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

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

Attachment: Preliminary CSM (9827 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey)

CERTIFIED SURVEY MAP NO. _____

SHEET 5 OF 5

PART OF LOTS 78 AND 79 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT AND A PORTION OF VACATED LITTLE RAPIDS ROAD, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

SANITARY SEWER, WATERMAIN, and SURFACE WATER DRAINAGE EASEMENT PROVISIONS

Town of Lawrence as owner, does hereby create a perpetual easement with the right to erect, construct, install and lay, and thereafter use, operate, inspect, repair, maintain, replace and remove, sanitary sewer, watermain, and surface water drainage facilities over the Northerly 20.00 feet of Lots 1–4 of this CSM. Together with the right of ingress and egress over Lots 1–4 of this CSM for the purpose of this easement.

There will be no payment by the Town of Lawrence for any damages present or future to the owner's of Lots 1–4 by reason of the installation, operation, and maintenance of the structures or improvements referred to herein. The Town of Lawrence covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to lots 1–4 of this CSM.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Town of Lawrence, its successors and assigns.

Attachment: Preliminary CSM (9827 : Staff recommendation and possible action regarding a proposed extraterritorial 4 lot certified survey)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

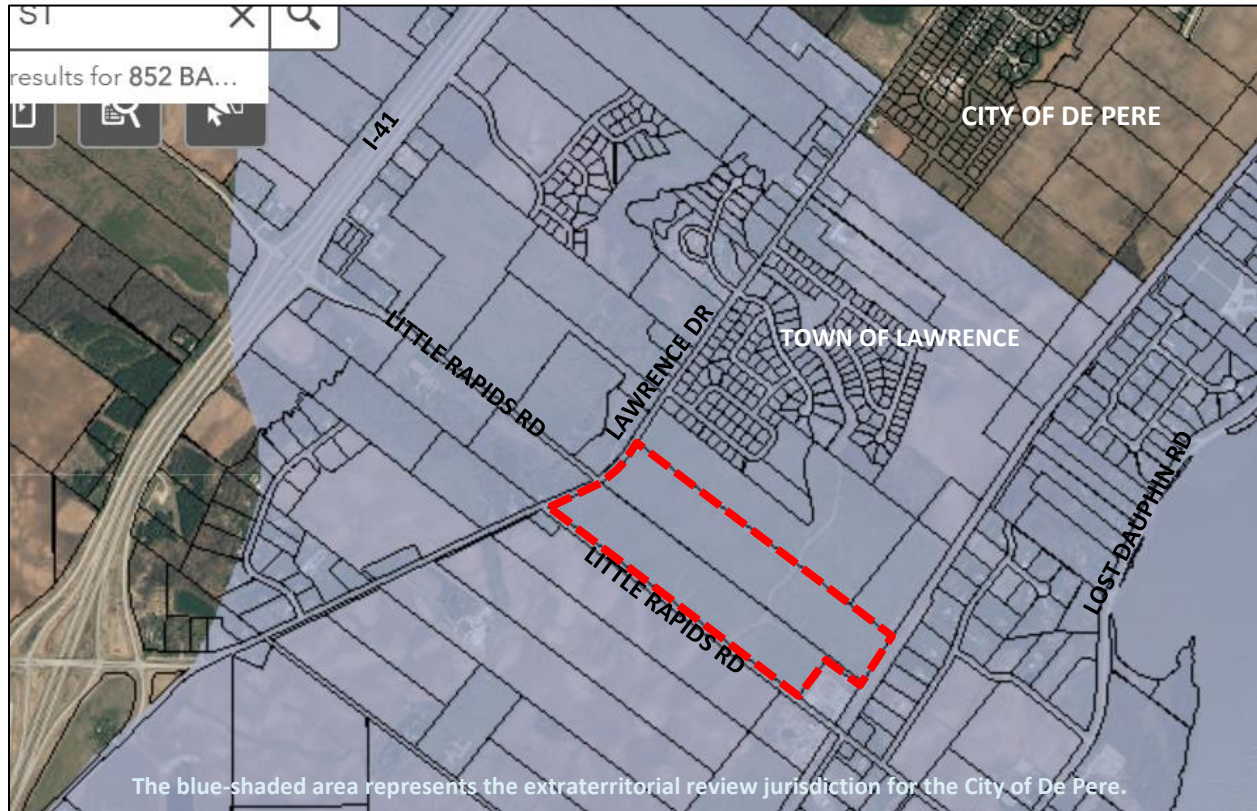
SUBJECT: Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey map at the 2800 BLK Lawrence DR in the Town of Lawrence (Parcels L-472, L-473).*

ATTACHMENTS:

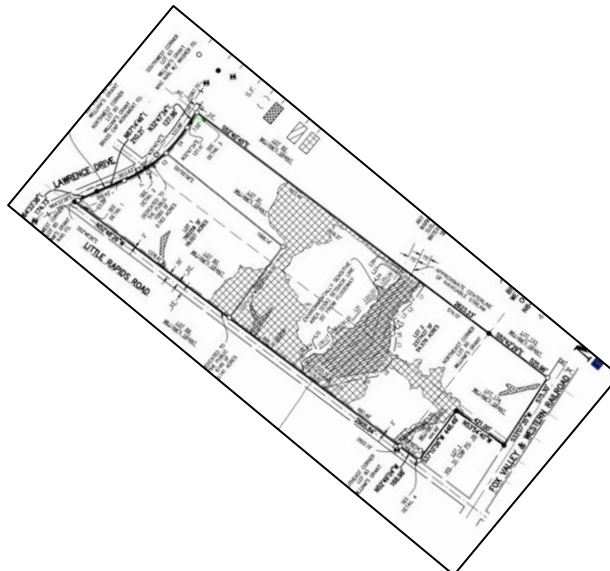
- 07-27-20 Plan Commission Report - CSM on Lawrence DR (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

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

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION:	Extraterritorial Certified Survey Map Review	
COMMON DESCRIPTION:	2800 BLK Lawrence DR, located northeast from the Lawrence DR and Little Rapids RD intersection.	
PARCEL NUMBER(S):	L-472, L-473	
EXISTING ZONING:	A-1 (agricultural) in Lawrence. Proposed to be rezoned to LI (Limited Industrial) in Lawrence.	
SURROUNDING LAND USES:	Agricultural in all directions.	
COMPREHENSIVE PLAN:	Residential, Parks and Recreation.	
APPLICANT/OWNER NAME:	Douglas Woelz, PLS Authorized Representative McMahon Associates 1445 McMahon DR Neenah, WI 54956	Town of Lawrence Property Owner ATTN: Patrick Wetzel 2400 Shady CT De Pere, WI 54115
SITE HISTORY:	After a review of air photographs, the site has had an agricultural use, with a residence in the southeast corner, since 1938. In July, 2020, a CSM was submitted to the City for extraterritorial review. The intent of the land division was to reconfigure the shape of the two lots for commercial and industrial uses.	
STAFF REVIEW:	When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. • The proposed CSM is located in Lawrence, approximately 0.7 miles from the De Pere City limits. • Plan Commission review covers the entire CSM area highlighted blue on the 'Site Map' as that is the City's extraterritorial review jurisdiction area. • The proposed land division will reconfigure two lots (without creating additional lots) with proposed commercial and industrial uses. The City's minimum acreage and frontage is 0.2 acres and 75'; the Town's minimum is 1.5 acres and 200' for the proposed LI District. Both lots meet the acreage and frontage requirements. ○ Lot 1 is 18.0 acres with over 2,100' of frontage. ○ Lot 2 is 54.6 acres with over 2,800' of frontage. • The site is located inside of the sewer service district. • There are two staff recommended conditions of approval that are listed at the end of the report.	

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

REVIEW PROCESS:

For extraterritorial certified survey map petitions the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews and provides a final decision of approval or rejection. Common Council is expected to take action on August 4, 2020.

**STAFF
RECOMMENDATION:**

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

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

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 368.00
		Receipt #: 152977
		Date: 6-16-20

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) McMahon Associates	Authorized Representative Douglas Woelz	Title Senior Land Surveyor	
Mailing Address 1445 McMahon Dr.	City Neenah	State WI	ZIP Code 54956
Email Address dwoelz@mcmgrp.com	Phone Number (incl. area code) (920) 751-4200	Fax Number (incl. area code) (920) 751-4284	

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

Name (Ind. Org. or Entity) Town of Lawrence	Contact Person Patrick Wetzel	Title Town Administrator	
Mailing Address 2400 Shady Ct.	City De Pere	State WI	ZIP Code 54115
Email Address patrickw@townoflawrence.org	Phone Number (incl. area code) (920) 347-3710	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Little Rapids Rd. & Lawrence Dr.	Parcel No. L-472, L-473
---	----------------------------

SECTION 4: CSM Information

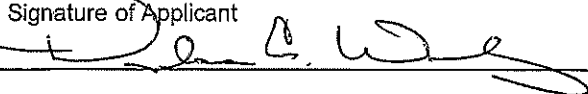
Existing Zoning:	A-1 Agriculture
Present Use of Parcel:	Agriculture
Proposed Use of Lots:	Commercial/Industrial

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) Douglas Woelz	Title Senior Land Surveyor	Phone Number (920) 751-4200
Signature of Applicant 		Date Signed 6-10-2020

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9825 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)



TRANSMITTAL

DATE: June 15, 2020

To: City of De Pere Community Development
335 S. Broadway
De Pere, WI 54115

SUBJECT: CSM for Final Review

E-MAIL: dwoelz@mcmgrp.com

McM No. L0017 92000292.06

PHONE: (920)-751-4200

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

FROM: Doug Woelz

E-MAIL: dwoelz@mcmgrp.com

WE ARE SENDING YOU THE FOLLOWING:

<u>QUANTITY:</u>	<u>DATE:</u>	<u>TITLE/DESCRIPTION:</u>
<u>1</u>	<u>6-15-20</u>	<u>2 Lot CSM for review</u>
<u>1</u>	<u>Check</u>	<u>Review fee</u>
<u>1</u>	<u>6-15-20</u>	<u>Application</u>

REMARKS:

Please place the enclosed Final CSM on your next available agenda for review

And notify our office as to your review dates. I will arrange to have someone attend the meetings to answer any questions.

COPY TO: Brown Co. Planning Comm.
Planning & Land Services
305 E Walnut St. Room 320
PO Box 23600
Green Bay, WI 54305-3600

SIGNED:

Douglas E. Woelz, Associate/ Senior
Land Surveyor

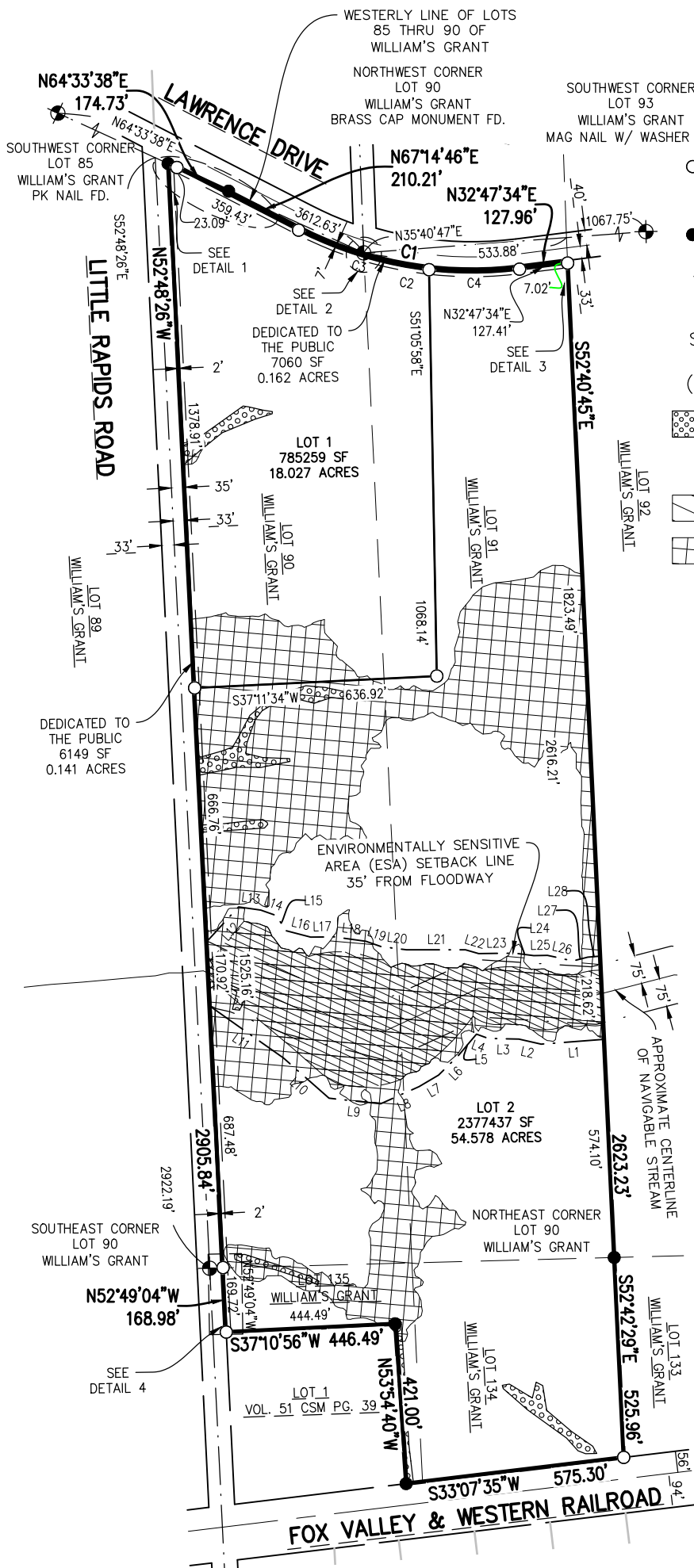
If Enclosures Are Not As Noted, Kindly Notify Us At Once

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



Attachment: Application Form (9825 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 11
 PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED
 PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT,
 TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

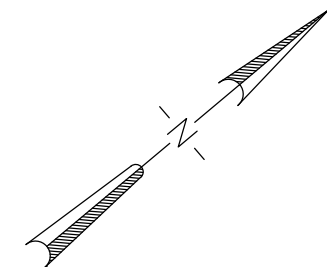


LEGEND

- - 1.315" O.D. X 24" IRON PIPE WEIGHING 1.68 Lbs./Lineal Ft. SET WITH CAP
- - 1.315" O.D. IRON PIPE FOUND
- ⊕ - CERTIFIED LAND CORNER BROWN COUNTY
- S.F. - SQUARE FEET
- () - RECORDED BEARING AND/OR DISTANCE
- [Pattern] - WETLANDS DELINEATED BY STACEY CAPLAN MCMAHON ASSOCIATES DATED OCTOBER 19, 2017
- [Pattern] - FLOODWAY
- [Pattern] - FLOODFRINGE

FOR:
 TOWN OF LAWRENCE
 -2400 SHADY COURT
 -DE PERE, WI 54115
 -PHONE #920-336-9131
 -ATTN: PATRICK WETZEL

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION



BEARINGS ARE REFERENCED TO THE WESTERLY LINE OF LOTS 85 THRU 90 OF WILLIAM'S GRANT, WHICH BEARS N64°33'38"E PER THE PUBLISH BROWN COUNTY COORDINATE SYSTEM.

400 200 0 400



SCALE - FEET
 1" = 400'

McMAHON

ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.

1445 McMAHON DRIVE NEENAH, WI 54956

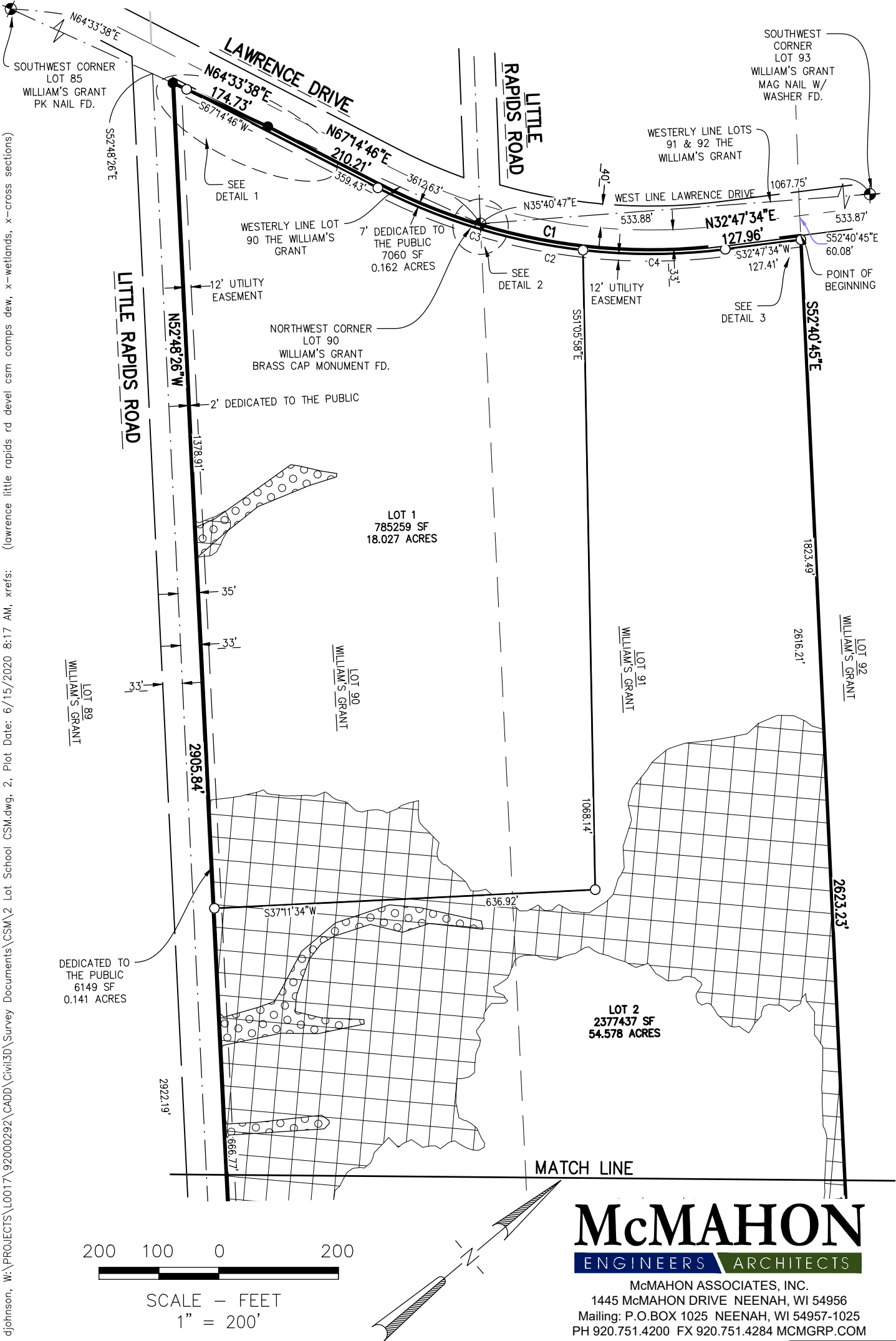
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025

PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

DRAFTED BY: MARTY J. ABING

Attachment: Preliminary CSM (9825 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)

CERTIFIED SURVEY MAP NO. _____ SHEET 2 OF 11
PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF
THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



Attachment: Preliminary CSM (9825 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)

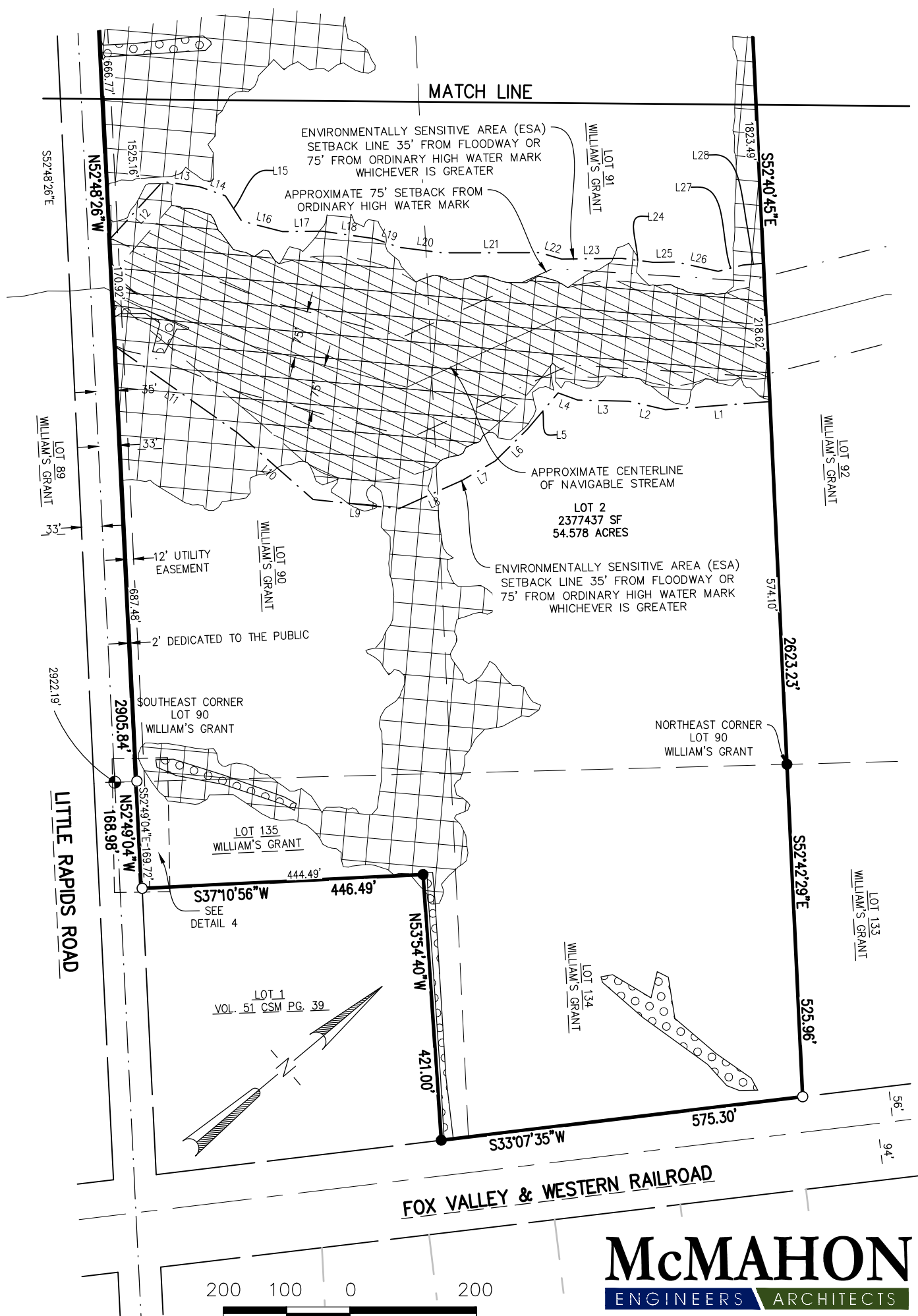
djohnson, W:\PROJECTS\L0017\92000292\CADD\Civil3D\Survey Documents\CSM.dwg, 2, Plot Date: 6/15/2020 8:17 AM, xrefs: (lawrence little rapids rd devel csm comps dew, x-wetlands, x-cross sections)

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

SHEET 3 OF 11

PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF
THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



SCALE — FEET
1" = 200'

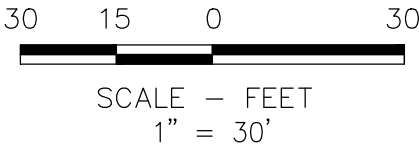
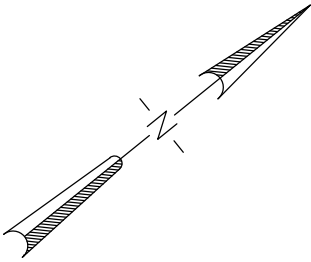
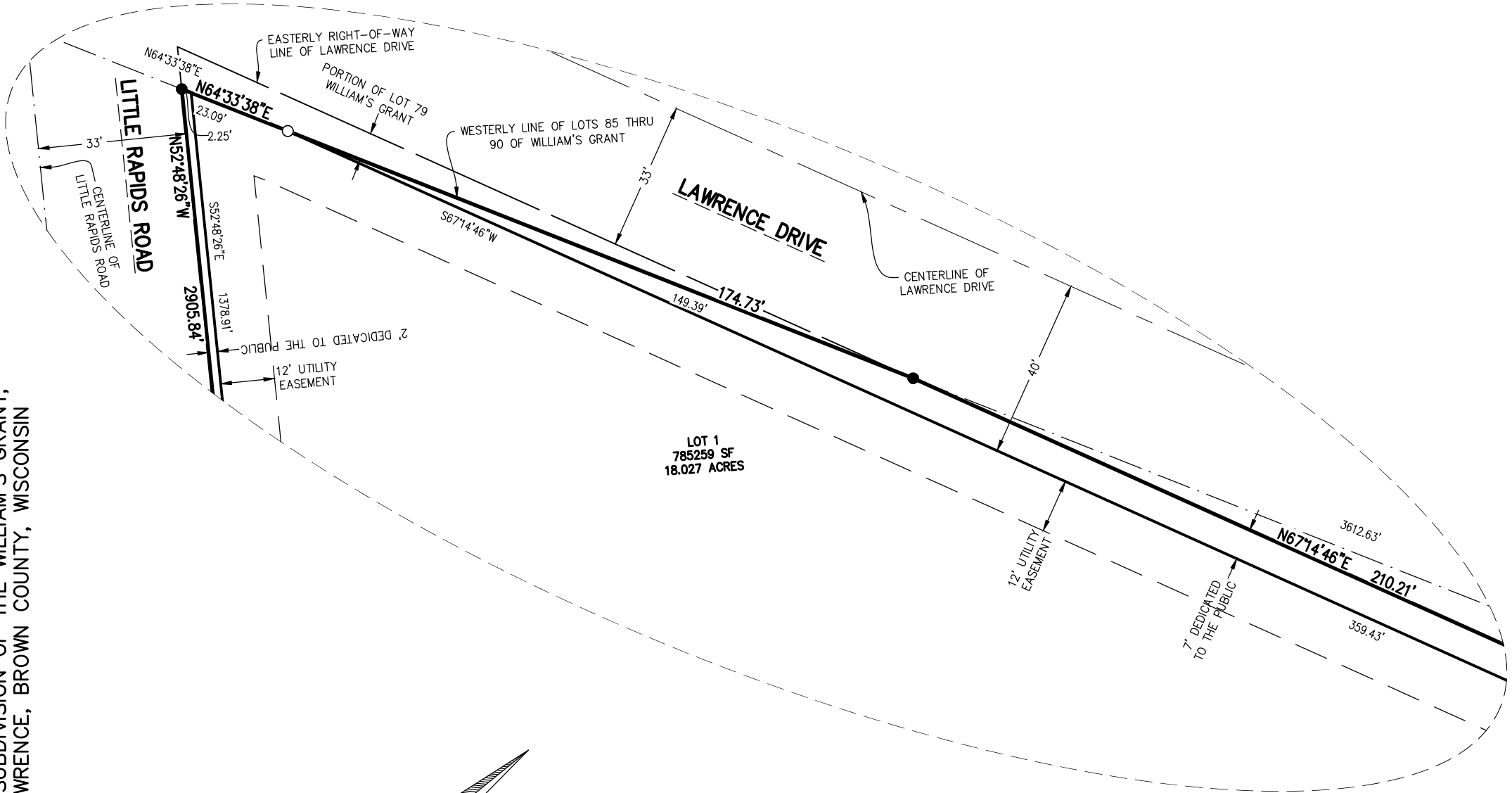
McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

Packet Pg. 40

Attachment: Preliminary CSM (9825 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)

CERTIFIED SURVEY MAP NO. _____ SHEET 4 OF 11
PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED
PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT,
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

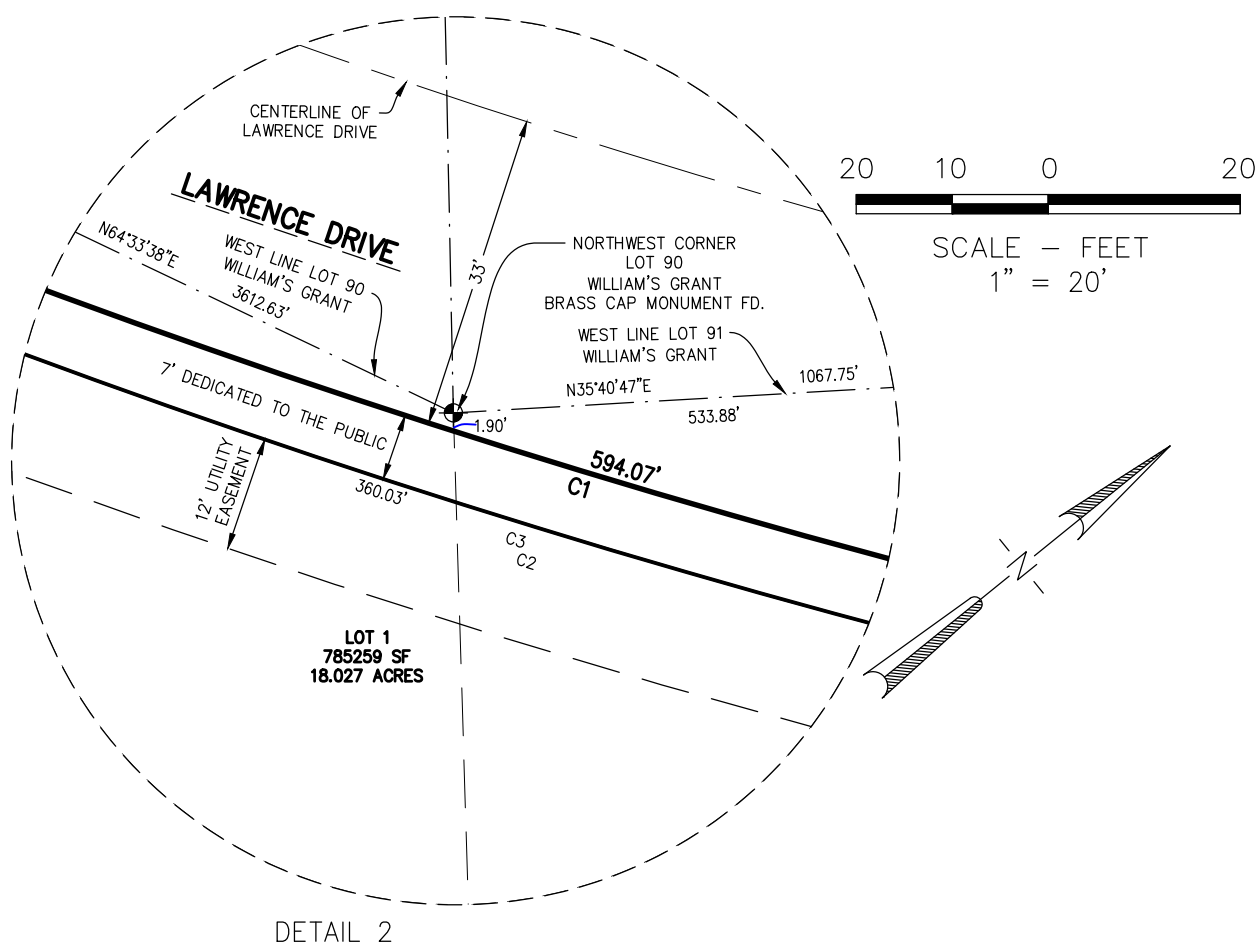


DETAIL 1

McMAHON
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

CERTIFIED SURVEY MAP NO. _____ SHEET 5 OF 11
PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED
PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT,
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



ESA Parcel Line Table		
Line #	Length	Direction
L12	122.50'	S07°32'01"E
L13	58.98'	S48°00'46"W
L14	43.45'	S59°31'18"W
L15	47.40'	N82°51'47"W
L16	66.45'	S54°27'44"W
L17	61.99'	S39°18'16"W
L18	84.23'	S48°03'30"W
L19	41.24'	S59°28'08"W
L20	68.18'	S47°16'13"W
L21	154.86'	S39°57'59"W

ESA Parcel Line Table		
Line #	Length	Direction
L22	35.86'	S56°18'36"W
L23	94.95'	S39°19'45"W
L24	50.36'	S47°11'34"W
L25	35.71'	S39°02'48"W
L26	68.43'	S52°25'25"W
L27	40.68'	S25°46'14"W
L28	32.21'	S35°28'10"W
L1	165.40'	N35°33'22"E
L2	59.94'	N52°45'40"E
L3	80.37'	N41°20'31"E

ESA Parcel Line Table		
Line #	Length	Direction
L4	33.08'	N60°01'19"E
L5	75.17'	N09°47'55"W
L7	59.79'	N09°30'50"E
L8	110.14'	N15°53'42"E
L9	136.41'	N46°04'32"E
L10	159.76'	N81°23'53"E
L11	235.49'	N75°14'55"E
L6	71.59'	N04°35'16"W

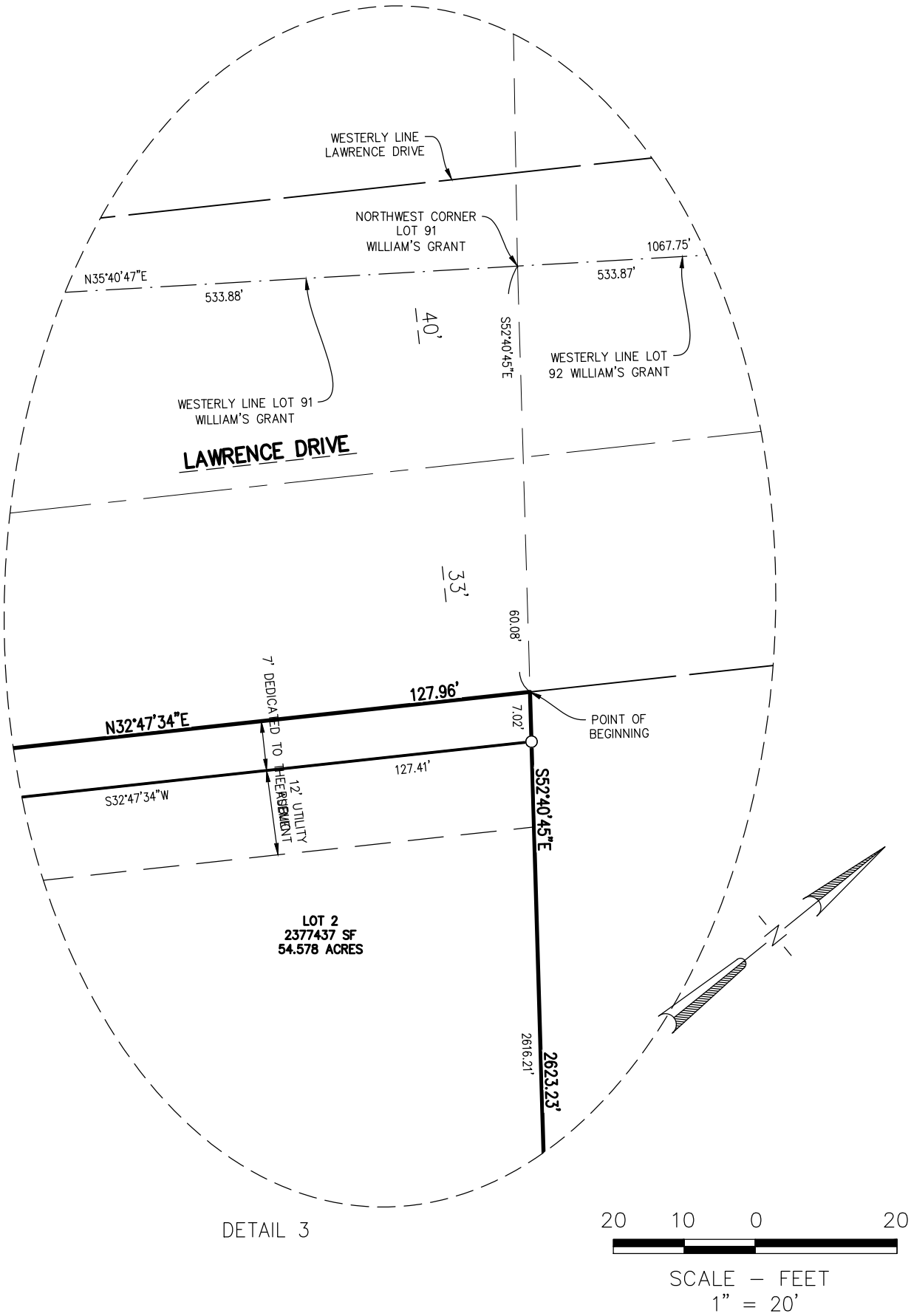
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	594.07'	987.93'	34°27'12"	N50°01'10"E	585.16'
C2	598.28'	994.93'	34°27'12"	N50°01'10"E	589.30'
C3	360.03'	994.93'	20°43'59"	N56°52'46"E	358.07'
C4	238.25'	994.93'	13°43'13"	N39°39'10"E	237.68'

McMAHON

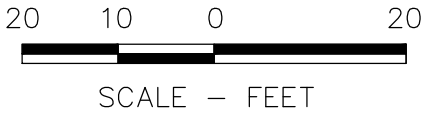
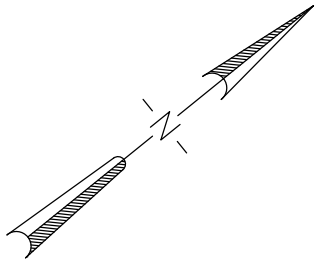
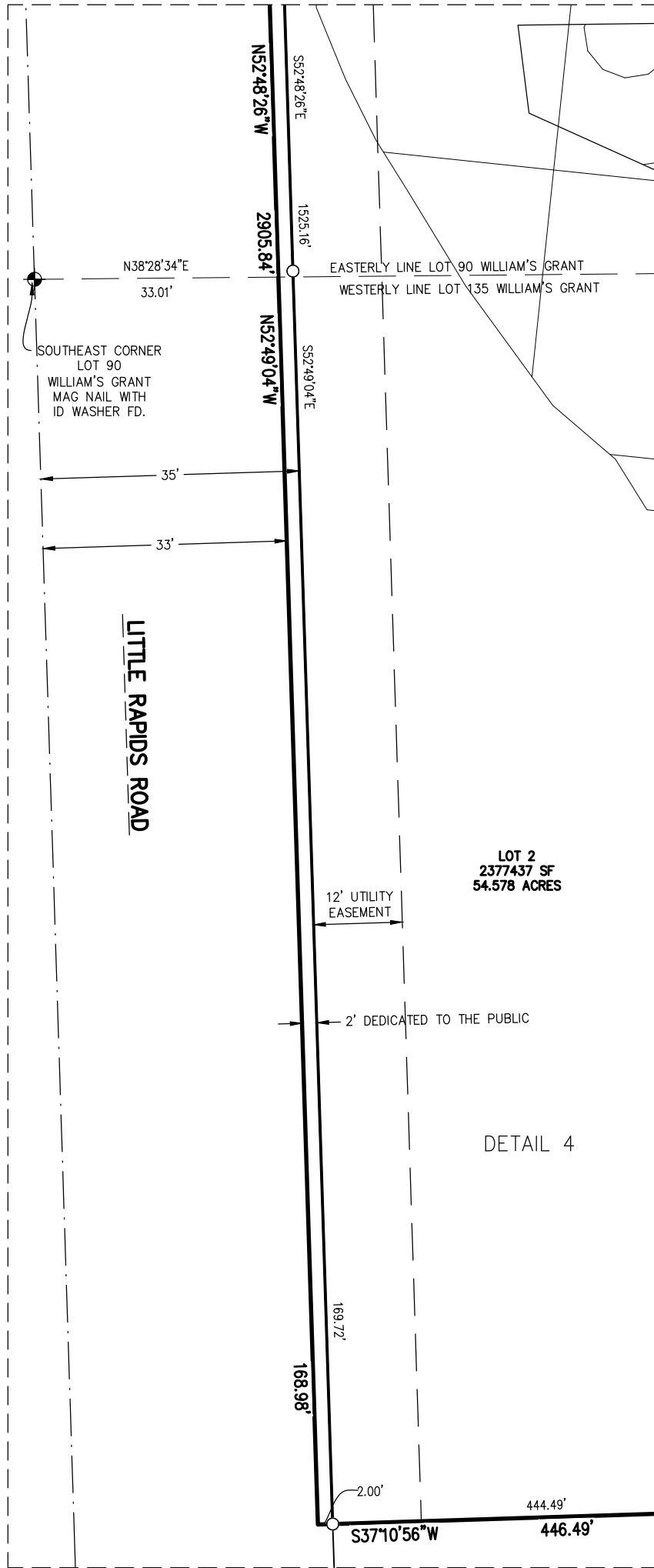
ENGINEERS ARCHITECTS

McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

CERTIFIED SURVEY MAP NO. _____ SHEET 6 OF 11
PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED
PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT,
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



CERTIFIED SURVEY MAP NO. _____ SHEET 7 OF 11
PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED
PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT,
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



McMAHON

ENGINEERS ARCHITECTS

MCMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

CERTIFIED SURVEY MAP NO. _____

SHEET 8 OF 11

PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

SURVEYOR’S CERTIFICATE

I, Douglas E. Woelz, Wisconsin Professional Land Surveyor S-2327, certify that I have surveyed, divided and mapped a part of Lots 90, 91, 134 & 135 according to the recorded plat of the subdivision of The William’s Grant, Town of Lawrence, Brown County, Wisconsin containing 3,175,905 square feet (72.909 acres) more or less of land and more particularly described as follows:

Commencing at the Northwest corner of said Lot 90; Thence N35°40’47”E, 533.88 feet along the Westerly line of said Lot 91 to the Northwest corner thereof; Thence S52°40’45”E, 60.08 feet along the North line of said Lot 91 to the Point of Beginning; Thence continue S52°40’45”E, 2623.23 feet along the North line of said Lot 91 to the Northeast corner thereof; Thence S52°42’29”E, 525.96 feet along the North line of said Lot 134 to the Westerly right-of-way line of the Fox Valley & Western Railroad; Thence S33°07’35”W, 575.30 feet along said Westerly right-of-way line to the Northeast corner of Lot 1 of Volume 51 of Certified Survey Maps Pages 39-42 as Map No. 7452; Thence N53°54’40”W, 421.00 feet along the Northerly line of said Lot 1 to the Northwest corner thereof; Thence S37°10’56”W, 446.49 feet along the Westerly line of said Lot 1 to the Northerly right-of-way line of Little Rapids Road; Thence N52°49’04”W, 168.98 feet along said Northerly right-of-way line to the Westerly line of said Lot 135; Thence N52°48’26”W, 2905.84 feet along said Northerly right-of-way line to the Westerly line of said Lot 90; Thence N64°33’38”E, 174.73 feet along the Westerly line of said Lot 90 to the Easterly right-of-way line of Lawrence Drive; Thence N67°14’46”E, 210.21 feet along the Easterly right-of-way line of Lawrence Drive to the start of a 987.93 foot radius curve to the left; Thence 594.07 feet along said Easterly right-of-way line of Lawrence Drive and the arc of said curve with a chord distance of 585.16 feet which bears N50°01’10”E; Thence N32°47’34”E, 127.96 feet along the Easterly right-of-way line of Lawrence Drive to the Point of Beginning.

That I have made this survey by the direction of the Town of Lawrence being the Owner of said lands.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statutes, Town of Lawrence and Brown County Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20____.

Douglas E. Woelz, WI Professional Land Surveyor S-2327

NOTES

THIS CSM IS ALL OF PARCEL I.D. No. L-472 and L-473.

THE PROPERTY OWNER OF RECORD IS THE TOWN OF LAWRENCE.

THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 2809353.

Attachment: Preliminary CSM (9825 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)

CERTIFIED SURVEY MAP NO. _____

SHEET 9 OF 11

PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM’S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

OWNER CERTIFICATE

Town of Lawrence, as Owners, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated together with the granting of a 12 foot utility easement as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval.

Town of Lawrence
City of De Pere
Brown County

Dated this _____ day of _____, 20____.

Dr. Lanny J. Tibaldo,
Town Chairperson

Cindy Kocken
Town Clerk

State of Wisconsin)
_____)ss
_____ County)

Personally appeared before me on the _____ day of _____, 20____, the above named persons to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Notary Public

_____ County, _____

My commission expires _____

TOWN OF LAWRENCE APPROVAL

Approved by the Town Board of the Town of Lawrence on this _____ day of _____, 20____.

Dr. Lanny J. Tibaldo, Town Chairperson

Date

Cindy Kocken, Town Clerk

Date

BROWN COUNTY PLANNING COMMISSION APPROVAL

Approved by the Brown County Planning Commission this _____ day of _____, 20____.

Dan Teaters, Senior Planner, Brown County Planning Commission

Attachment: Preliminary CSM (9825 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)

SHEET 10 OF 11

PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF
THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

CERTIFICATE OF 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 date listed below.

County Treasurer	Date
Paul D. Zeller	

EXTRATERRITORIAL REVIEW
CITY OF DE PERE

Pursuant to the City of De Pere, all requirements for approval have been fulfilled. This Certified Survey Map was approved this _____ day of _____, 20____.

Authorized Signature _____ Date _____

Printed Name, Title

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Town of Lawrence to,

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin Corporation, WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and TIME WARNER ENTERTAINMENT COMPANY, LP, Grantees,

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" together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

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

CERTIFIED SURVEY MAP NO. _____

SHEET 11 OF 11

PART OF LOTS 90, 91, 134 AND 135 OF THE RECORDED PLAT OF THE SUBDIVISION OF
THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

NOTES

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES."

A SHORELAND PERMIT FROM BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR LOT 2 PRIOR TO CONSTRUCTION, FILL, EXCAVATION, OR GRADING ACTIVITY WITHIN 300 FEET OF A STREAM.

THE LOCATION OF THE APPROXIMATE ORDINARY HIGH WATER MARK SHALL BE THE POINT ON THE BANK OF THE NAVIGABLE STREAM UP TO WHICH THE PRESENCE AND ACTION OF SURFACE WATER IS SO CONTINUOUS AS TO LEAVE A DISTINCTIVE MARK BY EROSION, DESTRUCTION OF TERRESTRIAL VEGETATION, OR OTHER RECOGNIZED CHARACTERISTICS.

LOTS 1 AND 2 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

ESA RESTRICTIVE COVENANT:

LOT 2 CONTAINS AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES FLOODWAY, ALL LAND WITHIN 35 FEET OF THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK – WHICHEVER IS 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.

PER US ARMY REGULATORY GUIDANCE LETTER NO. 05-02, DATED JUNE 14, 2005: ALL APPROVED WETLAND DETERMINATIONS COMPLETED AND/OR VERIFIED BY THE US ARMY CORPS OF ENGINEERS MUST BE IN WRITING AND WILL REMAIN VALID FOR A PERIOD OF FIVE YEARS, UNLESS NEW INFORMATION WARRANTS REVISION OF THE DETERMINATION BEFORE THE EXPIRATION DATE, OR A DISTRICT ENGINEER IDENTIFIES SPECIFIC GEOGRAPHIC AREAS WITH RAPIDLY CHANGING ENVIRONMENTAL CONDITIONS THAT MERIT RE-VERIFICATION ON A MORE FREQUENT BASIS.

DRAINAGE RESTRICTIVE COVENANT:

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.

WDNR NOTES:

THE PARCEL HAS MAPPED WETLANDS AND/OR WETLAND INDICATOR SOILS PRESENT. IF THE CURRENT OR FUTURE LANDOWNER HAS PLANS FOR LAND DISTURBANCE, CONSTRUCTION WORK, GRADING/FILLING, ETC., THE FIRST STEP IS FOR THE LANDOWNER TO HIRE A WETLAND PROFESSIONAL TO REVIEW THE AREA FOR THE PRESENCE OF WETLANDS. A PROJECT THAT RESULTS IN FILLING OF WETLANDS (THROUGH LAND DISTURBING ACTIVITIES) WILL NEED TO COMPLY WITH WETLAND REGULATIONS. FOR MORE INFORMATION ON WETLANDS, PLEASE VISIT [HTTP://DNR.WI.GOV/TOPIC/WATERWAYS/CONSTRUCTION/WETLANDS.HTML](http://DNR.WI.GOV/TOPIC/WATERWAYS/CONSTRUCTION/WETLANDS.HTML).

A PUBLIC (NAVIGABLE) WATERWAY MAY BE LOCATED WITHIN 500 FT OF THE PROPERTY. PERMITS MAY BE REQUIRED FOR PROPOSED PROJECTS IN/AROUND A PUBLIC WATERWAY. FOR MORE INFORMATION ON WATERWAY ACTIVITIES, PLEASE VISIT THE DEPARTMENT'S HOMEPAGE ON WETLAND/WATERWAY ACTIVITIES AT [HTTP://DNR.WI.GOV/TOPIC/WATERWAYS/](http://DNR.WI.GOV/TOPIC/WATERWAYS/).

FOR PLANNED LAND DISTURBANCES OVER 1 ACRE, PLEASE VISIT [HTTP://DNR.WI.GOV/TOPIC/STORMWATER/](http://DNR.WI.GOV/TOPIC/STORMWATER/) TO LEARN IF YOU NEED A STORM WATER CONSTRUCTION SITE PERMIT.

FOR FEDERAL WETLAND REGULATIONS, PLEASE CONTACT THE ARMY CORPS OF ENGINEERS AT 920-448-2824 TO LEARN IF A FEDERAL WETLAND APPROVAL IS REQUIRED FOR SITE DEVELOPMENT.

Attachment: Preliminary CSM (9825 : Staff recommendation and possible action regarding a proposed extraterritorial 2 lot certified survey)



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 27, 2020

DEPARTMENT: Planning

FROM: Peter Schlein

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

ATTACHMENTS:

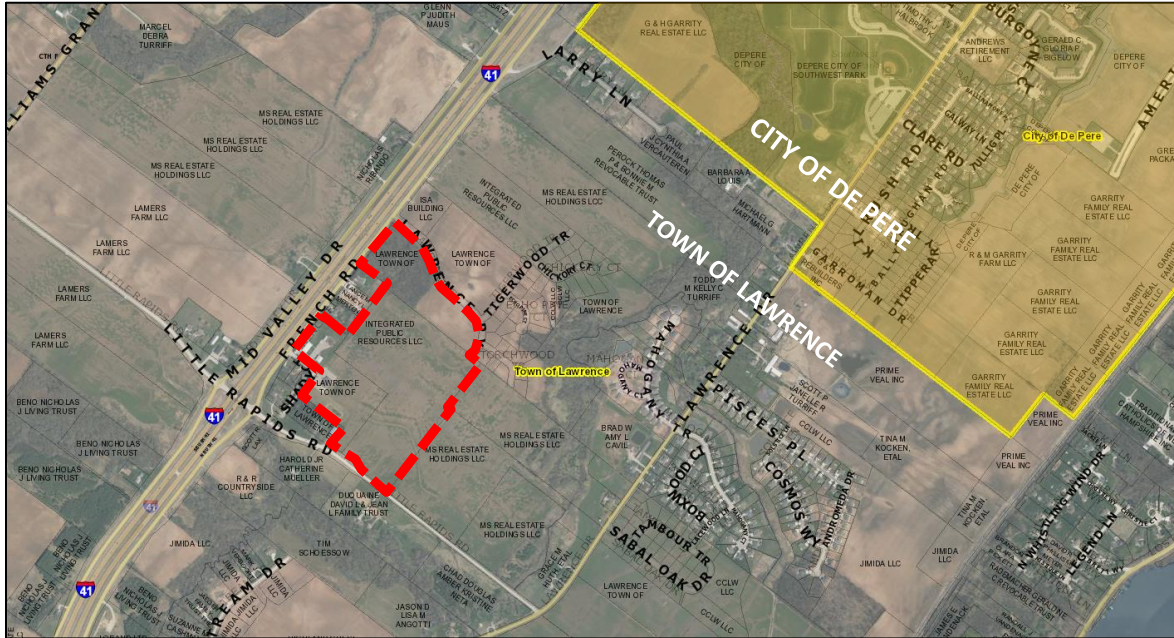
- 07-27-20 Plan Commission Report- Lawrence Parkway (Phase 2) - Schmalz (DOCX)
- Application Form (PDF)
- Final Plat (PDF)

**City of De Pere
Staff Comments**

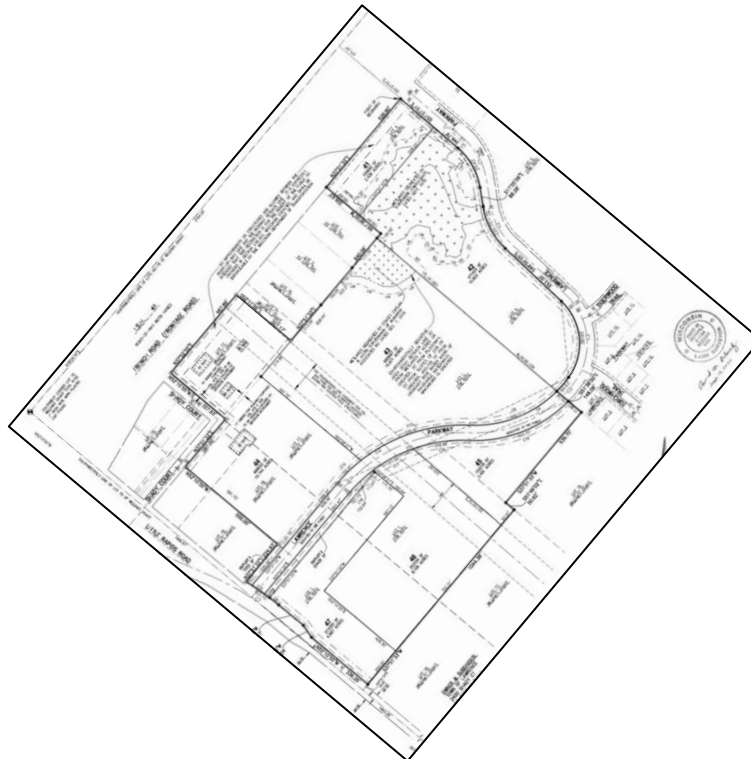
**Plan Commission
July 27, 2020**

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

SITE MAP



PROPOSED FINAL PLAT



REQUESTED ACTION:	Extraterritorial Final Plat Approval (phase 2 of 2).	
	<i>Note: The preliminary plat was Plan Commission reviewed on June 24, 2019. The Phase 1 final plat was Plan Commission reviewed on November 25, 2019 for the residential portion of the plat.</i>	
COMMON DESCRIPTION:	In the Town of Lawrence at 2400 BLK French RD, located east from the French RD and Lawrence PK intersection.	
PARCEL NUMBER(S):	L-455-1, L-457-7, L-458-3	
EXISTING ZONING:	Agricultural & Business in Town of Lawrence. Proposed for commercial.	
SURROUNDING LAND USES:	Agricultural to the north, south and east. USH 41 freeway to the west. Future residential to the northeast.	
COMPREHENSIVE PLAN:	Commercial, Residential, Parks and Recreational for Town of Lawrence.	
APPLICANT/OWNER NAME:	David M. Schmalz, McMahon Associates Authorized representative 1445 McMahon Drive Neenah, WI 54956	Owner of L-455-1 & L457-1: Town of Lawrence 2400 Shady CT De Pere, WI 54115 Owner of L458-3: Integrated Public Resources LLC 1445 McMahon Drive Neenah, WI 54956
SITE HISTORY:	After a review of historic air photographs, the site has remained vacant for agricultural use since 1938. The site lies along USH 41. In 2018 and early 2019 the Plan Commission reviewed three extraterritorial certified survey maps for the subject property and adjacent areas. The land divisions established property boundaries for land ownership with the knowledge that future land divisions would occur. On June 24, 2019 the Plan Commission recommended approval of the preliminary version of the extraterritorial plat. The preliminary plat included a larger area with 47 lots and 3 outlots for residential, commercial and recreational uses. On November 25, 2019 Plan Commission recommended approval of Phase 1 of the final plat, known as Phase 1, which included 40 residential lots and 1 outlot. On June 15, 2020 the petitioner submitted a 7 lot and 2 outlot plat for commercial and recreational uses, known as Phase 2.	

