



Plan Commission

Regular Meeting

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

Agenda

Monday, May 23, 2022	7:00 PM	Council Chambers and Virtual
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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 **May 23, 2022** 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](tel:18668994679)
United States: [+1 \(312\) 757-3117](tel:+13127573117)
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://deperewi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the April 25, 2022 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action for a site plan for an ~11,326 SF private access road and storm water management at 114 S Ninth ST (Parcel WD-D0200-4).
5. Consideration and possible action for a site plan for a ~6,625 SF high jump pad at 1600 Lost Dauphin RD (Parcel WD-201).
6. Consideration and possible action for a site plan for a ~17,200 SF addition of two tennis courts with a 12' x 24' pavilion, and the resurfacing of seven existing tennis courts at 1700 Chicago ST (ED-1128-30).
7. Consideration and possible action for a site plan for a ~4,963 SF parking lot addition at 650 Heritage RD (ED-F0097).
8. Discussion about proposed changes to the City's proposed DRAFT Zoning Code related to residential, mixed use, commercial, business park, and industrial landscaping.

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Colin Meisel, Ruekert & Mielke INC

Mark Schweighart, Quantum Development LLC

John Kneer, Rettler Corporation

Cam Fuller, Saint Norbert College INC

Pat Meyer, Unified School District of De Pere

Craig Michels, Boldt

Ron Laakonen, Allied Tube & Conduit CORP



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 23, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the April 25, 2022 Plan Commission meeting.

ATTACHMENTS:

- PC_Apr2022_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, April 25, 2022

7:00 PM

Council Chambers and Virtual

Call to Order

The meeting was called to order at 7:00 PM by Alderperson Dean Raasch

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

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

2. Approval of the minutes of the March 28, 2022 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Carpenter, Higgins, Raasch, Raymaker, Schilling
EXCUSED:	James Boyd, Brenda Busch

3. Annual Election of Vice Chair.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Carpenter, Higgins, Raasch, Raymaker, Schilling
EXCUSED:	James Boyd, Brenda Busch

4. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC

Ald. Raasch moved, seconded by Ald. Carpenter, to open the meeting. Upon vote, motion carried unanimously. Scott Borley, 2419 Tullig Place, stated his concern with the berm height proposed between his property and the Georgia Pacific warehouse at 2555 American Boulevard. Mr. Borley stated that representatives from Georgia Pacific will be coming out to meet with the neighbors in the next few days. He asked the commission for help on getting the height of the berm raised and/or taller trees being planted to screen the building. Ald. Raasch stated that the commission can't comment on the item at this time. Mike Piehl, 2441 Tullig Place, asked for an update on the landscaping and the berm. Ald. Carpenter stated that he could not comment on it at the meeting, but will send him an email. There were no other public comments. Ald. Carpenter moved, seconded by Mark Higgins, to go back to regular order. Upon vote, motion carried unanimously.

RESULT: DISCUSSED

5. Consideration and possible action on an extraterritorial 2 lot certified survey map at 2016 Jen DR in the Town of Lawrence (Parcel L-783).*

City Planner Peter Schleinz reviewed the 2-lot extraterritorial CSM at 2016 Jen Drive in the Town of Lawrence. Staff recommended approval of the CSM, subject to the conditions in the report. Mark Higgins moved, seconded by Ald. Carpenter, to approve the CSM. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on May 3, 2022.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Mark Higgins, Commissioner
SECONDER: Dan Carpenter, Alderperson
AYES: Carpenter, Higgins, Raasch, Raymaker, Schilling
EXCUSED: James Boyd, Brenda Busch

6. Consideration and possible action on a 104 lot and 4 outlot final plat of Waterview Heights Fifth Addition at 2400 BLK Lost Dauphin RD (Parcels WD-D0104, WD-L496).*

City Planner Peter Schleinz reviewed the final plat of Waterview Heights Fifth Addition. Staff recommended approval of the final plat, subject to the conditions in the report. Mark Higgins moved, seconded by Ald. Raasch, to approve the final plat. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on May 3, 2022.

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

7. Discussion about proposed changes to the City's proposed DRAFT Zoning Code related to permitted land uses, office/business/industrial park district design standards, and signage.

City Planner Peter Schleinz provided a summary of the proposed changes to the City's DRAFT Zoning Code related to permitted land uses, design standards, and signage. For permitted land uses, little has changed for residential land uses, but churches and schools have been removed from residential categories and have been put into a separate Public and Institutional land use category. Commercial land uses are reduced from 100 categories to 35 categories, which makes it easier to classify land use categories together. Industrial land use categories have been cleaned up and clarified.

Design Standards:

Front facades of the office, commercial, business park, and industrial park areas are proposed to have 8 major facade materials that must cover 70% of the front facade and 14 minor materials which have specific percentages assigned, from 20-30%. Mark Higgins asked how this compares to other communities. Development Services Director Daniel Lindstrom stated that the Green Bay business park has very similar design standards to this but under restrictive covenants not part of the zoning code.

Signage:

The focus on the amendment has been on content-neutral and location-based signage, which is a big change from the current code. In fact, signage is currently not part of the zoning code but will be part of the new zoning code. Staff asked for recommendations from the members on the 3 ways to monitor temporary yard signs: (1) total signs per street frontage, (2) maximum area per sign, and (3) maximum area for all signs. Grant Schilling is in favor of fewer signs, specifically 4 signs maximum. Ald, Carpenter is in favor of keeping all 3 categories. All other members agreed with this suggestion. Development Services Director Daniel Lindstrom stated that the last outstanding remaining sections to review are parking and access and landscape design. These topics will be discussed at a future Plan Commission meeting. This was a discussion only item so no action is needed at this time.

RESULT:	DISCUSSED
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8. Discussion of the Draft Downtown Parking Study.

Development Services Daniel Lindstrom provided a review of the draft downtown parking study.

Project Objectives:

- Evaluate current parking study, demand, behavior
- Review & assess current parking operations & management
- Compare De Pere to similar peer cities in how parking is provided, operated, and managed
- Evaluate future parking needs with expected development
- Identify strategies to improve parking operations and management, and leverage parking as an economic development tool and key factor in a high quality of life

How much parking is there in De Pere?

Private parking - 1387 spaces

Public parking - 1605 spaces

Summary & Key Conclusions:

1. Significant on-street parking is available throughout downtown, with limited high-demand areas at all times of day.
2. Easily visible electronic pedestrian crossing signals.
3. Pleasant, attractive streetscapes and clean on-street parking areas.
4. High speed traffic zones, particularly near the roundabout (East) and the intersection of 3rd and Main (West), which may make on-street parallel parking intimidating or frustrating for some users.
5. High occupancy facilities: Nicolet Square Lot, Mission Square, Reid St/Fourth St facilities, 335 S. Broadway (City Hall).
6. Short-term vs. long-term off-street parking supply likely needs to be adjusted and calibrated to satisfy occasional higher demand hotspots and businesses.
7. Off-street parking lot identification, signage, and a consistent brand would assist in pedestrian/vehicular wayfinding and an enhanced downtown identity.
8. Additional delivery/loading spaces are needed on both sides of the river.

Peer Review:

Peer communities: Northfield, MN, Stevens Point, WI and Marquette, MI

These other cities have a parking utility, which manages the parking. De Pere is a little bit behind these communities when it comes to parking.

Needs/Issues/Opportunities Categories:

- Communications/Wayfinding and Marketing
- Personnel, Organization, and Community Engagement
- Policy, Parking Operations, and Management

Policy, Parking Operations, and Management: On-Street Parking Recommendations:

1. Implement On-Street Short-Term Parking/Loading Zones
2. Institute Revised On-Street Parking Time Limits in East and West Downtowns
3. Be Deliberate About Expanding Managed On-Street Parking Areas
4. Monitor On-Street for Future Implementation of Paid Parking

Policy, Parking Operations, and Management: Off-Street Parking Recommendations:

1. Introduce a Parking Pass Program for Off-Street Long-Term Parking
2. Implement Modified Short and Long-Term Parking Management Approach
3. Implement An Integrated Virtual parking pass and Mobile License Plate Based Enforcement System
4. Calibrate parking pass Numbers and parking pass Rates for Effective Ongoing Parking Management
5. Implement a Strategic Goal of Efficient Off-Street Parking Management
6. Implement a Formal City-Led Shared Parking Program
7. Consider a Parking Utility Fee Program to Fund Public Parking and Mobility Improvements
8. Implement Best Practices for Event Parking Management
9. Strategically Add Electric Vehicle Chargers and Require Chargers for New Developments
10. Consider the Adoption of a College Development Zoning District

Communications, Wayfinding, and Marketing:

1. Change Off-Street Parking Naming Structure
2. Launch a Park De Pere Branding, Communications, and Marketing Campaign
3. Update City Website with Clear Downtown Public Parking Information
4. Update Signage at Key Locations to Include Parking-Related Information
5. Install Updated Entry and Location Signage at all Publicly Accessible Parking Facilities
6. Update 2021 Wayfinding guide with any changes to the parking

Personnel, Organization, and Community Engagement:

1. Create a Single City Parking Entity and Consolidate All Parking and Mobility Services
2. Develop a Mission Statement that is Supported Across City Departments
3. Engage with St. Norbert College on Access and Parking
4. Engage with Community Organizations on Branding and Communications

Personnel, Organization, and Community Engagement

1. Create a Single City Parking Entity and Consolidate All Parking and Mobility Services
2. Develop a Mission Statement that is Supported Across City Departments
3. Engage with St. Norbert College on Access and Parking
4. Engage with Community Organizations on Branding and Communications

This was a discussion only item so no action is needed at this time.

RESULT: DISCUSSED

Adjournment

Ald. Carpenter moved, seconded by Ald, Raasch, to adjourn the meeting at 9:13 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 23, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 23, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

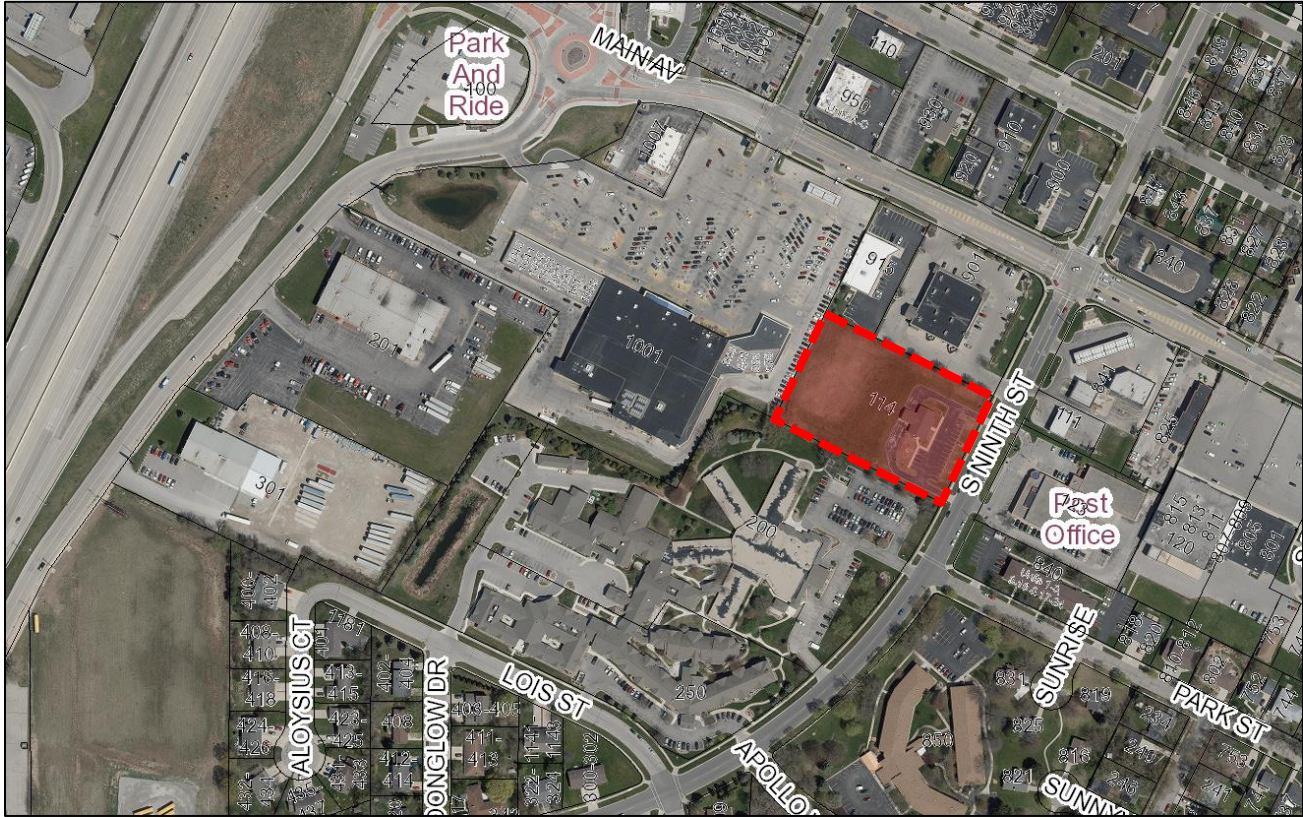
SUBJECT: Consideration and possible action for a site plan for an ~11,326 SF private access road and storm water management at 114 S Ninth ST (Parcel WD-D0200-4).

ATTACHMENTS:

- PC Report - Quantum Development (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY - 29 Apr 2022 (PDF)

- Item 4: Consideration and possible action for a site plan for an ~11,326 SF private access road and storm water management at 114 S Ninth ST (Parcel WD-D0200-4).

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Driveway and stormwater management only. There is no proposed building for Plan Commission review. There is a concept plan to land divide the property into three lots for three future buildings.

COMMON DESCRIPTION: 114 S Ninth ST, located between Main AV and Park ST.

ZONING: General Business District (B-2).

SURROUNDING LAND USES: Retail (B-2 PDD) to the north and west.
Assisted living residential and rehabilitation (R-3 PDD) to the south.
Post Office (B-2) to the east.

COMPREHENSIVE PLAN: Commercial.

APPLICANT / OWNER: Authorized Representative
Colin Meisel, Team Leader
Ruekert & Mielke INC
1400 Lombardi AV #101s
Green Bay, WI 54304

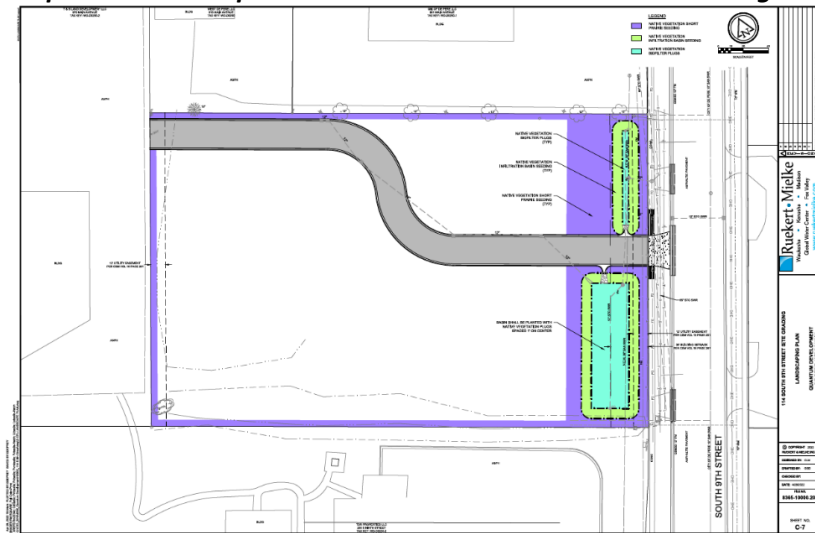
Property Owner
Royal Vista Equine Landholdings LLC
ATTN: Mark Schweighart, Managing Member
of Quantum Development LLC
5412 CO RD 32E
Fort Collins, CO 80528

LAND USE SITE HISTORY: The commercially zoned property was developed in the 1980's and is proposed to be torn down for future development.

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 proposed site plan includes the addition of a new private access road that connects between Ninth ST and the east end of the Festival Foods parking lot. Due to the slope of the property, onsite stormwater management is proposed along Ninth ST. There are no proposed buildings for Plan Commission review.

Proposed site with private access road and storm water management:



STAFF COMMENTS:

Engineering:

1. The City will provide a storm water maintenance agreement for the developer to fill out and return to the City for review, signature, and recording. The agreement listed in the SWMP can be removed.

Planning:

1. Update the zoning district on Sheet C-6 to read B-2 (General Business District) instead of Light Manufacturing.
2. Future development of buildings and parking lots will require screening from adjacent residentially zoned properties.
3. Trees will not be required on the property at this time, but trees will be required when buildings are developed. Likewise, parking lot screening will be required.

Inspection:

1. Obtaining site plan permits need to follow after the raze permit process.

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

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan for an ~11,326 SF private access road and storm water management at 114 S Ninth ST, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

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

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Ruekert & Mielke, Inc.	Authorized Representative Colin Meisel	Title Team Leader	
Mailing Address 1400 Lombardi Ave #101s	City Green Bay	State WI	ZIP Code 54304
Email Address cmeisel@ruekert-mielke.com	Phone Number (incl. area code) (920) 876-6382	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) Quantum Development, LLC	Contact Person Mark Schweighart	Title Managing Member	
Mailing Address P.O Box 1040 Edmond, OK 73083	City Edmond	State OK	ZIP Code 73083
Email Address mark@quantumco.co	Phone Number (incl. area code) (405) 330-0591	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 114 S 9th Street, De Pere, WI 54115	Parcel No. WD-D0200-04
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SECTION 4: Project Information

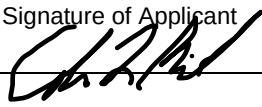
Existing Zoning:	General Business District		
Present Use of Parcel:	General Business		
Proposed Use of Parcel:	Access road		
Estimated Start Date:	5/15/2022	Estimated Completion Date:	8/1/2022

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Colin L. Meisel	Title Team Leader	Phone Number (920) 876-6382
Signature of Applicant 		Date Signed 3/21/2022

TO BE COMPLETED BY CITY STAFF

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

General Comments:
Provide the owner contact information in the title block or cover sheet. Information added.
Identify how many trips are anticipated for this future development during the peak hour. If the development will generate 100 or more trips in the peak hour, an abbreviated TIA may be required per the WisDOT TIA Guidelines. Development plans for property use is not determined/finalized at this time. Currently peak hour trips are estimated to be under 100 per hour.
Future water service:
a. The City will not permit the extension of the water service as shown on sheet C-4. The existing water service will need to be abandoned to the water main and the curb stop will need to be turned off. The 10-inch ductile iron water main is in the eastern terrace on S. Ninth Street. The abandonment of the existing water lateral will require an excavation permit and most likely a lane closure permit with the City of De Pere Department of Public Works. Water service called out to be abandoned. Note added for excavation and lane permits on sheet C2.
b. Provide plans that show how each of the three future buildings will be serviced. Plans updated show future service/watermain that will be permitted as part of future building/site plan applications.
i. If a private water main is proposed through the site, a master water meter will be required at the right-of-way line entering the development. No further metering would be required at the three future buildings. Water laterals or mains 4-inches in diameter or greater would need to be pressure tested and safe sampled prior to the City turning on the service valve. Plans updated to show future service/watermain.
ii. The City would consider constructing, owning and maintaining a water main through this development to serve the three future buildings. Each building could then be served by smaller meters off the City main. Plans updated to show future service/watermain.
iii. The City will not permit individual water services to each building. Plans updated to show future service/watermain. A separate service is proposed for the northern lot and the southern lots will be services off of a main.
Future sanitary service:
a. The City will not permit the extension of the sanitary sewer service as shown on sheet C-4. The existing sanitary lateral will need to be abandoned to the 18-inch sanitary sewer main on S. Ninth Street. The wye will need to be capped at the main. The City will consider the use of an internal liner to abandon this service. Plans have been updated accordingly.
b. Provide plans that show how each of the three future buildings will be serviced. The proposed, private sanitary sewer service will need to be televised and pressure tested prior to occupancy of the future developments. Future sanitary sewer connections have been added to the plans.
Engineering records indicate that there is a 66-inch storm sewer abutting this development, not a 60-inch. Plans have been updated accordingly.
The inlet lead across S. Ninth Street is a 12-inch RCP. Plans have been updated accordingly.
SWMP:
Project Description – In total the development will ultimately result in 0.26 acres of impervious surface to the lot per the Project Information table on sheet C-6. Correct.
The City will provide a storm water maintenance agreement for the developer to fill out and return to the City for review, signature and recording. The agreement listed in the SWMP can be removed. The agreement listed has been removed.
Provide calculations showing the % TSS reduction required for the 2.28 acre lot. The City believes the required TSS removal will be closer to 76% with only 0.23 acres of the 2.28 acre lot being existing impervious redevelopment. Area to the NW of the existing structure was considered “new” development. Area to the SE

was considered “redevelopment. We have updated the drainage basin figure in the SWMP to show the calculation.

