Plan Commission

Special Meeting

Agenda

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

Wednesday, July 7, 2021 | **7:00 PM** | **Council Chambers and Virtual**

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **July 7, 2021** at **7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

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

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

OR

You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117
Access Code: 154-883-285

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

Call to Order

1. Roll Call
2. Public comments upon matters not on the agenda.
3. Consideration and possible action on a site plan to add one (1) 37'11" tall fan equipment exhaust stack and add two (2) 29'4" tall air intakes on the west end roof of an existing building at 2121 American BL (Parcel WD-1040).
4. Consideration and possible action on a site plan to build a new 1,108,080 SF (25.4 acre) office and warehouse with pavement for 118 auto parking stalls, 88 loading docks, and 388 trailer parking stalls at the 2400 BLK American BL (All of Parcels: WD-L510, WD-L511, WD-L514, WD-L515 and Part of Parcels: WD-L482, WD-L483-1, WD-L484-1, WD-L485, WD-L486).
5. Consideration and possible action regarding the Public Participation Plan for the City of De Pere 2040 Comprehensive Plan Update, the West Downtown Vision Plan, and the Downtown Parking Study.

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderpersons
City Administrator

Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Jay McKeefry, Schuh Construction Inc
Will Perry, GB Visionaries Real Estate (FyterTech)
Zachary Zweifler, Scannell Development Co III Inc
Joseph R Garrity, Garrity Family Real Estate LLC

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 7, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Public comments upon matters not on the agenda.**

City of De Pere, Wisconsin

Request For Plan Commission Action

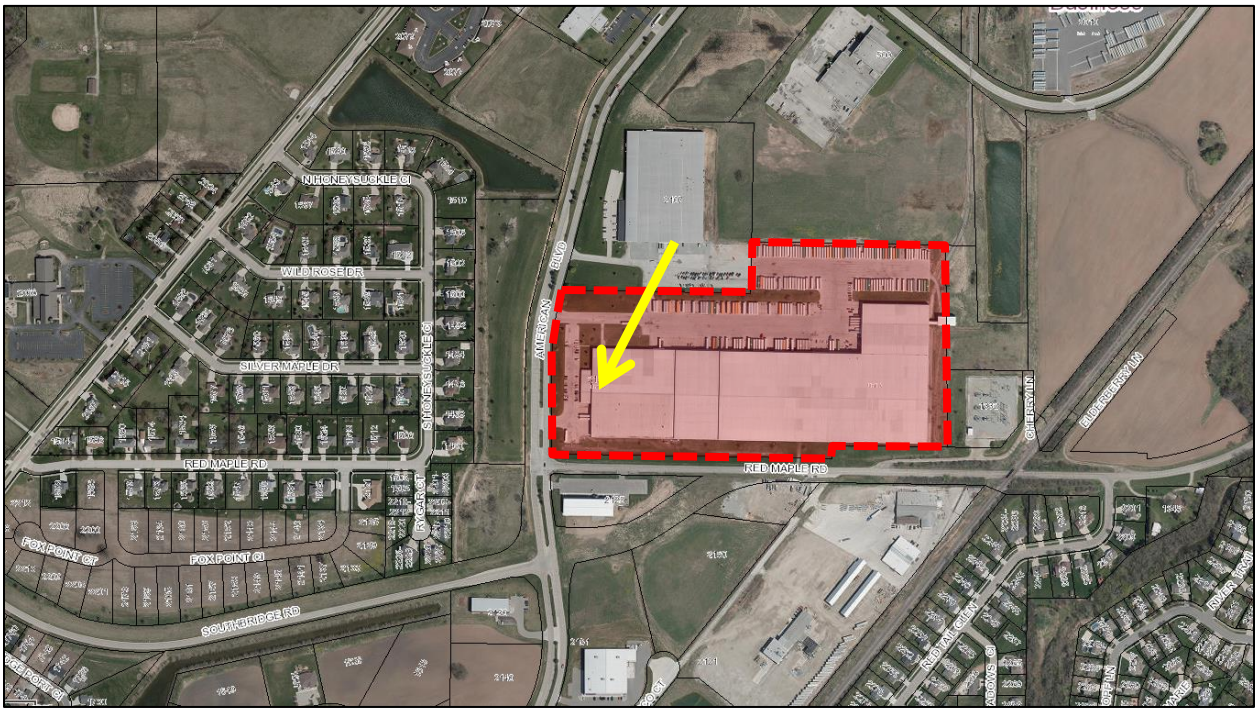
MEETING DATE:	**July 7, 2021**
DEPARTMENT:	**Plan Commission**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a site plan to add one (1) 37'11" tall fan equipment exhaust stack and add two (2) 29'4" tall air intakes on the west end roof of an existing building at 2121 American BL (Parcel WD-1040).**

ATTACHMENTS:

- 07-07-21 PC Report - Fyretech (DOCX)
- Application Form (PDF)
- Narrative from Petitioner regarding the Stack for Plan Commision (DOCX)
- Site Plan - PRELIMINARY - 25 Jun 2121 (PDF)

Item 3: **Consideration and possible action on a site plan to add one (1) 37'11" tall fan equipment exhaust stack and add two (2) 29'4" tall air intakes on the west end roof of an existing building at 2121 American BL (Parcel WD-1040).**

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Fyretech-American Boulevard adding one (1) 37'11" tall fan equipment exhaust stack and adding two 29'4" tall air intakes.

COMMON DESCRIPTION: 2121 American BL, located northeast from the American BL and Red Maple RD intersection. Red Maple RD, at the eastern half of the property is proposed to become part of the "Southern Bypass."

PARCEL NUMBERS: WD-1040

ZONING: Industrial-Business-1 District (I-B-1)

SURROUNDING LAND USES: Existing and developing Business Park (I-B-1) to the north and east.
Existing and developing Business Park (I-3) to the south.
Single-family (R-1) and two-family (R-2) residential to the west.

COMPREHENSIVE PLAN: Business Park.

APPLICANT / OWNER:

<u>Authorized Representative</u>
Jay McKeefry, Project Manager
Schuh Construction INC
N9351 Isaar RD
Seymour, WI 54165

<u>Property Owner</u>
GB Visionaries Real Estate LLC
ATTN: Will Perry, Project Manager
3303 Spirit WY
Green Bay, WI 54304

SITE HISTORY:

The site was vacant of development until the mid-1990's. The development also included the construction of a berm on the west side of American BL to separate the industrial warehouse from residential to the west.

The remainder of the building was developed in the early 2000's. Small modifications were made after that point but significant building changes did not occur.

STAFF REVIEW:

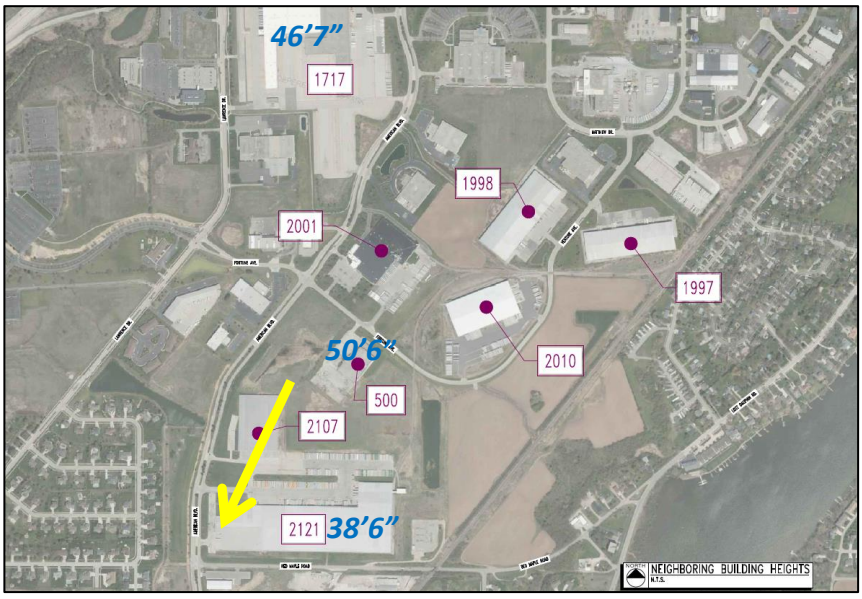
When reviewing a site plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The only change to the site is the addition of the fan equipment exhaust stack and two air vents on the rooftop of the existing building; no other changes are requested.

Staff worked with the petitioner and identified that the building had 4 separate rooftop sections, each at different heights. It was agreed that any fan equipment exhaust stack height exceeding 35'0" would require review and approval by Plan Commission, particularly because the proposed fan equipment exhaust stack is at the shorter end of the building. Staff suggested that the fan equipment exhaust stack be located eastward, where the building is taller, but the petitioner wanted the fan equipment exhaust stack at the west end to function with proposed facilities that would be placed inside the building.

Three building height areas (at highest roof ridge).

The petitioner provided data regarding adjacent and nearby buildings in the same zoning district that exceed 35'0" in height. Of the five locations shown in the site plan submittal, the east end of the existing building and two other buildings that exceed0 35'0" (cyclones and silos should not have been included in the petitioner's list).



Plan Commission recommendations for *maximum height* in the I-B-1 District shall be reviewed with consideration given to the following, per Municipal Code 14-51(7):

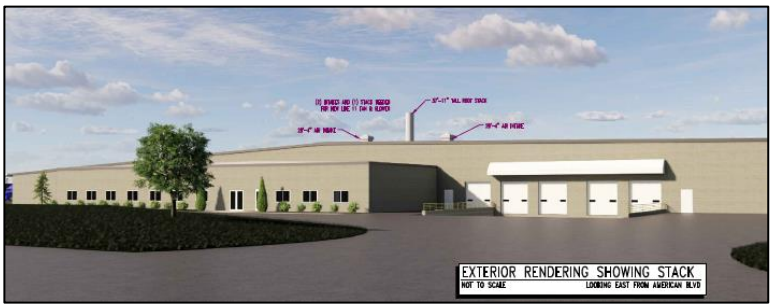
a) Adequate air and light to adjacent properties.

b) The potential for damage to adjacent properties.

c) Consistency with the heights of adjacent development.

The petitioner provided responses to the above criteria on a separate sheet following this staff report.

Proposed new building addition and rendering:



STAFF COMMENTS:

Planning:

1. The site must comply with WDNR and federal regulations for fan equipment exhaust stack emissions, etc.
2. The site must comply with Municipal Code requirements for noise, odor, vibrations, etc.
3. The site must comply with any site screening requirements established by Plan Commission.

Inspection:

1. XDPMC 14-26 - All site plan conditions shall be completed prior to the issuance of an Occupancy Certificate.
2.

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

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan for a new 37'11" tall fan equipment exhaust stack and two 29'4" tall air intakes at 2121 American BL, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

CITY OF DE PERE RECEIVED JUN 25 2021 PLANNING DEPT.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

Fee: $ 305.00
Receipt #: 162702
Date: 6-25-21

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Schuh Construction, Inc.	Jay McKeefry	Project Manager	
Mailing Address	City	State	ZIP Code
N9351 Isaar Road	Seymour	WI	54165
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
jaym@schuhconstruction.com	920-833-6465	920-833-2158	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
GB Visionaries Real Estate (FyterTech)	Will Perry	Project Manager	
Mailing Address	City	State	ZIP Code
3303 Spirit Way	Green Bay	WI	54304
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
wperry@fytertech.com	920-450-6371		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
2121 American Boulevard	WD-1040

SECTION 4: Project Information

Existing Zoning:	I-B-1 (Industrial Business 1)		
Present Use of Parcel:	Manufacturing of Nonwoven products and storage of those and similar items		
Proposed Use of Parcel:	Same as present use		
Estimated Start Date:	July, 2021	Estimated Completion Date:	August, 2021

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Jay McKeefry	Project Manager	920-833-6465
Signature of Applicant		Date Signed
Jay McKeefry		June 24th, 2021

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

Narrative regarding the request to install a new 40” Diameter Fan Exhaust Stack Through Existing Roof at 2121 American Blvd

(7) *Maximum height.* The maximum height of buildings shall be reviewed with consideration given to the following:

a. Adequate air and light to adjacent properties.

The 40” diameter stack will have almost no effect on sunlight to the adjacent properties. The existing building has a short dimension in the north south direction of 400’. That stack has a width less than 1% of the existing building; the shadow created by the stack will hardly reach the property line on the west or north sides during early morning sunlight. The air will also not be impacted as the stack will not impede any wind movement of the air in the neighborhood due to its small diameter and relatively short distance above the roof of about 12’-8” from existing roof to top of stack.

b. The potential for damage to adjacent properties.

There would be no possible damage to adjacent properties should something occur that would cause the stack to fall. The stack is only 12’-8” above the existing roof and if the stack were to fall over, it would not make it outside the building roof limits. Therefore, no damage could ever occur past the property lines which are 200 feet to the west, 270 feet to the south, and 460 feet to the north. In addition, the owner of the building also owns a property with the large screening berm on the west side of American Boulevard that conceals the building from a large portion of the views from South Honeysuckle Circle. The berm does not shield the view of the building from the multifamily properties on Rygar Court.

c. Consistency with the heights of adjacent development.

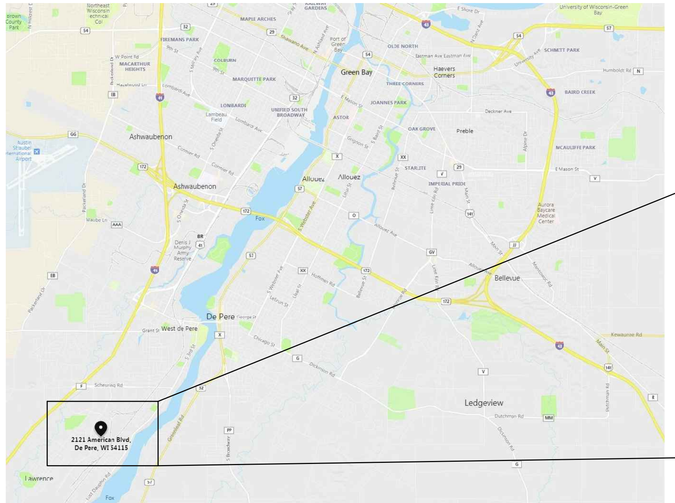
There are several buildings in the zoning district that have similar roof stacks or equipment through and above the roof. For example, the adjacent property to the north at 2107 American Boulevard, has (2) such stacks at a height of 36’-6” high. These existing stacks are only 1’-5” lower than the stack being proposed by this request which has a proposed height of 37’-11”.

The east two thirds of the existing building at 2121 American Boulevard has a roof ridge height that is already higher than the proposed stack of 38’-6”. The stack, if approved, will not even be taller than the highest portion of the existing building in which it is proposed.

There is a high roof portion on the existing building at 500 Fortune Ave which is 51’-0” tall at its highest. The proposed stack by this request is 13 feet less than that roof.

Finally, there are two pieces of equipment above the roof at 2001 American Boulevard, a silo that is 67’ above the ground level, and some process equipment that is 76’ above ground. These two items are the highest such structures in the zoning district shared with 2121 American Boulevard. (I-B-1 Industrial Business 1)

FYTERTECH - AMERICAN BOULEVARD
FAN EQUIPMENT STACKS
2121 AMERICAN BLVD - DE PERE, WI 54115



NORTH SITE PROXIMITY MAP
NOT TO SCALE

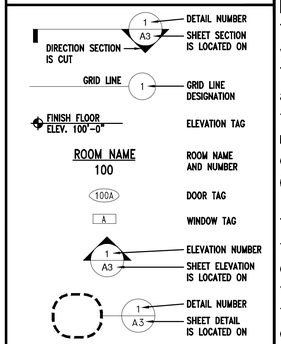
NORTH LOCATION MAP
NOT TO SCALE

NORTH SITE PLAN
1" = 150'-0"

SHEET INDEX

TS	SHEET INDEX, SYMBOLS KEY, SITE PLAN		
C1	SURVEY OF NEIGHBORING BUILDING HEIGHTS & STACKS		
A1	ROOF PLAN & EXTERIOR RENDERING		

SYMBOLS



Owner Information:

GB Visionaries
3303 Spirit Way
Green Bay, WI 54304

Project Description and Narrative:

This project entails mostly work that will take place within the existing FyterTech building at 2121 American. The line that is being installed has a need for (2) fans and an exhaust stack. The fan instakes are not taller than the zoning code allows, however the stack will need to be 37'-11" tall which is taller than the zoning code allows for this zoning district :
(I-B-1 Industrial Business 1)

There is no other exterior work that will be taking place for this project. A survey of existing building heights and equipment projections above the roof was completed for comparisons, and that information is listed in tabular form for most of the buildings in the same zoning district on sheet C1. See the map for the building locations and the table for average roof height, maximum roof height and any roof projections from equipment that exists on those other neighboring buildings.

PLAN DEVELOPMENT LOG

SET DESCRIPTION	DATE	PAGES INVOLVED WITH PLAN DEVELOPMENT SET
PLAN DEVELOPMENT SET #1	6-24-21	TS, C1, A1

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
BUTLER METAL BUILDINGS
Schuh CONSTRUCTION, INC.
Established 1976
N3351 Isaar Road, Seymour, WI 54165 / T.920.833.6465 / F.920.833.2158 / www.schuhconstruction.com
State ID# 680499

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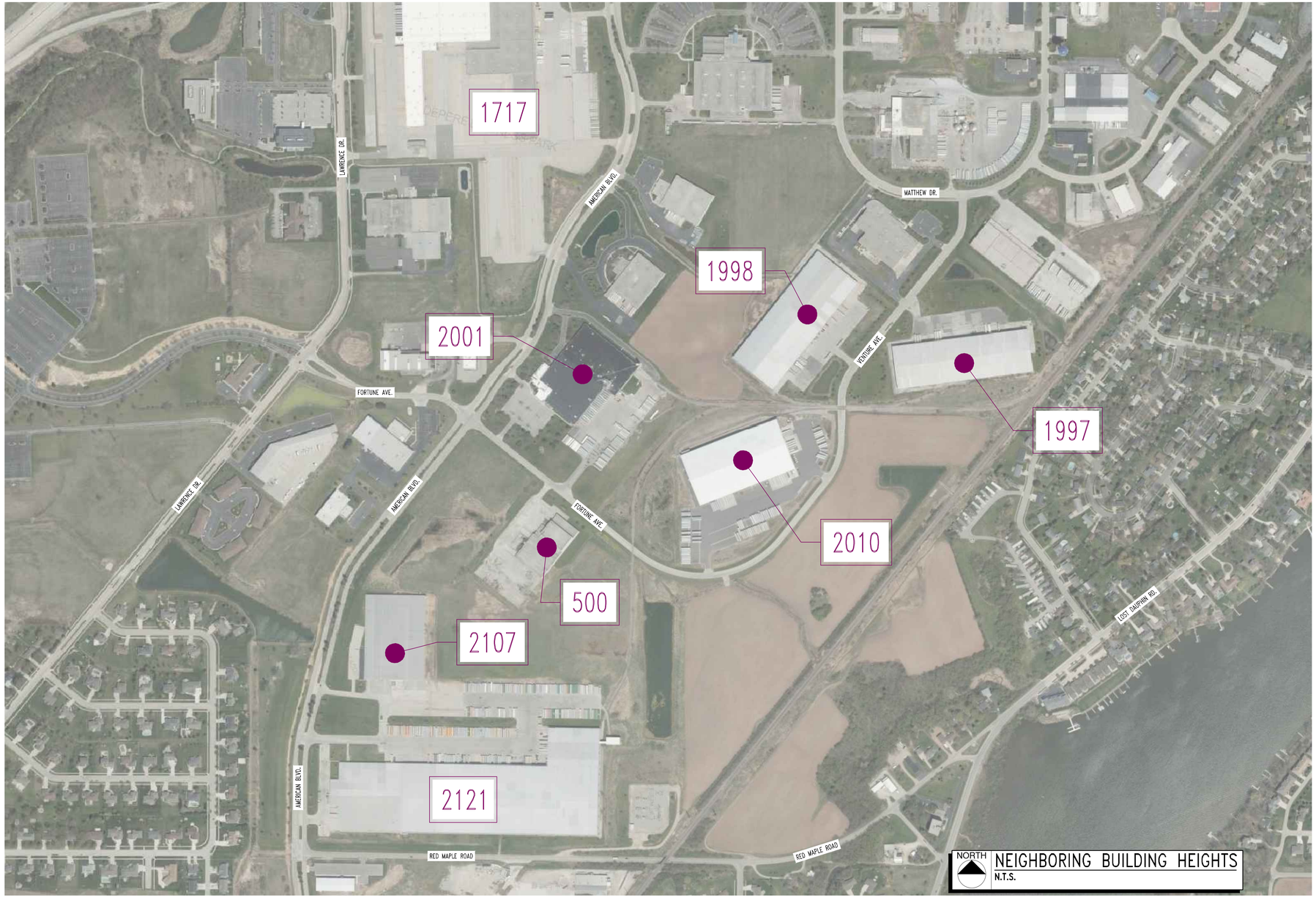
PROJECT:
FYTERTECH - AMERICAN BOULEVARD
FAN EQUIPMENT PLATFORM - STACK THROUGH ROOF
2121 AMERICAN BLVD
DE PERE, WI 54115

PROJECT NO.:
21-201

SHEET NO.:
TS

C:\Users\mattmartin\Documents\RVT\S - ALL JOBS\American Blvd Building\BIM Line #1 - Fabric Joist w Mezzanine\Drawings\ACADTS Stack.dwg, TS, 6/24/2021 1:59:26 PM, jlynn, Previous paper size (30.00 x 24.67inches)



BUILDING LOCATION	AVG. ROOF HEIGHT	HIGHEST POINT
2121 AMERICAN BLVD. (FYTERTECH)	35'-0"	38'-6"
1997 VENTURE AVE.	32'-6"	35'-0"
1998 VENTURE AVE.	32'-6"	35'-0"
2010 VENTURE AVE.	29'-0"	32'-0"
2001 AMERICAN BLVD. (GB PACKAGING)	29'-0"	29'-0"
-CYCLONE (EAST SIDE)		76-0"
-SILO (NORTHEAST CORNER)		67-0"
500 FORTUNE AVE.	32'-3"	51'-0"
2107 AMERICAN BLVD.	26'-3"	29'-0"
-(2) ROOF STACKS		36'-6" EA.
1717 LAWRENCE DR. (SHOPKO DC)	33'-6"	45'-6"

HEIGHTS HIGHLIGHTED IN YELLOW ARE TALLER THAN THE PROPOSED STACK HEIGHT OF 37'-11"

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
BUTLER METAL BUILDINGS
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PROJECT:
FYTERTECH - AMERICAN BOULEVARD
FAN EQUIPMENT PLATFORM - STACK THROUGH ROOF
2121 AMERICAN BLVD
DE PERE, WI 54115

PROJECT NO.:
21-201

SHEET NO.:
C1

EXTERIOR RENDERING SHOWING STACK
NOT TO SCALE — LOOKING EAST FROM AMERICAN BLVD

ROOF PLAN
1" = 75'-0"

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
BUTLER METAL BUILDINGS
Schuh CONSTRUCTION, INC.
Established 1976
N9351 Isaar Road, Seymour, WI 54165 / T.920.833.6465 / F.920.833.2158 / www.schuhconstruction.com
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Return upon request.

PROJECT:
FYTERTECH - AMERICAN BOULEVARD
FAN EQUIPMENT PLATFORM - STACK THROUGH ROOF
2121 AMERICAN BLVD
DE PERE, WI 54115

PROJECT NO.:
21-201

SHEET NO.:
A1

C:\Users\adesmet\Desktop\Updated APS - ALL JOBS\American Blvd Building\#21 Line #11 - Fabric Joint\Fan Mezzanine\Drawings\ACCA1-Stack.dwg, A1 STACK, 6/24/2021 1:59:51 PM, jgan, Previous paper size: (36.00 x 24.00 Inches)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**July 7, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a site plan to build a new 1,108,080 SF (25.4 acre) office and warehouse with pavement for 118 auto parking stalls, 88 loading docks, and 388 trailer parking stalls at the 2400 BLK American BL (All of Parcels: WD-L510, WD-L511, WD-L514, WD-L515 and Part of Parcels: WD-L482, WD-L483-1, WD-L484-1, WD-L485, WD-L486).**

ATTACHMENTS:

- 07-07-21 PC Report - Scannell(DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 02 Jun 2021 (PDF)

Item 4: **Consideration and possible action on a site plan to build a new 1,108,080 SF (25.4 acre) office and warehouse with pavement for 118 auto parking stalls, 88 loading docks, and 388 trailer parking stalls at the 2400 BLK American BL (All of Parcels: WD-L510, WD-L511, WD-L514, WD-L515 and Part of Parcels: WD-L482, WD-L483-1, WD-L484-1, WD-L485, WD-L486).**

SITE MAP

REQUESTED ACTION: Site Plan Approval.

Scannell Development Company III INC a new 1,108,080 SF (25.4 acre) building and parking/loading berth areas. The site plan review follows a July 7, 2021 Board of Appeals review for a variance to have truck parking and loading berths in a front yard.

COMMON DESCRIPTION: 2400 BLK American BL, located at the southernmost end of the existing American BL right-of-way.

PARCEL NUMBERS: All of Parcels: WD-L510, WD-L511, WD-L514, WD-L515 and Part of Parcels: WD-L482, WD-L483-1, WD-L484-1, WD-L485, WD-L486

ZONING: Industrial-Business-2 District (I-B-2)

SURROUNDING LAND USES: Developing and vacant Business Park (I-B-2) to the north and west.
Agricultural (Town of Lawrence) to the south.
Railroad and Single Family Residential (Town of Lawrence) to the east.

COMPREHENSIVE PLAN: Business Park

APPLICANT / OWNER:

Authorized Representative
Zachary Zweifler, Development Manager
Scannell Development CO III INC
8801 River Crossing BL, Suite 300
Indianapolis, IN 46240

Property Owner
Garrity Family Real Estate LLC
3173 Trenton LN
Green Bay, WI 54313-4025

SITE HISTORY:

On December 15, 2020 the agricultural area was rezoned from R-1 to I-B-2 in order to comply with the Comprehensive Plan to accommodate future business park development.

Also in 2020, the petitioner stated they worked to prepare conceptual site plans for a large warehouse facility with the concept that the front of the building would face American BL at the current terminus (northward). However, after several discussions with the City regarding the extension of American BL the petitioner's plans were updated to include a project with the majority of the warehouse assumed side yard now facing an unmapped, but preliminarily planned, extension of American BL. The City stated that, to better accommodate access through the business park and to the Town of Lawrence, the City would require that American BL continue through the subject area. The applicant stated the proposed extension would cause the side of the large warehouse to have front yard 'frontage' on a public right-of-way and that, due to the size of the lot and building, the warehouse cannot be reconfigured/rotated resulting in the request for a variance from the Board of Appeals on July 7, 2021.

STAFF REVIEW:

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

The new building is located at the southernmost end of American BL. The street is proposed to be extended along the west side of the building to the south City limit in order to provide future business park connections between De Pere and the Town of Lawrence.

The existing building façade has precast concrete panel, with metal accents, in colors that are light gray, white, and charcoal gray. The materials are permitted.

The site has two proposed street connection drives at the southwest end of the building. Both drives are two-way. Consideration should be given to moving the southern truck entrance to be in line with future Garroman Dr.

The landscaping plan has been modified for this project to accommodate the variance with street frontage vegetation, as well as vegetation along all property lines. There is also a berm along the east property line to help screen the trucks from residential properties to the east on the other side of the railroad tracks. Likewise there is a proposed berm on the west side of American BL to screen the property

from residential uses. A total of 335 required trees are shown on the site plan.

A new 4' high by 10' wide monument sign is proposed between the two driveways. The sign setback is not specified, but needs to be at least 15'. The review of the monument sign, and any other signage on the property, requires a separate review and approval with a sign permit(s) from Inspection Division.

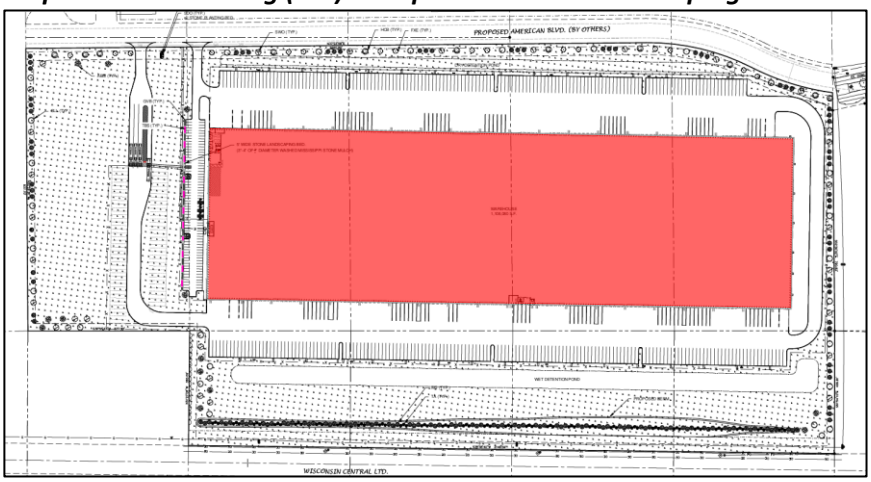
The site plan complies with the following massing and setback requirements set by the I-B-2 District (Code Section 14-52):

- Land Use: Business-Industrial (permitted)
- Lot Size: 76.7 ac (1.0 ac required)
- Front Yard Setback – west: ~170' (40' required)
- Interior Side Yard Setback – north & south: ~144' & 607' (25' required)
- Rear Yard Setback – east: ~478 (25' required)
- Building Height: ~45' (Approved by Plan Commission)
- Landscaping: 335 trees required. 335 Trees shown.

