



Plan Commission

Regular Meeting

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

Agenda

Monday, April 27, 2020

7:00 PM

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

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

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

You can also dial in using your phone.

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

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

Access Code: 154-883-285

THIS MEETING WILL NOT BE HELD IN PERSON.

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

Call to Order

1. Roll Call
2. Approval of the minutes of the March 23, 2020 Plan Commission meeting.
3. Annual Election of Vice Chair.
4. Staff recommendation and possible action regarding a proposed 32 lot final plat of Honeysuckle Acres Fourth Addition at 1500 BLK Red Maple Rd (Parcels WD-L183-4 & WD-L183-4-1).*
5. Staff recommendation and possible action regarding a new 15 foot wide utility easement to be added to an existing 10 foot wide utility easement at the 1600 BLK Merrill ST and 1603 Quinnette LN (Parcels ED-1129-Q-41, ED-1129-Q-48).*
6. Staff recommendation and possible action regarding the release of a section of a 30 foot wide storm sewer-easement at 665 Grant ST (Parcels WD-115-6-2, WD-115-7, WD-115-8-1, WD-864).*
7. Staff recommendation and possible action regarding a new section of a 30 foot wide storm sewer-easement at 665 Grant ST (Parcels WD-115-6-2, WD-115-7, WD-115-8-1, WD-864).*
8. Staff recommendation and possible action regarding the release a 5 foot wide portion of a 50 foot wide sanitary easement at 1881 Southbridge RD (Parcels WD-2029, WD-2030, WD-2031, WD-2032, WD2-33, WD-2034, WD-2035, WD-2036).*
9. Staff recommendation and possible action regarding a variance to permit three wall signs on the Notre Dame School in the R-2 District at 137 S Superior ST (Parcel ED-1033).

10. Staff recommendation and possible action regarding a site plan request for an existing building with a parking lot addition, driveway addition, revisions to a sanitary sewer, and the removal of part of a street fronted berm at 2107 American BL (Parcel WD-1042).
11. Staff recommendation and possible action regarding a site plan request for a cafeteria building addition at 633 Heritage RD (Parcel ED-F0094-3).

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
Troy Hewitt, Robert E. Lee & Associates
Jim Boyea, Best Built Inc.
Eric Rakers, City of De Pere
James & Katheryn Wochinske
Larry Goeben
Steven Bieda, Mau & Associates
Dennis Krueger, West De Pere School District
Brandon Robaidek, Robert E. Lee & Associates
Al Morin, ALM Enterprises LLC
Scott Bertrand, Elevate97
Marv Wall, Notre Dame Catholic School of De Pere
Joel Ehrfurth, Mach IV Engineering
Bob Walter, Cahootz, LLC
Realco Limited Partnership
John Ambrosius, Belmark
Flex LLC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: April 27, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the March 23, 2020 Plan Commission meeting.

ATTACHMENTS:

- PC_Mar2020_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, March 23, 2020

7:00 PM

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	Aldersperson	Present	
Derek Beiderwieden	Commissioner	Excused	
Brenda Busch	Commissioner	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Excused	

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

2. Approval of the minutes of the February 24, 2020 Plan Commission meeting.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Dean Raasch, Aldersperson
SECONDER: James Boyd, Aldersperson
AYES: Walsh, Boyd, Busch, Higgins, Raasch
EXCUSED: Derek Beiderwieden, Grant Schilling

3. Staff recommendation and possible action regarding a Rezoning Request from B-2 (General Business District) to R-3 Multiple Family Residence District) at 261 N Lawrence DR (Parcel WD-VA450-1). *

City Planner Peter Schleinzi reviewed the rezoning request for 261 N Lawrence Drive, from B-2 (General Business District) to R-3 (Multiple Family Residence District) for a proposed ten unit apartment building on the site. Staff recommended approval, subject to one condition outlined in the report. Mayor Walsh moved, seconded by Ald. Boyd, to open the meeting. Upon vote, motion carried unanimously. The petitioner, Garritt Bader addressed the commission. Aldersperson Raasch asked how many buildings are proposed. Garritt replied that it is a single building with ten units, four one-bedroom units and six two-bedroom units. Mayor Walsh moved, seconded by Ald. Raasch, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Ald. Raasch, to approve the rezoning request. Upon vote, motion carried unanimously. The Common Council will review this item on April 8, 2020 with a public hearing.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Michael J. Walsh, Mayor
SECONDER: Dean Raasch, Aldersperson
AYES: Walsh, Boyd, Busch, Higgins, Raasch
EXCUSED: Derek Beiderwieden, Grant Schilling

4. Staff recommendation and possible action regarding a Site Plan request for a new ten-unit apartment with a parking lot at 261 N Lawrence DR (Parcel WD-VA450-1).

Attachment: PC_Mar2020_Minutes_Draft (9482 : Approval of the minutes of the March 23, 2020 Plan Commission meeting.)

Ald. Raasch moved, seconded by Ald. Boyd, to approve the site plan for a new ten-unit apartment at 261 N Lawrence Drive. Upon vote, motion carried unanimously.

At the end of the meeting, Mayor Walsh went back to this item, stating that he is concerned with the rear of the building being constructed with 100% vinyl. He had hoped to bring up this fact while the agenda item was being discussed but Ald. Raasch approved it right away before staff had a chance to present the item. City Planner Peter Schleinz replied that he would reach out to the petitioner, Garrett Bader with the Plan Commission's concerns to see if he would consider adding a masonry knee wall on the rear side of the building. The Plan Commission members were all in agreement with this suggestion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Busch, Higgins, Raasch
EXCUSED:	Derek Beiderwieden, Grant Schilling

5. Staff recommendation and possible action regarding a Site Plan request for an office and warehouse addition with a parking lot at 2257 American BLVD (Parcel WD-864, WD-1138-4).

City Planner Peter Schleinz reviewed the site plan request for an office and warehouse addition at 2257 American Boulevard. He noted that the architectural metal paneling requires Plan Commission approval due to the fact that the rear wall is proposed to be 100% metal, which is typically not permitted. Staff recommended approval subject to conditions in the report, as well as the approval of metal on two street sides and the rear side with the condition that the rear wall is covered with Code approvable materials or a building expansion takes place within the next 5 years. Ald. Boyd moved, seconded by Ald. Raasch, to approve the site plan and the use of the metal siding. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Walsh, Boyd, Busch, Higgins, Raasch
EXCUSED:	Derek Beiderwieden, Grant Schilling

6. Staff recommendation and possible action regarding a Site Plan request for a stadium addition and a new permanent visitor stadium for De Pere High School at 1700 Chicago ST (Parcel ED-1128-30).

City Planner Peter Schleinz reviewed the site plan request for a stadium addition and new permanent visitor stadium for the De Pere High School. Materials for the home team stadium are proposed to be metal with a masonry knee wall. The visitor stadium is proposed to be all metal, with the inclusion of landscaping to screen the stadium. The petitioner is also proposing the extension of landscaping along Chicago Street, all the way down to the storm pond to further screen the use of metal on both stadiums. In addition, the site will include a service entrance on the east side of the field which will be utilized as a ticket office/entry point to encourage the use of parking lots at the middle school. Peter noted that parking requirements will easily be accommodated in the current high school parking lot; however, the middle school can also accommodate parking. Staff

recommended approval, subject to the conditions in the report. There was some discussion on parking and Peter noted that the site plan still meets code if the middle school parking lots were eliminated from the parking counts. Mayor Walsh moved, seconded by Ald. Boyd, to open the meeting. Upon vote, motion carried unanimously. School Superintendent Ben Villaruel addressed the commission. Mark Higgins asked if is any minimum seating capacity for the visitors stadium and Ben replied there is not. Mayor Walsh moved, seconded by Ald. Raasch, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Ald. Raasch, to approve the site plan. Upon vote, motion carried unanimously. Ald. Boyd moved, seconded by Brenda Busch, to approve the materials with the landscape screening. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Walsh, Boyd, Busch, Higgins, Raasch
EXCUSED:	Derek Beiderwieden, Grant Schilling

7. Staff recommendation and possible action regarding a parking lot addition to a warehouse at 633 Heritage RD (Parcel ED-F0094, ED-F0094-3).

City Planner Peter Schleinz reviewed the site plan for a parking lot addition at 633 Heritage Road, for the Belmark Corporation. He noted that staff did have some concern with the landscaping islands and that they did not reference any specific trees. Ald. Raasch moved, seconded by Mark Higgins, to approve the site plan with the addition of trees and landscaping. Upon vote, motion carried unanimously.

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

8. Staff recommendation and possible action regarding a Site Plan request for a new pool building and mechanical building, and modifications to an existing parking lot for VFW Park at 730 Grant ST (Parcels WD-87, WD-91, WD-93-3, WD-93-1-A, WD-94, WD-110).

City Planner Peter Schleinz reviewed the site plan request for a new pool building and mechanical building for VFW Park and modifications to the parking lot to add a drop-off zone. Staff recommended approval, subject to conditions in the report. Ald. Raasch moved, seconded by Brenda Busch, to approve the site plan. Upon vote, motion carried unanimously.

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

9. Staff recommendation and possible action regarding a Site Plan request for a Wisconsin Public Service natural gas regulator station at 806-808 Ash ST (Parcel WD-602, WD-603).

City Planner Peter Schleinz reviewed the site plan request for a WPS natural gas regulator station at 806-808 Ash Street. The conditional use request was approved by Plan Commission in February. WPS is working with the neighbors on the north side of the property to establish an access easement. If that happens, the new driveway may not be needed. Staff recommended approval subject to the conditions in the report. Mayor Walsh asked what the normal width of a residential driveway is. Peter noted that the proposed driveway is 20 feet and the next largest driveway on the block is 18 feet wide. He added that the petitioner reduced the original driveway from 30 feet to 20 feet; however, it would be the largest driveway on Ash Street. If they are not able to access the easement, they will need to build the driveway. There will also be a six foot chain link fence on all four sides of the building, as well as a five foot landscaping bed with arborvitae proposed along the south, east, and west sides of the fence. Mayor Walsh moved, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. Scott Shephard from WPS invited the commission members to ask questions. Mark Higgins asked if he received any pushback from the neighbors. Scott replied that letters were sent to all of the surrounding neighbors, as well as some door-to-door canvassing of the neighborhood all the way down to the end of Ash Street. He noted that no negative feedback was received. Mayor Walsh asked how the progress is going with obtaining the access easement with the neighbor to the north. Scott replied that they are still working on finalizing the agreement. Mayor Walsh moved, seconded by Ald. Raasch, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by Ald. Raasch, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Walsh, Boyd, Busch, Higgins, Raasch
EXCUSED:	Derek Beiderwieden, Grant Schilling

10. Staff recommendation and possible action regarding a proposed right-of-way vacation/discontinuance for the 200 BLK of S Wisconsin ST and the west portion of the 500 BLK Charles ST (Adjacent to Parcels ED-812, ED-914, ED-920). *

City Planner Peter Schleinz reviewed the right of way vacation/discontinuance for the 200 block of Wisconsin and Charles Street. Staff recommended approval subject to the conditions in the report. Ald. Boyd moved, seconded by Ald. Raasch, to approve the vacation. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Walsh, Boyd, Busch, Higgins, Raasch
EXCUSED:	Derek Beiderwieden, Grant Schilling

11. Staff recommendation and possible action regarding a Proposed Extraterritorial 20 Lot and 2 Outlot Preliminary Plat of Grande Ridge Estates First Addition between Royal Vista TR and Wayne LN in the Town of Ledgeview (Parcels D-450-1, D-450-2). *

City Planner Peter Schleinz reviewed the proposed extraterritorial 20 lot and 2 outlot preliminary plat of Grande Ridge Estates in the Town of Ledgeview. Staff recommended

approval, subject to conditions in the report. Ald. Raasch moved, seconded by Brenda Busch, to approve the plat. Upon vote, motion carried unanimously.

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

Adjournment

Before adjourning the meeting, Mayor Walsh thanked all the Plan Commission members for their service to the City of De Pere during his tenure as mayor. Mayor Walsh moved, seconded by Ald. Raasch, to adjourn the meeting at 8:10 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: April 27, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Annual Election of Vice Chair.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: April 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a proposed 32 lot final plat of Honeysuckle Acres Fourth Addition at 1500 BLK Red Maple Rd (Parcels WD-L183-4 & WD-L183-4-1).*

ATTACHMENTS:

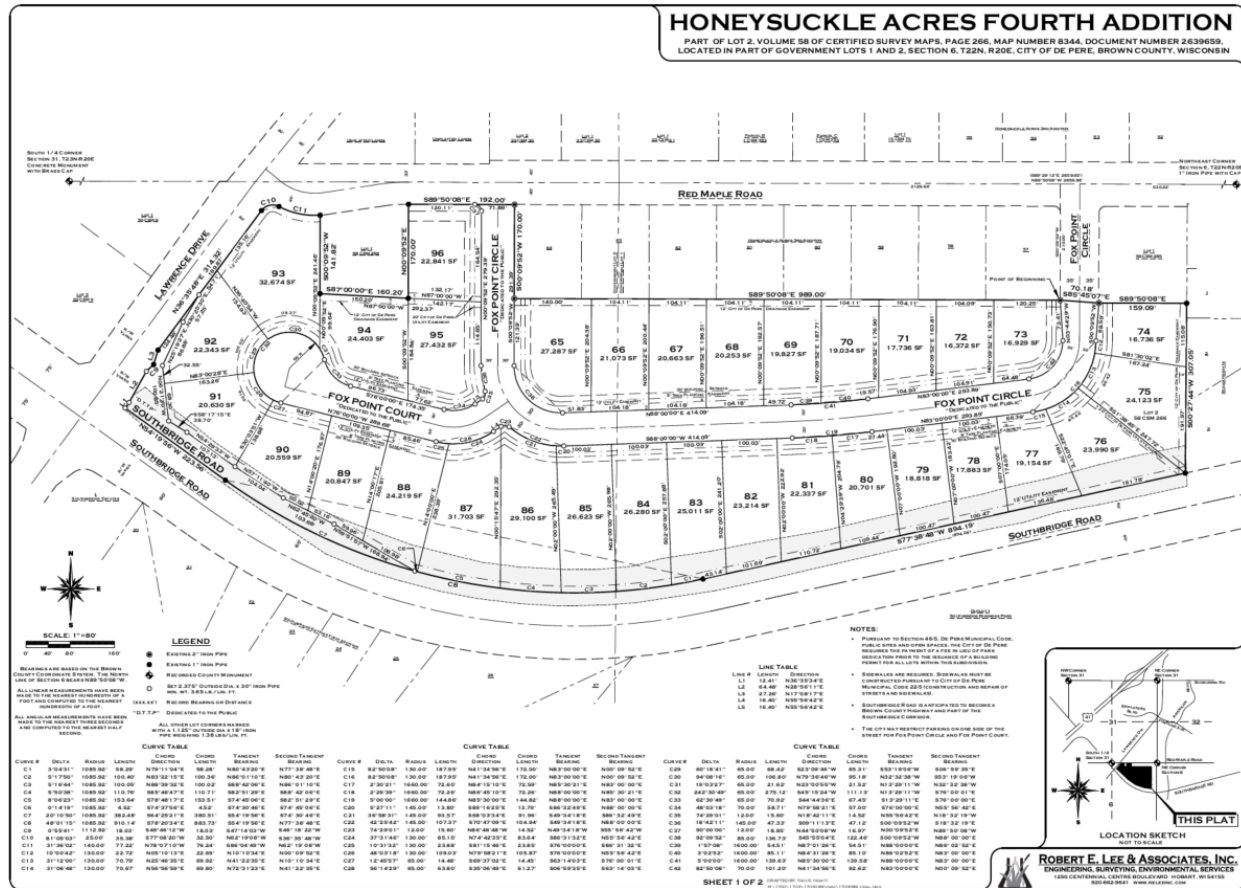
- 04-27-20 Plan Commission Report - Final Plat of Honeysuckle Acres Fourth Addition (DOCX)
- Application Form (PDF)
- Final Plat (PDF)

- ITEM 4: Staff recommendation and possible action regarding a proposed 32 lot final plat of Honeysuckle Acres Fourth Addition at 1500 BLK Red Maple Rd (Parcels WD-L183-4 & WD-L183-4-1).*

SITE MAP



PROPOSED FINAL PLAT AREA



REQUESTED ACTION:

Final Plat Approval.*

Note: The proposed final plat has two fewer lots than the Plan Commission reviewed preliminary plat from January 27, 2020, which caused proposed lot lines to shift slightly. Staff determined this to be in substantial conformity with the approved preliminary plat as stated in 236.11(1)(b) of the Wisconsin Statutes.

COMMON DESCRIPTION:

1500 Red Maple RD, generally located south from Red Maple RD, east from Lawrence DR, and north of Southbridge RD.

PARCEL NUMBER(S):

WD-L183-4 & WD-L183-4-1

EXISTING ZONING:

Single Family Residence District (R-1). Plat is also within TID #6 and #11.

SURROUNDING LAND USES:

Single Family Residential to the north (R-1)
Developing commercial (I-B-2) and single-family residential (R-1) to the south.
Two-Family Residential to the east (R-2).
Residential to the west (R-1).

COMPREHENSIVE PLAN: Neighborhood Residential (Including Multi-Family)

APPLICANT/OWNER NAME:	Troy Hewitt, PLS Authorized Representative Robert E. Lee & Associates 1250 Centennial Centre BL Hobart, WI 54155	Best Built INC Property Owner ATTN: Jim Boyea, President 3100 Holmgren WY Green Bay, WI 54304
------------------------------	--	---

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

In January and February 2020, a 34 lot preliminary plat was approved by the Plan Commission and Common Council. The approval included the requirement to add sidewalks on both sides of all streets, the addition of right-of-way for a future roundabout, and technical revisions.

On March 30, a draft final plat was submitted for review. The final plat had 32 lots rather than 34, which changed the locations of proposed lot lines and easement locations. Staff determined that the plat could retain 'final status' because the density did not increase, the general street layout remained the same, and the exterior boundaries of the plat remained the same.

STAFF REVIEW: When reviewing a final plat, staff considers State Statutes 236 Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The final plat has 32 single-family lots. The previous preliminary plat had 34 lots. Because of the lot reduction, side lot lines and easement boundaries shifted on the plat. The changes were reviewed by the staff.
- Per Plan Commission request, additional right-of-way was added to the southwest corner of the final plat in anticipation of a future roundabout. A development date for the intersection is unknown.

Due to the change from 34 to 32 lots, the plat has a larger number of conditions than a typical final plat. The conditions are technical and can be overseen by staff.

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

REVIEW PROCESS:

For final plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews preliminary plats. The Common Council is expected to review the City plat on May 5, 2020.

STAFF RECOMMENDATION:

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

1. As part of the approval of this subdivision, the developer will be responsible to construct sidewalk on the east side of Fox Point Circle adjacent to Parcel WD-1455, 1579 Red Maple Road.
2. Update Covenant 5. As follows: "Sidewalks are required on all of Fox Point Circle, Fox Point Court, and Red Maple Road Right of Ways."
3. Update Covenant 6 regarding private drains to list the following lots: 76, 78 thru 81, 84 thru 89, and 91.
4. Update Covenant 7 to include: "All exposed walls with windows shall be approved by the City prior to constructing."
5. Update Covenant 10 to change the designated lots to 91 to 93.
6. Update the utility easement locations for the revised plat to include a 20-foot easement, centered along the lot line between Lots 66/67, 60/71, 75/76 (as shown), 82/83.
7. The existing storm sewer easement for the sewer between lots 75/76 and 82/83 is not on the new lot line. Extend the utility easement on Lots 76 and 82 to be 10 feet beyond the existing storm sewer.
8. Add the following note: "There is a daylighted City storm sewer on Lot 77 and on Lot 90. These pipes shall become the responsibility of the property owner up to the Southbridge right of way or future inlet upon the reconstruction of Southbridge Road."
9. Clarify that Lot 77 properly has at least 85' of street frontage. Curve #15 indicates that part of the lot frontage is 172' long, which does not appear to be correct.
10. Fox Point Circle, adjacent to "existing Lot 64," is missing a right-of-way flair. The proposed street may not have originally been next to this lot, thus the petitioner should make sure that the Lot 64 property owner is aware of the development. This could minimize public outcry in public meetings for the petitioner.
11. 46-4(c)(2): Property lines at street intersections shall be rounded with a radius of 12 feet or greater radius where the plan commission considers it necessary. Cutoffs or chords may be permitted in place of rounded corners.

	CITY OF DE PERE APPLICATION FOR PLAT REVIEW	Fee: \$ 195.00
		Receipt #: 151356
		Date: 3-30-20

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Robert E. Lee & Assoc.	Authorized Representative Troy Hewitt	Title Land Survey Project Manager	
Mailing Address 1250 Centennial Centre Dr	City Hobart	State WI	ZIP Code 54155
Email Address thewitt@releeinc.com	Phone Number (incl. area code) 920-662-9641	Fax Number (incl. area code) 920-662-9141	

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

Name (Ind. Org. or Entity) Best Built Inc.	Contact Person Jim Boyea	Title President	
Mailing Address 3100 Holmgren Way	City Green Bay	State WI	ZIP Code 54304
Email Address jim@bestbuiltinc.com	Phone Number (incl. area code) 920-337-6488	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Red Maple Rd/Lawrence Dr	Parcel No. WD-L183-4 & WD-L183-4-1
---	---------------------------------------

SECTION 4: Plat Review

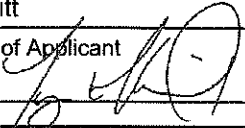
Review Type:	☐ Preliminary Plat ☒ Final Plat	
Fee:	Preliminary Plat Fee: \$278 + (____ # of lots and outlots x \$68) Final Plat Fee: \$195	\$ 195
Present Use of Parcel:	AG	
Proposed Use of Lots:	RESIDENTIAL	

Please submit 1 hard copy, 1 PDF copy, and 1 CAD copy of the Plat if the property is located within the City or if the property is located within the extraterritorial jurisdiction.

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Troy Hewitt	Title Land Surveyor	Phone Number 920-662-9641
Signature of Applicant 		Date Signed 3/24/2020

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9463 : Staff recommendation and possible action regarding a proposed 32 lot final plat of Honeysuckle Acres)

CITY OF DE PERE
920-339-4050

RECN: 00151356 3/30/2020 11:11 AM
OPER: CD TERM: 003
REFN: 125824

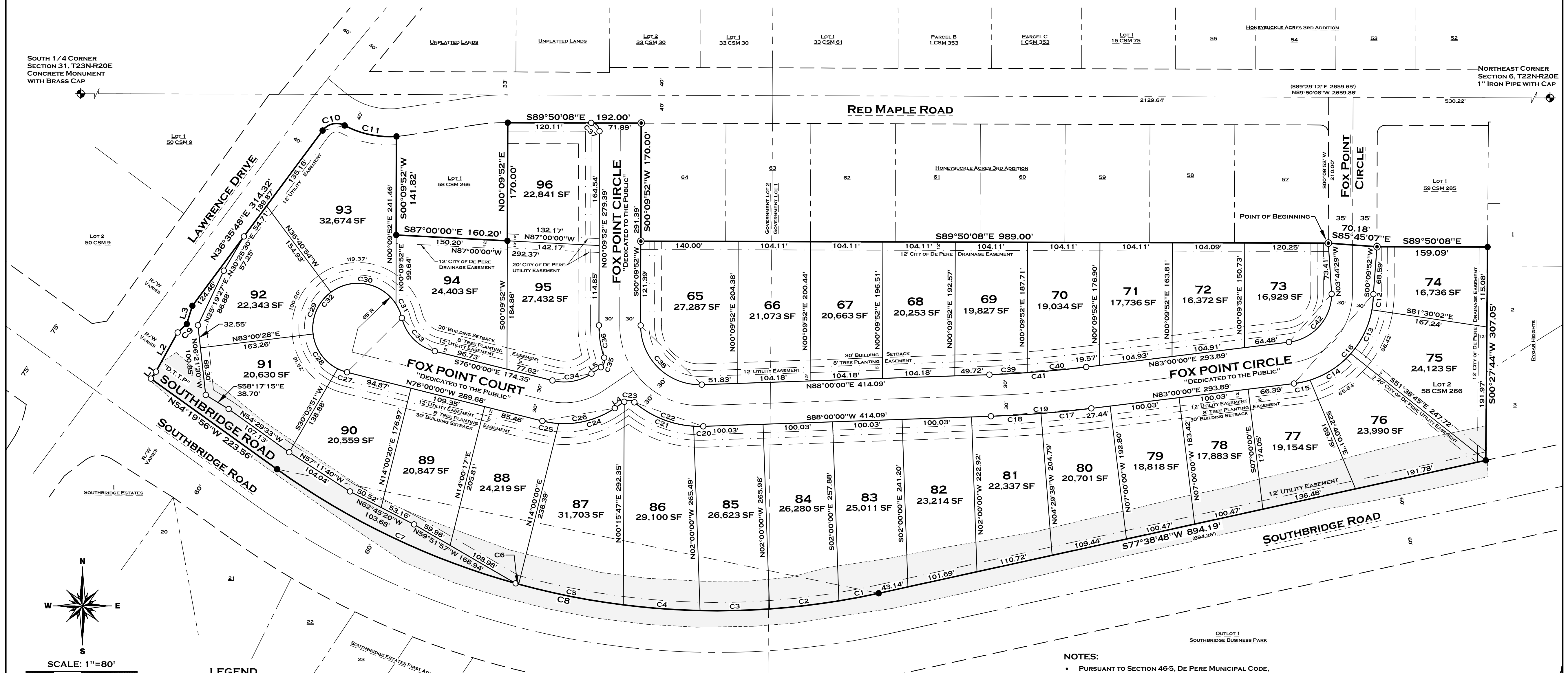
TRAN: 124.0000 PLAN REVIEWS
ROBERT E LEE
FINAL PLAT-HONEYSUCKLE ACRES 4
PLAN REVIEWS - SUBD 195.000R

TENDERED: 195.00 CHECK
APPLIED: 195.00-

CHANGE: 0.00

HONEYSUCKLE ACRES FOURTH ADDITION

PART OF LOT 2, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 266, MAP NUMBER 8344, DOCUMENT NUMBER 2639659, LOCATED IN PART OF GOVERNMENT LOTS 1 AND 2, SECTION 6, T22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



LEGEND

- EXISTING 2" IRON PIPE
- EXISTING 1" IRON PIPE
- ⊕ RECORDED COUNTY MONUMENT
- ⊕ SET 2.375" OUTSIDE DIA. x 30" IRON PIPE MIN. WT. 3.65 LB./LIN. FT.
- ⊕ RECORD BEARING OR DISTANCE
- ⊕ "D.T.T.P." DEDICATED TO THE PUBLIC

ALL OTHER LOT CORNERS MARKED WITH A 1.125" OUTSIDE DIA. x 18" IRON PIPE WEIGHING 1.38 LBS./LIN. FT.

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD DIRECTION	TANGENT BEARING	SECOND TANGENT BEARING
C1	3°04'31"	1085.92'	58.29'	N79°11'04"E	58.28'	N80°43'20"E	N77°38'48"E
C2	5°17'50"	1085.92'	100.40'	N83°22'15"E	100.36'	N86°01'10"E	N80°43'20"E
C3	5°16'44"	1085.92'	100.05'	N88°39'32"E	100.02'	S88°42'06"E	N86°01'10"E
C4	5°50'38"	1085.92'	110.76'	S85°46'47"E	110.71'	S82°51'29"E	S88°42'06"E
C5	8°06'23"	1085.92'	153.64'	S78°48'17"E	153.51'	S74°45'06"E	S82°51'29"E
C6	0°14'19"	1085.92'	4.52'	S74°37'56"E	4.52'	S74°30'46"E	S74°45'06"E
C7	20°10'50"	1085.92'	382.48'	S64°25'21"E	380.51'	S54°19'56"E	S74°30'46"E
C8	48°01'15"	1085.92'	910.14'	S78°20'34"E	883.73'	S54°19'56"E	N77°38'48"E
C9	0°55'41"	1112.92'	18.03'	S46°46'12"W	18.03'	S47°14'03"W	S46°18'22"W
C10	81°05'03"	25.00'	35.38'	S77°08'20"W	32.50'	N62°19'08"W	S36°35'48"W
C11	31°36'02"	140.00'	77.22'	N78°07'10"W	76.24'	S86°04'49"W	N62°19'08"W
C12	10°00'42"	130.00'	22.72'	N05°10'13"E	22.69'	N10°10'34"E	N00°09'52"E
C13	31°12'00"	130.00'	70.79'	N05°46'35"E	69.92'	N41°22'35"E	N10°10'34"E
C14	31°08'48"	130.00'	70.67'	N56°56'59"E	69.80'	N72°31'23"E	N41°22'35"E

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD DIRECTION	TANGENT BEARING	SECOND TANGENT BEARING
C15	82°50'08"	130.00'	187.95'	N41°34'56"E	172.00'	N83°00'00"E	N00°09'52"E
C16	82°50'08"	130.00'	187.95'	N41°34'56"E	172.00'	N83°00'00"E	N00°09'52"E
C17	2°30'21"	1660.00'	72.60'	N84°15'10"E	72.59'	N85°30'21"E	N83°00'00"E
C18	2°29'39"	1660.00'	72.26'	N86°45'10"E	72.26'	N88°00'00"E	N85°30'21"E
C19	5°00'00"	1660.00'	144.86'	N85°30'00"E	144.82'	N88°00'00"E	N83°00'00"E
C20	5°27'11"	145.00'	13.80'	S89°16'25"E	13.79'	S86°32'49"E	N88°00'00"E
C21	36°58'31"	145.00'	93.57'	S68°03'34"E	91.96'	S49°34'18"E	S86°32'49"E
C22	42°25'42"	145.00'	107.37'	S70°47'09"E	104.94'	S49°34'18"E	N88°00'00"E
C23	74°29'01"	12.00'	15.60'	N86°48'48"W	14.52'	N49°34'18"W	S55°56'42"W
C24	37°31'46"	130.00'	85.15'	N74°42'35"E	83.64'	S86°31'32"E	S55°56'42"E
C25	10°31'32"	130.00'	23.88'	S81°15'46"E	23.85'	S76°00'00"E	S86°31'32"E
C26	48°03'18"	130.00'	109.03'	N79°58'21"E	105.87'	S76°00'00"E	N55°56'42"E
C27	12°45'57"	65.00'	14.48'	S69°37'02"E	14.45'	S63°14'03"E	S76°00'01"E
C28	56°14'29"	65.00'	63.80'	S35°06'49"E	61.27'	S06°59'35"E	S63°14'03"E

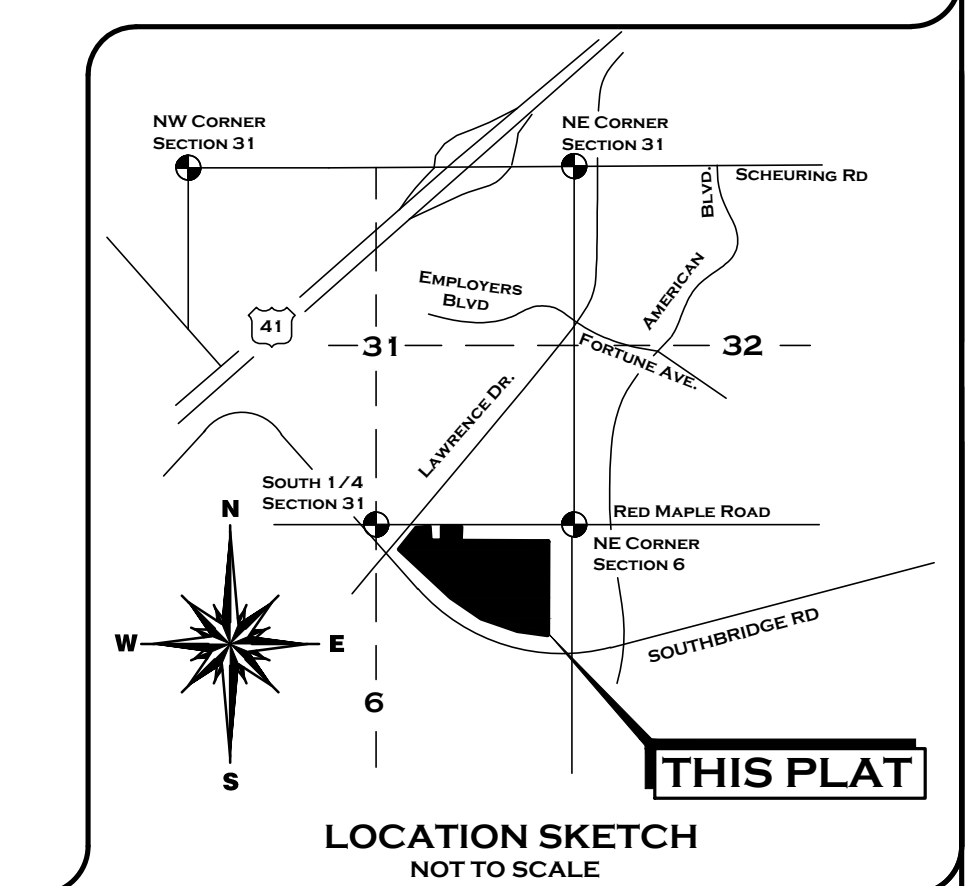
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	12.41'	N36°35'34"E
L2	64.48'	N28°56'11"E
L3	27.26'	N17°08'17"E
L4	16.40'	N55°56'42"E
L5	16.40'	N55°56'42"E

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD DIRECTION	TANGENT BEARING	SECOND TANGENT BEARING
C29	60°18'41"	65.00'	68.42'	S23°09'46"W	65.31'	S53°19'06"W	S06°59'35"E
C30	94°08'16"	65.00'	106.80'	N79°36'46"W	95.18'	N32°32'38"W	S53°19'06"W
C31	19°03'27"	65.00'	21.62'	N23°00'55"W	21.52'	N13°29'11"W	N32°32'38"W
C32	242°30'49"	65.00'	275.12'	S45°15'24"W	111.13'	N13°29'11"W	S76°00'01"E
C33	62°30'49"	65.00'	70.92'	S44°44'36"E	67.45'	S13°29'11"E	S76°00'00"E
C34	48°03'18"	70.00'	58.71'	N79°58'21"E	57.00'	S76°00'00"E	N55°56'42"E
C35	74°29'01"	12.00'	15.60'	N18°42'11"E	14.52'	N55°56'42"E	N18°32'19"W
C36	18°42'11"	145.00'	47.33'	S09°11'13"E	47.12'	S00°09'52"W	S18°32'19"E
C37	90°00'00"	12.00'	18.85'	N44°50'08"W	16.97'	N00°09'52"E	N88°00'00"E
C38	92°09'52"	85.00'	136.73'	S45°55'04"E	122.46'	S00°09'52"W	N88°00'00"E
C39	1°57'08"	1600.00'	54.51'	N87°01'26"E	54.51'	N88°00'00"E	N86°02'52"E
C40	3°02'52"	1600.00'	85.11'	N84°31'26"E	85.10'	N86°02'52"E	N83°00'00"E
C41	5°00'00"	1600.00'	139.63'	N85°30'00"E	139.58'	N85°30'00"E	N83°00'00"E
C42	82°50'08"	70.00'	101.20'	N41°34'56"E	92.62'	N83°00'00"E	N00°09'52"E

- NOTES:**
- PURSUANT TO SECTION 46-5, DE PERE MUNICIPAL CODE, PUBLIC SITES AND OPEN SPACES, THE CITY OF DE PERE REQUIRES THE PAYMENT OF A FEE IN LIEU OF PARK DEDICATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ALL LOTS WITHIN THIS SUBDIVISION.
 - SIDEWALKS ARE REQUIRED. SIDEWALKS MUST BE CONSTRUCTED PURSUANT TO CITY OF DE PERE MUNICIPAL CODE 22-5 (CONSTRUCTION AND REPAIR OF STREETS AND SIDEWALKS).
 - SOUTHBRIDGE ROAD IS ANTICIPATED TO BECOME A BROWN COUNTY HIGHWAY AND PART OF THE SOUTHBRIDGE CORRIDOR.
 - THE CITY MAY RESTRICT PARKING ON ONE SIDE OF THE STREET FOR FOX POINT CIRCLE AND FOX POINT COURT.



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155
920-662-9641 WWW.RELEEINC.COM

Attachment: Final Plat (9463 : Staff recommendation and possible action regarding a proposed 32 lot final plat of Honeysuckle Acres)

HONEYSUCKLE ACRES FOURTH ADDITION

PART OF LOT 2, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 266, MAP NUMBER 8344, DOCUMENT NUMBER 2639659, LOCATED IN PART OF GOVERNMENT LOTS 1 AND 2, SECTION 6, T22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

RESTRICTIVE COVENANTS BETWEEN DEVELOPER AND PROPERTY OWNER

1. ALL PLANS FOR NEW CONSTRUCTION MUST BE APPROVED BY THE DEVELOPER PRIOR TO START OF CONSTRUCTION.
2. A SITE PLAN SHOWING THE LOCATION OF THE HOME UPON LOT MUST BE APPROVED BY DEVELOPER PRIOR TO START OF CONSTRUCTION.
3. ALL HOME CONSTRUCTION MUST BE STARTED WITHIN TWO YEARS OF THE ACTUAL LOT CLOSING DATE.
4. THE EXTERIOR, ALONG WITH GENERAL CONSTRUCTION OF A BUILDING ERECTED ON THE PREMISES MUST BE COMPLETED WITHIN SIX MONTHS AFTER START OF BUILDING CONSTRUCTION.
5. NO CONSTRUCTION OF ANY DWELLING SHALL BE COMMENCED UNTIL PLANS FOR SUCH DWELLING MEET THE MINIMUM REQUIREMENT OF 1,600 SQUARE FEET OF LIVING SPACE FOR A RANCH STYLE HOME AND 1,900 SQUARE FEET OF LIVING SPACE FOR A TWO STORY HOME. SPLIT LEVEL AND STORY AND A HALF HOMES WILL BE APPROVED BY DEVELOPER AFTER VIEW OF PLANS.
6. EACH DWELLING SHALL HAVE AN ATTACHED GARAGE OF NOT LESS THAN 20 FEET IN WIDTH.
7. THE GRADING, SEEDING, OR SODDING OF LOTS SHALL BE COMPLETED WITHIN THREE MONTHS AFTER COMPLETION OF GENERAL CONSTRUCTION ON THE PROPERTY, EXCLUDING THE MONTHS OF DECEMBER, JANUARY, FEBRUARY, MARCH, APRIL AND MAY.
8. NO BOAT, CAMPER, OR TRAILER MAY BE STORED OR PLACED IN THE FRONT OR SIDE YARD OF ANY LOT DURING THE MONTHS OF OCTOBER THROUGH APRIL. NO ANIMAL SHELTER, PEN OR SATELLITE DISH MAY BE STORED OR PLACED IN THE FRONT OR SIDE YARD OF ANY LOT. SUCH ITEMS MAY BE PLACED IN THE REAR YARD IF SCREENED FROM VIEW OF ABUTTING LANDOWNERS BY APPROPRIATE LANDSCAPING.
9. YARD STORAGE SHEDS AND ACCESSORY GARAGES SHALL BE APPROVED BY THE DEVELOPER AND SHALL BE CONSTRUCTED OF MATERIALS SIMILAR TO THEIR HOME. THE MAXIMUM SIZE OF ANY SHED SHALL BE NO LARGER THAN 14' x 14' AND SHALL NOT HAVE ANY TYPE OF DRIVEWAY TO IT.
10. ALL DRIVEWAYS MUST BE CONCRETE WITHIN THREE MONTHS AFTER COMPLETION OF GENERAL CONSTRUCTION EXCLUDING THE MONTHS OF DECEMBER, JANUARY, FEBRUARY, MARCH AND APRIL.
11. ALL HOMES SHALL CONSIST OF A MASONRY FRONT COVERINGS OF APPROXIMATELY 50% OF THE TOTAL EXTERIOR AREA. HOMES WITH LESS THAN 50% MASONRY FRONT COVERINGS WILL BE CONSIDERED FOR APPROVAL AT THE DISCRETION OF THE DEVELOPER.
12. THE COVENANTS AND RESTRICTIONS BETWEEN THE DEVELOPER AND PROPERTY OWNER SHALL REMAIN IN EFFECT FOR A PERIOD OF 15 YEARS FROM THE DATE THE PLAT WAS RECORDED.

RESTRICTIVE COVENANTS BETWEEN CITY OF DE PERE AND PROPERTY OWNER

1. THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS NOT INCLUDED IN THE DRAINAGE EASEMENT SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
2. EACH LOT OWNER SHALL GRADE THE PROPERTY ABUTTING A STREET TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
3. NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINES OR STREET LINES, A DISTURBANCE OF SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF THE WISCONSIN STATUTES.
4. A DRAINAGE EASEMENT IN FAVOR OF THE CITY ON REAR AND SIDE LOT LINES AS SHOWN ON THE PLAT SHALL BE PROVIDED. SUCH EASEMENTS SHALL CONTAIN THE FOLLOWING RESTRICTIONS:
 - A. ANY OBSTRUCTION TO THE FLOW OF WATER, BY ANY MEANS, SHALL BE PROHIBITED.
 - B. NO STRUCTURE, EARTHEN BERM, DAM, ERECTION OF OTHER IMPROVEMENT, TREE, OR LANDSCAPING SHALL BE PERMITTED.
 - C. THE ERECTION OF A FENCE OR ANNUAL PLANTINGS MAY BE ALLOWED PROVIDED THAT SAME DO NOT OBSTRUCT THE FLOW OF WATER.
 - D. GRANTOR IS PROHIBITED FROM CHANGING THE GRADE ELEVATION OF THE DRAINAGE EASEMENT FROM THAT ESTABLISHED BY GRANTEE.
 - E. GRANTEE SHALL HAVE FULL RIGHTS OF INGRESS AND EGRESS TO CARRY ON AND ALL WORK IN CONNECTION WITH THE MAINTENANCE AND OPERATION IN, OVER, UNDER, AND ACROSS LANDS OF GRANTOR.
 - F. THE PROPERTY COVERED BY SAID EASEMENT SHALL NOT BE USED IN ANY WAY OR MANNER THAT WILL IMPAIR THE RIGHTS OF GRANTEE.
 - G. THE EASEMENT SHALL RUN WITH THE LAND, AND SHALL BE BINDING UPON THE GRANTEES, LESSEES, SUCCESSORS, HEIRS AND ASSIGNS OF GRANTOR AND GRANTEE.
 - H. THE EASEMENT SHALL BE ASSIGNABLE.
5. SIDEWALKS ARE REQUIRED ON ALL FOX POINT CIRCLE AND RED MAPLE ROAD RIGHT OF WAYS.
6. PRIVATE YARDS DRAINS SHALL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION FOR LOTS (XXX). THE YARD DRAIN SHALL BE CONNECTED TO THE STORM LATERAL. EACH OF THESE LOTS SHALL GRADE FOR PROPER DRAINAGE TO THE STREET OR THE YARD DRAIN.
7. DWELLINGS THAT HAVE EXPOSED WALLS WITH WINDOWS IN THE FOUNDATION SHALL PROVIDE A GRADING PLAN WITH TOPOGRAPHIC LINES SHALL BE DEPICTED ON THE SITE PLAN TO ENSURE THE PROPER ONE-HALF INCH PER FOOT AT TEN FEET FROM DWELLING IS ACHIEVED.
8. PURSUANT TO SECTION 46-5 DE PERE MUNICIPAL CODE PUBLIC OPEN SPACES, THE CITY OF DE PERE REQUIRES THE PAYMENT OF A FEE IN LIEU OF PARK DEDICATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ALL LOTS WITHIN THIS SUBDIVISION.
9. DRIVEWAY ACCESS FOR ALL LOTS SHALL BE FROM FOX POINT CIRCLE, FOX POINT COURT OR RED MAPLE ROAD. NO DRIVEWAYS WILL BE PERMITTED ONTO LAWRENCE DRIVE OR SOUTHBRIDGE ROAD.
10. LOTS 93 THROUGH 95 ARE RESPONSIBLE FOR THE MAINTENANCE OF SIDEWALK ON LAWRENCE DRIVE.

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

BEST BUILT INC., TO

WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE,

TIME WARNER CABLE, AT&T AND CITY OF DE PERE,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT(S) AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

OWNER'S CERTIFICATE OF DEDICATION:

BEST BUILT, INC., A CORPORATION DULY ORGANIZED AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS THE PROPERTY OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

BEST BUILT, INC., DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

CITY OF DE PERE
BROWN COUNTY
DEPARTMENT OF ADMINISTRATION

DATED THIS _____ DAY OF _____, 2019.

IN THE PRESENCE OF BEST BUILT, INC.

BY _____

NAME: JIM BOEYA

TITLE: PRESIDENT

STATE OF WISCONSIN) _____ COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED PROPERTY OWNER(S) TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WISCONSIN My COMMISSION EXPIRES _____

COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF "HONEYSUCKLE ACRES FOURTH ADDITION" IN THE CITY OF DE PERE, BEST BUILT, INC. OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL ON

_____, 2020.

CAREY E. DANEN, CITY CLERK

DATE

TREASURER'S CERTIFICATE:

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF BROWN COUNTY, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE LAWS OF THE STATE OF WISCONSIN, THERE ARE NO UNREDEEMED TAX SALES AND UNPAID TAXES, OR SPECIAL ASSESSMENTS ON AND OF THE LAND INCLUDED IN THIS PLAT.

PAUL ZELLER
BROWN COUNTY TREASURER

DATE

SURVEYOR'S CERTIFICATE:

I, TROY E. HEWITT, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE ORDER AND UNDER THE DIRECTION OF BEST BUILT, INC., I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND BEING PART OF LOT 2, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 266, MAP NUMBER 8344, DOCUMENT NUMBER 2639659, LOCATED IN PART OF GOVERNMENT LOTS 1 AND 2, SECTION 6, R22N, R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE N89°50'08"W, 530.22 FEET ON THE NORTH LINE OF SAID GOVERNMENT LOT 1; THENCE S00°09'52"W, 210.00 FEET ON THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT OF WAY OF FOX POINT CIRCLE TO THE SOUTHERLY RIGHT OF WAY OF FOX POINT CIRCLE, THE POINT OF BEGINNING; THENCE S85°45'07"E, 70.18 FEET ON SAID SOUTHERLY RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF SAID FOX POINT CIRCLE; THENCE S89°50'08"E, 159.09 FEET ON THE SOUTH LINE OF LOT 1, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 265 TO THE SOUTHEAST CORNER THEREOF; THENCE S00°27'44"W, 307.55 FEET ON THE EAST LINE OF SAID LOT 2 TO THE NORTHERLY RIGHT OF WAY OF SOUTHBRIDGE ROAD; THENCE S77°38'48"W, 894.20 FEET ON SAID NORTHERLY RIGHT OF WAY; THENCE 910.14 FEET ON THE ARC OF A 1085.92 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD WHICH BEARS N78°20'33.5"W, 883.73 FEET ON SAID NORTHERLY RIGHT OF WAY; THENCE N54°19'56"W, 223.56 FEET ON SAID NORTHERLY RIGHT OF WAY TO THE EASTERLY RIGHT OF WAY OF LAWRENCE DRIVE; THENCE N36°35'34"E, 12.41 FEET ON SAID EASTERLY RIGHT OF WAY; THENCE N28°56'11"E, 64.48 FEET ON SAID EASTERLY RIGHT OF WAY; THENCE 18.03 FEET ON THE ARC OF A 1112.92 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD WHICH BEARS N46°46'12.5"E, 18.03 FEET ON SAID EASTERLY RIGHT OF WAY; THENCE N17°08'17"E, 27.26 FEET ON SAID EASTERLY RIGHT OF WAY; THENCE N36°35'48"E, 314.32 FEET ON SAID EASTERLY RIGHT OF WAY; THENCE 35.38 FEET ON THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A LONG CHORD WHICH BEARS N77°08'19.5"E, 32.50 FEET ON SAID EASTERLY RIGHT OF WAY TO THE SOUTHERLY RIGHT OF WAY OF RED MAPLE ROAD; THENCE 77.22 FEET ON THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A LONG CHORD WHICH BEARS N78°07'10"W, 76.24 FEET ON SAID SOUTHERLY RIGHT OF WAY OF RED MAPLE ROAD TO THE NORTHWEST CORNER OF LOT 1, VOLUME 58 OF CERTIFIED SURVEY MAPS, PAGE 266; THENCE S00°09'52"W, 141.82 FEET ON THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE S87°00'00"E, 160.20 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE N00°09'52"E, 170.00 FEET ON THE EAST LINE OF SAID LOT 1 TO SAID SOUTHERLY RIGHT OF WAY OF RED MAPLE ROAD; THENCE S89°50'08"E, 192.00 FEET ON SAID SOUTHERLY RIGHT OF WAY TO THE NORTHWEST CORNER OF LOT 64, HONEYSUCKLE ACRES THIRD ADDITION; THENCE S00°09'52"W, 170.00 FEET ON THE WEST LINE OF SAID LOT 64 TO THE SOUTHWEST CORNER THEREOF; THENCE S89°50'08"E, 989.00 FEET ON THE SOUTH LINE OF LOTS 57-64, HONEYSUCKLE ACRES THIRD ADDITION TO THE WESTERLY RIGHT OF WAY OF FOX POINT CIRCLE, THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 869,063 SQUARE FEET (19.951 ACRES) OF LAND MORE OR LESS.

THAT THE WITHIN MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF THAT LAND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES IN THE SURVEYING, DIVIDING AND MAPPING OF THE SAME.

TROY E. HEWITT PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.

DATE

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

Certified _____, 20____

Department of Administration



ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTER BOULEVARD • HOBBART, WI 54155
920-662-9641 WWW.RELEINC.COM



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: April 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a new 15 foot wide utility easement to be added to an existing 10 foot wide utility easement at the 1600 BLK Merrill ST and 1603 Quinnette LN (Parcels ED-1129-Q-41, ED-1129-Q-48).*

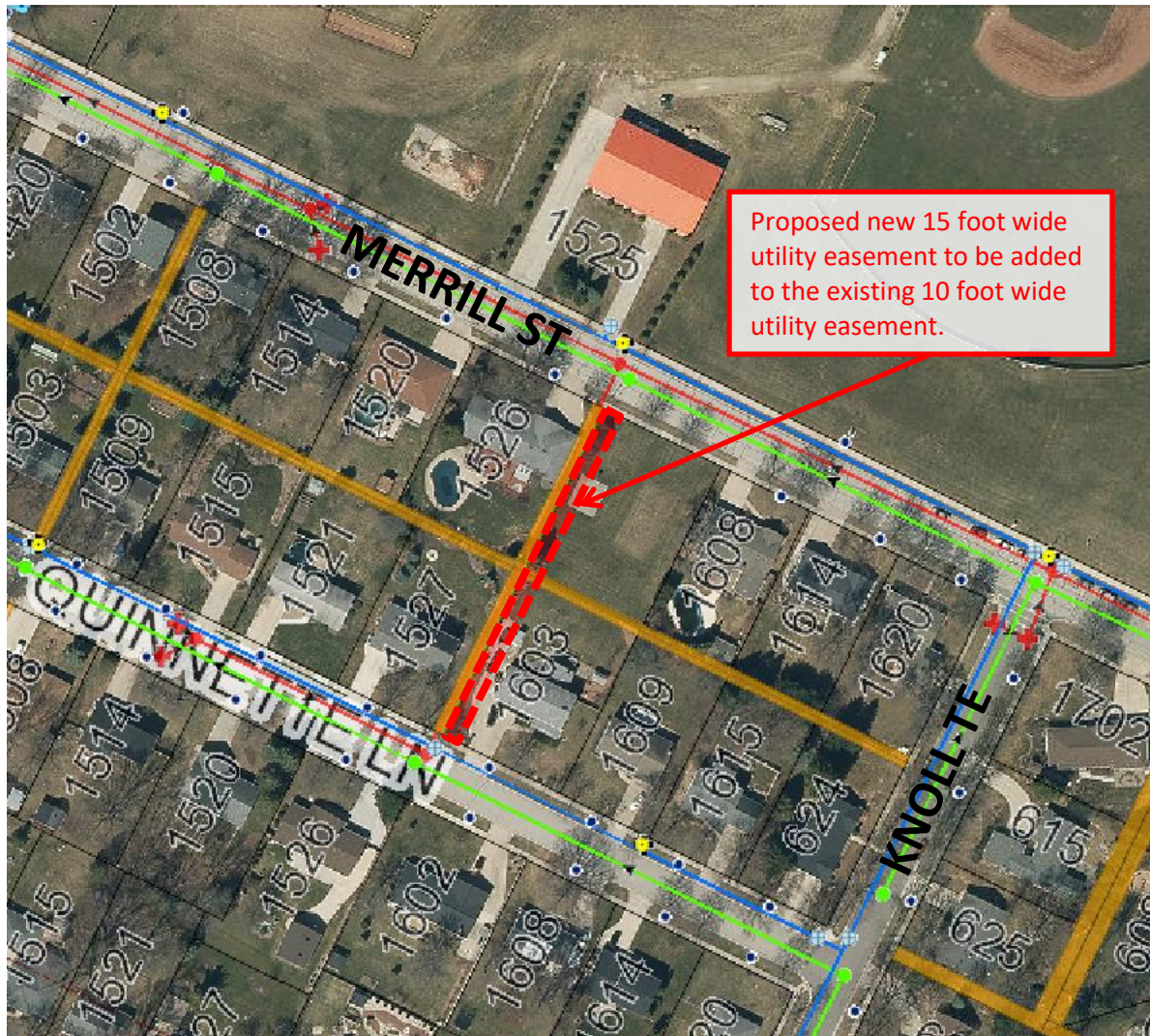
This project may not proceed to the next (May 5) Common Council meeting to allow time for Engineering staff to update legal descriptions for the project.

