



Plan Commission

Special Meeting

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

Agenda

Monday, April 3, 2017	7:00 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **April 3, 2017** 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 February 27, 2017 Plan Commission meeting.
3. Recommendation regarding part of a Proposed Extraterritorial 56 Lot and 3 Outlot Preliminary Plat at the 4400 BLK Oak Ridge Circle in Ledgeview (Parcels D-207, D-450, D-451). Submitted by Steven M. Bieda, PLS.*
4. Recommendation regarding a Site Plan for a new building and parking lot for an indoor recreational business (Battlehouse/Ninja Warrior) at 1463 Red Maple Road in De Pere (Parcels WD-L179-3-1, WD-L179-4, WD-L179-5-1). Submitted by Mau & Associates LLP.
5. Recommendation regarding a Site Plan for two building additions and a realigned driveway with parking lot alteration for De Pere Cabinet at 1745 E. Matthew Drive in De Pere (Parcels WD-D0048-2, WD-264-D-521). Submitted by Bayland Buildings INC.
6. Recommendation regarding a Site Plan for a building addition and a modified parking lot for Green Bay Packaging INC at 2275 American Boulevard in De Pere (Parcel WD-L492-B-2). Submitted by Bayland Buildings INC.
7. Recommendation regarding a Site Plan for a new building and parking lot for 8 Line Holdings LLC at the 2200 BLK American Boulevard in De Pere (Parcel WD-1379). Submitted by 8 Line Holdings LLC.

Adjournment

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

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Steve Bieda, Mau & Associates

David O'Brien, Bayland Buildings
Kendra Hansen, GRAEF
John Michaud, 8 Line Holdings LLC

City of De Pere, Wisconsin



Request For Plan Commission Action

MEETING DATE: April 3, 2017

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the February 27, 2017 Plan Commission meeting.

ATTACHMENTS:

- PC_Feb2017_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, February 27, 2017

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

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

Also present: Planning Director Kim Flom, City Planner Peter Schleinz, Building Inspector Dave Hongisto, and members of the public.

- Approval of the minutes of the January 23, 2017 Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderman
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Michael J. Walsh, James Boyd, Derek Beiderwieden, Amy Kundinger
EXCUSED:	Larry Lueck, Jim Kalny, Steve Taylor

- Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 5201 Big Valley Road in Rockland (Parcel R-326-3). Submitted by Aaron P. Schroeder, PLS.*

City Planner Peter Schleinz reviewed the CSM request for 5201 Big Valley Road in Rockland. Staff recommended approval subject to the condition that the CSM meets all local and state regulations, including the Town of Rockland and Brown County Planning Commission. Derek Beiderwieden moved, seconded by James Boyd, to approve the CSM. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	James Boyd, Alderman
AYES:	Michael J. Walsh, James Boyd, Derek Beiderwieden, Amy Kundinger
EXCUSED:	Larry Lueck, Jim Kalny, Steve Taylor

- Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2259 Lasee Road in Rockland (Parcel R-323). Submitted by Aaron P. Schroeder, PLS.*

City Planner Peter Schleinz reviewed the extraterritorial two lot CSM at 2259 Lasee Road in Rockland. The parcel is proposed to be divided into two lots of five acres each. Peter mentioned that the lots are of an irregular shape, but it still meets the minimum criteria. Mayor Walsh added that he has a concern with the odd shapes of the lots. James Boyd agreed with the Mayor's comment and Peter replied that he will forward the concern to the Brown County Planning Commission. Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the CSM. Upon vote, motion carried unanimously.

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

5. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 2545 French Road in Lawrence (Parcel L-456-3). Submitted by Steven C. De Jong, PLS.*

City Planner Peter Schleinz reviewed the CSM request for 2545 French Road in Lawrence. The parcel is proposed to be divided into two equal halves. Staff recommended approval subject to the condition that the CSM meets all local and state regulations, including the Town of Lawrence and Brown County Planning Commission. Derek Beiderwieden moved, seconded by Amy Kunderinger, to approve the CSM. Upon vote, motion carried unanimously.

