



Plan Commission

Special Meeting

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

Agenda

Monday, May 16, 2016	5:30 PM	De Pere City Hall Council Chambers
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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 16, 2016** at **5:30 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the April 25, 2016 Plan Commission meeting.
3. Site Plan Review for The Mail Haus, located at 1745 Suburban Drive
4. Site Plan Review for the 102 North Broadway Project

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.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Jason Tadych
Paul J. De Leeuw
Gordon Runnoe
Richard Fisher

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: May 16, 2016

DEPARTMENT: Plan Commission

FROM: Kimberly Flom

SUBJECT: Approval of the minutes of the April 25, 2016 Plan Commission meeting.

ATTACHMENTS:

- PC_Apr2016_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, April 25, 2016

7:00 PM

De Pere City Hall Council Chambers

Call to Order

The meeting was called to order at 7:00 PM by Mayor Michael J. Walsh

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Alderman	Excused	
Larry Lueck	Alderman	Present	
Derek Beiderwieden	Commissioner	Present	
Jim Kalny	Commissioner	Present	
Steve Taylor	Commissioner	Present	
Amy Kunderling	Commissioner	Present	

Also present: Planning Director Kim Flom and members of the public.

- Approval of the minutes of the March 28, 2016 Plan Commission meeting.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jim Kalny, Commissioner
SECONDER: Steve Taylor, Commissioner
AYES: Walsh, Lueck, Beiderwieden, Kalny, Taylor, Kunderling
EXCUSED: James Boyd

- Review and Recommendation for Extraterritorial Preliminary Plat for KB Sunset Acres.
Submitted by: McMahon Engineers/Architects

RESULT: ADOPTED [UNANIMOUS]
MOVER: Derek Beiderwieden, Commissioner
SECONDER: Jim Kalny, Commissioner
AYES: Walsh, Lueck, Beiderwieden, Kalny, Taylor, Kunderling
EXCUSED: James Boyd

- Review and Recommendation on the Site Plan Application for De Pere Café, located at 1104 Honey Court (ED-1469)

Planning Director Kim Flom reviewed the site plan proposal, noting that the landscaping and electrical plans have not yet been submitted. Staff included several recommendations to the petitioner that are not required by code, but that would enhance the project. Discussion followed.

Jim Kalny motioned, seconded by Mayor Walsh, to open the meeting for public comments. Upon vote, motion carried unanimously.

De Pere Cafe owner Todd Barzek responded that he is amenable to the first two staff recommendations. He feels that the recommendation to shift the driveway entrance would not work with their proposed drive-through.

Mayor Walsh motioned, seconded by Jim Kalny, to return to regular order. Upon vote, motion carried unanimously.

Mayor Walsh motioned, seconded by Derek Beiderwieden, to approve the site plan including the staff recommendations on the parking lot realignment and the connection to the Fox River Trail with bike racks. Upon vote, motion carried unanimously.

Attachment: PC_Apr2016_Minutes_Draft (4712 : Minutes)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Lueck, Beiderwieden, Kalny, Taylor, Kunderinger
EXCUSED:	James Boyd

5. 102 N Broadway Site Plan

City Planning Director Kim Flom reported that the results of soil testing at the site required changes to the foundation system of the building, which have created the potential to accommodate additional density. The developer is proposing to add an additional floor to the building, as well as some changes to the facade and building design. The top floor will be a metal panel material, because masonry cannot be used above a certain height; the metal would need to be approved by Plan Commission. Discussion followed, with several Plan Commission members expressing concern with the differences to the plan that was approved previously.

Mayor Walsh motioned, seconded by Jim Kalny, to open the meeting for public comments. Upon vote, motion carried unanimously.

Developer Jason Tadych and architect Paul De Leeuw addressed the board, explaining the intent behind their changes and describing the proposed metal panels in detail. Paul reviewed each of the elements and explained why the arches had to be removed when the fifth floor was added. They also answered questions from the board regarding the parameters of different structural options.

Board members inquired if some of the features from the original plan could be brought back, or incorporated into the design in other ways. Discussion followed.

Kim stated that the Commission has several options: the board could approve the revised site plan, add conditions on pre-approval of materials, and/or require that certain elements be added back in to the design.

Jim Kalny motioned, seconded by Derek Beiderwieden, to return to regular order. Upon vote, motion carried unanimously.

Kim reported that the revised developer's agreement is tentatively scheduled for the May 17th Council meeting. The Plan Commission could consider a special meeting if necessary.

Mayor Walsh motioned, seconded by Derek Beiderwieden, to refer this agenda item back to staff, with a request for alternate renderings to include more historical/architectural detail. Upon vote, motion carried unanimously.

RESULT:	REFERRED BACK TO STAFF [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Lueck, Beiderwieden, Kalny, Taylor, Kunderinger
EXCUSED:	James Boyd

6. Future agenda items

None.

Adjournment

Mayor Walsh motioned, seconded by Steve Taylor, to adjourn the meeting at 7:55 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: May 16, 2016

DEPARTMENT: Plan Commission

FROM: Kimberly Flom

SUBJECT: Site Plan Review for The Mail Haus, located at 1745 Suburban Drive

ATTACHMENTS:

- Mail Haus Staff Report 5-2016 (DOCX)
- Site Plan Application Mailhaus (PDF)
- Mail Haus Site Plan Submittal (PDF)

Item 2: Review and Recommendation for a Site Plan Application and a Building Material Requirement Waiver Request for The Mail Haus, located at 1745 Suburban Drive (WD-364-D-508). Applicant: Richard J. Fisher Associates, LLC

The applicant proposes to construct an expansion to the existing Mail Haus building that will include a 1,775 square foot front vestibule and a 7,200 square foot rear addition. A previous expansion, approved in 2008, added 12,000 square feet to the southwest side of the building.



Figure 1: Site Location – 1745 Suburban Drive



Figure 2: Existing Building

Site Statistics for the Project:

Lot Size: 3.304 acres (143,932 s.f.)
 Building Area: 32,970 s.f.
 Roadway/sidewalk/parking lot:
 Green Space:

Parking/Loading:

Required Parking: 43 (1/1000 s.f. gross area excluding office/retail (~29,470) = 30 1/275 s.f. gross area for retail/office(~3,500) = 13)
 Proposed Parking: 45

Building Elevations:

The Design & Development Standards section of the zoning code requires that, in the I-B1 and I-B2 districts:

Metal siding may be used only in combination with one of the approved materials and with approval of the Plan Commission. Metal siding may be utilized only on the side and rear building walls that do not face an adjacent street. The first 25 feet of any building side wall or 25 percent of the side wall surface, whichever is greater, and 25 percent of the rear wall (excluding door, window or other openings, shall be constructed of the materials listed under (1) through (5).

The rear expansion is proposed to be 100% metal siding, which does not meet the above requirement. Rather than add masonry to the expansion area, the applicant proposes to increase the amount of masonry on the east façade closest to the driveway (an additional 35' of masonry will be added). This is the side façade that is most visible from the street. The result will be a 100% EIFS elevation that matches the front of the building. As designed, the side facades, when totaled, provide 33% masonry and the rear façade provides 12% masonry.

Because the rear façade fronts the railroad tracks and is not visible from the street, and because the west façade is heavily screened by existing landscaping, staff supports the proposal to apply the masonry requirement for the rear of the building to the north east side of the building.

The below comments were compiled from an interdepartmental review of the submitted application.

Public Works:

1. What is the actual square footage of the disturb area and the impervious surface area? See Section 28-7 subtitle "C" for requirements in the City of DePere Code of Ordinance.
2. Label/dimension all lot lines.
3. Proposed parking is located in the 20' utility easement. Notify other utilities.
4. Install curb and gutter on the proposed parking lot and collect storm water with an inlet or drain the parking lot internally. The storm water cannot surface flow off the site into the right of way.
5. Erosion control plan needs to show erosion mat and ditch checks for the proposed swale by the concrete pan to the drainage ditch.

Fire:

1. Lock box on the outside of the building near main entrance is recommended.

Health:

1. No items pertaining to food cafeteria beyond standard employee breakroom. No health department requirements.

Forestry:

1. Submit details and follow up care instruction for the plants.

Building/Planning:

1. Add the following information to the 'zoning requirements' section of the site plan:
 - Lot Size
 - Percent site coverage
 - Percent open (building area, pavement area, landscape area)
 - Floor area ratio
 - Building Height
 - Proposed and code required parking spaces
2. Submit the following:
 - Lighting Plan (if any new exterior lighting is proposed)
 - Sign Plan (if any new signage is proposed)
3. Consider adding 4 Weigela or 4 Sargeant Green Juniper to the landscape area bordering the new parking stalls in order to better screen the parking, which will be located closer to Suburban Drive.
4. The proposed new parking spaces are designed in an existing utility easement due to topographical constraints combined with accessible parking requirements. The applicant is responsible for contacting all entities with easement rights to gain the appropriate approvals and clearance for construction.

Recommendation:

Staff recommends approval of the site plan, subject to compliance with the above comments and conditions.

CITY OF DE PERE
RECEIVED
APR 29 2016

PLANNING DEPT.

CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 245.00

Receipt #: 112074 & 112087

Date: 4-29-16

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: RUNNOE INVESTMENTS, LLC

Mailing Address: 1745 SUBURBAN DRIVE

Phone: 920-338-9198

Email: _____

I hereby appoint the following as my agent for purposes of this application:

Agent:

Name: Richard J. Fisher AIA

Mailing Address: 916 Cedar Street

Phone: 920-376-0007

Email: rfisher@fisherandassociatesllc.com

B. Property Information

Address/Location of Property: 1745 SUBURBAN DRIVE Parcel #: WD-364-D-508

Parcel Dimension: irregular Parcel Area: _____

Legal Description: _____

A Site Plan Review is requested as authorized by the De Pere Zoning Code, Section(s): Article XIII, Section 14.60.

Owner Signature

Date

Agent Signature

Date

A plan consisting of all applicable information listed on the attached shall be submitted with this application. An AutoCAD drawing matching the state approved plans must be submitted in Brown County Coordinates before permits can be issued.

PROPOSED ADDITIONS FOR:

THE MAIL HAUS

1745 SUBURBAN DRIVE
DE PERE, WISCONSIN

SHEET INDEX

ARCHITECTURAL

TS.1 - TITLE SHEET

G1.1 - GENERAL INFORMATION

SP1.1 - SITE PLAN

C1.1 - TOPOGRAPHIC SURVEY

C1.2 - DRAINAGE, GRADING AND ERIOSION CONTROL

C1.1 - SITE DETAILS

A1.1 - FLOOR PLAN

A1.2 - ENLARGED FLOOR PLANS
& OFFICE DEMOLITION PLAN

A3.1 - EXTERIOR ELEVATIONS

A3.2 - EXTERIOR ELEVATIONS

BUILDING CODE ANALYSIS

OCCUPANCY: B, FI # SI (NON-SEPARATED)
TYPE OF CONSTRUCTION: IIS (METAL FRAME UNPROTECTED)
NON-SPRINKLED

OCCUPANT LOAD:
B # SI (BASED ON 100 OR 500 G.S.F. PER PERSON - SEE FLOOR PLAN)

TOTAL OCCUPANT LOAD = 84

EGRESS WIDTH REQUIRED
27' OCCUPANT NON-SPRINKLED
15' OCCUPANT SPRINKLED
68 X 2 = 34' REQUIRED

EXIT ACCESS TRAVEL DISTANCE
250' PER TABLE 1004.2.4

FIRE FIGHTING APPARATUS
THE BUILDING IS LIMITED IN AREA
THE FIRELANE IS UNOBSTRUCTED
THE FIRELANE IS WITH IN 150' OF ALL PARTS OF THE EXTERIOR WALL

THE BUILDING IS LESS THAN 50'-0" TALL
THE FIRELANE OF 20'-0" MIN. WIDTH
WITH A MIN. UNOBSTRUCTED HEIGHT OF 13'-6"

CONTROL AREAS
NO HAZARDOUS MATERIALS WILL BE STORED WITHIN THIS BUILDING
PER TABLES 307.1(1) AND 307.1(2)

GRADE PLAN DETERMINATION
THE GREATEST HOT. FROM GRADE TO TOP OF WALL IS 21'-8"
ALLOWABLE HEIGHT PER TABLE 503 IS 40'

NUMBER OF STORIES: (1)
THIS BUILDING HAS (1) FLOOR LEVEL

ALLOWABLE AREA PER FLOOR
EXISTING BUILDING:
BUSINESS USE B, FI # STORAGE USE SI
NON-SEPARATED
PROPOSED ADDITION:
STORAGE USE SI
(BUILDINGS ARE SEPARATED BY A 3-HOUR FIRE WALL)

EXISTING BUILDING
BUILDING ADDITIONS
TOTAL BUILDING AREA
34,745 S.F.

ALTERATION
ADDITION
TOTAL PROJECT AREA
8,785 S.F.

TOILET FACILITIES PER TABLE 2902.1
STORAGE USE:
MENS & WOMENS 1/100
32/100 = 32 M.C.
32/100 = 32 LAV.
BUSINESS USE:
MENS & WOMENS 1/25
10/25 = 4 M.C.
10/25 = 4 LAV.

72 M.C. REQUIRED
(1 MENS & 1 WOMENS)
1 LAV. REQUIRED

1 M.C. & 1 LAVS., PROVIDED PER SEX
1 SERVICE SINK EXISTING IN MECH. ROOM
1 M.C. & 1 LAVS. PROVIDED IN UN-SEX NOT INCLUDED IN THIS CALCULATION

PROJECT INFORMATION

PROJECT: THE MAIL HAUS
BUILDING ADDITION
& OFFICE ALTERATION

ADDRESS: 1745 SUBURBAN DRIVE
DE PERE, WI 54115

OWNER: RUNNICE INVESTMENTS, LLC
1745 SUBURBAN DRIVE
DE PERE, WI 54115

CONTACT: -

DESIGNERS OF RECORD:
ARCHITECT: FISHER & ASSOCIATES LLC
ARCHITECTS/PLANNERS
416 CEDAR STREET
DE PERE, WISCONSIN 54115
P.(420) 687-4095

CONTACT: RICHARD J. FISHER AIA

STRUCTURAL ENGINEERS:
LARSON ENGINEERING OF WISCONSIN
2801 ENTERPRISE AVE.
APPLETON, WISCONSIN 54915
P.(420) 754-4861
F.(420) 754-4880

CONTACT: BRIAN ENDER

REVISED FOR BUDGETING
RELEASED FOR SITE APPROVAL

5/2/16
4/15/16

PROPOSED ADDITIONS FOR:

THE MAIL HAUS

1745 SUBURBAN DRIVE
DE PERE, WISCONSIN

DRAWN BY: R.J.F.	SALES: -
SMET NO.: 16007	SHEET: TS
ARCHT. NO.: 16018	
DATE: 4/4/16	

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FISHER & ASSOCIATES, LLC
Architects / Planners
114 S. KADISH AVE.
DE PERE, WI 54115
P.(420) 687-4095 Fax: (420) 687-4095
rfisher@fisherandassociatesllc.com

SMET
CONSTRUCTION SERVICES

CORPORATE OFFICE
300 N. BROADWAY, SUITE 2B
GREEN BAY, WI 54303
(800) 275-1872
(920) 532-3828
FAX (920) 532-3831
E-MAIL BUILD • SMET.COM
WWW.SMET.COM

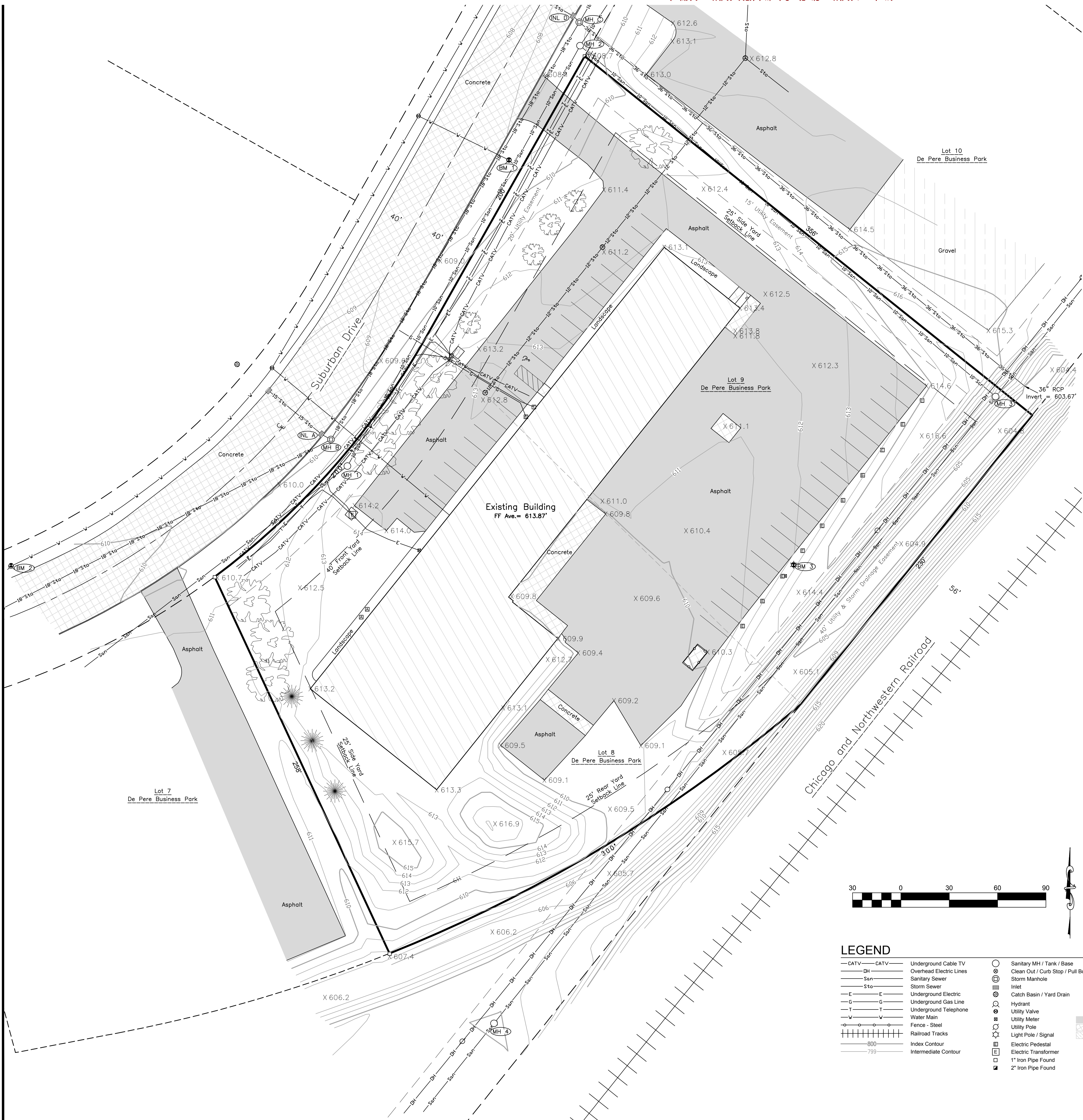
OUR REPUTATION IS BUILDING

MARINETTE OFFICE
1428 MAIN STREET, SUITE D
MARINETTE, WI 54449
(920) 532-3831
FAX (920) 532-3831
E-MAIL BUILD • SMET.COM
WWW.SMET.COM

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[illegible]





Structure	#	Rim	Inv	Size	Material	Direction
INL	A	609.05	604.95 604.93	15" 15"	PVC PVC	NW SE
MH	B	609.78	604.83	15"	PVC	SW
			604.83	15"	PVC	NW
			604.83	18"	RCP	NE
MH	C	608.65	604.12	18"	RCP	SW
			604.12	15"	PVC	NW
			604.05	18"	RCP	NE
			604.05	36"	RCP	SE
INL	D	607.66	604.11 604.11	15" 15"	PVC PVC	NW SE

Sanitary Structures						
Structure	#	Rim	Inv	Size	Material	Direction
MH	1	612.68	599.08 599.08	10" 10"	PVC	NE SW
MH	2	608.96	598.11 597.98 598.11	10" 10" 6"	PVC PVC PVC	SW SE NE
MH	3	614.11				
MH	4	611.40				

BENCHMARKS (NAVD 88)

BM 0	Height Modernization Station Designation - X.5 (PID PN0159) Elev 606.52
BM 1	Fire Hydrant, Top Nut ±1020' S of Int. of Scheuring Road and Suburban Dr. on the East R/W of Scheuring Road Elev 611.18
BM 2	Fire Hydrant, Top Nut ±400' SW of BM 1, W-NW R/W Suburban Dr. Elev 613.02
BM 3	Top of Concrete Light pole Base East Edge of Mail Haus rear Parking Elev 614.94

NOTES

Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer & water from the the property owners of the respective utilities. All utility the property owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.

This is not a boundary survey.

SURVEYOR'S CERTIFICATE

I, James R Schloff, hereby certify that I have surveyed this property and this topographical map is a true representation thereof and shows the size and location of the property and the location of all apparent roadways. I hereby certify that said topographical survey and map were made in accordance with acceptable professional standards and that the information contained thereon is, to the best of my knowledge, information and belief, a true and accurate representation thereof.

James R Sehloff, Wisconsin Professional Land Surveyor No. S-2692 Date:

TOPOGRAPHIC SURVEY

4/27/2016 5:38 PM J:\Projects\4654fis\dwg\Carlson\4654topo.dwg

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CONSTRUCTION SERVICES

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CORPORATE OFFICE
28 N. BROADWAY, SUITE 2B
GREEN BAY, WI 54303

MARINETTE OFFICE
28 MAIN STREET, SUITE D
MARINETTE, WI 54143

(800) 275-1872
(920) 532-3828
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FISHER & ASSOCIATES, LLC
Architects / Planners
916 CEDAR STREET DE PERE, WI 54115
Ph: (920) 532-9199 Fax: (920) 532-9119
rfisher@fisherandassociatesllc.com

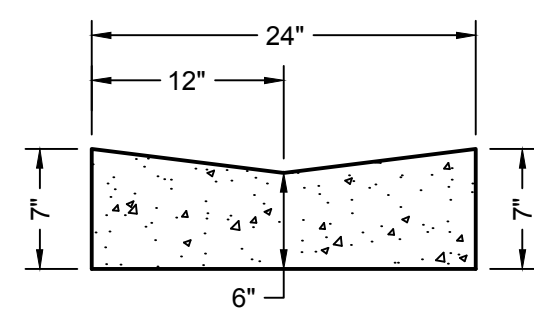
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PROPOSED ADDITIONS FOR:

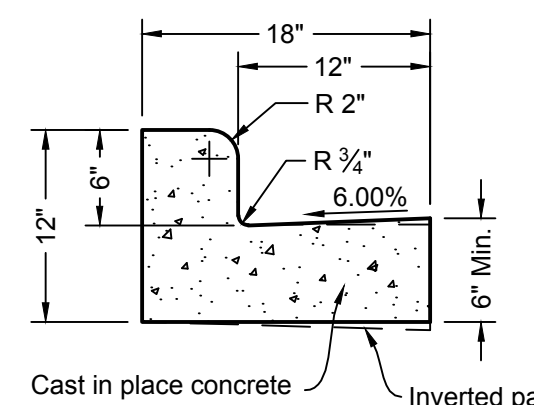
THE MAIL HAUS

1745 SUBURBAN DRIVE
DE PERE, WISCONSIN

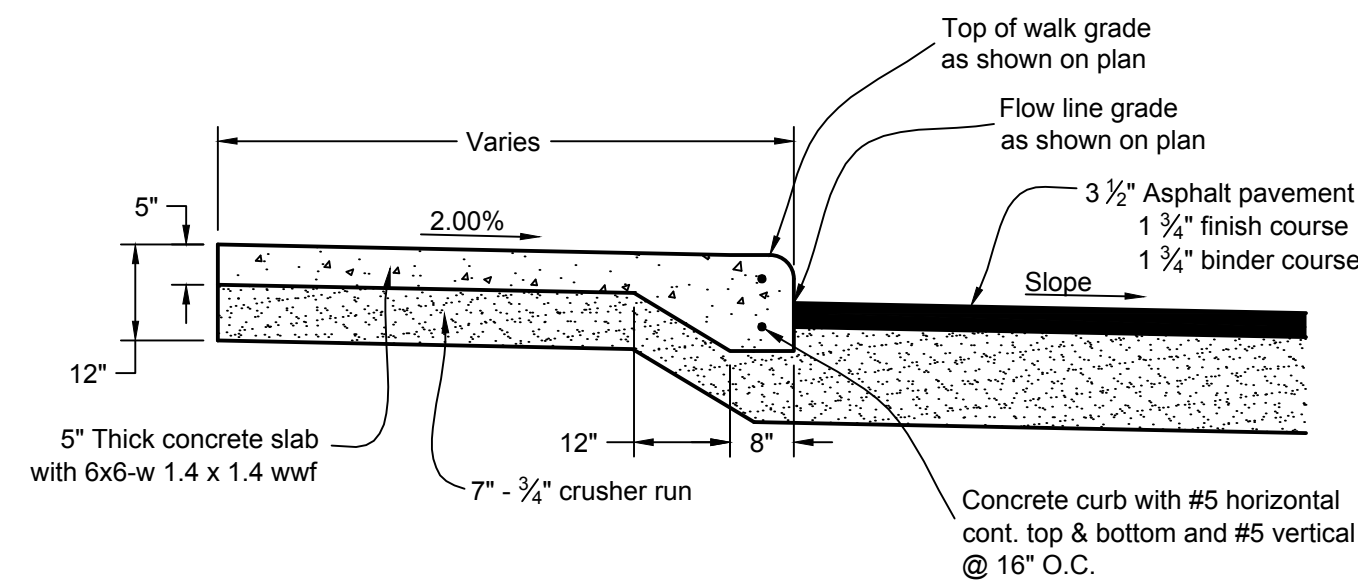
DRAWN BY:	SALES:
RJF	-
SMET NO.:	SHEET:
16007	C1.1
ARCHT. NO.:	
16018	
DATE:	
04/27/2016	