ATTACHMENTS:

- Report to Plan Commission - New Easement at 1600 BLK Merrill-Quinnette (DOCX)
- Storm Easement Exhibit (PDF)
- Storm Easement Exhibit with Aerial (PDF)

- ITEM 5:** Staff recommendation and possible action regarding a new 15 foot wide utility easement to be added to an existing 10 foot wide utility easement at the 1600 BLK Merrill ST and 1603 Quinnette LN (Parcels ED-1129-Q-41, ED-1129-Q-48).*

SITE MAP



REQUESTED ACTION: New Easement Request.*

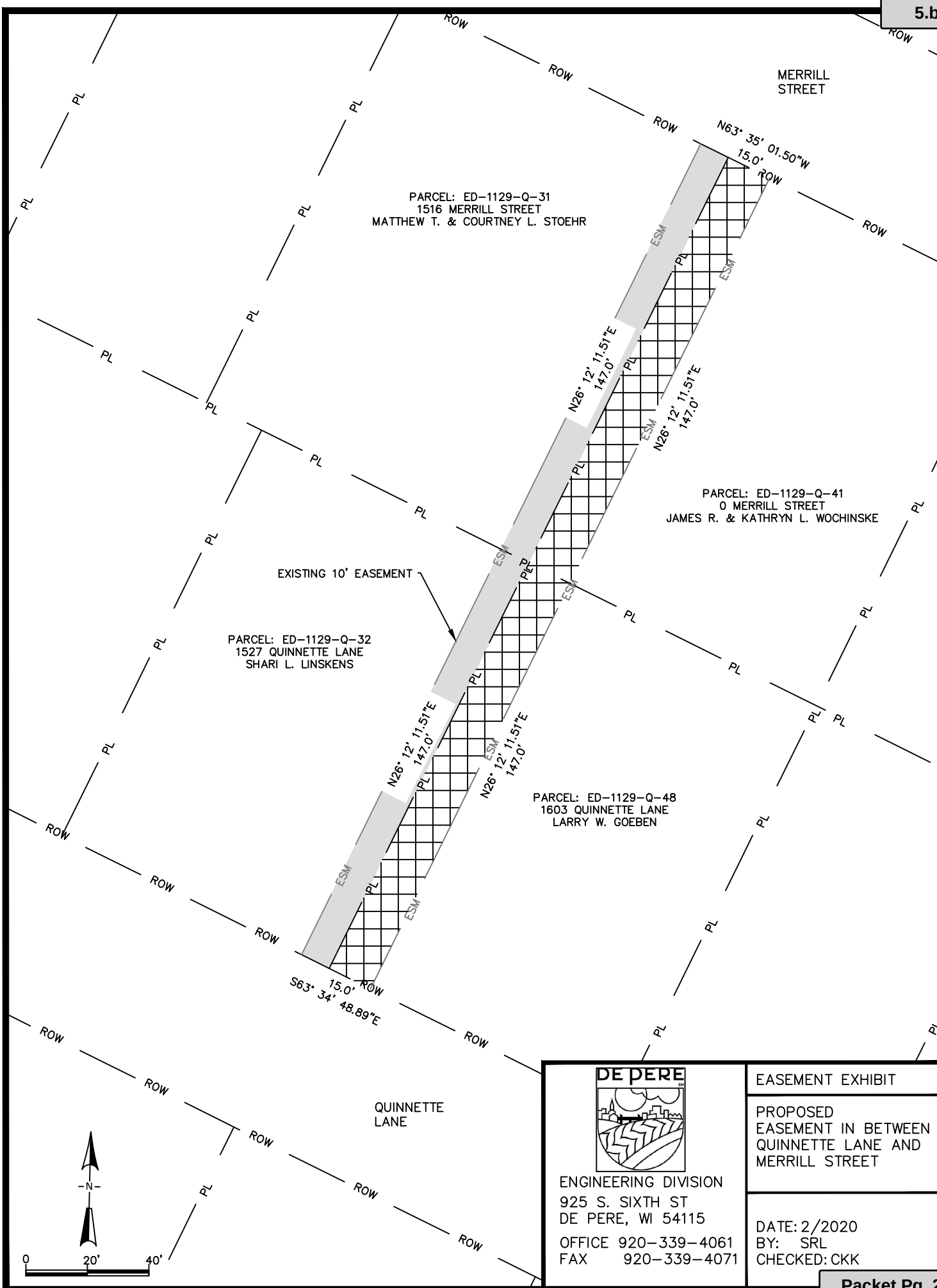
The new 15 foot wide utility easement is proposed on the property lines and will be added to an existing utility easement on the other side of the property lines, resulting in a 25-foot wide utility easement.

COMMON DESCRIPTION: 1600 BLK Merrill ST and 1603 Quinnette LN, located in between Jordan RD and Knoll TE.

PARCEL NUMBERS: ED-1129-Q-41, ED-1129-Q-48

EXISTING ZONING: R-1 (Single Family Residence District)
The easement will be 5 feet wider than the 10-foot interior side yard setback.

SURROUNDING LAND USES:	De Pere High School to the north (R-1). Single family residential to the south, east, and west (R-1).	
COMPREHENSIVE PLAN:	Neighborhood Residential (Including Multi-Family)	
APPLICANT/OWNER:	Eric Rakers, City Engineer Authorized Representative City of De Pere 335 S Broadway ST De Pere, WI 54115	Owner of ED-1129-Q-41 James R & Kathryn L Wochinske 1981 Hawthorne Heights De Pere, WI 54115-9244 Owner of ED-1129-Q-48 Larry W Goeben 1603 Quinnette LN De Pere, WI 54115-3340
SITE HISTORY:	After a review of air photographs and historical documents, the subject area was proposed to be part of a street on a 1958 plat titled, "Quinnette Plat." In 1960 an unbuilt proposed street in the subject area, named "Voelker Street," was vacated and a 10-foot wide walkway easement and utility easement was retained on adjacent properties to the west. The residential neighborhood, and school to the north, mostly developed in the late 1960s and 1970s. In 2017, the Plan Commission and Common Council approved the discontinuance of the adjacent walkway easement. The utility easement was retained in anticipation of increasing the utility easement eastward in the future. This April 27, 2020 report addresses the new utility easement.	
STAFF REVIEW:	The City of De Pere is requesting a new 15-foot wide utility easement on two private properties, to be added to an existing adjacent property 10-foot wide utility easement for a total easement width of 25 feet. The purpose of the easement is to relay an undersized storm sewer that services Quinnette Lane. The existing 10-foot easement is too narrow for equipment to be operated and relay the storm sewer. City Public Works established a proper location for the new easement and began communications with property owners.	
REVIEW PROCESS:	For new easement requests, the Plan Commission provides a recommendation to the Common Council. The Common Council reviews the request and, if approved, new easement documents are prepared by the City Attorney for signing and recording at the Register of Deeds office. The anticipated review date by Common Council is unknown because additional document preparations are needed by City engineering staff before final review occurs.	
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the new easement request and forwarding the recommendation to the Council for its final approval at a future undetermined meeting. Any final easement language will be subject to final approval of the City Attorney's office.	



Attachment: Storm Easement Exhibit (9441 : Staff recommendation and possible action regarding a new 15 foot wide utility easement to be





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: April 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

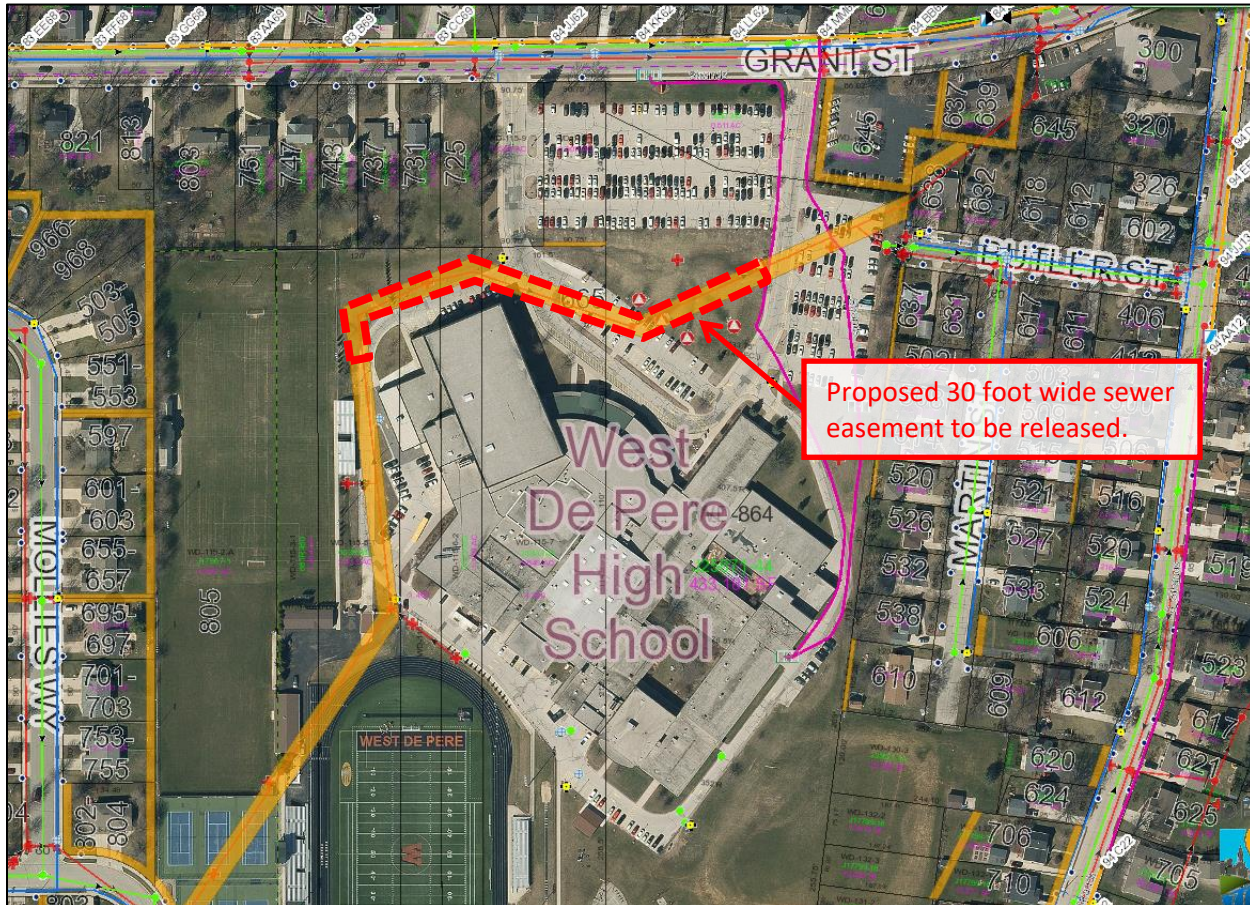
SUBJECT: Staff recommendation and possible action regarding the release of a section of a 30 foot wide storm sewer-easement at 665 Grant ST (Parcels WD-115-6-2, WD-115-7, WD-115-8-1, WD-864).*

ATTACHMENTS:

- Report to Plan Commission - Easement Release at 665 Grant ST (DOCX)
- Application Form (PDF)
- Easement to be released - Exhibit (PDF)
- West De Pere High School - Partial Release of Easement Legal Description 040820 (DOCX)

- ITEM 6:** Staff recommendation and possible action regarding the release of a section of a 30 foot wide storm sewer-easement at 665 Grant ST (Parcels WD-115-6-2, WD-115-7, WD-115-8-1, WD-864).*

SITE MAP



- REQUESTED ACTION:** Release of Easement Request.*
The release of easement request at West De Pere High School is proposed to be replaced with a new easement on the property.
- COMMON DESCRIPTION:** 665 Grant Street (West De Pere High School), located south from VFW Park, between Sixth Street and Suburban Drive.
- PARCEL NUMBERS:** WD-115-6-2, WD-115-7, WD-115-8-1, WD-864
- EXISTING ZONING:** R-2 (Single and Two-Family Residence District). Junior and senior high schools are permitted uses in the R-2 District.
- SURROUNDING LAND USES:** VFW Park and single-family residential to the north (R-2).
Single and two-family residential to the south (R-2).
Single-family residential to the east (R-2).
Two-family residential to the west (R-2).
- COMPREHENSIVE PLAN:** Institutional/Governmental Facilities & Parks and Recreation

APPLICANT/OWNER:	Steven M. Bieda, PLS Authorized Representative Mau & Associates LLP 400 Security BL Green Bay, WI 54115 School District of West De Pere Property Owner 400 Reid ST, Suite W De Pere, WI 54115
SITE HISTORY:	The subject site has been used as a school property since the 1950s and was used for agricultural purposes before that time. The most recent significant school building addition and remodel occurred in 2001, which included the addition of a fieldhouse, auditorium, and classrooms. Another fieldhouse building addition and parking lot modifications are planned for 2020 that requires the relocation of part of a 30-foot wide storm sewer easement. In 2018 De Pere voters approved a referendum in support of multiple West De Pere School District Projects, including a high school addition of a fieldhouse, classrooms, parking lot, athletic facilities, and stormwater management. In November 2019 the De Pere Board of Appeals reviewed and approved variance requests related to a proposed fieldhouse. In January 2020 the Plan Commission reviewed a site plan related to a proposed fieldhouse and parking lot, which included the removal of an existing storm sewer easement and the creation of a new storm sewer easement. This April 27, 2020 report addresses the release of a storm sewer easement. The Plan Commission will also review the creation of a new storm sewer easement (to replace the released easement) on April 27, 2020.
STAFF REVIEW:	When reviewing a release of easement request, staff considers the future need for utilities in the area as well as the location of alternative easements, the recommendation of the Comprehensive Plan, and proposed future development. The easement is for a City storm sewer that runs through the West De Pere High School property. Part of the easement needs to be rerouted to allow a fieldhouse building addition on the property. City Development Services and Engineering staff support the request as the released and proposed rerouted easement will be sufficient for City needs. The storm sewer easement does not establish utility easements for WPS, AT&T, and Spectrum, etc.
REVIEW PROCESS:	For the release of easement requests, the Plan Commission provides a recommendation to the Common Council. The Common Council reviews the release, and if approved, formal Release of Easement documents are prepared by the City Attorney for signing by utilities and recording at the Register of Deeds office. The anticipated review date by Common Council is May 5, 2020.
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the release of easement request subject to the following: 1. Subject to the release acceptance by any utilities that have the authority to utilize the easement. 2. The release of the easement is recorded after a new replacement easement is recorded.

	CITY OF DE PERE APPLICATION FOR EASEMENT RELEASE	Fee: \$ 368.00
		Receipt #:
		Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mau & Associates, LLP	Authorized Representative Steven M. Bieda	Title Mau & Associates, LLP	
Mailing Address 400 Security Blvd., Suite 1	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) West De Pere School District	Contact Person Dennis Krueger	Title Superintendent	
Mailing Address 400 Reid Street, Suite W	City De Pere	State WI	ZIP Code 54115
Email Address DKrueger@wdpsd.com	Phone Number (incl. area code) 920-337-1393 ext. 8028	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description West De Pere High School Additions / 30' Storm Sewer Easement Rerouting	Parcel No. WD-115-6-2, -115-7, -115-8-1, -864
--	--

SECTION 4: Easement Information

Existing Zoning:	R-2
Present Use of Parcel:	West De Pere High School Campus
Proposed Use of Lots:	West De Pere High School Campus with Additions

Please submit the following:

- 1-Scaled map identifying easement to be released
- 2-Legal description for easement
- 3-Summary/description of reason why easement release is needed
- 4-Information from other utilities indicating they agree with release

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) Steven M. Bieda	Title Managing Partner	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 4/8/20

TO BE COMPLETED BY CITY STAFF

Easement Release authorized by the De Pere Municipal Code, Chapter 46.

Attachment: Application Form (9437 : Staff recommendation and possible action regarding the release of a section of a 30 foot wide storm)

Required Information that applicant should include with application form:

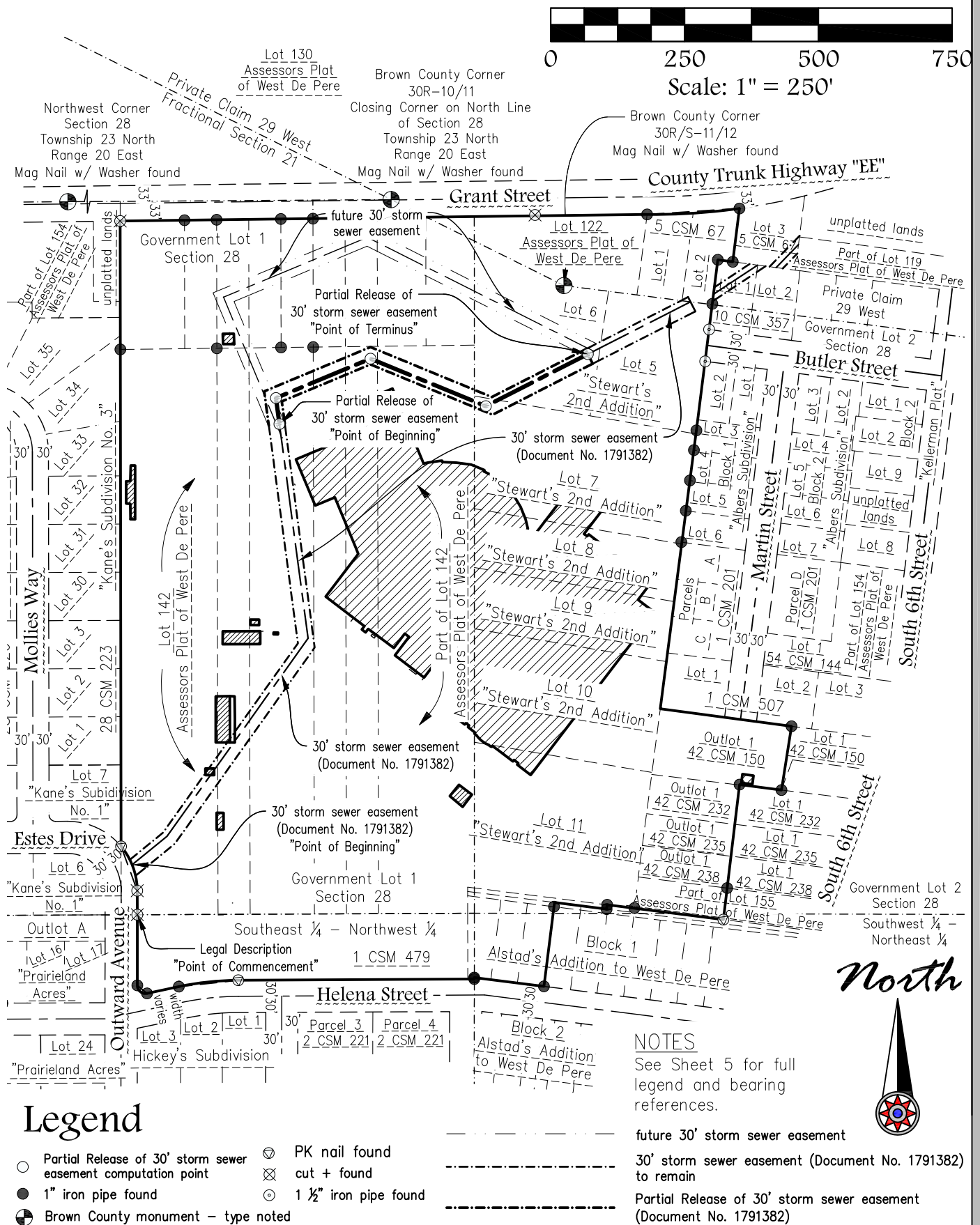
- Scaled map identifying the boundaries of the easement to be released.
 - Legal description that defines the easement.
 - Summary/description of why easement release is needed.
 - Information from other utilities indicating they agree with release.
-

Steps for approval:

- 1.) Applicant submits application and above required information with review fee of \$368.
- 2.) City staff will review application. If staff believes easement is no longer needed, topic will be placed on next practicable Board of Public Works (BOPW) agenda.
- 3.) BOPW will either recommend or reject proposal.
- 4.) If rejected, applicant may terminate process – no refund.
- 5.) If approved and applicant wishes rejected project to continue, project will be prepared for next practicable Common Council meeting.
- 6.) Common Council either approves or denies proposal.
- 7.) If approved, City Attorney prepares legal documents for signature by utilities.
- 8.) If denied, project ends – no refund.
- 9.) City Attorney records documents with Register of Deeds, ending process.

Partial Release of Easement Exhibit

Part of Lots 6 and 7 of the recorded plat "Stewart's 2nd Addition", (Volume 1, Plats, Page 75, Brown County Records), and part of Lot 142 of the recorded plat "Assessor's Subdivision of the City of Nicolet", (Volume 1, Plats, Page 153, Document No. 119188, Brown County Records), all being part of Government Lots 1 and 2 of Section 28, Township 23 North, Range 20 East, and part of Private Claim 29, West Side of Fox River, in the City of De Pere, Brown County, Wisconsin more fully described on Sheet 5.



Client: West De Pere School District
Tax Parcel: WD-115-6-2, WD-115-7, WD-115-8-1, & WD-864
Drafted By: ZRH
File: W-15218Exhibit (Release) 040320.dwg
Data File: W-15218.txt

Mau & Associates, LLP
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Website: www.mau-associates.com
 400 Security Blvd Ste 1, Green Bay, WI 54313-9712

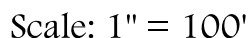
Sheet One of Five
Project No.: W-15218
Drawing No.: L-11025
Fieldwork Completed: 12/12/19



Data File: W-15218.txt

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Website: www.mau-associates.com
 400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Fieldwork Completed: 12/12/19



○ Partial Release of 30' storm sewer easement computation point
 ● existing 30' storm sewer easement computation point
 — future 30' storm sewer easement
 - - - - - 30' storm sewer easement (Document No. 1791382)
 to remain
 - - - - - Partial Release of 30' storm sewer easement
 (Document No. 1791382)

See Sheet 5 for full legend
and bearing references.

Part of Lot 130
Assessors Plat of West De Pere

Brown County Corner 30R-10/11
Closing Corner on North Line of Section 28
Mag Nail w/ Washer found

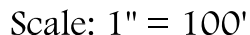


North

Data File: W-15218.txt

400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Fieldwork Completed: 12/12/19



See Sheet 5 for full legend
and bearing references.

Brown County Corner 30R-10/11
Closing Corner on North Line of Section 28
Mag Nail w/ Washer found

Lot 130
Assessors Plat
of West De Pere

○ Partial Release of 30' storm sewer easement computation point
 ● existing 30' storm sewer easement computation point
 — future 30' storm sewer easement
 - - - - - 30' storm sewer easement (Document No. 1791382)
 to remain
 - - - - - Partial Release of 30' storm sewer easement
 (Document No. 1791382)



Data File: W-15218.txt

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Website: www.mau-associates.com
 400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Fieldwork Completed: 12/12/19

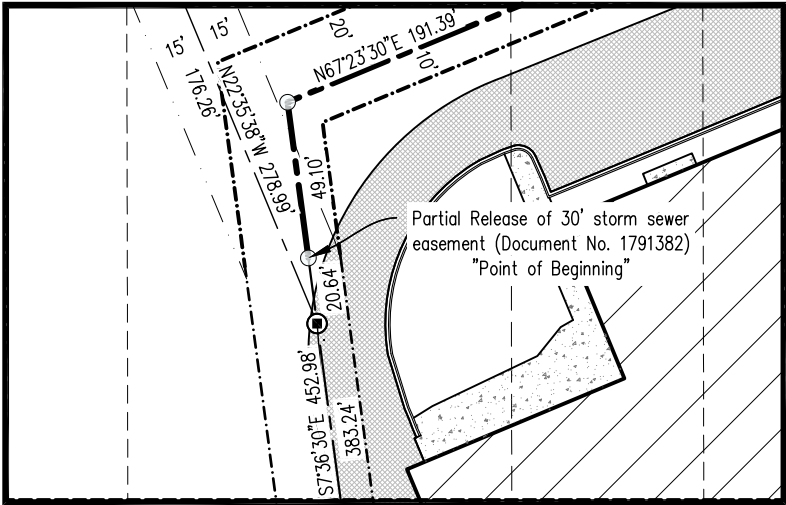


Part of Lots 6 and 7 of the recorded plat "Stewart's 2nd Addition", (Volume 1, Plats, Page 75, Brown County Records), and part of Lot 142 of the recorded plat "Assessor's Subdivision of the City of Nicolet", (Volume 1, Plats, Page 153, Document No. 119188, Brown County Records), all being part of Government Lots 1 and 2 of Section 28, Township 23 North, Range 20 East, and part of Private Claim 29, West Side of Fox River, in the City of De Pere, Brown County, Wisconsin being a 30 foot wide storm sewer easement whose centerline is more fully described as follows:

Commencing at the Southeast Corner of Volume 26, Certified Survey Maps, Page 31, Map No. 4191, Document No. 1268056, Brown County Records; thence N00°07'32"W, 44.68 feet along the East Right-of-Way of "Outward Avenue" also being the East Line of said Map No. 4191 to an East Corner of said Map No. 4191; thence 49.82 feet along said East Right-of-Way being the arc of a 130.00 foot radius curve to the left whose long chord bears N11°06'17"W, 49.52 feet to an existing 30 foot wide storm sewer easement as described in Document No. 1791382, Brown County Records; thence N50°45'20"E, 84.00 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N35°28'05"E, 454.18 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N07°36'30"W, 403.88 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382 to the POINT OF BEGINNING for the Partial Release of said 30 foot wide storm sewer easement as described in Document No. 1791382 being described; thence continuing N07°36'30"W, 49.10 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N67°23'30"E, 191.39 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence S67°36'30"E, 232.91 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N62°59'45"E, 213.91 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382 the POINT OF TERMINUS.

Easement contains 20,973 sq. ft. / 0.48 acres more or less.

Detail



NOTES

Bearings referenced to the North Line of Government Lot 1 of Section 28, Township 23 North, Range 20, East, assumed to be N89°37'42"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Legend

- Partial Release of 30' storm sewer easement computation point
 - ⊙ existing 30' storm sewer easement computation point
 - 1" iron pipe found
 - ⦿ 2" iron pipe found
 - ⊙ 1 1/2" iron pipe found
 - ⦿ PK nail found
 - ⊗ cut + found
 - ⊕ Brown County monument – type noted
 - () recorded as bearing / distance
- scoreboard
 - blacktop
 - concrete
 - existing building
 - pavers
 - "track and field" asphalt
 - future 30' storm sewer easement
 - 30' storm sewer easement (Document No. 1791382) to remain
 - Partial Release of 30' storm sewer easement (Document No. 1791382)

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	111.89'	549.95'	111.69'	S83°52'17"W	11°39'25"	—
3-4	26.88'	15.00'	23.43'	N50°36'54"W	102°41'05"	N00°43'38.5"E
5-7	90.11'	130.00'	88.32'	N19°58'59"W	39°42'54"	N39°50'26"W & S00°07'32"W
5-6	49.82'	130.00'	49.52'	N11°06'17"W	21°57'34"	S00°07'32"W
6-7	40.29'	130.00'	40.13'	N30°57'46"W	17°45'24"	N39°50'26"W
8-9	173.13'	1179.28'	172.97'	N86°16'46"E	08°24'41"	N89°30'53.5"E&N82°04'25.5"E

Client: West De Pere School District
Tax Parcel: WD-115-6-2, WD-115-7,
WD-115-8-1, & WD-864
Drafted By: ZRH
File: W-15218Exhibit (Release) 040320.dwg
Data File: W-15218.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet Five of Five
Project No.: W-15218
Drawing No.: L-11025
Fieldwork Completed: 12/12/19

Attachment: Easement to be released - Exhibit (9437 : Staff recommendation and possible action regarding the release of a 30 foot wide storm)

Part of Lots 6 and 7 of the recorded plat "Stewart's 2nd Addition", (Volume 1, Plats, Page 75, Brown County Records), and part of Lot 142 of the recorded plat "Assessor's Subdivision of the City of Nicolet", (Volume 1, Plats, Page 153, Document No. 119188, Brown County Records), all being part of Government Lots 1 and 2 of Section 28, Township 23 North, Range 20 East, and part of Private Claim 29, West Side of Fox River, in the City of De Pere, Brown County, Wisconsin being a 30 foot wide storm sewer easement whose centerline is more fully described as follows:

Commencing at the Southeast Corner of Volume 26, Certified Survey Maps, Page 31, Map No. 4191, Document No. 1268056, Brown County Records; thence N00°07'32"W, 44.68 feet along the East Right-of-Way of "Outward Avenue" also being the East Line of said Map No. 4191 to an East Corner of said Map No. 4191; thence 49.82 feet along said East Right-of-Way being the arc of a 130.00 foot radius curve to the left whose long chord bears N11°06'17"W, 49.52 feet to an existing 30 foot wide storm sewer easement as described in Document No. 1791382, Brown County Records; thence N50°45'20"E, 84.00 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N35°28'05"E, 454.18 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N07°36'30"W, 403.88 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382 to the POINT OF BEGINNING for the Partial Release of said 30 foot wide storm sewer easement as described in Document No. 1791382 being described; thence continuing N07°36'30"W, 49.10 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N67°23'30"E, 191.39 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence S67°36'30"E, 232.91 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N62°59'45"E, 213.91 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382 the POINT OF TERMINUS.

Easement contains 20,973 sq. ft. / 0.48 acres more or less.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: April 27, 2020

DEPARTMENT: Planning

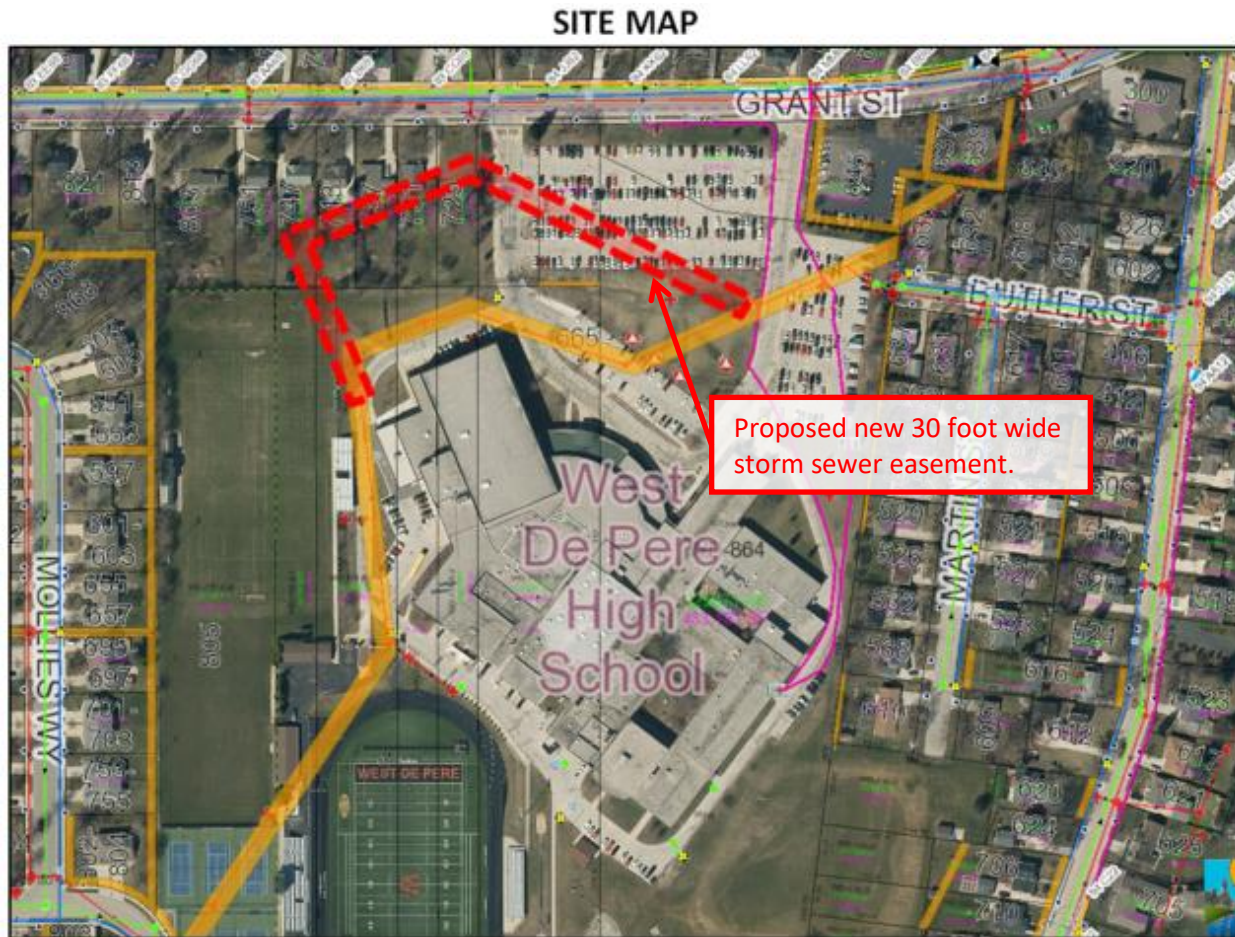
FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a new section of a 30 foot wide storm sewer-easement at 665 Grant ST (Parcels WD-115-6-2, WD-115-7, WD-115-8-1, WD-864).*

ATTACHMENTS:

- Report to Plan Commission - New Easement at 665 Grant ST (DOCX)
- Application Form (PDF)
- 30' Storm Sewer Easement Cover Sheet 040120 - replacement easement (PDF)

- ITEM 7:** Staff recommendation and possible action regarding a new section of a 30 foot wide storm sewer-easement at 665 Grant ST (Parcels WD-115-6-2, WD-115-7, WD-115-8-1, WD-864).*



REQUESTED ACTION: New Easement Request.*

The new easement at West De Pere High School is proposed to replace a proposed released easement on the property.

SITE & OWNER DATA: Refer to the previous agenda item report for site and owner data.

STAFF REVIEW: On January 27, 2020, the Plan Commission approved a site plan for an addition at the West De Pere High School. The school district is requesting a new (rerouted) 30-foot wide storm sewer easement on school property to address the site plan conditions. City Public Works and Development Services worked with the school district to establish a proper location for the new easement. A map of the proposed easement is also included in this packet.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the new easement request and forwarding the recommendation to the Council for its final approval on May 5, 2020. Any final easement language will be subject to the final approval of the City Attorney's office.

	CITY OF DE PERE APPLICATION FOR EASEMENT RELEASE	Fee: \$ 368.00
		Receipt #:
		Date:

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mau & Associates, LLP	Authorized Representative Steven M. Bieda	Title Mau & Associates, LLP	
Mailing Address 400 Security Blvd., Suite 1	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) West De Pere School District	Contact Person Dennis Krueger	Title Superintendent	
Mailing Address 400 Reid Street, Suite W	City De Pere	State WI	ZIP Code 54115
Email Address DKrueger@wdpsd.com	Phone Number (incl. area code) 920-337-1393 ext. 8028	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description West De Pere High School Additions / 30' Storm Sewer Easement Rerouting	Parcel No. WD-115-6-2, -115-7, -115-8-1, -864
--	--

SECTION 4: Easement Information

Existing Zoning:	R-2
Present Use of Parcel:	West De Pere High School Campus
Proposed Use of Lots:	West De Pere High School Campus with Additions

Please submit the following:

- 1-Scaled map identifying easement to be released
- 2-Legal description for easement
- 3-Summary/description of reason why easement release is needed
- 4-Information from other utilities indicating they agree with release

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) Steven M. Bieda	Title Managing Partner	Phone Number 920-434-9670
Signature of Applicant 		Date Signed 4/8/20

TO BE COMPLETED BY CITY STAFF

Easement Release authorized by the De Pere Municipal Code, Chapter 46.

Attachment: Application Form (9439 : Staff recommendation and possible action regarding a new section of a 30 foot wide storm sewer-easem)

Required Information that applicant should include with application form:

- Scaled map identifying the boundaries of the easement to be released.
 - Legal description that defines the easement.
 - Summary/description of why easement release is needed.
 - Information from other utilities indicating they agree with release.
-

Steps for approval:

- 1.) Applicant submits application and above required information with review fee of \$368.
- 2.) City staff will review application. If staff believes easement is no longer needed, topic will be placed on next practicable Board of Public Works (BOPW) agenda.
- 3.) BOPW will either recommend or reject proposal.
- 4.) If rejected, applicant may terminate process – no refund.
- 5.) If approved and applicant wishes rejected project to continue, project will be prepared for next practicable Common Council meeting.
- 6.) Common Council either approves or denies proposal.
- 7.) If approved, City Attorney prepares legal documents for signature by utilities.
- 8.) If denied, project ends – no refund.
- 9.) City Attorney records documents with Register of Deeds, ending process.

Storm Sewer Easement

Document Number

Document Title

West De Pere School District (Grantor), hereby grants and conveys to the City of De Pere, a Wisconsin municipal corporation (Grantee), and its successors and assigns, a perpetual right-of-way over, under, across and through an easement in all lands described below for the purposes of construction, installation, maintenance, reconstruction and/or replacement of a storm sewer and related facilities.

Part of Lot 6 of the recorded plat “Stewart's 2nd Addition”, (Volume 1, Plats, Page 75, Brown County Records), and part of Lot 142 of the recorded plat “Assessor's Subdivision of the City of Nicolet”, (Volume 1, Plats, Page 153, Document No. 119188, Brown County Records), all being part of Government Lots 1 and 2 of Section 28, Township 23 North, Range 20 East, and part of Private Claim 29, West Side of Fox River, in the City of De Pere, Brown County, Wisconsin being a 30 foot wide storm sewer easement whose centerline is more fully described as follows:

Commencing at the Southeast Corner of Volume 26, Certified Survey Maps, Page 31, Map No. 4191, Document No. 1268056, Brown County Records; thence N00°07'32"W, 44.68 feet along the East Right-of-Way of "Outward Avenue" also being the East Line of said Map No. 4191 to an East Corner of said Map No. 4191; thence 49.82 feet along said East Right-of-Way being the arc of a 130.00 foot radius curve to the left whose long chord bears N11°06'17"W, 49.52 feet to an existing 30 foot wide storm sewer easement as described in Document No. 1791382, Brown County Records; thence N50°45'20"E, 84.00 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N35°28'05"E, 454.18 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N07°36'30"W, 383.24 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382 to the POINT OF BEGINNING for the aforementioned 30 foot wide storm sewer easement being described; thence N22°35'38"W, 278.99 feet; thence N67°25'40"E, 291.18 feet; thence S63°16'16"E, 473.02 feet to a point on the reference line of said existing 30 foot wide storm sewer easement as described in Document No. 1791382, and the POINT OF TERMINUS.

Easement contains 31,296 sq. ft. / 0.72 acres more or less.

This perpetual deed of easement, which shall run with the land, is granted upon the following conditions:

1. It is expressly understood and agreed that Grantors and their successors shall have and retain all rights to the use and occupation of said real estate, including the right to build thereon as they see fit, providing that such use and occupation, and any building erected thereon, will not, after the date of this easement, be built over and/or under the easement parcel, nor will any other structure in any manner disturb, damage, destroy, injure, or obstruct such storm sewer easement or any part thereof.
2. For the purpose of the maintenance and repair of such storm sewer, Grantee shall have the right to enter, pass over and use said premises and the land adjacent thereto for the transportation, laying down, and storage of materials, tools and equipment, the depositing and removal of excavated materials, and for other purposes incidental to the work, but shall do so with the least inconvenience practicable to the Grantors. Grantee agrees to restore after completion of construction, maintenance or replacement the property to its previous condition, or as close thereto as possible.

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

Dated this _____ day of _____, 2020

West De Pere School District - Authorized Signature
Dennis Krueger - Superintendent

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF BROWN)

Personally came before me this ____ day of _____,
2020 by the above named Dennis Krueger.

To me known as the person who executed the foregoing
instrument and acknowledge same.

*Notary Signature

*Notary Printed Name

Notary Public, Brown County, Wisconsin
My Commission Expires: _____

Drafted by:
Zachary Holshuer
Mau & Associates, LLP

Names of persons signing in any capacity must be typed or
printed below their signature.

Recording Area

Name and Return Address:

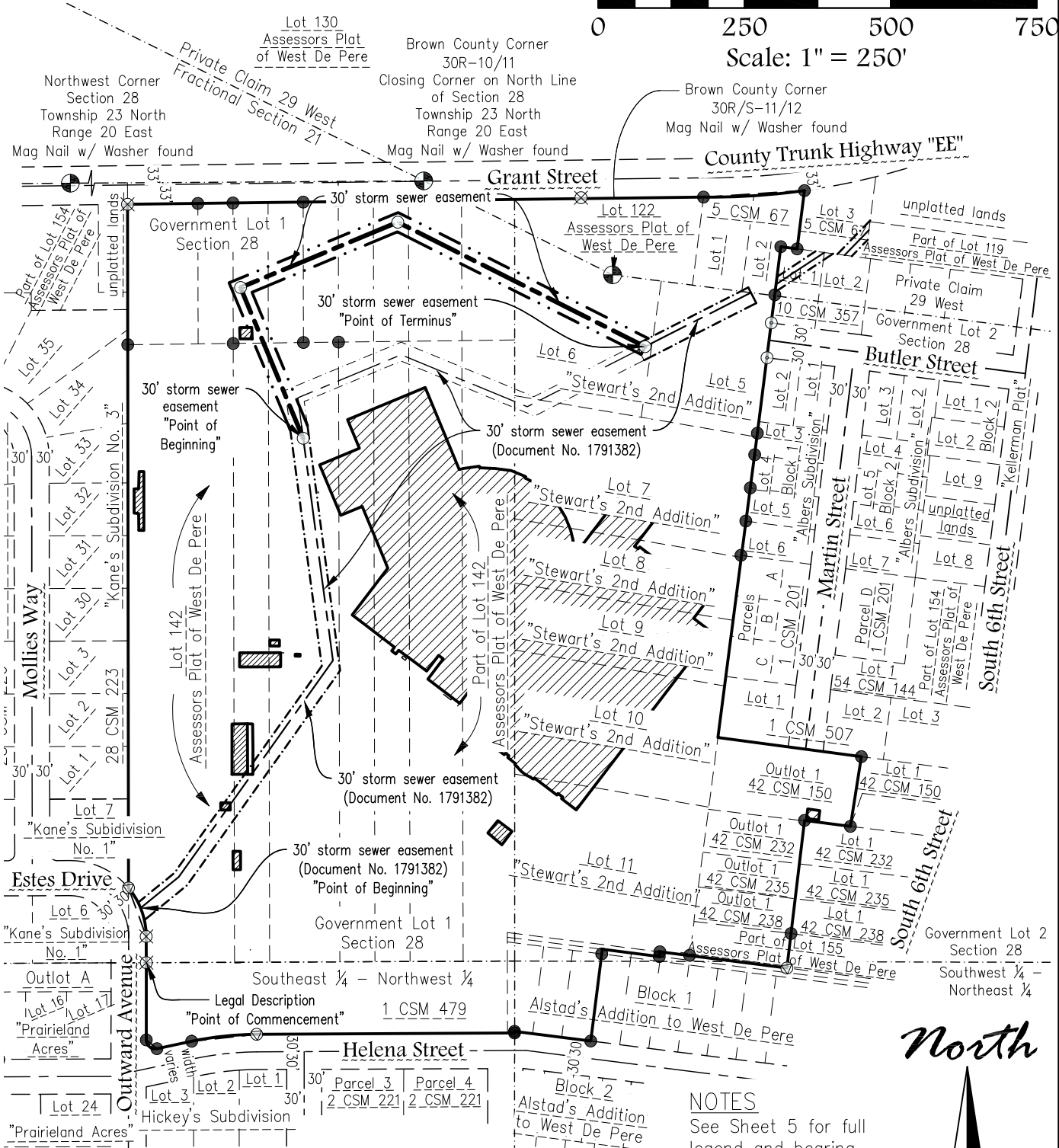
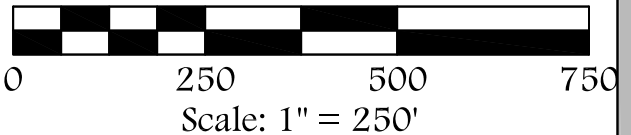
Mau & Associates, LLP
400 Security Blvd., Suite 1
Green Bay, WI 54313

WD-115, WD-115-2, WD-115-3,
WD-115-3-1, WD-115-4, WD-115-5,
WD-115-6, WD-115-8, WD-115-8-1,
WD-115-9, WD-864

Parcel Identification Numbers

Easement Exhibit

Part of Lot 6 of the recorded plat "Stewart's 2nd Addition", (Volume 1, Plats, Page 75, Brown County Records), and part of Lot 142 of the recorded plat "Assessor's Subdivision of the City of Nicolet", (Volume 1, Plats, Page 153, Document No. 119188, Brown County Records), all being part of Government Lots 1 and 2 of Section 28, Township 23 North, Range 20 East, and part of Private Claim 29, West Side of Fox River, in the City of De Pere, Brown County, Wisconsin more fully described on Sheet 5.



Legend

- proposed 30' storm sewer easement computation point
- 1" iron pipe found
- ⊕ Brown County monument - type noted
- ⊗ PK nail found
- ⊗ cut + found
- ⊙ 1 1/2" iron pipe found

- 30' storm sewer easement
- - - 30' storm sewer easement (Document No. 1791382)
- - - 30' storm sewer easement (Document No. 1791382) to be released in future vacation

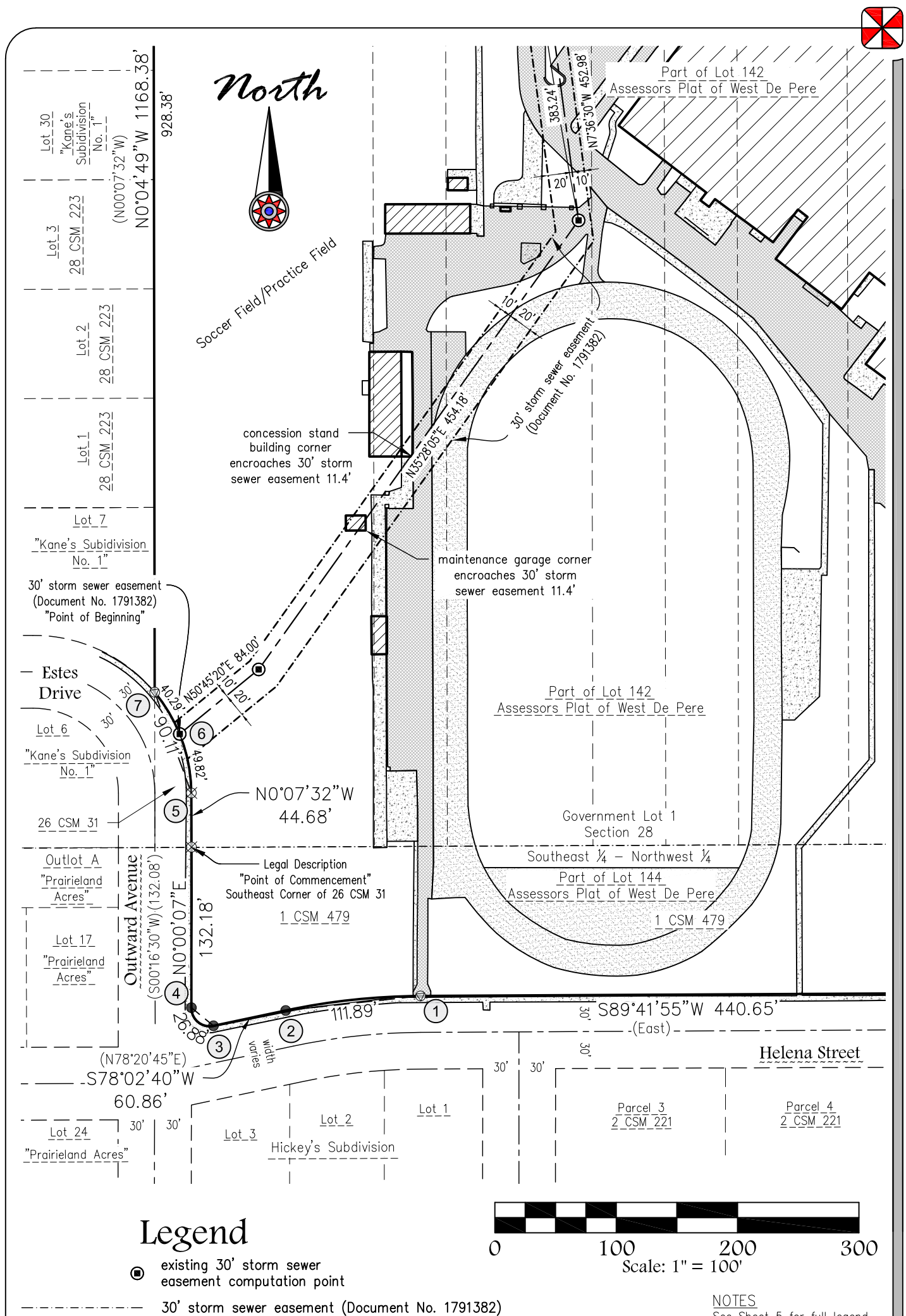
NOTES

See Sheet 5 for full legend and bearing references.

Client: West De Pere School District
Tax Parcel: (TBD)
Drafted By: ZRH
File: W-15218Exhibit 032720.dwg
Data File: W-15218.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

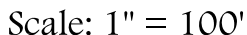
Sheet One of Five
Project No.: W-15218
Drawing No.: L-11018
Fieldwork Completed: 12/12/19



Client: West De Pere School District
Tax Parcel: (TBD)
Drafted By: ZRH
File: W-15218Exhibit 032720.dwg
Data File: W-15218.txt

Mau & Associates, LLP
 LAND SURVEYING & PLANNING
 CIVIL & WATER RESOURCE ENGINEERING
 Phone: 920-434-9670 Website: www.mau-associates.com
 400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet Two of Five
Project No.: W-15218
Drawing No.: L-11018
Fieldwork Completed: 12/12/19



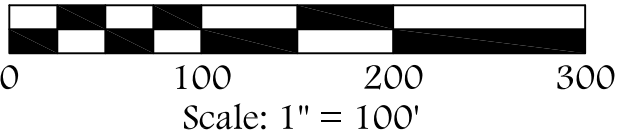
○ proposed 30' storm sewer easement computation point
 ● existing 30' storm sewer easement computation point
 — 30' storm sewer easement
 - - - 30' storm sewer easement (Document No. 1791382)
 . . . 30' storm sewer easement (Document No. 1791382)
 to be released in future vacation

See Sheet 5 for full legend
and bearing references.

Brown County Corner 30R-10/11
Closing Corner on North Line of Section 28
Mag Nail w/ Washer found



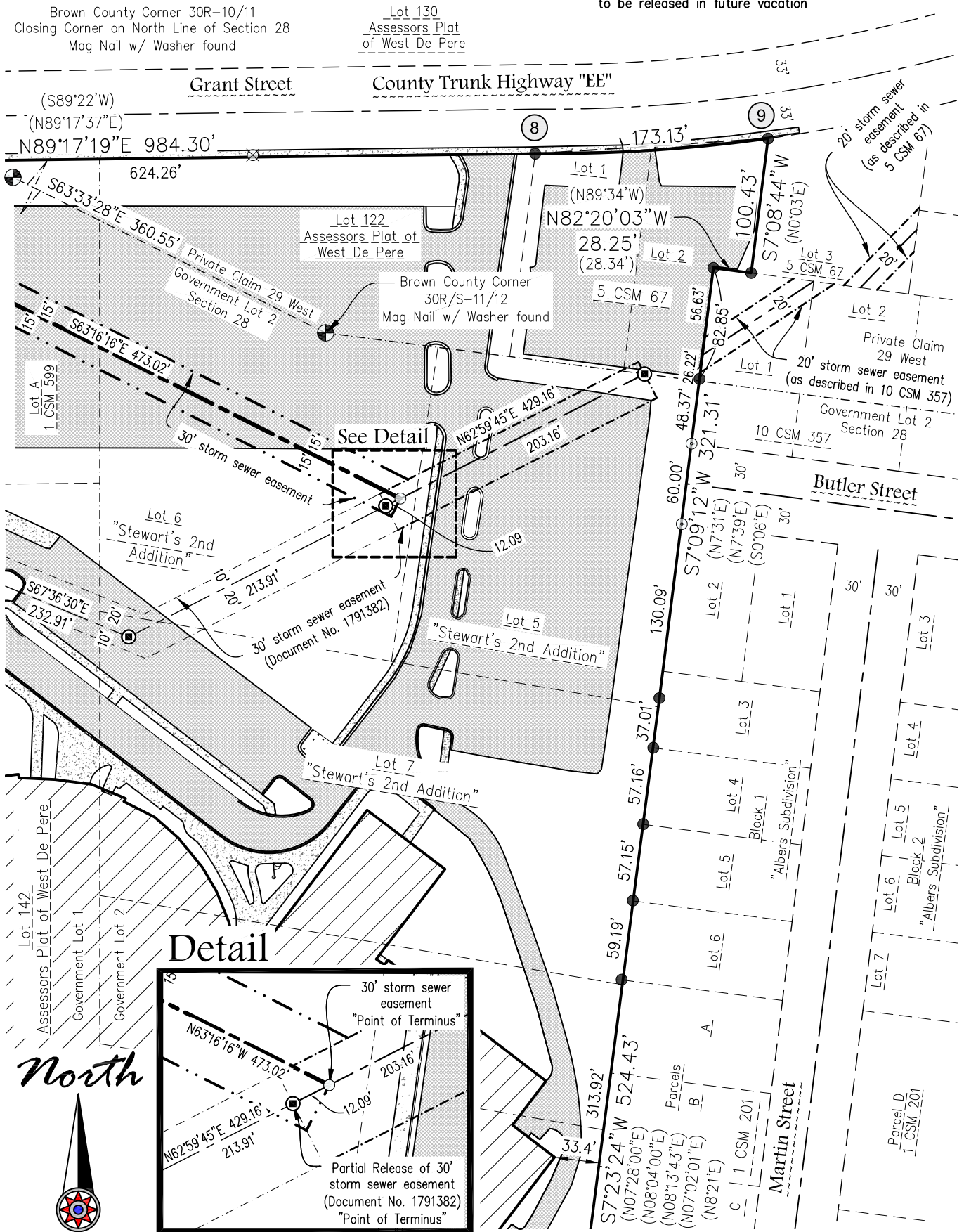
Sheet Three of Five
Project No.: W-15218
Drawing No.: L-11018
Fieldwork Completed: 12/12/19

**NOTES**

See Sheet 5 for full legend
and bearing references.