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

6. Recommendation regarding a Proposed Three Lot Certified Survey Map at the intersection of American Boulevard and Southbridge Drive in De Pere (Parcels WD-L179-1, WD-L179-3, WD-L179-4, WD-L179-5-1, WD-L179). Submitted by the City of De Pere.*

City Planner Peter Schleinz reviewed the proposed three lot CSM at the intersection of American Boulevard and Southbridge Drive. He explained that all three proposed lots are under the ownership of the City of De Pere and have either been vacant or used for agricultural purposes for over eighty years. In January, Plan Commission reviewed Lot 1 as a potential site for a future fire station, and also reviewed Lot 2 for a conditional use for a recreation building for the Battlehouse. Both were recommended for approval at that meeting. He also reported that the right-of-way dedications have been proposed in anticipation of the future development of the American Boulevard and Southbridge Road intersection into a roundabout with sidewalks. Staff recommended approval of the CSM subject to two conditions. James Boyd asked if the Battlehouse project has gone through all of its approvals. Planning Director Kim Flom stated that the formal site plan will likely go before the Plan Commission in March and the Developers Agreement will go to Council after that. She stated that they are going through the approval process step by step and are still on time for spring construction. Derek Beiderwieden moved, seconded by Mayor Walsh, to approve the CSM. Upon vote, motion carried unanimously.

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

7. Recommendation regarding a sign variance for the St. Norbert College Mulva Family Fitness and Sports Center at 601 3rd Street in De Pere (Parcel WD-40). Submitted by St. Norbert College.

Building Inspector Dave Hongisto reviewed the request for a sign variance for St. Norbert College. He stated that the proposed sign would be located at the northeast corner of the intersection of Third and Stewart Streets. The sign would have a setback of seven feet from the property line on Third Street, which would require an eight foot front yard setback variance. Dave stated that he physically inspected the location of the sign and observed that the proposed sign would not create a hazard for either pedestrians or motorists. He recommended approval of the variance. Mayor Walsh asked if there are going to be two signs. Dave replied that there will only be one sign. Mayor Walsh moved, seconded by James Boyd, to approve the variance request. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Michael J. Walsh, James Boyd, Derek Beiderwieden, Amy Kundinger
EXCUSED:	Larry Lueck, Jim Kalny, Steve Taylor

8. Recommendation regarding a Precise Implementation Plan (PIP) and Site Plan for building expansions, a revision to a building setback, and parking accommodations for Rennes Health & Rehab at 200 S. Ninth Street in De pere (Parcels WD-D0204, WD-D0204-2). Submitted by TDR Properties, LLC.*

City Planner Peter Schleinz reviewed the precise implementation plan (PIP) and site plan for building expansions at Rennes Health. He stated that the PIP was put together in 1982, with building expansions occurring in 2004, 2007, and 2015. He outlined the four key elements of this expansion, which include:

1. Proposed new twenty-four unit assisted living facility, approximately 21,000 square feet in size.
2. Two additions to buildings: two-story, five unit assisted living apartment complex (9000 square feet) and an addition to therapy department at nursing facility (4000 square feet). Also adding exterior areas with covered porches.
3. Parking revision - adding additional parking directly behind the proposed new building which will lead to a reduction in size of the stormwater management pond which creates the western border of the site. (Review has not been completed by the Department of Public Works at this time. However it is assumed that this review will come out satisfactory.)
4. Building setback revision - currently at 25 ft, but will be reduced to 20 ft along Lois Street.

Peter stated that the majority of comments came from the Engineering Department and that a lot of the comments will disappear when a clearer pdf copy of the plans is

provided. Staff recommended approval of the site plan subject to staff comments. James Boyd asked if the neighbors have been informed of the expansion. Peter stated that all property owners within 300 ft of the site have been informed. He also noted that there were members of the public in attendance who are concerned about the parking situation. Mayor Walsh moved, seconded by James Boyd, to open the meeting to the public. Upon vote, motion carried unanimously.

Diane Kirchmar, a homeowner who lives on Aloysius Court addressed the commission, stating that she has a concern with traffic on Lois Street. She noted that she does not have an objection to the addition, but is concerned with overflow of on-street parking on Lois Street. She stated that she discussed this problem with some of her neighbors, and found that it is a frustration shared by many in her neighborhood. Mayor Walsh stated that he understands the parking concerns; however, the Plan Commission doesn't deal with the traffic issues but they can pass the concerns on to the traffic and parking committee. Planning Director Kim Flom added that engineering will take a look to gauge the parking situation, and schedule a meeting to discuss this issue in the next few weeks. Mayor Walsh asked if there any requirements for parking within the PIP, and Peter replied that there were parking lot requirements at the origination of the PIP, but those requirements did not change as the development and subsequent additions took place. Next, Gary Hannah who lives on Lois Street, spoke, stating that he does not have a problem with the development. However, he too, is concerned with parking on Lois Street.