Sheet C-2

Storm sewer shall be capped at inlet or mainline connection. **Notes added to C-4**

Provide the following notes: **Notes have been added.**

- a. An excavation permit will be required for any work in the right-of-way on S. Ninth Street. Please contact the City of De Pere Department of Public Works at 920-339-4061 to obtain an excavation permit. **DONE**
- b. Curb and gutter work on S. Ninth Street to accommodate driveway installation and removal shall be completed by a licensed concrete worker. A concrete worker’s license can be obtained with the City of De Pere. **Added to C-2**

Driveway openings shall be created via a hydraulic, mounted horizontal curb cut machine or via full curb and gutter removal. **Added to C-2**

Any curb and gutter removal will require a 2-foot asphalt patch off the flange on S. Ninth Street for the entire length of the curb work. **Added to C-2**

The 30-foot building setback note seems to be pointing to the incorrect location. **Note is a dimension showing the distance from ROW to the 30’ setback line.**

Sheet C-3

Provide inlet protection Type D at inlets in Roadway. **EC plan updated**

Show concrete washout area. **EC plan updated**

Sheet C-4

Provide the following notes:

- a. The City of De Pere Engineering Division shall be called at 920-339-4061 to inspect the connection of the new storm sewer lateral. A minimum of 24-hour notice is required. **Note added**

Label the GBMSD and City sanitary sewer mains. **Sewer labels have been updated.**

Identify all proposed lighting on this site. **No lighting is proposed. Lighting will be included as part of building site plan applications.**

Show overhead electric and City watermain on eastern terrace of S Ninth ST. **OHE electric has been added**

Show GBMSD 12-inch force main on S. Ninth Street off the western flange. **FM added**

Grading plan disputes:

- a. STO INL4 has a grate of 608.66 listed, and the grading plan calls the flange to be 608.95. **Elevations are updated**

- b. STO INL3 has a grate of 608.36 listed, and the grading plan calls the flange to be 608.61. **Elevations are updated**

Show rip rap at discharge end walls with Geotextile Fabric. End walls shall be tied back to adjacent pipe. **Rip rap added. See note 2 on C-4.**

Sheet C-6

It is recommended that the driveway section and the 5-foot sidewalk section abutting the driveway both be 8-inch concrete. The sidewalk outside of the driveway area is only required to be 4-inch concrete sidewalk. **Sidewalk Update**

ENGINEERING Related Revisions:

PLANNING Related Revisions:

Plan Commission does not review or approve the locations of unknown future building footprints. Either remove the building footprints, or the southeastern building should be moved

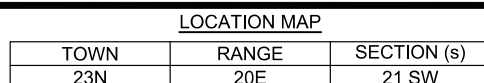
toward Ninth ST to be closer to the building setback line and with the front facade in line with the building to the north. **Building footprints have been removed from the plan.**

Future development of buildings and parking lots will require screening from adjacent residentially zoned properties. **Noted.**

Trees will not be required on the property at this time, but trees will be required when buildings are developed. Likewise parking lot screening will be required. **Noted.**

SHEET NO.	DESCRIPTION
C-1	GENERAL NOTES
C-2	DEMOLEITION PLAN
C-3	EROSION CONTROL
C-4	UTILITY PLAN
C-5	GRADING PLAN
C-6	SITE PLAN
C-7	LANDSCAPING PLAN
C-8 - C-11	CONSTRUCTION DETAILS

CONTROL		SANITARY SEWER		UTILITIES		WATER MAIN	
	BENCHMARK		SANITARY MANHOLE		CABLE BOX		EXISTING HYDRANT
	CHISELED MARK		SEPTIC SYSTEM		CABLE MANHOLE		EXISTING LOCATOR BOX
	CONTROL POINT		SEPTIC TANK COVER		UNDERGROUND TV CABLE		EXISTING SPRINKLER HEAD
	IRON PIPE (GENERIC)		SEPTIC VENT		UNDERGROUND TV DUCT		EXISTING WATER CURB STOP
	IRON PIPE (1" DIA)		SANITARY SEWER		ELECTRIC BOX		EXISTING WATER MAIN BEND
	IRON PIPE (2" DIA)		PROPOSED SANITARY MANHOLE		ELECTRIC MANHOLE		EXISTING WATER MAIN CROSS
	IRON PIPE SET		PROPOSED SANITARY RISER		ELECTRIC METER		EXISTING WATER MAIN OFFSET
	IRON ROD (GENERIC)		PROPOSED SANITARY LATERAL		ELECTRIC PAD		EXISTING WATER MAIN PLUG
	IRON ROD (3/4" DIA)		PROPOSED SANITARY SEWER		ELECTRIC TRANSFORMER		EXISTING WATER MAIN PLUG W/ AIR RELEASE
	IRON ROD (1 1/4" DIA)		STORM SEWER		POWER POLE		EXISTING WATER MAIN REDUCER
	MONUMENT		STORM CATCH BASIN		UNDERGROUND ELECTRIC		EXISTING WATER VALVE
	NAIL		STORM FIELD INLET		UNDERGROUND ELECTRIC DUCT		EXISTING WATER VALVE MANHOLE
	PAINT MARK		STORM INLET		GAS CURB STOP		EXISTING WELL
	PK NAIL		STORM MANHOLE		GAS MANHOLE		EXISTING YARD HYDRANT
	RAILROAD SPIKE		STORM YARD DRAIN		GAS METER		EXISTING WATER MAIN
	REFERENCE TIE		STORM SEWER		GAS TEST STATION		EXISTING WATER SERVICE
	SECTION CORNER		CULVERT (SIZE & TYPE NOTED)		GAS VALVE		PROPOSED CURB STOP
	SECTION CORNER MONUMENT		PROPOSED STORM INLET/CB		GAS VALVE TEST		PROPOSED HYDRANT
	TEMPORARY CONTROL POINT		PROPOSED STORM MANHOLE		GAS VENT		PROPOSED LOCATOR BOX
	USGS MONUMENT		PROPOSED STORM LATERAL		UNDERGROUND GAS MAIN		PROPOSED WATER MAIN BEND (ANGLE NOTED)
GROUND			PROPOSED STORM SEWER		UNDERGROUND GENERIC DUCT		PROPOSED WATER MAIN CROSS
	WATER ELEVATION		GENERAL		TELEPHONE BOX		PROPOSED WATER MAIN OFFSET
	WETLANDS (SURVEYED LOCATION)		AIR CONDITIONER		TELEPHONE MANHOLE		PROPOSED WATER MAIN PLUG
	CROPFIELD		CLEAN OUT		UNDERGROUND TELEPHONE		PROPOSED WATER MAIN PLUG W/ AIR RELEASE
	DITCH		DELINICATOR POST		UNDERGROUND TELEPHONE DUCT		PROPOSED WATER MAIN REDUCER
	GUARD RAIL		FLAG POLE		UNDERGROUND FIBER OPTIC DUCT		PROPOSED WATER MAIN TEE
	TOE OF SLOPE		GENERIC HAND HOLE		LANDSCAPE		PROPOSED WATER VALVE
	TOP OF BANK		GENERIC MANHOLE		CONIFEROUS MULTIPLE TRUNK TREE		PROPOSED WATER VALVE MANHOLE
	WETLAND BOUNDARY		GENERIC METER		CONIFEROUS TREE		PROPOSED YARD HYDRANT
EROSION CONTROL			GENERIC PEDESTAL		DECIDUOUS TREE		PROPOSED WATER MAIN
	PROPOSED DITCH CHECK		GENERIC PEDESTAL		DECIDUOUS MULTIPLE TRUNK TREE		PROPOSED WATER SERVICE
	PROPOSED EROSION LOGS/EROSION WADDLES		GENERIC VALVE		DECORATIVE ROCK	PAVEMENT	
	PROPOSED INLET PROTECTION TYPE A		GENERIC VENT		STUMP		EXISTING SIGN
	PROPOSED INLET PROTECTION TYPE B		GUY POLE		EDGE OF PLANTER/LANDSCAPE BED		EDGE OF ASPHALT PAVEMENT
	PROPOSED INLET PROTECTION TYPE C		GUY WIRE		EDGE OF TREES & BRUSH		EDGE OF GRAVEL PAVEMENT
	PROPOSED INLET PROTECTION TYPE D		LIGHT POLE		FENCE		EDGE OF CONCRETE PAVEMENT
	PROPOSED BARRIER FENCE		MAIL BOX		RAILROAD		PROPOSED DETECTABLE WARNING FIELD
	PROPOSED SILT FENCE		MARKER POST		RAILROAD SIGNAL BOX		PROPOSED SIGN
	PROPOSED EROSION MAT		MONITORING WELL		RAILROAD SIGNAL FLASHER		PROPOSED EDGE OF ASPHALT PAVEMENT
	PROPOSED RIP RAP						



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SCALE IN FEET

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OWNER:
QUANTUM DEVELOPMENT, LLC
P.O BOX 1040 EDMOND, OK 73083
(405) 330-0591



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PROJECT

Packet Pg. 17

Apr 28, 2022 10:51am PLOTTED BY:GDEPREY, SAVED BY:GDEPREY
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GENERAL NOTES:

- CONTRACTOR TO CONTACT DIGGERS HOTLINE FOR UTILITY LOCATES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY WITH UTILITY COMPANIES IF UTILITY COMPANY'S STAFF IS REQUIRED TO BE ON SITE WHEN CONSTRUCTION ACTIVITIES ARE NEAR UTILITY FACILITIES.
- LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHOWN SHALL NOT BE TAKEN AS CONCLUSIVE. CONTRACTOR SHALL VERIFY LOCATIONS AS A CONDITION OF THEIR BID AND BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THEIR ACTIVITIES.
- CONTRACTOR SHALL TAKE CARE WHEN EXCAVATING AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVERAGE REQUIREMENTS WITH UTILITY COMPANIES.
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM AVAILABLE RESOURCES FOR FIELD LOCATES. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN. CONTRACTOR IS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE STAKING AS NECESSARY TO LAYOUT AND PROVIDE GRADES FOR ANY SECTION OF THE WORK.
- A COMPETENT REPRESENTATIVE WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR MUST BE AT THE SITE AT ALL TIMES.
- STAGING AND MATERIAL STORAGE AREAS SHALL BE COORDINATED WITH THE OWNER AND SHALL BE DONE IN A MANNER TO AVOID INTERFERENCE WITH THE OWNER'S ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADING AREAS OF CONSTRUCTION TO PROTECT AGAINST PERSONAL INJURY.
- EXISTING FACILITIES TO REMAIN INCLUDING PAVEMENT, SIDEWALKS, BUILDINGS, LANDSCAPING AND TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THEIR WORK FROM ALL DAMAGE INCLUDING THE PUBLIC, OTHER CONTRACTORS, AND THE ENVIRONMENT.
- EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.

UTILITIES AND STORM SEWER:

- ALL EXISTING SURFACE INFRASTRUCTURE INCLUDING HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEMS, AND UTILITY PEDESTALS ARE REQUIRED TO BE ADJUSTED TO PROPOSED GRADE BY CONTRACTOR.
- UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS FOR UTILITY COMPANIES HAVING JURISDICTION.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND TO PROVIDE MINIMUM REQUIRED DEPTHS OF COVER. ADDITIONAL BENDS AND ASSOCIATED MATERIALS ARE TO BE INSTALLED AS REQUIRED FOR WATER MAINS AND LATERALS.
- STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE STANDARDS OF THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES FOR PRIVATE STORM SEWER CURRENT EDITIONS INCLUDING ANY ADDENDUMS.
- STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE AND THE SIZE AS NOTED ON THE PLANS.
- TRENCHES SHALL BE BACKFILLED WITH CRUSHED STONE BEDDING WITHIN 1:1 OF PAVEMENT AREAS AND WITH SPOIL IN LANDSCAPING AREAS.
- STORM SEWER 8-INCHES OR SMALLER CONNECTED TO THE STORM SEWER SHALL BE PLACED HORIZONTALLY AT THE SPRING LINE OF THE PIPE WITH A WATER TIGHT CONNECTION.
- CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A WATER TIGHT SEAL PROVIDED.
- TRACER WIRE OR OTHER MEANS OF LOCATING UNDERGROUND PIPES SHALL BE INSTALLED ON ALL PIPING.
- ALL DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.
- ALL SANITARY, WATER, AND STORM SEWER UTILITY WORK PERFORMED IN THE RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF DE PERE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2021 EDITION.

EROSION CONTROL:

- CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO WDNR BEST MANAGEMENT PRACTICES.
- EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE PRUNED TO REMOVE LOW HANGING, BROKEN, AND UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
- ALL AREAS DISTURBED BY CONTRACTOR OPERATIONS SHALL BE PREPARED FOR GRASS SEED BY LOOSENING RUTS AND WORKING THE SOIL AREAS TO A MINIMUM OF 6-INCHES PRIOR TO THE FINE GRADING AND SEEDING. AREAS SHALL HAVE A MINIMUM OF 4-INCHES OF TOPSOIL PLACED, SEEDED, AND MULCHED UNLESS OTHERWISE INDICATED.
- INSPECTION OF ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE BY CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 1/2-INCH OR GREATER.
- CONTRACTOR SHALL REPAIR DEFICIENT EROSION AND SEDIMENT CONTROL MEASURES WITHIN 24-HOURS AFTER INSPECTION. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES NOT SHOWN ON THIS PLAN MAY BE NECESSARY AS A RESULT OF CONSTRUCTION PRACTICES OR AS DIRECTED BY OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL NOTIFY AND OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER OF PROPOSED CHANGES TO THE EROSION CONTROL PLAN AND/OR SEQUENCE PRIOR TO IMPLEMENTING THE CHANGE.
- EXCESS MATERIAL THAT IS HAULED OFF SITE SHALL BE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL OBTAIN PROPER PERMIT APPROVALS FOR EACH FILL SITE. EROSION AND SEDIMENT CONTROL MEASURES, RESTORATION, AND STABILIZATION AT FILL SITE IS CONTRACTOR'S RESPONSIBILITY. CONTRACTOR TO NOTIFY OWNER OF ALL FILL AND BORROW SITES.
- CONTRACTOR SHALL SWEEP STREETS ADJACENT TO PROJECT AS NEEDED.
- ALL INSTALLATION, MAINTENANCE, AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE WDNR TECHNICAL STANDARDS.
- IF DEWATERING IS NECESSARY, CONTRACTOR SHALL PROVIDE PROPER DEWATERING SEDIMENT CONTROL DEVICES. DISCHARGE OF SEDIMENT LADEN WATER TO THE STORM OR SURFACE WATER IS PROHIBITED.
- STABILIZE NEWLY GRADED AREAS WITHIN 3 DAYS OF BEING INACTIVE.
- REMOVE EROSION AND SEDIMENT CONTROL DEVICES AFTER 80% OF VEGETATION HAS BEEN ESTABLISHED IN RESTORED AREAS.

GRADING AND PAVING:

- ALL SITE CONSTRUCTION INCLUDING GRADING, EXCAVATION, AND PAVEMENT CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED. QUALITY CONTROL AND QUALITY ASSURANCE TESTING WILL NOT BE REQUIRED. TESTING WILL BE COMPLETED AT THE OWNER'S DIRECTION.
- CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC MATERIALS FOUND WITH THE SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. LANDSCAPING AREAS SHALL BE GRADED LOW TO ALLOW FOR TOPSOIL PLACEMENT.
- MATERIAL TESTS CONDUCTED BY AN INDEPENDENT TESTING LAB MAY BE ORDERED AND PAID FOR BY THE OWNER. IF TESTING IS ORDERED, CONTRACTOR SHALL FURNISH SAMPLES FOR SAID TESTING. RETESTING AND CORRECTION OF FAILING MATERIAL SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
- SUBGRADE SHALL BE COMPACTED PRIOR TO PLACEMENT OF BASE AGGREGATE AS REQUIRED IN THE STANDARD SPECIFICATIONS. SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACEMENT OF BASECOURSE. AREAS IDENTIFIED AS SOFT AND YIELDING SHALL BE IDENTIFIED FOR REMOVAL PRIOR TO PLACEMENT OF BASE AGGREGATE.
- BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LAYERS NOT MORE THAN 8-INCHES LOOSE IF COMPACTED WITH HEAVY EQUIPMENT AND NOT MORE THAN 4-INCHES LOOSE IF COMPACTED BY HAND EQUIPMENT.
- BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR (AASHTO T-180).
- ACCESSIBLE ROUTES AND HANDICAP PARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
- DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE SHALL CONFORM TO ACTI 330R-08.
- ALL CONCRETE FLATWORK SHALL HAVE A LIGHT BROOMED FINISH.
- EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH A CONTINUOUS 0.5-INCH FIBER EXPANSION JOINT.
- ALL ASPHALT AND SURFACE COURSE SHALL BE DESIGNED TO 96.0% OF MAXIMUM SPECIFIC GRAVITY AT NDES AND DURING FIELD PRODUCTION PERCENT OF MAXIMUM SPECIFICATION GRAVITY WILL BE INCREASED TO 97.0% PER THE STANDARD SPECIFICATIONS.
- TWO PAINT COATS SHALL BE APPLIED ON NEW PAVEMENT. THE FIRST COAT SHALL BE AFTER PAVING OPERATIONS HAVE BEEN COMPLETED. THE SECOND COAT SHALL BE APPLIED 30 CALENDAR DAYS AFTER PAVING HAS BEEN COMPLETED.
- ELEVATIONS ARE TO FLANGE.

4.c

SECTION(S):21 SW

RANGE:20E

TOWN:23N

114 SOUTH 9TH STREET SITE GRADING

GENERAL NOTES

QUANTUM DEVELOPMENT
DE PERE, WISCONSIN

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Kenosha

Fox Valley

Madison



4.c

CITY OF DE PERE 18" SAN SWR

12' UTILITY EASEMENT
PER CSM VOL 16 PAGE 26

BASIN SHALL BE PLANTED WITH
NATIVE VEGETATION PLUGS
SPACED 1' ON CENTER

NATIVE VEGETATION
BIOFILTER PLUGS
(TYP)

NATIVE VEGETATION
INFILTRATION BASIN SEEDING
(TYP)

NATIVE VEGETATION SHORT
PRAIRIE SEEDING
(TYP)

NATIVE VEGETATION
INFILTRATION BASIN SEEDING
(TYP)

NATIVE VEGETATION
BIOFILTER PLUGS
(TYP)

 NATIVE VEGETATION SHORT PRAIRIE SEEDING
 NATIVE VEGETATION INFILTRATION BASIN SEEDING
 NATIVE VEGETATION BIOFILTER PLUGS

ASPHALTIC PAVEMENT

12" ST

* STO SWF

30' BUILDING SETBACK
PER CSM VOL 16 PAGE 261

30' BUILDING SETBACK
PER CSM VOL 16 PAGE 261

30' BUILDING SETBACK
PER CSM VOL 16 PAGE 261

SOUTH 9TH STREET

1114 SOUTH 9TH STREET SITE GRADING

LANDSCAPING PLAN

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Apr 28, 2022 10:55am PLOTTED BY:GDEPREY, SAVED BY:GDEPREY
IMAGES R-3087, RM SQUARE, Full Color-Print:
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2022 CONSTRUCTION DETAIL 01/24

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (E.G. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICES CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS.

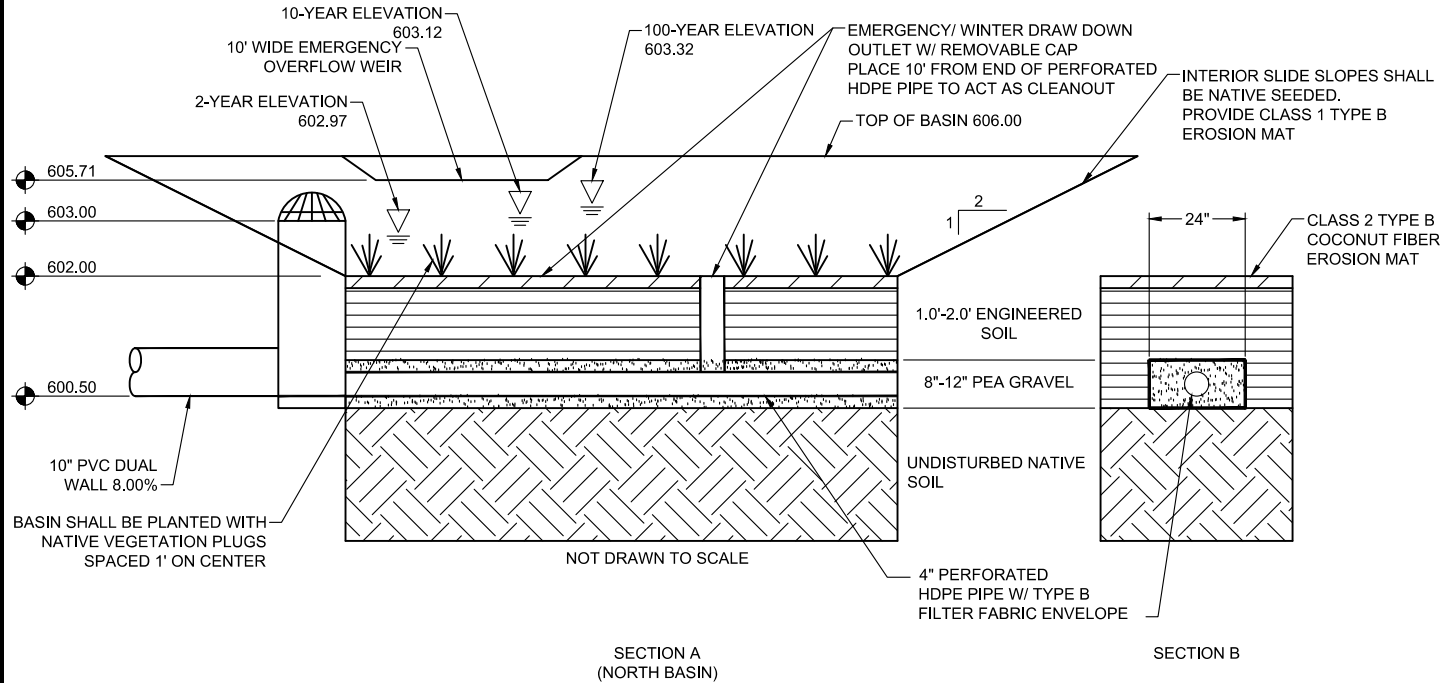
THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF AND NOTIFY ENGINEER FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FACILITIES, ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

PROPOSED BIORETENTION BASIN

Cgpf-Bioterntion Basin

4

NO SCALE



EMERGENCY/ GENERAL NOTES:

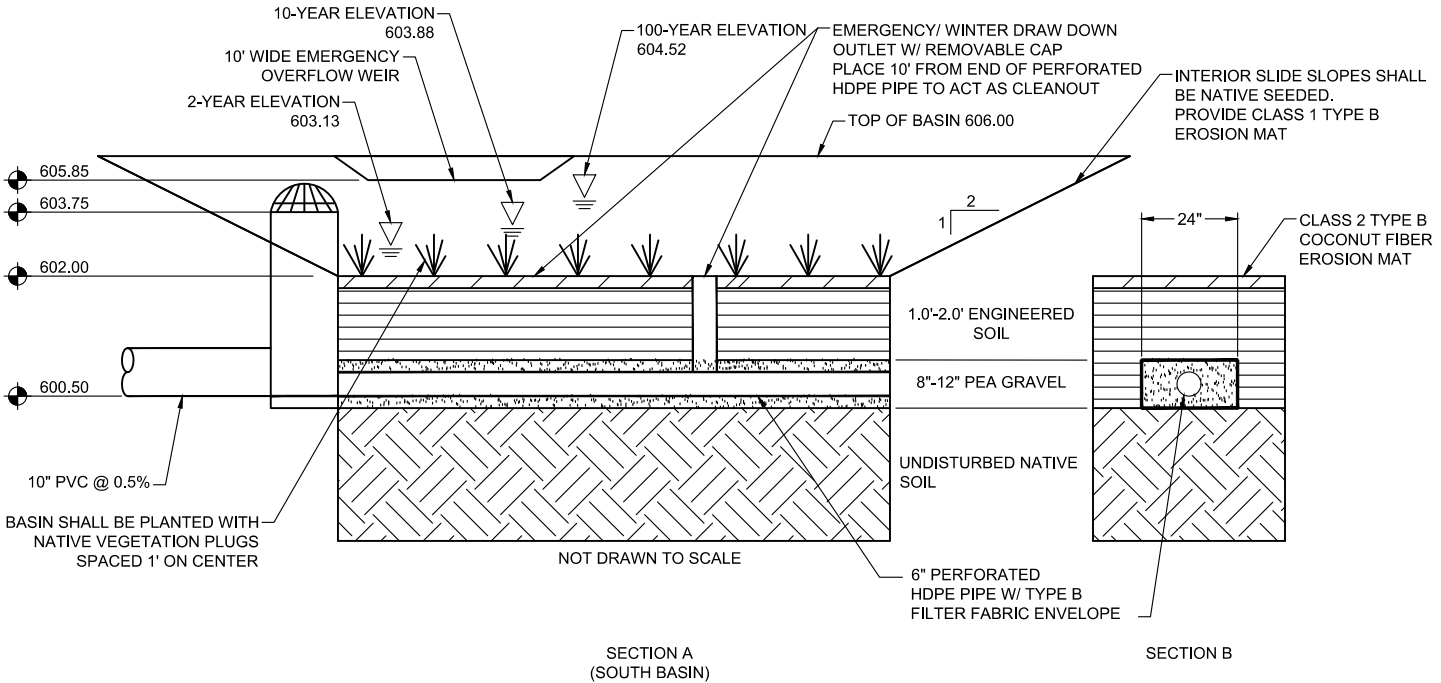
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- CONTRACTOR SHALL INSTALL OF ENGINEERED SOIL CONSISTING OF: 70-80% ASTM C33 SAND AND 20-30% CERTIFIED COMPOST.
- COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WDNR SPECIFICATION S100, COMPOST.
- ANNUAL RYE GRASS SHALL BE SEEDED AT 40 LB/ACRE WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THE DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE.
- RUNOFF MUST INFILTRATE THE BASIN WITHIN 48 HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST HAVE THE TOP 6 INCHES OF ENGINEERED SOIL REMOVED, REPLACED, REGRADED, AND REPLANTED TO RESTORE THE ORIGINAL BIORETENTION BASIN.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
- OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL RESTORATION CONSULTANT FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

PROPOSED BIORETENTION BASIN

Cgpf-Bioterntion Basin

4

NO SCALE



EMERGENCY/ GENERAL NOTES:

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114 SOUTH 9TH STREET SITE GRADING

CONSTRUCTION DETAILS

QUANTUM DEVELOPMENT
DE PERE, WISCONSIN

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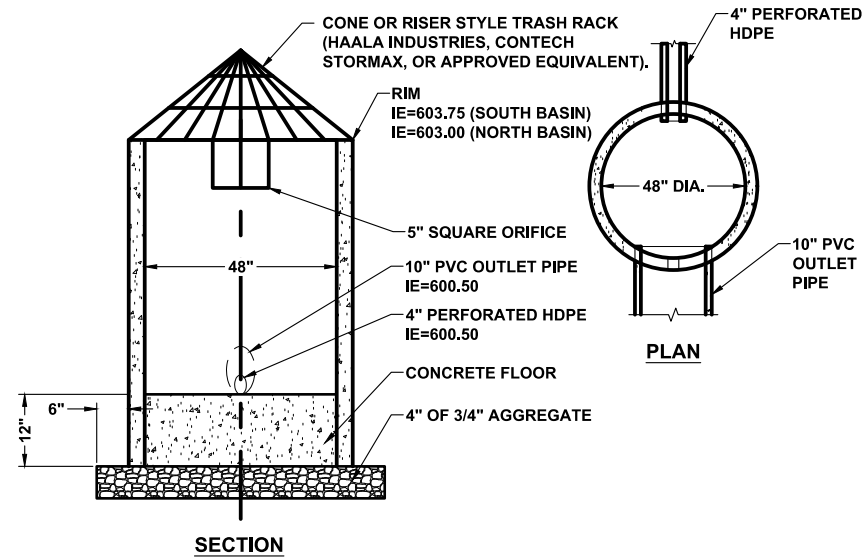
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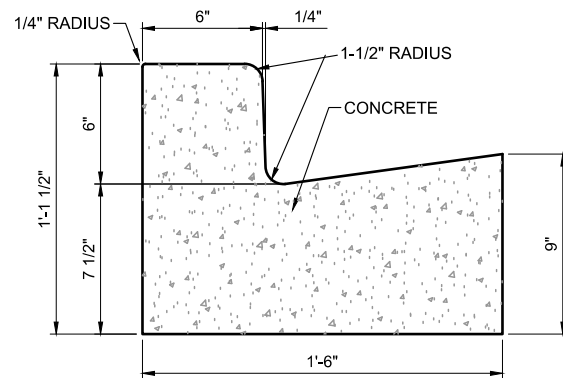
TOWN: 23N
RANGE: 20E
SECTION(S): 21 SW