Legend

- proposed 30' storm sewer easement computation point
- existing 30' storm sewer easement computation point
- 30' storm sewer easement
- - - - - 30' storm sewer easement (Document No. 1791382)
- . - . - 30' storm sewer easement (Document No. 1791382) to be released in future vacation



Client: West De Pere School District
Tax Parcel: (TBD)
Drafted By: ZRH
File: W-15218Exhibit 032720.dwg
Data File: W-15218.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet Four of Five
Project No.: W-15218
Drawing No.: L-11018
Fieldwork Completed: 12/12/19

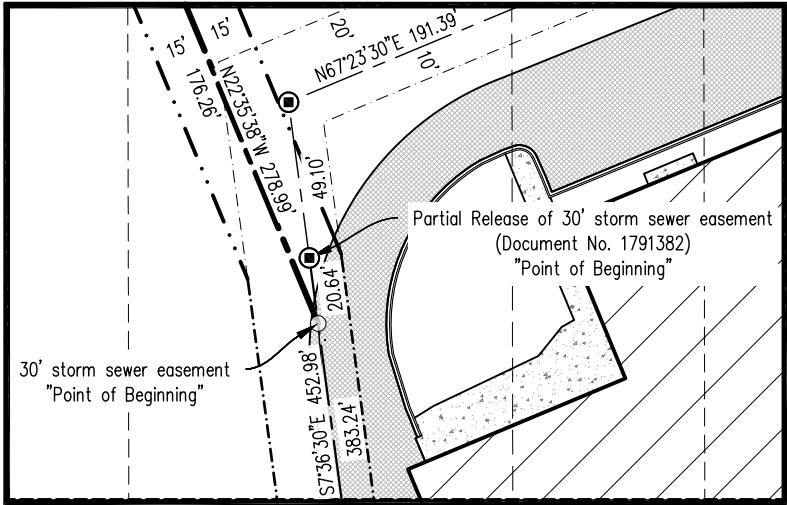


Part of Lot 6 of the recorded plat "Stewart's 2nd Addition", (Volume 1, Plats, Page 75, Brown County Records), and part of Lot 142 of the recorded plat "Assessor's Subdivision of the City of Nicolet", (Volume 1, Plats, Page 153, Document No. 119188, Brown County Records), all being part of Government Lots 1 and 2 of Section 28, Township 23 North, Range 20 East, and part of Private Claim 29, West Side of Fox River, in the City of De Pere, Brown County, Wisconsin being a 30 foot wide storm sewer easement whose centerline is more fully described as follows:

Commencing at the Southeast Corner of Volume 26, Certified Survey Maps, Page 31, Map No. 4191, Document No. 1268056, Brown County Records; thence N00°07'32"W, 44.68 feet along the East Right-of-Way of "Outward Avenue" also being the East Line of said Map No. 4191 to an East Corner of said Map No. 4191; thence 49.82 feet along said East Right-of-Way being the arc of a 130.00 foot radius curve to the left whose long chord bears N11°06'17"W, 49.52 feet to an existing 30 foot wide storm sewer easement as described in Document No. 1791382, Brown County Records; thence N50°45'20"E, 84.00 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N35°28'05"E, 454.18 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382; thence N07°36'30"W, 383.24 feet along said 30 foot wide storm sewer easement as described in Document No. 1791382 to the POINT OF BEGINNING for the aforementioned 30 foot wide storm sewer easement being described; thence N22°35'38"W, 278.99 feet; thence N67°25'40"E, 291.18 feet; thence S63°16'16"E, 473.02 feet to a point on the reference line of said existing 30 foot wide storm sewer easement as described in Document No. 1791382, and the POINT OF TERMINUS.

Easement contains 31,296 sq. ft. / 0.72 acres more or less.

Detail



NOTES

Bearings referenced to the North Line of Government Lot 1 of Section 28, Township 23 North, Range 20, East, assumed to be N89°37'42"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Legend

- proposed 30' storm sewer easement computation point
 - ⊙ existing 30' storm sewer easement computation point
 - 1" iron pipe found
 - ⦿ 2" iron pipe found
 - ⊙ 1 1/2" iron pipe found
 - ⊙ PK nail found
 - ⊗ cut + found
 - ⊕ Brown County monument – type noted
 - () recorded as bearing / distance
- scoreboard
 - blacktop
 - concrete
 - existing building
 - pavers
 - "track and field" asphalt
 - 30' storm sewer easement
 - - - 30' storm sewer easement (Document No. 1791382)
 - - - 30' storm sewer easement (Document No. 1791382) to be released in future vacation

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	111.89'	549.95'	111.69'	S83°52'17"W	11°39'25"	—
3-4	26.88'	15.00'	23.43'	N50°36'54"W	102°41'05"	N00°43'38.5"E
5-7	90.11'	130.00'	88.32'	N19°58'59"W	39°42'54"	N39°50'26"W & S00°07'32"W
5-6	49.82'	130.00'	49.52'	N11°06'17"W	21°57'34"	S00°07'32"W
6-7	40.29'	130.00'	40.13'	N30°57'46"W	17°45'24"	N39°50'26"W
8-9	173.13'	1179.28'	172.97'	N86°16'46"E	08°24'41"	N89°30'53.5"E&N82°04'25.5"E

Client: West De Pere School District
Tax Parcel: (TBD)
Drafted By: ZRH
File: W-15218Exhibit 032720.dwg
Data File: W-15218.txt

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Sheet Five of Five
Project No.: W-15218
Drawing No.: L-11018
Fieldwork Completed: 12/12/19

Attachment: 30' Storm Sewer Easement Cover Sheet 040120 - replacement easement (9439 : Staff recommendation and possible action regarding a new section of a 30 foot wide storm



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: April 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding the release a 5 foot wide portion of a 50 foot wide sanitary easement at 1881 Southbridge RD (Parcels WD-2029, WD-2030, WD-2031, WD-2032, WD2-33, WD-2034, WD-2035, WD-2036).*

ATTACHMENTS:

- Report to Plan Commission - Easement Release at 1881 Southbridge RD (DOCX)
- Application Form (PDF)
- Signed easement release paperwork (PDF)

- ITEM 8:** Staff recommendation and possible action regarding the release of a 5 foot wide portion of a 50 foot wide sanitary easement at 1881 Southbridge RD (Parcels WD-2029, WD-2030, WD-2031, WD-2032, WD2-33, WD-2034, WD-2035, WD-2036).*

SITE MAP



REQUESTED ACTION: Release of Easement Request.*

The release of easement request will reduce the width of a 50-foot wide sanitary sewer easement to 45 feet wide, and allow for twindominium residential development.

COMMON DESCRIPTION: 1881 Southbridge DR, located west and south from the Southbridge RD and Lawrence DR intersection.

PARCEL NUMBERS: WD-2029, WD-2030, WD-2031, WD-2032, WD2-33, WD-2034, WD-2035, WD-2036

EXISTING ZONING: R-2 (Single and Two-Family Residential District) with a Planned Development District overlay.

SURROUNDING LAND USES: Crosspoint Church and vacant agricultural to the north (R-1).
Single-family residential to the south (R-1) and east (R-1).
Natural spaces to the west (R-1).

COMPREHENSIVE PLAN: Multi-Family Residential

APPLICANT/OWNER: Brandon Robaidek, EIT
Authorized Representative
Robert E. Lee & Associates
1250 Centennial Centre BLVD
Hobart, WI 54155

ALM Enterprises LLC
Property Owner
1651 Brookfield, Suite A
Green Bay, WI 54313

SITE HISTORY:

The subject site had agricultural buildings at the south end from the 1950s until the mid-2000s. The remainder of the subject area remained vacant.

In 2007 and 2008, a Planned Development District overlay was established with a Precise Implementation Plan, for four twindominium buildings (8 residential units). As part of a related condominium plat, a street fronted 50-foot wide sanitary easement was created. The site was never developed and the Precise Implementation Plan expired but the easement remained.

In April-July, 2019, the Plan Commission and Common Council approved a new General Development Plan and Precise Implementation Plan for a similar four twindominium development (8 residential units). However, two of the proposed buildings fall within the existing sanitary easement. For the two buildings to be developed either the building sizes need to be reduced, or the easement width needs to be reduced.

This April 27, 2020 report addresses the release of part of the sanitary easement to reduce the width from 50 feet wide to 45 feet wide.

STAFF REVIEW:

When reviewing a release of easement request, staff considers the future need for utilities in the area as well as the location of alternative easements, the recommendation of the Comprehensive Plan, and proposed future development. Part of the easement will be used in the future by the City for future infrastructure. City Development Services and Engineering staff support the request as the remaining easement will be sufficient for City needs. The petitioner consulted with GBMSD about no longer needing the easement.

REVIEW PROCESS:

For the release of easement requests, the Plan Commission provides a recommendation to the Common Council. The Common Council reviews the release, and if approved, formal Release of Easement documents are prepared by the City Attorney for signing by utilities and recording at the Register of Deeds office. The anticipated review date by Common Council is May 5, 2020.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the release of easement request subject to the following:

1. Subject to release acceptance by any utilities that have the authority to utilize the easement, including GBMSD.

	CITY OF DE PERE APR 16 2020 APPLICATION FOR EASEMENT RELEASE	Fee: \$ 368.00 Receipt #: 151631 Date: 4-16-20
---	---	---

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

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) Robert E Lee and Associates, Inc.		Authorized Representative Brandon Robaidek	
Title E.I.T.			
Mailing Address 1250 Centennial Centre Blvd	City Hobart	State WI	ZIP Code 54155
Email Address brobaidek@releeinc.com	Phone Number (incl. area code) 920-662-9641	Fax Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) ALM Enterprises, LLC.		Contact Person Al Morin	
Title Owner			
Mailing Address 1651 Brookfield Ste A	City Green Bay	State WI	ZIP Code 54313
Email Address atrailsides@aol.com	Phone Number (incl. area code) 920-680-2878	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 1855 Southbridge Road		Parcel No. WD-2029 to WD-2036	
SECTION 4: Easement Information			
Existing Zoning:	R2 with PDD Overlay		
Present Use of Parcel:	Open Lot		
Proposed Use of Lots:	8- Unit Twindominium Development		
Please submit the following: 1-Scaled map identifying easement to be released 2-Legal description for easement 3-Summary/description of reason why easement release is needed 4-Information from other utilities indicating they agree with release			
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) Brandon Robaidek		Title Representative	Phone Number 920-662-9641
Signature of Applicant 		Date Signed 3-27-20	

TO BE COMPLETED BY CITY STAFF

Easement Release authorized by the De Pere Municipal Code, Chapter 46.

CITY OF DE PERE
920-339-4050

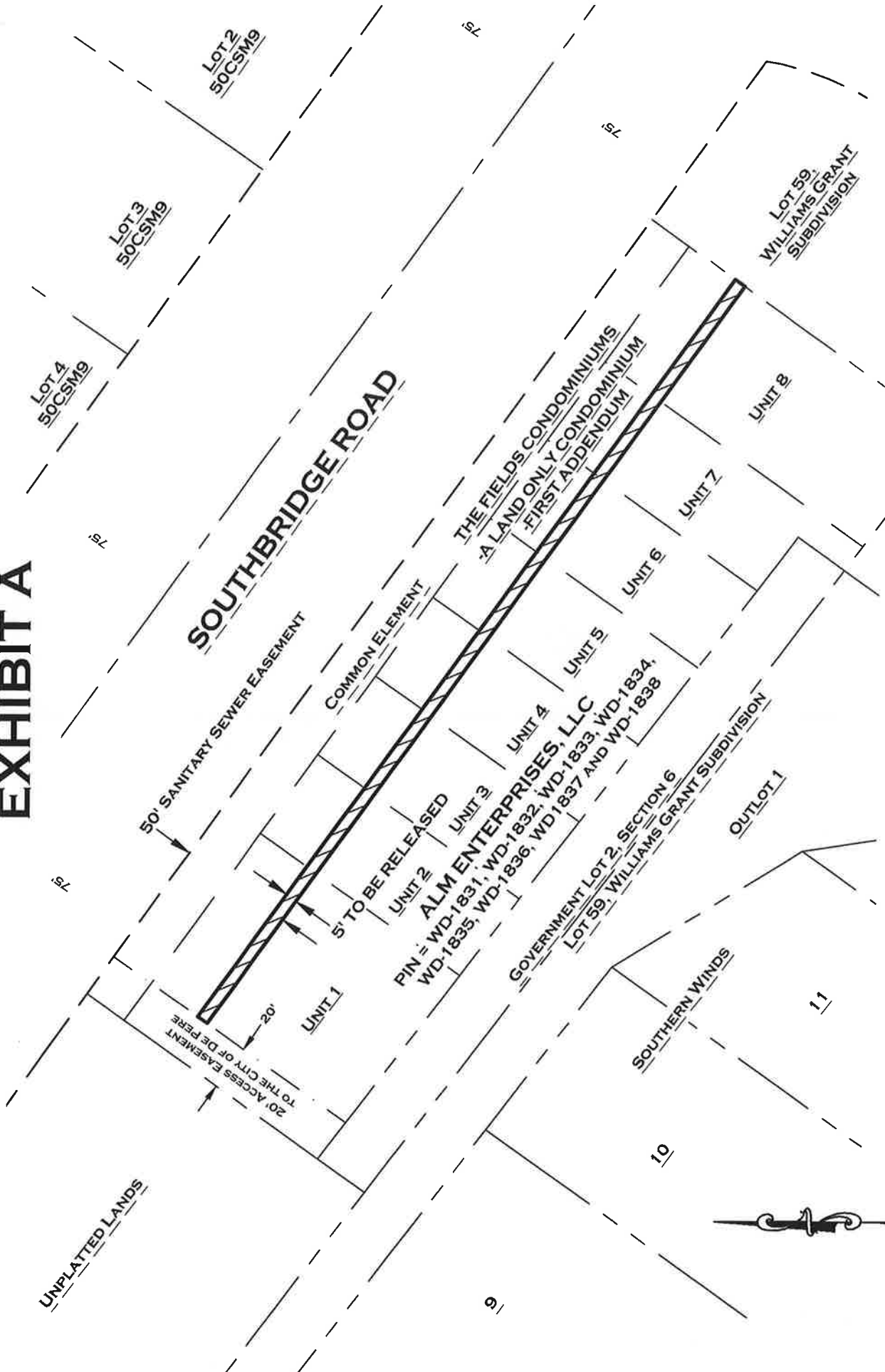
REC#: 00151631 4/16/2020 10:17 AM
OPER: CD TERM: 003
REF#: 125823

TRAN: 105.0000 PROJECT PLANS
ROBERT E LEE
EASEMENT RELEASE-SOUTHBRIDGE C
PROJECT PLANS 368.00CR

TENDERED: 368.00 CHECK
APPLIED: 368.00-

CHANGE: 0.00

EXHIBIT A



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

R:\5500\5569\5569020\DWG\EASEMENT RELEASE.DWG

The southerly 5.00 feet of the northerly 50.00 feet of Units 1-8 of The Fields Condominium, First Addendum, Document Number 2390219, being located in part of the Government Lot 2, Section 6, Township 22 North, Range 20 East, City of De Pere, Brown County, Wisconsin, excepting the westerly 20.00 feet thereof.

As shown and dimensioned on the attached Exhibit A.

Said described lands contain 1,993 sq.ft.

Summary

ALM Enterprises, LLC. is proposing to construct four twindominium buildings with a shared driveway on parcel WD-1831 to WD-1838. The building footprints currently sit 5' into a 50-foot sanitary easement. We are proposing that the sanitary easement be narrowed to 45' to allow for the buildings to sit as intended in the Precise Implementation Plan to maximize space between the rear property line and the back of the buildings. This will allow for a natural buffer between the proposed twindominium development and the single-family development to the south of the proposed development. To meet the demand for the size of the twindominium units we are not able to move the buildings out of the 50' sanitary easement while still staying inside the rear building setback line. The City is constructing sanitary sewer within this easement to service the proposed development; however, that sewer line will be located 35' off of the 50' sanitary easement line and 30' off of the proposed, narrowed 45' sanitary easement line. This appears to be more than enough space to allow for maintenance of the proposed sanitary line without impacting outside of the proposed 45' sanitary easement. There appears to be no additional utilities within this easement that would be negatively impacted by the narrowing of the 50' sanitary easement to a 45' sanitary easement.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: April 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a variance to permit three wall signs on the Notre Dame School in the R-2 District at 137 S Superior ST (Parcel ED-1033).

ATTACHMENTS:

- Report to Plan Commission - Notre Dame School Sign Variance (DOCX)
- Notre Dame Variance Application (PDF)
- Notre Dame De Pere Variance Overview (DOCX)
- Notre Dame School - Exterior Signage (PDF)

- Item 9: Staff recommendation and possible action regarding a variance to permit three wall signs on the Notre Dame School in the R-2 District at 137 S Superior ST (Parcel ED-1033).

SITE MAP



REQUESTED ACTION: Sign Variance Request.

Three wall-mounted signs for a school in the R-2 District:

1. A halo lit (backlit) wall sign on the south façade, facing R-2 residential.
2. A halo lit (backlit) wall sign on the west façade, facing B-1 business.
3. An externally lit wall sign on the east façade, facing B-1 business.

COMMON DESCRIPTION: 137 S Superior ST, located between George ST and Charles ST.

PARCEL NUMBER(S):	ED-1033	
EXISTING ZONING:	R-2 (Single and Two-Family Residential District) with a Planned Development District overlay. <i>Schools are permitted in the R-2 District.</i>	
SURROUNDING LAND USES:	North (across George) – Auto Display/Sales (B-1 and B-3) East (across Huron) – Business & Single Family homes (B-1 and R-2) South (across Charles) – Single Family homes (R-2) West (Across Superior) – Business & Single Family homes (B-1 and R-2)	
COMPREHENSIVE PLAN:	Institutional/Governmental Facilities	
APPLICANT / OWNER:	Scott Bertrand, Project Manager Authorized representative Elevate97 1085 Parkview RD Green Bay, WI 54304	Notre Dame Catholic School of De Pere Property Owner ATTN: Marv Wall 4805 Sportsman DR De Pere, WI 54115
SITE HISTORY:	Notre Dame Elementary School operated on the subject City block (sometimes referred to as the St. Mary Catholic School). The building was constructed in 1952 with an addition in 1960. The 2017 intensive survey reviewed this property, which currently does not have local, state, or national designation as a historic building. On May 14, 2019, the Mulva family announced plans to help fund the redevelopment of the Notre Dame Elementary and Middle Schools into one school on the project site. The facility is under construction with intentions of opening in time for the 2020-2021 school year. On June 24, 2019 and July 16, 2019, the Plan Commission and Common Council approved a Precise Implementation Plan (PIP), which allowed for the development of the school since it is in a unique urban and business location. At that time the need for signage was referenced but was not specifically included in the PIP. The unique situation of the building being designed to fit in a business district as well as a residential district with signage was also referenced with the need to meet code or potentially apply for variances. On April 16, 2020, the petitioner applied for a variance for three wall-mounted signs in the R-2 district, which requires a variance because a wall-mounted sign for a school must be accompanied by a ground-mounted sign.	
STAFF REVIEW:	In early April 2020, City Development Services staff denied the request for three wall-mounted signs in the R-2 District for the following reasons (in summary): • Per Municipal Code Section 98-13(c)(1), schools are permitted to have a wall sign in combination with a monument sign. The request proposed three wall signs with no monument sign. • When wall signs are permitted in residential districts for schools, only external or halo lit/back illumination is permitted, per Section 98-15(a). (Originally two of the three signs had internal illumination, which was	

- not permitted but later changed to halo for this variance request.
- The approved PIP referenced that signage must comply with the Sign Ordinance or sign variances must be successfully obtained.
-

Renderings from 2019 PIP Report Showing Proposed Wall Sign Locations



It was understood during the review of the PIP that the school site intentionally had an urban design, with tapered building heights and reduced setbacks, to better fit the transition from the business area to the residential neighborhood. The PIP did not identify the proposed use of a monument sign.

On April 16, 2020, the petitioner proposed the following three wall signs with the referenced criteria and a request to obtain a variance for the signage:

1. A proposed halo-lit 49+ SF wall sign with 24-inch lettering on the south wall of the school (facing Charles ST).
 - a. The wall sign was designed to comply with requirements for businesses in the adjacent B-1 Main Street Overlay District.
 - b. The use of a halo-lit was selected as indirect lighting would be sensitive to adjacent residential properties.
 - c. The nearest residential structure, to the west, is over 125 feet away from the sign.
 - d. The use of timers to turn school signs off in the evening should be considered by Plan Commission.
2. A proposed halo-lit 49+ SF wall sign with 24-inch lettering on the west wall of

- the school (facing S Superior ST, near George ST).
- The wall sign was designed to comply with requirements for businesses in the adjacent B-1 Main Street Overlay District.
 - The use of a halo-lit was selected as indirect lighting would be sensitive to nearby residential properties.
 - The nearest residential structure, to the southwest, is over 125 feet away from the sign.
 - The use of timers to turn school signs off in the evening should be considered by Plan Commission.
3. A proposed exterior lit 88+ SF wall sign with school logo and name on the east wall of the school (facing S Huron RD, near George ST).
- The wall sign appears to exceed the maximum 50 SF size, however, there are air spaces around the logo with no signage.
 - The remainder of the sign was designed to comply with requirements for businesses in the adjacent B-1 Main Street Overlay District.
 - The use of exterior lighting complies with the adjacent B-1 Main Street Overlay District.
 - The nearest residential structure, to the southwest, is over 125 feet away from the sign.
 - The use of timers to turn school signs off in the evening should be considered by Plan Commission.

Proposed New South Wall Sign (facing Charles ST)



PROPOSED CONDITION (DAY VIEW): NOT TO SCALE



PROPOSED CONDITION (NIGHT VIEW): NOT TO SCALE

Proposed New West Wall Sign (facing S Superior ST, near George ST)



PROPOSED CONDITION (DAY VIEW): NOT TO SCALE



PROPOSED CONDITION (NIGHT VIEW): NOT TO SCALE

Proposed New South East Wall Sign (facing S Huron ST, near George ST)



PROPOSED CONDITION (DAY VIEW): NOT TO SCALE



PROPOSED CONDITION (NIGHT VIEW): NOT TO SCALE

When reviewing a sign variance, the following five hardship criteria must adequately be addressed, per Municipal Code 14-27(3). The petitioner response to each criterion is listed in italics:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
 - *There are not specific physical characteristics of the property that lead to the need for a variance.*
2. The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classifications.
 - *The school could have been designed with setbacks that allow for monument signs, however, the design was encouraged to fit the business setbacks and height, while fitting the residential setbacks and heights at the south end for a unique property building design but not a unique lot layout.*
3. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person having an interest in the property.
 - *The Sign Code was written with an assumption that there is one obvious street frontage for schools in residential areas. The specific hardship, in this case, relates to a school that is designed in a residential/business area with street frontages on all four sides of a block. Building identification may be necessary on more than one street frontage. The Municipal Code is limited to one monument sign and one wall sign in a residential district does not accommodate this unique school development.*
4. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - *The design of the signage was made to comply with adjacent B-1 District signage in the Main Street Overlay District. The use of halo-lit illumination for two of the signs minimizes lighting impacts on the residential neighborhood.*
5. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
 - *Light impacts are referenced in #4, above.*

Staff notified property owners within 100 feet of the variance request site. No public comments were received at the time this report was written.

REVIEW PROCESS: For sign variance applications, the Plan Commission reviews the variance and hardship criteria and makes a final decision. Sign variances are not reviewed by the Common Council. Project notification letters, with a web link to the Plan Commission agenda, were sent to property owners within 100 feet of the site boundary.

STAFF RECOMMENDATION: Staff does not provide recommendations for variance requests. Rather, staff provides report information regarding potential Code compliance, potential Code violations, and potential hardships.

Plan Commission should specifically identify the hardship(s) if a recommendation of approval is made. For example, consider referencing Items #3 & #4 in the hardship section of the report.

Note: When making a final decision regarding hardship, if Plan Commission is concerned about sign illumination during certain hours of the night, the petitioner suggested that the signs could be timer controlled.

	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 168.00
		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) Elevate97	Authorized Representative Scott Bertrand	Title Project Manager	
Mailing Address 1085 Parkview Rd	City Green Bay	State WI	ZIP Code 54304
Email Address sbertrand@elevate97.com	Phone Number (incl. area code) 920.737.2354	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) Notre Dame School	Contact Person Marv Wall	Title Owner Representative	
Mailing Address	City	State	ZIP Code
Email Address 1marvwall@gmail.com	Phone Number (incl. area code) 920-475-7273	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address: Legal Description: 137 Superior St. De Pere WI 54115. Elementary / Middle School	Parcel Number(s):
---	-------------------

SECTION 4: Variance Information

Section of De Pere Code which creates need for Variance:	
Ordinance Provision:	
Project Description:	West: 24" high Halo-glow letters South elevation: 24" high Halo-glow letters
Variance Requested:	Allow (2) sets of halo glow letters 49.15 sqr feet each set
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties:	Site doesn't have adequate space for a free standing sign. Please see attached
Describe the hardship(s) that would result if the variance is not granted:	illuminated signage is needed for safety of students, staff, and visitors. See attached
Describe how the variance would not have adverse effects on surrounding properties:	Halo-glow lighting has little to no-effect on areas ambient lighting. See attached.

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Scott Bertrand - Elevate97	Title Project Manager	Phone Number 920.737.2354
Signature of Applicant 		Date Signed April 15, 2020

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

Notre Dame De Pere Variance Request Exterior Signage

Peter:

Please accept the attached variance request for review approval.

Sight Location: Notre Dame School of De Pere
137 Superior St
De Pere WI 54115

Scope of Work requiring variance based on current coed requirements:

West elevation: 24" high Halo-glow channel letters

South elevation: 24" high Halo-glow channel letters

Current Code obstacles:

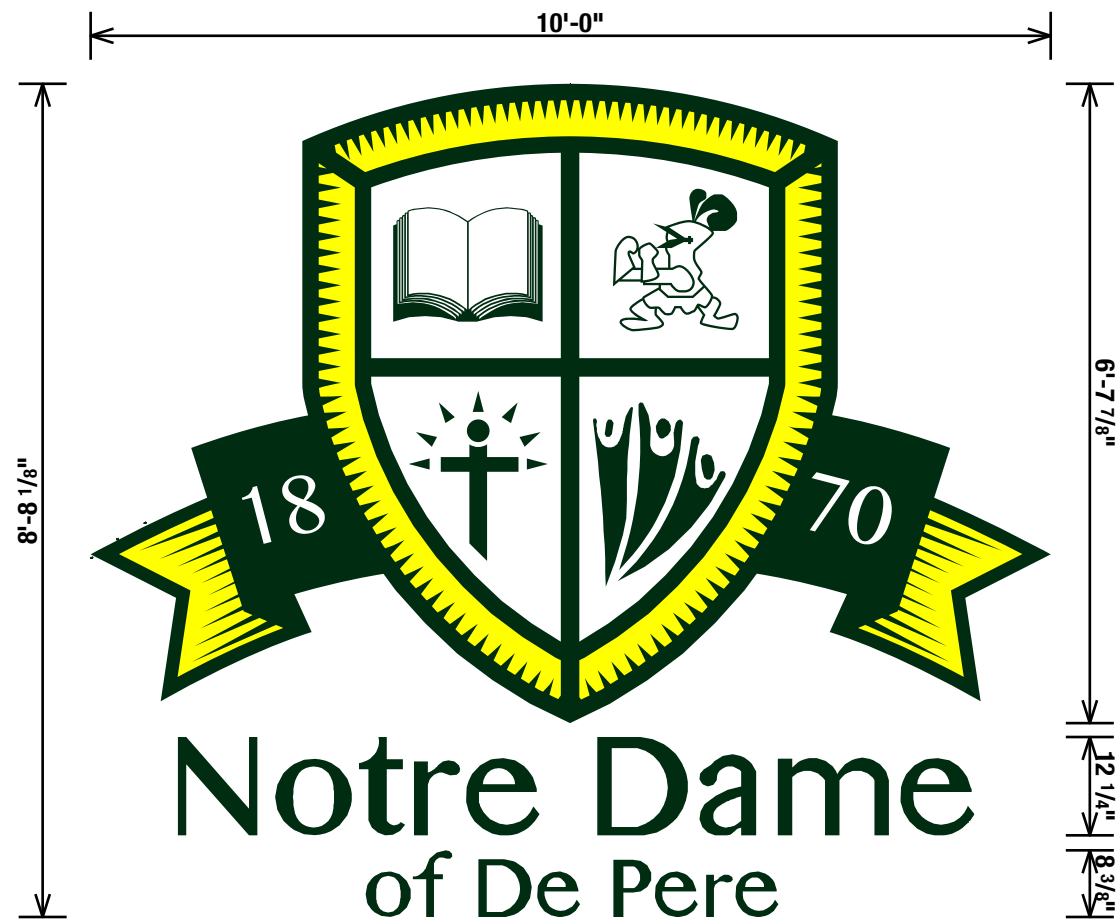
- Square footage per location: 49.15 vs 32 allowed
- Building mounted signage not allowed in R-1 District
- Illumination not allowed

Hardship:

- Overall site does not have enough space allowed to place a free standing sign which would be visible for traffic traveling East or West on George St.
- Main Entrance requires readable signage on south side of building.
- Having illuminated signage is imperative to operations and safety for students, staff, and visitors during school and community functions occurring during the post sundown hours.
- Vehicles operator searching for correct building and entrances could be distracted and create a hazardous condition in which a collision with another vehicle or pedestrian may possibly occur.

Solution:

- Provide 24" high copy will provide adequate visibility for traffic traveling east on George St.
- Lighting being Halo-glow will be a soft lighting vs internally illuminated or external spot lighting.
- Halo-glow lighting has little to no-effect on areas ambient lighting so will not be obtrusive to neighboring properties.
- Lighting could be regulated with timers as to be turned off if needed.



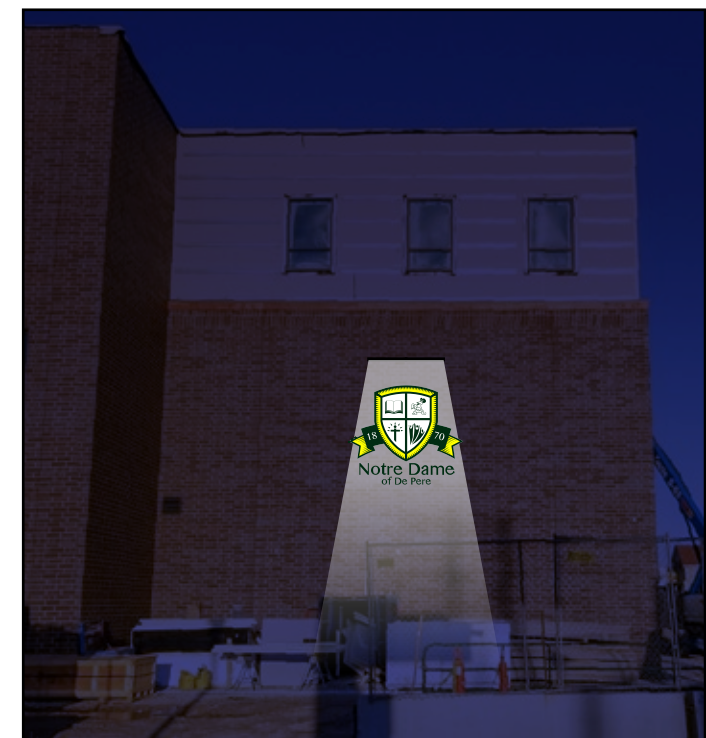
PROPOSED AMC PANEL SIGN: 1/2" = 1'

DESCRIPTION:

Manufacture and install (1) ACM panel sign.
Sign to be digitally printed vinyl applied to
3mm ACM panel. Sign panel to be externally illuminated
with (2) 4' G2G LED Wall Washer 5 Series lamps.



PROPOSED CONDITION (DAY VIEW): NOT TO SCALE



PROPOSED CONDITION (NIGHT VIEW): NOT TO SCALE



(800) 514-1119 | elevate97.com

DESIGN #: 10318

PAGE: 1

CLIENT: NOTRE DAME SCHOOL
ADDRESS: DEPERE, WI
DATE: JANUARY 8TH, 2019
SCALE: 1/2" = 1'
A.C.: ERIN WOERFEL
DESIGNER: TK
REVISED BY: TK

DATE: 4/14/20

DESIGN STAGE

☒ CONCEPTUAL ☐ FINAL JOB #:

ITEMS NEEDED PRIOR TO FABRICATION

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

APPROVALS

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

CLIENT SIGNATURE:

© COPYRIGHT 2019 BY ELEVATE97

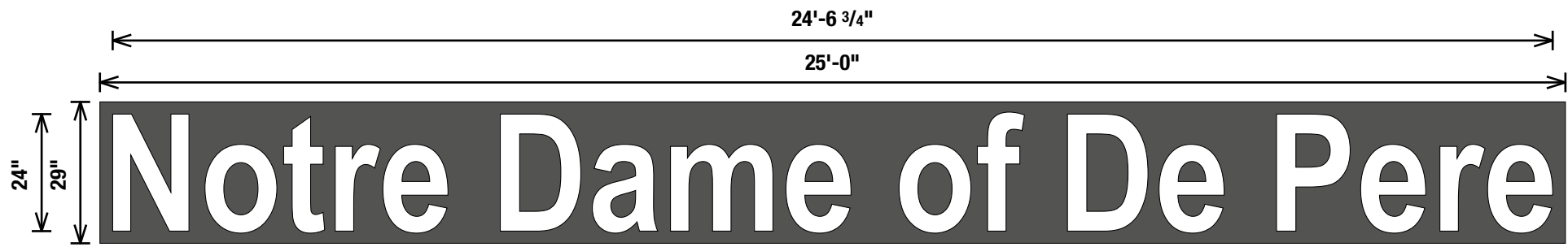
THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH OR MODIFY, DIRECTLY OR INDIRECTLY, ANY OF THE MATERIALS HELD BY YOU, NOR WILL ANY THIRD PARTY DO ANY OF THE FOREGOING WITHOUT WRITTEN CONSENT OF ELEVATE97 UNLESS PURCHASED BY PAYMENT. ANY VIOLATION SHALL CONSTITUTE A CHARGE OF INCURRED CONCEPTUAL/PRODUCTION EXPENSES.

DATE:



Electrical Acces: Not to Scale

 Colortech + K H R O M E (800) 514-1119 elevate97.com	DESIGN #: 10318	PAGE: 2	DESIGN STAGE	APPROVALS	© COPYRIGHT 2019 BY ELEVATE97
	CLIENT: NOTRE DAME SCHOOL ADDRESS: DEPERE, WI DATE: JANUARY 8TH, 2019 SCALE: NOT TO SCALE A.C.: ERIN WOERFEL DESIGNER: TK REVISED BY: TK	DATE: 4/14/20	☒ CONCEPTUAL ☐ FINAL JOB #:	WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.	THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH OR MODIFY, DIRECTLY OR INDIRECTLY, ANY OF THE MATERIALS HELD BY YOU, NOR WILL ANY THIRD PARTY DO ANY OF THE FOREGOING WITHOUT WRITTEN CONSENT OF ELEVATE97 UNLESS PURCHASED BY PAYMENT. ANY VIOLATION SHALL CONSTITUTE A CHARGE OF INCURRED CONCEPTUAL/PRODUCTION EXPENSES.
			ITEMS NEEDED PRIOR TO FABRICATION ☐ FIELD SURVEY / MEASUREMENTS REQUIRED ☒ ELECTRONIC FILE OF LOGO REQUIRED ☒ COLORS TO BE DETERMINED	CLIENT SIGNATURE:	DATE:



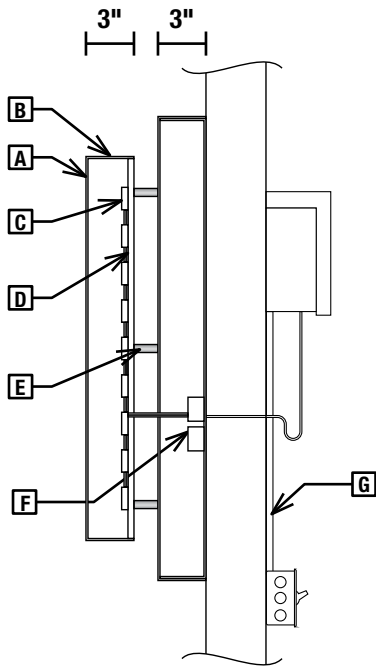
PROPSOED WIREWAY MOUNTED HALO LIT CHANNEL LETTERS: 3/8" = 1'

DESCRIPTION:

Manufacture and install (1) set of halo lit channel letters.
Channel letter faces and returns to be of aluminum construction.
Channel letters backs to be clear ploycarbonate. Channel letters to be internally illuminated with high output LEDs. Channel letters to mount to aluminum wireway.

COLOR SCHEDULE:

- Letter Faces & Returns: Painted White
- Wireway: Painted to Match Building



- SPECIFICATIONS:**
- A: Letter faces of .125" Aluminum
 - B: Letter returns of .080" Aluminum
 - C: Sloan LED's (White)
 - D: 3/16" Clear Polycarbonate
 - E: 1 1/2" Stand-Offs
 - F: Low voltage wiring from LEDs to power pack in raceway
 - G: Primary wiring to LED power packs
 - H: Aluminum Wireway

DETAILS: 1" = 1'

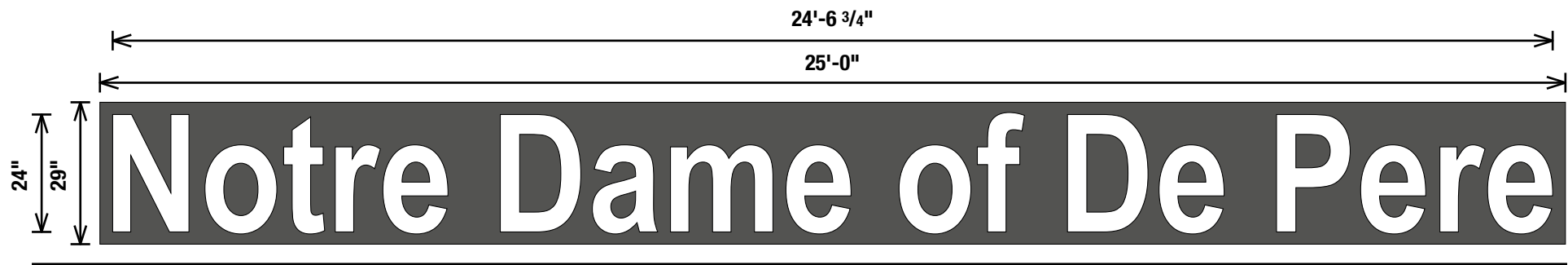


PROPOSED CONDITION (DAY VIEW): NOT TO SCALE



PROPOSED CONDITION (NIGHT VIEW): NOT TO SCALE

 Colortech + K H R O M E (800) 514-1119 elevate97.com	DESIGN #: 10318	PAGE: 3	DESIGN STAGE	APPROVALS	© COPYRIGHT 2019 BY ELEVATE97
	CLIENT: NOTRE DAME SCHOOL ADDRESS: DEPERE, WI DATE: JANUARY 8TH, 2019 SCALE: 3/8" = 1' A.C.: ERIN WOERFEL DESIGNER: TK REVISED BY: TK		☒ CONCEPTUAL ☐ FINAL JOB #:	WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.	THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH OR MODIFY, DIRECTLY OR INDIRECTLY, ANY OF THE MATERIALS HELD BY YOU, NOR WILL ANY THIRD PARTY DO ANY OF THE FOREGOING WITHOUT WRITTEN CONSENT OF ELEVATE97 UNLESS PURCHASED BY PAYMENT. ANY VIOLATION SHALL CONSTITUTE A CHARGE OF INCURRED CONCEPTUAL/PRODUCTION EXPENSES.
		DATE: 4/15/20	ITEMS NEEDED PRIOR TO FABRICATION ☐ FIELD SURVEY / MEASUREMENTS REQUIRED ☐ ELECTRONIC FILE OF LOGO REQUIRED ☒ COLORS TO BE DETERMINED	CLIENT SIGNATURE:	DATE:



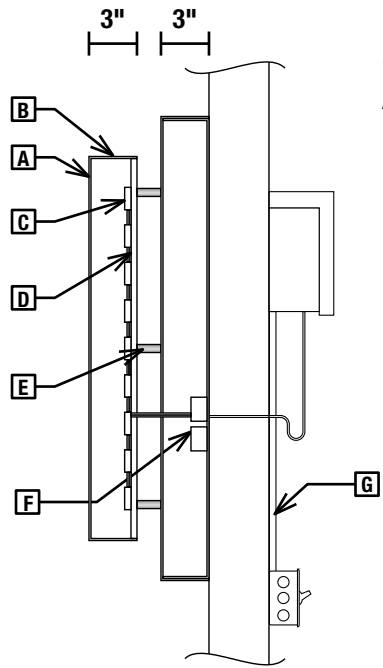
PROPSOED WIREWAY MOUNTED HALO LIT CHANNEL LETTERS: 3/8" = 1'

DESCRIPTION:

Manufacture and install (1) set of halo lit channel letters.
Channel letter faces and returns to be of aluminum construction.
Channel letters backs to be clear ploycarbonate. Channel letters to be internally illuminated with high output LEDs. Channel letters to mount to aluminum wireway.

COLOR SCHEDULE:

- Letter Faces & Returns: Painted White
- Wireway: Painted to Match Building

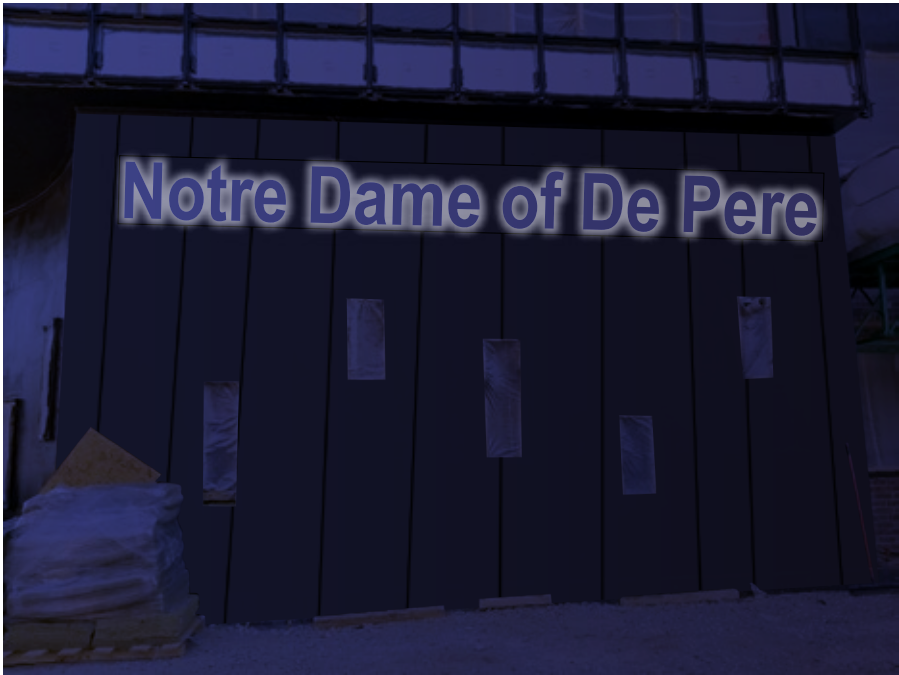


- SPECIFICATIONS:**
- A: Letter faces of .125" Aluminum
 - B: Letter returns of .080" Aluminum
 - C: Sloan LED's (White)
 - D: 3/16" Clear Polycarbonate
 - E: 1 1/2" Stand-Offs
 - F: Low voltage wiring from LEDs to power pack in raceway
 - G: Primary wiring to LED power packs
 - H: Aluminum Wireway

DETAILS: 1" = 1'



PROPOSED CONDITION (DAY VIEW): NOT TO SCALE



PROPOSED CONDITION (NIGHT VIEW): NOT TO SCALE

 Colortech + K H R O M E (800) 514-1119 elevate97.com	DESIGN #: 10318	PAGE: 4	DESIGN STAGE	APPROVALS	© COPYRIGHT 2019 BY ELEVATE97
	CLIENT: NOTRE DAME SCHOOL ADDRESS: DEPERE, WI DATE: JANUARY 8TH, 2019 SCALE: 1/2" = 1' A.C.: ERIN WOERFEL DESIGNER: TK REVISED BY: TK		☒ CONCEPTUAL ☐ FINAL JOB #:	WITH APPROVAL OF THIS DESIGN I HEREBY GIVE ELEVATE97 PERMISSION TO BEGIN PRODUCTION ON THE SIGNAGE ILLUSTRATED. I AGREE THAT ALL SPECIFICATIONS, SPELLING, COLORS AND ELEVATIONS LISTED ARE CORRECT AND APPROVED. ANY CHANGES MADE AFTER PRODUCTION HAS STARTED WILL RESULT IN ADDITIONAL CHARGES.	THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES, TITLE 17 UNITED STATES CODE. YOU AGREE NOT TO COPY, PHOTOGRAPH OR MODIFY, DIRECTLY OR INDIRECTLY, ANY OF THE MATERIALS HELD BY YOU, NOR WILL ANY THIRD PARTY DO ANY OF THE FOREGOING WITHOUT WRITTEN CONSENT OF ELEVATE97 UNLESS PURCHASED BY PAYMENT. ANY VIOLATION SHALL CONSTITUTE A CHARGE OF INCURRED CONCEPTUAL/PRODUCTION EXPENSES.
			ITEMS NEEDED PRIOR TO FABRICATION ☐ FIELD SURVEY / MEASUREMENTS REQUIRED ☐ ELECTRONIC FILE OF LOGO REQUIRED ☒ COLORS TO BE DETERMINED	CLIENT SIGNATURE:	DATE:



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: April 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a site plan request for an existing building with a parking lot addition, driveway addition, revisions to a sanitary sewer, and the removal of part of a street fronted berm at 2107 American BL (Parcel WD-1042).

ATTACHMENTS:

- 04-27-20 Plan Commission Report - Robinson Metals (DOCX)
- Application Form - Paid (PDF)
- Site Plan - PRELIMINARY - 06 Apr 2020 (PDF)

- Item 10:** Staff recommendation and possible action regarding a site plan request for an existing building with a parking lot addition, driveway addition, revisions to a sanitary sewer, and the removal of part of a street fronted berm at 2107 American BL (Parcel WD-1042).

SITE MAP



REQUESTED ACTION:	Site Plan Approval. Robinson Metals site plan for a parking lot addition, driveway addition, revisions to a sanitary sewer, and the removal of part of a street fronted berm.
COMMON DESCRIPTION:	2107 American BL, located between Fortune AV and Red Maple RD.
PARCEL NUMBERS:	WD-1042
EXISTING ZONING:	I-B-1 (Industrial-Business-1 District)
SURROUNDING LAND USES:	Business park (developed and undeveloped) to the north, south, east, and west (I-B-1).

COMPREHENSIVE PLAN: Business Park

APPLICANT / OWNER: Joel Ehrfurth, Project Manager
Authorized Representative
Mach IV Engineering & Surveying LLC
2260 Salscheider CT
Green Bay, WI 54313

Realco Limited Partnership
Property Owner
691 S Green Bay RD
Neenah, WI 54956

SITE HISTORY: The site has been used for agricultural purposes since at least 1938. The American Court right-of-way and the property to the south were developed in the 1990s. The subject building, parking areas, and berm were developed in the early 2000s and remained relatively unchanged.

On April 6, 2020, the petitioner submitted a site plan to expand the parking lot on the west side of the building with an additional drive connection to American BL, to revise a sanitary sewer connection on the north end of the building, and to remove part of the berm along American BL to improve property visibility.

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.

Exterior site changes that will be noticeable are revisions to the pavement, a new driveway to street connection, loading bay doors on the south side of the building, sewer revisions on the north side of the building, the removal of a street fronted berm and the addition of landscaping trees where the berm is removed. The site plan identifies two areas for potential future buildings; the site plan review does not include the future building areas.

One new driveway connects to American BL in the southwest corner of the property. There is a proposed parking lot expansion on the west side of the building. The north end of the proposed parking lot will connect to American BL via a new driveway connection toward the northwest end of the property.

The site has one existing monument sign. No new signage is proposed with this site plan review.

There are no planned changes to the building façade materials. The addition of bay doors at the south side of the building will be reviewed by the City Building Inspector. The landscaping plan identifies the addition of 5 coniferous trees to assist in the screening of the additional loading doors.

The most significant change for the site will be the removal of a berm along American BLVD. Originally the berm was proposed to screen truck parking for the building to the south (the subject building was not part of the original site plans from the 1990's). Because the building now acts as the screen, the berm inhibits the view of business entrances in

the business park. The petitioner proposes the removal of the berm and beautifying the boulevard with a row of 21 new trees along the full length of the west border of the property, located generally between the street and the reconfigured auto parking lot.

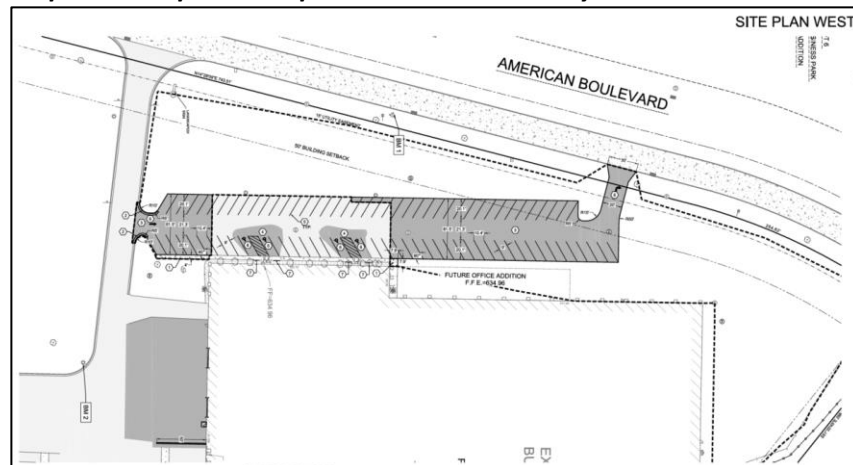
The site plan complies with the following massing and setback requirements set by the I-B- District (Code Section 14-51):

- Land Use: Manufacturing – Proposed no change (permitted)
- Lot Size: 15.0 acres (5 acres required)
- Front Yard Setback - west: ~95 feet (50 feet required)
- Interior Side Yard Setback – north & south: ~30 feet & 230 feet (30 feet required)
- Rear Yard Setback - east: ~230 feet (30 feet required)
- FAR: 0.07 (0.5 or less required)
- Building Height: Not Changing (Determined by Plan Commission)
- Landscaping: 21 street fronted trees (~65 trees would be required for a new site development.)

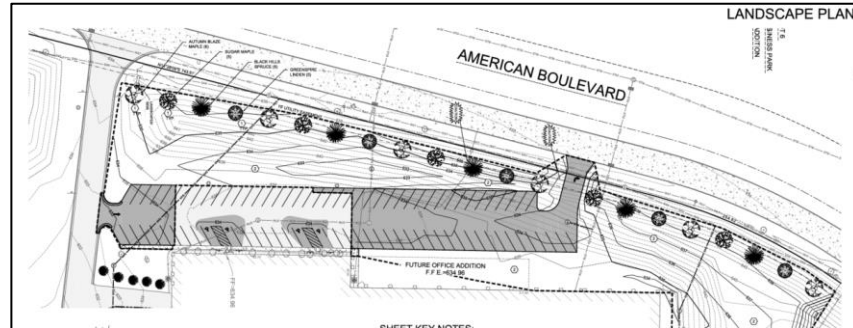
Parking requirements have been met as the 74 existing stalls were reconfigured to 83 stalls. The building size has not changed for the parking requirements to be recalculated. The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	74	9	Not identified	83
TOTAL	74	9	Not identified	YES

Proposed site plan with pavement and driveway additions:



Proposed site plan with berm removal and landscaping additions:



STAFF COMMENTS:

Engineering:

1. On Sheet C0.1:
 - a. Provide owner information.
 - b. Provide details for refuse collection if outdoor. If indoor, indicate on plans.
2. On Sheet C2.0:
 - a. Add the following comment: "Driveway curb cut can only be made with a hydraulic, mounted curb cut machine."
 - b. Add the following comment: "All concrete work in the right-of-way shall be completed by a licensed concrete worker. Contact De Pere Engineering at 920-339-4061 to acquire a concrete workers license permit."
 - c. Driveway onto American boulevard shall be 8-inch concrete with a five-foot-wide sidewalk section set a half foot off of the right-of-way line.
3. On Sheet C2.1:
 - a. Additional pavement replacement will be needed to accommodate a new sanitary sewer line.
 - b. The asphalt pavement in phase I limits is not identified with a #3 keynote.
 - c. Identify if a new 50-foot retaining wall is being constructed in the phase I limits.
 - d. Identify where is the light pole is being relocated.
4. On Sheet C3.0:
 - a. City records show an additional 12-foot utility easement along the northern property line abutting lot 3.
 - b. Identify why the northern sanitary lateral is being installed. The City will not permit a stub to be installed collecting additional inflow and infiltration.
 - c. Turn off the contours on the utility plan.
 - d. Confirm no proposed water work on site.
 - e. Sheet keynote #4 should be updated to state, "Connect to existing sanitary sewer with saddle or wye pursuant to City of De Pere Standard Specifications."
 - f. Sheet utility notes #5 & #8 should provide at least one week's notice.
 - g. Based on the listed inverts, the sanitary line on the south side of the building is running at a 0.18% slope, not a 0.76% slope as written on the plan.
 - h. Additional asphalt removals would be required for sanitary sewer.
5. On Sheet C5.0:
 - a. Provide soil loss sediment discharge calculations and a corresponding map.