Eric Schaedel, the applicant representing the Rennes Group, addressed the commission. He stated that they plan on increasing the total parking stalls with 17 more parking spots, in the place of the retention pond. Peter stated that if the site plan and PIP are recommended for approval by the Plan Commission, the request will go before Council on March 7th. Hopefully by that time, there will be a response from Engineering as to whether the storm water management pond reduction is fully functional at the reduced size. Mayor Walsh moved, seconded by James Boyd, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by James Boyd, to approve the site plan and PIP. Upon vote, motion carried unanimously.

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

Adjournment

Mayor Walsh moved, seconded by Derek Biederweiden, to adjourn the meeting at 7:45 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

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

MEETING DATE: April 3, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

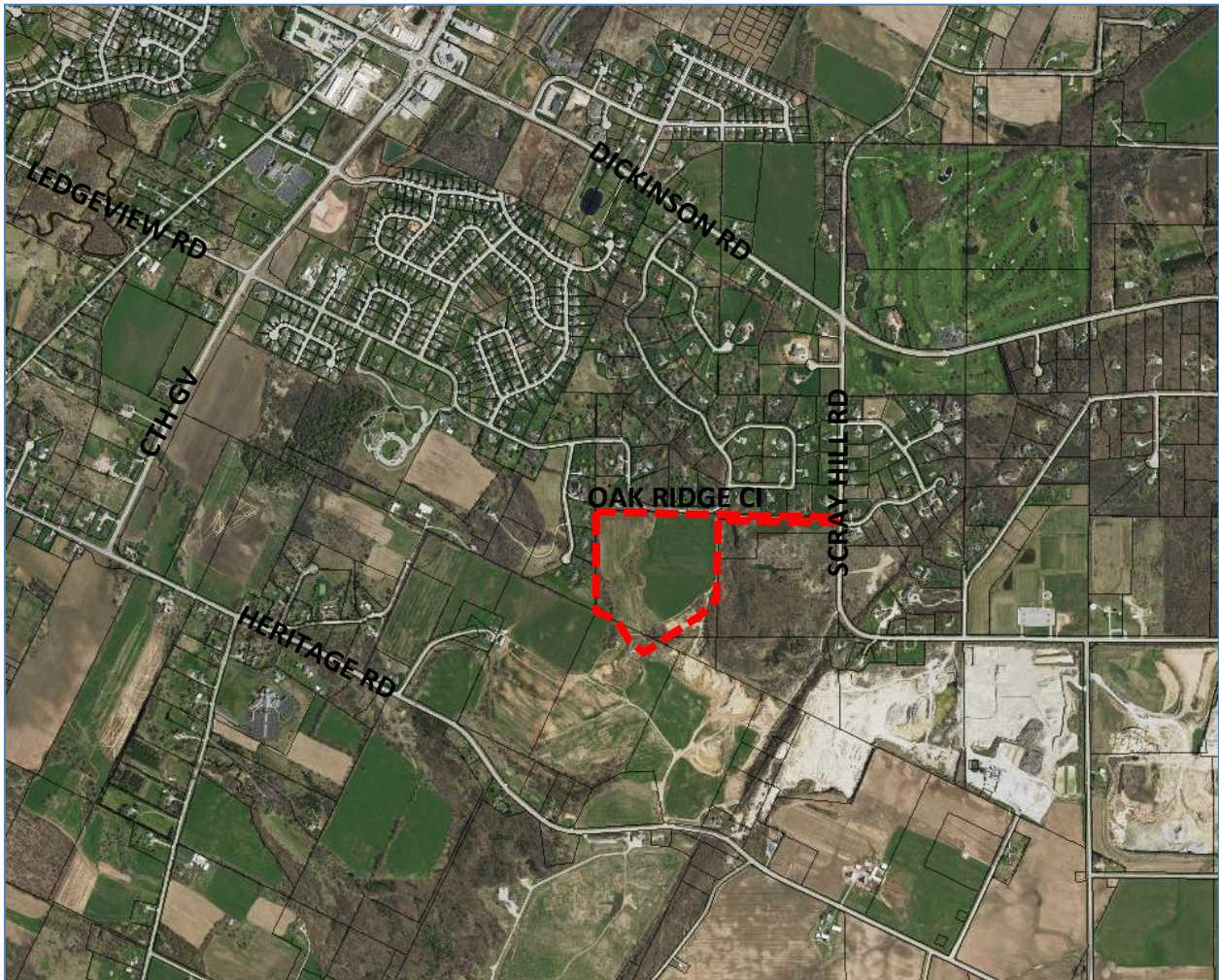
SUBJECT: Recommendation regarding part of a Proposed Extraterritorial 56 Lot and 3 Outlot Preliminary Plat at the 4400 BLK Oak Ridge Circle in Ledgeview (Parcels D-207, D-450, D-451). Submitted by Steven M. Bieda, PLS.*