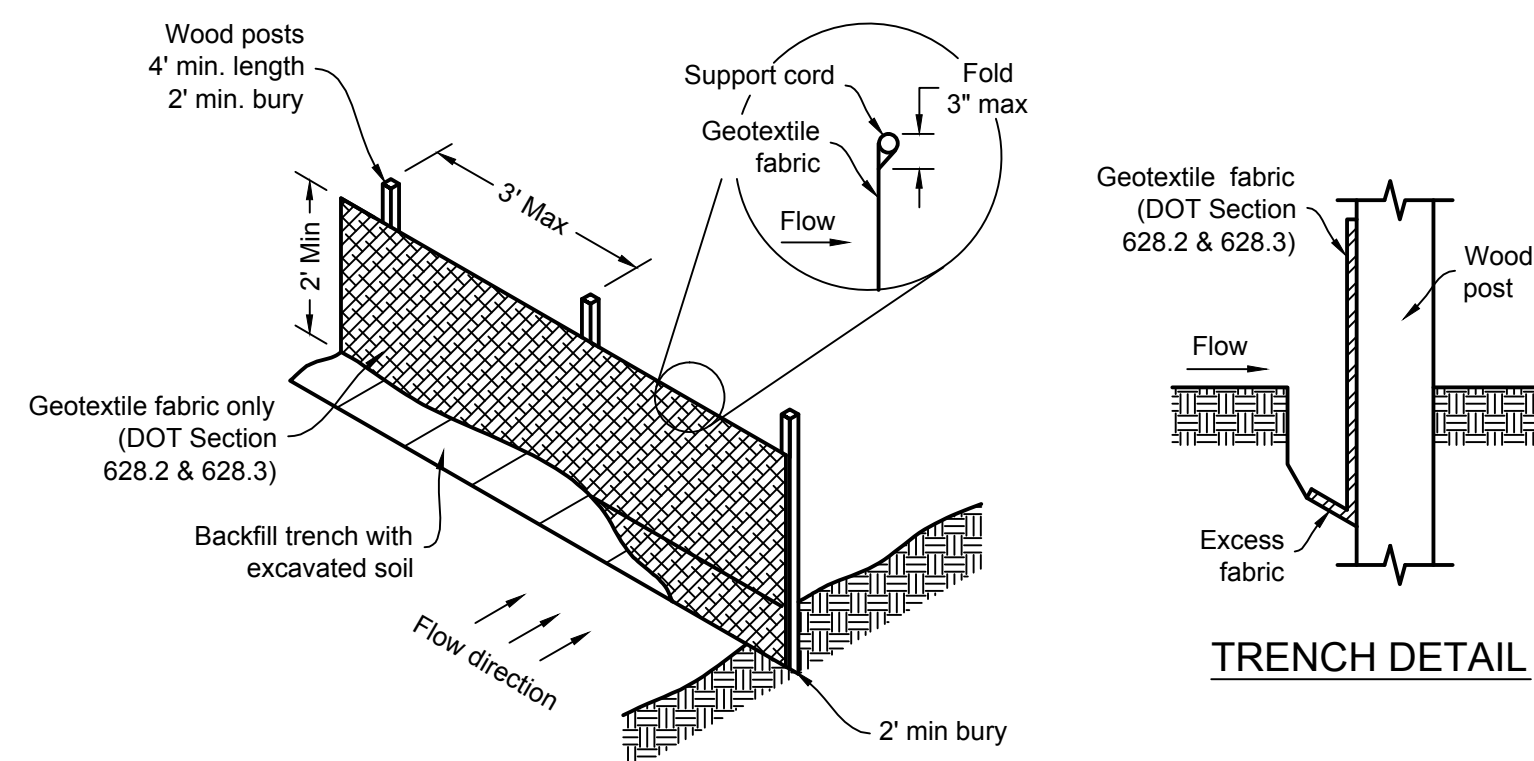
24" CONCRETE PAN



18" STANDARD CURB

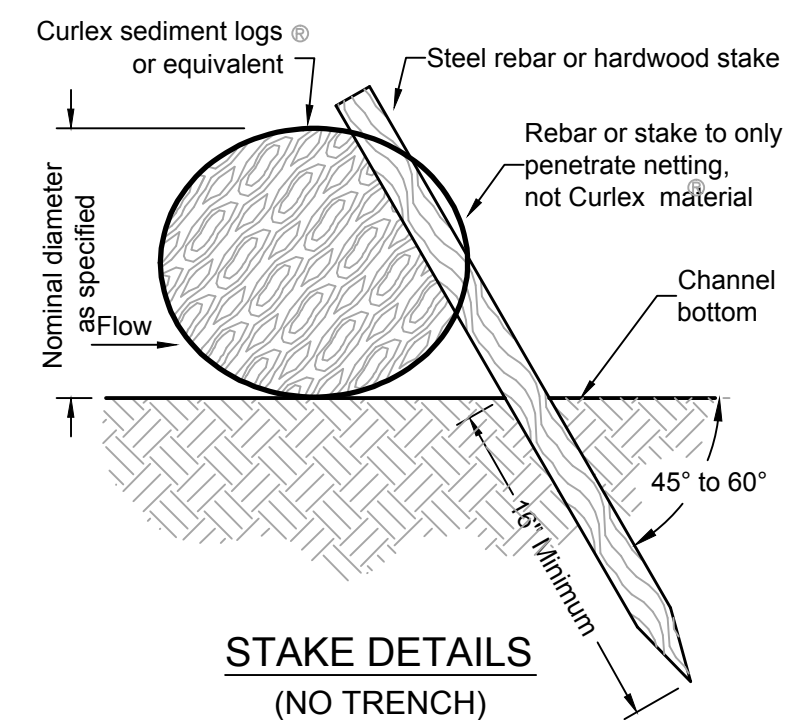
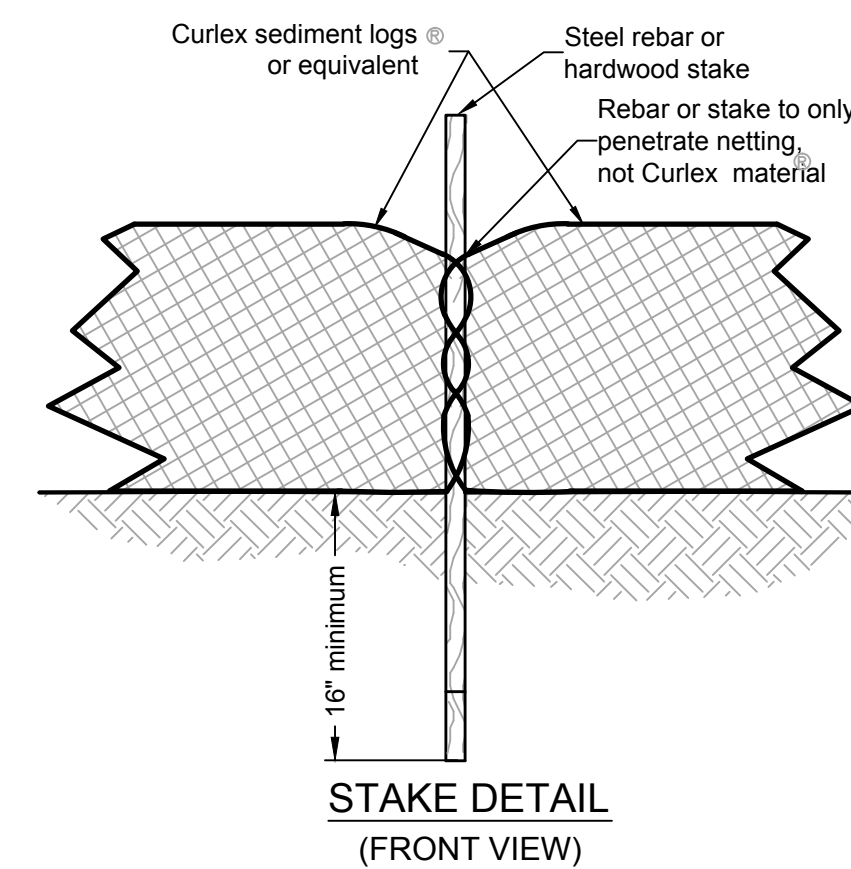
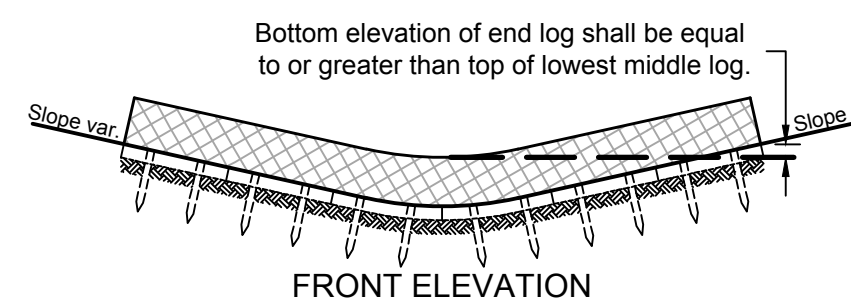


INTEGRAL SIDEWALK / PAVEMENT SECTION

**Silt fence notes:**

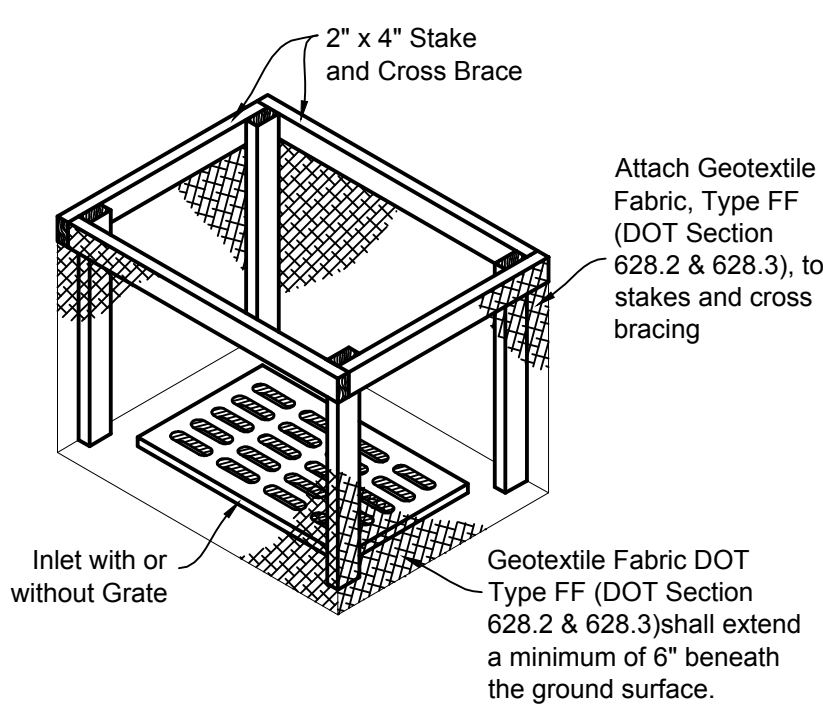
1. Detail of construction not shown on this drawings shall conform to criteria set by authorities having jurisdiction and by DNR Technical Standard 1056.
2. When possible, the silt fence should be constructed in an arc or horseshoe shape with the ends pointing upslope to maximize both strength and effectiveness.
3. Attach the fabric to the posts with wire staples or wooden lath and nails.
4. 8'-0" post spacing allowed if a woven geotextile fabric is used.
5. Trench shall be a minimum of 4" wide and 6" deep to bury and anchor the geotextile fabric. Fold material to fit trench and backfill and compact trench with excavated soil.
6. Geotextile fabric shall be reinforced with an industrial polypropylene netting with a maximum mesh spacing of 3/4" or equal. A heavy-duty nylon top support chord or equivalent is required.
7. Steel posts shall be studded "tee" or "u" type with a minimum weight of 128 lbs/lineal foot (without anchor). Fin anchors shall be a minimum size of 4" diameter or 1 1/2" x 3 1/2", except wood posts for geotextile fabric reinforced with netting shall be a minimum size of 1 1/8" x 1 1/8" oak or hickory.

SILT FENCE INSTALLATION

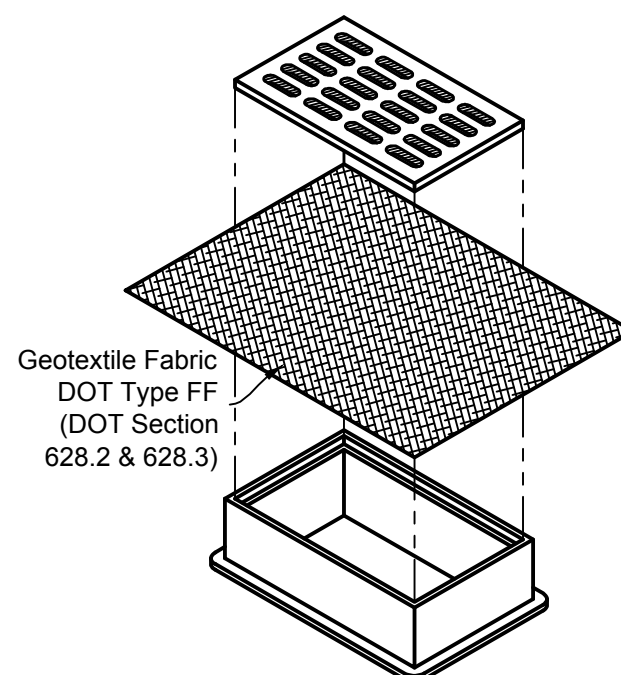
STAKE DETAILS
(NO TRENCH)STAKE DETAIL
(FRONT VIEW)

NOTE:
Stake installation shall meet manufacturer's requirements in regard to spacing, material, size, and bury depth.

SEDIMENT LOG DETAIL



INLET PROTECTION, TYPE A

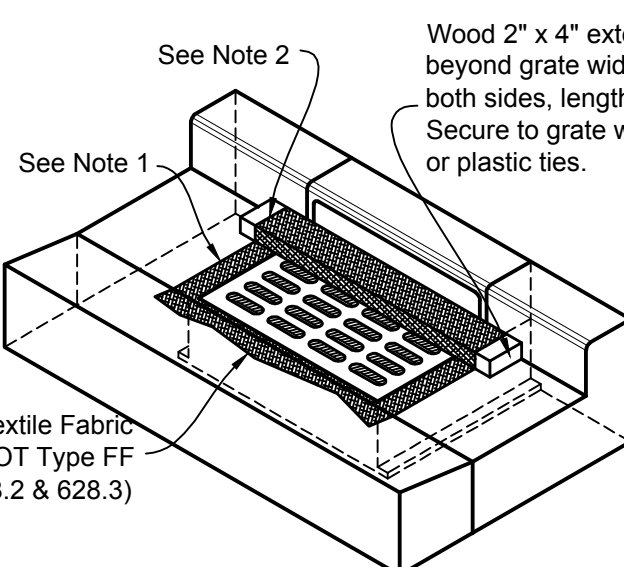
INLET PROTECTION, TYPE B
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)**GENERAL NOTES:**

Inlet protection devices shall be maintained or replaced at the direction of the engineer.

Manufactured alternatives approved and listed on the DOT Erosion Control Product Acceptability list may be substituted.

When removing or maintaining inlet protection, care shall be taken so that the sediment trapped on the geotextile fabric does not fall into the inlet. Any material falling into the inlet shall be removed immediately.

1. Finished size, including flap pockets where required, shall extend a minimum of 10" around the perimeter to facilitate maintenance or removal.
2. For inlet protection, Type C (with curb box), an additional 10" of fabric is wrapped around the wood and secured with staples. The wood shall not block the entire height of the curb box opening.
3. Flap pockets shall be large enough to accept wood 2x4.



INLET PROTECTION, TYPE C

INSTALLATION NOTES:

Inlet protection Type A shall be utilized around field inlets until permanent stabilization methods have been established. Inlet protection Type A shall be utilized on pavement inlets prior to installation of curb and gutter or pavement.

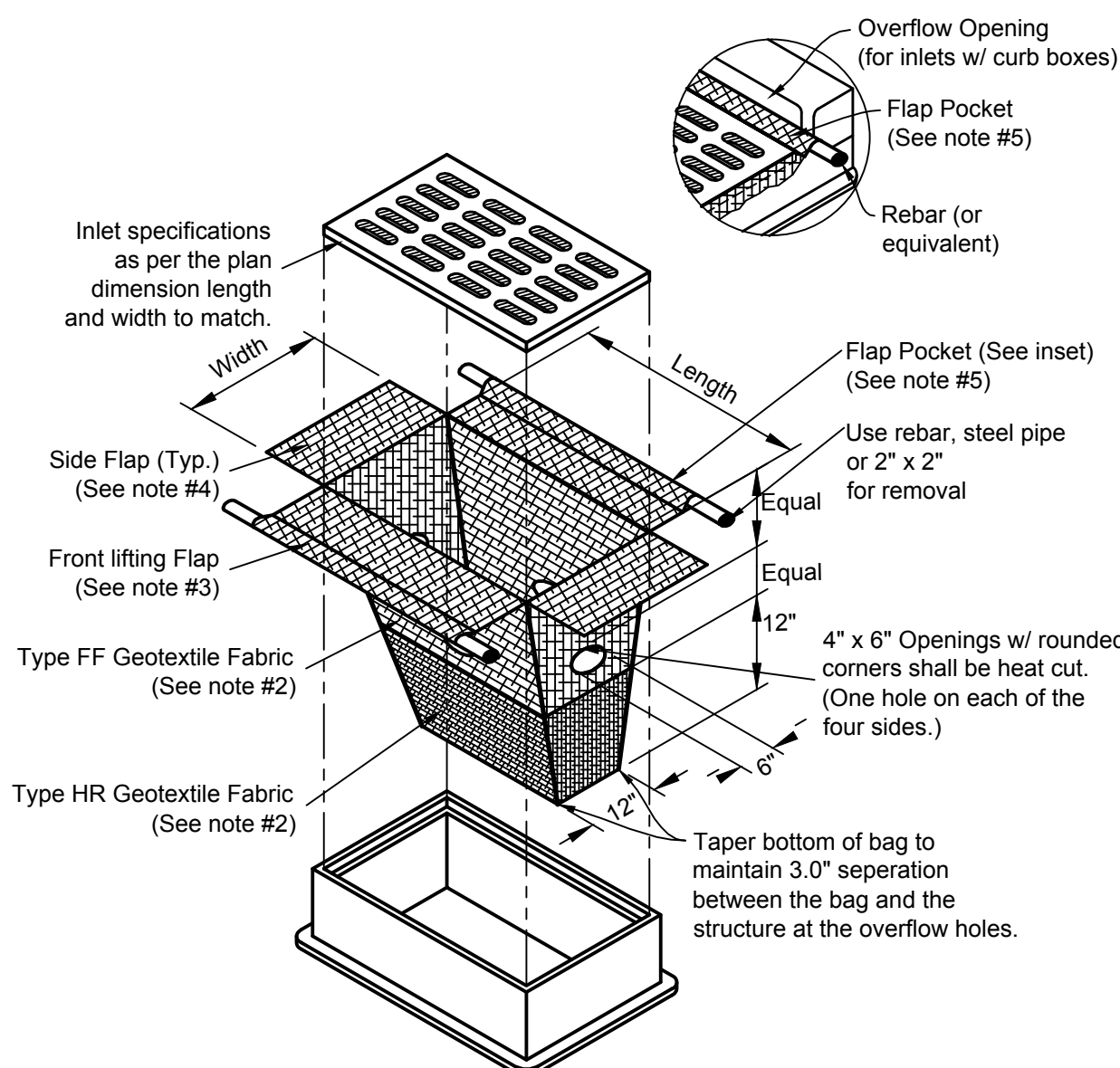
Inlet protection Type B shall be utilized on street inlets without curb heads, once surrounding surface is in place.

Inlet protection Type C shall be utilized on street inlets with curb heads.

TYPE B & C

Trim excess fabric in the flow line to within 3" of the grate.

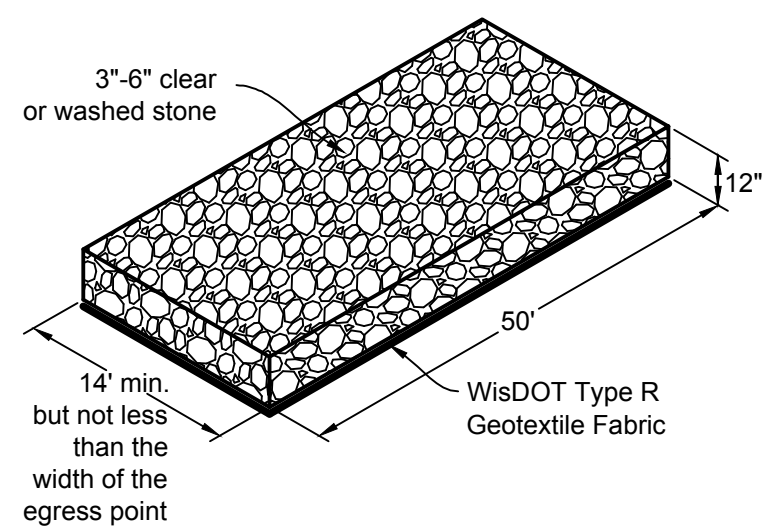
The contractor shall demonstrate a method of maintenance, using a sewn flap, hand holds, or other method to prevent accumulated sediment from entering the inlet.

INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX)**NOTES:**

1. Taper bottom of bag to maintain three inches of clearance between the bag and the structure, measured from the bottom of the overflow openings to the structure wall.
2. Geotextile fabric, Type FF for flaps and top half of filter bag. Geotextile fabric, Type HR for bottom half of filter bag with front, back, and bottom being one piece.
3. Front lifting flap is to be used when removing and maintaining filter bag.
4. Side flaps shall be a maximum of two inches long. Fold the fabric over and reinforce with multiple stitches.
5. Flap pockets shall be large enough to accept wood 2" x 2". The rebar, steel pipe, or wood shall be installed in the rear flap and shall not block the top half of the curb face opening.

MAINTENANCE NOTES:

1. When removing or maintaining inlet protection, care shall be taken so that the sediment trapped in the fabric does not fall into the structure. Material that has fallen into the inlet shall be immediately removed.



TRACKING PAD DETAIL

CONSTRUCTION AND EROSION & SEDIMENT CONTROL DETAILS



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS

1811 Racine Street, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners
910 CEDAR STREET, 16th FLOOR, SUITE 1610
MILWAUKEE, WISCONSIN 53233
fischerandassociates.com

PROJECT INFO:
PROPOSED ADDITIONS FOR:
THE MAIL HAUS

DRAWN BY:
R.J.F.
SMET NO.:
16007
ARCHT. NO.:
16018
DATE:
04/27/2016

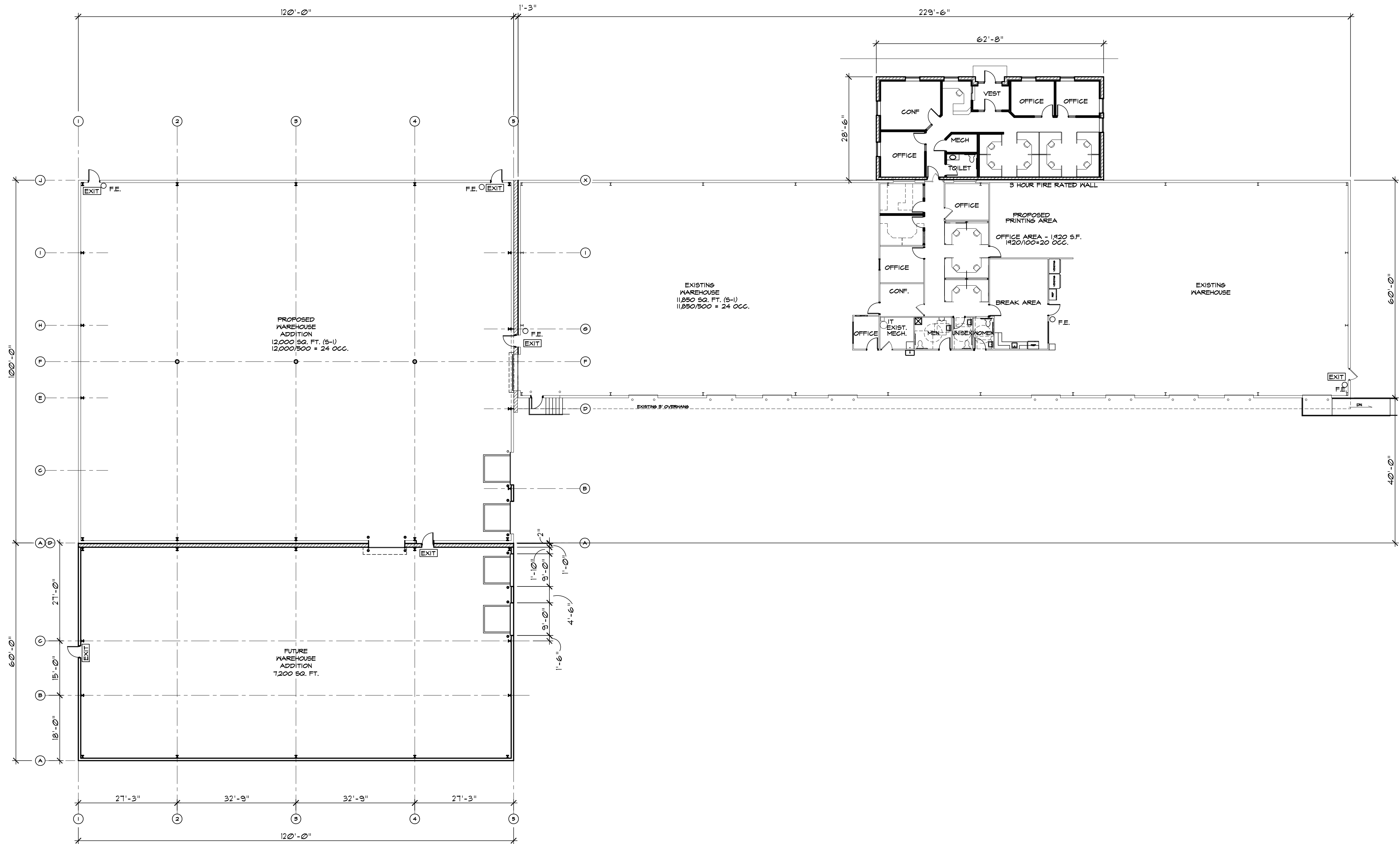
1745 SUBURBAN DRIVE
NE DEDE WISCONSIN

SHEET:
C2

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1428 MAIN STREET, SUITE D
MARINETTE, WI 54143

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E-MAIL
WWW.SMET.COM



OVERALL FLOOR PLAN
1/16" = 1'-0"

NORTH

PROJECT INFO:
PROPOSED ALTERATION FOR:
THE MAIL HAUS
1745 SUBURBAN DRIVE
DE PERE, WISCONSIN

DRAWN BY: RJF	SALES: -
SMET NO.: 16007	SHEET: A1.1
ARCHT. NO.: 16018	
DATE: 4/4/16	

FISHER & ASSOCIATES, LLC
Architects / Planners
116 CEDAR STREET DE PERE, WI 54455
PH: (920) 532-3881 FAX: (920) 532-3884
FISHERRANDASSOCIATES@GMAIL.COM

REVISIONS:

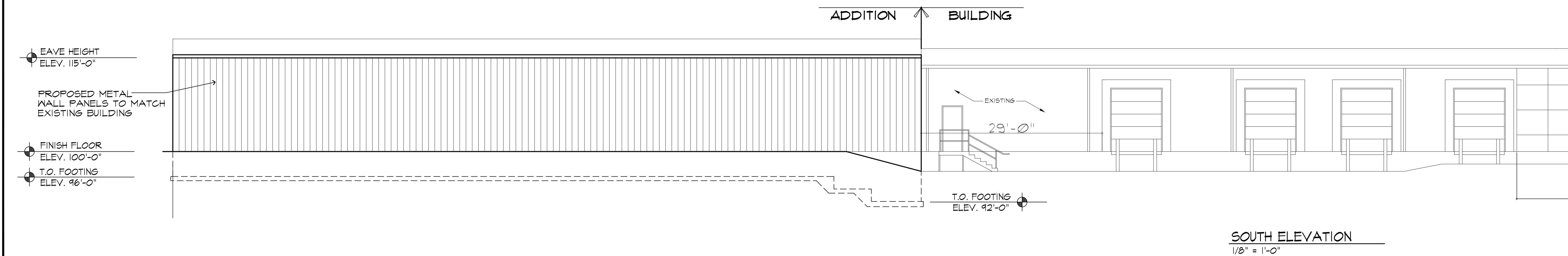
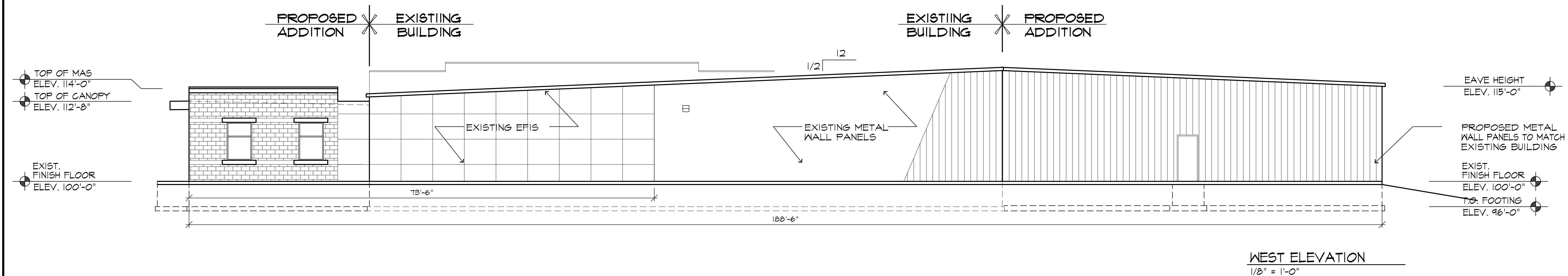
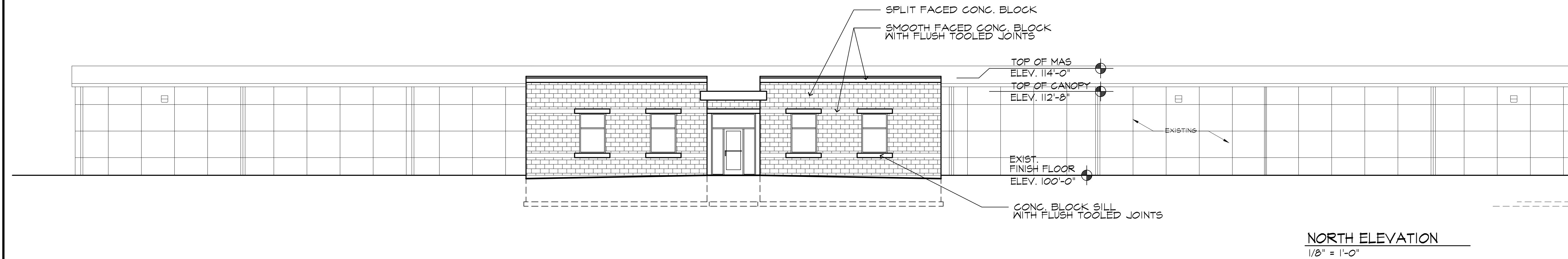
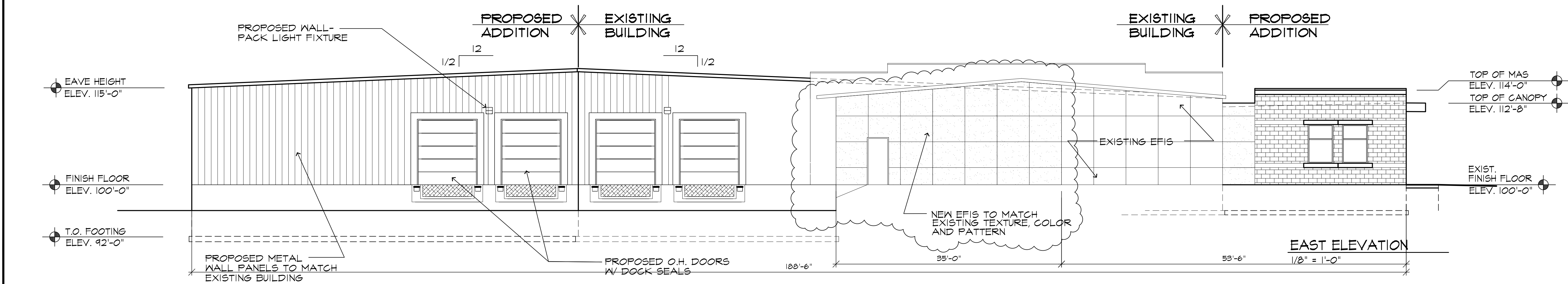
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(920) 532-3831
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E-MAIL BUILD@SMET.COM





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REVISIONS:	DATE	BY	DESCRIPTION
1	5/9/16	REVISOR	REVISOR

FISHER & ASSOCIATES, LLC

Architects / Planners

4000 S. STATE ST. DE PERE, WI 54151

PHONE: 920.836.1111

WWW.FISHERANDASSOCIATES.COM

PROPOSED ADDITIONS FOR:

THE MAIL HAUS

1745 SUBURBAN DRIVE
DE PERE, WISCONSIN

DRAWN BY:
RJF

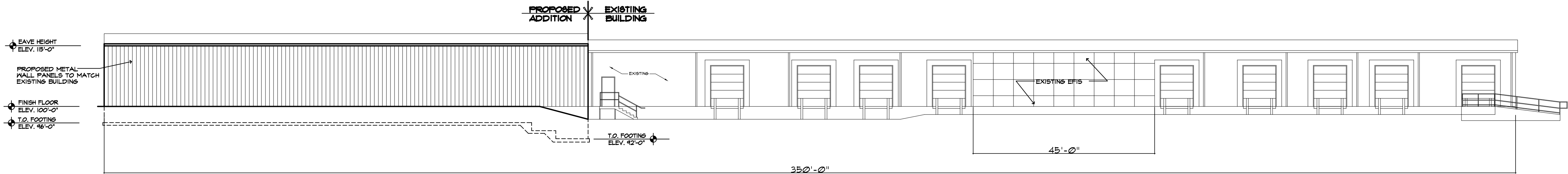
SALES:
-

SMET NO.:
16007

SHEET:
A3.1

ARCHT. NO.:
16018

DATE:
4/4/16



SOUTH ELEVATION
1/16" = 1'-0"

PROJECT INFO:
DRAWN BY:
RJJ
SMET NO.:
16007
ARCHT. NO.:
16018
DATE:
4/4/16

SALES:
-
SHEET:
A3.2

PROPOSED ADDITIONS FOR:
THE MAIL HAUS
1745 SUBURBAN DRIVE
DE PERE, WISCONSIN

FISHER & ASSOCIATES, LLC
Architects / Planners
48 CEDAR STREET DE PERE, WI 54150
TEL: 920.532.3828
WWW.FISHERANDASSOCIATES.COM

REVISIONS:	

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1428 MAIN STREET, SUITE D
MARINETTE, WI 54143

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FAX: (920) 532-3828
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FAX: (920) 532-3828
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SMET CONSTRUCTION SERVICES CORP. DESIGN/BUILD/FINANCE

City of De Pere, Wisconsin**Request For Plan Commission Action**

MEETING DATE: May 16, 2016

DEPARTMENT: Plan Commission

FROM: Kimberly Flom

SUBJECT: Site Plan Review for the 102 North Broadway Project

ATTACHMENTS:

- 102 N Broadawy PC_Staff_May_Special (DOCX)
- PC Report Appendix 4.2016 (PDF)
- Revised Renderings_5-9-16 (PDF)
- Application (PDF)
- Site Plan Submittal - Civil - 4-20-16 (PDF)
- Floor Plans (4-12-16) (PDF)

Item 1: Review the Site Plan Application for 102 N. Broadway for a five story, 49,500 sq. ft. building (Parcel ED-844). Applicant: Broadway Investment Partners LLC.

The applicant has submitted a new site plan review in order to consider an additional floor on the previously approved mixed use building proposed for the northeast corner of Broadway and George. This application was discussed at the April 2016 Plan Commission meeting and referred back to staff to give the applicant an opportunity to redesign the elevations to reflect a historic aesthetic more consistent with Downtown De Pere's current character.

This staff report summarizes the changes made to the elevations since the April meeting and is intended to supplement the previous staff report and building elevation appendix, which are attached for your reference.

Building Elevations

The petitioner has submitted the attached new elevations that include the following updates:

West Elevation (Broadway)

- Metal panel color has been adjusted to reflect a warmer tone.
- Decorative masonry details (Quoins) have been added along the columns of the building.
- The metal panels between the windows along the 'bump out' portion of the façade have been changed from a tan color to a dark brown. Cornice brick corbeling has also been added in this area.
- Additional masonry details have been added to the base of the pier at the southwest corner.
- The top floor includes a decorative coping feature. The design of the metal panels on the top floor has been revised to emulate more of a flat stone running bond pattern.

South Elevation (George)

- Metal panel color has been adjusted to reflect a warmer tone.
- Decorative masonry details (Quoins) have been added along the columns of the building at the southwest corner.
- Additional masonry details have been added to the base of the piers at the southwest corner.
- The southwest corner of the top floor includes a decorative coping feature. The design of the metal panels on the top floor has been revised to emulate more of a flat stone running bond pattern.

East Elevation (Alley)

- Metal panel color has been adjusted to reflect a warmer tone.
- Additional masonry details have been along the pier at the northeast corner.

North Elevation

- Metal panel color has been adjusted to reflect a warmer tone.

Additional submittal sheets show how proposed features of the building related to existing buildings in Downtown De Pere. The applicant has also provided renderings that show the building in context with the streetscape on Broadway. Material samples that show the proposed color of the building will be presented to the Plan Commission.

The below comments were compiled from an interdepartmental review of the submitted application.

Public Works:

1. List the site address as 102 N. Broadway on the plans.
2. City Street lights along the alley will be removed by the City; the bases and wire will remain. A new street lighting wire will connect from the lighting on George Street along the easement immediately west of the alley to the next light pole north of the site. The street lights on George will be fed by this wire that will be located under the proposed sidewalk. Plans showing the location of the new electrical were provided to Robert E. Lee & Associates on 4/5/16. The existing elevation at the location of the new electrical is assumed to remain the same at the conclusion of construction. Relocation is expected to be complete by the end of April, 2016.
3. Two storm sewer connections are shown on the plan. One connection should be evaluated for maintenance purposes. Provide storm sewer calculations for the site to quantify the runoff to the City storm sewer from this development. The existing storm sewer in the alley has limited capacity. A relay of this pipe may be required or the City may consider a direct connection to the George Street storm sewer. Show the existing utilities on the plan.
4. Remove the note "Proposed Street Improvements by City of De Pere" from the plan. The City will need an AutoCAD file to evaluate impacts to westbound trucks turning from George Street to proceed northbound on Broadway as a result of the curb revisions. The planter box and building encroach into the right of way. The relocation of a street light on N. Broadway will be also be required to construct what is shown on the plan. The impacts and timing of these improvements as well as the "proposed right of way 140 S.F. to be acquired" will need to be discussed further.
5. Curb cut permits are required for new driveways. Remove the curb removal details shown on sheet 4 of the plan. New curb will be required along the alley that complies with the City of De Pere Construction Specifications. Show the width of the driveway flares on the plan.
6. Lighting calculations provided show exceeding 1 footcandle at the property line on George Street, N Broadway Street, and the alley.
7. Remove the portion of the 30' x 8' loading zone that encroaches into the public alley. This location conflicts with the sidewalk connecting to George Street.
8. Show mailing address of developer/owner and architect on the plan.
9. Water service to the property is shown as 8" connecting to the City 12" water main on George Street. Note on the plan that this connection will be made with a tapping sleeve and tapping valve. Provide documentation that the 8" pipe is needed to serve this development. The hydrant on George Street has been relocated by the City of De Pere. Water meters larger than 1" will require one month advance notice.
10. Note on the plan that, "All taps to the City water main are to be completed under the observation of City personnel".
11. An existing 6" lateral and valve are shown to this property on N Broadway. A 3/4" service tapped on the 6" pipe is extended to the property. Abandon all existing unused connections to the property at the main with a solid sleeve coupling and under the observation of City personnel.
12. All utility connections to be made within the street or alley right of way will require a street excavation permit. Submit all excavations in one application.
13. A 6" sanitary lateral is shown connecting to the City's 12" sanitary sewer on George Street. Show the 12" City sanitary sewer main extending to the east into SAN MH 3 on the plan. Make the connection using Saddle Connection and Wye as recommended by the manufacturer.
14. Note on the plan that, "All taps to the City sewers are to be completed under the observation of City personnel".
15. Maintain sidewalk connecting along the west side of the alley to George Street. Provide an easement to maintain sidewalk connectivity.
16. A street closure permit will be required for closing sidewalk on George Street and along the alley.
17. A Street closure permit will be required for closing George Street between the alley and Broadway Street.

Fire:

1. Access from the alley way is narrower than the recommendation and needed for Fire truck access. Provide information on the location for Fire Department connections.
2. Coordination with Fire Department to determine if a Stand Pipe is needed.
3. The building is required to have a full sprinkler system.
4. Drawings signed by designer.
5. Coordination with hydrants and FDC.
6. Fire Department access minimum right hand turn radius 25 feet – proposed changes to the corner of Broadway and George will need to be reviewed.
7. Provide location for Knox Box Access.
8. Provide signage for internal fire suppression system.

Health:

1. No comment – commercial tenants have not been identified at this time. The Health Department should be contacted if food service/restaurant tenants are anticipated.

Forestry:

1. No comment provided on revised submittal. Comments from September 2015 review still apply.

Building/Planning:

1. The Building exceeds the floor area ratio (2.8) but is recommended for approval at 4.34.
2. Architectural elevations that include full dimensions and material labels must be submitted.
3. A landscape plan must be submitted.
4. The site plan also indicates areas of encroachments that will need to be addressed by providing easements and/or by a revocable occupancy permit(s):
 - a. On page 2 of the Site Plan Submittal, the 30' x 8, loading zone is located off of the property.
 - b. The northern entrance into the lower level parking. This access is located off of the property.
 - c. Planter boxes on the south side of the building.
 - d. The I-beam/awning of the building located on the West and South side.
5. Exterior lighting shall be submitted to City staff to review, if proposed.
6. Signage shall be submitted to City staff for review and approval.

Recommendation

Staff recommends approval of the site plan, subject to compliance with the above comments and conditions.