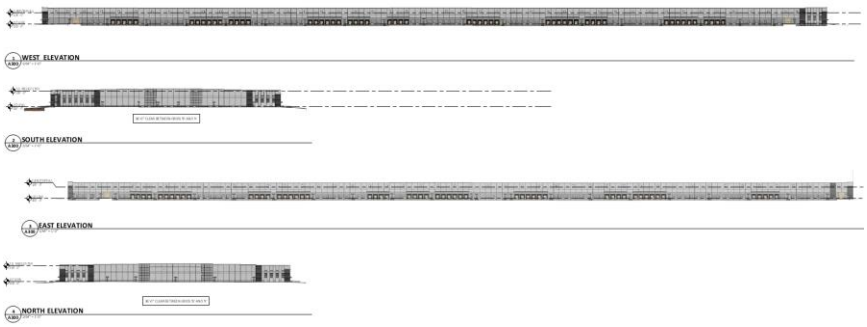
The required number of stalls are one (1) space required per two (2) employees on maximum shift (considering shift changes), plus one (1) space for each company truck. The below chart summarizes the existing and proposed stalls to be added and the required stalls:

LOCATION	EXISTING AND ADDED	REQUIRED	CRITERIA MET?
Employee: 1 space per 2 employees plus visitor	50 employee 68 visitor	50 employee 68 visitor	YES
Truck Trailer Stalls	388	388	
TOTAL	**118 Auto 388 Truck**	**8118 Auto 388 Truck**	**YES**

Proposed new building (red) with pavement and landscaping:



Building façade elevations and renderings:



STAFF COMMENTS:

Engineering:

1. General Comments:
    a. An abbreviated TIA is required for this site plan per WisDOT requirements.
    b. Show updated CSM plan wide - especially easement information on the east side of American Boulevard to the north of the site.
    c. Label utility easements plan wide.
    d. Provide flow rates for a 5-year storm leaving all storm outfalls onto American Boulevard.
2. Overall Site Plan - C102, C103 & C104
    a. Consideration should be given to moving the southern truck

entrance to be in line with future Garroman DR.
   b. Refuse Collection Area needs to be in an enclosure. Provide scaled elevation of enclosure with enclosure materials and colors identified.
   c. Show a 5-foot sidewalk section located 1/2 foot off of the right-of-way line.
   d. Show the curb/radius on the drive apron.
   e. Specify 4-inch wide striping for parking stalls.
3. Overall Utility Plan - C105, 106 & C107
   a. Master meter is required for this water system as discussed with Water Department.
   b. Note #9 can be eliminated with the master water meter requirement.
   c. Private water service needs to be pressure tested and safe sampled prior to water valve being turned on for system.
   d. Northwest corner of the site (ST MH 112) needs to be evaluated with final sewer design. There is a potential conflict with GBMSD sewer. Updated easements from new CSM to be shown.
   e. Missing storm sewer pipe information between ST MH 115 and ST INL MH 108.
   f. Utility grades to be evaluated against final city design. The sewer inverts may need to be raised approximately 1/2-foot.
   g. City requires a storm water maintenance agreement for the maintenance of the onsite ponds. Provide record drawing / as built plan along with Engineer's certification of construction's compliance with plan.
   h. Provide water meter size. If meter is greater than 1-inch, a minimum one-month lead time is required as the meter may need to be special ordered.
4. Overall Grading and Erosion Control Plan - C108, C109 & C110
   a. Pond along American BL will need to be shifted to keep further off 12-foot utility easement at the north end. There appears to be a 3-4 foot difference from utility easement elevation to pond contours based off of preliminary American BL Design.
   b. Provide soil-loss sediment discharge calculations with corresponding map.
5. Off-site Grading - C111
   a. Silt fence needs to be carried east along pond extension to American BL. Site access roads to proposed berm should be shown and protected/restored.
   b. Staff recommends areas upstream of berm to be designed to flow to designated end walls.
   c. Fill depression/ditch to prevent wetland to the east of the northern berm.
   d. Future property owners are responsible for pipes and end walls to pond system.
6. Pond Plan - C112
   a. Section A-A shows a 10:1 slope on what looks to be a 4:1 section.
7. Details - C113-C122
   a. End wall Rip-Rap detail should have geotextile fabric (type HR) in lieu of filter fabric.
   b. Sheet C120 is incorrectly named "Traffic Control Practices" instead of "Track out Control Practices"

Forestry:

1. Provide a complete and detailed landscaping plan with shrubs separated

from the trees in the table. Verify the correct numbers of trees are shown for the site without counting shrubs as trees.

Planning:

1. Provide scaled elevations, including materials and colors, for the proposed fences on the site. Fences require a separate sign permit(s) from Inspection Division.
2. Include the percentage of remaining greenspace on the landscape plan and in the Site Data. Percentage must be at least 25%. Also in the tree count, separate the shrubs from the trees as shrubs do not count toward the 335 tree total. Confirm that there are 335 trees on the site.
3. Loading docks/berths and truck parking stalls are not permitted in the front yards (American BL side) of the property. A successful variance must be obtained from Board of Appeals to address both prior to any review of the site plan.
    a. Landscaping requirements should be completed to exceed minimum requirements in order to provide proper alternative screening for truck parking and loading berths that may be allowed in the front yard.

Inspection:

1. DPMC Chapter 42 Soil Erosion Control – The site disturbance is more than one acre. WDNR/NOI permit is required prior to issuance of a soil erosion control permit.
2. DPMC 98-3 - A Sign review and permit shall be obtained for any signs that require a permit prior to installation.
3. DPMC 14-26 - All site plan conditions shall be completed prior to the issuance of an Occupancy Certificate.

Fire, Health, Parks, Water: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan for a new 1,108,080 SF (25.4 acre) office and warehouse with pavement for 118 auto parking stalls, 88 loading docks, and 388 trailer parking stalls at the 2400 BLK American BL, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

CITY OF DE PERE RECEIVED JUN 2 2021 PLANNING DEPT.

Fee: $ 305.00
Receipt #: 161830
Date: 6-02-21

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Scannell Development Company III, Inc.	Zachary Zweifler	Development Manager	
Mailing Address	City	State	ZIP Code
8801 River Crossing Blvd., Suite 300	Indianapolis	Indiana	46240
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
zacharyz@scannellproperties.com	763-331-8857		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Garrity Family Real Estate, LLC and R&M Garrity Farm, LLC	Joseph R. Garrity		
Mailing Address	City	State	ZIP Code
3173 Trenton Lane	Green Bay	WI	54313
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
American Boulevard (North of the Town of Lawrence and west of CN Railroad)	Proposed CSM

SECTION 4: Project Information

Existing Zoning:	I-B-2 Industrial Business 2		
Present Use of Parcel:	Agriculture		
Proposed Use of Parcel:	Warehouse		
Estimated Start Date:	July 2021	Estimated Completion Date:	December 2022

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Zachary Zweifler	Development Manager	763-331-8857
Signature of Applicant: Zachary Zweifler		Date Signed: June 1, 2021

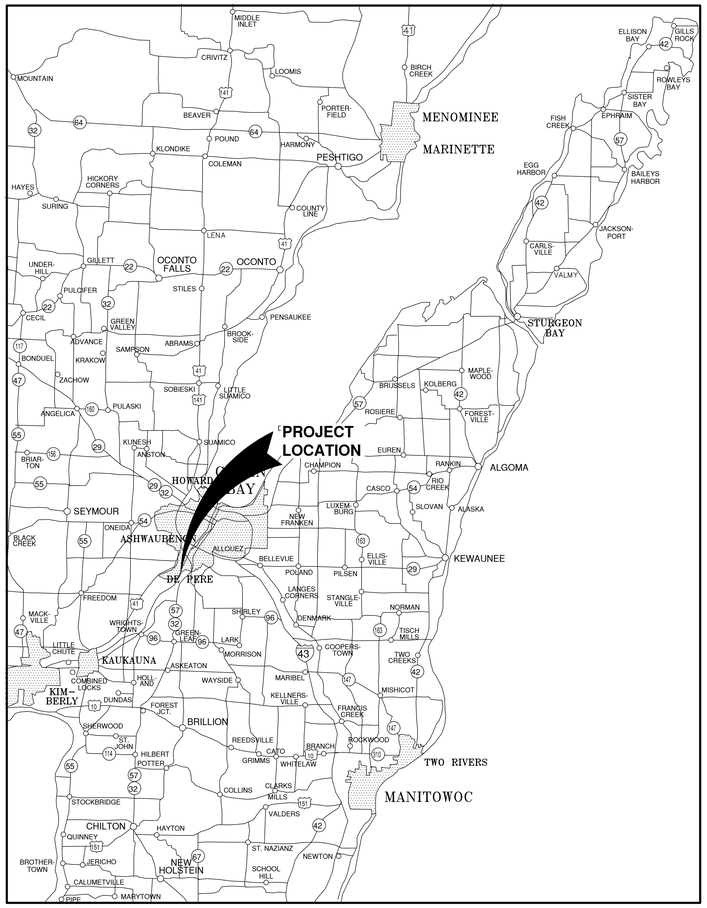
TO BE COMPLETED BY CITY STAFF

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

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

DENIED

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



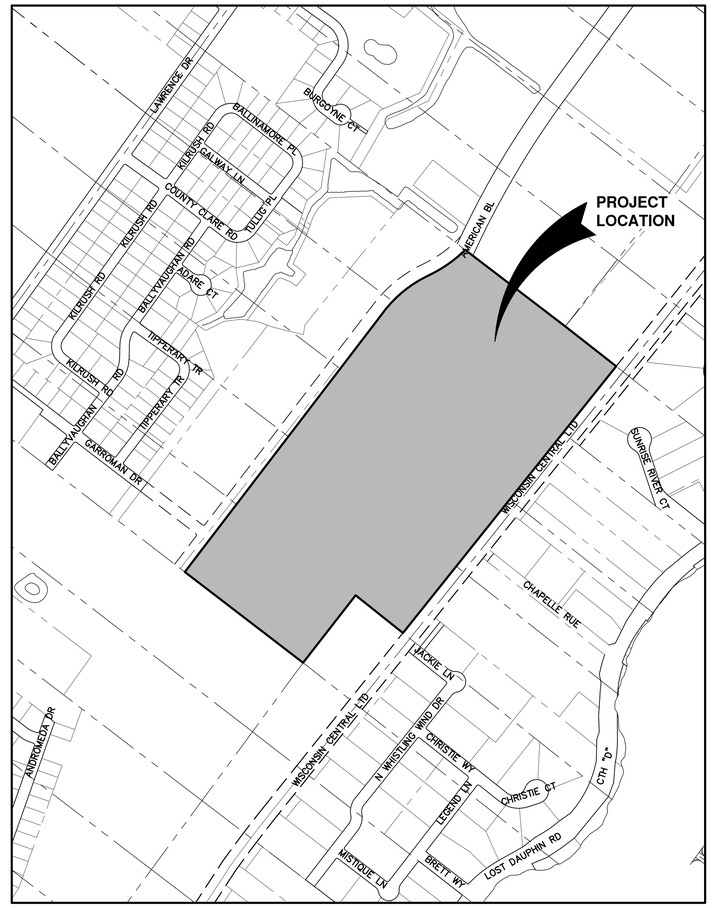
VICINITY MAP

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

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

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C100	LOCATION MAPS AND INDEX TO DRAWINGS
C101	EXISTING SITE CONDITIONS
C102	OVERALL SITE PLAN
C103	SOUTH DETAILED SITE PLAN
C104	NORTH DETAILED SITE PLAN
C105	OVERALL UTILITY PLAN
C106	SOUTH DETAILED UTILITY PLAN
C107	NORTH DETAILED UTILITY PLAN
C108	OVERALL GRADING AND EROSION CONTROL PLAN
C109	SOUTH DETAILED GRADING PLAN
C110	NORTH DETAILED GRADING PLAN
C111	OFF-SITE GRADING PLAN
C112	WET DETENTION POND PLAN
C113	MISCELLANEOUS DETAILS
C114	MISCELLANEOUS DETAILS
C115	MISCELLANEOUS DETAILS
C116	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
C117	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
C118	EROSION CONTROL - DITCH CHECK DETAILS
C119	EROSION CONTROL - SHEET FLOW DETAILS
C120	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
C121	LANDSCAPING PLAN
C122	OFF-SITE LANDSCAPING PLAN
C123	OVERALL LIGHTING PLAN
C124	LIGHTING CUT SHEETS
C125	LIGHTING CUT SHEETS



LOCATION MAP

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN: LLP
CHECKED: AJB
DESIGNED: BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

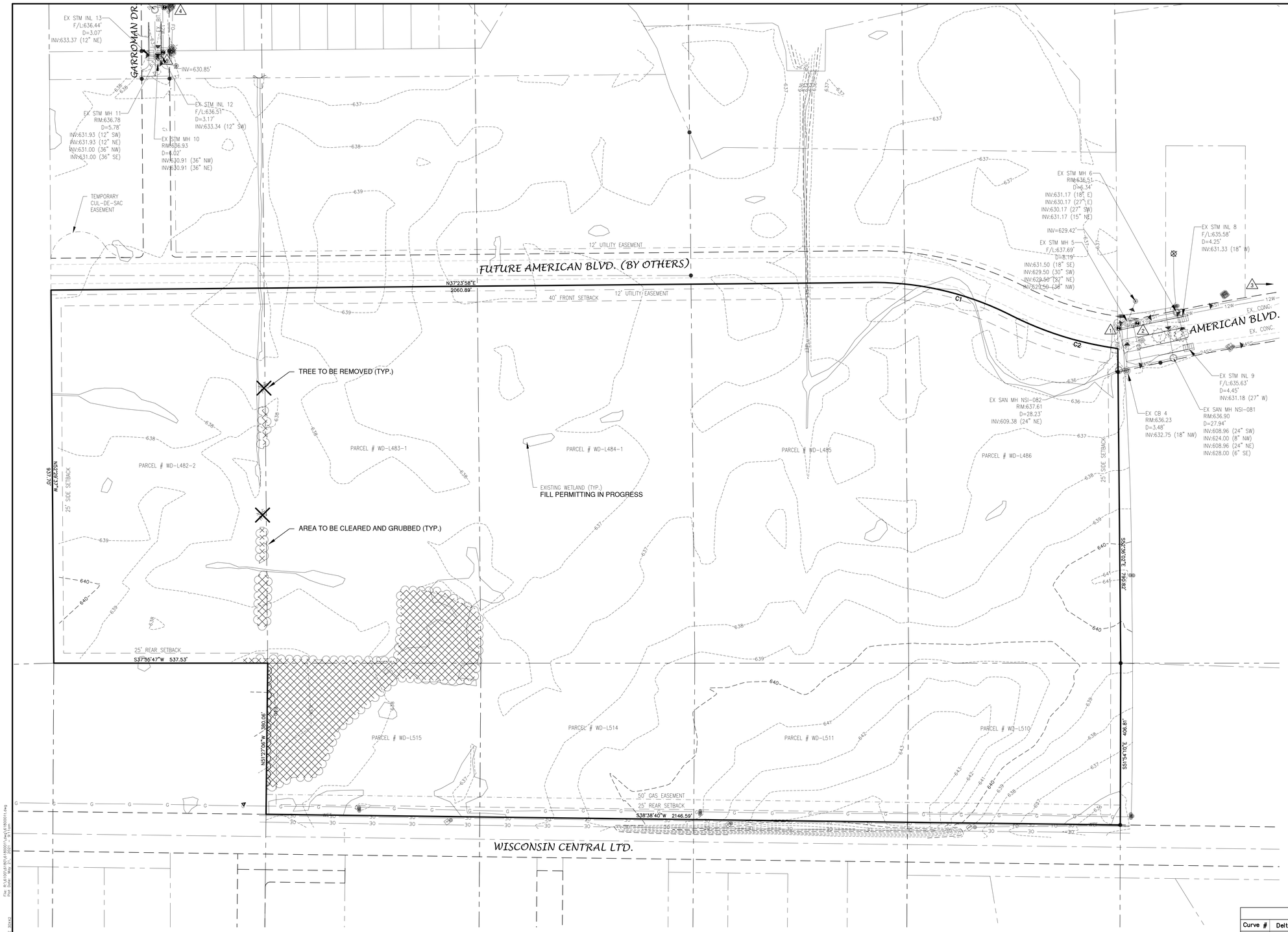
LOCATION MAPS AND INDEX TO DRAWINGS

DATE: 03/2021
FILE: 6180001C
JOB NO.: 6180001

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

SHEET NO. C100

File: R:\6100\6180\6180001\dwg\6180001_C.dwg
Plot Date: Jun 03, 2021 - 9:53am
Layout: Layout1
Plotted By: Kyle



LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- AREA TO BE CLEARED AND GRUBBED
- TREE/SHRUB TO BE REMOVED

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

Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	27°27'26"	760.00'	364.21'	S51°07'41"W	360.73'	S64°51'24"W	S37° 23' 58"W
C2	19°16'56"	840.00'	282.69'	S55°12'56"W	281.36'	S45°34'28"W	S64° 51' 24"W

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.
1	TAG BOLT ON FIRE HYDRANT	EL. 638.62
2	TAG BOLT ON FIRE HYDRANT	EL. 638.18
3	TAG BOLT ON FIRE HYDRANT	EL. 639.45
4	TAG BOLT ON FIRE HYDRANT	EL. 638.79
5	TAG BOLT ON FIRE HYDRANT	EL. 638.68

OWNER INFORMATION:

SCANNELL PROPERTIES
294 GROVE LANE EAST SUITE 140
WAYZATA, MINNESOTA, 55391

CONTACT: ZACHARY ZWEIFLER

UTILITY INFORMATION:

UTILITIES PRESENT:
DE PERE DEPARTMENT OF PUBLIC WORKS, TOWN OF LAWRENCE DEPARTMENT OF PUBLIC WORKS, NEW WATER, WISCONSIN PUBLIC SERVICE CORP., AT & T, TIME WARNER CABLE AND WINDSTREAM COMMUNICATIONS.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER 202105717 DATED 01/17/2021, VISIBLE OBSERVATION ON 01/22/2021 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:	WATER/SANITARY/STORM SEWER:	SANITARY SEWER:	GAS & ELECTRIC:	TELECOMMUNICATIONS:	TELECOMMUNICATIONS:	TELECOMMUNICATIONS:
DEPARTMENT OF PUBLIC WORKS	DEPARTMENT OF PUBLIC WORKS	NEW WATER	WISCONSIN PUBLIC SERVICE CORP.	AT & T / SBC	TIME WARNER CABLE	WINDSTREAM COMMUNICATIONS
CITY OF DE PERE	TOWN OF LAWRENCE	2231 N. QUINCY ST.	700 N. ADAMS ST.	205 S. JEFFERSON ST.	2580 W. MASON ST.	4001 RODNEY PARHAM RD.
925 SIXTH ST.	2595 FRENCH RD.	GREEN BAY, WI 54302	GREEN BAY, WI 54307	GREEN BAY, WI 54301	GREEN BAY, WI 54303	LITTLE ROCK, AR 72212
DE PERE, WI 54155	DE PERE, WI 54115	(920)432-4893	(800) 797-7434	(920) 433-4147	(920) 944-1581	(501) 748-7000
(920) 339-8076	(920) 347-3711					

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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.

NORTH

0' 100' 200'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN: LLP
CHECKED: AJB
DESIGNED: BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 03/2021
FILE 61800011
JOB NO. 6180001

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-3641 www.releinc.com

SHEET NO. C101

File: R:\61800\61801\61800111\dwg\61800111.dwg
Plot Date: May 21, 2021 - 9:31am
Ex Xrfs: blank
Layout:

IRON WORLD IRON CURTAIN STEEL PRIVACY FENCING (OR EQUAL) ALONG AMERICAN BLVD. MAXIMUM 2" OF CLEARANCE BETWEEN GROUND AND BOTTOM OF FENCE, INCLUDING AT FLUME/RIPRAP CROSSINGS

FUTURE AMERICAN BLVD. (BY OTHERS)

N37°23'58"E 2060.89'

DRY DETENTION POND

183 TRAILER SPACES

607.2'

269.3'

GUARD HOUSE

118 AUTO PARKING

FUTURE INTERCHANGE ZONE TRAILER PARKING SPACES

N53°37'30"W 937.70'

1944.0'

WAREHOUSE
1,108,080 S.F.

DRIVE IN

129.1'

575.0'

143.6'

205 TRAILER SPACES

S37°55'41"W 637.53'

N51°27'06"W 380.06'

477.5'

S51°54'10"E 406.81'

S27°36'40"E 790.82'

WET DETENTION POND

PROPOSED BERM

50' GAS EASEMENT*

25' BUILDING SETBACK*

S38°38'40"W 2146.59'*

WISCONSIN CENTRAL LTD.

AMERICAN BLVD.

EX. CONC.

12W

8' BLACK AMERISTAR ECHELON II, CLASSIC FENCING OR EQUAL. INSTALL PER MANUFACTURER REQUIREMENTS. MAXIMUM 2" OF CLEARANCE BETWEEN GROUND AND BOTTOM OF FENCE, INCLUDING AT FLUME/RIPRAP CROSSINGS

NORTH

0' 80' 160'

SCALE IN FEET

LEGEND

- 9" HEAVY DUTY CONCRETE PAVEMENT
- 5" LIGHT DUTY CONCRETE PAVEMENT
- 4" CONCRETE SIDEWALK
- GREEN SPACE
- PROPOSED 10" CURB HEAD AND GUTTER
- PROPOSED 6" CURB HEAD AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

PARKING DATA

TOTAL PASSENGER STALLS PROVIDED = 118

HANDICAP ACCESSIBLE STALLS PROVIDED = 5

REQ'D PASSENGER STALLS = 1 STALL PER 2 EMPLOYEES

= ½ STALLS X 100 EMPLOYEES = 50 STALLS

TRUCK TRAILER SPACES = 388 STALLS

FUTURE INTERCHANGE ZONE TRAILER SPACES = 80

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

NOTE

1. ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
2. ALL FENCING AND GATES SHOWN ON THE PLAN ARE DESIGN/BUILD BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO PROVIDE GATES ALONG THE PERIMETER FENCING FOR MAINTENANCE VEHICLE ACCESS. CONTRACT TO COORDINATE NUMBER AND LOCATION WITH THE OWNER.
3. ALL SITE UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

SITE DATA

TOTAL AREA = 76.72 ACRES, 3,341,856 S.F.

BUILDING AREA = 25.44 ACRES, 1,108,080 S.F. (33.2%)

SIDEWALK/PARKING LOT AREA = 19.72 ACRES, 859,001 S.F. (25.7%)

GREEN SPACE = 31.56 ACRES, 1,374,775 S.F. (41.1%)

ZONING

I-B-2 - INDUSTRIAL BUSINESS 2

PARCEL NO.

CSM IN PROGRESS TO RECONFIGURE

(WD-L482-2, WD-L483-1, WD-L484-1, WD-L485, WD-L486, WD-L510, WD-L511, WD-L514, WD-L515)

ZONING REQUIREMENTS

ZONING REQUIREMENTS	REQUIRED	PROPOSED
FRONT SETBACK	40'	269.3'
SIDE SETBACK	25'	129.1'
REAR SETBACK	25'	477.5'
MIN. LOT SIZE	43,560 S.F.	3,341,856 S.F.
MIN. FRONTAGE	150'	2,708'

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 05/2021
FILE OVERALL
JOB NO. 5180001

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

SHEET NO. C102

File: R:\5180\5180\180\Drawings\5180001_2.dwg
Plot Date: Jun 02, 2021 - 12:25pm
LAYOUT: EX SITE 30x42

PROPOSED MONUMENT SIGN. EXACT SIGN DETAILS AND LOCATION PER SIGN PERMIT AND GENERAL CONTRACTOR. (DESIGN/BUILD BY GENERAL CONTRACTOR

FUTURE AMERICAN BLVD. (BY OTHERS)

IRON WORLD IRON CURTAIN STEEL PRIVACY FENCING (OR EQUAL) ALONG AMERICAN BLVD. MAXIMUM 2" OF CLEARANCE BETWEEN GROUND AND BOTTOM OF FENCE, INCLUDING AT FLUME/RIPRAP CROSSINGS

N37°23'58"E 2060.89'

DRY DETENTION POND

MOTORIZED GATE (DESIGN/BUILD BY GENERAL CONTRACTOR)

INSTALL KNOX BOX ON GATE PER CITY REQUIREMENTS

RETAINING WALL PER ARCHITECTURAL PLANS

PAVEMENT MARKING (TYP.)

4" CONC. SIDEWALK

(4)STOP ARMS W/ BOLLARD PER GENERAL CONTRACTOR

(8) BOLLARDS (TYP.)

GUARD HOUSE

ELECTRICAL TRANSFORMER PAD (BY UTILITY COMPANY)

ELEC ROOM

4" CONCRETE SIDEWALK

FUTURE INTERCHANGE ZONE TRAILER PARKING STALLS

5" LIGHT DUTY CONCRETE PAVEMENT FOR AUTO PARKING (TYP.)

6" CURB & GUTTER AROUND AUTO PARKING (TYP.)

REFUSE COLLECTION AREA

RETAINING WALL PER ARCHITECTURAL PLANS

STAIRS (TYP.) REFER TO ARCHITECTURAL PLANS

8' BLACK AMERISTAR ECHELON II, CLASSIC FENCING OR EQUAL. INSTALL PER MANUFACTURER REQUIREMENTS. MAXIMUM 2" OF CLEARANCE BETWEEN GROUND AND BOTTOM OF FENCE, INCLUDING AT FLUME/RIPRAP CROSSINGS

9" HEAVY DUTY CONCRETE PAVEMENT FOR TRUCK TRAFFIC AREAS. (TYP.)

6" CURB & GUTTER AROUND ISLANDS (TYP.)

10" CURB & GUTTER AROUND TRAILER PARKING / DRIVES (TYP.)

CONCRETE SURFACE DRAIN AND RIP RAP (TYP.)

WET DETENTION POND

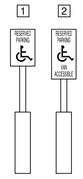
PROPOSED BERM

DENIED

WAREHOUSE
1,108,080 S.F.

LEGEND

- 9" HEAVY DUTY CONCRETE PAVEMENT
- 5" LIGHT DUTY CONCRETE PAVEMENT
- 4" CONCRETE SIDEWALK
- GREEN SPACE
- PROPOSED 10" CURB HEAD AND GUTTER
- PROPOSED 6" CURB HEAD AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS



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

NORTH

0' 50' 100'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET								
2	5/21/2021	BDR	BID SET								

DRAWN: LLP
CHECKED: AJB
DESIGNED: BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

SOUTH DETAILED SITE PLAN

DATE: 05/2021
FILE OVERALL
JOB NO. 5180001

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

SHEET NO. C103

FUTURE AMERICAN BLVD. (BY OTHERS)

DRY DETENTION POND

6" CURB HEAD & GUTTER AROUND ISLANDS (TYP.)

IRON WORLD IRON CURTAIN STEEL PRIVACY FENCING (OR EQUAL) ALONG AMERICAN BLVD. MAXIMUM 2" OF CLEARANCE BETWEEN GROUND AND BOTTOM OF FENCE, INCLUDING AT FLUME/RIPRAP CROSSINGS

DENIED

RETAINING WALL PER ARCHITECTURAL PLANS

3' CURB HEAD TAPER (TYP.)

WAREHOUSE
1,108,080 S.F.

4" CONCRETE SIDEWALK

9" HEAVY DUTY CONCRETE PAVEMENT FOR TRUCK TRAFFIC AREAS. (TYP.)

STAIRS (TYP.) REFER TO ARCHITECTURAL PLANS

RETAINING WALL PER ARCHITECTURAL PLANS

10" CURB HEAD & GUTTER AROUND TRAILER PARKING / DRIVES (TYP.)

WET DETENTION POND

CONCRETE SURFACE DRAIN AND RIP RAP (TYP.)

PROPOSED BERM

S52°30'36"E 780.68'

S51°54'10"E 406.81'

LEGEND

- 9" HEAVY DUTY CONCRETE PAVEMENT
- 5" LIGHT DUTY CONCRETE PAVEMENT
- 4" CONCRETE SIDEWALK
- GREEN SPACE
- PROPOSED 10" CURB HEAD AND GUTTER
- PROPOSED 6" CURB HEAD AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

NORTH

0' 50' 100'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

NORTH DETAILED SITE PLAN

DATE 03/2021
FILE OVERALL
JOB NO. 6180001

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

SHEET NO. C104

FUTURE AMERICAN BLVD. (BY OTHERS)

AMERICAN BLVD.

N37°23'58"E
2060.89'

PROPOSED DRY DETENTION POND

C1

C2

ST SEWER (TYP.)

2" WATER SERVICE

4" SAN SEWER

10" WATERMAIN

12" TEE, 12"X10" REDUCER
10" VALVE

12" WATERMAIN

WAREHOUSE
1,108,080 S.F.

12" WATERMAIN

SANITARY SEWER (TYP.)

10" WATERMAIN

6" SAN SEWER
12" FIRE PROTECTION
12" TEE, 12"X10" REDUCER
10" VALVE

12" WATERMAIN

S37°55'41"W 637.53'

N51°27'06"W 380.06'

PROPOSED WET DETENTION POND

6" HYDRANT LEAD
AND HYDRANT (TYP.)

S53°54'10"E 406.81'

S52°36'26"E 790.82'

PROPOSED BERM

S38°38'40"W 2146.59'

WISCONSIN CENTRAL LTD.

NORTH

0' 80' 160'

SCALE IN FEET

LEGEND

- PROPOSED SANITARY SEWER
- 8SS 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST 10ST EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W 6W 6W EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
W	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 7.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN, HYDRANTS SHALL BE 8'-6" BURY.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTER DSPS 382.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. THE FIRE PROTECTION SYSTEM IS DESIGN/BUILD BY CONTRACTOR. THE WATER MAIN AND FIRE MAIN DESIGN ASSUMES THAT ONE FIRE RISER WILL BE REQUIRED IN THE BUILDING MECHANICAL ROOM. IF ADDITIONAL RISERS ARE REQUIRED FOR THE FIRE PROTECTION SYSTEM, ADDITIONAL LINES FROM THE WATER MAIN AND FIRE MAIN TO THE BUILDING WILL BE REQUIRED.
6. ALL PROPOSED HYDRANTS TO BE RED
6. COORDINATE ALL UTILITY CONNECTION POINTS (SANITARY AND WATER) WITH BUILDING PLUMBING AND FIRE PROTECTION DESIGNER PRIOR TO BEGINNING CONSTRUCTION.
7. ALL WORK RELATED TO THE SANITARY SEWER AND WATER/FIRE MAIN SHALL BE COMPLETED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) CHAPTER SPS 382.
8. ALL SITE UTILITIES TO INCLUDE TRACER WIRE
9. WATER FIXTURES AT TRUCKERS ENTRANCE MAY BE FED FROM ADDITIONAL METER OFF 12-INCH MAIN, OR FROM 2" DOMESTIC SERVICE AT N.E. CORNER OF BUILDING. SEE PLUMBING PLANS TO VERIFY.