ATTACHMENTS:

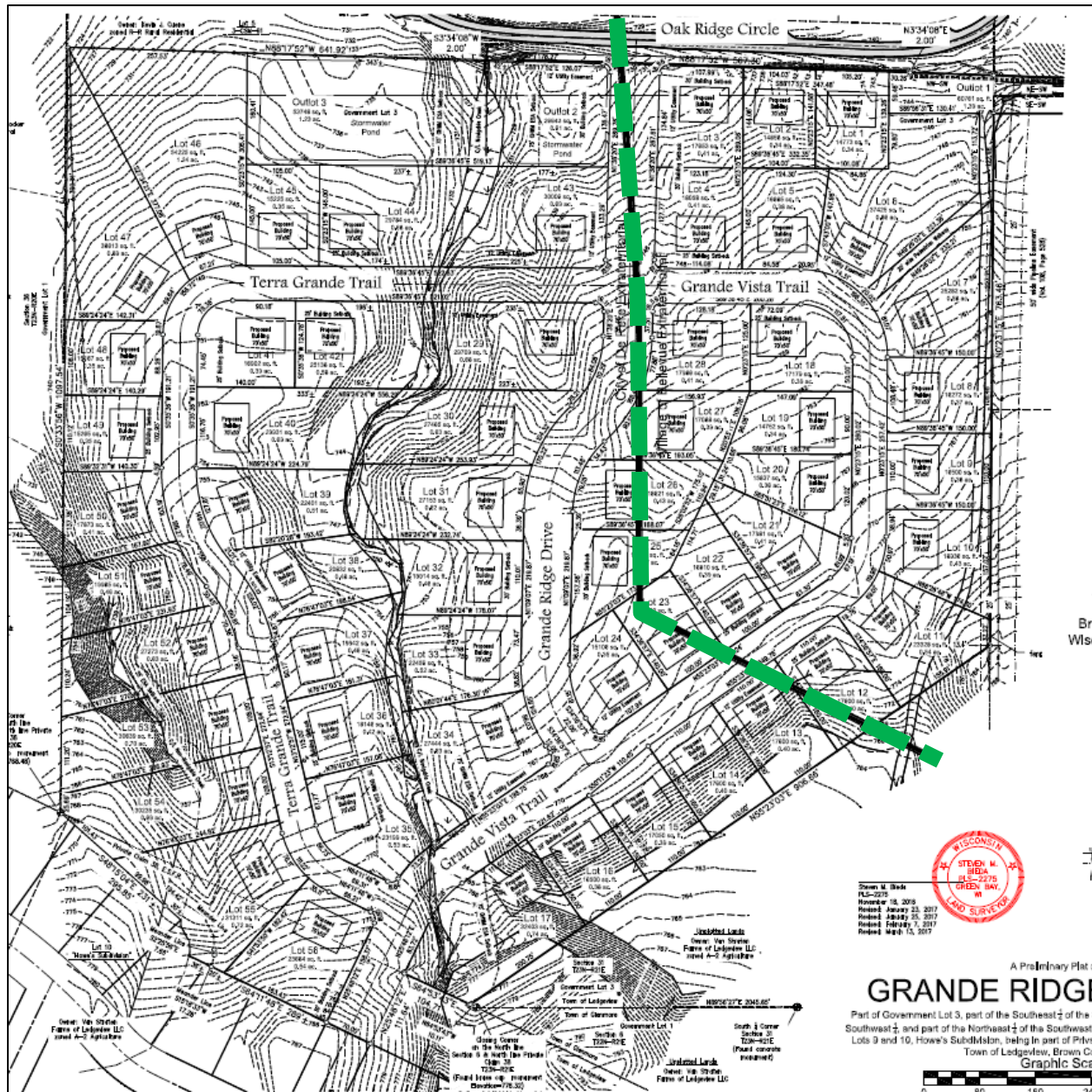
- Extraterritorial Preliminary Plat - Grande Ridge Estates - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary Plat (PDF)