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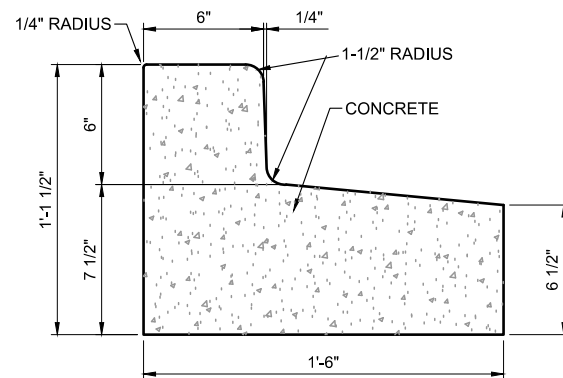


WET POND OUTFALL STRUCTURE



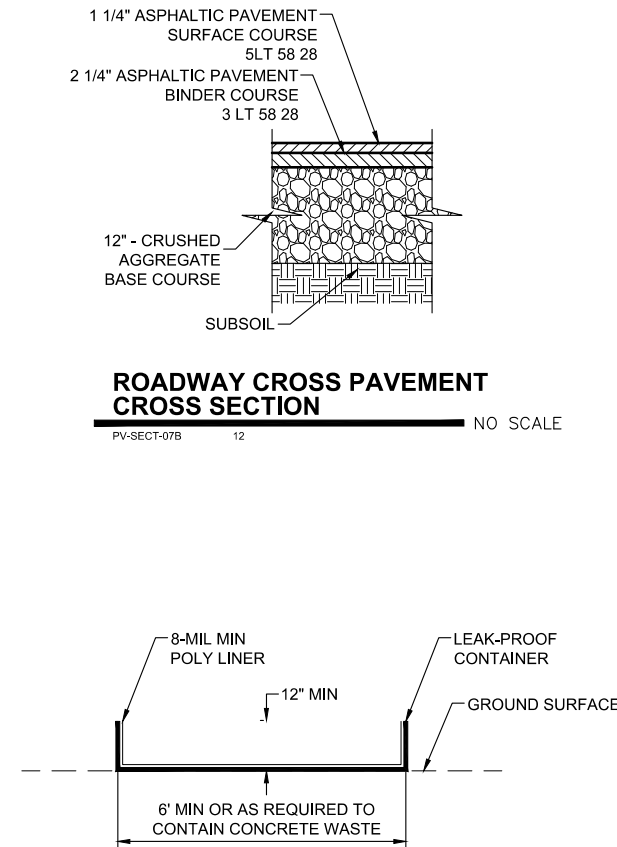
**VERTICAL FACE
CURB & GUTTER**

PV-CURB-15 1 NO SCALE



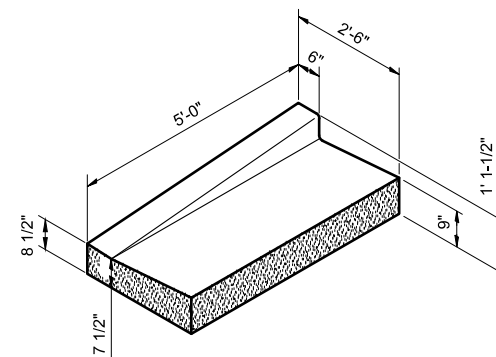
**VERTICAL FACE
REJECT CURB & GUTTER**

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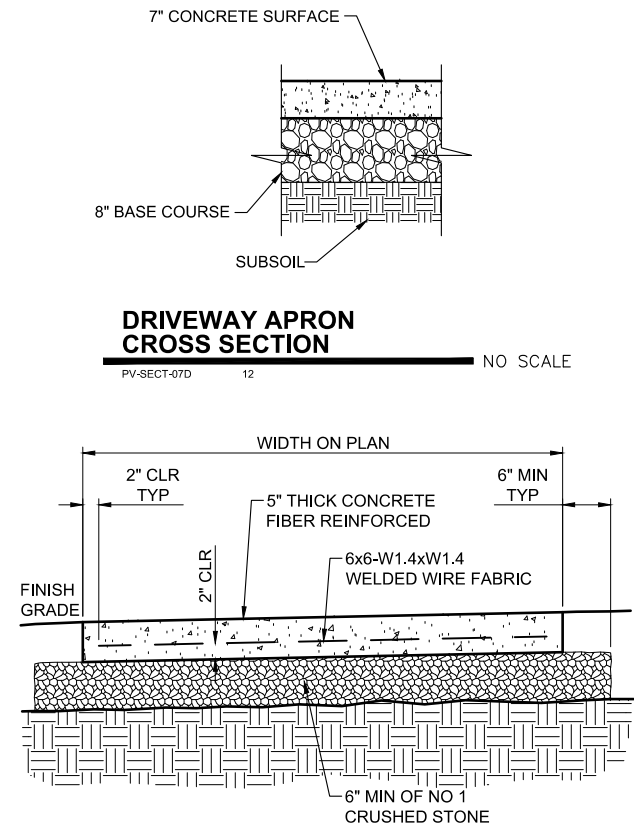


CONCRETE WASHOUT

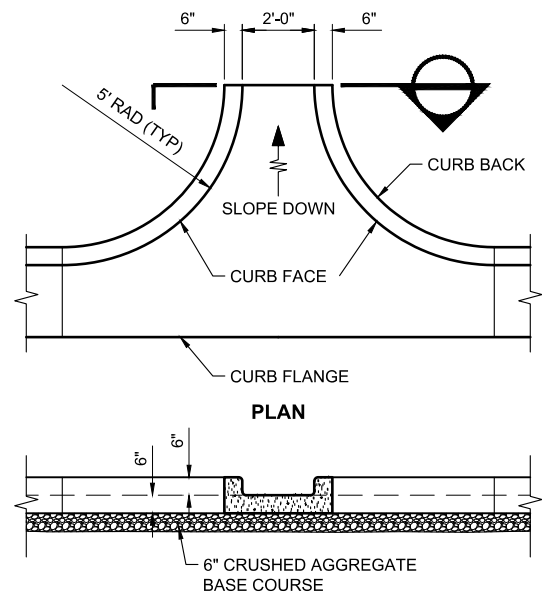
EC-CONC WASHOUT 2 NO SCALE



CURB & GUTTER TAPER
PV-CURB-07 1 NO SCALE



CONCRETE WALK
PV-WALK-07 1 NO SCALE



CONCRETE FLUME NO SCALE
PV-FLM-07 1

TYPICAL PLAN VIEW

SECTION
CONCRETE BLOCK
CATCH BASIN

SECTION
REINFORCED CONCRETE
CATCH BASIN

DETAIL "A"

114 SOUTH 9TH STREET SITE GRADING

CONSTRUCTION DETAILS

**QUANTUM DEVELOPMENT
DE PERE, WISCONSIN**

4.c

TOWN: 23N RANGE: 20E SECTION(s): 21 SW

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KEY

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1

AREAS



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 23, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

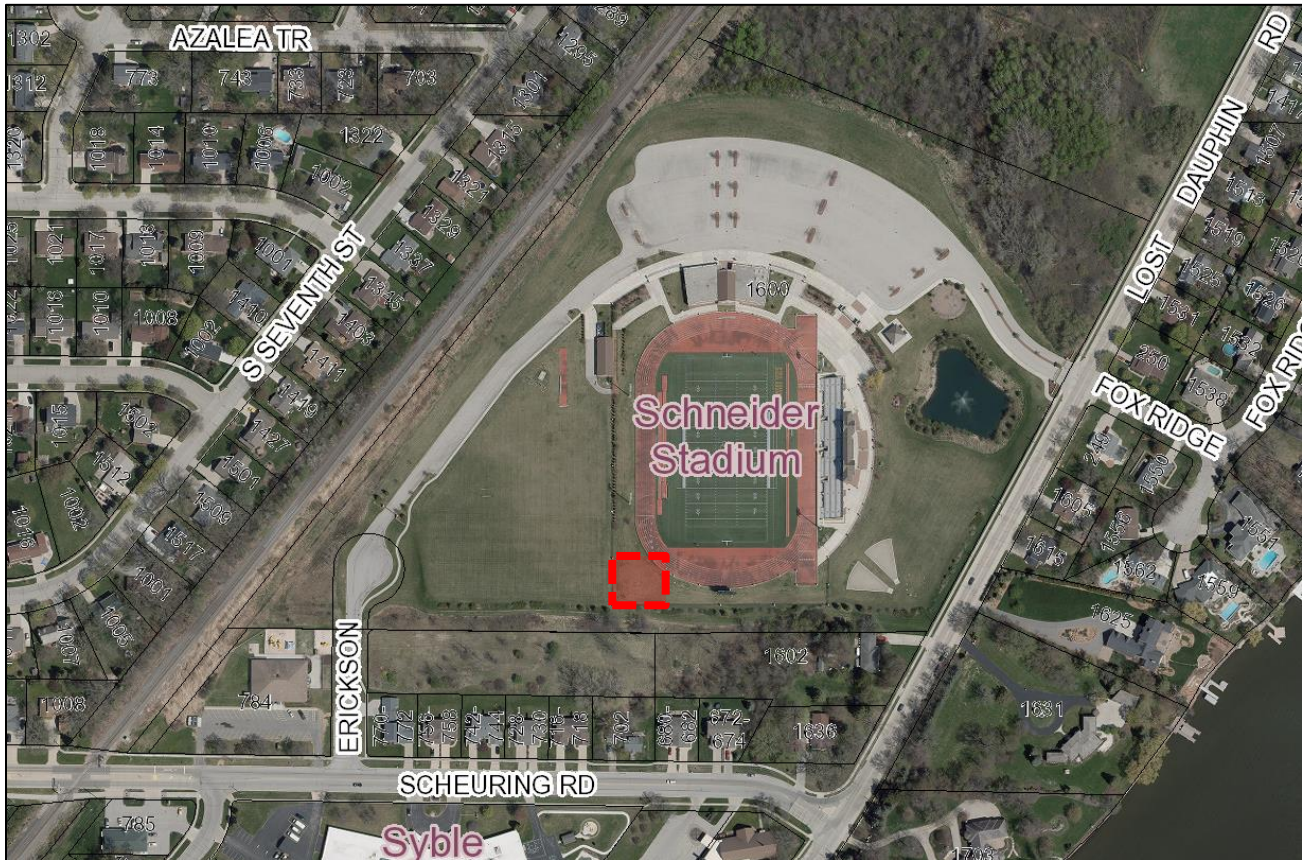
SUBJECT: Consideration and possible action for a site plan for a ~6,625 SF high jump pad at 1600 Lost Dauphin RD (Parcel WD-201).

ATTACHMENTS:

- PC Report - SNC Schneider Stadium (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 28 Apr 2022 (PDF)

- Item 5: Consideration and possible action for a site plan for a ~6,625 SF high jump pad at 1600 Lost Dauphin RD (Parcel WD-201).

SITE MAP



REQUESTED ACTION: Site Plan Approval.

New paved area at the southeast corner of the track. There is no proposed building for Plan Commission review.

COMMON DESCRIPTION: 1600 Lost Dauphin RD, located southwest from the Lost Dauphin RD and Fox Ridge CT intersection.

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

SURROUNDING LAND USES: College Recreation Field (R-1) to the north, east, and west.
Single Family (R-1) and Two-Family R-2 PDD) to the south.

COMPREHENSIVE PLAN: Parks and Recreation.

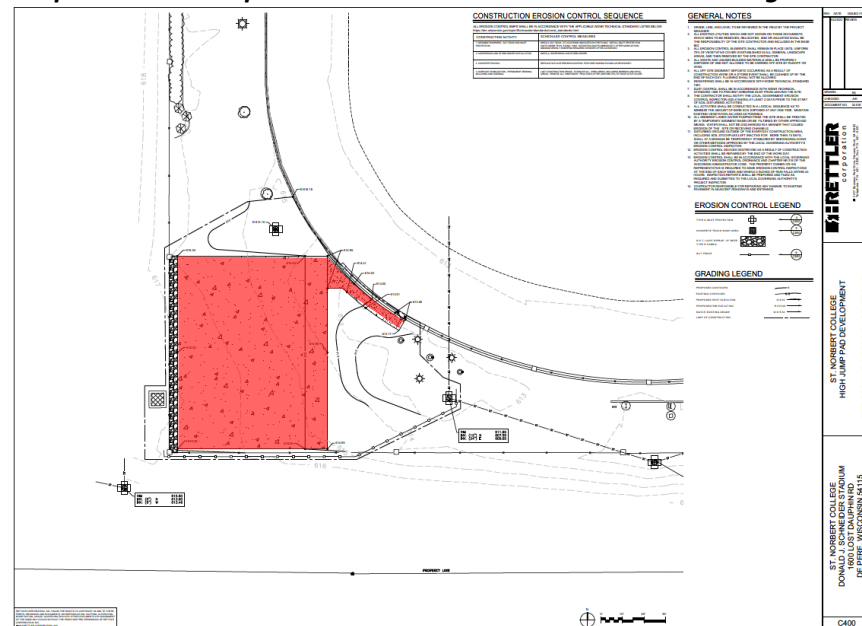
APPLICANT / OWNER:	<u>Authorized Representative</u> John Kneer, President Rettler Corporation 3317 Business Park DR Stevens Point, WI 54482	<u>Property Owner</u> Saint Norbert College INC ATTN: Cam Fuller, Director of Athletics & Physical Education 100 Grant ST De Pere, WI 54115-2002
---------------------------	--	---

LAND USE SITE HISTORY: The residentially zoned property was developed into a recreational facility for St. Norbert College in 2010.

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 proposed site plan includes the addition of a new high jump pad in the southwest corner of the existing track. The pad will be paved and a special surface will be added to the pavement. Required storm water management has been reviewed by staff. There are no proposed buildings for Plan Commission review.

Proposed site with private access road and storm water management:



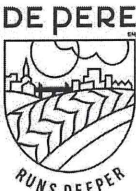
STAFF COMMENTS:

Engineering:

1. Sheet C400 - Identify where the site is being accessed from. Identify if a tracking pad and access path restoration is required/included.
2. Sheet C400 - Show stockpile location and appropriate erosion control.

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

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan for a ~6,625 SF high jump pad at 1600 Lost Dauphin RD, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 171570
		Date: 4-28-22

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) Rettler Corporation	Authorized Representative John Kneer	Title President	
Mailing Address 3317 Business Park Drive	City Stevens Point	State WI	ZIP Code 54482
Email Address jkneer@rettler.com	Phone Number (incl. area code) 715-341-2633	Fax Number (incl. area code) 715-341-0431	

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

Name (Ind. Org. or Entity) St. Norbert College	Contact Person Cam Fuller	Title Director of Athletics & Physical Education	
Mailing Address 100 Grant Street	City De Pere	State WI	ZIP Code 54115
Email Address cam.fuller@snc.edu	Phone Number (incl. area code) 920-403-3986	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Donald J. Schneider Stadium, 1600 Lost Dauphin Road, De Pere, WI 54115	Parcel No. WD-201
---	----------------------

SECTION 4: Project Information

Existing Zoning:	R-1		
Present Use of Parcel:	St. Norbert College Athletic Facility		
Proposed Use of Parcel:	St. Norbert College Athletic Facility - high jump pad addition		
Estimated Start Date:	5/25/22	Estimated Completion Date:	7/15/22

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) John Kneer	Title President	Phone Number 715-341-2633
Signature of Applicant John V. Kneer		Date Signed 4-28-2022

Digitally signed by John V. Kneer
DN: C=US, E=jkneer@rettler.com, CN=John V. Kneer
Date: 2022.04.28 11:44:26-05'00'

TO BE COMPLETED BY CITY STAFF

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

ST. NORBERT COLLEGE

DONALD J. SCHNEIDER STADIUM HIGH JUMP PAD DEVELOPMENT PROJECT

OWNER

ST. NORBERT COLLEGE
100 GRANT ST
DE PERE, WISCONSIN 54115
PHONE: 920-337-3181

LANDSCAPE ARCHITECT / ENGINEER (LA/E)

RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WISCONSIN 54482
PHONE: 715-341-2633
FAX: 715-341-0431

PROJECT MANAGER

MIRON CONSTRUCTION
1471 MCMAHON DRIVE
NEENAH, WI 54956
PHONE: 920-969-7000

PROJECT LOCATION

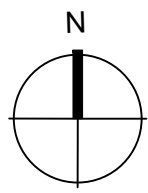
DONALD J. SCHNEIDER STADIUM
1600 LOST DAUPHIN RD.
DE PERE, WISCONSIN 54115

CIVIL/LANDSCAPE PLAN SHEET INDEX

TS	TITLE SHEET
C100	EXISTING SITE PLAN
C200	SITE DEMOLITION PLAN
C300	SITE LAYOUT PLAN
C400	SITE GRADING & EROSION CONTROL PLAN
C500	SITE UTILITY PLAN
C600	SITE CONSTRUCTION DETAILS



RETTLER PROJECT #22.018
LOCATION MAP - NOT TO SCALE



REV	DATE	ISSUED FOR
	04/20/22	REVIEW
DRAWN:		KS
CHECKED:		JVK
DOCUMENT NO.		22.018

RETTLER

corporation

3317 Business Park Drive, Stevens Point, WI 54482

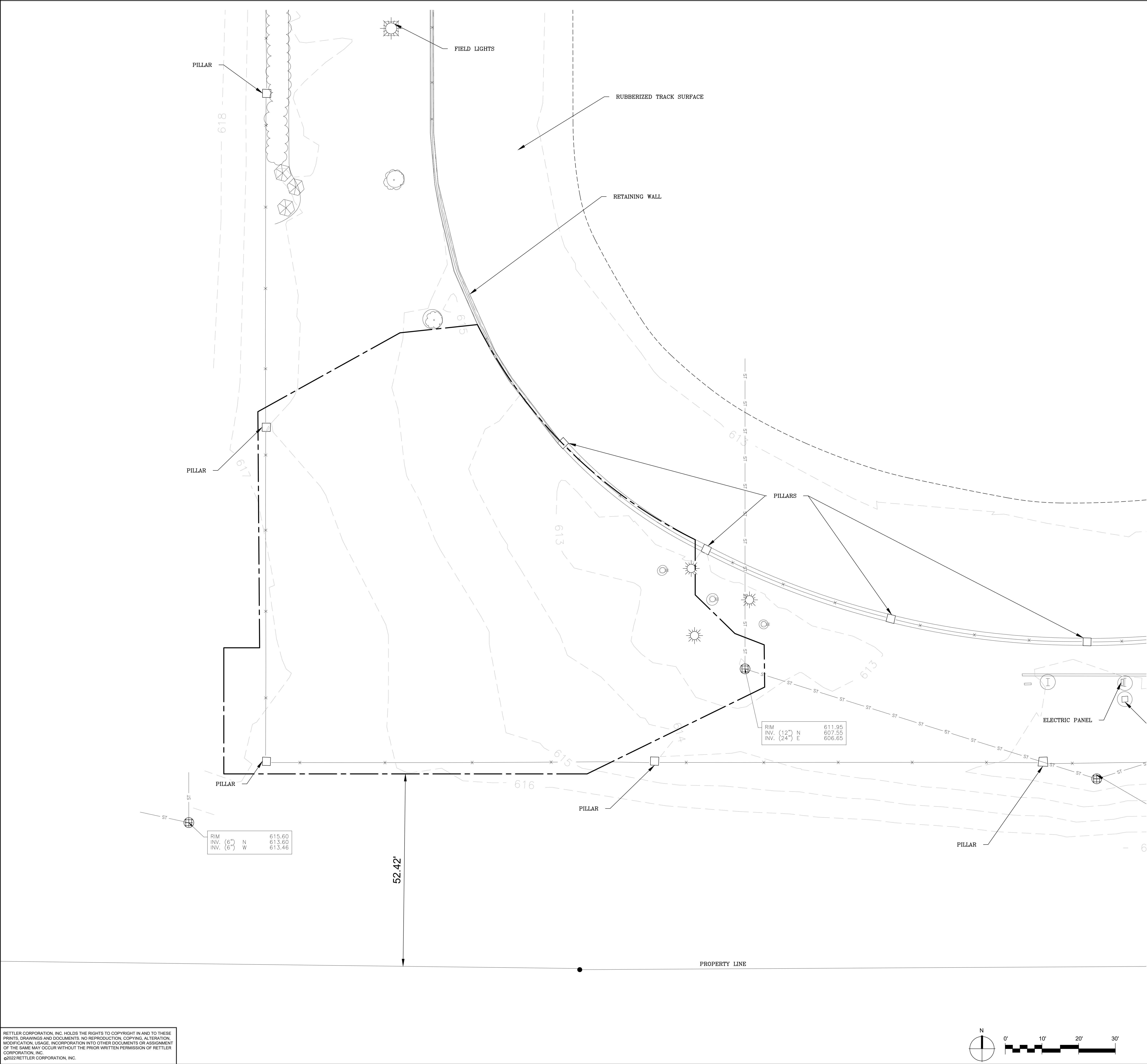
Telephone: 715-341-2633, Fax: 715-341-0431

email: info @ rettler.com, website: www.rettler.com

ST. NORBERT COLLEGE
HIGH JUMP PAD DEVELOPMENT

TITLE SHEET

ST. NORBERT COLLEGE
DONALD J. SCHNEIDER STADIUM
1600 LOST DAUPHIN RD
DE PERE, WISCONSIN 54115



LEGEND

- | | |
|--------------------|-----------------------------------|
| LIGHT POLE | BURIED GAS |
| POWER POLE | BURIED TELEPHONE |
| GUY | WATERMAIN |
| ELECTRIC METER | FIBER OPTICS |
| ELECTRICAL BOX | EDGE OF BITUMINOUS |
| ELECTRIC OUTLETS | VENT PIPE |
| GAS METER | BIRDHOUSE |
| GAS VALVE | BASKETBALL HOOP |
| TELEPHONE PEDESTAL | FLAG POLE |
| TELEPHONE MANHOLE | SIGN |
| SANITARY MANHOLE | DECIDUOUS TREE |
| WATER MANHOLE | CONIFEROUS TREE |
| STORM MANHOLE | BUSH/SHRUB |
| CATCH BASIN | CONTOUR LINE |
| CATCH BASIN | PLAY EQUIPMENT |
| CATCH BASIN | VERTICAL PIPE |
| WATER VALVE | BENCH |
| HYDRANT | ROCKS |
| IRRIGATION BOX | CONCRETE SURFACE |
| FENCE | CONTROL POINT |
| SANITARY SEWER | 3/4" IRON BAR FOUND |
| STORM SEWER | 1" IRON PIPE FOUND |
| POWER OVERHEAD | 2" IRON PIPE FOUND |
| BURIED ELECTRIC | COMPUTED PROPERTY CORNER |
| | SECTION CORNER PER COUNTY RECORDS |

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS-LOCATIONS ARE APPROXIMATE.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZES AND THEIR LOCATIONS.