102 N. Broadway Plan Commission Report Appendix



102 N. Broadway
Proposed West Elevation – April 2016



View from Broadway

studio | de le:u

City of De Pere

April 2016

102 N. Broadway
Approved Illustrated Elevation – September 2015



102 N. Broadway
Proposed South Elevation – April 2016



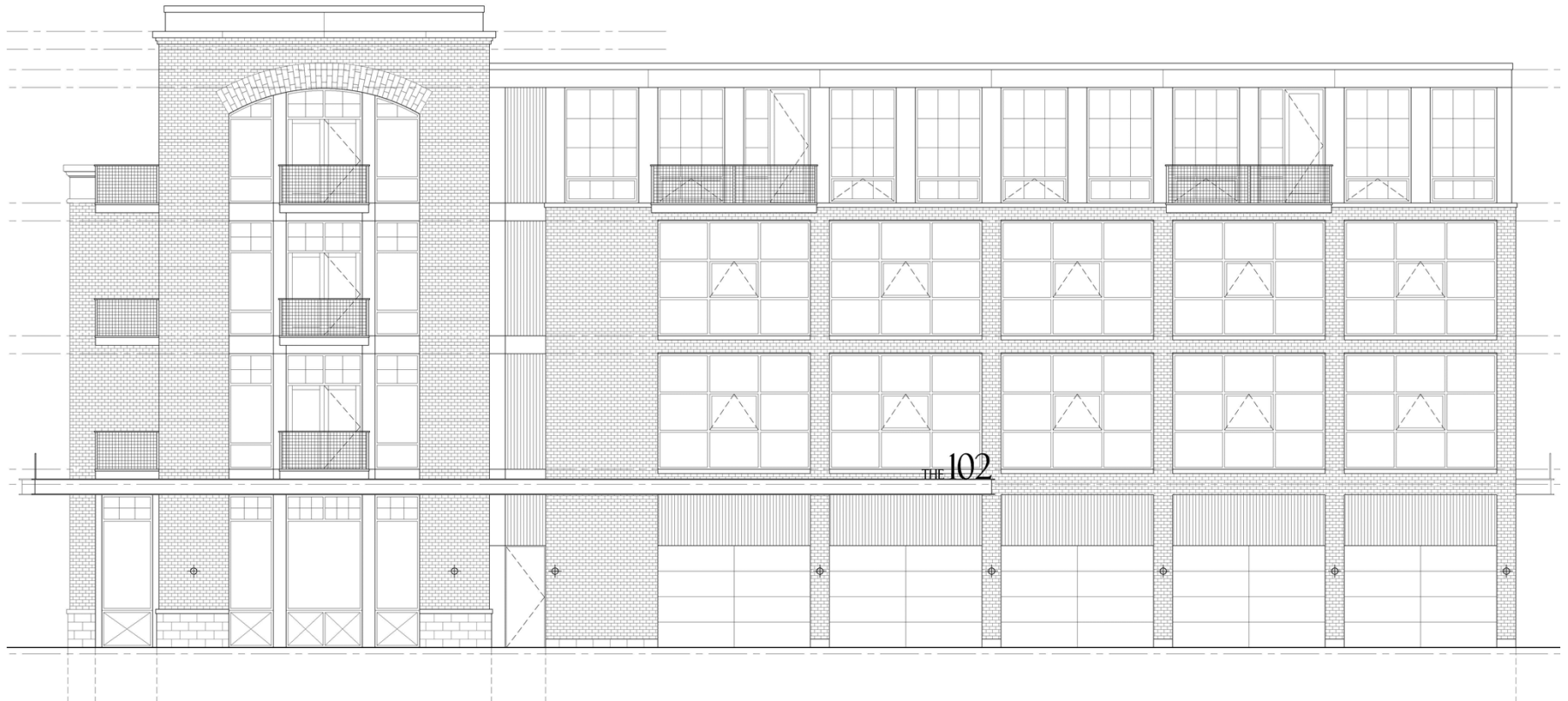
View from George Street

studio | de le:u

City of De Pere

April 2016

102 N. Broadway
Approved South Elevation – September 2015



102 N. Broadway
Proposed East Elevation – April 2016



View from Alley

studio | de le:u

City of De Pere

April 2016

102 N. Broadway

Approved East Elevation – September 2015



102 N. Broadway
Proposed North Elevation – April 2016



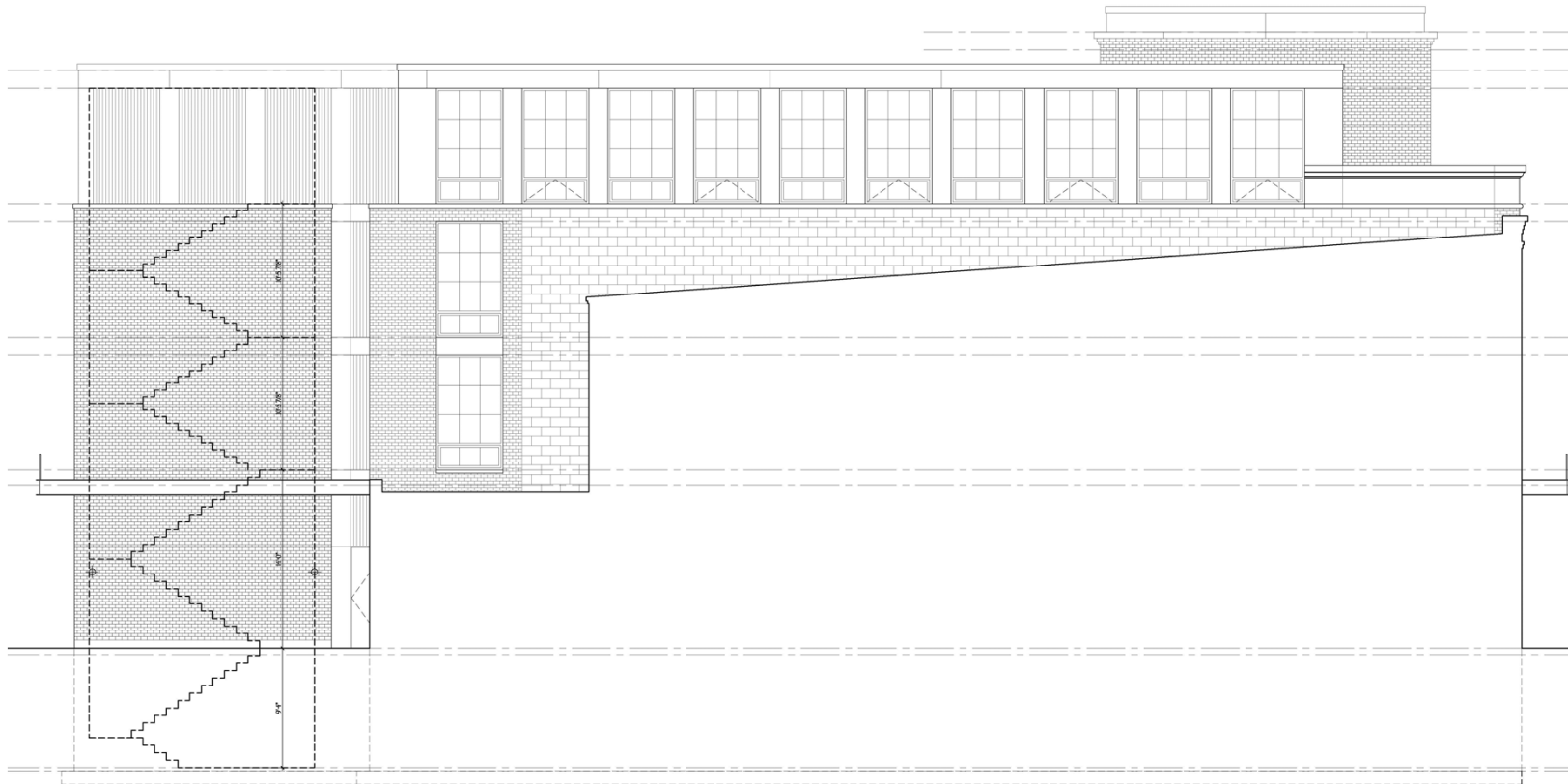
View of North Building Elevation

studio | de le:u

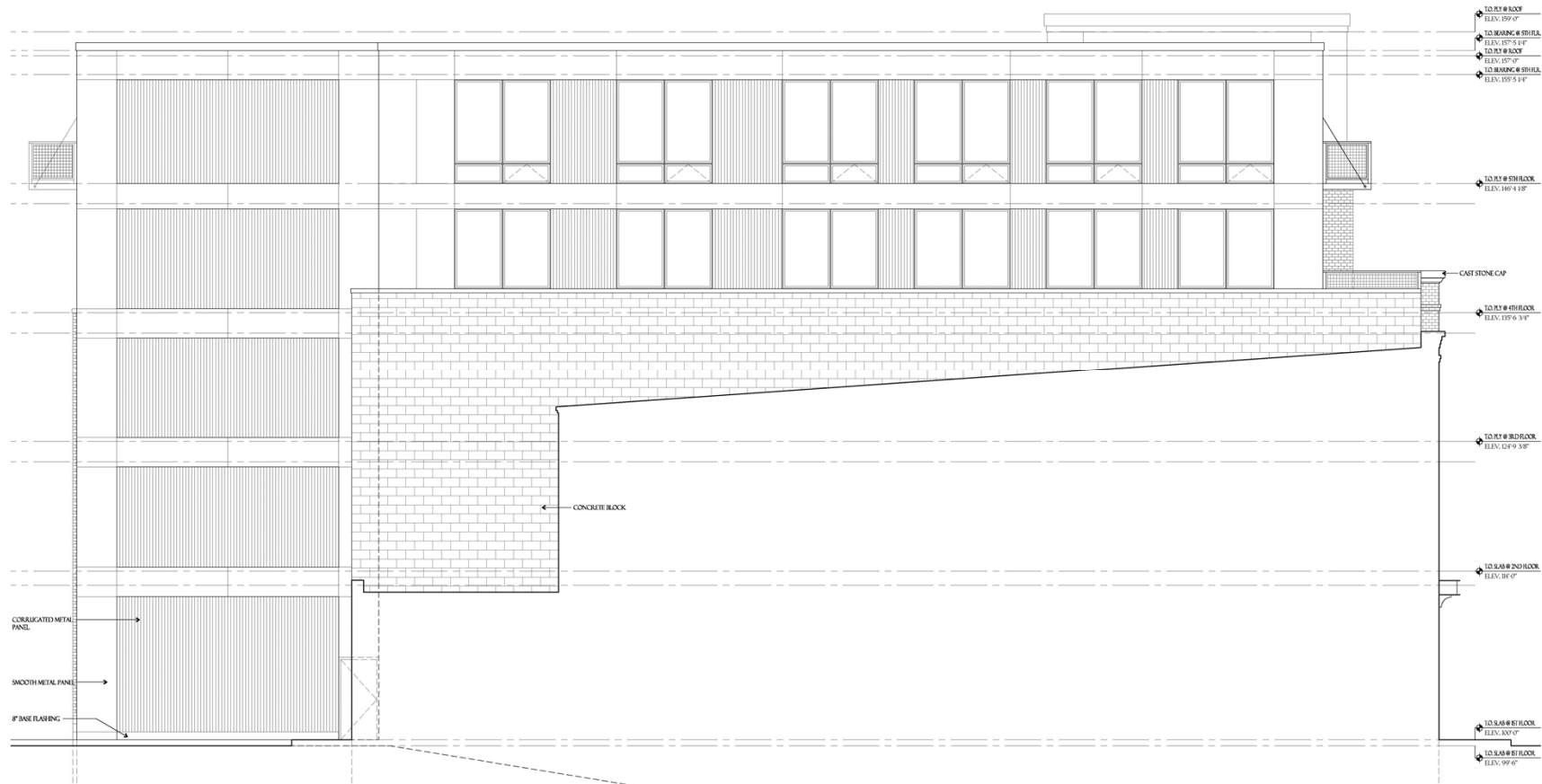
City of De Pere

April 2016

102 N. Broadway
Approved North Elevation – September 2015



102 N. Broadway
Proposed North Elevation – April 2016



102 N. Broadway
Building Details– April 2016





View from Broadway



View from George Street



View from Alley



View of North Building Elevation



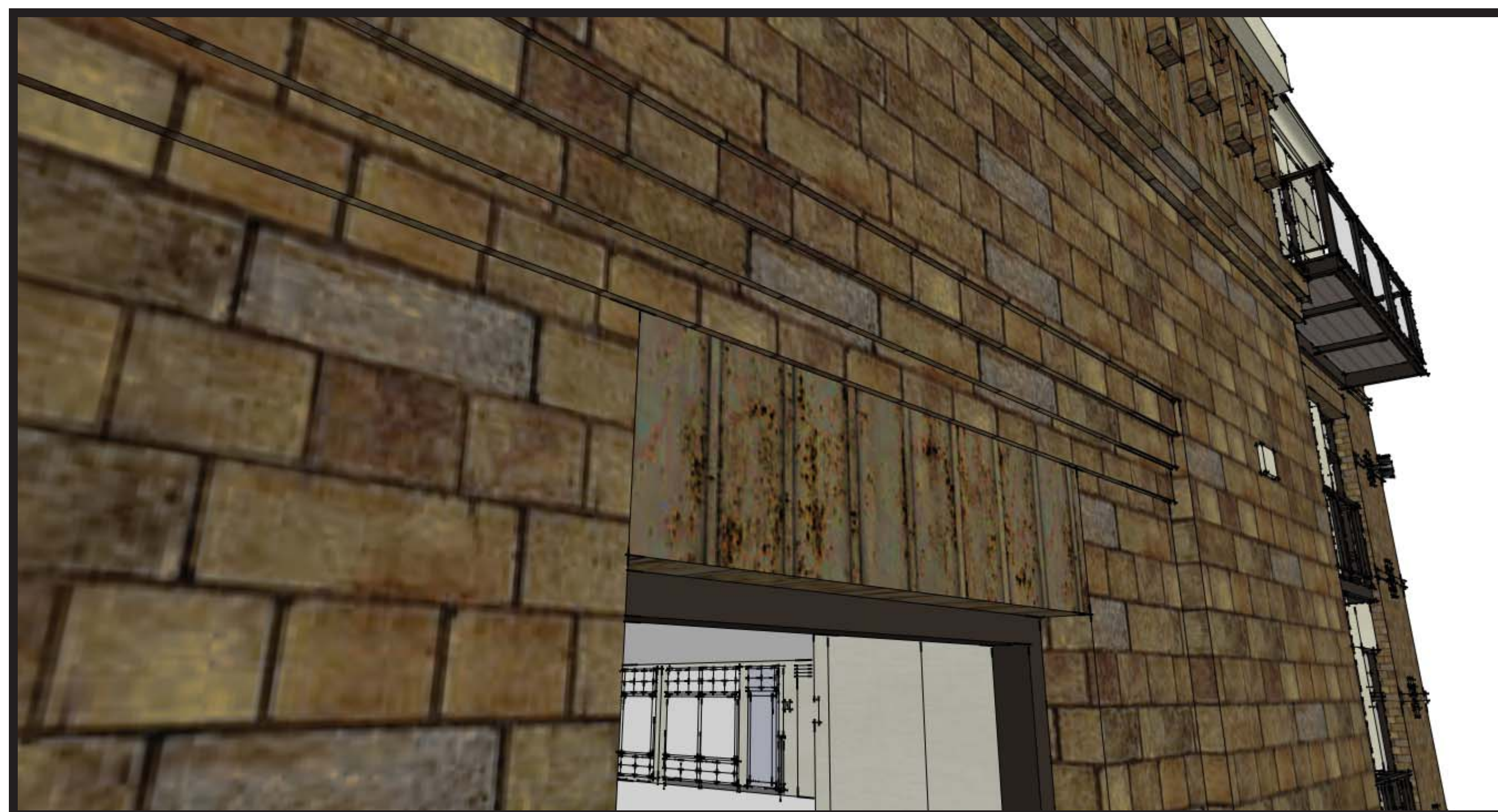
Enlarged Detail at Corner of Broadway & George



Enlarged Detail at George Street



Brick Corbelling & Soldier Course



Soldier Course above Windows



Detailed Images based on Contextual Details



Brick Quoining



Steel Detailing & Brackets



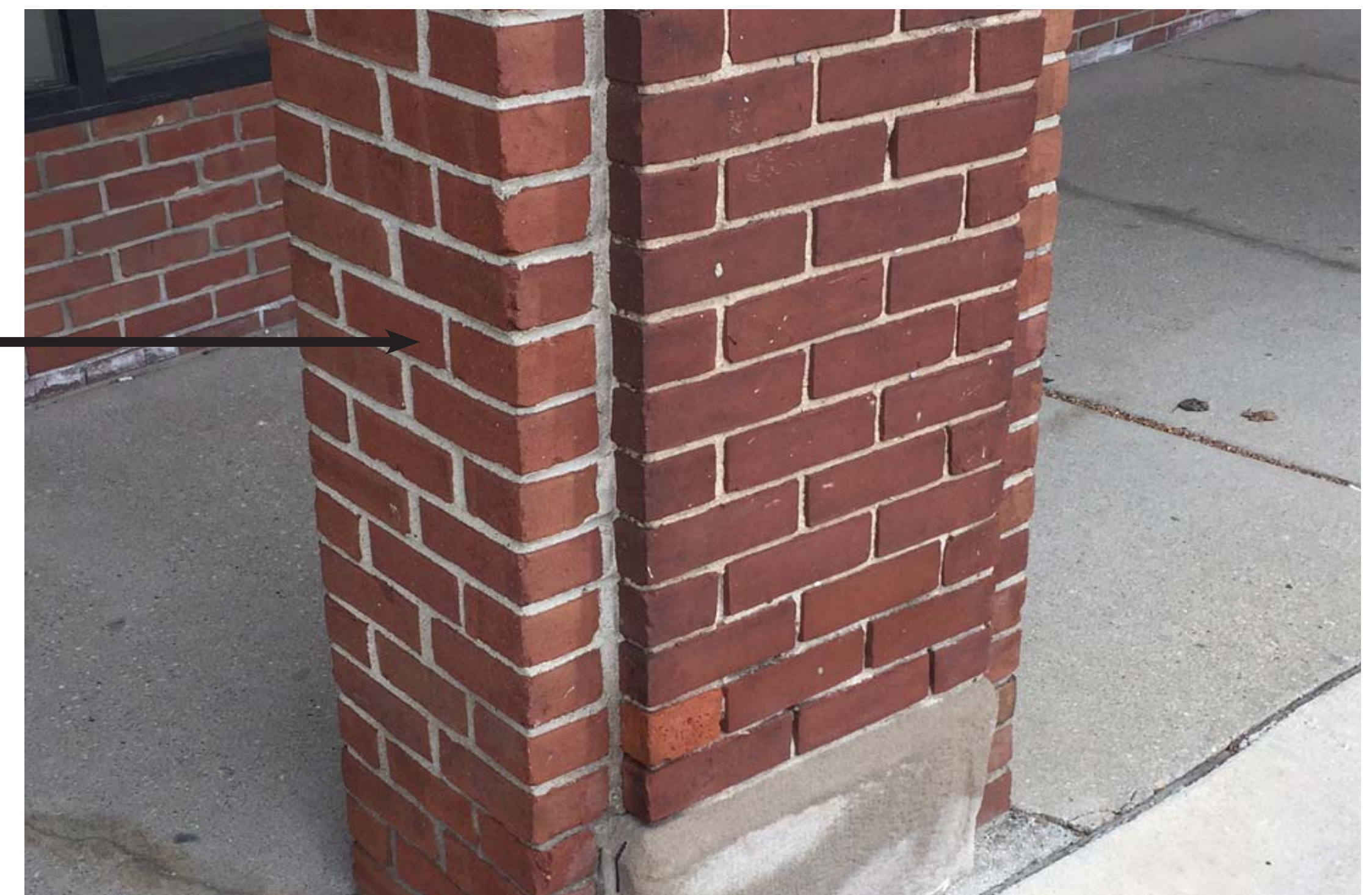
Detailed Images based on Contextual Details



Stone Sills & Split Face & Smooth Block Banding



Vertical Brick Stepping



Detailed Images based on Contextual Details



Brick Detailing



Metal Coping Details



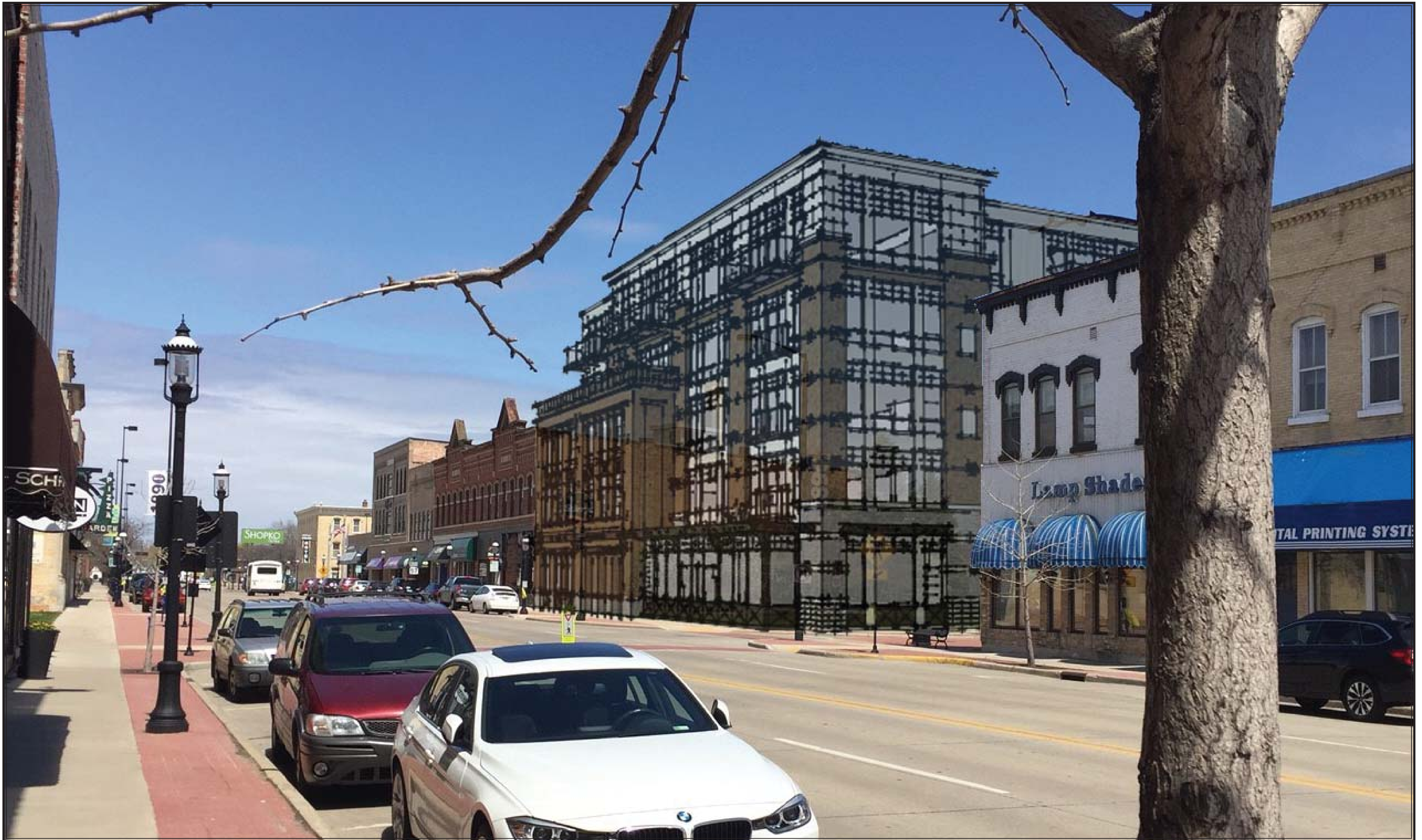
Detailed Images based on Contextual Details



Contextual View from Broadway



Contextual View from North Broadway



Contextual View from South Broadway



Contextual View from George Street



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 290.00

Receipt #: 111510

Date: 4-12-16

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) Broadway Investment Partners, LLC	Authorized Representative Jason Tadych	Title Manager	
Mailing Address 3032 Autumn Leaves Cir	City Green Bay	State WI	ZIP Code 54313
Email Address jason@tip-llc.com	Phone Number (incl. area code) 920 277 4739	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) City of DePere	Contact Person Kim Flom	Title Director	
Mailing Address 335 S. Broadway	City De Pere	State WI	ZIP Code 54115
Email Address kflom@mail.de-pere.org	Phone Number (incl. area code) 920 339 4043	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 102 N. Broadway, De Pere, WI	Parcel No. ED - 844
---	------------------------

SECTION 4: Project Information

Existing Zoning:	B1 - Central Business District		
Present Use of Parcel:	Open Space		
Proposed Use of Parcel:	29 Luxury Apartments; 2,600 SF retail/office space		
Estimated Start Date:	6/1/16	Estimated Completion Date:	6/1/17

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

SECTION 5: Certification and Permission

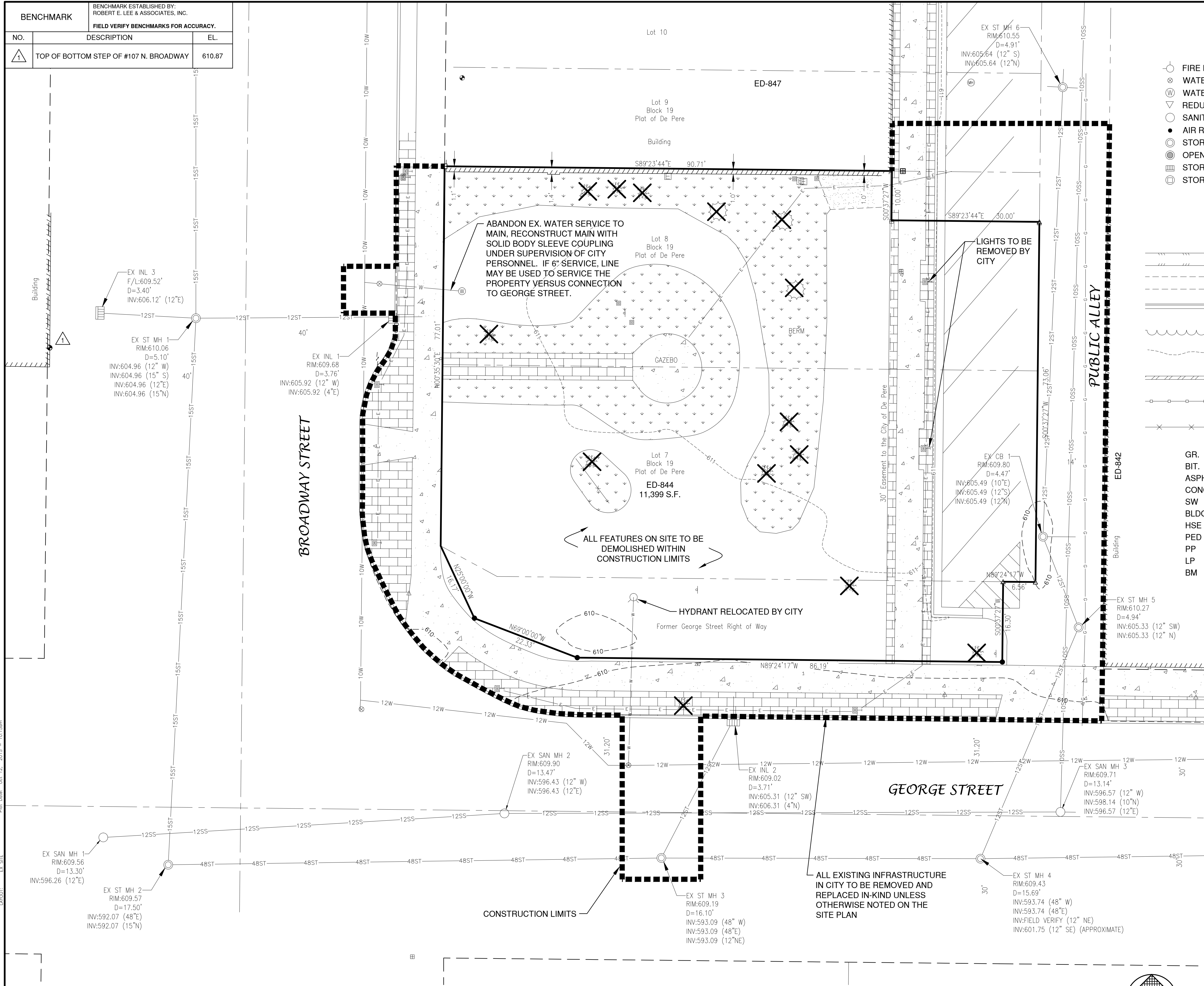
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Signature of Applicant 		Date Signed April 11, 2016

TO BE COMPLETED BY CITY STAFF

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



LEGEND

SOIL BORING

POWER POLE

POWER POLE W/GUY WIRE

LIGHT POLE

TRAFFIC SIGNAL POLE

ELECTRIC MANHOLE

ELECTRIC METER

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

CABLE TV MANHOLE

CABLE TV PEDESTAL

GAS VALVE

GAS METER

MAILBOX

SIGN

POST

IRON PIPE/ROD

PK NAIL

DECIDUOUS TREE

CONIFEROUS TREE

BUSH

RIP RAP

CULVERT

CONCRETE

WETLANDS

HANDICAP PARKING

8SS

SANITARY SEWER (SIZE NOTED)

4FM

FORCEMAIN (SIZE NOTED)

10ST

STORM SEWER (SIZE NOTED)

6W

WATERMAIN (SIZE NOTED)

G

GAS LINE

OT

OVERHEAD TELEPHONE LINE

OE

UNDERGROUND TELEPHONE LINE

E

OVERHEAD ELECTRIC LINE

OTV

UNDERGROUND ELECTRIC LINE

TV

OVERHEAD CABLE TV LINE

F

CABLE TV LINE

F

FIBER OPTIC LINE

R/W

R/W LINE

PROPERTY LINE

EASEMENT LINE

BUILDING SETBACK LINE

SECTION LINE

GR. GRAVEL

BIT. BITUMINOUS

ASPH. ASPHALT PAVEMENT

CONC. CONCRETE

SW SIDEWALK

BLDG BUILDING

HSE HOUSE

PED PEDESTAL

PP POWER POLE

LP LIGHT POLE

BM BENCH MARK

WM WATERMAIN

HYD. HYDRANT

WV WATER VALVE

SAN SANITARY SEWER

MH MANHOLE

ST STORM SEWER

CB CATCH BASIN

TELE TELEPHONE

ELEC ELECTRIC

TV TELEVISION

STA. STATION

R/W RIGHT OF WAY

T/C TOP OF CURB

F/L FLOW LINE

C/L CENTERLINE

P/L PROPERTY LINE

R/L REFERENCE LINE

INV. INVERT

CMP CORRUGATED METAL PIPE

RCP REINFORCED CONCRETE PIPE

CULV. CULVERT

TO BE DEMOLISHED

TREE/SHRUB TO BE REMOVED

- ### DEMOLITION NOTES
- EXISTING ASPHALT AND BASE COURSE MAY BE PULVERIZED AND STOCKPILED ON SITE FOR FUTURE USE.
 - EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
 - ALL MISCELLANEOUS STRUCTURES SHALL BE REMOVED.
 - DRIVEWAY OPENINGS SHALL BE REMOVED AND CURB OPENINGS SHALL BE CLOSED IN ACCORDANCE WITH STANDARD DETAIL "CURB REMOVAL", SEE DETAIL SHEETS.

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF DE PERE PUBLIC WORKS DEPARTMENT, WPS, AT & T AND TIME WARNER CABLE.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER 20153614841 & 20156314805, DATED 09/09/15, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511			
WATER/SANITARY/STORM SEWER: DEPARTMENT OF PUBLIC WORKS CITY OF DE PERE 925 SIXTH ST. DE PERE, WI 54155 (920) 339-8076	GAS & ELECTRIC: WISCONSIN PUBLIC SERVICE CORP. 700 N. ADAMS ST. GREEN BAY, WI 54307 (800) 797-7434	TELECOMMUNICATIONS: AT & T / SBC 205 S. JEFFERSON ST. GREEN BAY, WI 54301 (920) 433-4147	TELECOMMUNICATIONS: TIME WARNER CABLE 2580 W. MASON ST. GREEN BAY, WI 54303 (920) 944-1581

OWNER INFORMATION:

BROADWAY INVESTMENT PARTNERS, LLC
3032 AUTUMN LEAVES CIRCLE
GREEN BAY, WI 54313

(920) 277-4739

CONTACT: jason@tip-llc.com

ARCHITECT INFORMATION:

PAUL J DE LEEUM, ARCHITECT, LLC

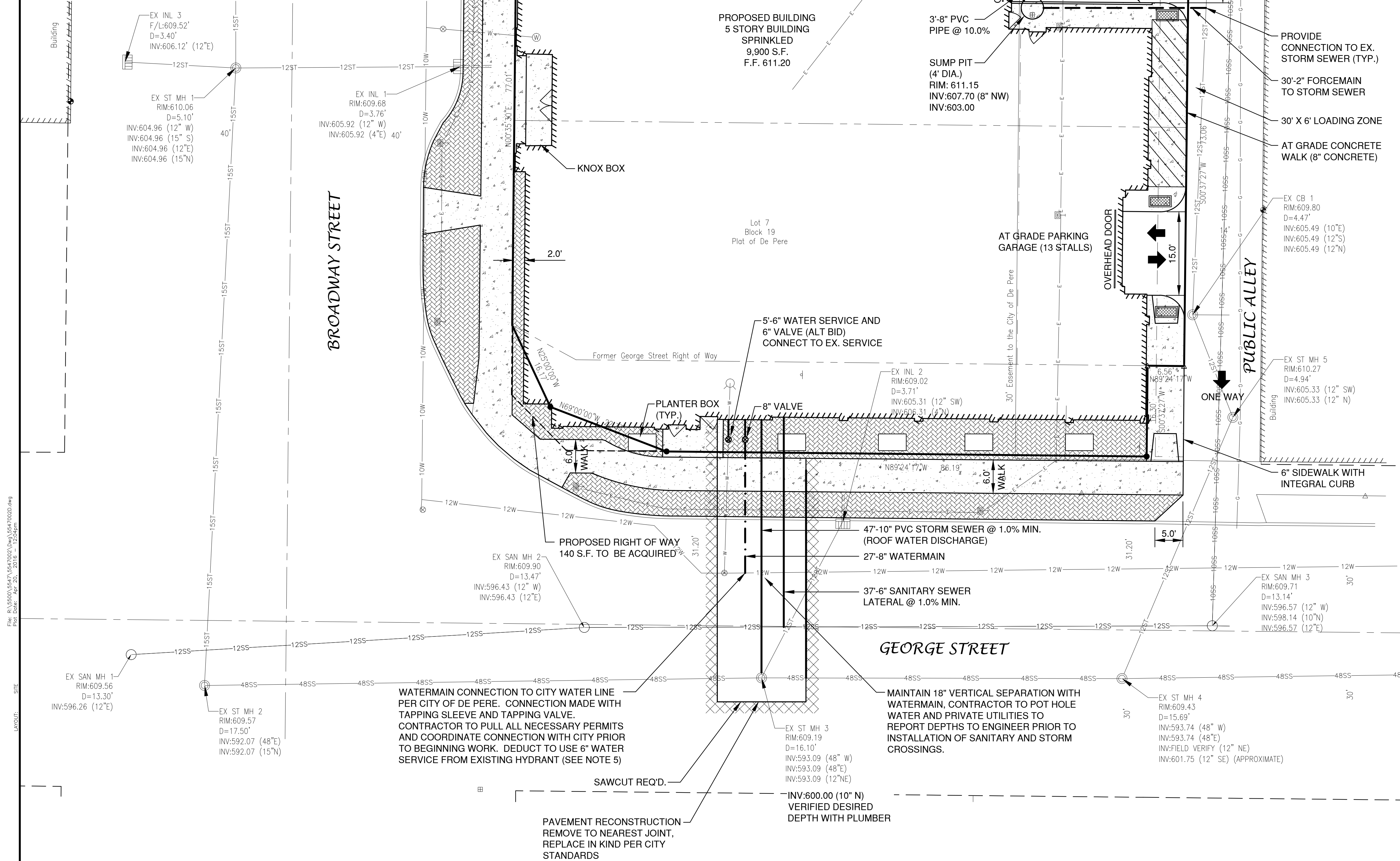
(920) 819-6700

CONTACT: PAUL DE LEEUM

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	DE PERE DEVELOPMENT - 102 BROADWAY BROADWAY INVESTMENT PARTNERS, LLC CITY OF DE PERE BROWN COUNTY, WISCONSIN	EXISTING SITE CONDITIONS AND DEMOLITION PLAN	DATE	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 PHONE:(920) 662-9641 INTERNET: www.releeinc.com	SHEET NO.
1	10/08/15	JGS	BID SET					CHECKED			09/09/15		1
								DESIGNED			FILE		
											5547002 BASE		
											JOB NO.		
											5547002		

NOTES

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. UTILITY CONTRACTOR TO PROVIDE COST DEDUCTION TO USE EXISTING HYDRANT LEAD AS WATER SERVICE TO THE BUILDING, VERSUS CONSTRUCTION OF 8" WATER LINE.
6. ALL TAPS TO THE CITY WATERMAIN AND SEWER MAIN ARE TO BE COMPLETED UNDER THE OBSERVATION OF CITY PERSONNEL.
7. CONTRACTOR TO PULL ALL REQUIRED STREET CLOSURE PERMITS, PRIOR TO CLOSING STREET.



