



Plan Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Agenda

Monday, April 25, 2016

7:00 PM

De Pere City Hall Council Chambers

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 25, 2016** at **7:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

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

Call to Order

1. Roll Call
2. Approval of the minutes of the March 28, 2016 Plan Commission meeting.
3. Review and Recommendation for Extraterritorial Preliminary Plat for KB Sunset Acres. Submitted by: McMahon Engineers/Architects
4. Review and Recommendation on the Site Plan Application for De Pere Café, located at 1104 Honey Court (ED-1469)
5. 102 N Broadway Site Plan
6. Future agenda items

Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the City Planner's office by Monday, April 25, 2016 so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Dave Schmalz
Jonathan Klueskens
Steve & Connie Benoit
Mark Ver Haagh
Molly Bluma
Jason Tadych

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

MEETING DATE: April 25, 2016

DEPARTMENT: Planning

FROM: Kimberly Flom

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

ATTACHMENTS:

- PC_Mar2016_Minutes_Draft (PDF)



Plan Commission

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Monday, March 28, 2016

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

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

Also present: City Planner Sarah Wallace, Building Inspector Dave Hongisto, City Attorney Judy Schmidt-Lehman, and members of the public.

2. Approval of the minutes of the February 22, 2016 Plan Commission meeting.

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

3. Review and Recommendation on the Site Plan Application for American 3 Fab, Parcel WD-L436-2. Applicant: Mau and Associates

City Planner Sarah Wallace reviewed the site plan, pointing out that the east elevation (where the property owner plans future expansion) does not meet material requirements. Staff has requested an updated landscaping plan with additional landscaping to screen that wall. Sarah also reported that as conversations for the future potential bridge corridors continue, there is a possibility that Innovation Court would need to be reconfigured; the developer is aware of this.

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

Neighboring property owner John Cordry expressed concern about the project, appropriate zoning, and property values.

Attorney Eric Erdman concurred with Cordry that this business should be placed in an industrial district.

Developer Mark Soderlund provided additional comments on the project.

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

Mayor Walsh inquired about property values, and Building Inspector Dave Hongisto replied that it would be speculative to comment without knowing what type of business may locate on adjacent properties in the future.

James Boyd motioned, seconded by Jim Kalny, to approve the site plan subject to staff comments and conditions. Upon vote, motion carried unanimously.

Attachment: PC_Mar2016_Minutes_Draft (4652 : minutes)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Jim Kalny, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Taylor, Kunding

4. Review the rezoning request for ED-1469, located along Honey Ct. from Limited Industrial (I-2) to General Business District (B-2) Applicant: Alliance Construction*

City Planner Sarah Wallace reported that the applicant is proposing to retrofit the building for a restaurant. The rezoning request is consistent with the City's Comprehensive Plan.

Derek Beiderwieden motioned, seconded by Jim Kalny, to approve the rezoning request and forward to City Council for approval. Upon vote, motion carried unanimously.

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

5. Review the rezoning request for ED-1469-1, ED-1469-2, located along Cook Street and ED-1469-4 located along Honey Ct. from Limited Industrial (I-2) to General Business District (B-2) Applicant: City of De Pere*

City staff contacted property owners adjacent to the parcel in the previous agenda item to determine their interest in rezoning their properties as well. The owners to the north are currently marketing the property and are interested in changing the zoning. The property to the south is a plumbing business with long term plans to stay, and they do some light manufacturing as part of their operations. Therefore, staff is recommending to retain the current zoning for that particular property.

Mayor Walsh motioned, seconded by Steve Taylor, to approve the rezoning request for ED-1469-1 and ED-1469-2 and forward to City Council for approval. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kalny, Taylor, Kunding

6. Review request for sign variance for two wall signs to be placed on 1551 Lawrence Dr. for Life Church. Agent: Jones Sign.

City Planner Sarah Wallace provided an overview of the variance requests, as well as updates to the City's sign ordinance that were implemented in 2014. Staff provided supplemental information about standards for variances, which was distributed at the meeting and reviewed individually.

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

Life Church representative Ken Merrell thanked the Commission for the opportunity to speak. He disagreed with staff's conclusion that a hardship does not exist, because their property is situated further back from the road than others nearby, with some of them blocking the view of their building. He provided information on sign industry standards for letter visibility & maximum readable distance. He stated that the business center pole

sign is very small and does not provide a lot of impact. They also believe that their main sign coverage area faces south toward Scheuring Road.

Amy Kunderger requested clarification on the motivation for the reduction in the sign code update. Building Inspector Dave Hongisto explained that staff recognized that the old allowances were an issue, and could have allowed a sign the size of a billboard. City staff researched other local ordinances and solicited input from all of the local sign companies, receiving only two responses. Dave expressed concern about a precedent being set if this variance request is approved.

Nick Lison from Jones Sign Co. stated that he wished he had seen the invitation for input when the ordinance was updated. He noted that the current ordinance provision eliminates 40% of the existing Sportsman's Warehouse signage.

James Boyd inquired if the current sign ordinance was in place when Life Church purchased the building. Staff confirmed that it was, and noted that a condition of site plan approval was that signage would need to be approved.

Larry Lueck requested clarification on whether a property owner can choose which face of a building signage can be placed on. Dave confirmed that the ordinance specifies that the sign must be placed on the street frontage, which in this case is Lawrence Drive. He noted that this property is not a corner lot.

Sonny Hennessy, executive pastor and marketing director for Life Church, spoke in favor of granting the variance requests. She stated that if the variances are not granted, they would consider doing temporary vinyl banners similar in size to those used by Pathways Church in Appleton. Discussion followed. Dave concurred that temporary sign permits can be issued, but that the same square footage restrictions would apply.

Sarah pointed out that the Sportsman's Warehouse signage was considered a non-conforming use after the ordinance update, and that there is a provision which removes non-conforming status if the property is abandoned.

Shawn Hennessy, Life Church pastor, addressed staff comments and requested clarification on non-conforming status as it would have related to Sportsman's Warehouse. He stated that the current ordinance creates a hardship due to visibility, but mostly creates a financial hardship due to the additional costs and time involved in removing and reducing the existing signs.

De Pere resident George Soncrant spoke in favor of allowing a sign on the southern elevation of the building.

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

James Boyd motioned, seconded by Jim Kalny, to deny the variance requests. Discussion followed regarding options for considering the requests separately.

James Boyd motioned, seconded by Jim Kalny, to withdraw their previous motion.

Derek Beiderwieden motioned, seconded by Steve Taylor, to deny the size variance request. Discussion followed. Upon vote, motion carried unanimously.

Derek Beiderwieden motioned, seconded by Steve Taylor, to approve the variance for a second sign, with the condition that it be in conformance with size allowances. Upon roll call vote, motion failed with Beiderwieden, Taylor, and Kunderger voting aye; and Boyd, Lueck, Kalny, and Walsh voting nay.

7. Future Agenda Items

None.

Adjournment

Mayor Walsh motioned, seconded by Derek Beiderwieden, to adjourn the meeting at 8:35 P.M.
Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen

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

MEETING DATE: April 25, 2016

DEPARTMENT: Plan Commission

FROM: Kimberly Flom

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

ATTACHMENTS:

- PC_Staff Memo_Prelim Plat (PDF)
- Extra Plat Review Application (PDF)
- KB Sunset Acres Pre Plat (PDF)

Item 3: Extraterritorial Preliminary Plat Review and Recommendation for KB Sunset Acres.
Submitted by: McMahon Engineers/Architects

McMahon Engineers/Architects submitted an application for an extraterritorial preliminary plat review for KB Sunset Acres, a 13 lot subdivision generally located east of Hoks Ridge Lane and Shady Springs Drive.

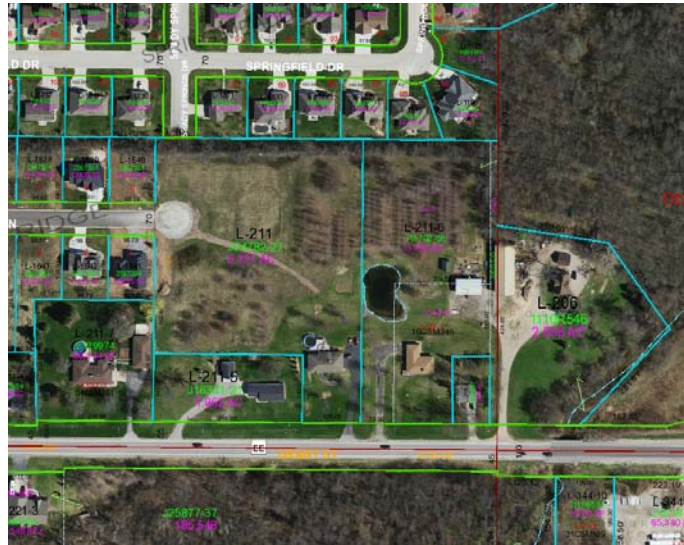


Figure 1: Site Location

The subdivision is located in the Town of Lawrence and both the Village of Ashwaubenon and the City of De Pere have extraterritorial review authority. The City's authority only covers a very small portion of the southeast corner of lot 7 as shown in the below diagram.

The review process for Extraterritorial Plats is as follows:

1. Plan Commission Reviews Preliminary Plat
2. Applicant addresses comments and submits Final Plat
3. Plan Commission Reviews Final Plat with recommendation to Council
4. City Council reviews and approves Final Plat



Figure 2: City of De Pere (Pink) and Ashwaubenon (Yellow) Extraterritorial Review Authority

Recommendation:

Staff recommends approval of the Preliminary Plat, and that the Final Plat be submitted to the City for Plan Commission and Council review and approval.

1. Preliminary Plat must meet the requirements specified by Brown County Planning and the Village of Ashwaubenon.

	CITY OF DE PERE APPLICATION FOR PLAT REVIEW	Fee: \$ <u>330.00</u>
		Receipt #: <u>111406</u>
		Date: <u>4-8-16</u>

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

SECTION 1: Applicant / Permittee Information

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

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

Name (Ind. Org. or Entity)	Contact Person Jonathan Klueskens	Title Land Owners	
Mailing Address W12019 Dahleen Lane	City Crivitz	State WI	ZIP Code 54114
Email Address klueskensj@gmail.com	Phone Number (incl. area code) 920-336-3764	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1418 & 1426 Grant Street, De Pere, WI 54115	Parcel No. L-211 and L-211-6
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SECTION 4: Plat Review

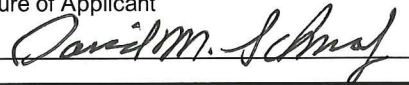
Review Type:	☒ Preliminary Plat ☐ Final Plat	
Fee:	Preliminary Plat Fee: \$265 + (<u>15</u> # of lots x \$65) Final Plat Fee: \$185	\$ 1240.00
Present Use of Parcel:	Residential/Vacant Land	
Proposed Use of Lots:	Residential Subdivision	

Please submit 1 hard copy and 1 PDF 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.

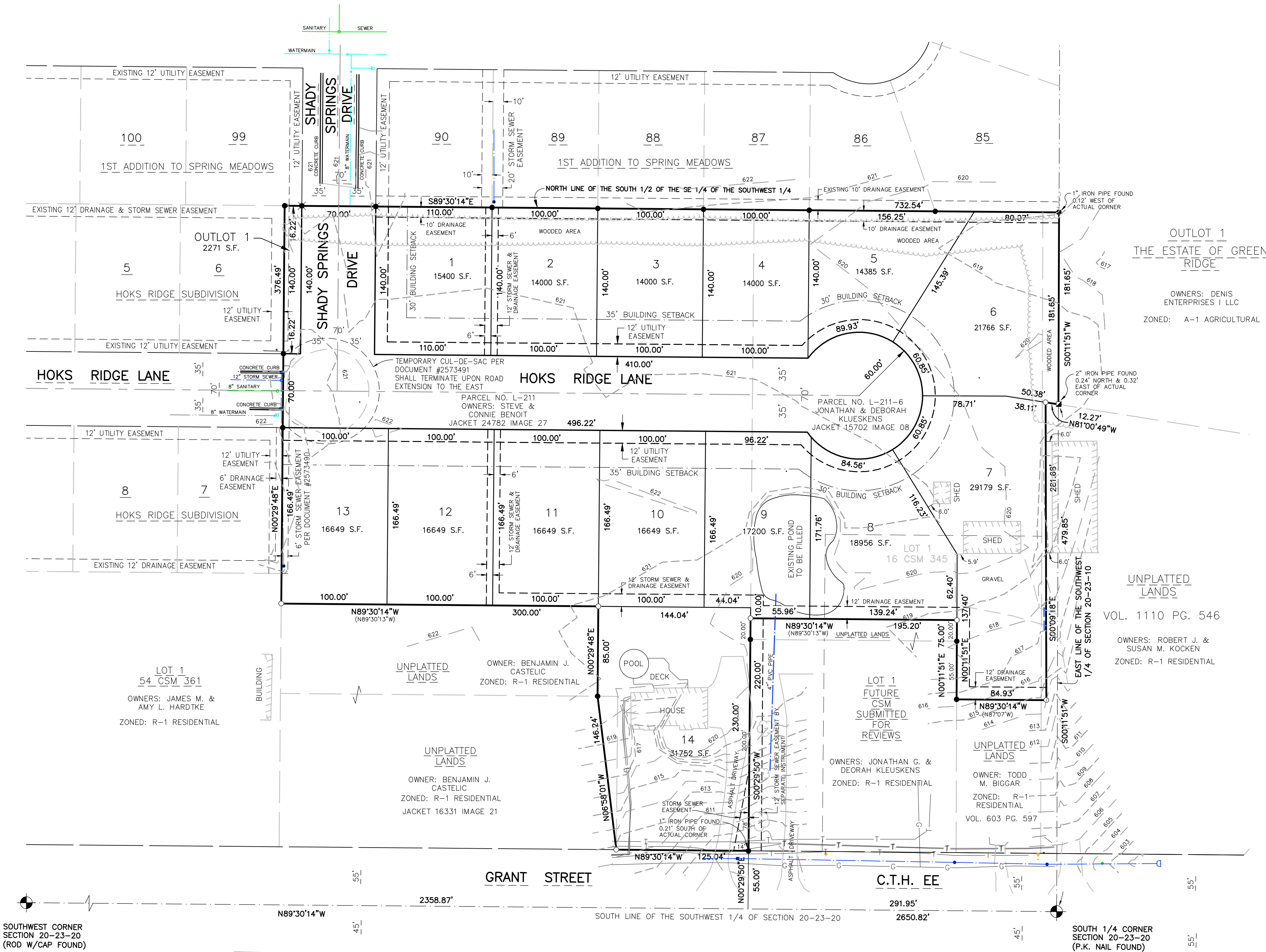
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) David M. Schmalz	Title Land Surveyor	Phone Number 920-751-4200
Signature of Applicant 		Date Signed 04-07-16

TO BE COMPLETED BY CITY STAFF

Plat Review authorized by the De Pere Municipal Code, Chapter 46.	
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d:\work\w:\PROJECTS\K1029\91500775\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\KB Sunset Acres Prel Plat.dwg, model: Plat, Date: 3/31/2016 8:23 AM, xrefs: (hoks ridge plat, hoks ridge all points, bndry comps.dwg, hoks ridge existing)



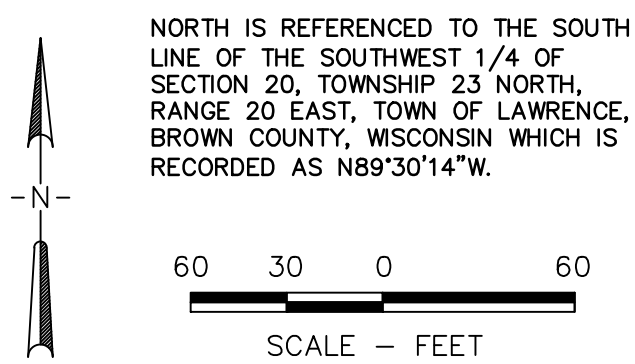
SOUTHWEST CORNER
SECTION 20-23-20
(ROD W/CAP FOUND)

SOUTH 1/4 CORNER
SECTION 20-23-20
(P.K. NAIL FOUND)

PROPERTY DESCRIPTION:
A PART OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 16 OF MAPS ON PAGE 345 AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 20 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN CONTAINING 7.227 ACRES OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE N89°30'14"W, 291.95 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO THE WEST LINE OF LANDS DESCRIBED IN JACKET 15702, IMAGE 08; THENCE N00°29'50"E, 55.00 FEET ALONG SAID WEST LINE TO THE NORTH RIGHT-OF-WAY OF GRANT STREET AND THE POINT OF BEGINNING; THENCE N89°30'14"W, 125.04 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF LANDS DESCRIBED IN JACKET 16331, IMAGE 21; THENCE N06°58'01"W, 148.24 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN JACKET 16331, IMAGE 21; THENCE N00°29'48"E, 85.00 FEET; THENCE N89°30'14"W (RECORDED AS N89°30'13"W), 300.00 FEET TO THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 54 OF MAPS ON PAGE 361; THENCE N00°29'48"E, 376.49 FEET ALONG SAID EAST LINE AND THE EAST LINE OF HOKS RIDGE SUBDIVISION TO THE SOUTH LINE OF THE FIRST ADDITION TO SPRING MEADOWS; THENCE S89°30'14"E, 732.54 FEET ALONG THE SOUTH LINE OF SAID 1ST ADDITION TO SPRING MEADOWS TO THE WEST LINE OF OUTLOT 1 OF THE ESTATE OF GREEN RIDGE; THENCE S00°11'51"W, 181.65 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER THEREOF; THENCE N81°00'49"W, 12.27 FEET; THENCE S00°09'18"E, 281.68 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LANDS DESCRIBED IN VOLUME 603 OF RECORDS ON PAGE 597; THENCE N89°30'14"W, 84.93 FEET ALONG SAID EXTENDED NORTH LINE TO THE NORTHWEST CORNER THEREOF; THENCE N00°11'51"E, 75.00 FEET; THENCE N89°30'14"W, 195.20 FEET TO THE WEST LINE OF LANDS DESCRIBED IN JACKET 15702, IMAGE 08; THENCE S00°29'50"W, 220.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

APPROVAL AGENCIES:
BROWN COUNTY PLANNING AND ZONING COMMITTEE
VILLAGE OF ASHWAUBENON
TOWN OF LAWRENCE
AGENCIES HAVING AUTHORITY TO OBJECT:
DEPARTMENT OF ADMINISTRATION

OWNERS & SUBDIVIDERS:
-JONATHAN & DEBORAH KLUESKENS
-1418 GRANT STREET
-DE PERE, WISCONSIN 54115
-STEVE & CONNIE BENOIT
-1426 GRANT STREET
-DE PERE, WISCONSIN 54115



- LEGEND
- - 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
 - - 2" IRON PIPE FOUND
 - ✕ - 1 1/4" ROUND STEEL BAR FOUND
 - - 1" PIPE FOUND
 - ⊙ - CERTIFIED LAND CORNER BROWN COUNTY
 - ⊠ - TELEPHONE/TV/ELECTRIC PED
 - ⊞ - MANHOLE
 - ⊡ - INLET
 - ⊕ - YARD DRAIN
 - ⊖ - HYDRANT
 - ⊗ - VALVE
 - - SANITARY SEWER
 - - STORM SEWER
 - - WATERMAIN
 - () - RECORDED BEARING AND/OR DISTANCE
 - S.F. - SQUARE FEET
 - - UTILITY EASEMENT (12' UNLESS NOTED)

PRELIMINARY PLAT KB SUNSET ACRES

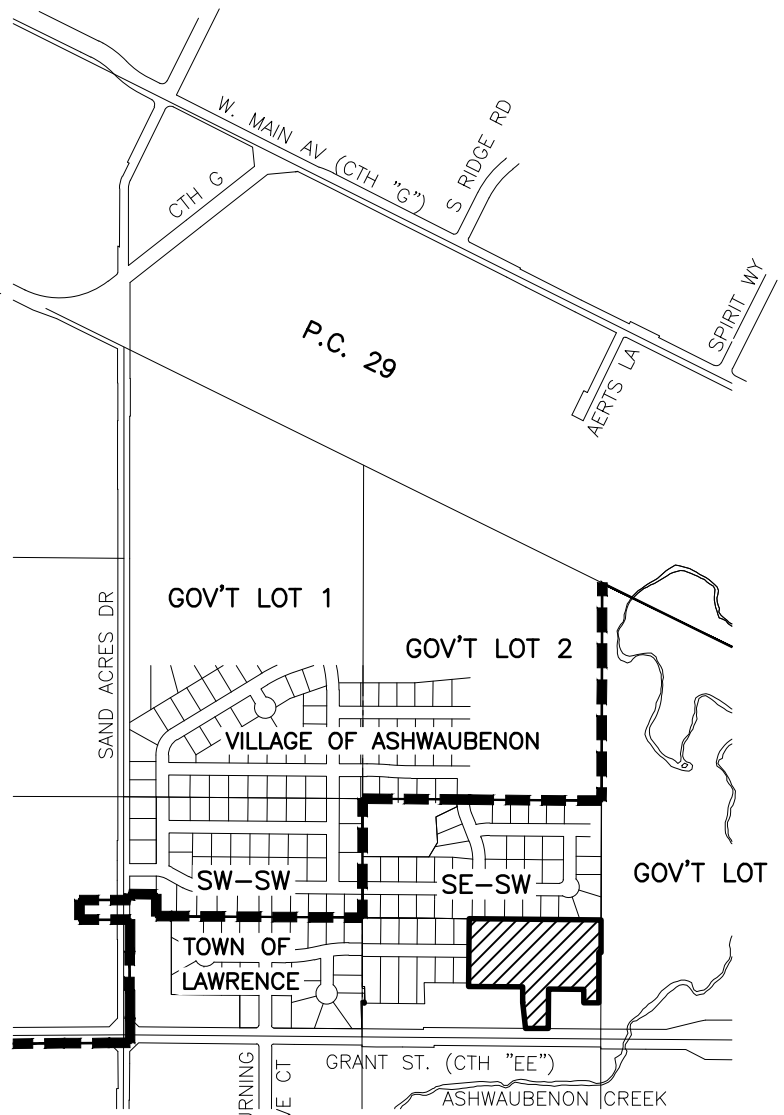
A PART OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 16 OF MAPS ON PAGE 345 AND A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 23 NORTH, RANGE 20 EAST, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

- NOTES:
- TOTAL NUMBER OF RESIDENTIAL LOTS = 14
 - AVERAGE RESIDENTIAL LOT SIZE = 18,374 S.F.
 - TOTAL NUMBER OF CORNER LOTS = 2
 - TOTAL AREA OF SUBDIVISION = 7.227 ACRES
 - LENGTH OF HOKS RIDGE LANE WITHIN PLAT = 605'
 - SMALLEST LOT IN SUBDIVISION = 14,000 S.F.
 - SEE ENGINEERING PLANS FOR PROPOSED & EXISTING UTILITIES

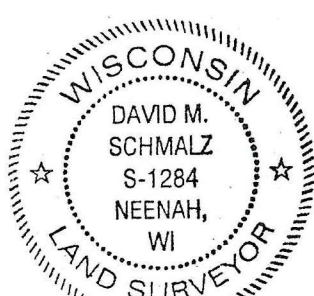
RESTRICTIVE COVENANTS TO BE RECORDED BY THE DEVELOPER WITH THE FINAL PLAT
ZONING: PROPERTY CURRENTLY ZONED R-1 RESIDENTIAL
FRONTYARD BUILDING SETBACKS AS SHOWN
ALL LOTS TO BE SERVICED BY PUBLIC SANITARY SEWER, WATERMAIN AND STORM SEWER FROM THE TOWN OF LAWRENCE.
STREETS TO BE ASPHALT PAVEMENT WITH CONCRETE CURB & GUTTER

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in "Wisconsin Construction Site Best Management Practice Handbook" (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction, the Town has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any construction, grading, or installation related activities.

- DRAINAGE EASEMENT RESTRICTIONS:
- Maintenance of all drainageways and associated structures within the subdivision or serving the subdivision is the sole responsibility of the property owners of the subdivision.
 - Upon failure of the property owners to perform maintenance of the drainageways and associated structures, the County and/or Town retains the right to perform maintenance and/or repairs. The payments of said maintenance and/or repairs shall be equally assessed among the property owners of the subdivision with a drainage covenant.



SHOWING SECTION 20, T23N, R20E, VILLAGE OF ASHWAUBENON AND TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATE
The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-27 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.
March 30, 2016 [Signature] Registered Land Surveyor

PRELIMINARY PLAT OF KB SUNSET ACRES TOWN OF LAWRENCE BROWN COUNTY, WISCONSIN

DESIGNED	DRAWN
K1029 91500775.06	DEW
PROJECT NO.	
DATE	
MARCH, 2016	
SHEET NO.	

McMAHON
ENGINEERS ARCHITECTS
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: 1445 McMAHON DRIVE NEENAH, WI 54956
Tel: (920) 751-4200 Fax: (920) 751-4284
www.mcmaprp.com

McMAHON provides the drawings and data, regardless of form, as instruments of service. The client and/or copyright owner shall be responsible for obtaining all necessary permits, easements, and rights of way. The client and/or copyright owner shall be responsible for obtaining all necessary permits, easements, and rights of way. The client and/or copyright owner shall be responsible for obtaining all necessary permits, easements, and rights of way.

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

MEETING DATE: April 25, 2016

DEPARTMENT: Plan Commission

FROM: Kimberly Flom

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

ATTACHMENTS:

- PC_Staff Memo_SP_De Pere Cafe (PDF)
- DePere Cafe SP App (PDF)
- DePere Cafe SP 4.11.16 (PDF)

Item 4: Review and Recommendation on the Site Plan Application for De Pere Café, located at 1104 Honey Court (ED-1469). Applicant: Alliance Construction & Design

The applicant proposes to renovate and convert an existing industrial/office building on Honey Court into a café and add surface parking and a drive through lane. The Plan Commission approved rezoning this property from I-1 to B-2 at the March meeting in order to accommodate this land use. The rezoning will be reviewed by the Council after the Class II notice period is complete.



Figure 1: Site Location – Parcel ED 1469



Figure 2: Existing Building – Former Kimco Engraving

In order to complete the renovation, the applicant proposes to remove a small existing building/garage located at the rear of the property. A small cooler will also be added to the rear of the existing building. A surface parking lot and drive through lane will be added to the property.

Building upgrades are planned and include a new entry vestibule, decorative metal awnings, wall sconces and cultured stone veneer.



Figure 3: Building Renovation Rendering

Site Statistics for the Project:

Lot Size: .57 acres (25,026 s.f.)
Building Area: 2,603 s.f.
Roadway/sidewalk/parking lot: 13,141 s.f.
Green Space: 9,282 s.f (37%)

Parking/Loading:

Required Parking: 16 (1/100 s.f. Dining Area = 10 1/250 s.f. Non-Dining Area = 6)
Proposed Parking: 21

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

Public Works:

1. Provide address of the owner on the plan.
2. Provide north point indicator on the plan.
3. Show existing gas, electric, sanitary sewer, storm sewer, or other utilities on the plan. No new sanitary or water main connections are proposed for the site.
4. If a new water service is proposed, the old water services are to be abandoned by disconnecting the service at the corporation and closing the corporation at the main.
5. Storm sewer is currently available at the intersection of Honey Court and Cook Street. The developer should work with the City to extend storm sewer to the property prior to the street overlay on Honey Court; this work is planned for 2016. The parking lot should be re-graded to drain to an internal storm sewer system that will connect to this pipe. There is an assessment to the property owner for this improvement.
6. CSM records indicate a 6 foot utility easement along the north and east property line of this parcel. Show this on the plan.
7. Show dimensions of adjacent streets and right of ways on the plan.
8. A curb cut permit is required if the new driveway width will be changed or relocated. Show the dimensions of the driveway at the curb line and at the property line on the plan. The City standard requires a concrete driveway and a sidewalk section through the driveway.

9. A storm water management plan is required if land disturbance is 20,000 SQ. FT. or more or 1 acre of impervious surface is constructed.
10. Show the existing sign on the plan and specify if it is removed or will remain.
11. Provide topographic contours (two foot minimum).
12. All off-street parking shall have a perimeter concrete curb and gutter around the entire parking lot unless the site plan shows that runoff from the parking lot will not cause erosion or adversely affect adjacent properties.
13. Show dimensions of proposed parking spaces and label the handicap parking spaces on the plan. Provide the proper signage. Striping needs to be a minimum of 4" wide paint.
14. A landscape plan was not included with the application and must be submitted for review.