Fire: None.

Forestry:

1. Include a plant list with the tree/plant sizes.
2. Planting detail is outdated and should be updated to include the WDNR recommendations for planting.

Health: None.

Planning:

1. On the application form, it is referenced that the project is an office addition but the site plans only demonstrate footprints for future office and building additions. This site plan review does not include a review of any future office or building addition.
2. The site statistics identify a proposed 5,846 SF building that does not exist. Either correct the statistics or submit revised site plans that show a building addition.
3. The site statistics identify a proposed 8,879 SF pavement addition. Verify that the measurement is correct and modify site plan statistics.
4. Identify any exterior façade changes (if any, for the loading door area for example) with scaled elevations. Identify building materials and colors used.
5. With the parking statistics on page C2.0, identify the existing number of parking spaces before the project begins and the required number of parking spaces from Code Section 14-56.
6. The landscaping plan should include a table with the type and number of each tree/plant species. Include the maximum growth size for Wisconsin. Include the minimum size for each species when planted, Per Municipal Code 14-60 size requirements. Include a plan (timeline) for plant/tree replacement after the contractor guarantees come to an end.
7. Although it has been identified that there is no new signage for the site, any proposed signage for the site needs to be part of the site plan review.

Inspection: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for a parking lot addition, driveway addition, revisions to a sanitary sewer, and the removal of part of a street fronted berm, 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) MACH IV ENG & SURVEYING LLC	Authorized Representative JOEL EHRFURTH	Title PROJ MGR	
Mailing Address 2260 SALSCHIEDER COURT	City GREEN BAY	State WI	ZIP Code 54313
Email Address JEHRFURTH@MACH-IV.COM	Phone Number (incl. area code) 920.569.5765	Fax Number (incl. area code) 920.569.5767	

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

Name (Ind. Org. or Entity) CAHOOTZ LLC	Contact Person BOB WALTER	Title OWNER	
Mailing Address PO BOX 1186	City OSHKOSH	State WI	ZIP Code 54903
Email Address RWALTERFARMS@GMAIL.COM	Phone Number (incl. area code) 920.379.1111	Fax Number (incl. area code) NA	

SECTION 3: Project or Site Location

Project Address/Description ROBINSON METALS OFFICE ADDITION	Parcel No. WD-1042
--	-----------------------

SECTION 4: Project Information

Existing Zoning:	I-B-1		
Present Use of Parcel:	INDUSTRIAL		
Proposed Use of Parcel:	INDUSTRIAL		
Estimated Start Date:	MAY 1, 2020	Estimated Completion Date:	NOV 2020

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) JOEL EHRFURTH	Title PROJ MGR	Phone Number 920.639.6907
Signature of Applicant		Date Signed 04.02.2020

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form - Paid (9486 : Staff recommendation and possible action regarding a site plan request for an existing building

SITE PLAN DIRECTIONS

Site Plan Review Process

1. Pre-application meeting is held between applicant and City staff.
2. Applicant submits application with supporting documentation.
 - a. Submittal Deadline – 3 weeks prior to scheduled Plan Commission meeting
3. Staff review, including circulation of plan set to other departments.
 - a. Preliminary staff comments provided to applicant if needed.
 - b. Staff report drafted for Plan Commission meeting.
4. Plan Commission review of the project (4th Monday of every month)
5. City issues a comment letter to applicant with Plan Commission decision.
6. Applicant prepares and submits revised documentation in response to the comment letter.
7. City staff conducts re-review of project.
8. If conditions are substantially satisfied, City staff requests final submittal:
 - a. Auto CAD.dwg file of the site plan only, referenced to the Brown County Coordinate System NAD83, NAV88.
 - b. PDF digital copy of all drawings
 - c. One (1) plan set drawn to an engineering scale no greater than one (1) inch equals one hundred (100) (24x36 preferred)
9. City staff issues Site Plan approval memo to applicant and informs Building Department that permits may be issued.

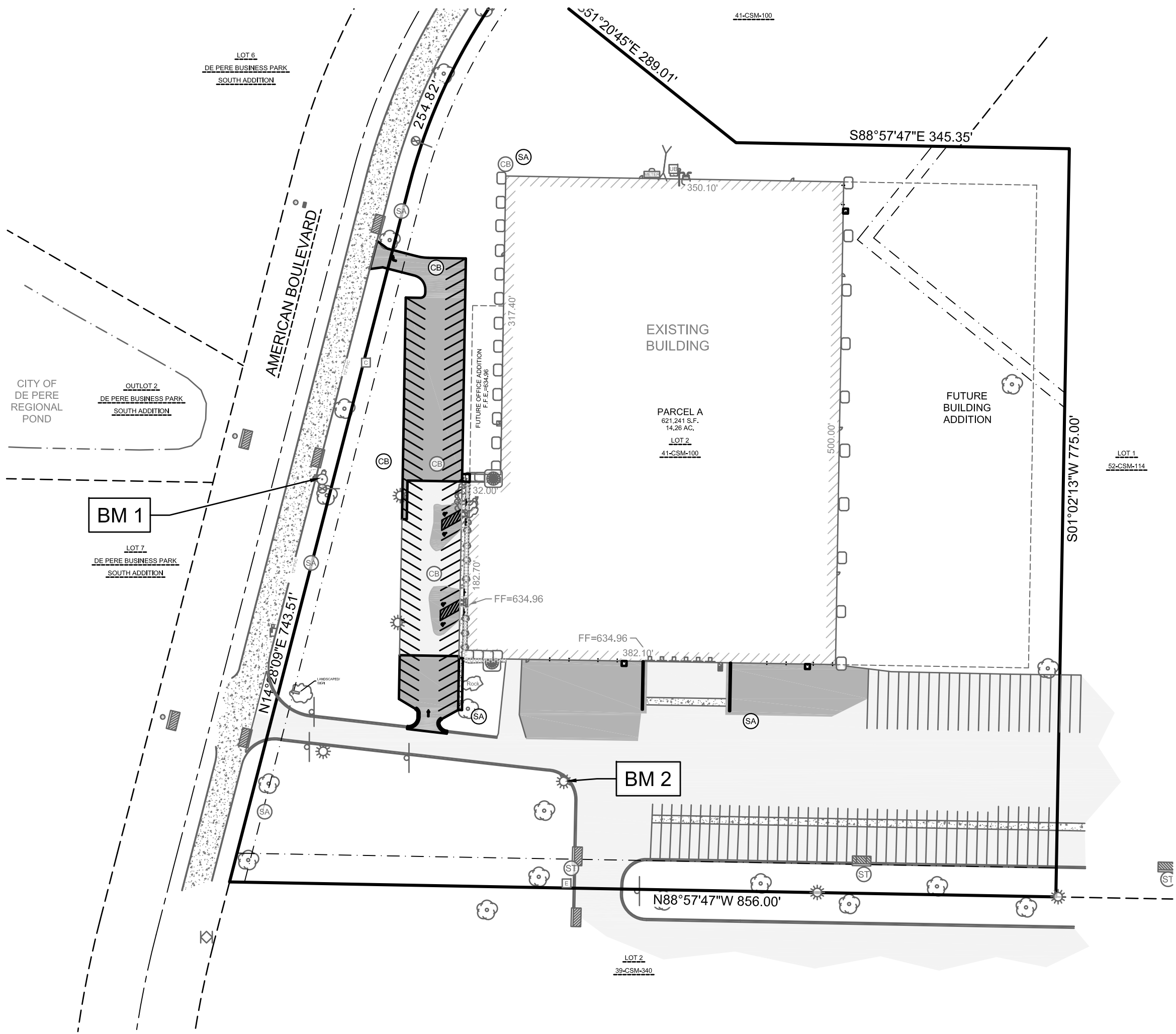
Site Plan Submittal Package Requirements

1. Completed Application
2. Fee Payment
3. One (1) paper copy of all plans drawn to an engineering scale no greater than 1 to 100' (24 x 36 preferred)
4. One (1) reduced paper copy (11 x 17 preferred)
5. One (1) digital PDF copy

Site Plan Drawings to Include (at a minimum)

- a) Name of project/development
- b) Location of project/development by street address
- c) Name and mailing address of developer/owner
- d) Name of mailing address of engineer/architect
- e) North point indicator
- f) Scale
- g) Boundary lines of property, with dimensions (ALTA survey preferred, and may be required depending on project)
- h) Location, identification, and dimensions of existing and proposed
 - i. Topographic contours at a minimum interval of two feet
 - ii. Adjacent streets and street rights-of-way
 - iii. On site streets and street rights-of-way
 - iv. Utilities and utility easements
 - Electric
 - Natural Gas
 - Telephone

- Water
- Sewer (sanitary and storm)
- Fiber optic lines
- Other transmission lines
- v. All buildings and structures
- vi. Parking facilities
- vii. Water bodies and wetlands
- viii. Surface water holding ponds, drainage ditches, and drainage patterns
- ix. Sidewalks, walkways, and driveways
- x. Off street loading areas and docks
- xi. Fences and retaining walls
- xii. All exterior signs
- xiii. Exterior refuse collection areas
- xiv. Exterior lighting
- xv. Traffic flow on and off site
- i) Landscape Plan and Location of open space
- j) Site statistics, including:
 - i. Total site area (square feet);
 - ii. Impervious/Pervious surface
 - iii. Percent open space (landscape areas)
 - iv. Parking required/Parking provided
 - v. Floor area ratio
- k) Location and dimensions of proposed outdoor display areas
- l) Architectural rendering of the proposed structures and buildings, including:
 - i. All dimensions
 - ii. Gross square footage of existing and proposed buildings and structures
 - iii. Description of all exterior finish materials (include colors)
- m) Erosion control plans
- n) A staging plan for any projects involving more than one phase or construction season which sets forth the chronological order of construction and relates to the proposed uses and structures of various service facilities and estimated completion dates
- o) Other information considered pertinent by city staff and/or the developers (for example, traffic study, three dimensional renderings, et. al.)



LEGAL DESCRIPTION

LOT 2 OF VOLUME 41, CERTIFIED SURVEY MAPS, PAGE 100 (MAP #6194-DOCUMENT #1763206), SAID MAP BEING PART OF LOT 1 VOLUME 24, CERTIFIED SURVEY MAPS, PAGE 84 (MAP #4035-DOCUMENT #1232048) AND PART OF LOTS 1, 2 AND 3 OF THE DE PERE BUSINESS PARK SOUTH ADDITION (DOCUMENT #1550790), ALL OF BROWN COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 32, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CIVIL GENERAL NOTES:

- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING IN DECEMBER 2019.
- SURVEY VERTICAL DATUM IS NAVD 88
- UTILITY LOCATES PER DIGGERS HOTLINE WEB LOCATE.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF CONSTRUCTION LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS. PLEASE CONTACT CITY OF DE PERE PUBLIC WORKS AT LEAST TWO WEEKS PRIOR TO EXCAVATION IN RIGHT-OF-WAY TO OBTAIN PERMIT. CONTACT ENGINEERING AT 920-339-4061.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEETS C5.0 AND C5.1
- FOR NOTES SHOWN THUS, "⬢", SEE SHEET KEY NOTES ON SHEET THEY APPEAR.

CIVIL LEGEND

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
CABLE PEDESTAL		EVERGREEN SHRUB		STANDARD DUTY ASPHALT	
ELECTRIC METER		EVERGREEN TREE		HEAVY DUTY ASPHALT	
ELECTRIC PEDESTAL		TREE		BUILDING	
GUY WIRE		TREE SHRUB		ASPHALT	
LIGHT POLE		BUILDING OVERHANG		CONCRETE	
POWER POLE		UNDERGROUND CABLE		GRAVEL	
GAS METER		OVERHEAD WIRE		LANDSCAPE WOOD MULCH	
GAS VALVE		UNDERGROUND ELECTRIC		LANDSCAPE STONE MULCH	
BOLLARD		GAS			
HANDICAP PARKING		LANDSCAPE			
SANITARY CLEANOUT		FENCE			
SANITARY MANHOLE		GUARDRAIL			
CATCH BASIN		CENTERLINE			
CULVERT		CURB			
DOWNSPOUT		PARKING STRIPE			
INLET		SANITARY SEWER			
INLET 2' X 2'		CULVERT			
STORM CLEANOUT		STORM SEWER			
STORM MANHOLE		FIBER OPTIC			
FIBER OPTIC PEDESTAL		WOOD LINE			
SIGN		RETAINING WALL			
FIRE HYDRANT		WATERMAIN			
WATER SHUT OFF		CONTOUR MAJOR			
WATER VALVE		CONTOUR MINOR			

ABBREVIATIONS

AC	ACRE	MIN	MINIMUM
AEW	APRON END WALL	mm	MILLIMETER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	N	NORTH
BM	BENCHMARK	NE	NORTHEAST
C	CABLE	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CI	CURB INLET	OHP	OVER HEAD POWER
CMP	CORRUGATED METAL PIPE	OL	OUTLOT
CO	CLEAN OUT	PSI	POUNDS PER SQUARE INCH
CSM	CERTIFIED SURVEY MAP	PVC	POLYVINYL CHLORIDE
C.T.H	COUNTY TRUNK HIGHWAY	R	RADIUS
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DOT	DEPARTMENT OF TRANSPORTATION	REQ	REQUIRED
E	EAST	S	SOUTH
E	ELECTRIC (BURIED)	SA	SANITARY
EL	ELEVATION	SAN	SANITARY
FDM	FACILITIES DEVELOPMENT MANUAL	SCHD	SCHEDULE
FFE	FIRST FLOOR ELEVATION	S.D.	SUMP DEPTH
FL	FLOW LINE	SQ	SQUARE
FO	FIBER OPTIC	ST	STORM
FT	FEET	S.T.H.	STATE TRUNK HIGHWAY
G	GAS	STM	STORM
G.F.E.	GROUND FLOOR ELEVATION	T	TELEPHONE
GR	GRADE	T/C	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE	U.S.H.	UNITED STATES HIGHWAY
INL	INLET	V	VARIES
INV	INVERT	W	WEST
M	METER	WAT	WATER
MAX	MAXIMUM	WI	WISCONSIN
MH	MANHOLE	WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

COVER SHEET

BENCHMARKS		
ID	ELEV.	DESCRIPTION
BM 1	634.40	HYDRANT TAG BOLT
BM 2	632.78	SAW SQUARE



LOCATION MAP

2107 AMERICAN BOULEVARD
DE PERE, WI 54115
PARCEL WD-1042

CIVIL SHEETS INDEX

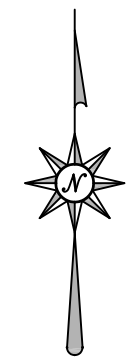
- C0.1 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN OVERALL
- C2.1 SITE PLAN WEST
- C3.0 UTILITY PLAN
- C4.1 GRADING PLAN WEST
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY DETAILS
- L1.0 LANDSCAPE PLAN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

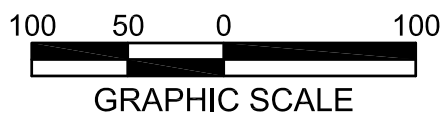
WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3
WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS
AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE
MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS
WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1711-01-19



PRELIMINARY

© 2018
This print is the
sole property of
RMA Architects, Inc.
Any reproduction,
copying, or use is
strictly prohibited
without written
permission.

RMA
ARCHITECTS
1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

OFFICE REMODEL FOR
ROBINSON METALS
2107 AMERICAN BOULEVARD
DE PERE, WI

REVISIONS

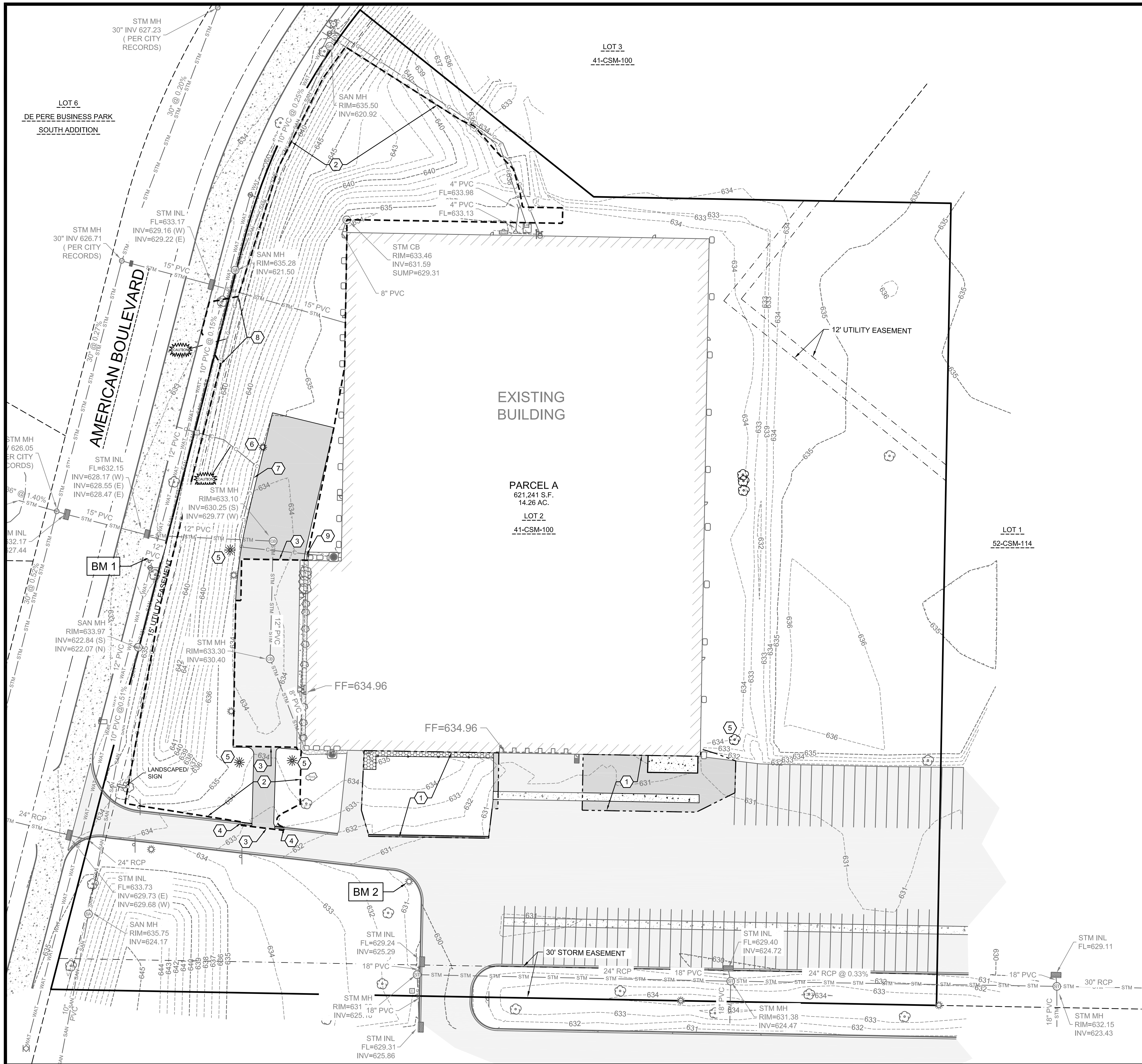
DRAWN BY
SAH
CHECKED BY
JAE

DATE
04/06/20

PROJECT NO.
195031

C0.1

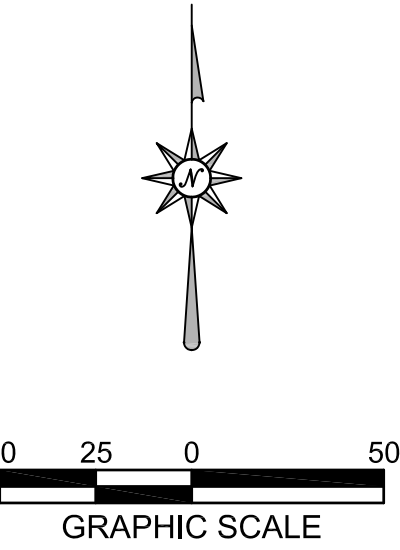
Attachment: Site Plan - PRELIMINARY - 06 Apr 2020 (9486 : Staff recommendation and possible action regarding a site plan request for an existing building with)



DEMOLITION PLAN

SHEET KEY NOTES:

- 1 PHASE 1 DEMOLITION LIMITS. WORK COMPLETE UNDER PRIOR PROJECT.
- 2 PHASE 2 DEMOLITION LIMITS. WORK TO BE COMPLETE UNDER THIS PROJECT.
- 3 SAWCUT AND REMOVE ASPHALT PAVEMENT
- 4 REMOVE CONCRETE CURB AND GUTTER TO NEAREST JOINT
- 5 REMOVE TREE
- 6 REMOVE/RELOCATE LIGHT POLE
- 7 COORDINATE RELOCATION OF CABLE
- 8 COORDINATE WITH GAS UTILITY FOR PROPOSED DRIVEWAY CROSSING
- 9 REMOVE CONCRETE SIDEWALK



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1711-01-19

PRELIMINARY

© 2018
This print is the
sole property of
RMA Architects, Inc.
Any reproduction,
copying, or use is
strictly prohibited
without written
permission.

RMA
ARCHITECTS

1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

OFFICE REMODEL FOR
ROBINSON METALS
2107 AMERICAN BOULEVARD
DE PERE, WI

REVISIONS

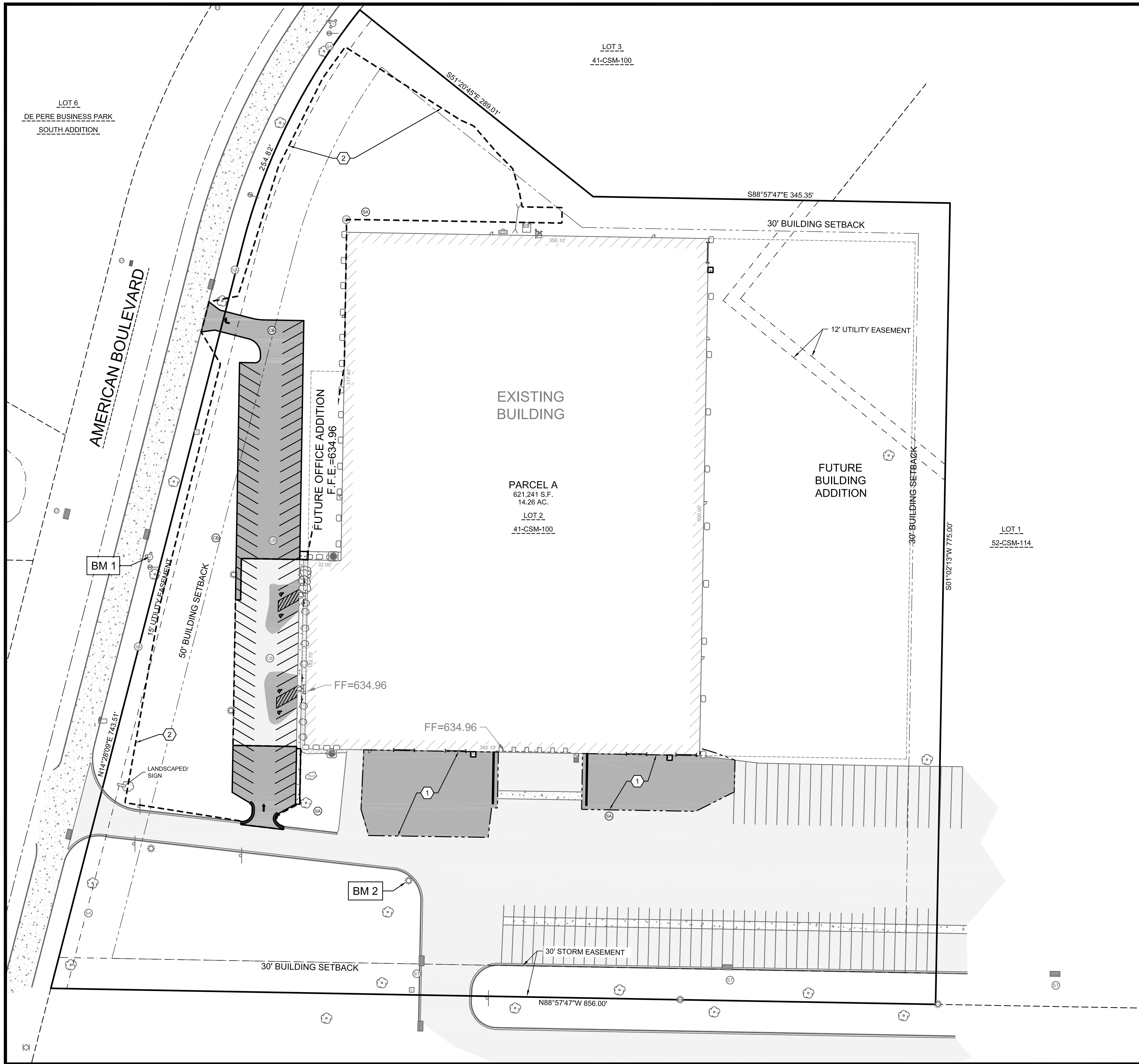
DRAWN BY
SAH
CHECKED BY
JAE

DATE
04/06/20

PROJECT NO.
195031

C1.0

Attachment: Site Plan - PRELIMINARY - 06 Apr 2020 (9486 : Staff recommendation and possible action regarding a site plan request for an existing building with)



SITE PLAN OVERALL

SITE STATISTICS

PARCEL ADDRESS: 2017 AMERICAN BOULEVARD
PARCEL NUMBER: WD-1042
PARCEL SIZE: 621,241 SF (14.26 AC)
ZONING: I-B-1 INDUSTRIAL BUSINESS PARK 1

EXISTING SITE
GREEN SPACE: 298,100 SF (48%)
IMPERVIOUS AREA
BUILDING: 180,914 SF
PAVEMENT: 142,227 SF
TOTAL IMPERVIOUS: 323,141 SF (52%)

PARKING: 66 EXISTING STALLS

PROPOSED SITE
GREEN SPACE: 283,375 SF (46%)
IMPERVIOUS AREA
BUILDING: 186,760 SF
PAVEMENT: 151,106 SF
TOTAL IMPERVIOUS: 337,886 SF (54%)

PARKING: 83 STALLS INCLUDING 4 ADA COMPLIANT

DISTURBED AREA: 95,207 SF (2.19 AC)

SHEET KEY NOTES:

- ① PHASE 1 PROJECT LIMITS. WORK COMPLETE UNDER PRIOR PROJECT.
- ② PHASE 2 PROJECT LIMITS. WORK TO BE COMPLETE UNDER THIS PROJECT.

© 2018
This print is the
sole property of
RMA Architects, Inc.
Any reproduction,
copying, or use is
strictly prohibited
without written
permission.

RMA
ARCHITECTS
1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

OFFICE REMODEL FOR
ROBINSON METALS
2107 AMERICAN BOULEVARD
DE PERE, WI

REVISIONS

DRAWN BY
SAH
CHECKED BY
JAE

DATE
04/06/20

PROJECT NO.
195031

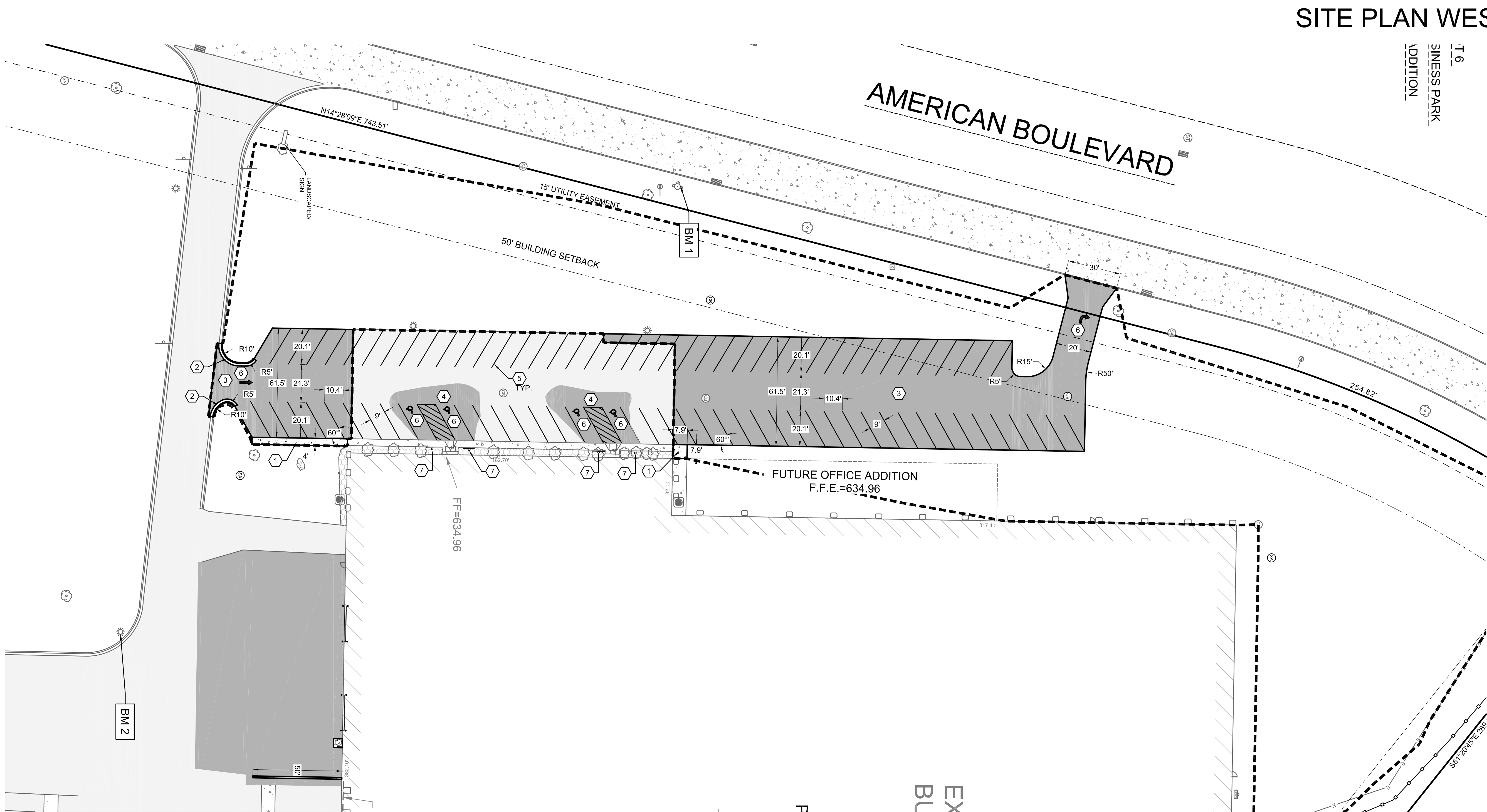
C2.0

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1711-01-19

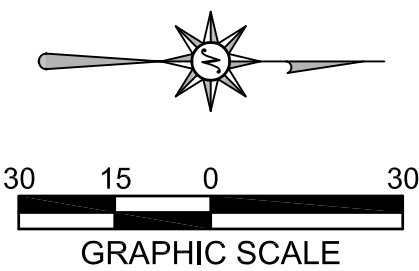
PRELIMINARY

Attachment: Site Plan - PRELIMINARY - 06 Apr 2020 (9486 : Staff recommendation and possible action regarding a site plan request for an existing building with)



SHEET KEY NOTES:

- ① CONCRETE SIDEWALK (THICKENED EDGE); SEE DETAIL A SHEET C6.0
- ② CONCRETE CURB AND GUTTER (REVERSE PAN); SEE DETAIL B SHEET C6.0
- ③ ASPHALT PAVEMENT; SEE DETAIL C SHEET C6.0
- ④ WEDGE ASPHALT PAVEMENT TO CREATE ADA COMPLIANT STALLS; REFER TO GRADING PLAN WEST SHEET C4.1
- ⑤ 4" WIDE PAINT STRIPE (BOTH NEW AND EXISTING PAVEMENT TO BE STRIPED)
- ⑥ PAVEMENT MARKING; SEE DETAIL D SHEET C6.0
- ⑦ ADA SIGN; SEE DETAIL E SHEET C6.0



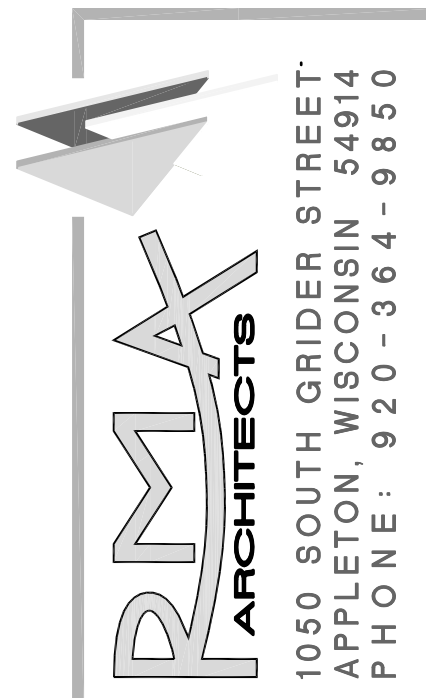
MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1711-01-19

PRELIMINARY

BENCHMARKS		
ID	ELEV.	DESCRIPTION
BM 1	634.40	HYDRANT TAG BOLT
BM 2	632.78	SAW SQUARE

© 2018
This print is the
sole property of
RMA Architects, Inc.
Any reproduction,
copying, or use is
strictly prohibited
without written
permission.



- ① CONNECT TO EXISTING STORM SEWER; FIELD VERIFY EXISTING INVERT PRIOR TO CONSTRUCTION OF STORM SEWER.
- ② STORM CATCH BASIN; SEE DETAIL A SHEET C6.1
- ③ FUTURE STORM SEWER
- ④ CONNECT TO EXISTING SANITARY SEWER WITH FERNCO SADDLE WYE OR EQUIVALENT
- ⑤ SANITARY MANHOLE; SEE DETAIL B SHEET C6.1. IN LIEU OF MANHOLE, SANITARY CLEANOUTS MAY BE INSTALLED AT A DISTANCE NOT TO EXCEED 100 FEET; SEE DETAIL C SHEET C6.1.
- ⑥ SANITARY BUILDING SEWER. VERIFY LOCATION WITH INTERIOR PLUMBING PLANS.
- ⑦ FUTURE SANITARY SEWER TO SERVICE BUILDING ADDITION.

1. SANITARY LATERAL SHALL BE SCH 40 PVC.
2. STORM SEWER SHALL BE PVC SDR 35 (ASTM D-3034) OR RCP CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
6. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.
7. CONTRACTOR SHALL APPLY FOR AN EXCAVATION PERMIT FOR WORK IN THE RIGHT-OF-WAY. CONTACT DE PERE PUBLIC WORKS (920-339-4061) FOR PERMIT PACKAGE, PERMIT REVIEW MAY TAKE UP TO TWO WEEKS.
8. CONTACT ENGINEERING STAFF (920-339-4061) AT LEAST 24 HOURS IN ADVANCE TO MAKING WATER SERVICE, STORM SEWER LATERAL, OR SANITARY SEWER LATERAL CONNECTIONS.

OFFICE REMODEL FOR
ROBINSON METALS
2107 AMERICAN BOULEVARD
DE PERE, WI

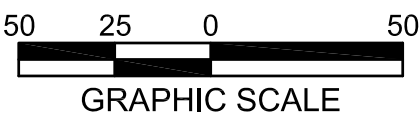
REVISIONS

DRAWN BY
SAH
CHECKED BY
JAE

DATE
04/06/20

PROJECT NO.
195031

C3.0



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1711-01-19

PRELIMINARY

Attachment: Site Plan - PRELIMINARY - 06 Apr 2020 (9486 : Staff recommendation and possible action regarding a site plan request for an existing building with)

GRADING PLAN WEST

T 6
SINCE PARK
ADDITION

© 2018
This print is the
sole property of
RMA Architects, Inc.
Any reproduction,
copying, or use is
strictly prohibited
without written
permission.

RMA
ARCHITECTS

1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

OFFICE REMODEL FOR
ROBINSON METALS
2107 AMERICAN BOULEVARD
DE PERE, WI

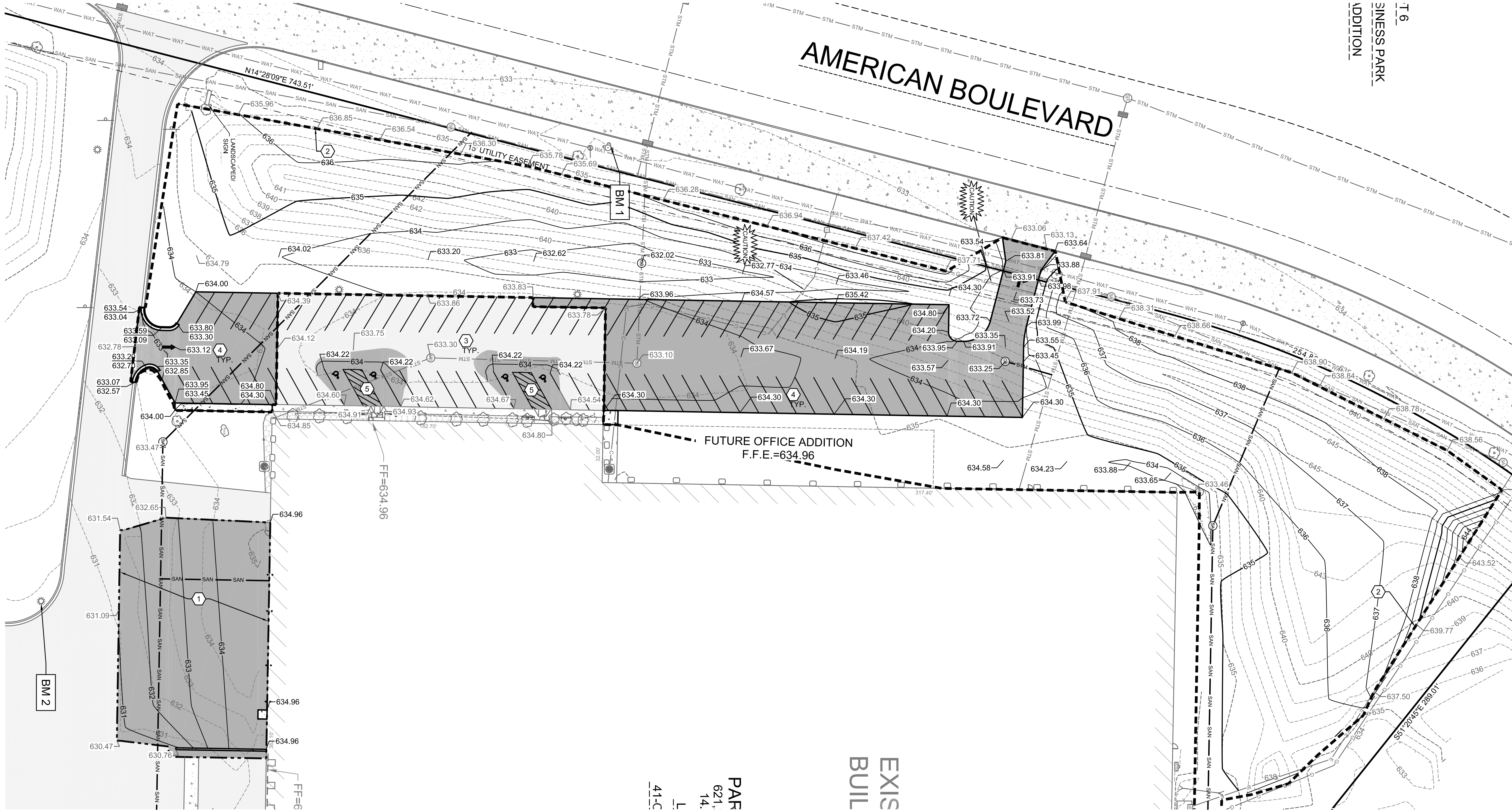
REVISIONS

DRAWN BY
SAH
CHECKED BY
JAE

DATE
04/06/20

PROJECT NO.
195031

C4.1



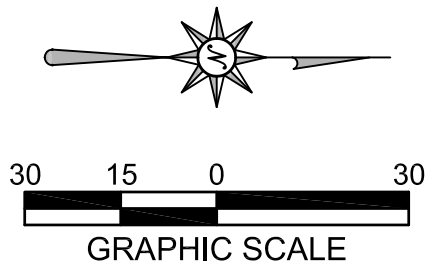
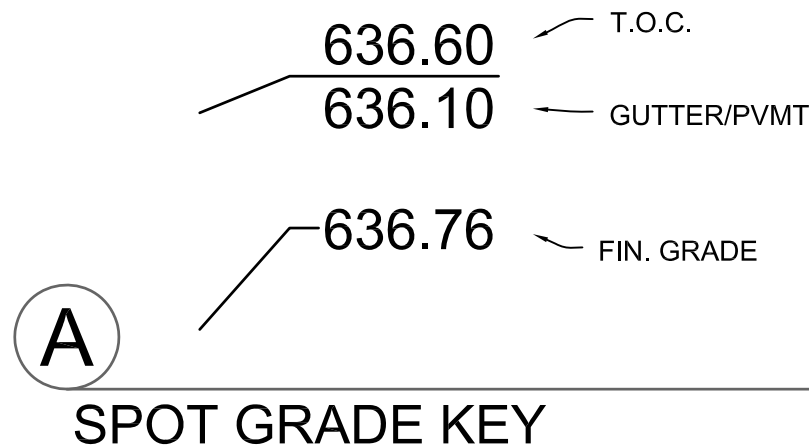
SHEET KEY NOTES:

- PHASE 1 GRADING LIMITS. WORK COMPLETE UNDER PRIOR PROJECT.
- PHASE 2 GRADING LIMITS. WORK TO BE COMPLETE UNDER THIS PROJECT.
- EXISTING SPOT GRADE; SEE DETAIL A THIS SHEET
- PROPOSED SPOT GRADE; SEE DETAIL A THIS SHEET
- WEDGE ASPHALT TO CREATE ADA COMPLIANT PARKING STALLS (2% MAX. SLOPE IN ALL DIRECTIONS)

BENCHMARKS		
ID	ELEV.	DESCRIPTION
BM 1	634.40	HYDRANT TAG BOLT
BM 2	632.78	SAW SQUARE

EXIS
BUIL

PAR
621
14.
41-C

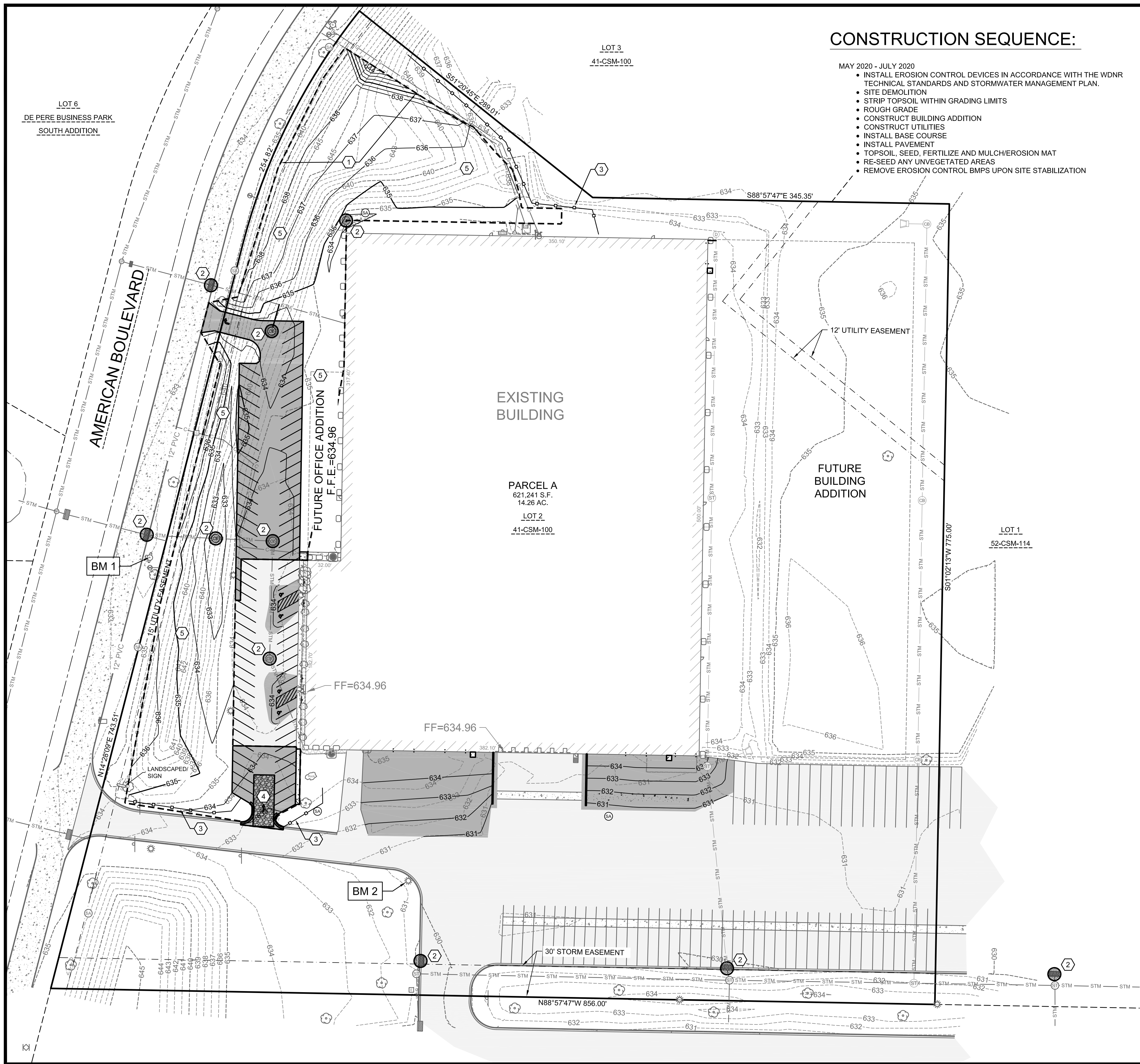


MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1711-01-19

PRELIMINARY

Attachment: Site Plan - PRELIMINARY - 06 Apr 2020 (9486 : Staff recommendation and possible action regarding a site plan request for an existing building with)



CONSTRUCTION SEQUENCE:

- MAY 2020 - JULY 2020
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
 - SITE DEMOLITION
 - STRIP TOPSOIL WITHIN GRADING LIMITS
 - ROUGH GRADE
 - CONSTRUCT BUILDING ADDITION
 - CONSTRUCT UTILITIES
 - INSTALL BASE COURSE
 - INSTALL PAVEMENT
 - TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
 - RE-SEED ANY UNVEGETATED AREAS
 - REMOVE EROSION CONTROL BMPS UPON SITE STABILIZATION

EROSION CONTROL PLAN

SHEET KEY NOTES:

- ① GRADING LIMITS
- ② INLET PROTECTION; SEE DETAIL A SHEET C5.1. TYPE D REQUIRED WHEREVER FEASIBLE.
- ③ SILT FENCE; SEE DETAIL B SHEET C5.1
- ④ STONE TRACKING PAD; SEE DETAIL C SHEET C5.1
- ⑤ SEED, FERTILIZE AND MULCH.

PLANNED EROSION CONTROL PRACTICES:

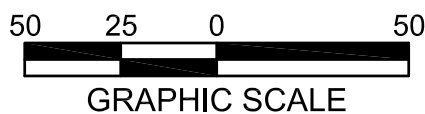
1. **SILT FENCE** (TECH. STANDARD 1056)
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. **INLET PROTECTION** (TECH. STANDARD 1060)
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. **DUST CONTROL** (TECH. STANDARD 1068)
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. **STOCKPILED TOPSOIL/TEMPORARY FILL PILES**
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. **TEMPORARY CONSTRUCTION ENTRANCE/EXIT** (TECH. STANDARD 1057)
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. **EROSION CONTROL MATS** (TECH. STANDARD 1053)
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
7. **DEWATERING** (TECH. STANDARD 1061)
SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

CONSTRUCTION NOTES:

1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1/2 FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDING AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1711-01-19

PRELIMINARY

© 2018
This print is the
sole property of
RMA Architects, Inc.
Any reproduction,
copying, or use is
strictly prohibited
without written
permission.

RMA
ARCHITECTS

1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

OFFICE REMODEL FOR
ROBINSON METALS
2107 AMERICAN BOULEVARD
DE PERE, WI

REVISIONS

DRAWN BY
SAH
CHECKED BY
JAE

DATE
04/06/20

PROJECT NO.
195031

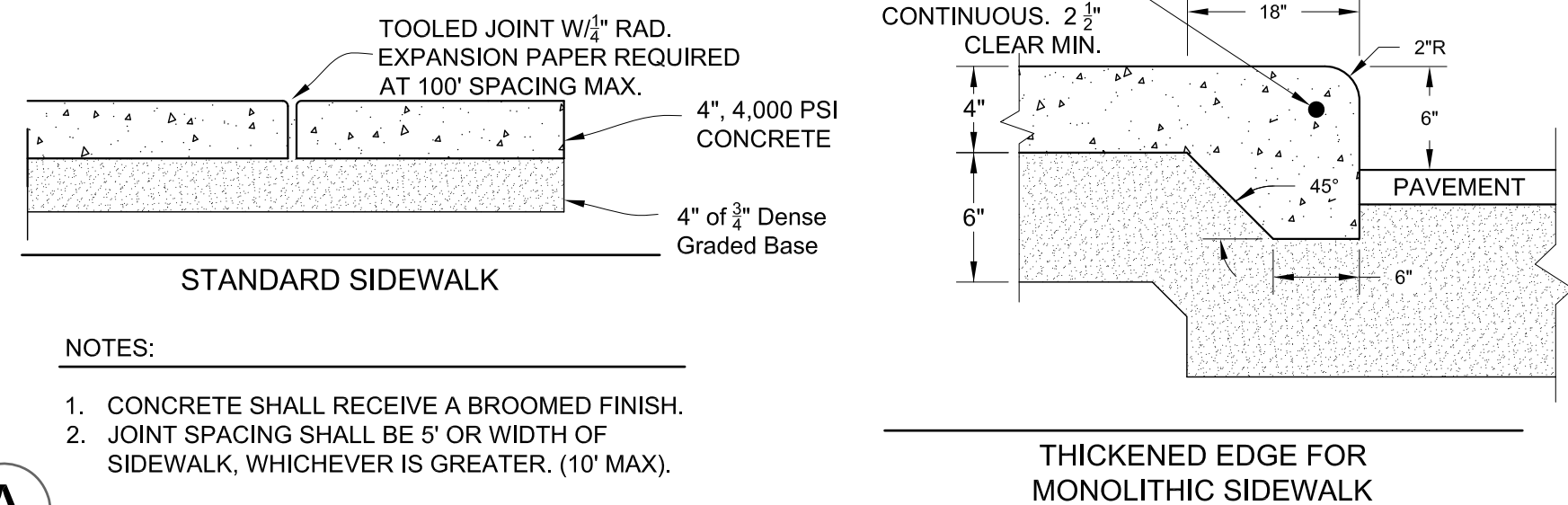
C5.0

Attachment: Site Plan - PRELIMINARY - 06 Apr 2020 (9486 : Staff recommendation and possible action regarding a site plan request for an existing building with)

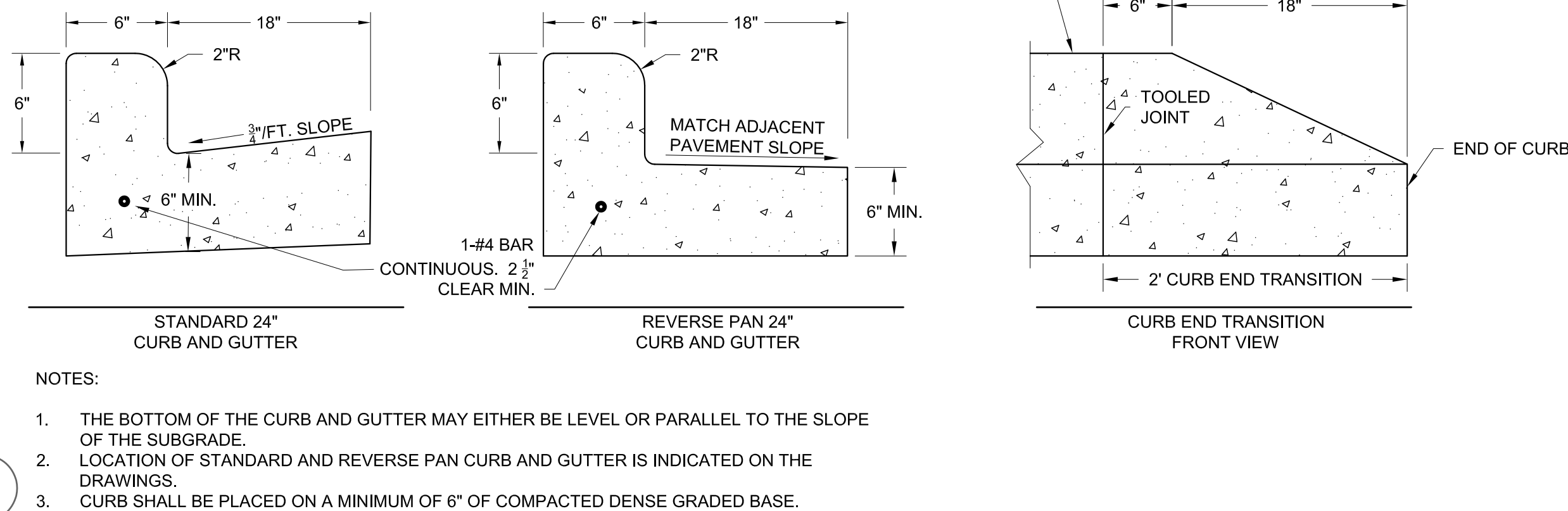
SITE DETAILS

© 2018
This print is the
sole property of
RMA Architects, Inc.
Any reproduction,
copying, or use is
strictly prohibited
without written
permission.