The land division is within the Sewer Service Area for the Town of Lawrence. There are known environmentally sensitive areas near French RD and Lawrence PK that will be addressed by Brown County Planning & Land Services.

STAFF REVIEW:

When reviewing the plat, staff considers Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code requirements in order to address land divisions in residential and business districts. Staff also considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The site has 7 lots and 2 outlots.
- The proposed land use is commercial development.
- All of the lots meet the minimum land division criteria of the De Pere Platting and Division of Land chapter and the Lawrence Municipal Code.
 - For business lots, De Pere has no specific minimum requirement aside from being adequate to provide for the required off-street service and parking facilities. The Town of Lawrence requires 12,000 sq. ft. minimum lots and a street frontage of no less than 100 feet and a minimum of 25% greenspace.
- Phase 2 is the last of a multi-phase final plat submittal. The phases were established with a caveat that all phases be submitted for City review by 2024.

No plat modifications are required. Phase 2 is the last of the phases for the subject plat.

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

REVIEW PROCESS:

For extraterritorial final plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews extraterritorial final plats. The Common Council is expected to review the extraterritorial final plat on August 4, 2020.

**STAFF
RECOMMENDATION:**

Staff recommends APPROVAL of Phase 2 of the final extraterritorial plat and forwarding the plat to the Common Council for preliminary approval, subject to:

1. Meeting all other state and local regulations, including the Town of Lawrence, City of De Pere, and Brown County Planning Commission.

	RECEIVED JUN 16 2020 PLANNING DEPT. CITY OF DE PERE APPLICATION FOR PLAT REVIEW	Fee: \$ <u>195.00</u>
		Receipt #: <u>152969</u>
		Date: <u>6-16-20</u>

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) McMahon Associates	Authorized Representative Doug Woelz	Title Land Surveyor	
Mailing Address 1445 McMahon Drive	City Neenah	State WI	ZIP Code 54956
Email Address dwoelz@mcmgrp.com	Phone Number (incl. area code) 920-751-4200	Fax Number (incl. area code) 920-751-4284	

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

Name (Ind. Org. or Entity) Town of Lawrence	Contact Person Patrick Wetzel	Title Town Administrator	
Mailing Address 2400 Shady Court	City De Pere	State WI	ZIP Code 54115
Email Address patrickw@townoflawrence.org	Phone Number (incl. area code) 920-347-370	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description French Road - Town of Lawrence	Parcel No.
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SECTION 4: Plat Review

Review Type:	☐ Preliminary Plat ☒ Final Plat	
Fee:	Preliminary Plat Fee: \$278 + (____ # of lots and outlots x \$68) Final Plat Fee: \$195	\$ 195.00
Present Use of Parcel:	Farmland	
Proposed Use of Lots:	Business/Commercial	

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) Douglas E. Woelz	Title Land Surveyor	Phone Number 920-751-4200
Signature of Applicant 		Date Signed 6-10-2020

TO BE COMPLETED BY CITY STAFF

Plat Review authorized by the De Pere Municipal Code, Chapter 46.	
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Attachment: Application Form (9828 : Staff recommendation and possible action regarding the 7 Lot and 2 Outlot extraterritorial final pla)



TRANSMITTAL

DATE: June 15, 2020

To: City of De Pere Community Development
335 S. Broadway
De Pere, WI 54115

SUBJECT: Final Plat-Lawrence Parkway

E-MAIL: dwoelz@mcmgrp.com

McM No. L0017 91800860.19

PHONE: (920)-751-4200

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:
1	6-15-20	Lawrence Parkway Plat Full Size
1	Check	Brown County Planning
1	6-15-20	Application for final plat

REMARKS:

Please place the enclosed Final Plat for Lawrence Parkway on your next available agenda for review
And notify our office as to your review dates. I will arrange to have someone attend the meetings to
answer any questions

COPY TO: Brown Co. Planning Comm.
Planning & Land Services
305 E Walnut St. Room 320
PO Box 23600
Green Bay, WI 54305-3600

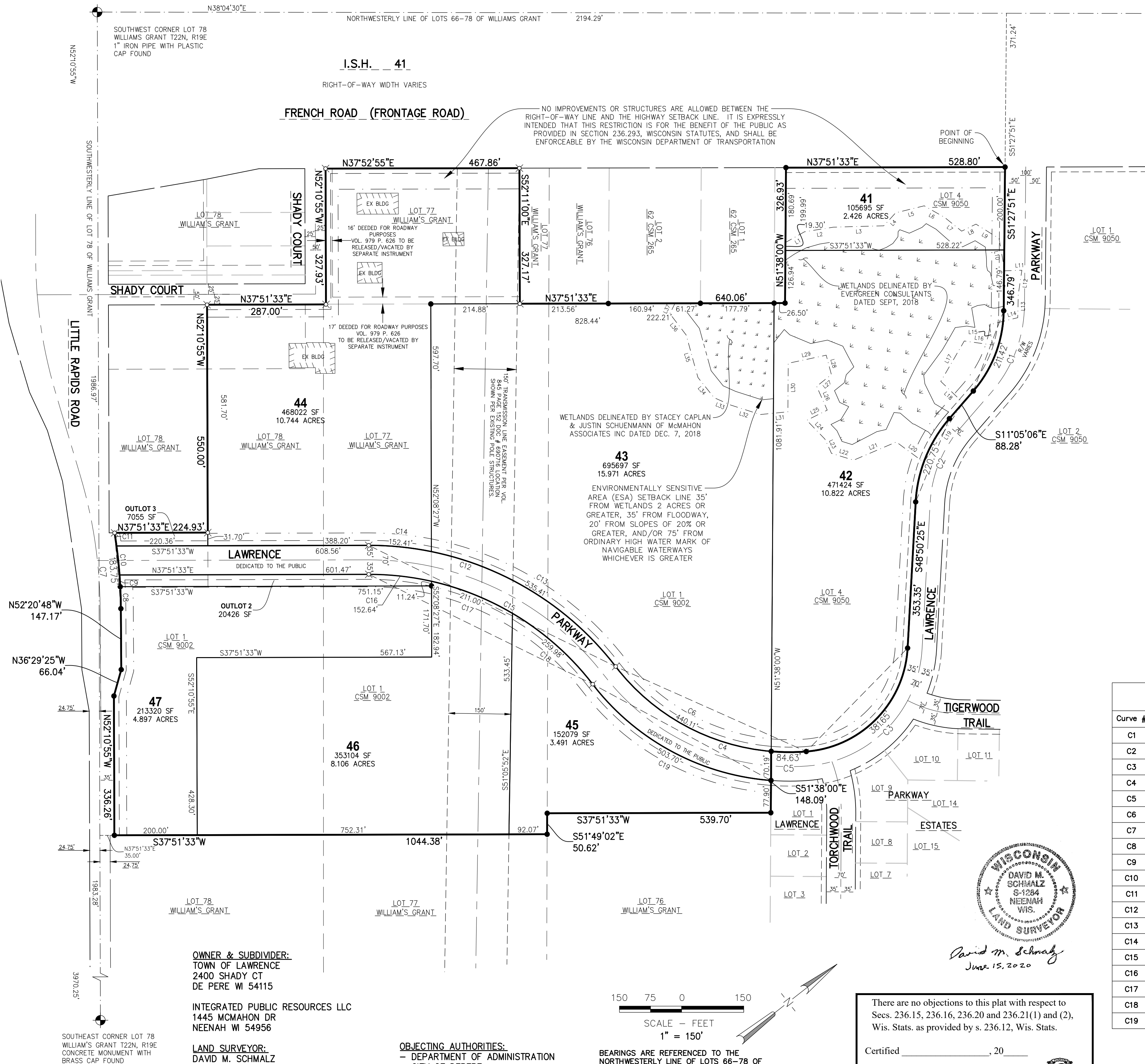
SIGNED:

Douglas E. Woelz, Associate/ Senior
Land Surveyor

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

LAWRENCE PARKWAY

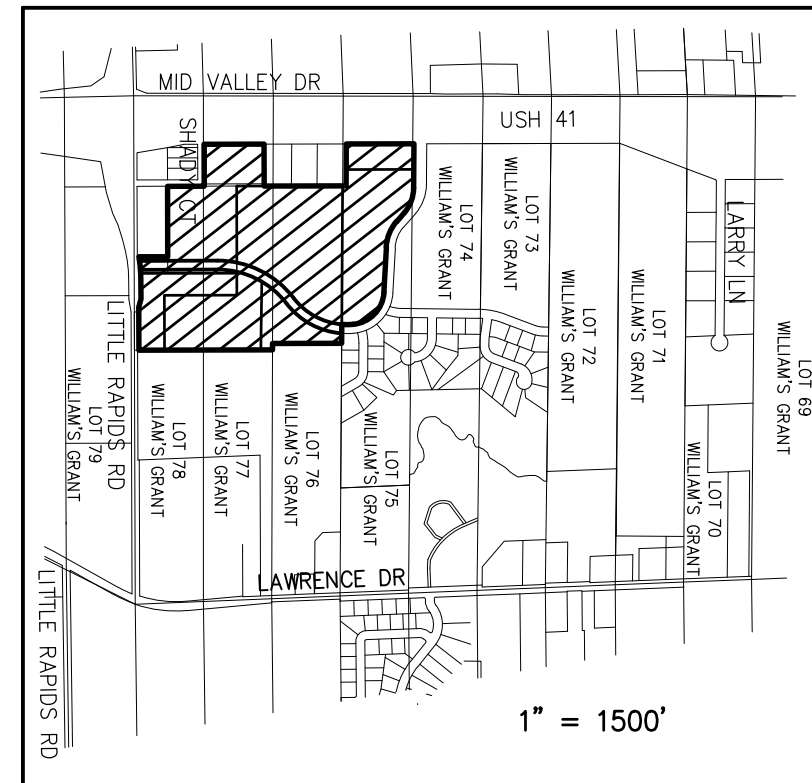
ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 9002, RECORDED AS DOCUMENT No 2849078 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP No. 9050, RECORDED AS DOCUMENT No 2858277, AND A PART OF LOTS 76, 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, ALL LOCATED IN LOTS 74, 75, 76, 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN



- LEGEND**
- 1 1/4" x 30" ROUND STEEL REBAR WEIGHING 4.30 lbs./lineal ft. SET
 - 1" I.D. IRON PIPE FOUND
 - CERTIFIED LAND CORNER BROWN COUNTY
 - S.F. - SQUARE FEET
 - UTILITY EASEMENT (12' UNLESS NOTED)
 - 30' BUILDING SETBACK LINE
 - WETLANDS AS DELINEATED BY EVERGREEN CONSULTANTS, LLC DATED SEPT. 2018
 - WETLANDS DELINEATED BY STACEY CAPLAN & JUSTIN SCHUENMANN OF MCMAHON ASSOCIATES INC DATED DEC. 7, 2018

ALL OTHER LOT CORNERS STAKED WITH 1 5/16" OUTSIDE DIAMETER X 24" ROUND IRON PIPE, WEIGHING 1.68 LBS./LIN. FT.

A SCALE WAIVER HAS BEEN GRANTED BY THE WISCONSIN DEPARTMENT OF ADMINISTRATION TO USE A 1" = 150' SCALE FOR THIS PLAT.



ESA LINE TABLE		
Line #	Direction	Length
L1	S08°44'10"W	52.88'
L2	S28°57'05"W	70.78'
L3	S36°25'58"W	121.37'
L4	S09°35'01"E	42.42'
L5	S24°16'56"W	71.05'
L6	S67°36'27"W	56.31'
L7	S76°52'30"W	53.00'
L8	S11°58'30"W	38.49'
L9	S69°54'51"W	65.49'
L10	N62°00'06"W	79.18'
L11	S36°08'46"W	41.43'
L12	N43°36'28"W	59.72'
L13	N50°45'32"W	55.38'
L14	N23°55'34"E	70.96'
L15	N61°33'31"W	49.50'
L16	N46°05'37"E	69.07'
L17	N21°47'28"W	112.83'
L18	S81°51'23"W	74.65'
L19	N18°30'58"W	171.99'
L20	N74°26'24"E	82.38'
L21	N14°55'22"E	112.06'
L22	N55°08'10"E	55.78'
L23	S76°49'15"E	38.04'
L24	N84°00'44"E	62.95'
L25	S11°33'00"W	55.21'
L26	S75°59'27"E	62.83'
L27	S00°44'06"E	45.50'
L28	S66°59'04"E	48.34'
L29	N25°56'53"E	93.76'
L30	N51°38'00"W	117.11'
L31	N32°24'27"E	66.87'
L32	N55°44'28"E	75.43'
L33	N62°02'48"E	43.61'
L34	N89°20'54"E	62.21'
L35	S67°28'29"E	106.51'
L36	S89°23'32"E	64.74'
L37	S25°30'51"E	27.86'

Curve Table						
Curve #	Radius	Delta	Length	Chord Direction	Chord Length	Tangent
C1	300.00'	40°22'44"	211.42'	S31°16'29"E	207.08'	
C2	335.00'	37°45'18"	220.75'	S29°57'46"E	216.78'	
C3	265.00'	82°31'02"	381.65'	S07°34'54"E	349.51'	S33°40'37"W
C4	530.00'	56°43'39"	524.74'	N62°02'27"E	503.57'	S33°40'37"W
C5	530.00'	9°08'58"	84.63'	S38°15'06"W	84.54'	N89°35'43"W
C6	530.00'	47°34'41"	440.11'	S66°36'56"W	427.58'	
C7	1195.92'	8°48'12"	183.75'	N56°44'54"W	183.57'	N61°09'00"W
C8	1195.92'	2°32'21"	53.00'	N53°36'58"W	52.99'	
C9	1195.92'	1°21'30"	28.35'	N55°33'54"W	28.35'	
C10	1195.92'	3°22'17"	70.37'	N57°55'48"W	70.36'	
C11	1195.92'	1°32'04"	32.03'	N60°22'58"W	32.03'	
C12	750.00'	52°32'44"	687.82'	S64°07'55"W	663.97'	N89°35'43"W
C13	750.00'	40°54'08"	535.41'	S69°57'13"W	524.11'	
C14	750.00'	11°38'36"	152.41'	S43°40'51"W	152.15'	
C15	680.00'	52°32'44"	623.62'	S64°07'55"W	602.00'	S89°35'43"E
C16	680.00'	12°51'41"	152.64'	N44°17'24"E	152.32'	
C17	680.00'	17°46'44"	211.00'	N59°36'36"E	210.16'	
C18	680.00'	21°54'19"	259.98'	N79°27'07"E	258.40'	
C19	600.00'	48°05'59"	503.70'	N66°21'17"E	489.04'	S89°35'43"E

LAWRENCE PARKWAY

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 9002, RECORDED AS DOCUMENT No 2849078 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP No. 9050, RECORDED AS DOCUMENT No 2858277, AND A PART OF LOTS 76, 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM’S GRANT, ALL LOCATED IN LOTS 74, 75, 76, 77 & 78 ACCORDING TO THE RECORDED PLAT OF THE SUBDIVISION OF WILLIAM’S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

PROPERTY DESCRIPTION:

All of Lot 1 of Certified Survey Map No. 9002, recorded as Document No 2849078 and all of Lot 4 of Certified Survey Map No. 9050, recorded as Document No 2858277, and a part of Lots 76, 77 & 78 according to the recorded plat of the Subdivision of William’s Grant, all located in Lots 74, 75, 76, 77 & 78 according to the recorded plat of the Subdivision of William’s Grant, Town of Lawrence, Brown County, Wisconsin containing 59.873 acres of land more or less and described as follows:

Commencing at the Southwest corner of Lot 78 according to the recorded plat of said Subdivision of William’s Grant; Thence N38°04’30”E, 2194.29 feet along the Northwesterly line of Lots 74 thru 78 of said recorded plat of the Subdivision of William’s Grant to the Northwesterly extension of the Northerly line of Lot 4 of said Certified Survey Map No. 9050; Thence S51°27’51”E, 371.24 feet to the Northern most corner Lot 4 of said Certified Survey Map No. 9050 to the Point of Beginning; Thence continue S51°27’51”E, 346.79 feet along the Northerly line of Lot 4 of said Certified Survey Map No. 9050 to the start of a 300.00 foot radius curve to the right; Thence 211.42 feet along the arc of said curve being the Northerly line of Lot 4 of said Certified Survey Map No. 9050 having a 207.08 foot chord which bears S31°16’29”E; Thence S11°05’06”E, 88.28 feet along the Northerly line of Lot 4 of said Certified Survey Map No. 9050 to the start of a 335.00 foot radius curve to the left; Thence 220.75 feet along the arc of said curve being the Northerly line of Lot 4 of said Certified Survey Map No. 9050 having a 216.78 foot chord which bears S29°57’46”E; Thence S48°50’25”E, 353.35 feet along the Northerly line of Lot 4 of said Certified Survey Map No. 9050 to the start of a 265.00 foot radius curve to the right; Thence 381.65 feet along the arc of said curve being the Northerly line of Lot 4 of said Certified Survey Map No. 9050 having a 349.51 foot chord which bears S07°34’54”E to the start of a 530.00 foot radius curve to the right; Thence 84.63 feet along the arc of said curve being the Easterly line of Lot 4 of said Certified Survey Map No. 9050 having a 84.54 foot chord which bears S38°15’06”W to the Southerly line of said Certified Survey Map No. 9050; Thence S51°38’00”E, 148.09 feet along the Southerly line of said Certified Survey Map No. 9050 to the Northeastly corner of Lot 1 of said Certified Survey Map No. 9002; Thence S37°51’33”W, 539.70 feet along the Easterly line of Lot 1 of said Certified Survey Map No. 9002; Thence S51°49’02”E, 50.62 feet along the Easterly line of Lot 1 of said Certified Survey Map No. 9002; Thence S37°51’33”W, 1044.38 feet along the Easterly line of Lot 1 of said Certified Survey Map No. 9002 to the Southeastly corner thereof and the North right-of-way line of Little Rapids Road; Thence N52°10’55”W, 336.26 feet along the North right-of-way line of Little Rapids Road; Thence N36°29’25”W, 66.04 feet along the North right-of-way line of Little Rapids Road; Thence N52°20’48”W, 147.17 feet along the North right-of-way line of Little Rapids Road to the start of a 1195.92 foot radius curve to the left; Thence 183.75 feet along the arc of said curve being the North right-of-way line of Little Rapids Road having a 183.57 foot chord which bears N56°44’54”W to the Westerly of lands described in Document No. 2320294; Thence N37°51’33”E, 224.93 feet along the Westerly line of said Document No. 2320294 to the Northwest corner thereof; Thence N52°10’55”W, 550.00 feet along the Southerly line of Document No 2320294 to the Southwest corner thereof; Thence N37°51’33”E, 287.00 feet along the Westerly line of Document No 2320294 to the Northerly right-of-way line of Shady Court; Thence N52°10’55”W, 327.93 feet along said Northerly right-of-way line to the Easterly right-of-way line of French Road (frontage road to I.S.H. “41”); Thence S48°50’25”E, 467.86 feet along said Easterly right-of-way line of French Road (frontage road to I.S.H. “41”); Thence S52°11’00”E, 327.17 feet; Thence N37°51’33”E, 640.06 feet along the Easterly line of Lots 1 and 2 of Certified Survey Map filed in Volume 62 of Maps on Page 265 to the Southerly line of Lot 4 of said Certified Survey Map No. 9050; Thence N51°38’00”W, 326.93 feet along the Southerly line of Lot 4 of said Certified Survey Map No. 9050 to the Southwestly corner thereof; Thence N37°51’33”E, 528.80 feet along the Westerly line of Lot 4 of said Certified Survey Map No. 9050 to the Northwesterly corner thereof and the Point of Beginning.

That I have made such survey, land division, and plat under the directions of the owners of said land. That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made. That I have fully complied with the provisions of chapter 236 of the Wisconsin Statutes and the Subdivision regulations of the Town of Lawrence and Brown County in surveying, dividing and mapping the same.

Dated this 15th day of June, 2020

David M. Schmalz

David M Schmalz, PLS-1284
Wisconsin Professional Land Surveyor



CITY OF DE PERE APPROVAL

Approved by the City of De Pere Common Council of _____, 20____.

Carey Danen, City Clerk _____ Date _____

BROWN COUNTY PLANNING COMMISSION APPROVAL

Approved by the Brown County Planning Commission this _____ day of _____, 20____.

Dan Teaters, Senior Planner, Brown County Planning Commission

CERTIFICATE OF TREASURERS

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 Lawrence Parkway as of the date listed below:

County Treasurer _____ Date _____
Paul D. Zeller

TOWN OF LAWRENCE APPROVAL:

We hereby certify that Lawrence Parkway in the Town of Lawrence, Brown County was approved and accepted by the Town Board of the Town of Lawrence on this _____ day of _____, 20____.

Town Chairperson – Dr. Lanny J. Tibaldo _____ Date _____

STATE OF WISCONSIN

_____)ss
COUNTY OF BROWN

I, Cindy Kocken, being the duly elected, qualified and acting clerk of the Town of Lawrence, Brown County do hereby certify that the Town Board of the Town of Lawrence passed by voice vote on this _____ day of _____, 20____ authorizing me to issue a certificate of approval of Lawrence Parkway, Town of Lawrence and Integrated Public Resources LLC as owners, upon satisfaction of certain conditions, and I do also hereby certify that all conditions were satisfied and the APPROVAL WAS GRANTED AND EFFECTIVE ON THE _____ day of _____, 20____.

Dated _____ Clerk – Cindy Kocken _____

OWNER’S CERTIFICATE OF DEDICATION

Integrated Public Resources LLC, as Owners of Lots 43, 45, 46 & 47, We hereby certify that I caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. I also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Department of Administration
Town of Lawrence
Brown County Planning Commission
City of Depere

WITNESS the hand and seal of said owners this _____ day of _____, 20____. In the Presence of:

Victor Lutz, Member/CFO
Integrated Public Resources LLC

State of Wisconsin) _____)ss
_____ County)

Personally came before me this _____ day of _____, 20____, the above named Victor Lutz to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____

_____ County, WI

My Commission Expires: _____

CONSENT OF MORTGAGEE: INTEGRATED PUBLIC RESOURCES LLC

Nicolet National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the certificate of Integrated Public Resources LLC as owner.

IN WITNESS WHEREOF, the said Nicolet National Bank has caused these presents to be signed by an Authorized Officer, and countersigned by an Authorized Officer at Neenah, Wisconsin, and its corporate seal to be herein to affixed this _____ day of _____, 20____.

In the Presence of:

NICOLET NATIONAL BANK

Brian Haddock,
Vice President of Commercial Banking

Brian Paschen,
Vice President of Commercial Banking

(State of Wisconsin) _____)ss
_____ County)

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

Notary Public, _____
_____ County, Wisconsin

My Commission Expires: _____

OWNER’S CERTIFICATE OF DEDICATION

Town of Lawrence, as Owners of Lots 41, 42 & 44 and Outlots 2 & 3, We hereby certify that we caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on the Plat. We also certify that this plat is required by s. 236.10 or s. 236.12 to be submitted to the following for approval or objection.

Department of Administration
Town of Lawrence
Brown County Planning Commission
City of Depere

WITNESS the hand and seal of said owners this _____ day of _____, 20____. In the Presence of:

Town Chairperson – Dr. Lanny J. Tibaldo _____ Date _____

Town Clerk – Cindy Kocken _____ Date _____

State of Wisconsin) _____)ss
_____ County)

Personally came before me this _____ day of _____, 20____, the above named Michael Selner to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____
_____ County, WI

My Commission Expires: _____

NOTES;
LOTS 41, 42 & 43 INCLUDE WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE BROWN COUNTY ZONING ADMINISTRATOR’S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY.

THE WDNR SURFACE WATER VIEWER MAP IDENTIFIES WETLAND INDICATOR SOIL TYPES WITHIN THE SUBJECT PROPERTY. DUE TO WETLANDS INDICATOR SOILS, AND/OR WATERWAYS WITHIN THE SUBJECT PROPERTY, COORDINATE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES REGARDING POTENTIAL PROTECTIVE AREAS.

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION–RELATED ACTIVITIES.

ESA RESTRICTIVE COVENANT:

LOTS 41, 42 AND 43 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, FLOODWAY, ALL LAND WITHIN 35 FEET OF THE FLOODWAY OR 75 FEET BEYOND THE ORDINARY HIGH WATER MARK – WHICHEVER IS GREATER NAVIGABLE WATERWAYS, ALL LAND WITHIN 75 FEET OF THE ORDINARY HIGH WATER MARK OF NAVIGABLE WATERWAYS, STEEP SLOPES OF 20% OR GREATER ASSOCIATED WITH ANY AFOREMENTIONED WATER OR NATURAL RESOURCE FEATURES AND A 20–FOOT SETBACK FROM TOP AND BOTTOM OF STEEP SLOPES DEVELOPMENT, ANY 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.

LOT DRAINAGE RESTRICTIVE COVENANT:

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.

WDNR NOTES:

THE PARCEL HAS MAPPED WETLANDS AND/OR WETLAND INDICATOR SOILS PRESENT. IF THE CURRENT OR FUTURE LANDOWNER HAS PLANS FOR LAND DISTURBANCE, CONSTRUCTION WORK, GRADING/FILLING, ETC., THE FIRST STEP IS FOR THE LANDOWNER TO HIRE A WETLAND PROFESSIONAL TO REVIEW THE AREA FOR THE PRESENCE OF WETLANDS. A PROJECT THAT RESULTS IN FILLING OF WETLANDS (THROUGH LAND DISTURBING ACTIVITIES) WILL NEED TO COMPLY WITH WETLAND REGULATIONS. FOR MORE INFORMATION ON WETLANDS, PLEASE VISIT HTTP://DNR.WI.GOV/TOPIC/WATERWAYS/CONSTRUCTION/WETLANDS.HTML.

FOR PLANNED LAND DISTURBANCES OVER 1 ACRE, PLEASE VISIT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/ TO LEARN IF YOU NEED A STORM WATER CONSTRUCTION SITE PERMIT.

FOR FEDERAL WETLAND REGULATIONS, PLEASE CONTACT THE ARMY CORPS OF ENGINEERS AT 920–448–2824 TO LEARN IF A FEDERAL WETLAND APPROVAL IS REQUIRED FOR SITE DEVELOPMENT.

ALL ROADS ARE DEDICATED TO THE PUBLIC.

PLANNED MUNICIPAL IMPROVEMENTS TO INCLUDE UTILITIES SUCH AS STORM SEWER, SANITARY SEWER, WATER MAIN, ASPHALT STREETS WITH CONCRETE CURB & GUTTER.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by Integrated Public Resources LLC & Town of Lawrence as Grantors, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation Grantee, and

TIME WARNER ENTERTAINMENT COMPANY, LP, Grantee

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

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

NO UTILITY TRANSFORMERS OR PEDESTALS ARE TO BE SET WITHIN 2 FEET OF A LOT CORNER MONUMENT.

NO CONDUCTORS ARE TO BE BURIED WITHIN 1 FOOT OF A LOT CORNER MONUMENT.

CERTIFICATE OF TREASURERS

As duly elected Town 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 Lawrence Parkway as of the date listed below:

Town Treasurer _____ Date _____
Cindy Kocken

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

SHEET 2 OF 2

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcgrp.com



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

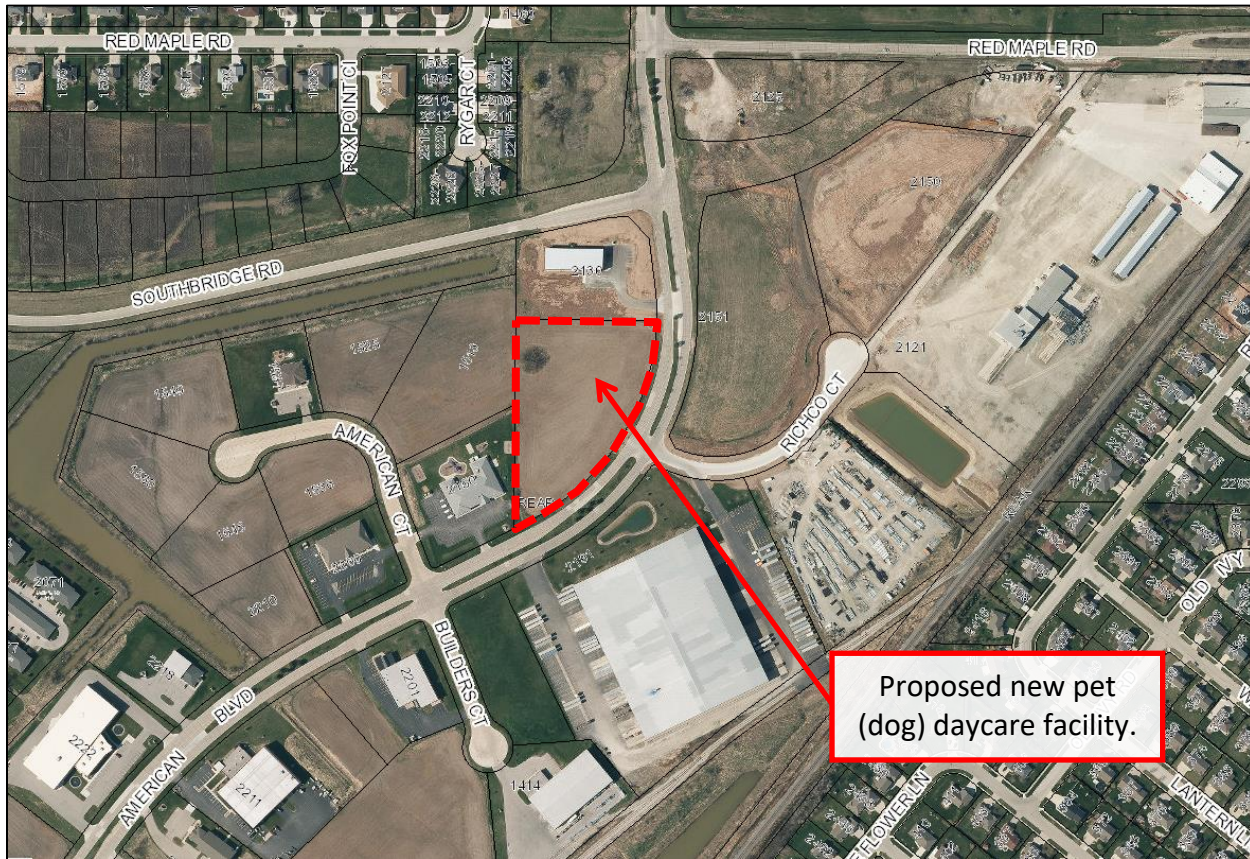
SUBJECT: Staff recommendation and possible action regarding a site plan request for a new pet day care facility at 2140 American BL (Parcel WD-L179-8).

ATTACHMENTS:

- 07-27-20 Plan Commission Report - Tailwaggers (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 02 Jul 2020 (PDF)

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

SITE MAP



REQUESTED ACTION:	Site Plan Approval.	
	Tailwaggers Doggy Daycare new building with a new 21 stall parking lot.	
COMMON DESCRIPTION:	2140 American BL, located west from the American BL and Richco CT "T" intersection.	
PARCEL NUMBERS:	WD-L179-8	
EXISTING ZONING:	I-B-1 (Industrial-Business-1 District)	
SURROUNDING LAND USES:	Industrial business (I-B-1) to the north (I-B-1), south (I-3), east (I-3), and west (I-B-2).	
COMPREHENSIVE PLAN:	Parks and Recreation	
APPLICANT / OWNER:	Brad Trembl Authorized Representative Robert E Lee & Associates INC 1250 Centennial Centre BL Hobart, WI 54155	City of De Pere Property Owner 335 S Broadway ST De Pere, WI 54115

SITE HISTORY:

The site has been used for agricultural purposes since 1938. The adjacent American BL was built in the early 2000's.

On May 26, 2020 and June 16, 2020 Plan Commission and Common Council approved changes to Section 14-51 of the Municipal Code to permit "pet grooming, kennels, and pet day care facilities" on I-B-1 District zoned property, which included the subject parcel.

On June 30, 2020 the petitioner submitted a site plan request for a new 10,831 SF dog daycare facility, with a 21 stall parking lot, on the property. The site is proposed to be near the northern end of the parcel, to allow for opportunities to further land divide for another development in the future.

STAFF REVIEW:

When reviewing a site plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60. The existing site proposes a new 10,831 SF structure and 21 stall parking lot on a vacant City owned lot. The petitioner is acquiring the land from the City.

The façade materials on all sides of the building are approvable split face CMU (color moonlit sand and stone white), glass windows, and patrician bronze trim. There are outdoor chain link fences that are screened by an 8' tall wooden perimeter fence near the north, south and west sides of the building. The refuse/recycle area and the utility area are screened with CMU material that matches the building with cedar gates.

Two new two-way drives will connect to American BL. The southern drive was designed with the intention of being a future shared drive if the remainder of the parcel is divided off for development or included as part of a separate business operation by the proposed owners. Thus, the southern drive was located in alignment with the street intersection.

A minimum 5' planting area, with landscaping, is proposed between the east side of the building and the parking area. Landscaping is also proposed on the south side of the refuse/recycle area. Trees are proposed along the north property line and along the northern 2/3 of the American BL street frontage. Landscaping is minimal in the southern corner of the property in order to allow for future development. The requirement for 19 trees on the site has been met with 27 trees (5 of which are smaller Juniper trees).

The site proposes two wall signs; one sign is shown over each of the street facing doors. The sign code permits one wall sign per business on the front façade; a second sign is not permitted. A separate sign permit(s) will be required from Inspection Division.

The site plan complies with the following massing and setback

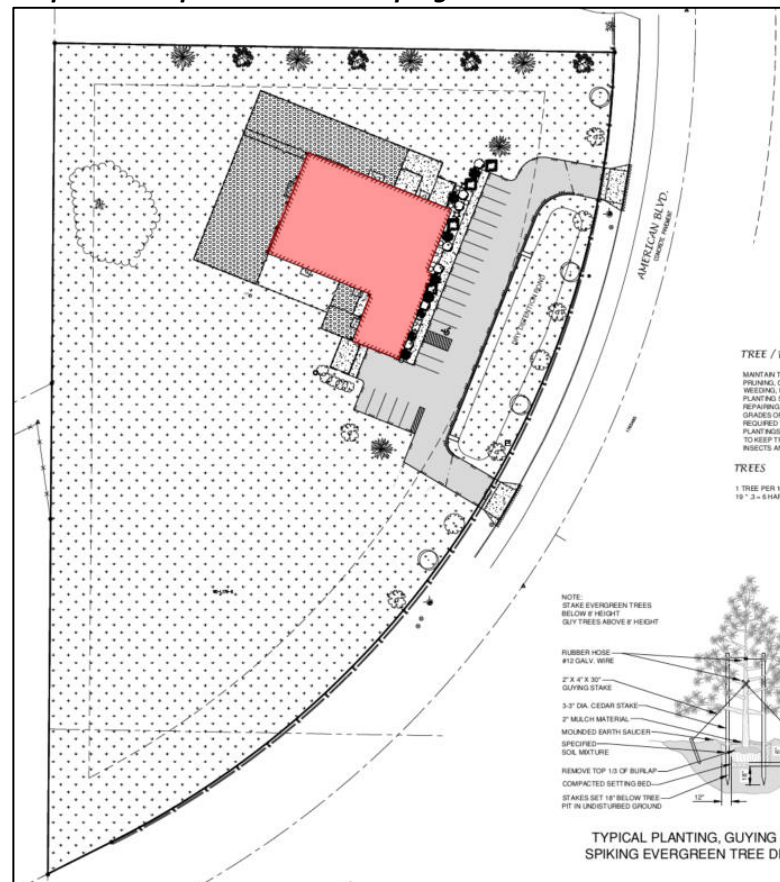
requirements set by the I-B-1 District (Code Section 14-51):

- Land Use: Vacant – Proposed pet day care facility (permitted)
- Lot Size: 3.5 acres (5 acre required, smaller lot is pre-existing)
- Front Yard Setback – east: ~105' (50' required)
- Interior Side Yard Setback – north: ~79' (30' required)
- Rear Yard Setback – west: ~164' (30' required)
- FAR: 0.05 (0.5 or less required)
- Building Height: 23' (Determined by Plan Commission)
- Landscaping: 27 trees (19 trees required)

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

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Professional Staff	-	17	12	Yes
Employees	-	4	4	Yes
TOTAL	-	21	16	YES

Proposed site plan with landscaping.



Proposed exterior elevations.



STAFF COMMENTS:

Engineering:

1. Sheet 1: Water/Sanitary/Storm Sewer contact number for the City of De Pere is 920-339-4061 not 920-339-8076.
2. Sheet 1: Show existing gas and communication lines running in right-of-way.
3. Sheet 2: Include pavement markings and/or signage at northern driveway to indicate it is right-in, right-out only.
4. Sheet 2: Update curb cut notes to be the following: "Provide hydraulic, profile curb cut per City of De Pere Standards."
5. Sheet 2: Specify 4-inch wide pavement marking.
6. Sheet 3: Add Note "6. 2-inch water tap to be coordinated with City of De Pere Water Department at 920-339-4063."
7. Sheet 3: Add Note "7. Contact City of De Pere Engineering at 920-339-4061 to schedule sewer connection inspections."
8. Sheet 3: Provide apron end walls at the two culverts as well.
9. Sheet 5: Show stockpile location and protection around stockpiled materials.
10. Sheet 5: Inlet protection should be specified as TYPE D.
11. Sheet 5: Provide WisDNR soil loss sediment discharge calculations and corresponding map.
12. Prior to obtaining occupancy permits:
 - a. Sheet C: Provide property address in site plan.
 - b. Sheet C: Provide property address in border template on all sheets once known.
 - c. Sheet 2: There is a 3 square foot difference in site area when all the areas are summed up and compared to the total area.
 - d. Sheet 2: Knox Box location is coordinated with the City, not Village.
 - e. Sheet 2: Typo of "Enclosure" for trash enclosure.
 - f. Sheet 3: Identify the water meter size for the site.
 - g. Sheet 4: Eliminate duplicate erosion control notes. This is not the erosion control sheet.
 - h. Sheet 5: Lot two information is shown twice atop one another to south of the site.

Fire: None.

Health: None.

Forestry: None.

1. Sheet L2: The planting details are outdated and should be updated to reflect WDNR recommendations.

Planning:

1. Sheet A1.1: Maximum building height of 22' appears appropriate, but requires review by Plan Commission in the I-B-1 District.
2. Sheet A1.1: Correct the elevation labels; north and south elevations are backwards.
3. Sheet A1.1: The utility area is missing from the north, south and west elevations.
4. Sheets 2, A1.0, A1.1: Provide a clarified scaled elevation for the dumpster enclosure gates. Sheet 2 identifies a 10' cedar gate on the south side only, Sheet A1.0 identifies that there appears to be an inappropriate gate on the west side, and Sheet A1.1 identifies a chain link gate in the east elevation with no dumpster at all in the north, south and west elevation.
5. Sheet L2: Add landscaping to the west side of the dumpster, similar to what is on the south side.
6. Sheet A1.1: The site plan references two wall signs on the front (east) façade. Only one wall sign is permitted per business. For one business at this site the wall cannot be more than 117 square feet in size; if there are two businesses then the square footage is split based on linear frontage. If there are other sign types on the site plan, the type and location must be identified. A separate sign permit review/approval is required through the Inspection Department.
7. Subject to the successful acquisition of land ownership from the City.

Inspection: None.

1. DPMC Chapter 42 Soil Erosion Control – The site is more than one acre. WDNR/NOI permit is required. Soil erosion control shall be implemented 24 hours after site disturbance. All soil erosion control shall be maintained, inspected, accurate records maintained on a weekly basis and properly repaired and inspected after a precipitation event.
2. Signage to the building and/or site requires a separate review prior to a sign permit being issued.
3. IBC 1111.1/111.2 Signs - Provide accessible parking signage at accessible parking spaces and passenger loading zones. The bottom edge of accessible parking signs must be located 60 inches minimum above the level of the parking space.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for a new dog daycare facility at 2140 American BL, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

	CITY OF DE PERE	Fee: \$ 305.00
	APPLICATION FOR SITE PLAN REVIEW	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) REL	Authorized Representative BRAD TREML	Title ENG. TECH	
Mailing Address 1250 CENTENNIAL CENTRE BLVD.	City HOBART	State WI	ZIP Code 54155
Email Address BTREML@RELEG.INC.COM	Phone Number (incl. area code) 920-662-9641	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) Tailwaggers Doggy Daycare	Contact Person DAVID WAGNER	Title OWNER	
Mailing Address 5063 WEST CENTURY BLVD.	City APPLETON	State WI	ZIP Code 54913
Email Address DWAGNER1980@gmail.com	Phone Number (incl. area code) 920-251-4395	Fax Number (incl. area code) _____	

SECTION 3: Project or Site Location

Project Address/Description AMERICAN BLVD.	Parcel No. WD-4179-0
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SECTION 4: Project Information

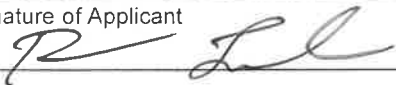
Existing Zoning: I-B-1			
Present Use of Parcel: Vacant			
Proposed Use of Parcel: Doggy Daycare			
Estimated Start Date: SUMMER 2020	Estimated Completion Date:		

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.

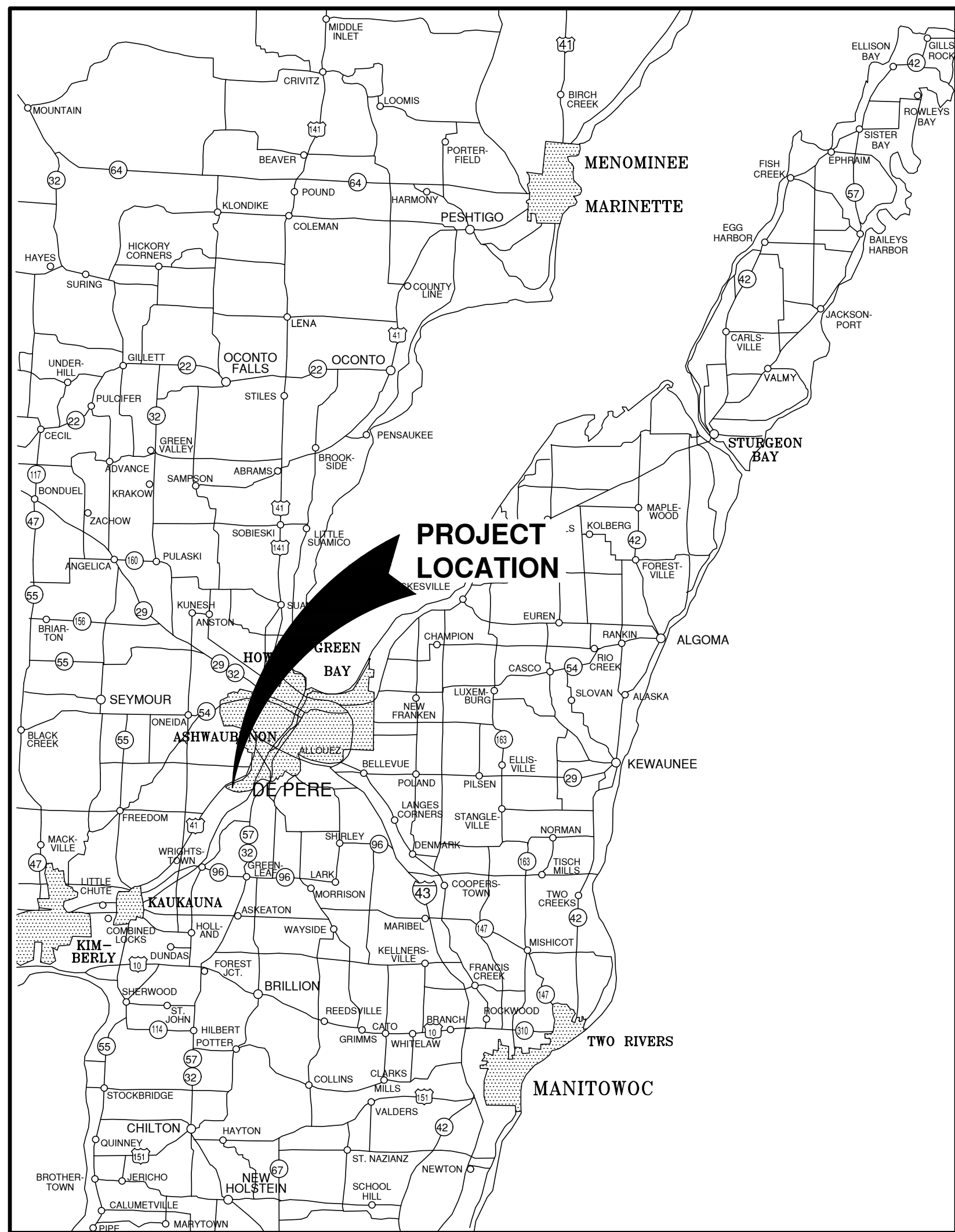
Name of Owner/Authorized Representative (please print) BRAD TREML	Title ENG. TECH	Phone Number 920-662-9641
Signature of Applicant 		Date Signed 6/30/2020

TO BE COMPLETED BY CITY STAFF

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

DE PERE TAILWAGGERS DOGGY DAYCARE FOR FOX CITIES BUILDERS CITY OF DE PERE, BROWN COUNTY, WISCONSIN

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



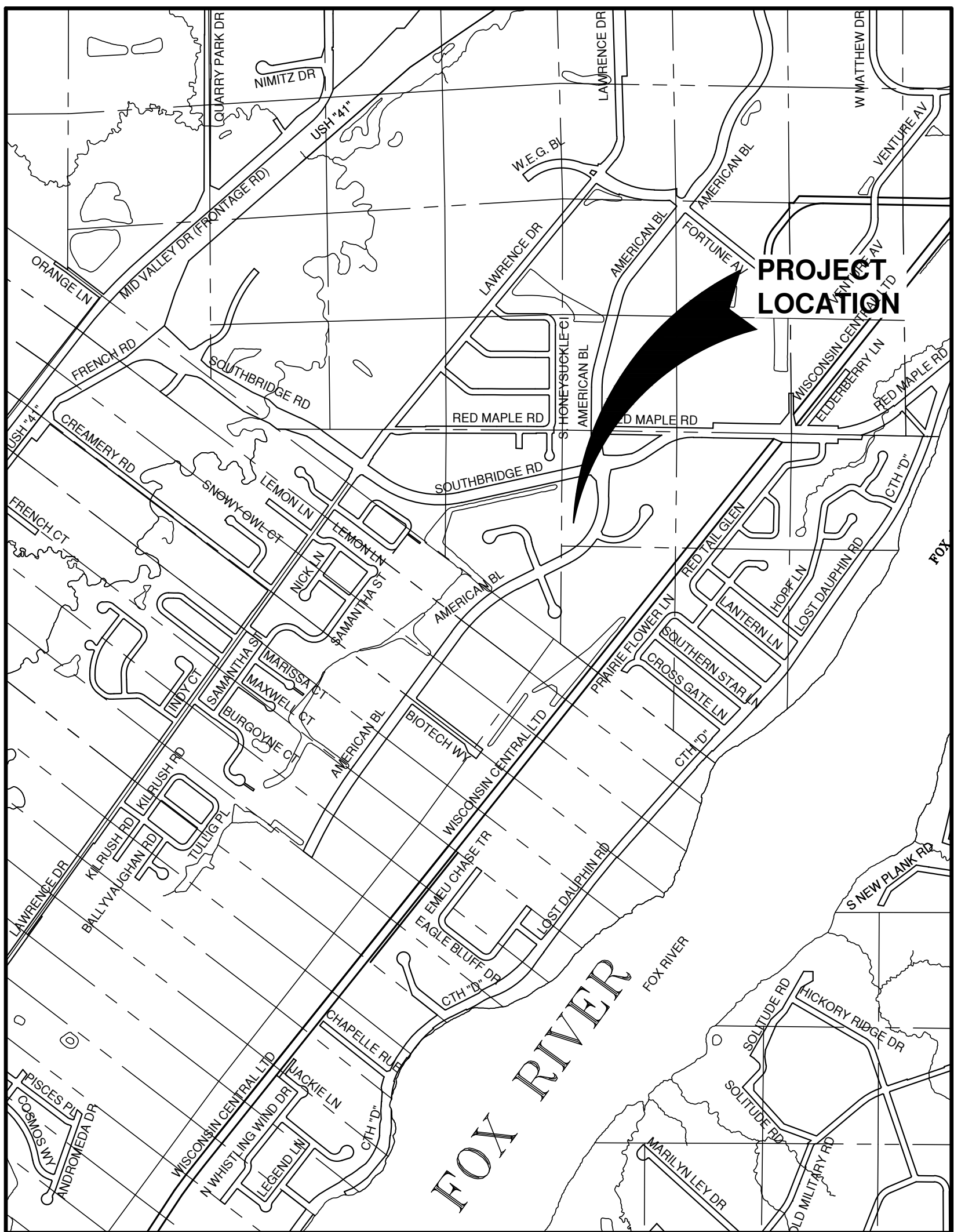
VICINITY MAP

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

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

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
8	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
9	EROSION CONTROL - DITCH CHECK DETAILS
10	EROSION CONTROL - SHEET FLOW DETAILS
11	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
L1	LANDSCAPE PLAN
L2	LIGHTING PLAN



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT	DE PERE TAILWAGGERS DOGGY DAYCARE FOR FOX CITIES BUILDERS CITY OF DE PERE BROWN COUNTY , WISCONSIN	DATE 03/04/20	FILE COVER	JOB NO. 5911029	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releecinc.com	SHEET NO. C
								CHECKED AJS		LOCATION MAP				
								DESIGNED BLT						

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF DE PERE DEPARTMENT OF PUBLIC WORKS, CENTRAL BROWN COUNTY WATER AUTHORITY, GREEN BAY METROPOLITAN SEWER DISTRICT, WISCONSIN PUBLIC SERVICE CORPORATION, AT & T, TIME WARNER CABLE AND NET LEC.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKETS NUMBERED 20191502436 AND 20191502440, BOTH DATED 04-16-2020, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

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

(920) 339-8076

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

(920) 433-4147

WATER:
CENTRAL BROWN CO.
WATER AUTHORITY
3100 EATON RD
BELLEVUE, WI 54311

(920) 884-1077

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

(920) 944-1581

SANITARY SEWER:
GBMSD
2231 N. QUINCY ST.
GREEN BAY, WI 54302

(920)432-4893

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

(800) 797-7434

TELECOMMUNICATIONS:
NET LEC / NSIGHT / CELLCOM
C/O MI TECH SERVICES
1700 INDUSTRIAL DR.
GREEN BAY, WI 54302

(920) 288-8908

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

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

CONTRACTOR INFORMATION:

FOX CITIES BUILDERS
N7315 CTH "Y"
SEYMOUR, WI 54165

920-595-0345

CONTACT: JEREMY NOLL

OWNER INFORMATION:

DAVID WAGNER
5063 WEST CENTURY BLVD
APPLETON, WI 54913

920-251-4395



BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	FLAG BOLT ON HYDRANT	EL. 837.72

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	731.60	679.30	61.71	N32° 29' 45"E	696.75
C1	731.60	679.30	61.71	N32° 29' 45"E	696.75

LEGEND

- FIRE HYDRANT

WATER VALVE/CURB STOP

WATER MANHOLE

REDUCER/INCRASER

SANITARY MANHOLE

AIR RELIEF MANHOLE

STORM MANHOLE

OPEN STORM MANHOLE

STORM INLET

STORM INLET MANHOLE

TANK COVER

SOIL BORING

POST

IRON PIPE/ROD

PK NAIL
- POWER POLE

POWER POLE W/GUY WIRE

LIGHT POLE

TRAFFIC SIGNAL POLE

ELECTRIC MANHOLE

ELECTRIC METER

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

CABLE TV MANHOLE

CABLE TV PEDESTAL

GAS VALVE

GAS METER

MAILBOX

SIGN

BOLLARD
- DECIDUOUS TREE

CONIFEROUS TREE

BUSH

RIP RAP

CULVERT

WETLANDS

HANDICAP PARKING

- EDGE OF ASPHALT

EDGE OF GRAVEL

CURB & GUTTER

TREE/BRUSH LINE

CONTOUR LINE

RETAINING WALL

GUARD RAIL

FENCE
- 8SS

4FM

10ST

6W

G

OT

T

OE

E

OTV

TV

FO
- 8SS

4FM

10ST

6W

G

OT

T

OE

E

OTV

TV

FO
- SANITARY SEWER (SIZE NOTED)

FORCEMAIN (SIZE NOTED)

STORM SEWER (SIZE NOTED)

WATERMAIN (SIZE NOTED)

GAS LINE

OVERHEAD TELEPHONE LINE

UNDERGROUND TELEPHONE LINE

OVERHEAD ELECTRIC LINE

UNDERGROUND ELECTRIC LINE

OVERHEAD CABLE TV LINE

CABLE TV LINE

FIBER OPTIC LINE

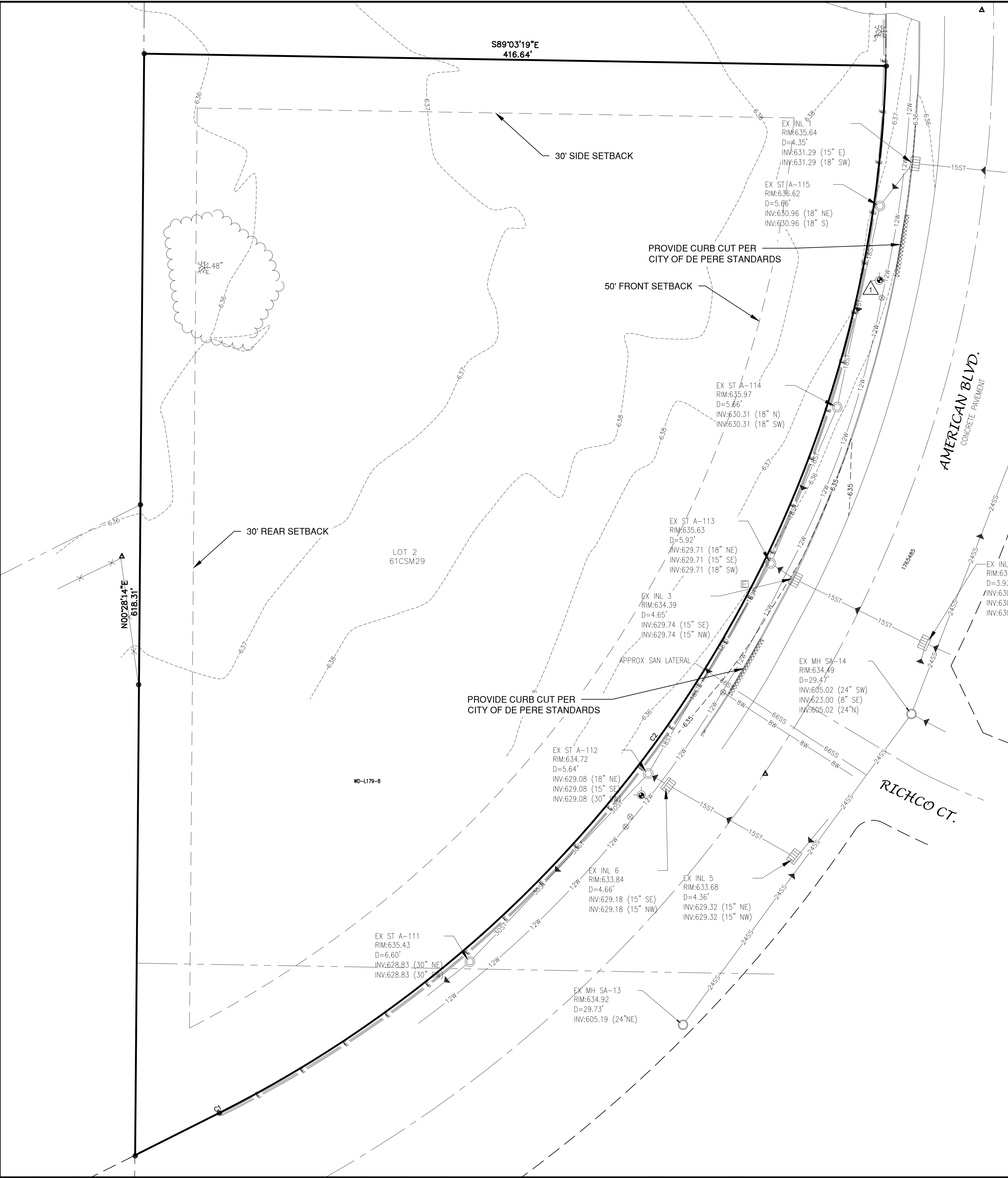
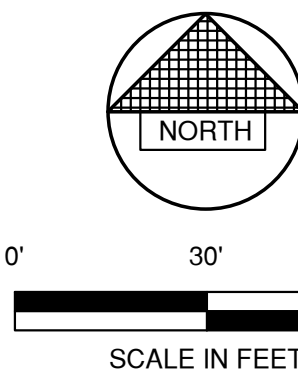
R/W LINE