Fire:

1. No comments received. Comments received after Plan Commission consideration will be provided to the applicant.

Forestry:

1. A landscape plan was not included with the application and must be submitted for review.

Health:

1. The Health Inspector has been in contact with the business owner to ensure understanding of the Wisconsin Food Code and licensing requirements.

Building/Planning:

1. Per the existing aerial image, it appears that an existing shed, located at the northwest corner of the existing building, is also planned to be removed. If that is the case, the applicant should confirm this and add a note to the site plan.
2. The submitted electrical plan is not for the 1104 Honey Court address. An updated electrical plan must be submitted.
3. Building and monument signage are not shown on the submittal and will be reviewed separately when submitted for permit.
4. A refuse area is shown in the southwest corner of the parking lot but screening/enclosure details are not provided. The refuse containers must be stored within an enclosure that meets the requirements of Section 14-60, subsection 6(a).
5. A landscape plan that meets code requirements of Section 14-60, subsections 10 and 12(o), must be submitted for review.

The below comments are recommendations in order to approve the functionality and aesthetic of the site plan and building, but are not required by City Ordinance. These suggestions are illustrated in the below sketch.

1. Consider realigning the parking lot to provide a consistent 24' drive aisle. This reduces the amount of pavement in the parking lot and also provides an open area for an outdoor café on the south side of the building.
2. Improve pedestrian and bicycle access by providing a connection to the Fox River trail and bike racks.
3. Consider shifting the parking lot entrance slightly to the south so that it aligns with Pershing Road.

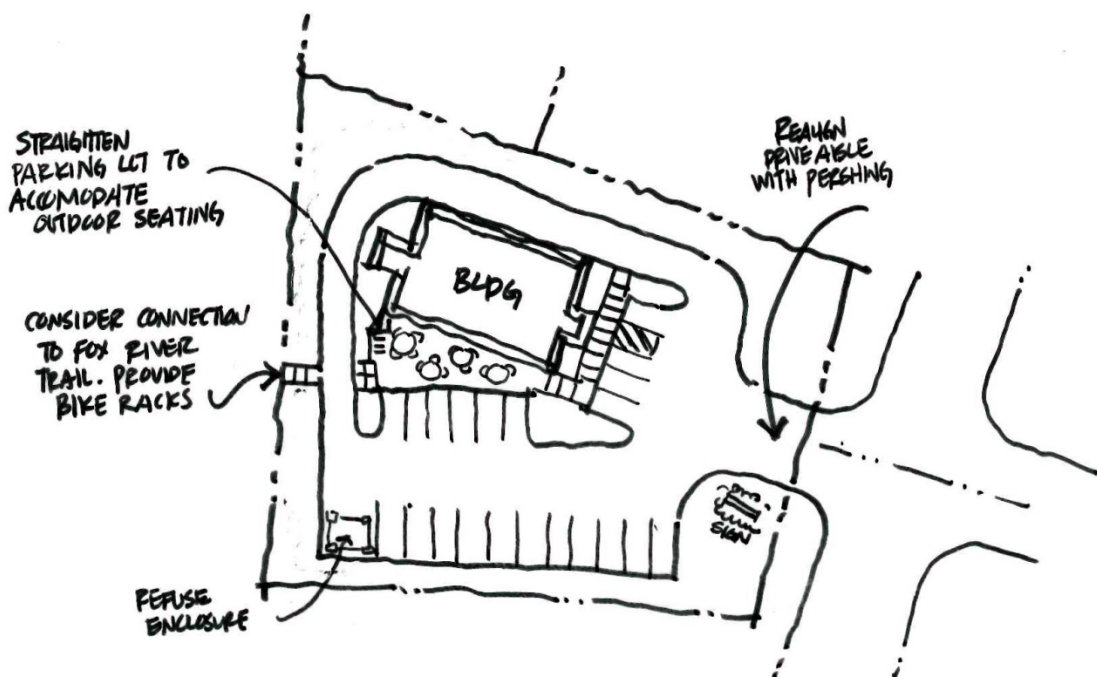


Figure 4: Potential Site Plan Improvements

Recommendation:

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

4.b



CITY OF DE PERE
RECEIVED
APR 11 2016
PLANNING DEPT.

CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 290.00

Receipt #: 111496

Date: 4-11-16

Packet Pg. 17

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) Alliance Construction & Design	Authorized Representative Mark VerHaagh	Title Vice President	
Mailing Address 1030 Orlando Drive	City De Pere	State WI	ZIP Code 54115
Email Address mark@alliancebuilds.com	Phone Number (incl. area code) (920) 336-3400	Fax Number (incl. area code) (920) 336-3401	

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

Name (Ind. Org. or Entity) De Pere Cafe	Contact Person Molly Bluma	Title Owner	
Mailing Address 620 N. Superior Street	City De Pere	State WI	ZIP Code 54115
Email Address mollybluma@gmail.com	Phone Number (incl. area code) (920) 621-4534	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1104 Honey Court - DePere, WI 54115 - Convert existing building to a cafe.	Parcel No. ED-1469
---	-----------------------

SECTION 4: Project Information

Existing Zoning:	Inprocess of rezoning from I-2 to B-2		
Present Use of Parcel:	Engraving company		
Proposed Use of Parcel:	Cafe		
Estimated Start Date:	6-1-16	Estimated Completion Date:	10-1-16

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Mark VerHaagh	Title Vice President	Phone Number (920) 336-3400
Signature of Applicant 		Date Signed 04/08/16

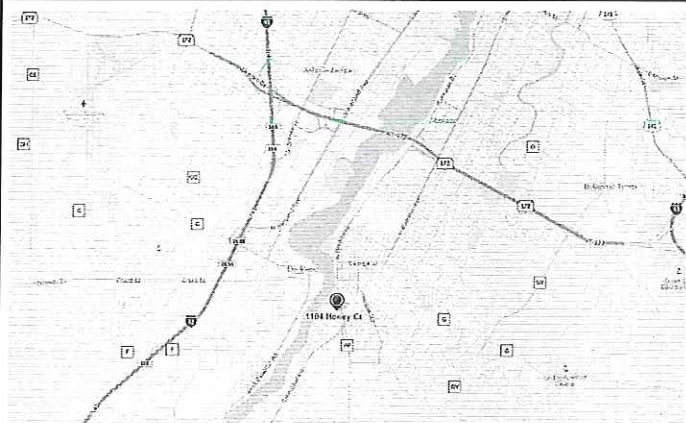
TO BE COMPLETED BY CITY STAFF

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

DEPERE CAFE

1104 HONEY COURT
DE PERE, WI 54115
CITY OF DE PERE

PROJECT SITE LOCATION



CITY OF DEPERE
BROWN COUNTY WISCONSIN

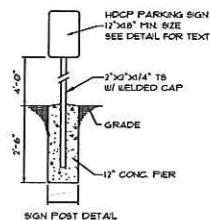


INDEX OF SHEETS

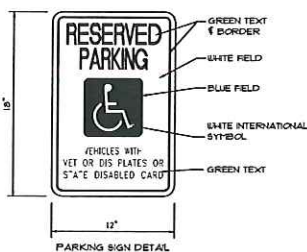
TITLE SHEET	ARCHITECTURAL	ELECTRICAL PLANS
TS01: TITLE SHEET & BUILDING INFO. ☒	- A10 GENERAL FLOOR PLAN ☒ - A12 REFLECTED CEILING PLAN ☐ - A14 WALL TYPES ☐ - A16 OCCUPANT / ACC PLAN ☐ - A20 BUILDING ELEVATIONS ☐ - A22 BUILDING RENDERING ☐ - A24 INTERIOR ELEVATIONS ☐ - A26 FURNITURE PLAN ☐ - A28 SCHEDULES ☐ - A30 FLOOR FINISH PLAN ☐ - A32 WALL FINISH PLAN ☐ - A40 BUILDING SECTION ☐	- E 01 ELECTRICAL SITE PLAN ☐ - E 1.0 LIGHTING PLAN ☐ - E 1.1 POWER PLAN ☐
CIVIL - C10 SITE PLAN ☐ - C11 EXISTING CIVIL ☐ - C12 EROSION CONTROL ☐ - C13 UTILITY PLAN ☐ - C14 GRADING ☐ - C16 SITE LIGHTING PLAN ☐ - C18 LANDSCAPE PLAN ☐ - C18.1 LIGHTING FIXTURES ☐	- C18.2 LIGHTING FIXTURES ☐ - C19 BUILDING SIGNAGE ☐ - C20 DUMPSTER PLAN ☐ - C22 CIVIL CONSTRUCTION DTL'S ☐	HVAC PLANS - M 1.0 MECHANICAL FLOOR PLAN ☐ - M 1.1 IN-FLOOR PIPING PLAN ☐ - M 2.0 MECH. ROOM SCHEMATIC ☐ - M 3.0 MECHANICAL SCHEDULE ☐ - M 3.1 DETAILS ☐
	STRUCTURAL - S10 FOUNDATION PLAN ☐ - S12 STRUCTURAL PLANS ☐ - S20 FRAMING PLAN ☐	PLUMBING PLANS - P 1 UNDERGROUND PLUMBING ☐ - P 2 ABOVE GROUND PLUMBING ☐

CONTRACTOR / CONSULTANT INFORMATION

OWNER	GENERAL CONTRACTOR	ARCHITECT
DEPERE CAFE CONTACT: MOLLY BLUMA	ALLIANCE CONSTRUCTION & DESIGN BILL BOSS 1030 ORLANDO DRIVE DE PERE, WI 54115 PHONE # (920) 336-3400 FAX # (920) 336-3401 PROJECT MANAGER ROD RUKAMP (920) 131-9890	BAY ARCHITECTS DAVID VAN LANEN 901 PARKVIEW ROAD GREEN BAY, WISCONSIN 54304 PHONE # (920)-337-9400 FAX # (920)-337-9416
ELECTRICAL CONTRACTOR	PLUMBING CONTRACTOR	HVAC DESIGNER



HNDGP PARKING SIGN DETAILS
NOT TO SCALE

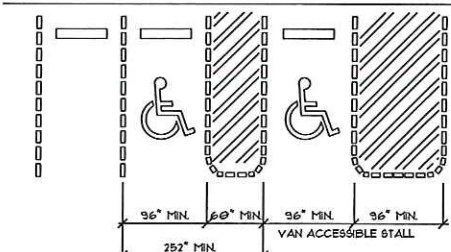


IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON) BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE TRANS 1200.01



INTERNATIONAL SYMBOL FOR
BARRIER-FREE ENVIRONMENTS

ACCESSIBLE ROUTE



NOTE: IF ONLY ONE ACCESSIBLE STALL IS REQUIRED THAT STALL MUST BE VAN ACCESSIBLE

PARKING SPACE DIMENSIONS
N.T.S.

GENERAL

CONSTRUCTION OF THIS BUILDING SHALL MEET OR EXCEED ALL APPLICABLE ORDINANCES, CODES AND STANDARDS. IN CASE OF CONFLICT, THE MOST STRINGENT SHALL APPLY. STATE OF WISCONSIN ENROLLED COMMERCIAL BUILDING CODE VOLUME 1 & 2

NOTES:

- ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE CURRENT PUBLICATIONS OF THE PORTLAND CEMENT ASSOCIATION.
- LOCATION, SIZE, & INSTALLATION FOR ALL ANCHORS, SLEEVES, HANGERS, INSERTS, OPENINGS, ETC., SHALL BE COORDINATED WITH ALL OTHER APPLICABLE TRADES.
- REINFORCING STEEL SHALL BE ASTM-A615 GRADE 60.
- FABRICATION SHALL BE IN ACCORDANCE WITH CURRENT SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE CONSTRUCTION, AND NOTIFY ARCHITECT & OWNER OF ANY INTERFERENCES.
- CONTRACTORS SHALL PROVIDE ALL BARRICADES, FENCES, SAFETY EQUIPMENT, AND PRECAUTIONS REQUIRED BY ALL CODES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- ALL HEATING EQUIPMENT SHALL BE SEALED COMBUSTION DIRECT VENT. WATER HEATER SHALL BE ELECTRIC. TOILET ROOM FINISHES (ALL) SHALL BE IMPERVIOUS TO WATER.
- ALL STRUCTURAL LUMBER SHALL BE MINIMUM (2B 350).
- ALL HOLES IN TOP PLATES AND ANY VOIDS IN EXTERIOR WALL TO BE CAULKED. ALL BATT INSULATION IN EXTERIOR WALLS TO BE SPLIT TO ENVELOPE WIRING.
- EXTERIOR DOORS AND WINDOWS TO BE FOAMED.

BUILDING DATA

BUILDING SIZE

EXISTING BUILDING AREA	2,400 SF.
PROPOSED BUILDING AREA	2,603 SF.
TOTAL BUILDING AREA	2,603 SF.
LOT COVERAGE PERCENT	10.5%
TOTAL LOT AREA	25,026 SF.

CONSTRUCTION CLASSIFICATION

TYPE III

NON - SPRINKLED BUILDING

1 STORY

OCCUPANCY

MAIN BUILDING - A2

TENANT CAPACITY

BUILDING OCCUPANCY = 40

EXIT DISTANCE

TABLE 1004.2.4 200' EXIT DISTANCE

PLUMBING FIXTURES

WOMEN -

(1) WATER CLOSETS, (1) LAVS, (1) SHOWER

MEN -

(1) WATER CLOSETS, (1) URINAL, (1) LAVS, (1) SHOWER

PROJECT INFO:

PROFESSIONAL SEAL(S)

PROJECT INFO:

REVISIONS

1	16OCT15	SITE LAYOUT PER CITY
2	23NOV15	OWNER REVISIONS
3	08JAN16	SITE CHANGE
4	-	-
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13	-	-
14	-	-

DATE: OCTOBER 14TH, 2015

DRAWING NO.: 15-202

TITLE

SITE PLAN

SHEET

C10



CONSTRUCTION & DESIGN

1030 Orlando Drive / De Pere, WI 54115
Telephone: 920-336-3400 / Fax: 920-336-3401
WWW.ALLIANCEBUILDS.COM

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CV-A9-B-001

TACK COAT

PRIME COAT

1 1/4" FINISH COURSE ASPHALT PAVEMENT

1 3/4" BINDER COURSE ASPHALT PAVEMENT

12" OF 1 1/4" DENSE GRADED BASE OR EXISTING BASE

NOTE:

ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.

STANDARD PAVEMENT SECTION

XX

XXX

SCALE: 1" = 1'-0"

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

CALL DIGGERS HOTLINE
1-800-242-8511

WISCONSIN STATUTE 182.0115 (1914) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

DIGGERS HOTLINE

XX

XXX

NO SCALE

GREEN SPACE REQUIREMENTS

TOTAL LOT SIZE:	25,026 SF.
PROPOSED BUILDING:	2,603 SF.
SIDEWALKS & APRONS:	660 SF.
PARKING AREAS:	12,481 SF.
TOTAL:	15,744 SF.
GREEN SPACE:	9,282 SF.
PERCENTAGE:	37%

PROJECT DATA

BUILDING SIZE:

EXISTING BUILDING SIZE:

PROPOSED ADDITION:

REQUIRED PARKING:

14-56. - SPECIFIC REQUIREMENTS OFF-STREET PARKING.

(1) BUSINESS DISTRICTS. OFF-STREET PARKING SPACES ACCESSORY TO USES ALLOWED IN THE SEVERAL BUSINESS DISTRICTS SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:

(2) RESTAURANTS AND SUPPER CLUBS: ONE (1) PARKING SPACE SHALL BE PROVIDED FOR EACH 100 SQUARE FEET, OR FRACTION THEREOF, OF GROSS CUSTOMER DINING AREA, PLUS ONE (1) PARKING SPACE FOR EACH 50 SQUARE FEET, OR FRACTION THEREOF, OF AFFILIATED TAVERN, COCKTAIL LOUNGE, AND OR NIGHTCLUB AREA, PLUS ONE (1) PARKING SPACE FOR EACH 250 SQUARE FEET, OR FRACTION THEREOF, OF ALL OTHER FLOOR AREA.

DINING AREA:

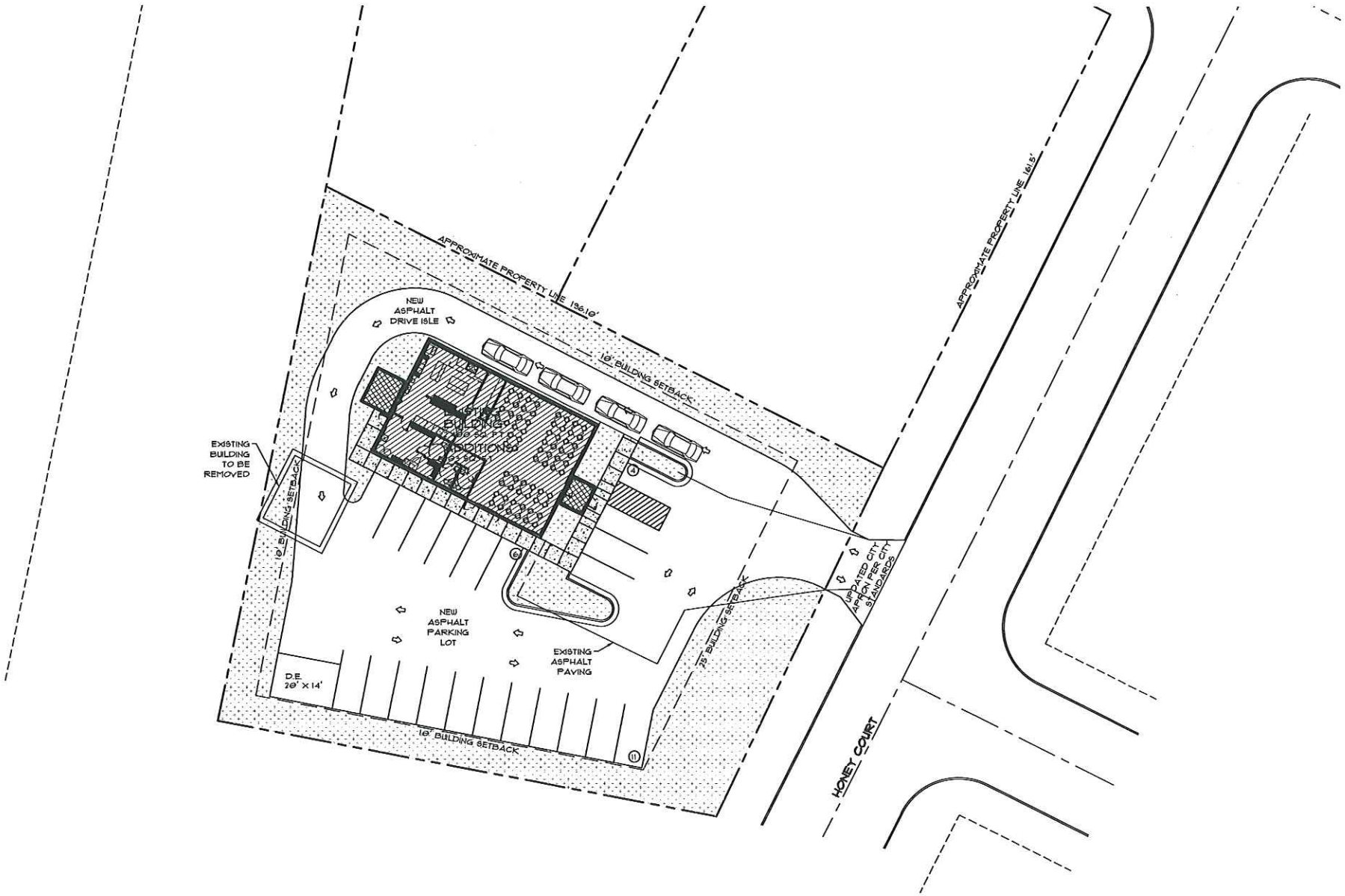
DINING ROOM STALLS REQUIRED:

REMAINING AREA:

REMAINING BUILDING STALLS REQUIRED:

TOTAL STALLS REQUIRED:

TOTAL STALLS PROVIDED:



SITE PLAN
SCALE: 1" = 70'-0"

alliance

CONSTRUCTION & DESIGN

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PROJECT INFO:

PROFESSIONAL SEAL(S)

PROJECT INFO:

PROPOSED BUILDING:

JOB NO: 15-202

DE PERE CAFE

1104 HONEY COURT

DE PERE, WI 54115

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DATE: OCTOBER 14TH, 2015

DRAWING NO.: 15-202

TITLE: SITE PLAN

SHEET: C10



EXISTING SITE PLAN ● SCALE: 1" = 70'-0"



CONSTRUCTION & DESIGN
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DE PERE, WI 54115

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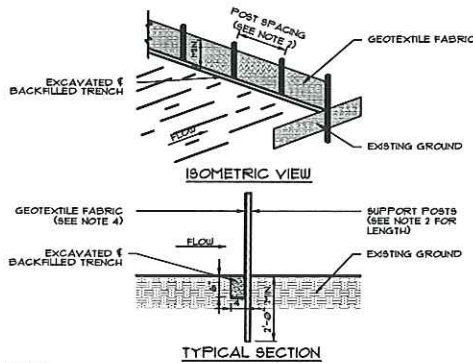
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TITLE

EXISTING SITE

SHEET

C11

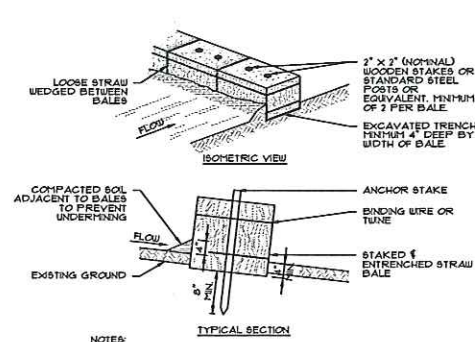


- NOTES:
1. THE GEOTEXTILE FABRIC SHALL BE PLACED IN THE EXCAVATED TRENCH, BACKFILLED, AND COMPACTED TO THE EXISTING GROUND SURFACE.
 2. WOODEN SUPPORT POSTS SHALL BE A MINIMUM DIVISION OF 1-1/2" X 1-1/2" AIR OR KILN DRIED OF HICKORY OR OAK AND 4 FEET LONG. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 13 POUNDS PER LINEAL FOOT AND 5 FEET LONG. POST SPACING SHALL BE A MAXIMUM OF 8 FEET FOR WOVEN FABRIC AND 3 FEET FOR NON-WOVEN FABRIC.
 3. THE GEOTEXTILE FABRIC SHALL BE ATTACHED DIRECTLY TO THE UPSLOPE SIDE OF WOODEN POSTS WITH 0.5" INCH STAPLES IN AT LEAST 3 PLACES, OR WITH WOODEN LATH AND NAILS. ATTACHMENT TO STEEL POSTS WILL BE BY WIRE FASTENERS OR 50 POUND PLASTIC TIE STRAPS ON THE UPSLOPE SIDE.
 4. THE GEOTEXTILE FABRIC SHALL CONSIST OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF. ALL FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:

TEST REQUIREMENTS:	METHOD	VALUE*
MIN. GRAB TENSILE STRENGTH IN THE MACHINE DIRECTION	ASTM D 4632	120 LBS
MIN. GRAB TENSILE STRENGTH IN THE CROSS MACHINE DIRECTION	ASTM D 4632	100 LBS
MAXIMUM APPARENT OPENING SIZE EQUIVALENT STANDARD SIEVE	ASTM D 4151	NO. 30
MIN. PERMEABILITY	ASTM D 4491	0.05 SEC.
MIN. PERMEABILITY	ASTM D 4491	0.135 SEC. OR 10 GAL/ SQ. FT. @ 50"MM CONSTANT HEAD
MIN. ULTRAVIOLET STABILITY PERCENTAGE OF STRENGTH RETAINED	AFTER 500 HOURS OF EXPOSURE	ASTM D 4395 10%

* ALL NUMERICAL VALUES REPRESENT MINIMUM/MAXIMUM AVERAGE ROLL VALUES. (FOR EXAMPLE, THE AVERAGE OF MINIMUM TEST RESULTS ON ANY ROLL IN A LOT SHOULD MEET OR EXCEED THE MINIMUM SPECIFIED VALUES.)

SILT FENCE



- NOTES:
1. TURN THE ENDS OF THE STRAW BALE SEDIMENT TRAP UPSLOPE 1 TO 2 FEET TO PREVENT FLANKING.
 2. THE STRAW BALES SHALL BE BUTTED TOGETHER AS TIGHTLY AS POSSIBLE.
 3. THE FIRST ANCHOR STAKE SHALL BE DRIVEN TOWARD THE PREVIOUSLY ANCHORED BALE TO HELP CREATE A TIGHT FIT.

STRAW BALE SEDIMENT TRAP

PLANNED EROSION CONTROL PRACTICES:

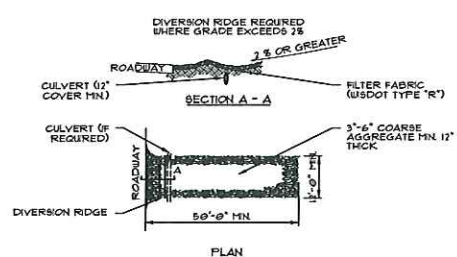
1. **TEMPORARY CONSTRUCTION ENTRANCE / EXIT (TECH. STANDARD 1051)**
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
2. **STOCKPILED TOPSOIL / TEMPORARY FILL PILES**
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 1 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.
3. **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 CHANNELLED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
4. **DUST CONTROL (TECH. STANDARD 1066)**
DUST SHALL BE CONTROLLED IN ACCORDANCE WITH WDRR STANDARDS AS NEEDED.
5. **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.

EROSION CONTROL PRACTICES

EROSION MAINTENANCE PLAN:

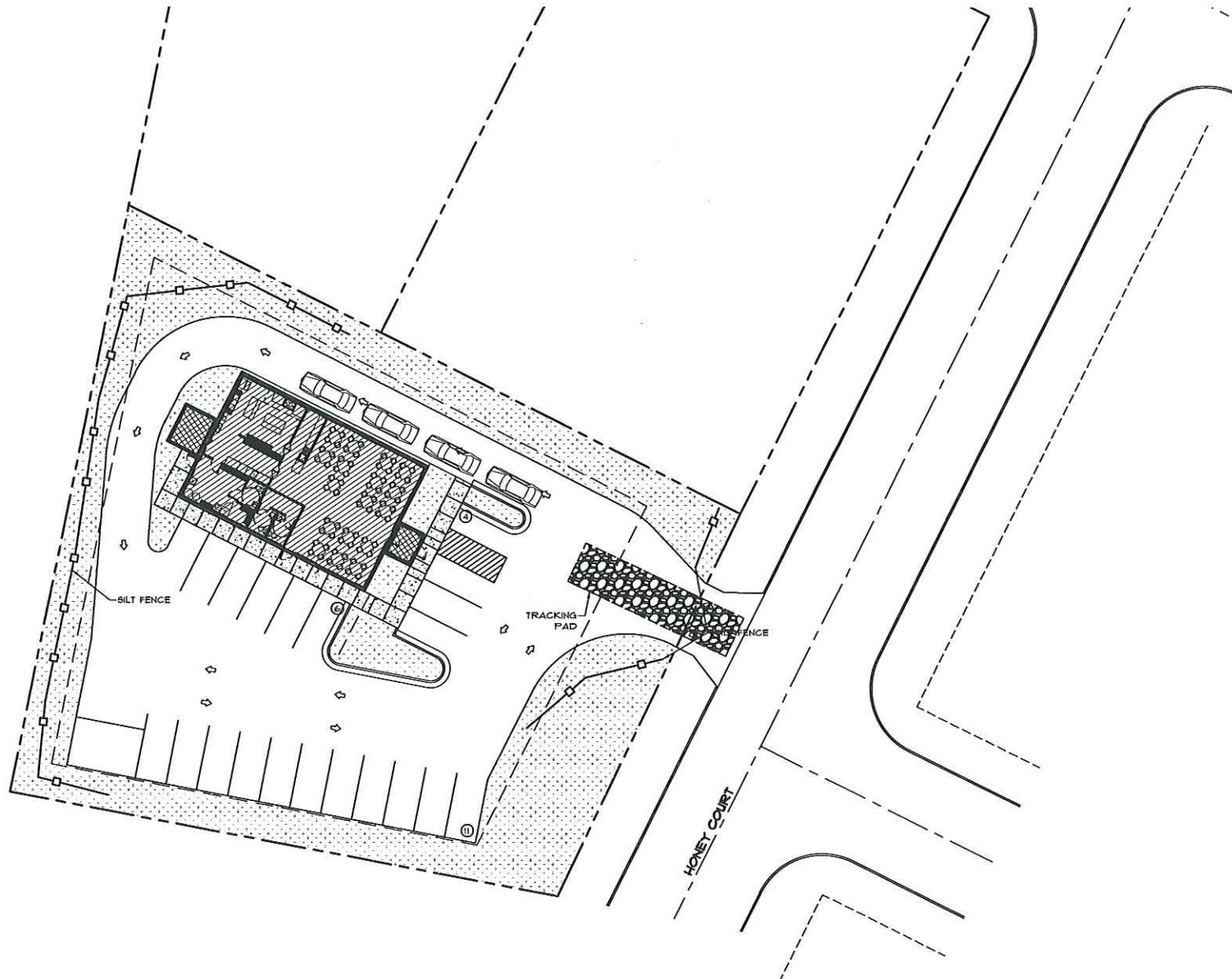
1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 1 DAYS, AND WITHIN 24 HOURS OF A STORM PRODUING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFFSITE 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 12" 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 RE-SEEDED AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE RE-GRADED 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 SWEPT OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS MONTHLY.