NOTE

ALL AREAS DESIGNATED AS "GREEN SPACE" OR "LAWN", SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

27 COVERED STALLS PROVIDED
36 SURFACE STALLS PROVIDED BY CITY OF DE PERE PUBLIC PARKING

REQUIRED:

RETAIL = 4.5 STALLS PER 1000 S.F.
4.5/2600 S.F. = 11.7 STALLS

RESIDENTIAL = 1 STALLS PER STUDIO
1 X (6) STUDIO = 6 STALLS

1.5 STALLS PER 1-BEDROOM UNIT
1.5 X (10) 1-BEDROOM UNITS = 15 STALLS

1.75 STALLS PER 1.75 STALLS PER 2-BEDROOM UNIT
1.75 X (13) 2-or more BEDROOM UNITS = 22.75 STALLS

VISITOR = 0.25 STALLS PER UNIT
0.25 X 29 UNITS = 7.25 STALLS

TOTAL STALLS = 63 STALLS

FLOOR 1

2,600 S.F. RETAIL SPACE
6,300 S.F. PARKING GARAGE

FLOOR 2, 3, 4, & 5

9,900 S.F. RESIDENTIAL PER FLOOR
39,600 S.F.- 29 UNITS

TOTAL S.F.

49,500 S.F.

SITE DATA

TOTAL AREA = 11,399 S.F.

BUILDING AREA = 9,900 S.F. (86.8%)

SIDEWALK/PARKING LOT AREA = 806 S.F. (7.1%)

DECORATIVE LANDSCAPING = 693 S.F. (6.1%)

ZONING

B-1

PARCEL NO.

ED-844
102 N. BROADWAY

FLOOR AREA RATIO

4.34

TRASH ENCLOSURE LOCATED IN COVERED PARKING AREA

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Plot Date: Apr 20, 2016 11:23:45am

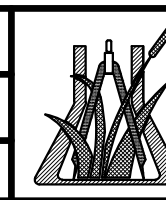
SITE
LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	10/08/15	JGS	BID SET					CHECKED
2	04/19/16	JGS	ADD 5TH FLOOR					DESIGNED
								JGS

DE PERE DEVELOPMENT - 102 BROADWAY
BROADWAY INVESTMENT PARTNERS, LLC
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

SITE AND UTILITY PLAN

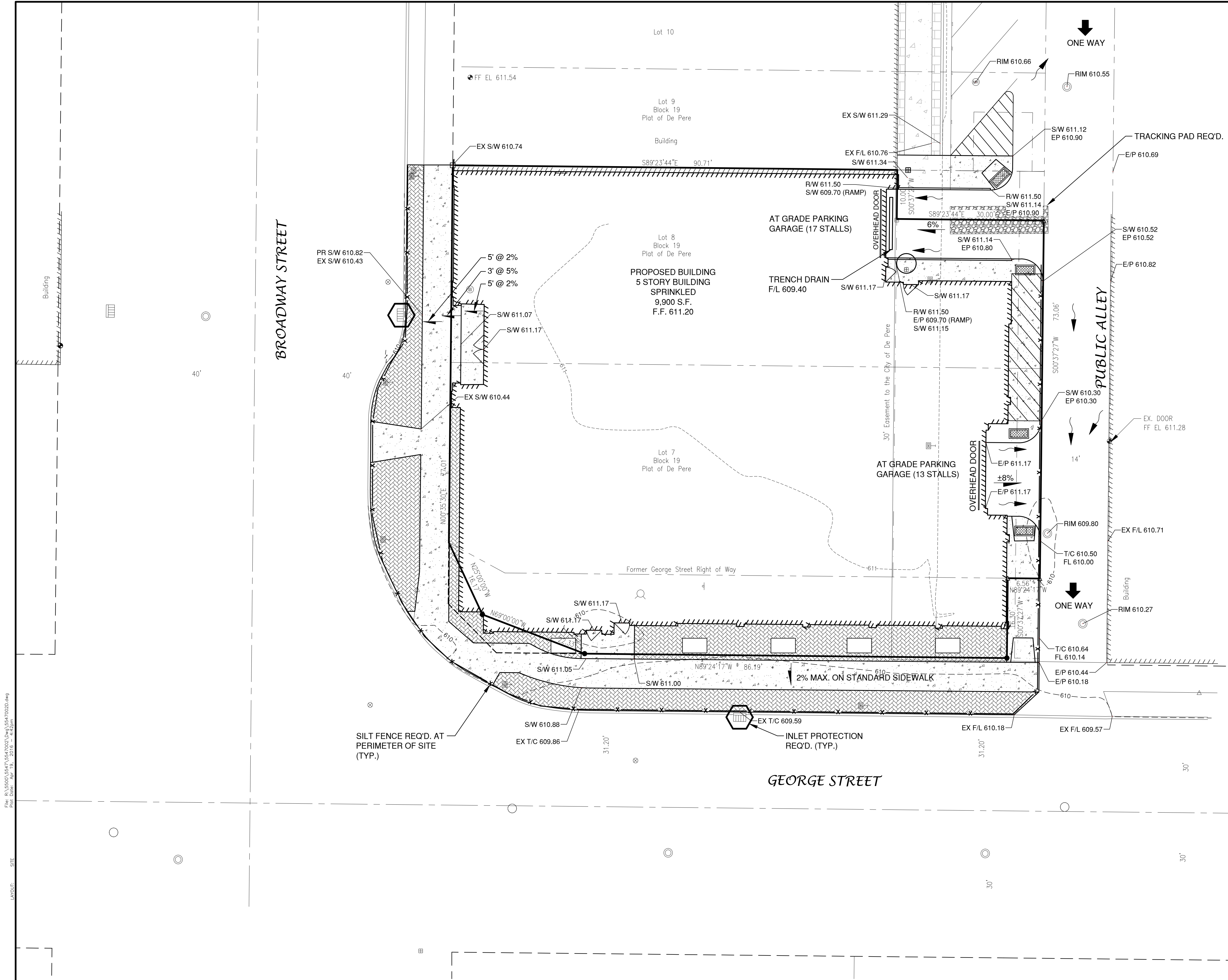
DATE
09/2015
FILE
55470020
JOB NO.
5547002



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
PHONE: (920) 662-9641
INTERNET: www.releinc.com FAX: (920) 662-9141

SHEET NO.

2



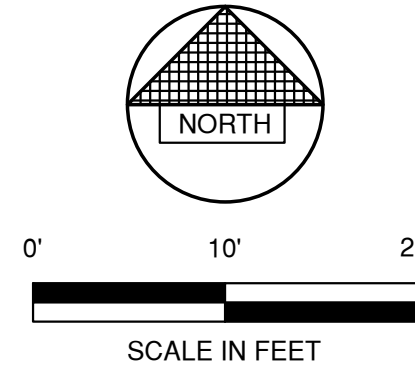
EROSION CONTROL

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

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

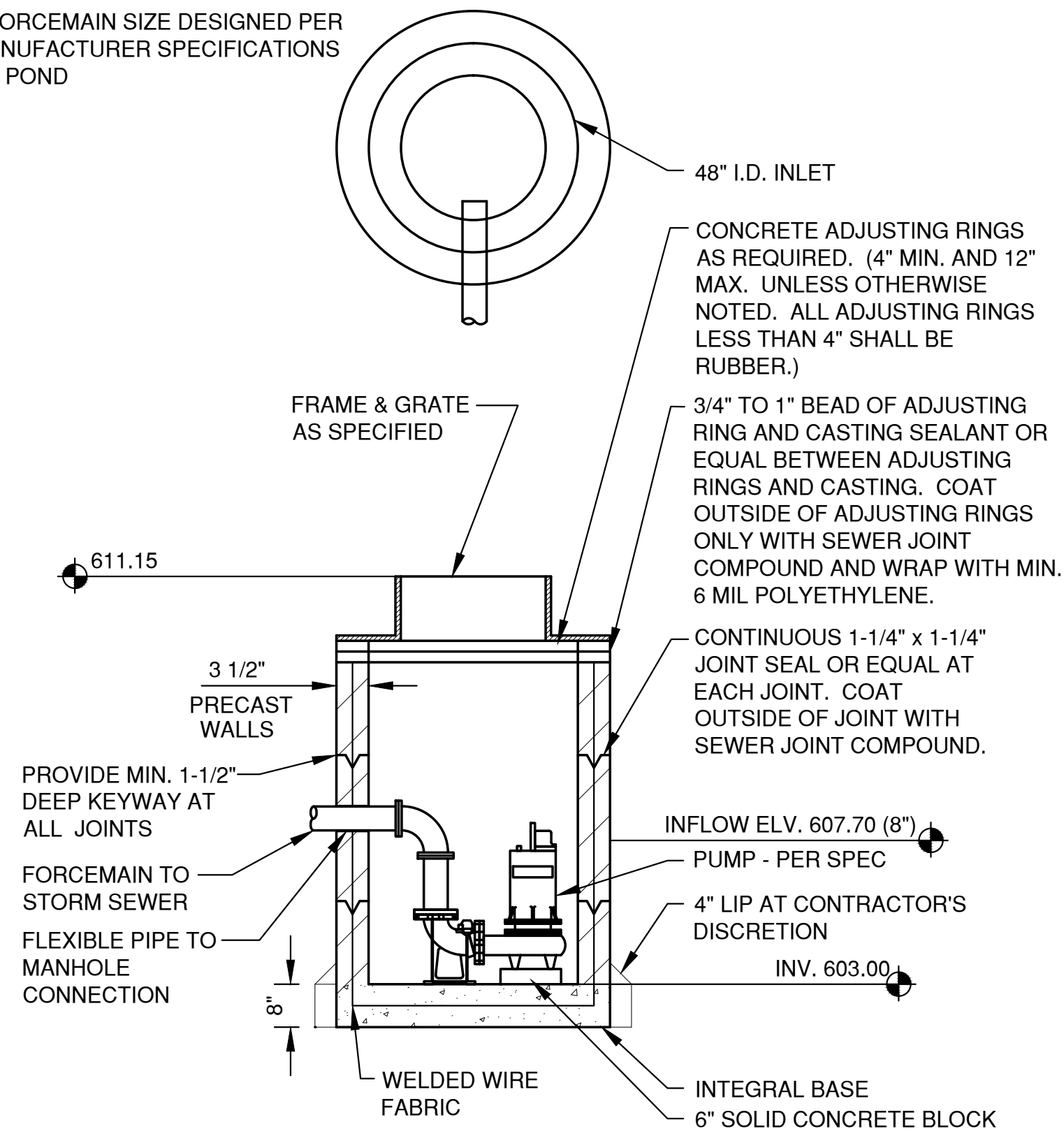
LEGEND

- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- - - DRAINAGE DIVIDE
- x SILT FENCE
- [Symbol] BALE DITCH CHECK
- [Symbol] FLOW ARROW
- [Symbol] TRACKING PAD
- [Symbol] INLET PROTECTION



REVISION				REVISION				DRAWN LLP CHECKED JGS DESIGNED JGS	DE PERE DEVELOPMENT - 102 BROADWAY BROADWAY INVESTMENT PARTNERS, LLC CITY OF DE PERE BROWN COUNTY, WISCONSIN	GRADING AND EROSION CONTROL PLAN	DATE 09/2015 FILE 5547002D JOB NO. 5547002		 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 INTERNET: www.releinc.com	PHONE: (920) 662-9641 FAX: (920) 662-9141	SHEET NO. 3
NO.	DATE	APPROV.		NO.	DATE	APPROV.									
1	10/08/15	JGS	BID SET												
2	04/19/16	JGS	ADD 5TH FLOOR												

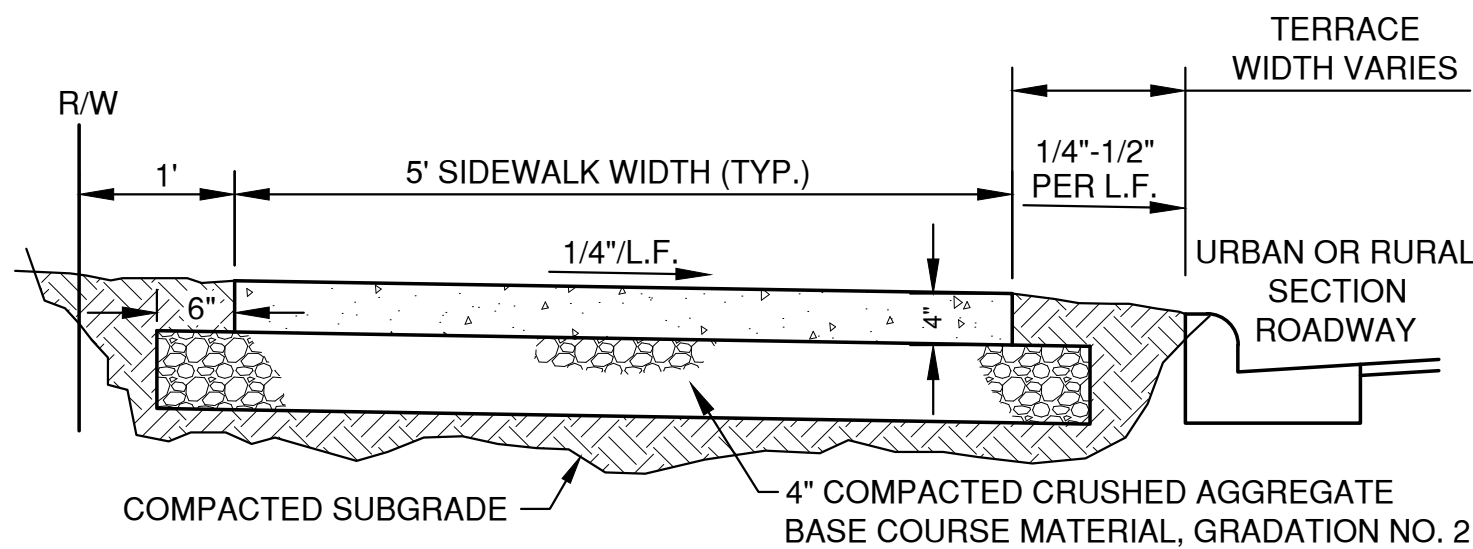
**FORCEMAIN SIZE DESIGNED PER MANUFACTURER SPECIFICATIONS TO POND



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

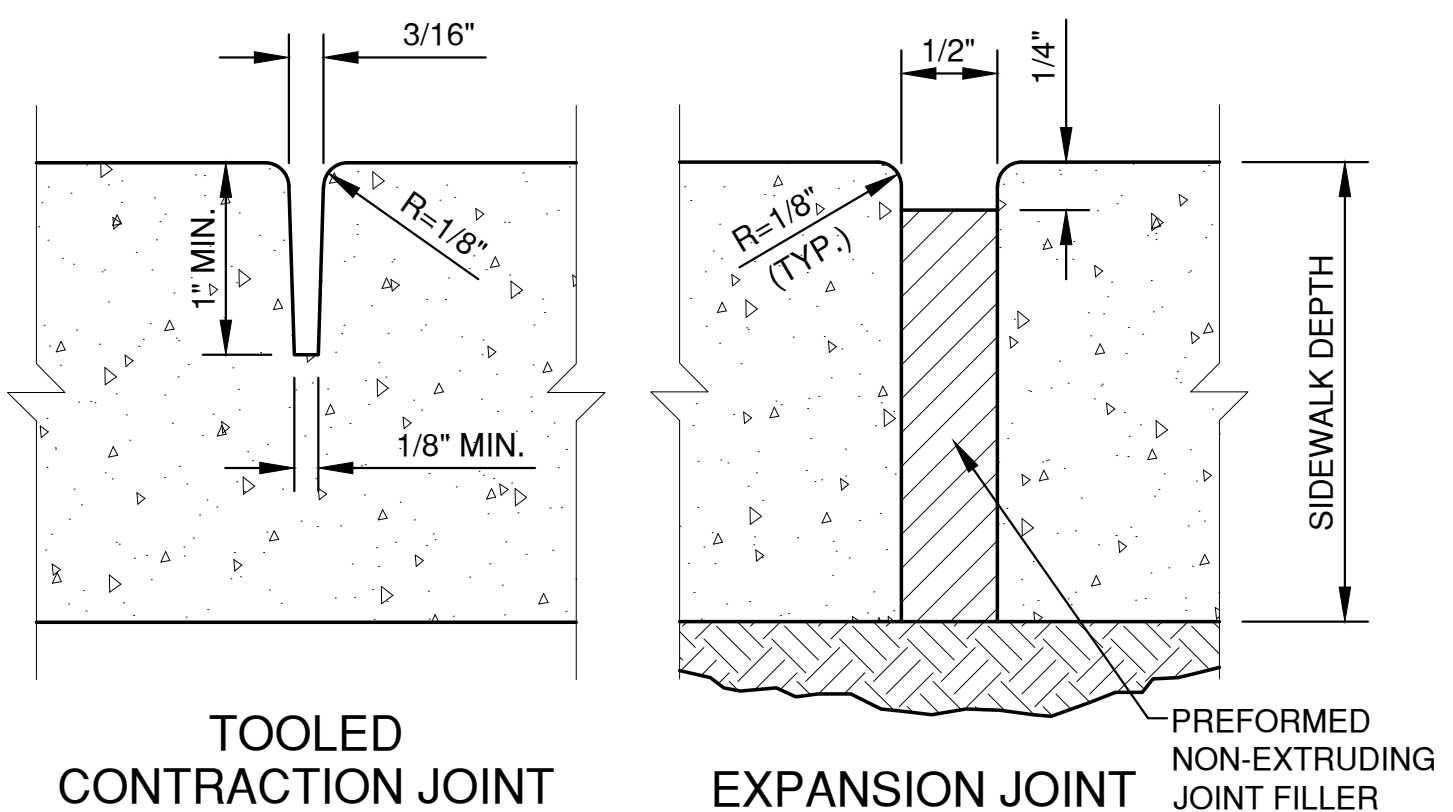
SUMP PUMP W/CATCH BASIN

CONTRACTOR TO CONSTRUCT PUMP AND SIZE CONFIGURATION WITH MANUFACTURER - MIN PUMP RATE OF 500 GPM. VARIABLE SPEED DRIVE



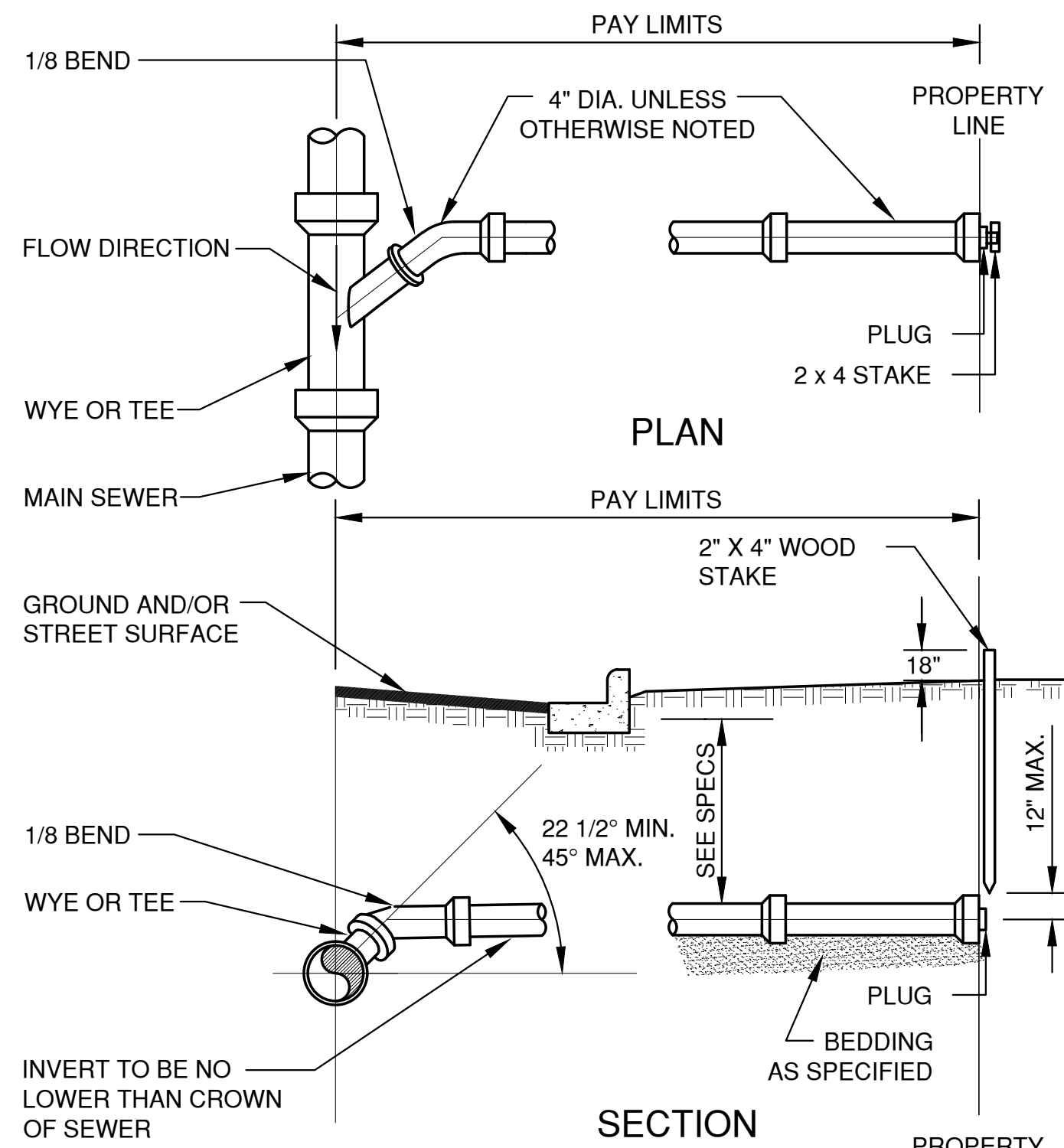
TYPICAL SECTION

NOTE: REFER TO SPECIFICATIONS FOR REINFORCEMENTS.



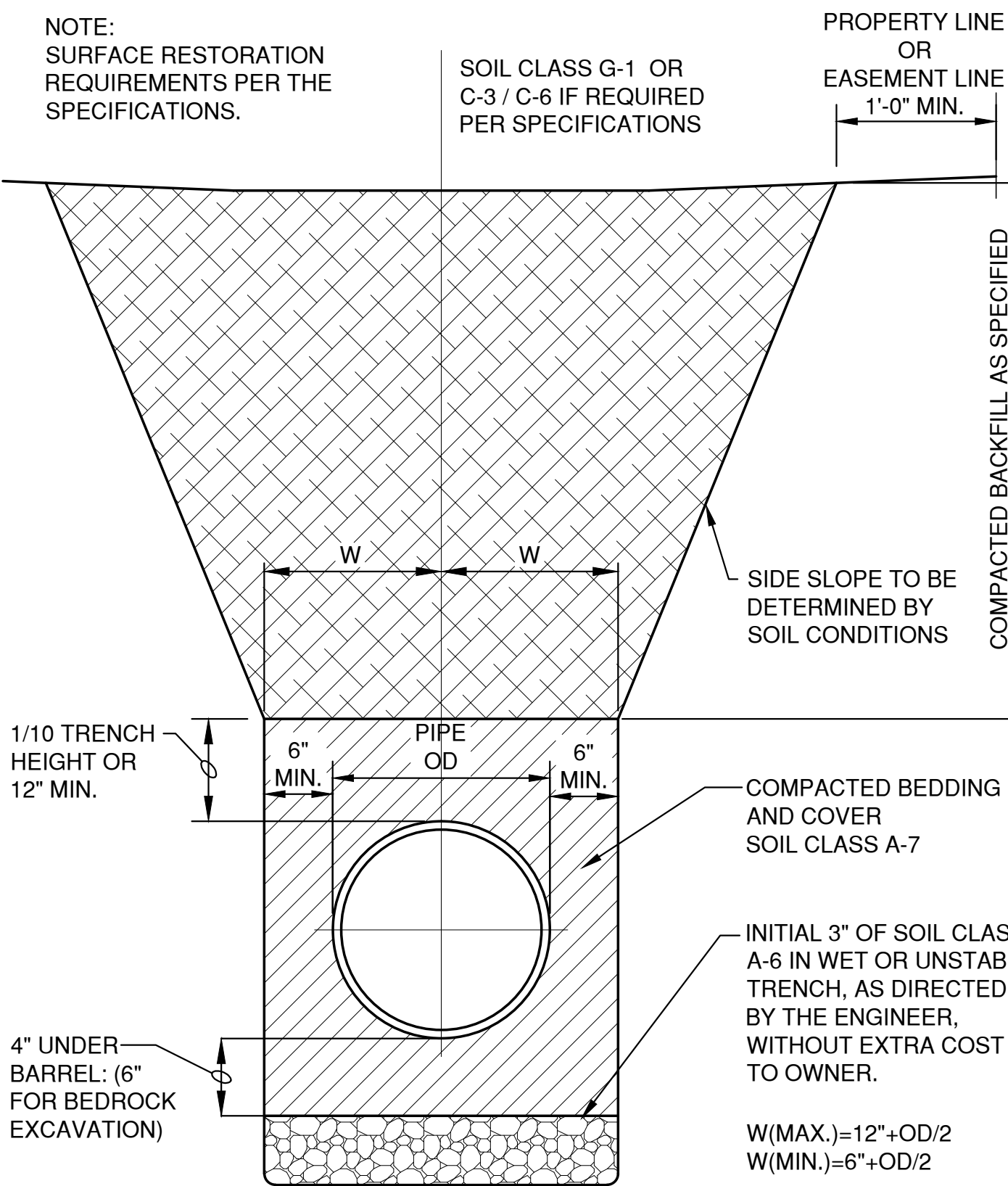
WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D	100' MAX.
6'	6'	NOT REQ'D	100' MAX.
8'	4'	5'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL

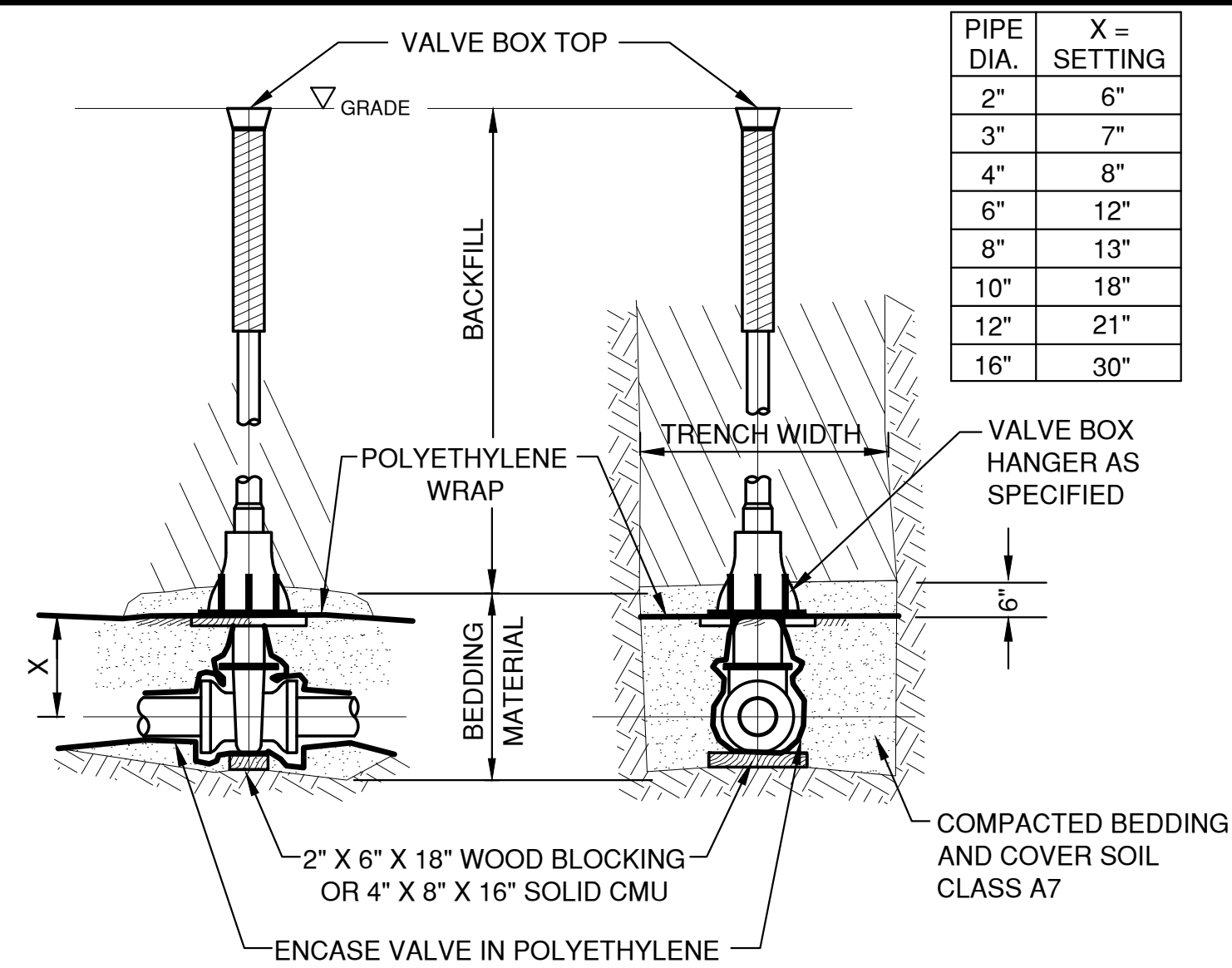


- NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
 2. BACKFILL TO CONFORM TO MAIN SEWER.
 3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
 4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL



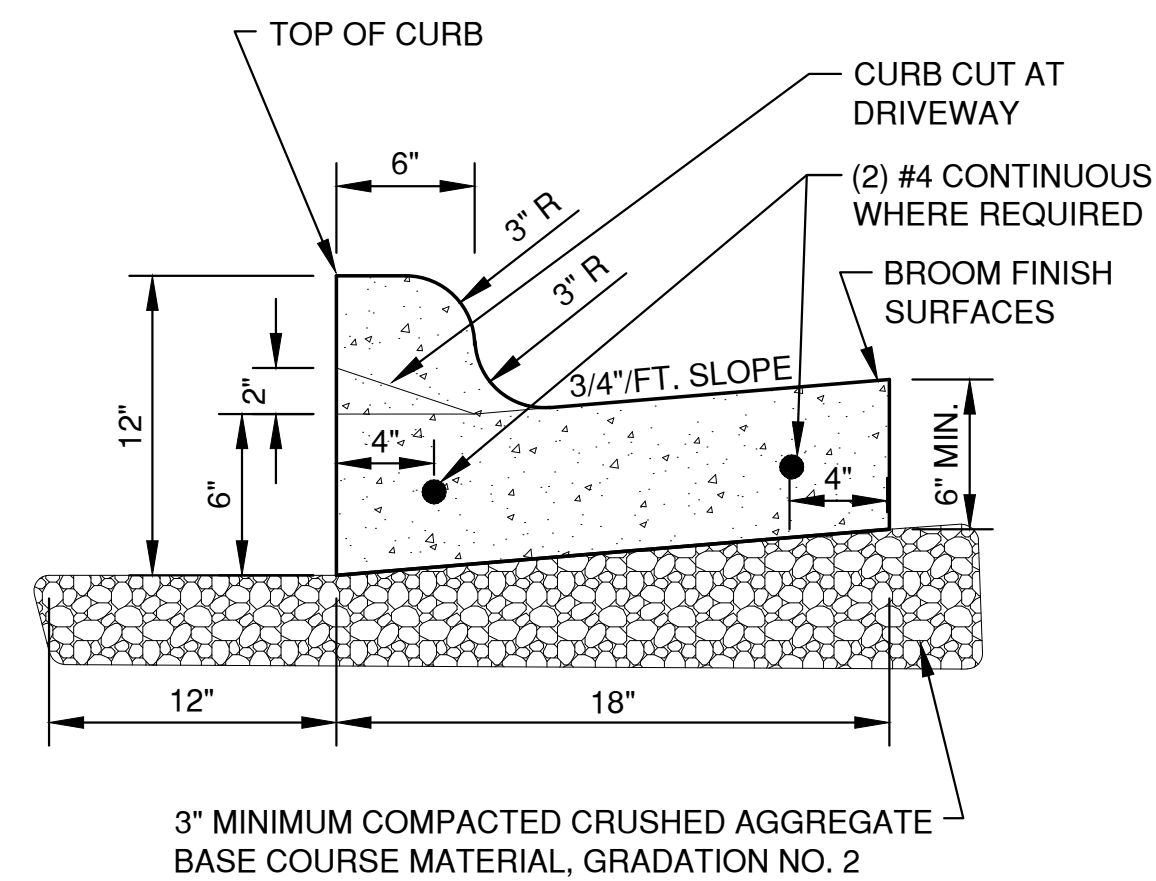
HDPE /PVC SEWER & WATERMAIN & FORCEMAIN BEDDING & TRENCH SECTION



SIDE VIEW

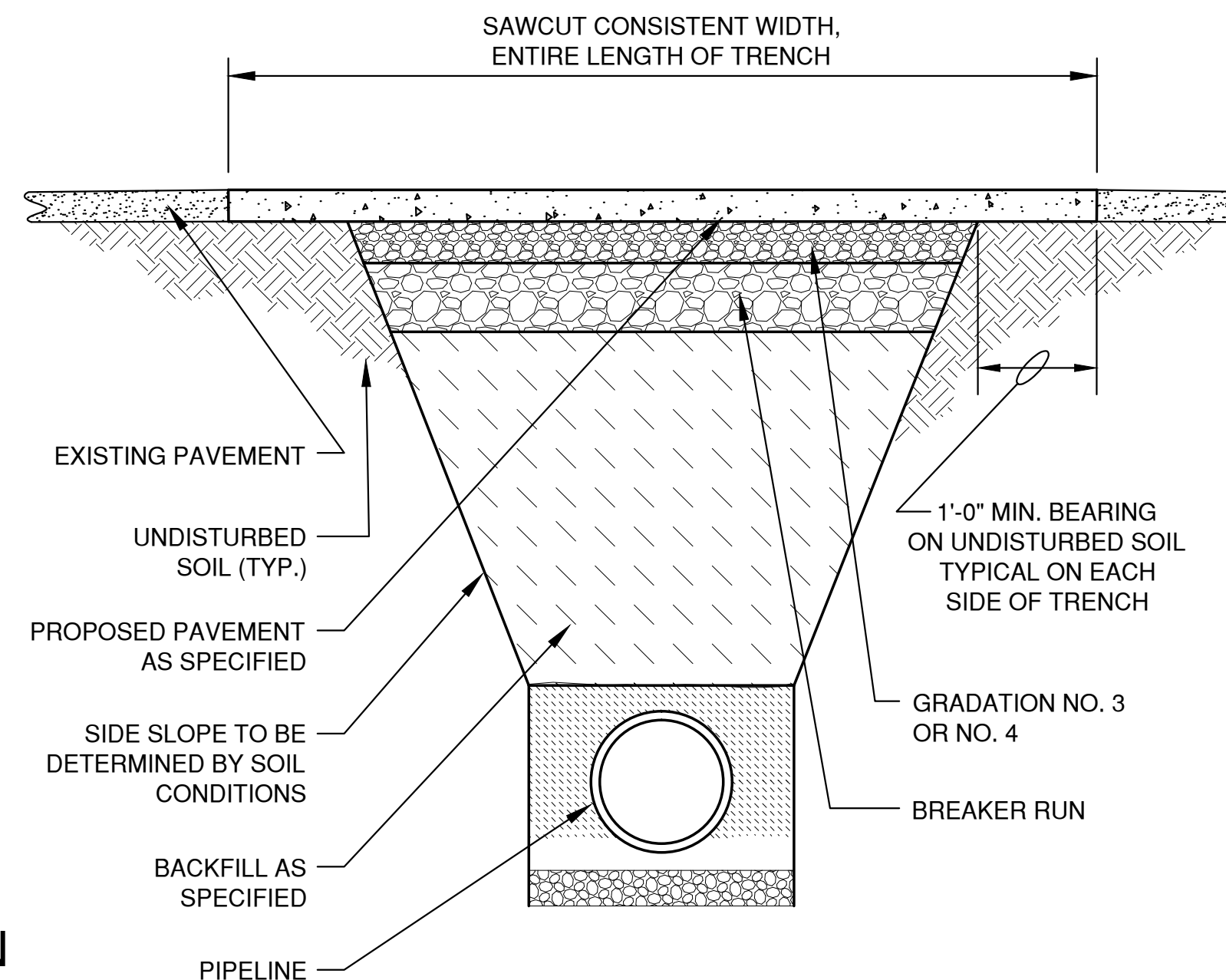
FRONT VIEW

VALVE BOX SETTING

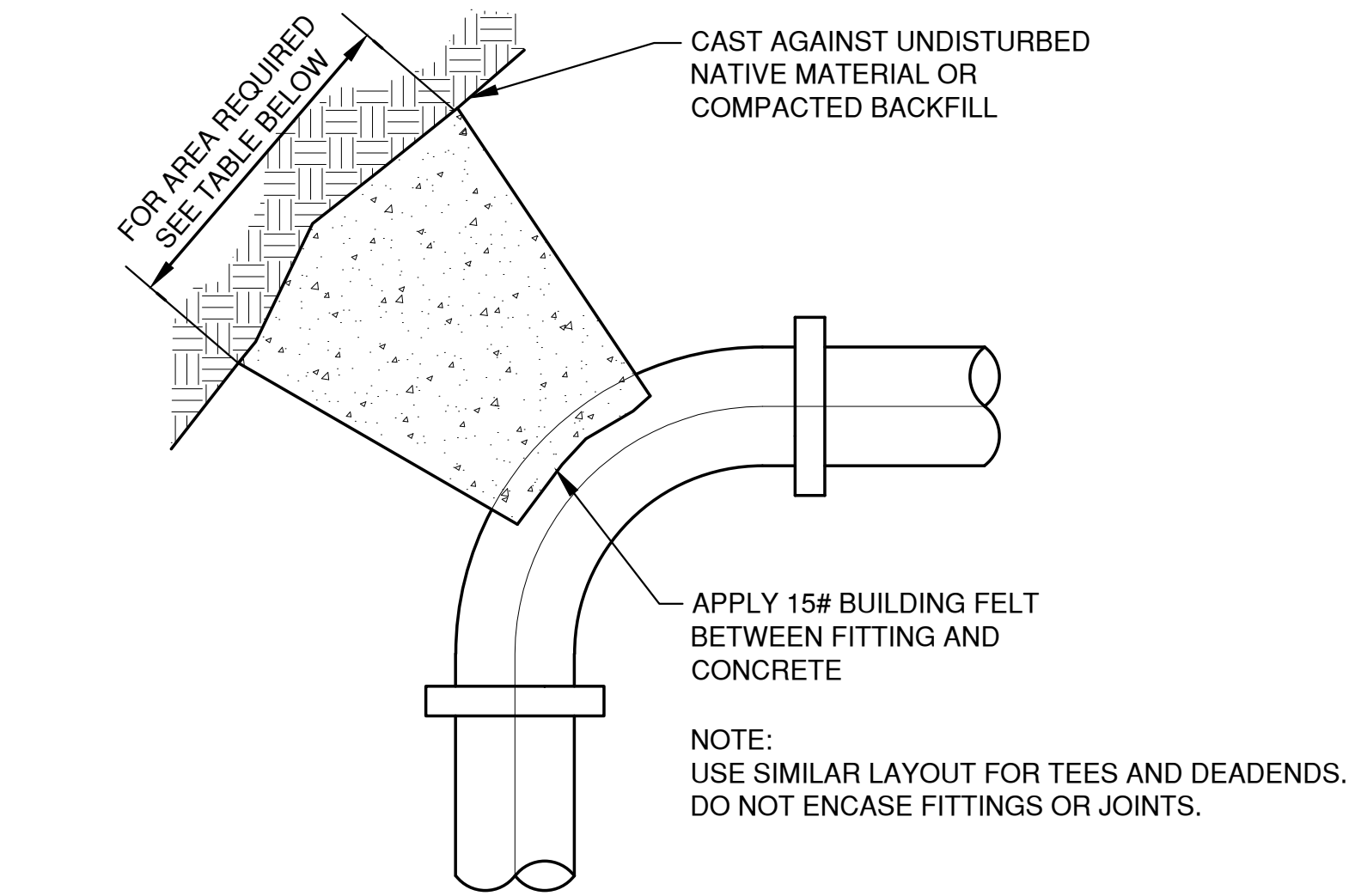


NOTE: PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS AND 3 FEET EACH SIDE OF INLET CASTINGS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 10' OR AS DIRECTED.

STANDARD CURB & GUTTER



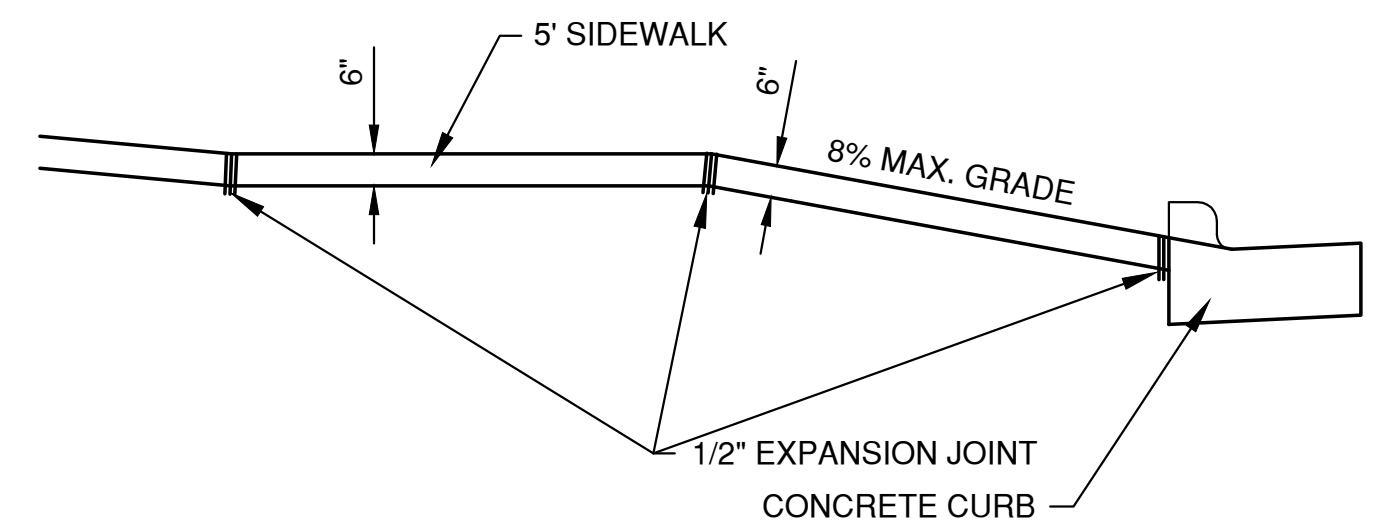
UTILITY TRENCH PAVEMENT RESTORATION



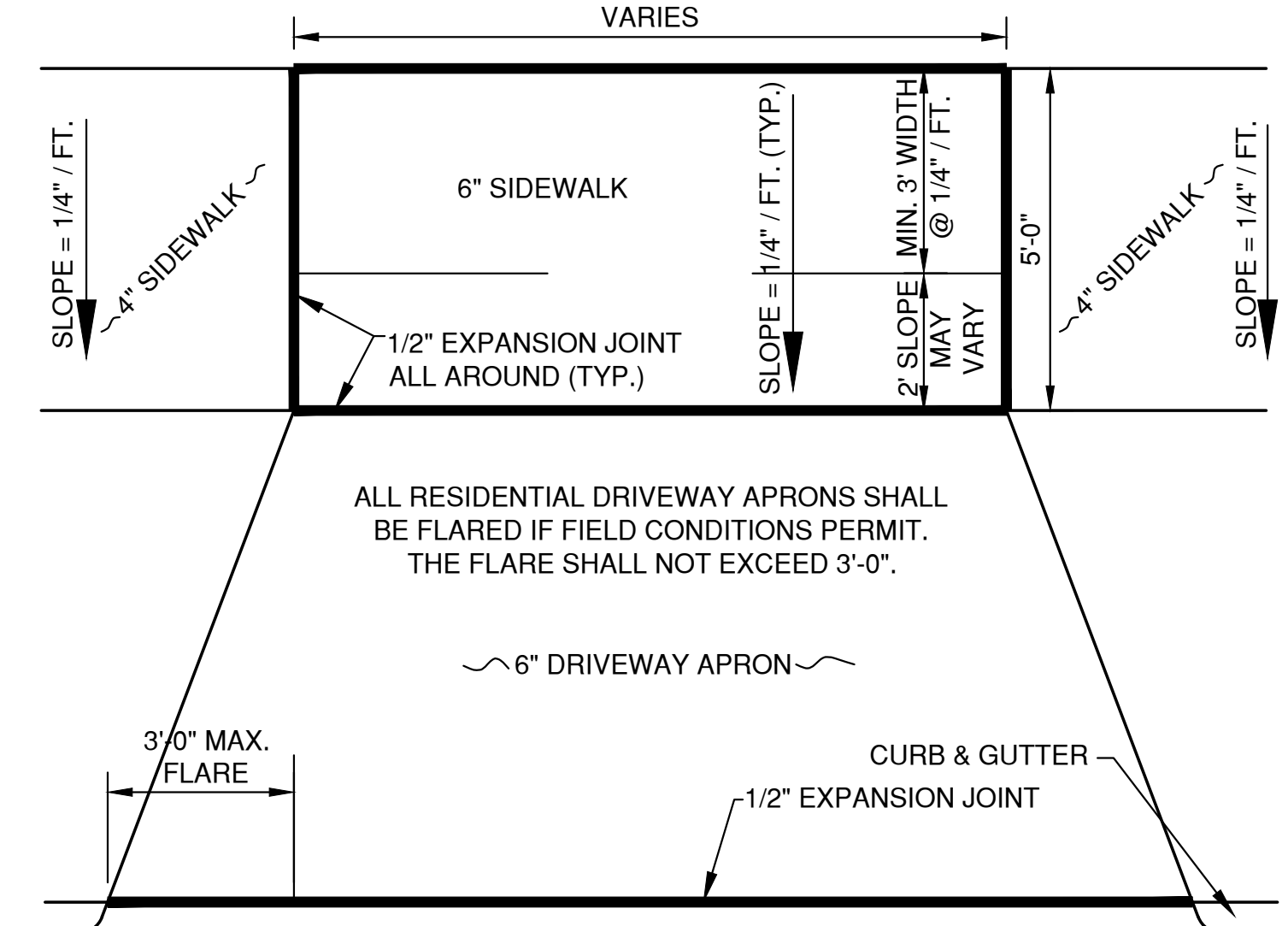
THRUST BLOCK AREA REQUIREMENTS, S.F.

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

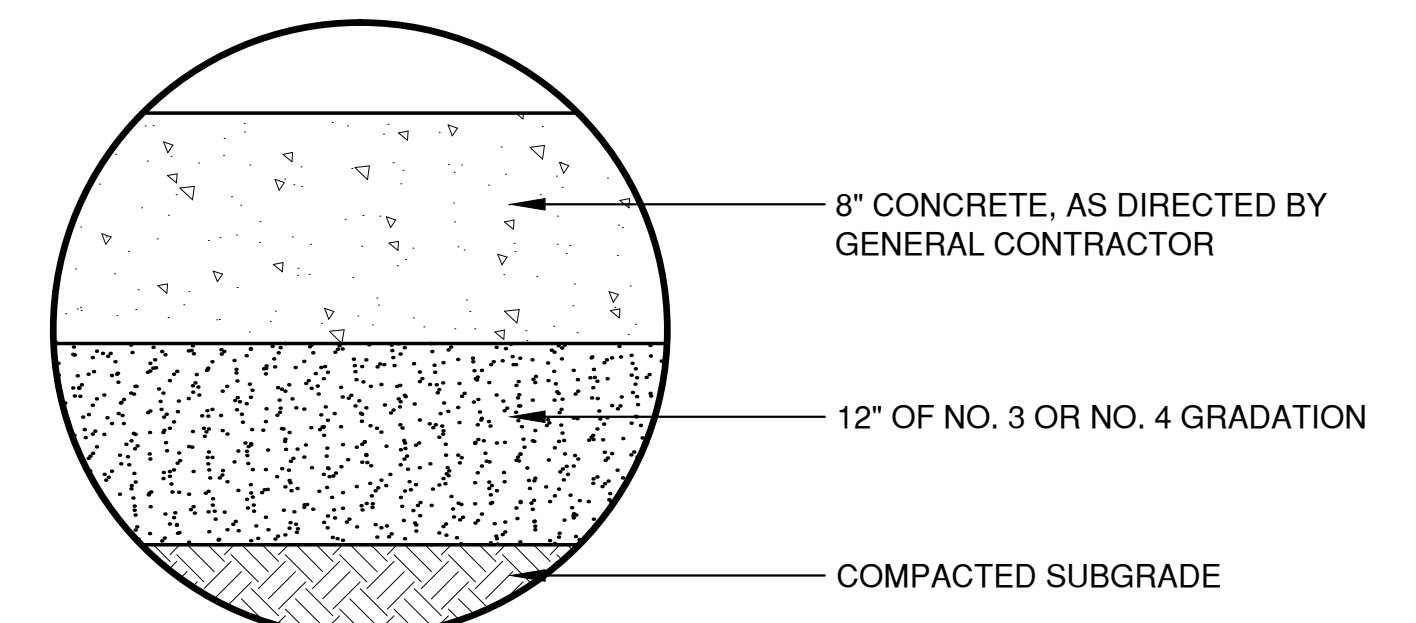
TYPICAL THRUST BLOCK



1/2" EXPANSION MATERIAL WILL BE PLACED ON EACH SIDE OF THE DRIVE ABUTTING THE SIDEWALK. SIDEWALK AND DRIVEWAY APRON SHALL BE CONSTRUCTED SEPARATELY UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

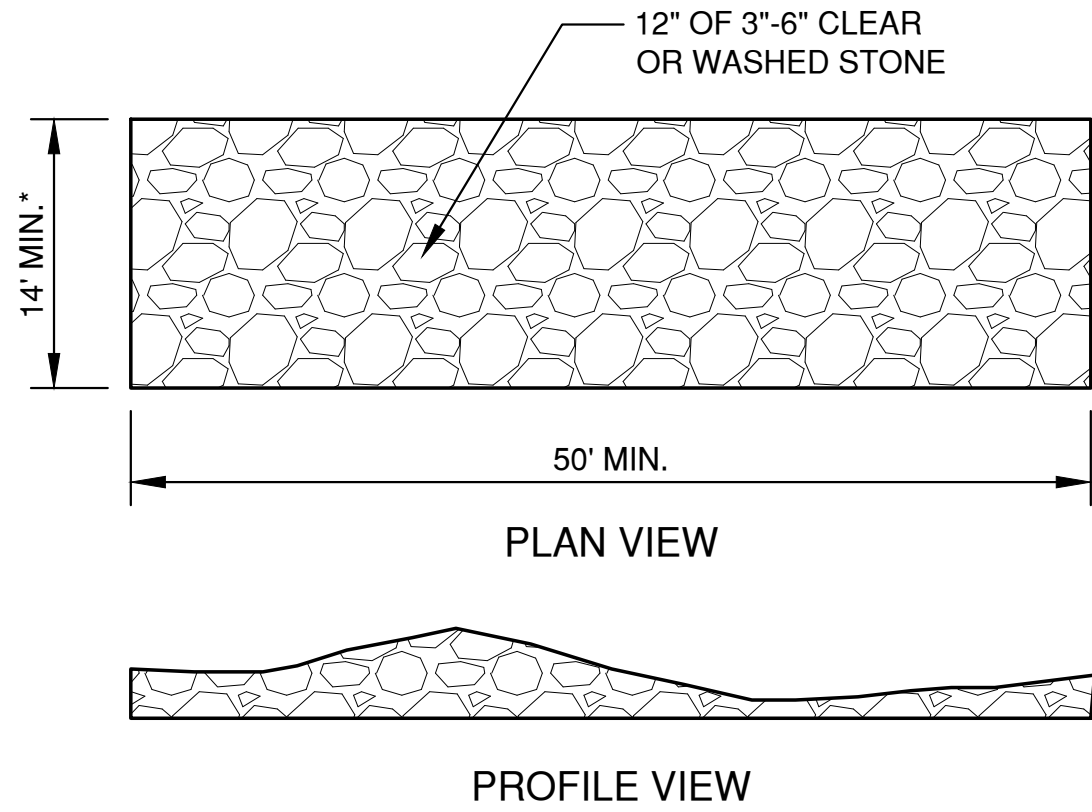


DRIVEWAY APRON DETAIL



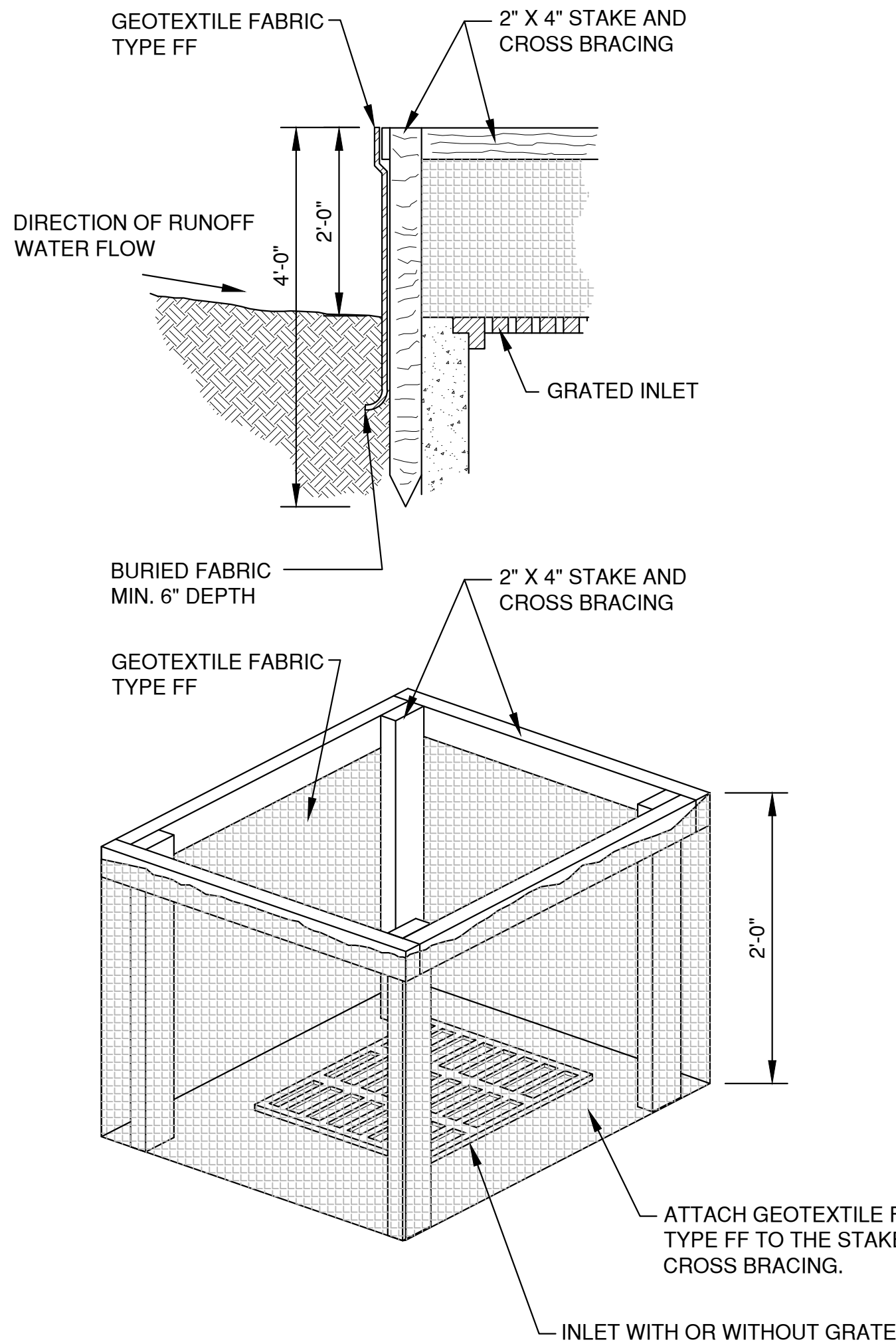
CONCRETE PAVEMENT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	DE PERE DEVELOPMENT - 102 BROADWAY BROADWAY INVESTMENT PARTNERS, LLC CITY OF DE PERE BROWN COUNTY, WISCONSIN	DATE	09/2015	FILE	DETAILS	JOB NO.	55477002	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 PHONE:(920) 662-9641 INTERNET: www.releeinc.com FAX:(920) 662-9141	SHEET NO.	4
1	10/08/15	JGS	BID SET					CHECKED										
								DESIGNED										
								JGS										