PROPERTY LINE

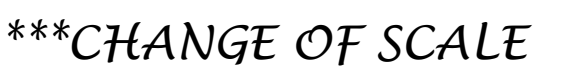
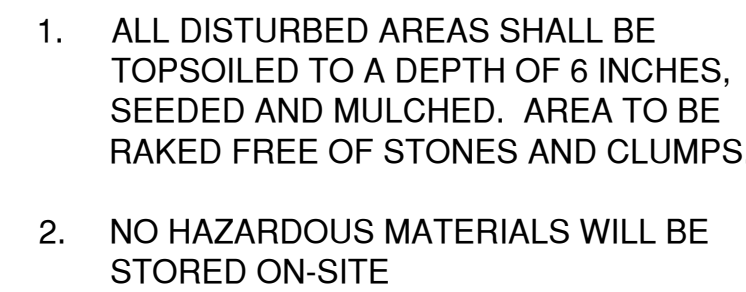
EASEMENT LINE

BUILDING SETBACK LINE

SECTION LINE



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT	DE PERE TAILWAGGERS DOGGY DAYCARE FOR FOX CITIES BUILDERS CITY OF DE PERE BROWN COUNTY, WISCONSIN		EXISTING CONDITIONS		DATE 03/2020	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. 1
								CHECKED BBB					FILE 5911009T		
								DESIGNED CCC					JOB NO. 5911029		



acket Pg. 66



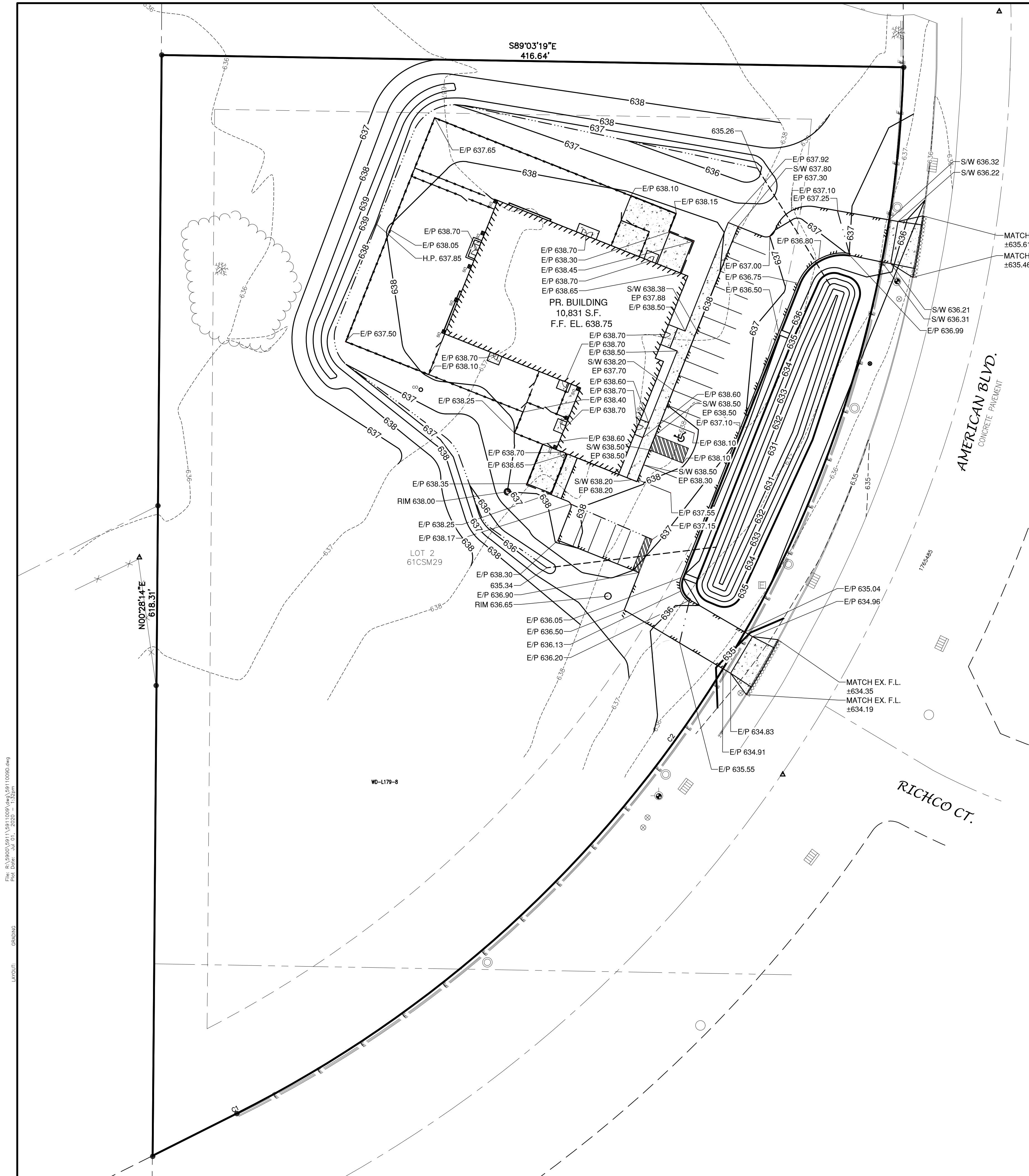
DE PERE TAILWAGGERS DOGGY DAYCARE
FOR FOX CITIES BUILDERS
CITY OF DE PERE
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Packet Pg. 67

File: R:\3000\5911\5911009\463\59110090.dwg
Plot Date: Jul 01, 2020 1:35pm
LAYOUT: GRADING



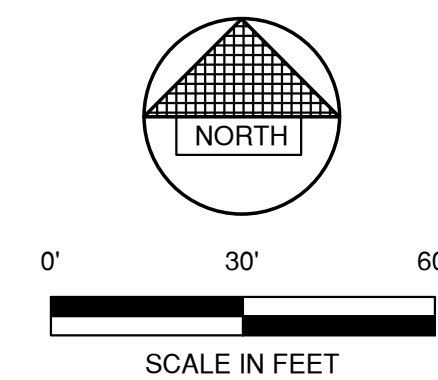
LEGEND

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

EROSION CONTROL

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

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT
								CHECKED BBB
								DESIGNED CCC

DE PERE TAILWAGGERS DOGGY DAYCARE
FOR FOX CITIES BUILDERS
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

GRADING PLAN

DATE 05/20/20
FILE 5911009D
JOB NO. 5911009

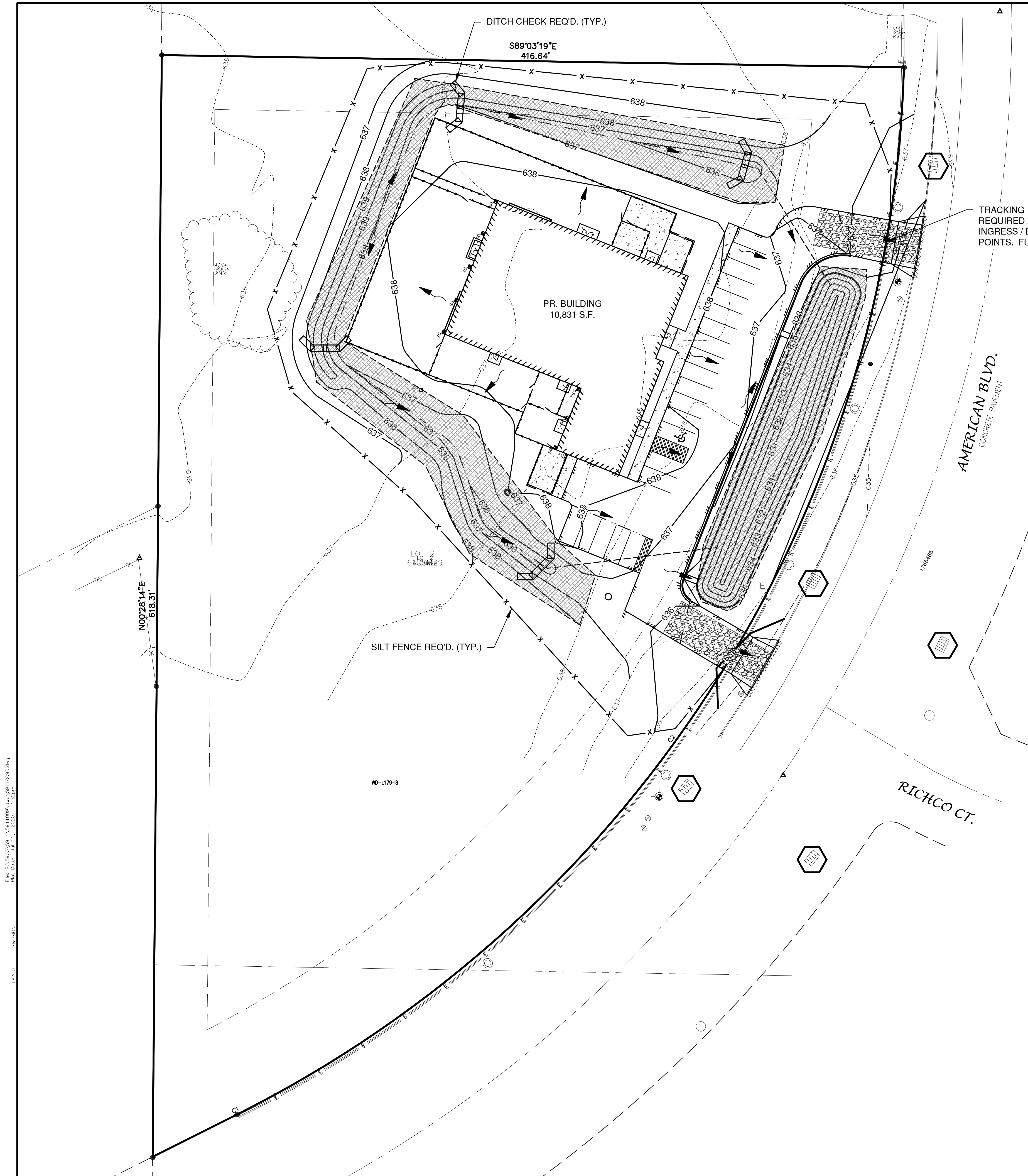


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SHEET NO.
4

File: R:\3000-591\3000-591.dwg
Plot Date: Jul 01, 2020 - 1:50pm

EROSION
LAYOUT



LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

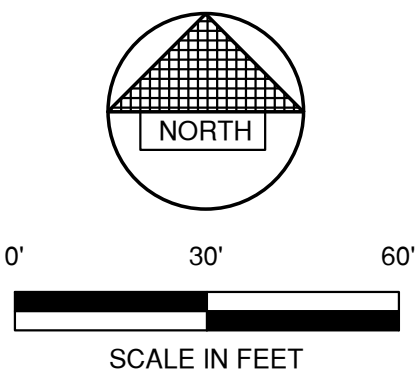
EROSION CONTROL

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

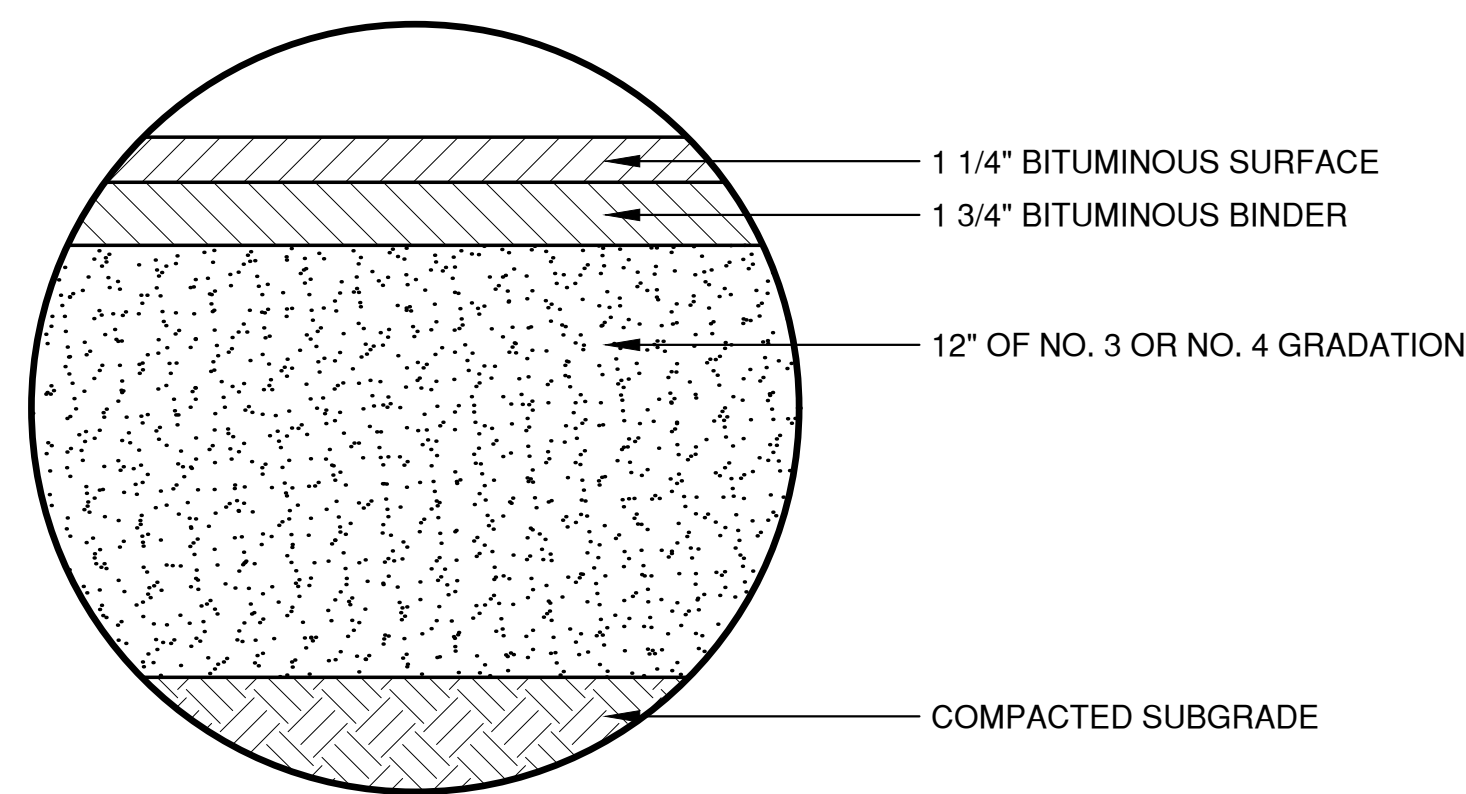
- SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
- A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
- PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
- ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

CONSTRUCTION SEQUENCE

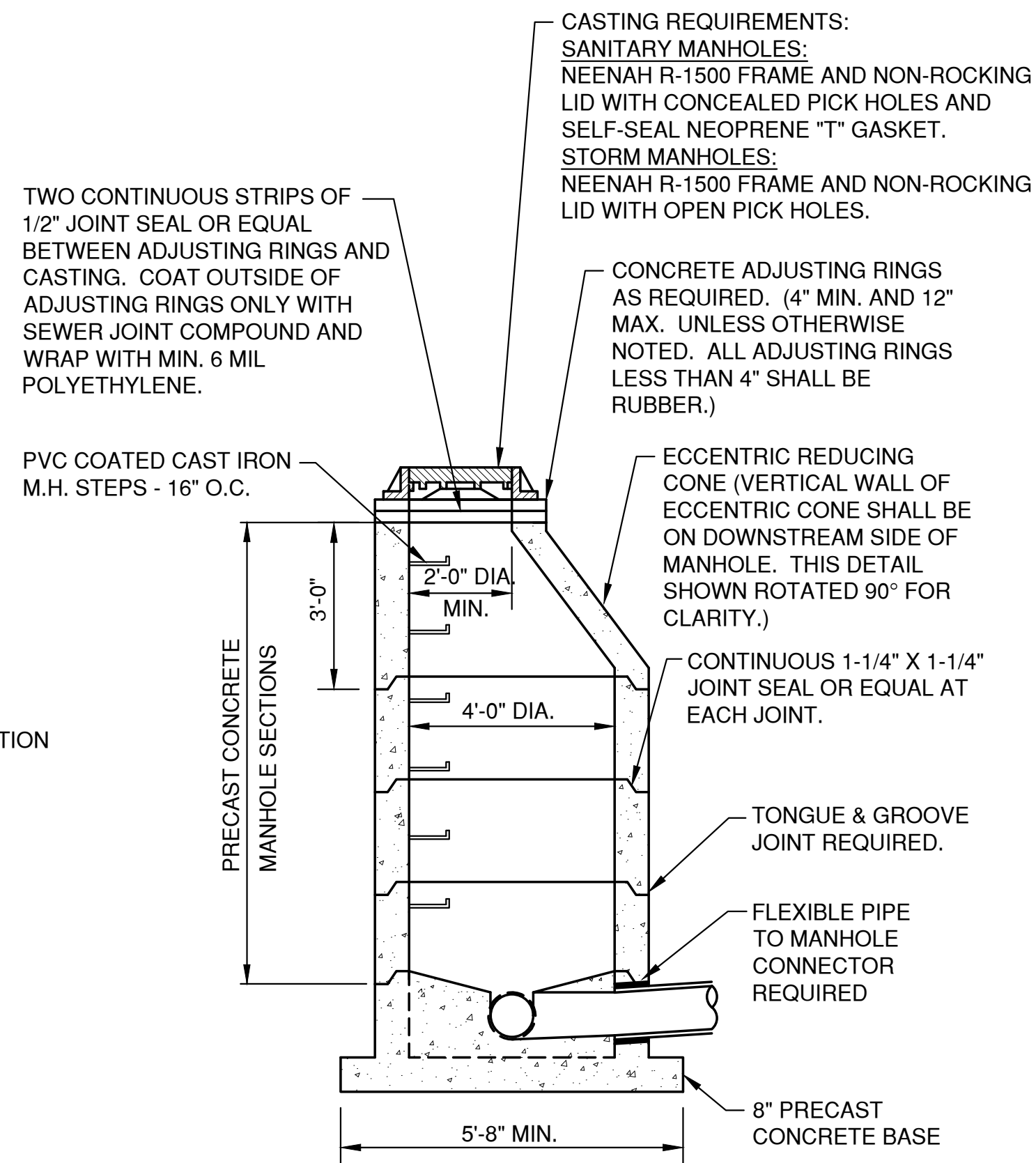
- INSTALL EROSION CONTROL BMP'S SUCH AS SILT FENCE, INLET PROTECTION, AND TRACKING CONTROL PADS PRIOR TO ANY SITE DISTURBANCE.
- PLACE FILL MATERIAL, COMPACT, AND GRADE AS NECESSARY FOR BUILDING AND PARKING LOT. EXCAVATE FOR BUILDING FOUNDATION AND BEGIN BUILDING CONSTRUCTION.
- EXCAVATE DRY DETENTION POND AREA AND INSTALL ALL NECESSARY SITE UTILITIES.
- PLACE GRAVEL BASE COURSE AND CONSTRUCT PARKING LOT.
- COMPLETE REMAINING BUILDING AND PAVE PARKING LOT.
- TOPSOIL, SEED, AND MULCH OR E-MAT TO STABILIZE ALL REMAINING DISTURBED AREAS AS SOON AS FINAL GRADING IS COMPLETED.
- ONCE SITE VEGETATION HAS REACHED 70%, ALL EROSION CONTROL BMP'S MAY BE REMOVED.



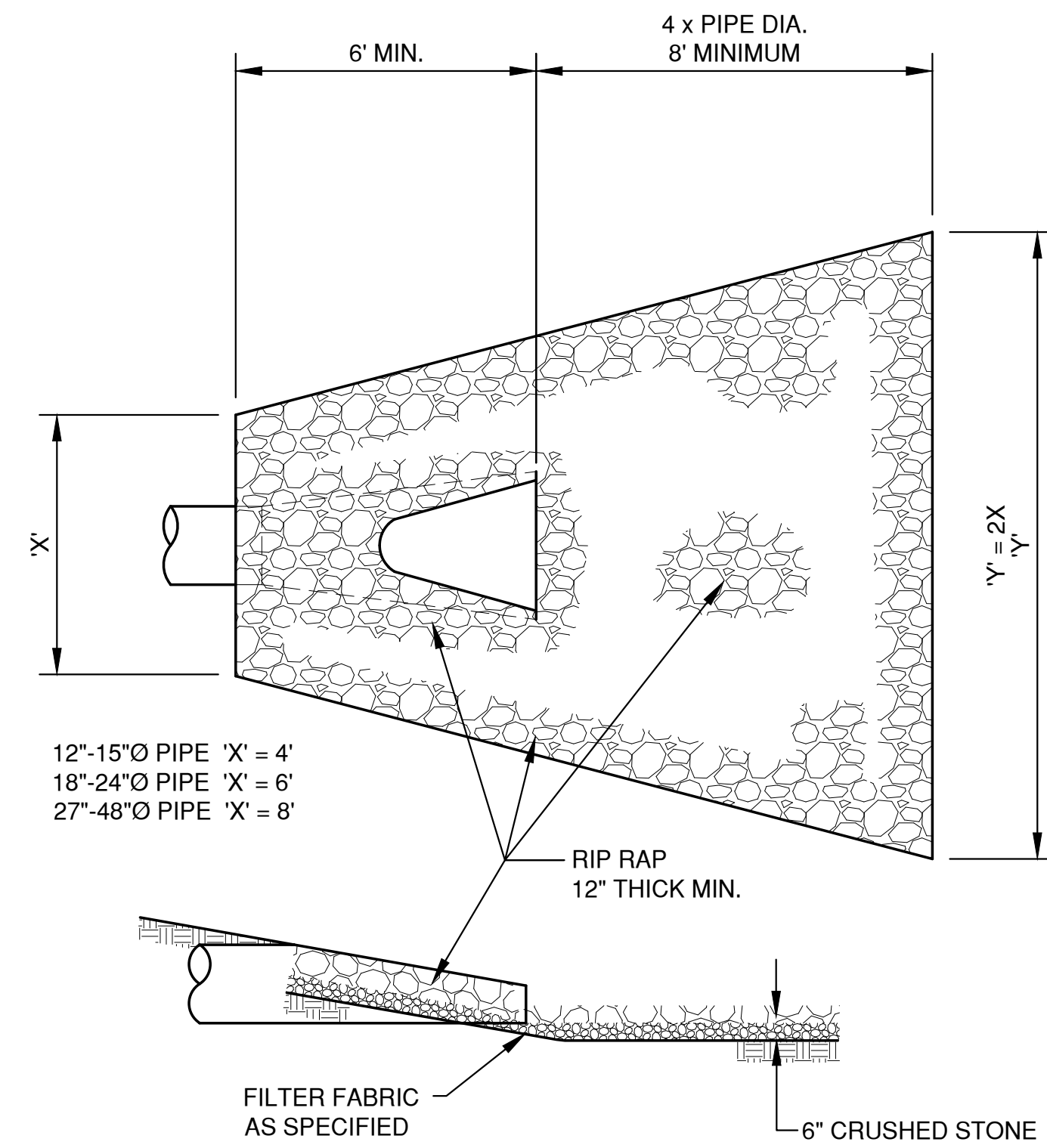
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT	DE PERE TAILWAGGERS DOGGY DAYCARE FOR FOX CITIES BUILDERS CITY OF DE PERE BROWN COUNTY, WISCONSIN	DATE 05/20/20	FILE 5911009D	JOB NO. 5911009	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. 5
								CHECKED BBB						
								DESIGNED GGC						



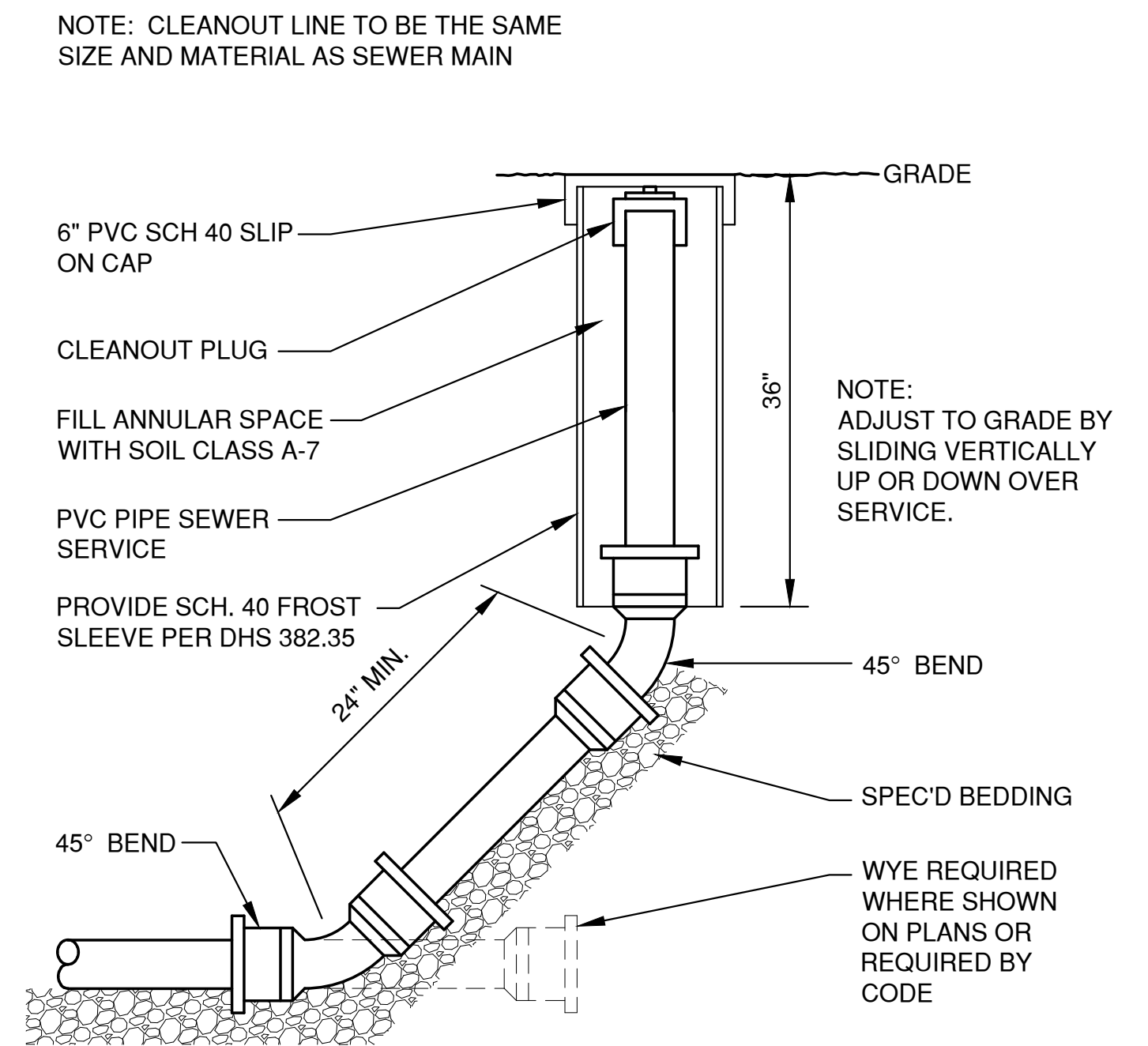
LIGHT DUTY ASPHALT PAVEMENT



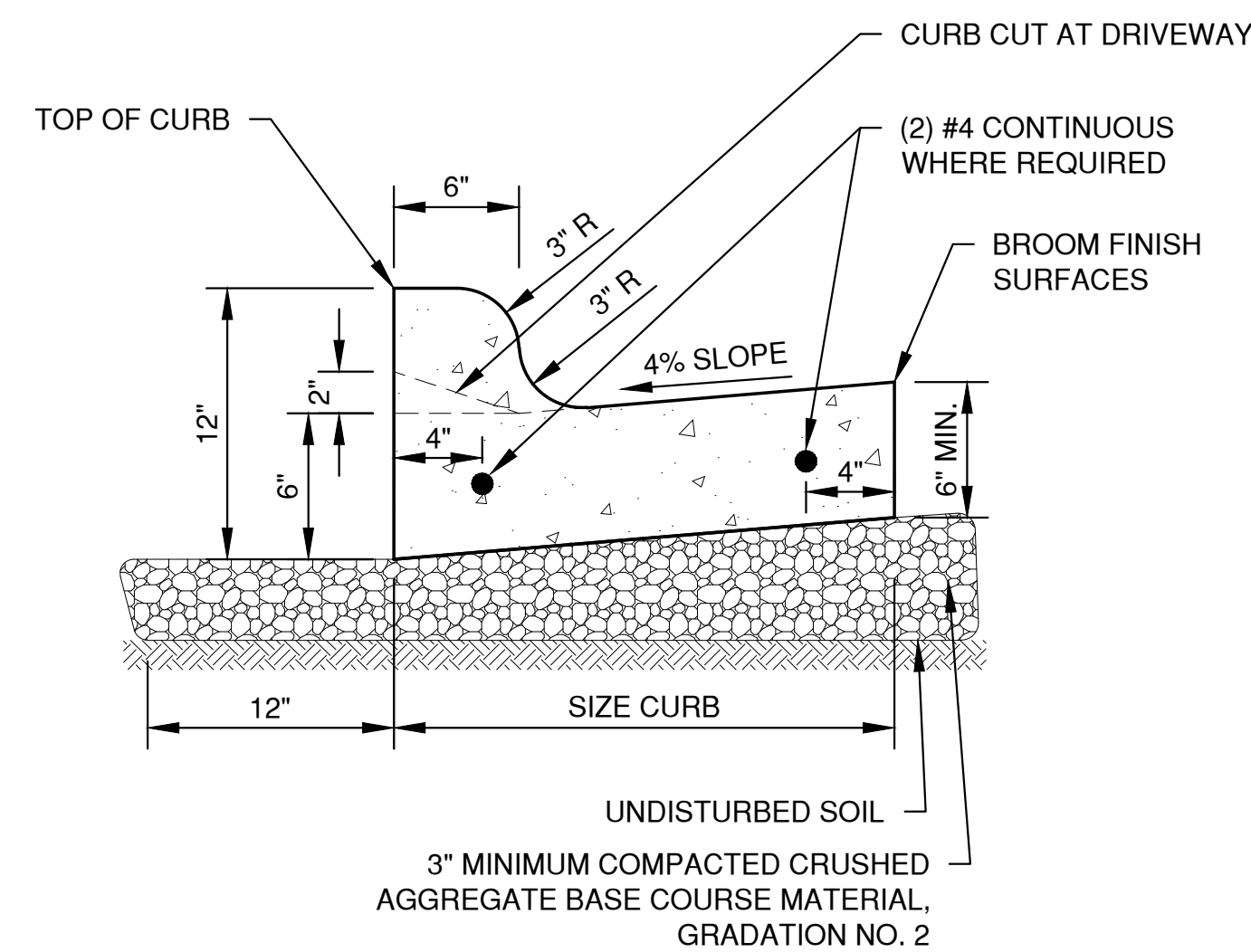
SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)



ENDWALL RIP RAP DETAIL

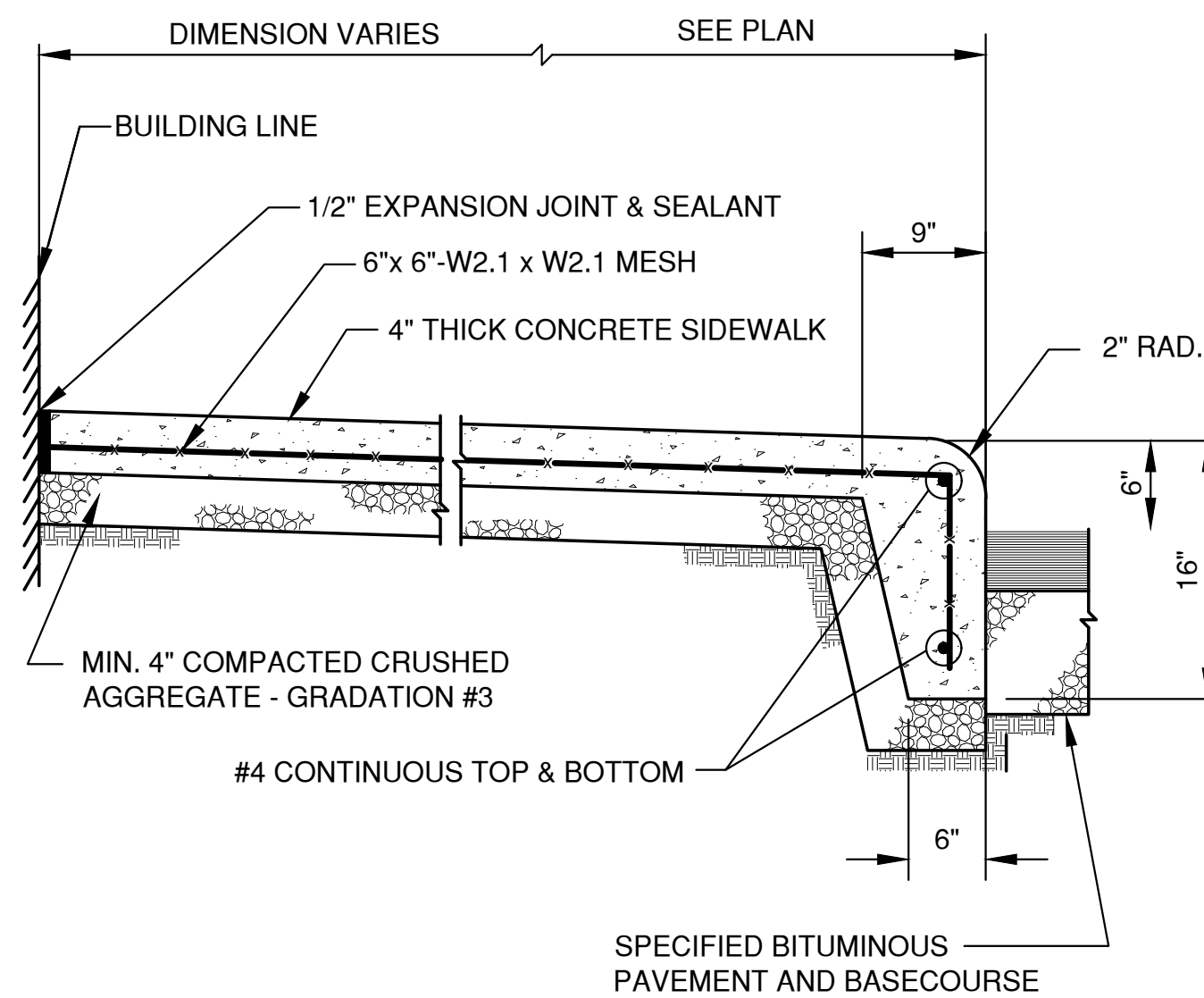


CLEAN-OUT DETAIL
(NON-TRAVELED AREAS)

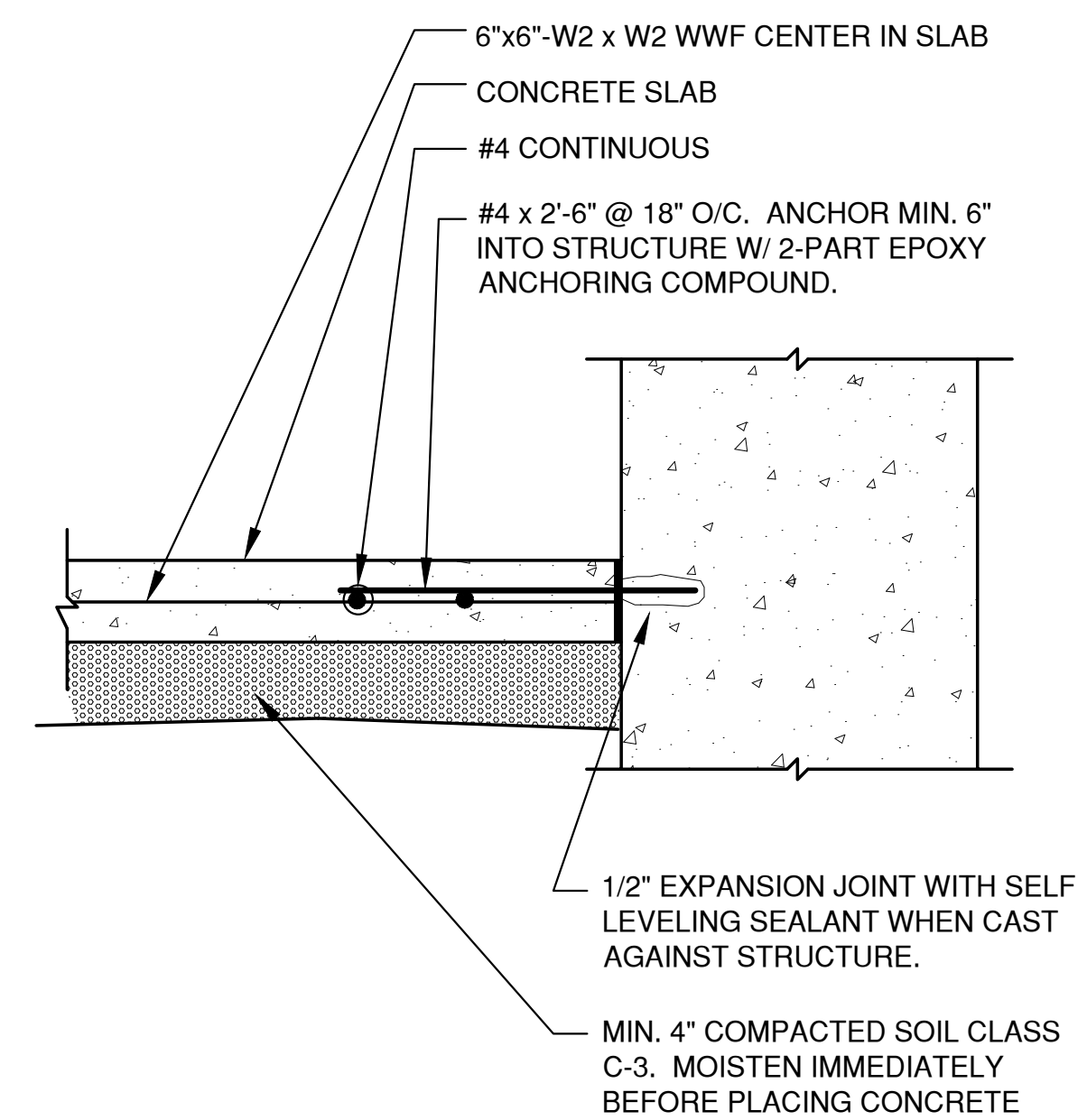


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING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

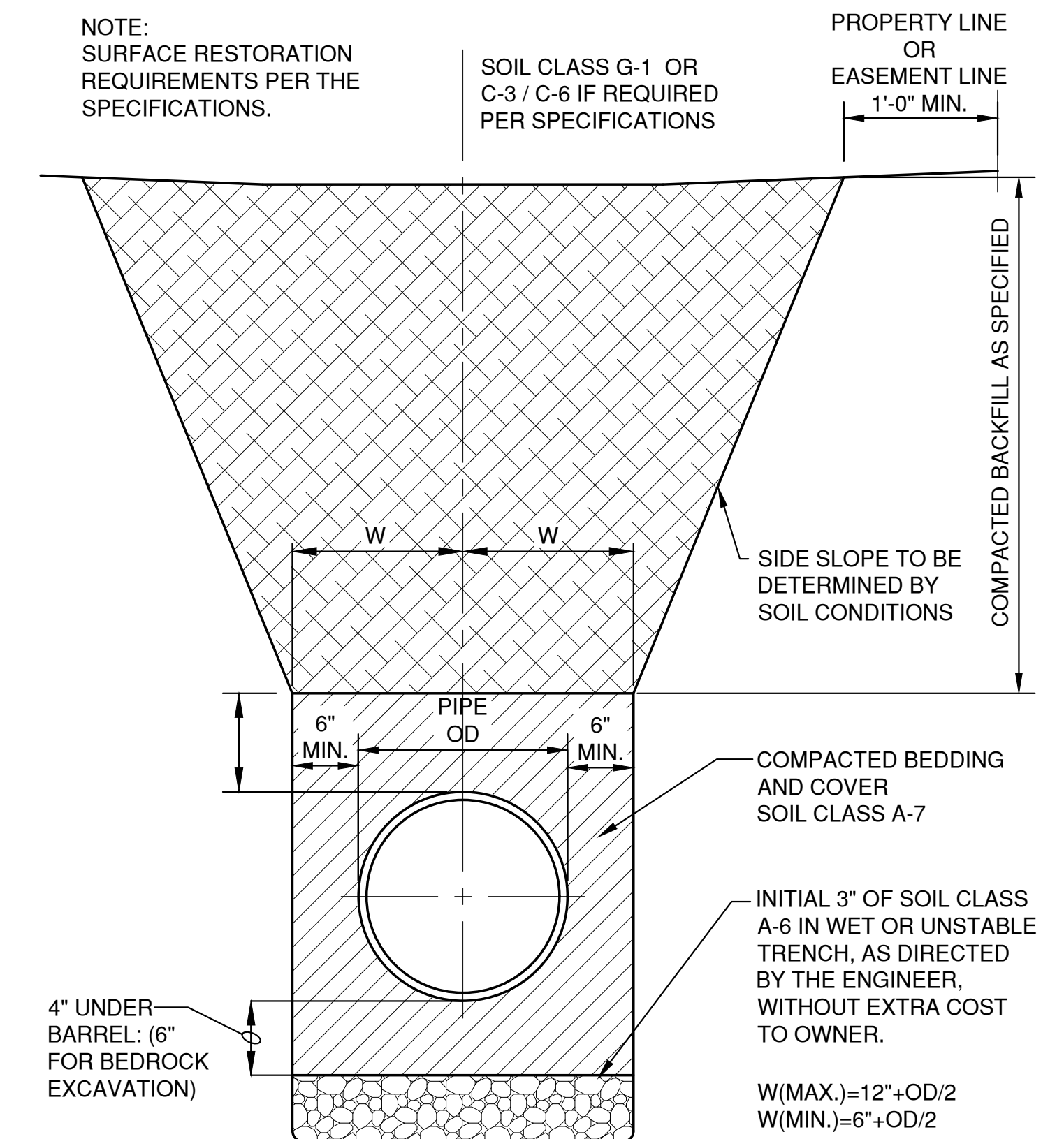
STANDARD CURB AND GUTTER



SIDEWALK WITH INTEGRAL CURB



TYPICAL SIDEWALK ADJACENT
TO STRUCTURE



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

PRELIMINARY
Not for Construction

File: R:\3000\5911\5911090-04\DETAILS.dwg
Plot Date: Jul 01, 2020 11:56am
LAYOUT: DETAILS (1)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT	DE PERE TAILWAGGERS DOGGY DAYCARE FOR FOX CITIES BUILDERS CITY OF DE PERE BROWN COUNTY, WISCONSIN	MISCELLANEOUS DETAILS	DATE 02/2020	FILE DETAILS	JOB NO. 5911099	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releecinc.com	SHEET NO. 6
								CHECKED A/B							
								DESIGNED BLT							

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

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

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

MAINTENANCE NOTES:

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

INSTALLATION NOTES:
TYPE "B" AND "C"

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

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

TYPE "D"

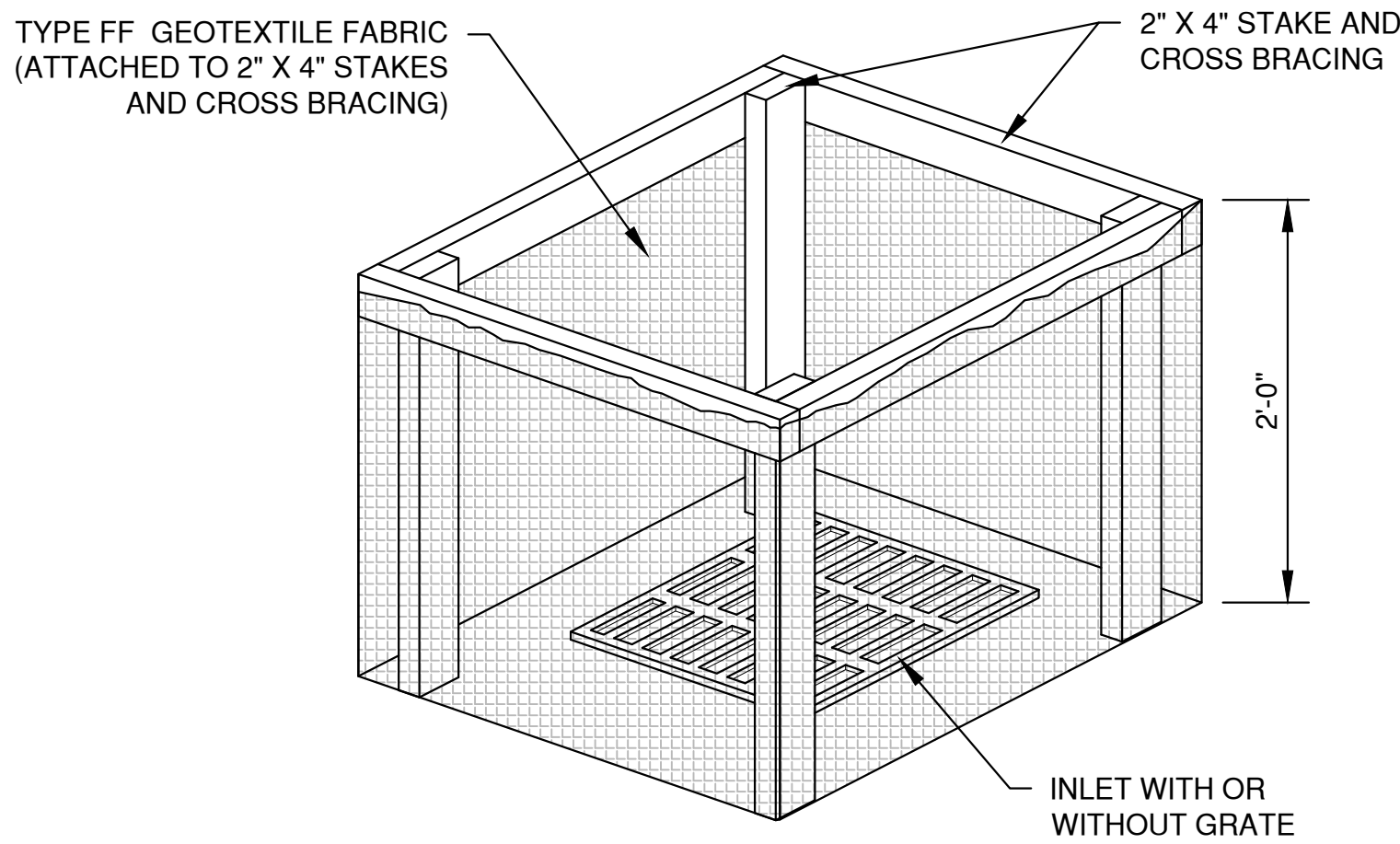
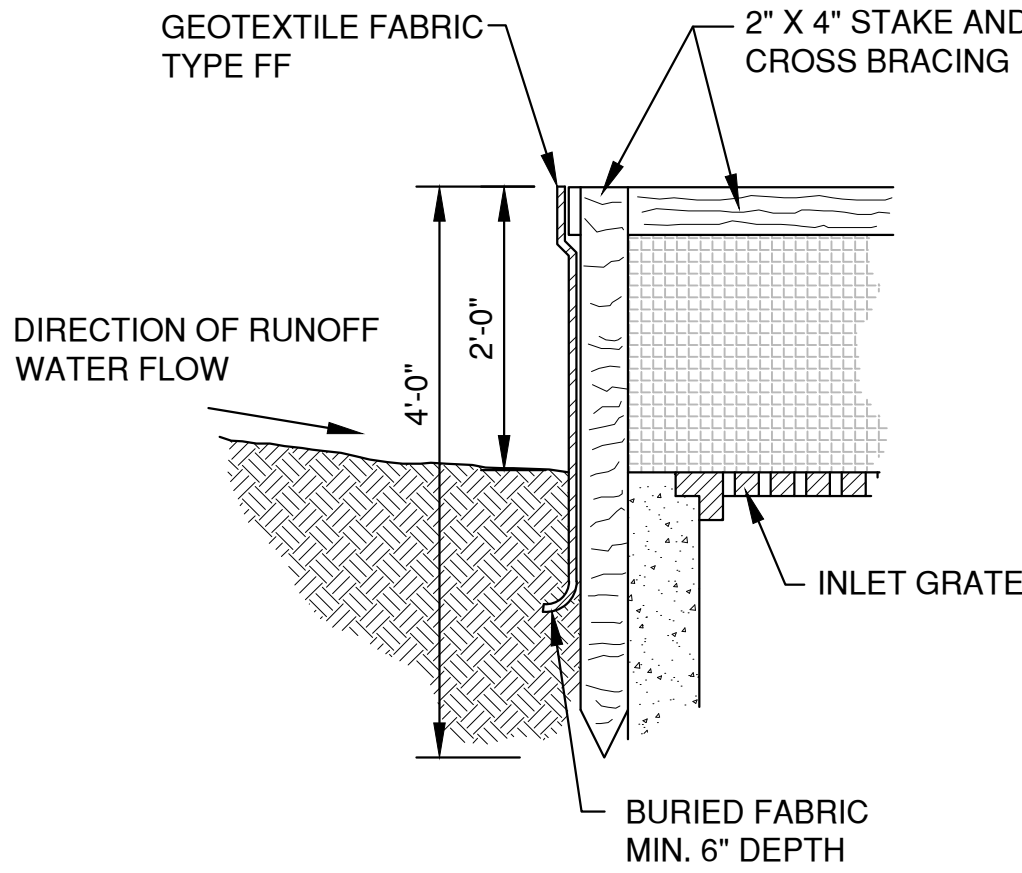
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

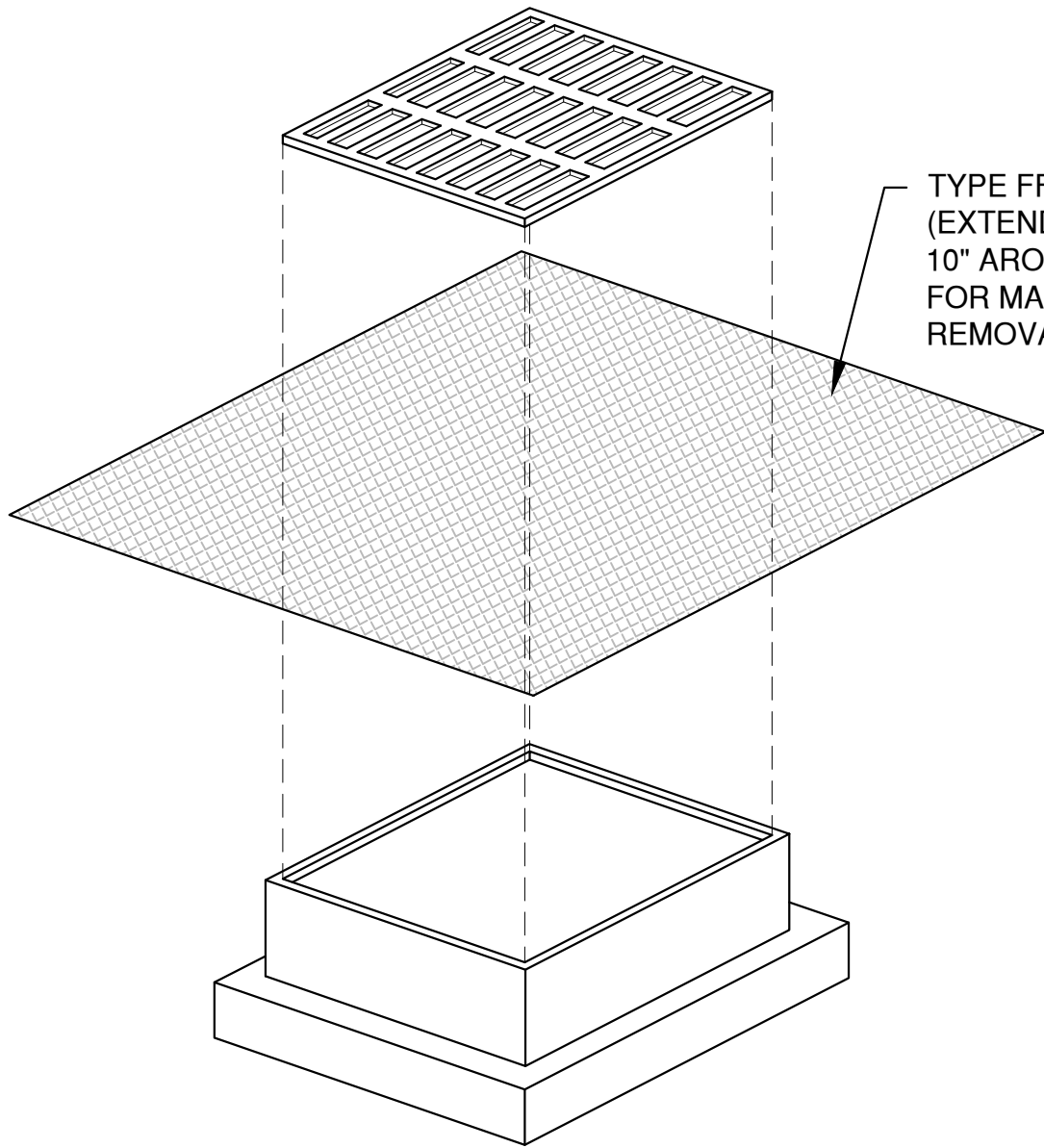
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