DESCRIPTION

LOT 1 OF 55 CSM 189 BNG PRT OF LOT F OF ASSESSOR'S PLAT OF 1925 & BNG PRT OF LOTS 185,186 & 187 OF ASSESSOR'S PLAT OF W DE PERE & BNG PRT OF NE1/4 SW1/4 & PRT OF SE1/4 SW1/4 SEC 28 T23N R20E

BENCH MARK

ELEVATIONS BASED ON NAVD 88 USING WISGEOID 12A:

BENCHMARK #1
BURY BOLT ON HYDRANT LOCATED NORTHWEST OF STORAGE GARAGE
ELEVATION: 616.96

SURVEY CONTROL POINTS

COORDINATE SYSTEM BASED ON: NAD83 (2011) WITH PORTAGE COUNTY COORDINATES USING WISCORS

CP #1 - CP MAG
N: 537612.76
E: 83026.85
Z: 612.68

CP #2 - CP SPIKE
N: 537224.35
E: 82981.34
Z: 615.55

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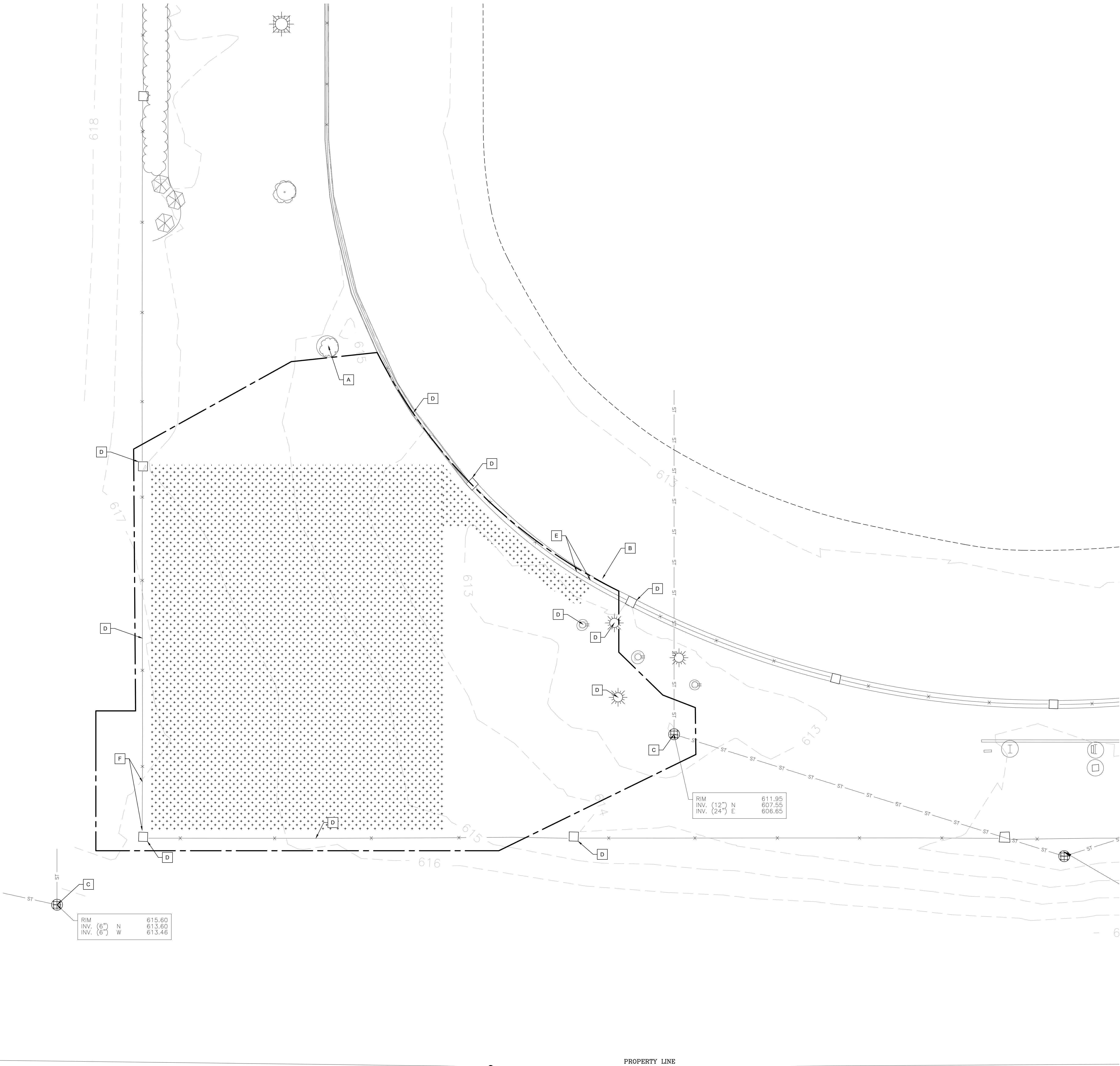
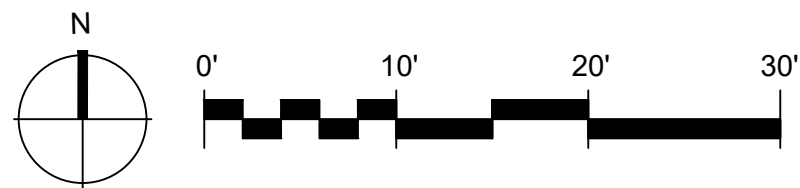
RETTLER
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ST. NORBERT COLLEGE
HIGH JUMP PAD DEVELOPMENT
EXISTING SITE PLAN

ST. NORBERT COLLEGE
DONALD J. SCHNEIDER STADIUM
1600 LOST DAUPHIN RD
DE PERE, WISCONSIN 54115

C100

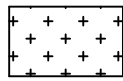


GENERAL NOTES

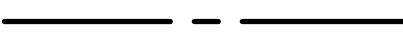
1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. COORDINATE SITE CONSTRUCTION ACCESS WITH OWNER PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL STRIP AND STOCK PILE ALL TOPSOIL WITHIN THE PROJECT LIMITS OR AS NEEDED TO CONDUCT ALL CONSTRUCTION DETAILED IN THE PLANS AND SPECIFICATIONS.
5. STRIP ONLY THE TOPSOIL WITHIN THE PROJECT LIMITS THAT WILL BE DISTURBED DURING CONSTRUCTION.
6. REMOVE ONLY THE EXISTING TREES AND VEGETATION WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
7. REMOVE ANY ABANDONED UTILITIES WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
8. PATCH EXISTING INLET AND MANHOLE STRUCTURES AS NEEDED.
9. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT FOR REVIEW IMMEDIATELY UPON DISCOVERY.
10. ALL ITEMS TO BE REMOVED AND DISPOSED OF SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
11. VERIFY ALL REMOVAL AND SALVAGE ITEMS WITH THE OWNER.
12. ALL ITEMS TO BE SALVAGED SHALL BE DELIVERED TO THE OWNER. COORDINATE DELIVERY WITH OWNER.
13. ALL AREAS AND SITE FEATURES DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO THE ORIGINAL CONDITION.
14. ALL SITE ENTITIES OUTSIDE THE PROJECT LIMIT LINE SHALL NOT BE DISTURBED.

DEMOLITION LEGEND

STRIP AND REMOVE/STOCKPILE TOPSOIL



CONSTRUCTION LIMITS



DEMOLITION KEYNOTES

- | | |
|---|---|
| A | PROTECT AND MAINTAIN EXISTING TREES / VEGETATION |
| B | PROTECT AND MAINTAIN HARD SURFACE, REPLACE IF DAMAGED |
| C | PROTECT AND MAINTAIN UTILITIES |
| D | PROTECT AND MAINTAIN EXISTING FEATURE |
| E | REMOVE FENCING TO ALLOW GATE INSTALLATION |
| F | REMOVE, SALVAGE AND REINSTALL FENCING FOR SITE ACCESS |

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RETTLER

corporation

3317 Business Park Drive, Stevens Point, WI 54482

Telephone: 715-341-2833, Fax: 715-341-0451

Email: info@rettlr.com, Website: www.rettl.com

ST. NORBERT COLLEGE
HIGH JUMP PAD DEVELOPMENT
SITE DEMOLITION PLAN

ST. NORBERT COLLEGE
DONALD J. SCHNEIDER STADIUM
1600 LOST DAUPHIN RD
DE PERE, WISCONSIN 54115

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GENERAL NOTES

- CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
- SEED, FERTILIZE, AND CRIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS EXCEPT THOSE AREAS INDICATING SOD.
- ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID.

SITE LEGEND

- 5" REINFORCED CONCRETE PAVEMENT
4" DENSE GRADED BASE COURSE
TRIAX GRID

5" REINFORCED CONCRETE PAVEMENT
(DO NOT SEAL CONCRETE)
4" DENSE GRADED BASE COURSE
TRIAX GRID
CONSTRUCTION LIMITS
- 1

C600

2

C600

3

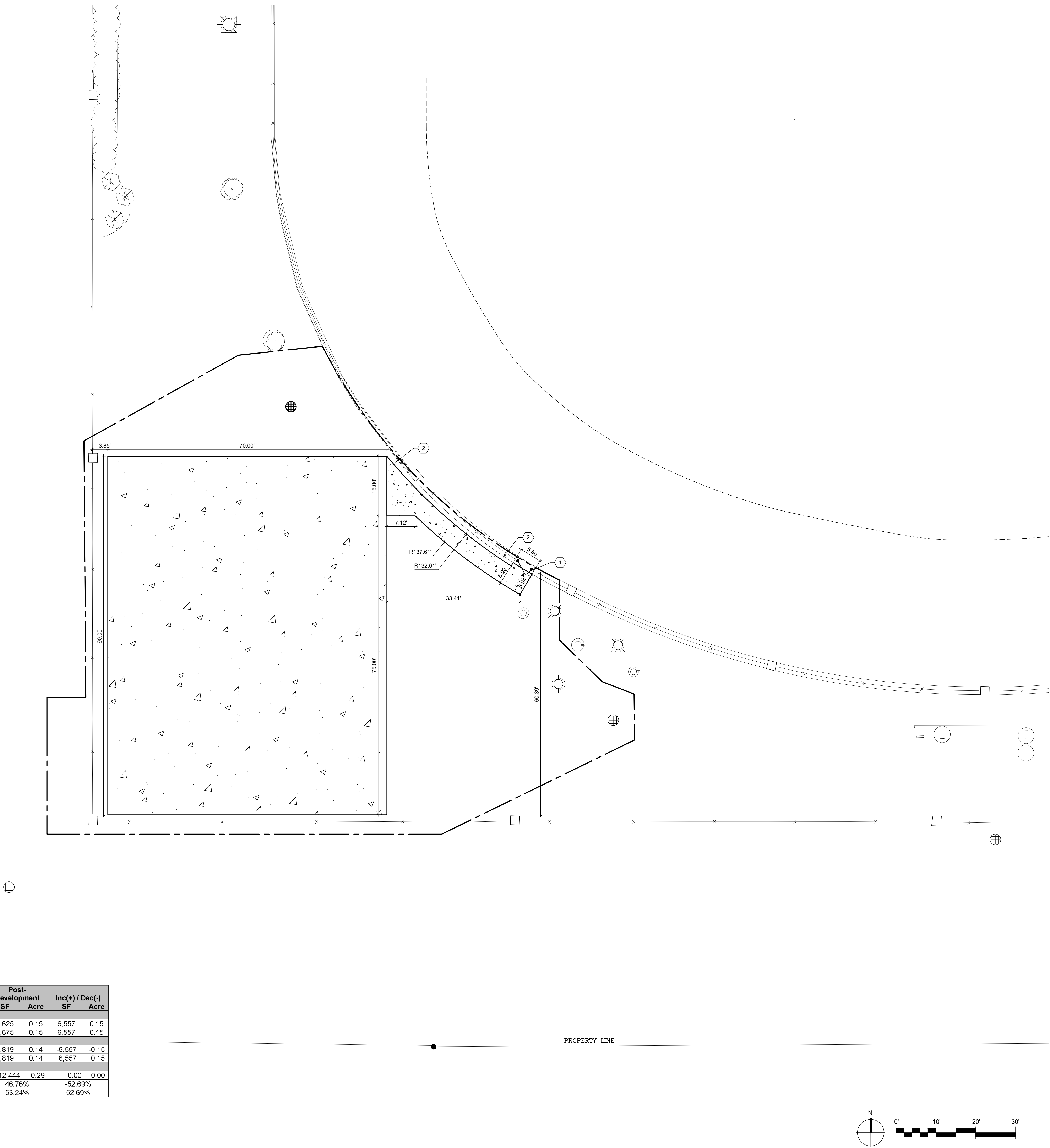
C600

LAYOUT KEYNOTES

- 1

4" H X 4" W BLACK VINYL CHAIN LINK FENCE GATE
TO MATCH EXISTING FENCING
- 2

LIMESTONE SCREENING, 6" DEPTH



Surface Type	Predevelopment		Post-Development		Inc(+)/ Dec(-)	
	SF	Acre	SF	Acre	SF	Acre
Impervious						
Pavement	68	0.00	6,625	0.15	6,557	0.15
Total Impervious	68	0.00	6,675	0.15	6,557	0.15
Pervious						
Green Space	12,376	0.29	5,819	0.14	-6,557	-0.15
Total Pervious	12,376	0.29	5,819	0.14	-6,557	-0.15
Totals						
Total Area	12,444	0.29	12,444	0.29	0.00	0.00
Percent Pervious	99.45%		46.76%		-52.69%	
Percent Impervious	0.55%		53.24%		52.69%	

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ST. NORBERT COLLEGE
HIGH JUMP PAD DEVELOPMENT
SITE LAYOUT PLAN - NORTH

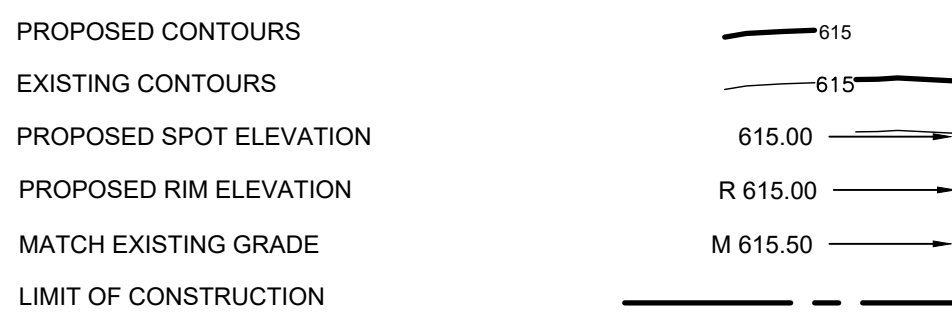
ST. NORBERT COLLEGE
DONALD J. SCHNEIDER STADIUM
1600 LOST DAUPHIN RD
DE PERE, WISCONSIN 54115

GENERAL NOTES

- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
- ALL EXISTING UTILITIES WHICH ARE NOT SHOWN ON THESE DOCUMENTS WILL NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR AND INCLUDED IN THE BASE BID.
- ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL UNIFORM 70% OF VEGETATIVE COVER IS ESTABLISHED IN ALL GENERAL LANDSCAPE AREAS, AND THEN REMOVED BY THE SITE CONTRACTOR.
- ALL WASTE AND UNUSED BUILDING MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- 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.
- DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 108.
- DUST CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068 TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. THE CONTRACTOR SHALL NOTIFY THE LOCAL GOVERNMENT EROSION CONTROL INSPECTOR (PHONE 608-941-6094) AT LEAST 2 DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME, MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- ALL EROSION CONTROL ACTIVITIES TO BE INSTALLED ON THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
- EXISTING GROUNDWATER DURING THE EVERYDAY CONSTRUCTION AREA INCLUDING SOIL STOCKPILES OF MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER METHODS APPROVED BY THE LOCAL GOVERNING AUTHORITY'S EROSION CONTROL INSPECTOR.
- CONSTRUCTION CONTROL SHALL BE MAINTAINED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITY EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE. THE PROPERTY OWNER OR HIS REPRESENTATIVE SHALL BE REQUIRED TO CONDUCT EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED AND SUBMITTED TO THE LOCAL GOVERNING AUTHORITY'S EROSION CONTROL INSPECTOR.
- CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING PAVEMENT IN ADJACENT ROADWAYS AND ENTRANCE.

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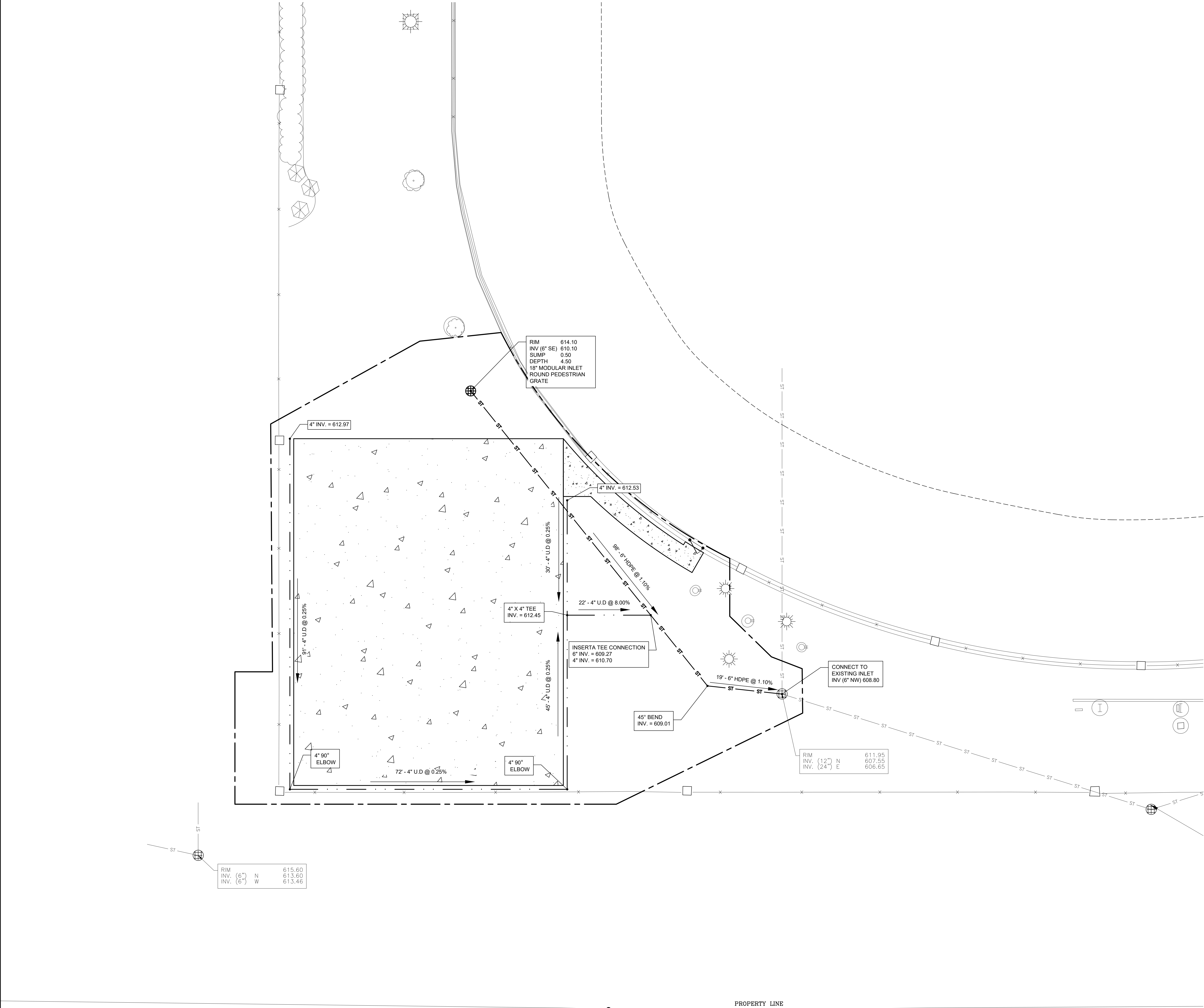
GRADING LEGEND



ST. NORBERT COLLEGE
HIGH JUMP PAD DEVELOPMENT
SITE GRADING & EROSION CONTROL PLAN

ST. NORBERT COLLEGE
DONALD J. SCHNEIDER STADIUM
1600 LOST DAUPHIN RD
DE PERE, WISCONSIN 54115

C400



GENERAL NOTES

1. ANY EXISTING UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDED IN THE BID.
2. ANY EXISTING UTILITIES THAT ARE TO REMAIN BUT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN KIND BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE BASE BID.
3. SITE UTILITY CONTRACTOR SHALL VERIFY ALL EXISTING STORM SEWER RIM AND INVERT ELEVATIONS WHERE THE PROPOSED STORM SEWER IS DESIGNED TO CONNECT TO EXISTING STORM SEWER PRIOR TO CONSTRUCTION.
4. COORDINATE ALL UTILITY RELOCATION WITH THE PROPER UTILITY COMPANY.
5. ALL PAVEMENT DISTURBED BY PROPOSED UTILITIES SHALL BE RESTORED IN KIND BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE BASE BID.
6. PROVIDE A COMPLETE TRACER WIRE SYSTEM ON ALL NON-METALIC UTILITY PIPING SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN PLUMBING CODE AND DETAILS CONTAINED IN THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. PROVIDE ACCESS TO TRACER WIRE IN ALL MANHOLES & INLETS. SPLICE TRACER WIRE AS NECESSARY.
7. PIPE LENGTHS INCLUDE THE RADIUS OF THE STRUCTURE.

UTILITY LEGEND

- 6\"/>

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ST. NORBERT COLLEGE
HIGH JUMP PAD DEVELOPMENT
SITE UTILITY PLAN

ST. NORBERT COLLEGE
DONALD J. SCHNEIDER STADIUM
1600 LOST DAUPHIN RD
DE PERE, WISCONSIN 54115

NOTE: - CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 10'-0" O.C. 6" BASE COURSE FOR ALL 5" CONCRETE 1. CONCRETE PAVEMENT		NOTE: - CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 10'-0" O.C. 6" BASE COURSE FOR ALL 5" CONCRETE 2. CONCRETE PAVEMENT W/ TRACK SURFACING		GENERAL NOTES: - SEE SHEET C300 FOR GATE LOCATION. - VERIFY EXISTING UTILITIES PRIOR TO DRIVING POSTS. 3. 4' W CHAIN LINK FENCE GATE		FIGURE 1. INLET PROTECTION TYPES A, B, C AND D NOTES: - 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. - GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSLOPS OF FILTER BAGS, FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE. - FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAGS. - SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG; FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES. - 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 OPENINGS. 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. TECHNICAL STORAGESHIN: 06/2014 REVISED NOT TO SCALE 4. INLET PROTECTION	
NOTES: - REQUIRES SIGN SAYING "CONCRETE WASHOUT AREA" - WATER IS HIGHLY ALKALINE AND SHALL NOT BE DISCHARGED FROM WASH-OUT AREA 5. CONCRETE TRUCK WASHOUT		NOTE: CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: (A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, OR (B) HOOK THE END OF EACH SILT FENCE LENGTH. 6. SILT FENCE		4" UNDERDRAIN		REV DATE ISSUED FOR 04/2022 REVIEW DRAWN:KS CHECKED:JVK DOCUMENT NO. 22 018 RETTLER corporation 3317 Business Park Drive, Stevens Point, WI 54482 Telephone: 715-341-2653, Fax: 715-341-0451 email: info @ rettlr.com, website: www.rettler.com ST. NORBERT COLLEGE HIGH JUMP PAD DEVELOPMENT ST. NORBERT COLLEGE DONALD J. SCHNEIDER STADIUM 1600 LOST DAUPHIN RD DE PERE, WISCONSIN 54115 C600 Packet Pg. 39	
NOTE: - SEE SITE UTILITY PLAN FOR GRATE AND OUTLET PIPE ELEVATIONS - SEE MANUFACTURER'S SPECIFICATIONS FOR PROPER BASIN INSTALLATION - ALL ADS BASINS SHALL HAVE 0.5' SUMP 8. MODULAR DRAIN BASIN							



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 23, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

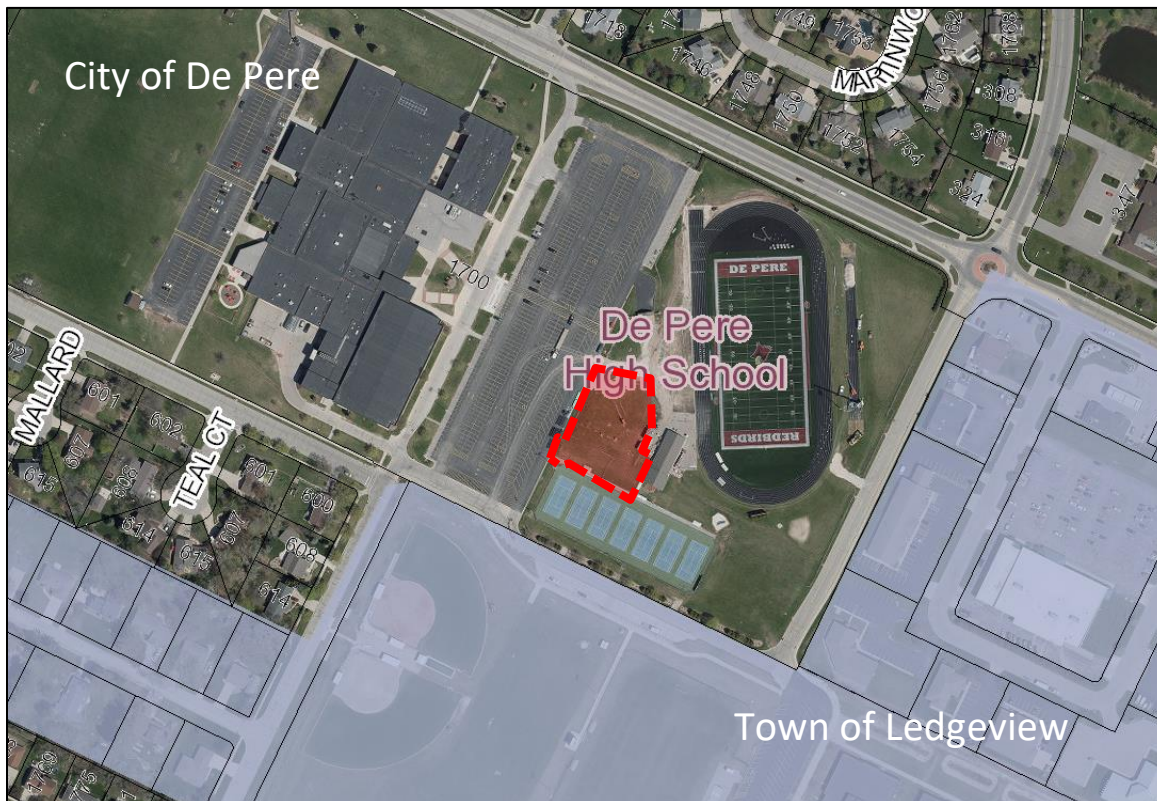
SUBJECT: Consideration and possible action for a site plan for a ~17,200 SF addition of two tennis courts with a 12' x 24' pavilion, and the resurfacing of seven existing tennis courts at 1700 Chicago ST (ED-1128-30).