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

OVERALL UTILITY PLAN

DATE 05/2021
FILE OVERALL
JOB NO. 6180001

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

SHEET NO. C105

STORM SEWER BY OTHERS (TYP.)
SANITARY SEWER BY OTHERS
153' - 24" ST. SEWER @ 0.31%
SANITARY MANHOLE BY OTHERS
FUTURE AMERICAN BLVD. (BY OTHERS)
96' - 18" ST. SEWER @ 0.24%
N37°23'58"E
2060.89'
18" APRON ENDWALL WITH RIP RAP
INV: 632.00 (TYP.)
STORM SEWER BY OTHERS
54' - 36" ST. SEWER @ 0.15%
18" APRON ENDWALL
INV:631.00
18" APRON ENDWALL WITH RIP RAP
INV: 632.00 (TYP.)
18" APRON ENDWALL
INV:630.50
50' - 18" ST. SEWER @ 0.25%
18" APRON ENDWALL WITH RIP RAP
INV: 631.00 (TYP.)
SUPPLY POWER TO
MONUMENT SIGN PER
GENERAL CONTRACTOR
ST INL 105 (TYPE B)
RIM:635.00
D=4.23'
INV:630.77 (18" NE)
INV:630.77 (24" SW)
PROPOSED HYDRANT
40' - 6" HYD LEAD
10"X6" TEE, 6" VALVE
FLANGE EL. 637.00
AND (2) BOLLARDS
ST INL MH 106 (TYPE B)
RIM:635.60
D=5.30'
INV:630.30 (24" NE)
INV:630.30 (24" SE)
INV:630.30 (36" NW)
508' - 10" WATERMAIN
492' - 10" WATERMAIN
10" VALVE
70' - 10" WATERMAIN
100' - 2" WATER SERVICE
AND 2" CURB STOP
PROPOSED HYDRANT
40' - 6" HYD LEAD
10"X6" TEE, 6" VALVE
FLANGE EL. 637.00
AND (2) BOLLARDS
10" VALVE
293'-8" SAN. SEWER @ 0.40%
109' - 4" SAN LATERAL @ 1.04% MIN.
PROPOSED HYDRANT
36' - 6" HYD LEAD
10"X6" TEE, 6" VALVE
FLANGE EL. 640.50
CLEANOUT REQ'D
WITHIN 5' OF
BUILDING FACE
SAN MH 206
RIM:639.10
D=14.87'
INV:624.23 (8" SE)
INV:624.23 (8" NW)
ST MH 115 (5' DIA.)
RIM:637.07
D=5.62'
INV:631.45 (24" SE)
INV:631.45 (18" SW)
INV:631.45 (24" NW)
2" PVC COMMUNICATIONS
CONDUIT (PER GENERAL CONTRACTOR)
18" APRON ENDWALL
WITH RIP RAP
INV: 633.00
97' - 4" SANITARY SERVICE @ 1.04% MIN.
166'-18" ST. SEWER @ 0.93%
106' - 1" WATER SERVICE
61' - 24" ST. SEWER @ 0.40%
ST MH INL 104 (5' DIA.)
RIM:635.00
D=3.31'
INV:631.69 (24" NE)
INV:631.69 (24" NW)
ST INL 103 (TYPE B)
RIM:635.92
D=4.00'
INV:631.92 (18" SE)
INV:631.92 (24" SW)
58'-24" ST. SEWER @ 0.40%
139' - 18" ST. SEWER @ 0.42%
290'-8" SAN. SEWER @ 0.40%
4" PVC ELECTRICAL CONDUIT TO
GUARD HOUSE (PER GENERAL
CONTRACTOR)
ST INL 102 (TYPE B)
RIM:636.50
D=4.00'
INV:632.50 (18" NW)
ELEC ROOM
1272
SAN MH 205
RIM:638.00
D=12.61'
INV:625.39 (8" SE)
INV:625.39 (8" NW)
ELECTRICAL TRANSFORMER
600' - 10" WATERMAIN
290'-8" SAN. SEWER @ 0.40%
PROPOSED HYDRANT
36' - 6" HYD LEAD
10"X6" TEE, 6" VALVE
FLANGE EL. 640.50
10" VALVE
45° BEND
ST INL 101 (TYPE B)
RIM:635.75
D=3.71'
INV:632.04 (18" SE)
29' - 18" ST. SEWER @ 0.32%
ST INL MH 113
RIM:636.30
D=4.35'
INV:631.95 (18" NW)
INV:631.95 (12" NE)
366'-8" SAN. SEWER @ 0.40%
SAN MH 203
RIM:637.13
D=9.11'
INV:628.02 (8" NE)
INV:628.02 (8" SW)
378'-8" SAN. SEWER @ 0.40%
400'-8" SAN. SEWER @ 0.40%
210' - 18" ST SEWER @ 1.50% (TYP.)
INV: 634.00 (TYP.)
10" VALVE
PROPOSED HYDRANT
40' - 6" HYD LEAD
10"X6" TEE, 6" VALVE
FLANGE EL. 637.00
AND (2) BOLLARDS
170' - 10" WATERMAIN
429' - 10" WATERMAIN
504' - 10" WATERMAIN
S37°55'47"W 537.53'
SAN MH 204
RIM:638.00
D=11.45'
INV:626.55 (8" NE)
INV:626.55 (8" NW)
45° BEND
SAN MH 202
RIM:637.13
D=7.51'
INV:629.62 (8" NE)
INV:629.62 (8" SW)
10" VALVE
PROPOSED HYDRANT
40' - 6" HYD LEAD
10"X6" TEE, 6" VALVE
FLANGE EL. 637.00
AND (2) BOLLARDS
161' - 12" ST. SEWER @ 0.31%
ST MH 114
RIM:637.43
D=5.98'
INV:631.45 (12" SW)
INV:631.45 (18" E)
144' - 18" ST. SEWER @ 0.31%
18' X 4' CONCRETE FLUME
WITH RIPRAP (TYP.)
18" APRON ENDWALL WITH RIP RAP
INV: 631.00 (TYP.)
CLAY DAM REQ'D (TYP.)
18" APRON ENDWALL
WITH RIP RAP
INV: 631.00
N51°27'06"W 380.06'
18" APRON ENDWALL WITH RIP RAP
INV:586.00
52' - 18" ST. SEWER @ 0.96%
18" APRON ENDWALL WITH RIP RAP
INV:586.50

WAREHOUSE
1,108,080 S.F.

LEGEND

- PROPOSED SANITARY SEWER
- 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
		ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

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2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTER DSPS 382.
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6. COORDINATE ALL UTILITY CONNECTION POINTS (SANITARY AND WATER) WITH BUILDING PLUMBING AND FIRE PROTECTION DESIGNER PRIOR TO BEGINNING CONSTRUCTION.
7. ALL WORK RELATED TO THE SANITARY SEWER AND WATER/FIRE MAIN SHALL BE COMPLETED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) CHAPTER SPS 382.
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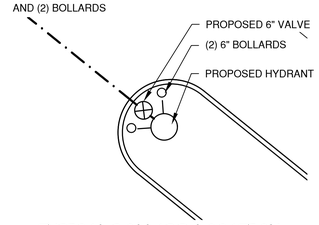
9. WATER FIXTURES AT TRUCKERS ENTRANCE MAY BE FED FROM ADDITIONAL METER OFF 12-INCH MAIN, OR FROM 2" DOMESTIC SERVICE AT N.E. CORNER OF BUILDING. SEE PLUMBING PLANS TO VERIFY.



TYPICAL BOLLARD LOCATION

NORTH

0' 40' 80'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

SOUTH DETAILED UTILITY PLAN

DATE 03/2021
FILE OVERALL
JOB NO. 6180003

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

SHEET NO. C106

FUTURE AMERICAN BLVD. (BY OTHERS)

18" APRON ENDWALL WITH RIP RAP
INV: 631.00 (TYP.)

18" APRON ENDWALL
INV:630.50

WATER MAIN BY OTHERS

EX STM MH 5
RIM:637.69
D=8.19'
INV:631.50 (18" SE)
INV:629.50 (30" SW)
INV:629.50 (27" NE)
INV:629.50 (36" NW)

EX STM MH 6
RIM:636.51
D=6.34'
INV:631.17 (18" E)
INV:630.17 (27" E)
INV:630.17 (27" SW)
INV:631.17 (15" NE)

STORM SEWER TO
POND BY OTHERS.

INV=629.42'

18" APRON ENDWALL WITH RIP RAP
INV: 632.00

18" APRON ENDWALL WITH RIP RAP
INV: 632.00

C1

24'-36" ST. SEWER @ 0.16%

128' - 24" ST. SEWER @ 0.32%

MASTER METER VAULT

100' - 12" WATERMAIN

EX STM INL 8
F/L:635.58'
D=4.25'
INV:631.33 (18" W)

EX STM INL 9
F/L:635.63'
D=4.45'
INV:631.18 (27" W)

204' - 18" ST SEWER @ 0.98%

492' - 10" WATERMAIN

204' - 18" ST SEWER @ 0.98%

457' - 10" WATERMAIN

PROPOSED HYDRANT
40' - 6" HYD LEAD
10"X6" TEE, 6" VALVE
FLANGE EL. 637.00
AND (2) BOLLARDS

197' - 18" ST. SEWER @ 0.18%

ST MH INL 111
RIM:635.57
D=5.42'
INV:630.15 (18" SW)
INV:630.15 (24" NE)

12" TEE, 12" X 10" REDUCER
10" VALVE

45° BEND

106' - 12" WATERMAIN

EX CB 4
RIM:636.23
D=3.48'
INV:632.75 (18" NW)

EX SAN MH NSI-081
RIM:636.90
D=27.94'
INV:608.96 (24" SW)
INV:624.00 (8" NW)
INV:608.96 (24" NE)
INV:628.00 (6" SE)

EX SAN MH NSI-082
RIM:637.61
D=28.23'
INV:609.38 (24" NE)

45° BEND

119' - 18" ST. SEWER @ 0.16%

INV: 634.00 (TYP.)

210' - 18" ST SEWER @ 1.43%

ST MH 112 (6' DIA.)
RIM:636.00
D=6.26'
INV:629.74 (18" SE)
INV:629.74 (24" SW)
INV:629.74 (36" NW)

ST MH INL 110 (4' DIA.)
RIM:635.57
D=5.64'
INV:629.93 (18" SE)
INV:629.93 (18" NW)

39' - 10" FIRE MAIN

PROPOSED HYDRANT
21' - 6" HYD LEAD
12"X6" TEE, 6" VALVE
FLANGE EL. 637.25
AND (2) BOLLARDS

201' - 18" ST. SEWER @ 0.15%

ST MH INL 109 (4' DIA.)
RIM:636.15
D=5.92'
INV:630.23 (18" SE)
INV:630.23 (18" NW)

WAREHOUSE
1,108,080 S.F.

577' - 12" WATERMAIN

205' - 18" ST. SEWER @ 0.15%

ST MH INL 108 (4' DIA.)
RIM:636.12
D=5.59'
INV:630.53 (18" SE)
INV:630.53 (18" NW)

S53°56'35"E 740.82'

210' - 18" ST. SEWER @ 0.17%

ST MH INL 107 (4' DIA)
RIM:636.12
D=5.24'
INV:630.88 (12" SE)
INV:630.88 (18" NW)

100' - 12" WATER SERVICE

CLEANOUT REQ'D
WITHIN 5' OF
BUILDING FACE

VERIFY ALL STORM DRAIN LOCATIONS
AND ELEVATIONS WITH
GENERAL CONTRACTORS (TYP.)

INV: 634.00 (TYP.)

210' - 18" ST SEWER @ 1.50% (TYP.)

PROPOSED HYDRANT
21' - 6" HYD LEAD
12"X6" TEE, 6" VALVE
FLANGE EL. 637.00
AND (2) BOLLARDS

12" VALVE

45° BEND

30' - 6" SAN. LATERAL
@ 1.04% MIN.

SAN MH 201
RIM:637.13
D=6.00'
INV:631.13 (8" SW)

6" X 8" TEE

12" VALVE

109' - 12" WATERMAIN

492' - 12" WATERMAIN

454' - 12" WATERMAIN

45° BEND

12" TEE AND
12"X10" REDUCER

10" VALVE

126' - 12" ST. SEWER @ 0.10%

12" APRON ENDWALL
INV:631.00

18' X 4' CONCRETE FLUME
WITH RIPRAP (TYP.)

CLAY DAM REQ'D (TYP.)

18" APRON ENDWALL
WITH RIP RAP
INV: 631.00 (TYP.)

PROPOSED HYDRANT
40' - 6" HYD LEAD
12"X6" TEE, 6" VALVE
FLANGE EL. 637.00
AND (2) BOLLARDS

S51°54'10"E 406.81'

LEGEND

- PROPOSED SANITARY SEWER
- 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
W	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 7.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN, HYDRANTS SHALL BE 8'-6" BURY.
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6. COORDINATE ALL UTILITY CONNECTION POINTS (SANITARY AND WATER) WITH BUILDING PLUMBING AND FIRE PROTECTION DESIGNER PRIOR TO BEGINNING CONSTRUCTION.
7. ALL WORK RELATED TO THE SANITARY SEWER AND WATER/FIRE MAIN SHALL BE COMPLETED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DSPS) CHAPTER SPS 382.
8. ALL SITE UTILITIES TO INCLUDE TRACER WIRE
9. WATER FIXTURES AT TRUCKERS ENTRANCE MAY BE FED FROM ADDITIONAL METER OFF 12-INCH MAIN, OR FROM 2" DOMESTIC SERVICE AT N.E. CORNER OF BUILDING. SEE PLUMBING PLANS TO VERIFY.

NORTH

0' 40' 80'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
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DESIGNED BDR

WEST HILLS COMMERCE PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

NORTH DETAILED UTILITY PLAN

DATE 03/2021
FILE OVERALL
JOB NO. 6180001

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

SHEET NO. C107

TRACKING PAD (TYP.)
REQUIRED AT ALL CONSTRUCTION
INGRESS / EGRESS ACCESS
POINTS. FULL WIDTH OF ACCESS .

POND EXPANSION (BY OTHERS)

EROSION MAT REQ'D

FUTURE AMERICAN BLVD. (BY OTHERS)

S72°55'58"E
2060.89'

PROPOSED DRY DETENTION
POND

AMERICAN BLVD.

SOIL STOCKPILE
LOCATION

WAREHOUSE
1,108,080 S.F.
FF EL. 641.50
DOCK EL. 637.50

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

SILT FENCE REQ'D. (TYP.)

S37°55'41"W 437.50'

N51°27'06"W 380.06'

S38°38'40"W 2146.59'

S51°54'10"E 406.81'

PROPOSED WET DETENTION
POND
W.S. EL. 631.00

B

B_1

A

A_1

C2

WISCONSIN CENTRAL LTD.

PROPOSED BERM

EMAT REQ'D ON ALL 4:1 OR
STEEPER SLOPES

NORTH

0' 80' 160'

SCALE IN FEET

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
	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

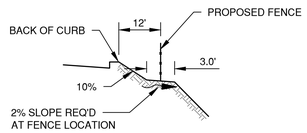
EROSION CONTROL

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

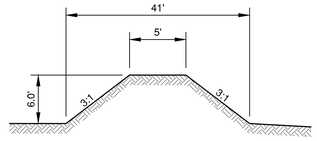
1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL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

CONSTRUCTION SEQUENCE

1. STRIP WET POND AND DRY POND TOPSOIL AND STOCKPILE ON-SITE.
2. EXCAVATE WET AND DRY POND TO ACT AS SEDIMENT BASIN DURING CONSTRUCTION
3. STRIP TOPSOIL OF REMAINING DEVELOPMENT AREA
4. INSTALL STORM, SANITARY, AND WATER UTILITIES
5. INSTALL BUILDING FOUNDATIONS
6. CONSTRUCT BUILDING
7. SITE GRADE AND INSTALL BASE COURSE FOR PAVEMENT
8. PAVE/CONCRETE
9. TOPSOIL, SEED, AND MULCH
10. CLEAN SEDIMENT FROM WET POND AND DRY POND
11. REMOVE EROSION CONTROL ONCE SITE REACHES 70% STABILIZATION



B - B_1
TYPICAL TRAILER PARKING
BACK OF CURB/FENCE
GRADING



BERM CROSS SECTION A - A_1

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

OVERALL GRADING AND EROSION CONTROL PLAN

DATE 05/2021
FILE OVERALL
JOB NO. 5180001

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

SHEET NO. C108

FUTURE AMERICAN BLVD. (BY OTHERS)

N37°23'58"E
2060.89'

TRANSITION FROM 6" TO 10" CURB HEAD AND GUTTER IN LAST 10' TO CORNER

WAREHOUSE
1,108,080 S.F.

ELEC ROOM

PROPOSED WET DETENTION POND

TRANSITION FROM 6" TO 10" CURB HEAD AND GUTTER IN LAST 10' TO CORNER (TYP.)

S37°55'47"W 537.53'

N51°27'05"W 380.06'

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

NORTH

0' 40' 80'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

SOUTH DETAILED GRADING PLAN

DATE 03/2021
FILE OVERALL
JOB NO. 6180001

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

SHEET NO. C109

FUTURE AMERICAN BLVD. (BY OTHERS)

TRANSITION FROM 6" TO 10" CURB HEAD AND GUTTER IN LAST 10' TO CORNER

C1

C2

DRY DETENTION POND

H.P. 632.50

F/L 635.00
F/L 635.06
F/L 635.33

F/L 635.00
F/L 635.33

F/L 635.00
F/L 635.33

F/L 635.00
F/L 635.33
F/L 635.00

F/L 635.18
F/L 635.41

F/L 635.00

F/L 635.33
F/L 635.00

F/L 635.33
F/L 635.00
F/L 635.29

F/L 635.57

F/L 635.96

F/L 635.86
F/L 636.11

E/P 636.06
E/P 636.58

F/L 636.16

E/P 636.90
RW 636.90
EP 636.90

E/P 636.64

F/L 635.57
E/P 636.02

RW 641.50
EP 637.50
E/P 641.50

F/L 636.75
E/P 637.20

E/P 636.60
F/L 636.15

WAREHOUSE
1,108,080 S.F.

F/L 636.75
E/P 637.20

E/P 636.57
F/L 636.12

S53°54'10"E 406.81'

S53°54'10"E 790.82'

E/P 637.20
F/L 636.75

E/P 641.50
RW 641.50
EP 637.50

RIM 637.13

E/P 636.57
F/L 636.12

E/P 636.71

RW 636.90
EP 636.90
E/P 636.90

E/P 637.00

E/P 636.55
F/L 636.07
F/L 635.92

F/L 636.57

F/L 635.88

F/L 635.00
F/L 635.33
F/L 635.00

F/L 635.33
F/L 635.00

F/L 635.33
F/L 635.00

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F/L 635.00
F/L 635.33

F/L 635.00
F/L 635.33

F/L 635.00
F/L 635.33

TRANSITION FROM 6" TO 10" CURB HEAD AND GUTTER IN LAST 10' TO CORNER

WET DETENTION POND

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

NORTH

0' 40' 80'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN: LLP
CHECKED: AJB
DESIGNED: BDR

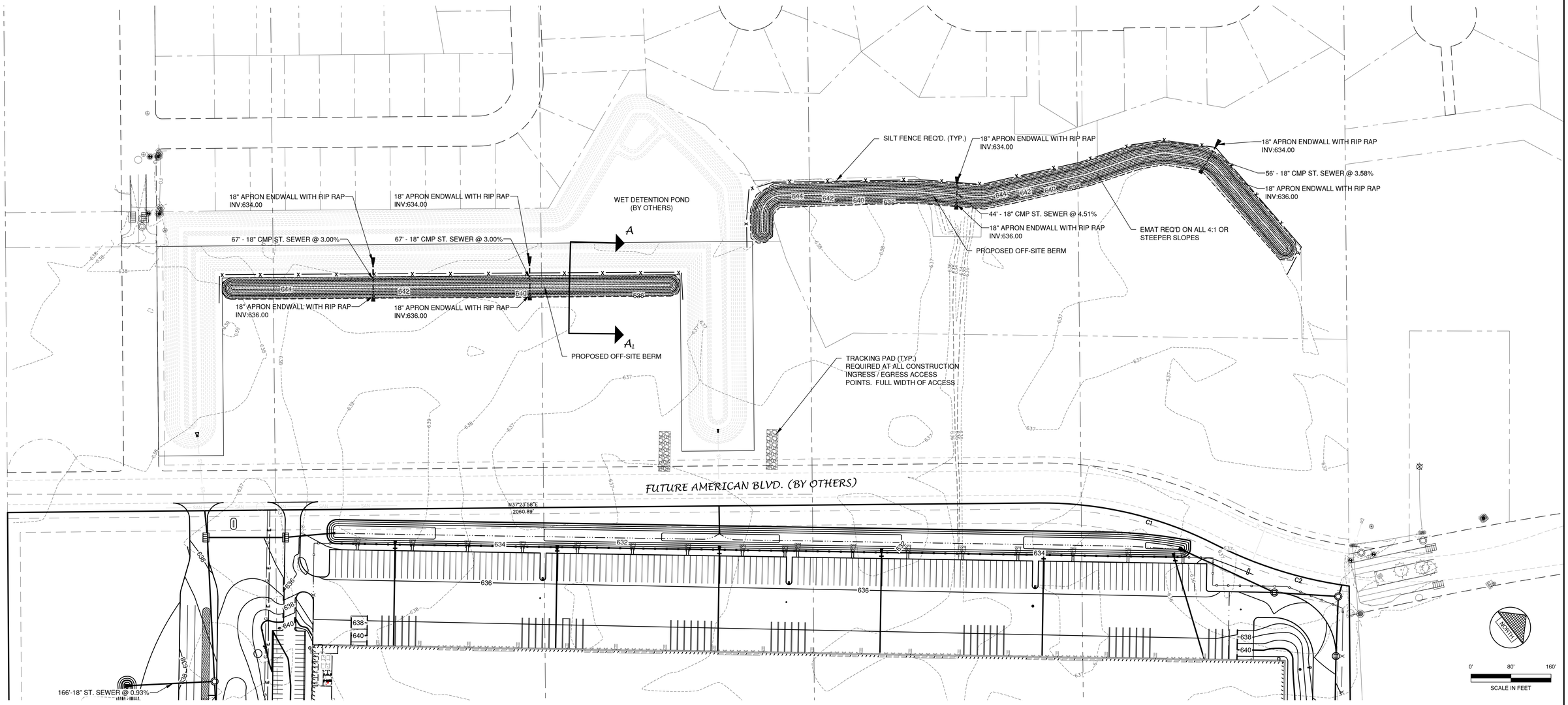
WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

NORTH DETAILED GRADING PLAN

DATE: 03/2021
FILE: OVERALL
JOB NO.: 6180001

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

SHEET NO. C110



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
x	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

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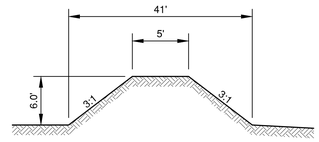


BERM CROSS SECTION A - A_1

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED BDR

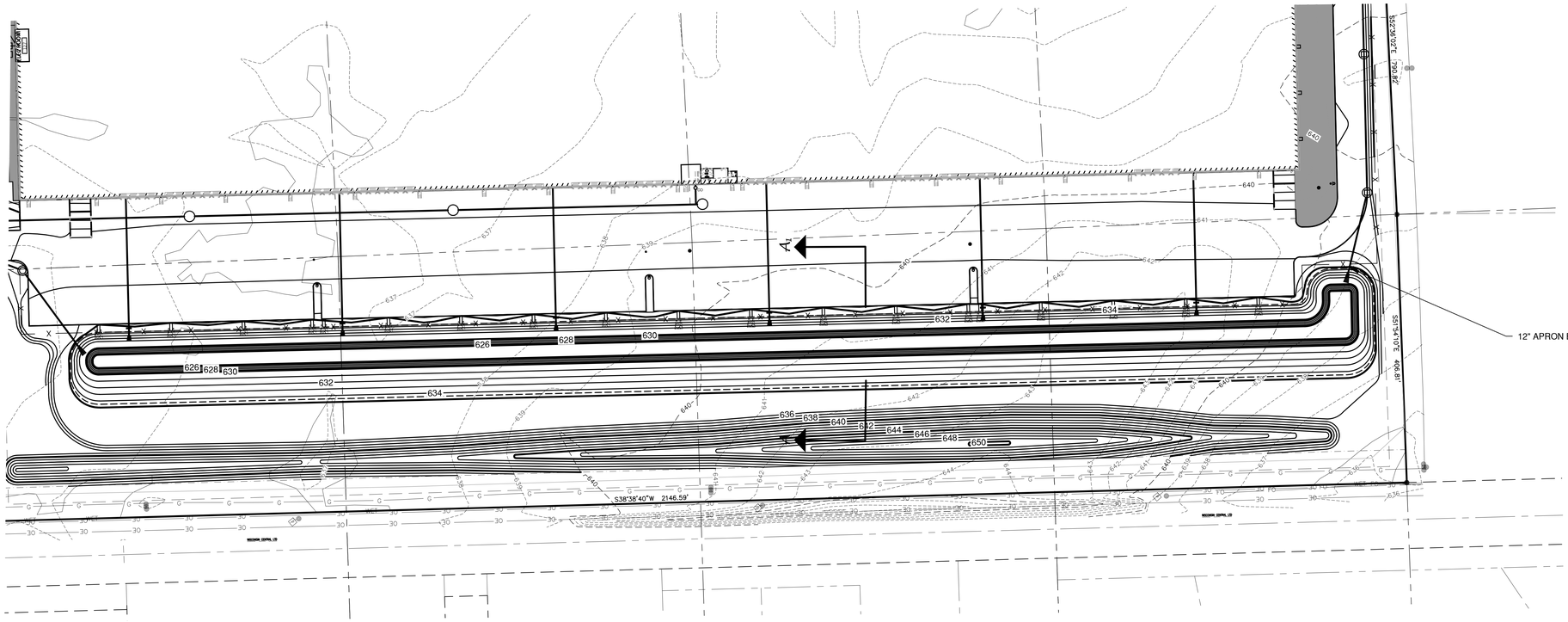
WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

OFF-SITE GRADING

DATE 03/2021
FILE OVERALL
JOB NO. 6180003

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

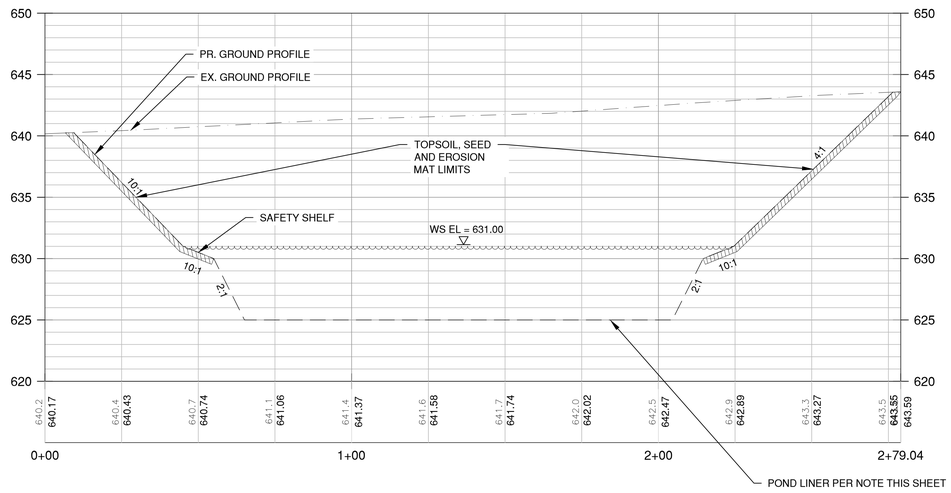
SHEET NO. C111



SCALE CHANGE!!

POND FLOOD ELEVATION SUMMARY

YEAR STORM	PEAK WATER SURFACE ELEVATION
1-YEAR	631.56
2-YEAR	631.66
10-YEAR	631.90
100-YEAR	632.89



SECTION A-A'

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 5'

POND LINER NOTE

CONTRACTOR TO VERIFY EXISTING SOILS WITHIN POND EXCAVATION. IF SOILS OTHER THAN CLAY WITH A HYDRAULIC CONDUCTIVITY OF 1 x10^{-6} cm/sec OR LESS ARE ENCOUNTERED, A TYPE "B" CLAY LINER WILL BE REQUIRED AND SHALL BE INSTALLED PER WDNR TECHNICAL STANDARD 1001.

NORTH
0' 20' 40'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION
1	5/5/2021	BDR	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN BLT
CHECKED AJB
DESIGNED BDR

WEST HILLS COMMERCE PARK FOR
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

WET DETENTION POND PLAN

DATE 03/2021
FILE OVERALL
JOB NO. 6180001

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

SHEET NO. C112

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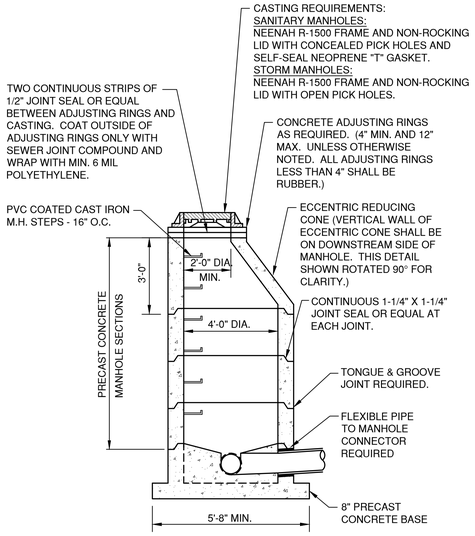
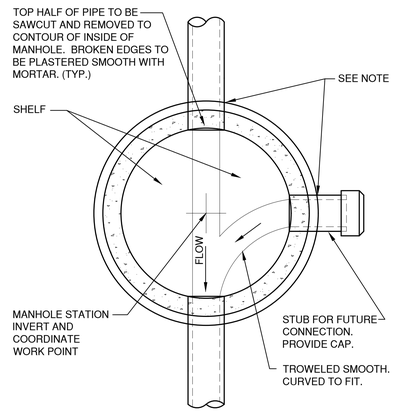
LAYOUT: EX PRT 30X42

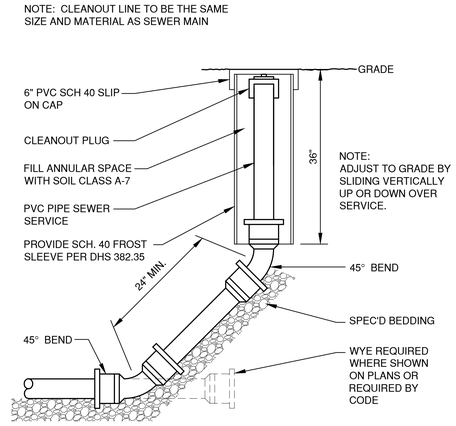


SANITARY AND STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)

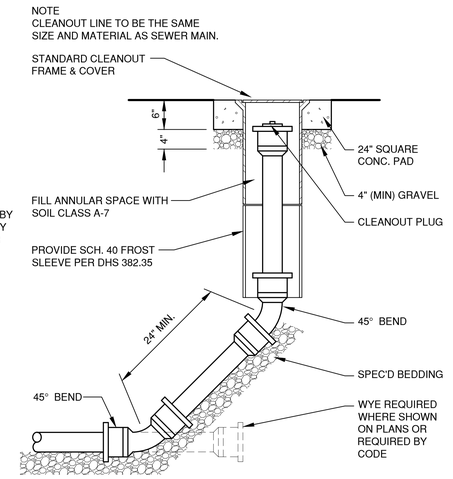


NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

MANHOLE BASE PLAN 8" - 60" (INCLUSIVE)



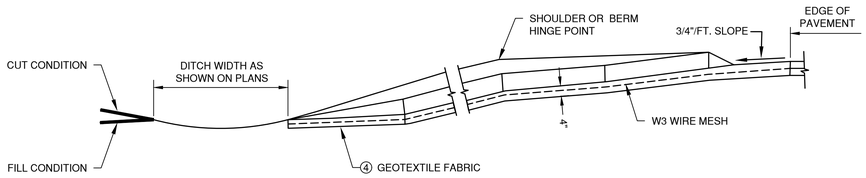
CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



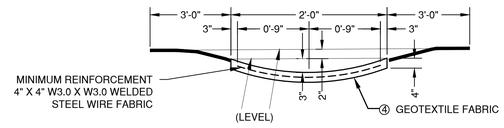
CLEAN-OUT DETAIL (TRAVELED AREAS)

GENERAL NOTES

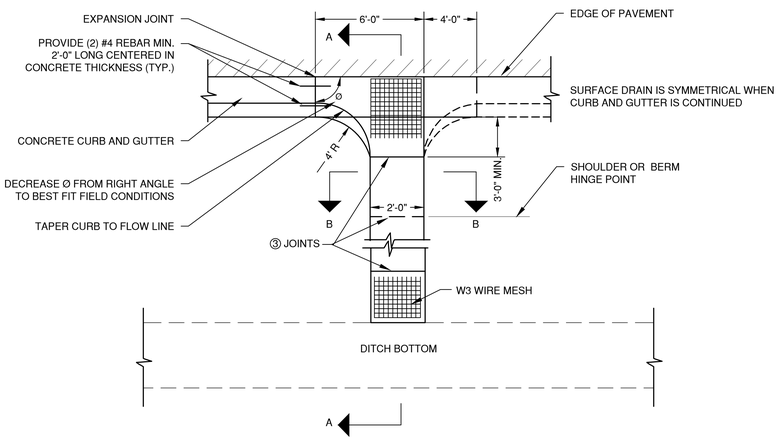
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
2. WELDED STEEL WIRE FABRIC SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATION M55.
3. JOINTS SHALL BE 1/8 TO 1/4 INCH WIDE BY 1-1/2 INCHES DEEP AND SPACED AT UNIFORM INTERVALS OF APPROXIMATELY 4 FEET.
4. 6 OZ. GEOTEXTILE FABRIC SHALL UNDERLAY THE FULL LENGTH AND WIDTH OF THE CONCRETE SURFACE DRAIN.