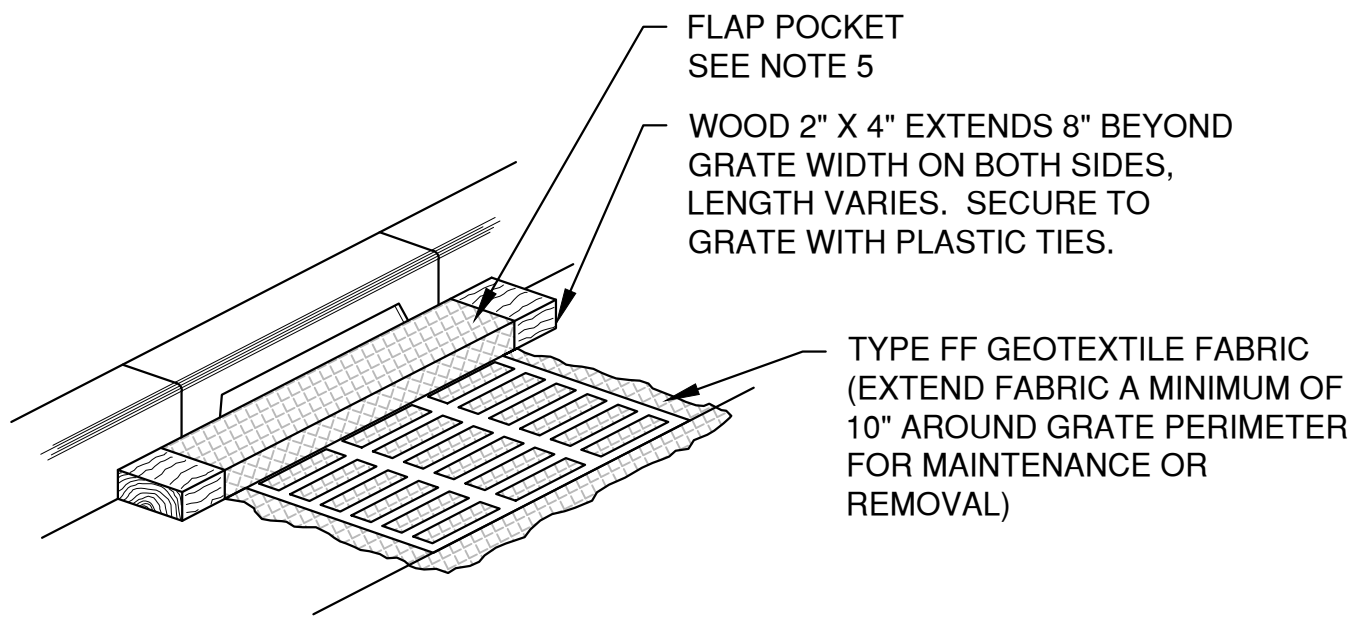
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE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



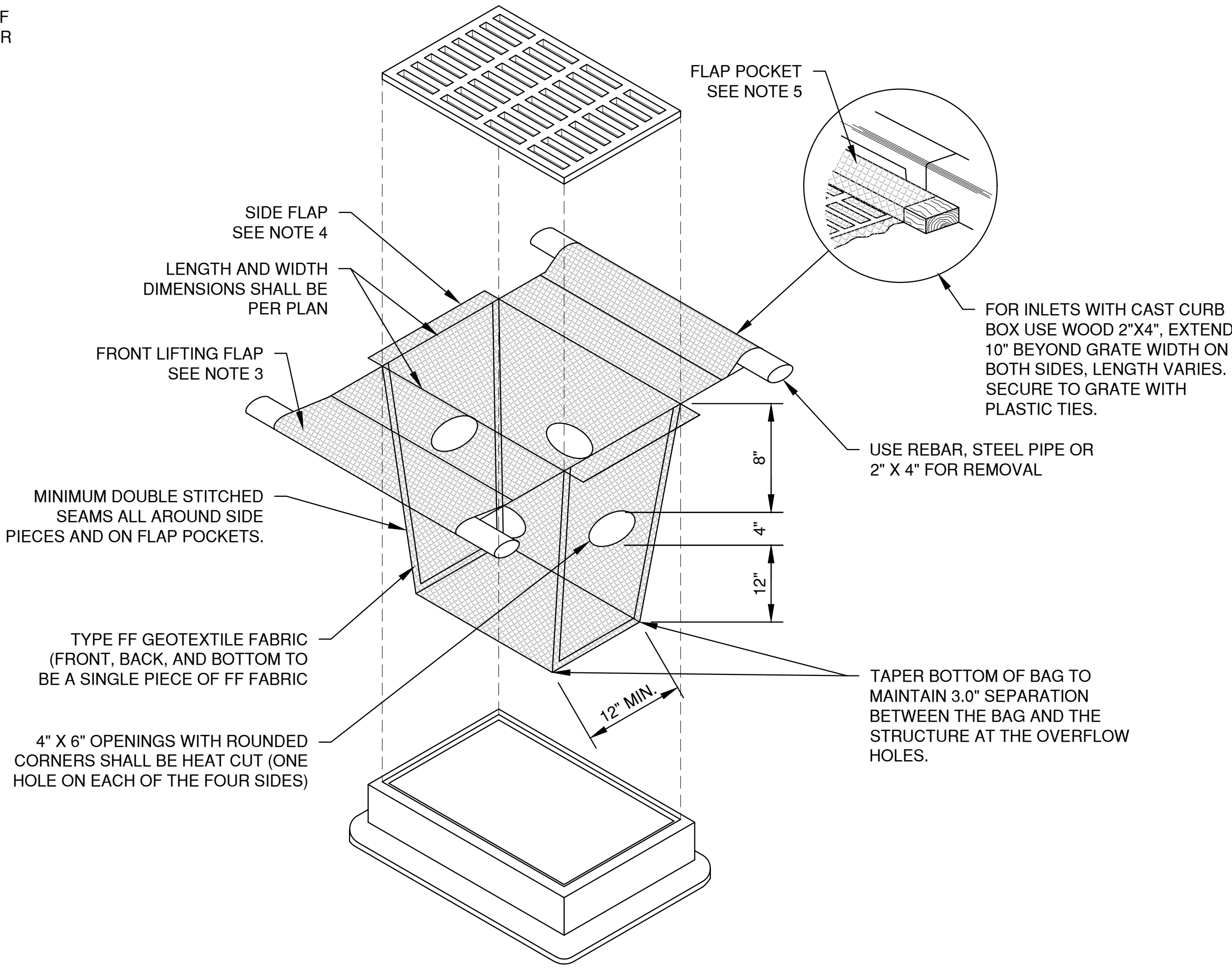
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C
(WITH CURB BOX)



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

NOTES:

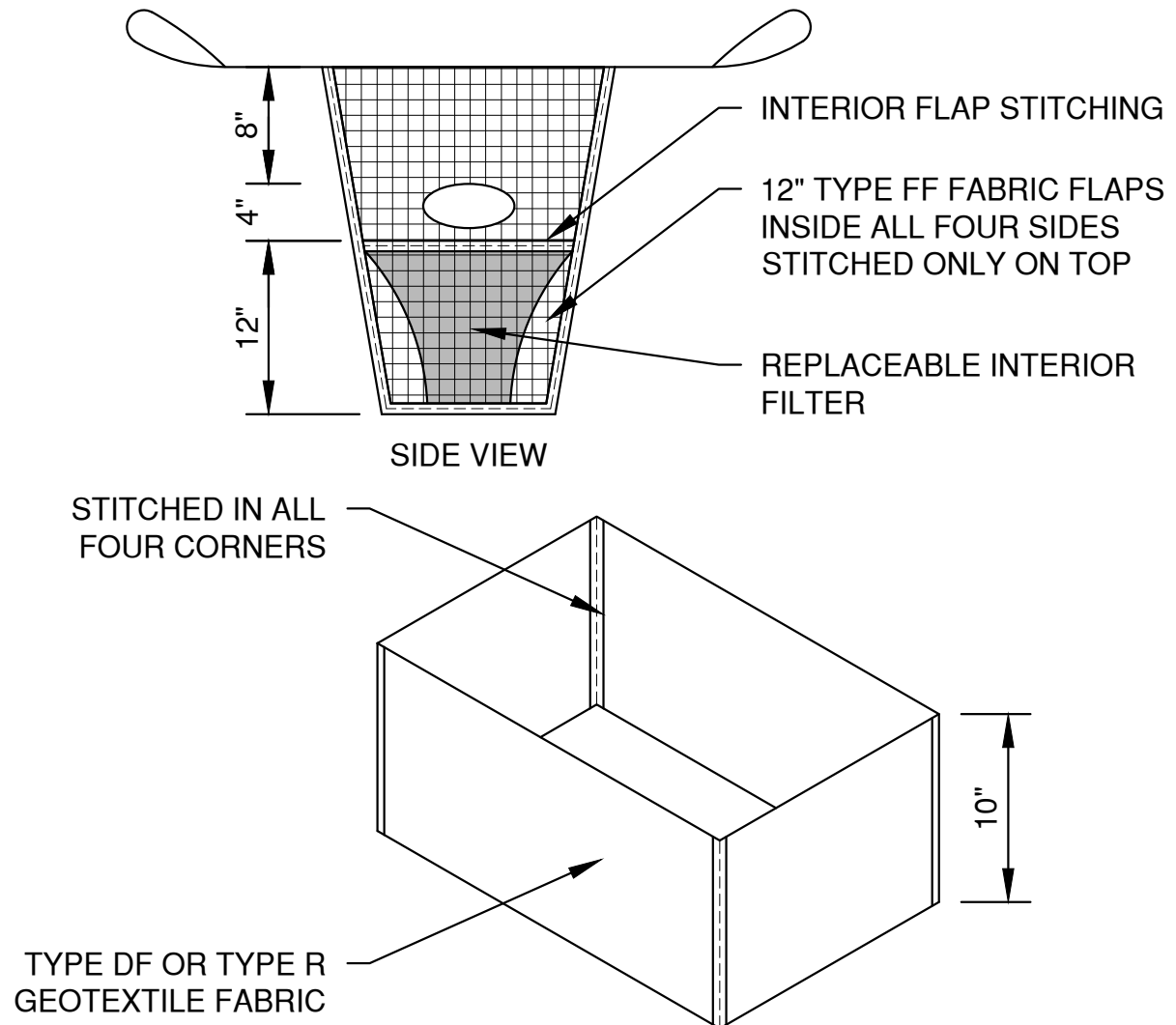
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT,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

MAINTENANCE NOTES:

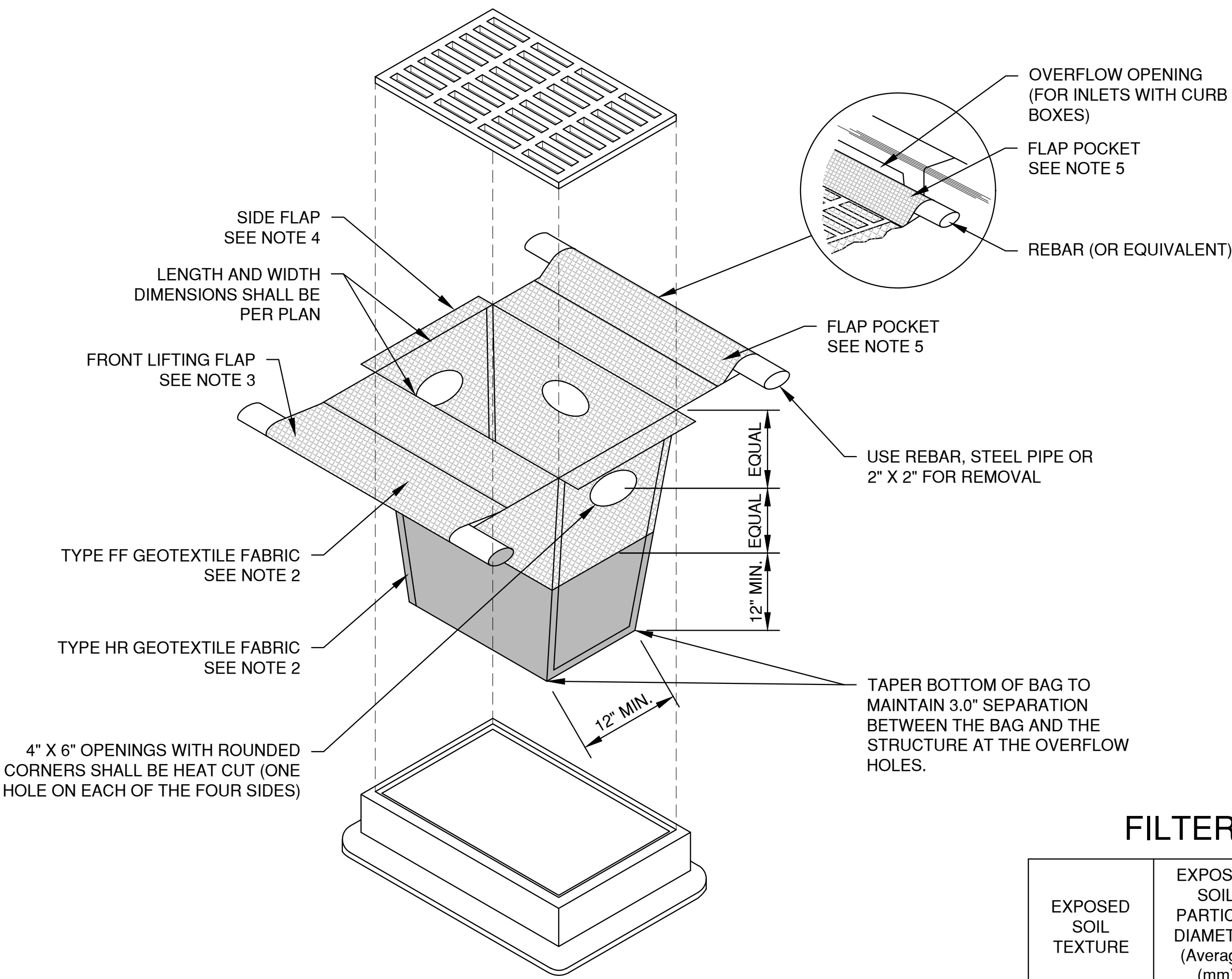
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

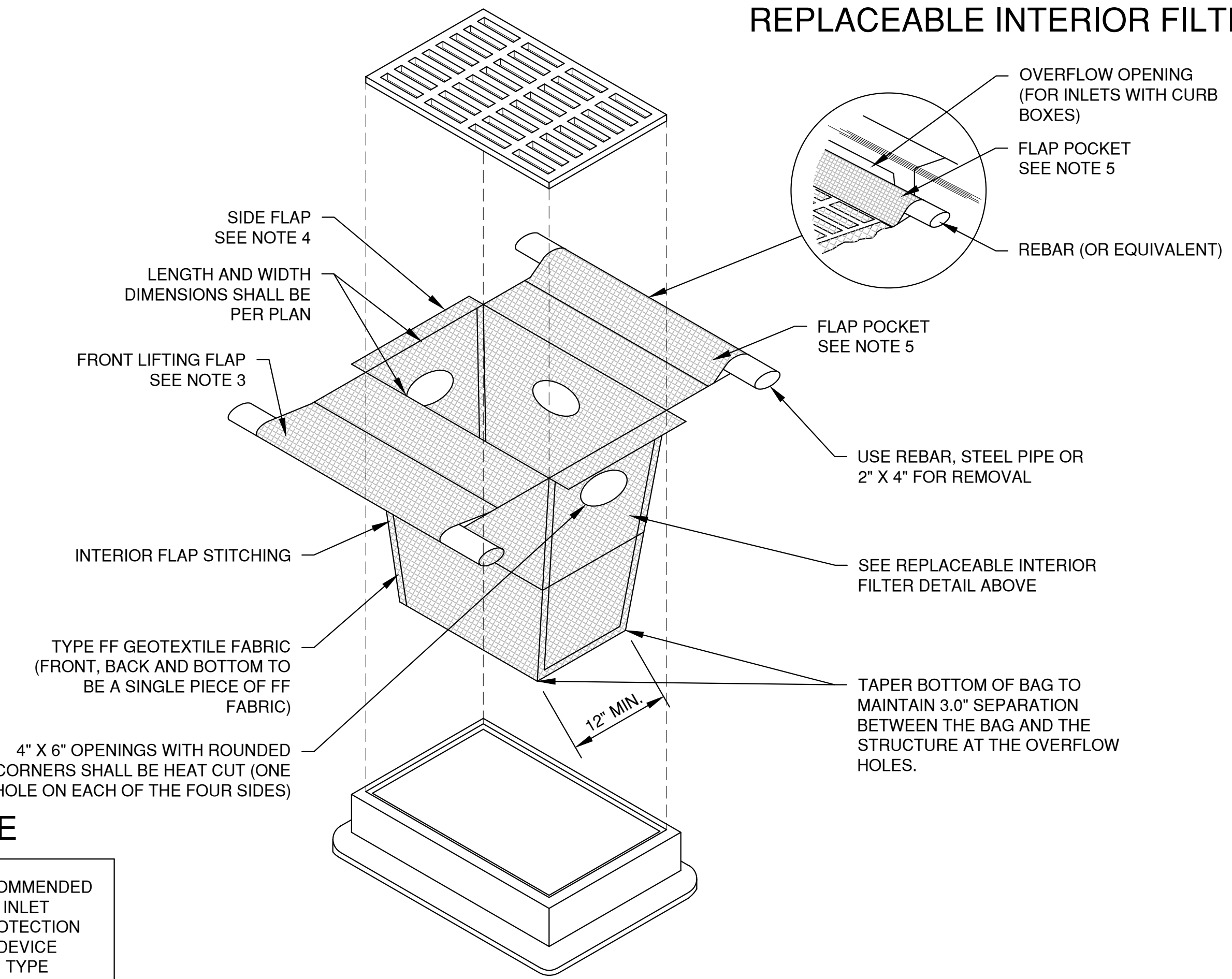
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE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



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



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

FILTER FABRIC TYPE

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

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

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: R:\3000\5911\5911000\465\FEG0204.dwg Plot Date: Jun 30, 2020 4:15pm LAYOUT: 2 - INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT
								CHECKED AJB
								DESIGNED BLT

DE PERE TAILWAGGERS DOGGY DAYCARE
FOR FOX CITIES BUILDERS
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

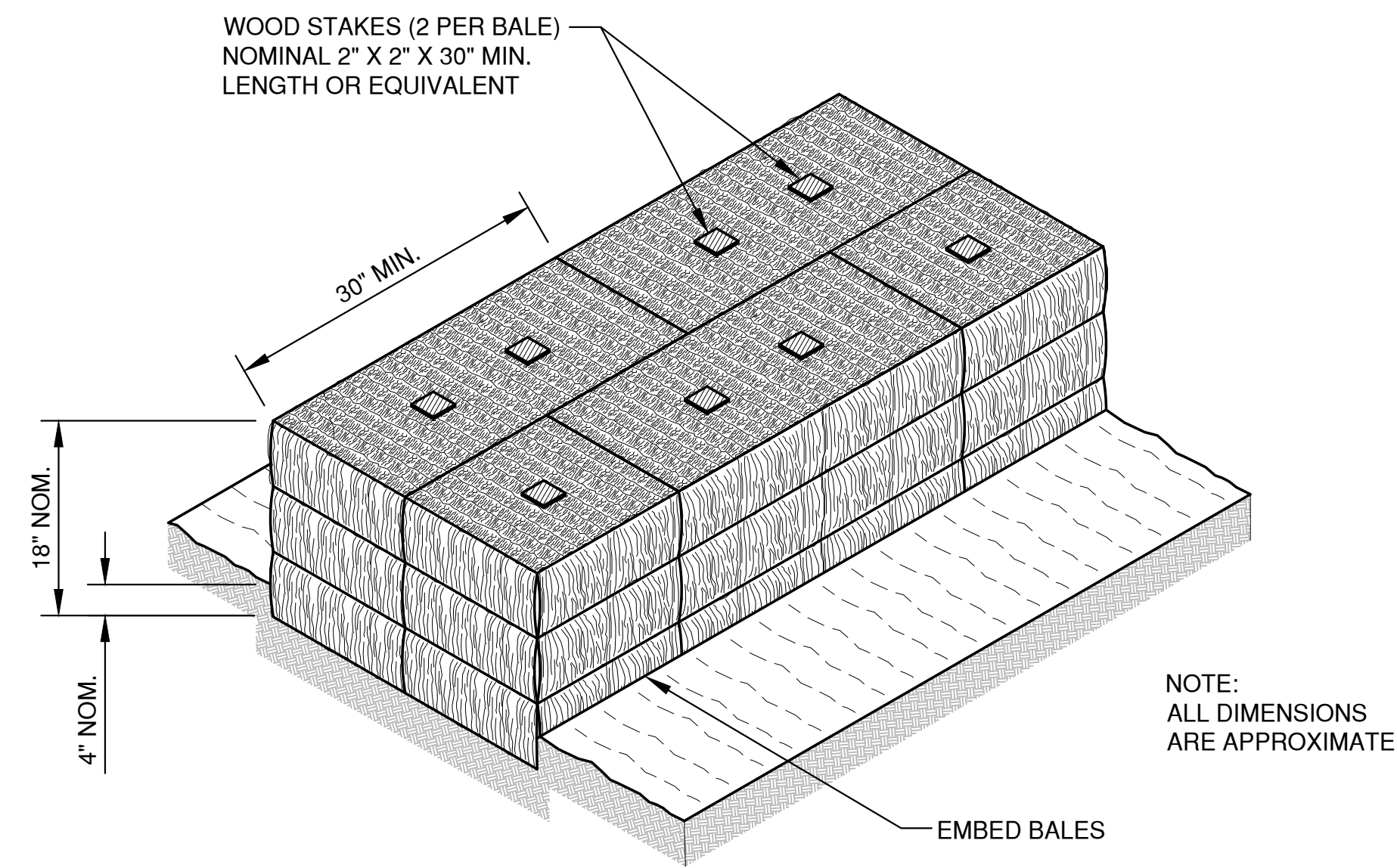
EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE 03/2020
FILE EROSION
JOB NO. 5911029

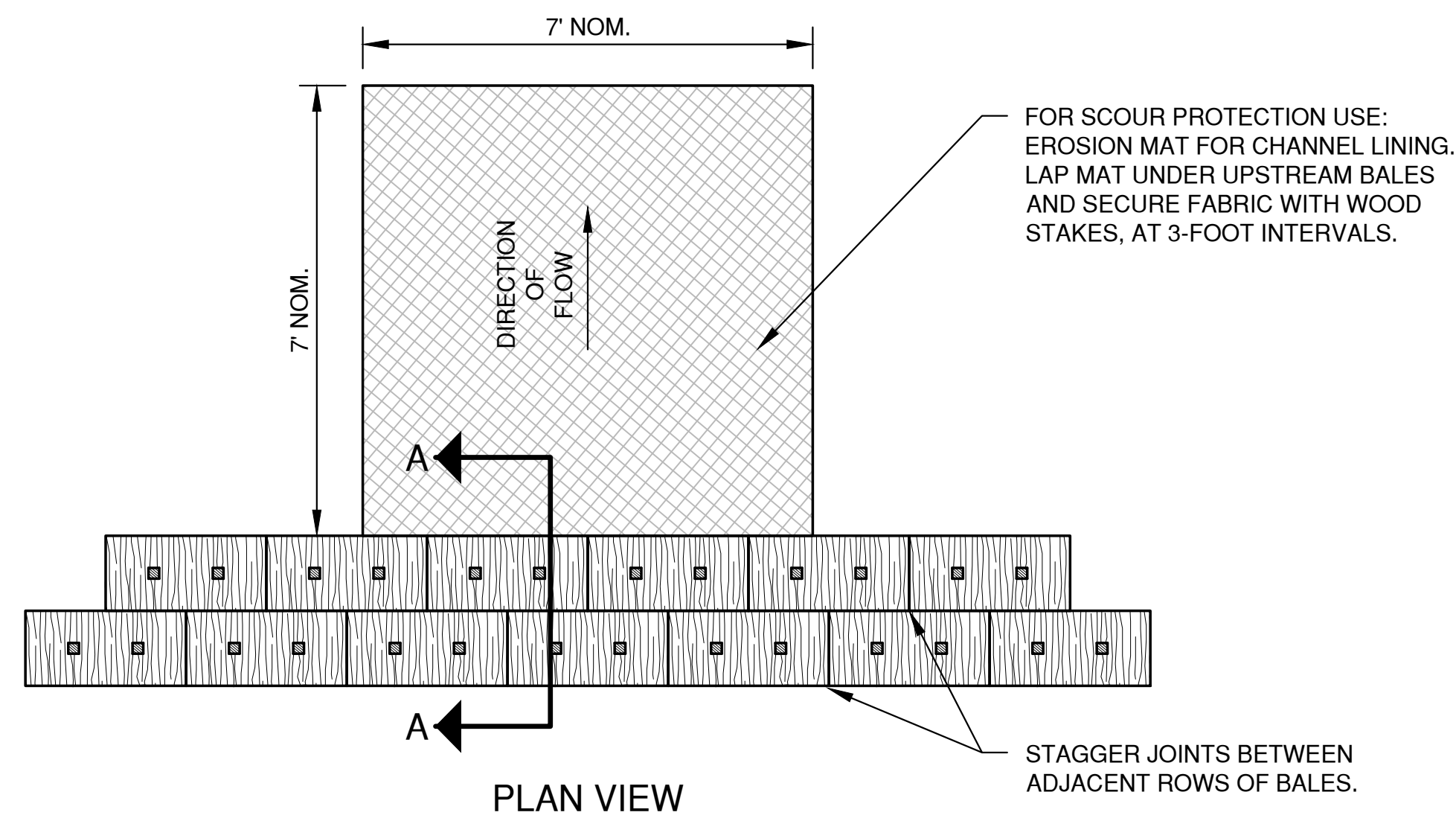


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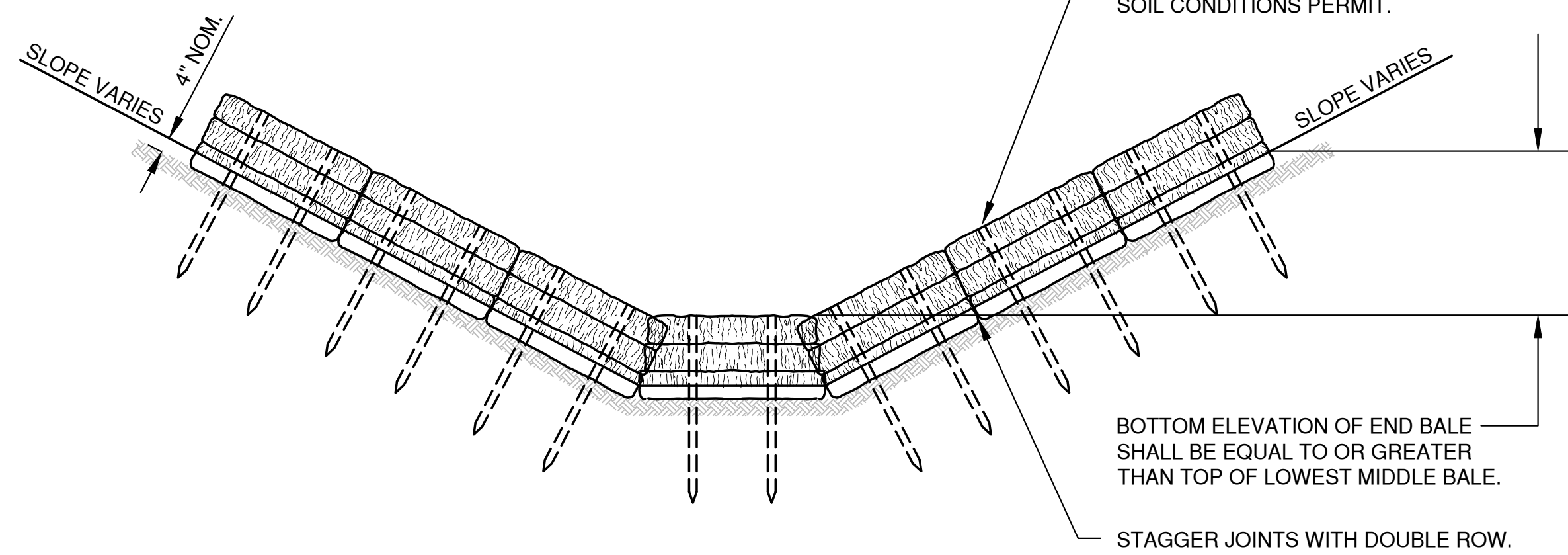
SHEET NO. 8



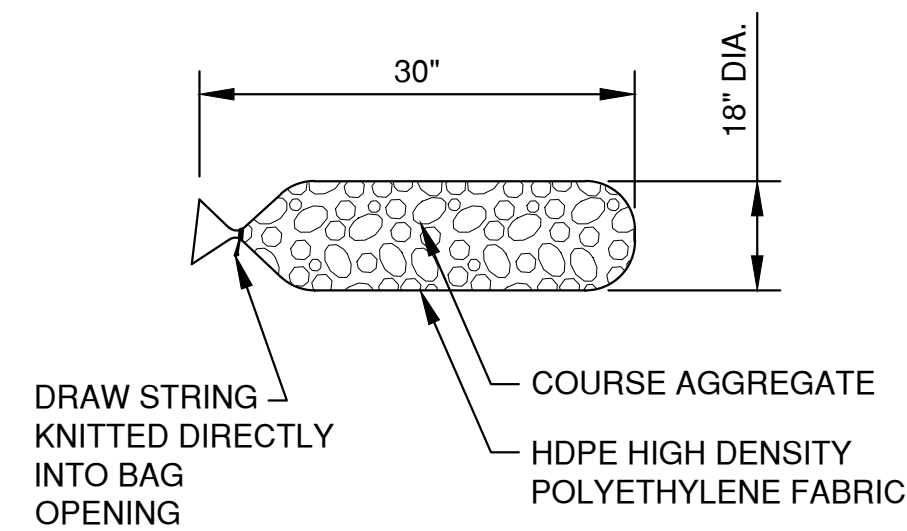
SECTION A-A



PLAN VIEW



TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A



FILTER BAG DETAIL

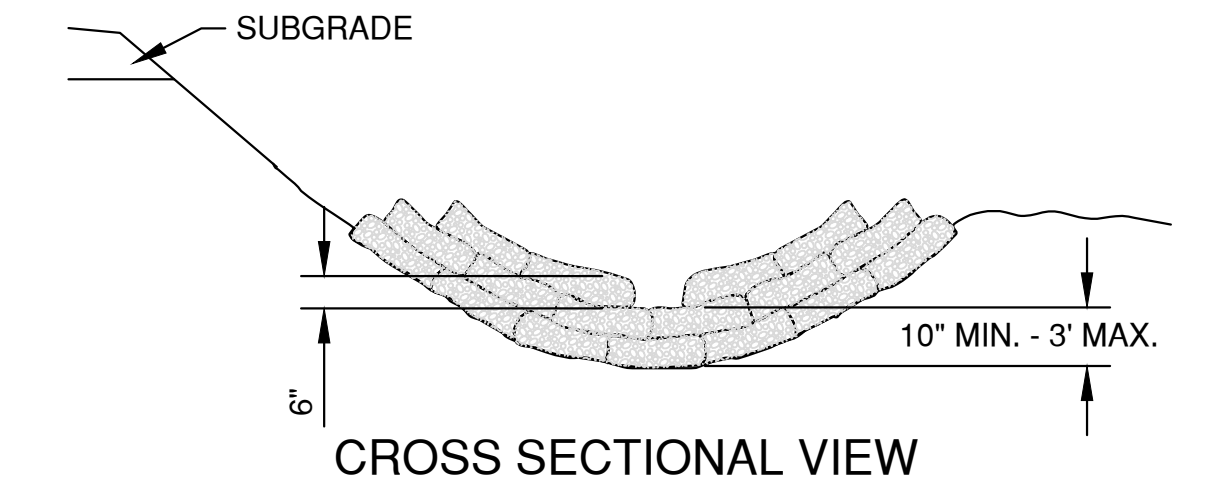
NOTES:

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

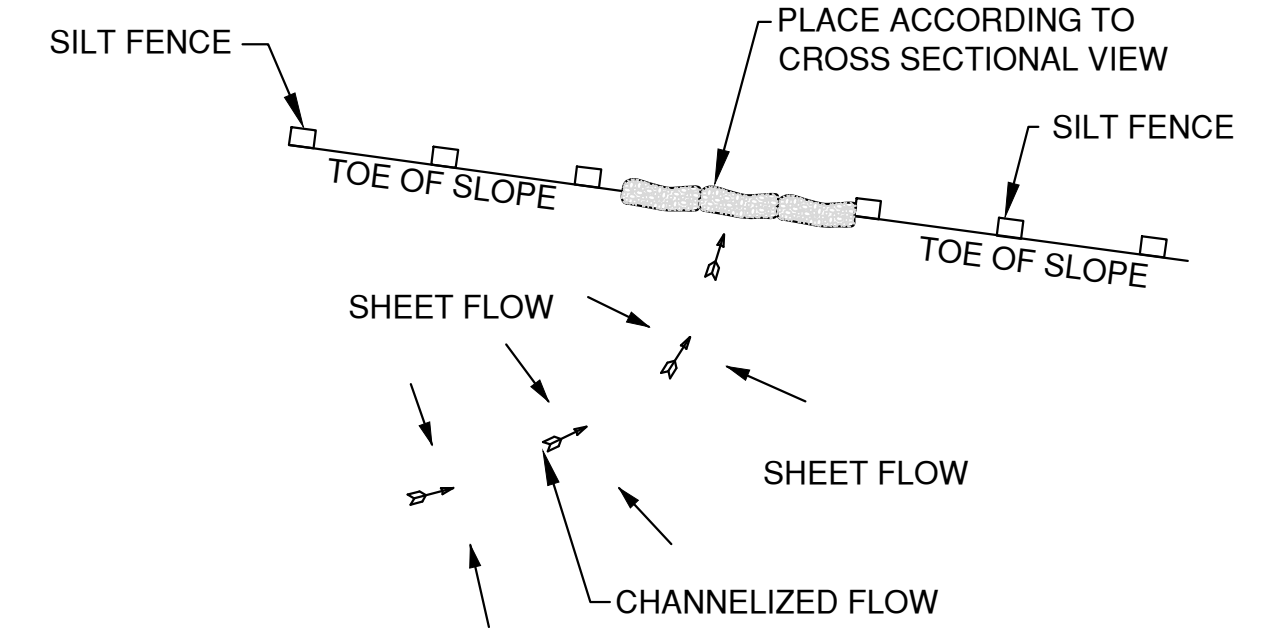
HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

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

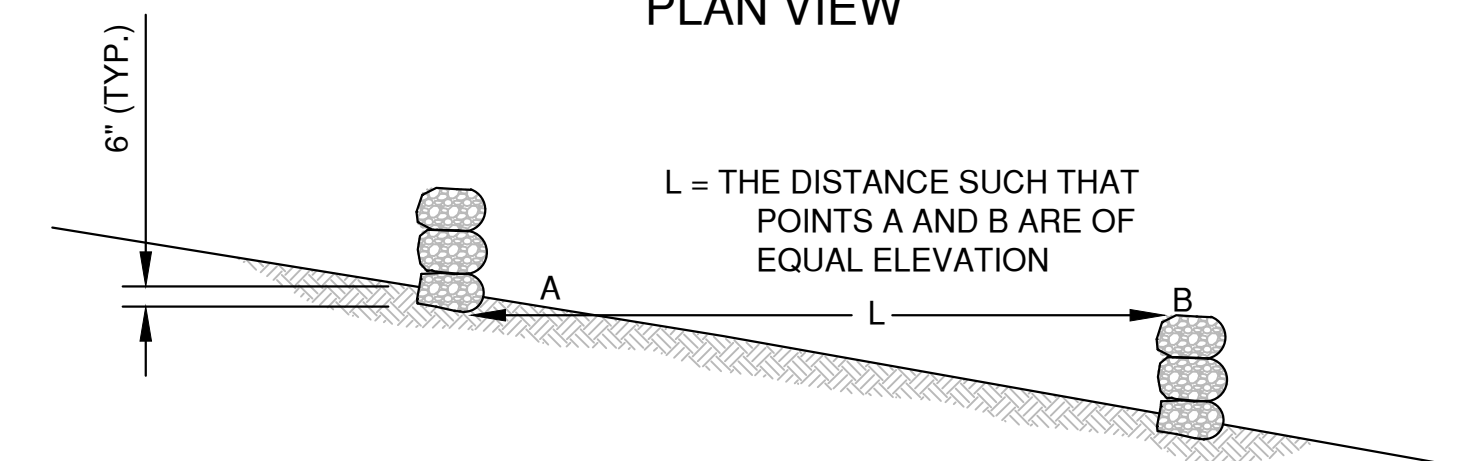
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



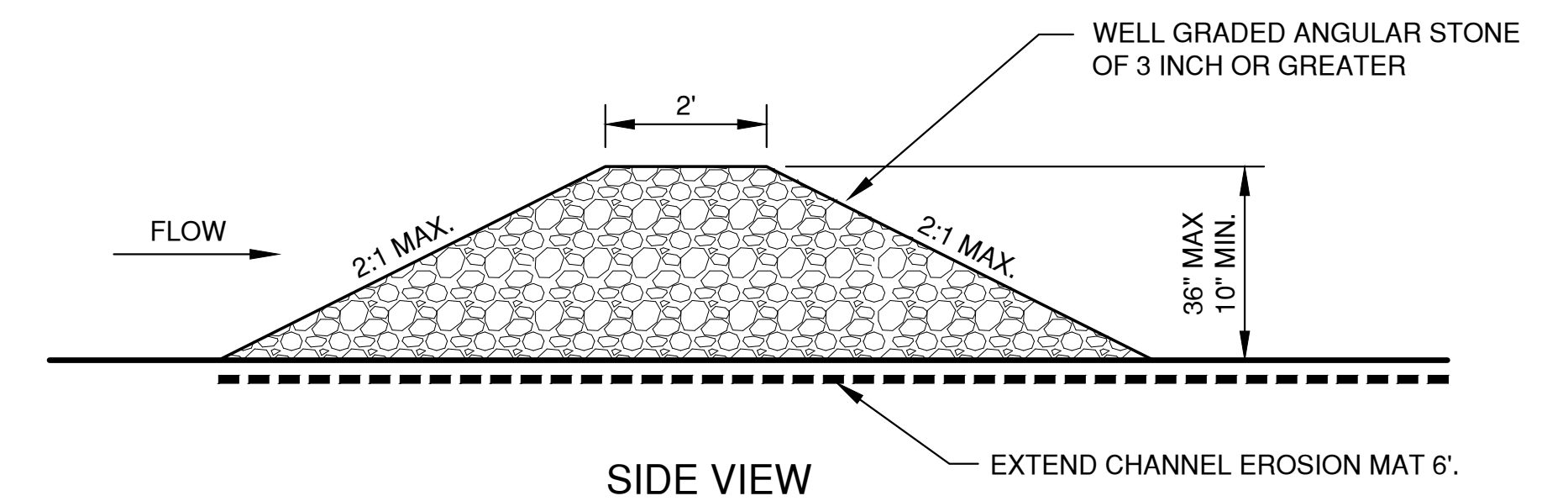
SIDE VIEW

DITCH CHECK DETAIL

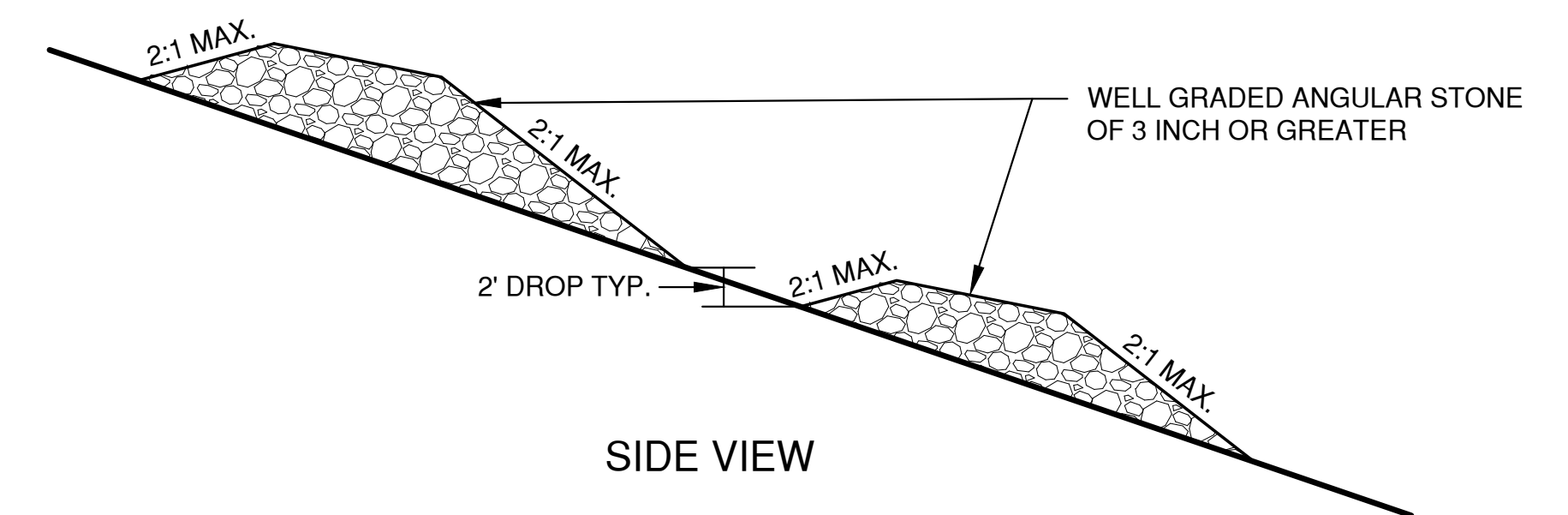
ROCK FILLED EROSION CONTROL BAGS
TYPE B

DITCH CHECK GENERAL NOTES:

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



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE
TYPE C

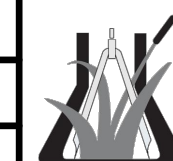
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Plot Date: Jun 30, 2020 - 4:15pm
LAYOUT: 3. DITCH CHECKS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT
								CHECKED AJB
								DESIGNED BLT

DE PERE TAILWAGGERS DOGGY DAYCARE
FOR FOX CITIES BUILDERS
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

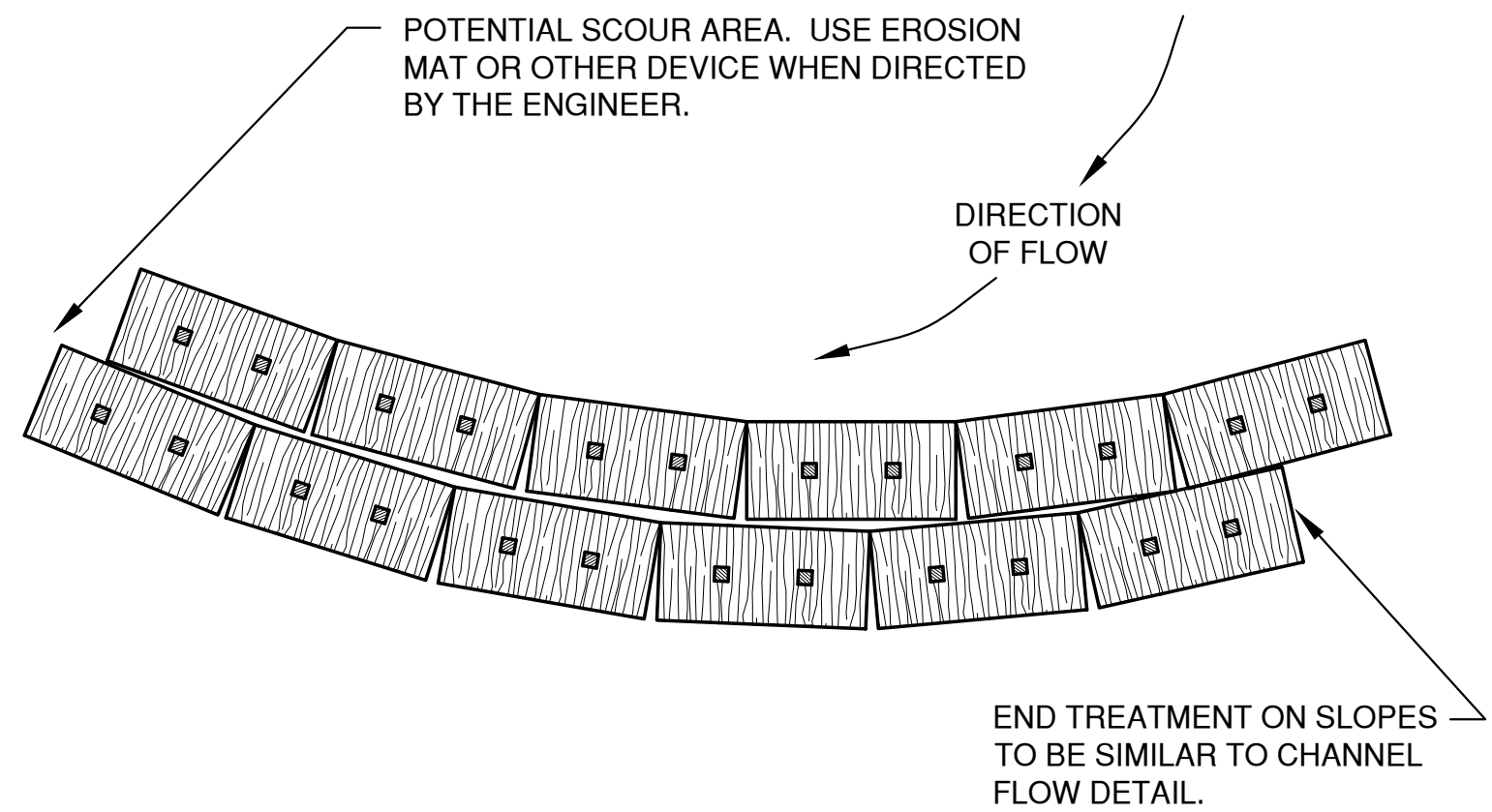
EROSION CONTROL
DITCH CHECK DETAILS

DATE 03/2020
FILE EROSION
JOB NO. 5911029

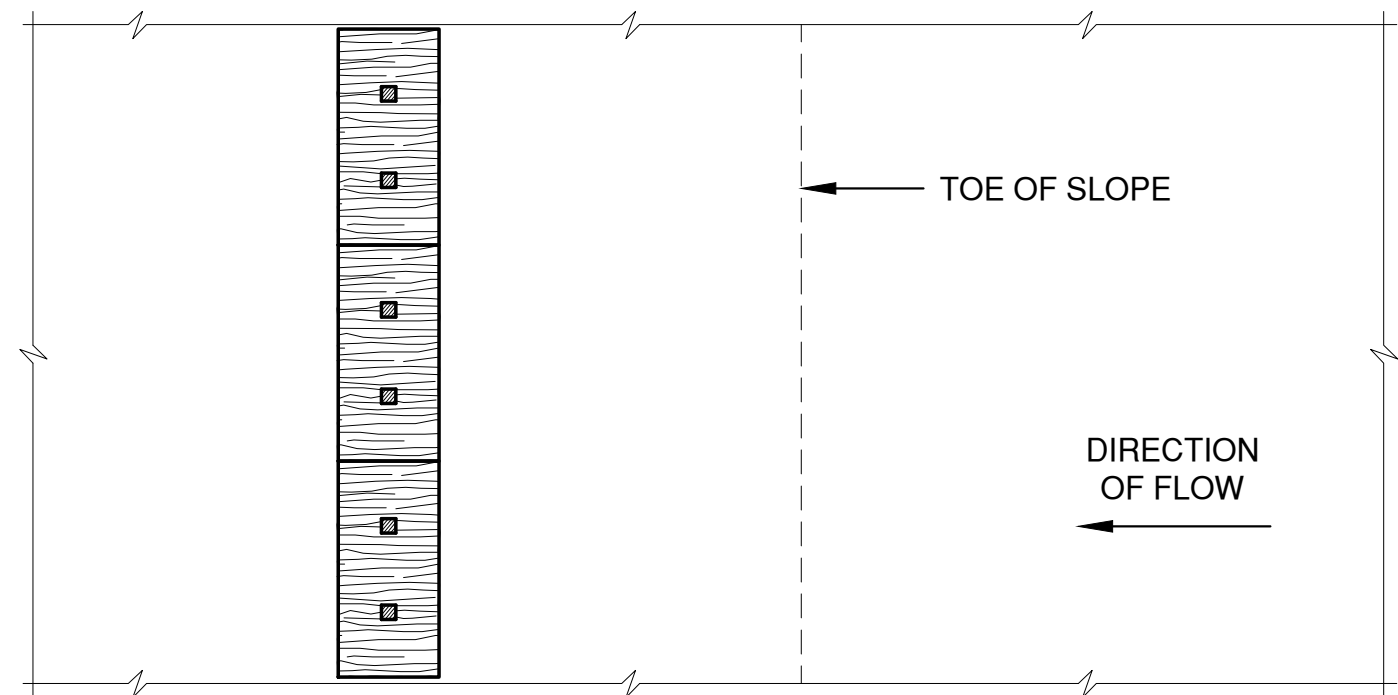


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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releecinc.com

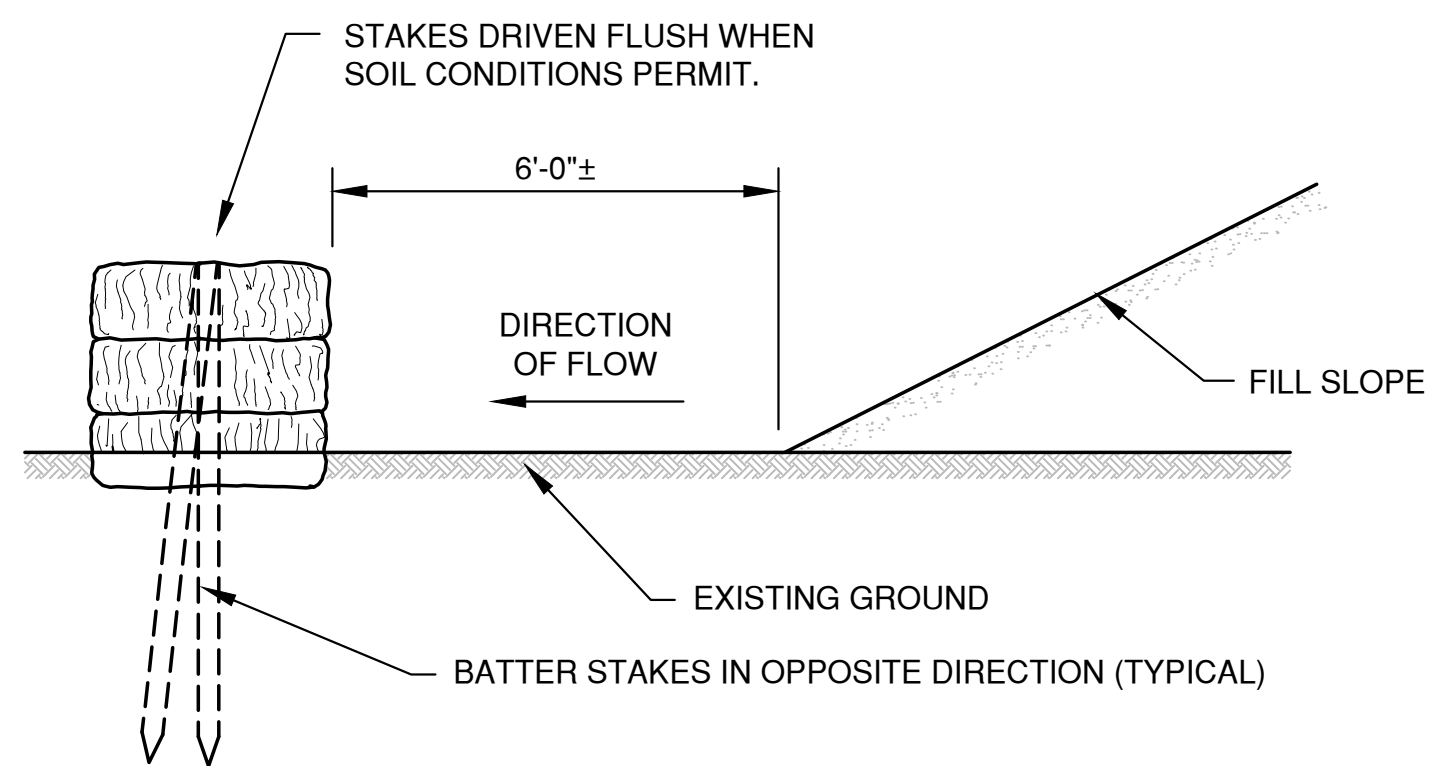
SHEET NO.
9



PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)