ATTACHMENTS:

- PC Report - De Pere High School (DOCX)
- Application Form (PDF)
- Site Plan - Preliminary - 20 Apr 2022 (PDF)

- Item 6: Consideration and possible action for a site plan for a ~17,200 SF addition of two tennis courts with a 12' x 24' pavilion, and the resurfacing of seven existing tennis courts at 1700 Chicago ST (ED-1128-30).

SITE MAP



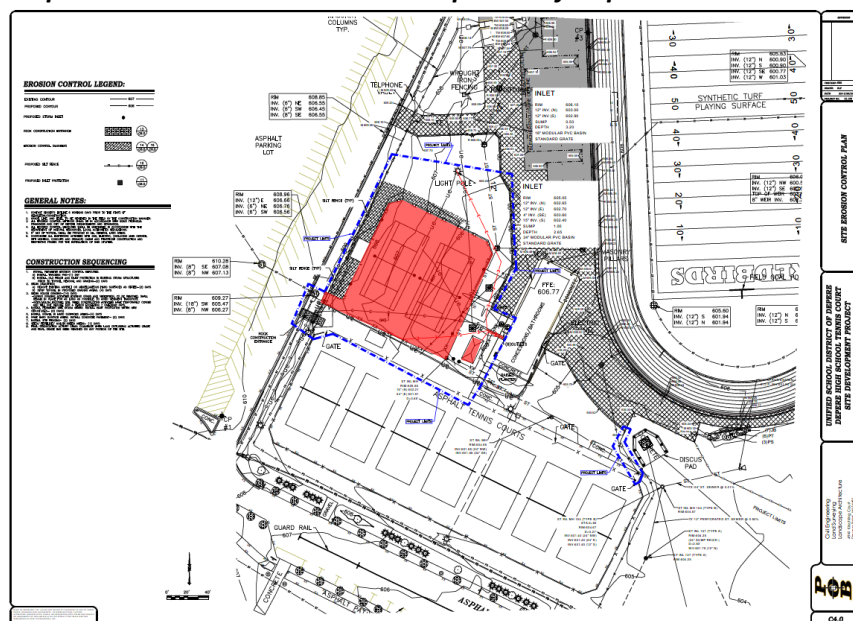
REQUESTED ACTION:	Site Plan Approval. <i>Two new tennis courts, a new pavilion, and seven resurfaced existing tennis courts with electrical conduits at De Pere High School.</i>
COMMON DESCRIPTION:	1700 Chicago ST, located northeast from the Merrill ST and Lone Oak RD intersection.
ZONING:	Single Family Residence District (R-1).
SURROUNDING LAND USES:	School parking lot (R-1) to the north and west. Recreational fields to the south (R-1) and east (Town of Ledgeview). Single family residential (R-1) to the southwest.
COMPREHENSIVE PLAN:	Institutional/Governmental Facilities.
APPLICANT / OWNER:	<u>Authorized Representative and Property Owner</u> Unified School District of De Pere ATTN: Pat Meyer, Director of Building and Grounds 1700 Chicago ST De Pere, WI 54115

LAND USE SITE HISTORY: The residentially zoned property was developed into a recreational facility for De Pere High School in the 1980's.

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 proposed site plan includes the addition of two new tennis courts, the resurfacing of seven existing tennis courts, and the construction of a 12' x 24' pavilion. Electrical conduits are included in the site plan. The pavilion is east from the new tennis courts. The site plan does not include a pavilion design with building elevations.

Proposed site with tennis courts and pavilion footprint:



STAFF COMMENTS:

Engineering:

1. On Sheet C0.0 - Provide project location address.
2. On Sheet C0.0 - Provide owner contact information.
3. In the SWMP - Provide updated soil loss sediment discharge calculations and corresponding plan sheet showing grade.

Planning:

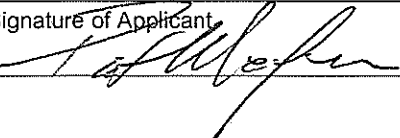
1. Suggestion that sensitivity to adjacent residential uses be considered (related to view, noise, and light. Consider the addition of landscaping and/or the replacement of landscaping that has died.
2. Provide scaled elevations for the 12' x 24' pavilion.

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

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan for a ~17,200 SF addition of two tennis courts with a 12' x 24' pavilion, and the resurfacing of seven existing tennis courts at 1700 Chicago ST, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

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

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

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) Unified School District of De Pere		Authorized Representative Pat Meyer	
Title Director of Building and Grounds			
Mailing Address 1700 Chicago St.,	City De Pere	State WI	ZIP Code 54115
Email Address pmeyer@depere.k12.wi.us	Phone Number (incl. area code) (920)337-1042 ext. 2	Fax Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) Unified School District of De Pere		Contact Person Pat Meyer	
Title Director of Building and Grounds			
Mailing Address 1700 Chicago St	City De Pere	State WI	ZIP Code 54115
Email Address pmeyer@depere.k12.wi.us	Phone Number (incl. area code) (920)337-1042 ext. 2	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 1700 Chicago St., De Pere, WI 54115		Parcel No. ED-1128-30	
SECTION 4: Project Information			
Existing Zoning:	R-1		
Present Use of Parcel:	Institution		
Proposed Use of Parcel:	Institution		
Estimated Start Date: 6/1/22		Estimated Completion Date:	9/1/22
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) Pat Meyer		Title Director of Building and Grounds	Phone Number (920)337-1042
Signature of Applicant 		Date Signed 4/18/2022	

TO BE COMPLETED BY CITY STAFF

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

UNIFIED SCHOOL DISTRICT OF DEPERE DEPERE HIGH SCHOOL TENNIS COURT SITE DEVELOPMENT PROJECT

1700 CHICAGO ST,
DEPERE, WISCONSIN



CIVIL DRAWINGS

- C0.0 TITLE SHEET
- C1.0 SITE DEMOLITION PLAN
- C2.0 SITE LAYOUT PLAN
- C3.0 SITE GRADING PLAN
- C4.0 SITE EROSION CONTROL PLAN
- C5.0 SITE UTILITY PLAN
- C6.0 SITE DETAILS

6.c

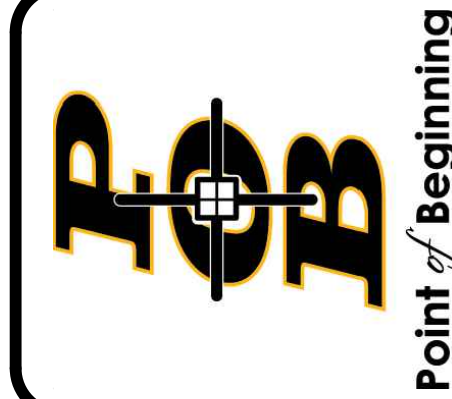
REVISIONS

CHECKED: SRG
DRAWN: DLP
DATE: 3/25/22
PROJECT NO: 21.102

TITLE SHEET

UNIFIED SCHOOL DISTRICT OF DEPERE
DEPERE HIGH SCHOOL TENNIS COURT
SITE DEVELOPMENT PROJECT
DEPERE, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kischling Court
Stevens Point, WI 54481
715.344.9999 (Ph) 715.344.9922 (Fax)



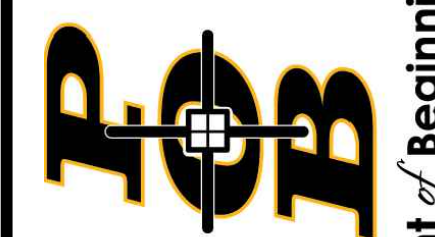
C0.0

CHECKED:	SRG
DRAWN:	DLP
DATE	BID 3/25/22
PROJECT NO.	21.102

SITE DEMOLITION PLAN

**UNIFIED SCHOOL DISTRICT OF DEPERE
DEPERE HIGH SCHOOL TENNIS COURT
SITE DEVELOPMENT PROJECT
DEPERE, WISCONSIN**

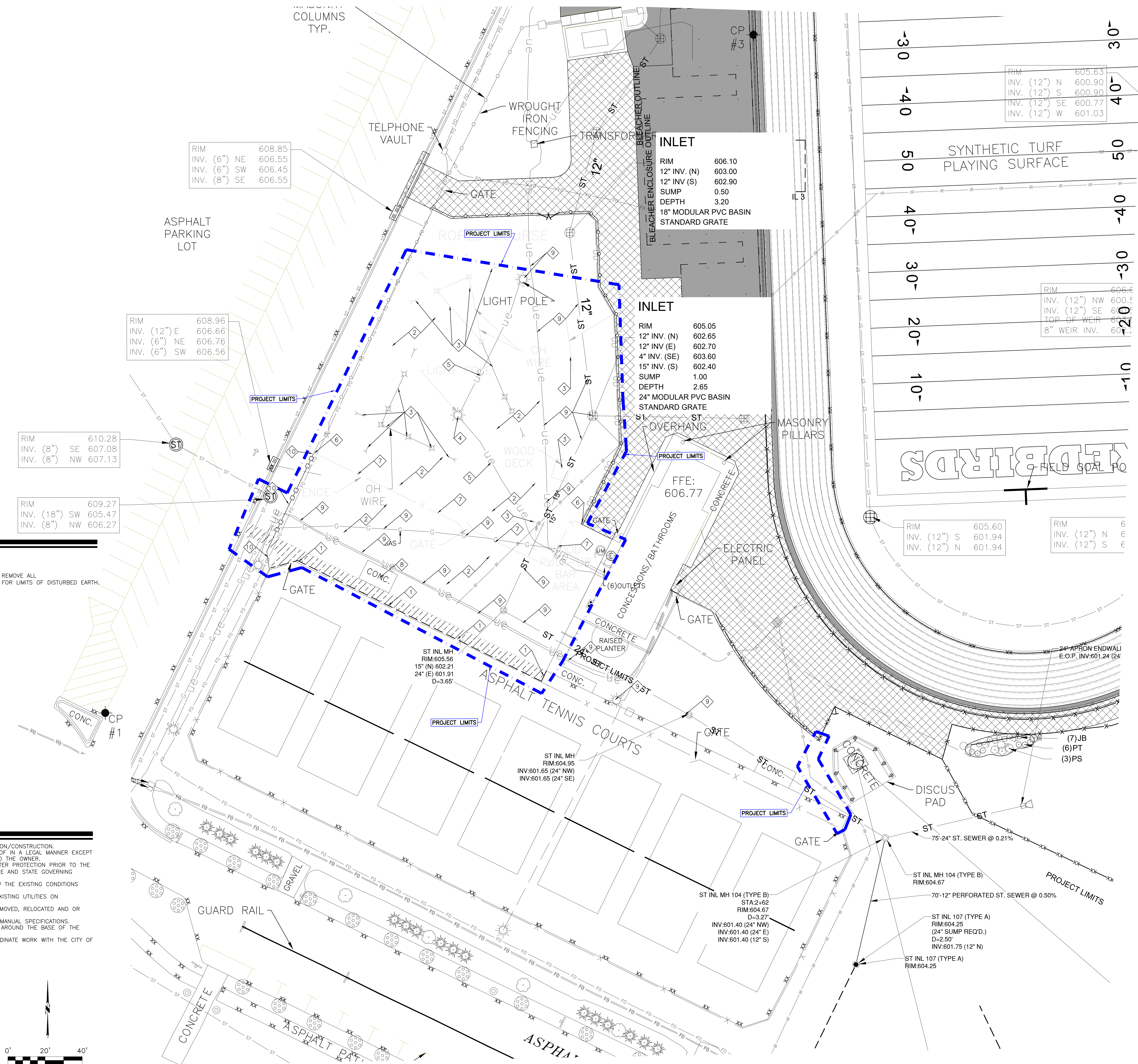
Civil Engineering
Land Surveying
Landscape Architecture



Point of Beginning

C1.0

Packet Pg. 45

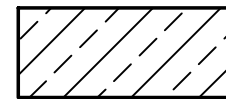


KEYNOTES:

- | | |
|----|---|
| 1 | SAWCUT EXISTING PAVEMENT |
| 2 | STRIP TOPSOIL WHICH INHIBITS CONSTRUCTION IN GENERAL GREEN AREAS. REMOVE ALL EXCESS SUBGRADE & TOPSOIL MATERIAL FROM SITE. SEE GRADING PLAN FOR LIMITS OF DISTURBED EARTH |
| 3 | REMOVE EXISTING ROPES COURSE |
| 4 | REMOVE EXISTING LIGHT POLE. SEE UTILITY PLAN |
| 5 | ABANDON/ TERMINATE ELECTRICAL. REMOVE IF INHIBITS CONSTRUCTION |
| 6 | REMOVAL LIMITS |
| 7 | REMOVE EXISTING FENCE/FOUNDATIONS |
| 8 | MAINTAIN CONCRETE PAD |
| 9 | MAINTAIN EXISTING UTILITIES |
| 10 | PROVIDE 4' H TEMPORARY FENCE THROUGHOUT CONSTRUCTION |

DEMOLITION LEGEND

REMOVE EXISTING ASPHALT PAVEMENT/
BASE COURSE.



GENERAL NOTES:

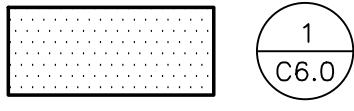
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. INSURE AND CONTROL ALL TRAFFIC AND ACCESS TO THE SITE AND ADJACENT AREAS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF DEPERE AND STATE GOVERNING AUTHORITIES.
4. ALL BIDDERS: PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON OR PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE COORDINATE WITH PROPER UTILITY COMPANY.
7. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
8. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
9. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE CITY OF DEPERE.

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
3. SEE EROSION CONTROL PLAN FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
4. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE COORDINATED WITH PROPER UTILITY COMPANY.
5. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
6. ALL BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
7. PRIOR TO THE START OF WORK VERIFY WITH THE CITY OF DEPERE AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
8. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
9. PROVIDE PROPER BARRICADES, SIGNS AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
10. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER.
11. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT.
12. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
13. EACH CONTRACTOR SHALL PROVIDE OWN PRIVATE UTILITY LOCATE AS NEEDED.

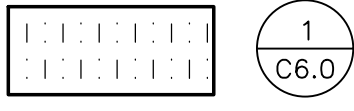
SURFACE HATCH PATTERNS:

PROPOSED TENNIS COURT SURFACING
OVER 3.5" ASPHALT PAVEMENT OVER 12" DENSE GRADED BASE
W/ GEOTEXTILE FABRIC



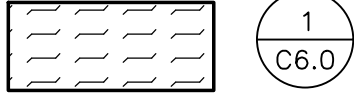
1
C6.0

PROPOSED 3.5" ASPHALT PAVEMENT
OVER 12" DENSE GRADED BASE
W/ GEOTEXTILE FABRIC



1
C6.0

PROPOSED 3.5" ASPHALT PAVEMENT
OVER 12" DENSE GRADED BASE
W/ GEOTEXTILE FABRIC (ALTERNATE BID)



1
C6.0

PROPOSED 4" REINFORCED CONCRETE
PAVEMENT W/ 6" BASE



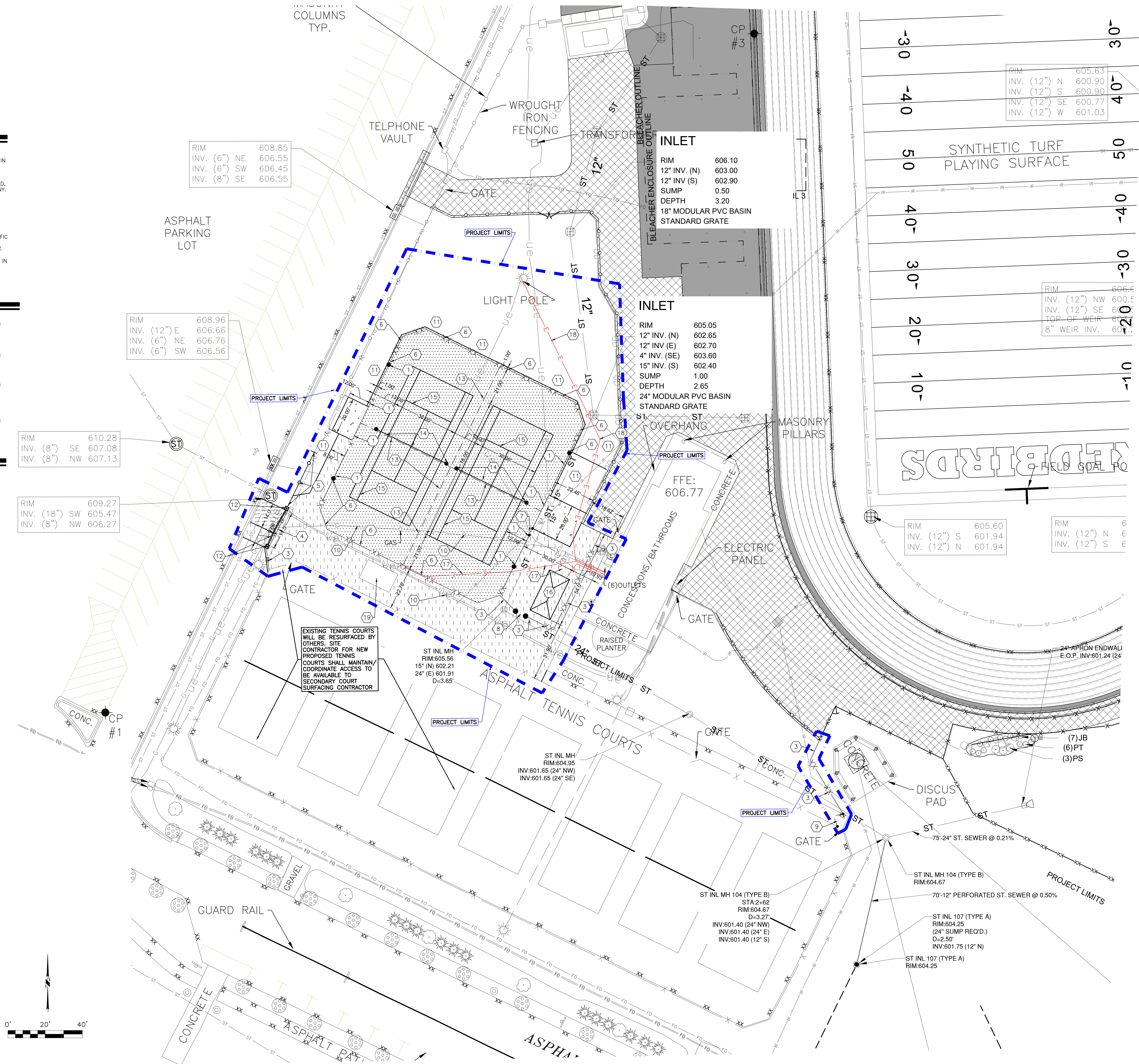
2
C6.0

KEYNOTES:

- 1 4"H STANDARD CHAINLINK FENCING $\frac{8}{C6.0}$
- 2 6"H STANDARD CHAINLINK FENCING $\frac{8}{C6.0}$
- 3 6"H STANDARD CHAINLINK FENCING (ALTERNATE) $\frac{8}{C6.0}$
- 4 21"W X 6'H SLIDING ORNAMENTAL GATE (ALTERNATE)
- 5 6'H ORNAMENTAL FENCE (BASE BID)
- 6 10'H STANDARD CHAINLINK FENCING $\frac{8}{C6.0}$
- 7 4"W OPENING, (NO GATE)
- 8 6"W SINGLE SWING SERVICE GATE (ALTERNATE)
- 9 7"W DOUBLE SWING SERVICE GATE (ALTERNATE) $\frac{9}{C6.0}$
- 10 MAINTAIN EXISTING UTILITIES
- 11 SEED/FERTILIZE/MULCH ALL DISTURBED GREEN AREAS
SEE GRADING PLAN FOR PROPOSED DISTURBANCE LIMITS
- 12 ENTRY ARCHWAY/ COLUMNS (ALTERNATE BY OTHERS)
- 13 TENNIS PAVEMENT SAWCUT (TYP) $\frac{3}{C6.0}$
- 14 TENNIS NETS/POSTS/ CENTER ANCHOR $\frac{6}{C6.0}$ $\frac{7}{C6.0}$
- 15 TENNIS COURT STRIPING (TYP) $\frac{4}{C6.0}$
- 16 12"W X 24"L PAVILION (BY OTHERS)
- 17 ELECTRICAL CONDUITS/ WIRE. SEE UTILITY PLAN
- 18 INSTALL NEW POWER IN CONDUIT TO LIGHT POLE TO REMAIN. SEE UTILITY PLAN
- 19 EXISTING BLEACHER CONCRETE PAD TO REMAIN

SITE STATISTICS:

TOTAL AREA = 1,533,356 SQ-FT
IMPERVIOUS AREA = 697,917 SQ-FT = 46%
OPEN SPACE = 835,439 SQ-FT = 54%



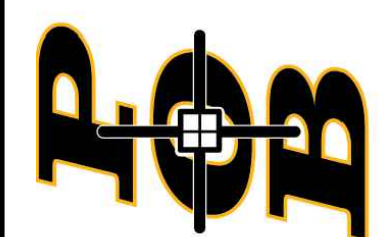
REVISIONS

CHECKED: SRG
DRAWN: DLP
DATE: BID 3/25/22
PROJECT NO.: 21.102

SITE LAYOUT PLAN

UNIFIED SCHOOL DISTRICT OF DEPERE
DEPERE HIGH SCHOOL TENNIS COURT
SITE DEVELOPMENT PROJECT
DEPERE, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kischling Court
Stevens Point, WI 54481
715.344.9999 [Ph] 715.344.9922 [Fax]



Point of Beginning

C2.0

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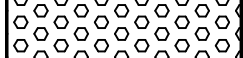
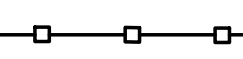
GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF TRANSPORTATION'S REGULATIONS.
4. SEED/FERTILIZE/ MULCH/ ALL DISTURBED AREAS AROUND HARDSURFACE AND FIELD EVENT AREAS.
5. SEE SHEET EROSION CONTROL PLAN FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.
8. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
9. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
10. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HOLD ALL NECESSARY PERMITS PRIOR TO WORK COMMENCING. THE CITY OF DEFERRE SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.