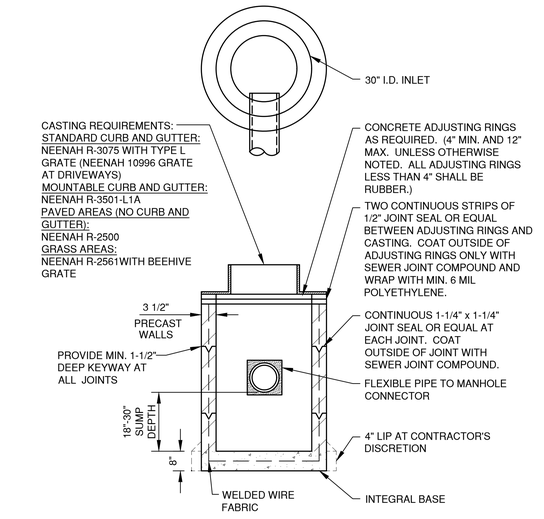
SECTION A-A



SECTION B-B

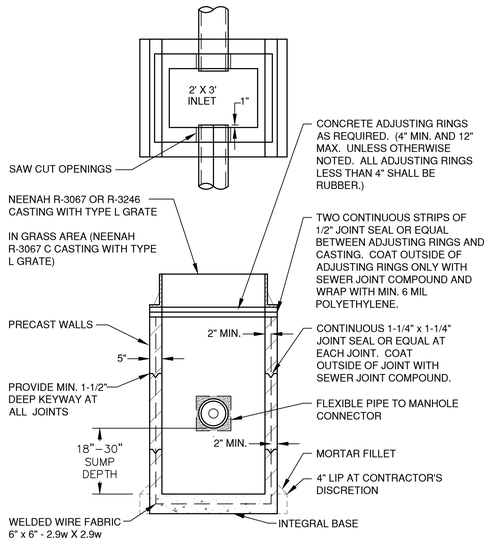


CONCRETE SURFACE DRAIN



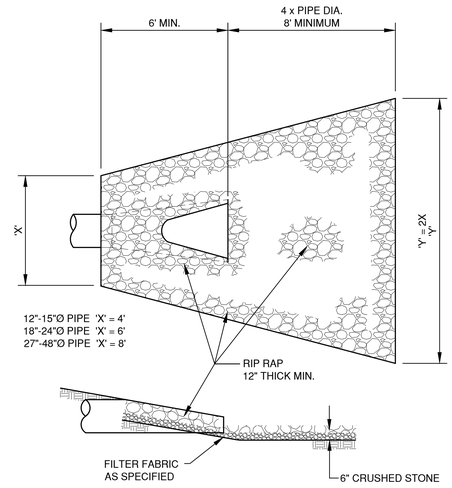
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



ENDWALL RIP RAP DETAIL

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED AJB

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 03/2021
FILE DETAILS
JOB NO. 5180001

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

SHEET NO. C113

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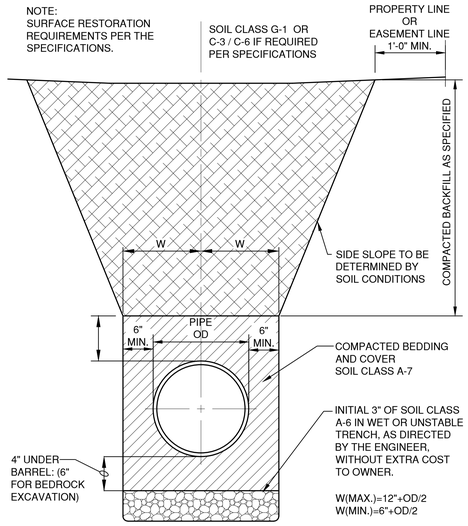
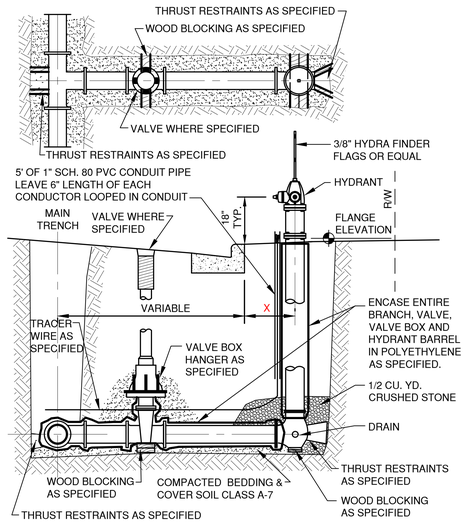
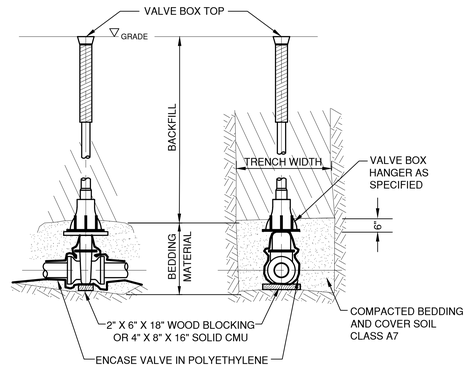
User: ERIC SOLD
Xrefs:



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

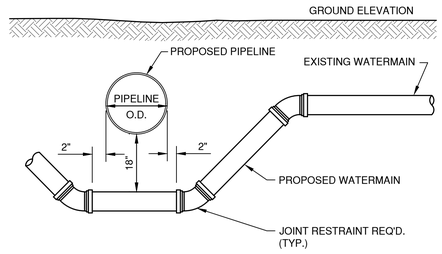


STANDARD HYDRANT SETTING CURB SECTION

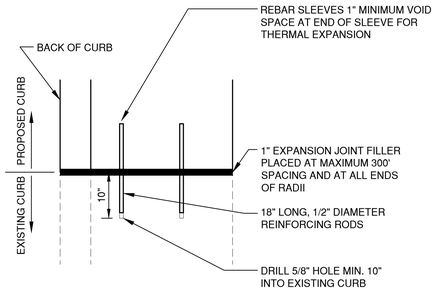


SIDE VIEW FRONT VIEW

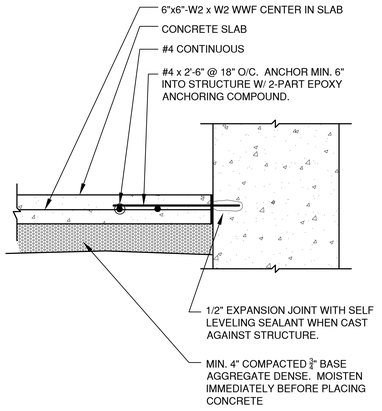
VALVE BOX SETTING



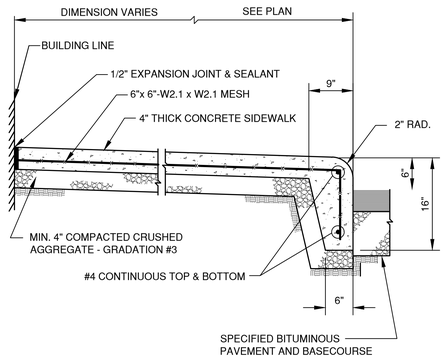
DETAIL FOR WATERMAIN OFFSET



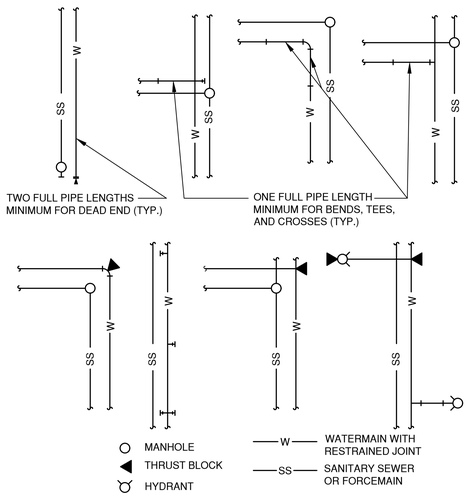
CURB TIE-IN DETAIL
(PROPOSED TO EXISTING)



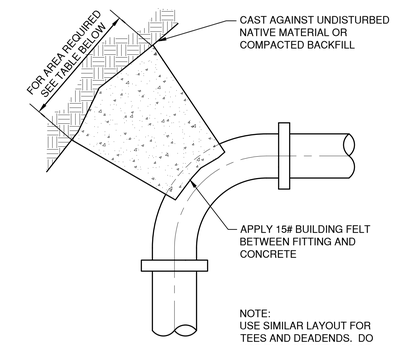
TYPICAL SIDEWALK ADJACENT TO STRUCTURE



SIDEWALK WITH INTEGRAL CURB



TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION



THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK

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Plot Date: May 21, 2021 - 9:42am
Layout: C9_STD_DETAILS

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN: LLP
CHECKED: AJB
DESIGNED: AJB

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE: 03/2021
FILE: DETAILS
JOB NO.: 6180001

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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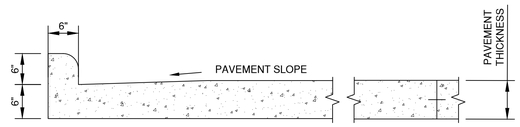
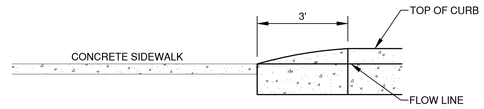
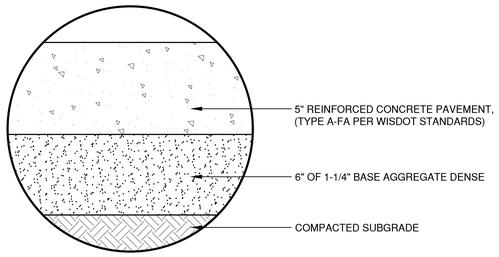
SHEET NO. C114



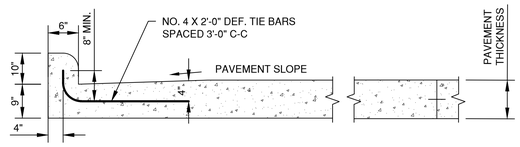
6" CURB & GUTTER DETAIL
(EMPLOYEE PARKING LOT)



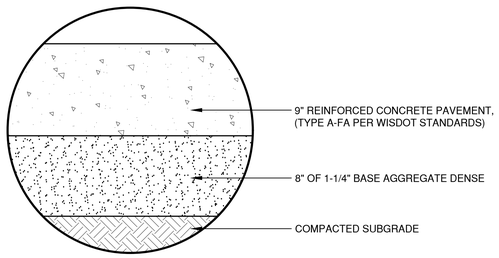
CURB TAPER DETAIL



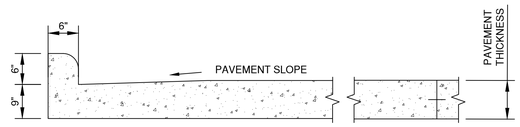
LIGHT DUTY CONCRETE PAVEMENT
(EMPLOYEE PARKING LOT)



10" CURB & GUTTER DETAIL
(OUTER PERIMETER OF TRUCK COURTS)



HEAVY DUTY CONCRETE PAVEMENT
(TRUCK ACCESS DRIVES AND TRUCK COURT)



6" CURB & GUTTER DETAIL
(TRUCK ACCESS DRIVES AND TRUCK COURT)

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Plot Date: May 21, 2021 - 9:43pm
LAYOUT: ID_ARCH_30X42

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN: LLP
CHECKED: AJB
DESIGNED: AJB

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE: 03/2021
FILE: DETAILS
JOB NO.: 6180001

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SHEET NO. C115

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"

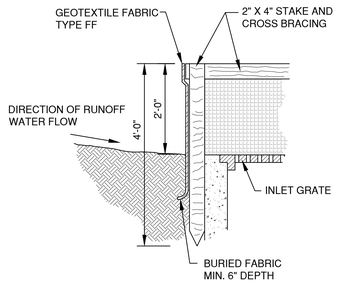
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

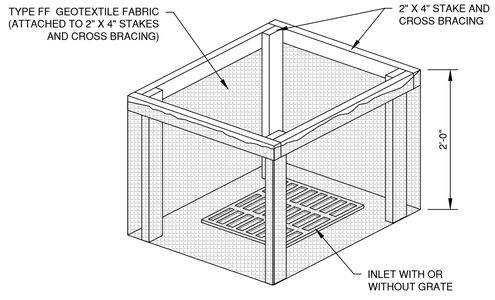
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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.

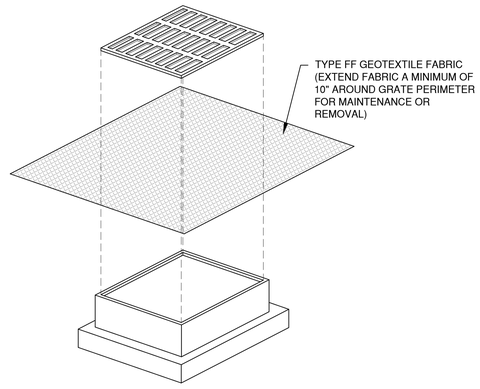
NOTES:

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.

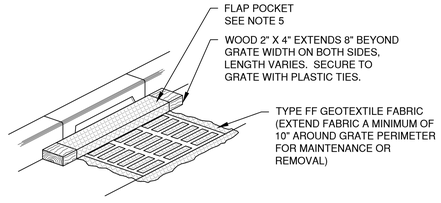




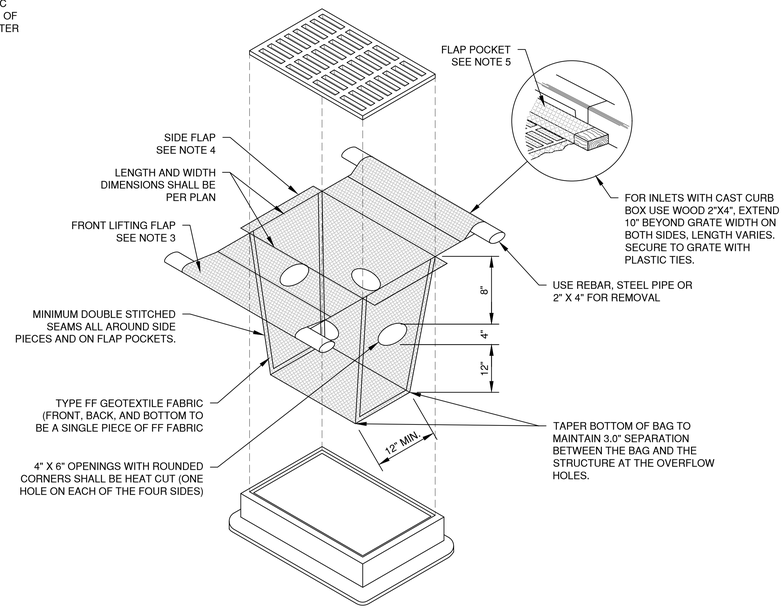
INLET PROTECTION, TYPE A



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)

File: R:\61801\61801.dwg\EROSION CONTROL.dwg
Plot Date: May 21, 2021 - 9:43am
LAYOUT: EX-SHT 30X42

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN: LLP
CHECKED: AJB
DESIGNED: AJB

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

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

DATE: 03/2021
FILE: EROSION CONTROL
JOB NO.: 6180001

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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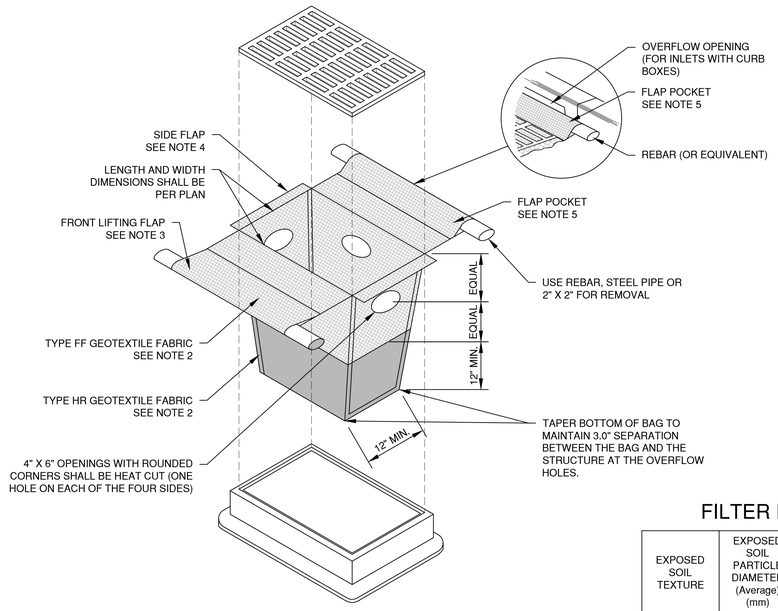
SHEET NO. C116

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.

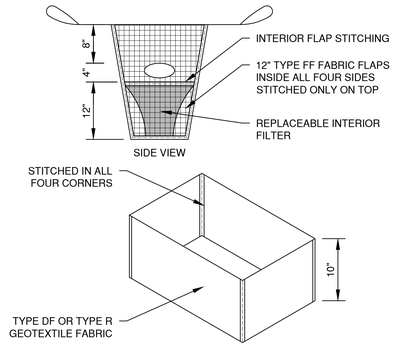


INLET PROTECTION, TYPE D-HR

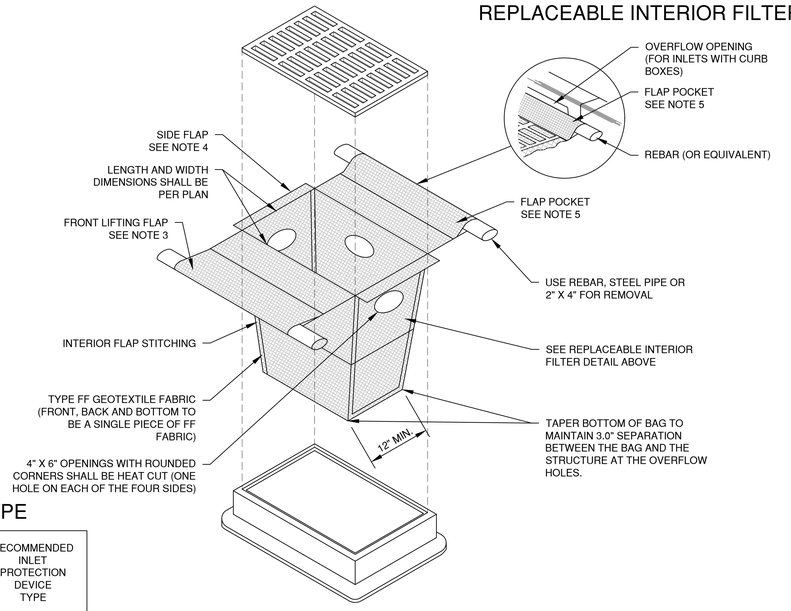
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

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, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



REPLACEABLE INTERIOR FILTER



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

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Plot Date: May 21, 2021 - 9:43am
LAYOUT: EX SITE 30X42

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED AJB

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

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

DATE 03/2021
FILE EROSION CONTROL
JOB NO. 6180001

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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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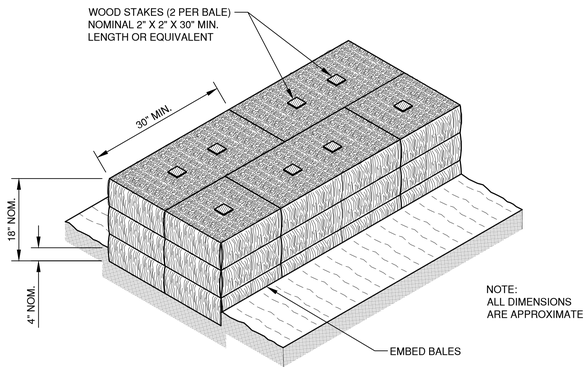
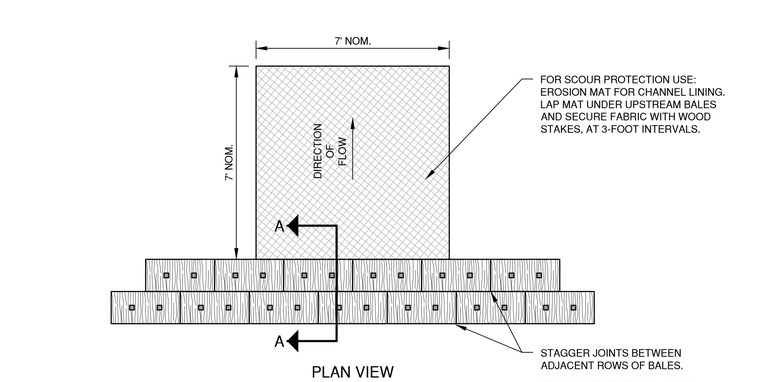
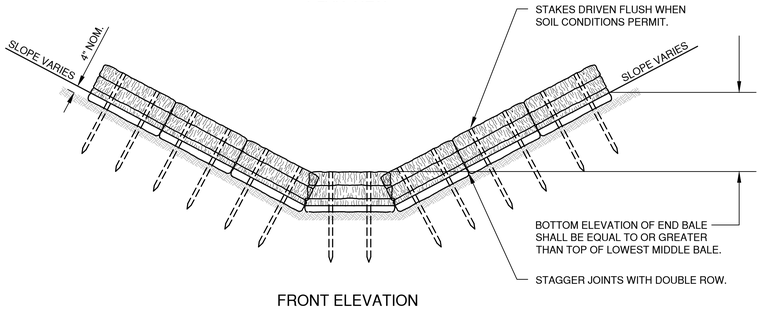
SHEET NO. C117



SECTION A-A

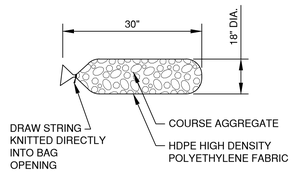


PLAN VIEW



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A



FILTER BAG DETAIL

NOTES:

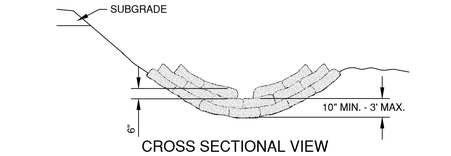
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

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

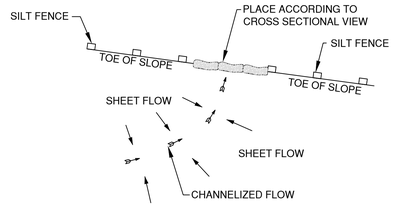
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. 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

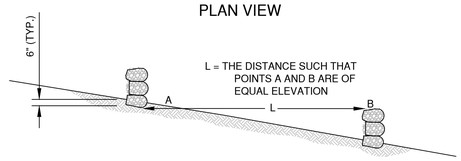
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



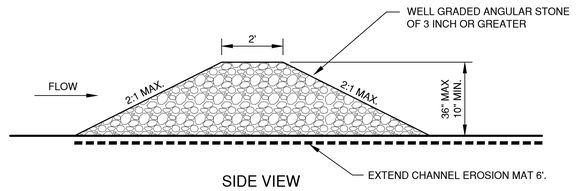
SIDE VIEW

DITCH CHECK DETAIL

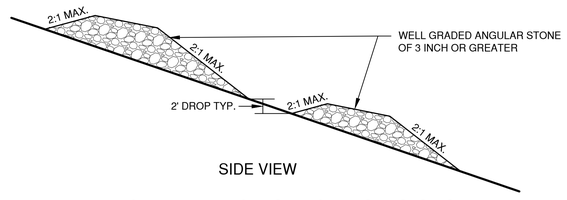
ROCK FILLED EROSION CONTROL BAGS
TYPE B

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

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED AJB

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

DATE 03/2021
FILE EROSION CONTROL
JOB NO. E182053

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
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SHEET NO. C118

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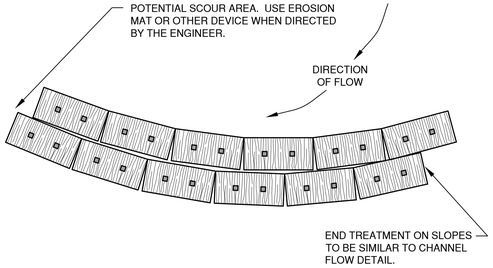
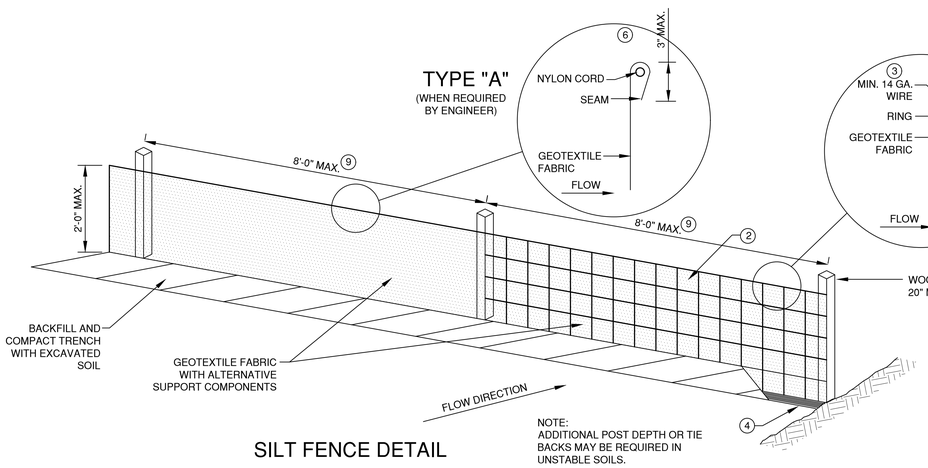
Plot Date: May 21, 2021 - 9:43am
LAYOUT: EX SHT SHEET



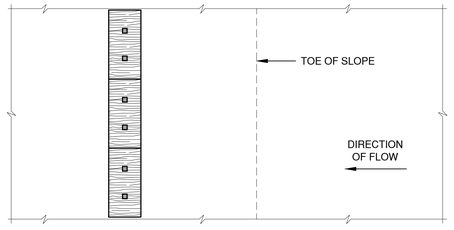
PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)



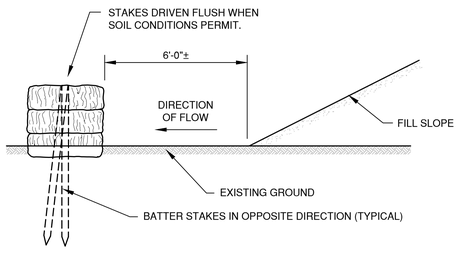
SILT FENCE DETAIL

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.

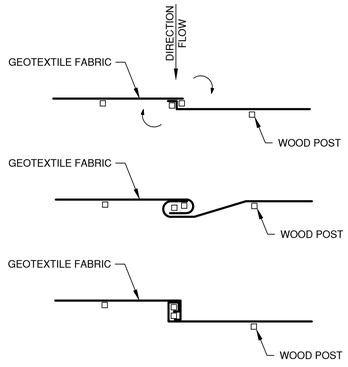


PLAN VIEW

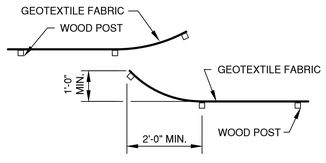


FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

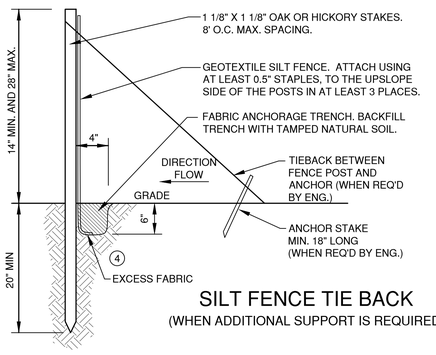


TWIST METHOD 8



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 SEEDED 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.