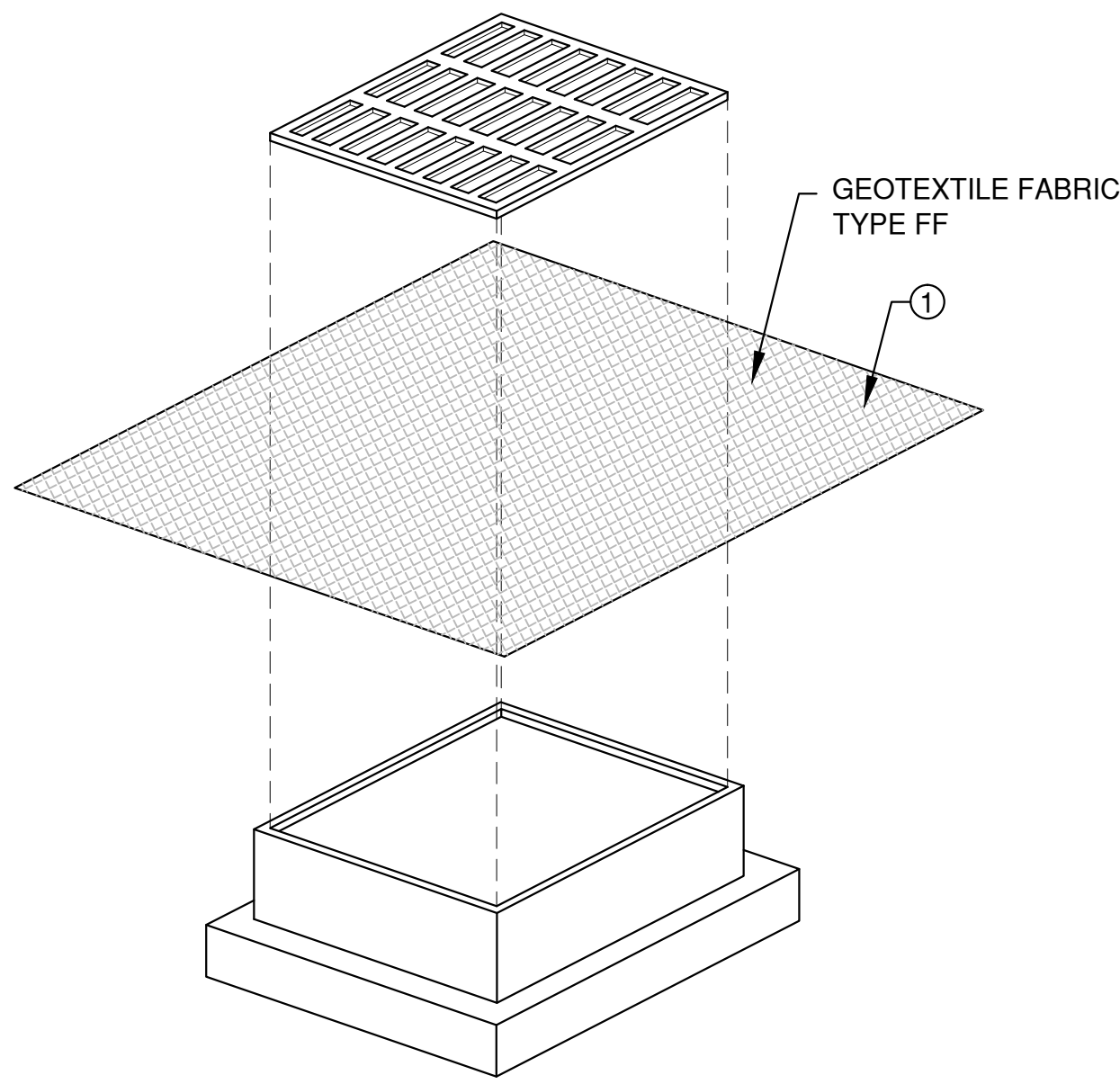


*14' MIN. OR FULL WIDTH OF THE EGRESS POINT.
REFERENCE WDNR TECHNICAL STANDARD 1057.

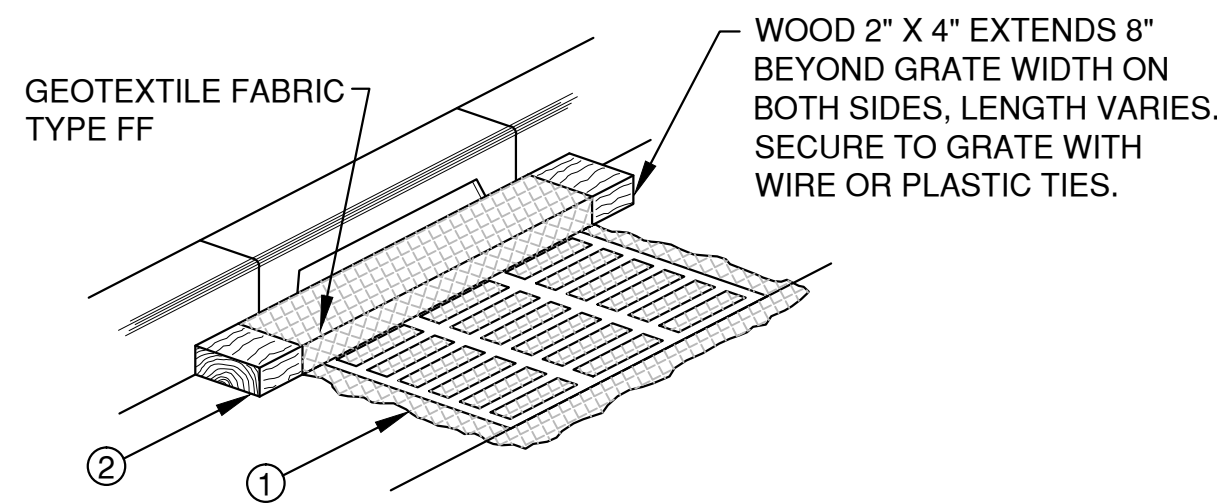
TRACKING PAD DETAIL
(IF APPLICABLE)



INLET PROTECTION, TYPE A



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



**INLET PROTECTION, TYPE C
(WITH CURB BOX)**

INLET PROTECTION NOTES:

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

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

- 1 FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- 2 FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- 3 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4".

INSTALLATION NOTES:
TYPE "B" & "C"

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

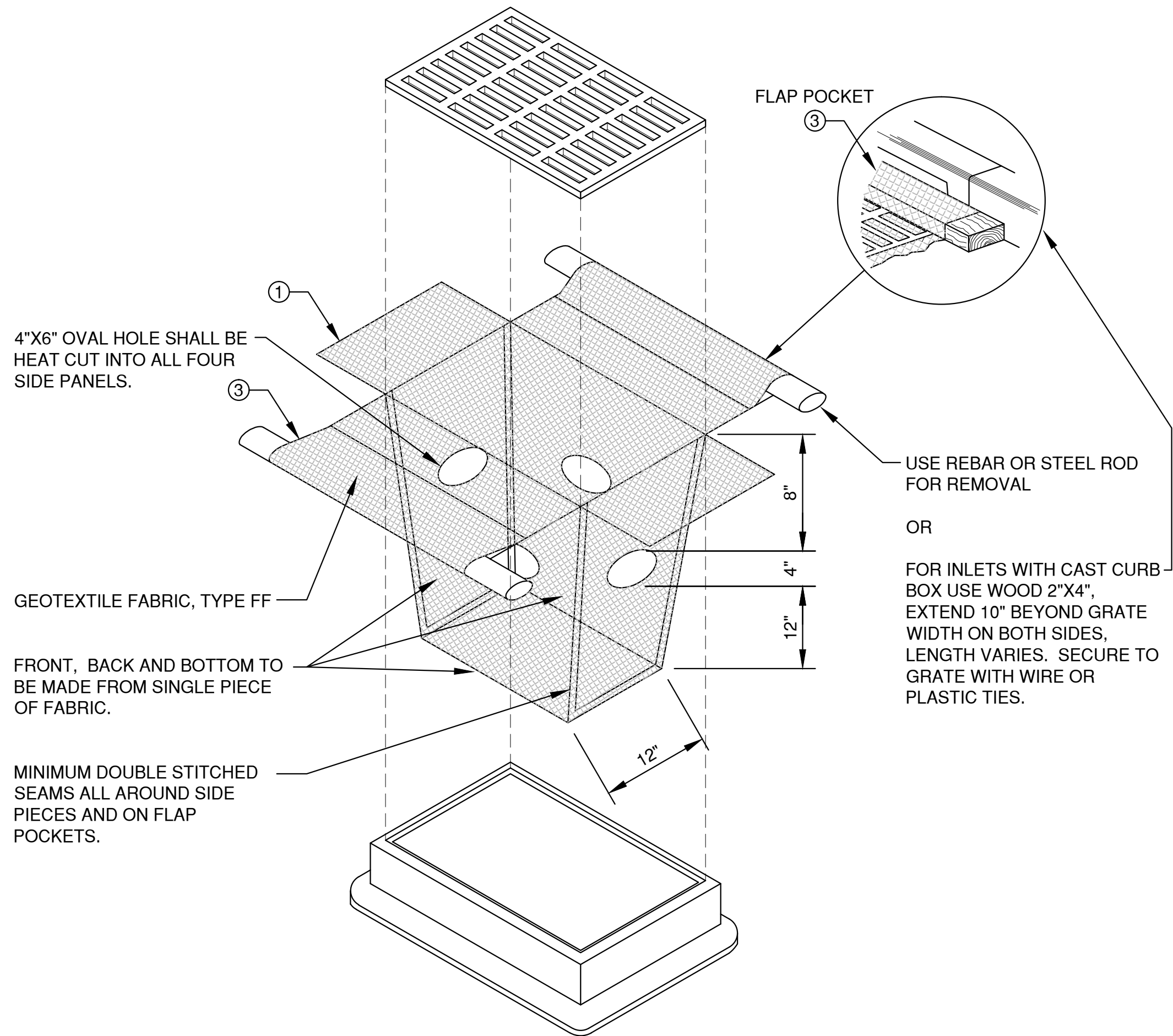
DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

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

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

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



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT CURB BOX AS PER NOTE "2")

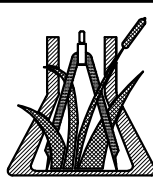
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Plot Date: Oct 12, 2015 11:04am
LAYOUT: INLET PROTECTION
PLAN VIEW: INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
1	10/08/15	JGS	BID SET					CHECKED JGS
								DESIGNED JGS

DE PERE DEVELOPMENT - 102 BROADWAY
BROADWAY INVESTMENT PARTNERS, LLC
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

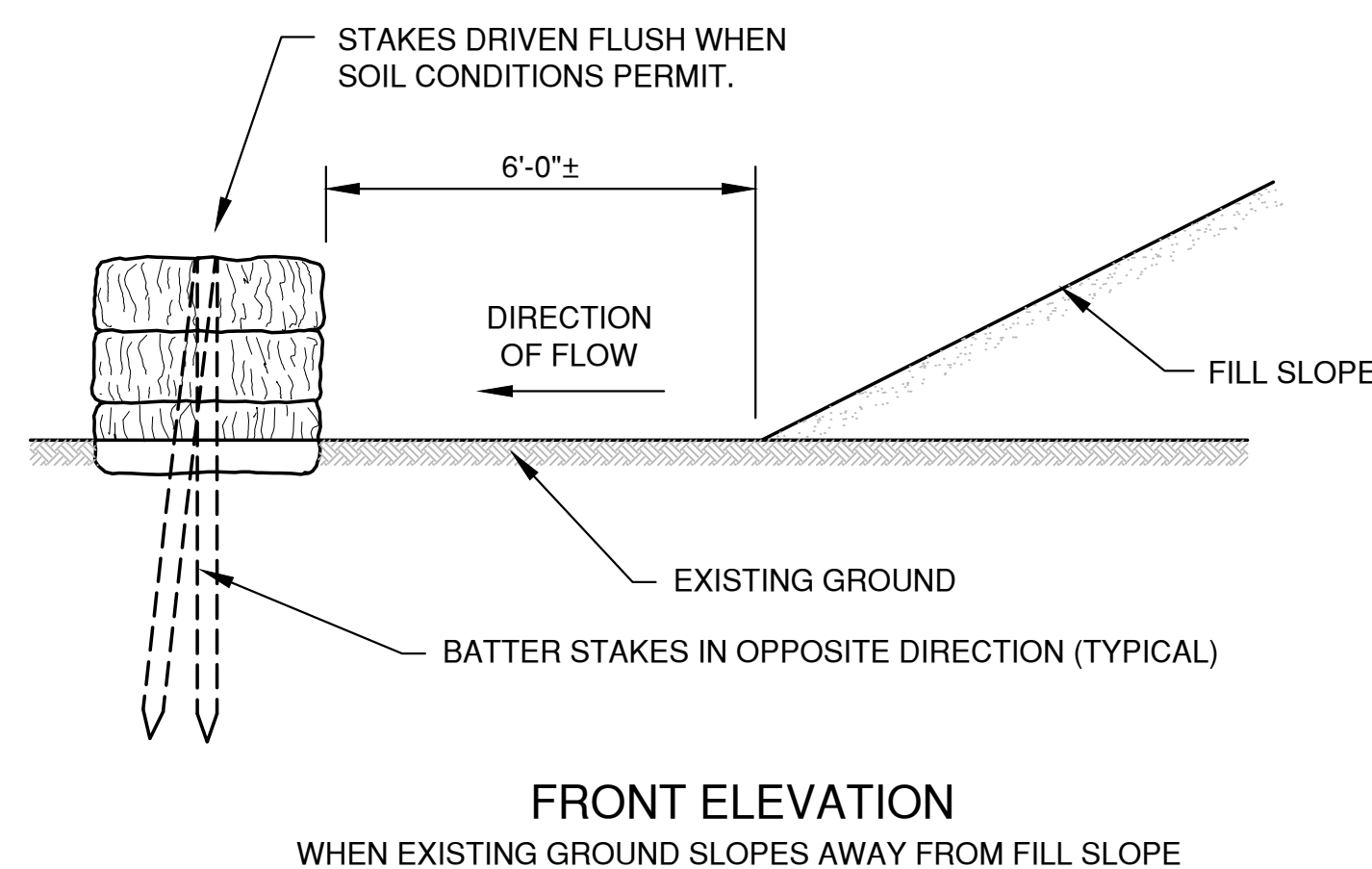
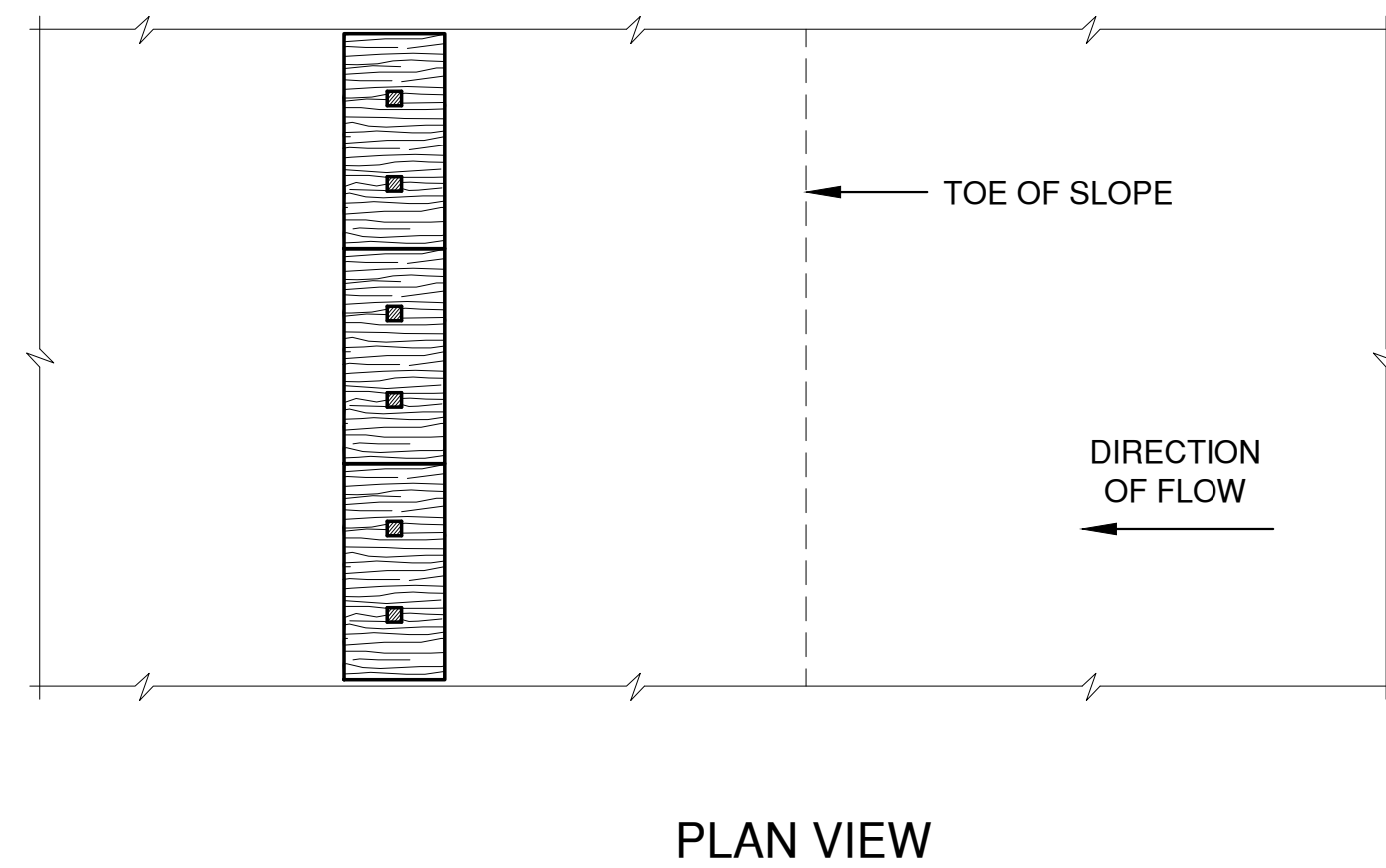
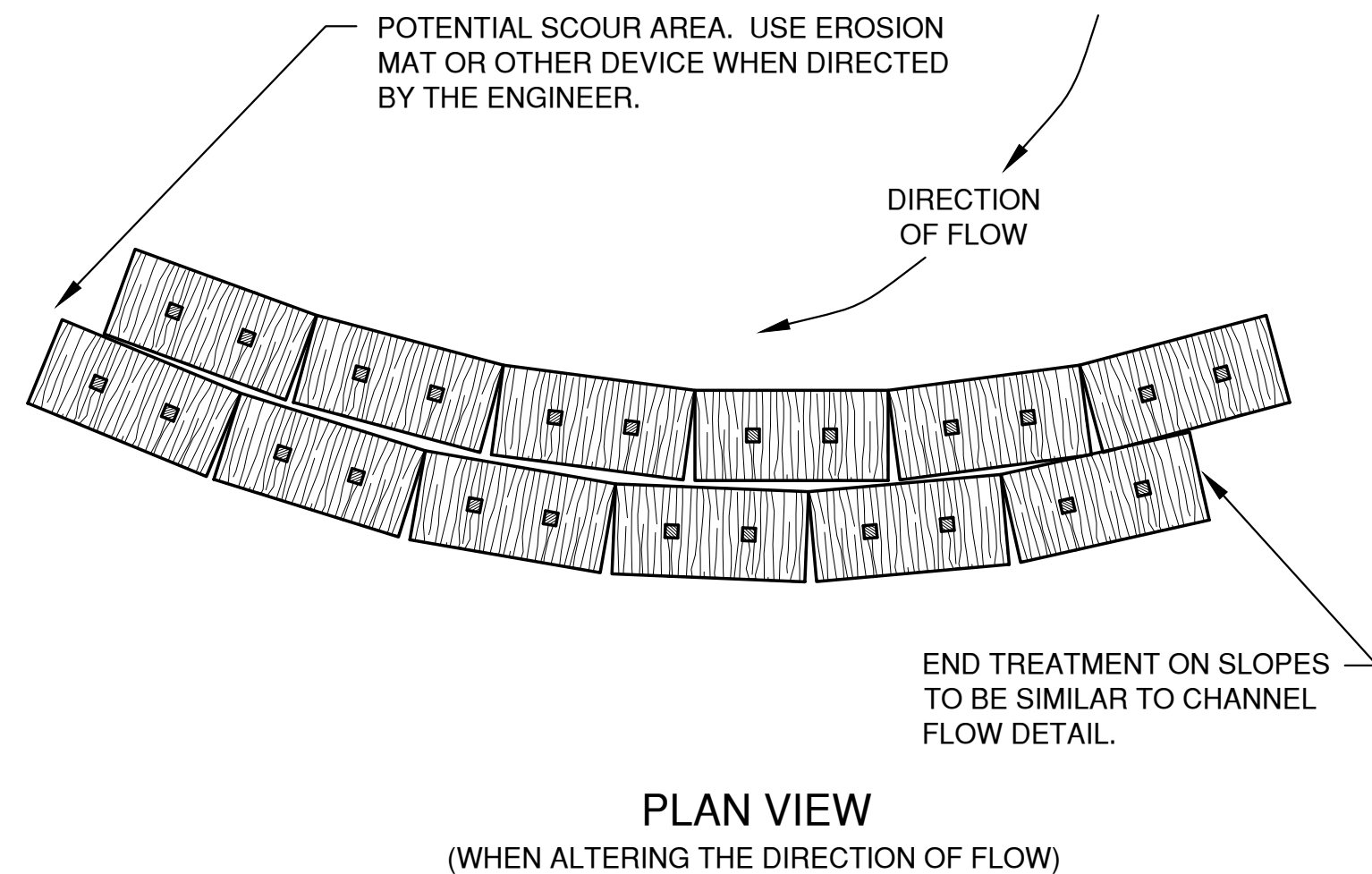
EROSION CONTROL
INLET PROTECTION AND
MISCELLANEOUS DETAILS