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EROSION CONTROL LEGEND:

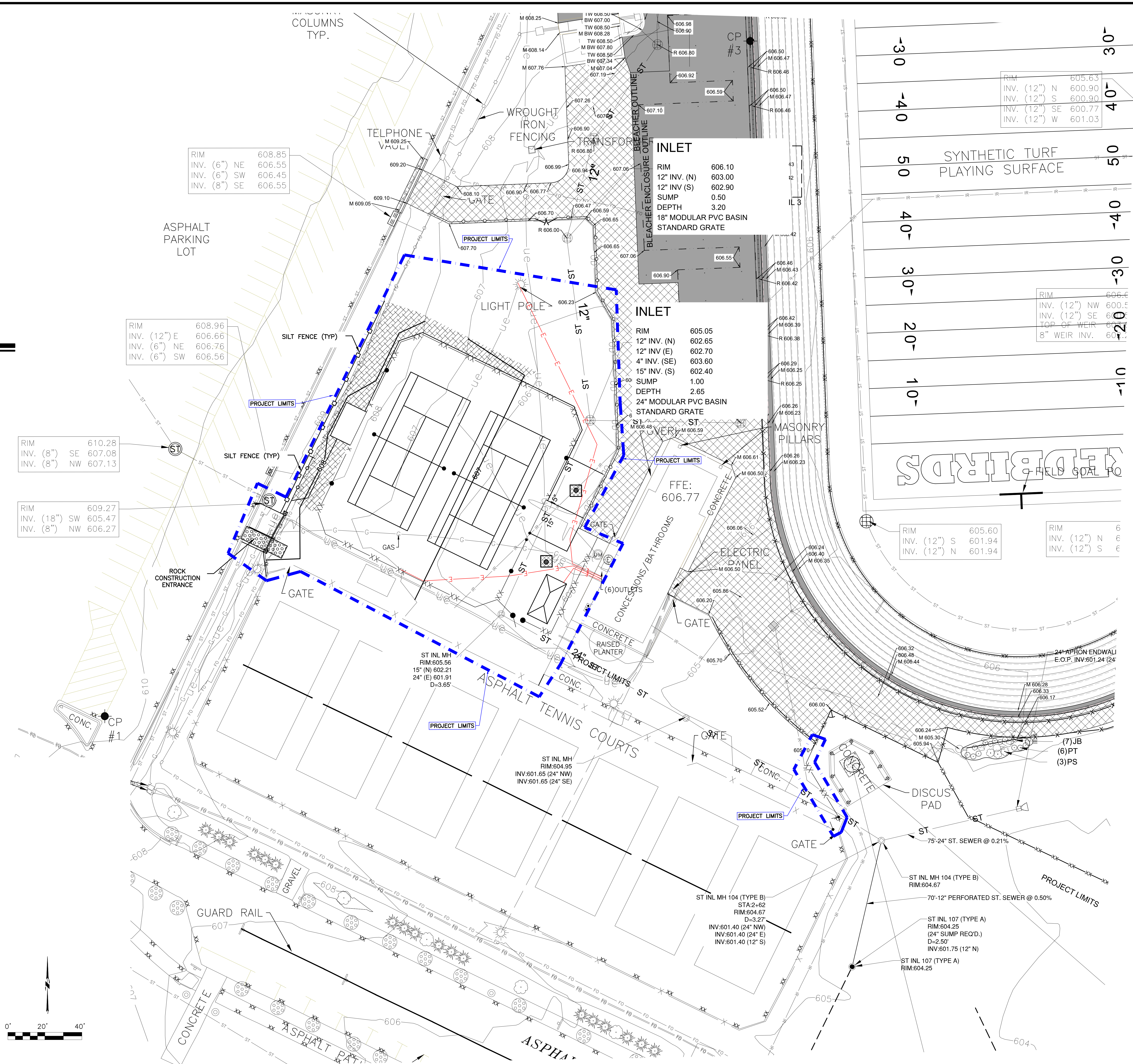
EXISTING CONTOUR	607
PROPOSED CONTOUR	606
PROPOSED STORM INLET	
ROCK CONSTRUCTION ENTRANCE	 13 C6.0
EROSION CONTROL BLANKETS	 14 15 C6.0 C6.0
PROPOSED SILT FENCE	 12 C6.0
PROPOSED INLET PROTECTION	 11 C6.0

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH WIDNR TECHNICAL STANDARDS AND CITY OF DEPERE REQUIREMENTS AND STANDARDS.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS.
5. 6" MIN OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS.
6. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

CONSTRUCTION SEQUENCING

1. INSTALL PERIMETER EROSION CONTROL MEASURES:
 - A) INSTALL TRACKING PAD--(1) DAY
 - B) INSTALL SILT FENCE AND INLET PROTECTION IN EXISTING STORM STRUCTURES PRIOR TO TOPSOIL REMOVAL AND GRADING--(2) DAYS
2. BEGIN DEMOLITION:
 - A) REMOVE EXISTING ASPHALT OR MISCELLANEOUS HARD SURFACES AS STATED--(2) DAYS
 - B) STRIP TOPSOIL IN PROPOSED GRADING AREAS. (4) DAYS
3. BEGIN ROUGH GRADING--(14) DAYS:
 - A) DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
 - SEED/MULCH EXPOSED SOIL WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS.
4. INSTALL PERIMETER SITE STORM SEWER, INSTALL INLET PROTECTION WITHIN NEW STRUCTURES--(8) DAYS
5. INSTALL GRAVEL IN HARD SURFACES AREAS--(4) DAYS
6. PAVE HARD SURFACE AREAS: INSTALL CONCRETE PAVEMENT--(2) DAYS
7. INSTALL SITE FENCING--(2) DAYS
8. SEED/ FERTILIZE/ MULCH GREEN AREAS--(1) DAYS
9. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.



6.C

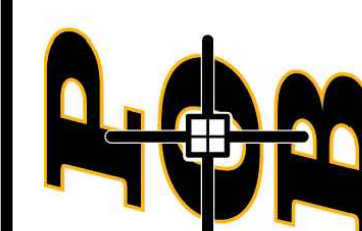
REVISIONS

CHECKED: SRG
DRAWN: DLP
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PROJECT NO.: 21.102

SITE EROSION CONTROL PLAN

UNIFIED SCHOOL DISTRICT OF DEPERE DEPERE HIGH SCHOOL TENNIS COURT SITE DEVELOPMENT PROJECT DEPERE, WISCONSIN

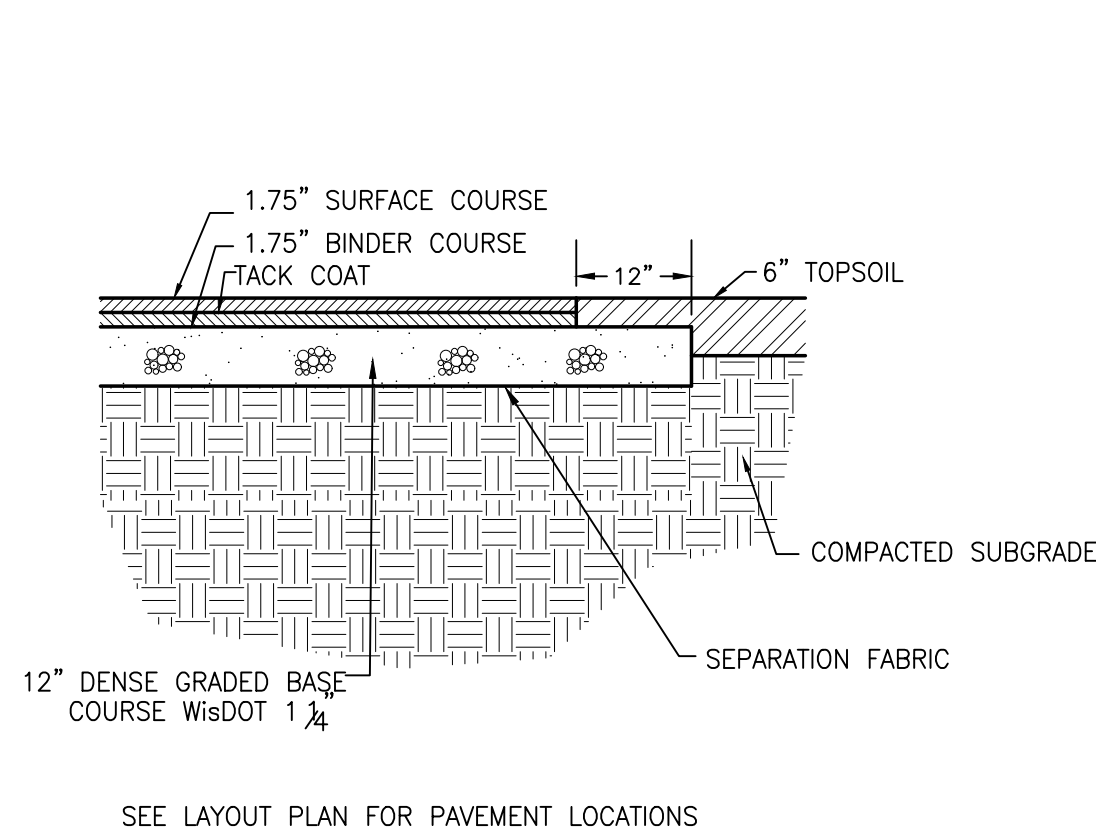
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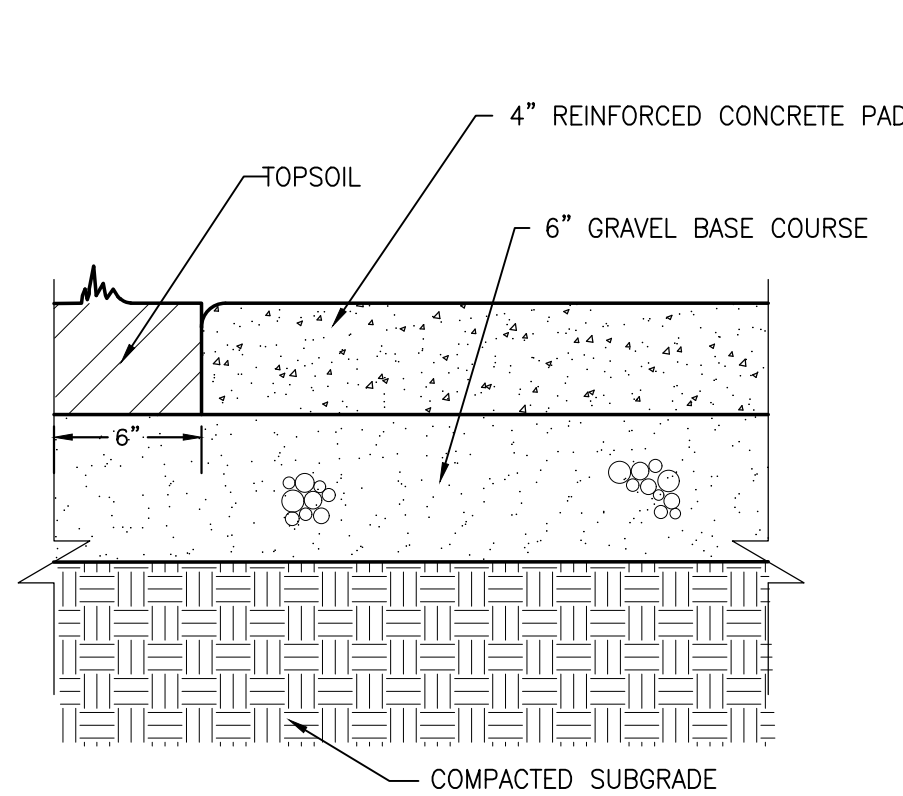
Point of Beginning

C4.0

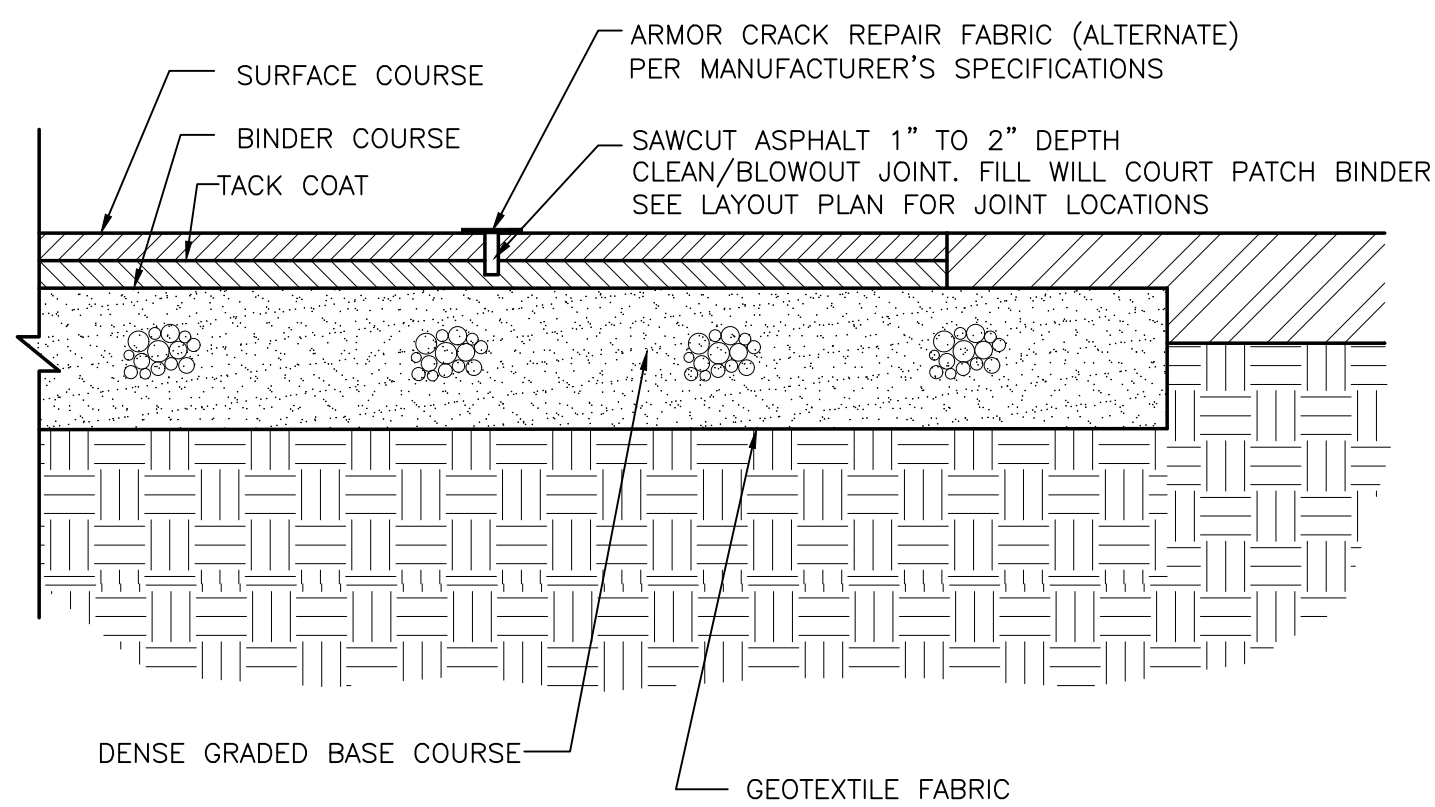
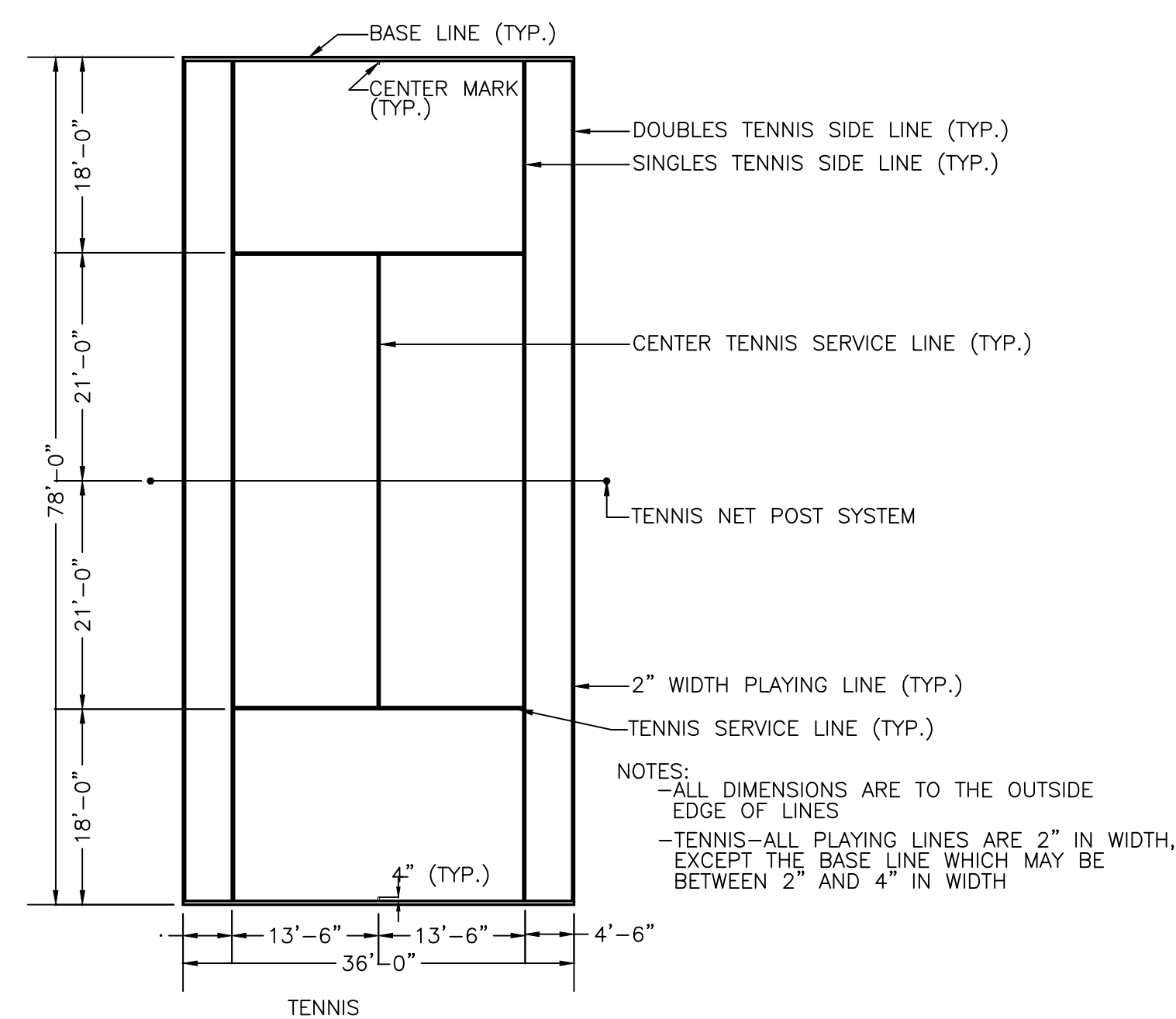
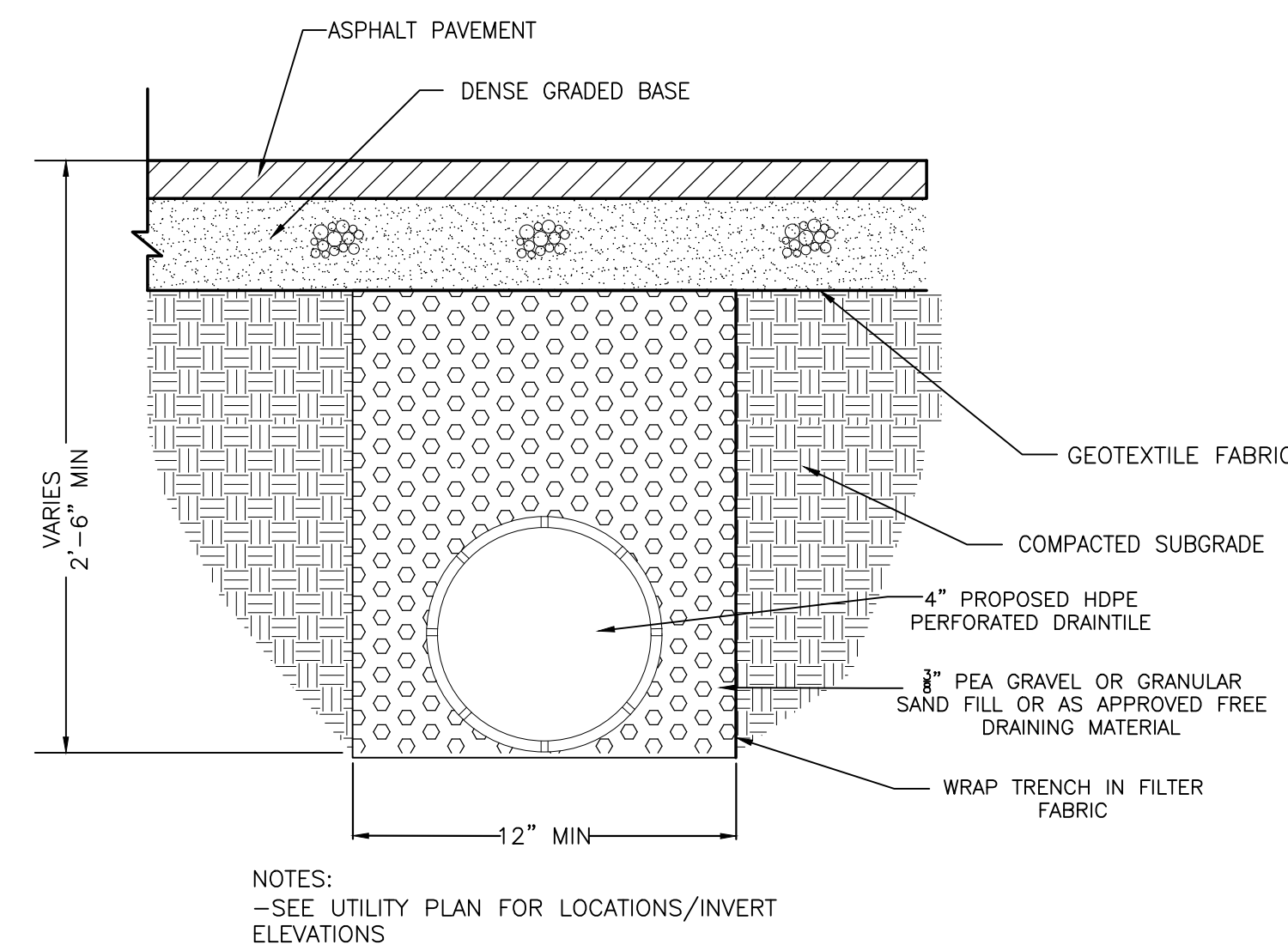
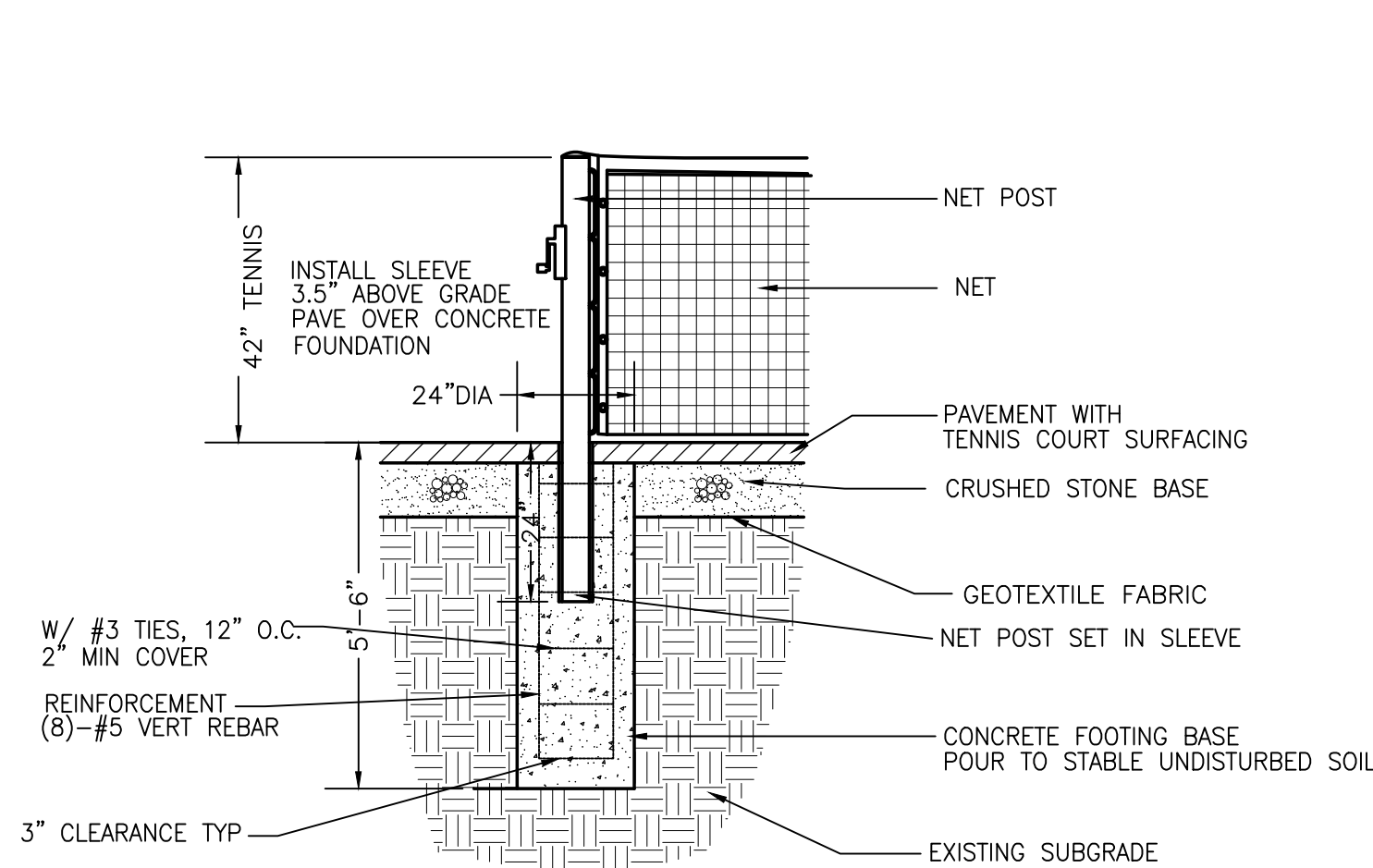
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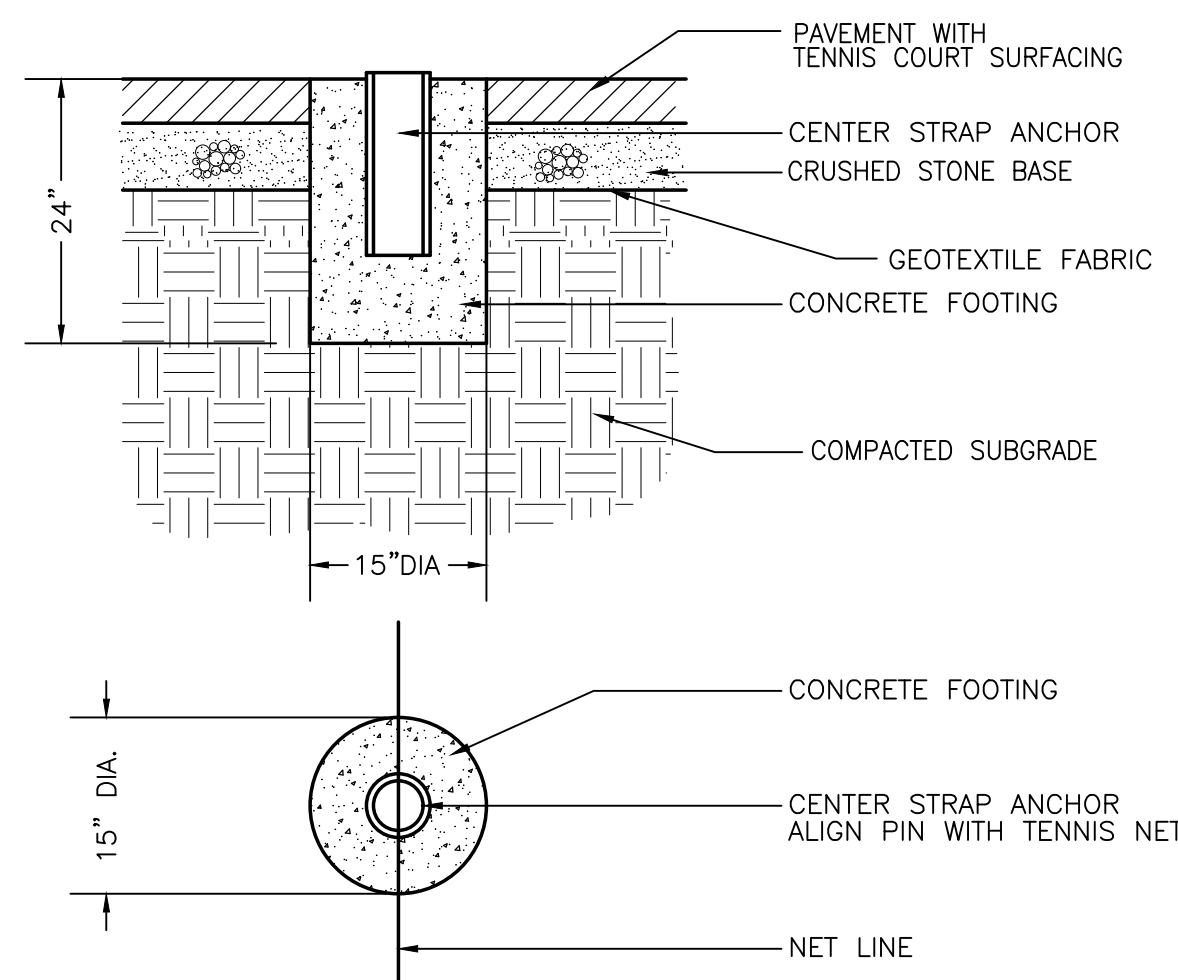
SEE LAYOUT PLAN FOR PAVEMENT LOCATIONS