- ITEM 3: Recommendation regarding part of a Proposed Extraterritorial 56 Lot and 3 Outlot Preliminary Plat at the 4400 BLK Oak Ridge Circle in Ledgeview (Parcels D-207, D-450, D-451). Submitted by Steven M. Bieda, PLS.*

SITE MAP



PROPOSED PRELIMINARY PLAT AREA



REQUESTED ACTION:

Extraterritorial Preliminary Plat Approval.

NOTE: Due to an extraterritorial review authority that must be shared with the Village of Bellevue, the City of De Pere has the authority to review ONLY the portion of the extraterritorial plat that is on the west (left) side of the green dashed line in the above graphic.

COMMON DESCRIPTION:

4400 BLK Oak Ridge Circle in the Town of Ledgeview, generally located east from Scray Hill Road and south from Dickinson Road.

PARCEL NUMBER(S):	D-207, D-450, D-451
EXISTING ZONING:	Located in Town of Ledgeview.
PROPOSED ZONING:	None.
SURROUNDING LAND USES:	Residential to the north, natural and agricultural to the south, east, and west.
COMPREHENSIVE PLAN:	Not identified because site is an extraterritorial area.
APPLICANT NAME:	Steven M. Bieda, PLS, Authorized Representative Mau & Associates LLP 400 Security BLVD Green Bay, WI 54313
SITE HISTORY:	After a review of air photographs, it was evident that the property and nearby areas were used for agricultural purposes, but have been transitioning to residential uses. The site is near the escarpment in Ledgeview and also near non-metallic mining operations located to the southeast. The land division falls within the sewer service area, with the exception of part of Lots 54, 55, and 56. The issue of the lots being outside of the sewer service area as it relates to minimum lot sizes are an issue that would be addressed by Brown County Planning Commission. The site also has environmentally significant areas (ESA), including potential steep slopes, a non-navigable waterway, and a navigable waterway. Any ESA concerns on the plat would also be addressed by the Brown County Planning Commission. De Pere reviews only the west (left) part of the proposed plat (41 lots and outlots) because of an overlapping extraterritorial review jurisdiction shared with the Village of Bellevue. According to State Statutes, an equidistant line between communities is established when jurisdictions overlap and one municipality exercises review authority, depending on which side of the line the plat ultimately falls on. In rare cases such as this, the plat is bisected by the equidistant line, which means that both municipalities review the plat, but each municipality reviews only one side of the line. The plat, in its entirety, is reviewed by Brown County and the Town of Ledgeview.
STAFF REVIEW:	When reviewing a preliminary plat, staff considers State Statutes 236, Section 46-8 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 preliminary plat meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. Lot sizes appear to be sufficient and street frontages are acceptable. The site is mostly inside of the sewer service area.

Staff is concerned about increased traffic that may be felt within the city due to this and other plats developing. Although the plat cannot be rejected for this reason, future traffic pattern studies should be considered by developers so future residents find the areas to be appealing places to live without traffic congestion.

For extraterritorial preliminary plat petitions, the Plan Commission either approves, rejects, or approves the preliminary plat with conditions. The subject preliminary plat must also be approved by the Common Council due to being an extraterritorial review, potentially on Wednesday, April 5, 2017.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the extraterritorial Certified Survey Map and forwarding the map to the Common Council for final approval, subject to:

1. Meeting all other state and local regulations, including the Town of Ledgeview, Village of Bellevue, and Brown County Planning Commission.
2. It is recommended that future traffic pattern studies be considered by developers so future potential residents find the areas to be appealing places to live without traffic congestion.
3. Due to Lots 54, 55, and 56 being partially outside of the Town of Ledgeview Sewer Service Area it is recommended that the lots be added to the Sewer Service Area so as to allow public sewer and water services for the residential lots.