DATE 09/2015
FILE EROSION CONTROL
JOB NO. 55477002

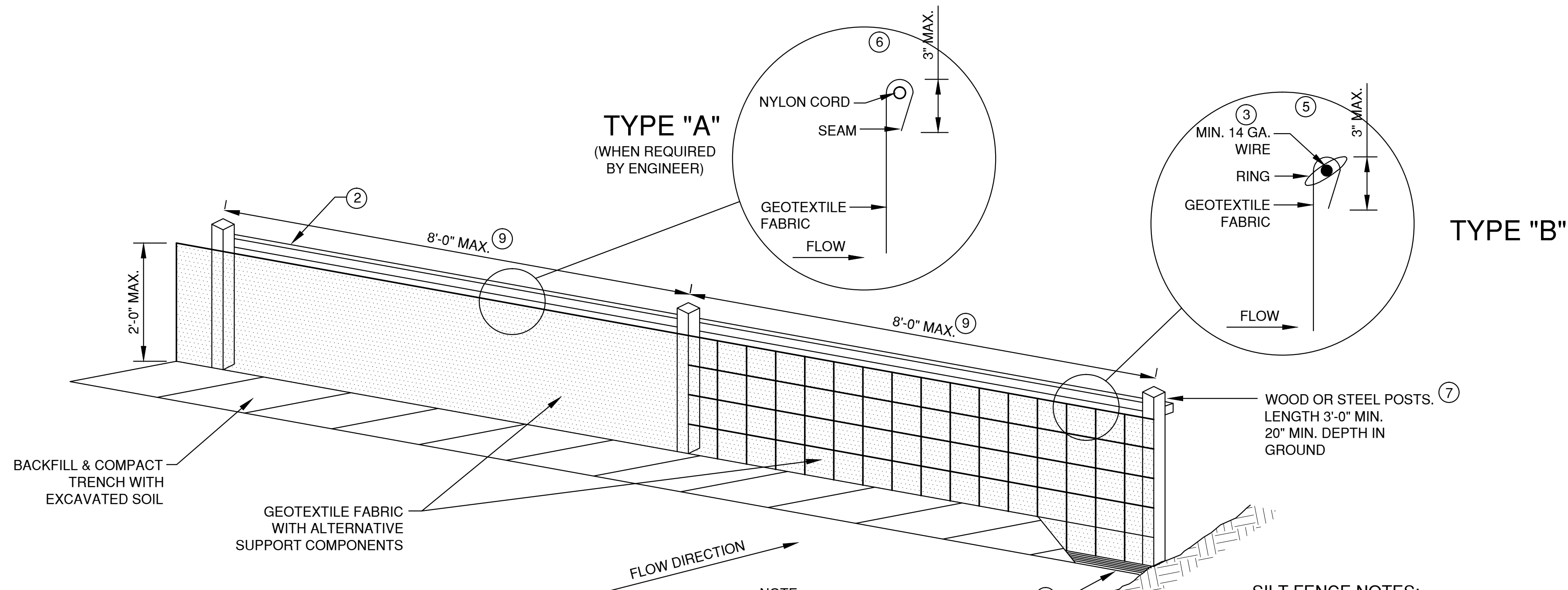


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ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
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PHONE: (920) 662-9641
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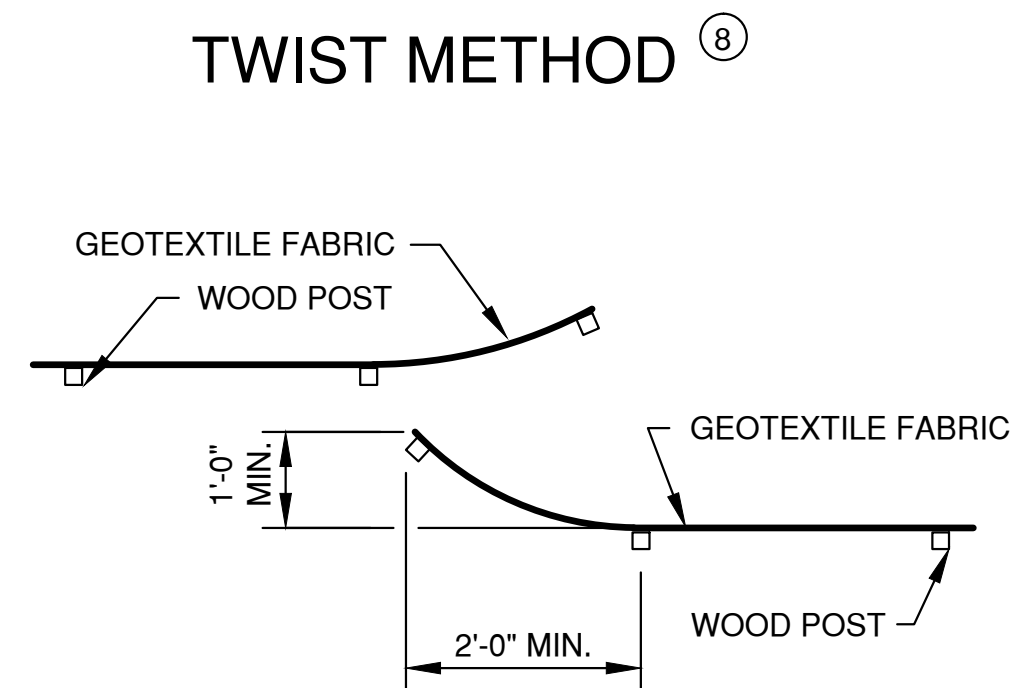
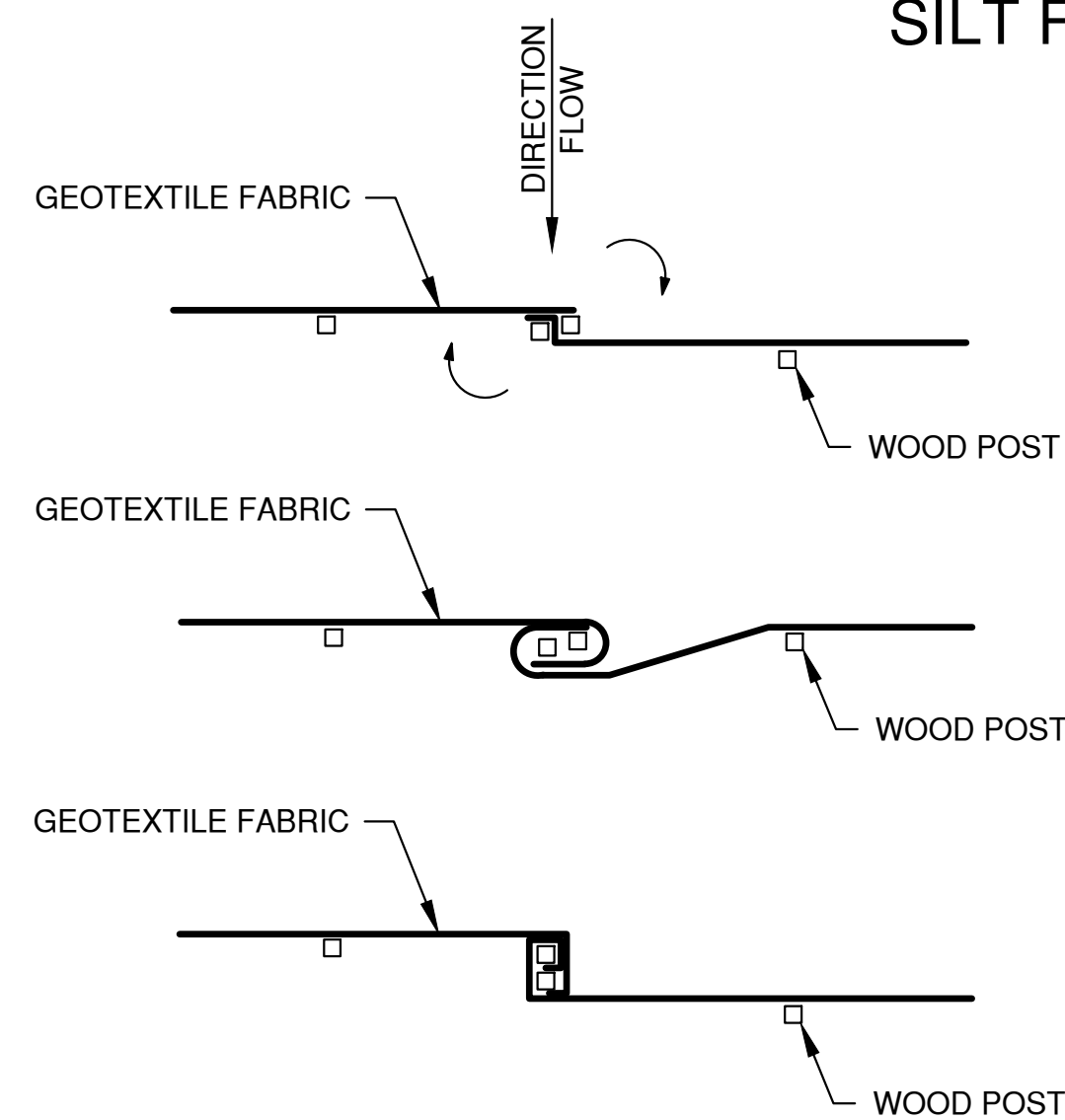
SHEET NO.
5



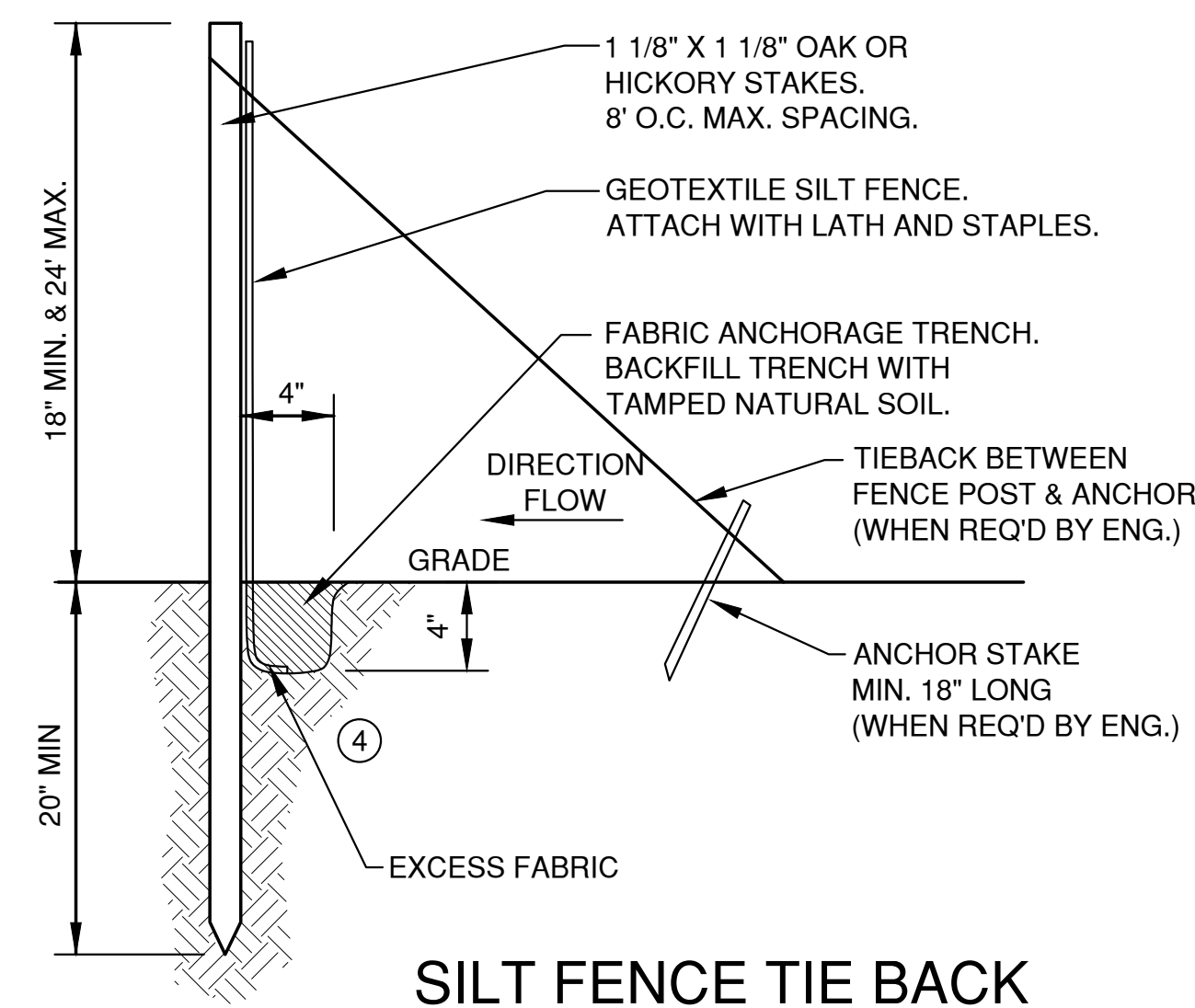
EROSION BALES FOR SHEET FLOW



NOTE:
ADDITIONAL POST DEPTH OR TIE
BACKS MAY BE REQUIRED IN
UNSTABLE SOILS.



JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE NOTES:

- EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD.
- CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
- EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
- GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
- STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B.) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
- THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

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

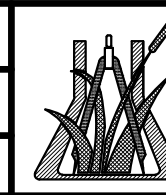
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 Plot Date: Oct 12, 2015 11:05am
 LAYOUT: SHEET FLOW
 PLAN VIEW: SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	10/08/15	JGS	BID SET					LLP
								CHECKED
								JGS
								DESIGNED
								JGS

DE PERE DEVELOPMENT - 102 BROADWAY
BROADWAY INVESTMENT PARTNERS, LLC
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

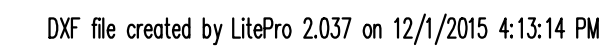
EROSION CONTROL SHEET FLOW DETAILS

DATE
09/20/15
FILE
EROSION CONTROL
JOB NO.
55477002



Robert E. Lee & Associates, Inc.
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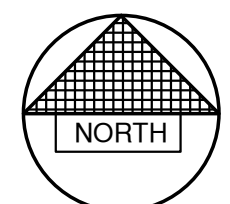
SHEET NO.
6



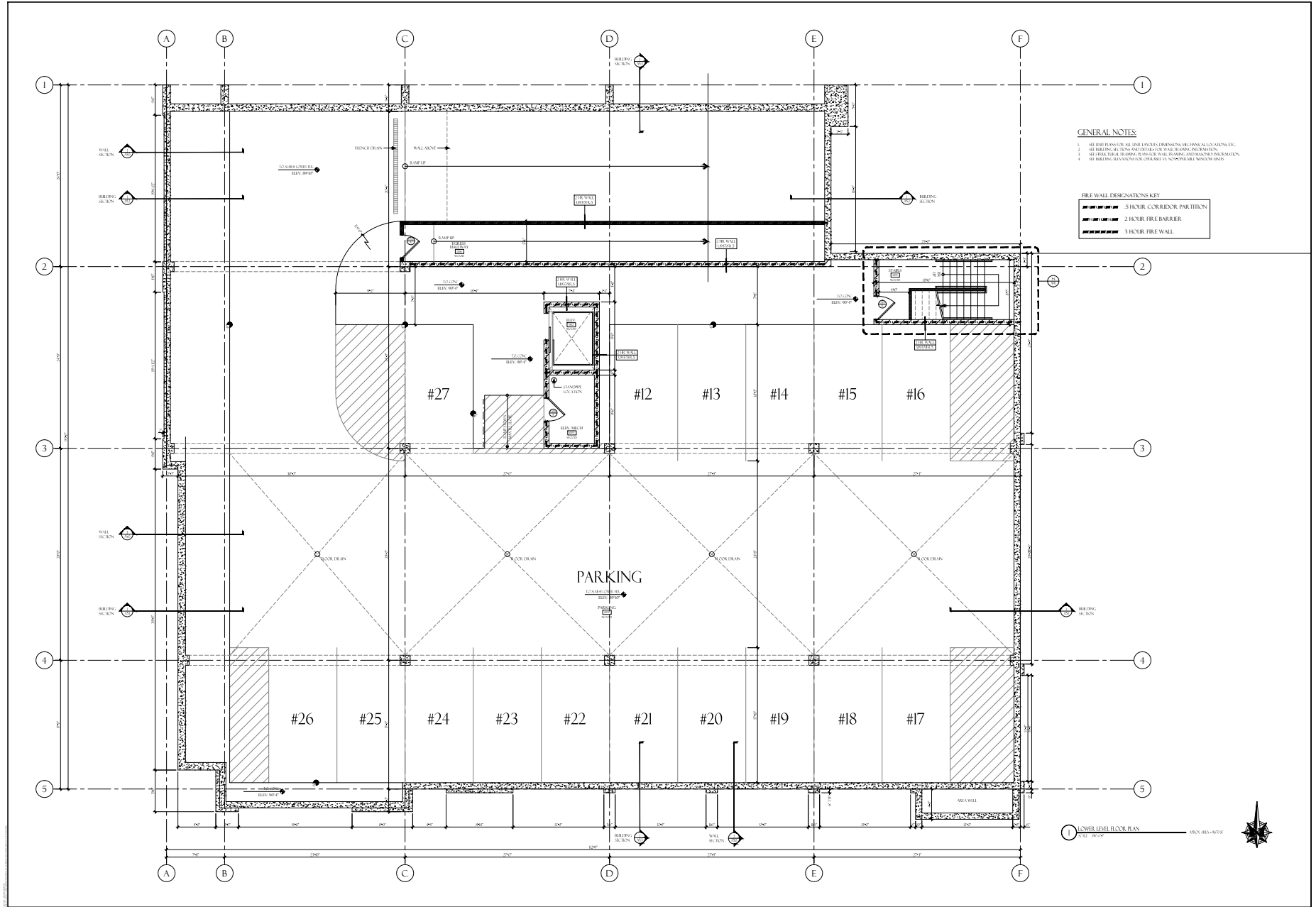
CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	S ² AC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Building Ltg	165.20x142.50ft	Grade / H-H	560	5.00	<>	1.19	18.41	0.00	N/A	N/A

DePere Building (ARI2015) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
D	.	PRESCOTE LOBELED 120-60CELED635K8 6inch, Ultraframe Commercial	(1) NFSL75D TLED	1426	LED25W-36-CO700	1.00	2
OA	o	Spring City Spring City 'S' 5' Boughround-XX-63-150HPS	(1) LU150/AMED. LUMENS=16	16000	Existing	1.00	4
OWL	□	HUBBELL OUTDOOR LNC large 'M' LNC2-18LU-4K-3	(1) NVSL219BT R70	4188		1.00	2
OWS	□	HUBBELL OUTDOOR LNC - Small 'M' LNC-9LU-5K-3	(1) NVSW219BT	2411		1.00	2

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY
Building Ltg	OUT	165.20x142.50ft	D (2) <OA> (4) <OVL> (2) <OWS> (2)	0.04	1



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	DE PERE DEVELOPMENT - 102 BROADWAY BROADWAY INVESTMENT PARTNERS, LLC CITY OF DE PERE BROWN COUNTY, WISCONSIN	LIGHTING PLAN	DATE	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155 PHONE: (920) 662-9641 INTERNET: www.releinc.com FAX: (920) 662-9141	SHEET NO.
1	10/08/15	JGS	BID SET					CHECKED			09/20/15		7
								JGS			FILE		
								DESIGNED			5547002D		
								JGS			JOB NO.		
									5547002				



102 N BROADWAY REDEVELOPMENT
102 N BROADWAY AVE.
DE PERE, WISCONSIN 54115

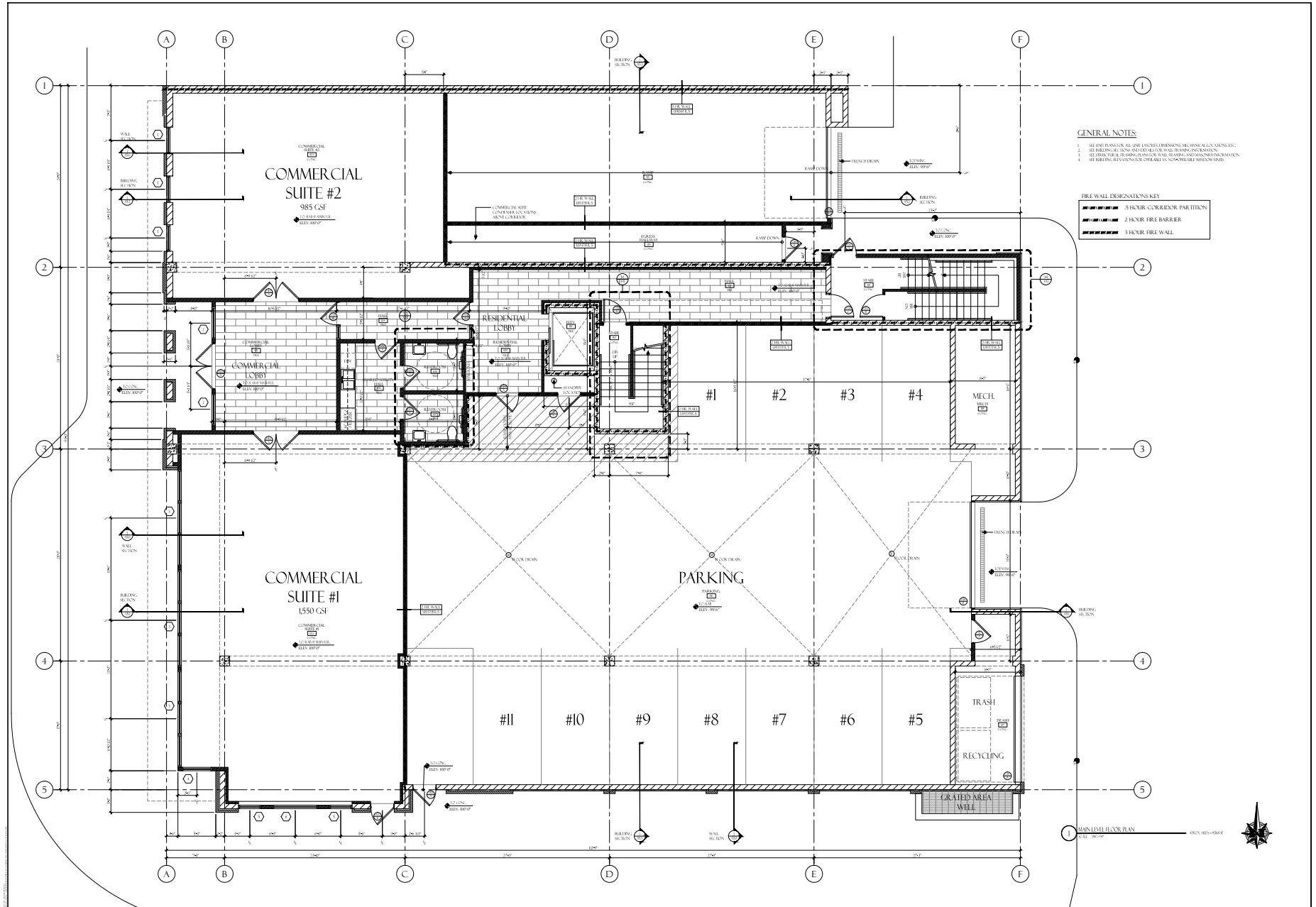
CCD

ISSUED FOR: REVISION
DATE: 4/2/2016
REVISIONS:

SCALE: 3/8" = 1'-0"

SHEET TITLE:
LOWER LEVEL FLOOR PLAN

SHEET NUMBER:
A3.1



p
architect

patrick de lae, architect
patrickde lae.com
tel: 414.488.8800

102 N BROADWAY REDEVELOPMENT
102 N BROADWAY AVE
DE PERE, WISCONSIN 54115

CCD

ISSUED FOR: REVISE/UPDATE
DATE: 4/2/2016

REVISIONS:

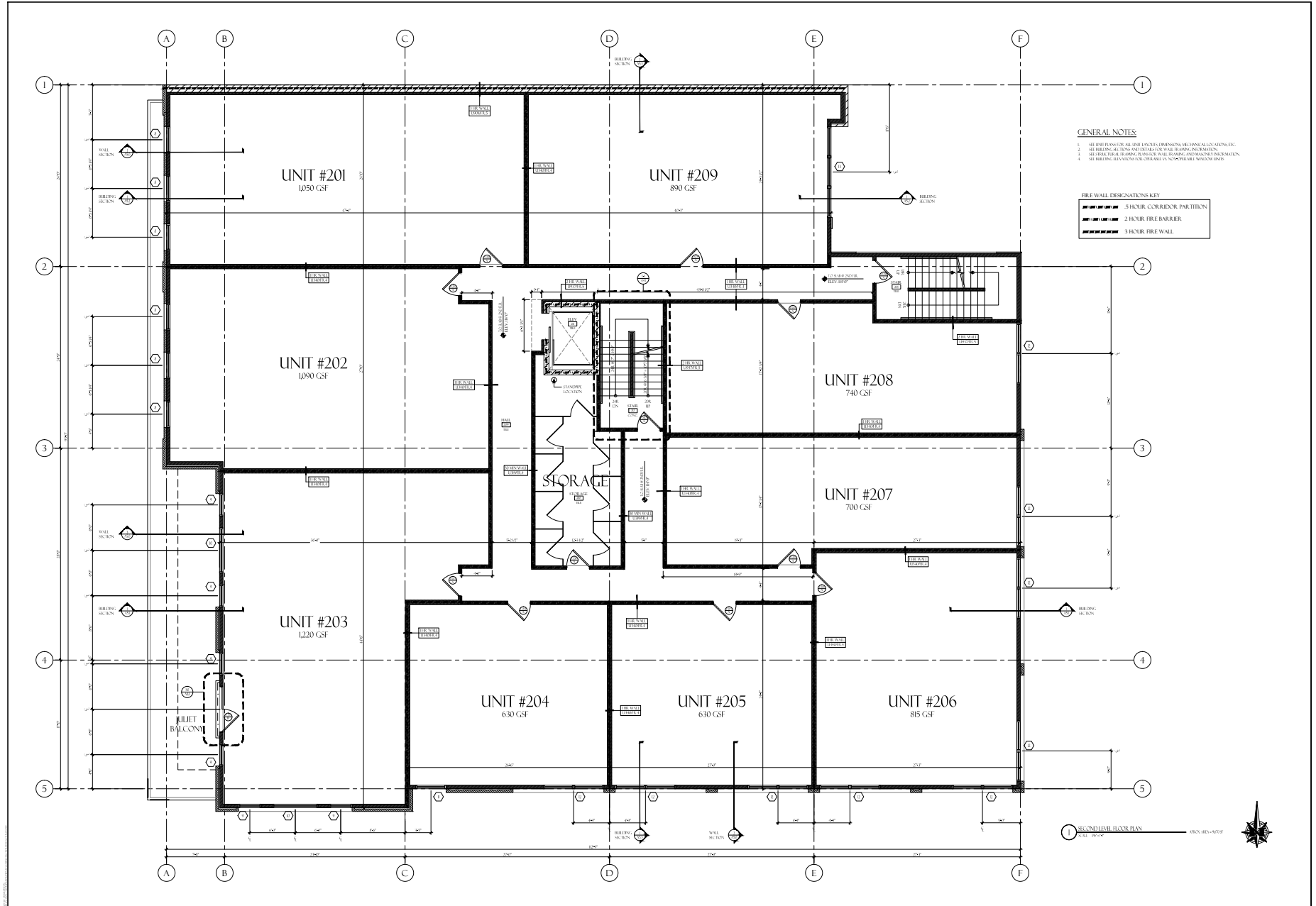
SCALE: 3/8" = 1'-0"

SHEET TITLE:

MAIN LEVEL FLOOR PLAN

SHEET NUMBER:

A3.2



102 N BROADWAY REDEVELOPMENT
102 N BROADWAY AVE.
DE PERE, WISCONSIN 54115

CCD

ISSUED FOR: REVISE/UPDATE
DATE: 4/2/2016

REVISIONS:

SCALE: 3/8" = 1'-0"

SHEET TITLE:

SECOND LEVEL FLOOR PLAN

SHEET NUMBER:

A3.3