EROSION MAINTENANCE PLAN



- NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIRS AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
 4. USE SANDBAGS, STRAW BALES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

TRACKING PAD



EROSION CONTROL PLAN • SCALE: 1" = 20'-0"

Alliance
CONSTRUCTION & DESIGN
1030 Orlando Drive / De Pere, WI 54115
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WWW.ALLIANCEBUILDS.COM

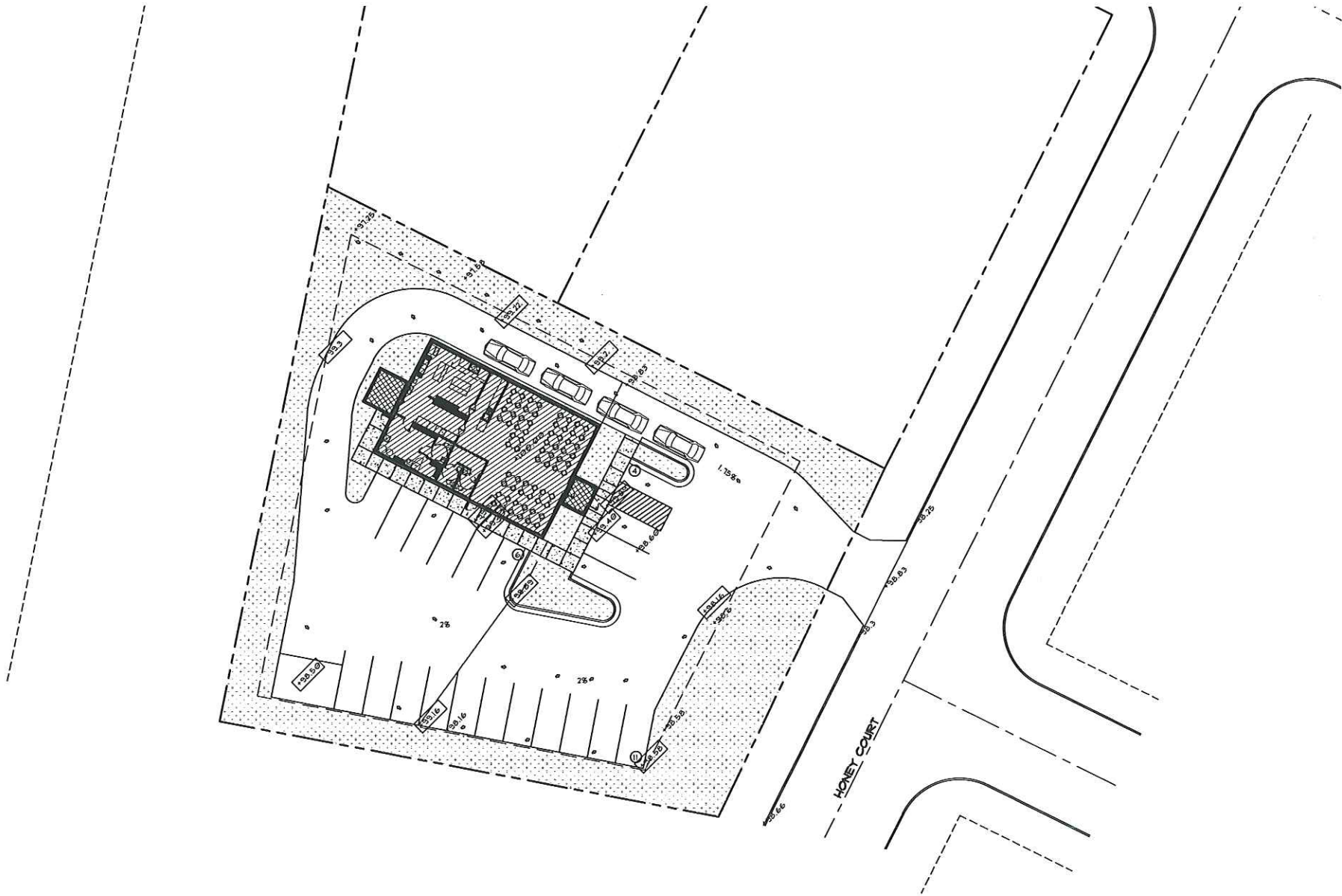
PROJECT INFO:
PROPOSED BUILDING:
JOB NO: 15-202
DE PERE CAFE
1104 HONEY COURT
DE PERE, WI 54115

PROFESSIONAL SEAL(S)

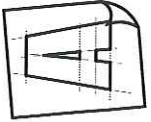
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DE PERE CAFE
1104 HONEY COURT
DE PERE, WI 54115

REVISIONS
1 16OCT15 SITE LAYOUT PER CITY
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3 08JAN16 SITE CHANGE
4 - -
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9 - -
10 - -
11 - -
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14 - -

DATE: OCTOBER 14TH, 2015
DRAWING NO.: 15-202
TITLE: EROSION CONTROL PLAN
SHEET: C12



GRADING PLAN • SCALE: 1" = 20'-0"

**Alliance**
CONSTRUCTION & DESIGN
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DE PERE, WI 54115

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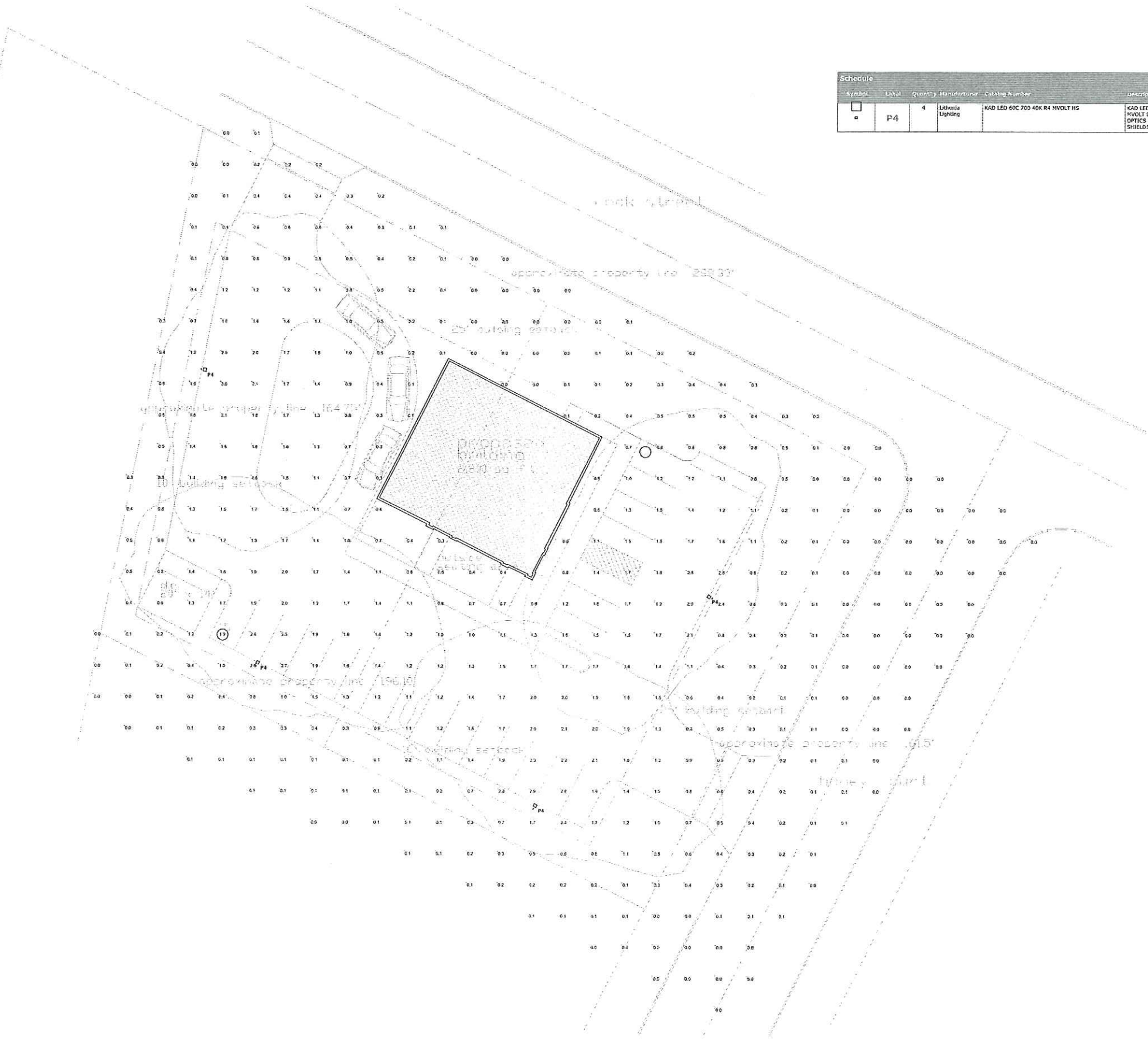
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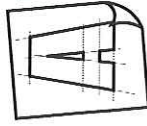
DRAWING NO.: 15-202

TITLE
GRADING
PLAN

SHEET
C12

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Label
	P4	4	Lithonia Lighting	KAD LED 60C 200 40K R4 MVOLT IIS	KAD LED, 60 LED, 700mA MVOLT DRIVER, 4000K, TYPE 4 OPTICS WITH HOUSE SIDE SHIELDS	LED



**Alliance**
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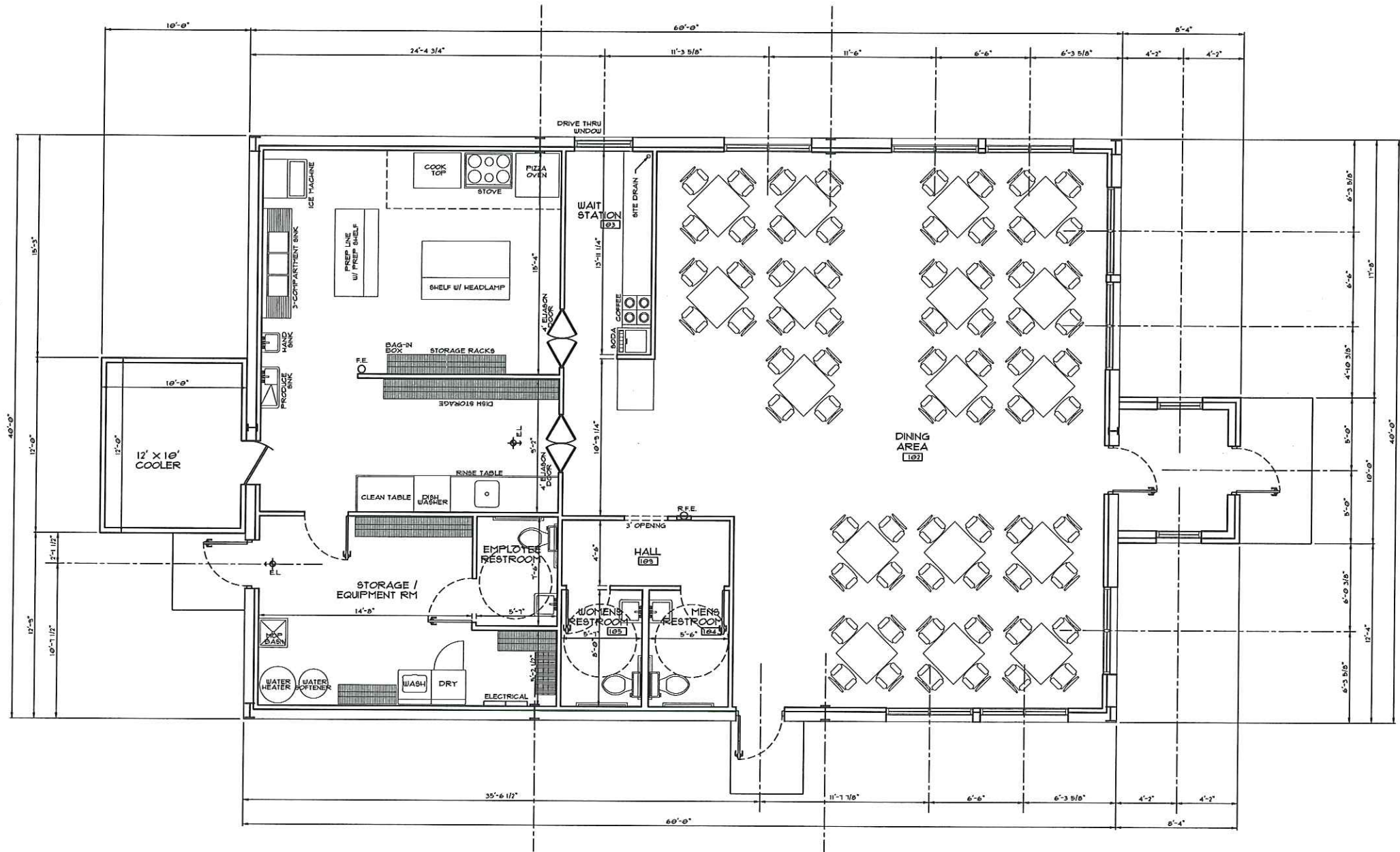
DATE: OCTOBER 14TH, 2015

DRAWING NO.: 15-202

TITLE
**SITE
ELECTRICAL**

SHEET
C16

[illegible]



BUILDING FLOOR PLAN ● SCALE: 1/4" = 1'-0"



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Telephone: 920-336-3400 / Fax: 920-336-3401
WWW.ALLIANCEBUILDS.COM

2015 copy of plan has been forwarded for registration with the register of copyright at the Library of Congress, Washington, DC

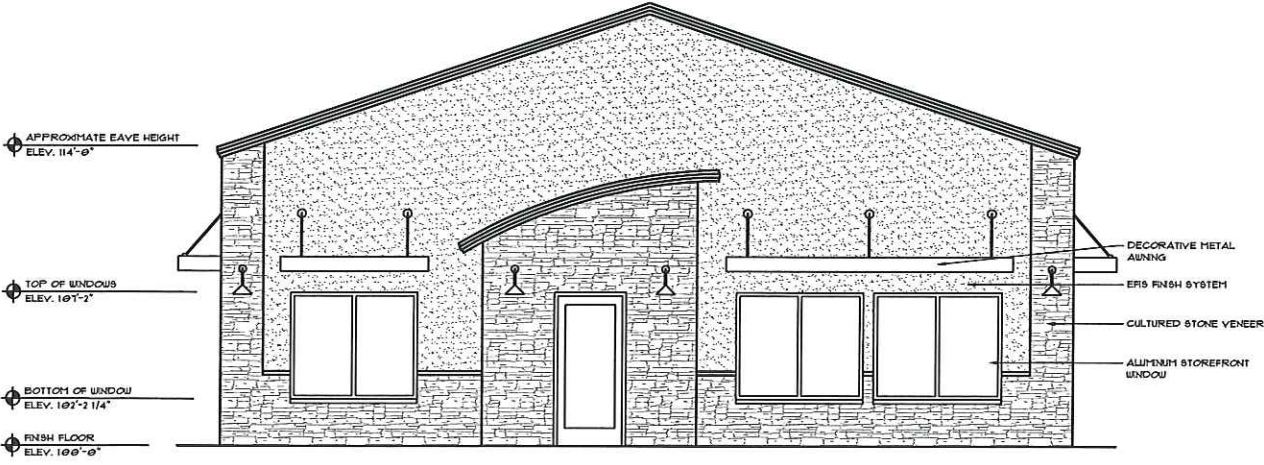
PROJECT INFO:

PROFESSIONAL SEAL(S)

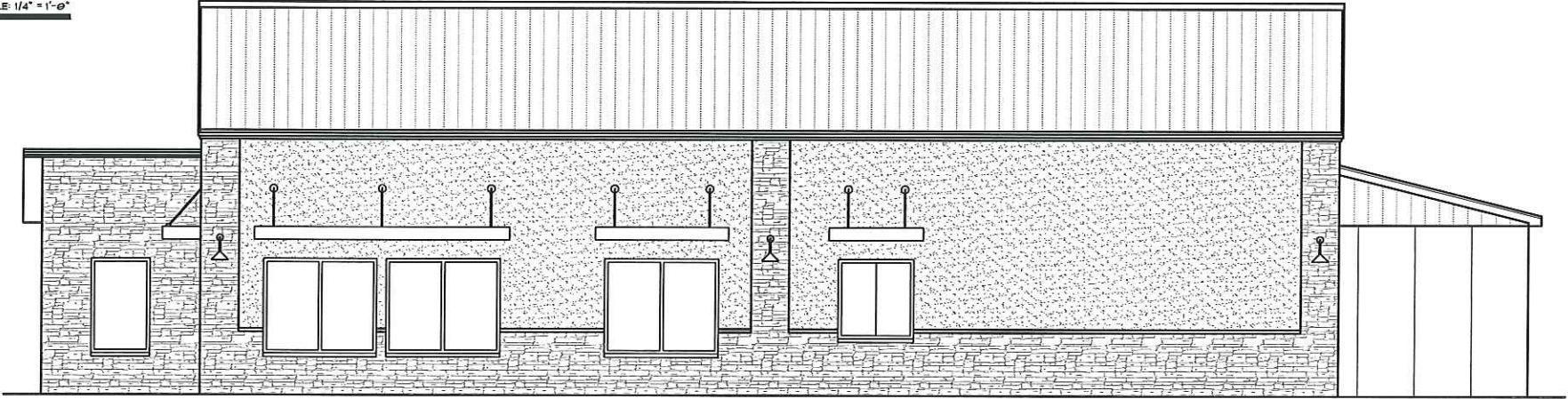
PROJECT INFO:
PROPOSED BUILDING:
JOB NO: 15-202
DE PERE CAFE
1104 HONEY COURT
DE PERE, WI 54115

REVISIONS	
1	16OCT15 SITE LAYOUT PER CITY
2	23NOV15 OWNER REVISIONS
3	08JAN16 SITE CHANGE
4	-
5	-
6	-
7	-
8	-
9	-
10	-
11	-
12	-
13	-
14	-

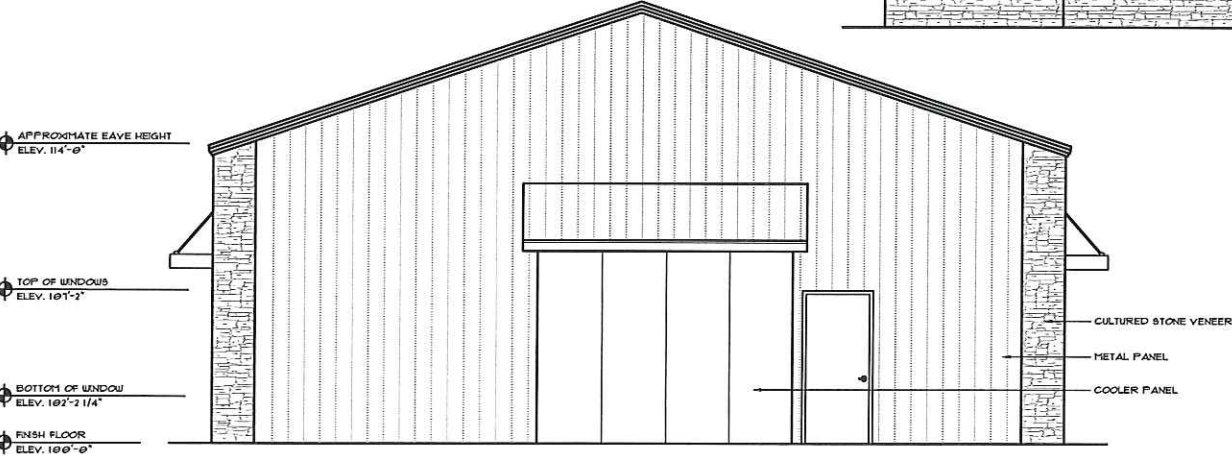
DATE:	OCTOBER 14TH, 2015
DRAWING NO.:	15-202
TITLE	BUILDING FLOOR PLAN
SHEET	A10



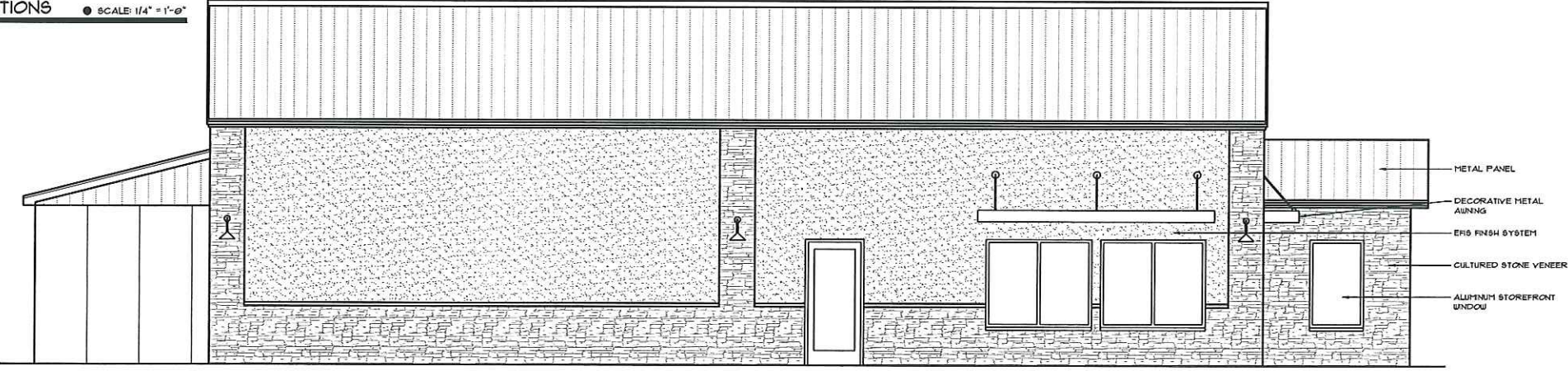
EAST BUILDING ELEVATIONS ● SCALE: 1/4" = 1'-0"



NORTH BUILDING ELEVATIONS ● SCALE: 1/4" = 1'-0"



WEST BUILDING ELEVATIONS ● SCALE: 1/4" = 1'-0"



SOUTH BUILDING ELEVATIONS ● SCALE: 1/4" = 1'-0"

Alliance
CONSTRUCTION & DESIGN
1030 Orlando Drive / De Pere, WI 54115
Telephone: 920-336-3400 / Fax: 920-336-3401
WWW.ALLIANCEBUILDS.COM

2015 copy of plans has been forwarded for registration with the register of copyright at the Library of Congress, Washington, DC

PROJECT INFO:

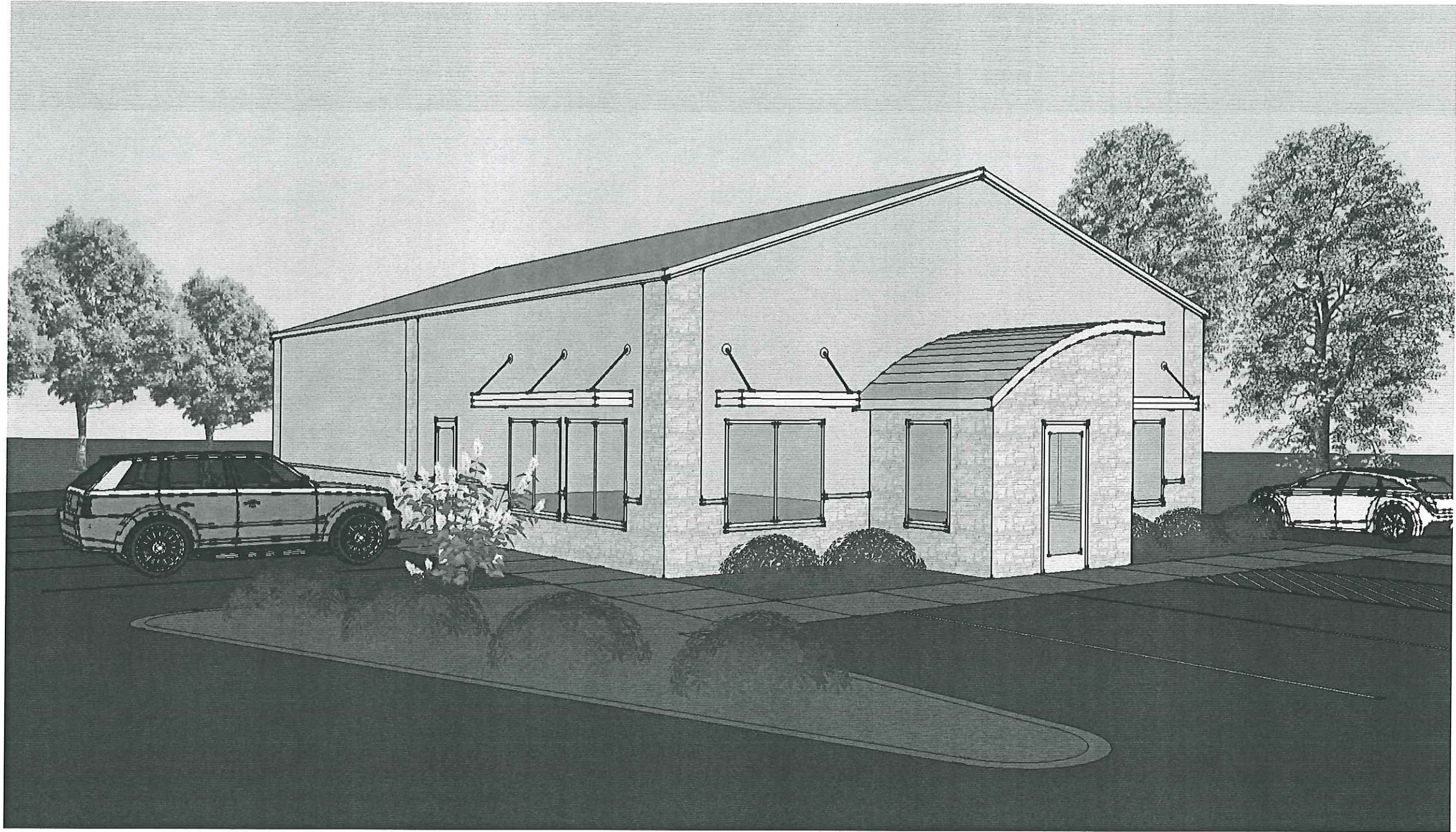
PROFESSIONAL SEAL(S)

PROJECT INFO:
PROPOSED BUILDING:
JOB NO: 15-202
DE PERE CAFE
1104 HONEY COURT
DE PERE, WI 54115

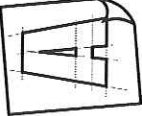
REVISIONS

1	16OCT15	SITE LAYOUT PER CITY
2	23NOV15	OWNER REVISIONS
3	08JAN16	SITE CHANGE
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-
12	-	-
13	-	-
14	-	-

DATE: OCTOBER 14TH, 2015
DRAWING NO.: 15-202
TITLE: BUILDING ELEVATIONS
SHEET: A20



Attachment: DePere Cafe SP 4.11.16 (4650 : 1104 Honey Court Site Plan)

**Alliance**
CONSTRUCTION & DESIGN
1030 Orlando Drive / De Pere, WI 54115
Telephone: 920-336-3400 / Fax: 920-336-3401
WWW.ALLIANCEBUILDS.COM

2015 copy of plans has been forwarded for registration with the register of copyright at the Library of Congress Washington, DC

PROJECT INFO:

PROFESSIONAL SEAL(S)

PROJECT INFO:
PROPOSED BUILDING:
JOB NO: 15-202
DE PERE CAFE
1104 HONEY COURT
DE PERE, WI 54115

REVISIONS		
1	16OCT15	SITE LAYOUT PER CITY
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4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
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12	-	-
13	-	-
14	-	-

DATE: OCTOBER 14TH, 2015

DRAWING NO.: 15-202

TITLE
RENDERING

SHEET
A22

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

MEETING DATE: April 25, 2016
DEPARTMENT: Plan Commission
FROM: Kimberly Flom
SUBJECT: 102 N Broadway Site Plan

ATTACHMENTS:

- PC_Staff Memo_SP_102 N Broadway (PDF)
- PC Report Appendix 4.2016 (PDF)
- Application (PDF)
- Site Plan Submittal - Civil - 4-20-16 (PDF)
- Rendered Elevations (PDF)
- Floor Plans (4-12-16) (PDF)

Item 5: Review the Site Plan Application for 102 N. Broadway for a five story, 49,500 sq. ft. building (Parcel ED-844). Applicant: Broadway Investment Partners LLC.