File: R:\81\00\81800011\dwg\EROSION CONTROL.dwg
Plot Date: May 21, 2021 - 9:43am
LAYOUT: Fit SHT 30x42

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED AJB

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

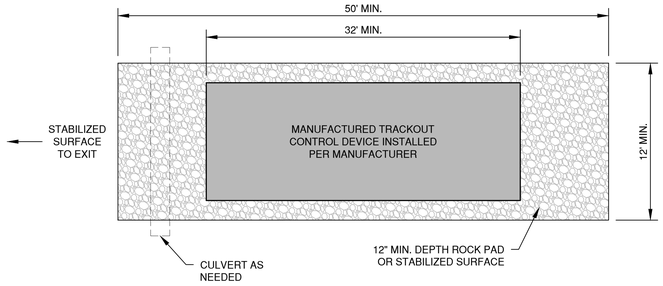
EROSION CONTROL
SHEET FLOW DETAILS

DATE 03/2021
FILE EROSION CONTROL
JOB NO. 8180001

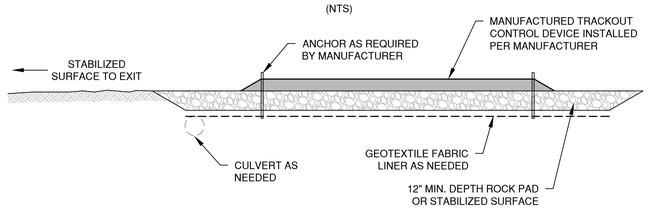
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. C119

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



PLAN VIEW
(NTS)

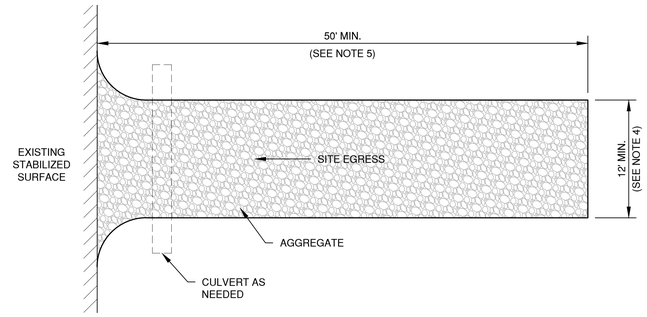


SECTION VIEW

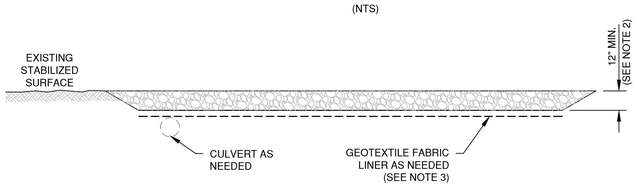
NOTES:

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

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED AJB

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
TRAFFIC CONTROL PRACTICES

DATE 03/2021
FILE EROSION CONTROL
JOB NO. 6180001

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

SHEET NO. C120

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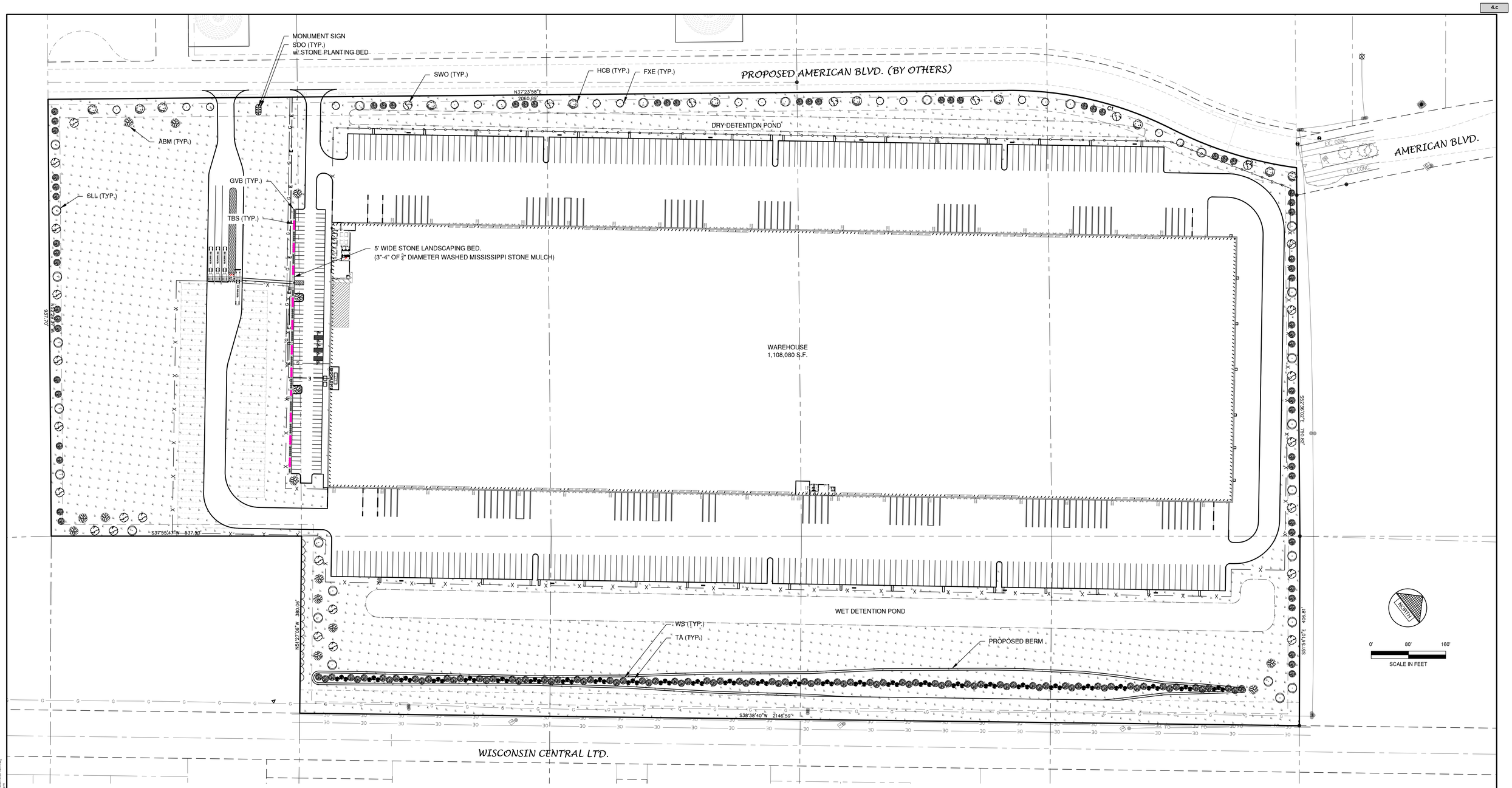
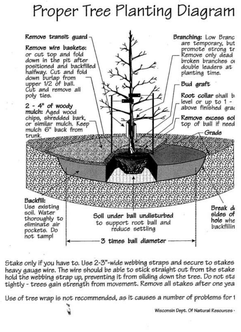
Layout: EX #36 30x42



Proper Tree Planting Diagram



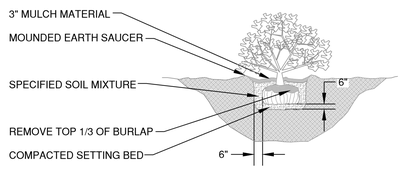
Stake only if you have to. Use 2.5" wide webbing straps and secure to stakes heavy gauge wire. The wire should be able to stick straight out from the stake hold the webbing strap up, preventing it from sliding down the tree. Do not sta tightly - trees gain strength from movement. Remove all stakes after one yea

Use of tree wrap is not recommended, as it causes a number of problems for t

Wisconsin Dept. Of Natural Resources

NOTE:
PRUNE 20% OF BRANCHES OF DECIDUOUS SHRUBS ONLY. RETAINING NORMAL PLANT SHAPE.

SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IN NURSERY.



TYPICAL SHRUB PLANTING DETAIL

PLANTING SCHEDULE

COUNT	MARK	BOTANICAL NAME	COMMON NAME	SIZE
16	FXE	Ulmus 'Frontier'	Frontier Elm	1.5' Cal.
11	HCB	Celtis Occidentalis	Common Hackleberry	1.5' Cal.
29	SWO	Quercus Bicolor	Swamp White Oak	2.5' Cal.
28	SLL	Gleditsia Tnacanthos 'Skyline'	Skyline Locust	2.5' Cal.
150	WS	Picea Glauca	White Spruce	2.5' Cal.
84	TA	Thuja Occidentalis 'Techny'	Techny Arborvitae	2.5' Cal.
17	ABM	Acer x Fremanii 'Jeffersred'	Autumn Blaze Maple	2.5' Cal.
8	SDO	Hemerocallis Stella D'Oro	Stella D'Oro Daylily	2'
55	GVB	Buxus 'Green Velvet' (COPF)	Green Velvet Boxwood	15-18" #3 pot
53	TBS	Spirea betulifolia 'Tor'	Tor Birchleaf Spirea	15-18" #3 pot

TOTAL = 335 TREES
= 8 SHRUBS

*CITY LANDSCAPE ORDINANCE REQUIRES 1 TREE PER 10,000 SQUARE FEET OF LOT AREA. 30% OF SUCH TREES SHALL BE DECIDUOUS HARDWOOD (3,341,856 S.F./10,000 S.F. = 335 TREES (101 DECIDUOUS/335 TREES = 30.1%))

GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION

2. ALL PLANTINGS SHALL MEET THE CITY OF DE PERE'S STANDARDS

3. ALL AREAS SHOWN AS GREEN SPACE TO BE TOPSOILED TO A DEPTH OF 6 INCHES. RAKE FREE OF STONES AND CLUMPS. ALL AREAS NOT SHOWN WITH LANDSCAPE BEDS TO BE SEEDED AND MULCHED FOR LAWN. MULCH SHALL BE HELD IN PLACE BY CRIMPING OR BY USE OF TACKIFIER.

4. ALL TREES TO BE STAKED WITH A MINIMUM OF 3 STAKES.

5. COORDINATE LANDSCAPE WORK WITH ALL TRADES (EXAMPLE: GAS, ELECTRIC, CABLE AND TELEPHONE)

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN: LLP
CHECKED: AJB
DESIGNED: BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

LANDSCAPING PLAN

DATE: 03/2021
FILE: OVERALL
JOB NO.: 6180001

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SHEET NO. C121

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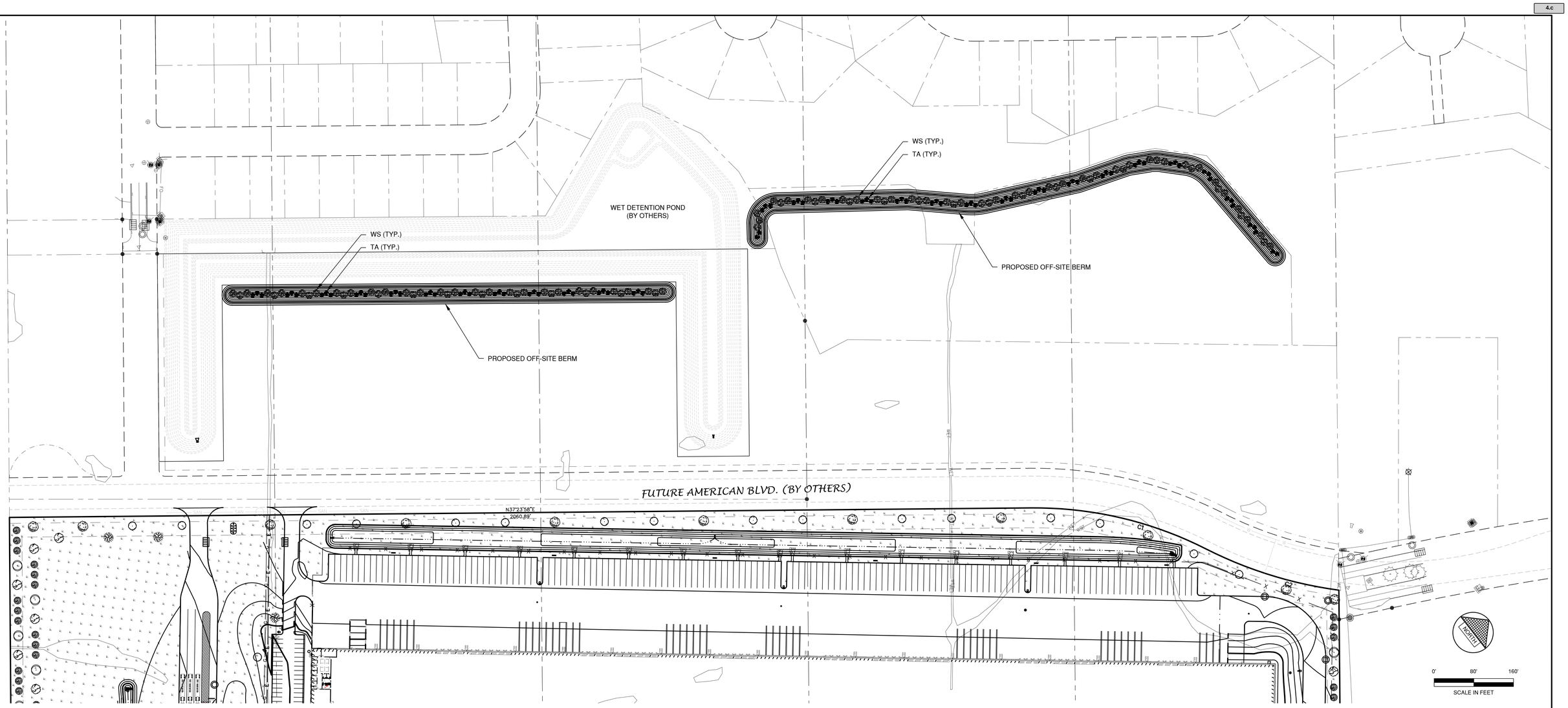
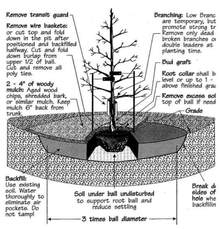
LAYOUT: 24x36



Proper Tree Planting Diagram



Stake only if you have to. Use 2-3" wide webbing straps and secure to stakes heavy gauge wire. The wire should be able to stick straight out from the stake hold the webbing strap up, preventing it from sliding down the tree. Do not sta tightly - trees gain strength from movement. Remove all stakes after one yea

Use of tree wrap is not recommended, as it causes a number of problems for t

Wisconsin Dept. Of Natural Resources -

OFF-SITE PLANTING SCHEDULE

COUNT	MARK	BOTANICAL NAME	COMMON NAME	SIZE
90	WS	Picea Glauca	White Spruce	2.5' Cal.
88	TA	Thuja Occidentalis 'Techny'	Techny Arborvitae	2.5' Cal.

TOTAL = 178 TREES

GENERAL NOTES

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION

2. ALL PLANTINGS SHALL MEET THE CITY OF DE PERE'S STANDARDS

3. ALL AREAS SHOWN AS GREEN SPACE TO BE TOPSOILED TO A DEPTH OF 6 INCHES. RAKE FREE OF STONES AND CLUMPS. ALL AREAS NOT SHOWN WITH LANDSCAPE BEDS TO BE SEEDED AND MULCHED FOR LAWN. MULCH SHALL BE HELD IN PLACE BY CRIMPING OR BY USE OF TACKIFIER.

4. ALL TREES TO BE STAKED WITH A MINIMUM OF 3 STAKES.

5. COORDINATE LANDSCAPE WORK WITH ALL TRADES (EXAMPLE: GAS, ELECTRIC, CABLE AND TELEPHONE)

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED BDR

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

OFF-SITE LANDSCAPING PLAN

DATE 03/2021
FILE OVERALL
JOB NO. 6180001

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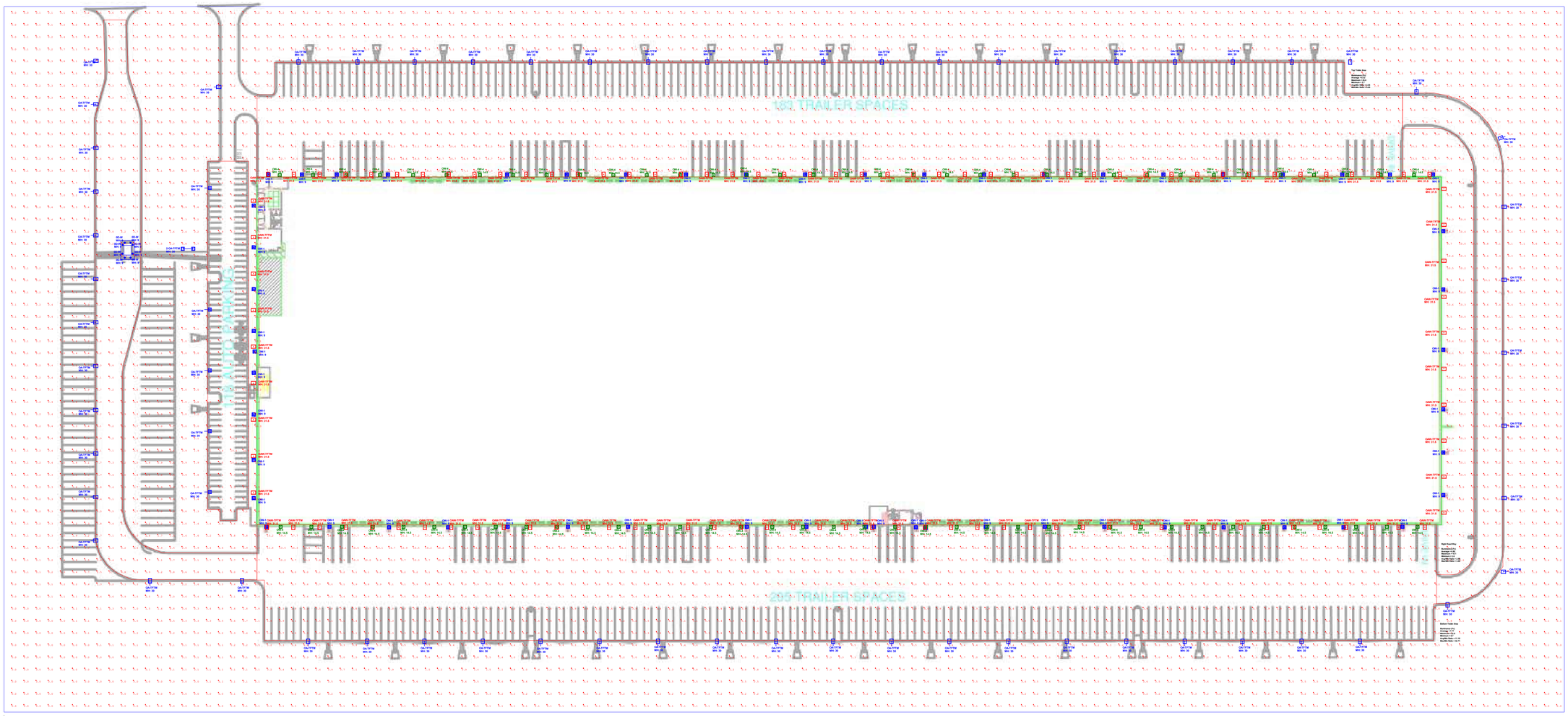
SHEET NO. C122

File: R:\61801\61801-B\0001\dwg\LANDSCAPING.dwg
Plot Date: May 21, 2021 9:47am
Layout: EX SITE SHEET

Luminaire Schedule							
Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	Arm	Arrangement
57	OW-1	1.000	WDGE1 LED-P1-XXK-80CRI-VW-MVOLT-WBA	10.0002	1229	0	SINGLE
73	OW-4	1.000	WDGE3 LED-P4-70CRI-R4-XXK-MVOLT-WBA	87.8914	12538	0	SINGLE
67	OA-TFTM	1.000	DSX2 LED-P8-XXK-TFTM-MVOLT-PA-27'MH-3'BASE	431	49181	1.6	SINGLE
110	OAW-TFTM	1.000	DSX2 LED-P8-XXK-TFMTM-MVOLT-WBA	431	49181	0	SINGLE
8	0D-W	1.000	5911-1AA-T-19C-XXK-W-DMU-SS	20.7	995	0	SINGLE
1	2-OA-TFTM	0.900	DSX2 LED-P8-XXK-TFTM-MVOLT-PA-27'MH-3'BASE	431	49181	1.6	BACK-BACK

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Over All Area	Fc	4.56	26.6	0.0	N.A.	N.A.
Auto Parking Area	Fc	8.60	10.8	3.8	2.26	2.84
Bottom Trailer Area	Fc	7.77	22.9	0.7	11.10	32.71
Left Road Way	Fc	6.25	20.6	1.6	3.91	12.88
Right Road Way	Fc	6.92	10.1	2.6	2.66	3.88
Top Trailer Area	Fc	8.32	26.6	2.7	3.08	9.85



ENTERPRISE
Lighting & Control

#	Date	Comments
Revisions		

Drawn By: NH
Date:5/25/2021
Scale: 1" =90'

CITY OF DE PERE
LIGHTING PLAN

1

D-Series Size 2

LED Area Luminaire

Buy American

Catalog Number	
Notes	
Type	OAW-TFTM

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.1 ft² (0.10 m²)

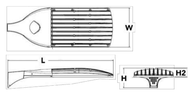
Length: 40" (101.6 cm)

Width: 15" (38.1 cm)

Height 1: 7-1/4" (18.4 cm)

Height 2: (max): 3.5"

Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5[1] P2 P6 P3 P7[1] P4 P8[1] **Rotated optics** P9[2] P13[1,2] P11[1] P14[1,2] P12[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short (Automotive) T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	T5VS Type V Very Short[3] T5S Type V Short[3] T5M Type V Medium[3] T5W Type V Wide[3] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[5] XVOLT (277V-480V)[6,7,8] 120[9] 208[9] 240[9] 277[9] 347[9] 480[9]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[11] SPUMBA Square pole universal mounting adaptor[12] RPUMBA Round pole universal mounting adaptor[12] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[13]

Control options		Other options		Finish (required)	
Shipped installed		**Shipped installed**		DDBXD Dark bronze	
NLTAIR2 nLight AIR generation 2 enabled[14]	PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enable at 5fc[15]	HS House-side shield[22]		DBLXD Black	
PIRHN Network, Bi-Level motion/ambient sensor[14]	PIR1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[16,18]	SF Single fuse (120, 277, 347V)[9]		DNAXD Natural aluminum	
PER NEMA twist-lock receptacle only (no controls)[15]	FAO Field Adjustable Output[23]	DF Double fuse (208, 240, 480V)[9]		DWHXD White	
PER5 Five-wire receptacle only (no controls)[15,16]		L90 Left rotated optics[1]		DDBTXD Textured dark bronze	
PER7 Seven-wire receptacle only (no controls)[15,16]		R90 Right rotated optics[1]		DBLBXD Textured black	
DMG 0-10V dimming extend out back of housing for external control (no controls)[17]		HA 50°C ambient operations[3]		DNATXD Textured natural aluminum	
DS Dual switching[16,21]		BAA Buy American Act Compliant		DWHGXD Textured white	
		Shipped separately			
		BS Bird spikes[24]			
		EGS External glare shield			

For more control options, visit ... and ... online.

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File: #LSI-DSX1-LED-P3-40K-T3M-MVOLT-SPA-NLTAIR2.dwg
Date: Date: Jan 22, 2021 - 3:52pm
LAYOUT1
By: BRET BOOKER

Ordering Information

Accessories

Ordered and shipped separately.

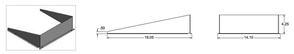
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) *
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) *
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) *
DSHORT SBK U	Shorting cap *
DSX2HS SQC U	House-side shield for 80 LED or with 1
DSX2HS 70C U	House-side shield for 90 LED or with 1
DSX2HS 120C U	House-side shield for 100 LED or with 1
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) *
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) *
DSX2EGS 2FBOXD U	External glare shield

For more control options, visit ... and ... online.

NOTES
1 Not available with P5, P7, P8, P13, and P14.
2 P13L, P11, P12, P13 or P14 and rotated optics (L90, R90) only available together.
3 Any Type V distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT is only suitable for use with P5, P6, P7, P8, P13 and P14.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIRH or PIR1FC3V.
9 Specify 120V, 208V, 240V, 277V, 347V, or 480V. Single fusing (SF) requires 208V, 240V or 480V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA option.Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover only available in dark bronze, black, white or natural aluminum color.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Reference Controls Options table on page 4 to see functionality. See Controls options for more details. See accessories. Not available with DS option. Shorting Cap included.
16 If PIRDMRR node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Requires (2) separately switched circuits with isolated neutrals.
19 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available with P1, P2, P10.
20 Reference Controls Options table settings table on page 4. Reference Motion Sensor Default table on page 4 to see functionality.
21 Reference controls options table on page 4.
22 Must be ordered with fixture for factory pre-drilling. Also available as a separate accessories; see Accessories information.
23 Not available with PIRHN.
24 Requires luminaire to be specified with PER, PER5 and PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

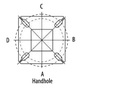
Options

EGS - External Glare Shield

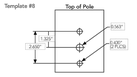


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	1 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DBT90S	DBZ90S	DBC90S	DBD90S	DBT120S	DBX90S

DSX2 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX2 LED	1.100	2.200	2.139	3.300	2.050	4.084

Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3.5"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Driver Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	530	P1	144W	T1S	17,570	3	0	3	126	18,933	3	0	3	135	19,173	3	0	3	137
				T2S	17,556	3	0	3	125	18,910	3	0	3	135	19,152	3	0	3	137
				T2M	17,447	3	0	3	125	19,010	3	0	3	136	19,253	3	0	3	138
				T3S	17,090	3	0	3	122	18,411	3	0	3	132	18,644	3	0	3	133
				T3M	17,604	3	0	3	126	18,964	3	0	3	135	19,204	3	0	3	137
				T4M	17,221	3	0	3	123	18,552	3	0	4	133	18,787	3	0	4	134
				TFTM	17,593	3	0	3	126	18,952	3	0	4	135	19,192	3	0	4	137
				T5VS	18,297	4	0	1	131	19,711	4	0	1	141	19,961	4	0	1	143
				T5S	18,312	4	0	2	131	19,727	4	0	2	141	19,977	4	0	2	143
				T5M	18,266	4	0	2	130	19,677	4	0	2	141	19,926	4	0	2	142
				T5W	18,146	5	0	3	130	19,548	5	0	3	140	19,796	5	0	3	141
				BLC	14,424	2	0	2	103	15,539	2	0	2	111	15,736	2	0	3	112
				LCCO	10,733	1	0	3	77	11,562	1	0	3	83	11,709	2	0	3	84
				RCCO	10,733	3	0	1	77	11,562	3	0	1	83	11,709	3	0	1	84
80	700	P2	183W	T1S	22,305	3	0	3	121	24,029	3	0	3	130	24,333	3	0	3	132
				T2S	22,281	3	0	4	120	24,003	3	0	4	130	24,307	3	0	4	131
				T2M	22,196	3	0	3	121	24,127	3	0	3	130	24,432	3	0	3	132
				T3S	21,695	3	0	3	117	23,366	3	0	4	126	23,662	3	0	4	128
				T3M	22,342	3	0	4	121	24,068	3	0	4	130	24,373	3	0	4	132
				T4M	21,857	3	0	4	118	23,545	3	0	4	127	23,844	3	0	4	129
				TFTM	22,338	3	0	4	121	24,054	3	0	4	130	24,358	3	0	4	132
				T5VS	23,222	5	0	1	126	25,016	5	0	1	135	25,333	5	0	1	137
				T5S	23,241	4	0	2	126	25,037	4	0	2	135	25,354	4	0	2	137
				T5M	23,182	5	0	3	125	24,974	5	0	3	135	25,290	5	0	3	137
				T5W	23,030	5	0	4	124	24,810	5	0	4	134	25,124	5	0	4	136
				BLC	18,507	2	0	3	99	19,721	2	0	3	107	19,971	2	0	3	108
				LCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
				RCCO	13,622	2	0	3	74	14,674	2	0	4	79	14,860	2	0	4	80
80	850	P3	217W	T1S	26,202	3	0	3	121	28,226	3	0	3	130	28,584	3	0	3	132
				T2S	26,174	3	0	4	121	28,196	3	0	4	130	28,553	3	0	4	132
				T2M	26,109	3	0	3	121	28,342	3	0	3	131	28,700	3	0	3	132
				T3S	25,479	3	0	3	117	27,445	3	0	4	126	27,795	3	0	4	128
				T3M	26,245	3	0	4	121	28,273	3	0	4	130	28,631	3	0	4	132
				T4M	25,675	3	0	4	118	27,659	3	0	4	127	28,009	3	0	4	129
				TFTM	26,229	3	0	4	121	28,255	3	0	4	130	28,613	3	0	4	132
				T5VS	27,279	5	0	1	126	29,387	5	0	1	135	29,759	5	0	1	137
				T5S	27,301	4	0	2	126	29,410	5	0	2	136	29,783	5	0	2	137
				T5M	27,232	5	0	3	125	29,336	5	0	3	135	29,707	5	0	3	137
				T5W	27,053	5	0	4	125	29,144	5	0	4	134	29,513	5	0	4	136
				BLC	21,504	2	0	3	99	23,166	2	0	3	107	23,459	2	0	4	108
				LCCO	15,837	2	0	4	74	17,228	2	0	4	79	17,456	2	0	4	80
				RCCO	16,081	2	0	4	74	17,228	2	0	4	79	17,456	2	0	4	80
80	1050	P4	270W	T1S	30,963	4	0	4	115	33,363	4	0	4	124	33,767	4	0	4	125
				T2S	30,930	4	0	4	115	33,328	4	0	4	123	33,742	4	0	4	125
				T2M	30,809	4	0	4	114	33,491	4	0	4	124	33,913	4	0	4	126
				T3S	30,108	4	0	4	112	32,435	4	0	5	120	32,845	4	0	5	122
				T3M	31,014	3	0	4	115	33,410	4	0	4	124	33,832	4	0	4	125
				T4M	30,348	3	0	4	112	32,684	3	0	5	121	33,098	3	0	5	123
				TFTM	30,995	3	0	4	115	33,390	4	0	4	124	33,812	4	0	4	125
				T5VS	32,235	5	0	1	119	34,726	5	0	1	129	35,156	5	0	1	130
				T5S	32,261	5	0	2	119	34,754	5	0	2	129	35,184	5	0	2	130
				T5M	32,180	5	0	4	119	34,667	5	0	4	128	35,105	5	0	4	130
				T5W	31,969	5	0	4	118	34,439	5	0	5	128	34,875	5	0	5	129
				BLC	25,412	2	0	4	94	27,376	2	0	4	101	27,722	2	0	4	103
				LCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76
				RCCO	18,909	2	0	4	70	20,370	2	0	4	75	20,628	2	0	4	76

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Performance Data

Lumen Output

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Forward Optics

LED Count	Driver Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
80	1250	P5	321W	T1S	35,193	4	0	4	110	37,912	4	0	4	118	38,392	4	0	4	120
				T2S	35,155	4	0	5	110	37,872	4	0	5	118	38,351	4	0	5	119
				T2M	35,336	4	0	4	110	38,067	4	0	4	119	38,549	4	0	4	120
				T3S	34,222	4	0	5	107	36,866	4	0	5	115	37,333	4	0	5	116
				T3M	35,251	3	0	4	110	37,974	3	0	4	118	38,455	4	0	4	120
				T4M	34,485	3	0	5	107	37,149	4	0	5	116	37,620	4	0	5	117
				TFTM	35,229	4	0	5	110	37,951	3	0	5	118	38,431	3	0	5	120
				T5VS	36,639	5	0	1	114	39,470	5	0	1	123	39,970	5	0	1	125
				T5S	36,669	5	0	2	114	39,502	5	0	2	123	40,002	5	0	2	125
				T5M	36,576	5	0	4	114	39,402	5	0	4	123	39,901	5	0	4	124
				T5W	36,336	5	0	5	113	39,144	5	0	5	122	39,640	5	0	5	123
				BLC	28,884	3	0	4	90	31,115	3	0	4	97	31,509	3	0	4	98
				LCCO	21,492	2	0	4	67	23,133	2	0	5	72	23,446	3	0	5	73
				RCCO	21,492	2	0	4	67	23,133	2	0	5	72	23,446	3	0	5	73
100	1050	P6	347W	T1S	37,824	4	0	4	110	40,747	4	0	4	118	41,263	4	0	4	120
				T2S	37,784	4	0	5	110	40,704	4	0	5	119	41,219	4	0	5	120
				T2M	37,979	4	0	4	111	40,911	4	0	4	119	41,431	4	0	4	121
				T3S	36,780	4	0	5	107	39,623	4	0	5	116	40,124	4	0	5	117
				T3M	37,886	3	0	5	110	40,814	4	0	5	119	41,331	4	0	5	120
				T4M	37,063	4	0	5	108	39,927	4	0	5	116	40,433	4	0	5	118
				TFTM	37,863	3	0	5	110	40,789	4	0	5	119	41,305	4	0	5	120
				T5VS	39,379	5	0	1	115	42,422	5	0	1	124	42,959	5	0	1	125
				T5S	39,411	5	0	2	114	42,456	5	0	2	124	42,993	5	0	2	125
				T5M	39,311	5	0	4	115	42,349	5	0	4	123	42,885	5	0	4	125
				T5W	39,053	5	0	5	114	42,071	5	0	5	123	42,604	5	0	5	124
				BLC	31,046	3	0	4	97	33,442	3	0	4	104	33,865	3	0	4	106
				LCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
				RCCO	23,099	2	0	5	67	24,884	3	0	5	73	25,199	3	0	5	73
100	1250	P7	398W	T1S	42,599	4	0	4	107	45,890	4	0	4	115	46,471	4	0	4	117
				T2S	42,553	4	0	5	107	45,842	4	0	5	115	46,422	4	0	5	117
				T2M	42,773	4	0	4	107	46,078	4	0	4	116	46,661	4	0	5	117
				T3S	41,422	4	0	5	104	44,624	4	0	5	112	45,189	4	0	5	114
				T3M	42,669	4	0	5	107	45,966	4	0	5	115	46,548	4	0	5	117
				T4M	41,742	4	0	5	105	44,967	4	0	5	113	45,537	4	0	5	114
				TFTM	42,643	4	0	5	107	45,938	4	0	5	115	46,519	4	0	5	117
				T5VS	44,359	5	0	1	111	47,777	5	0	1	120	48,381	5	0	1	122
				T5S	44,385	5	0	2	112	47,815	5	0	3	120	48,420	5	0	3	122
				T5M	44,273	5	0	4	111	47,695	5	0	4	120	48,298	5	0	4	121
				T5W	43,983	5	0	5	111	47,382	5	0	5	119	47,982	5	0	5	121
				BLC	34,962	3	0	4	88	37,664	3	0	4	95	38,140	3	0	5	96
				LCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
				RCCO	26,015	3	0	5	65	28,025	3	0	5	70	28,380	3	0	5	71
100	1350	P8	448W	T1S	45,670	4	0	4	102	49,133	4	0	4	110	49,757	4	0	4	111
				T2S	45,562	4	0	4	102	49,017	4	0	4	109	49,634	4	0	5	111
				T2M	45,797	4	0	4	102	49,336	4	0	4	110	49,960	4	0	5	111
				T3S	44,352	4	0	5	99	47,729	4	0	5	107	48,334	4	0	5	108
				T3M	45,686	4	0	5	102	49,216	4	0	5	110	49,839	4	0	5	111
				T4M	44,693	4	0	5	100	48,147	4	0	5	108	48,756	4	0	5	109
				TFTM	45,657	4	0	5	102	49,186	4	0	5	110	49,808	4	0	5	111
				T5VS	47,485	5	0	1	106	51,155	5	0	1	115	51,802	5	0	1	116
				T5S	47,524	5	0	3	108	51,196	5	0	3	119	51,844	5	0	3	120
				T5M	47,404	5	0	4	107	51,067	5	0	4	118	51,713	5	0	4	120
				T5W	47,093	5	0	5	109	50,732	5	0	5	118	51,374	5	0	5	119
				BLC	37,434	3	0	5	87	40,326	3	0	5	94	40,837	3	0	5	95
				LCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71
				RCCO	27,854	3	0	5	65	30,006	3	0	5	70	30,386	3	0	5	71

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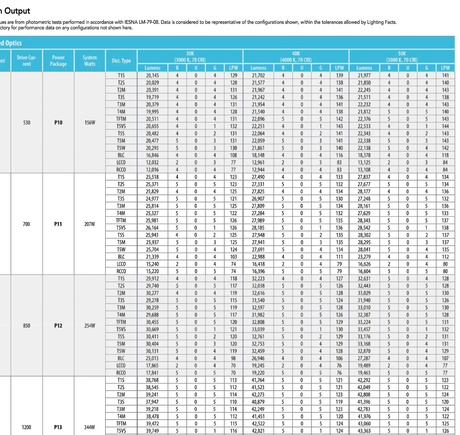
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

Isofootcandle plots for the DSX2 LED 80C 1000 40K. Distances are in units of mounting height (30').