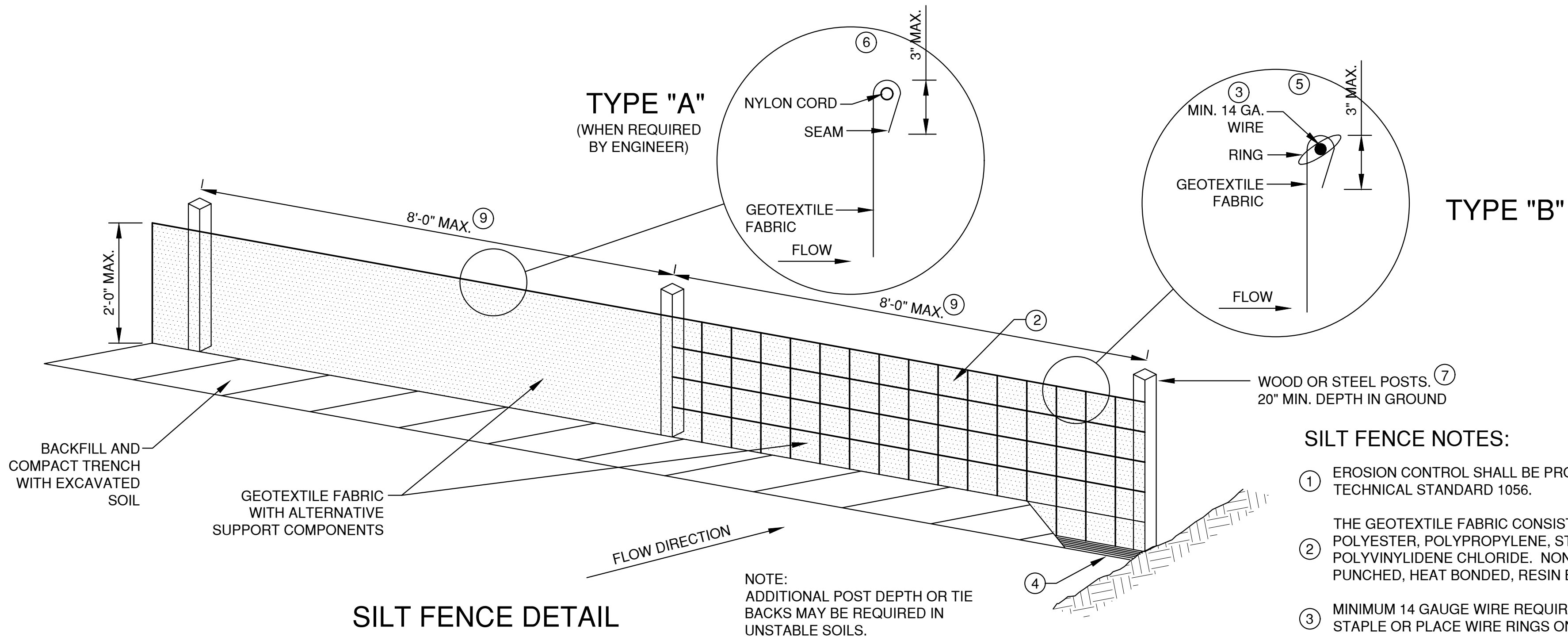


PLAN VIEW

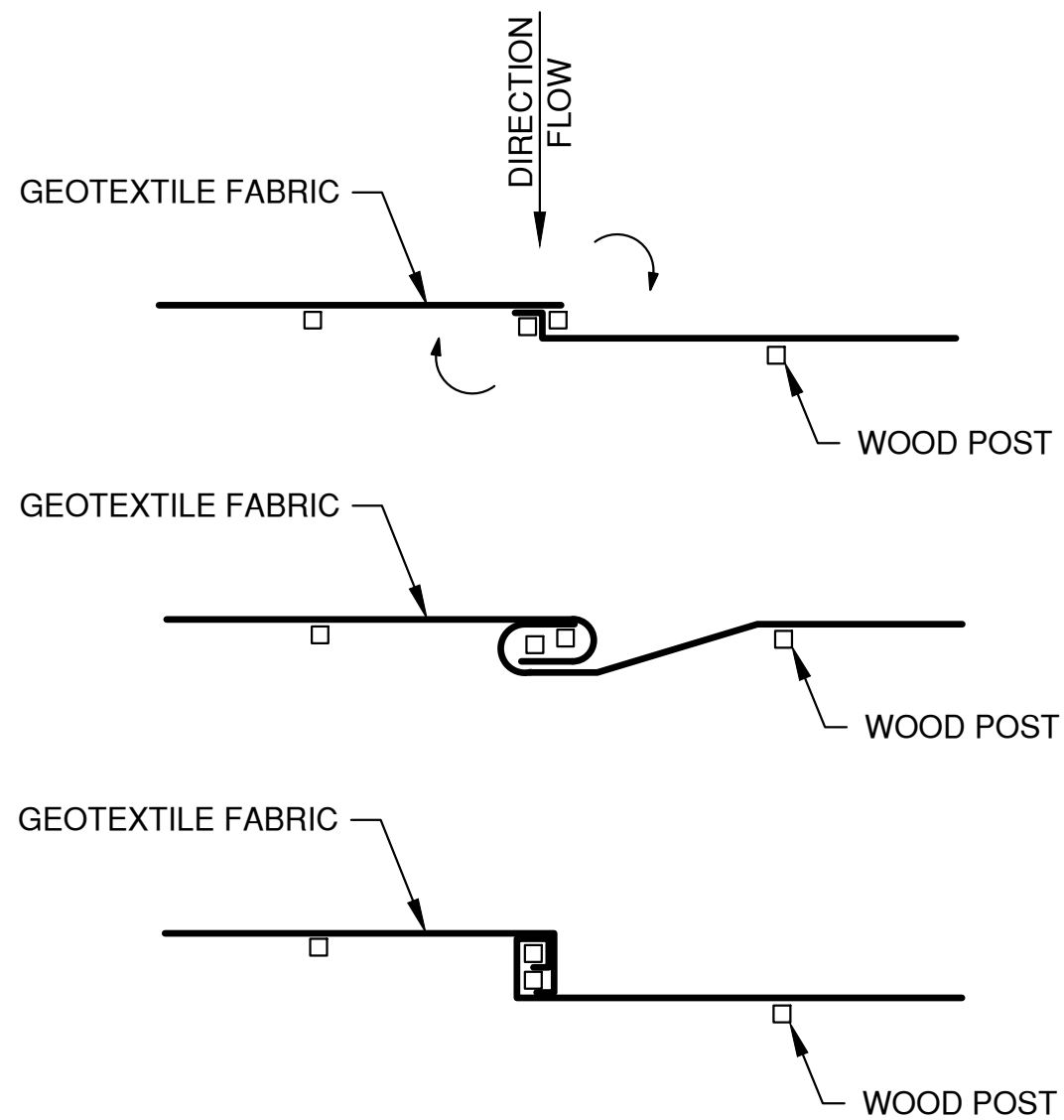


FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

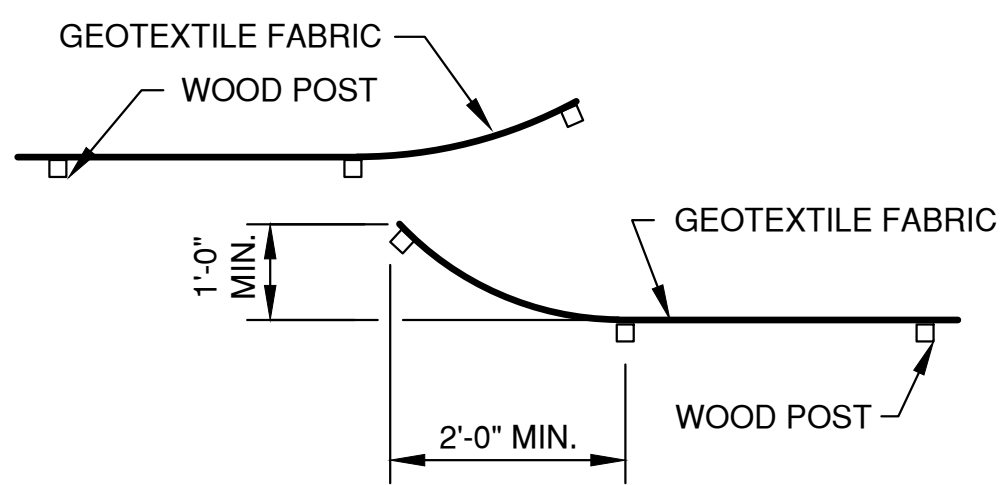
EROSION BALES FOR SHEET FLOW



SILT FENCE DETAIL

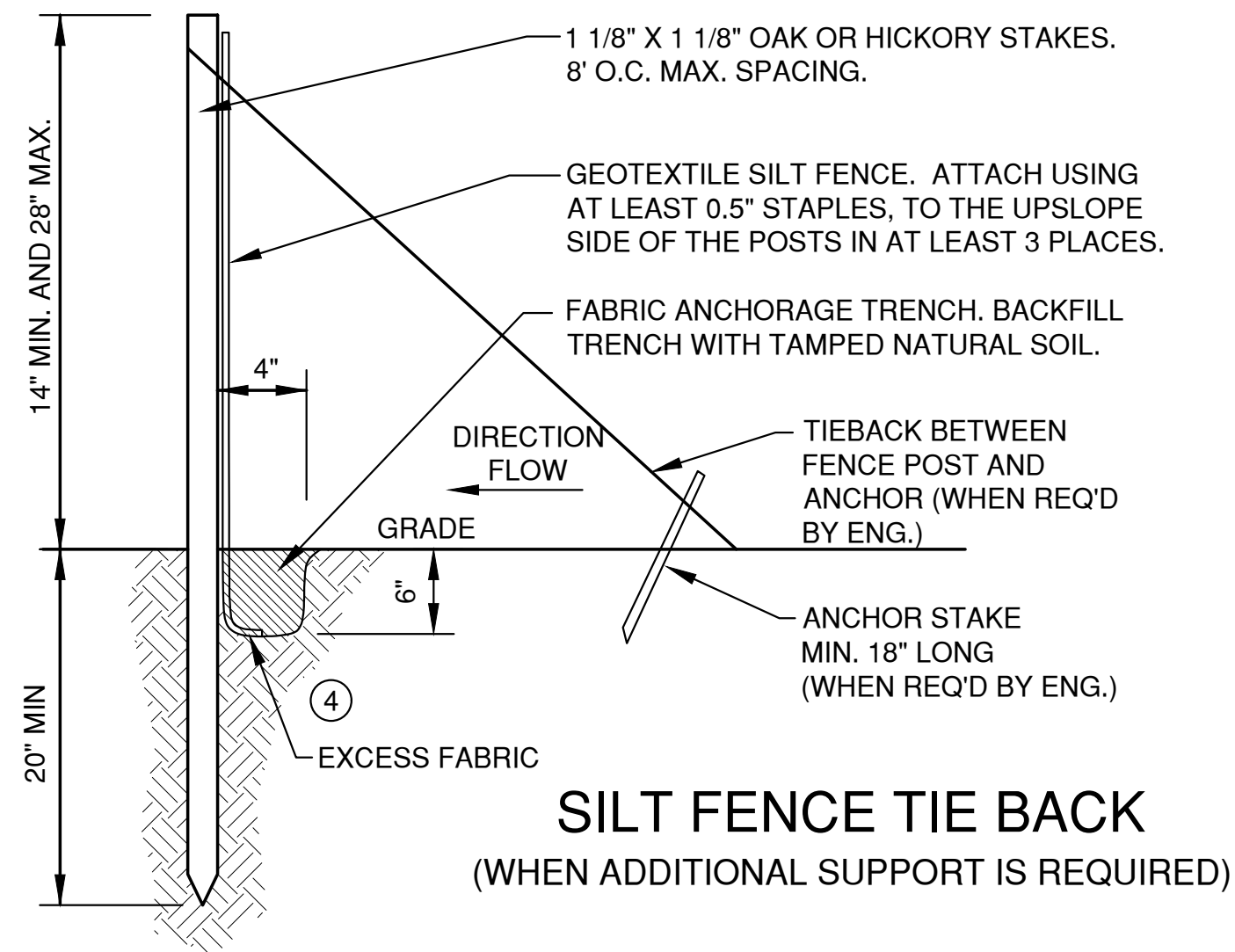


TWIST METHOD ⑧



HOOK METHOD ⑧

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

EROSION CONTROL SHEET FLOW NOTES:

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

SILT FENCE NOTES:

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

File: R:\3000\5911\5911000.dwg Plot Date: Jun 30, 2020 4:15pm LAYOUT: 4 SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT
								CHECKED AJB
								DESIGNED BLT

DE PERE TAILWAGGERS DOGGY DAYCARE
FOR FOX CITIES BUILDERS
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

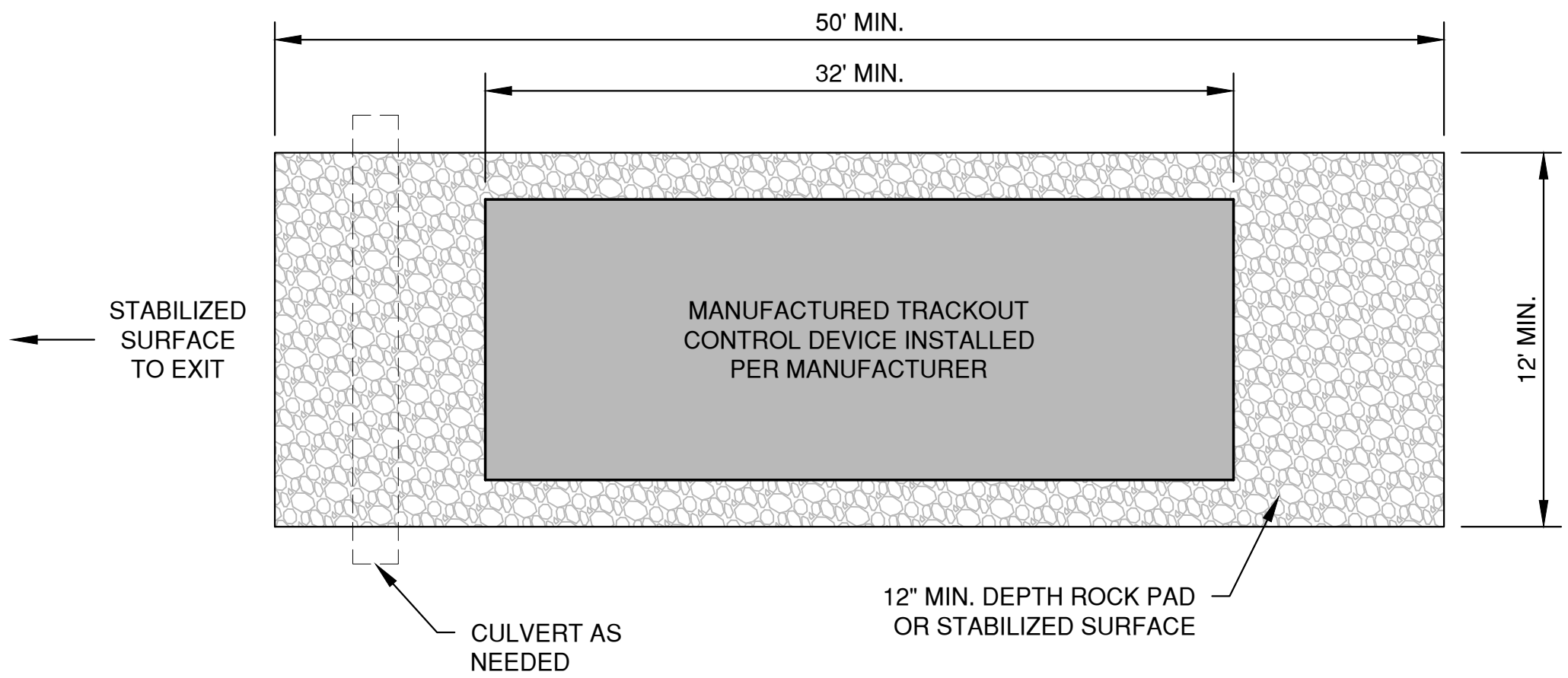
DATE 03/2020
FILE EROSION
JOB NO. 5911029



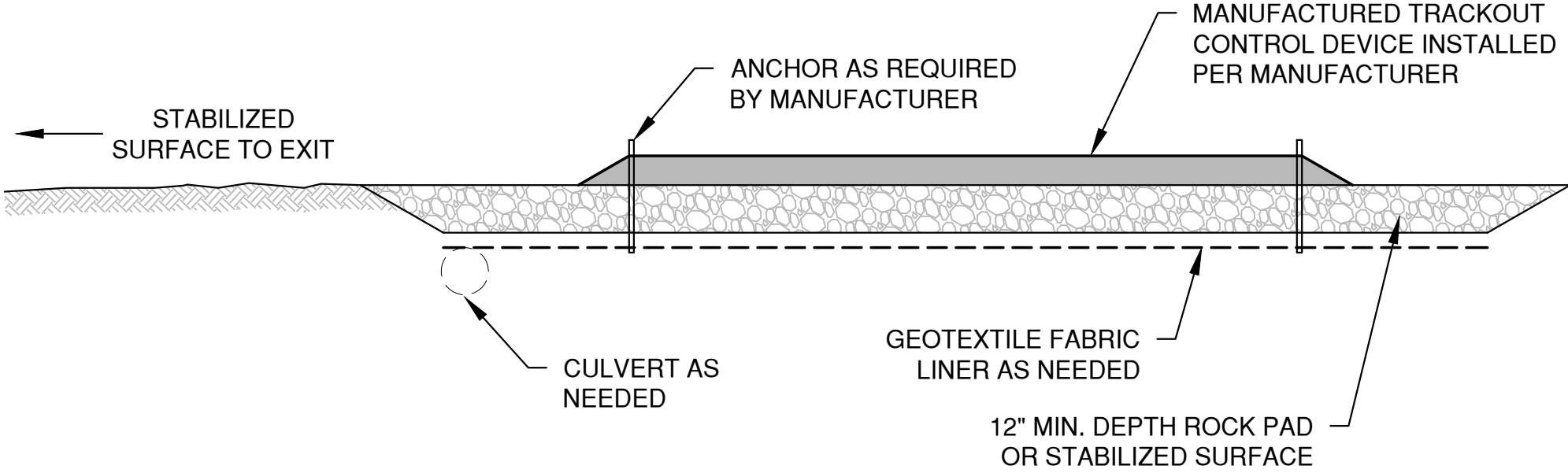
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO.
10

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

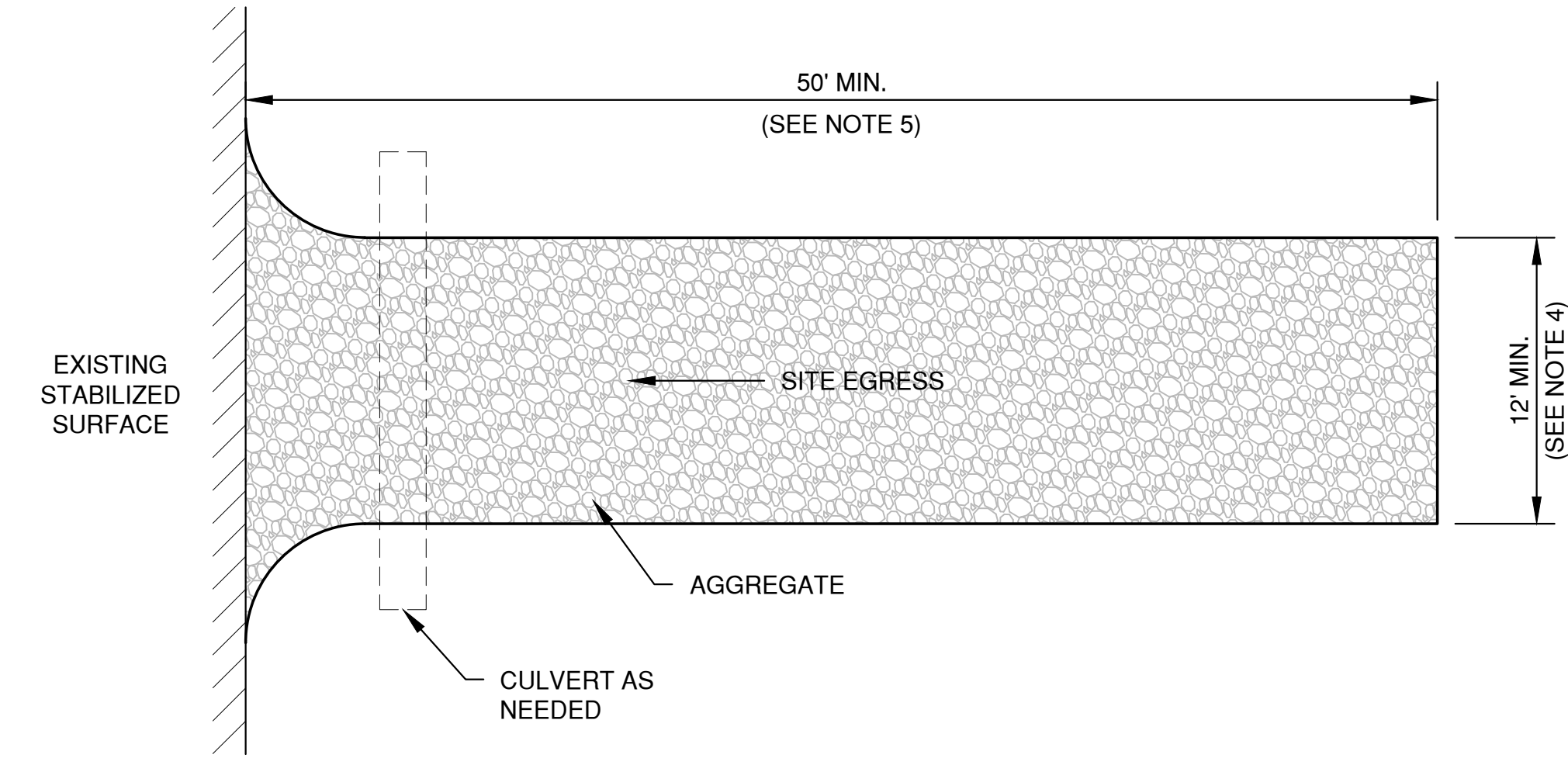


SECTION VIEW

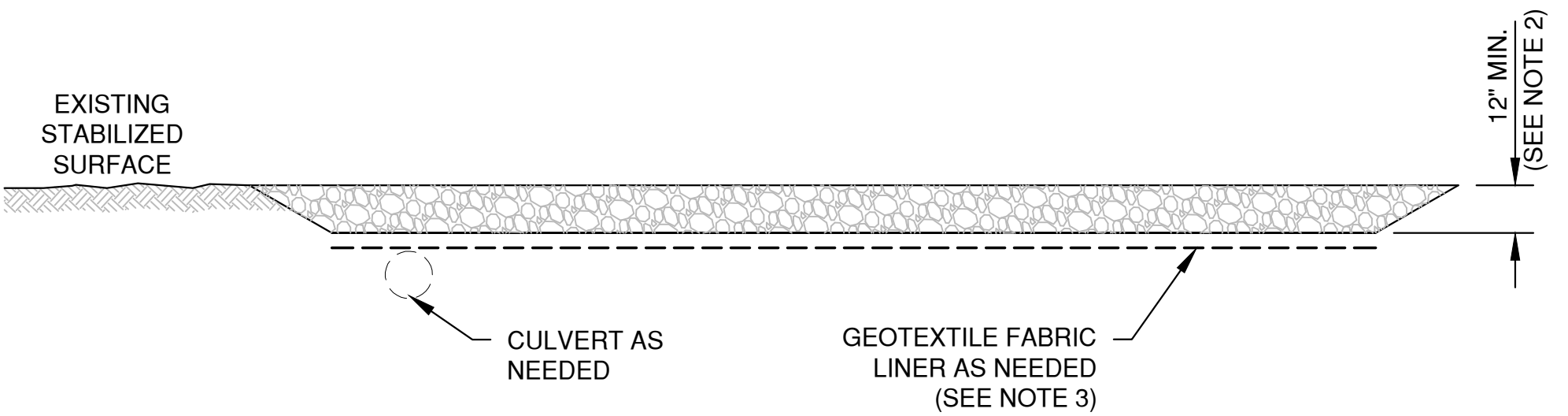
NOTES:

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

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

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

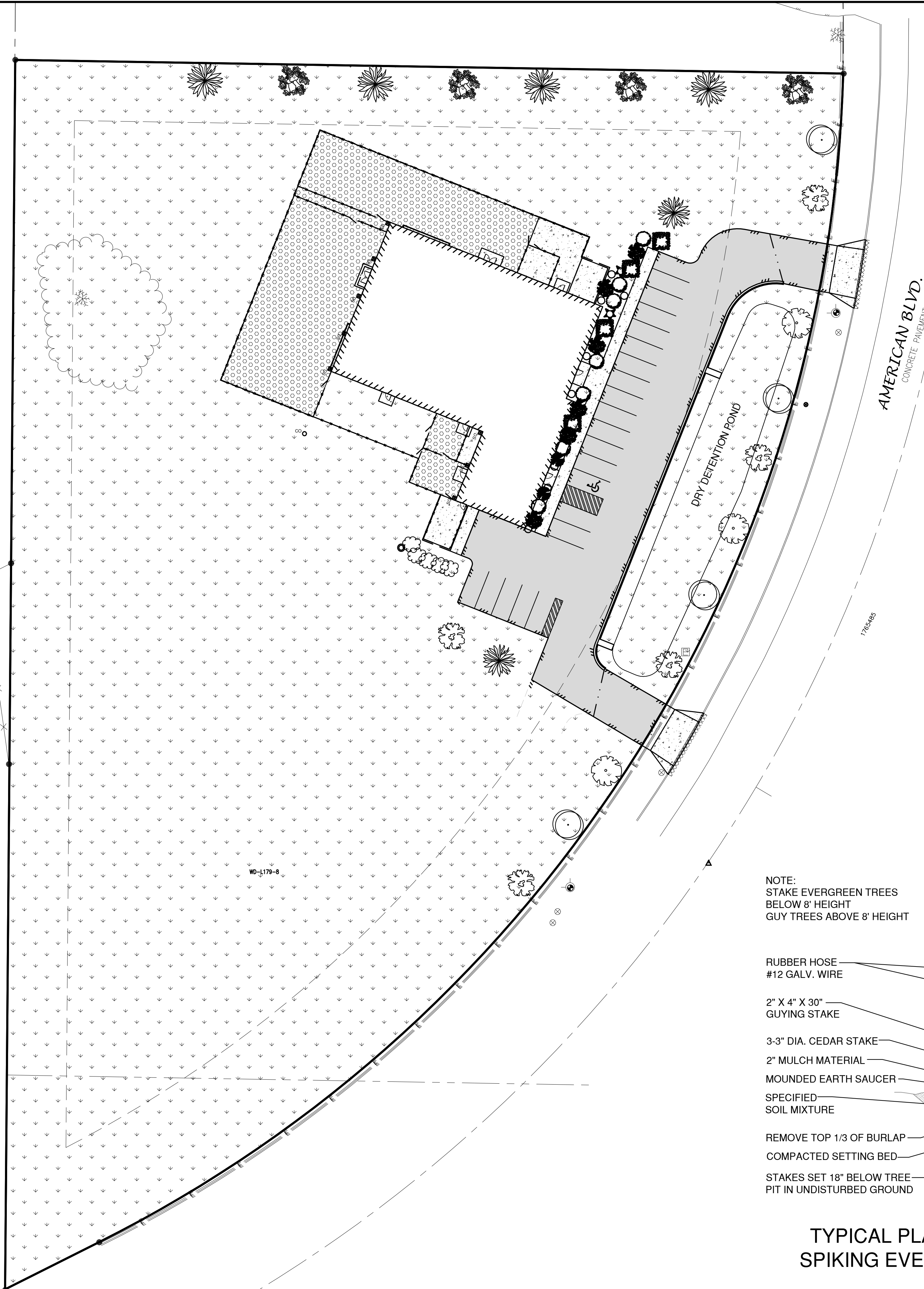
SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF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

STONE TRACKING PAD DETAIL

File: R:\3000\3011\3011000.dwg Plot Date: Jun 20, 2020 4:15pm LAYOUT: 5_TRACKOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT	DE PERE TAILWAGGERS DOGGY DAYCARE FOR FOX CITIES BUILDERS CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL TRACKOUT CONTROL PRACTICES	DATE 03/2020 FILE EROSION JOB NO. 5911029	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO. 11
								CHECKED AUB					
								DESIGNED BLT					

File: R:\3000\5911\5911009\463\5911009.dwg
Plot Date: Jul 01, 2020 1:35pm
LAYOUT: LANDSCAPING



AMERICAN BLVD.
CONCRETE PAVEMENT

TREE / PLANTING MAINTENANCE

MAINTAIN TREES AND PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING, AND RESETTNG TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTH, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

TREES

1 TREE PER 10,000 S.F. = 19 TREES
19 * .3 = 6 HARDWOOD TREES

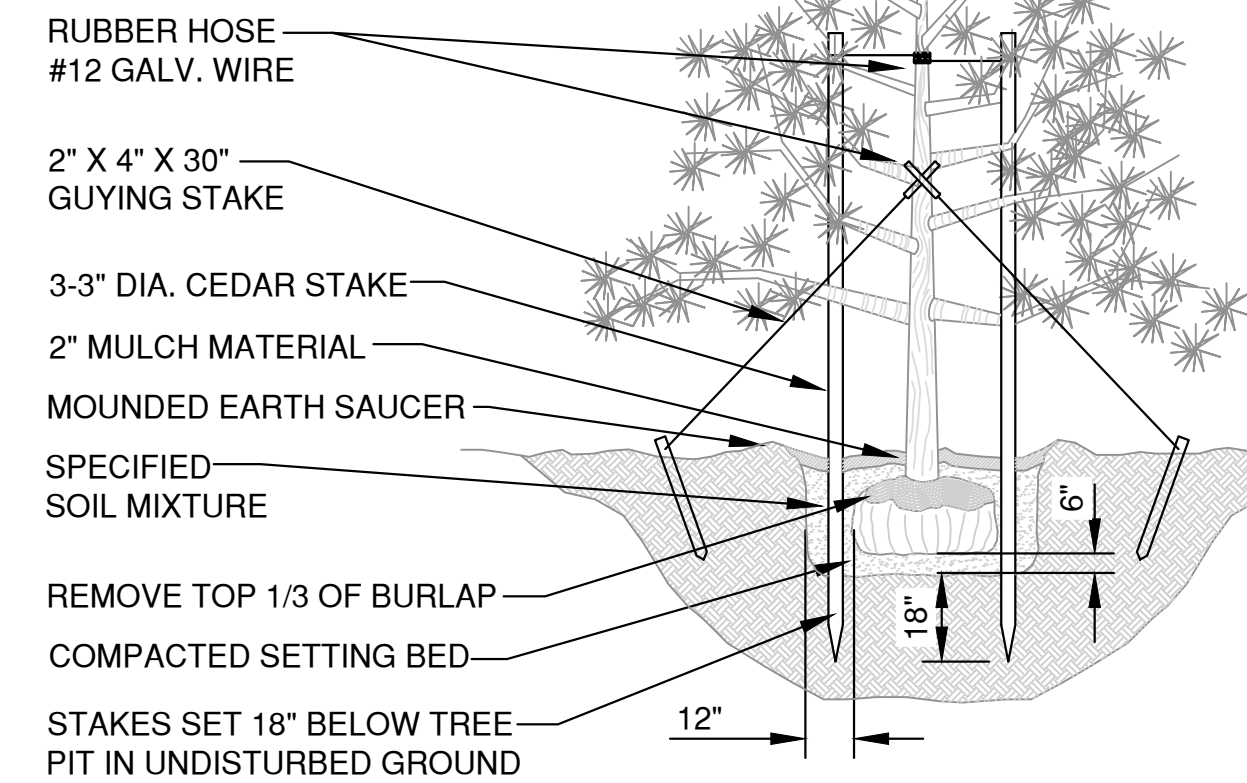
SHRUB/BUSH PLANTING SCHEDULE

SYMBOL	SPECIES	QTY.
	STANDING OVATION SERVICE BERRY	2
	LIMELIGHT HYDRANGEA	2
	ANDORA JUNPER	7
	COCO KRUNCH WEIGELA	6
	FLAME GRASS	8
	MAGIC CARPET SPIREA	4

TREE PLANTING SCHEDULE

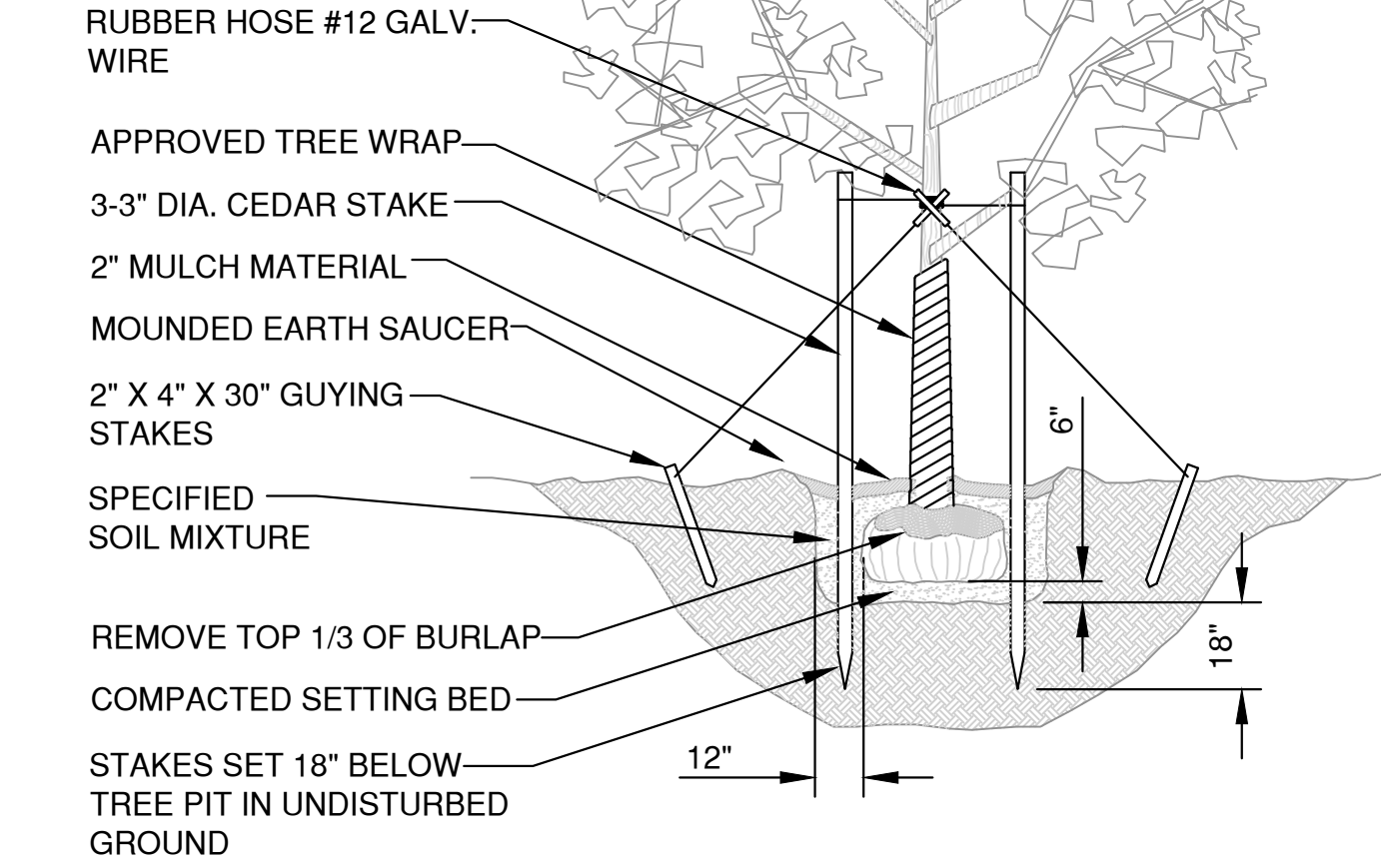
SYMBOL	SPECIES	QTY.
	AUTUMN BLAZE MAPLE (1.5" DIA. MIN.)	5
	IVORY SILK JAPANESE LILAC (1.5" DIA. MIN.)	4
	CALLERY PEAR (1.5" DIA. MIN.)	3
	SKYLINE HONEY LOCUST (1.5" DIA., MIN/	4
	BLACKHILL SPRUCE (6' MIN.)	6
	BLUE POINT JUNPER (7' MIN.)	5

NOTE:
STAKE EVERGREEN TREES
BELOW 8' HEIGHT
GUY TREES ABOVE 8' HEIGHT

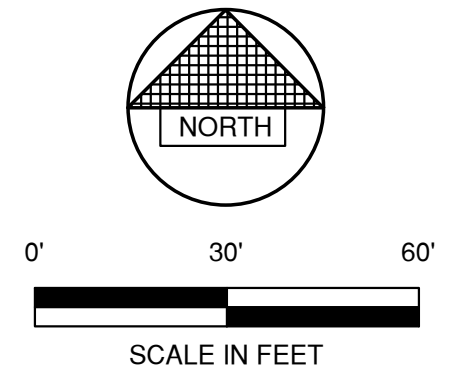


TYPICAL PLANTING, GUYING AND SPIKING EVERGREEN TREE DETAIL

NOTE:
STAKE TREES UNDER 3"
CALIPER. GUY TREES
OVER 3" CALIPER



TYPICAL PLANTING, GUYING AND SPIKING DECIDUOUS TREE DETAIL



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT
								CHECKED BBB
								DESIGNED GGC

DE PERE TAILWAGGERS DOGGY DAYCARE
FOR FOX CITIES BUILDERS
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

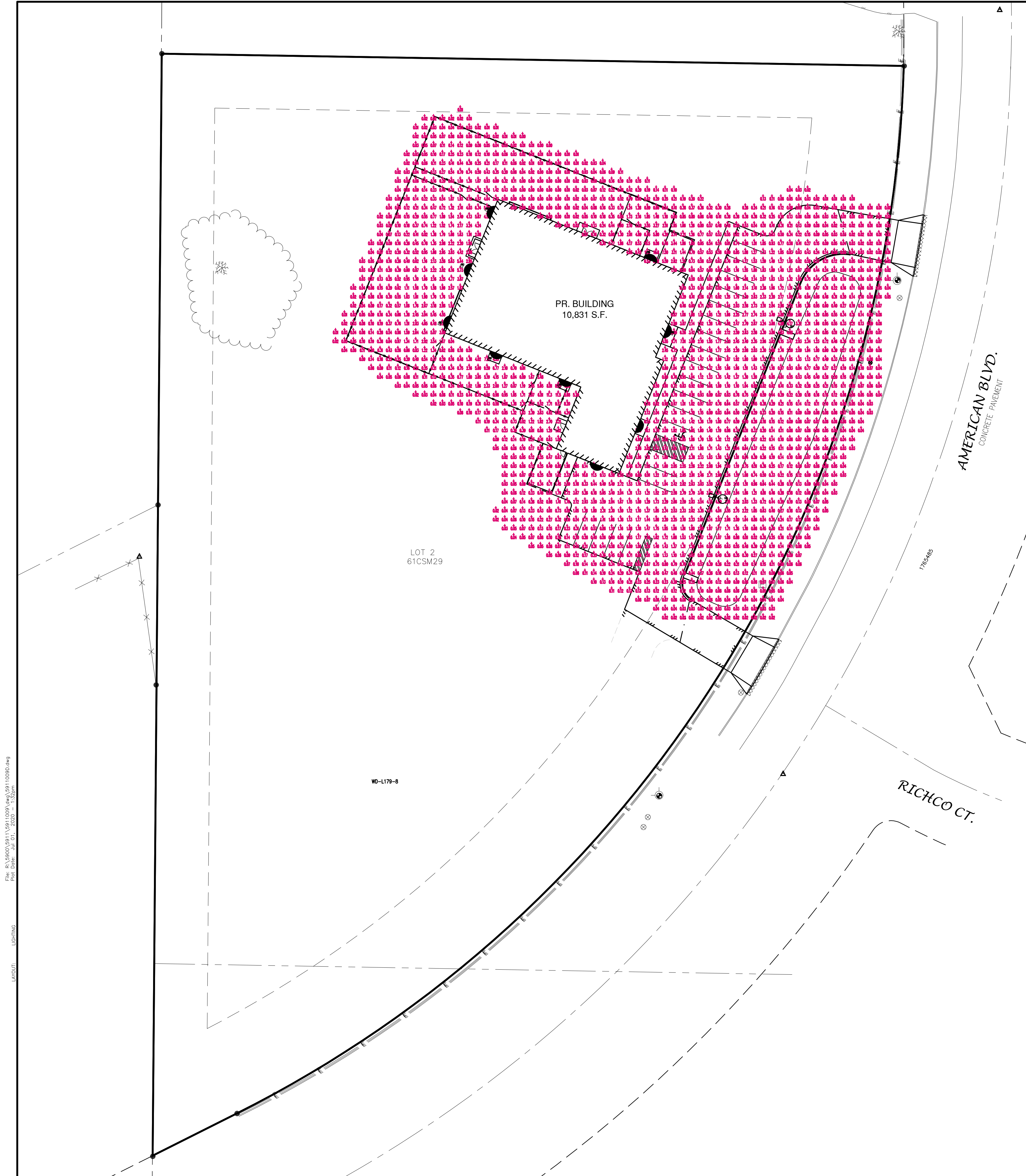
LANDSCAPING PLAN

DATE 05/2020
FILE 5911009D
JOB NO. 5911009

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

SHEET NO. L2

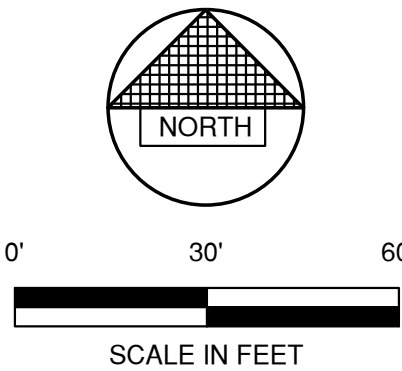
File: R:\3000-591\3000-591.dwg
Plot Date: Jul 01, 2020 1:35pm
LAYOUT LIGHTING



Industrial Business 1 (REL61820) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF QTY
OA4	⬢	LSI INDUSTRIES, Mirada 12L -IV (1) "A4" MRM-LED-12L-SIL-FT-30-70CRI	(1)	9625	16' SSS Pole, Conc Base 2'	1.00 2
OW2	□	LSI INDUSTRIES, WPSLS-02L (1) "W2" WPSLS-02L-40	(1)	2201		1.00 3
OW3	□	MaxLite MPulse Wall (1) "W3" MP-SM28UT4-40B	(1)	3227	Maxlite	1.00 3
OW4	□	MaxLite MPulse Wall (1) "W4" MP-SM55UT4-40B	(1)	6250	Maxlite	1.00 3

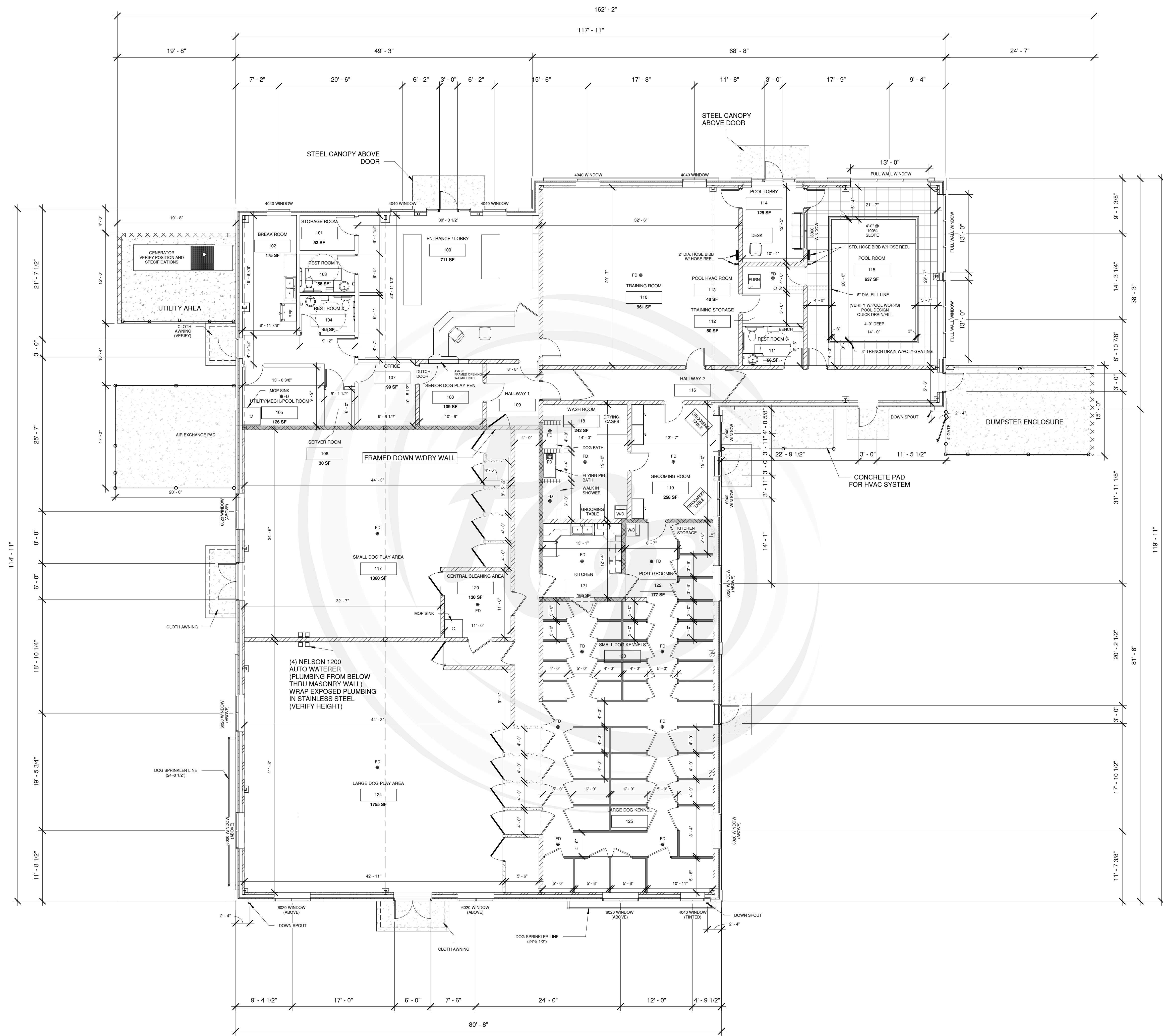
LIGHTING PLAN DESIGNED BY:
VISUAL IMPACT LIGHTING
DAVE ZOCHERT
920-437-2069

- LEGEND**
- CONCRETE PAVEMENT (2,901 S.F. ON PARCEL / 3,973 S.F. TOTAL)
 - ASPHALT PAVEMENT (12,956 S.F.)
 - PEA GRAVEL (9,510 S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE
 - PROPOSED 18" STANDARD CURB AND GUTTER
 - PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
 - PROPOSED 18" MOUNTABLE CURB AND GUTTER
 - PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS
 - WALL PACK
 - LIGHT POLE (1 LAMP)
 - LIGHT POLE (2 LAMPS)
 - LIGHT POLE (3 LAMPS)
 - LIGHT POLE (4 LAMPS)

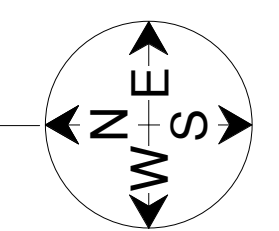


NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT	DE PERE TAILWAGGERS DOGGY DAYCARE FOR FOX CITIES BUILDERS CITY OF DE PERE BROWN COUNTY, WISCONSIN	LIGHTING PLAN	DATE 05/2020	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. L1
								CHECKED BBB			FILE 5911009D		
								DESIGNED CCC			JOB NO. 5911009		

Packet Pg. 77



1 PROPOSED FLOOR PLAN
1/8" = 1'-0"



Room Square Foot Difference				
Number	Name	Area	Bellevue Area	Sq Ft Difference
100	ENTRANCE / LOBBY	711 SF	862 SF	-142 SF
101	STORAGE ROOM	53 SF	152 SF	-98 SF
102	BREAK ROOM	175 SF	204 SF	-22 SF
103	REST ROOM 1	58 SF	59 SF	-1 SF
104	REST ROOM 2	55 SF	59 SF	-4 SF
105	UTILITY/MECH./POOL ROOM	126 SF	66 SF	+61 SF
106	SERVER ROOM	30 SF	70 SF	-40 SF
107	OFFICE	99 SF	99 SF	0 SF
108	SENIOR DOG PLAY PEN	109 SF	109 SF	0 SF
109	HALLWAY 1	341 SF	145 SF	+202 SF
110	TRAINING ROOM	961 SF	-	-
111	REST ROOM 3	66 SF	-	-
112	TRAINING STORAGE	50 SF	-	-
113	POOL HVAC ROOM	40 SF	-	-
114	POOL LOBBY	125 SF	-	-
115	POOL ROOM	637 SF	-	-
116	HALLWAY 2	338 SF	263	+78 SF
117	SMALL DOG PLAY AREA	1360 SF	1145 SF	+221 SF
118	WASH ROOM	242 SF	258 SF	+8 SF
119	GROOMING ROOM	258 SF	236 SF	+30 SF
120	CENTRAL CLEANING AREA	130 SF	108 SF	+18 SF
121	KITCHEN	165 SF	161 SF	+6 SF
122	POST GROOMING	177 SF	184 SF	-5 SF
123	SMALL DOG KENNELS	551 SF	612 SF	-58 SF
124	LARGE DOG PLAY AREA	1755 SF	1459 SF	+305 SF
125	LARGE DOG KENNEL	842 SF	1104 SF	-258 SF

PROPOSED (DEPERE) APPROX. SQ FT		BELLEVUE APPROX. SQ FT	
10,850 SQ FT		8,000 SQ FT	
KENNEL STYLE (ONLY KENNEL AREA)	QTY	KENNEL STYLE (ONLY KENNEL AREA)	QTY
POST GROOMING KENNELS	2	POST GROOMING KENNELS	3
SMALL DOG KENNELS	20	SMALL DOG KENNELS	24
LARGE DOG KENNELS	16	LARGE DOG KENNELS	22

FOX CITIES BUILDERS, LLC.
N7315 CTY RD. Y - SUITE B
SEYMOUR, WISCONSIN 54165
PHONE (920) 833-9545
FAX (920) 833-9546

PLAN SET STAGE:
☒ PRELIMINARY PLAN SET
☐ NOT FOR CONSTRUCTION
☐ PLAN BID COPY
☐ FINAL PLAN SET
☐ APPROVED FOR CONSTRUCTION

REVISIONS:
1 05/20/2020 JRN
2 05/23/2020 JRN

PROPOSED NEW FACILITY FOR:
20-1083 TAILWAGERS DOGGY DAYCARE
LOCATION: DE PERE, WI
SALES REP: PHIL ULLMER (920) 228-0112
04/17/20
DRAWN BY: JRN
Attachment: Site Plan - PRELIMINARY - 02 Jul 2020 (9831 - Staff recommendation and possible action regarding a site plan request for a new pet day care facility)

FOX CITIES BUILDERS, LLC,
N7315 CTY RD. Y - SUITE B
SEYMOUR, WISCONSIN 54165
PHONE (920) 833-9545

PLAN SET STAGE:

ELIMINARY PLAN SET

ELIMINARY PL

REVISIONS:

05/20/2020 JRN

1

PROPOSED NEW FACILITY FOR:
20-1083 TAILWAGGERS DOGGY DAYCARE
LOCATION: DE PERE, WI

SALES REP. PHIL III MFB (920) 228-0112

DRAWN BY: JRN

Attachment: Site Plan - PRELIMINARY - 02 Jul 2020 9831 : Staff recommendation and possible action regarding a site plan request for a new net day care facility

A1.1

Packet Pg. 79





Date: Jul 2, 2020

8.c

Visual Impact Lighting, LLC
1724 Industrial Drive
Green Bay WI 54302
Phone: (920) 437-2069
Fax: (920) 437-9140

Job Name
Tailwaggers
VISUAL20-90845
Ledgeview WI

Bid Date
Jul 2, 2020

Submittal Date
Jul 2, 2020

Attachment: Site Plan - PRELIMINARY - 02 Jul 2020 (9831 : Staff recommendation and possible action regarding a site plan request for a new



Transmittal

Visual Impact Lighting, LLC
 1724 Industrial Drive
 Green Bay WI 54302
 Phone: (920) 437-2069
From: Dave Zochert

Project Tailwaggers
Quote# VISUAL20-90845
Location Ledgeview WI
To REL Inc.
 1250 Centennial Centre Blvd, Hobart, WI 54155
 Hobart WI 54155
 Contact: Brad Trembl

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|-----------------------------------|---|--------|
| ☐ Drawings | ☐ Specifications | Other: |
| ☐ Prints | ☐ Information | |
| ☐ Plans | ☐ Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| ☐ Prior Approval | ☐ Resubmittal for Approval | ☐ Record |
| ☐ Approval | ☐ Corrections | Bids due on: |
| ☐ Approval as Submitted | ☐ Your Use | Other: |
| ☐ Approval as Noted | ☐ Review and Comment | |

Qty	Type	MFG	Part
2	OA4	LSI INDUSTRIES	MRM LED 12L SIL FT UNV DIM 30 70CRI BLK
2	OA4	LSI INDUSTRIES	4SQ B3 S11G16 S BLK
3	OW2	LSI INDUSTRIES	WPSLS 2L 40 BLK
3	OW3	MaxLite	MP-SM28UT4-40B
3	OW4	MaxLite	MP-SM55UT4-40B

Attachment: Site Plan - PRELIMINARY - 02 Jul 2020 (9831 : Staff recommendation and possible action regarding a site plan request for a new



Jul 2, 2020

8.c

Brad Trembl
Robert E Lee and Associates
1250 Centennial Centre Blvd, Hobart, WI 54155
Hobart WI 54155

RE: Tailwaggers
Ledgeview WI

Dear Brad

Qty	Type	MFG	Part
2	OA4	LSI INDUSTRIES	MRM LED 12L SIL FT UNV DIM 30 70CRI BLK
2	OA4	LSI INDUSTRIES	4SQ B3 S11G16 S BLK
3	OW2	LSI INDUSTRIES	WPSLS 2L 40 BLK
3	OW3	MaxLite	MP-SM28UT4-40B
3	OW4	MaxLite	MP-SM55UT4-40B

Attachment: Site Plan - PRELIMINARY - 02 Jul 2020 (9831 : Staff recommendation and possible action regarding a site plan request for a new


Job Name:
Tailwaggers
Catalog Number:MRM LED 12L SIL FT UNV DIM 30
70CRI BLK

Notes:

Type:

8.c

OA4

VISUAL20-90845

Catalog # :

Project :

Prepared By :

Date :



Mirada Medium - MRM Outdoor LED Area Light

The Mirada's sleek design makes it perfectly-suited for architectural & commercial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Mirada offers high performance factory-rotatable silicone optics, 5 standard CCTs, 42,000+ delivered lumens, and is available with integral Airlink™ Wireless Controls.

Features & Specifications

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

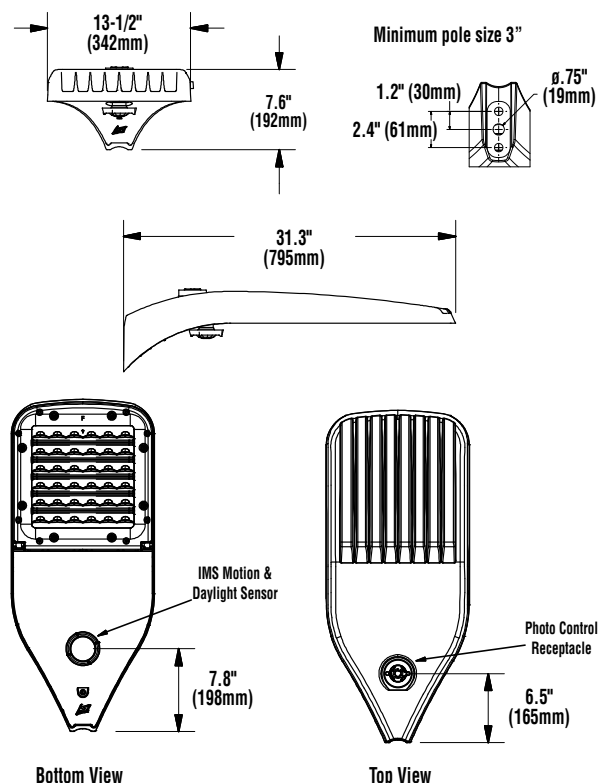
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



IP66

ARRA
Funding Compliant

Product Dimensions




Job Name:
Tailwaggers
Catalog Number:MRM LED 12L SIL FT UNV DIM 30
70CRI BLK

Notes:

Type:

8.c

OA4

VISUAL20-90845



Mirada Medium - MRM Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

- The integrated [Wireless Lighting Controller](#): ALSC or ALSCH (see ordering guide) as the controls option, or
- Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or
- The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the [5-Pin](#) or [7-Pin Twist Lock Controller](#): ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specs sheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/Stand-Alone Controls

- The integral passive infrared motion sensor (IMS) activates switching of luminaire light levels (see the controls section for more details).
- The 7-pin ANSI C136.41-2013 photocontrol receptacle option (CR7P) is available for twist lock photocontrols or wireless control modules.
- The Button Type Photocells (PCI) are capable of switching luminaires ON/OFF in response to the amount of available daylight.

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes LSI's traditional 3" drill pattern for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
7L	53	0.4A	0.3A	0.2A	0.2A	0.2A	0.1A
9L	69	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	94	0.8A	0.5A	0.4A	0.3A	0.3A	0.2A
18L	150	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	187	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	247	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	390	3.2A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE*(24-42L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ³	100 hr ³
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE*(7-18L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ³	100 hr ³
0-50 C	100%	96%	92%	88%	84%

- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5848	80	B2-U0-G2	74
	2 - IL	3644	50	B0-U0-G1	
	3	6018	82	B1-U0-G2	
	3 - IL	4468	61	B0-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FT - IL	3649	50	B0-U0-G1	
	FTA	5924	81	B1-U0-G1	
	FTA - IL	4243	58	B1-U0-G1	
	2	7530	74	B2-U0-G2	
12L	2 - IL	4692	46	B0-U0-G1	102
	3	7749	76	B1-U0-G2	
	3 - IL	5753	57	B0-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FT - IL	4699	46	B0-U0-G2	
	FTA	7628	75	B2-U0-G2	
	FTA - IL	5464	54	B1-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - MRM

Beam Angle	0°	30°	45°	Beam Angle	0°	30°	45°
Single	0.5	1.5	1.9	T90°	1.0	2.5	2.8
D180°	1.0	1.5	1.9	TN120°	1.0	3.3	3.9
D90°	0.8	1.9	2.3	O90°	1.0	2.5	2.8

Specifications and dimensions subject to change without notice.