The applicant has submitted a new site plan review in order to consider an additional floor on the previously approved mixed use building proposed for the northeast corner of Broadway and George.

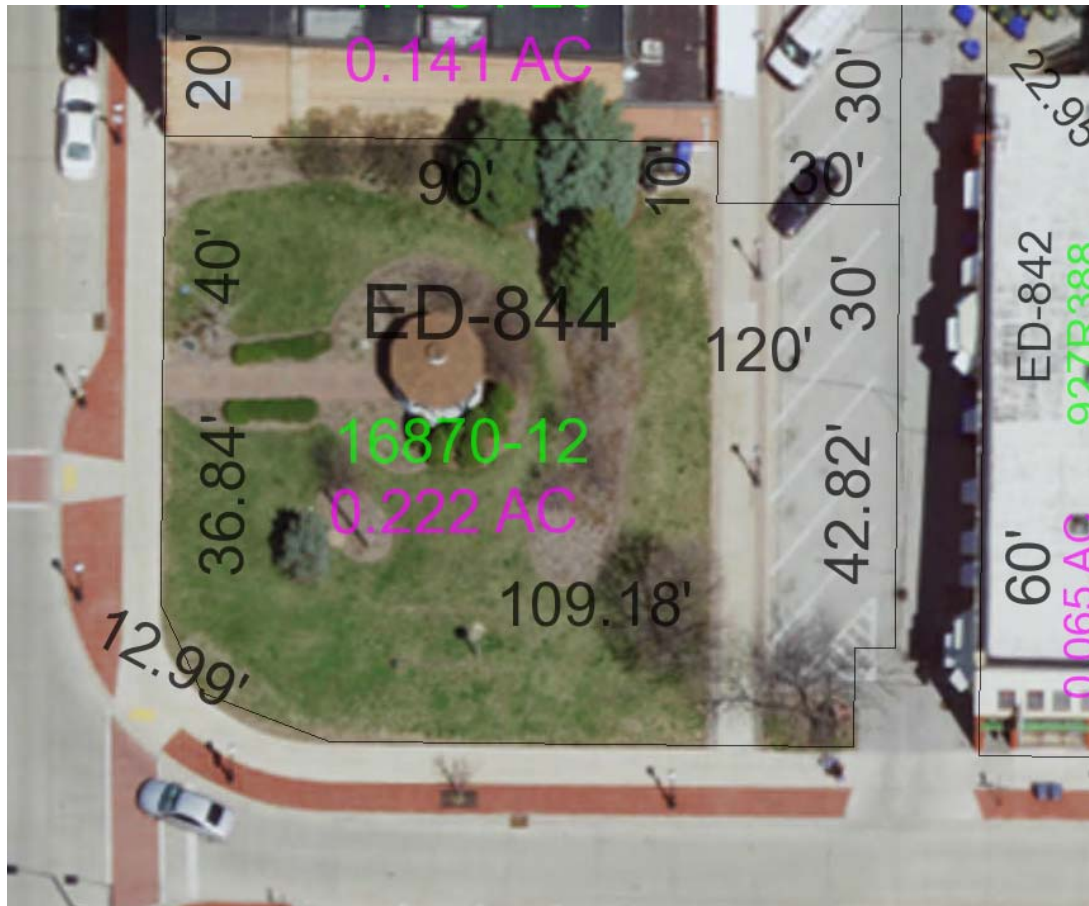


Figure 1. Image of existing site

Overview of Project

The Plan Commission approved a site plan for 102 N. Broadway, a four-story mixed use building, in September of 2015. Soil samples taken during the due diligence process required that a geopier foundation system be installed rather than a more affordable traditional spread footing system. Adding an additional floor to the building provides for four additional units that will maximize the value of the more expensive foundation system and potentially increase the assessed value of the project. The extra floor contributes to the City's goal to add residential units and density in Downtown De Pere.

Updated Site Statistics for the Project:

Lot Size: .26 acres (11,399 s.f.)
 Building Floorplate: 9,900 s.f.
 Building Area: 49,500
 Roadway/sidewalk/parking lot: 806.f.
 Green Space: 693 s.f (6.1%)
 Floor Area Ratio: 4.34 (previously approved at 3.47)
 Building height: 59' (previously proposed at +/- 47')

Parking/Loading:

Required Parking:	63 stalls
Proposed Parking:	27 covered stalls
	36 stalls accommodated in City owned lots

Total Units – 29 (an increase of five units from the original approval)

Commercial Area – 2,600 s.f. (100 s.f. reduction from the original approval)

Due to the construction type, final layout of the units, and project scope increase, changes to the architectural design of the building are proposed. Some of the changes are considered minor and are typical as projects move from schematic design into permit drawings. Other changes have been proposed in response to the additional height and construction type. A summary of the changes is provided below and a visual comparison between the approved elevations and the proposed changes is provided on the attached appendix.

West Elevation (Broadway)

- Additional story has been added. The façade of the top floor proposed to be clad in decorative metal panel. Masonry is not an option on the top floor due the restrictions of the construction type.
- Due to the height restrictions of the construction type, the curved masonry accent arches have been removed.
- The color scheme has been updated from a cream city brick to a richer palette of reds, limestones and bronzes.
- Balcony design and location has been refined to reflect the interior layout of the units. Juliet style balconies are proposed for floors 2-3 and larger balconies are proposed for the top floor. The third floor northwest corner units also have access to a terrace.

South Elevation (George)

- Juliet style balconies have been added to a number of the units.
- The window design, particularly the shape and number of panes, has been updated to accommodate the patio doors and provide more open views from the residences. Transom windows, like those shown on the Broadway Street side, have been included to provide visual interest on the street facing façade.
- Due to the height restrictions of the construction type, the curved masonry accent arch at the southwest corner has been removed.
- The three columns framing the southern window bays previously included a staggered masonry striping detail. This detail has shifted to the first floor of the façade.
- The color scheme has been updated from a cream city brick to a richer palette of reds, limestones and bronzes.

East Elevation (Alley)

- The window design, particularly the shape and number of panes, has been updated to accommodate the patio doors and provide more open views from the residences. Transoms have been added to the lower portions of the windows to provide visual interest and fit with the building character.
- A portion of the building near the northern garage entry was previously shown as brick on the first through third floors. This area is now shown as metal panel.

- The color scheme has been updated from a cream city brick to a richer palette of reds, limestones and bronzes.

North Elevation

- The window design (shape and number of panes) has changed in this area as it has on the other elevations. Two windows that were previously shown on the second and third floors near the alley have been removed in order to accommodate the interior layout of the unit.
- The color scheme has been updated from a cream city brick to a richer palette of reds, limestones and bronzes.

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

Public Works:

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

12. All utility connections to be made within the street or alley right of way will require a street excavation permit. Submit all excavations in one application.
13. A 6" sanitary lateral is shown connecting to the City's 12" sanitary sewer on George Street. Show the 12" City sanitary sewer main extending to the east into SAN MH 3 on the plan. Make the connection using Saddle Connection and Wye as recommended by the manufacturer.
14. Note on the plan that, "All taps to the City sewers are to be completed under the observation of City personnel".
15. Maintain sidewalk connecting along the west side of the alley to George Street. Provide an easement to maintain sidewalk connectivity.
16. A street closure permit will be required for closing sidewalk on George Street and along the alley.
17. A Street closure permit will be required for closing George Street between the alley and Broadway Street.

Fire:

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

Health:

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

Forestry:

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

Building/Planning:

1. The Building exceeds the floor area ratio (2.8) but is recommended for approval at 4.34. Comments from September 2015 review still apply.

Recommendation

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

102 N. Broadway Plan Commission Report Appendix



102 N. Broadway
Proposed West Elevation – April 2016



View from Broadway

studio | de le:u

City of De Pere

April 2016

102 N. Broadway
Approved Illustrated Elevation – September 2015



102 N. Broadway
Proposed South Elevation – April 2016



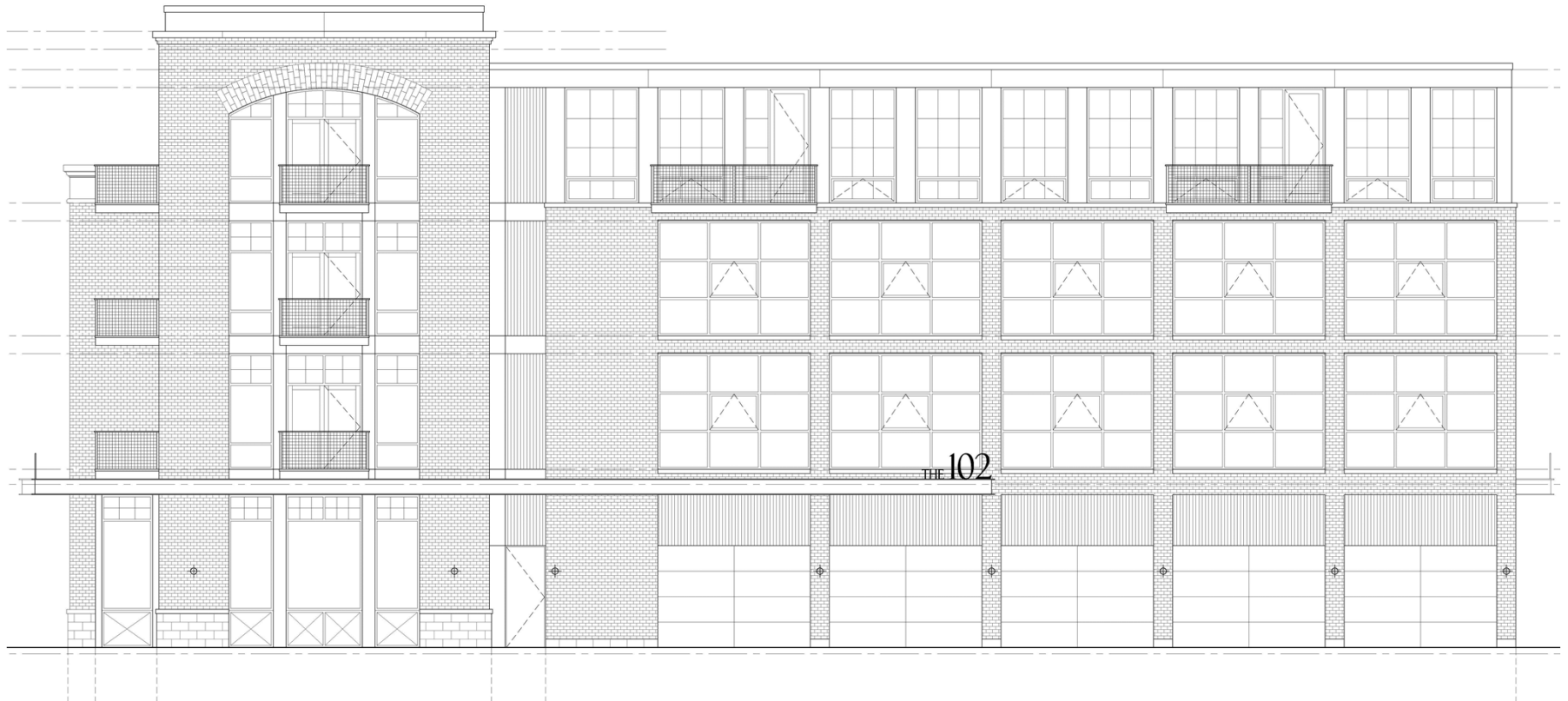
View from George Street

studio | de le:u

City of De Pere

April 2016

102 N. Broadway
Approved South Elevation – September 2015



102 N. Broadway
Proposed East Elevation – April 2016



View from Alley

studio | de le:u

City of De Pere

April 2016

102 N. Broadway
Approved East Elevation – September 2015



102 N. Broadway
Proposed North Elevation – April 2016



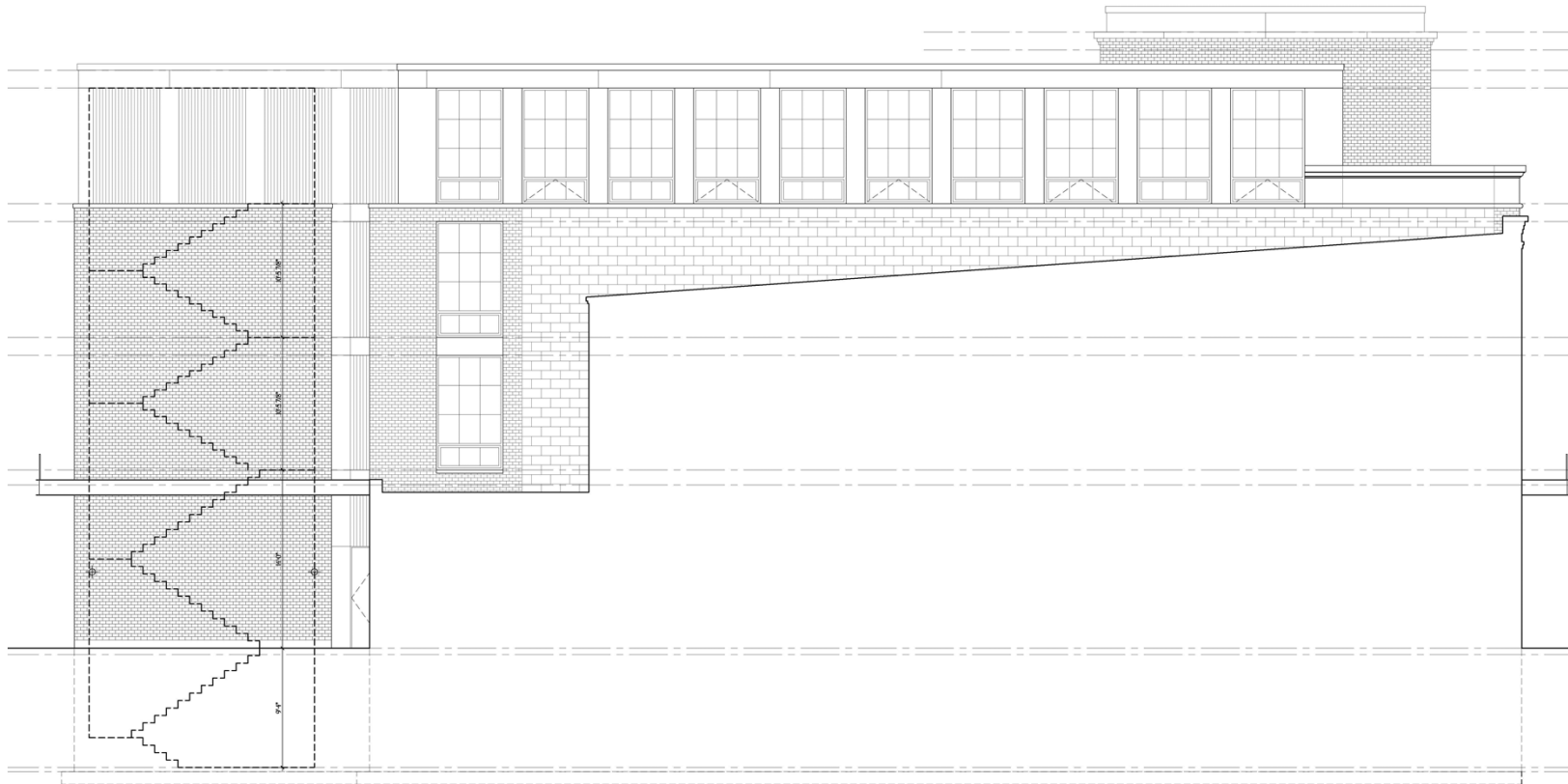
View of North Building Elevation

studio | de le:u

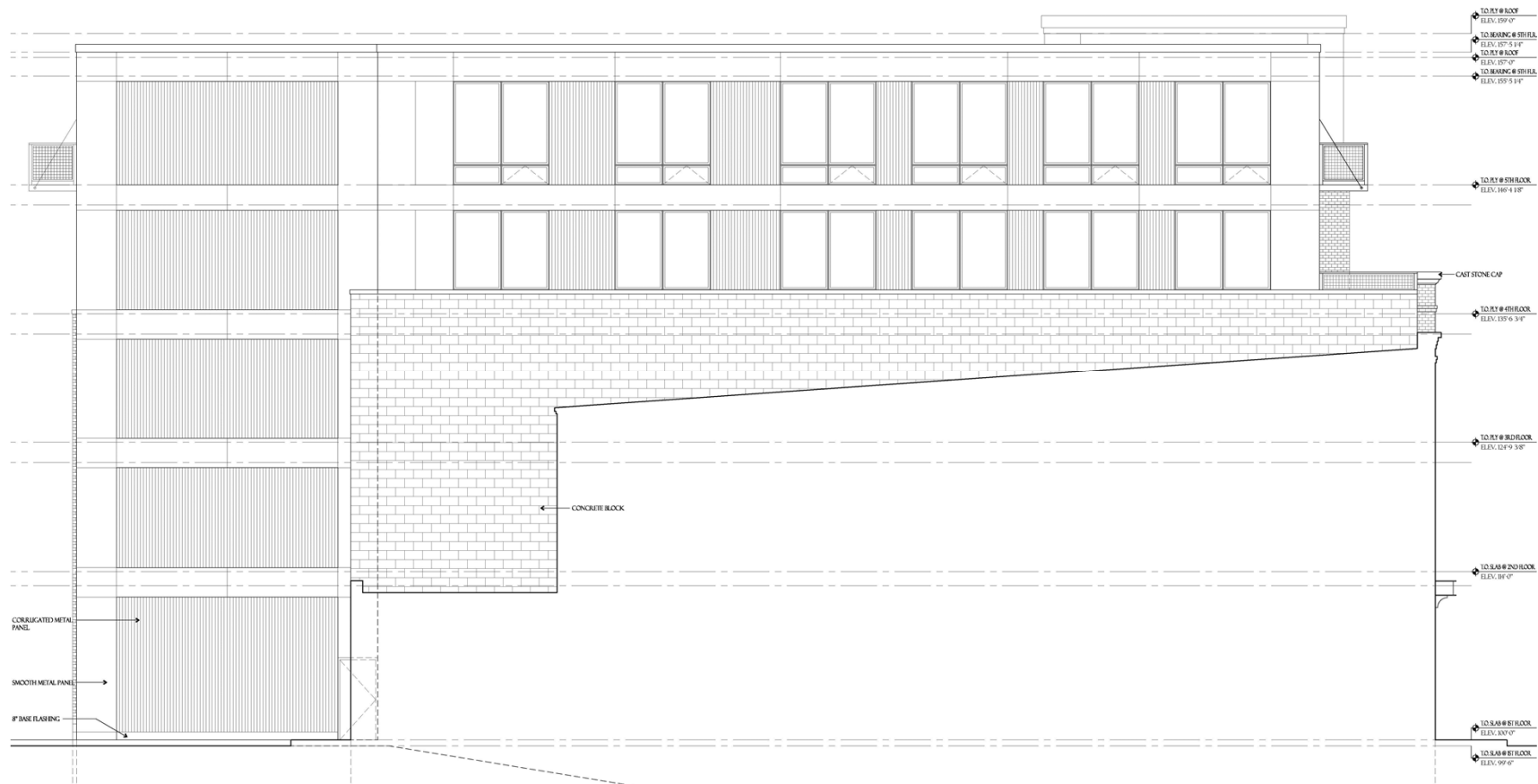
City of De Pere

April 2016

102 N. Broadway
Approved North Elevation – September 2015



102 N. Broadway
Proposed North Elevation – April 2016



102 N. Broadway
Building Details– April 2016





CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 290.00

Receipt #: 111510

Date: 4-12-16

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Broadway Investment Partners, LLC	Authorized Representative Jason Tadych	Title Manager	
Mailing Address 3032 Autumn Leaves Cir	City Green Bay	State WI	ZIP Code 54313
Email Address jason@tip-llc.com	Phone Number (incl. area code) 920 277 4739	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) City of DePere	Contact Person Kim Flom	Title Director	
Mailing Address 335 S. Broadway	City De Pere	State WI	ZIP Code 54115
Email Address kflom@mail.de-pere.org	Phone Number (incl. area code) 920 339 4043	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

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

SECTION 4: Project Information

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

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

SECTION 5: Certification and Permission

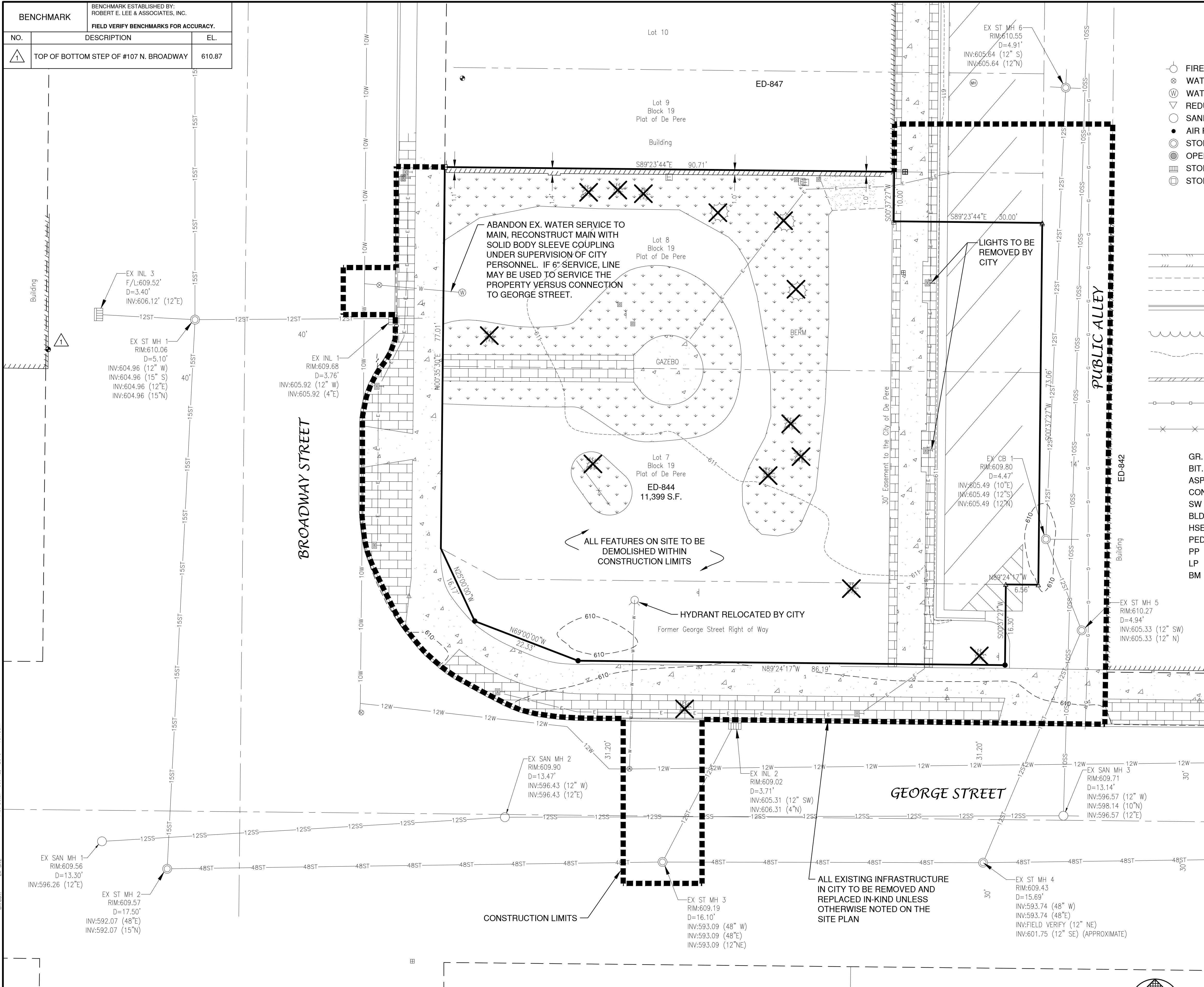
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with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

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

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

TO BE COMPLETED BY CITY STAFF

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



LEGEND

SOIL BORING

POWER POLE

POWER POLE W/GUY WIRE

LIGHT POLE

TRAFFIC SIGNAL POLE

ELECTRIC MANHOLE

ELECTRIC METER

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

CABLE TV MANHOLE

CABLE TV PEDESTAL

GAS VALVE

GAS METER

MAILBOX

SIGN

POST

IRON PIPE/ROD

PK NAIL

DECIDUOUS TREE

CONIFEROUS TREE

BUSH

RIP RAP

CULVERT

CONCRETE

WETLANDS

HANDICAP PARKING

8SS

SANITARY SEWER (SIZE NOTED)

4FM

FORCEMAIN (SIZE NOTED)

10ST

STORM SEWER (SIZE NOTED)

6W

WATERMAIN (SIZE NOTED)

G

GAS LINE

OT

OVERHEAD TELEPHONE LINE

OE

UNDERGROUND TELEPHONE LINE

E

OVERHEAD ELECTRIC LINE

OTV

UNDERGROUND ELECTRIC LINE

TV

OVERHEAD CABLE TV LINE

F

CABLE TV LINE

F

FIBER OPTIC LINE

R/W

R/W LINE

PROPERTY LINE

EASEMENT LINE

BUILDING SETBACK LINE

SECTION LINE

GR.

GRAVEL

BIT.

BITUMINOUS

ASPH.

ASPHALT PAVEMENT

CONC.

CONCRETE

SW

SIDEWALK

BLDG

BUILDING

HSE

HOUSE

PED

PEDESTAL

PP

POWER POLE

LP

LIGHT POLE

BM

BENCH MARK

WM

WATERMAIN

HYD.

HYDRANT

WV

WATER VALVE

SAN

SANITARY SEWER

MH

MANHOLE

ST

STORM SEWER

CB

CATCH BASIN

TELE

TELEPHONE

ELEC

ELECTRIC

TV

TELEVISION

STA.

STATION

R/W

RIGHT OF WAY

T/C

TOP OF CURB

F/L

FLOW LINE

C/L

CENTERLINE

P/L

PROPERTY LINE

R/L

REFERENCE LINE

INV.

INVERT

CMP

CORRUGATED METAL PIPE

RCP

REINFORCED CONCRETE PIPE

CULV.