LEGEND
- 0.1 fc
- 0.5 fc
- 1.0 fc



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Performance Data

Lumen Output

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Rotated Optics

LED Count	Driver Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
90	530	P10	156W	T1S	20,145	3	0	4	129	21,702	4	0	4	139	21,977	4	0	4	141
				T2S	20,029	4	0	4	128	21,577	4	0	4	138	21,850	4	0	4	140
				T2M	20,191	4	0	4	129	21,967	4	0	4	141	22,245	4	0	4	143
				T3S	19,719	4	0	4	126	21,242	4	0	4	136	21,511	4	0	4	138
				T3M	20,179	4	0	4	129	21,954	4	0	4	140	22,232	4	0	4	142
				T4M	19,995	4	0	4	128	21,540	4	0	4	138	21,812	5	0	5	140
				TFTM	20,151	4	0	4	129	21,896	5	0	5	142	22,174	5	0	5	142
				T5VS	20,655	4	0	1	132	22,251	4	0	1	143	22,533	4	0	1	144
				T5S	20,482	4	0	2	131	22,064	4	0	2	141	22,343	4	0	2	143
				T5M	20,477	5	0	3

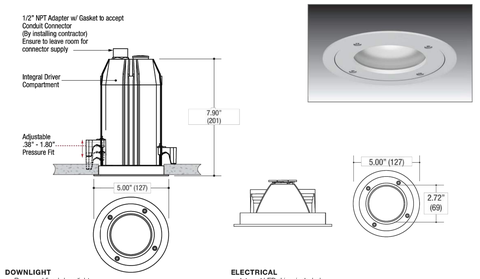
BULLET - MINI

OUTDOOR RECESSED FIXED DOWNLIGHT

WET LOCATION - IP66 **LED**

PROJECT	TYPE	CATALOG NUMBER

Measurements in ( ) are metric equivalents.



DOWNLIGHT
- Recessed fixed downlight
- Die-cast aluminum trim
- Powder coat finish

HOUSING
- Extruded aluminum central housing
- Powder coat finish
- Dust and water jet tight sealed
- **Ceiling Cut-Out - Ø4.65"**

LED SOURCE
- Field-changeable optic
- **CREE**

ELECTRICAL
- Integral LED driver included
- Primary wiring compartment with power supply
- Superure aluminum reflector
- Dimmable

MOUNTING
- Swing out pressure fit mounting clips
- Adjustable up to 1.80" max. ceiling thickness

LABELS
- Suitable for wet location
- IP66 rated

CREE | 5 YEAR WARRANTY Limited | c SP us

ORDERING INFO

SERIES	WATTAGE	CRI / COLOR	BEAM	DRIVER / VOLTAGE	FINISH	OPTIONS
5911-1AA-T **BULLET MINI** Die-Cast Aluminum Trim Fixed Downlight Trimmed Fixture	**09C** 8W LED 1118lm **13C** 13W LED 1508lm **19C** 19W LED 2028lm Delivered lumens @ 80CRI / 3000K / Narrow Beam	**8027** 80CRI / 2700K **8030** 80CRI / 3000K **8035** 80CRI / 3500K **8040** 80CRI / 4000K **9027** 92CRI / 2700K **9230** 92CRI / 3000K **9235** 92CRI / 3500K **9240** 92CRI / 4000K	**N** Narrow 15° **M** Medium 26° **W** Wide 46° **V** Very Wide 67°	**DMU** Dimming Multiple Forward/Reverse Phase (@ 120V only) 0-10V Wires Present (@ 120-277V)	**BS** Silver	**EM** Remotely Mounted Emergency LED Inverter (Field wiring required)

Ordering Example: **5911-1AA-T-19C-8030-N-DMU-SS-EM**

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We reserve the right to change or withdraw specifications without prior notice.

HEADQUARTERS
9200 Deering Avenue
Chatsworth CA 91311

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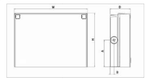
Fax: 818-576-1335

www.lfillumination.com
rev: 020820

WPX LED
Wall Packs

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.9" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	13.2" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.8" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Catalog Number

Notes

Type OW-1

Fill the field above to measure over the page in case of interactive elements.

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W[1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V[1]	E4WH	Emergency battery backup, CEC compliant (4W, 3°C min)[1]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min)[1]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell[2]	**Note : For other options, consult factory.**	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED Lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. 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. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,482
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

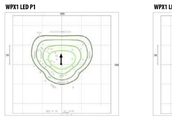
Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

Photometric Diagrams

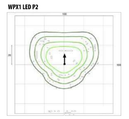
To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

LEGEND
- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

WPX1 LED P1



WPX1 LED P2



WPX2 LED

WPX3 LED

Mounting Height = 12 Feet.

LITHONIA LIGHTING.
COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WPX LED
Rev. 09/29/20

Plot By: JEFF BOHAS
File: R:\A-LOD\L618\L618D011\dwg\DETAILS.dwg
Plot Date: Jun 02, 2021 - 3:54pm

NO.	DATE	APPROV.	REVISION
1	5/5/2021	AJB	REVIEW SET
2	5/21/2021	BDR	BID SET

DRAWN LLP
CHECKED AJB
DESIGNED AJB

WEST DE PERE BUSINESS PARK
SCANNELL DEVELOPMENT COMPANY III, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

LIGHTING CUT SHEETS

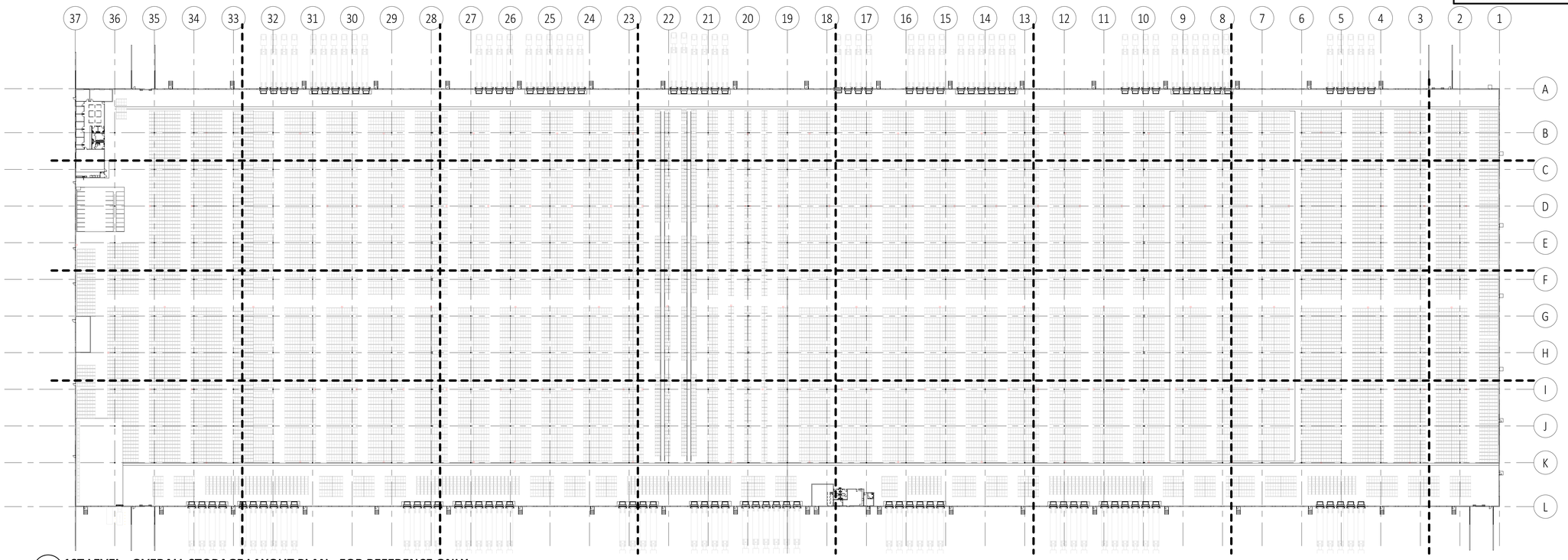
DATE 03/2021
FILE DETAILS
JOB NO. 6180001

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

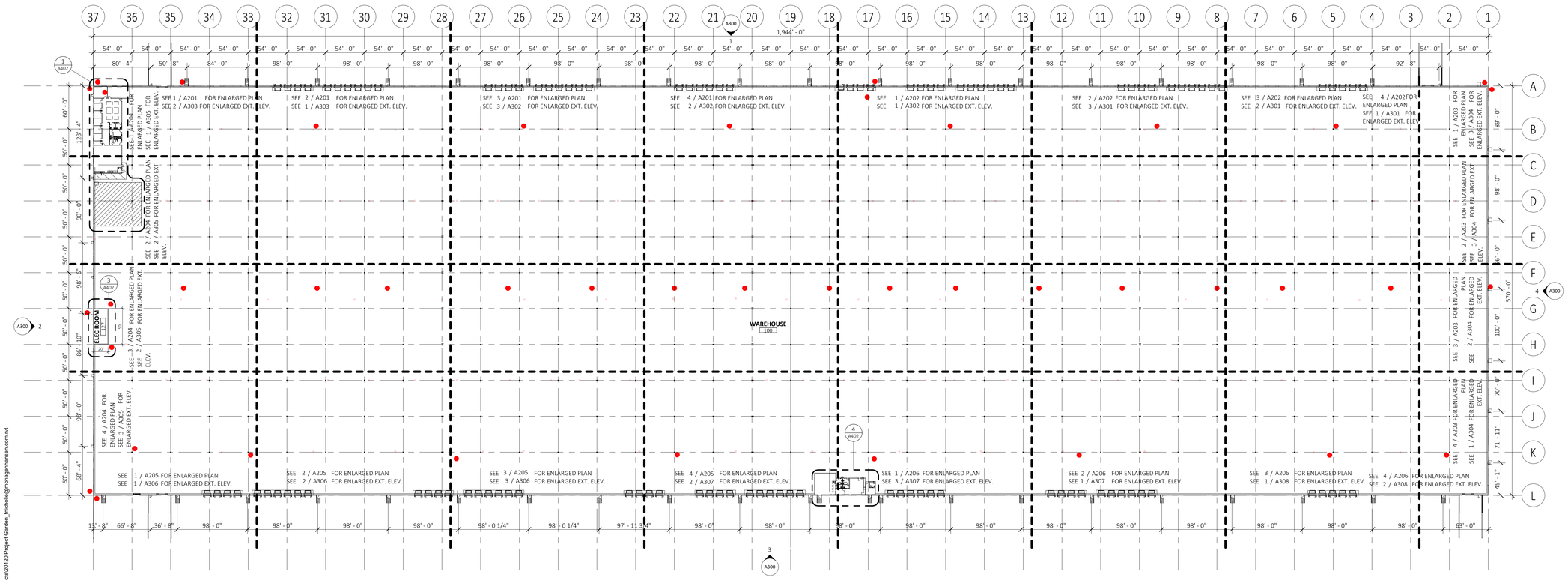
SHEET NO. C125

GENERAL PROJECT NOTES

1. OWNER FURNISHED EQUIPMENT SUPPLIERS ARE TO COORDINATE FINAL LOCATION OF EQUIPMENT AND INSTALLATION WITH THE OWNER.
2. ELECTRICAL CONTRACTOR & CABLE CONTRACTOR ARE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED TO WALLS, FINISHES, CEILINGS ETC. IN THE COURSE OF THEIR CONSTRUCTION. IF CONTRACTORS BEGIN WORK IN AN AREA WITH EXISTING DAMAGE THEY ARE TO IMMEDIATELY NOTIFY THE OWNER OR ASSUME RESPONSIBILITY OF SUCH DAMAGE.
3. FIRE PROTECTION PIPING RISER SHALL RECEIVE ONE COAT OF OSHA SAFETY RED ALKYD PAINT.
4. PAINT AN 18" WIDE GLOSS WHITE RODENT RUN ON THE FLOOR AT THE PERIMETER OF EVERY WALL IN THE WAREHOUSE - NOT AT OFFICE AREA
5. ALL INTERIOR PIPES ARE TO BE LABELED WHEN TRAVELING VERTICALLY.
6. CAULKING OF FLOOR JOINTS IN SPEED BAYS. HORIZONTAL CONCRETE EXPANSION JOINTS AND SPEED BAYS SEALED WITH SELF-LEVELING EXPANSION JOINT SEALANTS.
7. COLUMNS WITH F.E. PAINTED RED - FULL HEIGHT BALANCE OF COLUMNS PAINTED 'OSHA YELLOW' - 16' AFF



1 A200 1ST LEVEL - OVERALL STORAGE LAYOUT PLAN - FOR REFERENCE ONLY
1/64" = 1'-0"



2 A200 1ST LEVEL - OVERALL FLOOR PLAN - 1,108,080 GROSS SQUARE FEET
1/64" = 1'-0"

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SCANNELL PROPERTIES
294 GROVE LANE EAST, SUITE 140
WAYZATA, MN 55391

PROJECT NAME

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ISSUE RECORD

NO.	DESCRIPTION	DATE
	REVIEW SET	5/4/2021
	BID SET	5/21/2021

DRAWING INFORMATION

PROJECT NUMBER:	20120.0 SCA
DRAWN BY:	T. NICHOLE
CHECKED BY:	S. PAETZEL
DATE:	05/21/2021
COMPUTER DIRECTORY:	JOBS\SCANNELL\PROJECT GARDEN_20120

SHEET DESCRIPTION

FLOOR PLAN - OVERALL

PHASE

BID SET

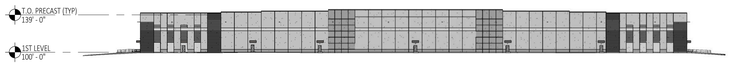
A200

1 A300 WEST ELEVATION
1/64" = 1'-0"

36'-0" CLEAR BETWEEN GRIDS 'B' AND 'K'

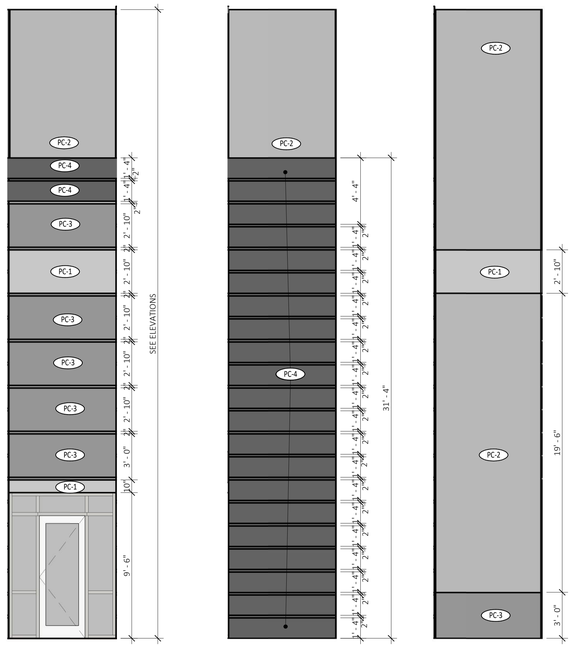
2 A300 SOUTH ELEVATION
1/64" = 1'-0"

3 A300 EAST ELEVATION
1/64" = 1'-0"



36'-0" CLEAR BETWEEN GRIDS 'B' AND 'K'

4 A300 NORTH ELEVATION
1/64" = 1'-0"

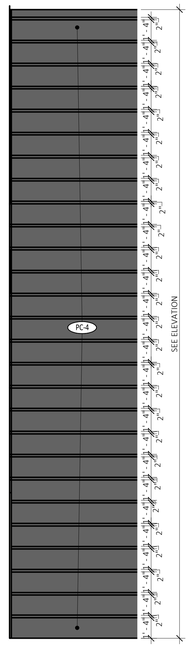


5 A300 PANEL TYPE A
1/4" = 1'-0"

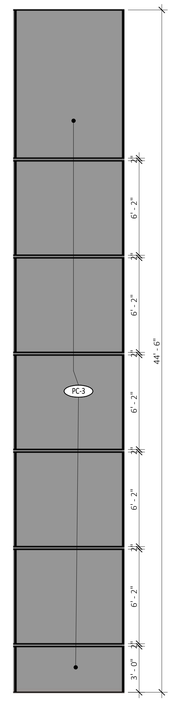
6 A300 PANEL TYPE B
1/4" = 1'-0"

7 A300 PANEL TYPE C
1/4" = 1'-0"

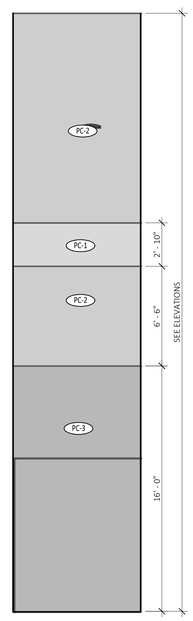
8 A300 PANEL TYPE D - NOT USED



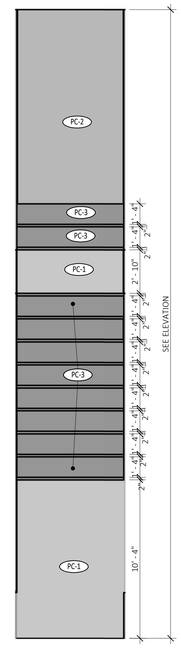
9 A300 PANEL TYPE E
1/4" = 1'-0"



10 A300 PANEL TYPE F
1/4" = 1'-0"



13 A300 PANEL TYPE G
1/4" = 1'-0"



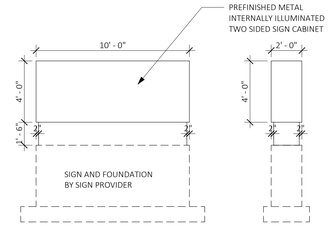
14 A300 PANEL TYPE H
1/4" = 1'-0"

NOTE: 1. UP TO TWO PANEL LAYOUTS CAN OCCUR ON A SINGLE PANEL, SEE ELEVATIONS
2. TYPICAL PANEL WIDTH = 14'-0"

EXTERIOR MATERIALS LEGEND

PC-1	PAINTED PRECAST CONCRETE PANEL-1 - INSULATED PRECAST PANELS: SMOOTH FINISH; PAINTED - COLOR: LIGHT GRAY; SW-6246 NORTH STAR
PC-2	PAINTED PRECAST CONCRETE PANEL-2 - INSULATED PRECAST PANELS: SMOOTH FINISH; PAINTED - COLOR: LIGHT GRAY; SW-6248 JUBILEE
PC-3	PAINTED PRECAST CONCRETE PANEL-3 - INSULATED PRECAST PANELS: SMOOTH FINISH; PAINTED - COLOR: LIGHT GRAY; SW-6249 STORM CLOUD
PC-4	PAINTED PRECAST CONCRETE PANEL-4 - INSULATED PRECAST PANELS: SMOOTH FINISH; PAINTED - COLOR: LIGHT GRAY; SW-6251 OUTERSPACE
FC-1	FIBER CEMENT PANEL FINISH: ARCTIC WHITE
P-1	COLOR TO MATCH PC-1; SEND SAMPLE TO ARCHITECT FOR APPROVAL
MTL-1	PREFINISHED METAL TRIM COLOR: POLAR WHITE TYPICAL COPING
MTL-2	PREFINISHED 3MM COMPOSITE METAL PANEL ALUCOBOND OR EQUAL COLOR: DUSTY CHARCOAL

PAINT TEST SECTION EITH ALL PAINT COLORS FOR OWNER APPROVAL PRIOR TO PAINTING EXTERIOR



11 A300 MONUMENT SIGN ELEVATION
1/4" = 1'-0"

SCANNELL PROPERTIES
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NO.	DESCRIPTION	DATE
	REVIEW SET	5/4/2021
	BID SET	5/21/2021

DRAWING INFORMATION

PROJECT NUMBER:	20120.0 SCA
DRAWN BY:	T. NICHOLIE
CHECKED BY:	S. PAETZEL
DATE:	05/21/2021
COMPUTER DIRECTORY:	JOBS\SCANNELL\PROJECT GARDEN_20120

SHEET DESCRIPTION

EXTERIOR BUILDING ELEVATIONS

PHASE

BID SET

A300

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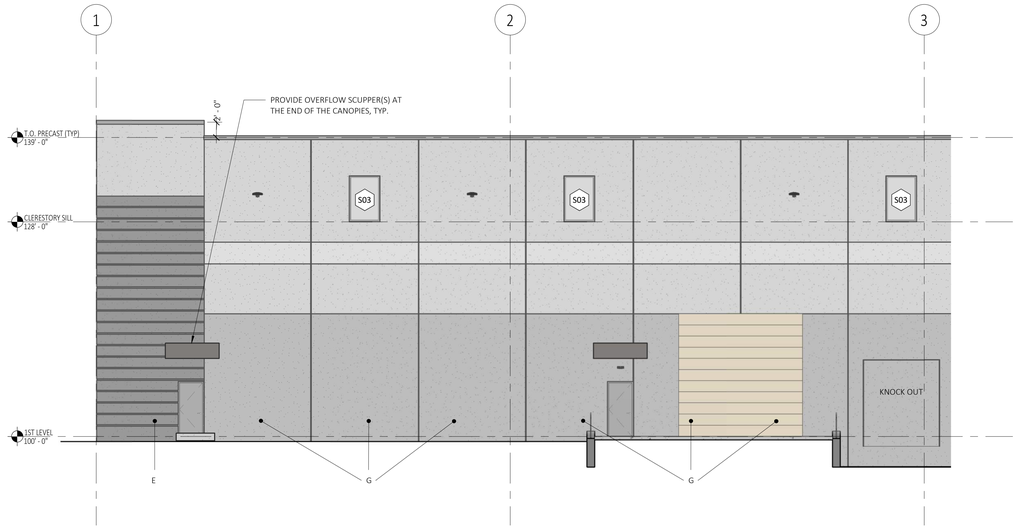
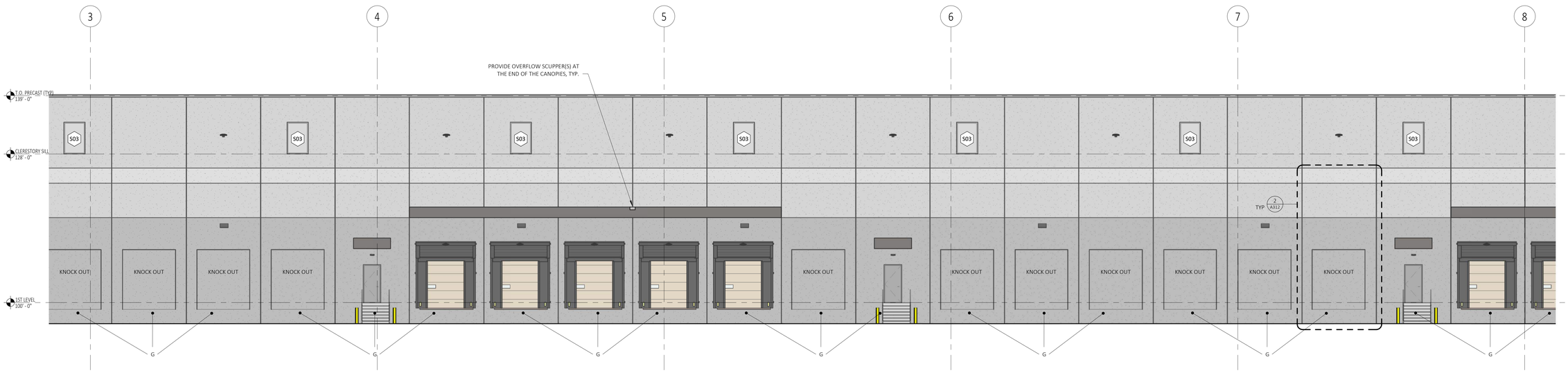
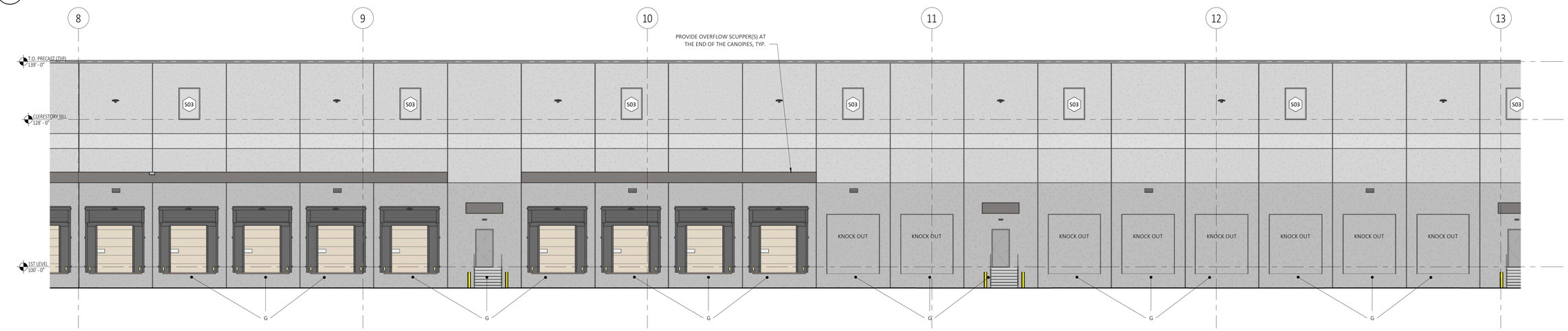


1 A301 **WEST ELEVATION 1-3**
1/8" = 1'-0"



2 A301 **WEST ELEVATION 3-8**
1/8" = 1'-0"



3 A301 **WEST ELEVATION 8-13**
1/8" = 1'-0"

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SCANNELL PROPERTIES

294 GROVE LANE EAST, SUITE 140
WAYZATA, MN 55391

PROJECT NAME

WEST DE PERE BUSINESS PARK
NEW CONSTRUCTION AMERICAN BLVD
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ARCHITECT

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ISSUE RECORD

NO.	DESCRIPTION	DATE
	REVIEW SET	5/4/2021
	BID SET	5/21/2021

DRAWING INFORMATION

PROJECT NUMBER:	20120.0 SCA
DRAWN BY:	T. NICHOLIE
CHECKED BY:	S. PAETZEL
DATE:	05/21/2021
COMPUTER DIRECTORY:	JOBS/SCANNELL/PROJECT GARDEN_20120