	CITY OF DE PERE APPLICATION FOR PLAT REVIEW	Fee: \$
		Receipt #:
		Date: March 22, 2017

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) Landmark Real Estate	Authorized Representative Steve Bieda	Title Managing Partner-Mau & Associates, LLP	
Mailing Address 400 Security	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code) 920-434-9672	

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

Name (Ind. Org. or Entity) Van Straten Farms of Ledge	Contact Person Ron Van Straten	Title	
Mailing Address 3551 Wayne	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Oak Ridge Circle	Parcel No. D-207, D-450, D-451
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SECTION 4: Plat Review

Review Type:	☒ Preliminary Plat ☐ Final Plat Grande Ridge Estates	
Fee:	Preliminary Plat Fee: \$278 + (41 # of lots x \$68) Final Plat Fee: \$195	\$3066.00
Present Use of Parcel:	Agriculture	
Proposed Use of Lots:	R-1	

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

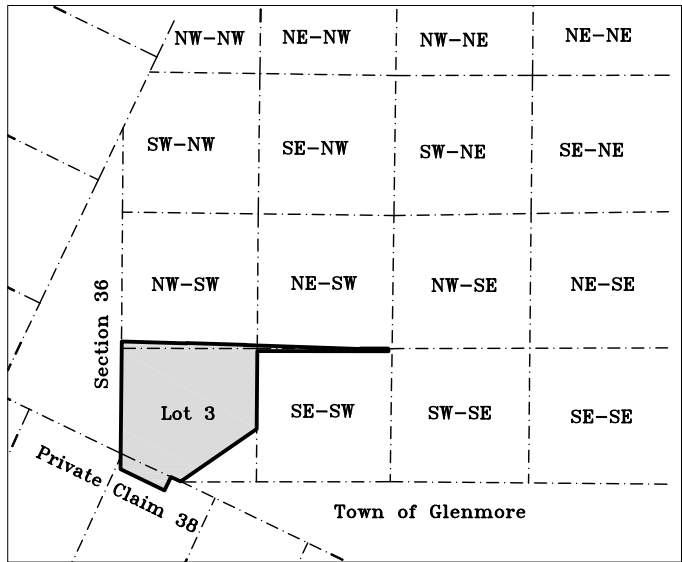
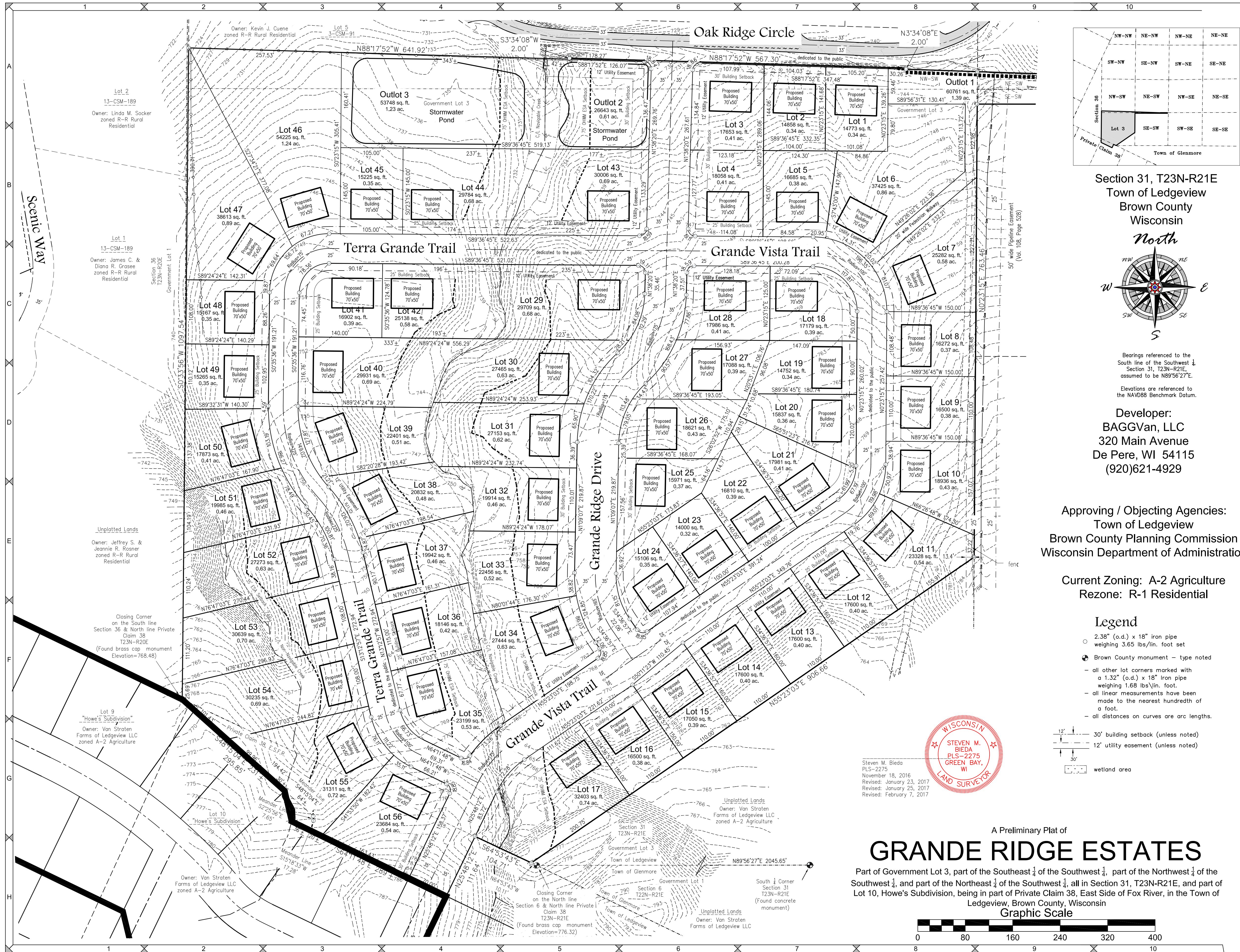
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with 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.