CULVERT

TO BE DEMOLISHED

TREE/SHRUB TO BE REMOVED

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

UTILITY INFORMATION:

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

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

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

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

OWNER INFORMATION:

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

(920) 277-4739

CONTACT: jason@tip-llc.com

ARCHITECT INFORMATION:

PAUL J DE LEEUM, ARCHITECT, LLC

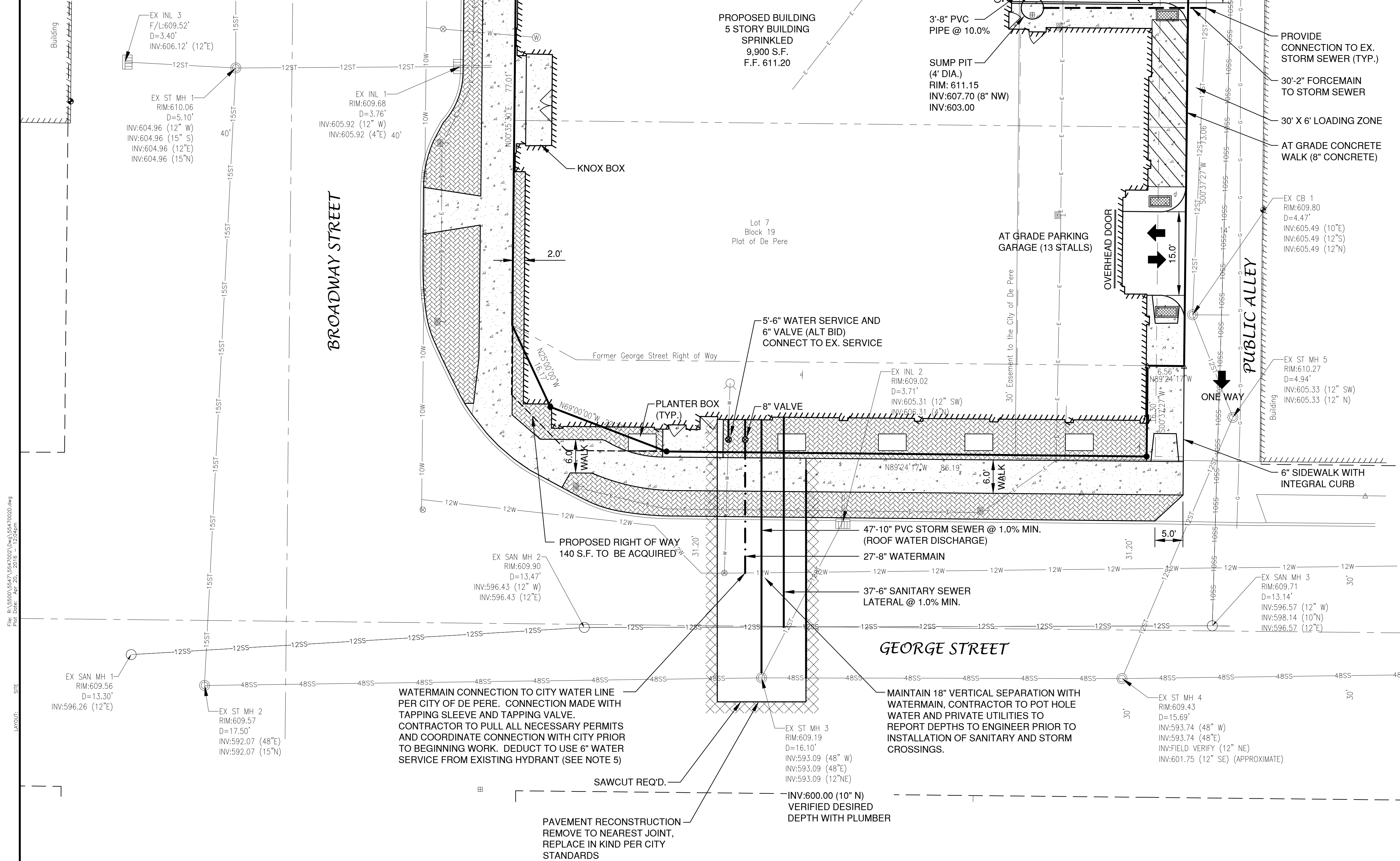
(920) 819-6700

CONTACT: PAUL DE LEEUM

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

NOTES

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



NOTE

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

PARKING DATA

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

REQUIRED:

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

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

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

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

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

TOTAL STALLS = 63 STALLS

FLOOR 1

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

FLOOR 2, 3, 4, & 5

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

TOTAL S.F.

49,500 S.F.

SITE DATA

TOTAL AREA = 11,399 S.F.

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

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

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

ZONING

B-1

PARCEL NO.

ED-844
102 N. BROADWAY

FLOOR AREA RATIO

4.34

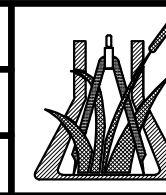
TRASH ENCLOSURE LOCATED IN COVERED PARKING AREA

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

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

SITE AND UTILITY PLAN

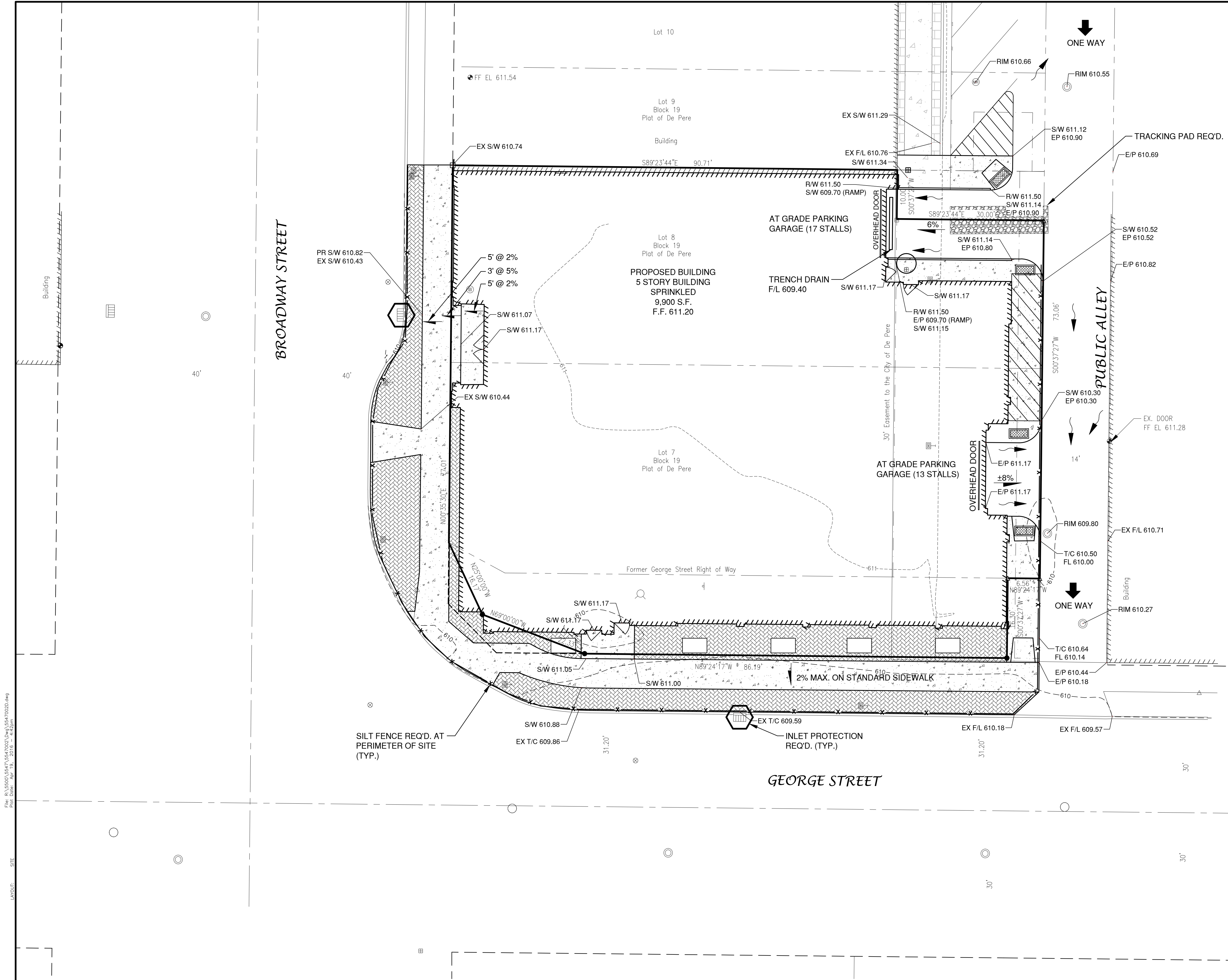
DATE	09/20/15
FILE	55470020
JOB NO.	5547002



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

SHEET NO.

2



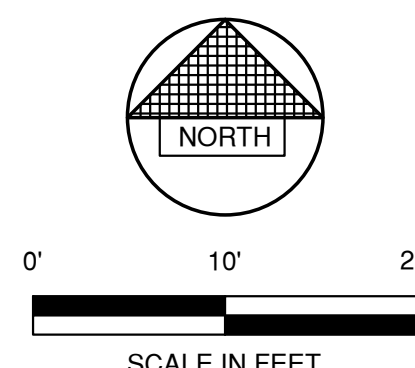
EROSION CONTROL

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

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

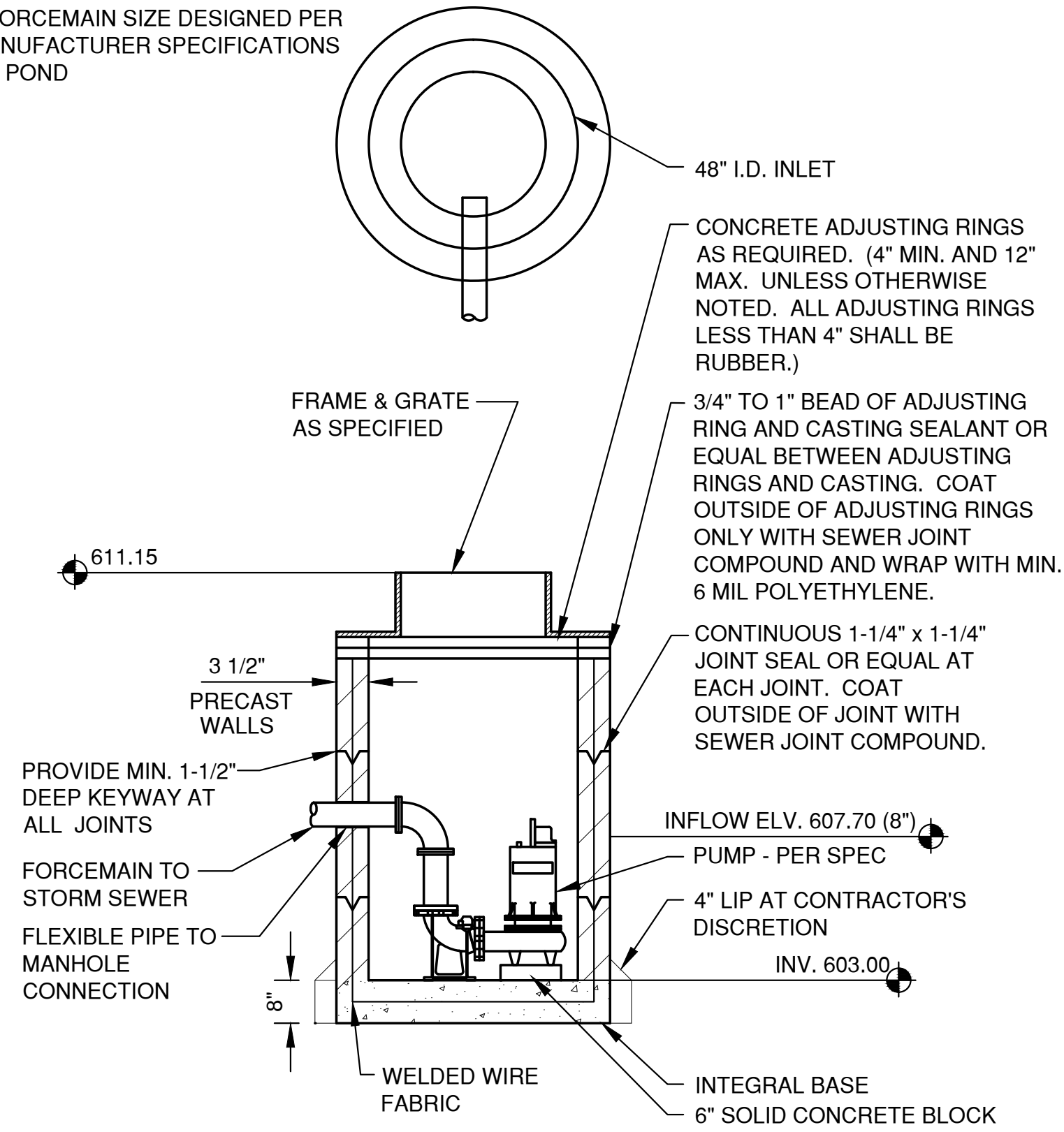
LEGEND

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



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

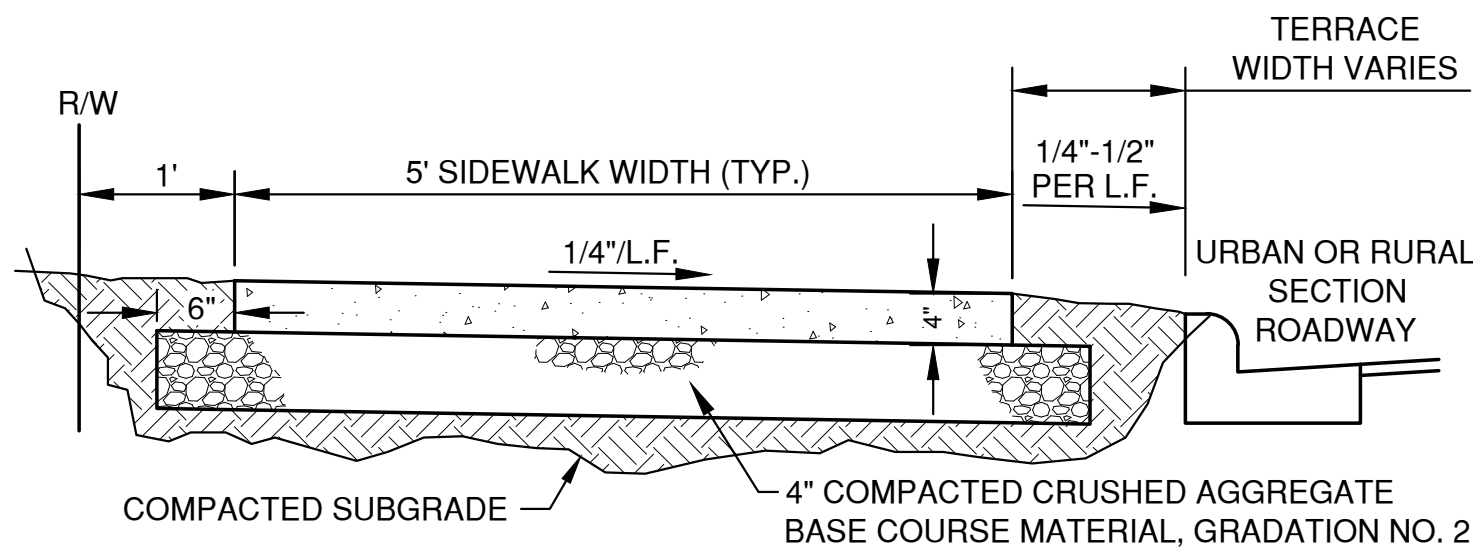
**FORCEMAIN SIZE DESIGNED PER MANUFACTURER SPECIFICATIONS TO POND



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

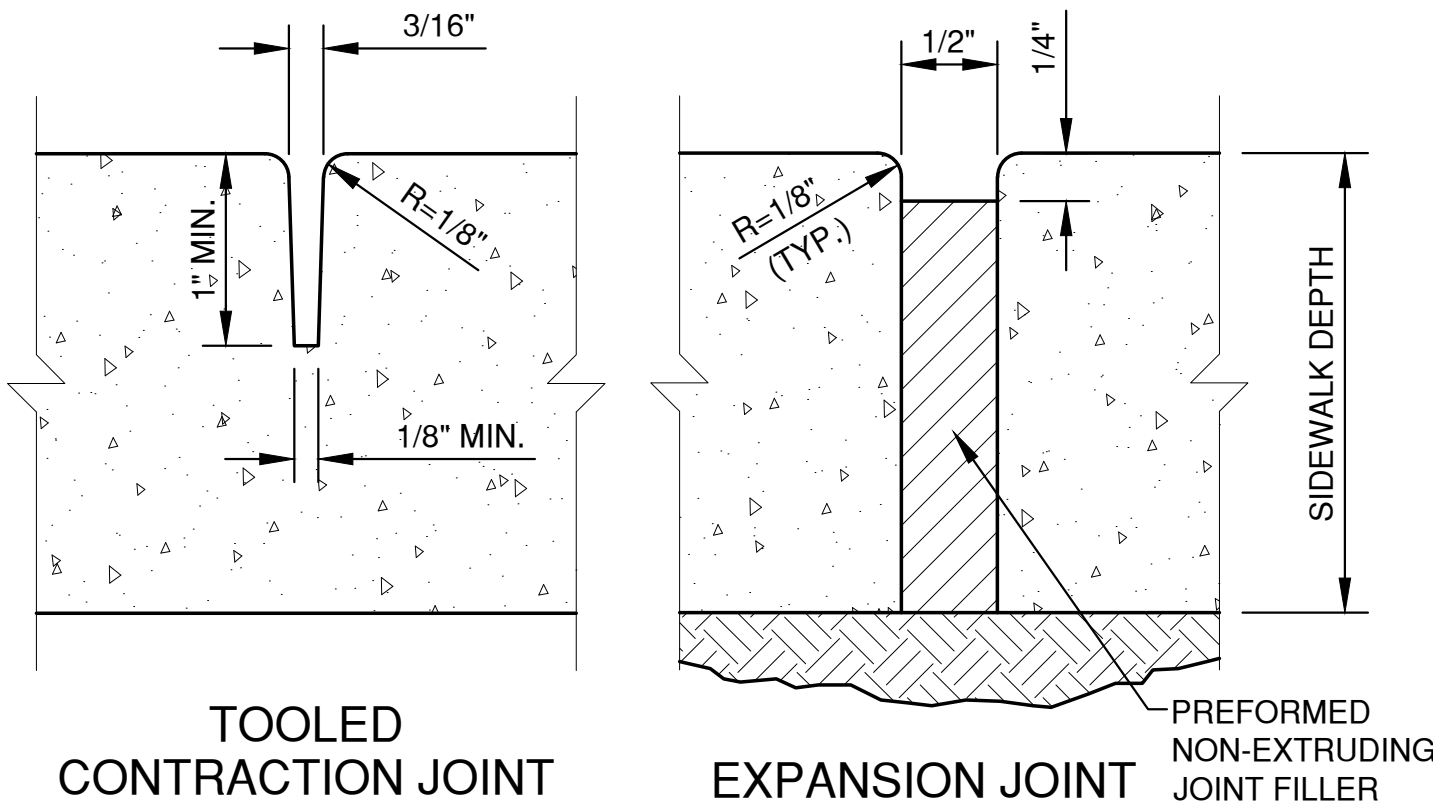
SUMP PUMP W/CATCH BASIN

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



TYPICAL SECTION

NOTE: REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

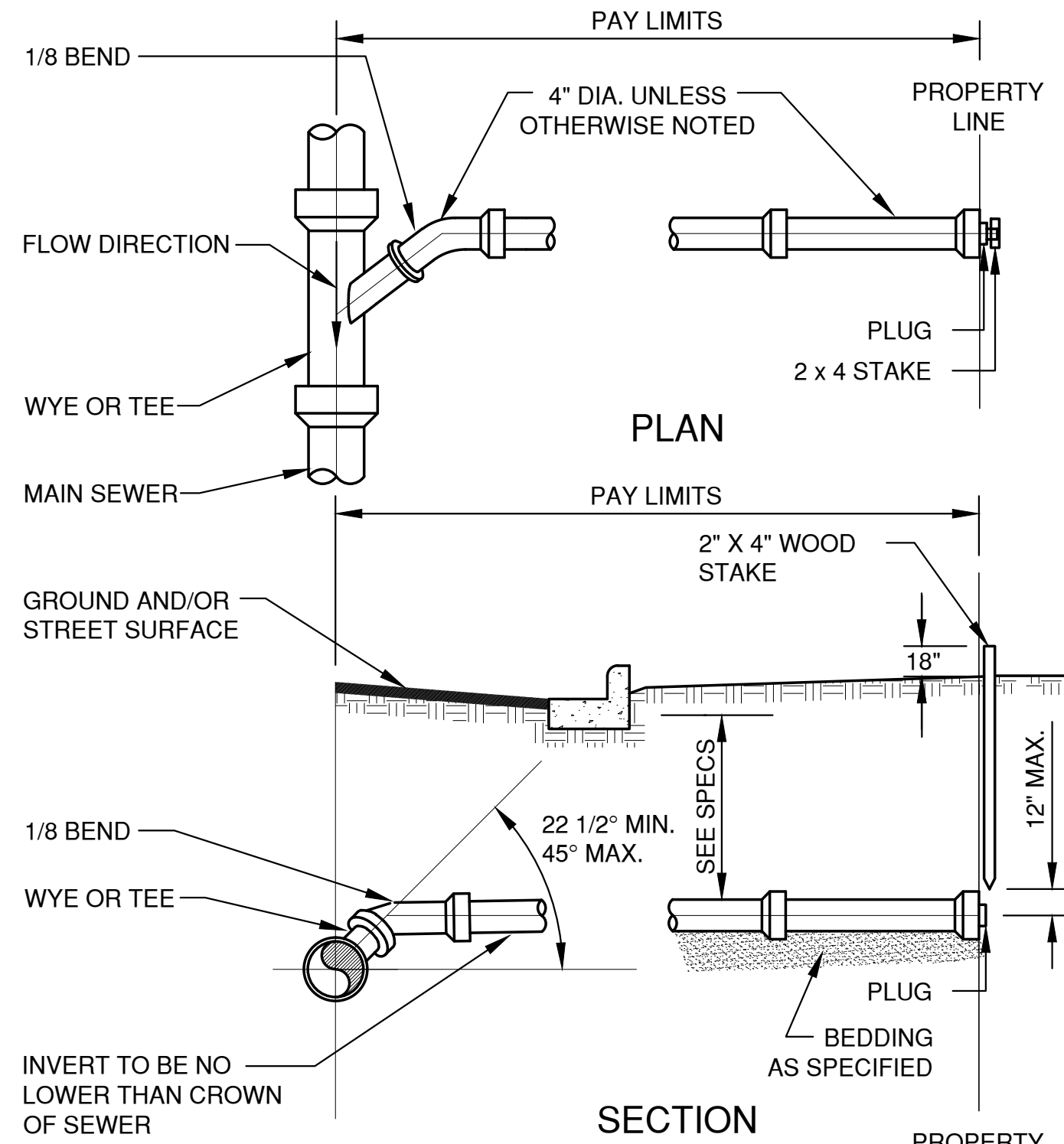


TOOLED CONTRACTION JOINT

EXPANSION JOINT

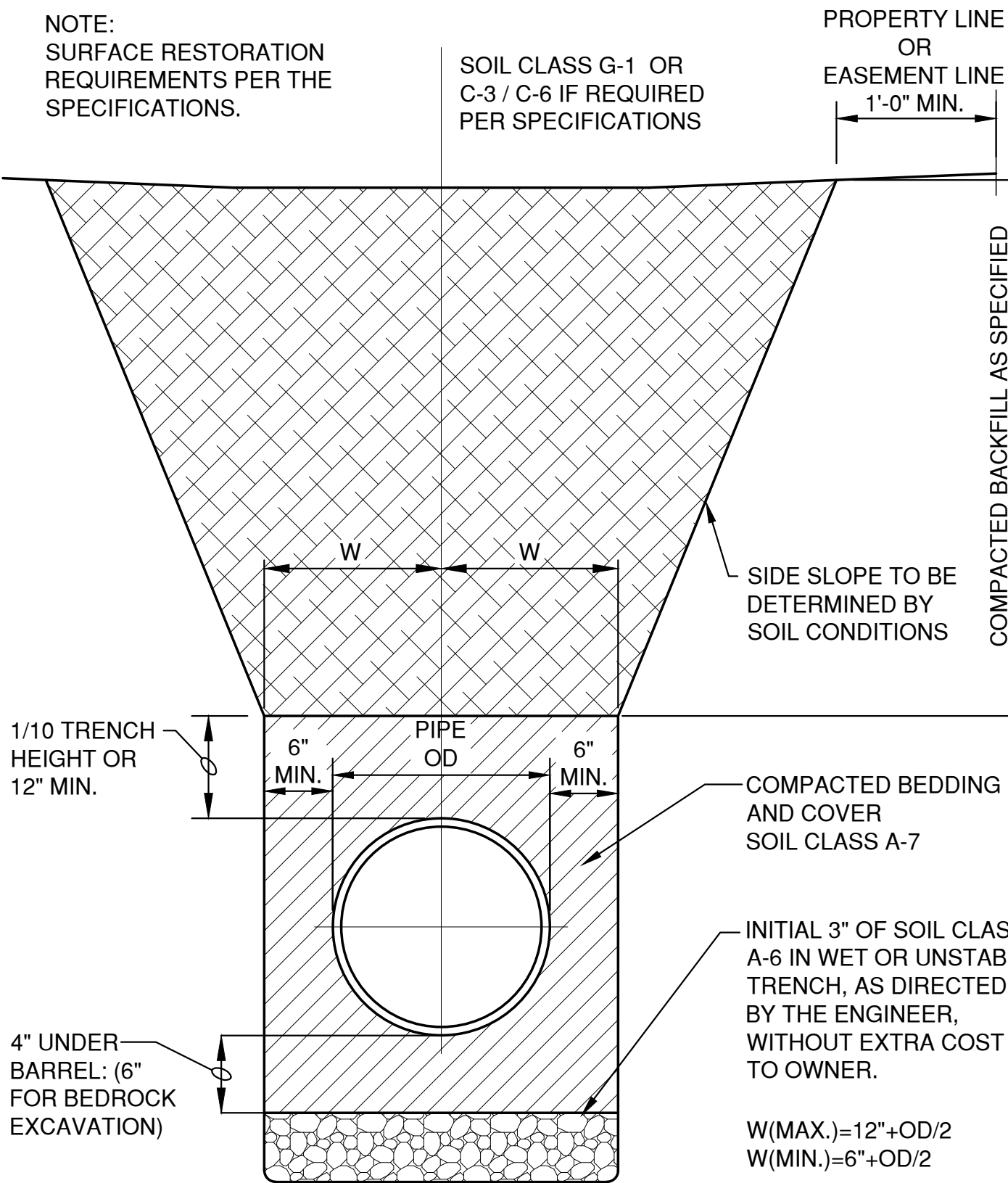
WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D	100' MAX.
6'	6'	NOT REQ'D	100' MAX.
8'	4'	5'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL

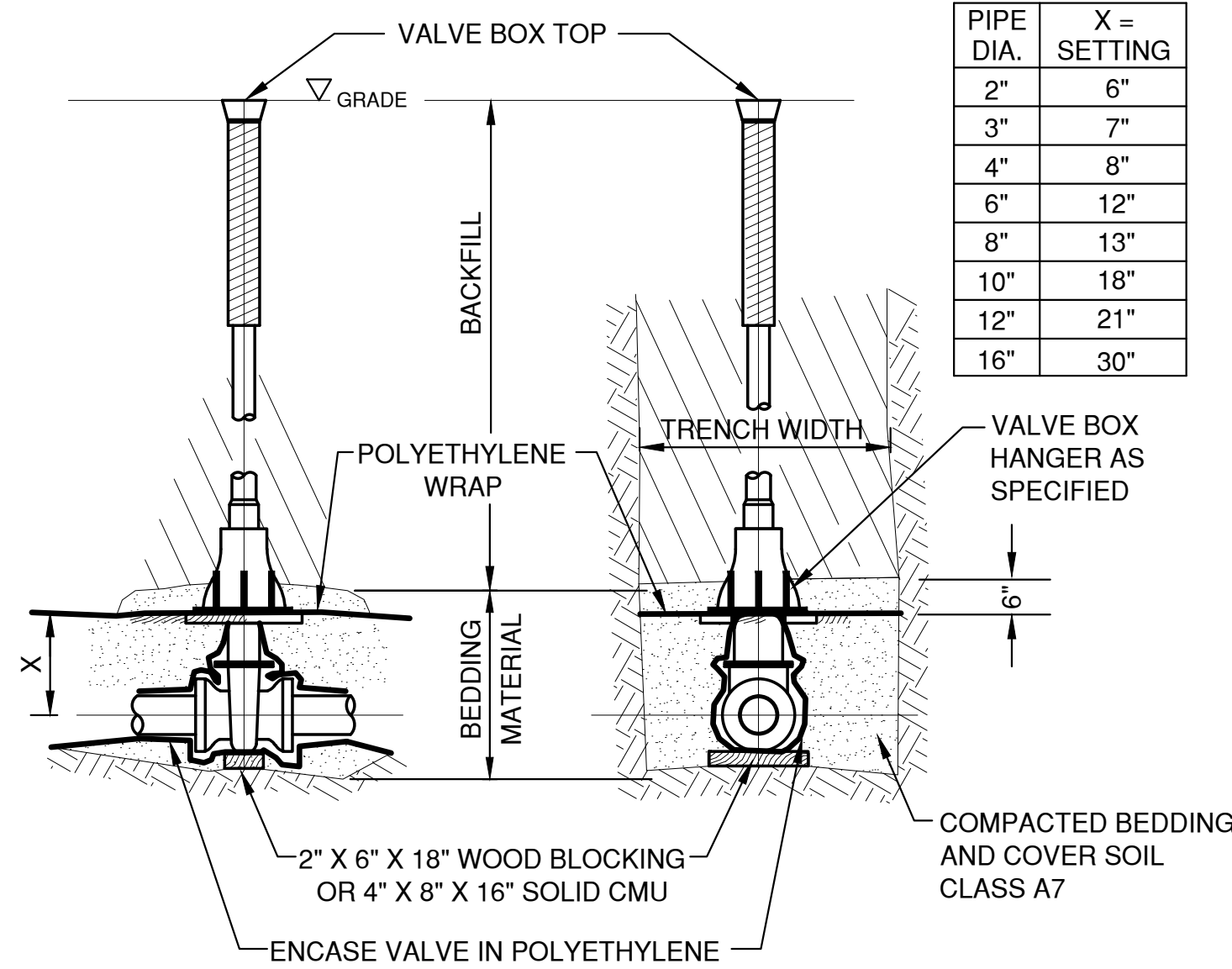


- NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
 2. BACKFILL TO CONFORM TO MAIN SEWER.
 3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
 4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL



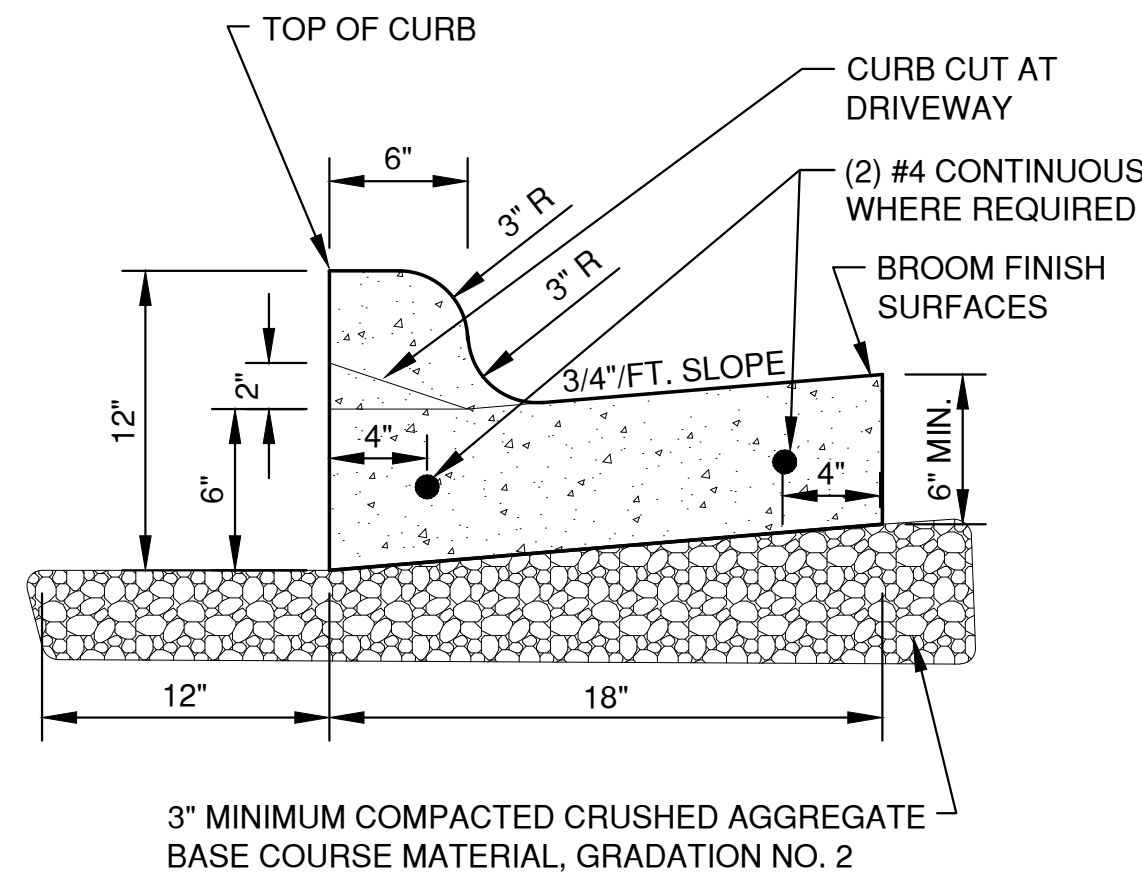
HDPE /PVC SEWER & WATERMAIN & FORCEMAIN BEDDING & TRENCH SECTION



SIDE VIEW

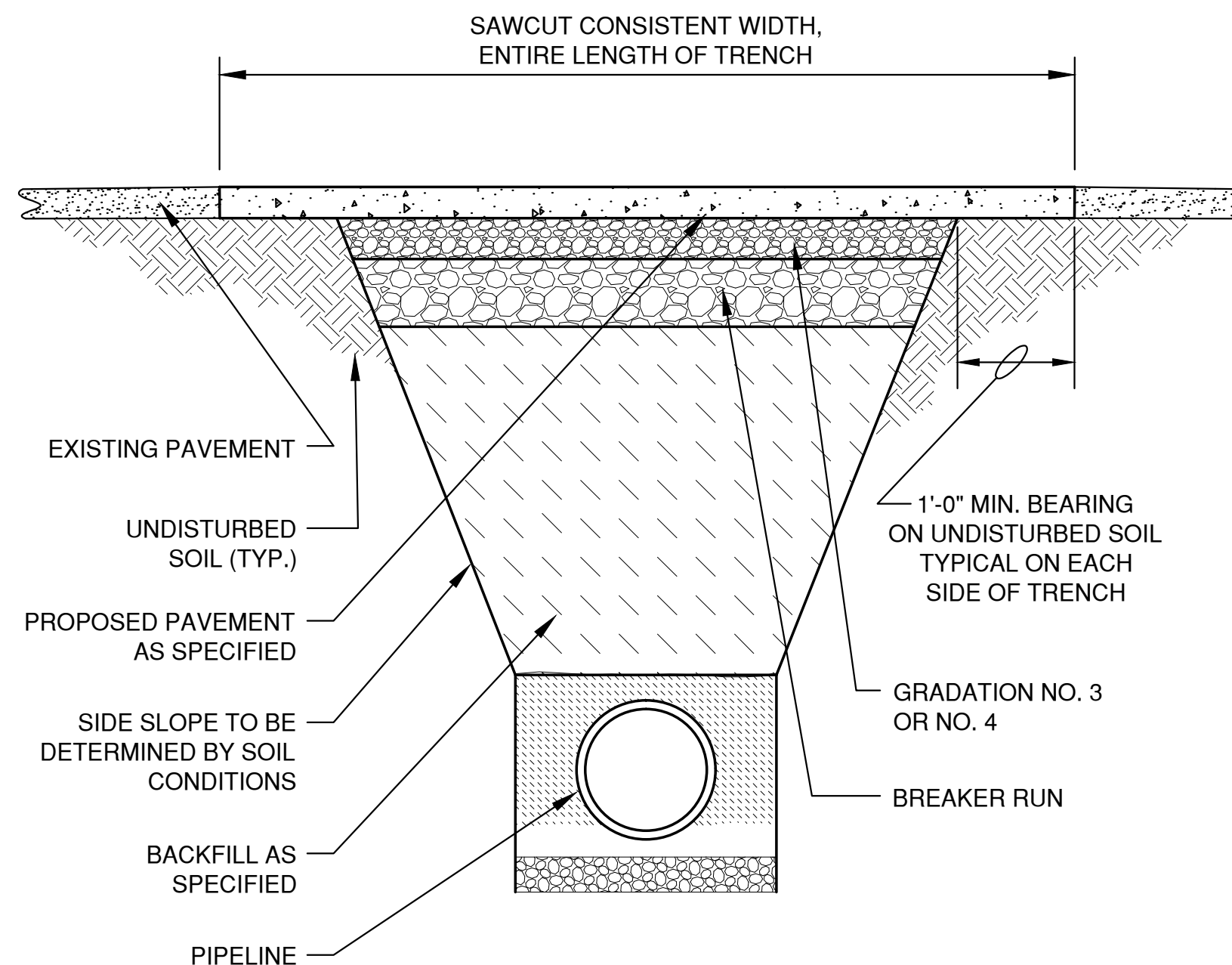
FRONT VIEW

VALVE BOX SETTING

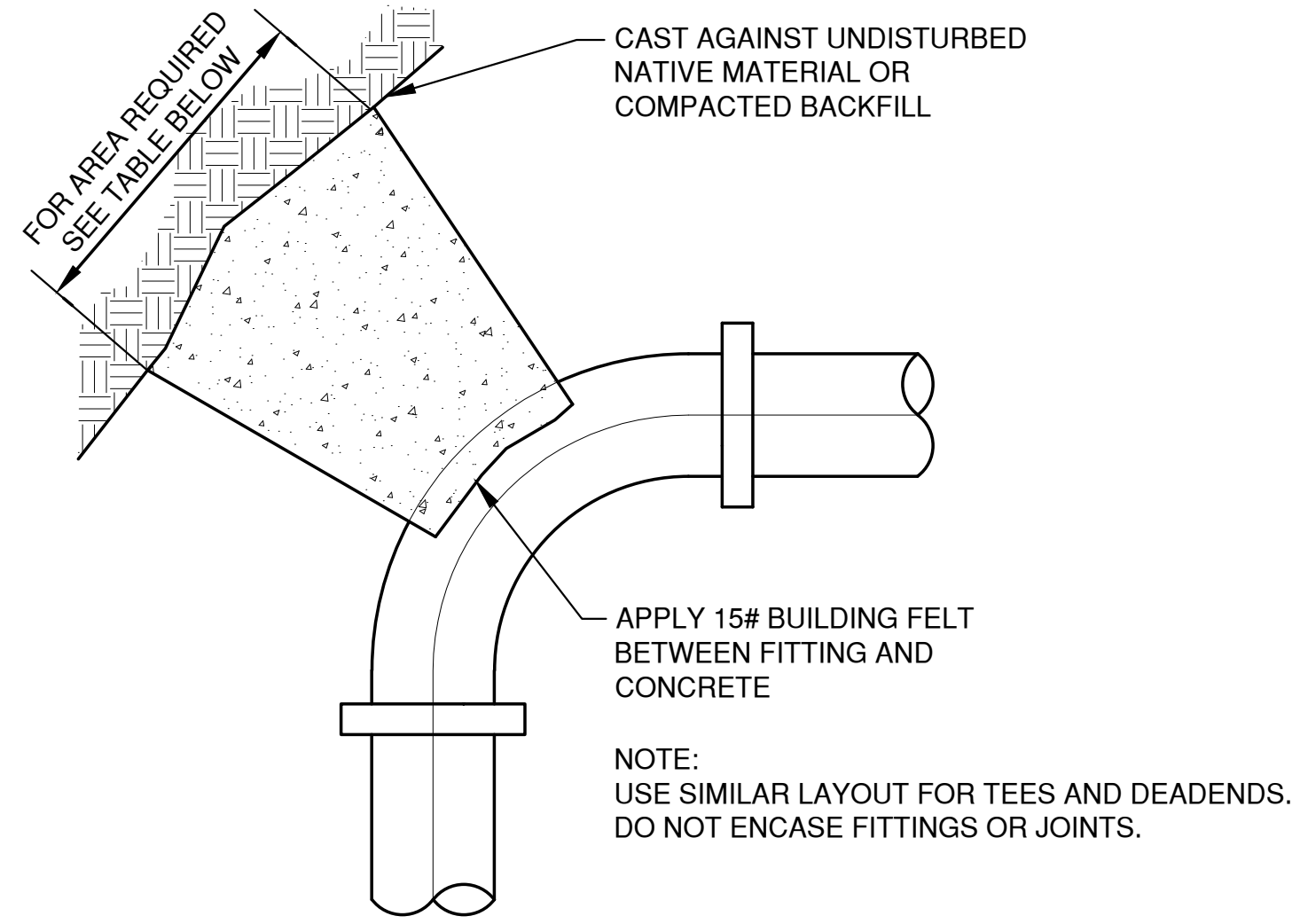


NOTE: PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS AND 3 FEET EACH SIDE OF INLET CASTINGS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 10' OR AS DIRECTED.

STANDARD CURB & GUTTER



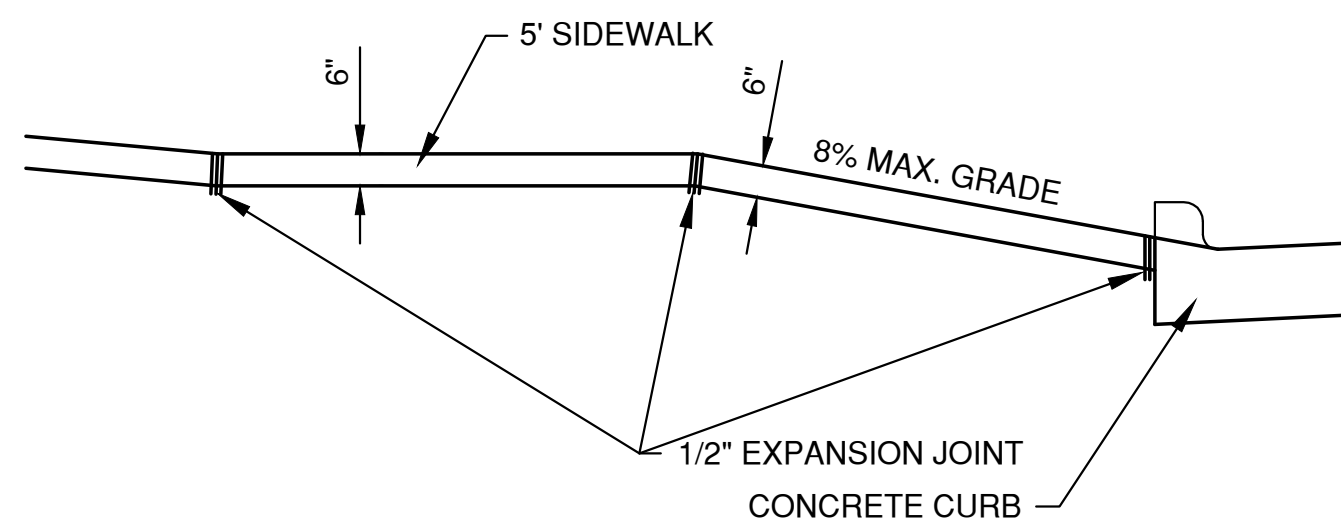
UTILITY TRENCH PAVEMENT RESTORATION



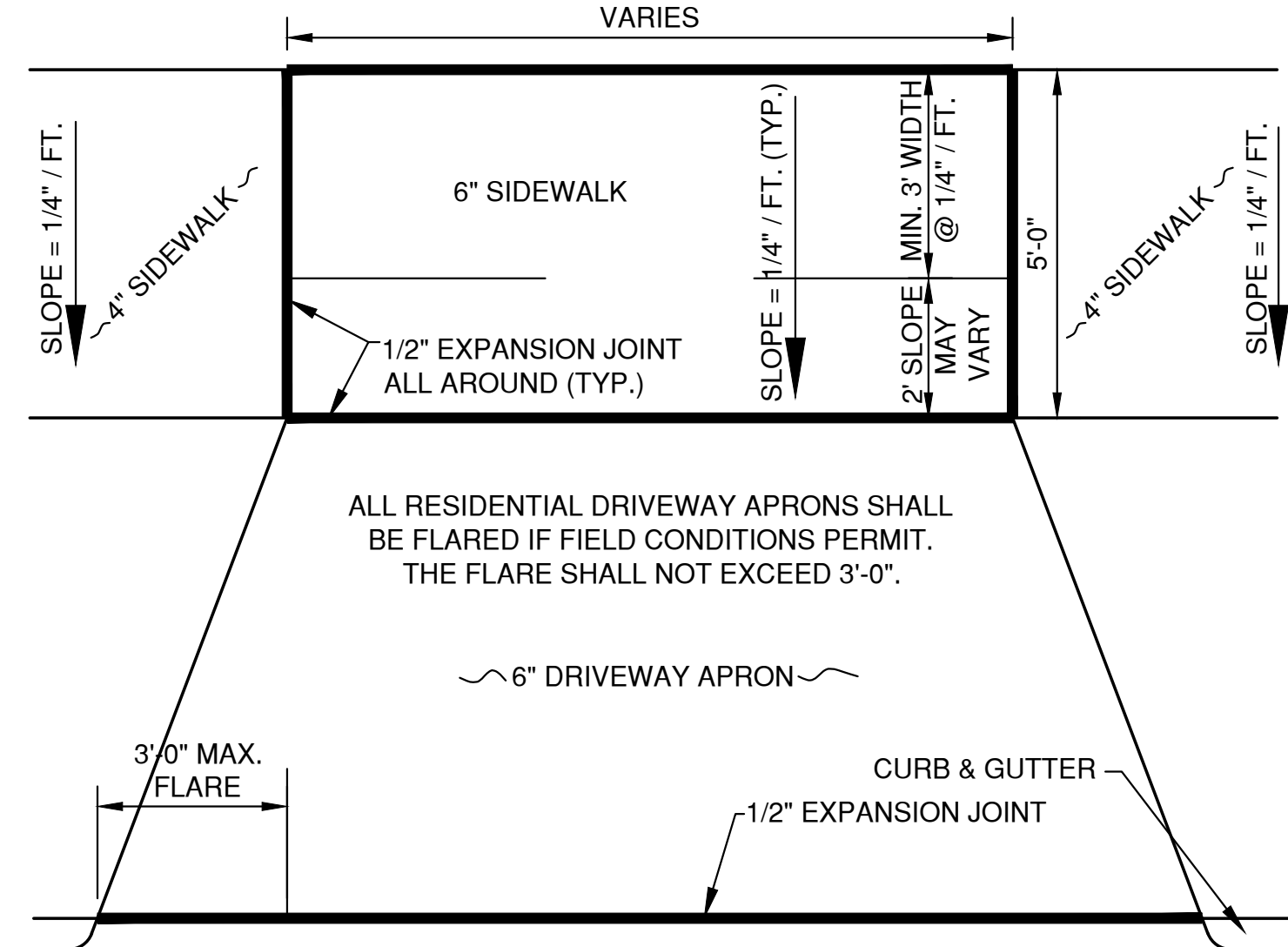
THRUST BLOCK AREA REQUIREMENTS, S.F.

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

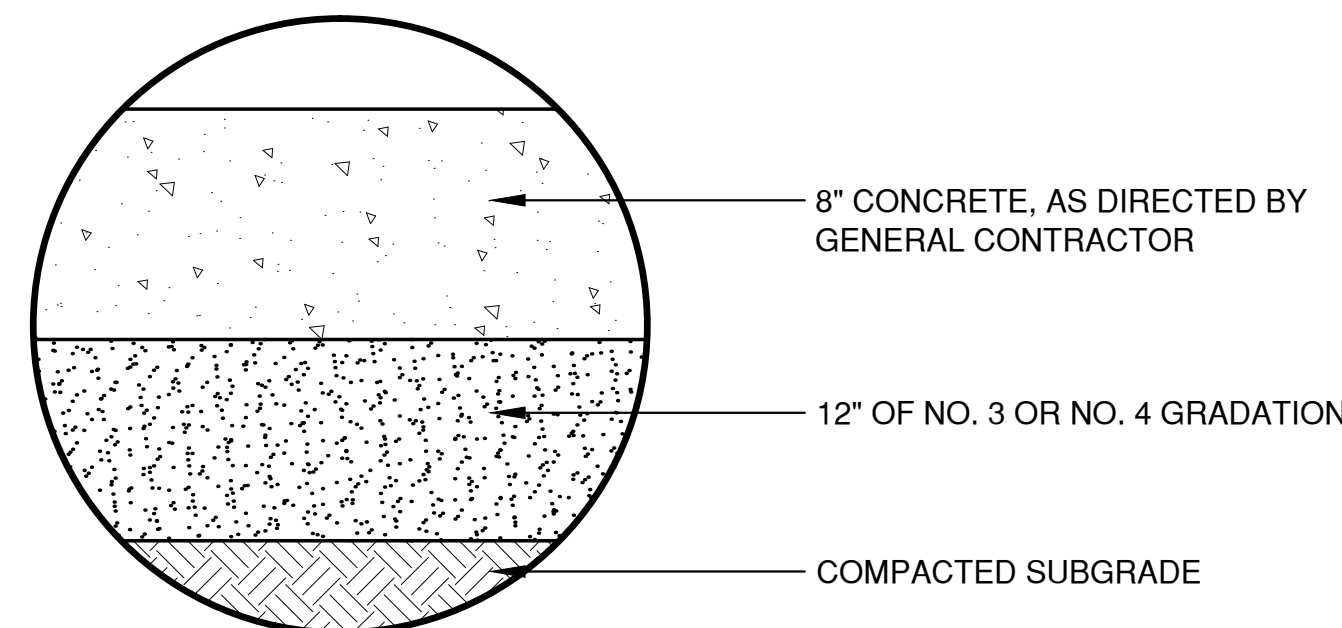
TYPICAL THRUST BLOCK



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



DRIVEWAY APRON DETAIL



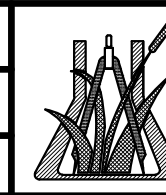
CONCRETE PAVEMENT

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

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

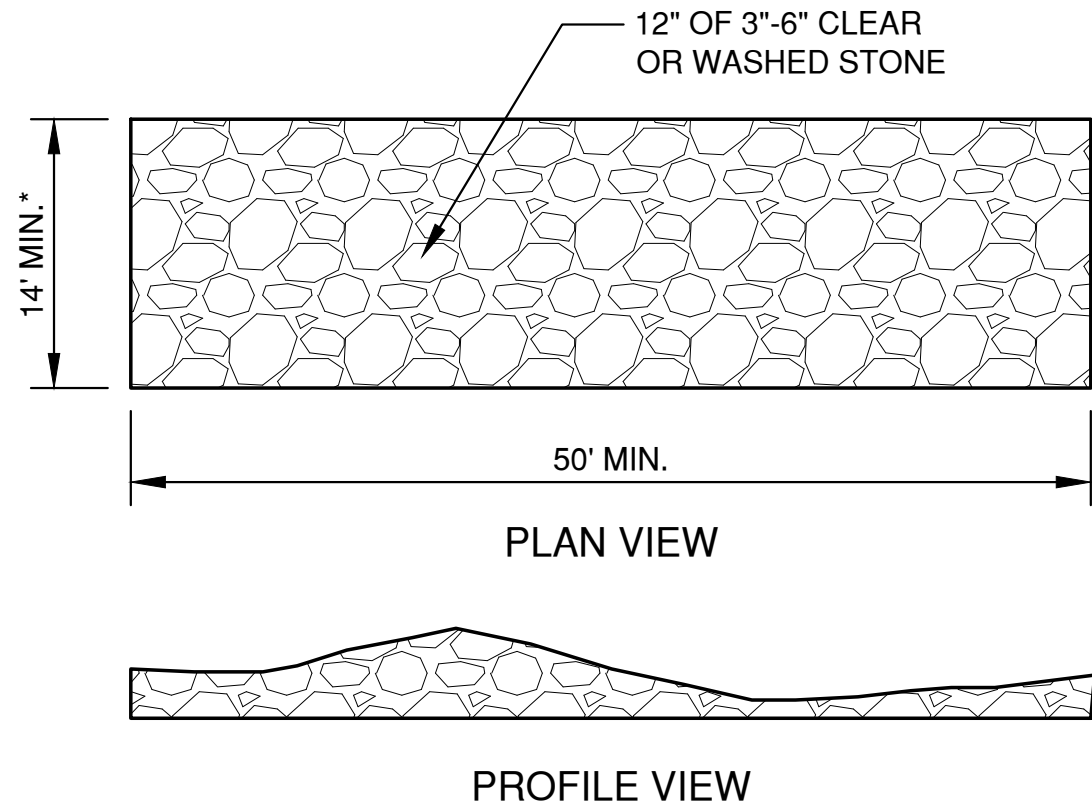
MISCELLANEOUS DETAILS

DATE	09/20/15
FILE	DETAILS
JOB NO.	55477002



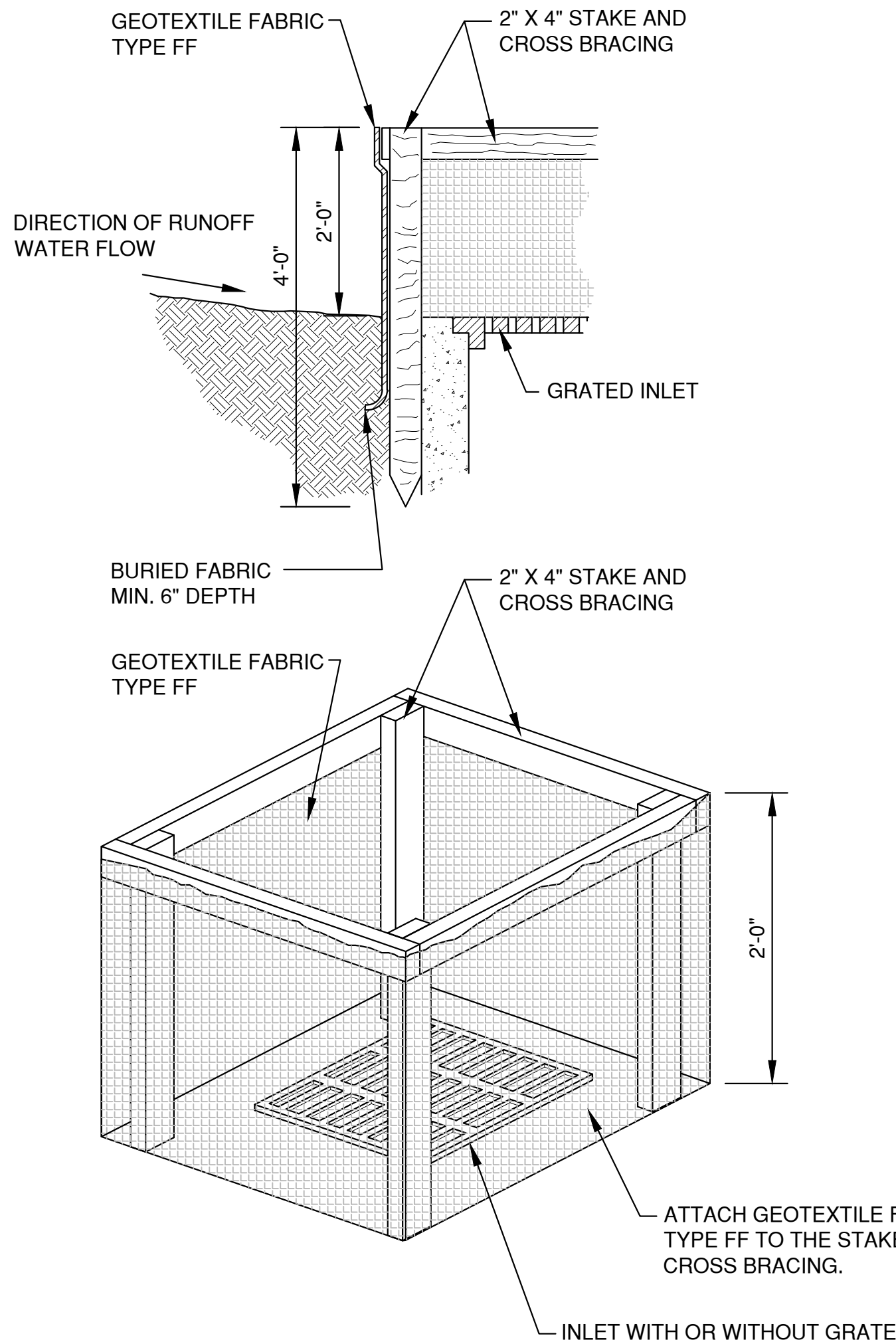
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
PHONE: (920) 662-9641
INTERNET: www.releeinc.com FAX: (920) 662-9141

SHEET NO.
4

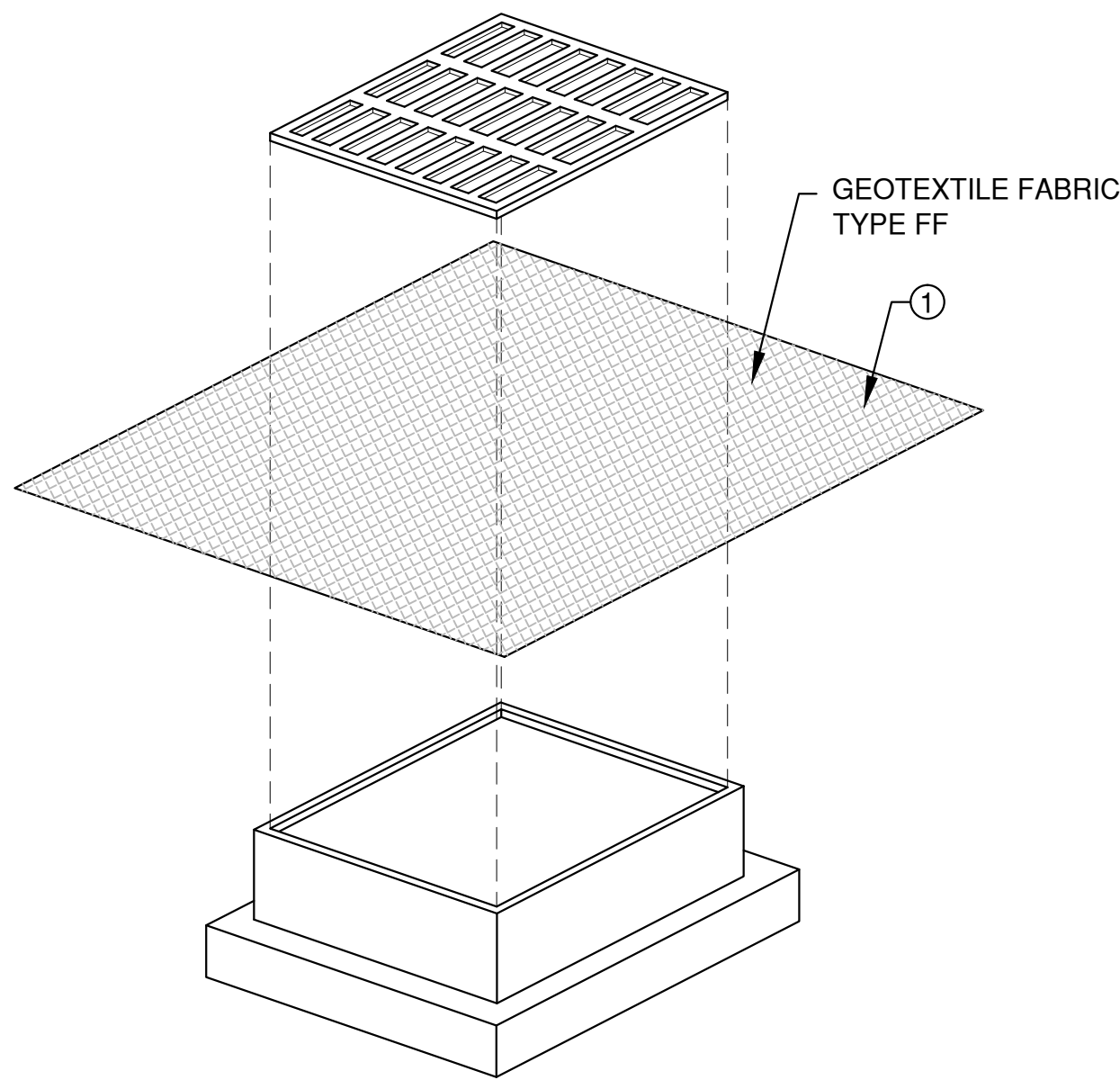


*14' MIN. OR FULL WIDTH OF THE EGRESS POINT.
REFERENCE WDNR TECHNICAL STANDARD 1057.