Job Name:
Tailwaggers
Catalog Number:MRM LED 12L SIL FT UNV DIM 30
70CRI BLK

Notes:

Type:

8.c

OA4

VISUAL20-90845



Mirada Medium - MRM Outdoor LED Area Light

DELIVERED LUMENS*																
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage	
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating		
7L	2	70	6550	124	B2-U0-G1	6711	127	B2-U0-G1	7208	137	B2-U0-G2	7596	144	B2-U0-G2	53	
	2 - IL	70	4068	77	B0-U0-G1	4167	79	B0-U0-G1	4476	85	B0-U0-G1	4717	89	B0-U0-G1		
	3	70	6724	127	B1-U0-G2	6889	130	B1-U0-G2	7400	140	B1-U0-G2	7798	148	B1-U0-G2		
	3 - IL	70	4929	93	B0-U0-G2	5050	96	B0-U0-G2	5424	103	B0-U0-G2	5716	108	B0-U0-G2		
	5W	70	6400	121	B3-U0-G1	6557	124	B3-U0-G1	7043	133	B3-U0-G2	7422	141	B3-U0-G2		
	FT	70	6540	124	B1-U0-G2	6701	127	B1-U0-G2	7197	136	B1-U0-G2	7584	144	B2-U0-G2		
	FT - IL	70	4231	80	B0-U0-G2	4334	82	B0-U0-G2	4656	88	B0-U0-G2	4906	93	B0-U0-G2		
	FTA	70	6636	126	B1-U0-G1	6799	129	B2-U0-G1	7303	138	B2-U0-G1	7696	146	B2-U0-G1		
	FTA - IL	70	4864	92	B1-U0-G1	4984	94	B1-U0-G1	5353	101	B1-U0-G1	5641	107	B1-U0-G1		
	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2		
9L	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	69	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2		
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2		
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2		
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2		
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2		
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2		
	FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1		
	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2		
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2		
12L	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	94	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2		
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2		
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3		
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2		
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2		
	FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1		
	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3		150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2		
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3		
3 IL	70	12578	84	B1-U0-G3	12920	86	B1-U0-G3	14155	95	B1-U0-G3	14739	99	B1-U0-G3			
5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3			
FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4			
FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3			
FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3			
FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2			
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187	
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2		
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4		
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4		
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3		
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4		
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3		
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3		
	FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2		
	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3		247
2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2			
3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4			
3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4			
5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4			
FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5			
FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4			
FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3			
FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2			
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317	
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3		
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5		
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5		
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4		
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5		
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4		
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3		
	FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2		
	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4		390
2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3			
3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5			
3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5			
5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4			
FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5			
FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4			
FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4			
FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2			

*LED Chips are frequently updated therefore values are nominal

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Packet Pg. 85


Job Name:
Tailwaggers
Catalog Number:MRM LED 12L SIL FT UNV DIM 30
70CRI BLK

Notes:

Type:

8.c

OA4

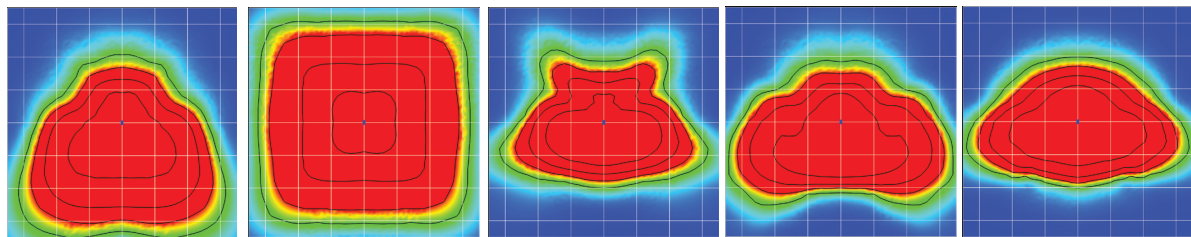
VISUAL20-90845



Mirada Medium - MRM Outdoor LED Area Light

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada (MRM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



FT

5W

FTA

Type 3

Type 2

Ordering Guide

TYPICAL ORDER EXAMPLE:

MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation ¹	Voltage	Driver
MRM Mirada	LED	7L - 7,000 lms 9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms *Consult factory for programmable wattages and lumen packages	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive	(blank) - standard L - Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT² 27 - 2,700 CCT ² AMB - Phosphor Converted Amber ^{2,3}	70CRI - 70 CRI	(Blank) - None Wireless Controls System ALSC - AirLink Synapse Control System ⁴ ALSCH - AirLink Synapse Control System Host / Satellite ^{4,5} ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor ⁴ ALSCHS01 - AirLink Synapse Control System Host / Satellite with 8-12' Motion Sensor ^{4,5} ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ⁴ ALSCHS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor ^{4,5} ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ⁴ ALSCHS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor ^{4,5} Stand-Alone Controls EXT - 0-10v Dimming (from external signal) IMS0M1 - Integral Motion Sensor 8-12' 120-277V ^{4,6} IMS0M2 - Integral Motion Sensor 12-20' 120-277V ^{4,6} IMS0M4 - Integral Motion Sensor 20-40' 120-277V ^{4,6} IMS0M1HV - Integral Motion Sensor 8-12' 347-480V ^{6,11} IMS0M2HV - Integral Motion Sensor 12-20' 347-480V ^{6,11} IMS0M4HV - Integral Motion Sensor 20-40' 347-480V ^{6,11} CR7P - 7 Pin Control Receptacle ANSI C136.41 ⁷ Button Type Photocells PCI120 - 120V PCI208-277 - 208-277V PCI347 - 347V	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHI - White PLP - Platinum Plus SVG - Satin Verde Green	(Blank) - None IL - Integral Louver HSS ¹



Job Name:
Tailwaggers

Catalog Number:
4SQ B3 S11G16 S BLK

Notes:

Type:

8.c

OA4

VISUAL20-90845

Project :

Fixture Type :

Catalog # :

Prepared By :

Date :



STEEL SQUARE STRAIGHT POLES

Features & Specifications

Pole Shaft

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the **DuraGrip® Protection System** and a 5-year limited warranty:
 - Each shaft is purchased to a stricter straightness tolerance than specified on industry material standards. Shafts with dents, dings, roll marks, or patterns on the exterior surface are rejected. Shafts are stored indoors to prevent corrosion.
 - After connecting holes are cut and hand holes and baseplates welded to the shafts, each pole undergoes a thorough shot-peening process, resulting in a near-white surface. This procedure removes all dirt and scale and strengthens the surface of the steel by inducing a compressive residual stress that helps prevent cracking and extend the life of the pole.
 - After shot peening, a neutral wash is applied followed by the application of a zirconium treatment that improves powder-coat adhesion and protects from corrosion.
 - Next, each pole is coated through electrostatic application of a polyester powder paint in standard LSI bronze or the color approved by the customer. Paint thickness is measured in multiple locations along the pole to ensure specification adherence.
 - Finally, the pole is oven baked to form a homogenous, non-porous surface and wrapped for shipment in a woven fabric sleeve to protect the finish during transit.
- When the top-of-the line **DuraGrip® Plus Protection System** is selected, in addition to the DuraGrip® Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior, sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

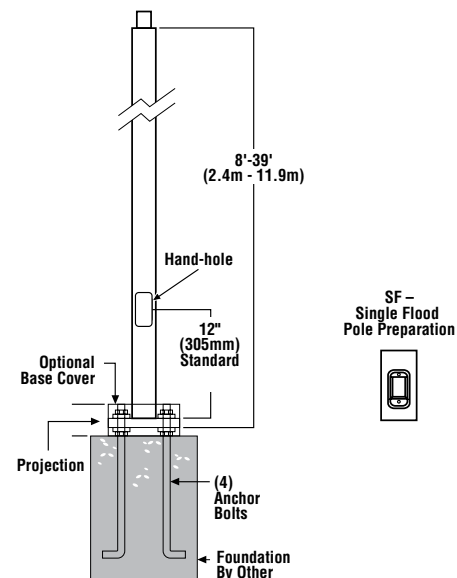


ARRA
Funding Compliant

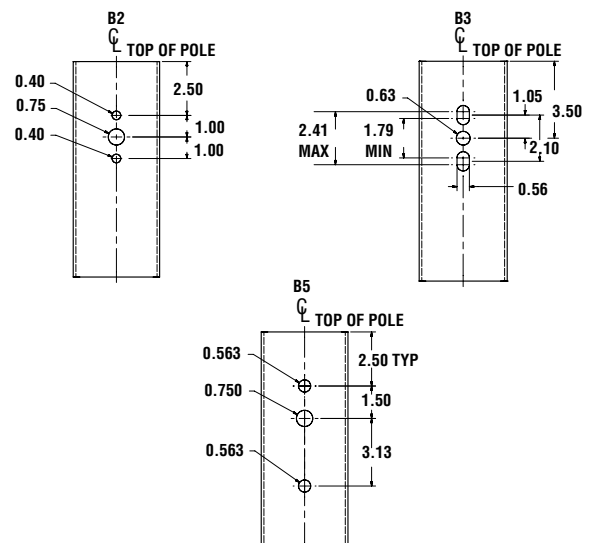


Product Dimensions

SQT -
N= 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon



Bolt-On Mount 2-Bolt Pattern





Job Name:
Tailwaggers

Catalog Number:
4SQ B3 S11G16 S BLK

Notes:

Type:

8.c

OA4

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STEEL SQUARE STRAIGHT POLES

Features & Specifications (Cont.)

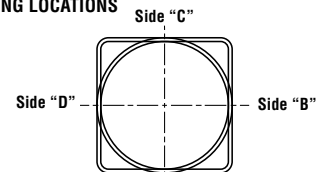
Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

SHIPPING WEIGHTS - Steel Square Poles

4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36")(25mm x 914mm)	30 lbs. (14kg)/set

DRILLING LOCATIONS

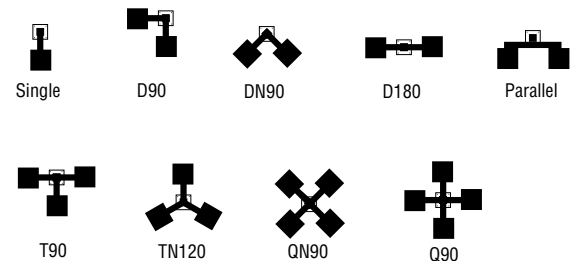


Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180	X		X	
D90	X			X
DN90°				
T90	X	X		X
TN120°	X			
Q90	X	X	X	X
QN90°				
Single FBO	X			
Double FBO		X		X

Notes:
 1 - Two locations will be 45° to the left and right of Side A.
 2 - Other two locations will be 120° to the left and right of Side A.
 3 - Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

Fixture Configurations



Bolt Circle

4" (102mm) square
10-1/8" (257mm) sq.



11" (279mm) Dia. Bolt Circle

5" (127mm) square
10-1/8" (257mm) sq.



11" (279mm) Dia. Bolt Circle

5" (127mm) square
10-1/8" (257mm) sq.



11" (279mm) Dia. Bolt Circle

6" (152mm) square
12" (305mm) sq.



12" (305mm) Dia. Bolt Circle

Bolt Circle Designator	B	C	D	J
Bolt Circle	Slotted 8"-11" (203mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 9"-11" (229mm-279mm)	Slotted 12" (305mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.


Job Name:
Tailwaggers

Catalog Number:
4SQ B3 S11G16 S BLK

Notes:

Type:

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OA4

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STEEL SQUARE STRAIGHT POLES

Ordering Guide

TYPICAL ORDER EXAMPLE: **5SQ B5 S07G 24 S PLP DGP**

Pole Series	Mounting Method	Material	Height ²	Mounting Configuration	Pole Finish	Options
4SQ - 4" x 4" Square Straight Pole 5SQ - 5" x 5" Square Straight Pole 6SQ - 6" x 6" Square Straight Pole	Bolt-On Mount¹ - See pole selection guide for patterns and fixture matches. B5 - 5" Traditional drilling pattern B3 - 3" Reduced drilling pattern B2 - 2" Tellus drilling pattern T - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches. I - No Mounting Holes ¹ - Use with: • BKA 4ISF & BKA 5ISF • BKA X4ISF & BKA X5ISF	S11G – 11 Ga. Steel (4SQ and 5SQ only) S07G – 07 Ga. Steel	8' 10' 12' 13' 14' 15' 16' 17" 17' 6" 18' 20' 22' 22' 6" 23' 24' 25' 26' 27' 28' 30' 32' 35' 39'	S – Single/Parallel D180 – Double D90 – Double DN90 – Double T90 – Triple TN120 – Triple Q90 – Quad QN90 – Quad N – Tenon Mount (Standard tenon size is 2-3/8" O.D.)	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White SVG – Satin Verde Green GPT – Graphite MSV – Metallic Silver BZA – Alternate Bronze	GA – Galvanized Anchor Bolts SF – Single Flood ³ DF – Double Flood ³ DGP – DuraGrip® Plus LAB – Less Anchor Bolts OSXX – Pole preparation for PMOS Occupancy Sensor ⁴ Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.
				Height Restriction, Consult Pole Selection Chart on opposite page		

Accessory Ordering Information

Description	Order Number	Description	Order Number
4BC - 4" Square Base Cover	122559CLR	Vibration Damper - 4" Square Pole (bolt-on mount only)	172539
5BC - 5" Square Base Cover	122561CLR	Vibration Damper - 5" Square Pole (bolt-on mount only)	172538
6BC - 6" Square Base Cover	122563CLR	Vibration Damper - 6" Square Pole (bolt-on mount only)	178361
ER2 - Weatherproof Duplex Receptacle	122566CLR	PMOS120 - 120V Occupancy Sensor	518030CLR ⁵
GFI - Ground Fault Circuit Interrupter	122567CLR	PMOS208/240 - 208, 240V Occupancy Sensor	534239CLR ⁵
MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (1 set of 3 plugs)	132336	PMOS277 - 277V Occupancy Sensor	518029CLR ⁵
MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 sets of 3 plugs)	681126	PMOS480 - 480V Occupancy Sensor	534240CLR ⁵

FOOTNOTES:

- 1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern spec sheets.
- 2 - Pole heights will have +/- 1/2" tolerance.
- 3 - See Flood Lighting Brackets section for choice of FBO brackets.

- 4 - Order PMOS separately. Change "XX" to indicate height and side of pole location for pole preparation. EX: OS18A indicates preparation is to be 18ft. up from pole base on side A. Optimal distance from ground to sensor is 20ft.
- 5 - OSXX option required. Not for use with Metal Halide fixtures

Specifications and dimensions subject to change without notice.

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Packet Pg. 89


Job Name:
Tailwaggers

Catalog Number:
4SQ B3 S11G16 S BLK

Notes:

Type:

8.c

OA4

VISUAL20-90845



STEEL SQUARE STRAIGHT POLES

Wind Speed

EPA Information

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located. **CAUTION:** This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

Use ONLY with "Wind Speed Map for ASCE 7-10

POLE¹	Mtg. Height Length (ft)	Wall Thick (ga)	BOLT CIRCLE			EPA								
			Designator	Dia. (in)	Anchor bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
4" x 11-ga x 12'	12	11	B	8" - 11"	0.75	13.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6
4" x 11-ga x 14'	14	11	B	8" - 11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1
4" x 11-ga x 16'	16	11	B	8" - 11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0
4" x 11-ga x 18'	18	11	B	8" - 11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a
4" x 11-ga x 20'	20	11	B	8" - 11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a
4" x 11-ga x 22'	22	11	B	8" - 11"	0.75	7.6	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 11-ga x 24'	24	11	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 11-ga x 26'	26	11	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 14'	14	7	B	8" - 11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0
4" x 7-ga x 16'	16	7	B	8" - 11"	0.75	14.7	13.2	11.8	9.6	7.8	6.3	5.2	4.2	3.4
4" x 7-ga x 18'	18	7	B	8" - 11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1
4" x 7-ga x 20'	20	7	B	8" - 11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9
4" x 7-ga x 22'	22	7	B	8" - 11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 7-ga x 24'	24	7	B	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 7-ga x 26'	26	7	B	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 28²	28	7	B	8" - 11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a
4" x 7-ga x 30²	30	7	B	8" - 11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a
5" x 11-ga x 14'	14	11	C	9" - 11"	0.75	17.4	15.7	14.1	11.5	9.3	7.7	6.3	5.2	4.2
5" x 11-ga x 16'	16	11	C	9" - 11"	0.75	13.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5
5" x 11-ga x 18'	18	11	C	9" - 11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1
5" x 11-ga x 20'	20	11	C	9" - 11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a
5" x 11-ga x 22'	22	11	C	9" - 11"	0.75	10.9	9.5	8.3	6.2	4.5	3.2	2.1	1.2	0.5
5" x 11-ga x 24'	24	11	C	9" - 11"	0.75	8.8	7.5	6.4	4.5	3.0	1.8	0.8	n/a	n/a
5" x 11-ga x 26'	26	11	C	9" - 11"	0.75	6.8	5.7	4.6	3.0	1.6	0.6	n/a	n/a	n/a
5" x 11-ga x 28'	28	11	C	9" - 11"	0.75	5.2	4.1	3.2	1.6	0.4	n/a	n/a	n/a	n/a
5" x 11-ga x 30'	30	11	C	9" - 11"	0.75	3.6	2.7	1.8	0.4	n/a	n/a	n/a	n/a	n/a
5" x 7-ga x 20'	20	7	D	9" - 11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 22'	22	7	D	9" - 11"	1.00	20.7	18.6	16.6	13.3	10.7	8.5	6.8	5.4	4.2
5" x 7-ga x 24'	24	7	D	9" - 11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6
5" x 7-ga x 26'	26	7	D	9" - 11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3
5" x 7-ga x 28'	28	7	D	9" - 11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a
5" x 7-ga x 30'	30	7	D	9" - 11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a
5" x 7-ga x 35'	35	7	D	9" - 11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2
6" x 7-ga x 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7
6" x 7-ga x 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a
6" x 7-ga x 30'	30	7	J	12"	1.00	10.4	8.8	7.3	4.8	2.9	1.3	n/a	n/a	n/a
6" x 7-ga x 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a
6" x 7-ga x 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 39'	39	7	J	12"	1.00	2.3	1.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located. **CAUTION:** This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

Note:

- 1- Poles shorter than these listed here in for each gauge have EPA rating equal to or greater than what is provided in this table. To Confirm EPA ratings on shorter poles, contact LSI Industries.
- 2- LSI Industries recommends a vibration damper be ordered with this length.


Job Name:
Tailwaggers

Catalog Number:
WPSLS 2L 40 BLK

Notes:

Type:

8.c

OW2

VISUAL20-90845

Catalog # :

Project :

Prepared By :

Date :



WPSLS Series Small LED Slim Wall Pack

The Slim Wall Light Series has a slim, low profile design with attractive architectural styling. A quick and easy mounting system is bottom hinged to prevent leakage. The LED placement and mounting position results in a glare free design.

Features & Specifications

Optical System

- High-performance Chip On Board (COB) LEDs behind clear tempered glass for maximum light output.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 71.
- Zero uplight.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Chip On Board (COB) LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating

Controls

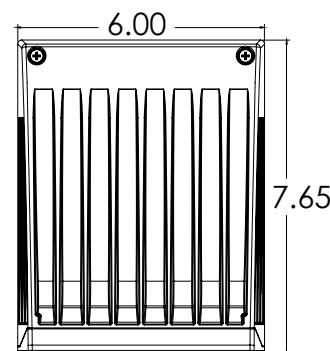
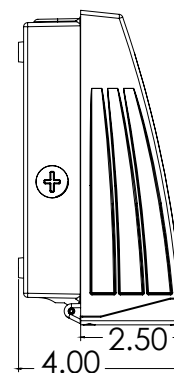
- Optional 120V electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.



Dimmable

cUL^{us}
LISTEDDLC
LISTEDQUICK
SHIPRoHS
COMPLIANTARRA
Funding Compliant

Dimensions




Job Name:
Tailwaggers

Catalog Number:
WPSLS 2L 40 BLK

Notes:

Type:

8.c

OW2

VISUAL20-90845



WPSLS Series Small LED Slim Wall Pack

Features & Specifications (Cont.)

Construction

- Rigid Precision Die cast-aluminum housing for durability and consistency.
- Vertical fins serve as a heat sink and resist accumulation of dust and debris.
- The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components.
- Luminaire hinges open from the bottom to prevent leakage.
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory
- Shipping weight: 3.8 lbs in carton.

Installation

- Surface mounts direct to J-box or wall.
- Features a bubble level and removable hinged face frame for ease of installation.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.

Listings

- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.

Performance

Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
1L	1206	97.79	1206	97.79	1366	111.11	12
2L	2125	107.2	2125	107.2	2418	121.97	20
4L	3712	100.18	3712	100.18	4394	116.21	40

Energy Savings

LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
12	\$5	50	72	\$52	\$47
		70	90	\$59	\$54
20	\$9	50	72	\$52	\$43
		70	90	\$59	\$50
		100	129	\$77	\$68
40	\$18	100	129	\$77	\$59
		150	185	\$100	\$82
		175	210	\$112	\$94

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **WPSLS LED 1L UNV DIM 30 PC120 BZA**

Family Prefix	Lumen Package	Color Temp	Controls	Finishes
WPSLS - Small Slim Wall Pack	1L - 1000 Lumens 2L - 2000 Lumens 4L - 4000 Lumens	30 - 3000K 40 - 4000K 50 - 5000K	PC120 - 120V Photocontrol PM208-277 - 208-277V Photocontrol	BZA - Bronze WHT - White BLK - Black



Job Name:
Tailwaggers

Catalog Number:
MP-SM28UT4-40B

Notes:

Type:

8.c

OW3

VISUAL20-90845

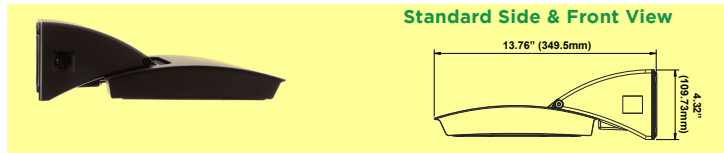
Page 1 of 1

MPulse™

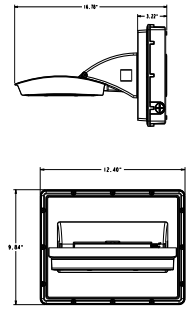


ADJUSTABLE WALL MOUNT LUMINAIRE

Thoughtfully designed for downlighting, the **MPulse Wall Mount** features an adjustable head that enables its use as an open face or cutoff fixture. It takes just one person to install and service the MPulse Wall Mount luminaire. The back plate mounts to the surface and allows for the wall mount to hang for easy wiring. A hinged back cover provides access to the driver for quick and easy replacement in the field.



Battery Backup Side & Front View

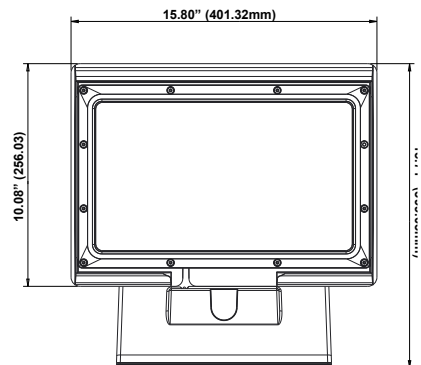
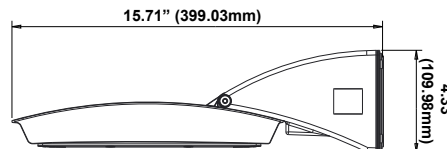
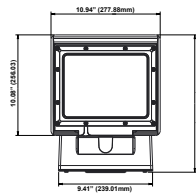


without Visual Comfort
(Battery Backup Model)



Visual Comfort (VC)

28W & 55W



100W

PERFORMANCE:

- Available in lumen packages of 3000, 6000, and 11500 lumen
- LEDs have a calculated lumen maintenance value of > 93% (L93) at 100,000 hours calculated at 25°C
- 120-277V dimming standard. 347-480V options available
- 10kV Surge Suppressor

DESIGN:

- 0-45 degree field adjustable head in steps (15°, 30°, 45°)

OPTICS:

- Available in Type III and Type IV optics
- Visual comfort available in 28W and 55W

OPTIONS:

- 120-277V External Button Photocell
- High/Low/Off PIR fixture integrated photo/motion sensor compatible with FSIR-100 remote control
- Battery backup available for 28W and 55W

FINISHES:

- Satin bronze finish standard
- Also available in silver finish

CONSTRUCTION:

- Die Cast Aluminum housing
- Tempered Glass

MOUNTING:

- Designed to mount to standard 3.5" or 4" J-box
- Uniquely designed for ease of installation by one person

ENVIRONMENT:

- Wet location listed per UL standards
- IP66 rating

PHOTOMETRICS:

All IES files available online.

Please see page 3 for some Iso-footcandle layouts

WARRANTY:

10-year standard warranty with labor allowance* (further details available at www.maxlite.com/warranties)

*Warranty Limitations: Product must be rated for the application per the Product Data Sheet (PDS); operated ≤16 hrs/day; in ambient of -29°F to 104°F.

*Up to \$25/unit; labor allowances of up to \$500/unit available for purchase – contact MaxLite representative for details.

MaxLite

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Packet Pg. 93


Job Name:
Tailwaggers

Catalog Number:
MP-SM28UT4-40B

Notes:

Type:

8.c

OW3

VISUAL20-90845

Page 2 of



ADJUSTABLE WALL MOUNT LUMINAIRE

CONTROLS:

120-277VAC Photocontrol: Universal voltage photocontrols turn fixture on and off based on footcandle levels to help conserve energy during daylight hours. The operating temperature of the photocontrol is -30°F-120°F. Photocell mounted external.

Photo/Motion Sensor: The Wattstopper FSP-211 uses passive infrared (PIR) sensing technology to react to changes in infrared energy (i.e. moving body heat) within the coverage area. This slim, low-profile sensor is designed for installation inside the bottom of a light fixture body and is ideal for outdoor environments. The sensor operates at 120V/230V-240V and single phase 277V. The motion sensor is fully adjustable with high and low dimmed light level options with optional dusk to dawn control. Sensor can be combined with various lenses to operate at mounting heights from 8' to 40'. Factory settings can be adjusted via the FSIR-100, a wireless configuration tool. **Note that the sensor comes with photocell setting disabled and the FSIR-100 must be purchased if photocell capability is desired.**

SPECIFICATIONS:

Item	Specification	28 WATTS - DETAILS	55 WATTS - DETAILS	100 WATTS - DETAILS
General Performance	Input Power (W)	28	55	100
	Lumens Delivered @4000K (lm)	3,200 (2,500 VC)	6,200 (4,600 VC)	11,550
	Lumens Delivered @5000K (lm)	3,230	6,250	11,730
	Efficacy (lm/W)	116 (95 VC)	113 (88 VC)	121
	CRI	≥70		
	Calculated Lumen Maintenance (L93, TM-21 @ 25°C)	>100,000 hours		
	Color Temperature	Available in 3000K**, 4000K & 5000K		
Electrical	Backlight - Uplight - Glare	B1 - U0 - G1		B2 - U0 - G2
	Input Voltage	120-277V standard, 347-480V available		
	Power Factor	>90%		
	Surge Protection	10kV Surge		
Physical	Battery Backup	0°C 16W, -20°C 8W, 850 Lumens, meets UL 924		N/A
	Housing	Die-cast aluminum		
	Mounting	Fits 3.5" or 4" J-boxes or mounts directly		
Qualification	Weight	9 lbs.		13 lbs.
	Qualification	DLC Premium, cULus listed, DLC Standard***		
	Environment	Wet location rated, IP66		
	Warranty	10-year standard warranty*		
	Operating Temperature	-40°F - 122°F (-40°C - 50°C), (-20°C / 0°C - 40°C for Battery Backup units)		
	Humidity	10% - 90% RH, non condensing		

**3000K not DLC qualified.

*** Visual Comfort models (28W, 55W)

MODEL SELECTION Typical order example: MP-SM100UT3-50B									
MP	-	SM							
FAMILY	-	SUB-FAMILY	WATTAGE	VOLTAGE	DISTRIBUTION	-	CCT	FINISH	OPTIONS
MP= MPulse	-	SM= Wall Mount	28= 28W, 175W, MH equivalent	U= 120-277V	T3= Type III	-	30= 3000K	B= Bronze	(BLANK)= None
			55= 55W, 250W, MH equivalent	H= 347-480V	T4= Type IV		40= 4000K	S= Silver	MS= Photo/Motion Sensor
			100= 100W, 400W, MH equivalent		†T5- VC8= Type V Visual Comfort		50= 5000K	Contact Maxlite for additional finishes	PC= 120-277V Button Photocell
									SS= 10kV Surge Suppressor
									*EM0= Battery backup, 0° C
									*EM2= Battery backup -20° C

Notes:

† Available in 28W and 55W Only

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MAX17018

Packet Pg. 94

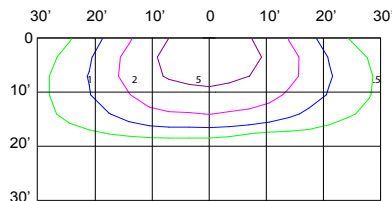


MPulse™



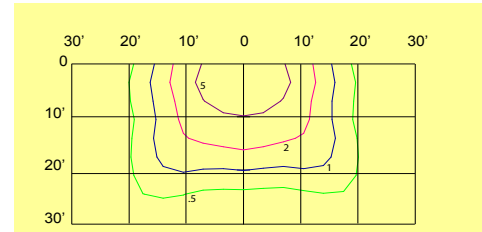
ADJUSTABLE WALL MOUNT LUMINAIRE

28W ISO-FOOTCANDLE LAYOUTS:



28W, Type III
3,000 Lumens
10' Mounting Height
Foot-candle Correction Factor:

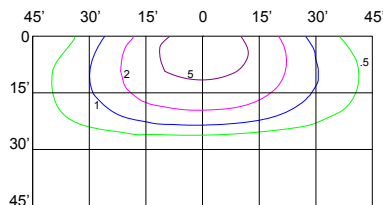
New Height:	10'	15'	20'
Multiply by:	1	0.44	0.25



28W, Type IV
3,000 Lumens
10' Mounting Height
Foot-candle Correction Factor:

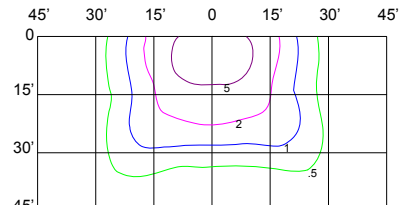
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Multiply by:	1	0.44	0.25

55W ISO-FOOTCANDLE LAYOUTS:



55W, Type III
6,000 Lumens
15' Mounting Height
Foot-candle Correction Factor:

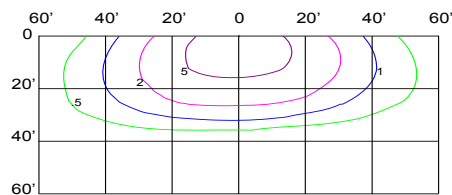
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55W, Type IV
6,000 Lumens
15' Mounting Height
Foot-candle Correction Factor:

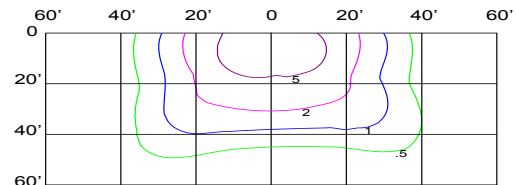
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Multiply by:	2.08	1	0.56

100W ISO-FOOTCANDLE LAYOUTS:



100W, Type III
11,500 Lumens
20' Mounting Height
Foot-candle Correction Factor:

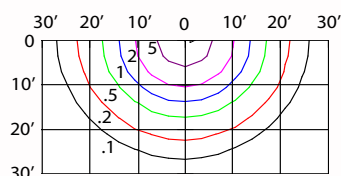
New Height:	15'	20'	25'
Multiply by:	1.78	1	0.68



100W, Type IV
11,500 Lumens
20' Mounting Height
Foot-candle Correction Factor:

New Height:	15'	20'	25'
Multiply by:	1.8	1	0.63

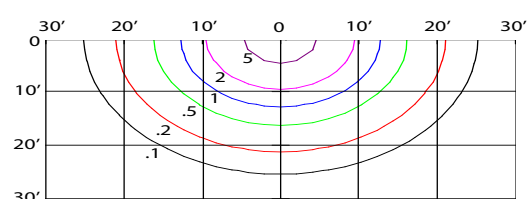
28W VISUAL COMFORT ISO-FOOTCANDLE LAYOUT:



28W, Type V - Visual Comfort
2467 Lumens
10' Mounting Height
Foot-candle Correction Factor:

New Height:	10'	15'	20'
Multiply by:	1	1.5	2

55W VISUAL COMFORT ISO-FOOTCANDLE LAYOUT:



55W, Type V - Visual Comfort
4627 Lumens
15' Mounting Height
Foot-candle Correction Factor:

New Height:	10'	15'	20'
Multiply by:	0.67	1	1.33

Lighting layouts and spacing criteria available upon request.



Job Name:
Tailwaggers

Catalog Number:
MP-SM55UT4-40B

Notes:

Type:

8.c

OW4

VISUAL20-90845

Page 1 of

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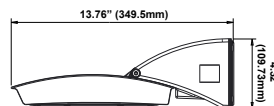


ADJUSTABLE WALL MOUNT LUMINAIRE

Thoughtfully designed for downlighting, the **MPulse Wall Mount** features an adjustable head that enables its use as an open face or cutoff fixture. It takes just one person to install and service the MPulse Wall Mount luminaire. The back plate mounts to the surface and allows for the wall mount to hang for easy wiring. A hinged back cover provides access to the driver for quick and easy replacement in the field.



Standard Side & Front View



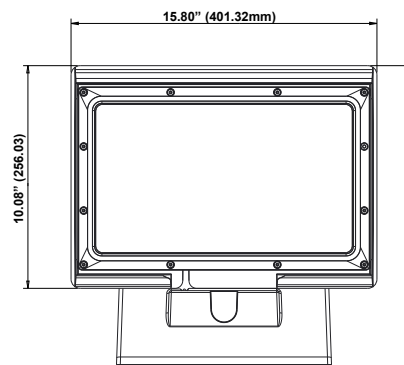
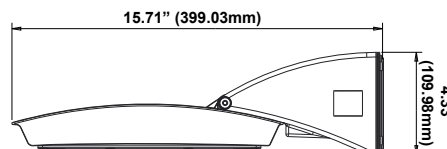
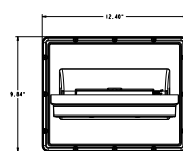
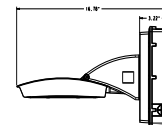
without Visual Comfort
(Battery Backup Model)



Visual Comfort (VC)

28W & 55W

Battery Backup Side & Front View



100W

PERFORMANCE:

- Available in lumen packages of 3000, 6000, and 11500 lumen
- LEDs have a calculated lumen maintenance value of > 93% (L93) at 100,000 hours calculated at 25°C
- 120-277V dimming standard. 347-480V options available
- 10kV Surge Suppressor

DESIGN:

- 0-45 degree field adjustable head in steps (15°, 30°, 45°)

OPTICS:

- Available in Type III and Type IV optics
- Visual comfort available in 28W and 55W

OPTIONS:

- 120-277V External Button Photocell
- High/Low/Off PIR fixture integrated photo/motion sensor compatible with FSIR-100 remote control
- Battery backup available for 28W and 55W

FINISHES:

- Satin bronze finish standard
- Also available in silver finish

CONSTRUCTION:

- Die Cast Aluminum housing
- Tempered Glass

MOUNTING:

- Designed to mount to standard 3.5" or 4" J-box
- Uniquely designed for ease of installation by one person

ENVIRONMENT:

- Wet location listed per UL standards
- IP66 rating

PHOTOMETRICS:

All IES files available online.
Please see page 3 for some Iso-footcandle layouts

WARRANTY:

10-year standard warranty with labor allowance*
(further details available at www.maxlite.com/warranties)

*Warranty Limitations: Product must be rated for the application per the Product Data Sheet (PDS); operated ≤16 hrs/day; in ambient of -29°F to 104°F.

*Up to \$25/unit; labor allowances of up to \$500/unit available for purchase – contact MaxLite representative for details.

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Packet Pg. 96


Job Name:
Tailwaggers

Catalog Number:
MP-SM55UT4-40B

Notes:

Type:

8.c

OW4

VISUAL20-90845

Page 2 of



ADJUSTABLE WALL MOUNT LUMINAIRE

CONTROLS:

120-277VAC Photocontrol: Universal voltage photocontrols turn fixture on and off based on footcandle levels to help conserve energy during daylight hours. The operating temperature of the photocontrol is -30°F-120°F. Photocell mounted external.

Photo/Motion Sensor: The Wattstopper FSP-211 uses passive infrared (PIR) sensing technology to react to changes in infrared energy (i.e. moving body heat) within the coverage area. This slim, low-profile sensor is designed for installation inside the bottom of a light fixture body and is ideal for outdoor environments. The sensor operates at 120V/230V-240V and single phase 277V. The motion sensor is fully adjustable with high and low dimmed light level options with optional dusk to dawn control. Sensor can be combined with various lenses to operate at mounting heights from 8' to 40'. Factory settings can be adjusted via the FSIR-100, a wireless configuration tool. **Note that the sensor comes with photocell setting disabled and the FSIR-100 must be purchased if photocell capability is desired.**

SPECIFICATIONS:

Item	Specification	28 WATTS - DETAILS	55 WATTS - DETAILS	100 WATTS - DETAILS
General Performance	Input Power (W)	28	55	100
	Lumens Delivered @4000K (lm)	3,200 (2,500 VC)	6,200 (4,600 VC)	11,550
	Lumens Delivered @5000K (lm)	3,230	6,250	11,730
	Efficacy (lm/W)	116 (95 VC)	113 (88 VC)	121
	CRI	≥70		
	Calculated Lumen Maintenance (L93, TM-21 @ 25°C)	>100,000 hours		
	Color Temperature	Available in 3000K**, 4000K & 5000K		
Electrical	Backlight - Uplight - Glare	B1 - U0 - G1		B2 - U0 - G2
	Input Voltage	120-277V standard, 347-480V available		
	Power Factor	>90%		
	Surge Protection	10kV Surge		
	Battery Backup	0°C 16W, -20°C 8W, 850 Lumens, meets UL 924		N/A
Physical	Housing	Die-cast aluminum		
	Mounting	Fits 3.5" or 4" J-boxes or mounts directly		
	Weight	9 lbs.		13 lbs.
Qualification	Qualification	DLC Premium, cULus listed, DLC Standard***		
	Environment	Wet location rated, IP66		
	Warranty	10-year standard warranty*		
	Operating Temperature	-40°F - 122°F (-40°C - 50°C), (-20°C / 0°C - 40°C for Battery Backup units)		
	Humidity	10% - 90% RH, non condensing		

**3000K not DLC qualified.

*** Visual Comfort models (28W, 55W)

MODEL SELECTION Typical order example: MP-SM100UT3-50B									
MP	-	SM				-			
FAMILY	-	SUB-FAMILY	WATTAGE	VOLTAGE	DISTRIBUTION	-	CCT	FINISH	OPTIONS
MP= MPulse	-	SM= Wall Mount	28= 28W, 175W, MH equivalent	U= 120-277V	T3= Type III	-	30= 3000K	B= Bronze	(BLANK)= None
			55= 55W, 250W, MH equivalent	H= 347-480V	T4= Type IV		40= 4000K	S= Silver	MS= Photo/Motion Sensor
			100= 100W, 400W, MH equivalent		†T5- VCB= Type V Visual Comfort		50= 5000K	Contact Maxlite for additional finishes	PC= 120-277V Button Photocell
									SS= 10kV Surge Suppressor
									*EM0= Battery backup, 0° C
									*EM2= Battery backup -20° C

Notes:

† Available in 28W and 55W Only

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MAX17018

Packet Pg. 97

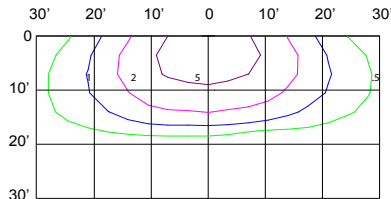


MPulse™



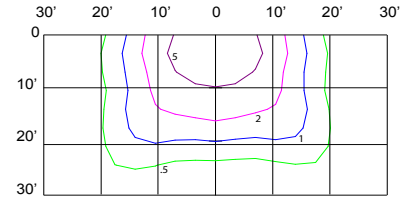
ADJUSTABLE WALL MOUNT LUMINAIRE

28W ISO-FOOTCANDLE LAYOUTS:



28W, Type III
3,000 Lumens
10' Mounting Height
Foot-candle Correction Factor:

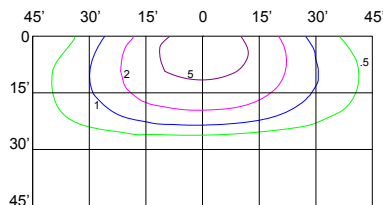
New Height:	10'	15'	20'
Multiply by:	1	0.44	0.25



28W, Type IV
3,000 Lumens
10' Mounting Height
Foot-candle Correction Factor:

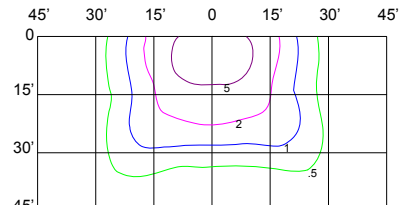
New Height:	10'	15'	20'
Multiply by:	1	0.44	0.25

55W ISO-FOOTCANDLE LAYOUTS:



55W, Type III
6,000 Lumens
15' Mounting Height
Foot-candle Correction Factor:

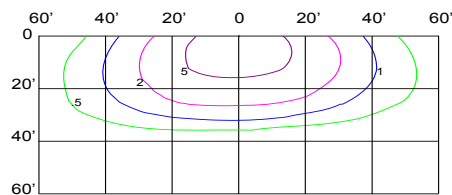
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Multiply by:	2.08	1	0.56



55W, Type IV
6,000 Lumens
15' Mounting Height
Foot-candle Correction Factor:

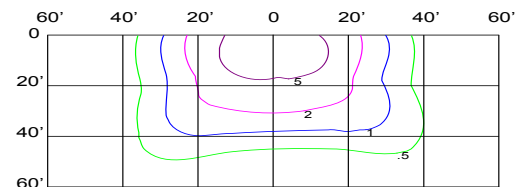
New Height:	10'	15'	20'
Multiply by:	2.08	1	0.56

100W ISO-FOOTCANDLE LAYOUTS:



100W, Type III
11,500 Lumens
20' Mounting Height
Foot-candle Correction Factor:

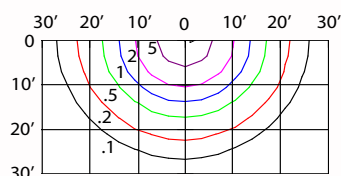
New Height:	15'	20'	25'
Multiply by:	1.78	1	0.68



100W, Type IV
11,500 Lumens
20' Mounting Height
Foot-candle Correction Factor:

New Height:	15'	20'	25'
Multiply by:	1.8	1	0.63

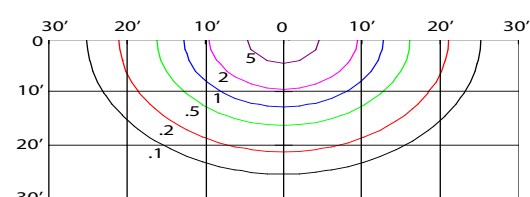
28W VISUAL COMFORT ISO-FOOTCANDLE LAYOUT:



28W, Type V - Visual Comfort
2467 Lumens
10' Mounting Height
Foot-candle Correction Factor:

New Height:	10'	15'	20'
Multiply by:	1	1.5	2

55W VISUAL COMFORT ISO-FOOTCANDLE LAYOUT:



55W, Type V - Visual Comfort
4627 Lumens
15' Mounting Height
Foot-candle Correction Factor:

New Height:	10'	15'	20'
Multiply by:	0.67	1	1.33

Lighting layouts and spacing criteria available upon request.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

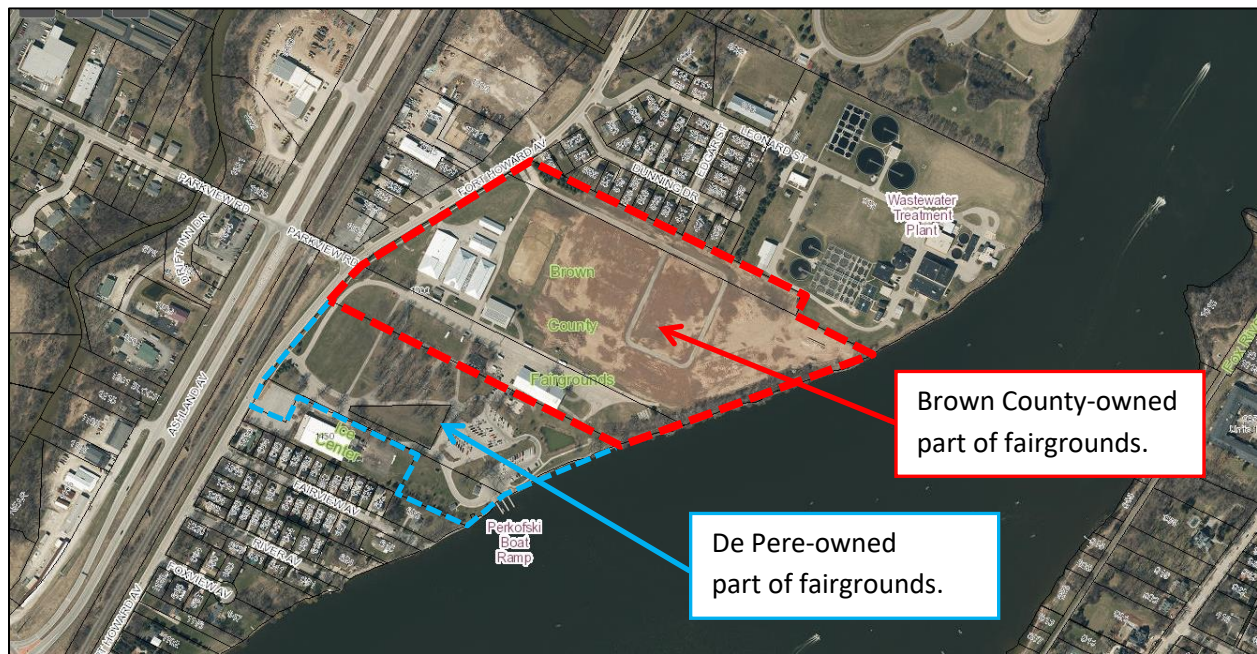
SUBJECT: Staff recommendation and possible action regarding a Planned Development District pre-application conference for a new restroom and recreational vehicle dump station at the Brown County Fairgrounds at 1500 Fort Howard AV (Parcels WD-57, WD-67, WD-70-1).

ATTACHMENTS:

- Fairgrounds Pre-Application Conference Report for Plan Commission (DOCX)
- 2020-07-21 BC-Fairgrounds-PDD Submittal (PDF)

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

SITE MAP



REQUESTED ACTION:	Planned Development District Pre Application Concept Direction
COMMON DESCRIPTION:	1500 Fort Howard AV, located east from the Fort Howard AV and Parkview RD "T" intersection.
PARCEL NUMBER(S):	WD-57, WD-67, WD-70-1
EXISTING ZONING:	I-3 (General Industrial District) with a Planned Development District overlay.
PROPOSED ZONING:	I-3 (General Industrial District) with a revised Planned Development District overlay. <i>Note: The DRAFT new zoning code proposes a new PI-2 zoning category, which allows the property owner to submit a Master Plan for potential acceptance by the City. The Master Plan may establish unique details like future building and drive locations, setbacks, and uses that are not specified in the zoning code.</i>
SURROUNDING LAND USES:	North- Single-family residential R-1) and GBMSD (I-3) South – De Pere portion of fairgrounds (R-2), boat ramp (R-2), recreational facility (R-2) and single-family residential (R-1)

East – Fox River
West (Across Fort Howard AV) – Businesses (B-1 & B-3 PDD) and Ashland AV

COMPREHENSIVE PLAN

Parks and Recreation

APPLICANT/OWNER NAME:

Matt Kriese, Brown County Parks Director	Brown County Park Fairgrounds
Authorized Representative	Property Owner
PO BOX 23600	ATTN: Matt Kriese
Green Bay, WI 54305-3600	PO BOX 23600
	Green Bay, WI 54305-3600

SITE HISTORY:

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

On July 21, 2020, Brown County submitted pre-application plans to remove and rebuild a new larger restroom near the same location, as well as removing an existing recreational vehicle (RV) dump station (near the restroom) and rebuilding a new larger RV dump station near the northern border of the fairgrounds properties.

PROJECT SUMMARY:

Due to the unique nature and history of the project site, zoning modifications to the existing PDD overlay will be proposed to ensure that the restroom building and the RV dump station (and locations) are a good fit within the fairgrounds property and the surrounding neighborhood. Because of that, a Planned Development District overlay zoning is recommended for this project. The zoning modifications will be reviewed in detail during the Rezoning/General Plan part of the process.

- *Per Municipal Code 14-59(9)(a): Prior to official submittal of a petition for consideration of a Planned Development District, the petitioner (owner, agent, or proponent) shall meet with the Plan Commission and its technical advisory staff, as may be provided by the Common Council, for a preliminary discussion as to the scope and nature of the proposed development and to consider alternate solutions to the development of a given area. In the event that the scope and nature of the proposed development is disapproved by the Plan Commission, the petitioner may present alternate proposals to the Plan Commission or may appeal such matter to the Common Council.*

The applicant has provided the attached submittal to be reviewed as

part of the pre-application discussion. The building and site design are driven in part to provide services to the fairground property, and particularly campground and RV related events. The site plan shows the new restroom increasing in size and being located near the existing restroom. The site plan also shows the existing RV dump station (near the restroom and campsite 15) being relocated to the north and increasing in size by 2 lanes. The changes do not reflect the 2019 Brown County Fairgrounds Master Plan, however, the petitioner identified that the plan will be amended along with the upcoming PDD/PIP request (including relocated campsites).

The restroom building portrays an architectural design that reflects the styles of the other 'agricultural type buildings' on the fairgrounds property. Building materials include masonry and metal. The petitioner is aware that the future PDD request will need to include a request to use metal façade materials on the "front façade" as Plan Commission may already be able to consider the use of metal on the side and rear facades. Also, the PDD will need to address a reduction to the 25' side yard setback for the restroom.

The relocated RV dump station is increased in size and is located to accommodate an upcoming redesign of camper sites along the Fox River. The RV dump station is intended to accommodate on-site users only; the RV dump station is not a regional facility for outside (non) fairgrounds/campgrounds users to come to. There is also a concern about the 25' setback that the PDD will need to address. Staff also expressed concern about the adjacency of the RV dump station to single-family residential and strongly encourages that the RV dump station moved as far eastward as possible (toward a shed) so that more of the site is near the GBMSD property or elsewhere. Staff also recommends that Brown County work directly with GBMSD (NEWWater) to include a dump station directly on the GBMSD property instead of the fairgrounds.

This project has not been reviewed related to detailed Zoning Code setbacks, building height, parking, loading, bulk requirements, etc. That process will be part of the Rezoning/General Plan review.

REVIEW PROCESS

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

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

**Neighbor notification within 300' of project.*

Approval of this phase allows the petitioner to submit a formal application for the Rezoning and General Plan. The applicant has indicated a desire to be under construction in 2021 and a desire to submit the Rezoning/General Plan and PIP as soon as possible.

STAFF RECOMMENDATION: Staff does not make recommendations for Pre Application Concepts.

If Plan Commission accepts the pre Application Concept for a restroom and RV dump station at the Brown County Fairgrounds then the applicant should continue to work with staff to prepare rezoning/PDD applications while attempting to slide the location of the RV dump station as far to the east as possible.

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

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

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



DESIGNED MJM	DRAWN KJC
PROJECT NO. B0633 6-20-00119	
DATE JULY 21, 2020	
SHEET NO.	

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Attachment: 2020-07-21 BC-Fairgrounds-PDD Submittal (9830 : Staff recommendation and possible action regarding a Planned Development District pre-application co)



CONCEPTUAL FIRST FLOOR PLAN
1/4" = 1'-0"



BUILDING INFORMATION

BUILDING USE & OCCUPANCY: B "BUSINESS"
RESTROOM AND SHOWER FACILITY

CONSTRUCTION TYPE: TYPE IIB

BUILDING AREA: 6,248 SF

BUILDING HEIGHT: 27'-0" ABOVE GRADE TO RIDGE

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Phone: (920) 751-4200 Fax: (920) 751-4294
www.mcmgrps.com

McMahon Associates, Inc. provides the as shown information for the project. The user of this information agrees to the fullest extent permitted by law that McMahon Associates, Inc. shall not be responsible for any changes made to the original drawing or for any errors or omissions in the drawing. McMahon Associates, Inc.