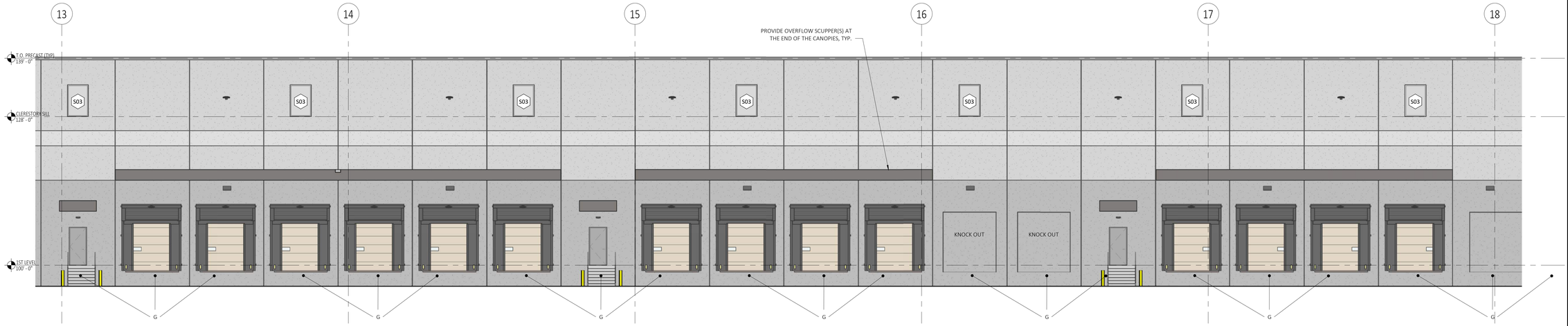
SHEET DESCRIPTION

EXTERIOR ELEVATIONS ENLARGED - WEST

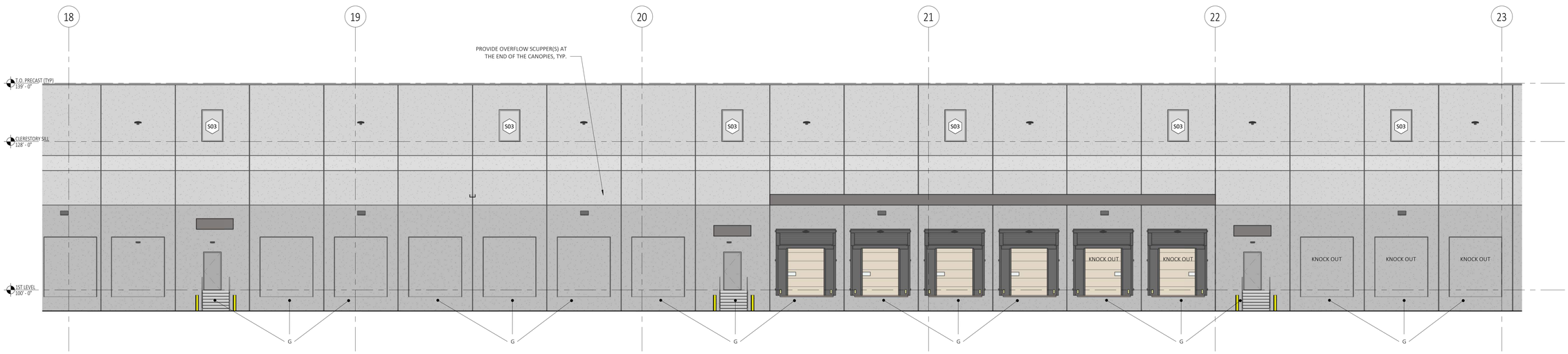
PHASE

BID SET

A301



1 A302 **WEST ELEVATION 13-18**
1/8" = 1'-0"



2 A302 **WEST ELEVATION 18-23**
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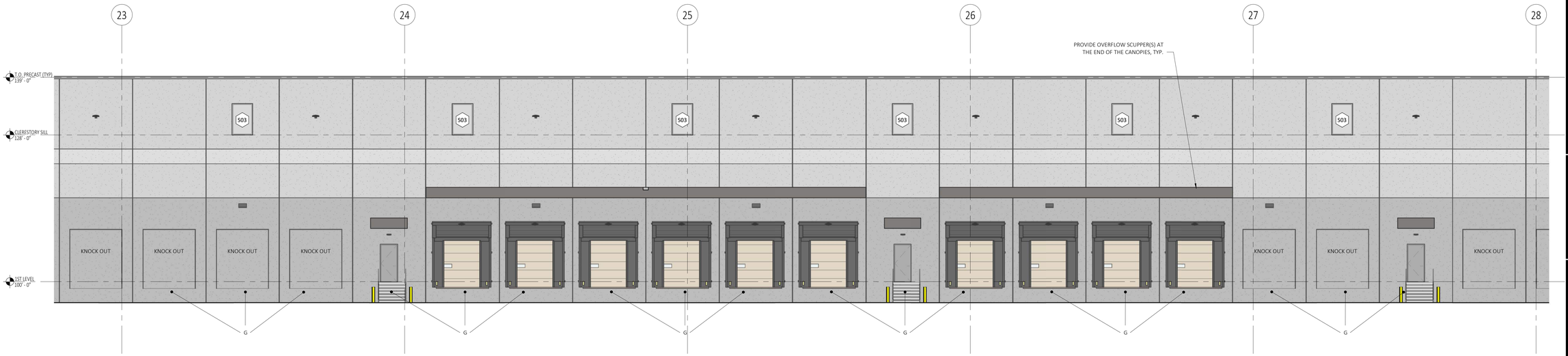

3 A302 **WEST ELEVATION 23-28**
1/8" = 1'-0"

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SCANNELL PROPERTIES
294 GROVE LANE EAST, SUITE 140
WAYZATA, MN 55391

PROJECT NAME

WEST DE PERE BUSINESS PARK
NEW CONSTRUCTION AMERICAN BLVD
DE PERE, WI
54115

ARCHITECT

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Fax 952-426-7440

REGISTRATION

WISCONSIN TODD MOHAGEN A-9058-005 ARCHITECT

THE ARCHITECT SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

ISSUE RECORD

NO.	DESCRIPTION	DATE
	REVIEW SET	5/4/2021
	BID SET	5/21/2021

DRAWING INFORMATION

PROJECT NUMBER:	20120.0 SCA
DRAWN BY:	T. NICHOLE
CHECKED BY:	S. PAETZEL
DATE:	05/21/2021
COMPUTER DIRECTORY:	JOBS/SCANNELL/PROJECT GARDEN_20120

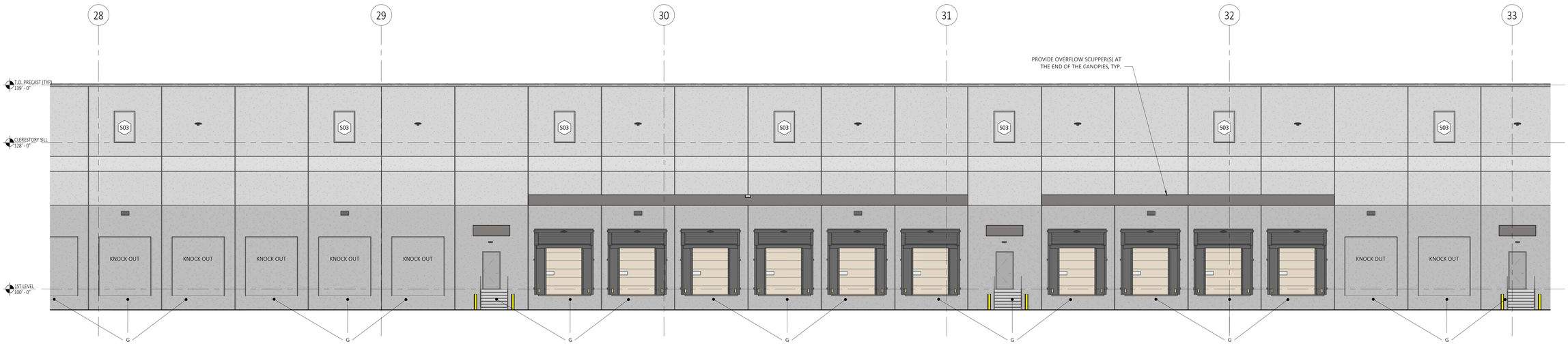
SHEET DESCRIPTION

EXTERIOR ELEVATIONS ENLARGED - WEST

PHASE

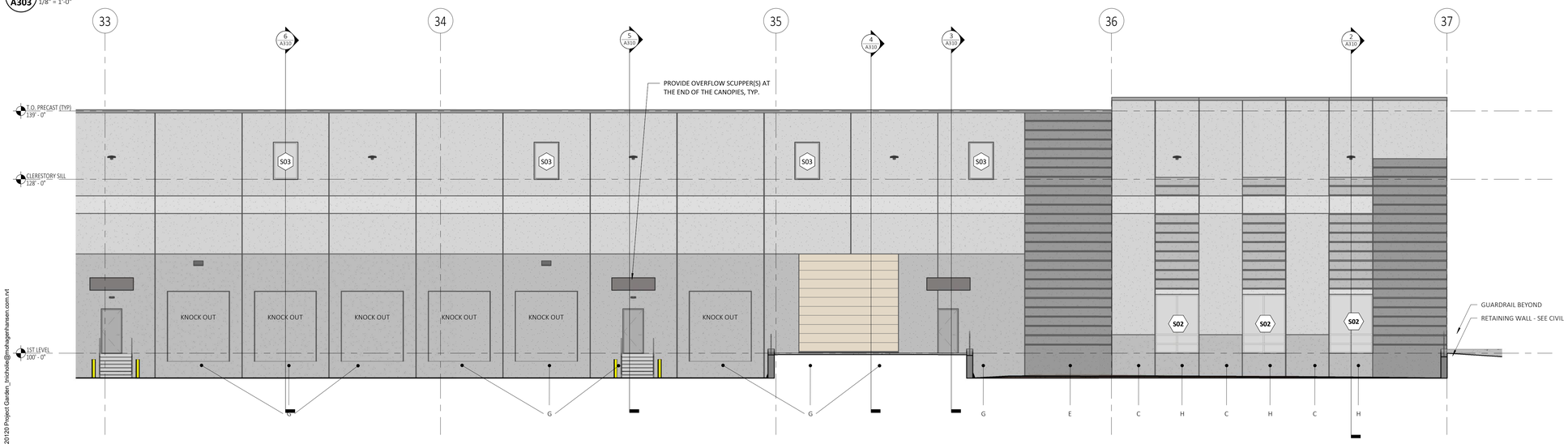
BID SET

A302



1 A303 WEST ELEVATION 28-33

1/8" = 1'-0"



2 A303 WEST ELEVATION 33-37

1/8" = 1'-0"

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PROJECT NAME

SCANNELL PROPERTIES

294 GROVE LANE EAST, SUITE 140
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DATE:	05/21/2021
COMPUTER DIRECTORY:	JOBS\SCANNELL\PROJECT GARDEN_20120

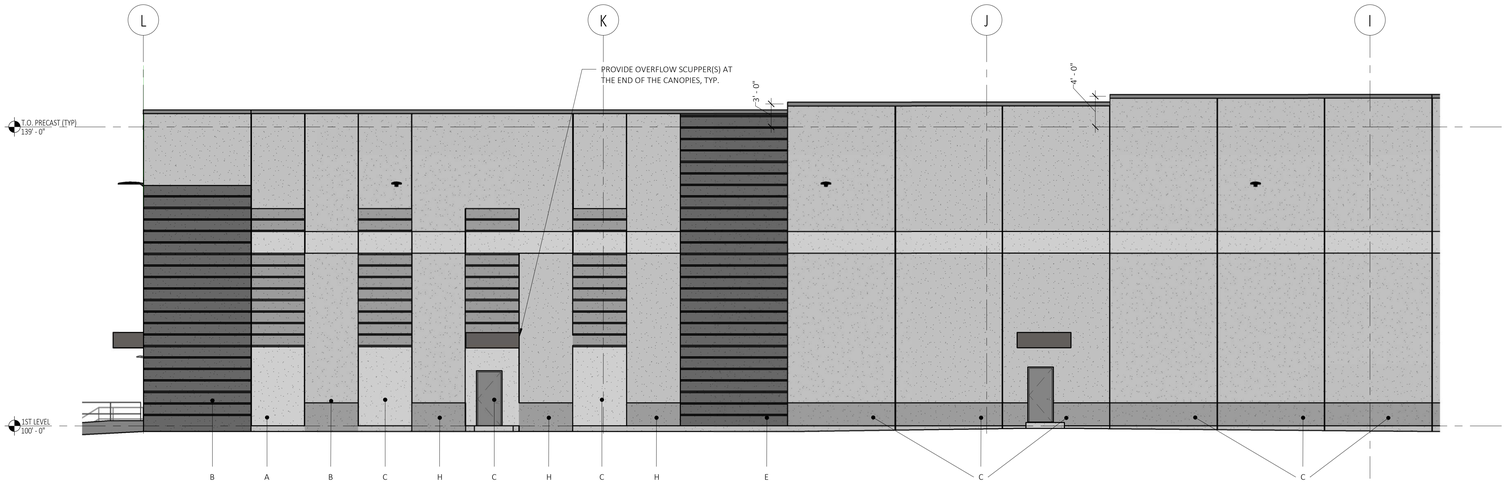
SHEET DESCRIPTION

EXTERIOR ELEVATIONS ENLARGED - WEST

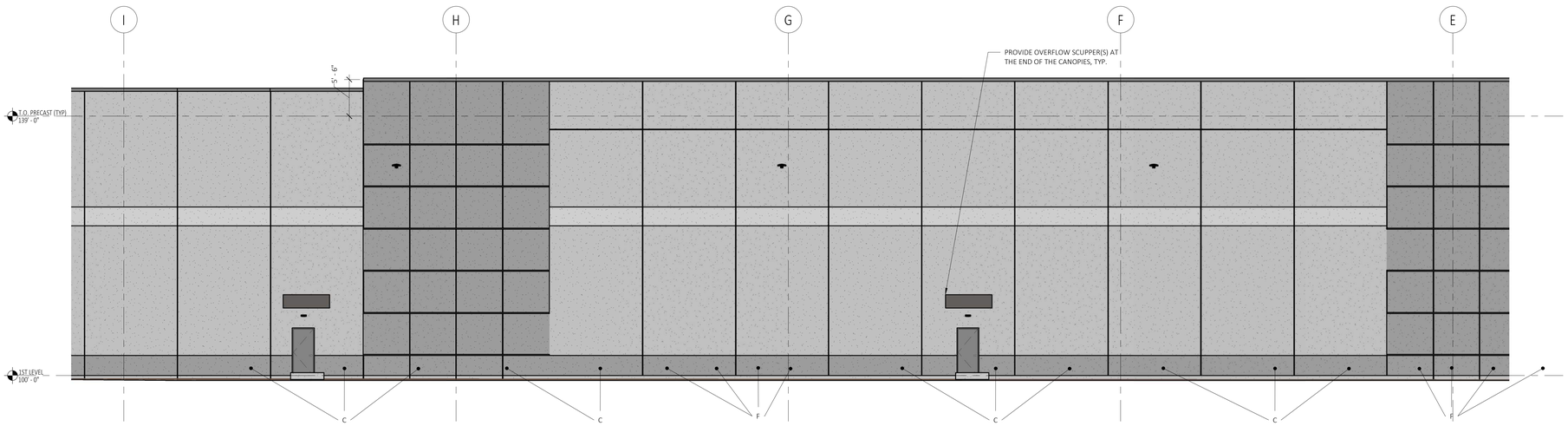
PHASE

BID SET

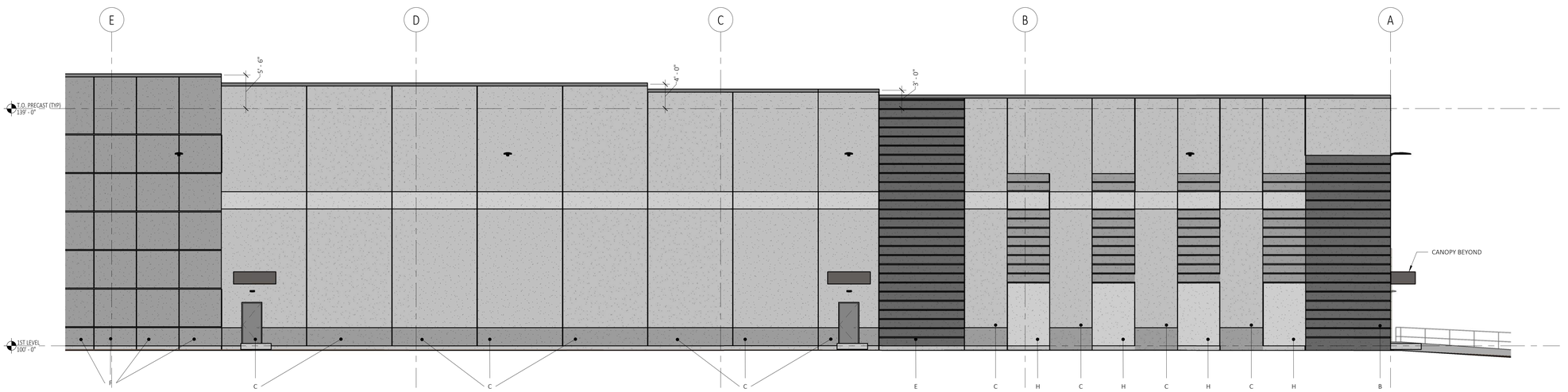
A303



1 A304 **NORTH ELEVATION I-L**
1/8" = 1'-0"



2 A304 **NORTH ELEVATION E-I**
1/8" = 1'-0"



3 A304 **NORTH ELEVATION A-E**
1/8" = 1'-0"

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SCANNELL PROPERTIES

294 GROVE LANE EAST, SUITE 140
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PROJECT NAME

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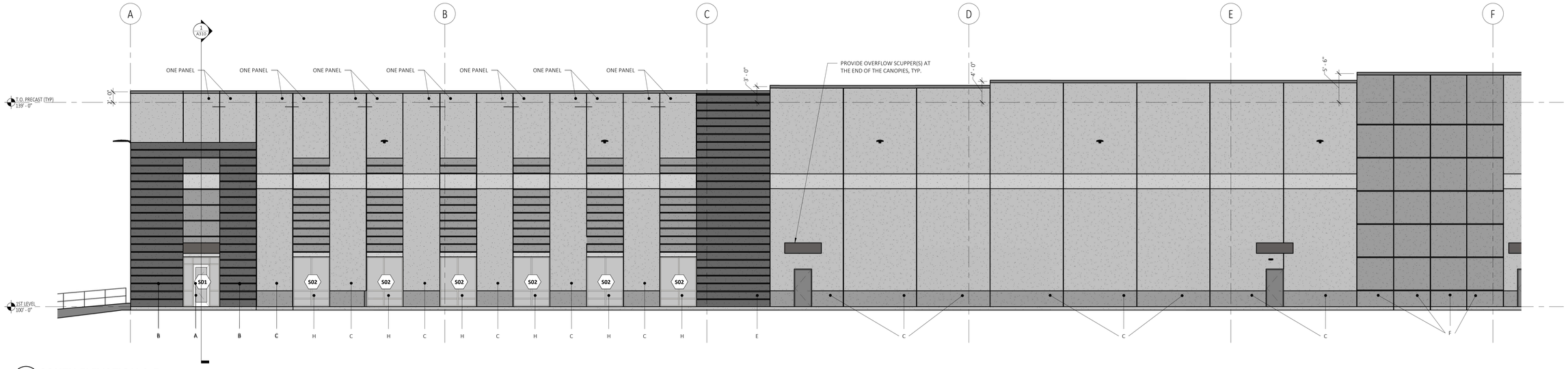
SHEET DESCRIPTION

EXTERIOR ELEVATIONS ENLARGED - NORTH

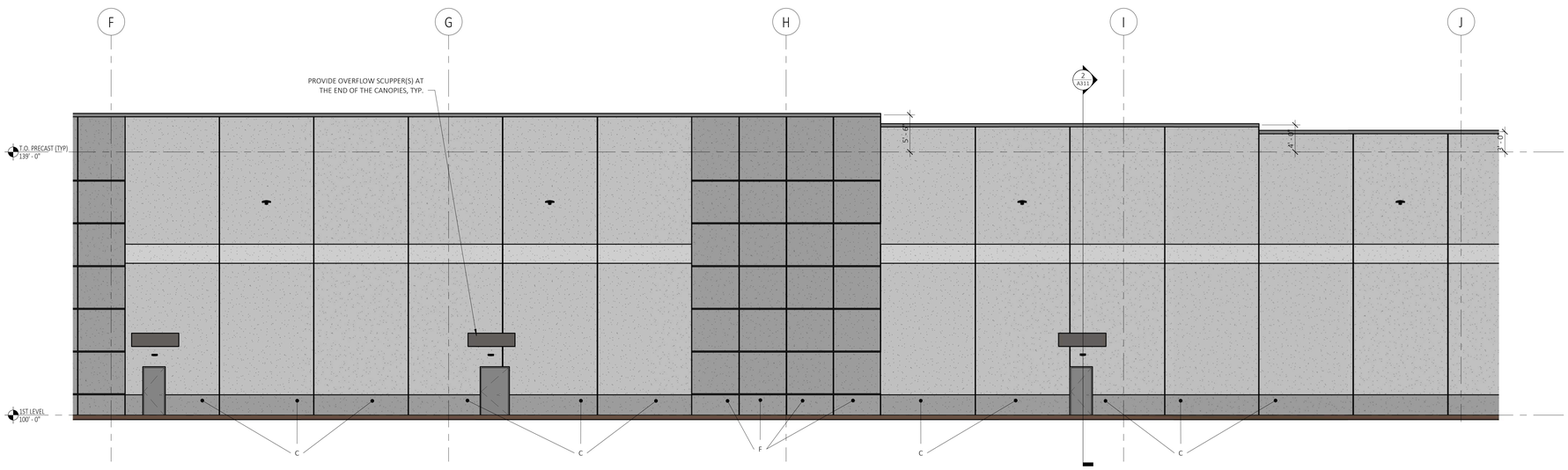
PHASE

BID SET

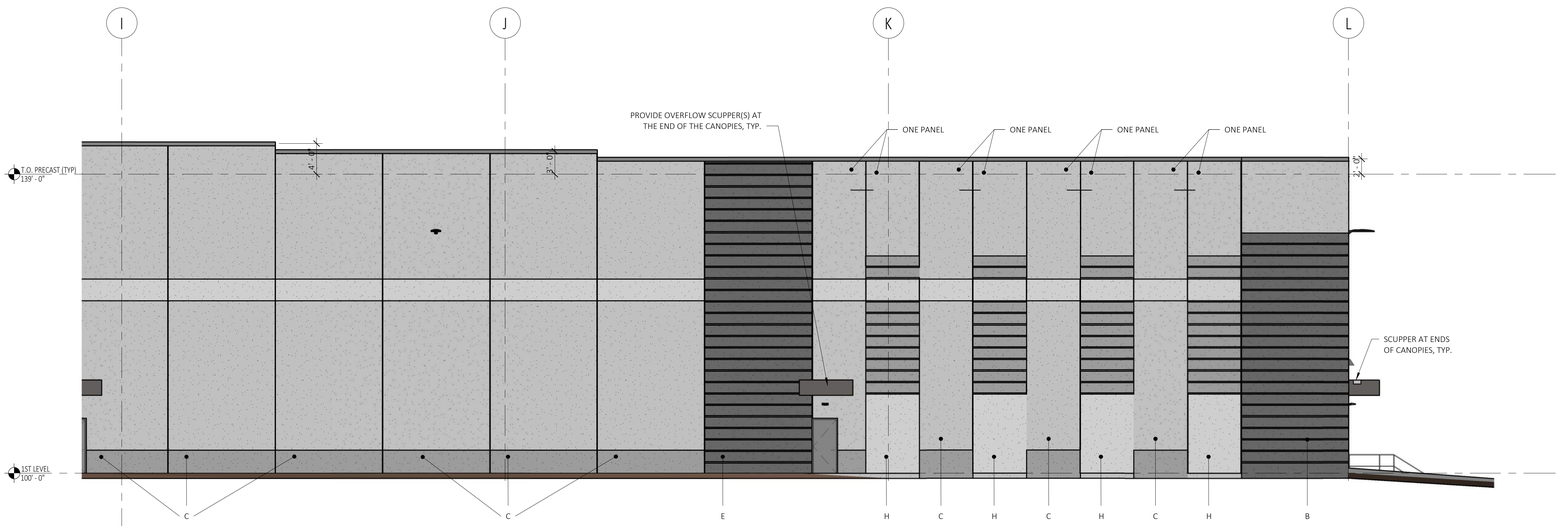
A304



1 A305 SOUTH ELEVATION A-F
1/8" = 1'-0"



2 A305 SOUTH ELEVATION F-J
1/8" = 1'-0"



3 A305 SOUTH ELEVATION I -L
1/8" = 1'-0"

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PROJECT NAME

SCANNELL PROPERTIES

294 GROVE LANE EAST, SUITE 140
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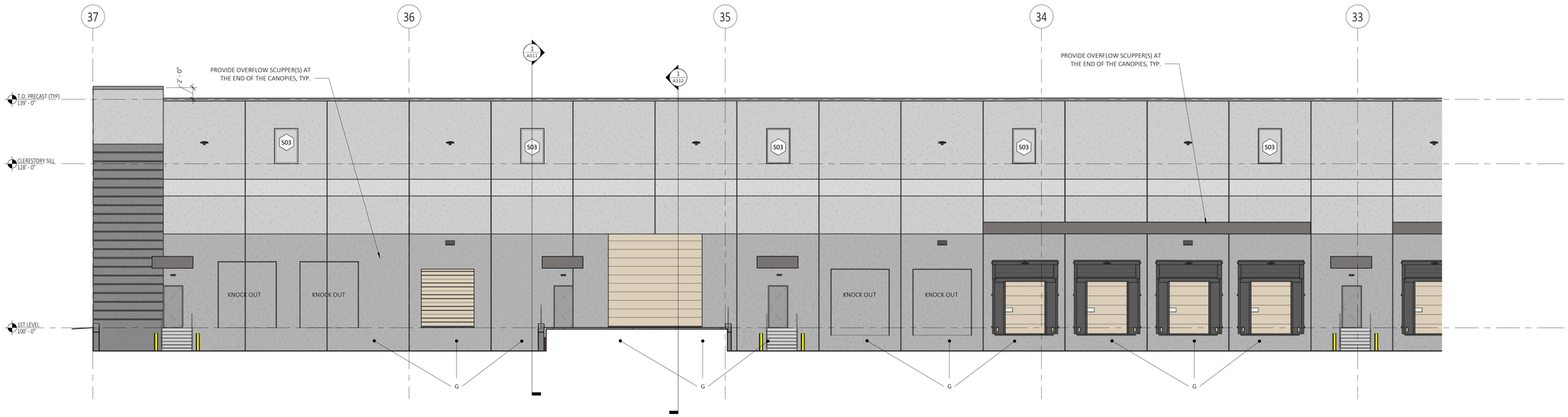
SHEET DESCRIPTION

EXTERIOR ELEVATIONS ENLARGED - SOUTH

PHASE

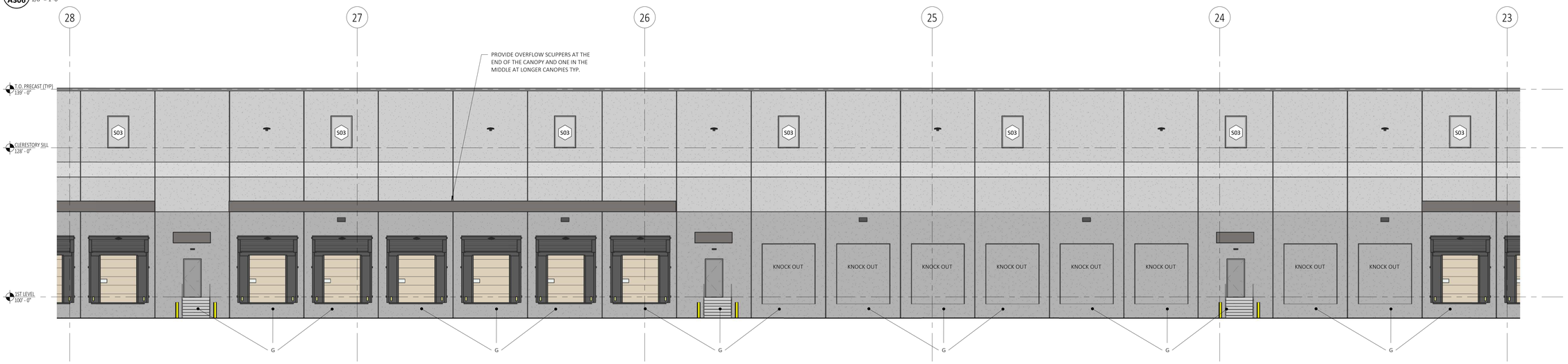
BID SET

A305



1 A306 EAST ELEVATION 33-37
1/8" = 1'-0"

2 A306 EAST ELEVATION 28-33
1/8" = 1'-0"



3 A306 EAST ELEVATION 23-28
1/8" = 1'-0"

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SCANNELL PROPERTIES
294 GROVE LANE EAST, SUITE 140
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PROJECT NAME

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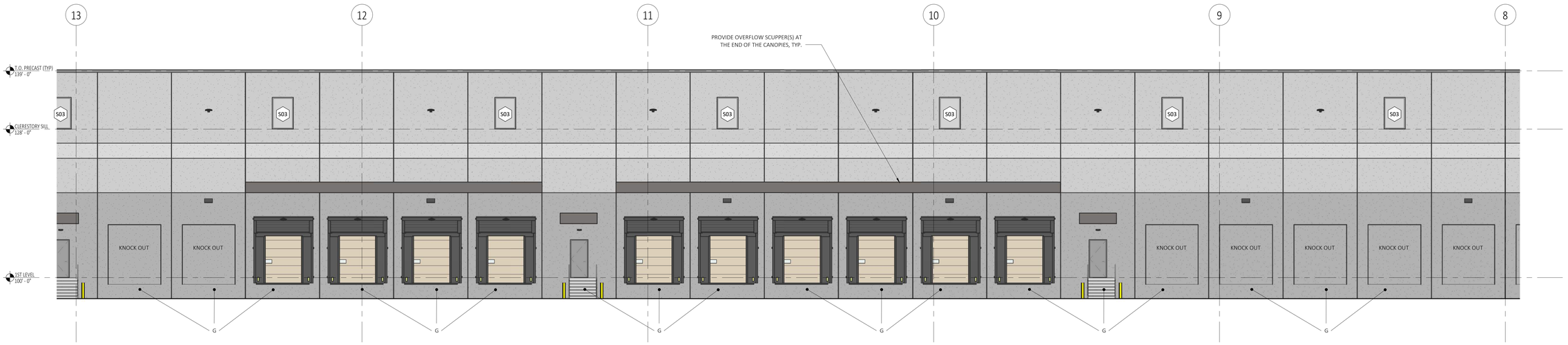
SHEET DESCRIPTION