3.50" ASPHALT PAVEMENT1
C6.0

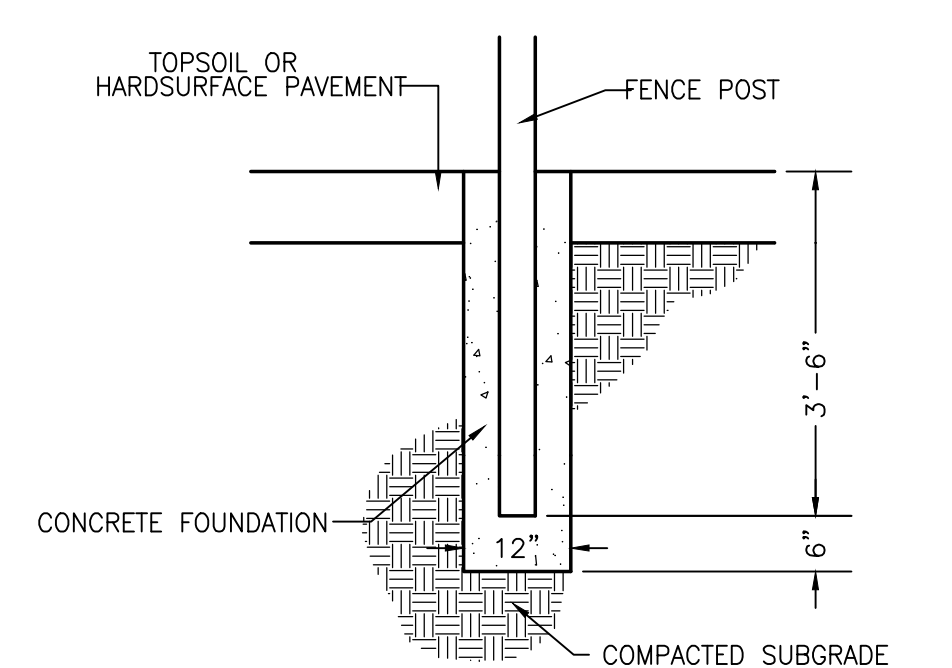
NOTE: SEE LAYOUT PLAN FOR PAVEMENT LOCATIONS

4" CONCRETE PAVEMENT2
C6.0**TENNIS COURT SAWCUT**3
C6.0**TENNIS COURT LAYOUT**4
C6.0**COURT PAVEMENT
DRAINTILE INSTALLATION**5
C6.0

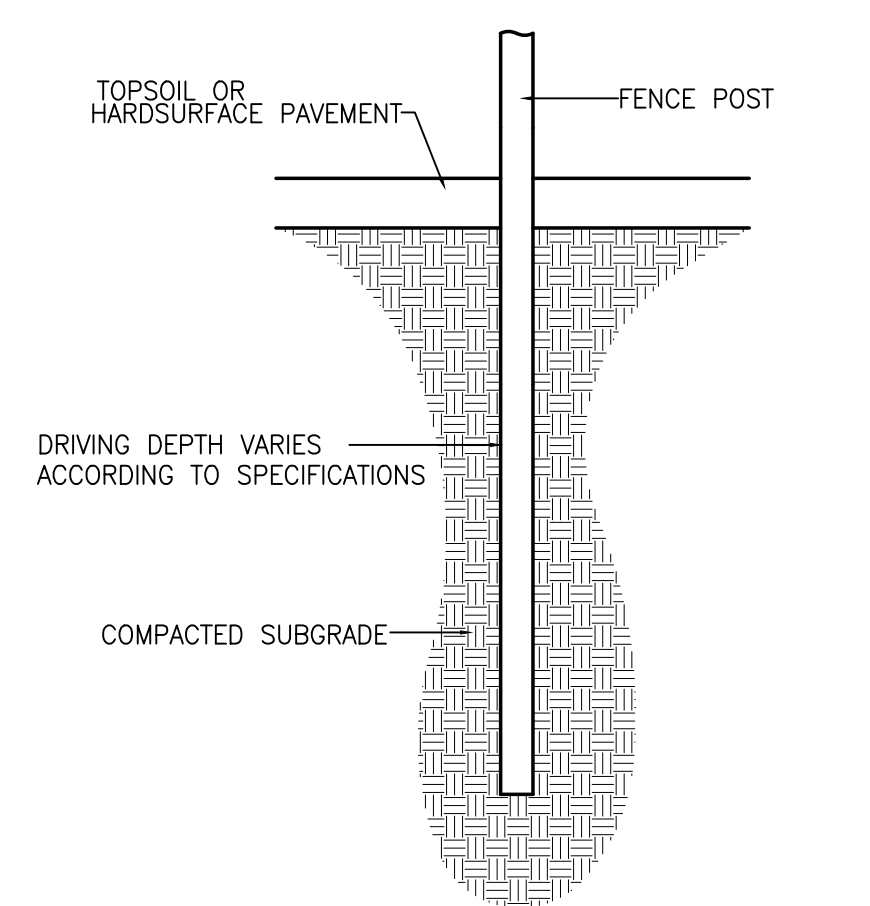
NOTE: SEE MANUFACTURER'S SPECIFICATIONS FOR ANY OTHER INSTALLATION INSTRUCTIONS

NET POST6
C6.0

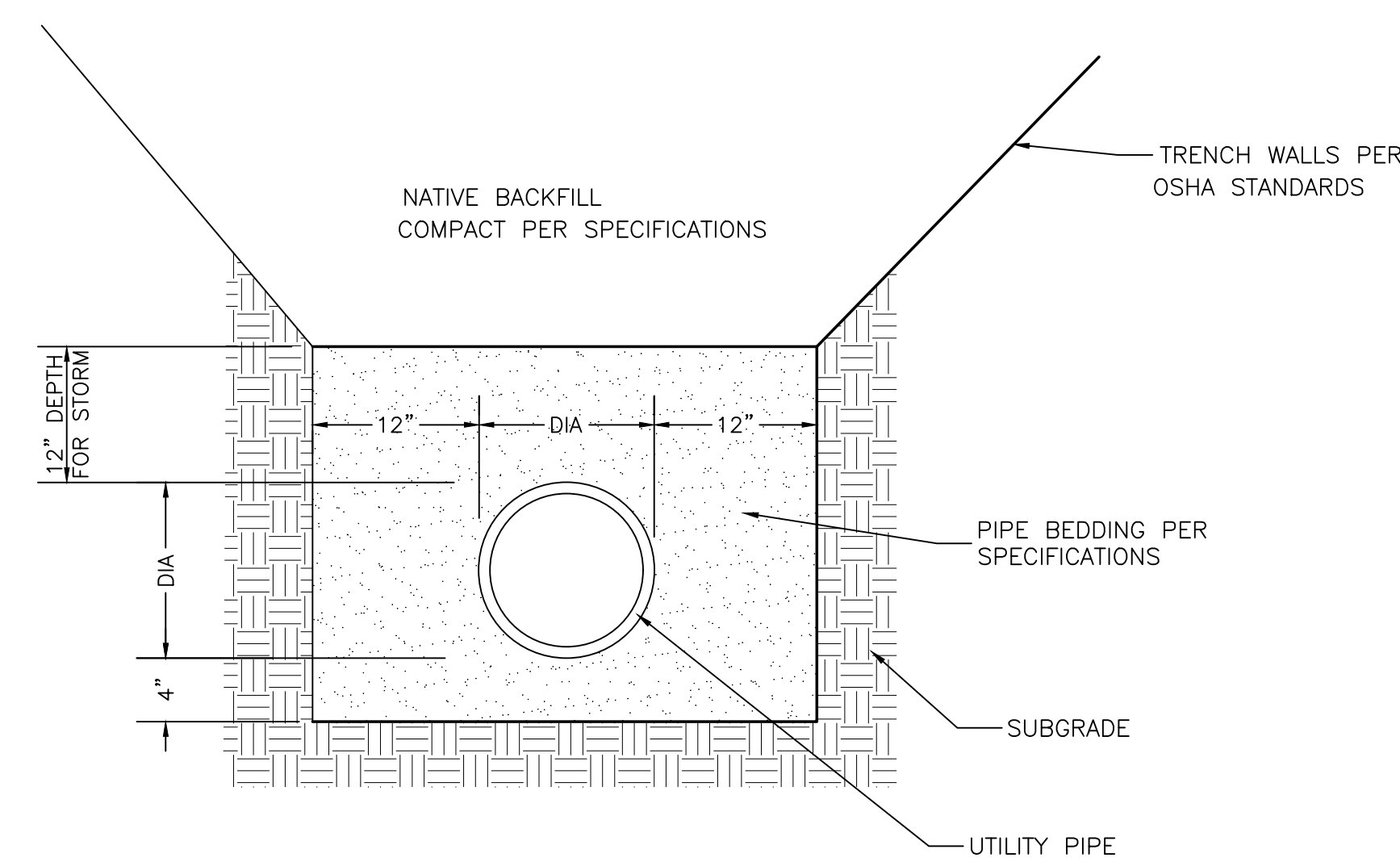
NOTE: NET CENTER STRAP ANCHOR SHALL BE INSTALLED PRIOR TO PAVING. SEE MANUFACTURER'S SPECIFICATIONS FOR ANY OTHER INSTALLATION INSTRUCTIONS

CENTER ANCHOR7
C6.0

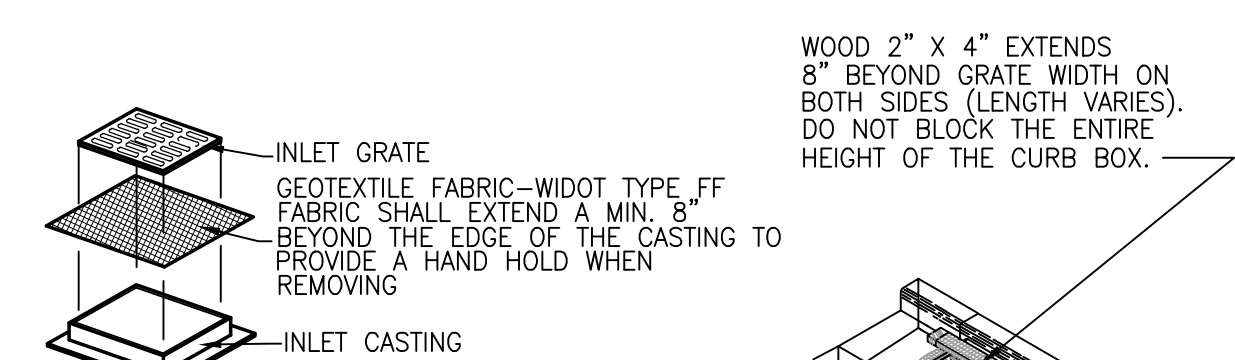
NOTE: SEE LAYOUT PLAN FOR GATE POST LOCATION

**GATE
FENCE POST**8
C6.0

NOTE: *ALL LINE POSTS DRIVEN THROUGH ASPHALT PAVEMENT SHALL BE SEALED WITH CAULK. SEE LAYOUT PLAN FOR DRIVEN POST LOCATION

DRIVEN LINE POST9
C6.0

* SEE SPECIFICATIONS FOR INSTALLATION INFORMATION AS NEEDED

**GENERAL PERIMETER
PIPE BEDDING**10
C6.0

(WITHOUT CURB BOX)

INSTALLATION:

1. REMOVE INLET GRATE
2. PLACE FABRIC OVER THE TOP OF THE CASTING

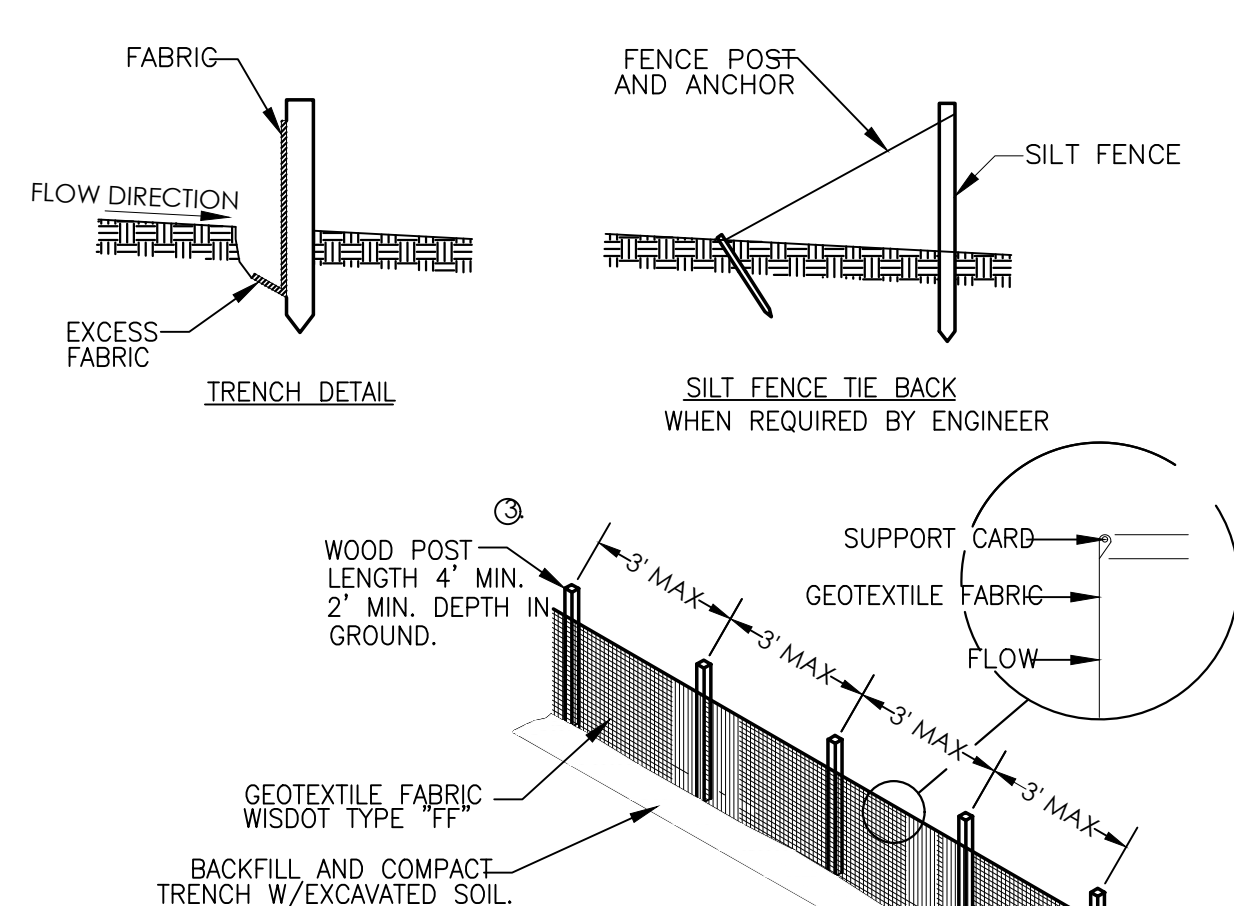
MAINTENANCE:

CLEAN AS NEEDED TO MAINTAIN FLOW. DO NOT CUT OR RIP FABRIC TO INCREASE FLOWS. USE OF FABRIC WILL CREATE SHORT TERM PONDING OF WATER. DO NOT USE FABRIC INLET PROTECTION IF ADJACENT BUILDINGS OR PROPERTIES MAY BE DAMAGED BY PONDING WATER. ELEVATIONS ON SITE SHALL BE SUCH THAT ANY PONDED WATER WILL HAVE AN EMERGENCY OVERFLOW POINT AWAY FROM AREAS THAT MAY BE DAMAGED BY FLOODING.

GENERAL NOTES:

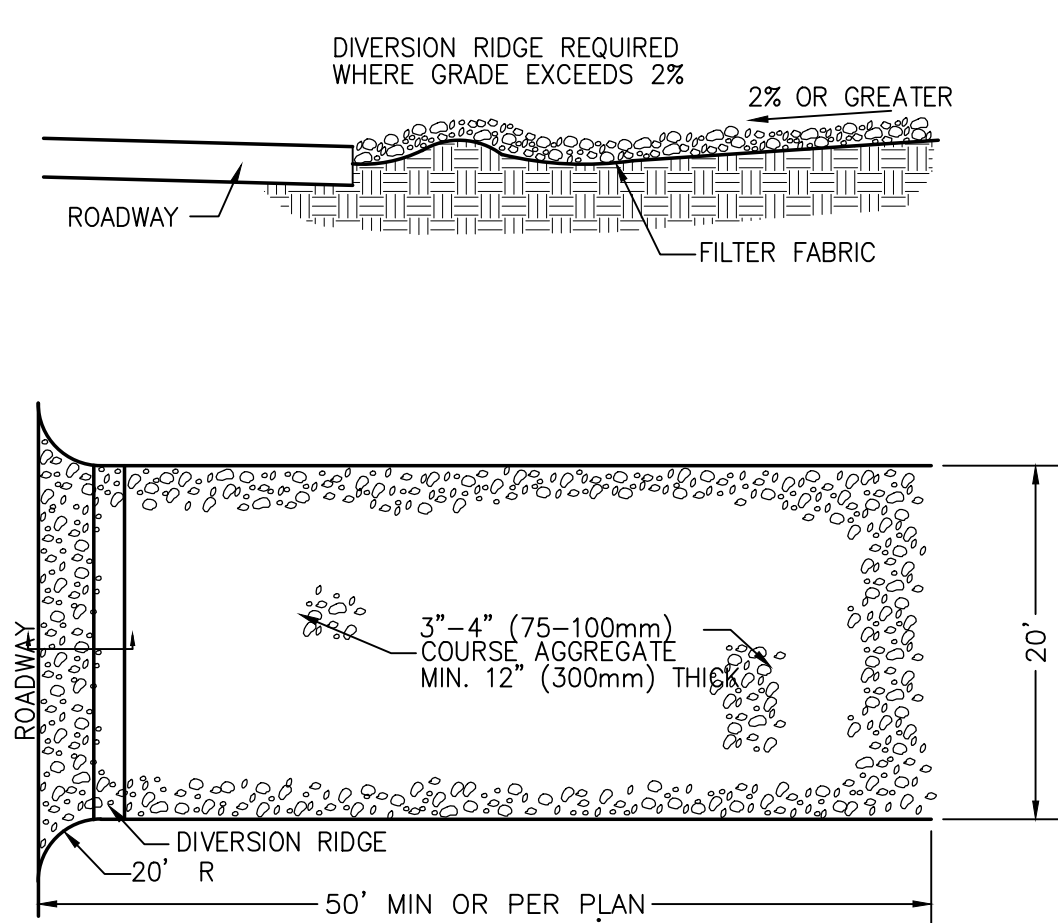
USE ONLY THE FOLLOWING GEOTEXTILE FABRICS THAT ARE APPROVED BY THE WIDOT FOR USE AS INLET PROTECTION: a) LINO INDUSTRIAL FABRICS - GTF 403 b) TIG MIRAFI FILTERWEAVE 401. FOR INLET PROTECTION, TYPE C, WITH A CURB BOX, AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES.