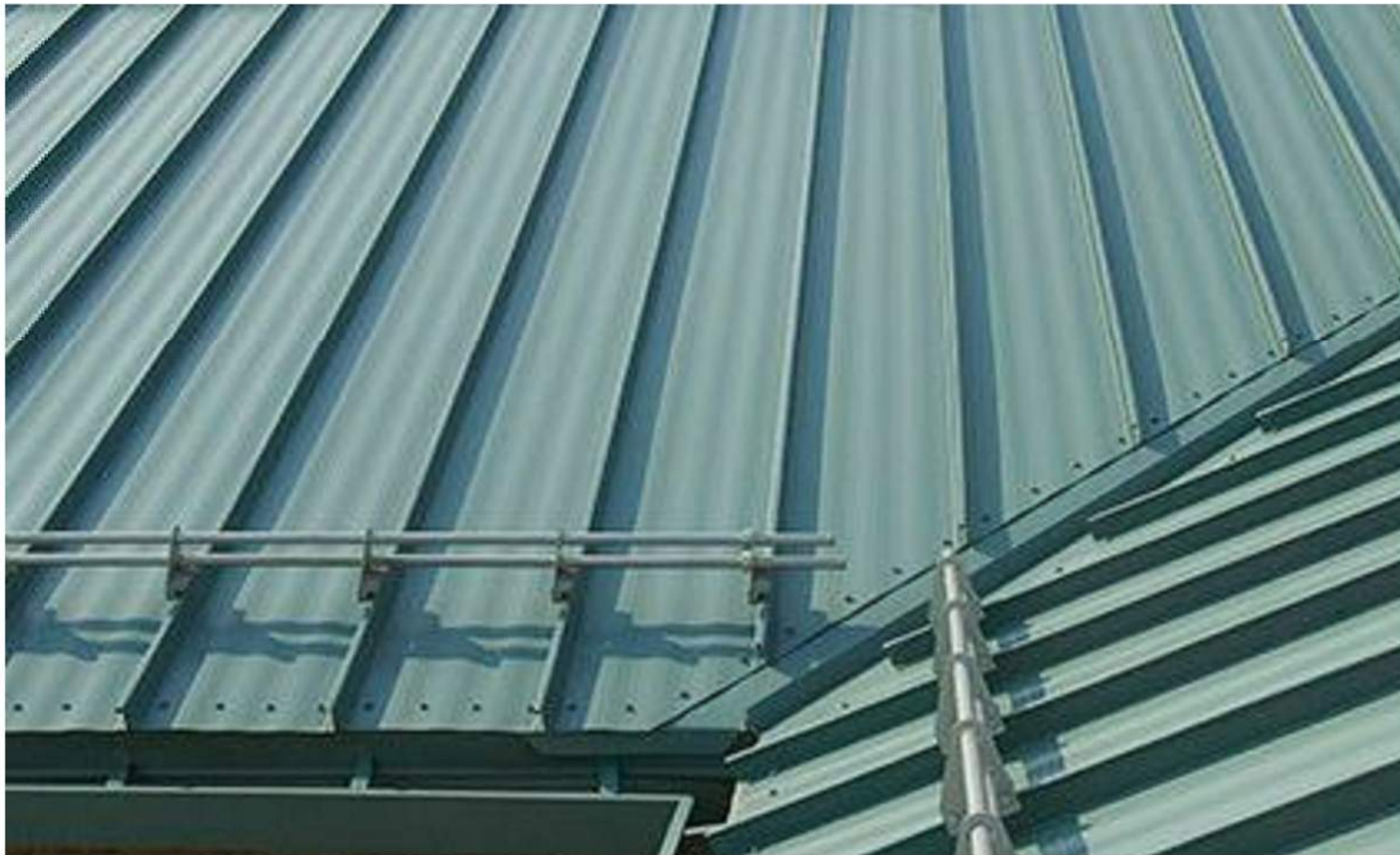
DESIGNED	DRAWN
MJM	KJC
PROJECT NO.	B0633 6-20-00119
DATE	JULY 21, 2020
SHEET NO.	A102

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

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MJM	KJC
PROJECT NO.	B0633 6-20-00119
DATE	JULY 21, 2020
SHEET NO.	A102



FENCE ENCLOSURE FOR MECHANICAL UNIT (SIMILAR)



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



ADOBE FROM COUNTY MATERIALS OR SIMILAR



CONCEPTUAL NORTH ELEVATION



CONCEPTUAL SOUTH ELEVATION

DESIGNED	DRAWN
MJM	KJC
PROJECT NO.	B0633 6-20-00119
DATE	JULY 21, 2020
SHEET NO.	A103

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



CONCEPTUAL 3D VIEW (NORTH)



CONCEPTUAL 3D VIEW (SOUTH)

DESIGNED	DRAWN
MJM	KJC
PROJECT NO.	B0633 6-20-00119
DATE	JULY 21, 2020
SHEET NO.	A104

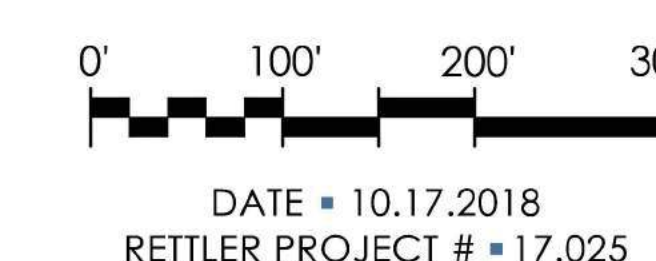
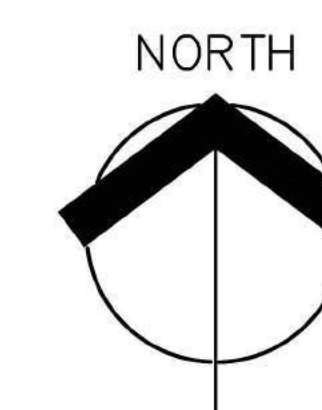
BROWN COUNTY FAIR GROUNDS: RESTROOM AND DUMP STATION
BROWN COUNTY 1500 FT HOWARD AVE, DE PERE, WI 54115
CONCEPTUAL 3D VIEWS



BROWN COUNTY FAIRGROUNDS

FAIRGROUNDS MASTER PLAN ■ **MASTER PLAN**
1500 FORT HOWARD AVE ■ DE PERE, WI 54115

REVISED MASTER PLAN: JULY 21, 2020



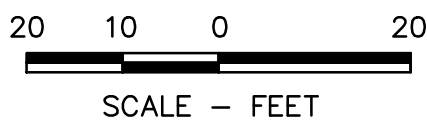
3317 BUSINESS PARK DRIVE, STEVENS POINT, WI 54481
 TELEPHONE ■ 715 - 341 - 2633, FAX ■ 715 - 341 - 0431
 EMAIL ■ INFO @ RETTLER.COM, WEBSITE ■ WWW.RETTLE.C

- NOTE:**
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ALSO VERIFY HORIZONTAL CONTROL BY FIELD CHECKING SEVERAL CONTROL POINTS AND SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY DISCREPANCIES.

ELEVATIONS ARE REFERENCED TO THE BENCHMARK AS NOTED ON BROWN COUNTY FAIRGROUNDS TOPO AS PREPARED BY MAU & ASSOCIATES DATED 08/20/16 AS PROJECT NO B-13003 WHICH IS 0.08' BELOW NAVD88 (12) BASED ON MCMAHON GPS OBSERVATION TO NGS DATA POINT PNO159 AS ELEV. 606.52.

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
2	547602.28	85828.35	MAG NAIL
3	547695.56	85640.87	MAG NAIL
6	547513.33	85551.53	MAG NAIL
8	547445.09	85731.26	MAG NAIL

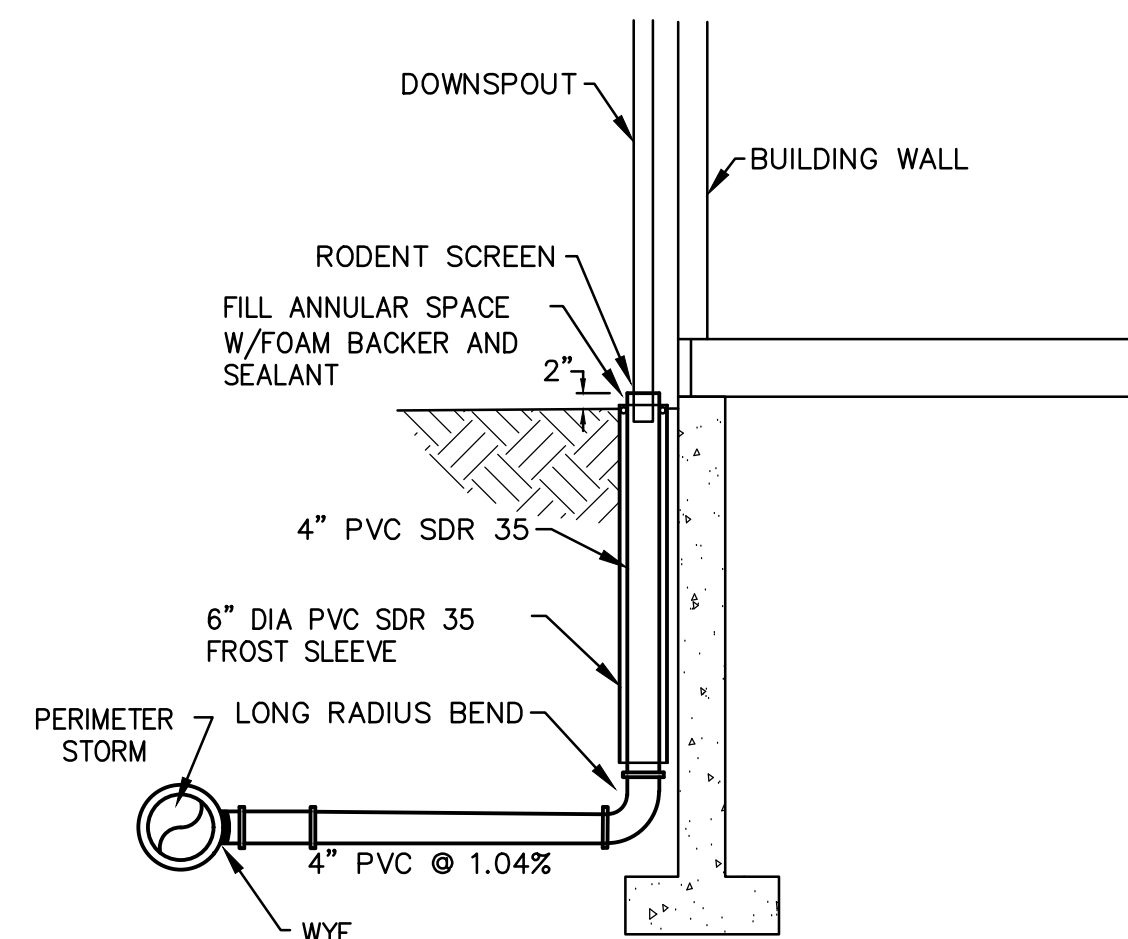
VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
4	606.40	HYDRANT TAG BOLT
5	610.86	HYDRANT TAG BOLT
7	611.07	HYDRANT TAG BOLT



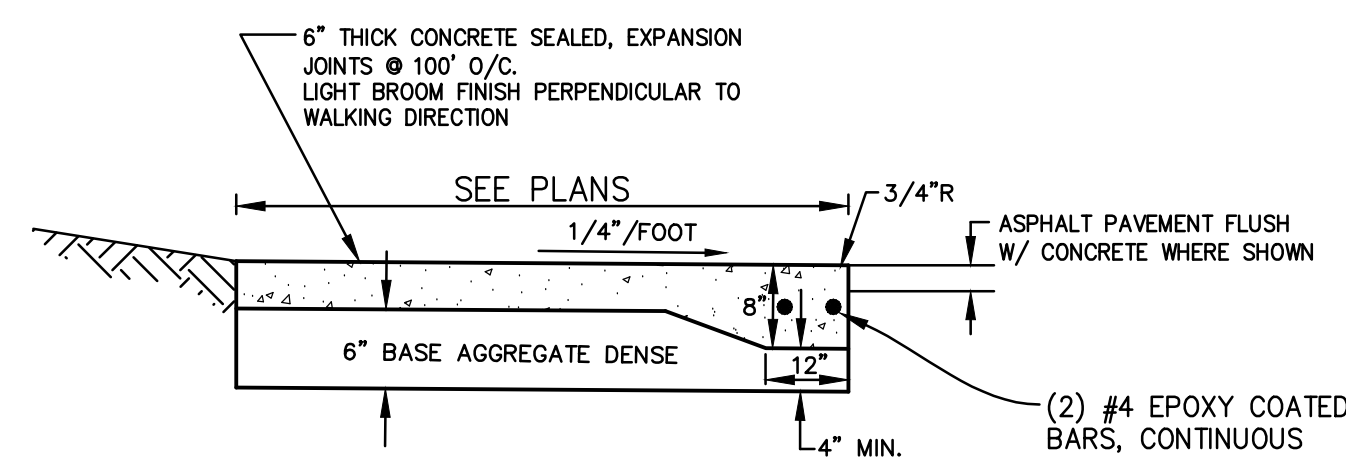
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[illegible]

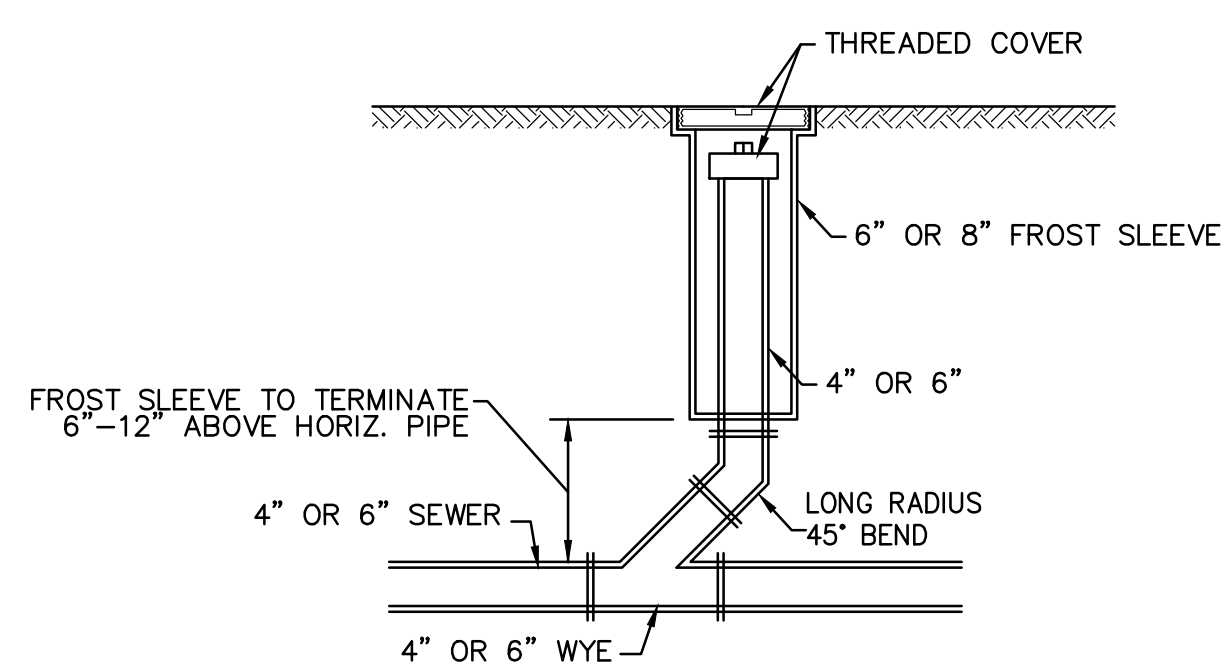
DESIGNED RJW	DRAWN MJA
PROJECT NO. B0633 6-20-00119	
DATE JULY 15, 2020	
SHEET NO. C102	



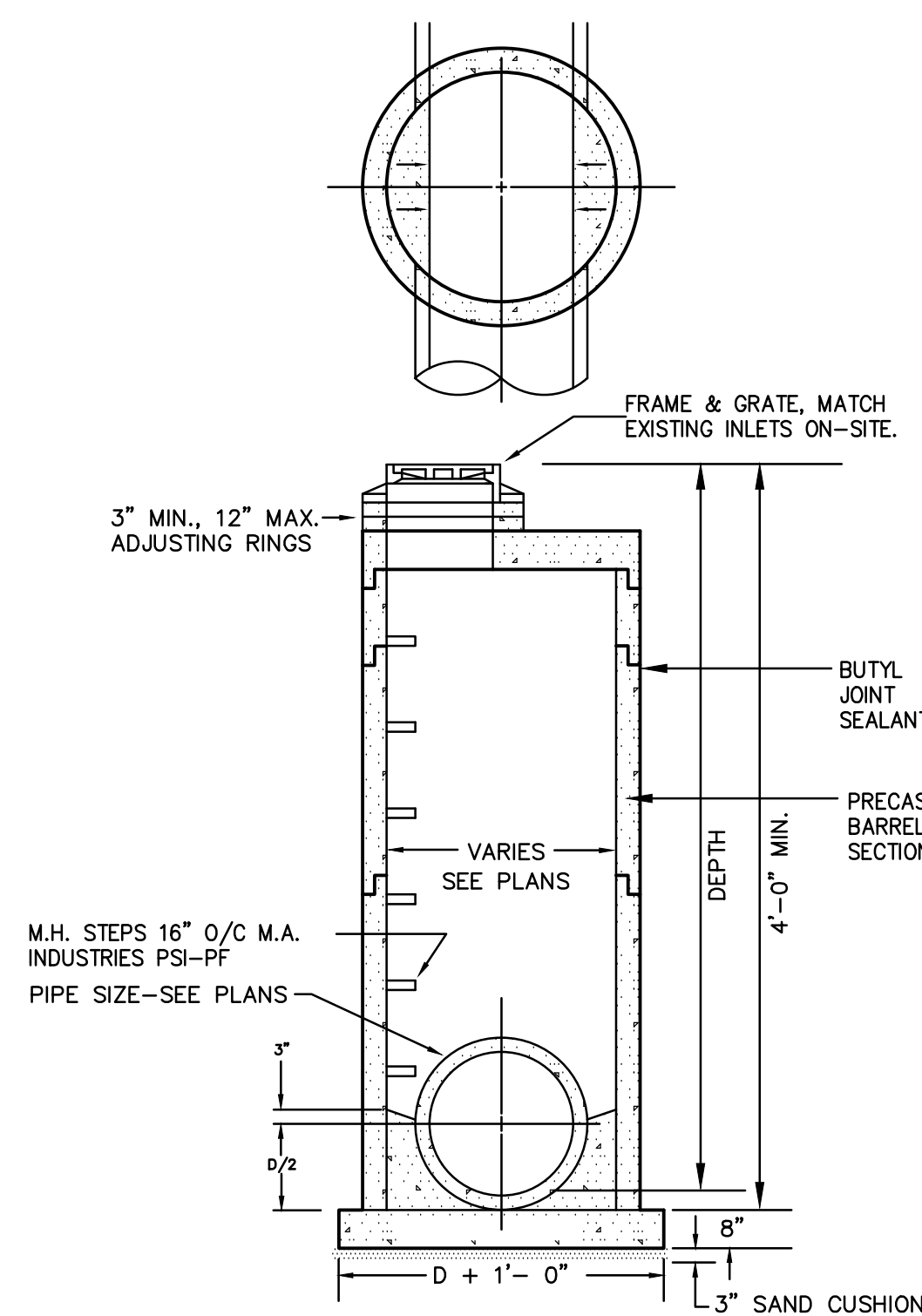
DOWNSPOUT CONNECTION



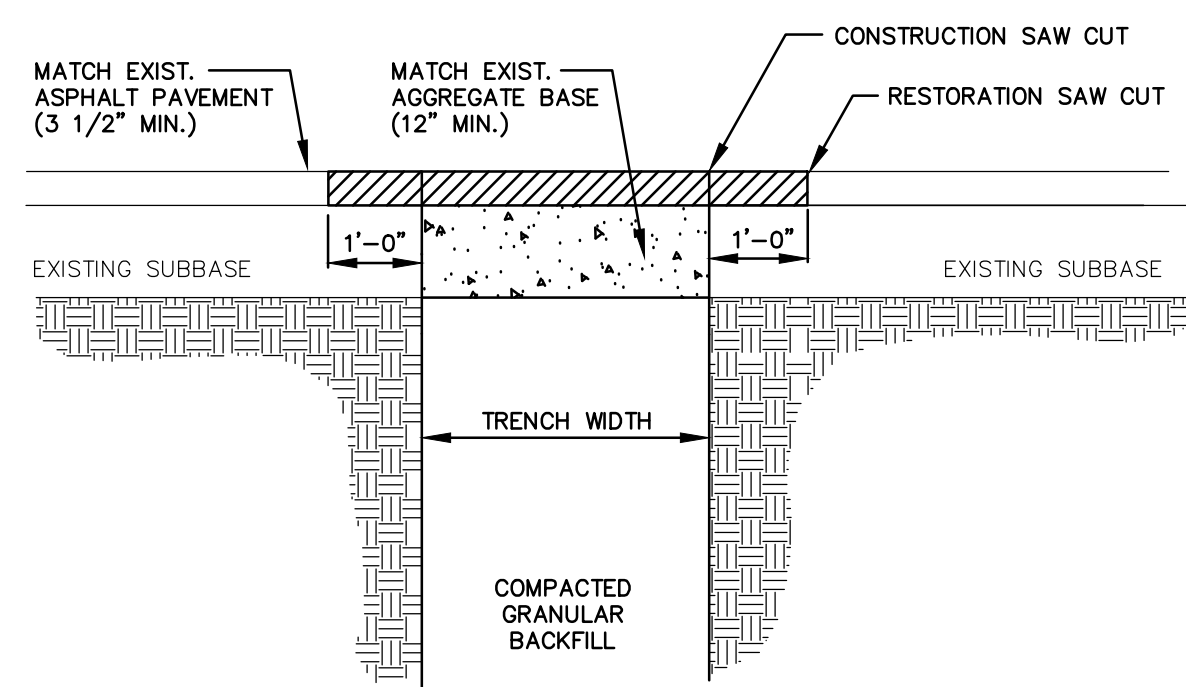
THICKENED EDGE CONCRETE SIDEWALK



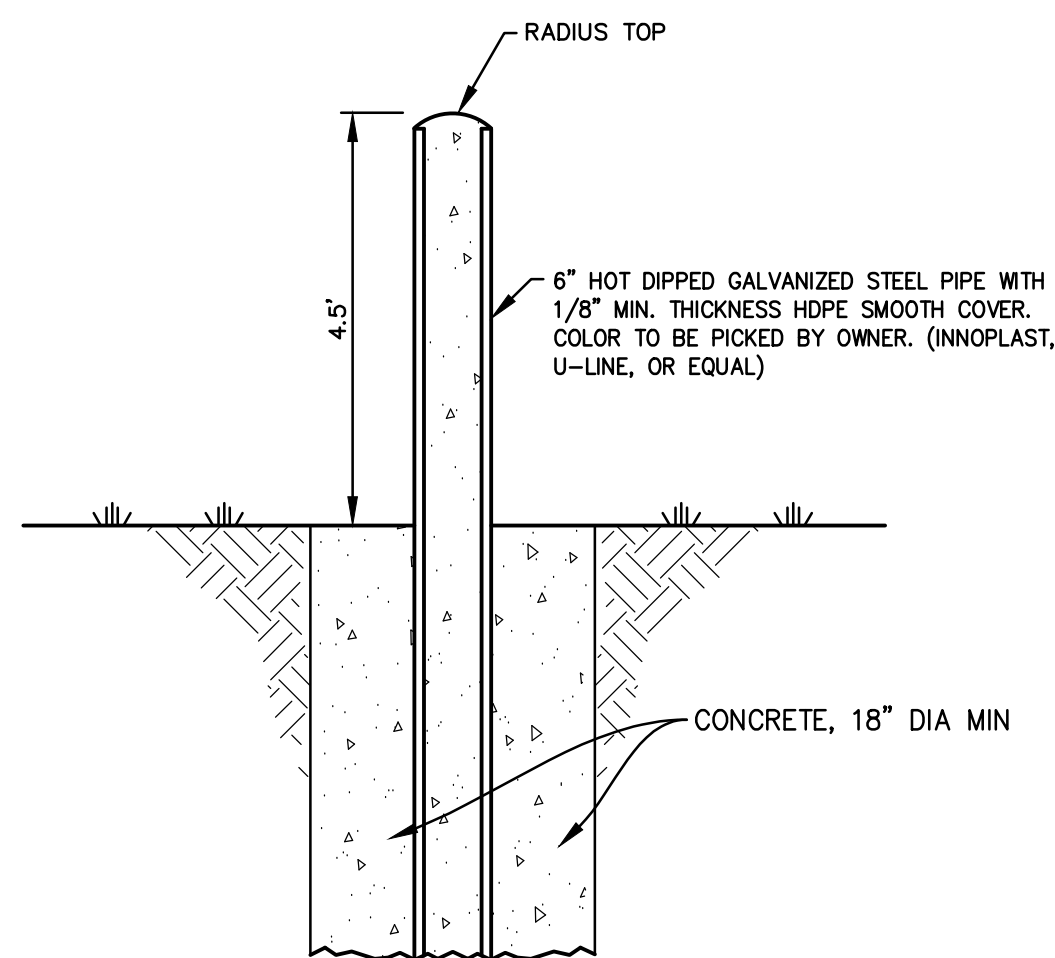
FROST SLEEVE FOR SEWER CLEANOUT



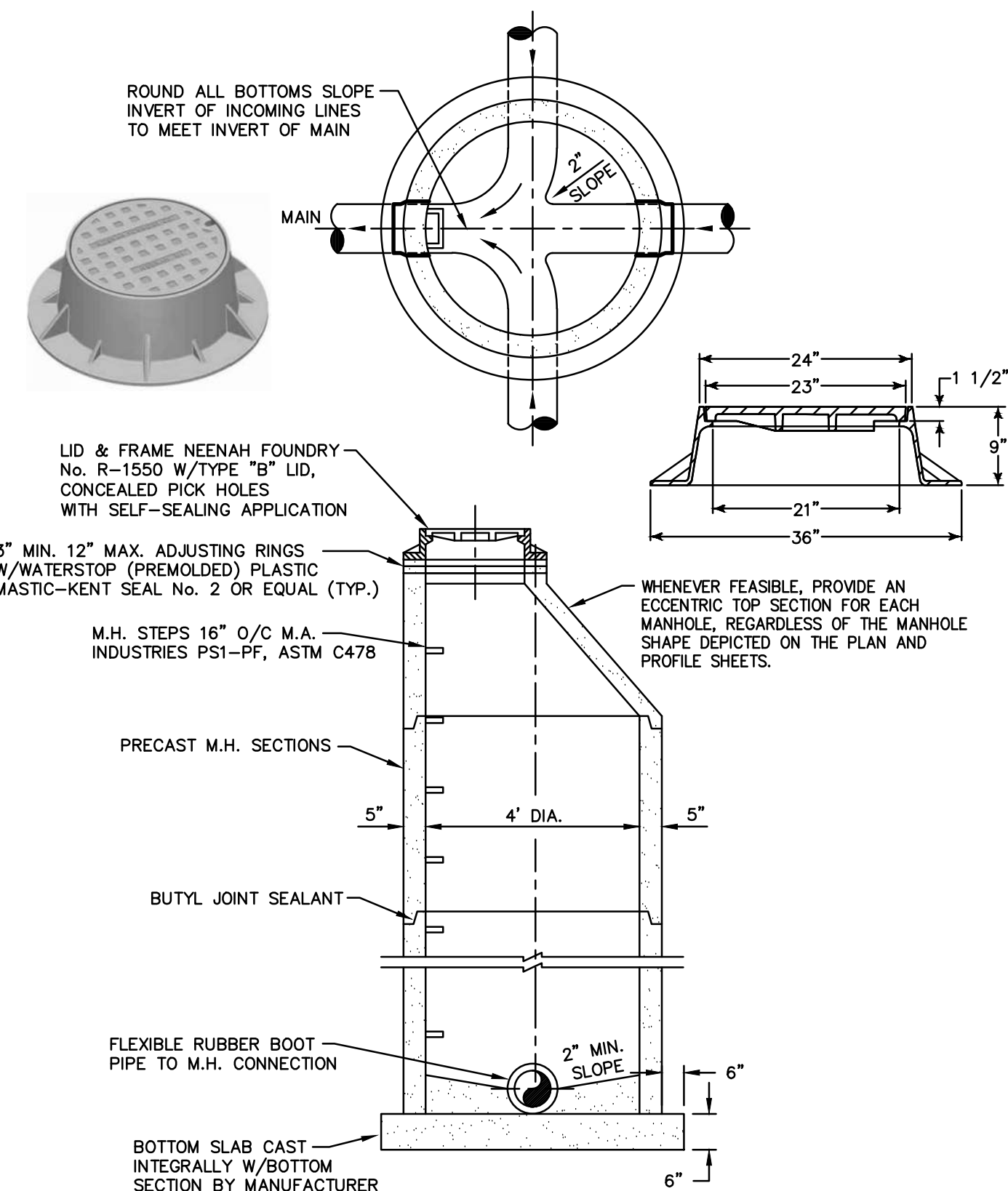
STORM SEWER INLET M.H. DETAIL



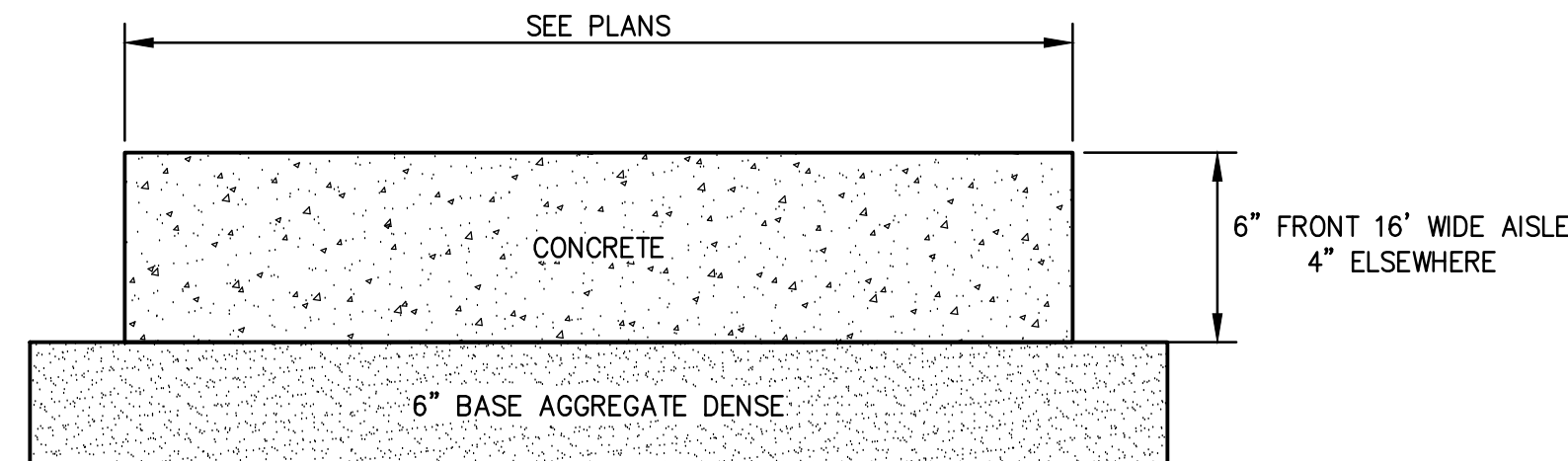
BITUMINOUS PAVEMENT RESTORATION
(DUNNING DRIVE)



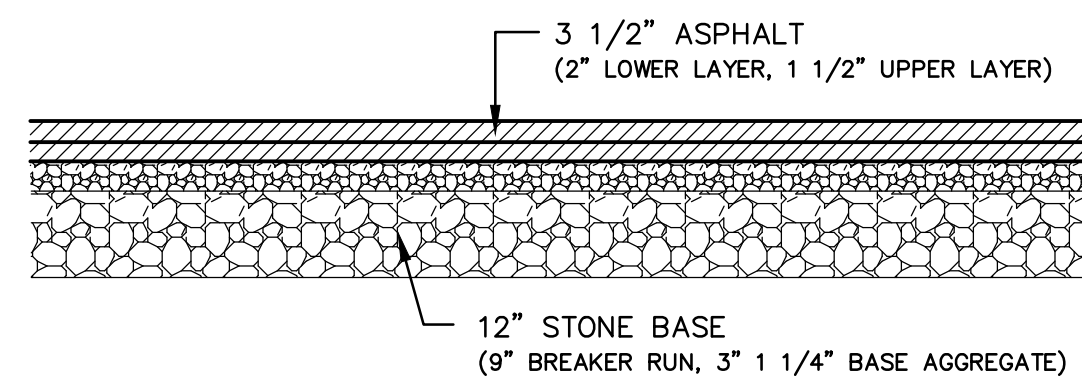
BOLLARD DETAIL



STANDARD PRECAST SANITARY MANHOLE



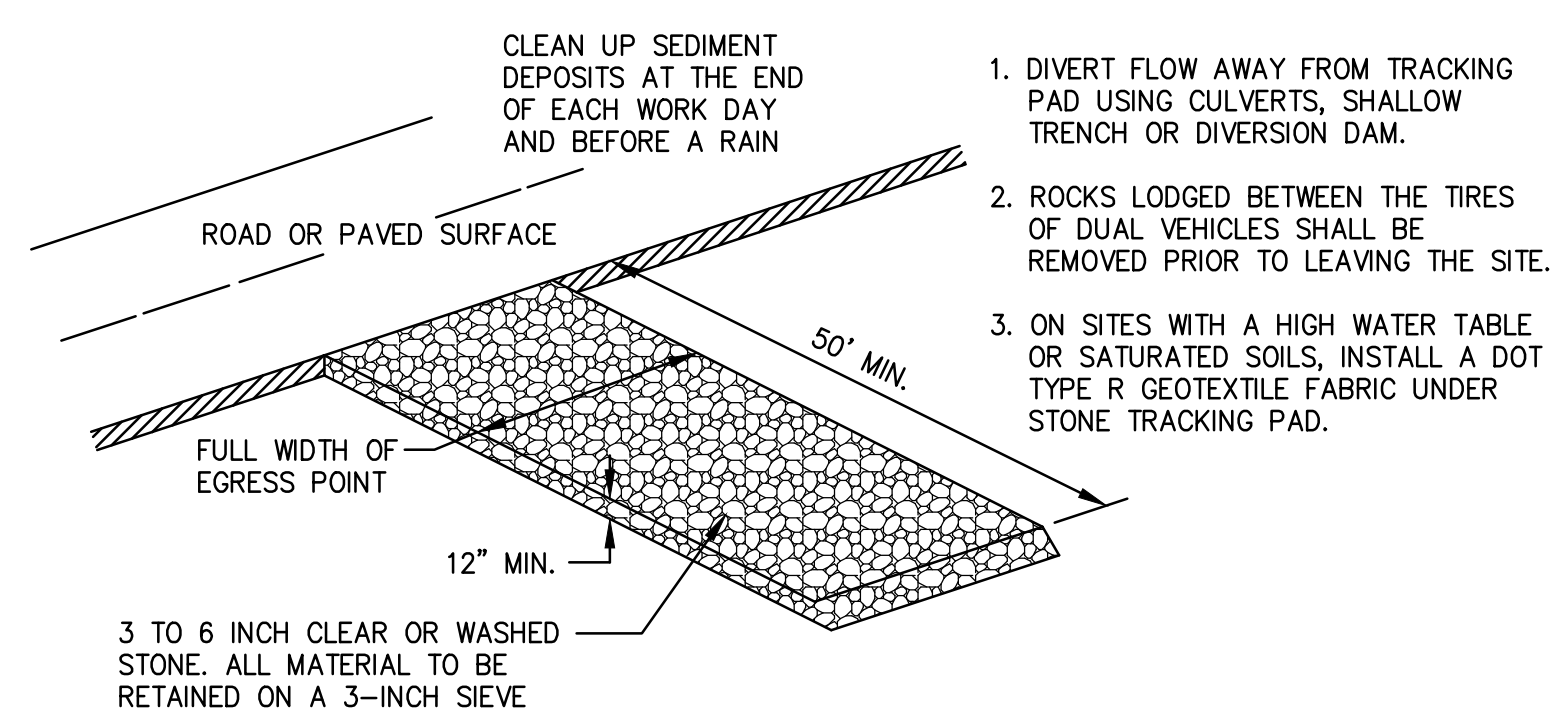
STANDARD CONCRETE SIDEWALK



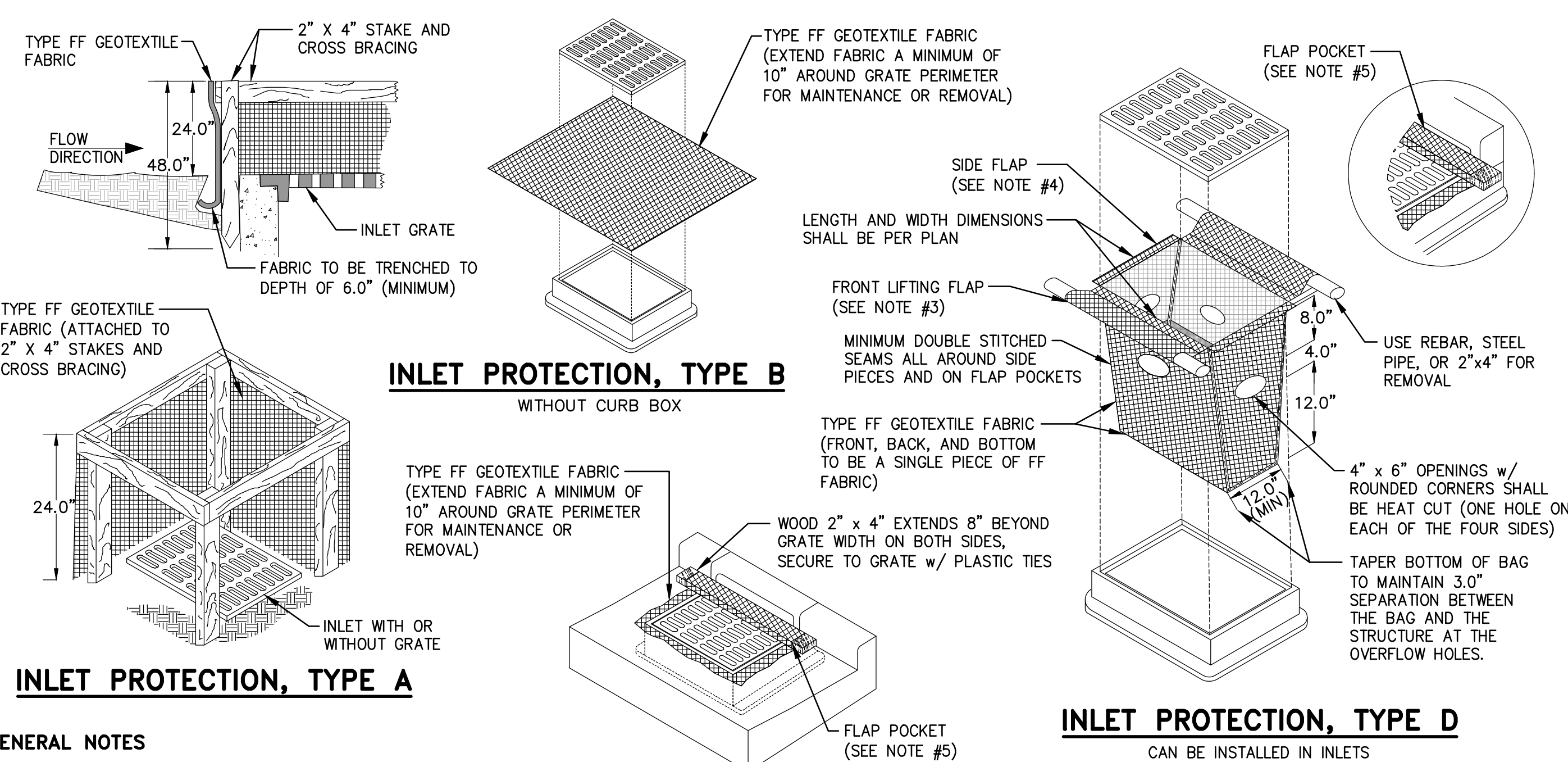
ASPHALT PAVEMENT DETAIL

[illegible]

DESIGNED RJW	DRAWN MJA
PROJECT NO. B0633 6-20-00119	
DATE JULY 15, 2020	
SHEET NO. C104	



TRACKING PAD DETAIL



INLET PROTECTION, TYPE A

INLET PROTECTION, TYPE B

INLET PROTECTION, TYPE C

INLET PROTECTION, TYPE D

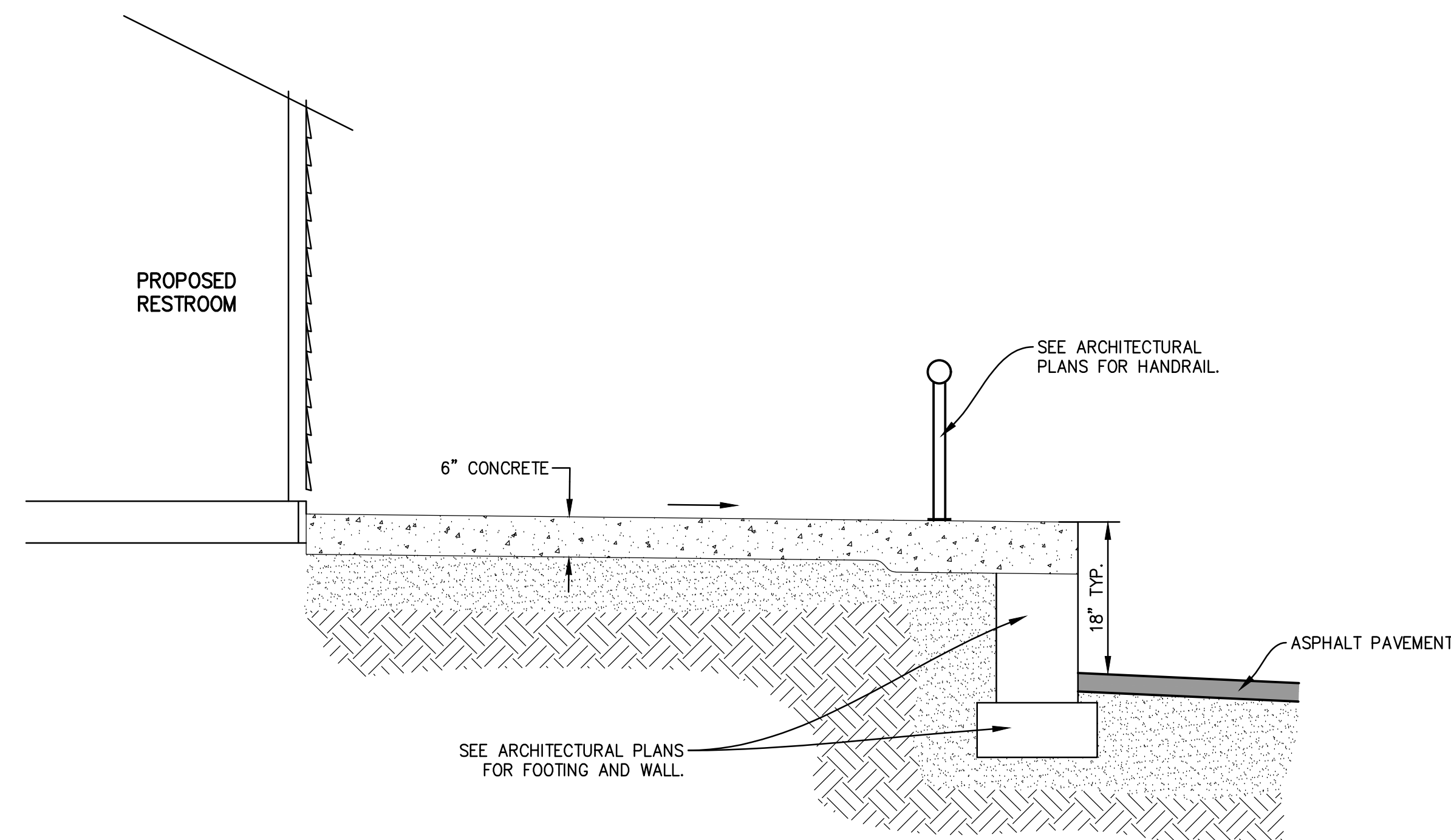
CAN BE INSTALLED IN INLETS
WITH OR WITHOUT CURB BOXES

This drawing based on Wisconsin
Department of Natural Resources
Technical Standard No. 1060.
Revision Date: 08/2014

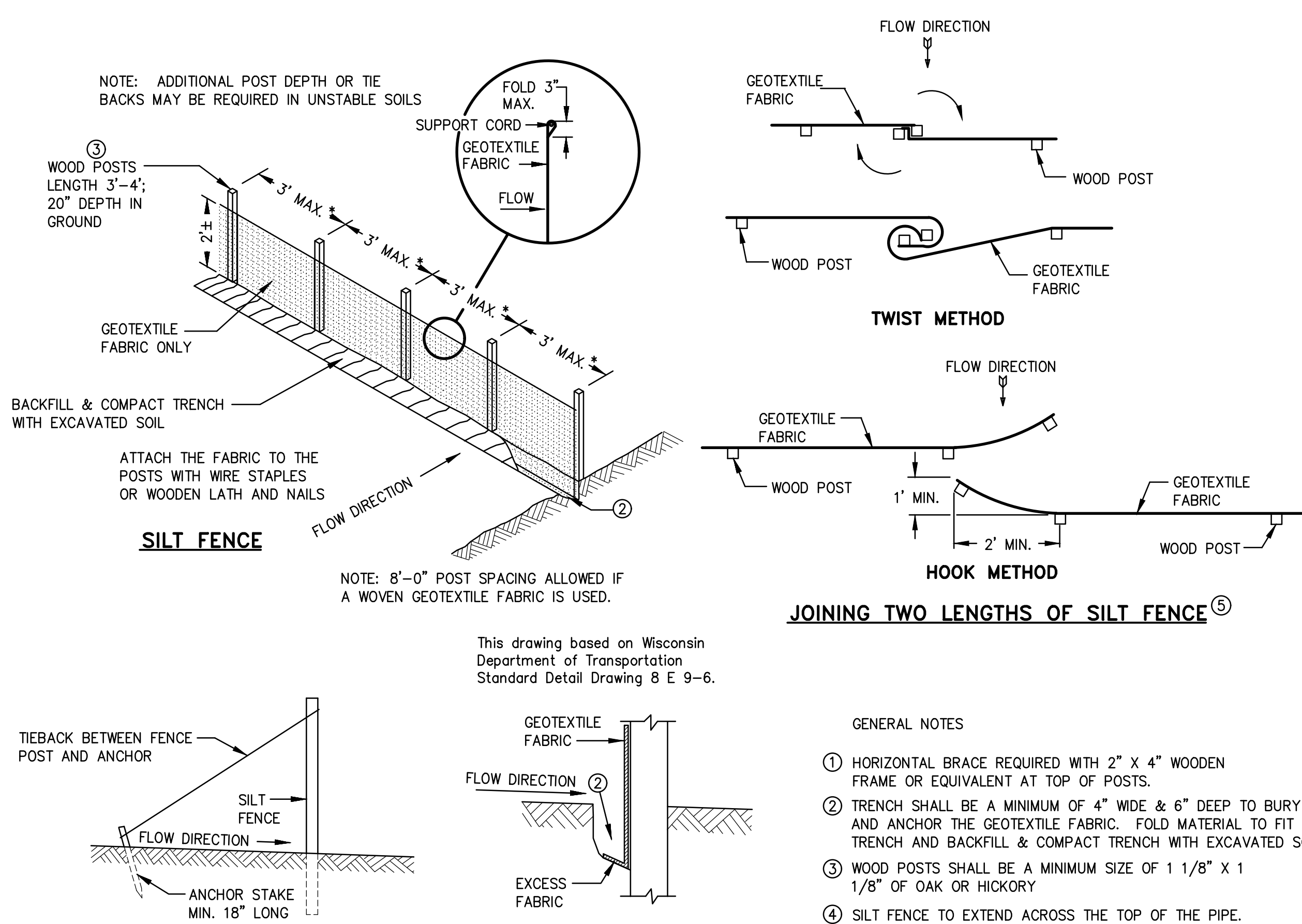
MAINTENANCE NOTES

- ## GENERAL 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 FLAP POCKET AND SHALL NOT BLOCK THE TOP HALF OF THE CURVE OPENING.

STORM DRAIN INLET PROTECTION



EAST SIDEWALK DETAIL



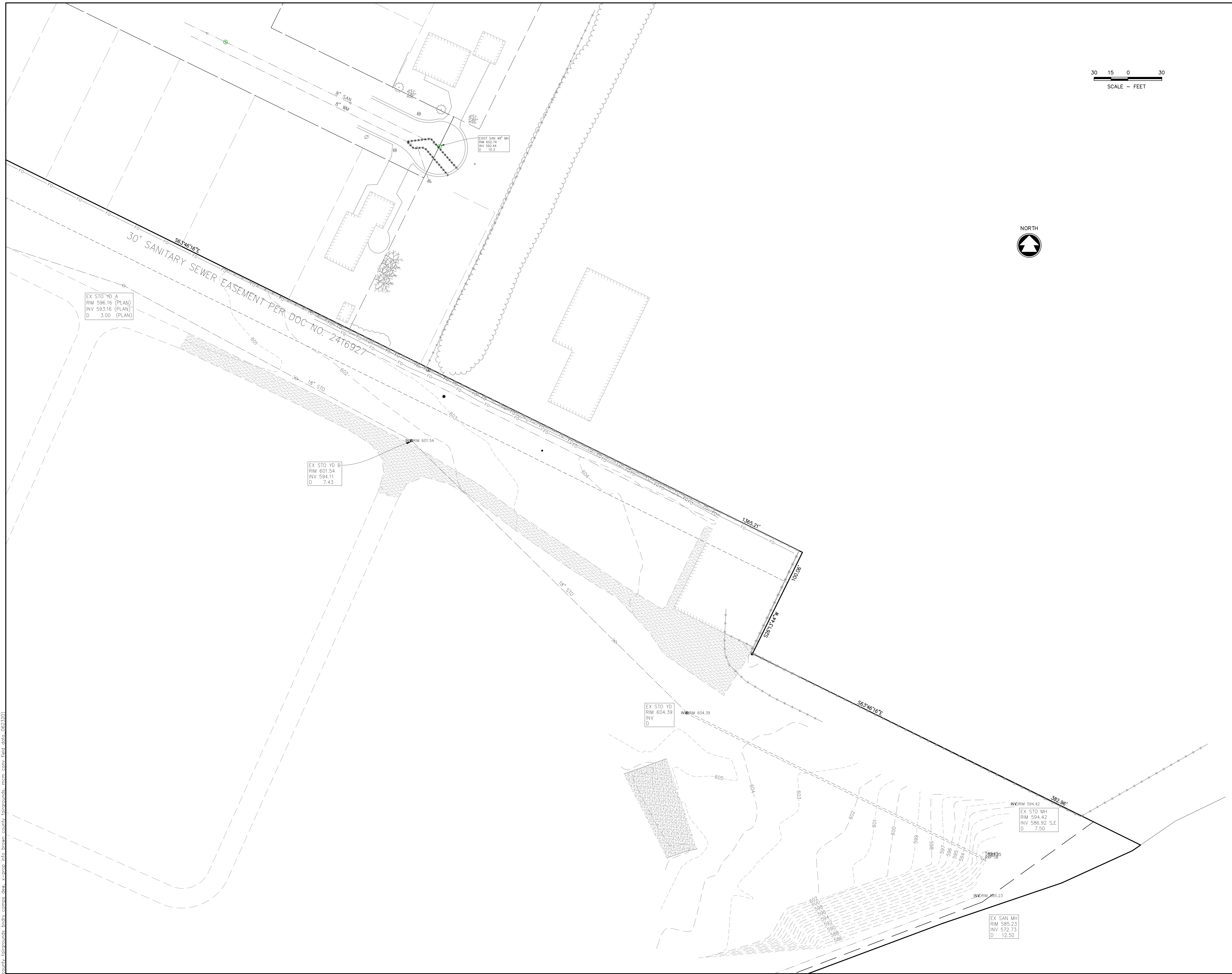
JOINING TWO LENGTHS OF SILT FENCE ⁽⁵⁾

GENERAL NOTES

- ① HORIZONTAL BENCH REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- ② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FILL MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- ④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- ⑤ **CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END OF EACH SILT FENCE STRIP AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.**

TRENCH DETAIL

SILT FENCE DETAIL



30 15 0 30

SCALE — FEET



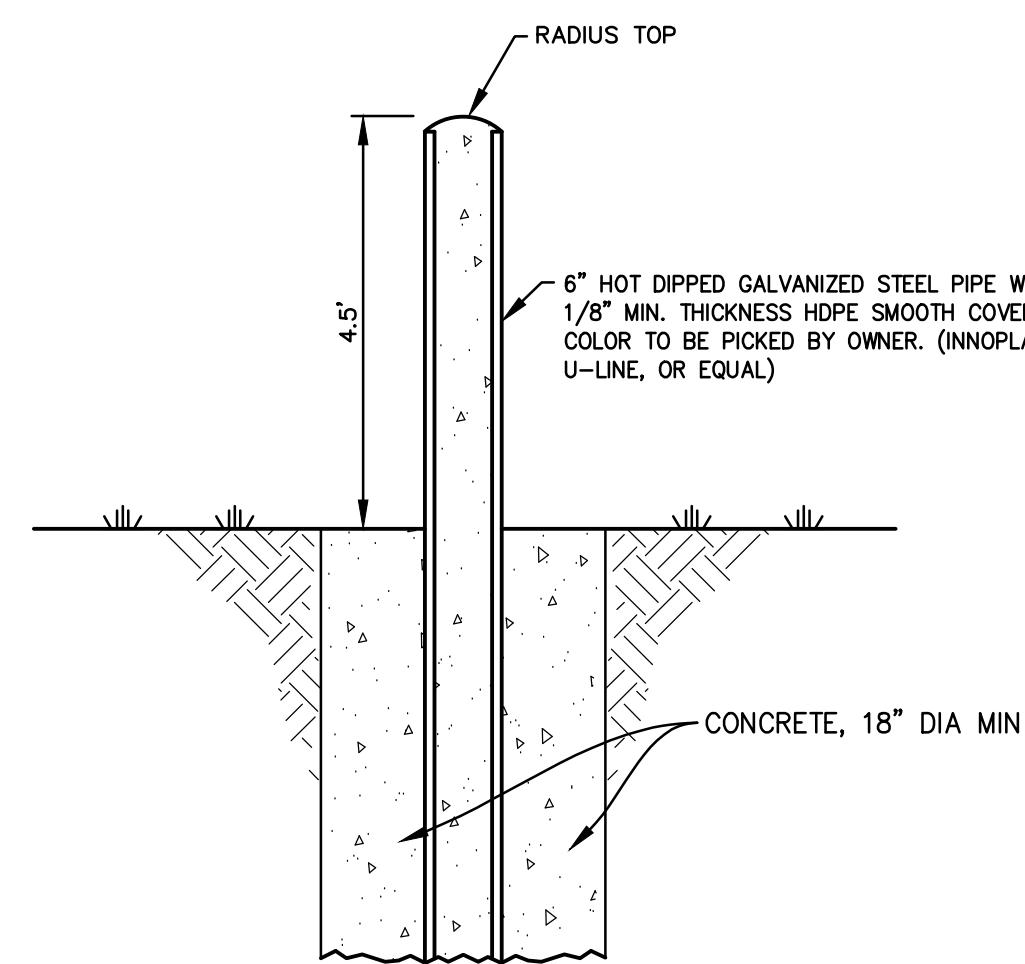
BROWN COUNTY FAIR GROUNDS: RESTROOM FACILITY AND DUMP STATION
BROWN COUNTY 1500 FT HOWARD AVE, DE PERE, WI 54115
EXISTING SITE PLAN AND SURVEY CONTROL FOR DUMP STATION

DESIGNED RJW	DRAWN MJA
PROJECT NO. B0633 6-20-00119	
DATE JULY 15, 2020	
SHEET NO. C106	

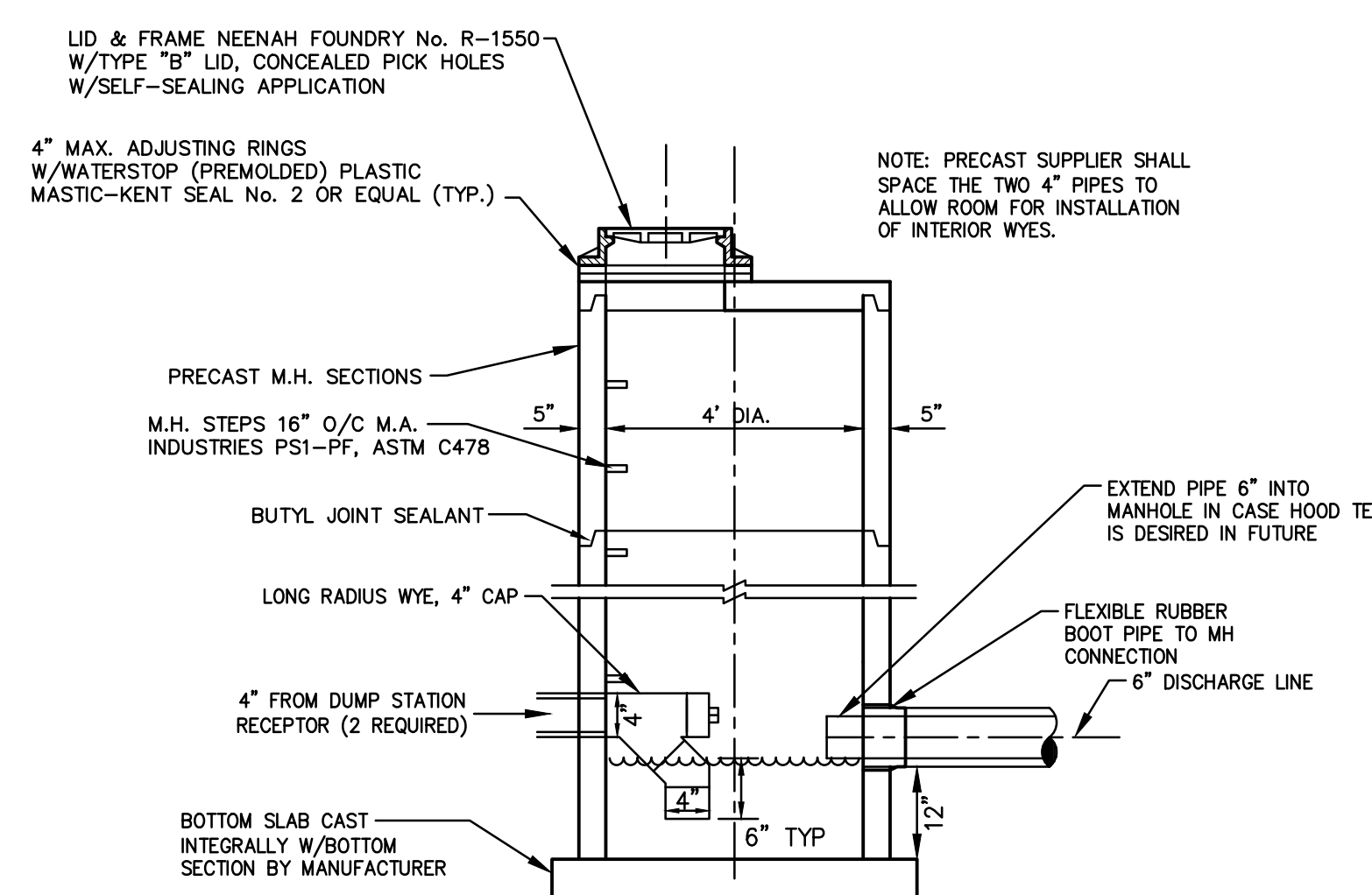
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McMAHON
ENGINEERS/ARCHITECTS