EXTERIOR ELEVATIONS ENLARGED - EAST

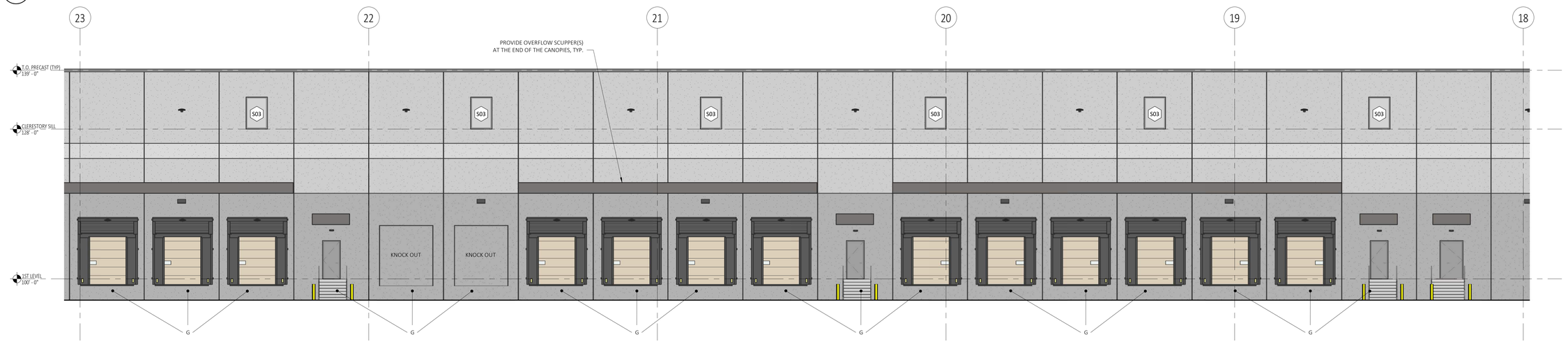
PHASE

BID SET

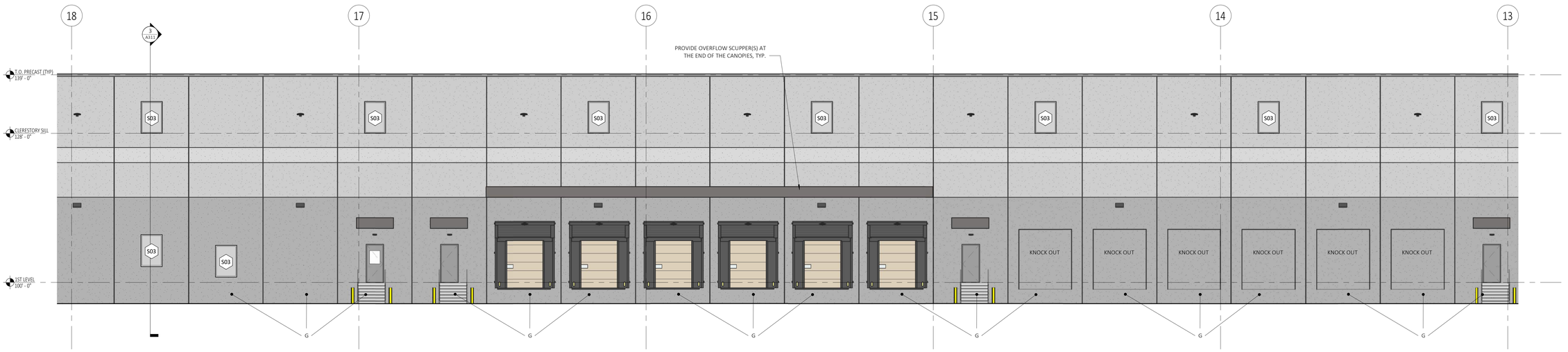
A306



1 A307 **EAST ELEVATION 8-13**
1/8" = 1'-0"



2 A307 **EAST ELEVATION 18-23**
1/8" = 1'-0"



3 A307 **EAST ELEVATION 13-18**
1/8" = 1'-0"

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SCANNELL PROPERTIES

294 GROVE LANE EAST, SUITE 140
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PROJECT NAME

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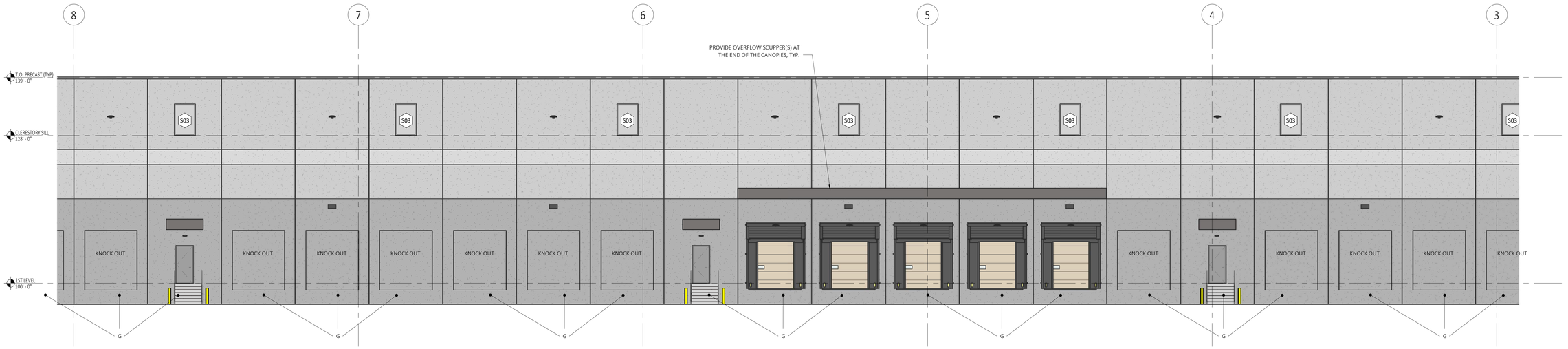
SHEET DESCRIPTION

EXTERIOR ELEVATIONS ENLARGED - EAST

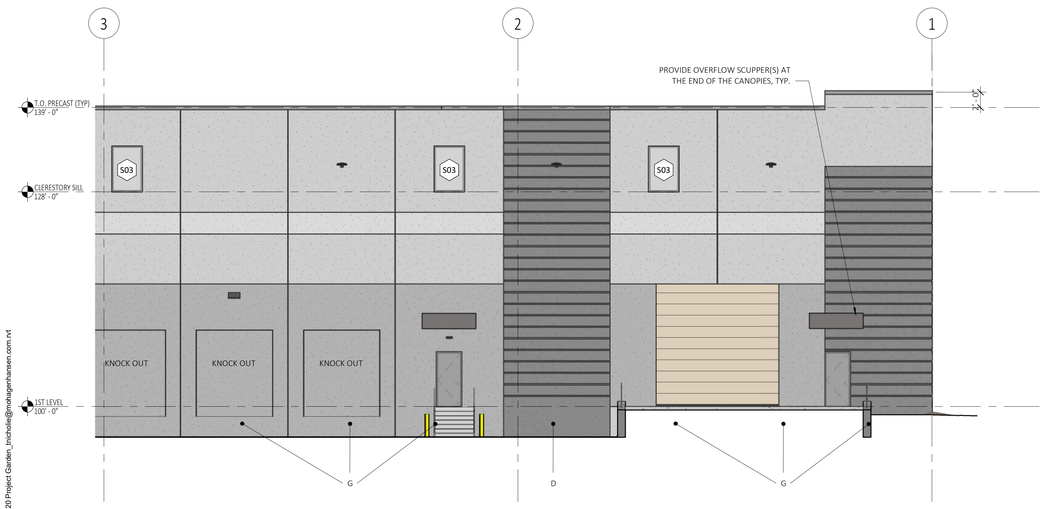
PHASE

BID SET

A307



1 A308 **EAST ELEVATION 3-8**
1/8" = 1'-0"



2 A308 **EAST ELEVATION 1-3**
1/8" = 1'-0"

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PROJECT NAME

SCANNELL PROPERTIES

294 GROVE LANE EAST, SUITE 140
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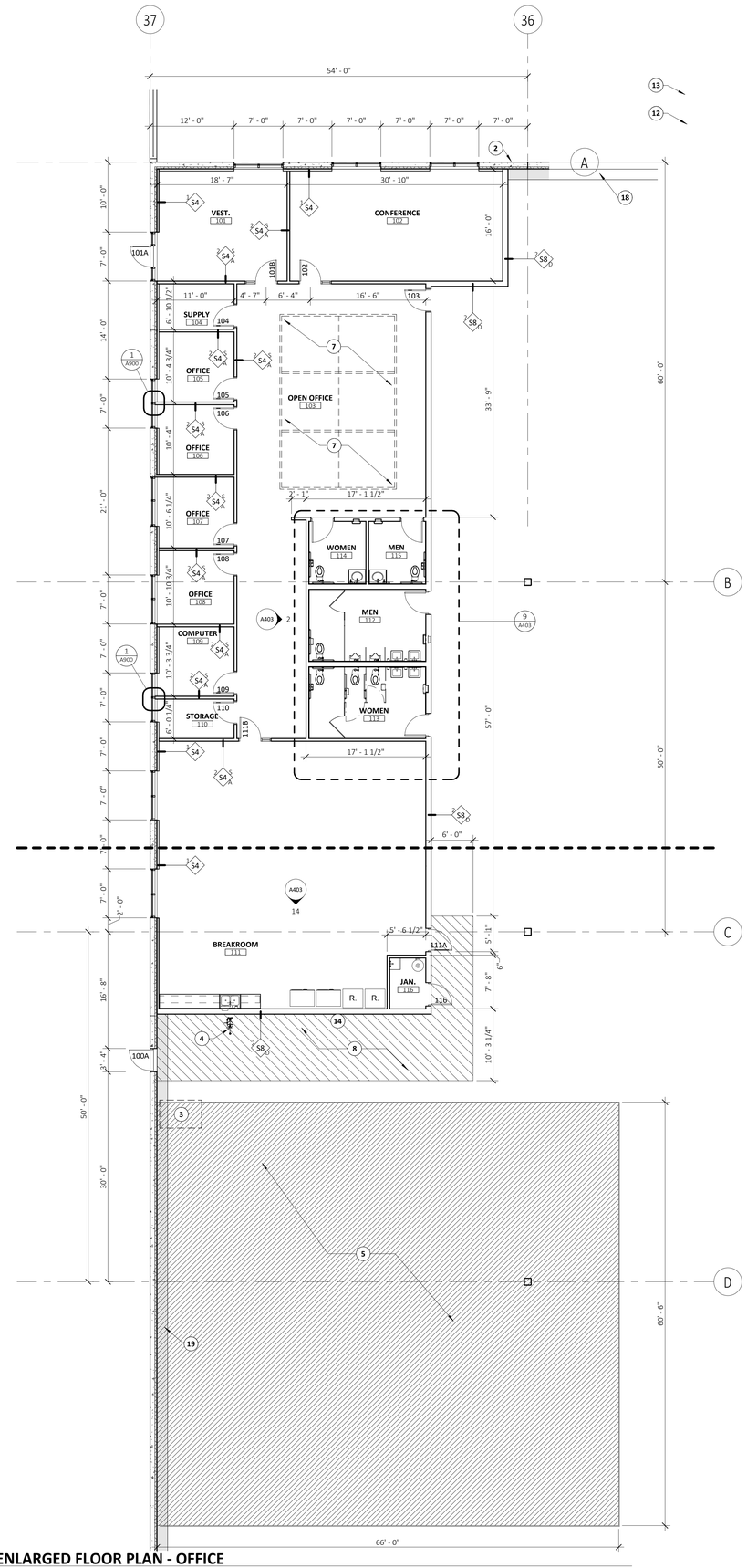
SHEET DESCRIPTION

EXTERIOR ELEVATIONS ENLARGED - EAST

PHASE

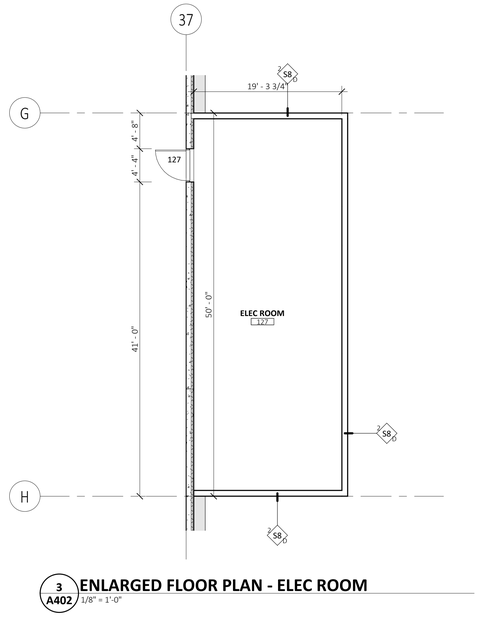
BID SET

A308



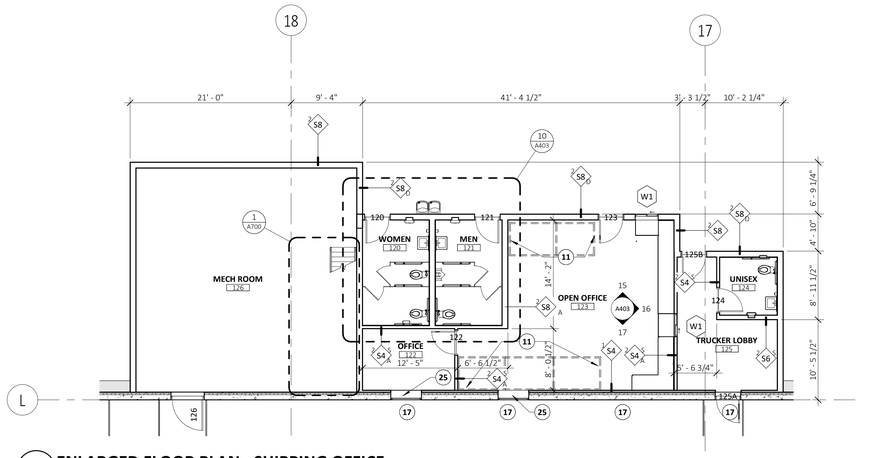
1 A402 ENLARGED FLOOR PLAN - OFFICE

1/8" = 1'-0"



3 A402 ENLARGED FLOOR PLAN - ELEC ROOM

1/8" = 1'-0"



4 A402 ENLARGED FLOOR PLAN - SHIPPING OFFICE

1/8" = 1'-0"

FLOOR PLAN KEYNOTES

TAG	KEYNOTE
1	FDC
2	HOSE BIBB
3	SCRUBBER DUMP, WITH DRAIN. WASTEWATER ENGINEERS, INC MODEL #461 DUMPING STATION
4	EYE WASH - SEE MECHANICAL
5	EPOXY FLOOR COATING AT BATTERY CHARGER AREA (HATCHED) - VERIFY WITH CONSULTANT
6	6'-4" WIDE METAL STAIR
7	OPEN OFFICE FURNITURE BY OTHERS. POWER AND DATA FED BY POLE FROM ABOVE CEILING
8	PROVIDE FLOOR STRIPING ALONG EGRESS PATH, BY OTHERS
9	6" DIAMETER CONCRETE FILLED PIPE BOLLARD - APPLY TWO COATS OF ALKYD SEMI-GLOSS SAFETY YELLOW PAINT
10	SEE TYPICAL DOCK PLANS AND DETAILS
11	OPEN OFFICE FURNITURE BY OTHERS
12	GALVINIZED TUBE STEEL GUARDRAIL
13	PAINT TOP OF CURB 'OSHA YELLOW'

FLOOR PLAN KEYNOTES

TAG	KEYNOTE
14	PROVIDE METAL LOCKERS - VERIFY WITH OWNER
15	16' WIDE x 16' HIGH INSULATED OVERHEAD DOOR - SILL AT 100'-0" AFF
16	9' WIDE x 10' HIGH INSULATED OVERHEAD DOOR - SILL AT 100'-0" AFF
17	11'-3 1/2"' HIGH x 10'-0" WIDE INSULATED OVERHEAD DOOR WITH VISION GLASS - DOCK EQUIPEMENT PACKAGE - SILL AT -15 1/2" AFF
18	SEE GENERAL PROJECT NOTE #4
19	PAINT RODENT STRIP OVER EPOXY FLOOR
20	PROVIDE 240V FOR EACH EQUIPMENT - SEE GENERAL NOTES #3 AND #4 ON A207
21	CONCRETE RAMP W/ 4" CONCRETE CURB.
22	RACKS SHOWN ARE 48" DEEP W/ 108" CLEAR BETWEEN 3' WIDE UPRIGHTS
23	5 3/4" HIGH CONCRETE CONTAINMENT CURB BENEATH DEMISING WALL W/ WATER STOP SAW-CUT INTO SLAB. WALLS TO DECK - 8" 16 GA. STEEL STUDS @ 16" O.C. W/ 5/8" TYPE X GYP BOARD ON BOTH SIDES (TAPE, BED AND PAINT) AND FIRE CAULKING. PROVIDE SLIP TRACK AT UNDERSIDE OF DECK.
24	CONCRETE STOOP AT RAMP MAN-DOOR. - SLOPE GRADE TO MATCH TOP OF STOOP - SEE 9/S301
25	SOLID SURFACE WINDOW SILL . SEE SHEET A900 FOR SPECIFICATIONS.
26	GUARD RAIL.

SCANNELL PROPERTIES
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PROJECT NAME

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CHECKED BY:	S PAETZEL
DATE:	05/21/2021
COMPUTER DIRECTORY:	JOBS/SCANNELL/PROJECT GARDEN_20120

SHEET DESCRIPTION

ENLARGED PLANS - OFFICE, ELEC ROOM, SHIPPING OFFICE

PHASE

BID SET

A402

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LINCOLN BROWN ILLUSTRATION

LINCOLN BROWN ILLUSTRATION

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: **July 7, 2021**

DEPARTMENT: **Plan Commission**

FROM: **Daniel Lindstrom**

SUBJECT: **Consideration and possible action regarding the Public Participation Plan for the City of De Pere 2040 Comprehensive Plan Update, the West Downtown Vision Plan, and the Downtown Parking Study.**

At its June 24, 2021 kickoff meeting, the Comprehensive Plan and West Downtown Vision Plan Steering Committee recommended approval of the draft Public Participation Plan. The Public Participation Plan is a guide for public outreach throughout the Comprehensive Plan update process. The adoption of written procedures for public engagement at the outset of the process is required by Section 66.1001(4)(a), Wis. Stats. Staff stated the item should be forwarded to the Plan Commission for their review and ultimately to the Common Council for final adoption.

The attached Plan outlines the goal, aspirations, and targeted audiences for the Plan update. The document also includes various public engagement activities that are planned to occur during this process, and various methods that will be used to inform the public about engagement events, and also includes the procedure for consideration and adoption of the overall Comprehensive Plan once completed.

Staff Recommendation:
Staff recommends that the Public Participation Plan be forwarded to the Common Council for adoption subject to any final revisions by staff and City Attorney.

ATTACHMENTS:

- Draft City of De Pere Comp Plan Public Participation Plan - 06302021 (PDF)

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org

PUBLIC PARTICIPATION PLAN
De Pere 2040 Comprehensive Plan Update
West Downtown Vision Plan
Downtown Parking Study

The City of De Pere current Comprehensive Plan was adopted in 2010. State Statute 66.1001 requires municipalities to update their comprehensive plan every 10 years and a smaller periodic update every five years. The City has developed the following public participation plan to inform and engage the public as part of the requirements of the Comprehensive Planning state statutes (Wis. Stat. 66.1001(4)a). The goal of a public participation plan is to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan.

A. COMMUNITY ENGAGEMENT GOALS

Incorporate the right people at the right time; an inclusive, transparent process; not oversaturate with requests for feedback during a busy and uncertain time, but have targeted opportunities for input; outline the engagement processes for Who? What? Where? When? How? Why?

Strategic planning processes represent a transformative opportunity for the community to express their long-term vision, build health and resilience, energize programs, and proactively shape their environment. Critically, the planning process itself must be a mechanism for building collaboration between the neighborhood and its residents, the commercial district and its businesses, and institutions and their services—improving the quality of life for all of the above. Our community engagement process will:

- Facilitate meetings, workshops, interviews, and the development of public outreach materials.
- Coordinate with public sector officials/agencies and private sector stakeholders to grasp the history and understanding of the planning studies and past initiatives associated with the redevelopment of the downtown area. Establish a meeting schedule for each group.
- Use creative strategies for public engagement and broad project participation.

The following are aspects of the planning process that we feel underpin the entire effort and are central for achieving enduring success:

A community-driven plan, not a city or consultant-driven solution
The planning process best serves the community when it empowers its citizens to make informed decisions on matters affecting their lives. The process should promote engagement that builds social capital and cohesion. Education is key to promoting stewardship.

Equity as a basis for decision-making.
A decision cannot be equitable unless everyone involved has a voice at the table. To understand equity, the process must understand who is affected by future changes and how they will be affected. Leveraging a robust history of outreach and coupling it with further means of engaging the community, building consensus, and hearing from everyone is essential for having an equitable outcome.

Leverage best practices in planning and design.
The Plan must be tailored to the specific circumstances of a place, but best practices related to design, planning and community governance can be incorporated throughout the planning process. Innovation requires knowing what has come before and building on past success.

Grounded in reality and an implementable structure.
Successful plans do not wait until the end to figure out how they will be implemented. Laying the groundwork for implementation and a governance structure at the onset of the planning process is paramount, and must answer the pragmatic question—"Who owns the Plan and is responsible for its successful implementation?"

B. ENGAGEMENT STRATEGY

As a community-driven planning process, engaging stakeholders, residents, and businesses and is paramount for the success of the project. There is no one-size-fits-all solution for equitably engaging the diverse voices within a community. A broad range of strategies need to be employed, recognizing that certain stakeholders can be better engaged with certain methods and that these methods may vary at different points in the process.

Successful community engagement hinges on two critical issues: 1) Who needs to be engaged and what is their role in the planning process; 2) Which methods are best suited to engaging each stakeholder? A sustainable community engagement structure is described below.

Steering Committee
The project will include multiple meetings with Steering Committee to review and discuss draft plan content. The Steering Committee is composed of representatives of the primary stakeholder groups found within the City of De Pere. This body will serve as the vetting group that leads the overall direction of the plan.

Goal:	Endorsement of the process; strategic vision; validation of concepts; championing implementation; deputize key representatives to report to their organization and encourage feedback
Methods:	Virtual Meetings (+ in person as noted)
Touchpoints:	Kick-off Mtg + Tour Audit Review Meetings (July and August) Take/Share Public Survey (September) Draft Review Meetings (October and November) Join public workshop (November, in-person) Review Draft (February) Support adoption (April/May, in person if possible)

West Downtown Focus Group
A subset of the Steering Committee, the West Downtown Focus Group is comprised of key business and organization leaders in and near the West Downtown.

Goal:	Strategic downtown vision; validation of concepts; championing implementation; deputize key representatives to report to their organization and encourage feedback
Methods:	Virtual Meetings (+ in person as noted)
Touchpoints:	Kick-off Mtg + Tour Opportunities/Challenges Meeting (July) Take/Share Public Survey (September) Alternatives Workshop (November, in-person)

Join public workshop (November, in-person)
Support adoption (April/May, in person if possible)

Stakeholders

This Plan is not being produced in a vacuum and needs to build on current and recent efforts. Tapping key stakeholders for their expertise, insight, and strategies for implementation will ensure the broader endorsement of the plan's vision and its successful implementation. Stakeholders will be engaged through periodic engagement, education and outreach to help inform decisions and be advocates for the plan's desired outcomes. These include representatives and leaders from neighborhoods, business districts, and local institutional anchors. It may also include representatives from nonprofit organizations, agencies, technical experts, and others as necessary. This network of ambassadors can be engaged on a volunteer basis to facilitate grassroots engagement efforts in the community to ensure that all voices, in all corners of the community, can be heard. These stakeholders can be a part of building a broader pipeline for communication. Asking participants to forward announcements or project information throughout their own networks is a key strategy.

Goal:	To ensure this plan incorporates other plans/initiatives/studies; to build a broad constituency for support; to identify key implementation partners; deputize key stakeholders to report to their organization and gather feedback
Representatives:	Key agencies/partners; technical topic experts
Methods:	Small group strategy sessions (parking) Invite to public input sessions City staff to follow up with as necessary
Touchpoints:	Focus groups/Interviews Public Workshops and Open Houses

Public

The success of any planning project hinges on effective communication at many levels. The community needs to have clarity about the intended direction and purpose of the plan, be informed about upcoming events and ways of being involved in the process and have access to key project information and resources in order to be informed and knowledgeable about important planning issues.

Goal:	To obtain feedback from a wide range of constituents to inform the planning process; to provide opportunities for easy, accessible input; to build a network of interested citizenry to vet plan concepts; to build awareness of the plan
Representatives:	Press release, social media announcements, public access notices, Steering Committee + Stakeholder Ambassadors to spread the word and encourage participation
Methods:	Website virtual engagement DIY survey kits City Staff visit meetings
Touchpoints:	Sep: Website launch, PET input and DIY kits/survey November: Alternatives workshop Spring: plan draft survey

Plan Commission Meetings

After the recommendation of the draft plan by the Steering Committee, the consultant and staff will present the draft plan to the Plan Commission for review and recommendation to the City Council. The Plan Commission may elect to hold an additional public hearing on the draft plan.

Other Committee & Commission Meetings
The planning process will include one meeting attended by City Staff with each of the following existing committees and commissions while working on corresponding sections of the plan relevant to each entity:

- Board of Park Commissioners
- De Pere Business Improvement District
- De Pere Housing Authority
- Finance and Personnel Committee
- Historic Preservation Commission
- Redevelopment Authority
- Sustainability Commission

Municipal and Regional Partner Meetings
The planning process will include meetings facilitated by the City Staff with neighboring municipal and regional partners. These meetings will be with local officials for planning staff members to review plan content related to land use and intergovernmental cooperation.

Common Council Meetings
The planning process will include a total of three meetings attended by the City staff to present the process update with the Common Council. The Common Council shall have the authority to adopt the new updated Comprehensive Plan and shall hold a public hearing on the draft plan prior to any final action.

C. Public Methods for Information and Participation

Identity & Branding Engagement
Identity and branding is important to convey the character and value of the community, but it is also important for creating identity and clarity around the planning processes itself. A basic brand and identity package for the planning process, which can evolve into a broader community identity, will benefit the visibility of the project. This project will utilize the results from the 2018 Vision and Branding and the results from the strategic plan as the starting point for the project.

Website
The project website will be the project portal landing page for all information on the project will have the flexibility to post key documents, resources and announcements. Ideally, the portal provides a method to post announcements and updates that can be shared across social media platforms. Suggested content:

- What is this project?
- Calendar and Upcoming Meetings
- FAQ
- Resources
- Feedback

The website will be built on City's GIS platform. The Consultant will post summaries on the HUB Website and the City to coordinate follow up communications

Flyers/Posters
Physical flyers or posters will be used to help reach people that are otherwise relatively hard to reach, such as renters and minority residents. Flyers will be posted in City facilities, and with permission, at churches, Community Center, etc.

Social Media
Announcements regarding project meetings and surveys will be promoted through the City's Facebook and Twitter feeds. The City will also utilize Nextdoor to post announcements prior to information for the community surveys. Each of the City's share announcements will include links to the website.

Print media

One of the best ways of getting coverage on a project is going directly to the press. Asking to be interviewed by local print, radio and television coverage can increase awareness of the project and drive participation in outreach. It also presents an opportunity to respond to common questions or concerns raised during the planning process in a manner likely to be seen and heard by a broader audience. The City will reach out to the Press Times prior to key project events and milestones to encourage and inform articles about the process.

DIY kits/surveys

The consultant will make paper versions of our input activities available to the public upon request. City to print, assemble, and distribute.

Invitations to meetings

The City will coordinate the media channels and stakeholder communications to ensure all appropriate individuals and parties are included within the engagement process.

Underrepresented Constituents Approach

The City will seek help identify key constituent groups that are typically underrepresented during the planning process to ensure the City receives an appropriate cross-section of responses.

D. Public Participation Schedule and General Process

Public Participation Schedule:

MILESTONES		MONTHS:	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
	PHASE 1: UNDERSTAND													
	1.1	Kick off call with staff												
1	1.2	SC #1 /Dtown Focus Group + tour	▲◆											
		Parking Focus Groups		◆										
	1.8	SC #2 & #3 CP Audit Triage Calls		▲	▲									
	1.10	West Dtown Virtual Focus Group			◆									
2	1.12	Public Mtg #1: Virtual Hub Launch/survey				■								
	PHASE 2: EXPLORE													
3	2.2	SC # 4,5,6 on Comp Plan Drafts					▲	▲	▲					
	2.7	West Dtown Stakeholder Focus Group						◆						
	2.9	Joint draft concept/alts Public Mtg #2						■						
	2.10	Online draft review/survey												
4	PHASE 3: REALIZE													
	3.4	Website draft input/survey											▲◆■	
	3.5	PC + CC adoption meetings (x2 mtgs)												

KEY:
- ▲ Steering Committee
- ◆ Downtown Focus Group
- ■ Public Meeting

Green Shading: Consultants In-Person Visits

UNDERSTAND
EXPLORE
REALIZE
DOWNTOWN PLAN
COMP PLAN
Audit/Triage
Dive into Downtown
SC #2
SC #3
SC #4
SC #5
SC #6
Downtown Focus Group #2
01. KICK OFF
MILESTONE VISIT #1
Steering Committee #1
Downtown Focus Group #1 City Tour
02. LAUNCH PUBLIC INPUT
VIRTUAL MILESTONE #2
Public Meeting #1
Online Engagement
Portal Launches
03. CONCEPT/ PRIORITIES
MILESTONE VISIT #3
Downtown Focus Group #3
Public Meeting #2
04. ADOPT
MILESTONE VISIT #4
Lasch Public Survey
Plan Commision/Common Council
Adoption Meetings
05. IMPLEMENT
We'd love to help you
LEGEND
City staff Call
Steering Committee
Downtown Focus Group
Public Meeting

E. Plan Adoption Procedures:

Plan Commission

The Planning Commission shall, by majority vote, adopt a resolution recommending that the City Council pass an ordinance to adopt the Comprehensive Plan (Wis. Stat. 66.1001(4)b).

Common Council

Prior to adopting the Comprehensive Plan the City will hold at least one Public Hearing on the plan. As stated in Wis. Stat. 66.1001(4)d, the hearing must be preceded by a Class 1 notice under ch.985. a minimum of 30 days prior to the hearing. Said notice shall contain at least the following information:

1. The date, time and place of the hearing.
2. 66.1001(4)(d)2.A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
3. 66.1001(4)(d)3.The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
4. 66.1001(4)(d)4.Information relating to where and when the proposed comprehensive plan or amendment to such a plan may be inspected before the hearing, and how a copy of the plan or amendment may be obtained.

Public Hearing

At least 30 days before the public hearing is held the City shall provide written notice to all of the following, as stated in Wis. Stat. 66.1001(4)e:

1. An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)d, within the jurisdiction of the City.
2. A person who has registered a marketable nonmetallic mineral deposit under s. 295.20 within the jurisdiction of the City.
3. Any other property owner or leaseholder who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the City provide the property owner or leaseholder of notice of hearing.
4. Any person who has submitted a request to receive notice of any proposed ordinance that affects the allowable use of property owned by that person.

Draft Plan

An electronic copy of the draft plan or notification on how to view/download a copy of the plan online will be disseminated to neighboring jurisdictions and appropriate governments, as stated in Wis. Stats. 66.1001(4)b, provided 30-day for written comments. A copy of the draft plan will be sent to

1. The Clerk for the following municipal governments shall receive a copy of the plan
    a. Town of Lawrence
    b. Town of Ledgeview
    c. Town of Rockland
    d. Village of Allouez
    e. Village of Ashwaubenon
    f. Village of Bellevue
    g. Unified School District of De Pere
    h. West De Pere School District
    i. Brown County
2. Brown County Public Library
3. Northeast Wisconsin Regional Plan Commission
4. Wisconsin Department of Administration

Adoption

The City Council, by a majority vote, shall enact the ordinance adopting the recommended plan (Wis. Stat. 66.1001(4)c). An electronic copy of the adopted plan and ordinance, or notification on how to view/download a copy of the plan online, will be disseminated to the above-mentioned governing bodies, as stated in Wis. Stat. 66.1001(4)b.