INLET PROTECTION WITHIN THE PUBLIC ROADWAY SHOULD SET BELOW THE GRATE TO PREVENT DAMAGE FROM PLOWING OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO INLET PROTECTION AS A RESULT OF THE NORMAL PLOWING OPERATIONS WITHIN THE PUBLIC RIGHT OF WAY.

INLET PROTECTION11
C6.0

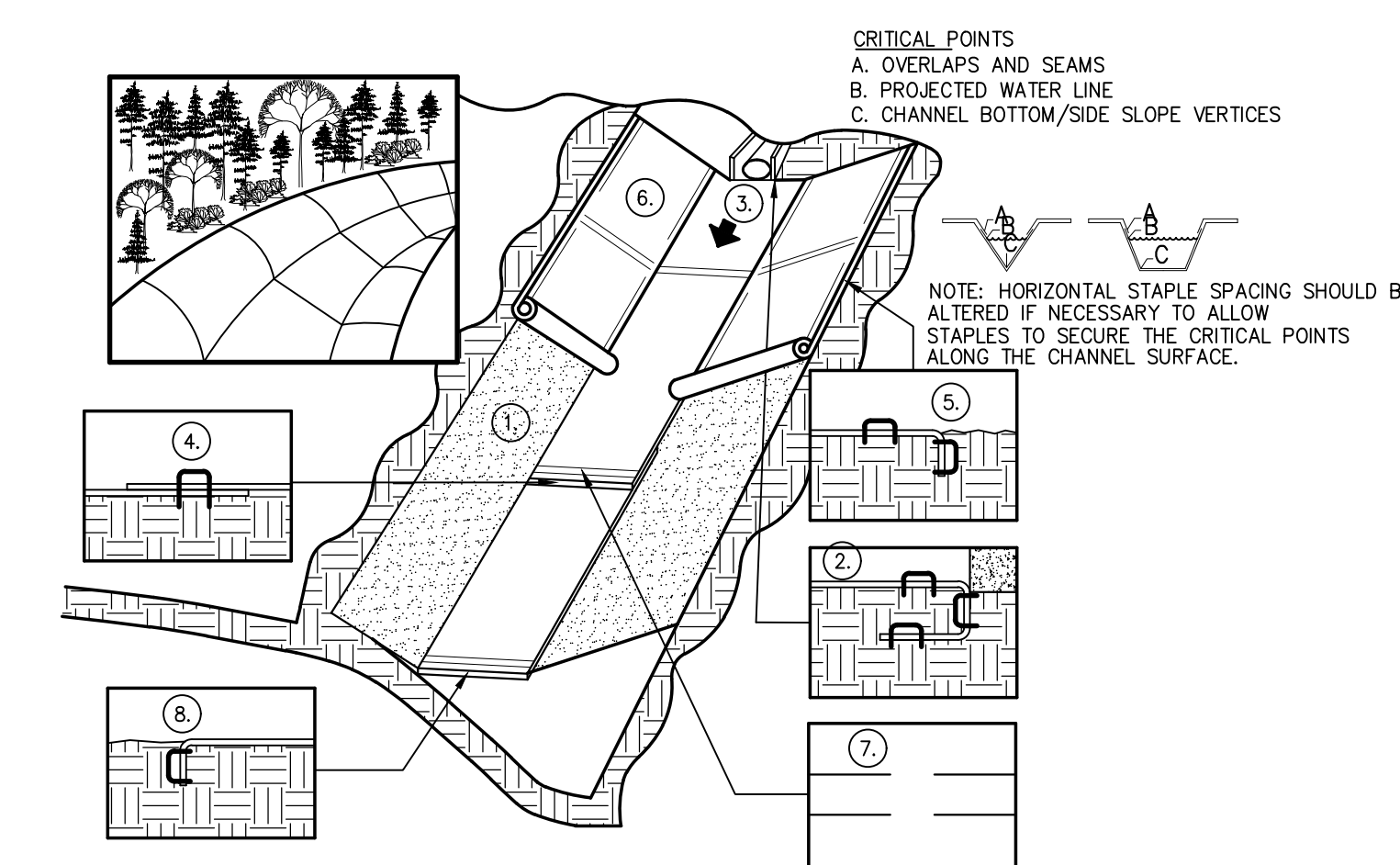
NOTES:

1. HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL. NEXT, COMPACT THE TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM OF 1-1/8" x 1-1/8" IN SIZE AND BE MADE FROM OAK OR HICKORY.
4. ATTACH THE FABRIC TO THE POST WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
5. WOOD POSTS SHALL MAINTAIN A 1" MAXIMUM SPACING WHEN USING STANDARD GEOTEXTILE FABRIC. WHEN WOVEN GEOTEXTILE FABRIC IS USED, THE WOOD POSTS MAY BE SPACED UP TO 8' APART.

SILT FENCE12
C6.0

NOTES:

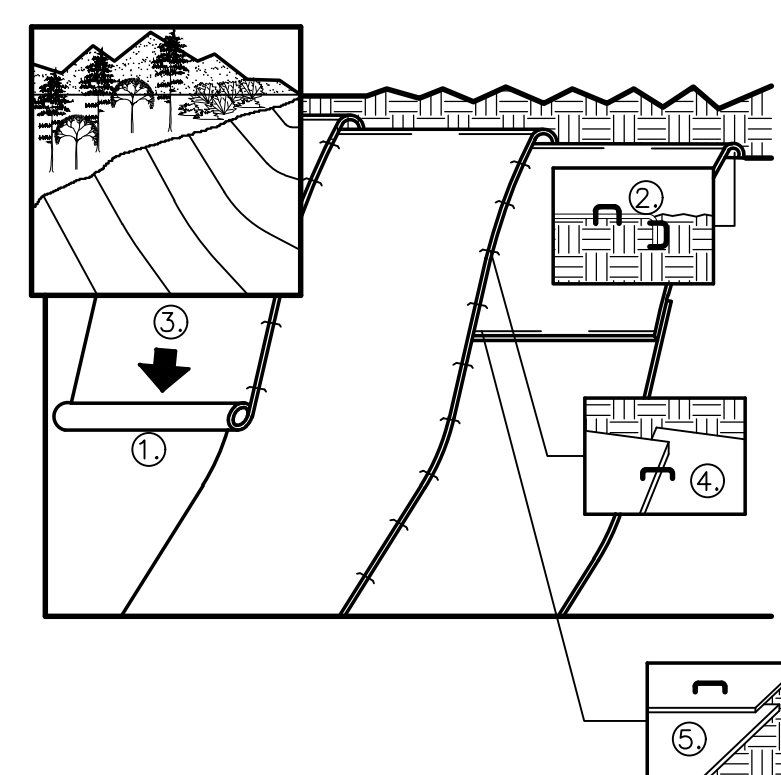
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING. REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

**ROCK CONSTRUCTION
ENTRANCE**13
C6.0

GENERAL NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4' APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SLOPE MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4' OVER THE CENTER BLANKET AND STAPLED.
7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4' APART OVER ENTIRE WIDTH OF CHANNEL. PLACE A SECOND ROW OF 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.

AND COMPACT THE TRENCH AFTER STAPLING.

EROSION CONTROL BLANKETS14
C6.0

GENERAL NOTES:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.

EROSION CONTROL BLANKETS15
C6.0

CHECKED: SRG
DRAWN: DLP
DATE: BID 3/25/22
PROJECT NO.: 21.102



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 23, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

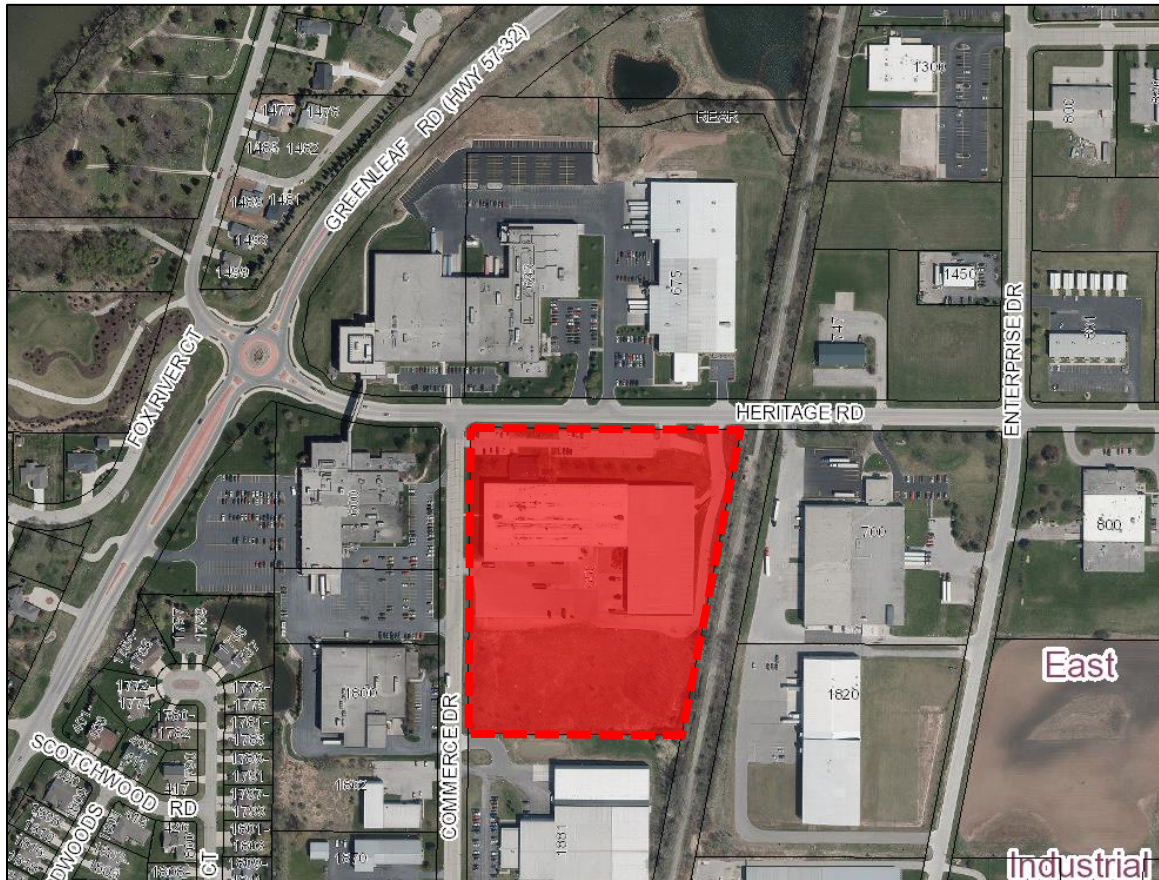
SUBJECT: Consideration and possible action for a site plan for a ~4,963 SF parking lot addition at 650 Heritage RD (ED-F0097).

ATTACHMENTS:

- PC Report - Atkore (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 11 May 2022 (PDF)

- Item 7: Consideration and possible action for a site plan for a ~4,963 SF parking lot addition at 650 Heritage RD (ED-F0097).

SITE MAP



REQUESTED ACTION: Site Plan Approval.

26 additional parking stalls and walkways are added to an existing parking lot on the north side of the building for a total of 103 stalls.

COMMON DESCRIPTION: 650 Heritage RD, located southeast from the Heritage RD and Commerce DR intersection.

ZONING: General Industrial District (I-3).

SURROUNDING LAND USES: Business Park to the north (I-1), south (I-3), east (I-1), and west(I-3).

COMPREHENSIVE PLAN: Industrial Park.

APPLICANT / OWNER: Authorized Representative
Craig Michels, Project Manager
Boldt
2525 N Roemer RD
Appleton, WI 54912

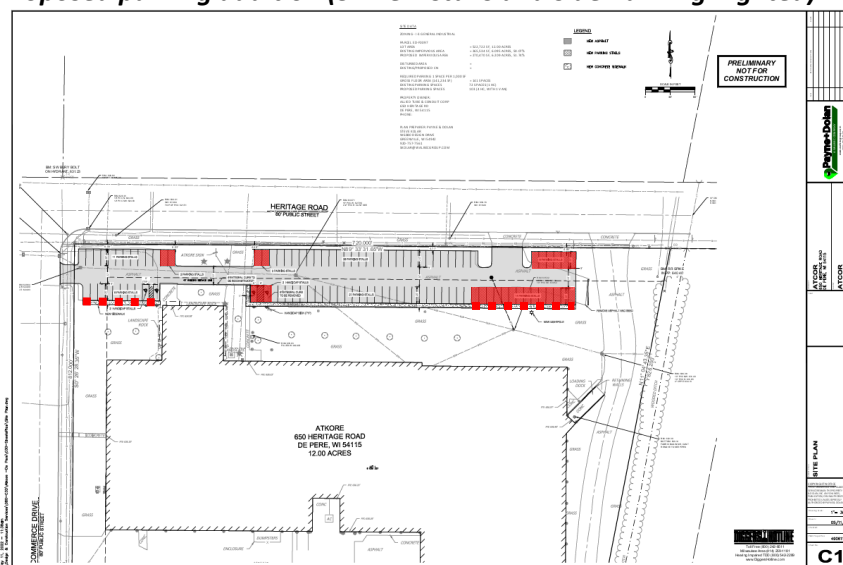
Property Owner
Allied Tube & Conduit CORP
ATTN: Ron Laakonen
650 Heritage RD
De Pere, WI 54115-2444

LAND USE SITE HISTORY: The residentially zoned property was developed into an industrial facility in the 1980's with a significant expansion in the 1990's.

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 proposed site plan includes the addition of 26 parking stalls to a parking lot on the north side of the building. Approximately 4,963 SF of pavement will be added. The addition includes an additional storm drain and lighting. The addition also includes walkways on the south side of the parking lot that connects to the building. The site plan, however, does not include a landscape plan that identifies up to 53 trees in strategic locations on the property and around the property.

Proposed parking addition (31 new stalls and sidewalk highlighted):



STAFF COMMENTS:

Engineering:

1. The driveway approach off of Commerce Drive will need to be 8-inch concrete with a 5-foot wide sidewalk section one-half foot off of the right-of-way line.
2. The access aisle will need to be 24 feet wide. To the west end of the parking lot it is only 22 feet wide and impact potentially 4 parking stalls and the 2 accessible stalls.
3. Provide contours for new grade information.
4. Provide typical sections for the new parking lot, new sidewalk and new driveway.
5. Specify 4-inch pavement marking.
6. Parking stalls need to be a minimum of 8.5 feet wide with exception of ADA stalls.
7. ADA standards required 5 accessible parking spaces or more for facilities with 101 to 150 parking stalls. One of which needs to be van accessible.

Planning:

1. Correct the statistics on the site plan. Disturbed Area and

Existing/Proposed CN is missing. The number of existing and proposed parking spaces would reference 31 new spaces, but the number is about 26.

2. Provide a landscaping plan that demonstrates 53 trees planted on the property as landscaping. Include trees in strategic places around the parking lot.

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

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan for a ~4,963 SF parking lot addition at 650 Heritage RD, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

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

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Boldt	Authorized Representative Craig Michels	Title Project Manager	
Mailing Address 2525 N Roemer Road	City Appleton	State WI	ZIP Code 54912
Email Address craig.michels@boldt.com	Phone Number (incl. area code) 920-225-6214	Fax Number (incl. area code) 920-739-0110	

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

Name (Ind. Org. or Entity) Atkore	Contact Person Ron Laakonen	Title Maintenance Supervisor	
Mailing Address 650 Heritage Road	City De Pere	State WI	ZIP Code 54115
Email Address RLaakonen@atkore.com	Phone Number (incl. area code) 920-336-1707	Fax Number (incl. area code) 920-336-1370	

SECTION 3: Project or Site Location

Project Address/Description 650 Heritage Rd, De Pere WI 54115/Parking Lot Replacement	Parcel No. ED-F0097
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SECTION 4: Project Information

Existing Zoning:	I-3 General Industrial		
Present Use of Parcel:	Industrial		
Proposed Use of Parcel:	Industrial - No Change		
Estimated Start Date:	June 2022	Estimated Completion Date:	July 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.

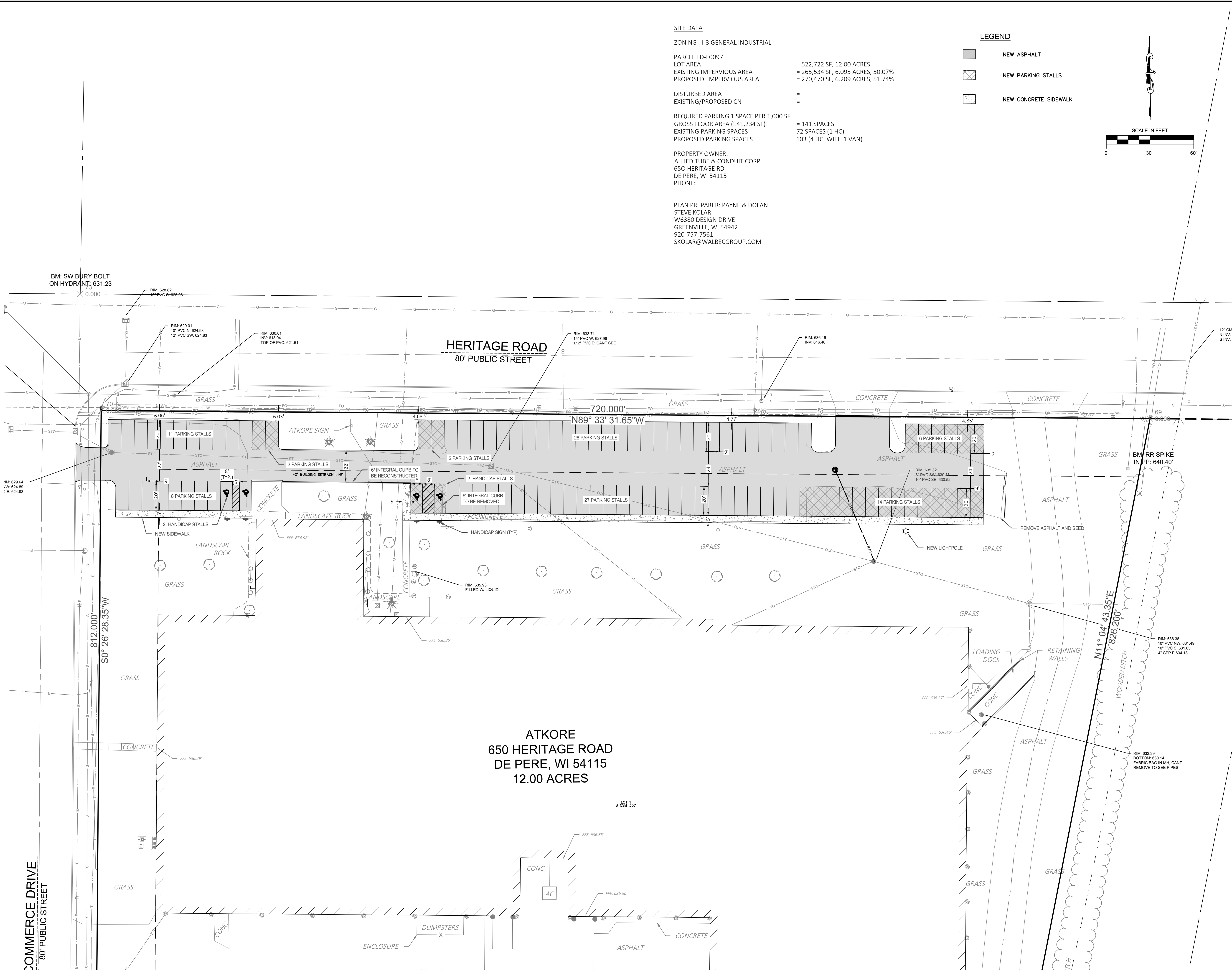
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Ron Laakonen	Title Maintenance Supervisor	Phone Number 920-336-1707
Signature of Applicant 		Date Signed 5-13-22

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	
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May 11, 2022 - 11:38am
S:\Design & Construction Services\080-03D\Atkore -De Pere\030-SheetsPlan\Site Plan.dwg



SITE DATA

ZONING - I-3 GENERAL INDUSTRIAL

PARCEL ED-F0097
LOT AREA = 522,722 SF, 12.00 ACRES
EXISTING IMPERVIOUS AREA = 265,534 SF, 6.095 ACRES, 50.07%
PROPOSED IMPERVIOUS AREA = 270,470 SF, 6.209 ACRES, 51.74%

DISTURBED AREA =
EXISTING/PROPOSED CN =

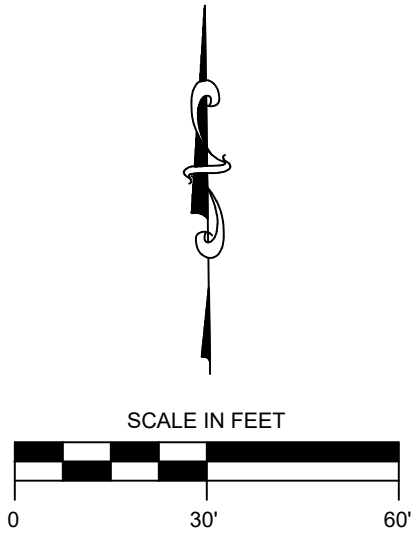
REQUIRED PARKING 1 SPACE PER 1,000 SF
GROSS FLOOR AREA (141,234 SF) = 141 SPACES
EXISTING PARKING SPACES 72 SPACES (1 HC)
PROPOSED PARKING SPACES 103 (4 HC, WITH 1 VAN)

PROPERTY OWNER:
ALLIED TUBE & CONDUIT CORP
650 HERITAGE RD
DE PERE, WI 54115
PHONE:

PLAN PREPARER: PAYNE & DOLAN
STEVE KOLAR
W6380 DESIGN DRIVE
GREENVILLE, WI 54942
920-757-7561
SKOLAR@WALBECGROUP.COM

LEGEND

- NEW ASPHALT
- NEW PARKING STALLS
- NEW CONCRETE SIDEWALK



PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	REVISION DESCRIPTION	DATE

Payne+Dolan

A WALBEC COMPANY
www.walbecgroup.com
(920) 757-7559

PROJECT	ATCOR 650 HERITAGE ROAD DE PERE, WI 54115
CLIENT	ATCOR 650 HERITAGE ROAD DE PERE, WI 54115

SHEET TITLE

SITE PLAN

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Drawing Scale: 1" = 30'

Drawn: 05/11/2022

Checked:

P&D Project No: 490611

Sheet No: C1

DIGGERSHOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: May 23, 2022

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Discussion about proposed changes to the City's proposed DRAFT Zoning Code related to residential, mixed use, commercial, business park, and industrial landscaping.

ATTACHMENTS:

- Zoning Code Memo 3 - 23 May 2022 (DOCX)

CITY OF DE PERE MEMO



To: James Boyd, Mayor
Plan Commission Members

From: Peter Schleinz, Senior Planner | Zoning Administrator

Date: May 23, 2022

RE: **Discussion about proposed changes to the City's proposed DRAFT Zoning Code related to residential, mixed use, commercial, business park, and industrial landscaping.**

Summary:

The City of De Pere staff has been working on a new zoning code since 2018 and is preparing to present a FINAL DRAFT version to the Plan Commission and Common Council in 2022. To generate a deeper understanding of significant changes proposed in the new Zoning Code, staff is establishing several discussions to highlight the changes. The discussion is not intended to call out every single change (or non-change). Rather the intent is to identify significant and important changes that the Plan Commissioners should be aware of. This meeting will focus on the following topic:

- Landscaping
 - *Street trees*
 - *Parking lot screening*
 - *Parking lot interiors*
 - *Building foundations*
 - *Landscaping material*

For quality and balanced group discussion, staff will present a more detailed summary of the changes at the time of the Plan Commission meeting, rather than preparing documents for preview independently prior to the meeting.

Staff Request:

Discuss the proposed significant changes to the DRAFT Zoning Code with staff and provide suggestions about significant changes that are desired or that need additional work.