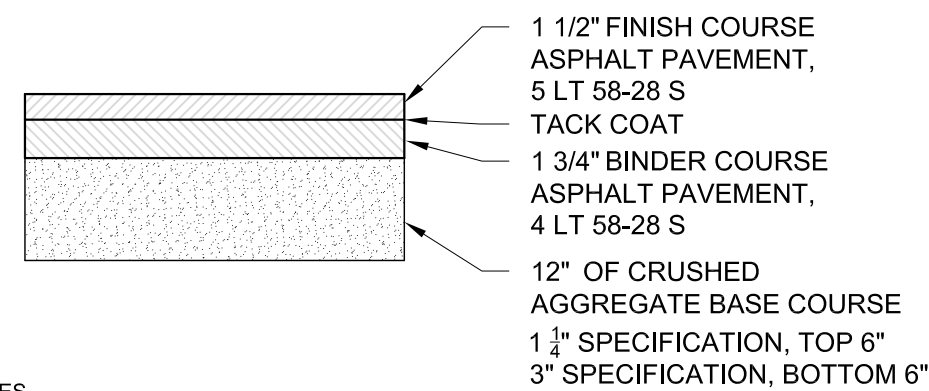
RMA
ARCHITECTS
1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850



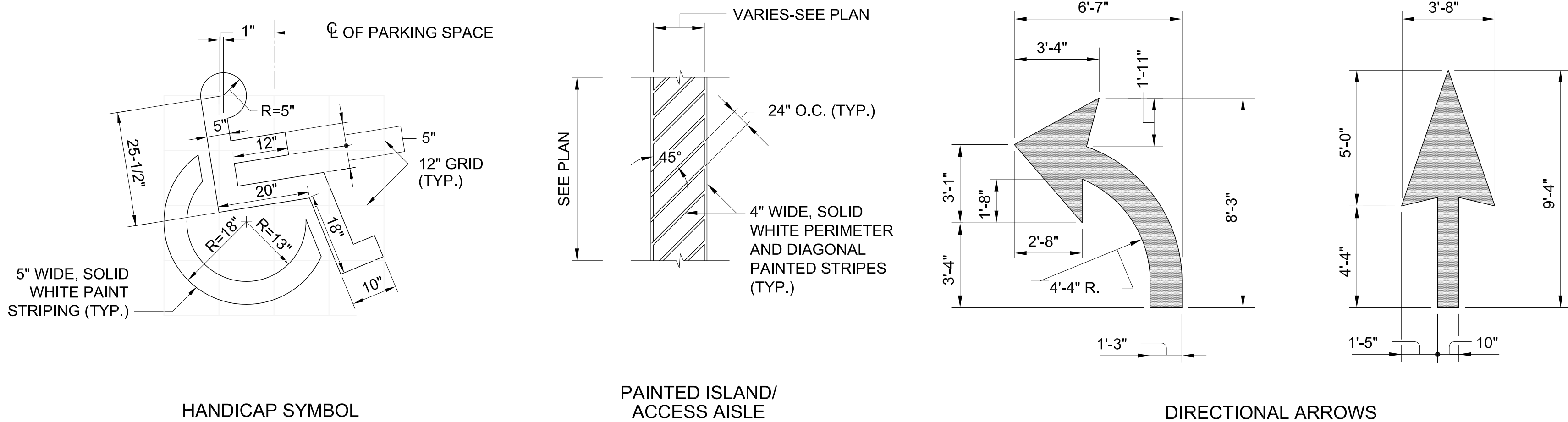
A
CONCRETE SIDEWALK



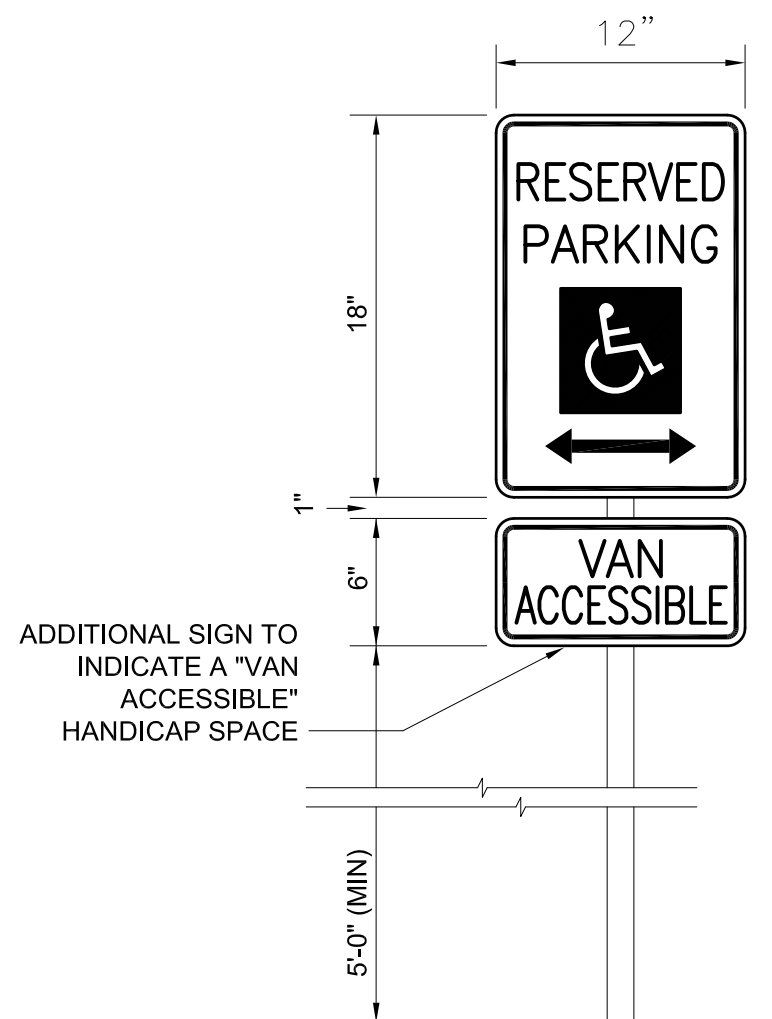
B
24" CURB AND GUTTER



C
STANDARD DUTY ASPHALT PAVEMENT



D
PAVEMENT MARKINGS



E
ADA HANDICAP SIGN

DESIGNED BY: 01/18/2020 02:12 PM RMA Architects, Inc.

OFFICE REMODEL FOR
ROBINSON METALS
2107 AMERICAN BOULEVARD
DE PERE, WI

REVISIONS

DRAWN BY
SAH
CHECKED BY
JAE

DATE
04/06/20

PROJECT NO.
195031

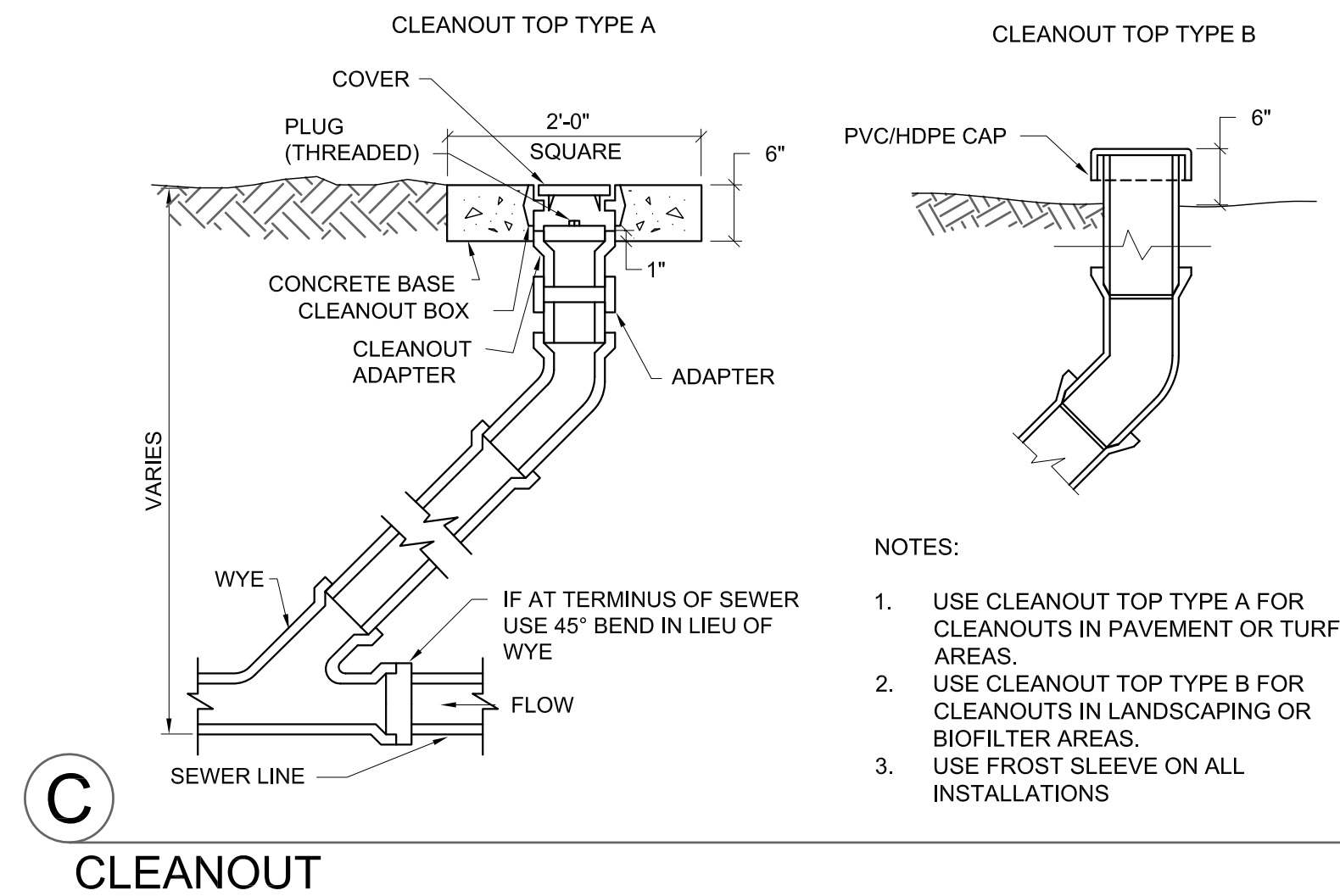
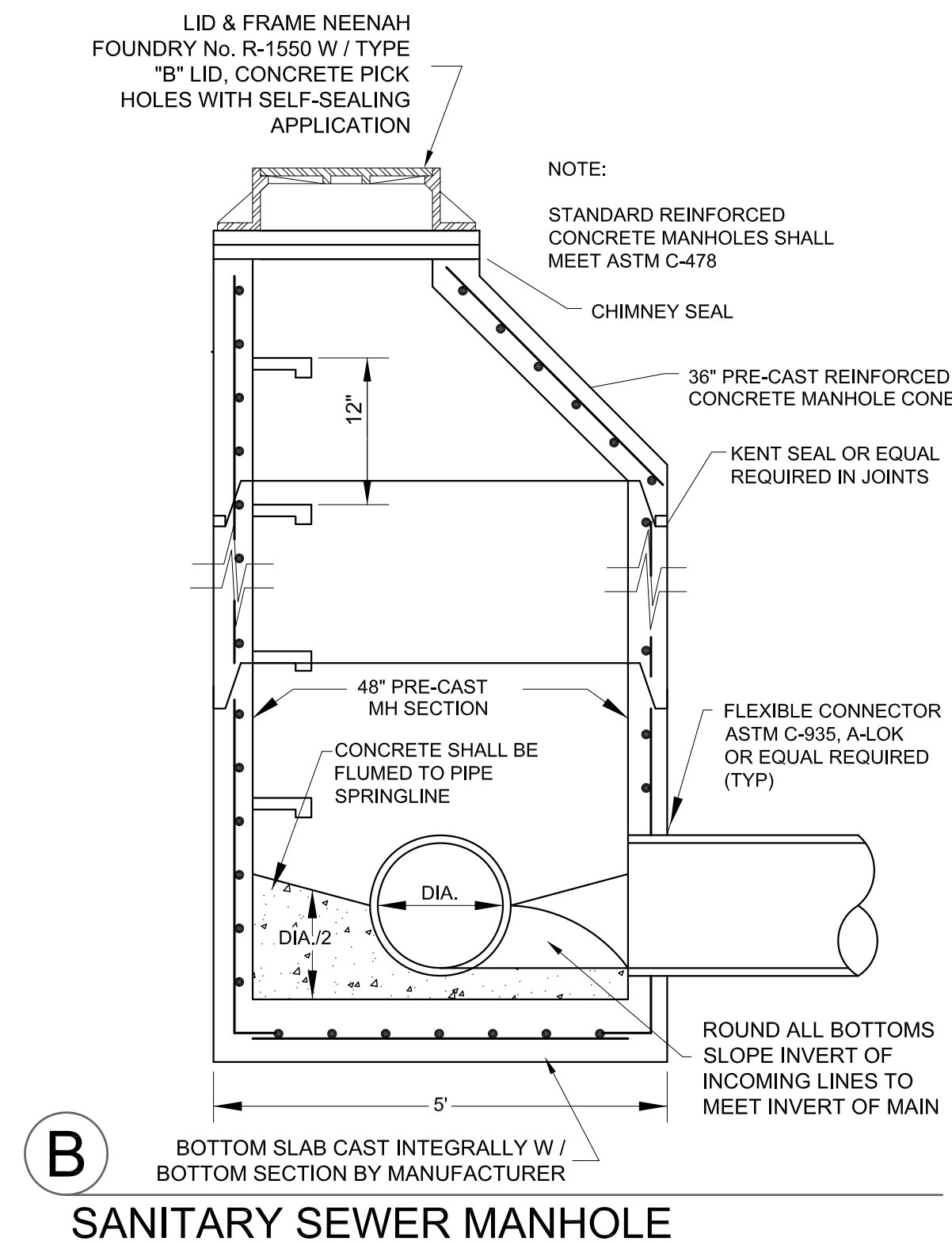
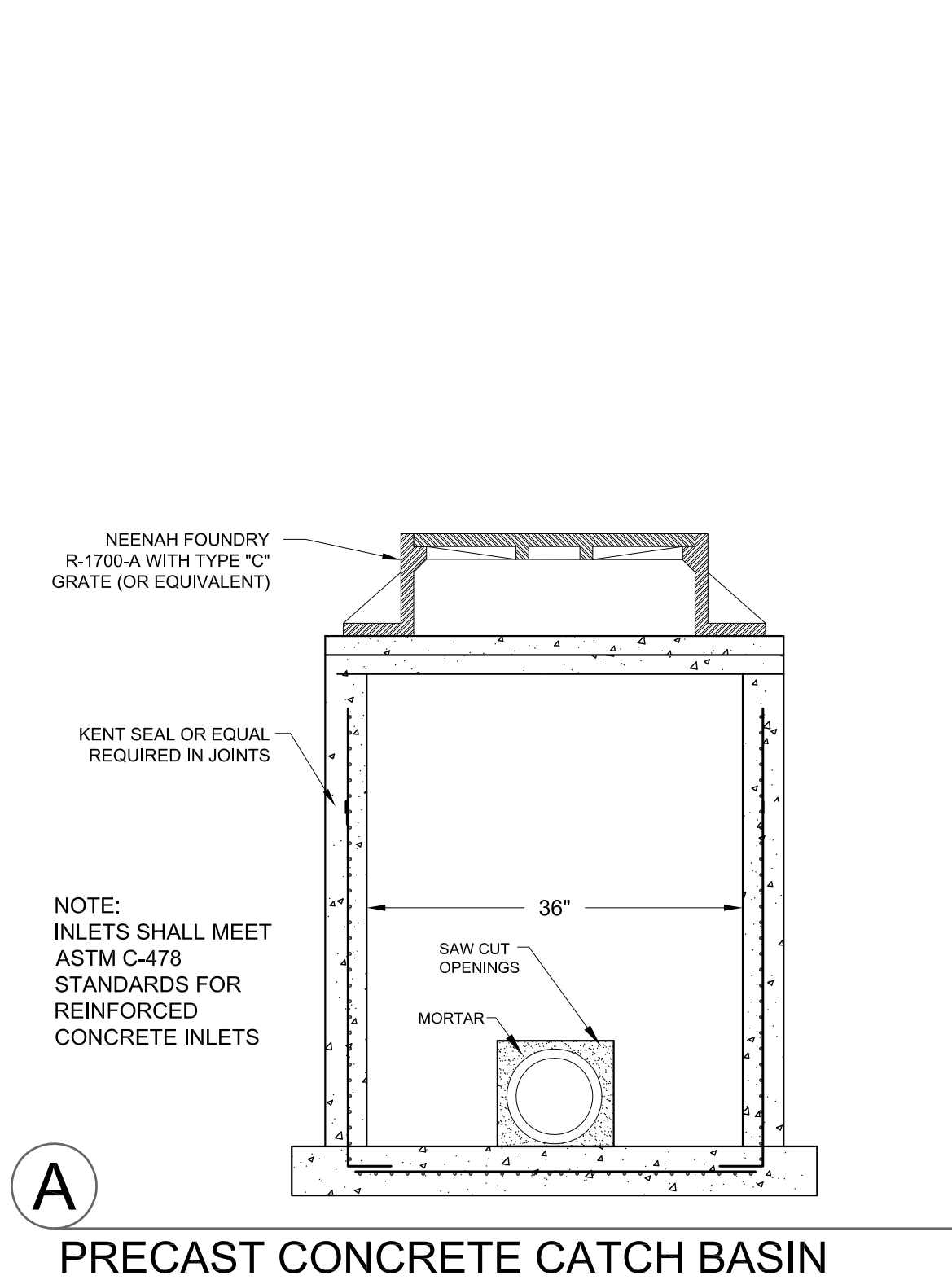
C6.0

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1711-01-19

PRELIMINARY

Attachment: Site Plan - PRELIMINARY - 06 Apr 2020 (9486 : Staff recommendation and possible action regarding a site plan request for an existing building with)



UTILITY DETAILS

© 2018
This print is the
sole property of
RMA Architects, Inc.
Any reproduction,
copying, or use is
strictly prohibited
without written
permission.

RMA
ARCHITECTS
1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

OFFICE REMODEL FOR
ROBINSON METALS
2107 AMERICAN BOULEVARD
DE PERE, WI

REVISIONS

DRAWN BY
SAH
CHECKED BY
JAE

DATE
04/06/20

PROJECT NO.
195031

C6.1

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1711-01-19

PRELIMINARY

Attachment: Site Plan - PRELIMINARY - 06 Apr 2020 (9486 : Staff recommendation and possible action regarding a site plan request for an existing building with)

LANDSCAPE PLAN

16
BUSINESS PARK
ADDITION

© 2018
This print is the
sole property of
RMA Architects, Inc.
Any reproduction,
copying, or use is
strictly prohibited
without written
permission.

RMA
ARCHITECTS

1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

OFFICE REMODEL FOR
ROBINSON METALS
2107 AMERICAN BOULEVARD
DE PERE, WI

REVISIONS

DRAWN BY
SAH
CHECKED BY
JAE

DATE
04/06/20

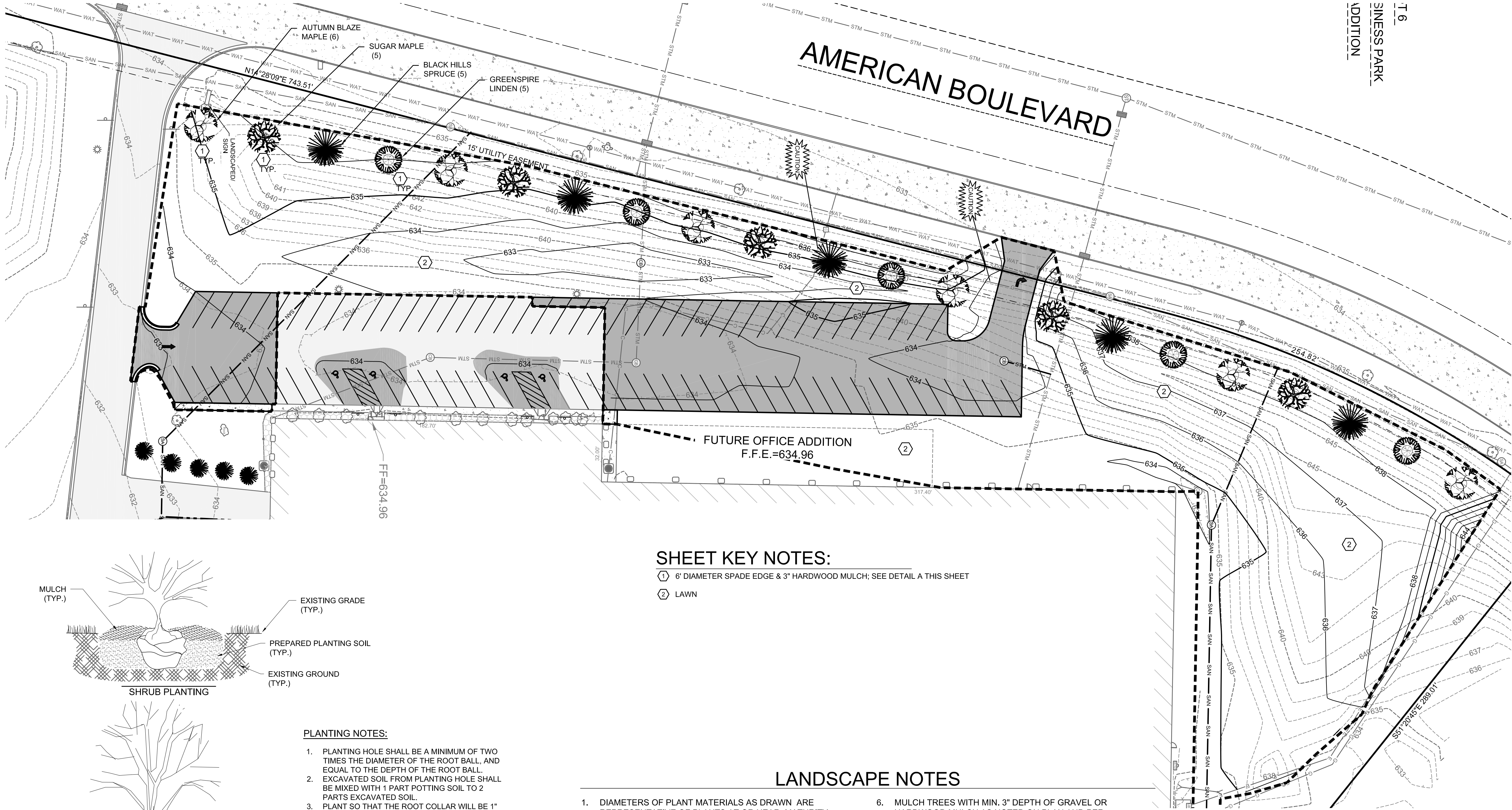
PROJECT NO.
195031

L1.0

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1711-01-19

PRELIMINARY

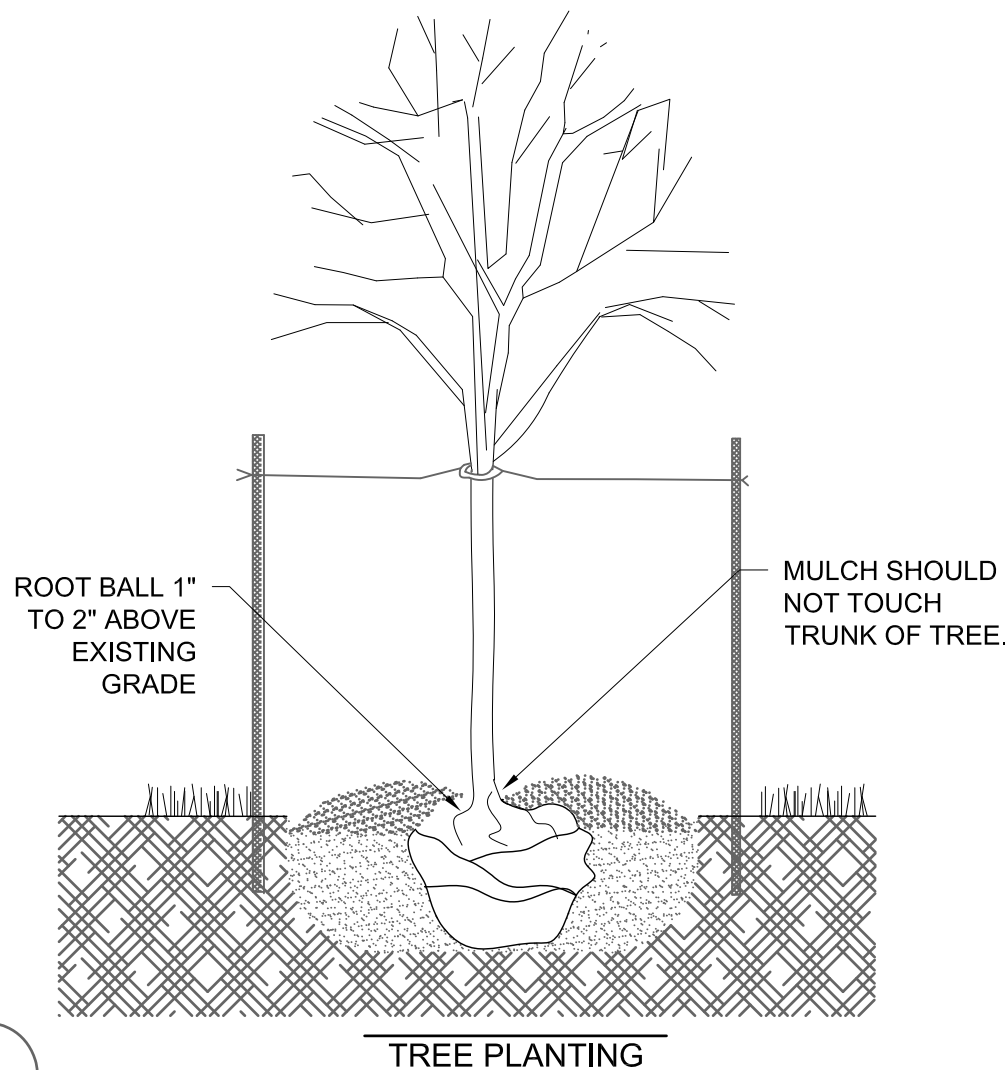
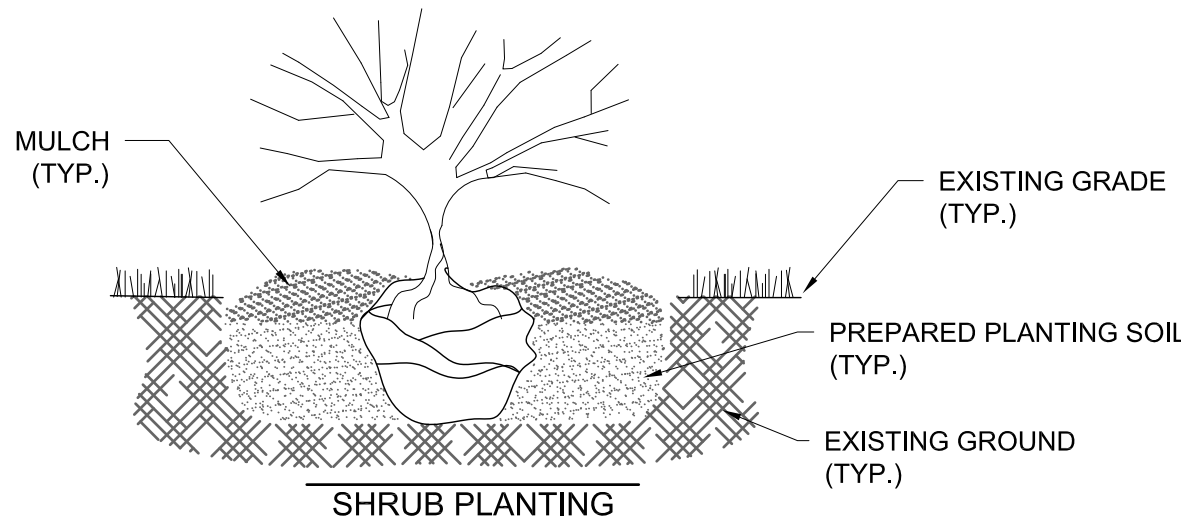
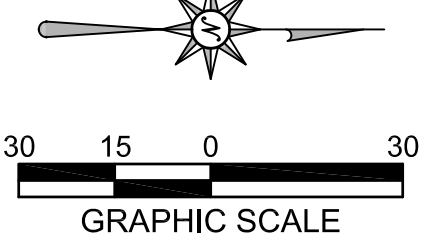


SHEET KEY NOTES:

- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH; SEE DETAIL A THIS SHEET
- ② LAWN

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS; REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH WDoT No. 40 GRASS MIX.



A
PLANTING DETAIL

PLANTING NOTES:

- PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
- EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
- PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
- IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BALLING TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
- BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
- MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE).
- IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: April 27, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Staff recommendation and possible action regarding a site plan request for a cafeteria building addition at 633 Heritage RD (Parcel ED-F0094-3).

ATTACHMENTS:

- 04-27-20 Plan Commission Report - Belmark Plant 3 (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 13 Apr 2020 (PDF)

- Item 11: Staff recommendation and possible action regarding a site plan request for a cafeteria building addition at 633 Heritage RD (Parcel ED-F0094-3).

SITE MAP



REQUESTED ACTION:	Site Plan Approval. Belmark #3 site plan for an existing building to have a 4,016 SF building addition for an employee cafeteria.
COMMON DESCRIPTION:	633 Heritage RD, located northeast from the Heritage RD and Greenleaf RD intersection.
PARCEL NUMBERS:	ED-F0094, ED-F0094-3
EXISTING ZONING:	I-1 (Industrial Park District)
SURROUNDING LAND USES:	Wetlands (I-1), Greenleaf RD, and Town of Ledgeview to the north. Industrial (I-1) to the south and east. Residential (R-1), Greenleaf RD, and Town of Ledgeview to the west.
COMPREHENSIVE PLAN:	Industrial Park

APPLICANT / OWNER:

John Ambrosius, Plant Engineer
Authorized Representative
600 Heritage RD
PO BOX 5310
De Pere, WI 54115

Flex LLC
Property Owner
PO BOX 5310
De Pere, WI 54115

SITE HISTORY:

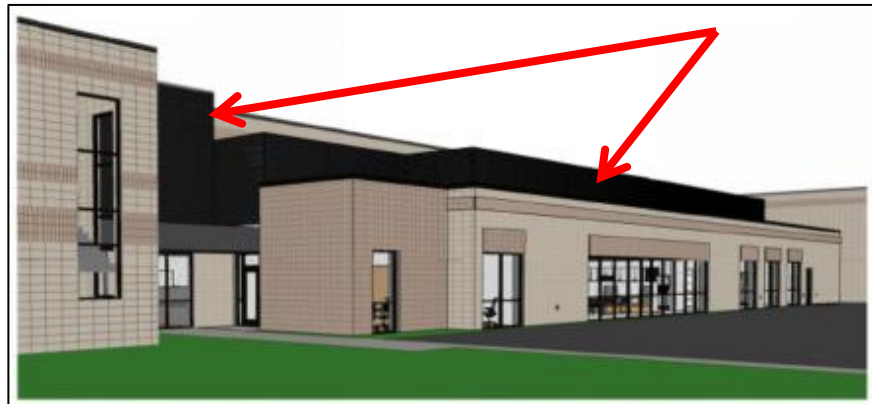
The site has been used for agricultural purposes from 1938 until the early 2000s. Heritage RD and Greenleaf RD were developed in the mid-1960s-70s and Belmark INC was built on the subject parcel by 2005. A development occurred to the east before 2005, and several additions followed in the 15 years since the subject parcel was developed. The most recent review from March 2020, was a parking lot addition on the north side of the building.

On April 13, 2020, the petitioner submitted a site plan request for a 4,016 SF building addition on the east side of the existing building. The addition is a staff cafeteria.

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 exterior façade of the addition is made of approvable split face rib CMU and split face CMU with glass windows. A canopy over the entry at the southern end of the addition is made of an approvable architectural metal panel. The rooftop has a prefinished metal roof screen that would require Plan Commission approval – the metal is used in combination with other approvable materials and is setback several feet from the side façade.



There are no proposed new driveways (the adjacent parking lot to the east of the addition is existing). There are no proposed new signs either.

The proposed new decorative landscaping on the east side of the building addition (near the parking lot) is not a specific requirement; however, building fronted landscaping is always strongly encouraged for new site plans.

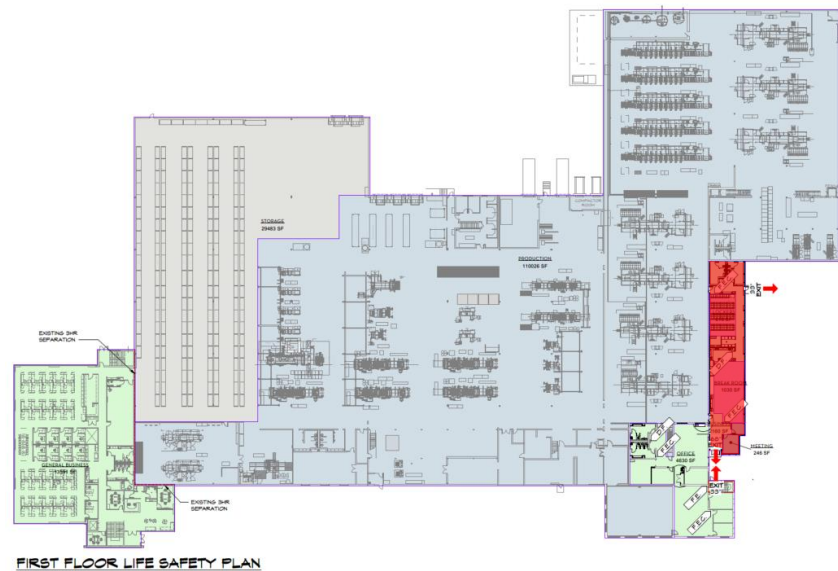
The site plan complies with the following massing and setback requirements set by the I-1 District (Code Section 14-47):

- Land Use: Industrial – Proposed accessory parking lot (permitted)
- Lot Size: 5.2 acres (None required)
- Front Yard Setback – south: ~60 feet (40 feet required)
- Interior Side Yard Setback – east & west: ~55 feet & ~0 feet (25 feet required)
- Rear Yard Setback – east: ~190 feet (25 feet required)
- FAR: Not Applicable (0.5 or less required)
- Building Height: 27.5 feet (Determined by Plan Commission)
- Landscaping: 8 new crabapple trees added to the existing site (0 trees required)

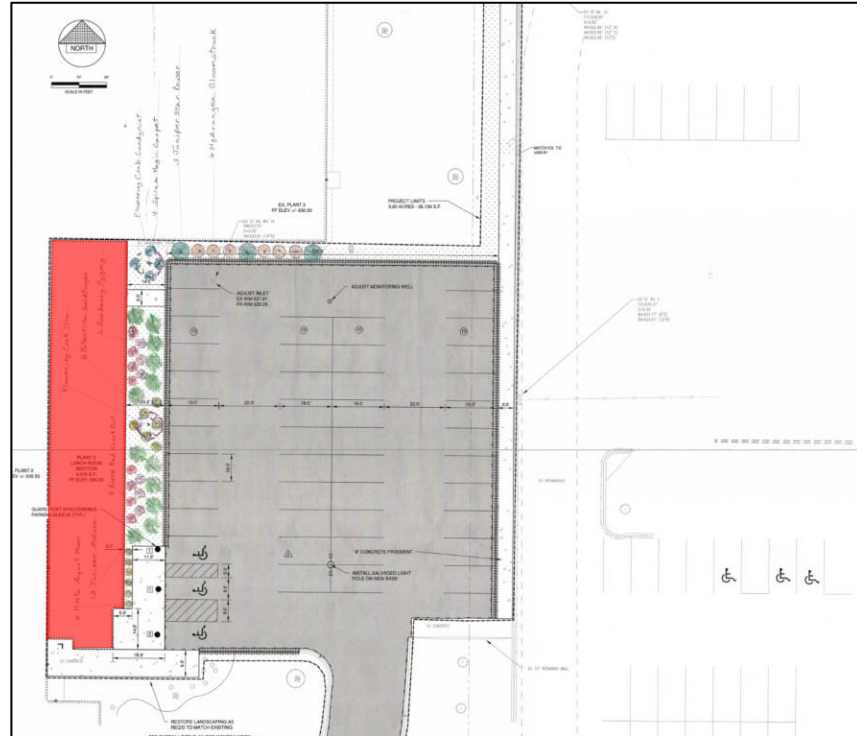
Parking requirements have been met as the new addition does not change the population of the building. In the next ten years (from 2020 to 2030) the overall required parking stalls are expected to increase from 618 to 808. The site now has 813 stalls. The below chart summarizes the existing and proposed stalls to be added and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	813	0	618	195 surplus year 2020
TOTAL	813	0	618	YES

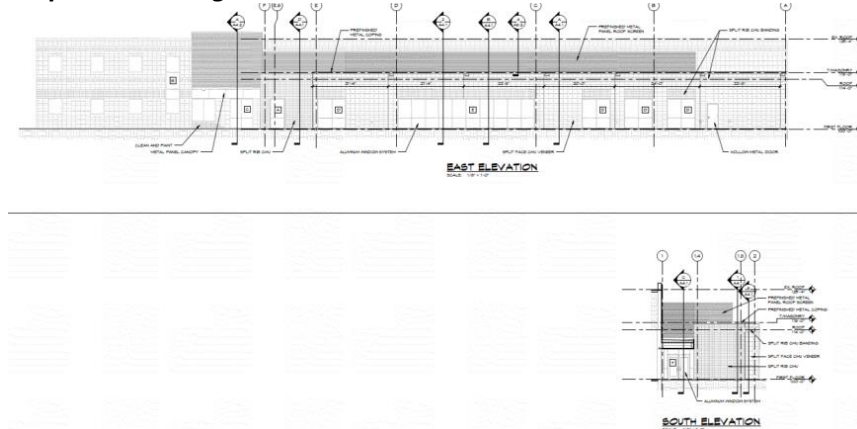
Proposed addition shown in red with entire building footprint:



Proposed addition shown in red with proposed landscaping:



Proposed building elevations:



STAFF COMMENTS:

NOTE: In order to expedite the review of this site plan (due to a tight construction timeline) the petitioner asks that the Plan Commission consider approving the site plan with staff reviewing and following-up on any additional site plan conditions in the weeks following the Plan Commission meeting. This is not a typical request but helps to address a backlog of site plan reviews due to a high submittal demand over the past few months.

Engineering, Fire, Health, & Inspection: Conditions to be submitted in weeks following the meeting.

Forestry: Provide a revised landscape plan with a plant list that identifies

plant sizes and WDNR recommended planting diagrams.

Planning: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for an existing building with an addition for a cafeteria, subject to compliance with the conditions listed in the 'Staff Comments' section of this report., and also subject to any additional comments, corrections, and suggestions, made by the reviewing agencies prior to receiving building permits.

Note: The staff recommendation includes the recommendation to allow a prefinished metal roof screen on the cafeteria addition in one motion.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 151636
		Date: 4-16-20

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Belmark, Inc.	Authorized Representative John Ambrosius	Title Plant Engineer	
Mailing Address 600 Heritage Road, P.O. Box 5310	City De Pere	State WI	ZIP Code 54115-5310
Email Address johna@belmark.com	Phone Number (incl. area code) 920-336-2848	Fax Number (incl. area code) 920-336-4577	

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

Name (Ind. Org. or Entity) FLEX LLC	Contact Person John Ambrosius	Title Plant Engineer	
Mailing Address 600 Heritage Road	City De Pere	State WI	ZIP Code 54115-5310
Email Address	Phone Number (incl. area code) 920-336-2848	Fax Number (incl. area code) 920-336-4577	

SECTION 3: Project or Site Location

Project Address/Description 633 Heritage Road - Belmark, Inc. Plant 3 Lunchroom Addition	Parcel No. ED-F0094-3
---	--------------------------

SECTION 4: Project Information

Existing Zoning:	I-1		
Present Use of Parcel:	Industrial		
Proposed Use of Parcel:	Industrial		
Estimated Start Date:	5/21/2020	Estimated Completion Date:	9/1/2020

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 Ambrosius	Title Plant Engineer	Phone Number 920-336-2848
Signature of Applicant		Date Signed

TO BE COMPLETED BY CITY STAFF

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

CITY OF DE PERE
920-339-4050

REC#: 00151636 4/16/2020 10:20 AM
OPER: CD TERM: 003
REF#: 125862

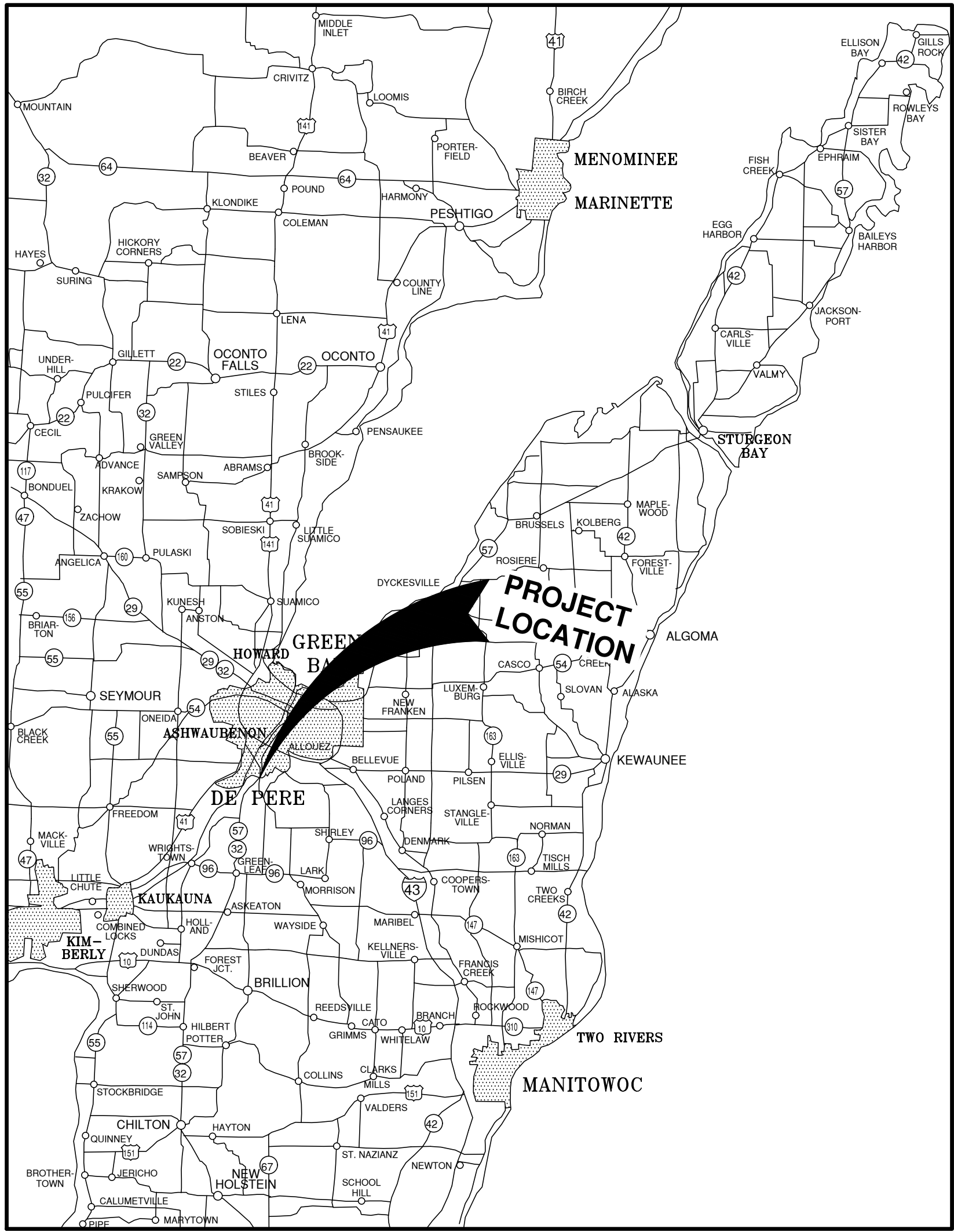
TRAN: 127.0000 SITE PLAN REVIEW
ROBERT E LEE
BELMARK EXPANSION
SITE PLAN REVIEW 305.00CR

TENDERED: 305.00 CHECK
APPLIED: 305.00-

CHANGE: 0.00

PLANT 3 - LUNCHROOM ADDITION
BELMARK INC.
633 HERITAGE ROAD, DE PERE, WI

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



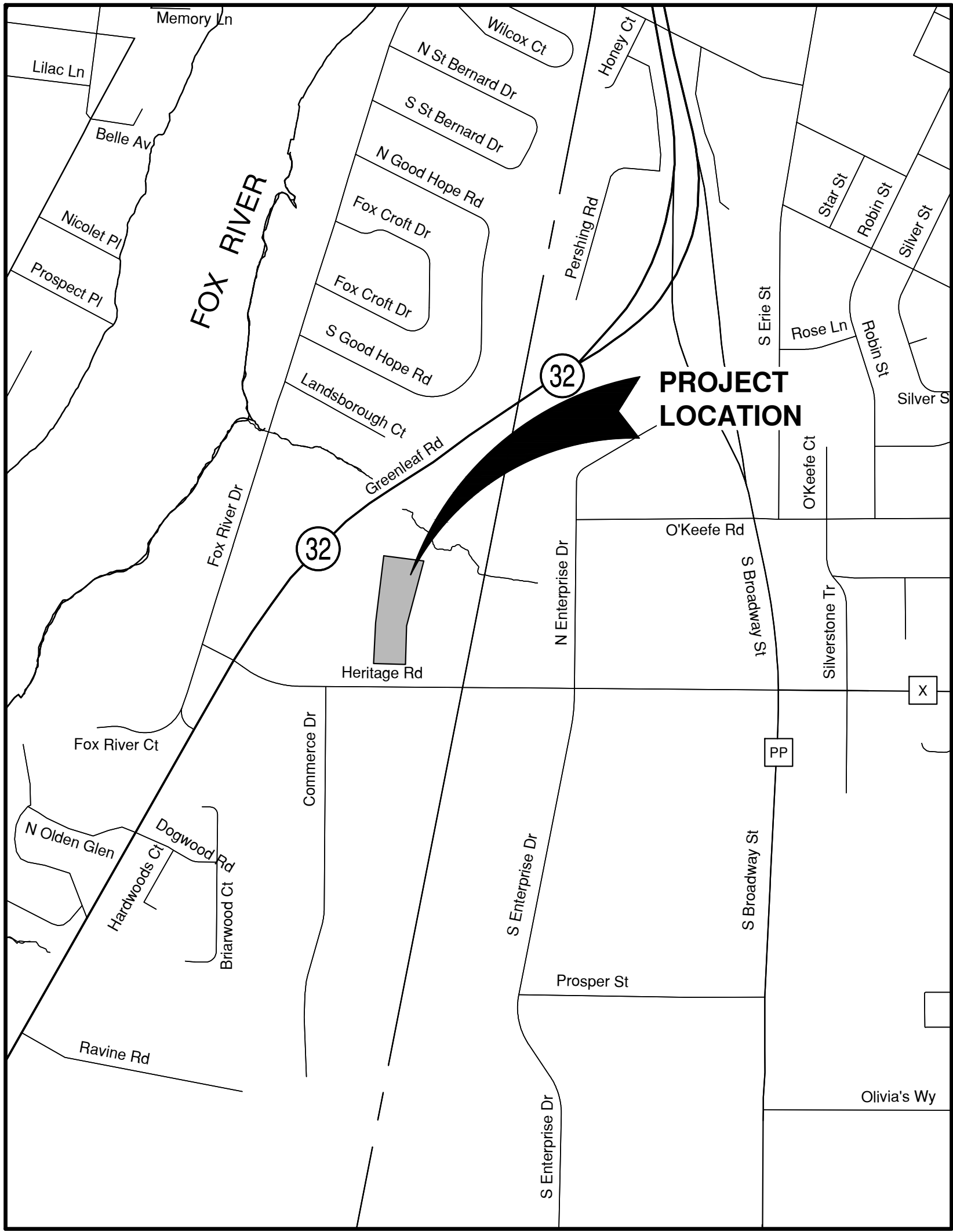
VICINITY MAP

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

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

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C0.0	LOCATION MAPS AND INDEX TO DRAWINGS
C0.1	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	OVERALL SITE PLAN
C1.2	SITE PLAN
C1.3	GRADING AND EROSION CONTROL PLAN
C2.1	DETAILS
C2.2	EROSION CONTROL DETAILS
C2.3	EROSION CONTROL DETAILS
C2.4	EROSION CONTROL DETAILS
L1.0	LANDSCAPING PLAN



LOCATION MAP

LEGEND			
	FIRE HYDRANT		POWER POLE
	WATER VALVE/CURB STOP		POWER POLE W/GUY WIRE
	WATER MANHOLE		LIGHT POLE
	REDUCER/INCREASER		TRAFFIC SIGNAL POLE
	SANITARY MANHOLE		ELECTRIC MANHOLE
	AIR RELIEF MANHOLE		ELECTRIC METER
	STORM MANHOLE		TELEPHONE MANHOLE
	OPEN STORM MANHOLE		TELEPHONE PEDESTAL
	STORM INLET		CABLE TV MANHOLE
	STORM INLET MANHOLE		CABLE TV PEDESTAL
	TANK COVER		GAS VALVE
	SOIL BORING		GAS METER
	POST		MAILBOX
	IRON PIPE/ROD		SIGN
	PK NAIL		BOLLARD
	DECIDUOUS TREE		CONIFEROUS TREE
	BUSH		RIP RAP
	CULVERT		WETLANDS
	HANDICAP PARKING		TO BE DEMOLISHED
	TREE/SHRUB TO BE REMOVED		
	EDGE OF ASPHALT		SANITARY SEWER (SIZE NOTED)
	EDGE OF GRAVEL		FORCE MAIN (SIZE NOTED)
	CURB & GUTTER		STORM SEWER (SIZE NOTED)
	TREE/BRUSH LINE		WATERMAIN (SIZE NOTED)
	CONTOUR LINE		GAS LINE
	RETAINING WALL		OVERHEAD TELEPHONE LINE
	GUARD RAIL		UNDERGROUND TELEPHONE LINE
	FENCE		OVERHEAD ELECTRIC LINE
			UNDERGROUND ELECTRIC LINE
			OVERHEAD CABLE TV LINE
			CABLE TV LINE
			FIBER OPTIC LINE
			R/W LINE
			PROPERTY LINE
			EASEMENT LINE
			BUILDING SETBACK LINE
			SECTION LINE

GR. GRAVEL	WM. WATERMAIN	VPC. VERTICAL POINT OF CURVATURE	B-B. BACK TO BACK (OF CURB)
BIT. BITUMINOUS	HYD. HYDRANT	VPI. VERTICAL POINT OF INTERSECTION	F-F. FACE TO FACE (OF CURB)
ASPH. ASPHALT	WV. WATER VALVE	VPT. VERTICAL POINT OF TANGENCY	R/W. RIGHT OF WAY
CONC. CONCRETE	SAN. SANITARY SEWER	PC. POINT OF CURVATURE	T/C. TOP OF CURB
SW. SIDEWALK	MH. MANHOLE	PI. POINT OF INTERSECTION	F/L. FLOW LINE
BLDG. BUILDING	ST. STORM SEWER	PT. POINT OF TANGENCY	C/L. CENTERLINE
HSE. HOUSE	CB. CATCH BASIN	R. RADIUS	R/L. REFERENCE LINE
PED. PEDESTAL	TELE. TELEPHONE	EX. EXISTING	INV. INVERT
PP. POWER POLE	ELEC. ELECTRIC	PR. PROPOSED	CMP. CORRUGATED METAL PIPE
LP. LIGHT POLE	TV. TELEVISION	EOR. END OF RADIUS	RCP. REINFORCED CONCRETE PIPE
BM. BENCH MARK	STA. STATION	BOC. BACK OF CURB	CULV. CULVERT

OWNER INFORMATION:

BELMARK, INC.
600 HERITAGE ROAD - PO BOX 5310
DE PERE, WI 54115

920-336-2848

CONTACT: JOHN AMBROSIOUS

CONTRACTOR INFORMATION:

MIRON CONSTRUCTION COMPANY
1471 MCMAHON DRIVE
NEENAH, WI 54956

920-969-7344

CONTACT: KYLE PIETERS

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF DE PERE, TOWN OF LEDGEVIEW, GBMSD, AT&T DISTRIBUTION, MCCLEOD USA OF WISCONSIN, US SIGNAL, WISCONSIN PUBLIC SERVICE CORP., TIME WARNER ENT. CO., GBMSD, BELMARK, INC.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBERS 20122803222, 20122803200, 20122803143, 20122803157, ALL DATED 7/12/2012, 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/SEWER/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF DE PERE
925 SIXTH ST.
DE PERE, WI 54155

GAS/ELECTRIC:
WISCONSIN PUBLIC
SERVICE CORP.
600 NORTH ADAMS ST.
P.O. BOX 19022
GREEN BAY, WI 54307

TELEPHONE:
TIME WARNER CABLE
1001 KENNEDY AVE.
KIMBERLY, WI 54136

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

(920) 339-8076

(920) 433-1373

(920)831-9207

(920) 432-4893



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

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

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

EXISTING PARKING:

LOCATION:
EXISTING

EXISTING OFFICE	191
PLANT 1	177
PLANT 2	50
PLANT 3 & 5	182
NORTH OFFICE LOT	43
PLANT 4	34
TOTAL	677

EXISTING
PLANT 1

EXISTING OFFICE	191
PLANT 1	177
PLANT 2	50
PLANT 3 & 5	318
NORTH OFFICE LOT	43
PLANT 4	34
TOTAL	813

ACCESSIBLE PARKING SPACES REQUIRED = 16
ACCESSIBLE PARKING SPACES PROVIDED = 17

2020 PARKING REQUIRED = 618
2030 PARKING REQUIRED = 808

TOTAL AREA = 11.38 ACRES, 495,713 S.F.