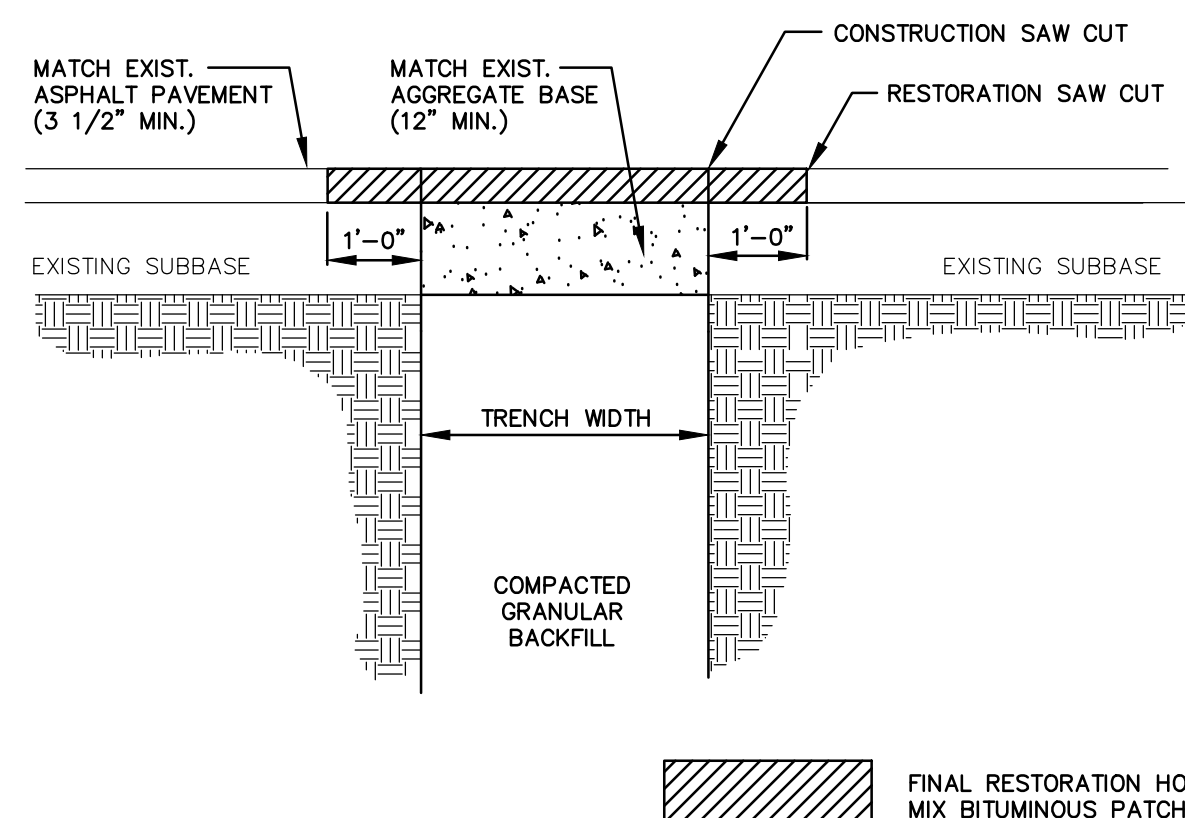
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O. BOX 1025 NEENAH, WI 54957-1025
848.220.7544 FAX 848.220.7544 4784 MCMCBB.COM



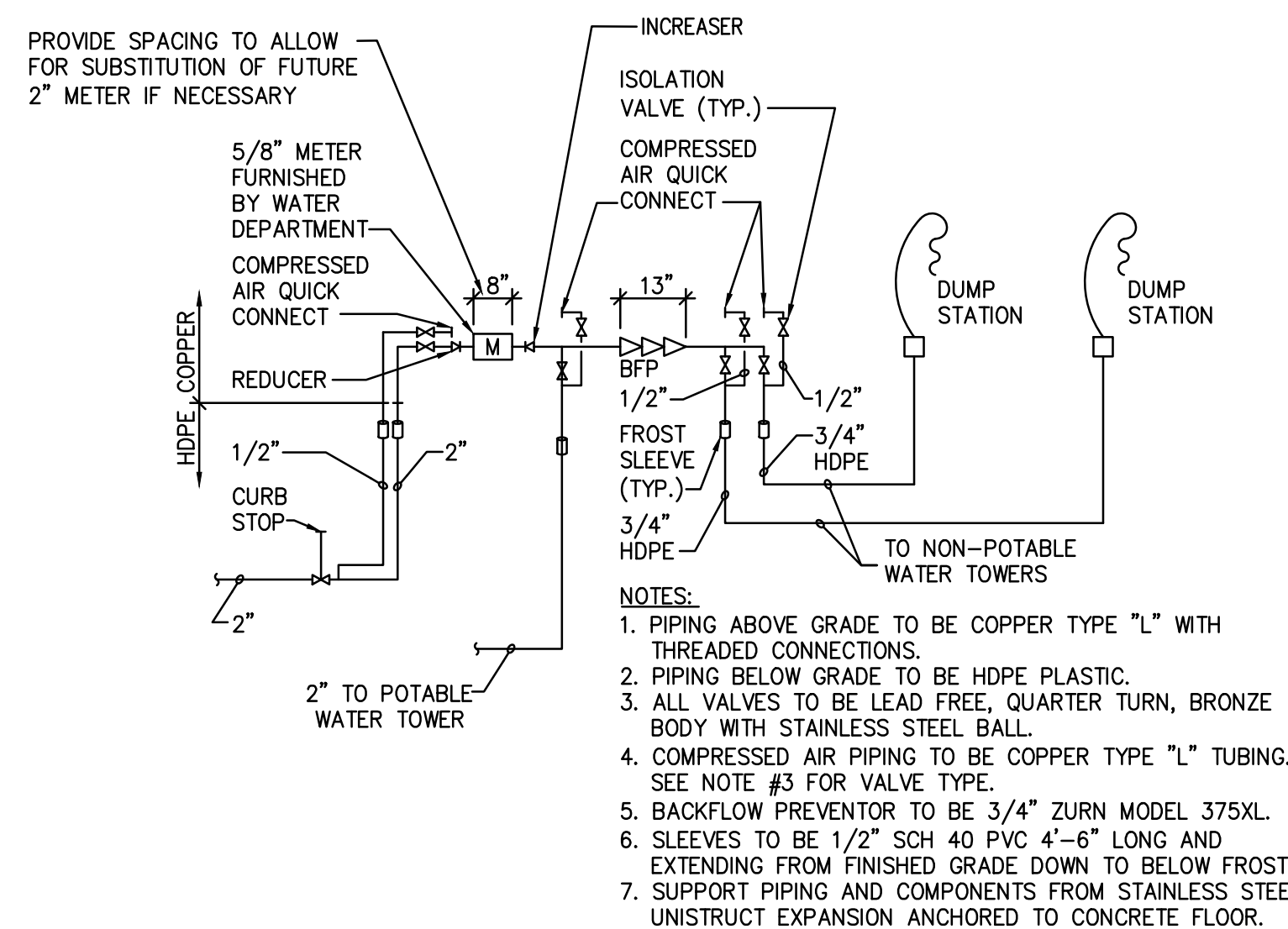
BOLLARD DETAIL



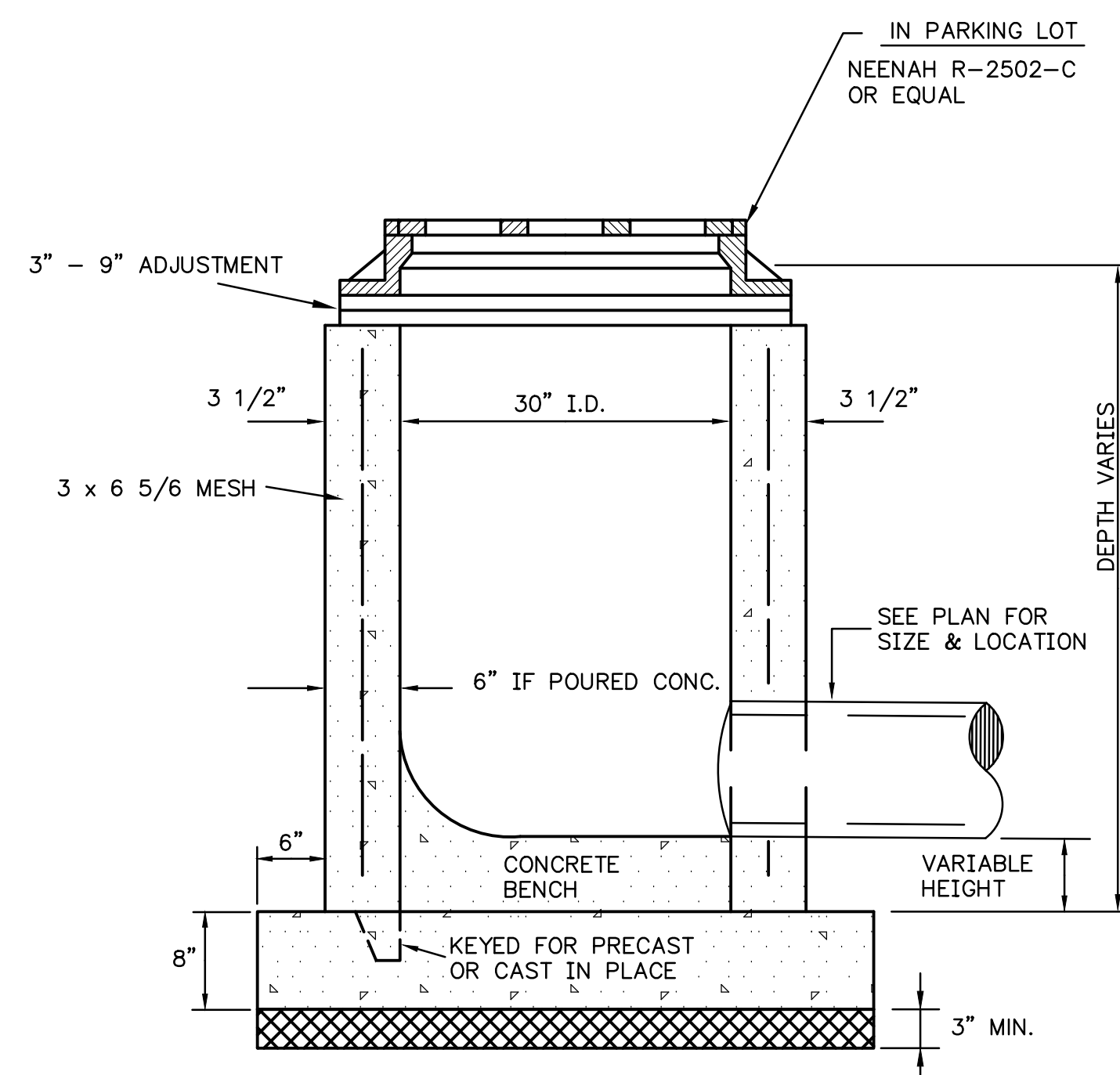
PRECAST TRAPPED SANITARY MANHOLE



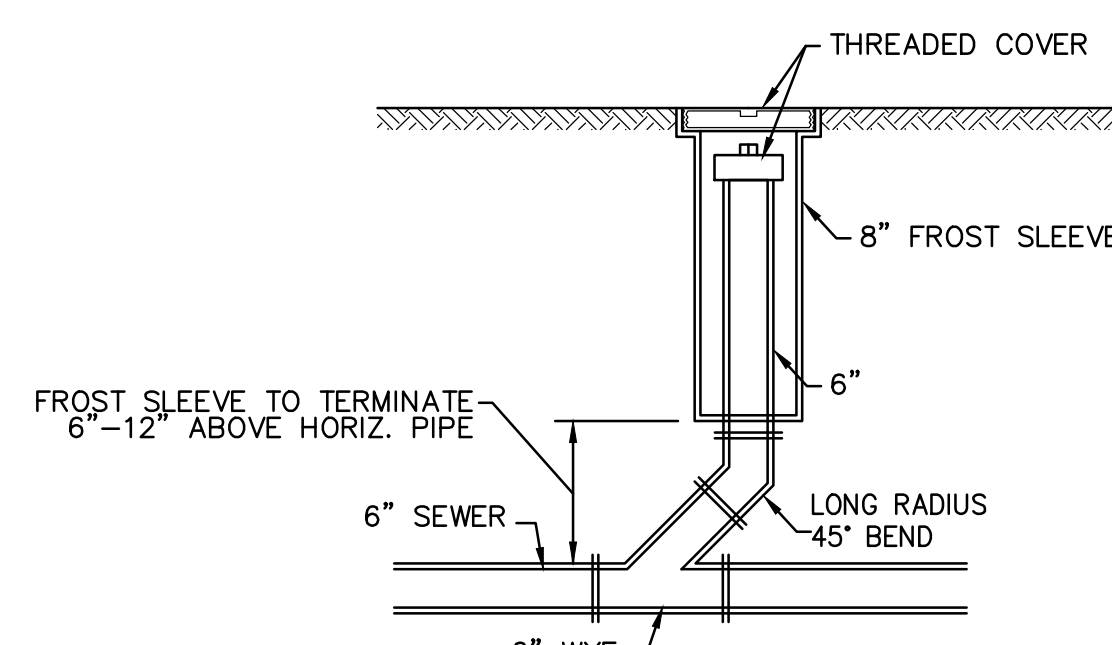
BITUMINOUS PAVEMENT RESTORATION
(DUNNING DRIVE)



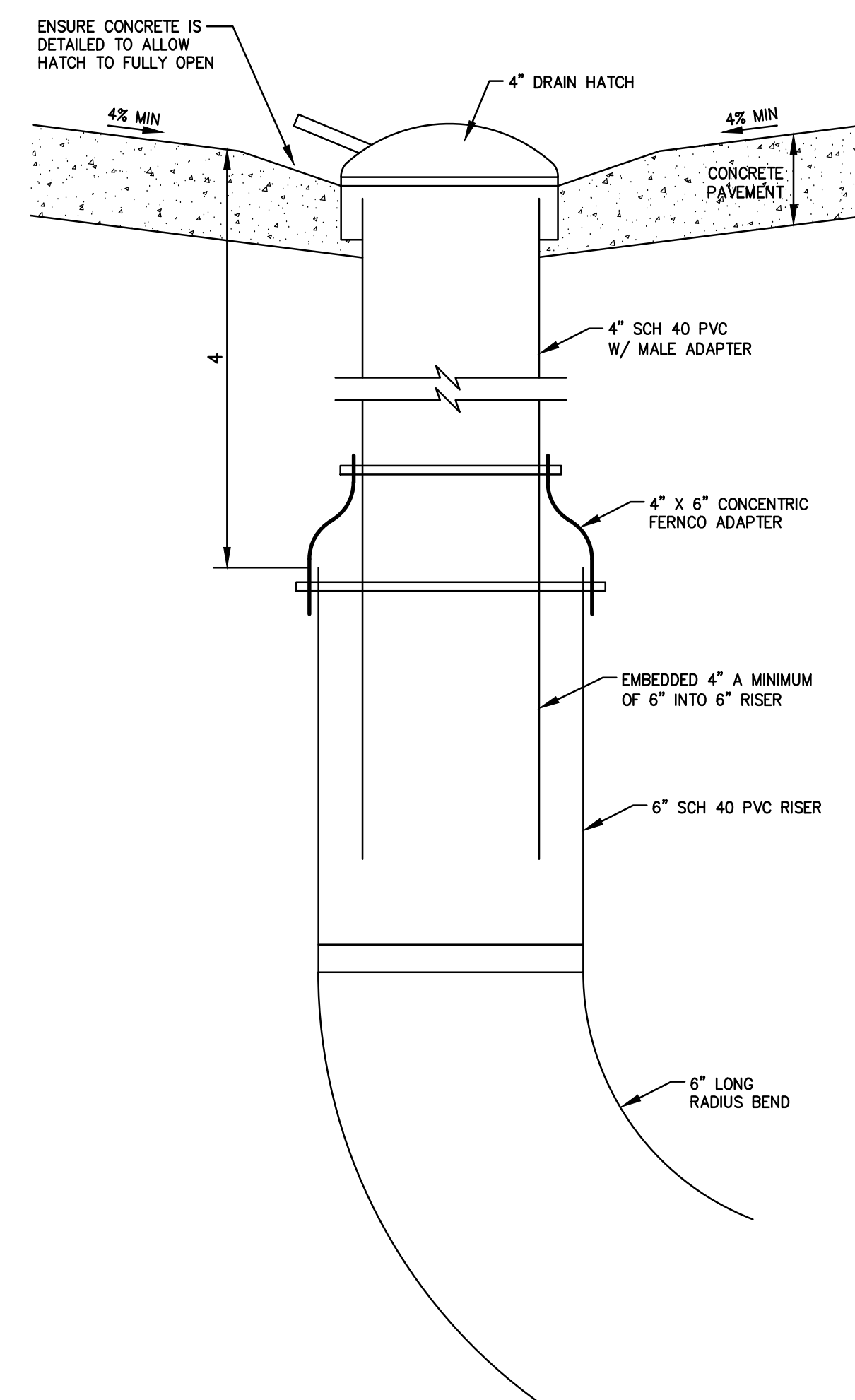
METER PIPING DETAIL
N.T.S.



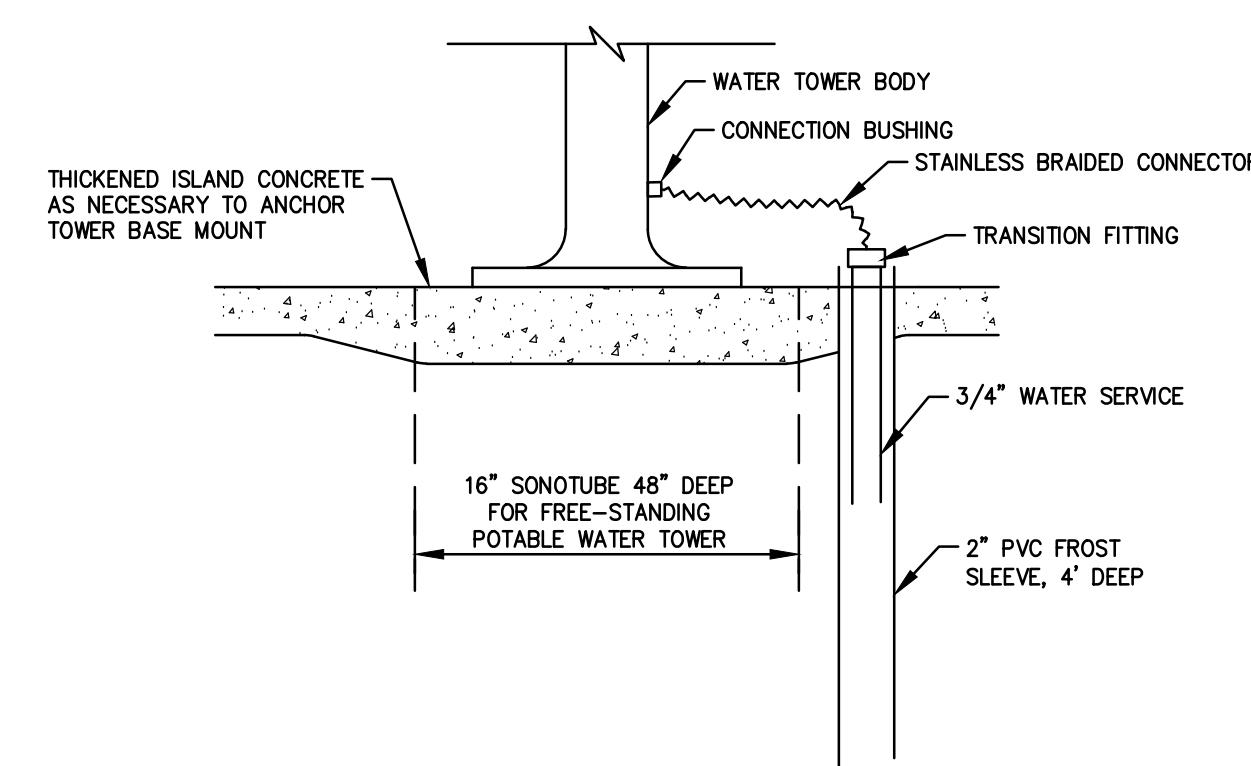
30" STORM INLET



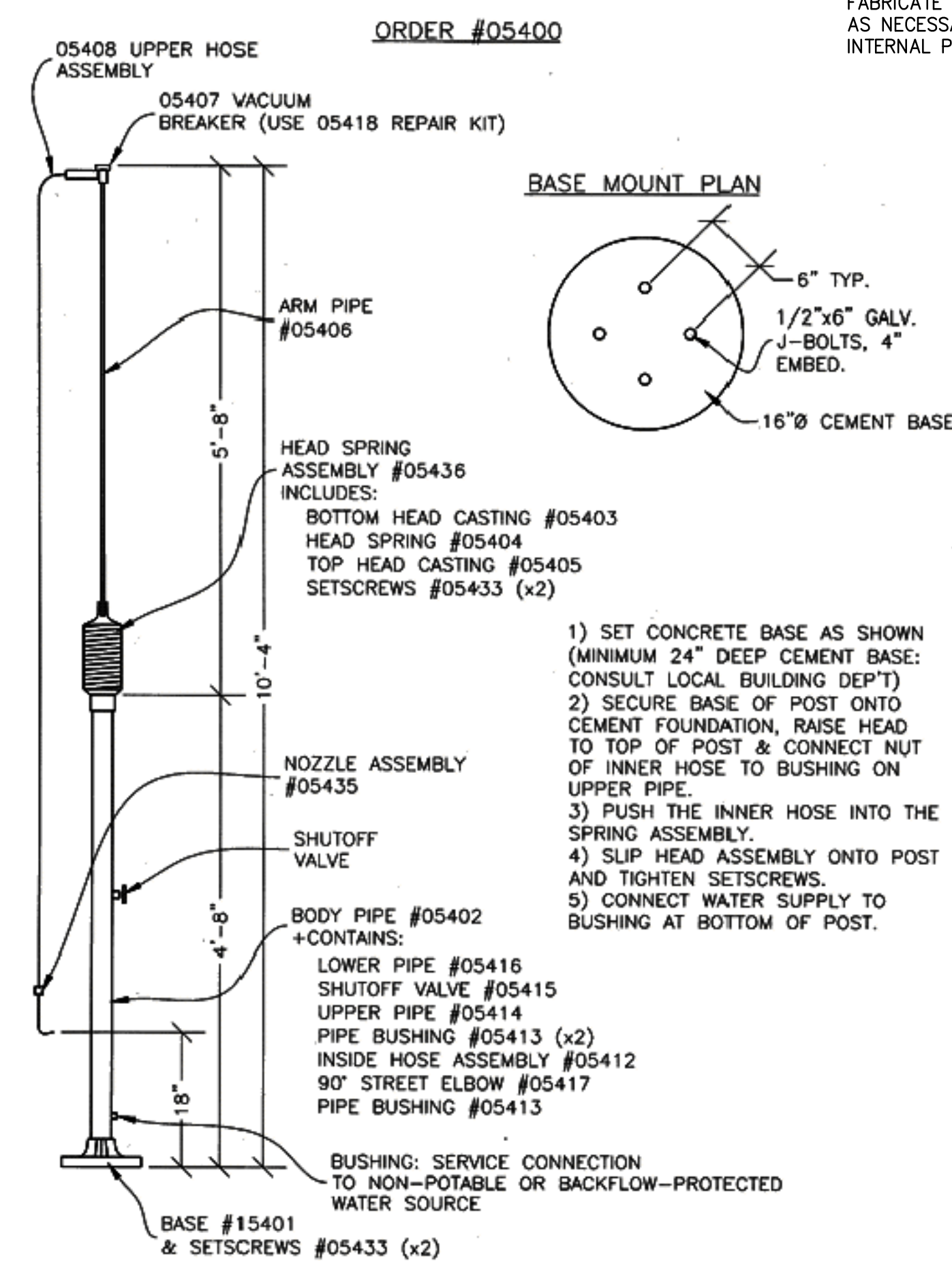
FROST SLEEVE FOR SEWER CLEANOUT



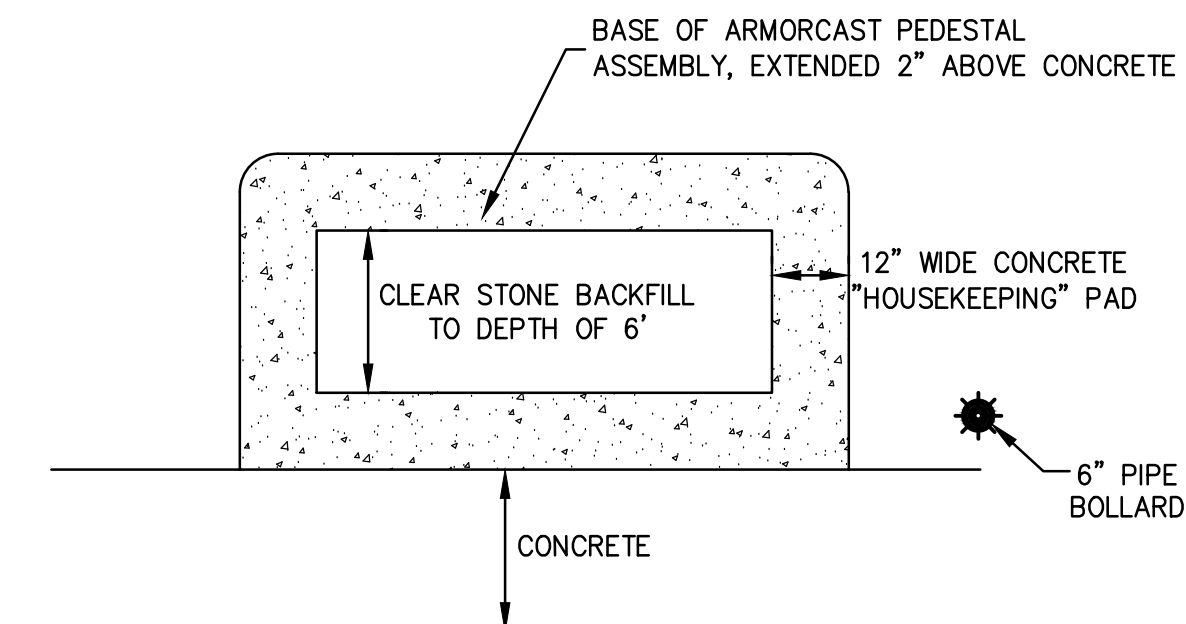
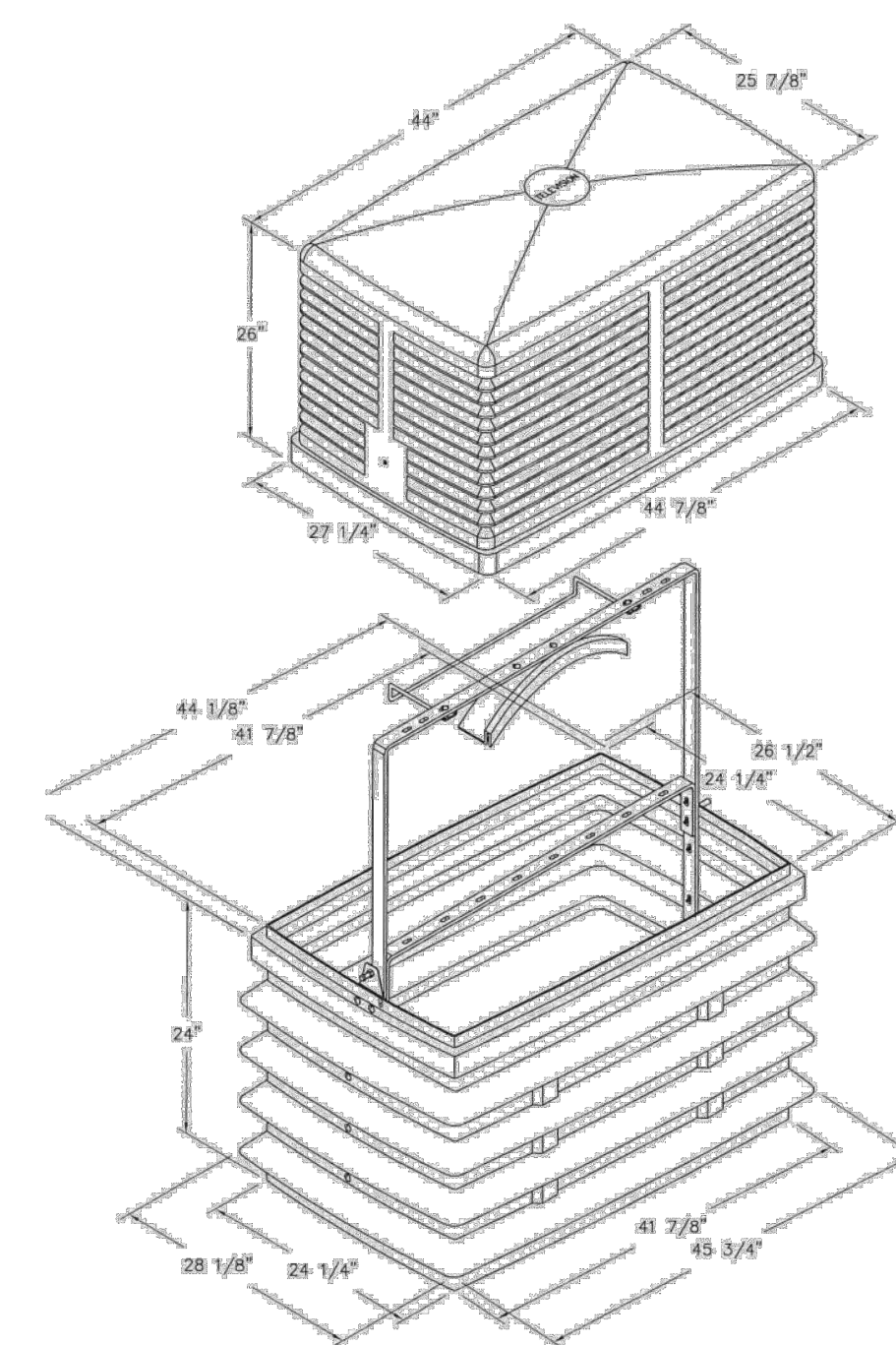
RECEPTOR DETAIL



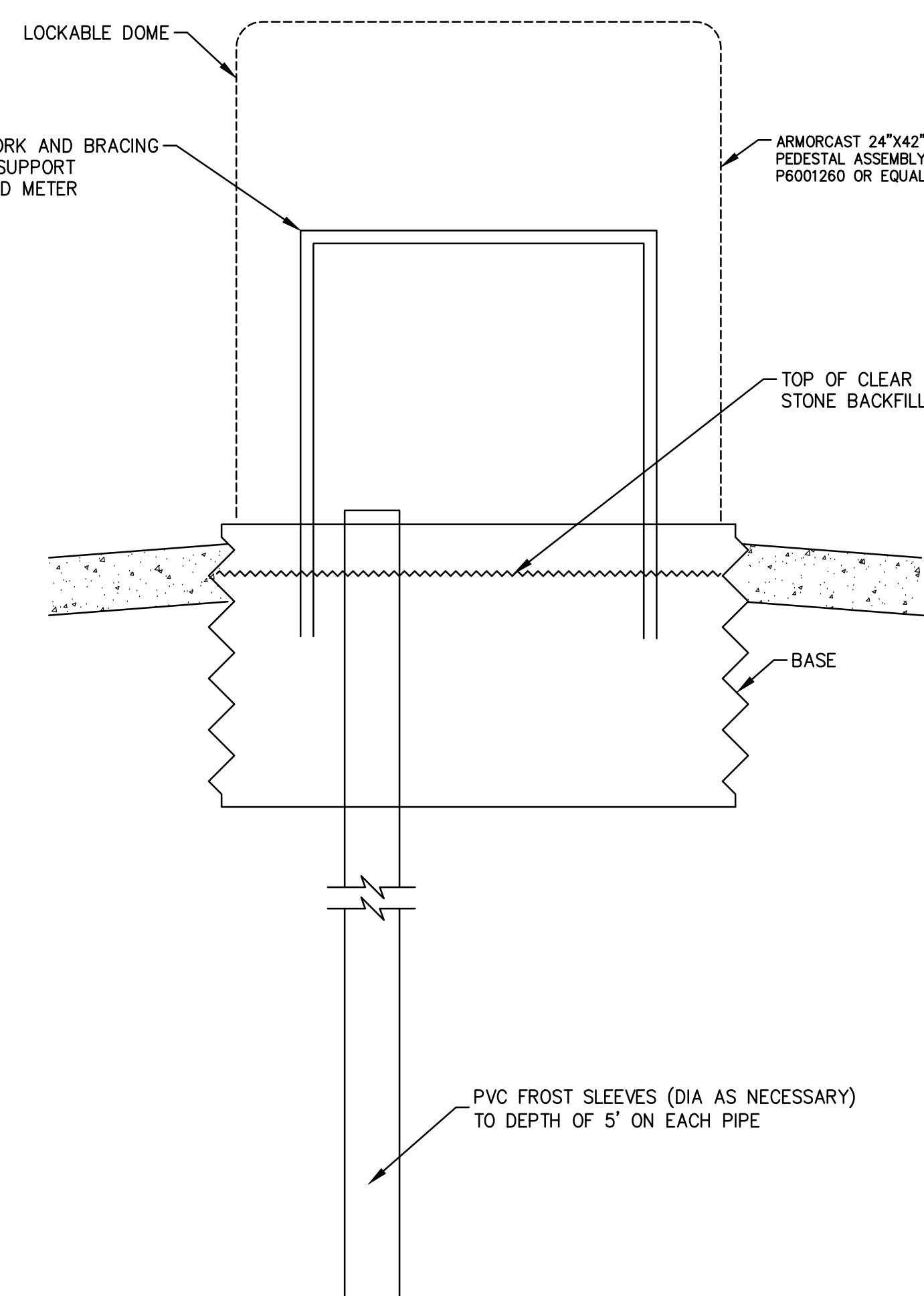
WATER TOWER DETAIL



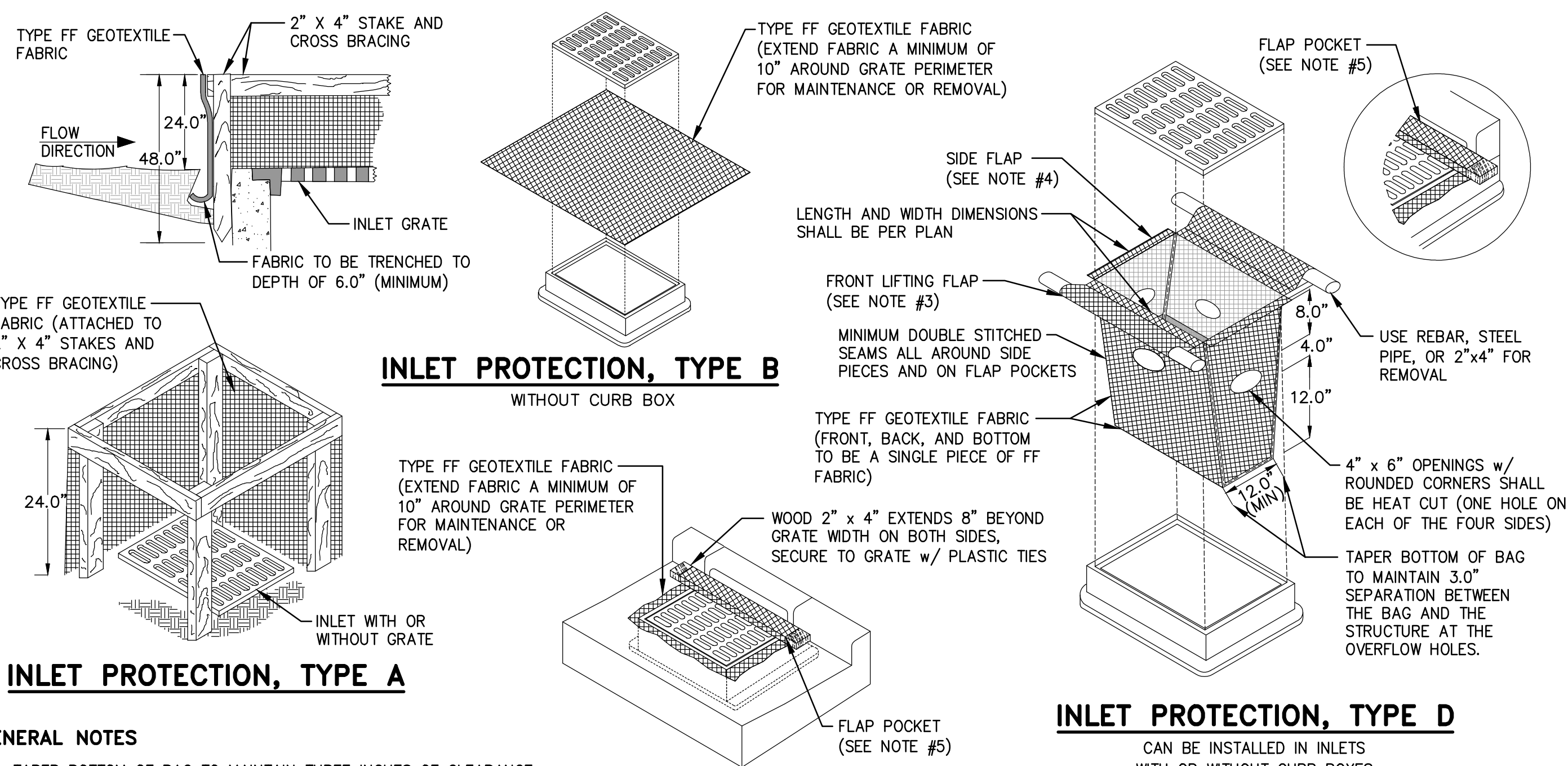
REMORT WATER TOWER



PEDESTAL PLAN VIEW



PEDESTAL PROFILE VIEW



INLET PROTECTION, TYPE A

GENERAL NOTES

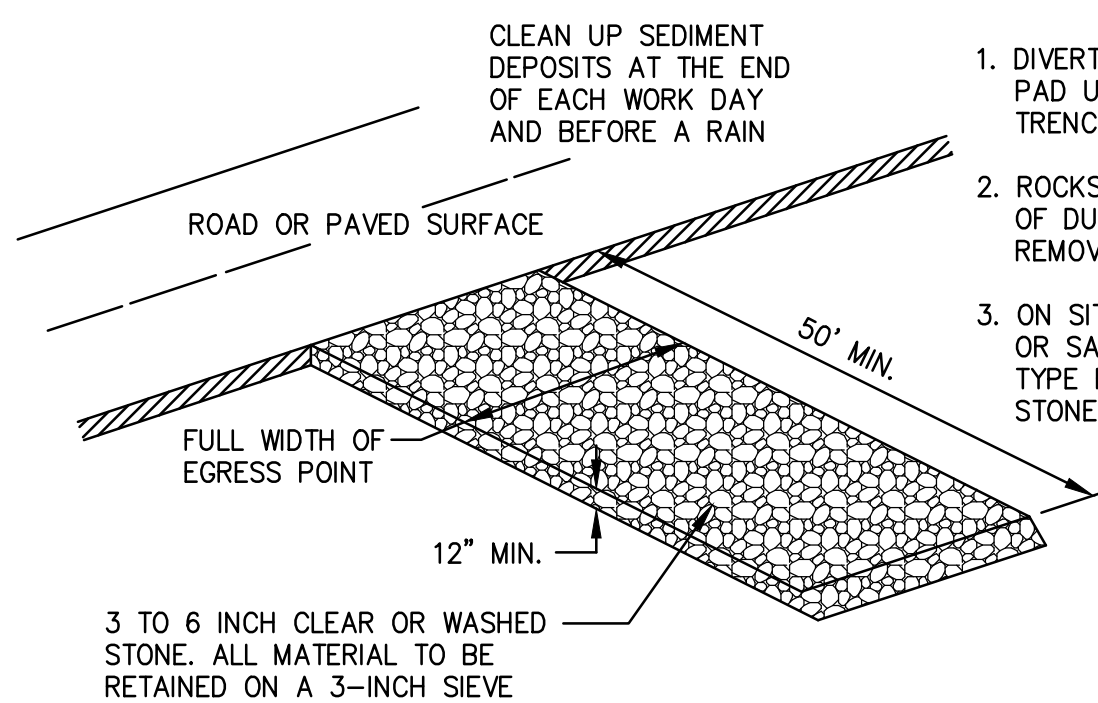
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERTLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
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 BAG AND THE FLAP SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

INLET PROTECTION, TYPE C

MAINTENANCE NOTES

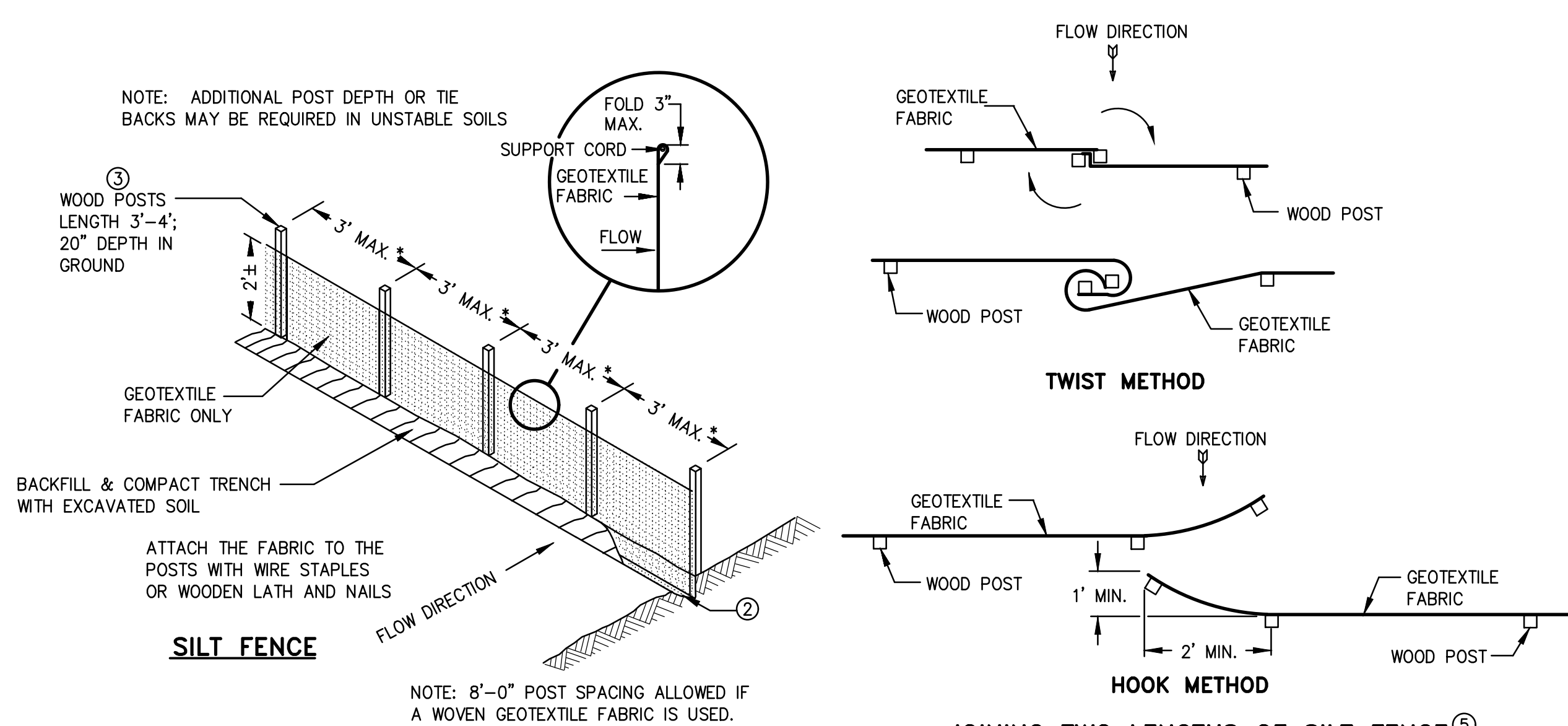
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

STORM DRAIN INLET PROTECTION



TRACKING PAD DETAIL

1. DIVERT FLOW AWAY FROM TRACKING PAD USING CULVERTS, SHALLOW TRENCH OR DIVERSION DAM.
2. ROCKS LODGED BETWEEN THE TIRES OF DUAL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE SITE.
3. ON SITES WITH A HIGH WATER TABLE OR SATURATED SOILS, INSTALL A DOT TYPE R GEOTEXTILE FABRIC UNDER STONE TRACKING PAD.



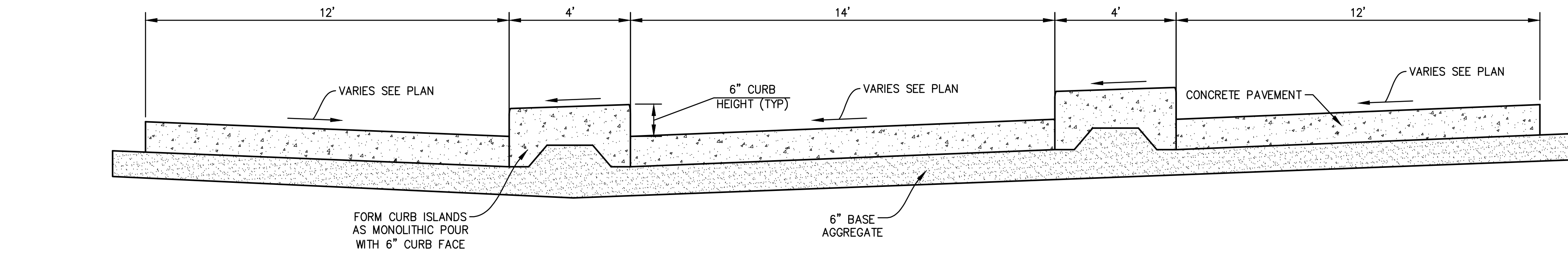
JOINING TWO LENGTHS OF SILT FENCE ⁽⁵⁾

SILT FENCE

SILT FENCE TIE BACK

TRENCH DETAIL

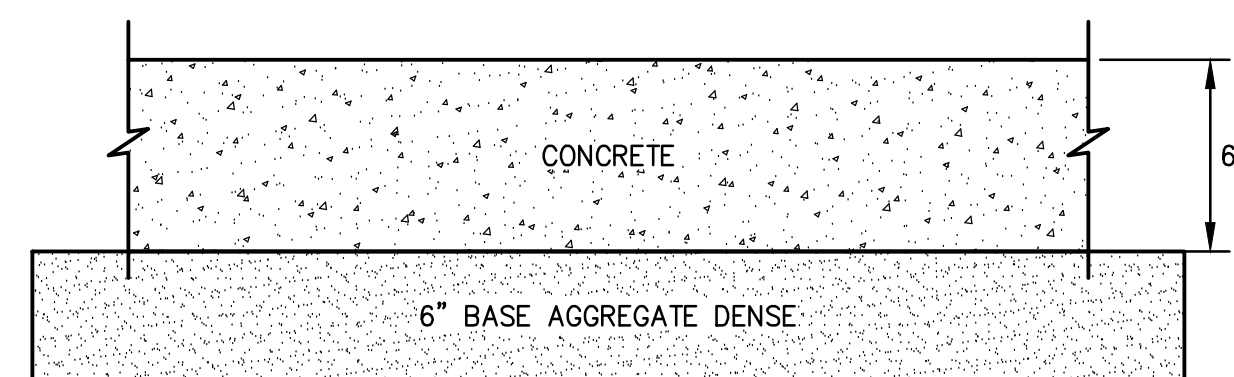
SILT FENCE DETAIL



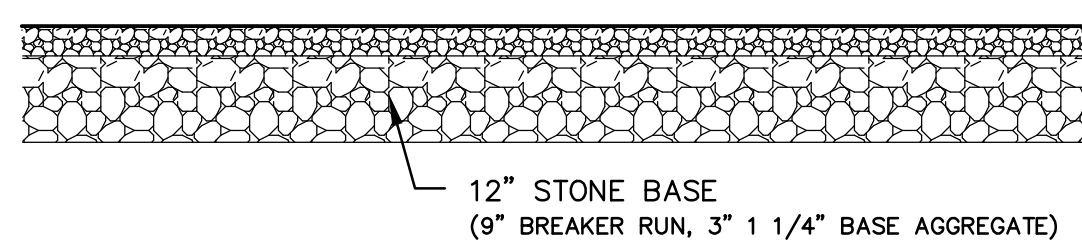
SECTION A-A

NOTES:

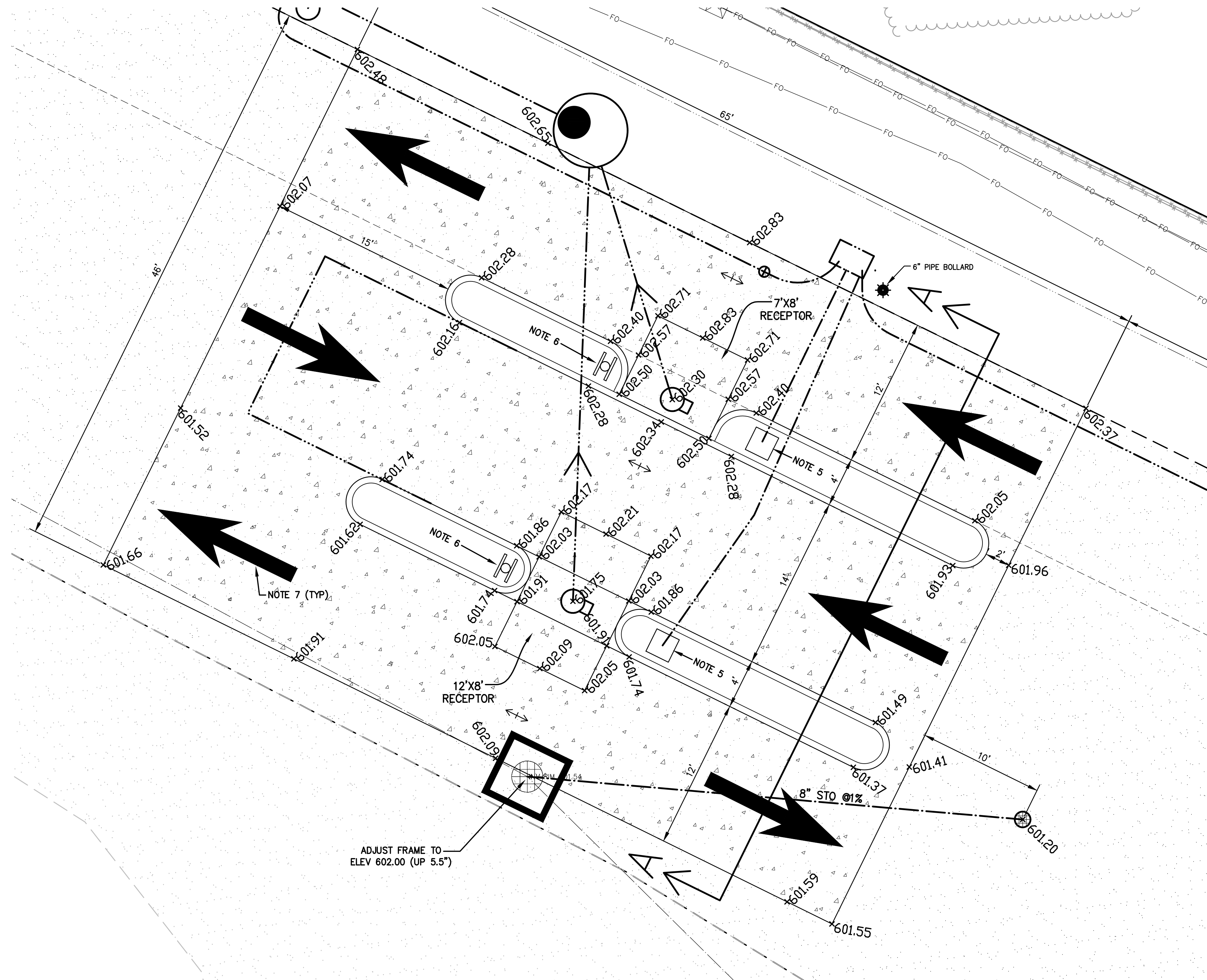
1. BOXOUT AT EACH RECEPTOR SHALL FLOW TOWARDS 4" HATCH ~~04~~ MIN.
2. CONCRETE PAVEMENT SHALL BE SLOPED UNIFORMLY AWAY FROM THE RECEPTOR BOXOUT SO RAIN WATER IS DIRECTED AWAY FROM THE RECEPTOR PERIMETER.
3. CONCRETE PAVEMENT ON WHICH THE R.V. SITS SHALL PITCH TOWARD THE DRIVERS LEFT TO PROMOTE FULL TANK DRAIN-OUT.
4. THE SPOT GRADES SHOWN AT EACH HATCH (602.30 TO 601.75) ARE THE CONCRETE GRADES SLOUGHTY BEYOND THE HATCH. DISH OUT THE HATCH SUFFICIENTLY TO PROMOTE FULL DRAINAGE OF THE RECEPTOR PAVEMENT TO THE HATCH. ENSURE CONCRETE IS FORMED SO FOOT VALVE ON LID IS FULLY OPERATIONAL. HATCH SHALL BE TOWER COMPANY #05425 WITH FOOT LEVER AND LOCKABLE.
5. INSTALL REMORT (OR APPROVED EQUAL) WATER TOWER KIT FOR NON-POTABLE USE. AFFIX PREPRINTED 12"x9" ALUMINUM SIGN TO TOWER LABELED "NON-POTABLE WATER".
6. INSTALL STREET SIGN POST WITH TWO PRE-PRINTED ALUMINUM SIGNS ("DISPOSAL" SIGNS PLUS 4 STEP INSTRUCTION SIGN) AT EACH RECEPTOR.
7. INSTALL SIX PAINTED ARROW PAVEMENT MESSAGE MARKING DIRECTION OF TRAVEL.



DUMP STATION CONCRETE PAVEMENT



GRAVEL DRIVE DETAIL



DUMP STATION DETAIL

SCALE: 1" = 5'



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: July 27, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Director's Report.