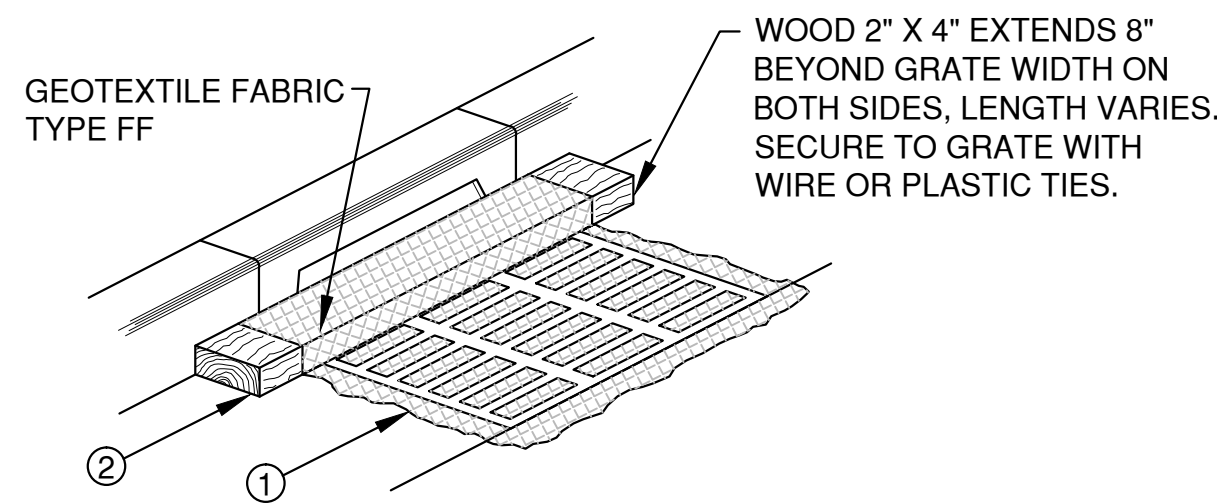
TRACKING PAD DETAIL
(IF APPLICABLE)



INLET PROTECTION, TYPE A



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



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

INLET PROTECTION NOTES:

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

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

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

INSTALLATION NOTES:
TYPE "B" & "C"

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

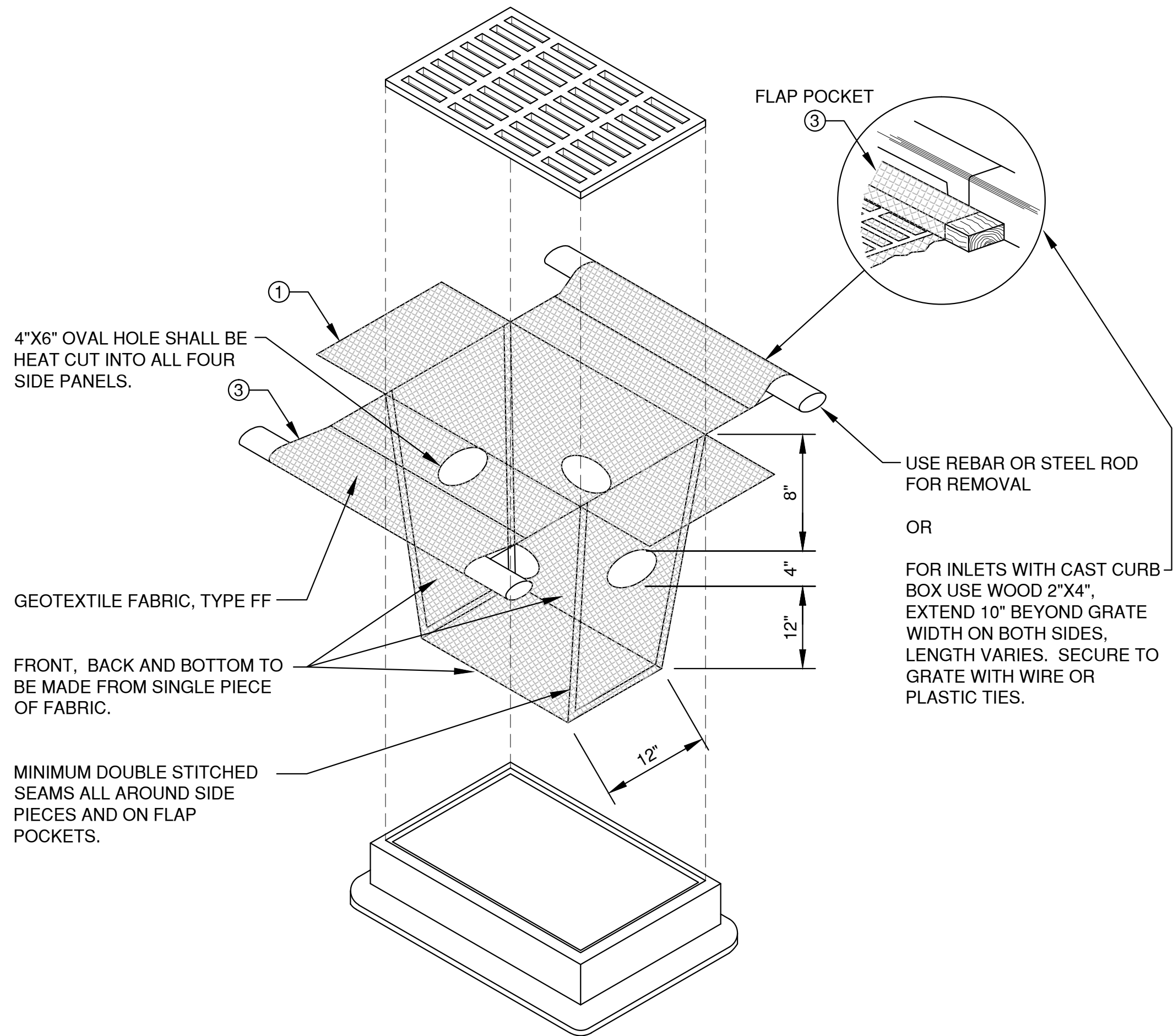
DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

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

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

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



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

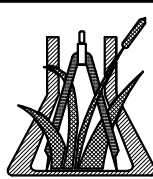
PLAN VIEW: INLET PROTECTION
LAYOUT: INLET PROTECTION
FILE: P:\3000\5547\55477002.Dwg EROSION CONTROL.dwg
PLOT DATE: Oct 12, 2015 11:04am

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

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

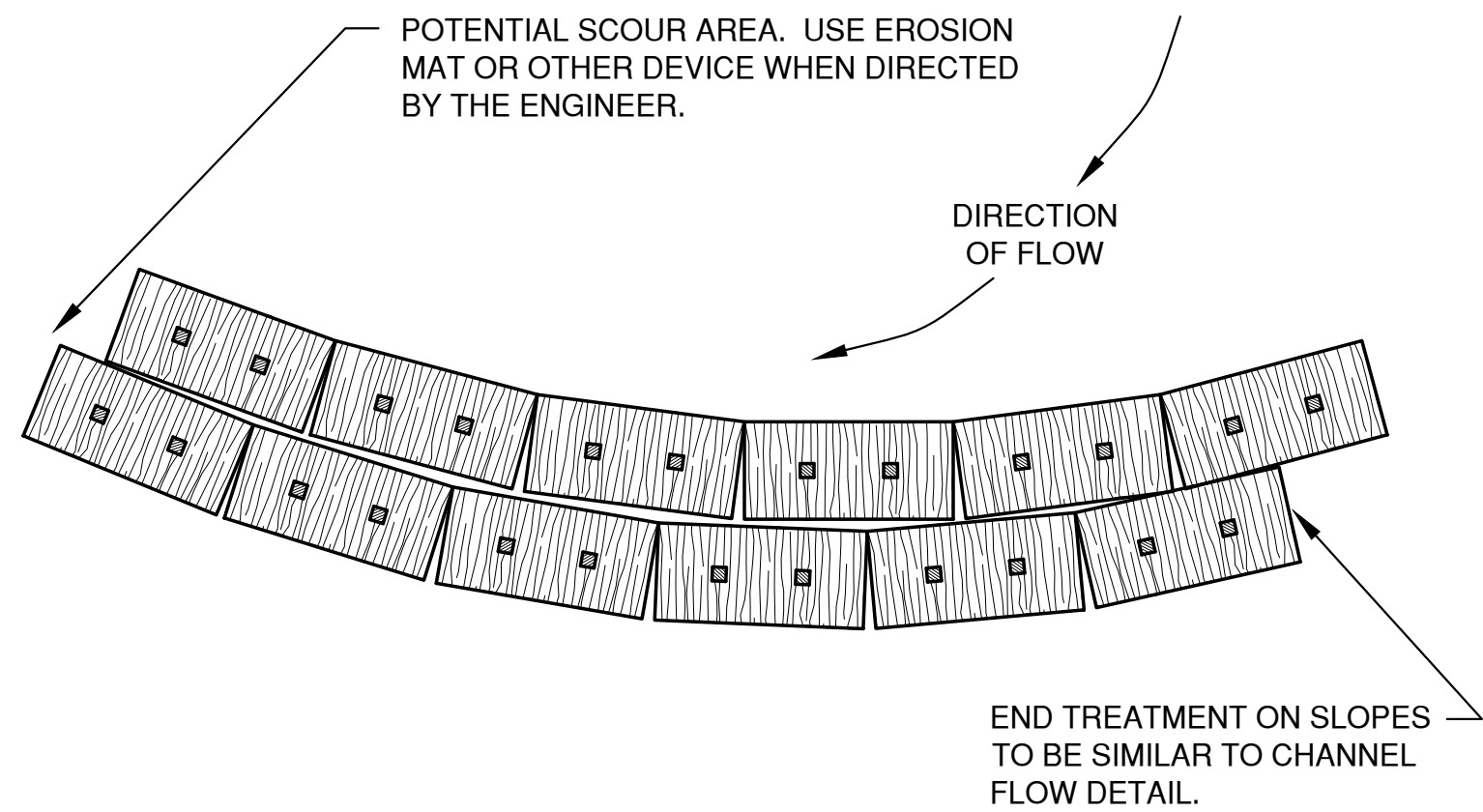
EROSION CONTROL
INLET PROTECTION AND
MISCELLANEOUS DETAILS

DATE 09/2015
FILE EROSION CONTROL
JOB NO. 55477002

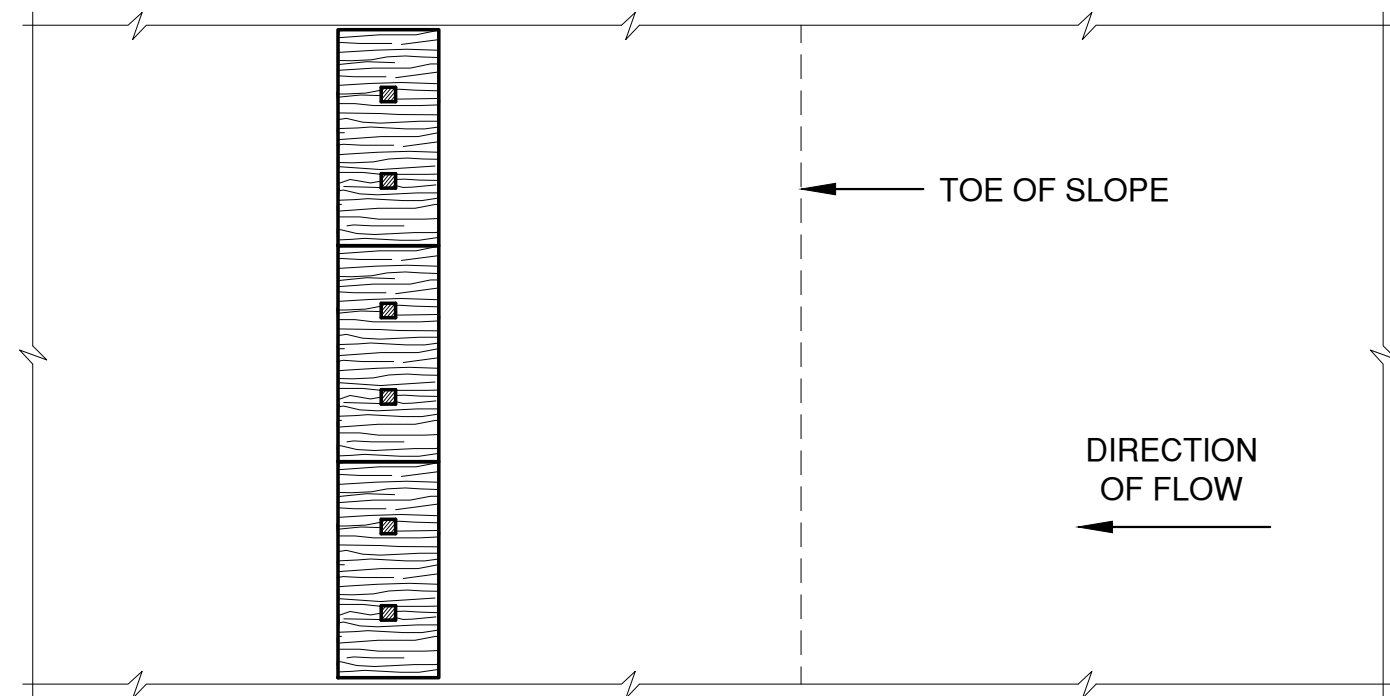


Robert E. Lee & Associates, Inc.
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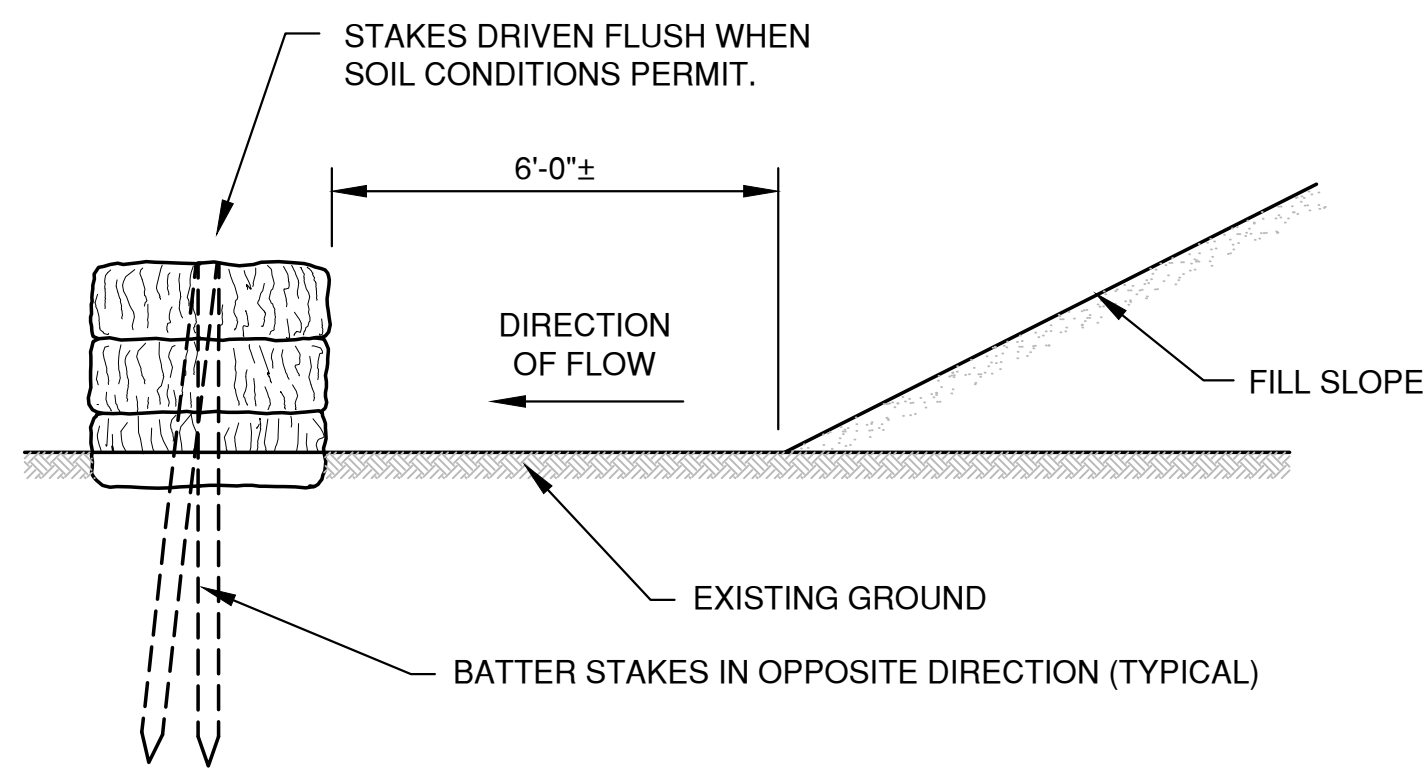
SHEET NO.
5



PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)

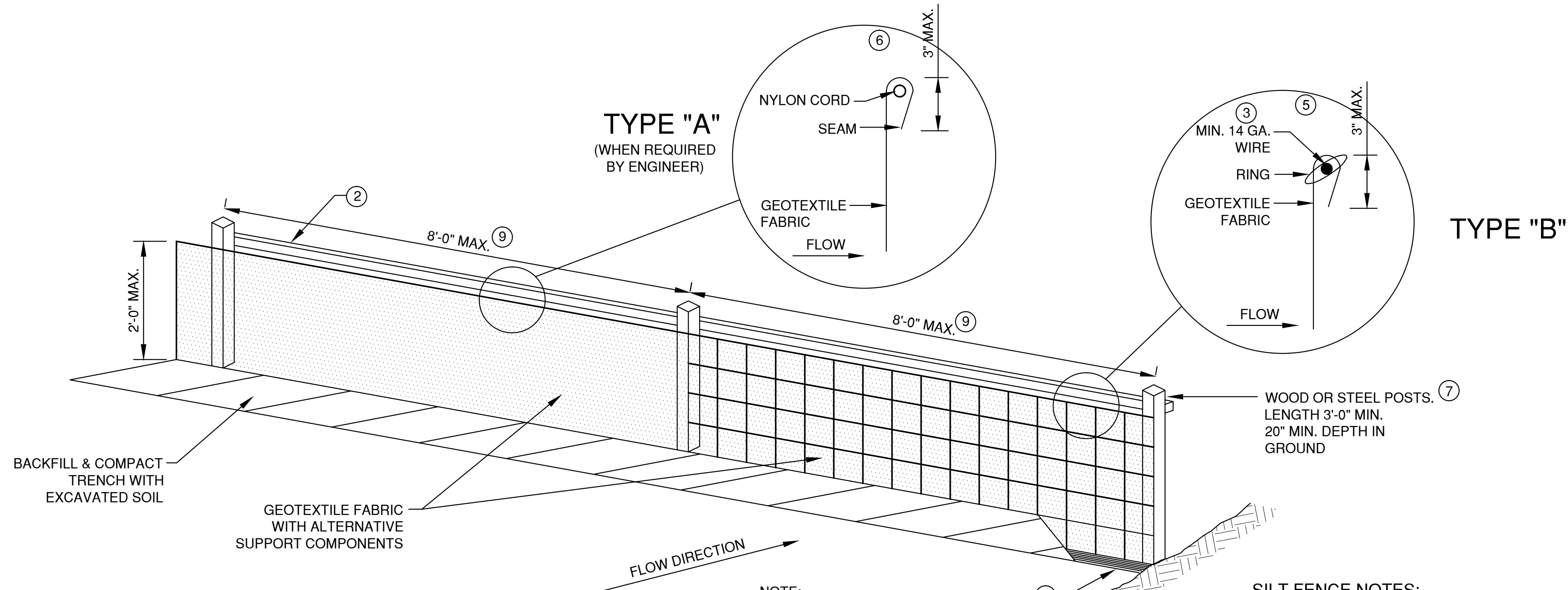


PLAN VIEW

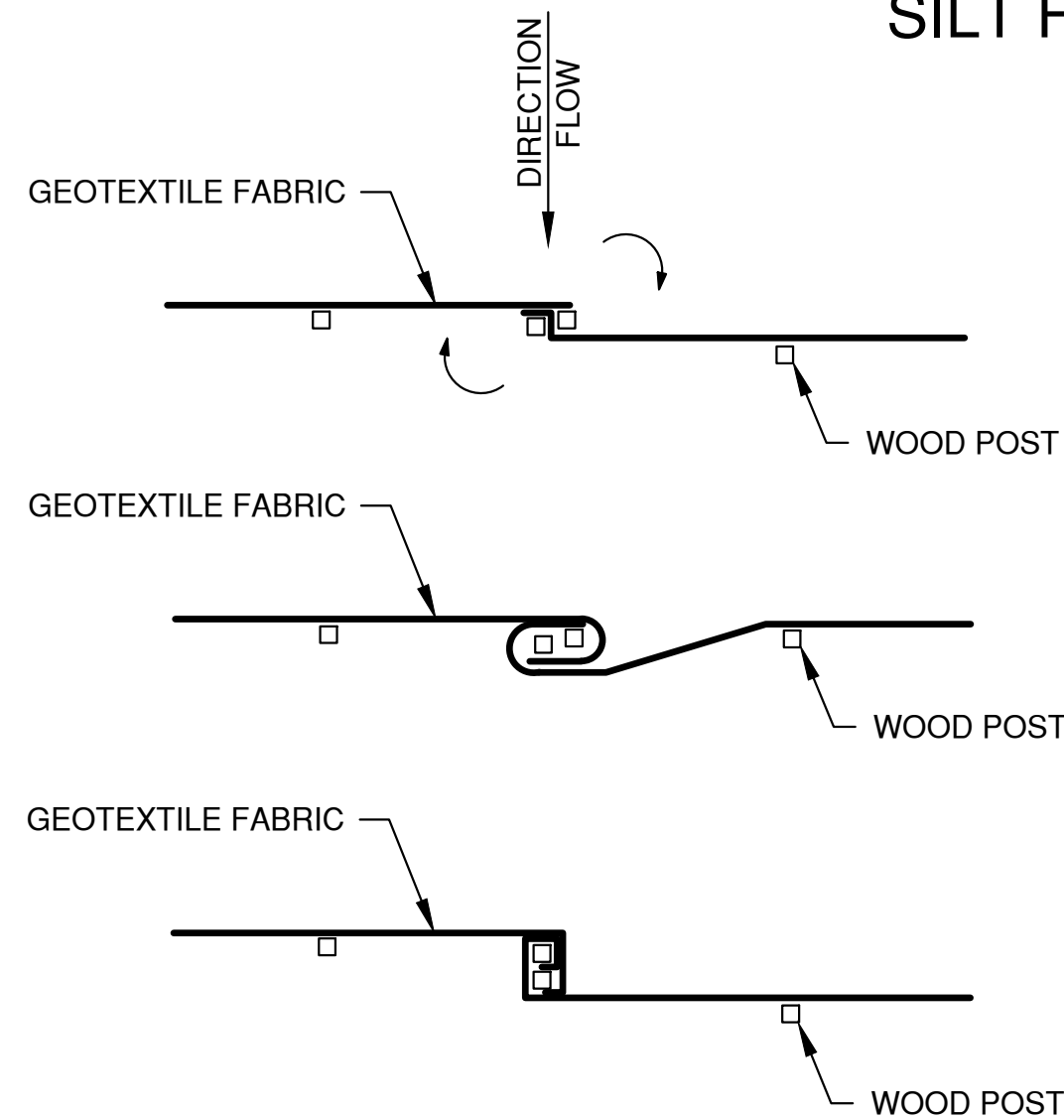


FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

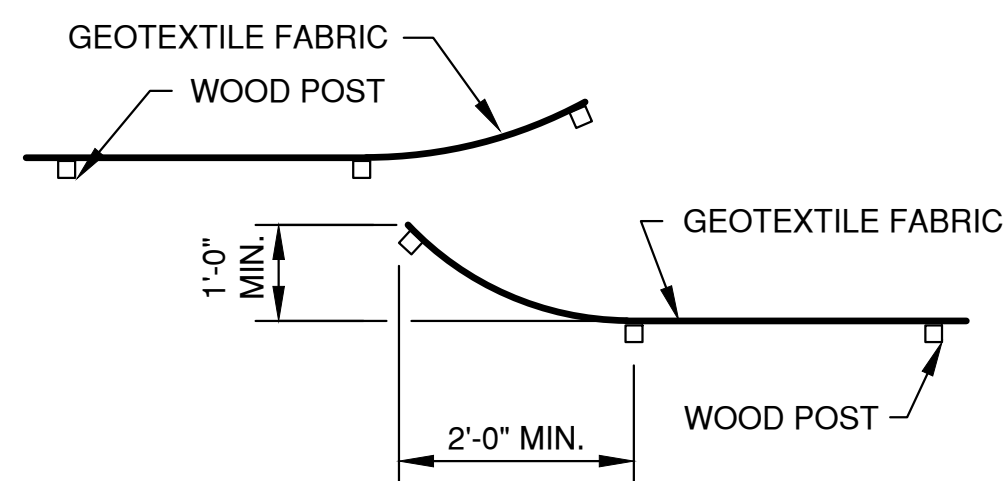
EROSION BALES FOR SHEET FLOW



SILT FENCE DETAIL

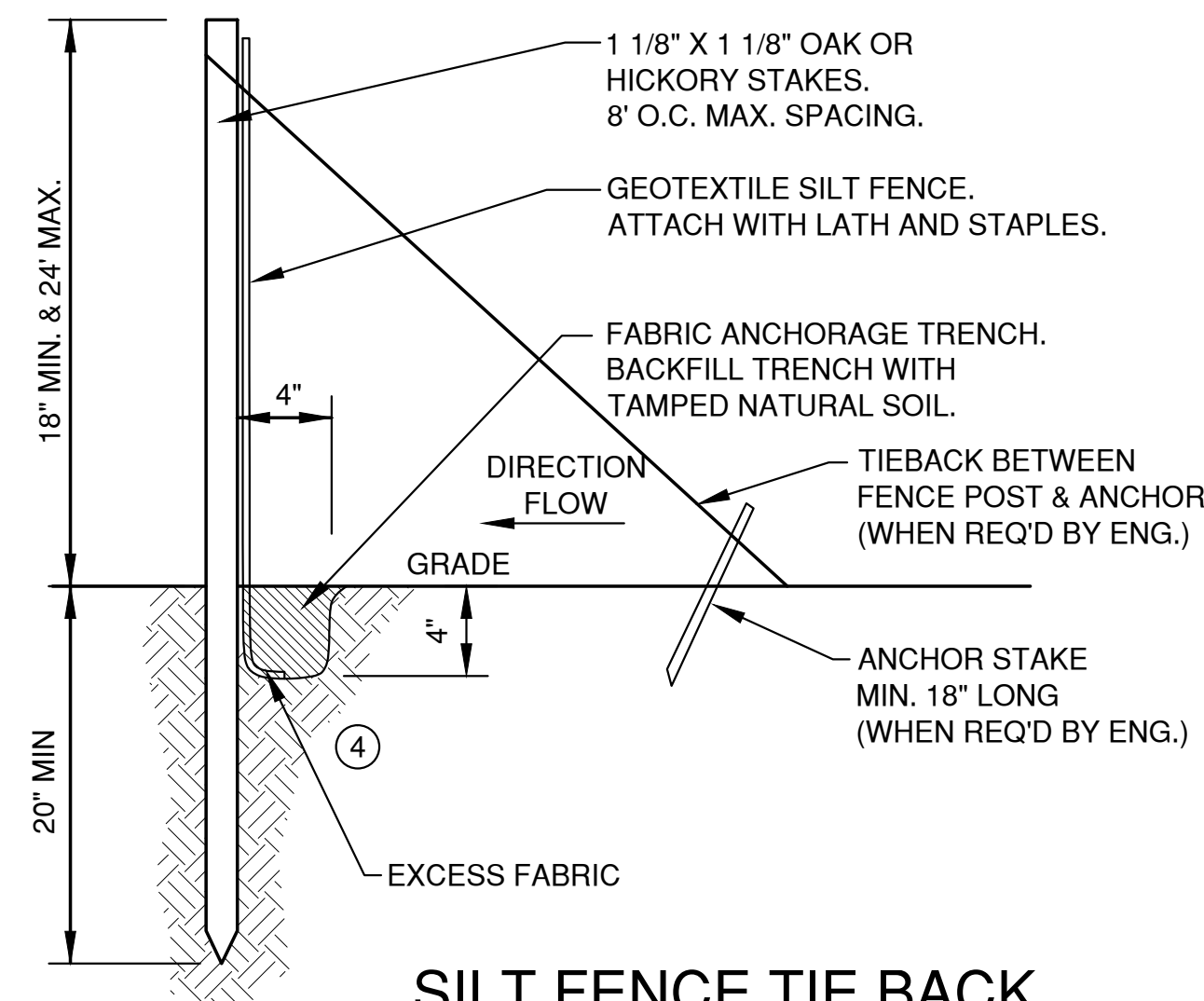


TWIST METHOD ⑧



HOOK METHOD ⑧

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK

SILT FENCE NOTES:

- ① EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD.
- ② CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
- ③ MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
- ④ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ⑤ WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
- ⑥ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
- ⑦ STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- ⑧ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B.) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
- ⑨ THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

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

File: R:\3000\5547\55477002.dwg EROSION CONTROL.dwg
Plot Date: Oct 12, 2015 11:05am
LAYOUT: SHEET FLOW
PLAN VIEW: SHEET FLOW

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

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

EROSION CONTROL
SHEET FLOW DETAILS

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



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

SHEET NO.
6



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

DePere Building (A1/21/15) LUMINAIRE SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
	○	PRECISOLUTE LOBLOD-20-RL02-6.35K8 Bing, Lufkin, Commercial	(1) NWSL7570T LED	1426	LED25W-36-07000	1.00	2
OA	○	Spring City Spring City (1) S' Bourgrough-XX-63-150PHS	(1) LL150/MED. LUMENS=16	16000	Existing	1.00	4
OWL	○	HUBBELL OUTDOOR LNC large (1) "ML" LNC2-18LU-4K-3"	(1) NWSL219BT R70	4188		1.00	2
OWS	○	HUBBELL OUTDOOR LNC - Small (1) "MS" LNC-9LU-5K-3"	(1) NWSM219BT	2411		1.00	2

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



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

DATE
09/2015
FILE
5547002D
JOB NO.
5547002



Packet Pg. 51



View from Broadway



View from George Street



View from Alley



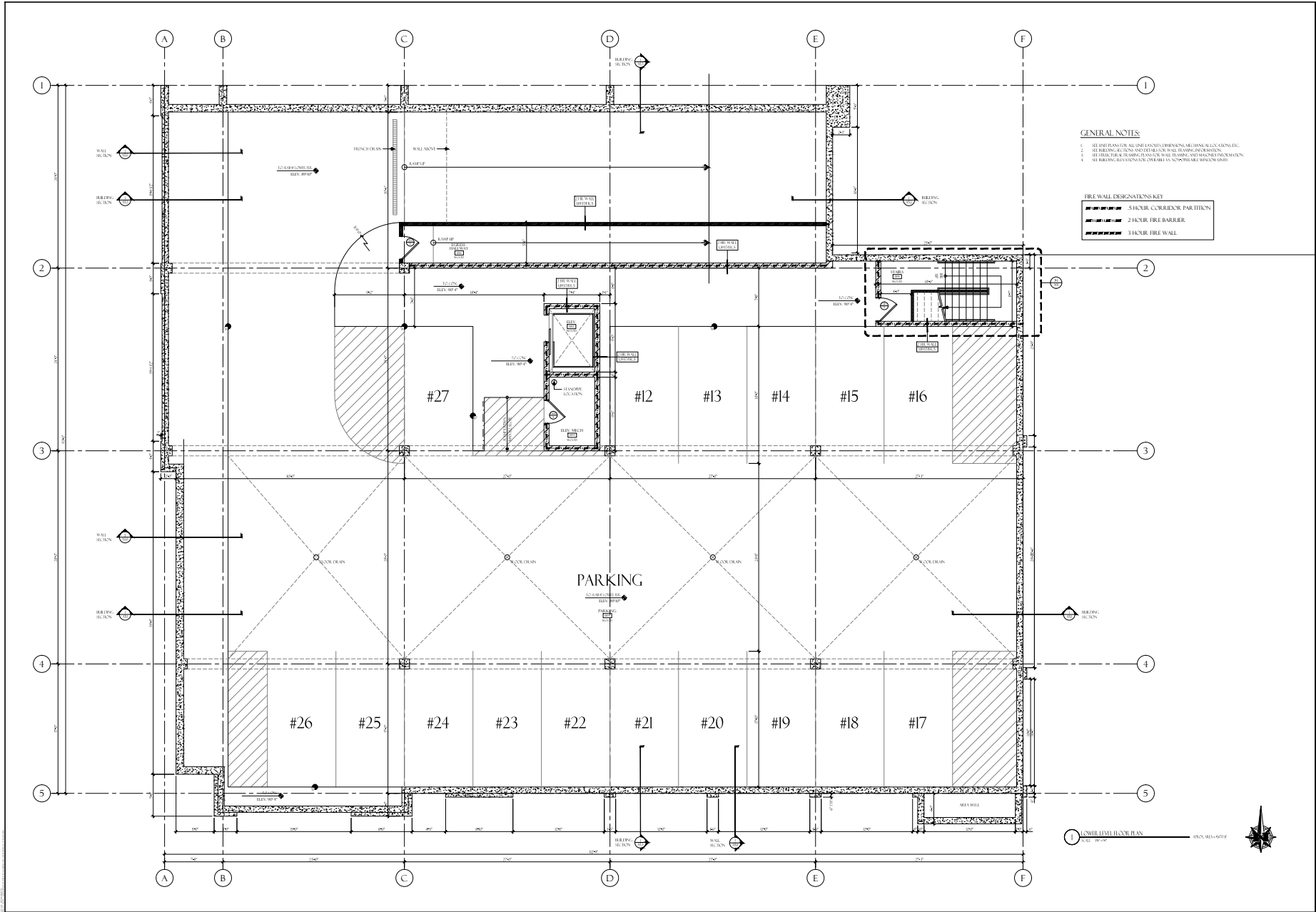
View of North Building Elevation

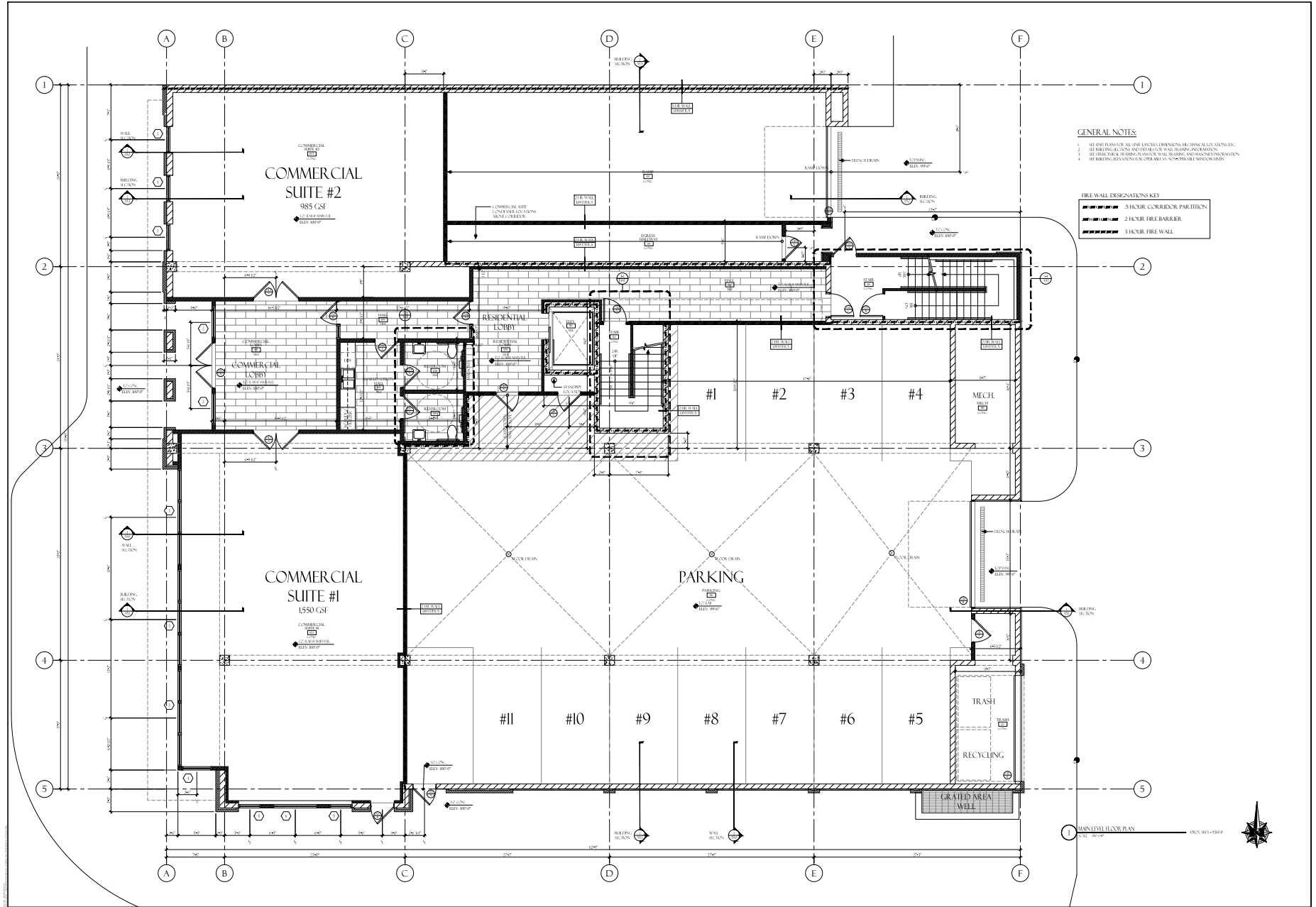


Enlarged Detail at Corner of Broadway & George



Enlarged Detail at George Street





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

CCD

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

REVISIONS:

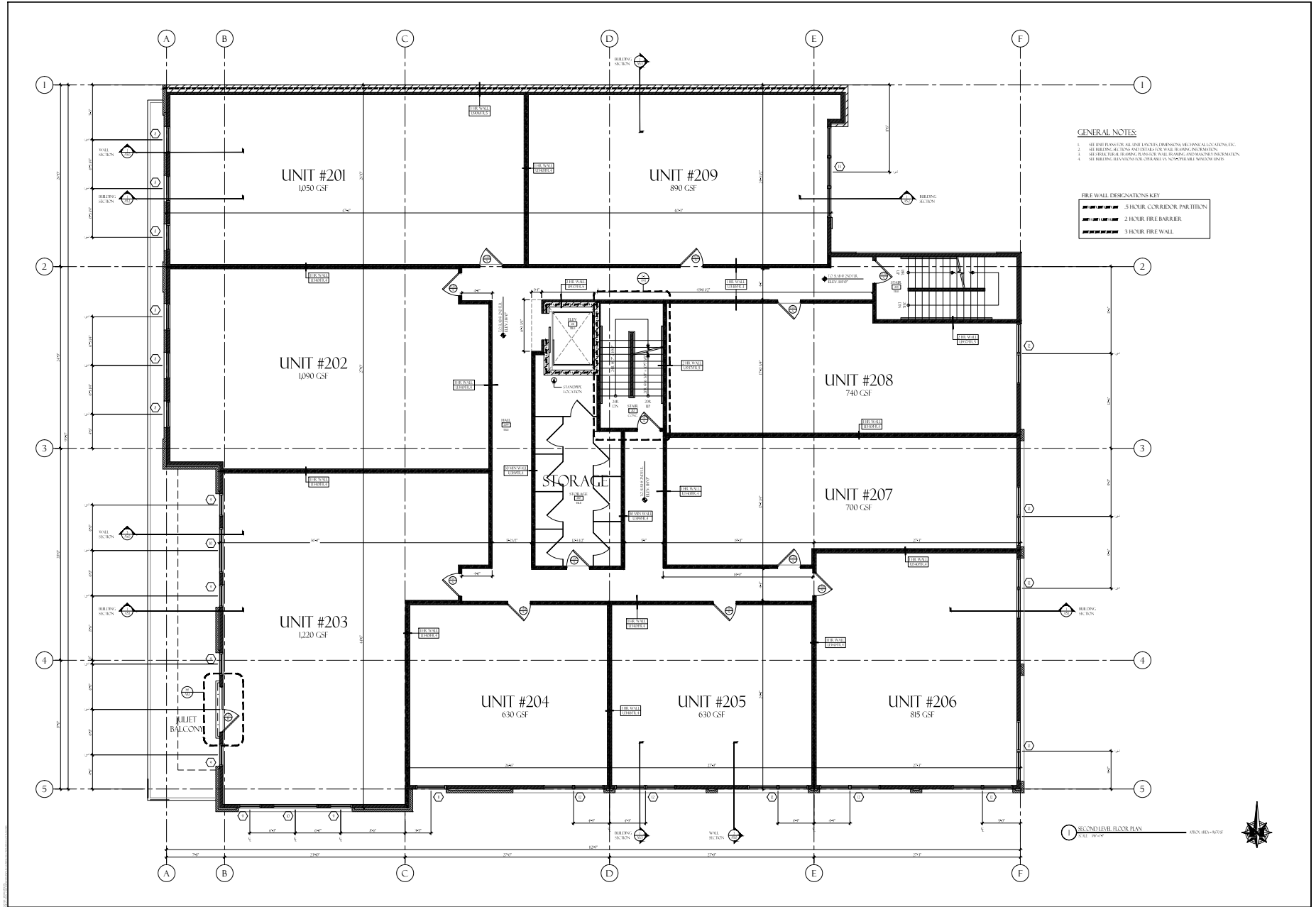
SCALE: 3/8" = 1'-0"

SHEET TITLE:

MAIN LEVEL FLOOR PLAN

SHEET NUMBER:

A3.2



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

CCD

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

REVISIONS:

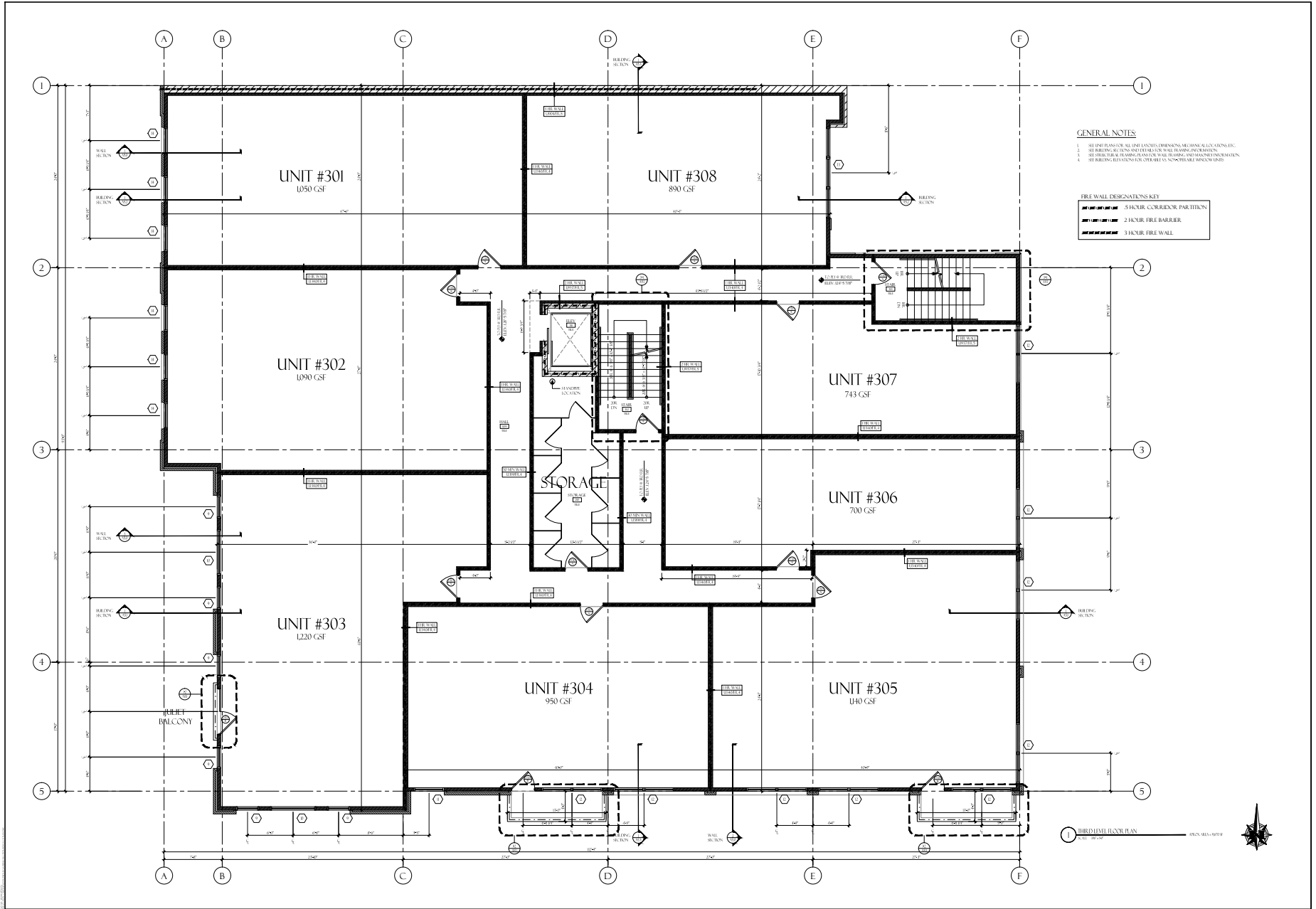
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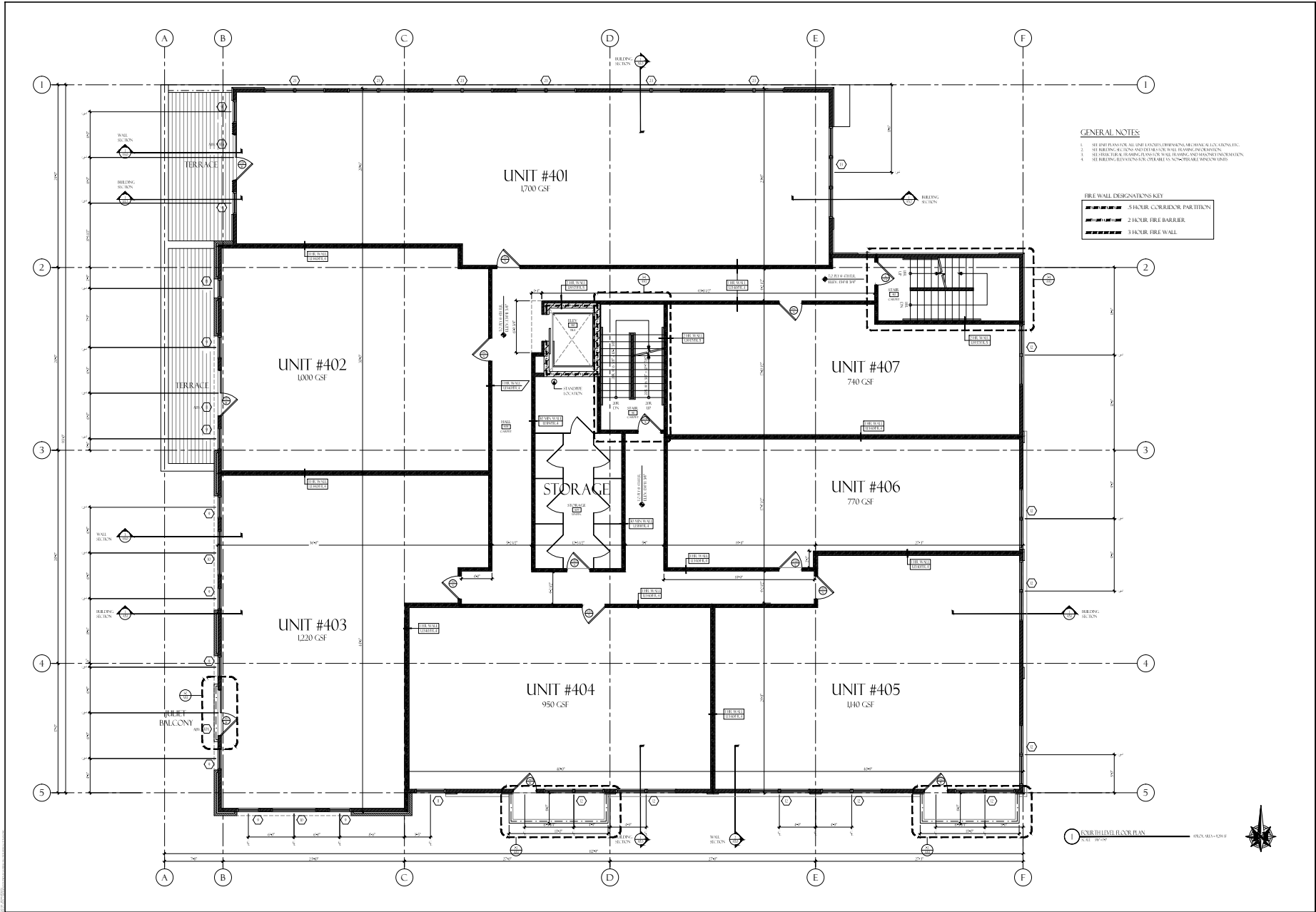
SHEET TITLE:

SECOND LEVEL FLOOR PLAN

SHEET NUMBER:

A3.3





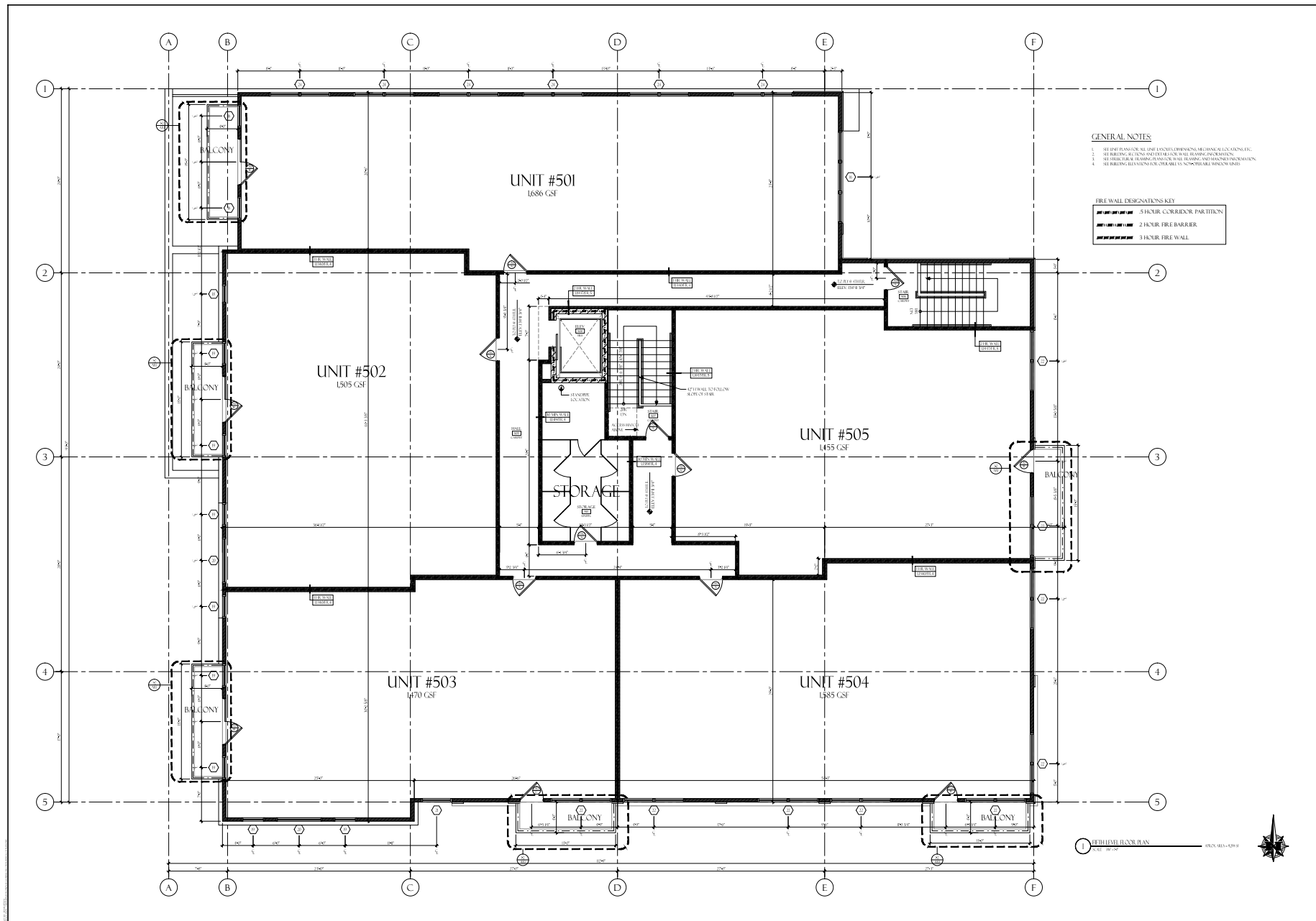
p architect
paul j. de lae, architect
paul@pjlarch.com
www.pjlarch.com
tel: 414.489.4000

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

CCD
ISSUED FOR: REVISE/UPDATE
DATE: 4/2/2016
REVISIONS:
SCALE: 3/8" = 1'-0"

SHEET TITLE
FOURTH LEVEL FLOOR PLAN

SHEET NUMBER
A3.5



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

MEETING DATE: April 25, 2016
DEPARTMENT: Plan Commission
FROM: Kimberly Flom
SUBJECT: Future agenda items