BUILDING AREA = 3.71 ACRES, 161,596 S.F. (32.6%)

SIDEWALK/PARKING LOT AREA = 3.70 ACRES, 161,225 S.F. (32.5%)

GREEN SPACE = 3.97 ACRES, 172,892 S.F. (34.9%)

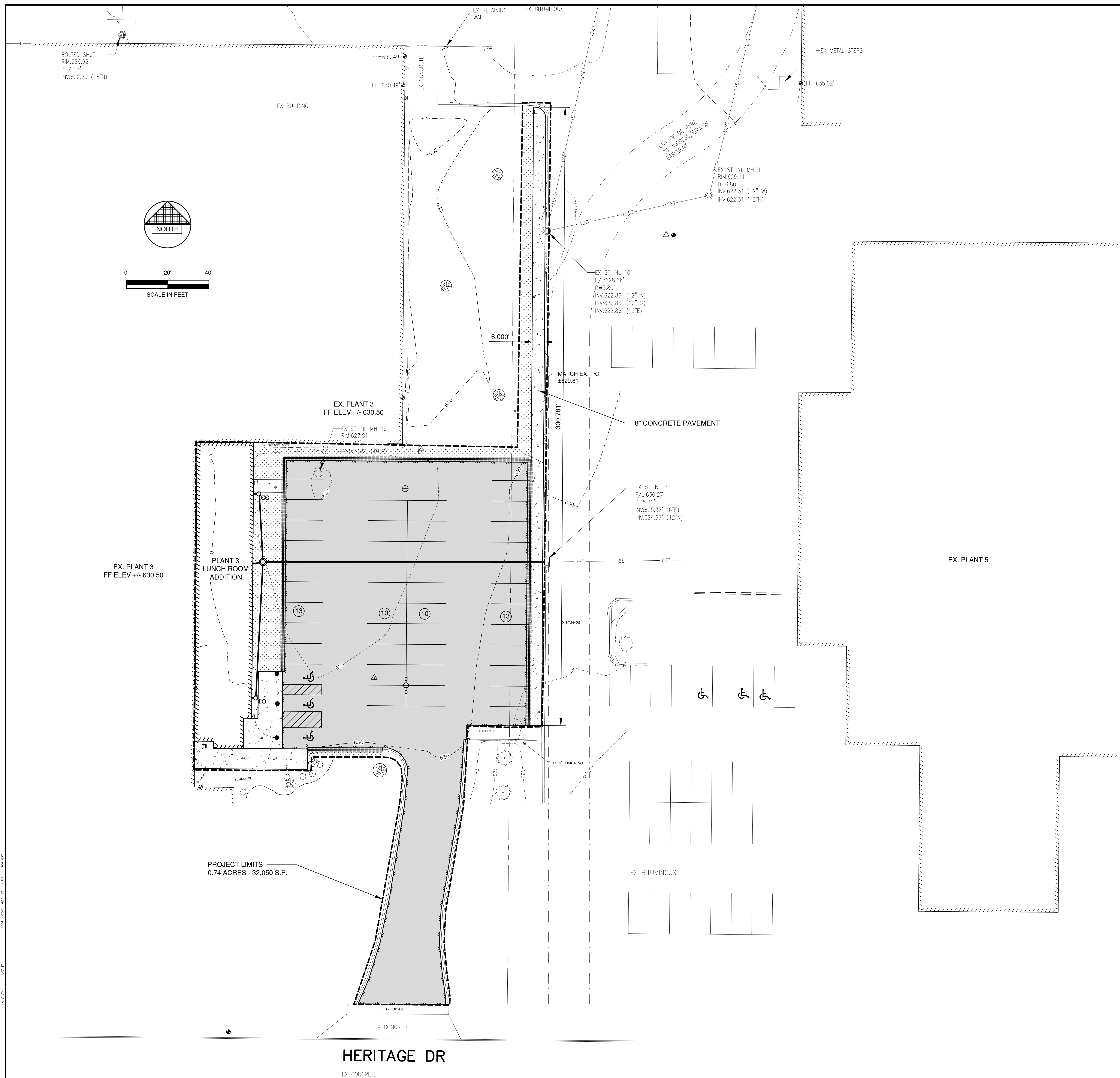
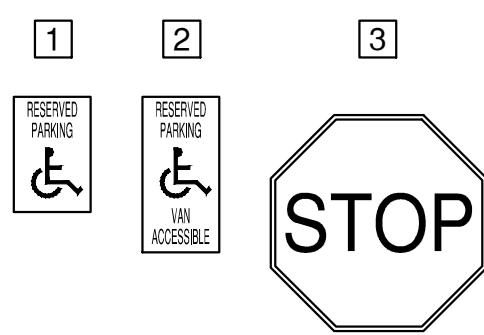
I-1 INDUSTRIAL PARK DISTRICT

ED-F0094

ED-F0094

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT (LIGHT)
	LANDSCAPE AREA
	GREEN SPACE
	PROPOSED 18" STANDARD CURB AND GUTTER
	PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
	PROPOSED 18" MOUNTABLE CURB AND GUTTER
	PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
	TRAFFIC FLOW ARROW
	HANDICAPPED PARKING
	INDICATES NUMBER OF PARKING STALLS
	WALL PACK
	LIGHT POLE (1 LAMP)
	LIGHT POLE (2 LAMPS)
	LIGHT POLE (3 LAMPS)
	LIGHT POLE (4 LAMPS)

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

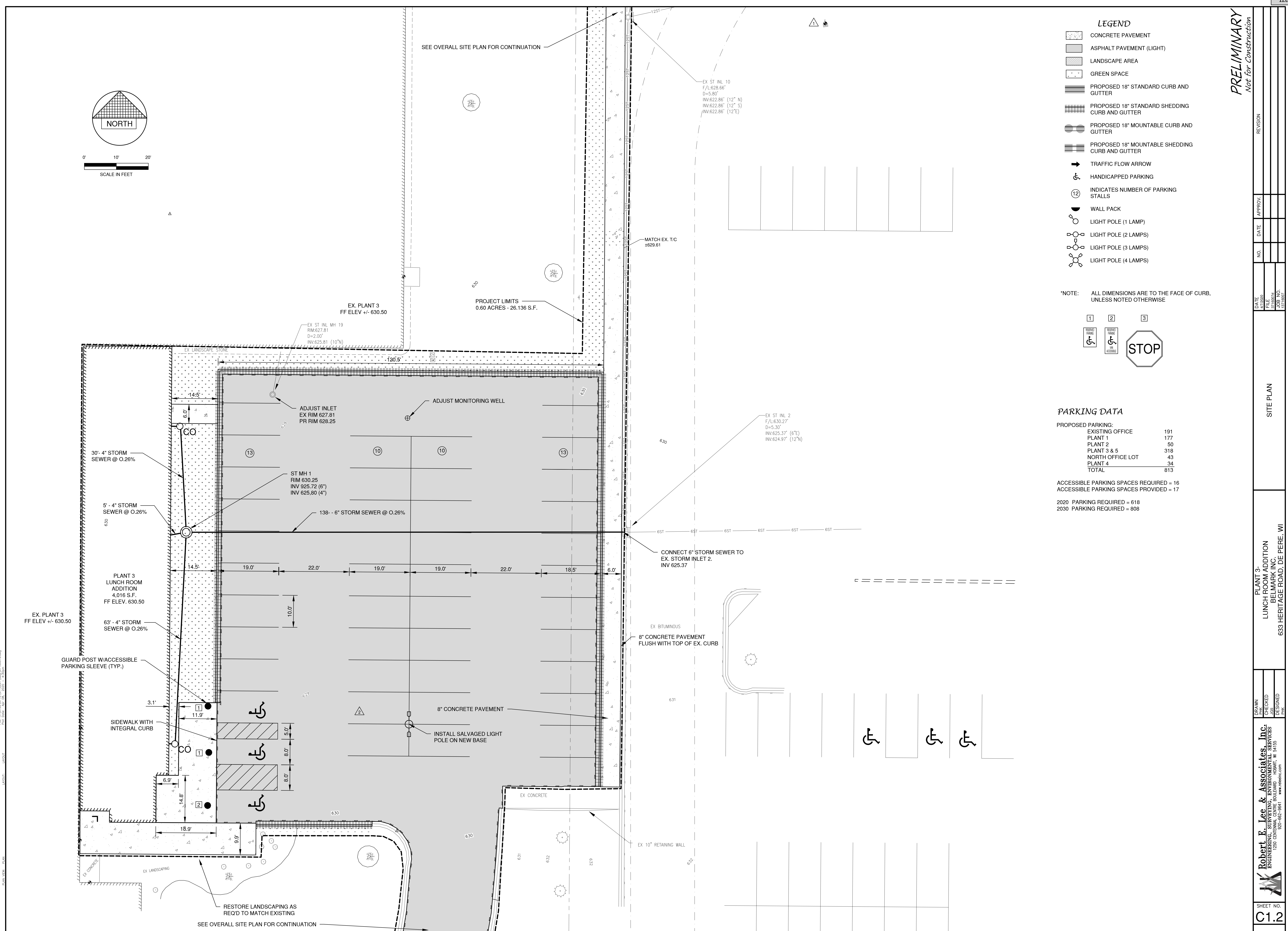




PROPOSED PARKING:	
EXISTING OFFICE	191
PLANT 1	177
PLANT 2	50
PLANT 3 & 5	318
NORTH OFFICE LOT	43
PLANT 4	34
TOTAL	813

ACCESSIBLE PARKING SPACES REQUIRED = 16
ACCESSIBLE PARKING SPACES PROVIDED = 17

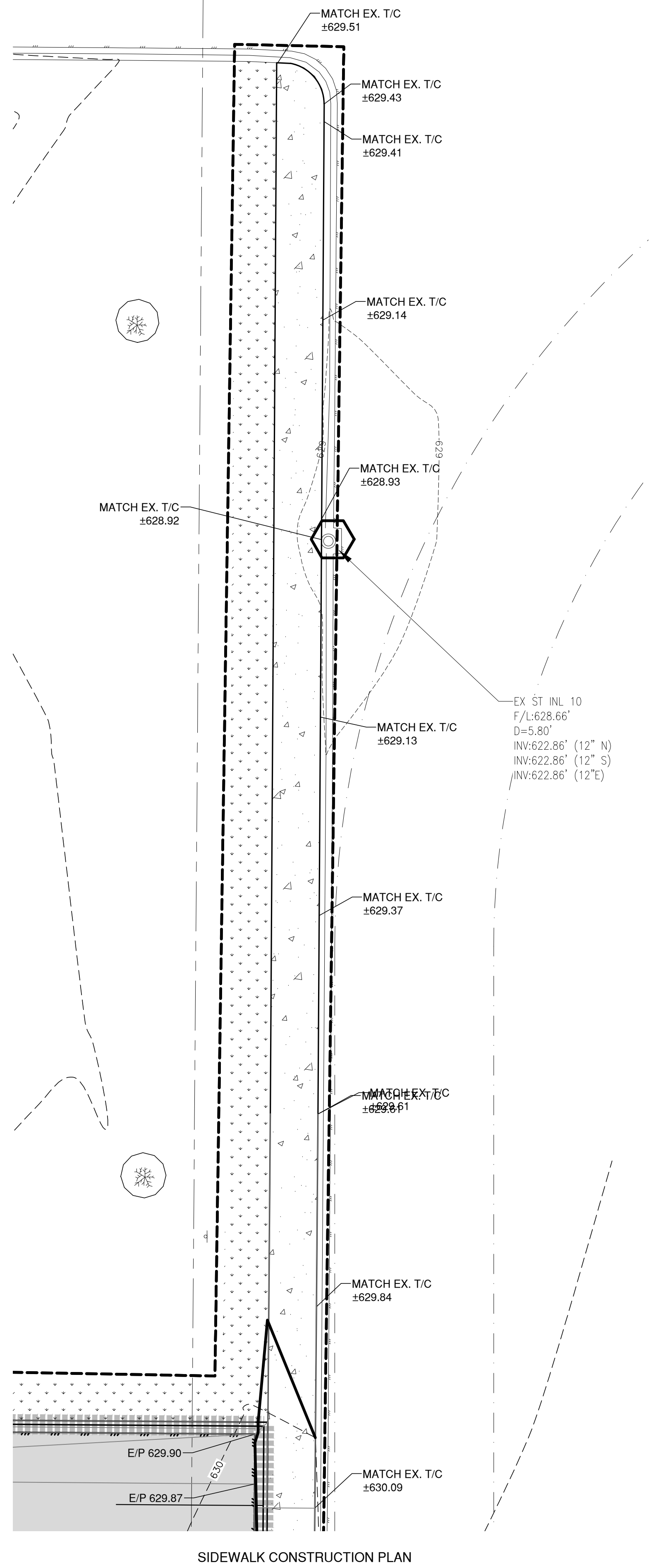
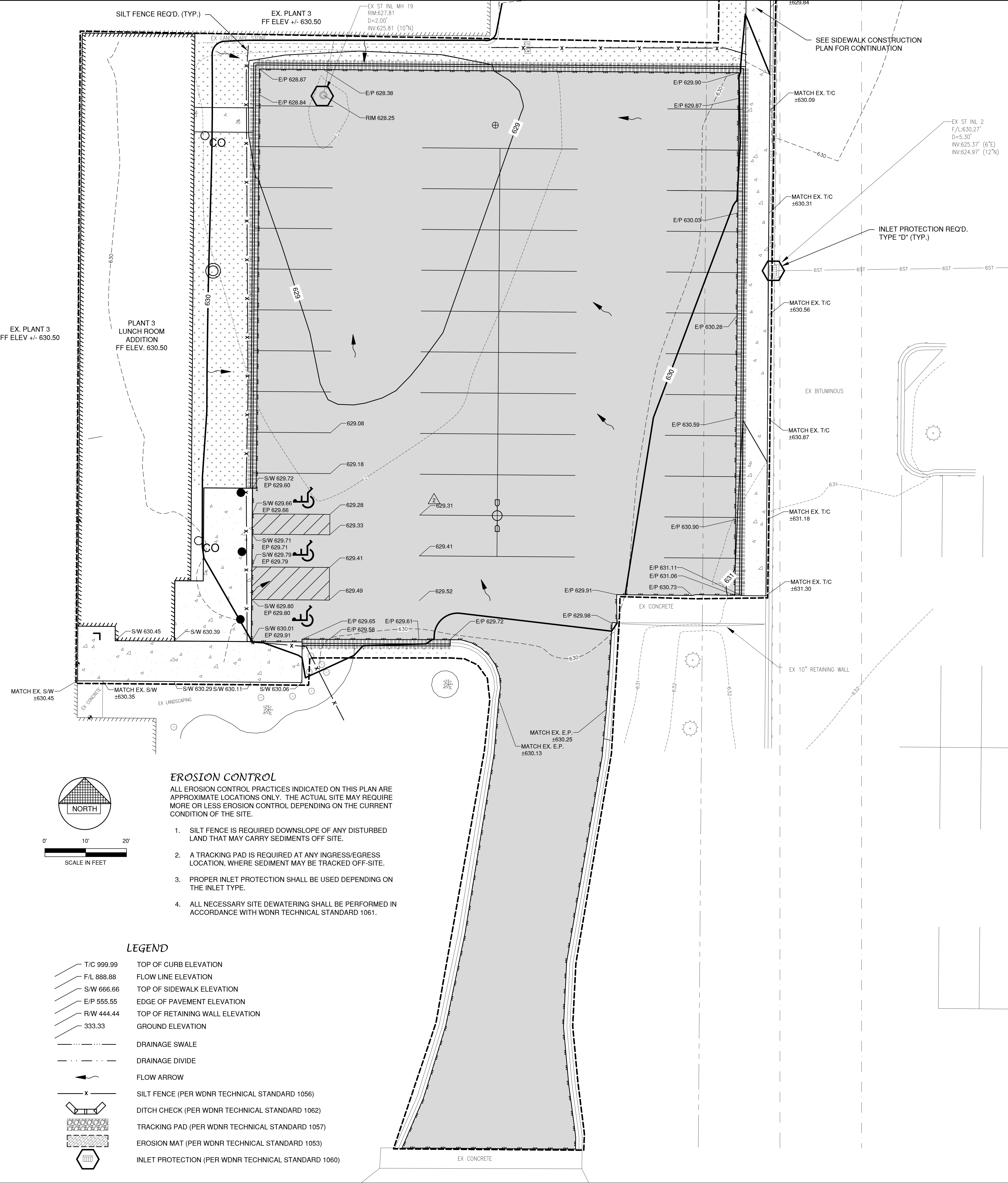
2020 PARKING REQUIRED = 618
2030 PARKING REQUIRED = 808



File: R:\3700\3716\371607.dwg, 371607.dwg
Plot Date: Apr 09, 2020 - 11:54am

US2021 - US2021

PLAN, SITE, 1/4"=1'



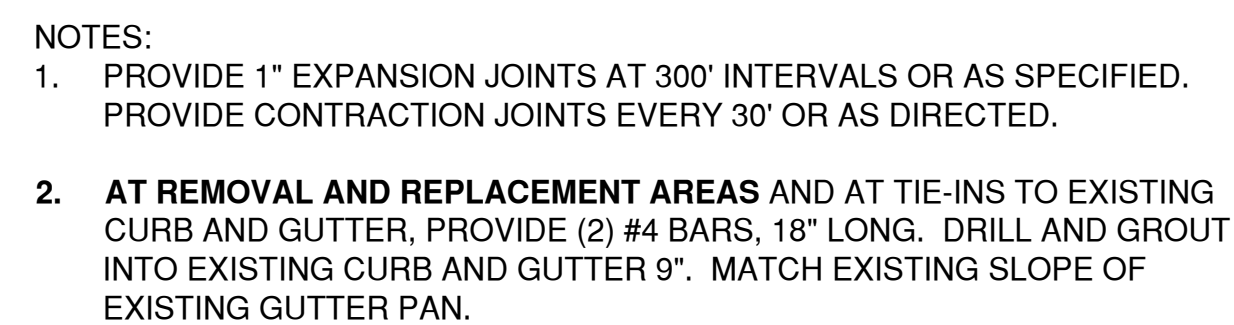
PRELIMINARY
Not for Construction

DATE	NO.	DATE	APPROV.	REVISION
4/7/2020				
FILE				
USB				
NO.				
1371097				

PLANT 3 LUNCH ROOM ADDITION BELMARK, INC. 633 HERITAGE ROAD, DE PERE, WI	GRADING AND EROSION CONTROL PLAN
---	----------------------------------

DRAWN PK	CHECKED JL	DESIGNED PK
-------------	---------------	----------------

Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTRAL AVENUE, SUITE 200 DE PERE, WI 54155 920.662.9581 www.relee.com	SHEET NO. C1.3
---	--------------------------



NOTES:

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

*6" DIA. SCH #40 PIPE FILLED WITH CONCRETE. PAINT WITH SPECIFIED UNIVERSAL PRIMER AND PROVIDE POST COVER, COLOR SELECTED BY OWNER, EAGLE MANUFACTURING MODEL NUMBER 1730, 6.875" I.D., 56" HIGH

OR

*8" DIA. SCH #40 HOT DIPPED GALVANIZED PIPE FILLED WITH CONCRETE. PAINT WITH OSHA SAFETY YELLOW WITH BLACK STRIPES. SEE PAINT SPECIFICATIONS FOR PREP WORK

CAULK PERIMETER OF POST COVER AT EXPANSION JOINT

FIN. GRADE
(UNLESS NOTED OTHERWISE)

EXP. JOINT AROUND POST

4" X 8" X 16" SOLID CONCRETE BLOCK

3/4"

4'-6"

CONCRETE DRIVEWAY OR APPROACH SLAB

4'-0"

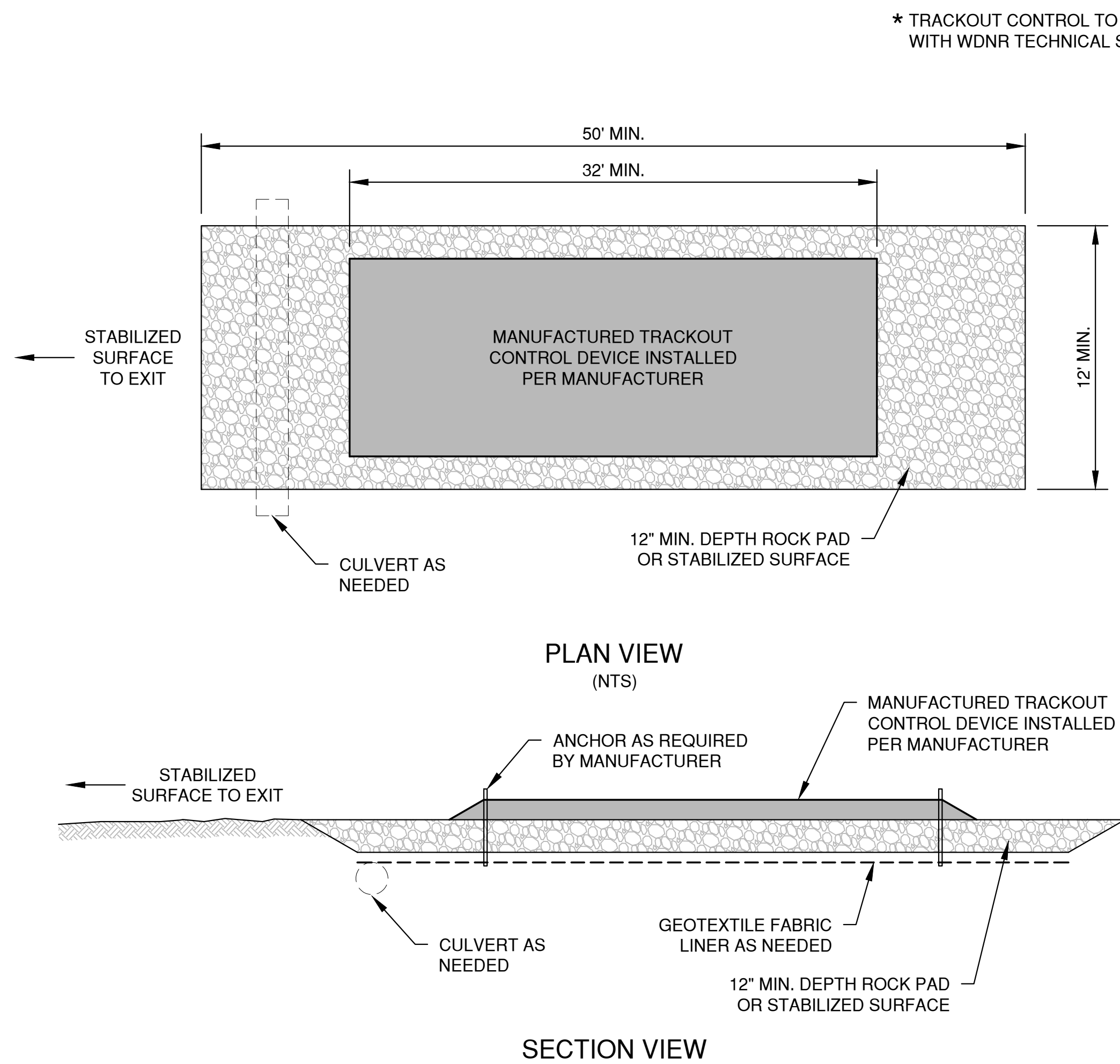
2'-0"

SQUARE OR 2'-6" ROUND

*OWNER WILL CHOOSE BETWEEN PAINTED OR POST COVER AT THE TIME OF CONSTRUCTION

NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED.
PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

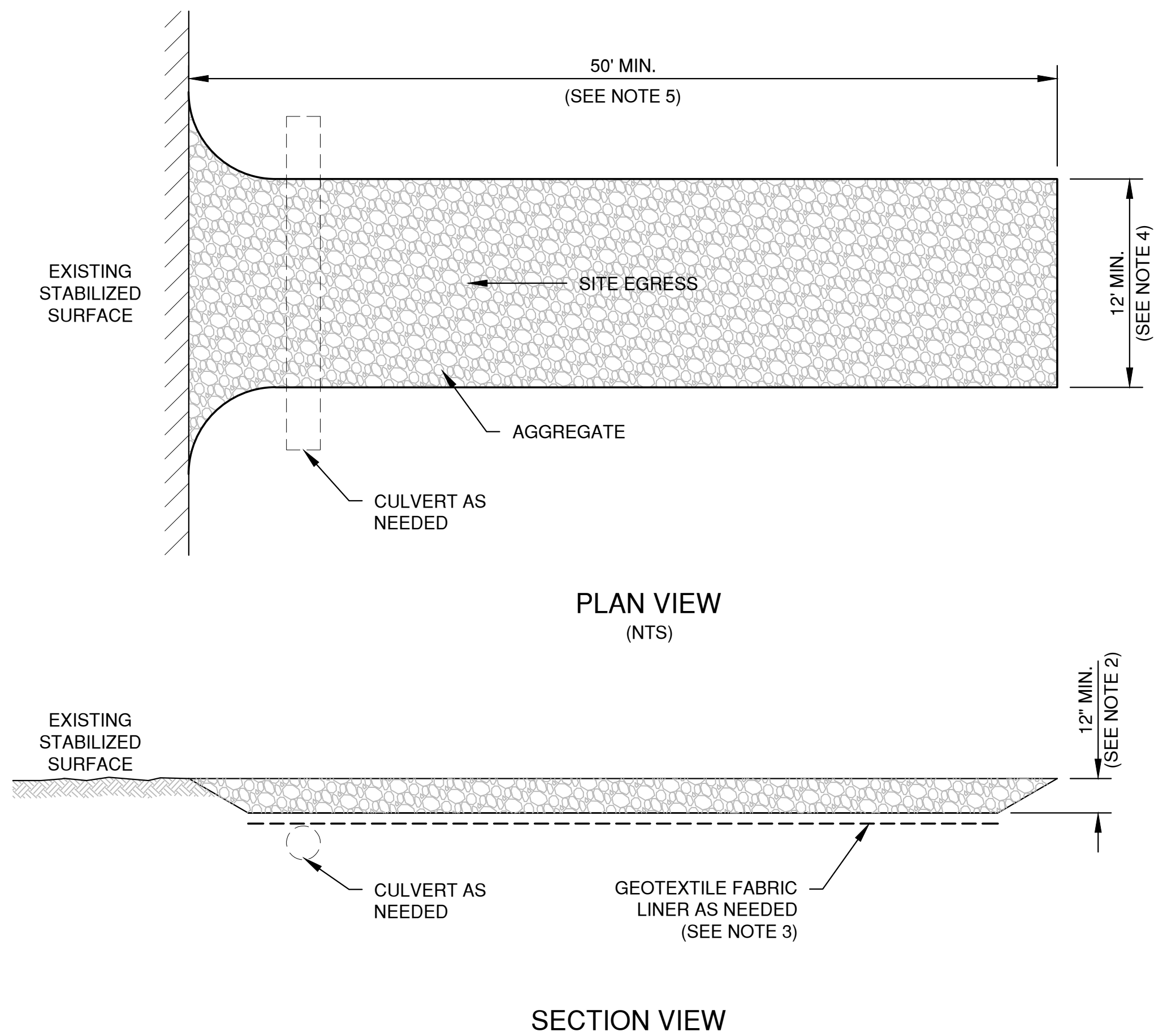
PLAN VIEW: PLAN
DATE: 10/20/2019
FILE: 10/20/2019
DESIGNED: JLF
CHECKED: JLF
DRAWN: JLF



NOTES:

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

MANUFACTURED TRACKOUT CONTROL DETAIL



NOTES:

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

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

STONE TRACKING PAD DETAIL

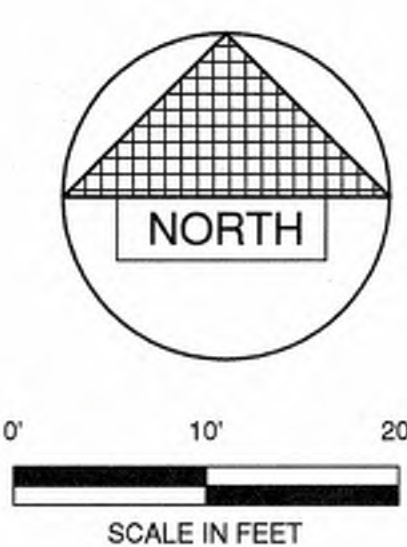
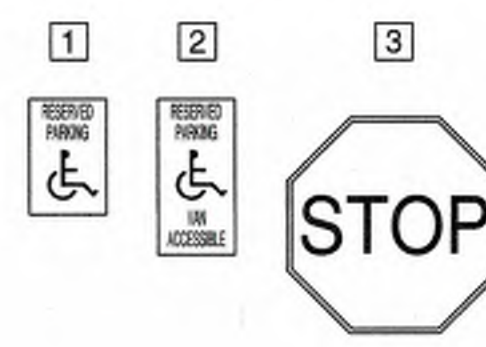
PRELIMINARY
Not for Construction

SHEET NO.		DRAWN PHK		PLANT 3-		DATE		NO.		DATE		APPROV.		REVISION	
C2.4		CHECKED		LUNCH ROOM ADDITION		FILE									
		JES		BELMARK INC.		37160078									
		DESIGNED		633 HERITAGE ROAD, DE PERE, WI		JOB NO.									
		PHK				13716007									

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)

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



SEE OVERALL SITE PLAN FOR CONTINUATION

EX ST INL 10
F/L:628.66'
D=5.80'
INV:622.88' (12" N)
INV:622.88' (12" S)
INV:622.88' (12" E)

MATCH EX. T/C
±629.61

PROJECT LIMITS
0.60 ACRES - 26,136 S.F.

EX. PLANT 3
FF ELEV +/- 630.50

EX ST INL MH 19
RIM:627.81
D=2.00'
INV:625.81 (10" N)

ADJUST INLET
EX RIM 627.81
PR RIM 628.25

ADJUST MONITORING WELL

EX ST INL 2
F/L:630.27'
D=5.30'
INV:625.37' (6" E)
INV:624.97' (12" N)

EX BITUMINOUS

EX CONCRETE

EX 10" RETAINING WALL

EX. PLANT 3
FF ELEV +/- 630.50

PLANT 3
LUNCH ROOM
ADDITION
4,016 S.F.
FF ELEV. 630.50

GUARD POST W/ACCESSIBLE
PARKING SLEEVE (TYP.)

6 Hosta August Moon
12 Juniper Andorra
3 Roses Red Knock Out
6 Patented Goldfinger
6 Barberry Piny
Flowering Crab Landmint
4 Spirea Magic Carpet
3 Juniper Star Tower
6 Hydrangea Bloomstruck

RESTORE LANDSCAPING AS
REQ'D TO MATCH EXISTING

SEE OVERALL SITE PLAN FOR CONTINUATION

DRAWN

CHECKED

DESIGNED

PK

PK

PK

PK

PK

PK

PK

PK

PK

PK

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTRAL AVENUE BOULEVARD HOBART, WI 54155
920-862-8641 www.releec.com

SHEET NO.
L 1.0

PLANT 3 - LUNCH ROOM ADDITION



633 Heritage Road,
De Pere, Wisconsin 54115



Performa
ARCHITECTS + ENGINEERS

124 N. BROADWAY P.O. BOX 5156 DE PERE, WISCONSIN 54115
920-336-9929 FAX: 920-336-2899 www.performainc.com

PROJECT TEAM

PROJECT MANAGER BRAIN BETH
PROJECT ARCHITECT ERIN PETERS
PLUMBING JULI SIMONET

STRUCTURAL

DAVID HOLTEN
MEYER BORGMAN JOHNSON
STRUCTURAL DESIGN & ENGINEERING
TEL: 920-351-0525

SHEET INDEX

TITLE SHEET

SHEET NO.	SHEET NAME	NO.	NAME	DATE
TS1.1	TITLE SHEET, INDEX OF DRAWINGS	1	BIDS/CONSTRUCTION	03/31/20
TS1.2	MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS	1	BIDS/CONSTRUCTION	03/31/20

LIFE SAFETY

SHEET NO.	SHEET NAME	NO.	NAME	DATE
LS1.1	LIFE SAFETY PLAN	1	BIDS/CONSTRUCTION	03/31/20
LS1.2	LIFE SAFETY	1	BIDS/CONSTRUCTION	03/31/20

ARCHITECTURAL

SHEET NO.	SHEET NAME	NO.	NAME	DATE
A2.1	DEMOLITION - FIRST FLOOR PLAN	1	BIDS/CONSTRUCTION	03/31/20
A1.1	FIRST FLOOR PLAN	1	BIDS/CONSTRUCTION	03/31/20
A1.2	ROOF PLAN, MEZZANINE PLAN	1	BIDS/CONSTRUCTION	03/31/20
A2.1	DOOR SCHEDULE, DOOR TYPES, FRAME TYPES, INTERIOR WINDOWS, DOOR DETAILS	1	BIDS/CONSTRUCTION	03/31/20
A2.2	WALL TYPES	1	BIDS/CONSTRUCTION	03/31/20
A3.1	EXTERIOR ELEVATIONS	1	BIDS/CONSTRUCTION	03/31/20
A4.1	BUILDING SECTIONS, WALL SECTIONS, DETAILS	1	BIDS/CONSTRUCTION	03/31/20
A4.2	WALL SECTIONS	1	BIDS/CONSTRUCTION	03/31/20
A6.1	EXTERIOR WINDOWS, DETAILS	1	BIDS/CONSTRUCTION	03/31/20
A6.2	EXTERIOR DETAILS	1	BIDS/CONSTRUCTION	03/31/20
A6.3	EXTERIOR DETAILS	1	BIDS/CONSTRUCTION	03/31/20
A7.1	FIRST FLOOR REFLECTED CEILING PLAN	1	BIDS/CONSTRUCTION	03/31/20
A8.1	ENLARGED PLANS, INTERIOR ELEVATIONS	1	BIDS/CONSTRUCTION	03/31/20
A8.2	INTERIOR DETAILS	1	BIDS/CONSTRUCTION	03/31/20
A9.1	FIRST FLOOR FINISH PLAN	1	BIDS/CONSTRUCTION	03/31/20
A9.2	FINISH SCHEDULE	1	BIDS/CONSTRUCTION	03/31/20

STRUCTURAL

SHEET NO.	SHEET NAME	NO.	NAME	DATE
S0.1	LEGEND SHEET	1	BIDS/CONSTRUCTION	03/31/20
S0.2	GENERAL STRUCTURAL NOTES	1	BIDS/CONSTRUCTION	03/31/20
S2.1	FOUNDATION PLAN	1	BIDS/CONSTRUCTION	03/31/20
S2.2	ROOF FRAMING PLAN	1	BIDS/CONSTRUCTION	03/31/20
S4.1	TYPICAL SCHEDULES AND DETAILS	1	BIDS/CONSTRUCTION	03/31/20
S4.2	TYPICAL SCHEDULES AND DETAILS	1	BIDS/CONSTRUCTION	03/31/20
S4.3	TYPICAL SCHEDULES AND DETAILS	1	BIDS/CONSTRUCTION	03/31/20
S5.1	FOUNDATION DETAILS	1	BIDS/CONSTRUCTION	03/31/20
S7.1	FRAMING DETAILS	1	BIDS/CONSTRUCTION	03/31/20

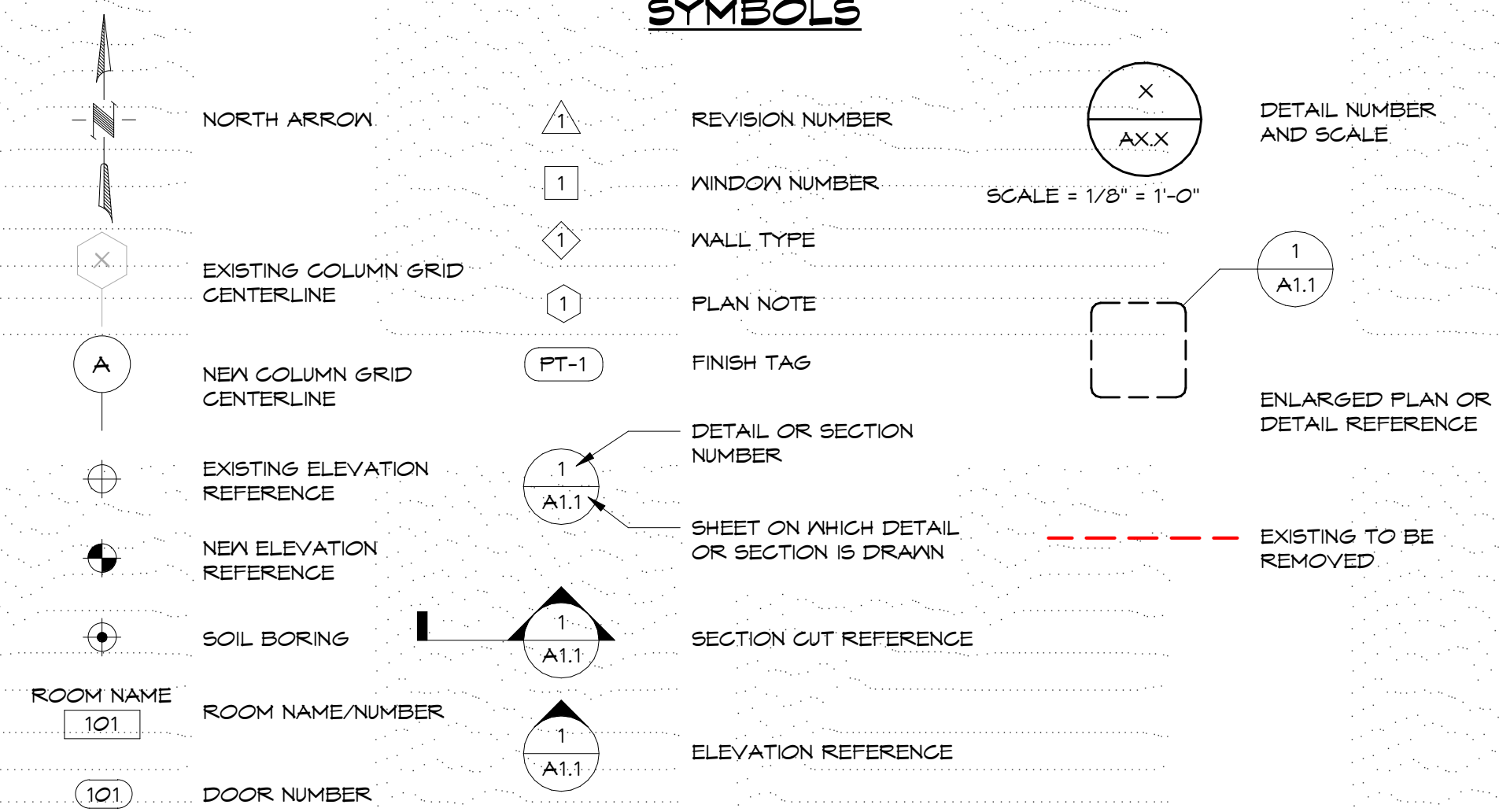
FIRE PROTECTION

SHEET NO.	SHEET NAME	NO.	NAME	DATE
FP1.1	FIRST FLOOR FIRE PROTECTION PLAN	1	BIDS/CONSTRUCTION	03/31/20

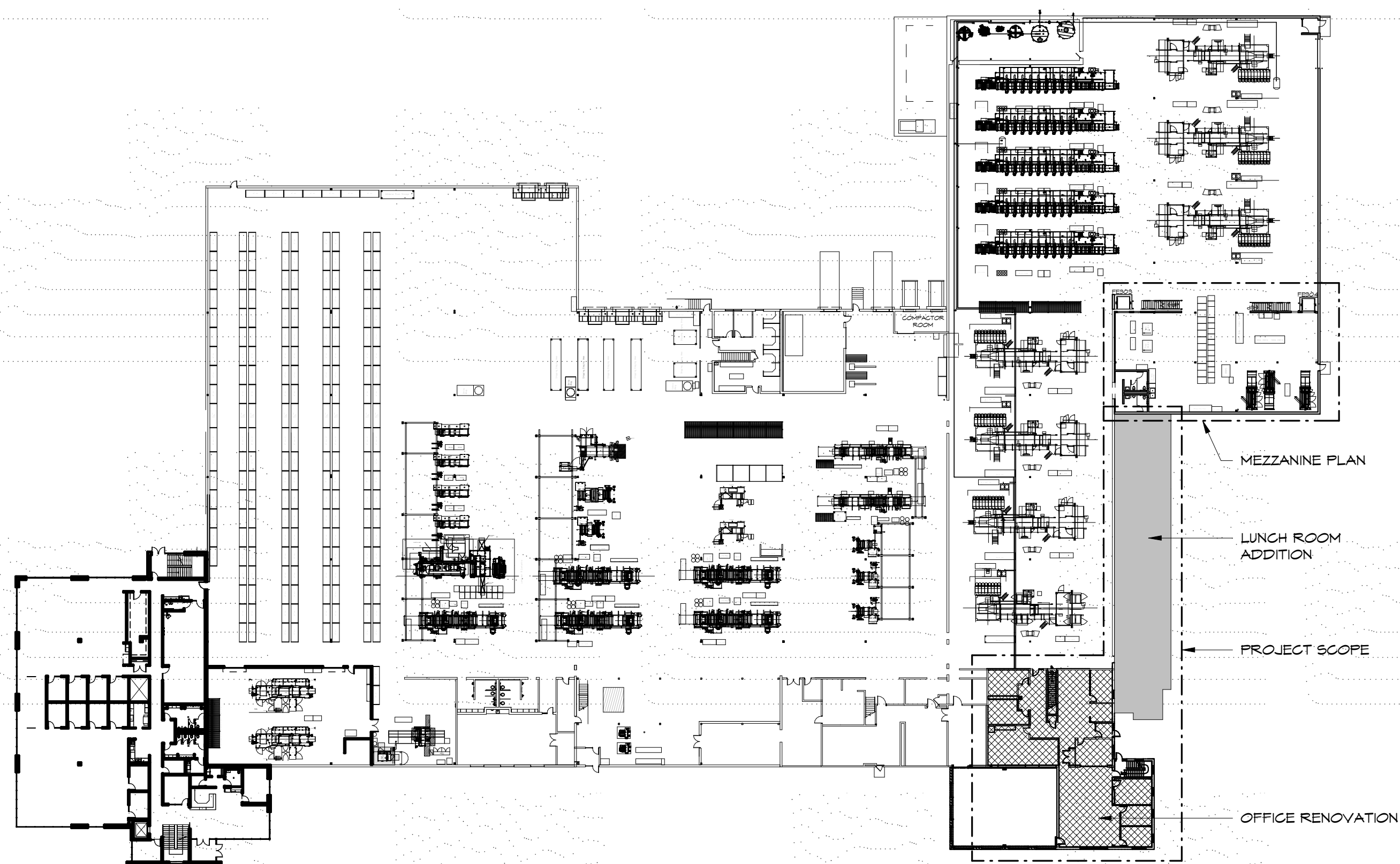
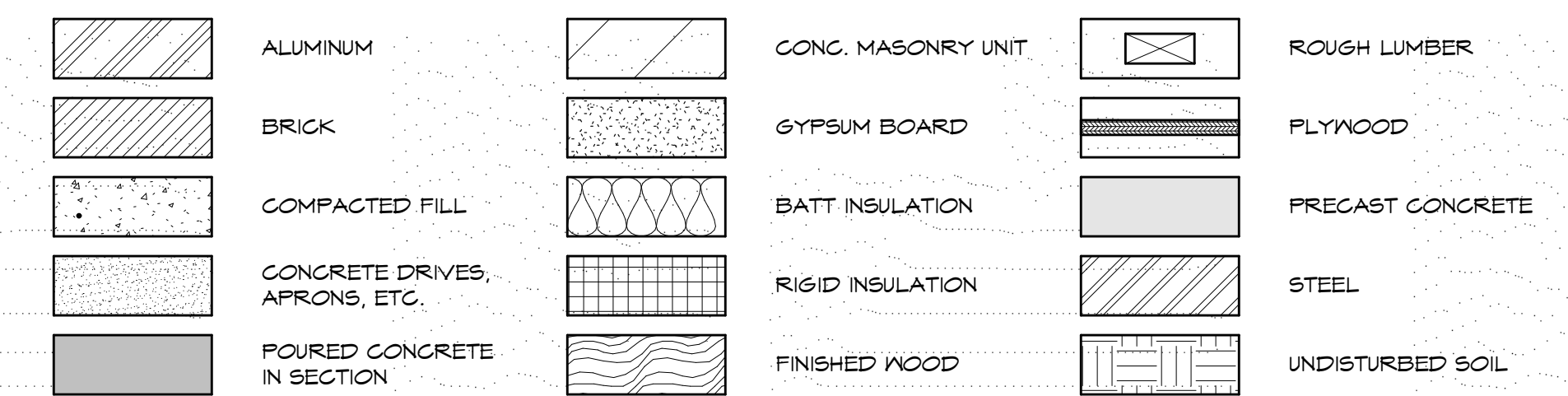
PLUMBING

SHEET NO.	SHEET NAME	NO.	NAME	DATE
PP1.1	FIRST FLOOR FIRE PROTECTION PLAN	1	BIDS/CONSTRUCTION	03/31/20
P0.1	DEMOLITION - FIRST FLOOR PLUMBING PLAN	1	BIDS/CONSTRUCTION	03/31/20
P1.0	FOUNDATION PLUMBING PLAN	1	BIDS/CONSTRUCTION	03/31/20
P1.1	FIRST FLOOR PLUMBING PLAN	1	BIDS/CONSTRUCTION	03/31/20
P1.3	ROOF PLUMBING PLAN	1	BIDS/CONSTRUCTION	03/31/20
P2.1	STORM WATER ISOMETRICS	1	BIDS/CONSTRUCTION	03/31/20
P3.1	PLUMBING FIXTURE & EQUIPMENT SCHEDULE AND ISOMETRICS	1	BIDS/CONSTRUCTION	03/31/20

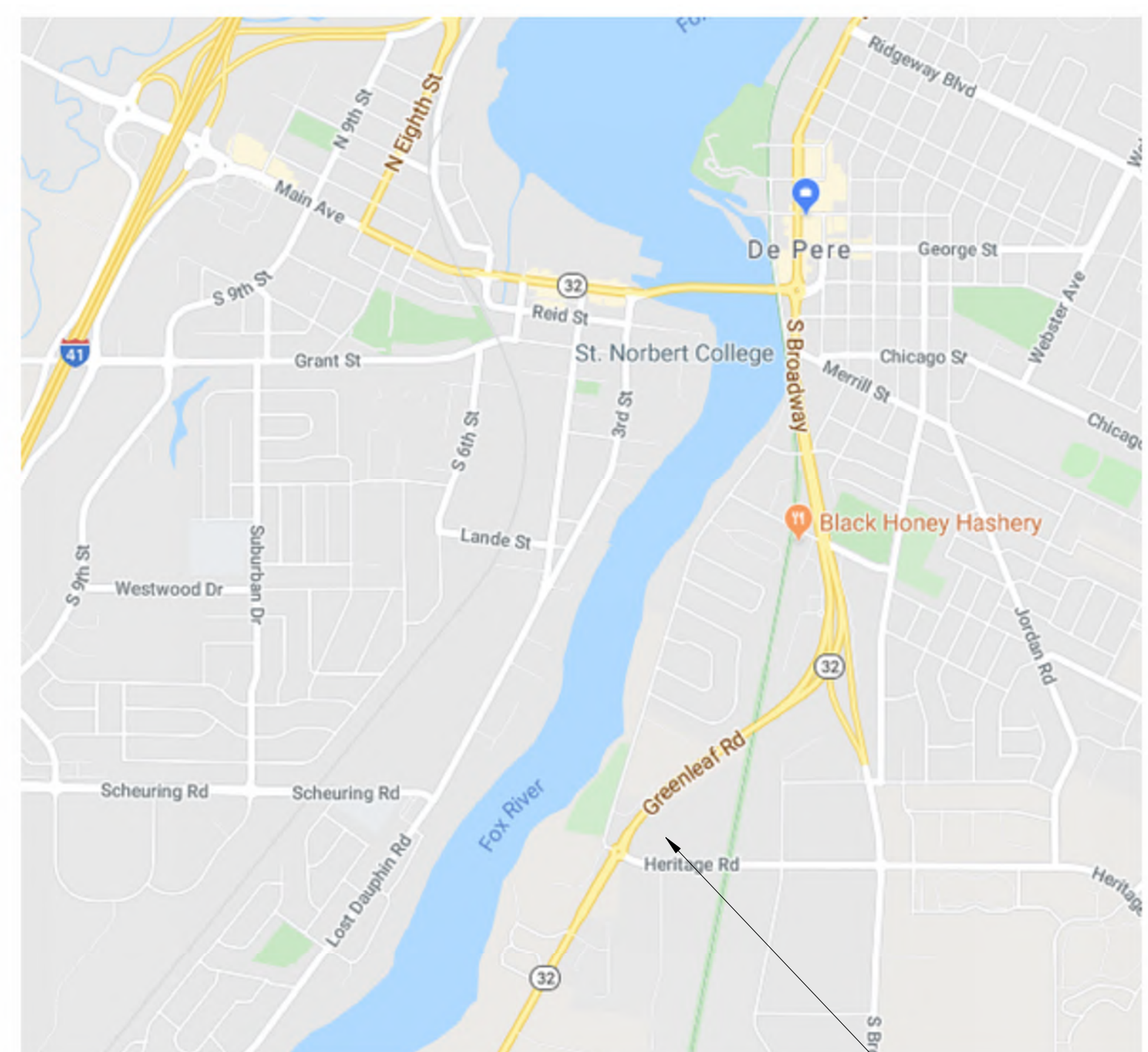
SYMBOLS



MATERIALS



OVERALL FIRST FLOOR PLAN
SCALE: 1/8" = 30'-0"



LOCATION MAP

PLANT 3 -
LUNCH ROOM ADDITION
Belmark Inc.

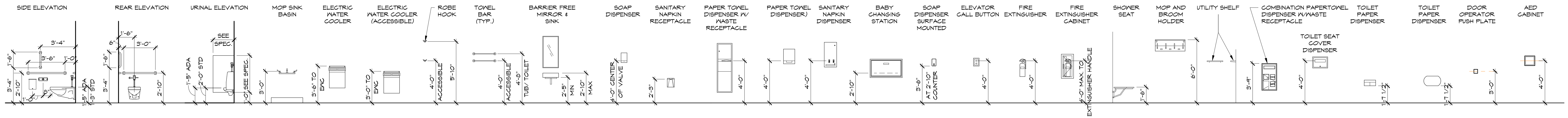


Performa
ARCHITECTS + ENGINEERS

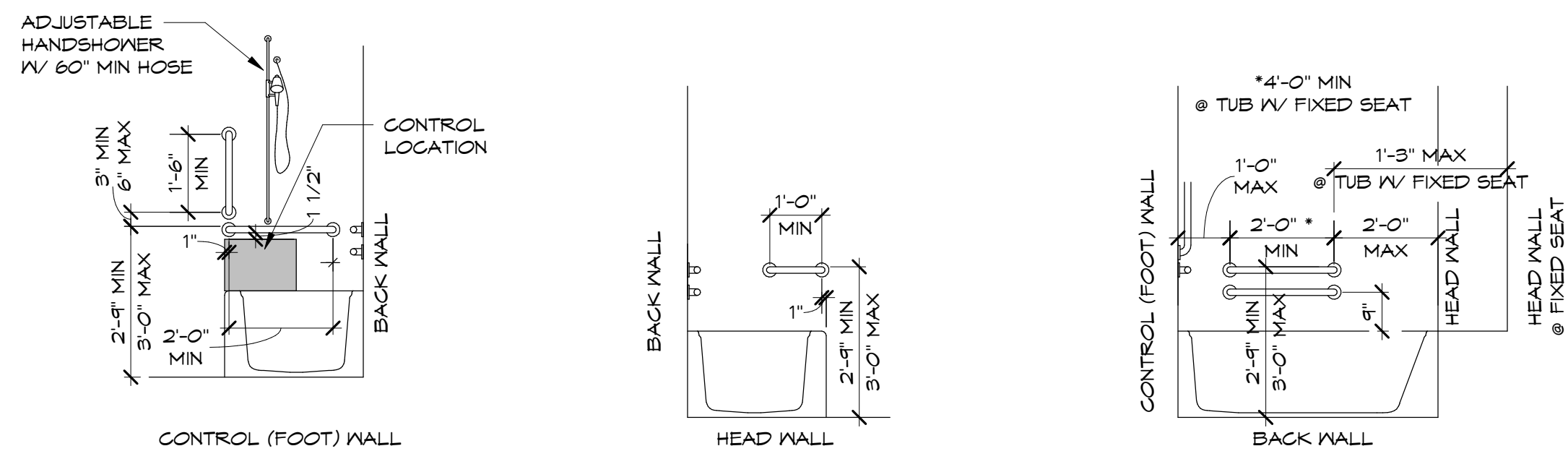
TITLE SHEET, INDEX OF DRAWINGS

DATE	DRAWN	CHKD	EP
03/30/20	DWB	SCALE	As indicated
DRAWING NO. TS1.1			
PROJECT NO. 19123			

PLUMBING, ACCESSORIES, AND MISCELLANEOUS MOUNTING HEIGHTS

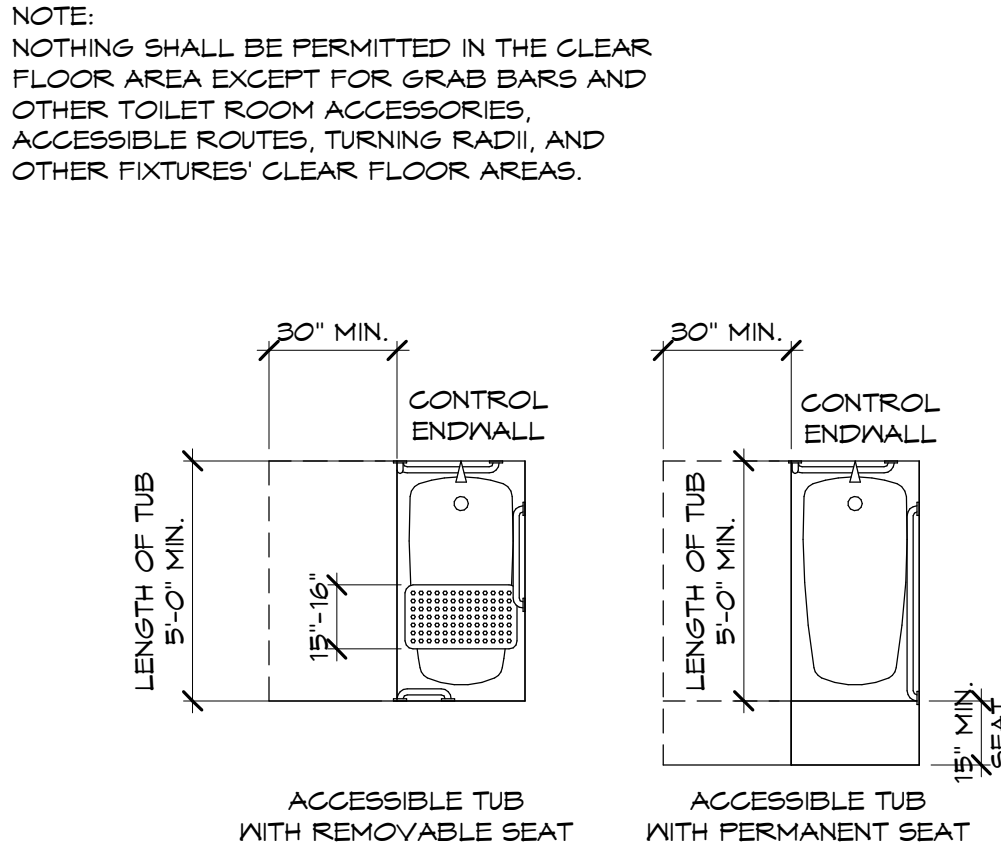


ACCESSIBLE TUB GRAB BARS



NOTE: THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OUTSIDE DIAMETER, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2". FAUCET CONTROLS SHALL BE IN THE LOCATION SHOWN. A SHOWER SPRAY UNIT WITH A HOSE AT LEAST 60" LONG THAT CAN BE USED BOTH AS BOTH A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED.

CLEARANCES FOR BATH TUBS

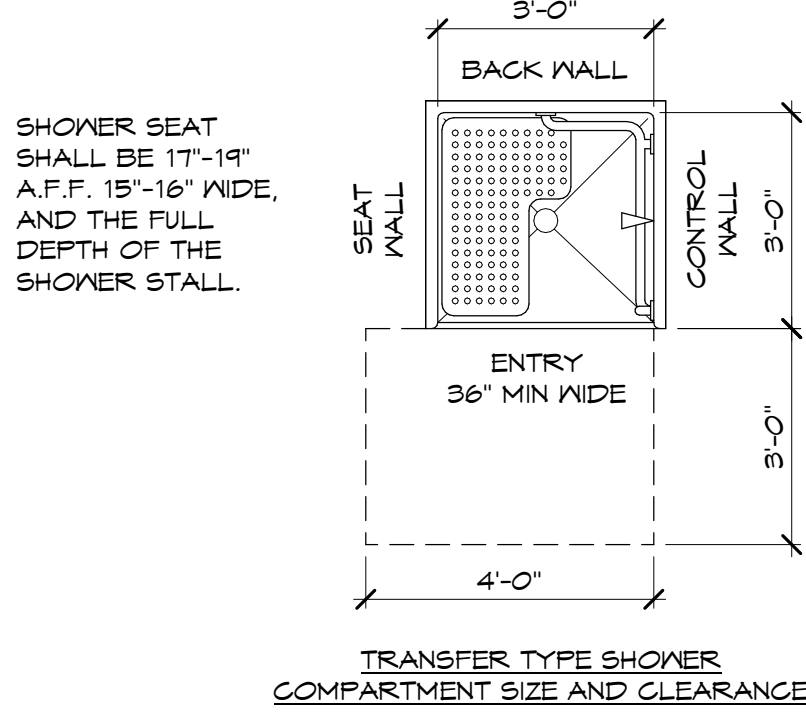


NOTE: NOTHING SHALL BE PERMITTED IN THE CLEAR FLOOR AREA EXCEPT FOR GRAB BARS AND OTHER TOILET ROOM ACCESSORIES, ACCESSIBLE ROUTES, TURNING RADI, AND OTHER FIXTURES' CLEAR FLOOR AREAS. THRESHOLDS FOR TRANSFER SHOWERS SHALL BE 1/2" HIGH.

ACCESSIBLE SHOWERS

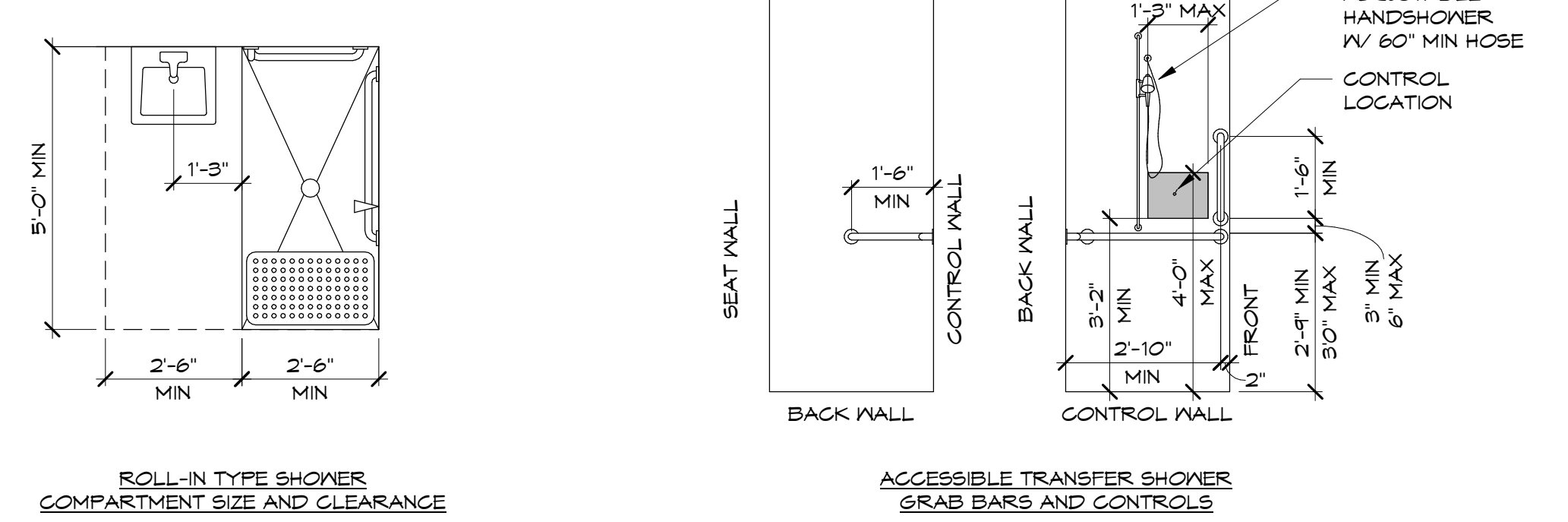
NOTE: NOTHING SHALL BE PERMITTED IN THE CLEAR FLOOR AREA EXCEPT FOR GRAB BARS AND OTHER TOILET ROOM ACCESSORIES, ACCESSIBLE ROUTES, TURNING RADI, AND OTHER FIXTURES' CLEAR FLOOR AREAS. THRESHOLDS FOR TRANSFER SHOWERS SHALL BE 1/2" HIGH.

INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.



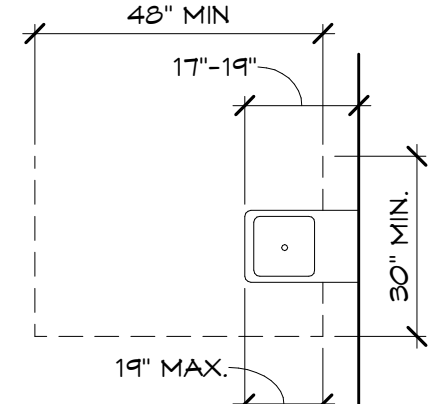
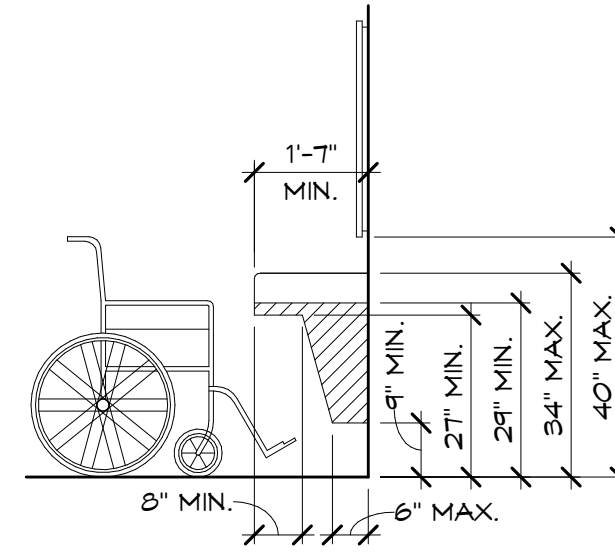
NOTE: A LAVATORY WITH KNEE & TOE CLEARANCES IS PERMITTED ON ONE 30 INCH WIDE (MIN) SIDE OF THE CLEARANCE, PROVIDED IT IS NOT ON THE SIDE CLEARANCE ADJACENT TO THE CONTROLS OR WHERE PROVIDED NOT ON THE SIDE ADJACENT TO THE SHOWER SEAT.

INSIDE FINISHED DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES.

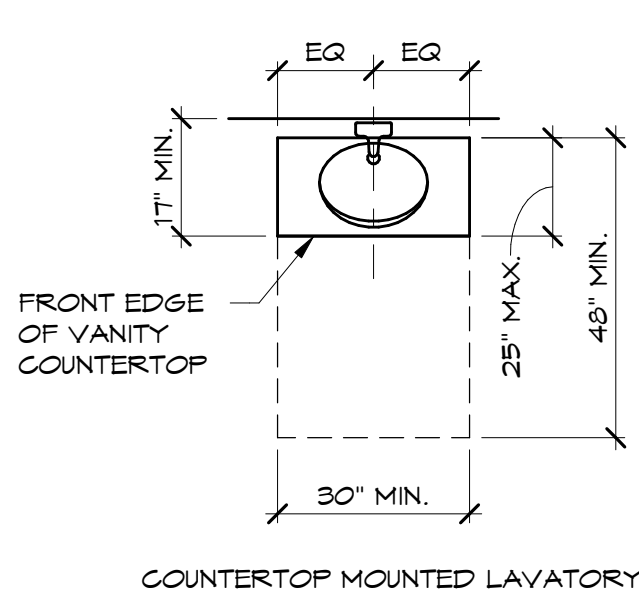


CLEAR FLOOR SPACE AT LAVATORIES

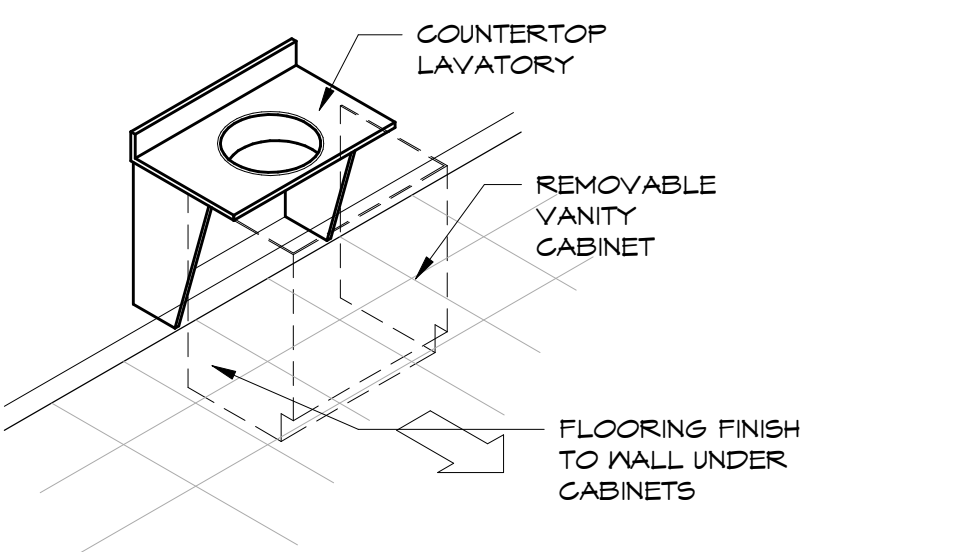
NOTE: EQUIPMENT PERMITTED IN SHADED AREA. PROVIDE ALL EXPOSED POTENTIALLY HOT UNDERCOUNTER SUPPLY AND SANITARY LINES WITH SCALD PROTECTION.



NOTE: A 30"x48" CLEAR FLOOR AREA SHALL BE PROVIDED UNDER THE LAVATORY PER THE INDICATED DIMENSIONS WITH FULL KNEE AND TOE CLEARANCES. THIS CABINETS ARE NOT PERMITTED UNDER THE LAVATORY WITHIN THE REQUIRED CLEAR FLOOR AREA.

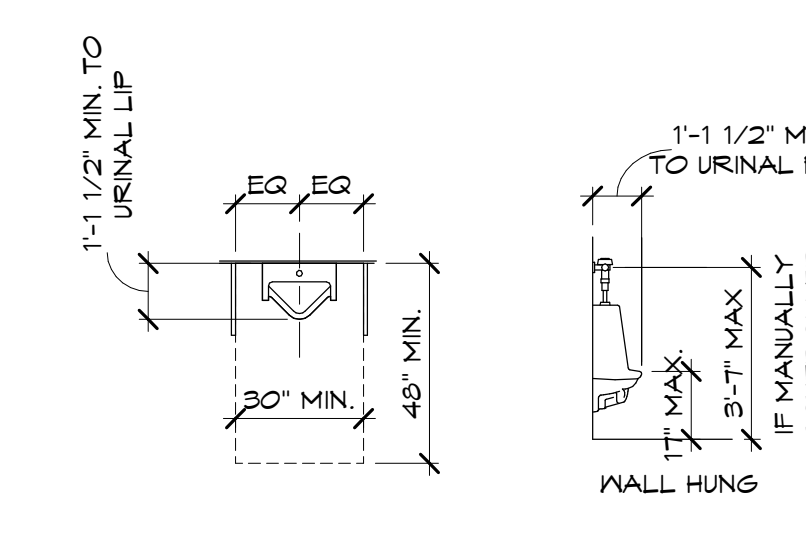


NOTE: WHEN A REMOVABLE VANITY CABINET IS INSTALLED, THE COUNTERTOP AND LAVATORY CAN BE SUPPORTED BY WALL MOUNTED BRACKETS THAT FIT INSIDE THE CABINET. THESE BRACKETS ARE HIDDEN WHEN THE BASE CABINET IS IN PLACE; ONCE THE CABINET IS REMOVED, THE BRACKETS ARE EXPOSED. STANDARD VANITY CABINETS MAY BE MODIFIED AND USED AS REMOVABLE CABINETS. THE CABINET BACK OR BACK SUPPORT MAY NEED TO BE CUT DOWN TO CLEAR THE SUPPORT SYSTEM AND PROVIDE CLEARANCE FOR THE WATER LINES, VALVES, AND DRAIN PIPES. IF THE BACK OF CABINETS IS REMOVED OR SIGNIFICANTLY MODIFIED THE SIDES MAY HAVE TO BE REINFORCED.



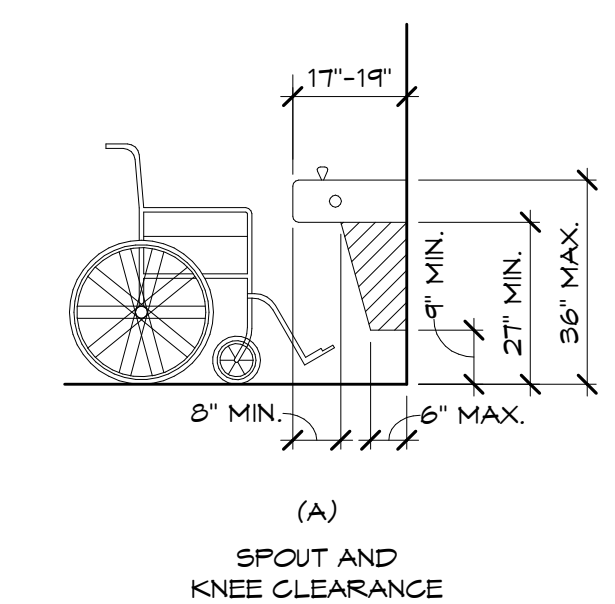
CLEAR FLOOR SPACE AT URINALS

NOTE: A CLEAR FLOOR SPACE, POSITIONED FOR A FORWARD APPROACH, SHALL BE PROVIDED AND CENTERED ON THE FIXTURE. NOTHING SHALL BE PERMITTED IN THE CLEAR FLOOR AREA EXCEPT FOR THE FIXTURE ITSELF. FLUSH CONTROLS SHALL BE AUTOMATIC OR HAND CONTROLLED. IF HAND CONTROLLED, THEY SHALL BE WITHIN APPLICABLE REACH RANGES.

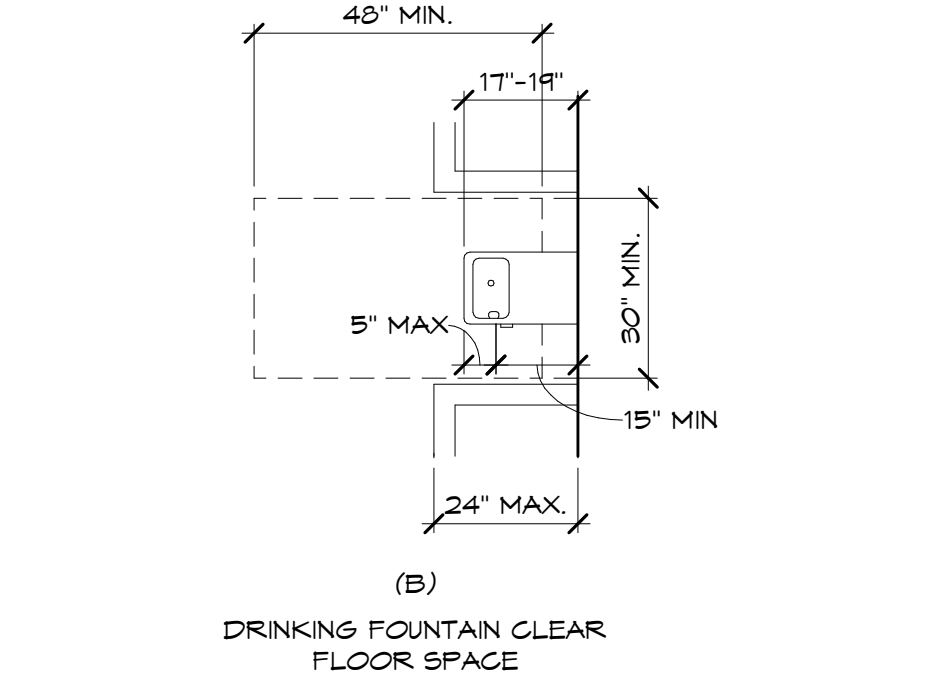


DRINKING FOUNTAINS AND WATER COOLERS

NOTE: EQUIPMENT PERMITTED IN SHADED AREA.

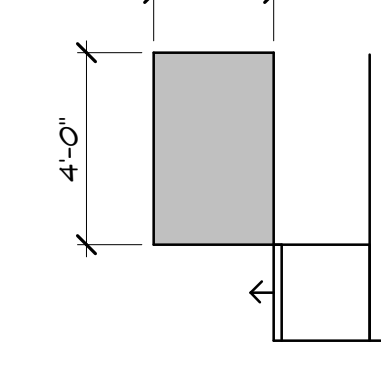
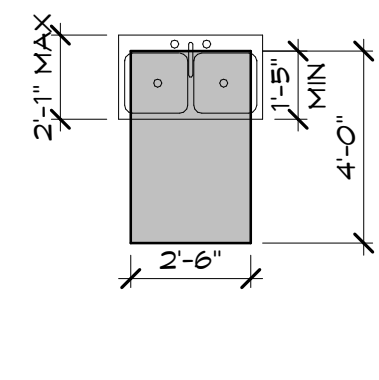
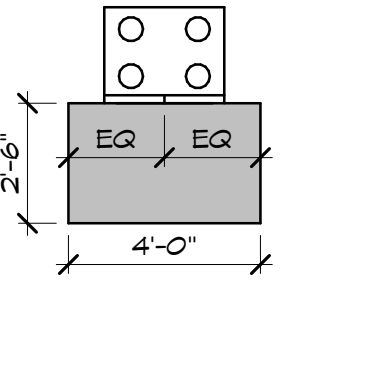
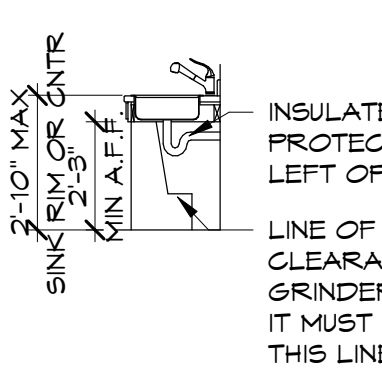


NOTE: A CLEAR FLOOR SPACE MUST BE PROVIDED FOR THE LOW DRINKING FOUNTAIN. BOTH HIGH AND LOW SHALL NOT PROJECT BEYOND THE SURROUNDING WALL MORE THAN 3-1/2". WATER STREAM SHALL EXTEND 4" ABOVE SPOUT OUTLET.



CLEAR FLOOR SPACE AT APPLIANCES

NOTE: CONTROLS MUST BE LOCATED AS TO NOT REQUIRE REACHING OVER ANY BURNER, VENT HOOD CONTROLS MUST BE LOCATED WITHIN THE REACH RANGES.



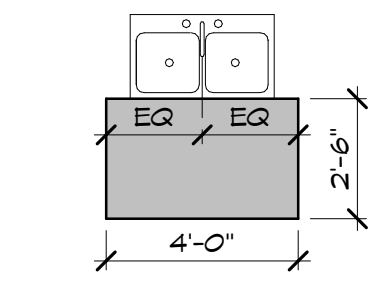
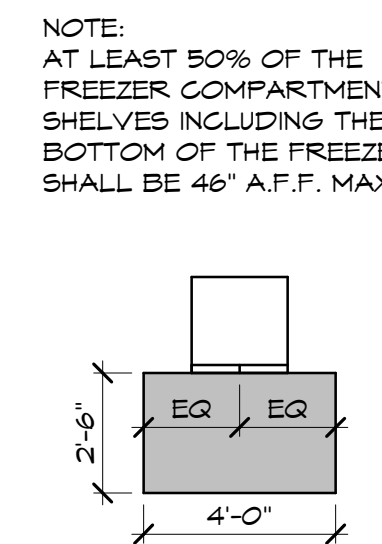
NOTE: CLEAR FLOOR AREA MUST BE PROVIDED UNDER THE DISHWASHER DOOR.

SINK FORWARD APPROACH

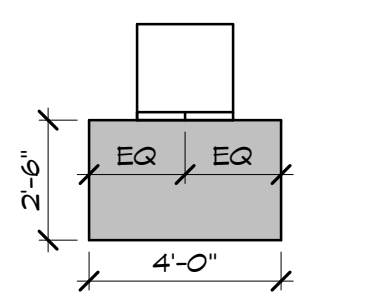
COOKTOP/RANGE

SINK FORWARD APPROACH

DISHWASHER



NOTE: CLEAR FLOOR AREA MUST BE PROVIDED UNDER THE DOOR AND 2-10" MAX TO THE TOP OF THE DOOR.



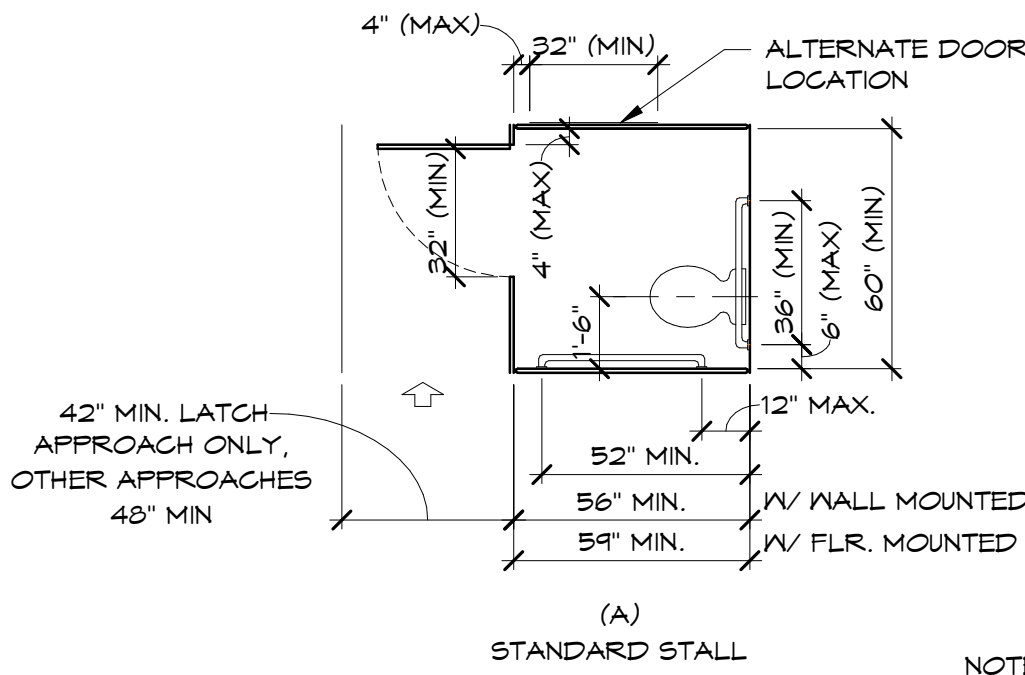
REFRIGERATOR/FREEZER

SINK PARALLEL APPROACH

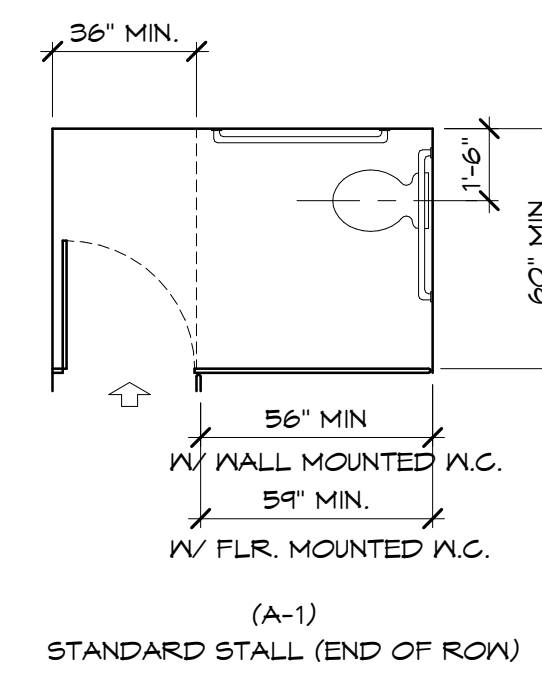
WASHER OR DRYER

CLEAR FLOOR SPACE AT WATER CLOSETS

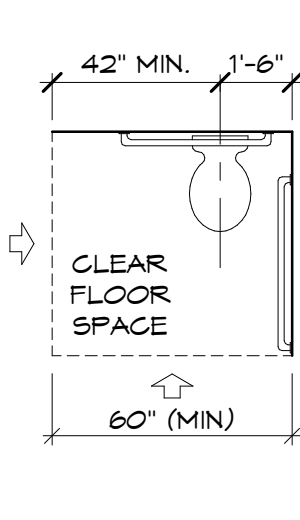
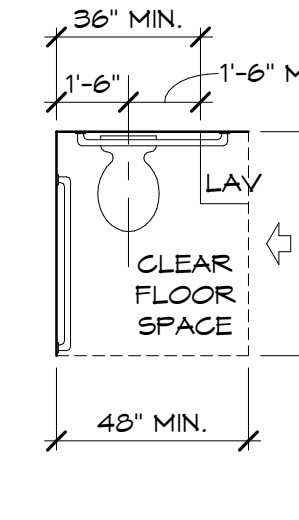
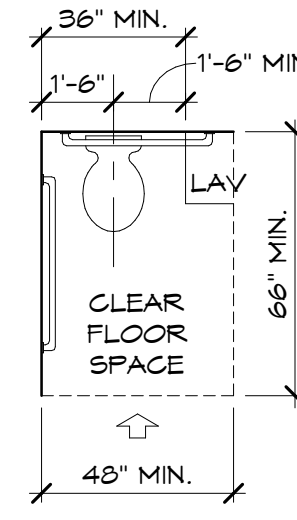
NOTE: A CLEAR FLOOR AREA POSITIONED FOR A FORWARD OR PARALLEL APPROACH SHALL BE PROVIDED AT THE WATER CLOSET PER THE LOCATION BELOW. NOTHING SHALL BE PERMITTED IN THE CLEAR FLOOR AREA EXCEPT FOR GRAB BARS AND OTHER TOILET ROOM ACCESSORIES, ACCESSIBLE ROUTES, TURNING RADI, AND OTHER FIXTURES' CLEAR FLOOR AREAS. NO OTHER FIXTURES OR OBSTRUCTIONS ARE PERMITTED IN THE CLEAR FLOOR AREA.



STANDARD STALL



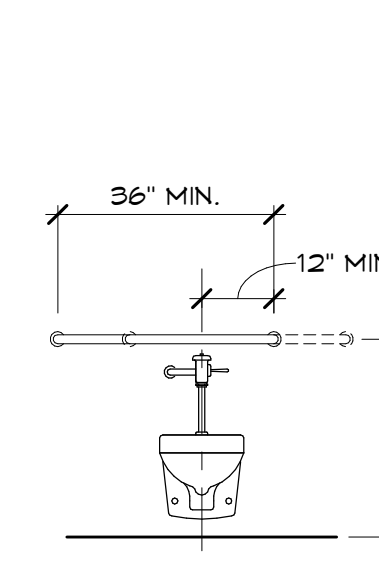
STANDARD STALL (END OF ROW)



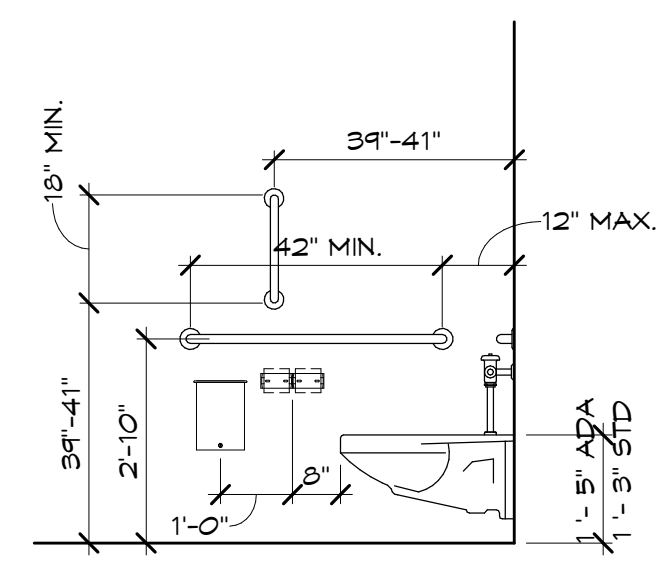
NOTE: FLUSH CONTROLS SHALL BE ON THE APPROACH SIDE OF TOILET.

GRAB BARS AT WATER CLOSETS

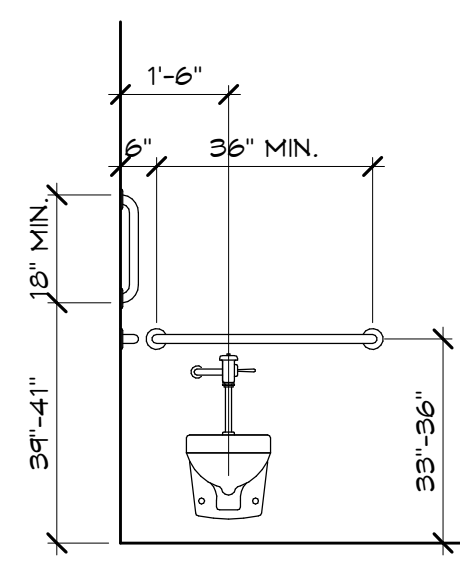
NOTE: THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OUTSIDE DIAMETER, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2".



BACK WALL



SIDE WALL



REAR WALL OF STANDARD STALL

NOTE: THESE DIAGRAMS ARE BASED ON THE 2015 ICC/ANSI A117.1 STANDARD FOR ACCESSIBILITY. NOT ALL CONDITIONS SHOWN MAY EXIST IN THE FIELD. PROJECT, CONTRACTOR SHALL REVIEW ALL DIAGRAMS PRIOR TO LAYOUT AND VERIFY ALL CLEAR AREAS, MOUNTING HEIGHTS, AND OTHER CLEARANCES AS SHOWN ARE PROVIDED. MATERIALS, PRODUCTS AND SIZES OF FIXTURES AND EQUIPMENT SHOWN MAY NOT REFLECT THE ACTUAL PRODUCTS OR MATERIALS SPECIFIED IN THE ARCHITECTURAL DRAWINGS. REFER TO THE ACTUAL PRODUCT SPECIFIED OR PROVIDED FOR VERIFICATION.

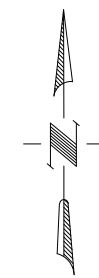
PLANT 3 - LUNCH ROOM ADDITION
Belmark Inc.

belmark inc
Label Solutions to Business Problems®

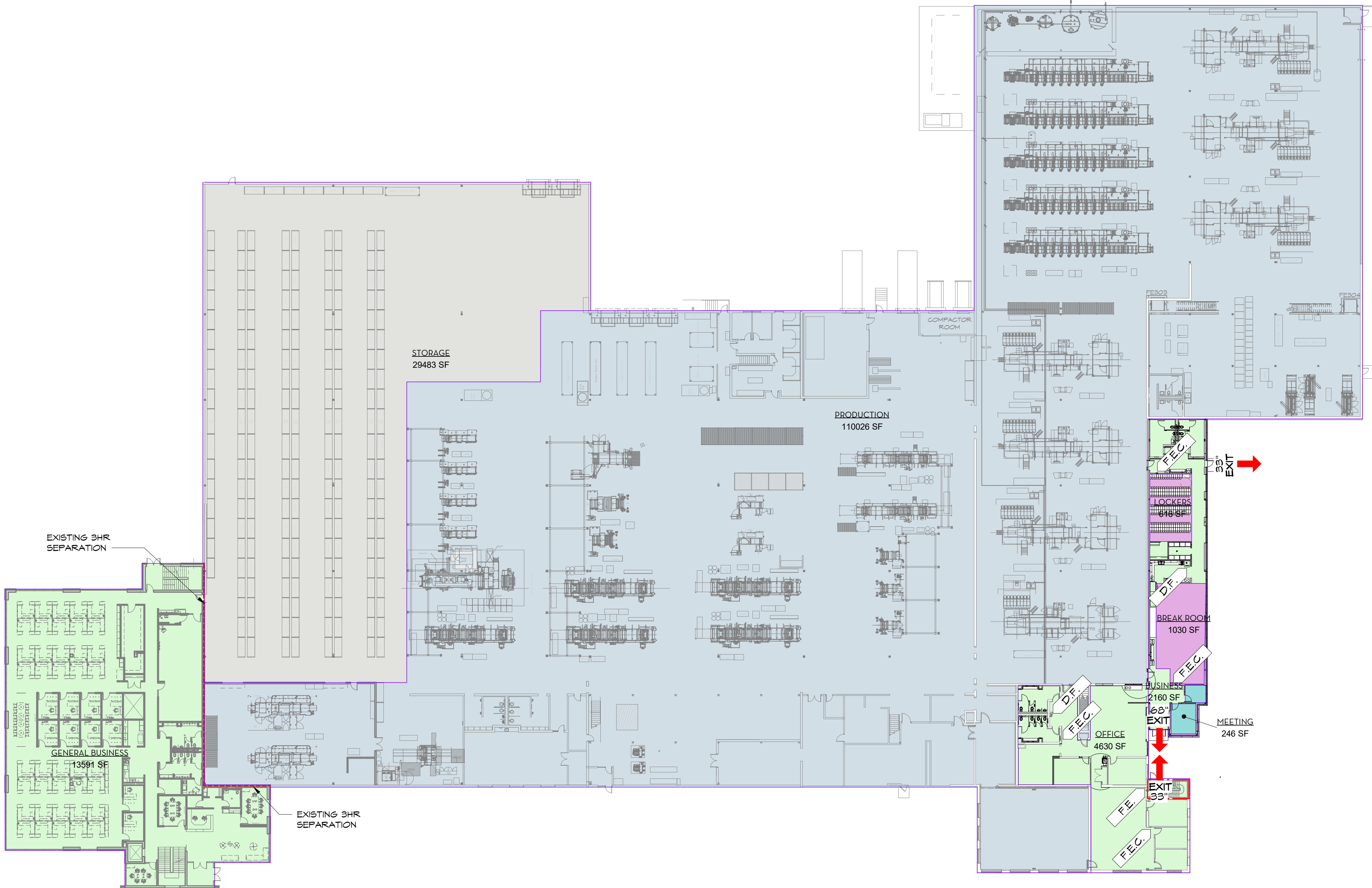
Performa
ARCHITECTS + ENGINEERS

MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS

TITLE	DRAWN	DWB	CHKD	EP
DATE	03/30/20	SCALE	As indicated	
DRAWING NO.	TS1.2			
PROJECT NO.	19123	REV		1

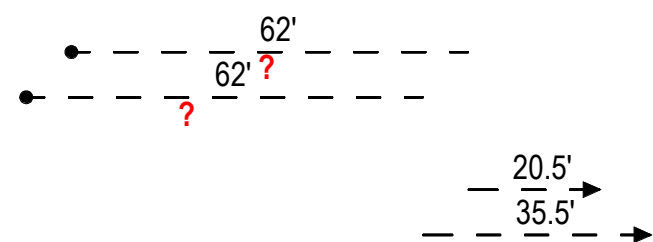


FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1" = 30'-0"



- OCCUPANCY KEY**
- ASSEMBLY (A-2) - TABLES & CHAIRS
 - BUSINESS (B)
 - BUSINESS (B) 303.1 EXCEPTION
 - BUSINESS (B) EXERCISE/LOCKERS
 - FACTORY (F-I) - MODERATE HAZARD
 - STORAGE (S-I) - MODERATE HAZARD

CONVERGENCE					
Calc	Long	Reg	Width	Area	Capacity
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0



TRAVEL DISTANCE					
MARK	LOCATION	OCCUPANCY TYPE	COMMON PATH TRAVEL	MAX TRAVEL DISTANCE	TOTAL TRAVEL DISTANCE
ROUTE 1	FIRST FLOOR	BUSINESS - B	Yes	250'	20'-6"
ROUTE 2	FIRST FLOOR	ASSEMBLY A-3	No	200'	35'-6"

PERIMETER/FRONTS DATA					
MARK	FRONT >20	LENGTH(LN)	WIDTH(WN)	LN x WN	FRONTS OPEN(F)

AREA, OCCUPANCY & EGRESS WIDTH TABLE NT							
LOCATION	OCCUPANCY TYPE	AREA		OCCUPANTS		EGRESS (INCHES)	
		NAME	AREA (S.F.)	SF FACTOR	PERSONS	OTHER	STAIRWAY
ADDITION	ASSEMBLY (A-2) - TABLES & CHAIRS	BREAK ROOM	1,030	15	68.6	13.7	20.6
			1,030		68.6	13.7	20.6
ADDITION	BUSINESS (B)	BUSINESS	2,160	100	21.6	4.3	6.5
			2,160		21.6	4.3	6.5
ADDITION	BUSINESS (B) 303.1 EXCEPTION	MEETING	246	15	16.4	3.3	4.9
			246		16.4	3.3	4.9
ADDITION	BUSINESS (B) EXERCISE/LOCKERS	LOCKERS	616	30	12.3	2.5	3.7
			616		12.3	2.5	3.7
ADDITION			4,033		119.0	23.8	35.7
EXISTING	BUSINESS (B)	GENERAL BUSINESS	13,591	100	135.9	27.2	40.8
			13,591		135.9	27.2	40.8
EXISTING	FACTORY (F-I) - MODERATE HAZARD	PRODUCTION	110,026	100	1,100.3	220.1	330.1
			110,026		1,100.3	220.1	330.1
EXISTING	STORAGE (S-I) - MODERATE HAZARD	STORAGE	29,483	300	98.3	19.7	29.5
			29,483		98.3	19.7	29.5
EXISTING			153,100		1,334.4	266.9	400.3
EXISTING - ALTERATION	BUSINESS (B)	OFFICE	4,630	100	46.3	9.3	13.9
			4,630		46.3	9.3	13.9
EXISTING - ALTERATION			4,630		46.3	9.3	13.9
GRAND TOTAL			161,782		1,499.7	299.9	449.9

ACCESSORY USES NT					
LOCATION	OCCUPANCY TYPE	NAME	AREA	FLOOR SIZE	PERCENT

DRAWN		CHKD	
DATE		SCALE	
03/30/20		1" = 30'-0"	
DRAWING NO		REV	
19123		1	

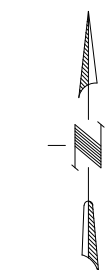
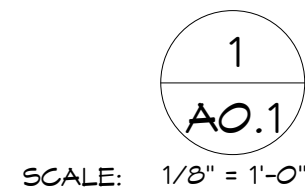
PROJECT NO		REV	
19123		1	

Performa		ARCHITECTS + ENGINEERS	
124 N. BRADWAY, P.O. BOX 1198		WILSON, WISCONSIN 54115	
PHONE: (920) 252-2829 FAX: (920) 252-2889		www.performae.com	

belmark		Label Solutions to Business Problems®	
---------	--	---------------------------------------	--

PLANT 3 - LUNCH ROOM ADDITION		Belmark Inc.	
633 Heritage Road, De Pere, Wisconsin 54115			

NO.		DESCRIPTION		DATE	
1		BUS/CONSTRUCTION		03/31/20	



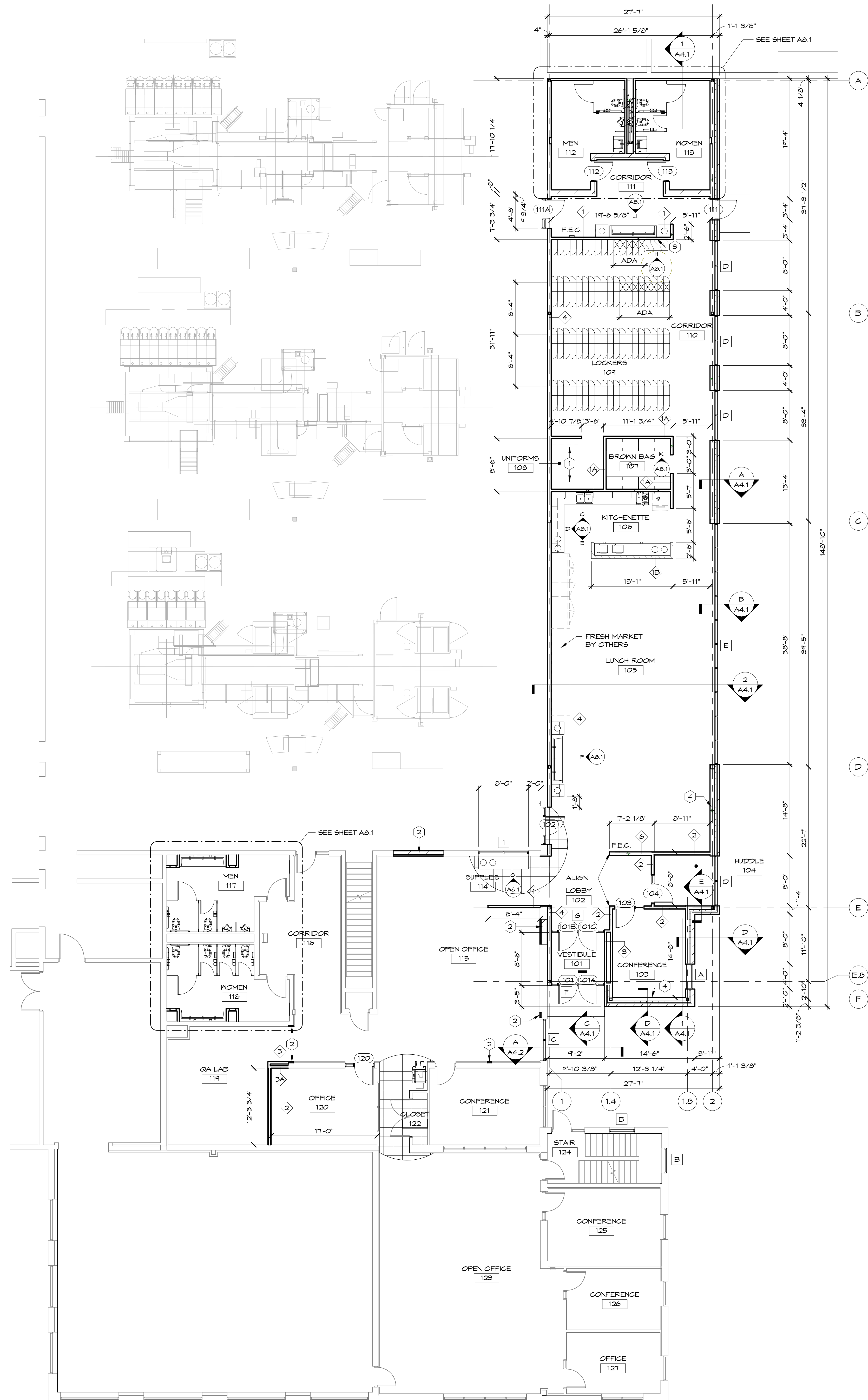
DEMOLITION GENERAL NOTES

- A. ALL CONSTRUCTION TO REMAIN WHICH IS AFFECTED BY DEMOLITION, SHALL BE PATCHED, PLASTERED AND PROPERLY NUMBERED AND ALIGNED SO AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL ADJACENT FLOOR AND CEILINGS AFFECTED BY DEMOLITION SHALL BE PATCHED TO LEAVE NO EVIDENCE OF PATCHING OR REPAIR. ALL THE IRON REPAIRS ON EXISTING MASONRY SHALL BE TOOTHED IN TO APPEAR AS IF NO PATCHING HAS OCCURRED.
- B. SITE CLEAR ALL MATERIALS FROM DEMOLITION SITE THAT ARE NOT SPECIFICALLY NOTED TO BE RE-USED OR SALVAGED BY OWNER.
- C. SEE PLUMBING DRAWINGS FOR PLUMBING DEMOLITION.

DEMOLITION PLAN NOTES

1. FLOOR AND BASE
 - 1A. REMOVE EXISTING CARPET FLOORING AND BASE
 - 1B. REMOVE EXISTING FLOOR TILE AND BASE
2. WALLS
 - 2A. REMOVE EXISTING MASONRY WALL
 - 2B. REMOVE EXISTING METAL STUD PARTITION
 - 2C. REMOVE PORTION OF EXISTING WALL FOR NEW OPENING
 - 2D. REMOVE EXISTING WALL COVERING, SKIM COAT & PATCH WALLS AS NECESSARY TO RECEIVE NEW PAINT
3. WINDOWS
 - 3A. REMOVE EXISTING WINDOW AND GLAZING BY GLAZING CONTRACTOR
 - 3B. REMOVE EXISTING GLASS BLOCK WINDOW SYSTEM
 - 3C. REMOVE EXISTING WINDOW AND GLAZING BY GLAZING CONTRACTOR. SALVAGE FOR REUSE
4. DOORS
 - 4A. REMOVE EXISTING DOOR AND FRAME
 - 4D. REMOVE EXISTING DOOR AND FRAME. SALVAGE AND RETURN TO OWNER.
5. CASEWORK
 - 5A. REMOVE EXISTING CASEWORK
 - 5B. REMOVE EXISTING COUNTERTOP
6. CEILING
 - 6A. REMOVE EXISTING ACOUSTICAL TILE CEILING
7. MISCELLANEOUS
 - 7A. REMOVE EXISTING CANOPY
 - 7B. REMOVE EXISTING PLUMBING FIXTURES, TOILET PARTITIONS, AND BATHROOM ACCESSORIES
 - 7C. REMOVE EXISTING LOUVER, INFILL WITH SPLIT FACE CMU TO MATCH EXISTING
 - 7D. REMOVE PORTION OF EXISTING COPING

Packet Pg. 109



FLOOR PLAN GENERAL NOTES

- ALL GYPSUM BOARD WALLS ARE TO BE WALL TYPE #1 UNLESS NOTED OTHERWISE
- INTERIOR WALL DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS DETAILED OR NOTED OTHERWISE
- EXPOSED COLUMNS SHALL BE GROUND AND/OR SANDED SMOOTH TO REMOVE ALL DRIPS/DEFECTS BEFORE FINISH COAT
- GENERAL CONTRACTOR SHALL PROVIDE WOOD BLOCKING AND BACKING FOR ALL GASEWORK. BACKING HEIGHTS TO BE SUBMITTED BY CASEWORK SUPPLIER FOR COORDINATION WITH OTHER TRADES
- COORDINATE SIZE AND LOCATIONS OF ANY AND ALL LOUVERS AND WALL OPENINGS WITH MECHANICAL, ELECTRICAL, AND PLUMBING SUBCONTRACTORS

FLOOR PLAN NOTES

- CLOSET SHELF AND POLE - SEE DETAIL 1/A4.2
- NEW WALL INFILL TO MATCH EXISTING
- PROVIDE 3/4" PLYWOOD BLOCKING BETWEEN STUDS FOR WALL MOUNTED BENCH
- PROVIDE 3/4" PLYWOOD BLOCKING BETWEEN STUDS FOR TV/MONITOR. COORDINATE LOCATION WITH OWNER

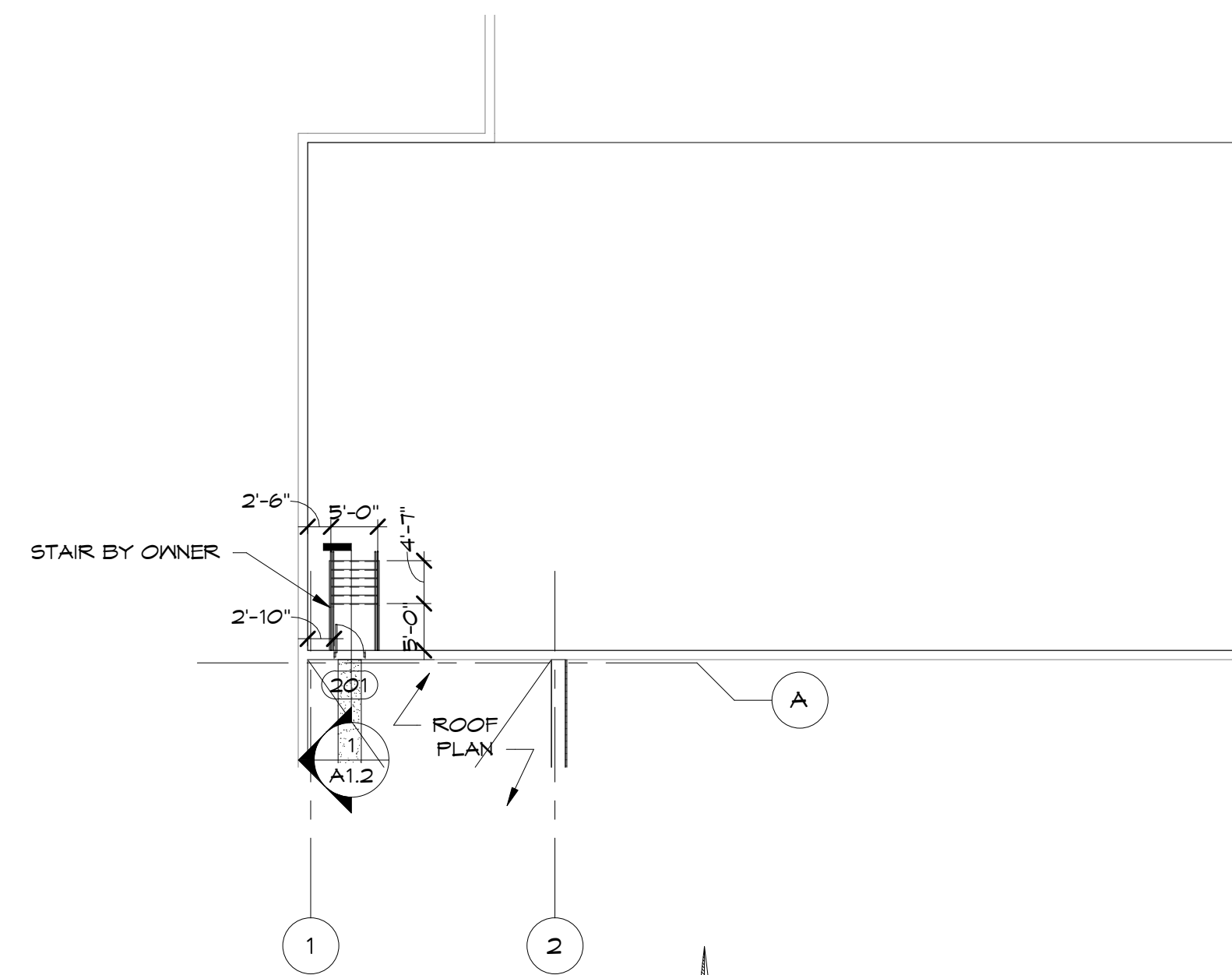
FIRST FLOOR PLAN

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

DATE	DESCRIPTION	NO.
03/31/20	BUILDING CONSTRUCTION	1

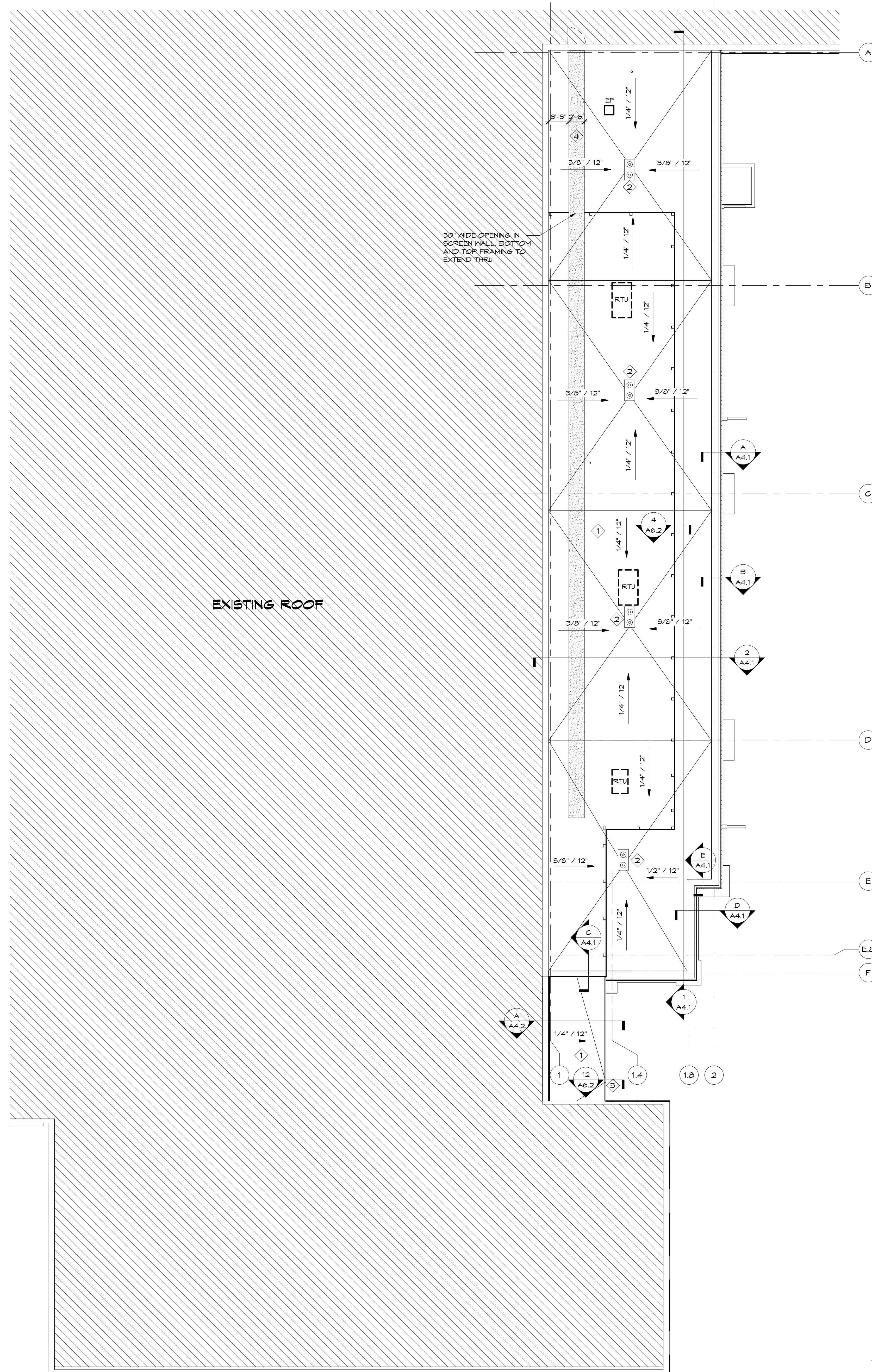
PLANT 3 - LUNCH ROOM ADDITION Belmark Inc. 633 Heritage Road, De Pere, Wisconsin 54115	
	
	
FIRST FLOOR PLAN	

TITLE	DRAWN	CHKD
	DWB	EP
DATE	03/30/20	SCALE
		1/8" = 1'-0"
DRAWING NO.	A1.1	
PROJECT NO.	19123	REV
		1



ROOF PLAN

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



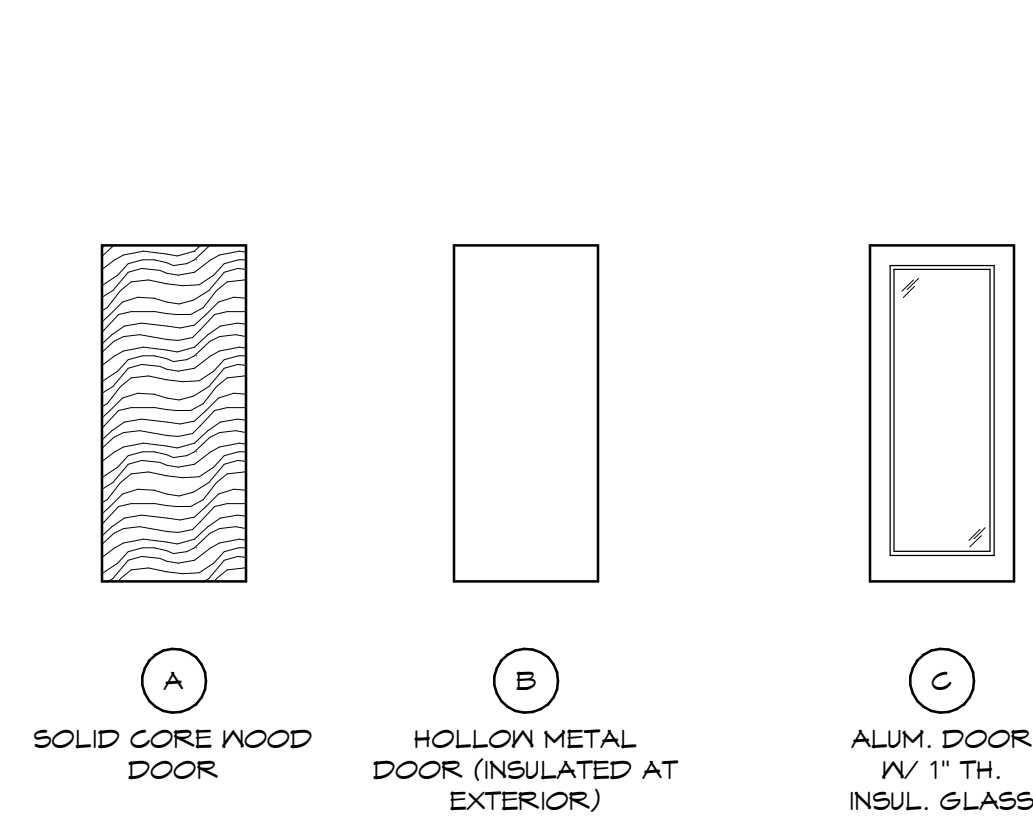
- ① FULLY ADHERED EPDM ROOF SYSTEM
 - METAL DECK
 - VAPOR RETARDER
 - (2) LAYERS OF 2 1/2" RIGID INSULATION
 - TAPERED INSULATION (5" AT PERIMETER, H.P.)
 - EPDM ROOFING MEMBRANE
- ② ROOF DRAIN - PRIMARY OR SECONDARY
 - FLASH ACCORDING TO ROOFING MANUFACTURER'S
 - RECOMMENDATIONS - SEE DETAIL (2/A6.3) DRAINS
 - SHALL BE LOCATED 1'-6" OFF ROOF FRAMING
 - UNLESS NOTED OR DIMENSIONED OTHERWISE
- ③ PRIMARY ROOF SCUPPER
 - SCUPPER (8" WIDE)
 - SEE DETAIL 12/A6.2
- ④ 30" WIDE ROOFING MAT ADHERED TO EPDM ROOFING

Packet Pg. 111

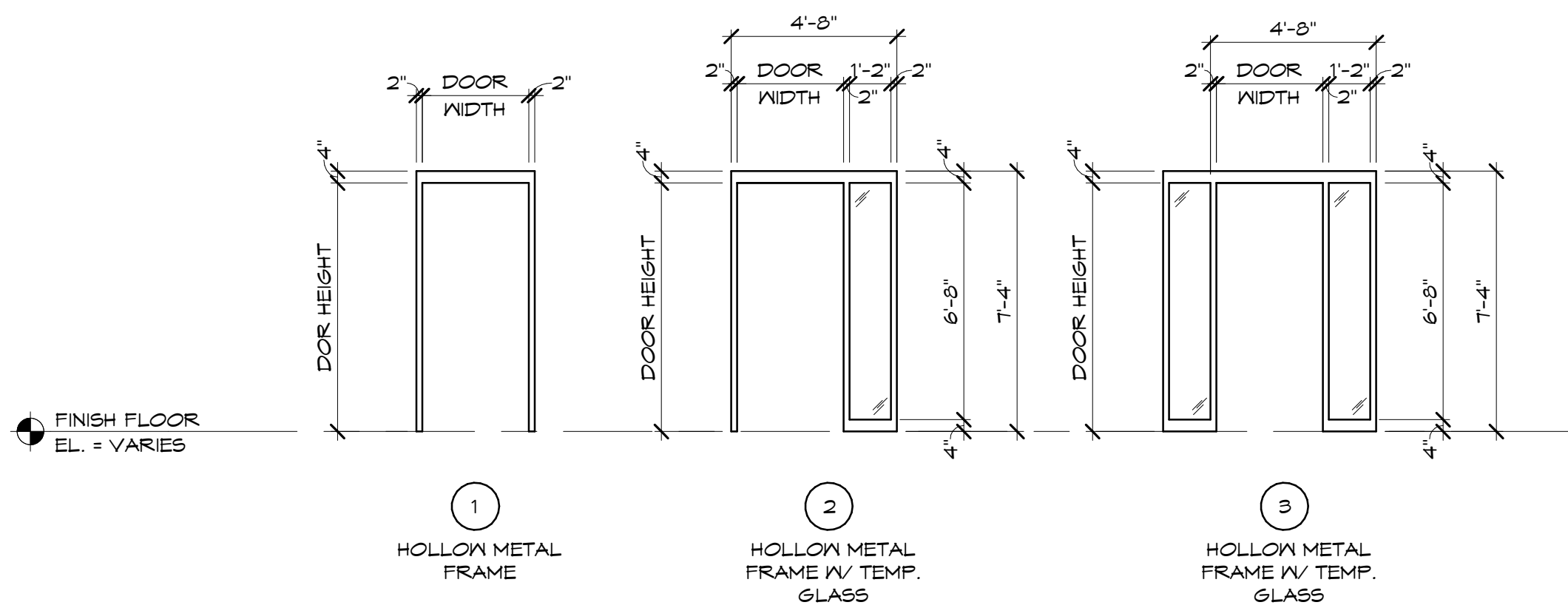
DOOR SCHEDULE

DOOR NO.	PAIR	WIDTH	HEIGHT	DOOR		FRAME				FIRE RATING	HDWR.	COMMENTS
				TYPE	THICKNESS	FINISH	TYPE	FINISH	HEAD	JAMB		
101	-	3'-0"	7'-0"	C	1 3/4"	ANOD	WINDOW TYPE F	ANOD	4/A6.1	5/A6.1, 6/A6.1	-	1
101A	-	3'-0"	7'-0"	C	1 3/4"	ANOD	WINDOW TYPE F	ANOD	4/A6.1	5/A6.1, 6/A6.1	-	1
101B	-	3'-0"	7'-0"	C	1 3/4"	ANOD	WINDOW TYPE G	ANOD	7/A6.1	8/A6.1, 9/A6.1	-	2
101C	-	3'-0"	7'-0"	C	1 3/4"	ANOD	WINDOW TYPE G	ANOD	7/A6.1	8/A6.1, 9/A6.1	-	2
102	-	3'-0"	7'-0"	B	1 3/4"	PAINT	3	PAINT	3/A2.1	4/A2.1	-	5
103	-	3'-0"	7'-0"	A	1 3/4"	STAIN	2	PAINT	1/A2.1	2/A2.1	-	5
104	-	3'-0"	7'-0"	A	1 3/4"	STAIN	2	PAINT	1/A2.1	2/A2.1	-	5
111	-	3'-0"	7'-0"	B	1 3/4"	PAINT	1	PAINT	10/A6.1	11/A6.1	-	4
111A	-	3'-0"	7'-0"	B	1 3/4"	PAINT	2	PAINT	3/A2.1	4/A2.1	-	6
112	-	3'-0"	7'-0"	A	1 3/4"	STAIN	1	PAINT	3/A2.1	4/A2.1	-	3
113	-	3'-0"	7'-0"	A	1 3/4"	STAIN	1	PAINT	3/A2.1	4/A2.1	-	3
120	-	3'-0"	7'-0"	A	1 3/4"	STAIN	2	PAINT	3/A2.1	6/A2.1	-	5
201	-	3'-0"	7'-0"	B	1 3/4"	PAINT	1	PAINT	7/A2.1 SIM.	8/A2.1 SIM.	-	7

DOOR TYPES



DOOR FRAMES



DOOR/FRAME NOTES

- A. ALL H.M. DOORS AND/OR FRAMES SHALL BE PAINTED UNLESS NOTED OTHERWISE
- B. FRAMES IN 8" CMU AND METAL STUD WALLS SHALL BE CENTERED IN WALL THICKNESS
- C. EXTERIOR FRAMES SHALL BE LOCATED 3" FROM THE EXTERIOR FACE OF THE BUILDING UNLESS NOTED OR DETAILED OTHERWISE.

DOOR HARDWARE SETS

SET 1
EA HINGES AS SPECIFIED 613 HAG
1 EA CYR PANIC DEVICE 8347A-NL-OP 313AN VON
1 EA CYR PANIC DEVICE 8347A-EO 313AN VON
1 EA PRIMUS CYLINDER AS REQUIRED 612 SCH
2 EA OFFSET PULL BF150 613 ROC
2 EA CLOSER 4110 SHGUSH DKB LCN
1 EA THRESHOLD 425 AL NSP
-SEALS BY DOOR SUPPLIER

SET 2
EA HINGES AS SPECIFIED 613 HAG
2 EA ELEG POWER TRANS EPT-10 313AN VON
1 EA CYR PANIC DEVICE GEL8347A-NL-OP 313AN VON
1 EA CYR PANIC DEVICE GEL8347A-EO 313AN VON
1 EA PRIMUS CYLINDER AS REQUIRED 612 SCH
1 EA POWER SUPPLY PRS06 GRV VON
2 EA OFFSET PULL BF150 613 ROC
2 EA CLOSER 4110 SHGUSH DKB LCN
1 EA SNEEP 200N DKB NSP
1 EA THRESHOLD 425 AL NSP
1 EA CARD READER BY SECURITY CONTRACTOR
-SEALS BY DOOR SUPPLIER

SET 3
EA HINGES AS SPECIFIED 652 HAG
1 EA PUSH PLATE TOC 630 ROC
1 EA PULL 125 X TOC 630 ROC
1 EA CLOSER 4011 604 LCN
1 EA WALL STOP WS407 630 IVE
1 EA KICKPLATE 10" X 2" LDW 630 IVE

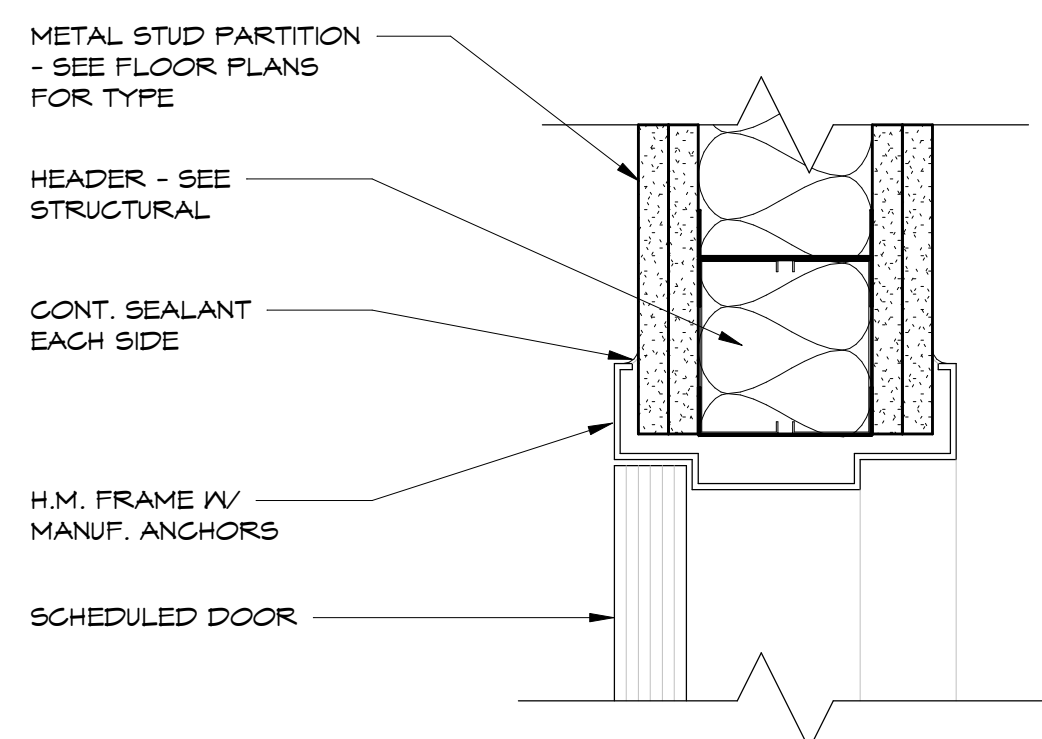
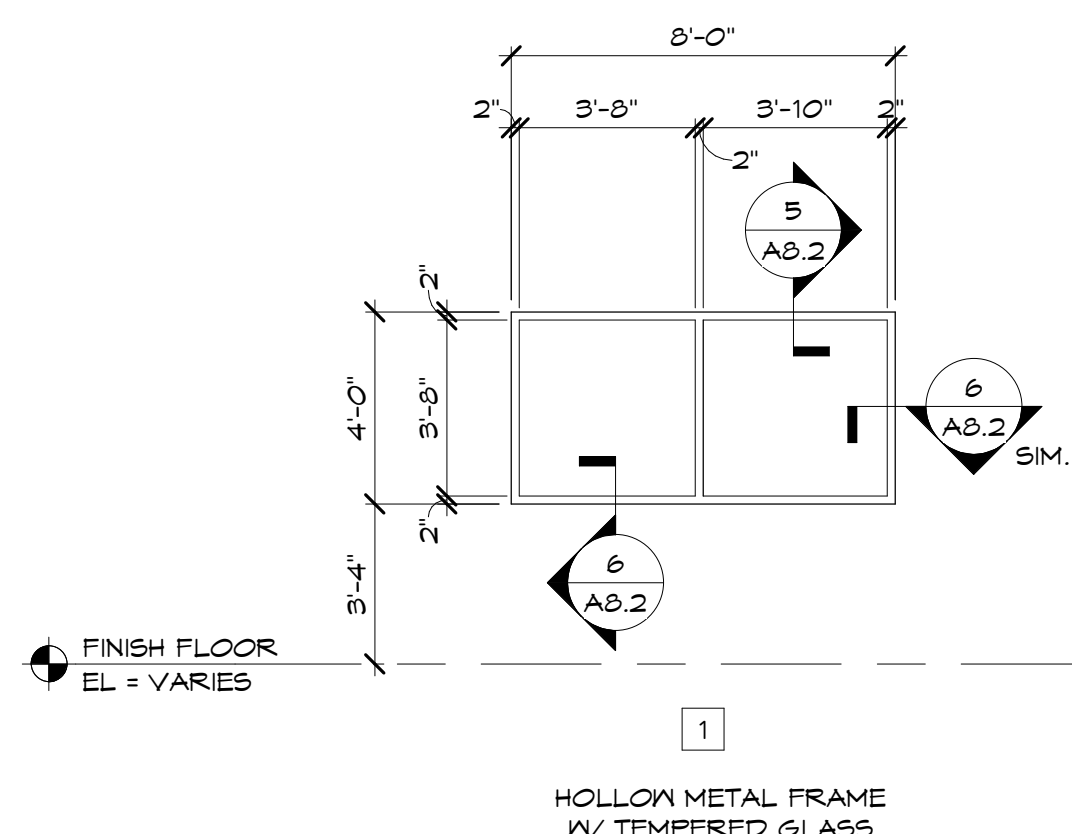
SET 4
EA HINGES AS SPECIFIED 652 HAG
1 EA RM PANIC DEVICE 99EO X ALK 626 VON
W/LOCAL ALARM
1 EA CYLINDER AS REQUIRED 612 SCH
1 EA CLOSER 4110 S GUSH 604 LCN
2 EA KICKPLATE 10" X 2" LDW 630 IVE
1 SET SEALS 160 AL NSP
1 EA SNEEP 200N AL NSP
1 EA THRESHOLD 425 AL NSP
1 EA RAIN DRIP 16A AL NSP

SET 5
EA HINGES AS SPECIFIED 652 HAG
1 EA PASSAGE SET ND105 X SPA 626 SCH
1 EA WALL STOP WS407 630 IVE

SET 6
EA HINGES AS SPECIFIED 652 HAG
1 EA RM PANIC DEVICE 99L-BE 626 VON
1 EA CLOSER 4010 604 LCN
1 EA WALL STOP WS407 630 IVE
1 EA KICKPLATE 10" X 2" LDW 630 IVE

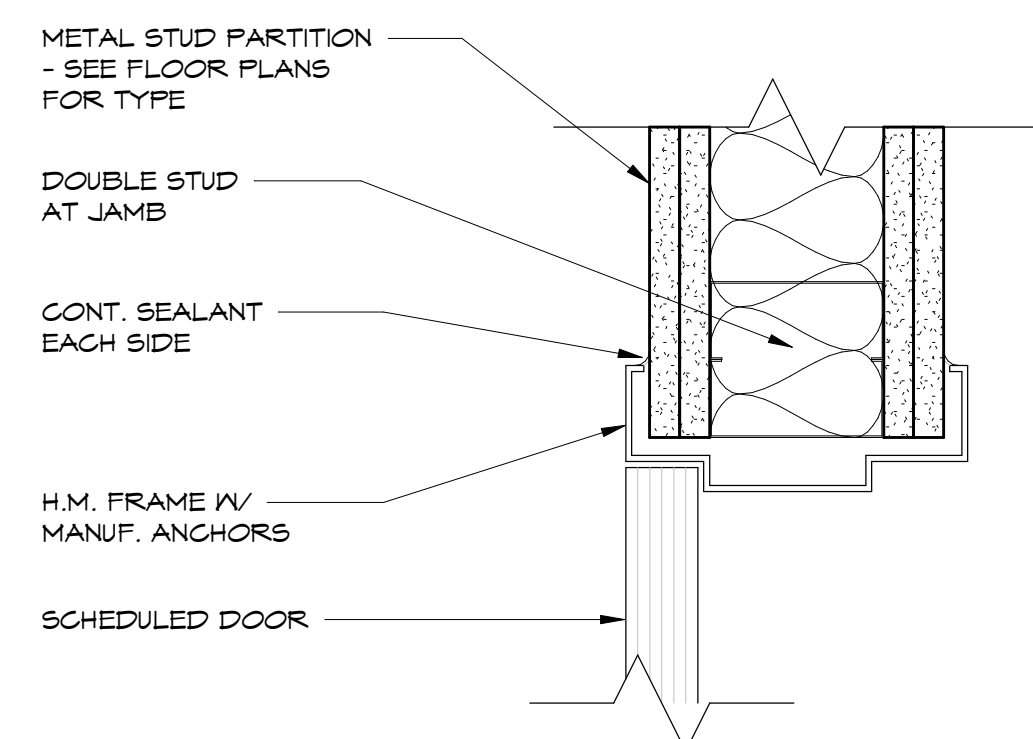
SET 7
3 FULL MORTISE HINGE EGBB1101 4.5 X 4.5 US32D HAGER H3
1 PRIMUS CORE 20-140 626 SCHLAGE L1
1 CYLINDRICAL STOREROOM LOCK NDSQD SPA 13-04T 10-025 626 SCHLAGE L13
1 SURFACE CLOSER 4111 SCUSH KMS AL LCN C4
1 THRESHOLD 4125 36" MIL HAGER T1
1 JAMB WEATHERSTRIP 91555, 1 @ 36", 2 @ 60" MIL HAGER W3
1 SNEEP 150SN 36" CLR HAGER W4
1 RAIN DRIP 8105 40" MIL HAGER W5

INTERIOR WINDOWS



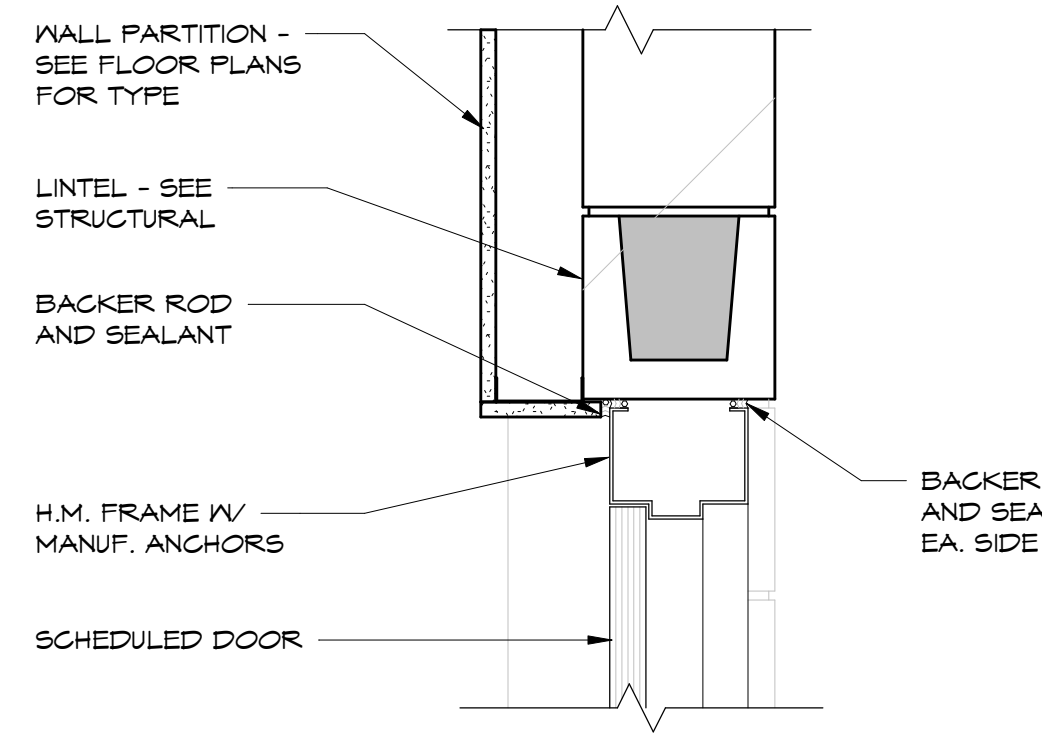
DOOR HEAD

1
A2.1
SCALE: 3" = 1'-0"



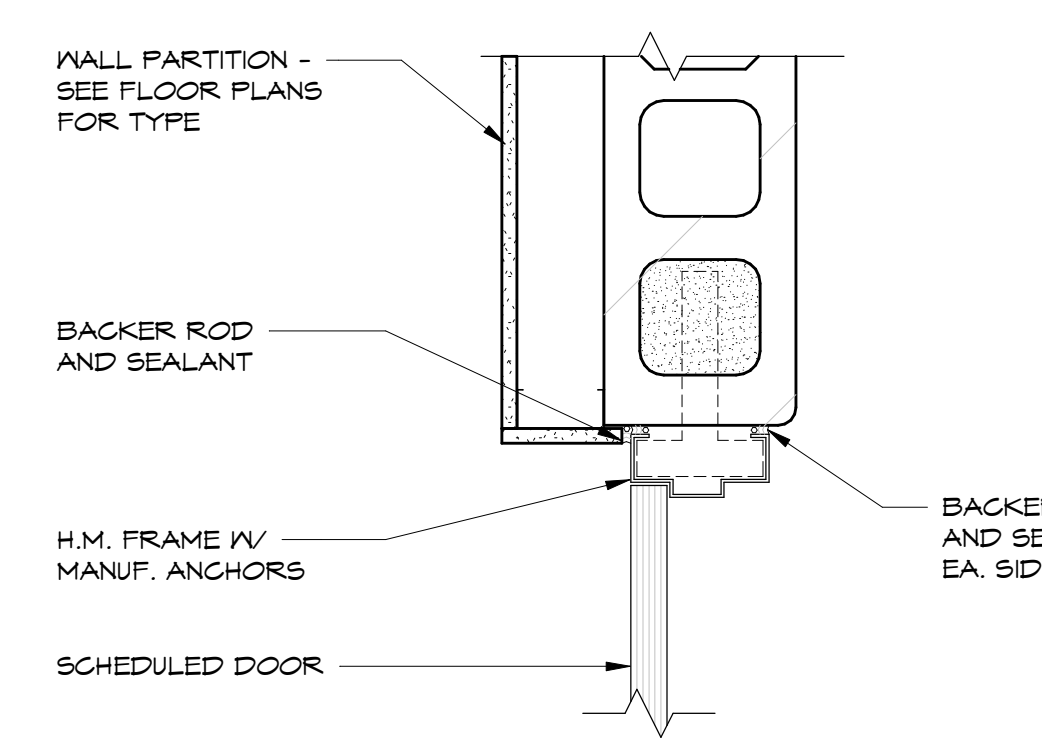
DOOR JAMB

2
A2.1
SCALE: 3" = 1'-0"



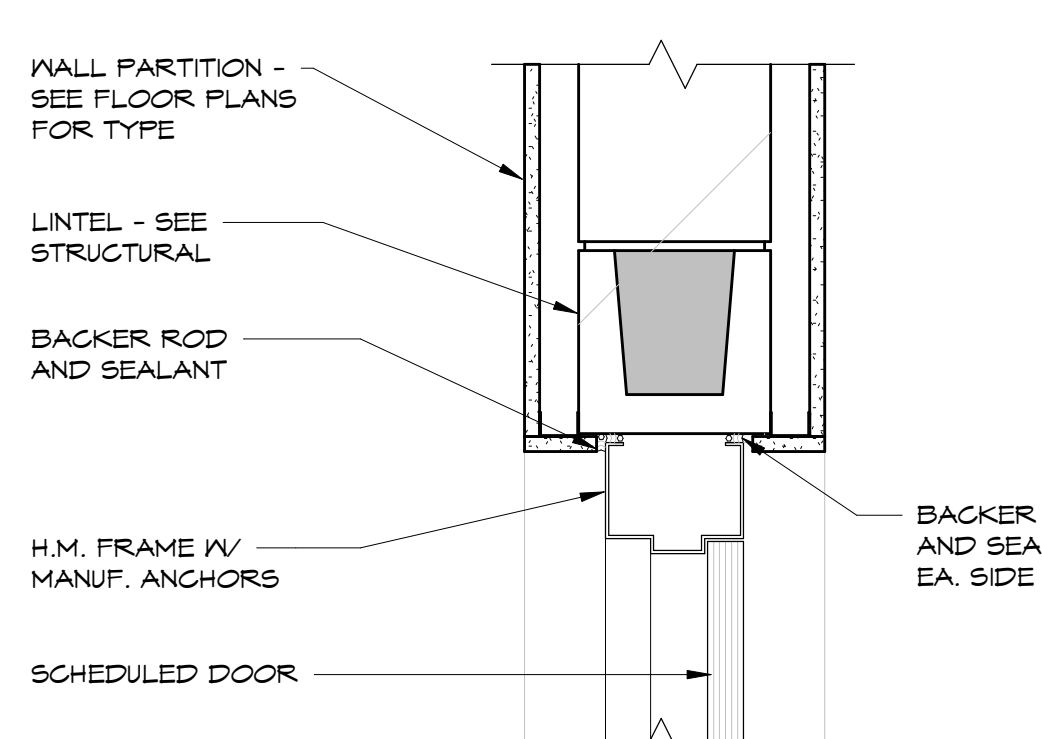
DOOR HEAD

3
A2.1
SCALE: 1 1/2" = 1'-0"



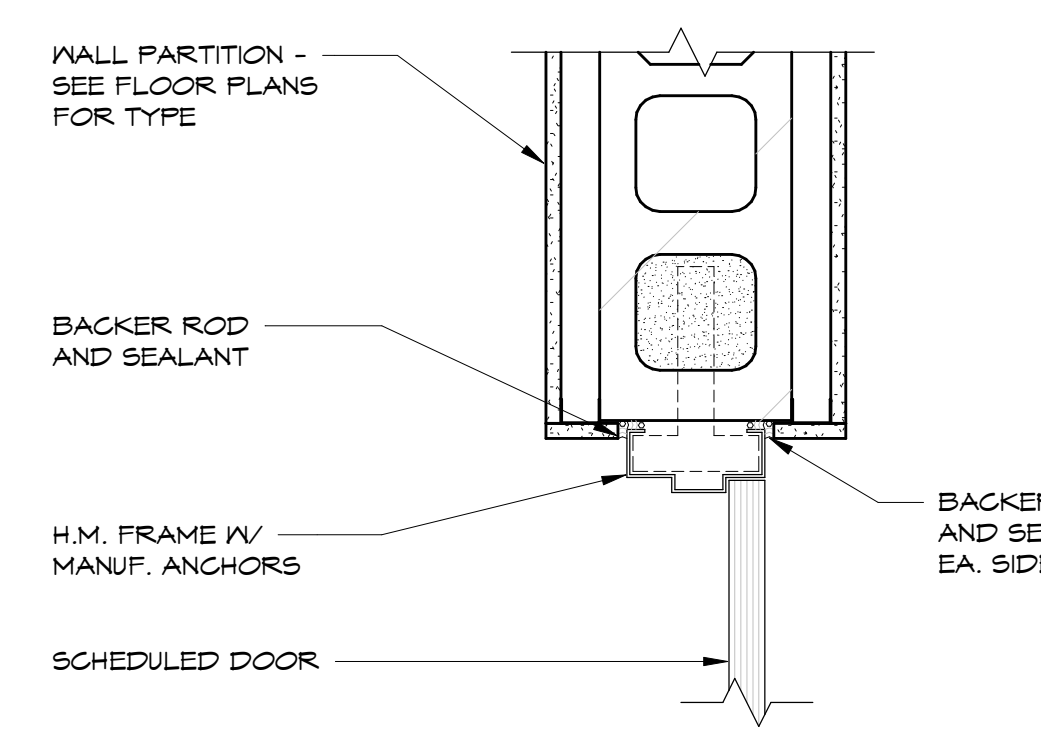
DOOR JAMB

4
A2.1
SCALE: 1 1/2" = 1'-0"



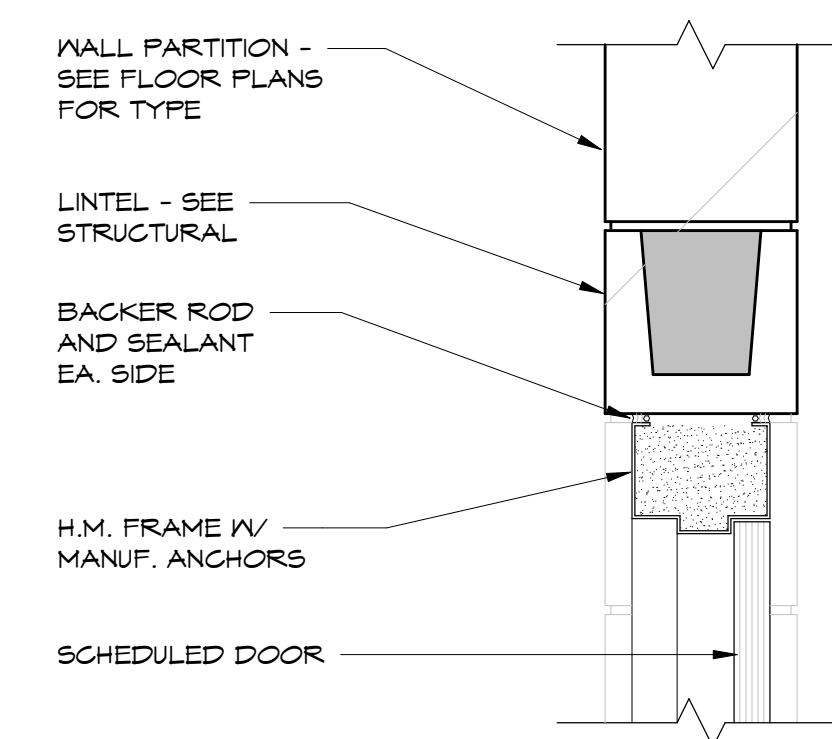
DOOR HEAD

5
A2.1
SCALE: 1 1/2" = 1'-0"



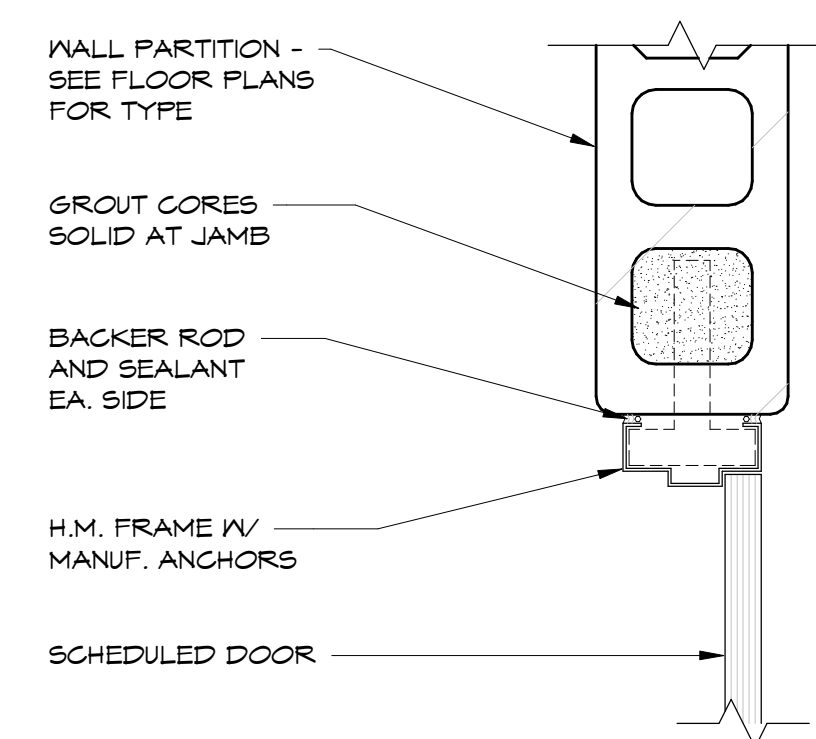
DOOR JAMB

6
A2.1
SCALE: 1 1/2" = 1'-0"



DOOR HEAD

7
A2.1
SCALE: 1 1/2" = 1'-0"



DOOR JAMB

8
A2.1
SCALE: 1 1/2" = 1'-0"

PLANT 3 -
LUNCH ROOM ADDITION
Belmark Inc.

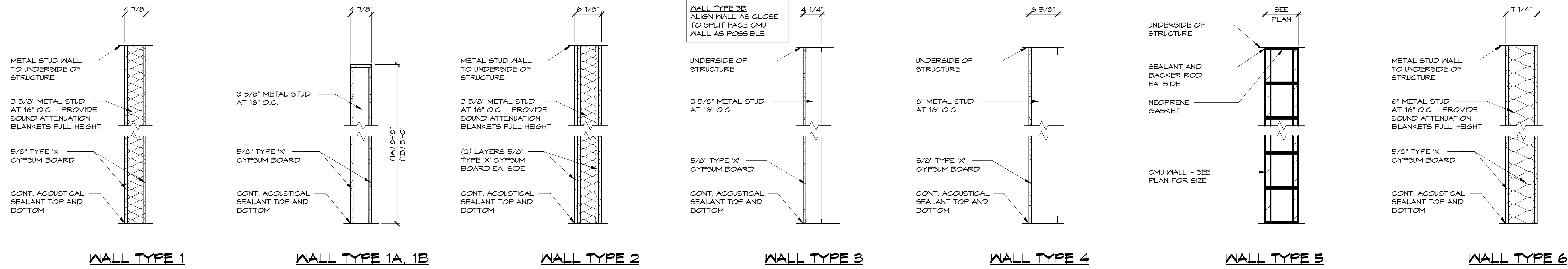
633 Heritage Road, De Pere, Wisconsin 54115



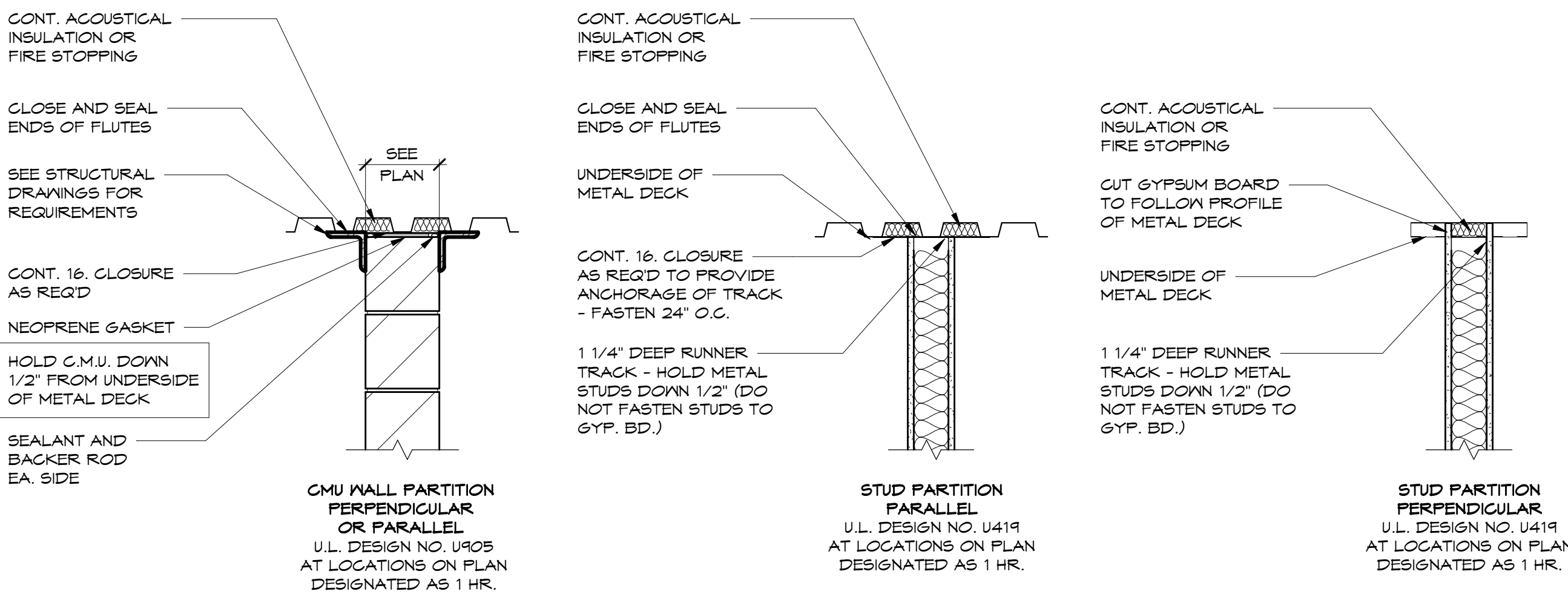
DOOR SCHEDULE, DOOR TYPES,
FRAME TYPES, INTERIOR WINDOWS,
DOOR DETAILS

TITLE	DRAWN	CHKD	EP
DATE	DWB	SCALE	As indicated
DRAWING NO.	03/30/20		
PROJECT NO.	19123	REV	1

WALL CONSTRUCTION TYPES



TOP OF WALL DETAILS

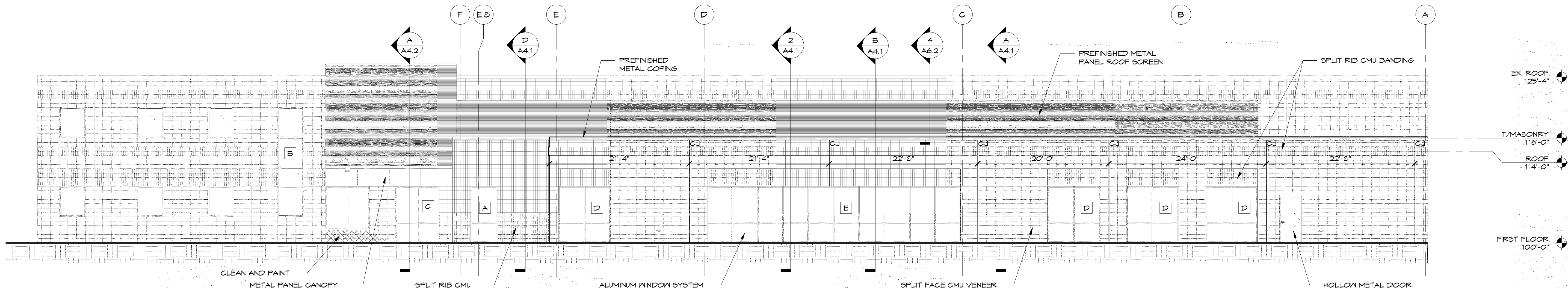


DATE 03/31/20		DESCRIPTION BIDS/CONSTRUCTION		NO. 1	
PLANT 3 - LUNCH ROOM ADDITION Belmark Inc. 633 Heritage Road, De Pere, Wisconsin 54115					
					
					
WALL TYPES					
DRAWN DWB		CHKD EP		DATE 03/31/20	
DRAWING NO. A2.2		SCALE 1" = 1'-0"		PROJECT NO. 19123	
PROJECT NO. 19123		REV. 1		TITLE WALL TYPES	

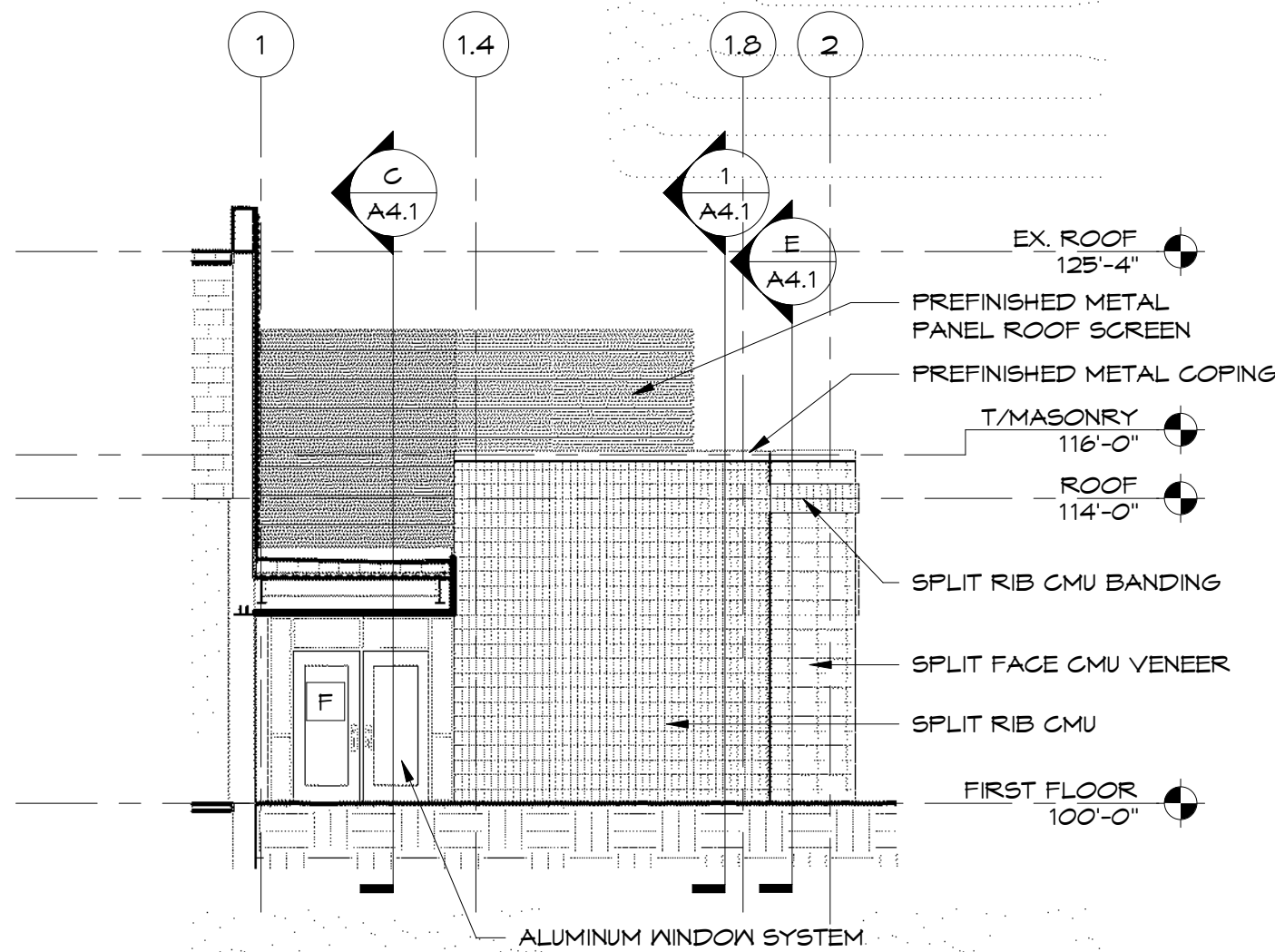
Attachment: Site Plan - PRELIMINARY - 13 Apr 2020 (8487 : Staff recommendation and possible action regarding a site plan request for a cafeteria building add)

Packet Pg. 113

C:\Users\jcamp123\Documents\Drawings\19123\19123.dwg



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



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

TITLE	
DRAWN	CHK'D
DWB	EP
DATE	SCALE
03/30/20	1/8" = 1'-0"
DRAWING NO.	
A3.1	
PROJECT NO.	REV.
19123	1

EXTERIOR ELEVATIONS

Performa
ARCHITECTS + ENGINEERS
124 N. BRADWAY, 2ND FLOOR
PHILADELPHIA, PA 19106
PHONE: (215) 595-0000 FAX: (215) 595-0001
WWW.PERFORMA-PA.COM

belmark
Label Solutions to Business Problems®
www.belmark.com

**PLANT 3 -
LUNCH ROOM ADDITION**
Belmark Inc.
633 Heritage Road, De Pere, Wisconsin 54115

NO.		DESCRIPTION	
1		BIDS/CONSTRUCTION	
DATE		03/31/20	

Attachment: Site Plan - PRELIMINARY - 13 Apr 2020 (8487 : Staff recommendation and possible action regarding a site plan request for a cafeteria building add)