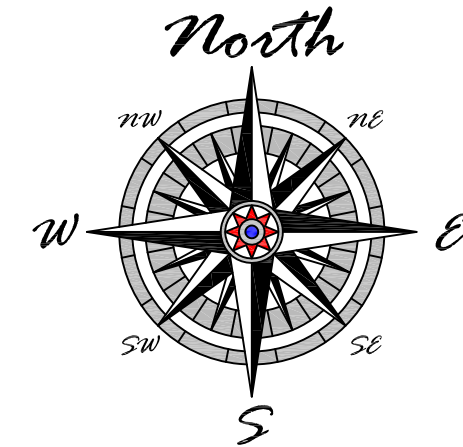
Name of Owner/Authorized Representative (please print) Steve Bieda	Title Managing Partner	Phone Number 920-434-9670
Signature of Applicant		Date Signed March 22, 2017

TO BE COMPLETED BY CITY STAFF

Plat Review authorized by the De Pere Municipal Code, Chapter 46.	
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Section 31, T23N-R21E
Town of Ledgeview
Brown County
Wisconsin



Bearings referenced to the
South line of the Southwest 1/4
Section 31, T23N-R21E
assumed to be N89°56'27"E.
Elevations are referenced to the
NAVD88 Benchmark Datum.

Developer:
BAGGVan, LLC
320 Main Avenue
De Pere, WI 54115
(920)621-4929

Approving / Objecting Agencies:
Town of Ledgeview
Brown County Planning Commission
Wisconsin Department of Administration

Current Zoning: A-2 Agriculture
Rezoned: R-1 Residential

Legend

- 2.38" (o.d.) x 18" iron pipe
weighing 3.65 lbs./lin. foot set
- Brown County monument - type noted
- all other lot corners marked with
a 1.32" (o.d.) x 18" iron pipe
weighing 1.68 lbs./lin. foot.
- all linear measurements have been
made to the nearest hundredth of
a foot.
- all distances on curves are arc lengths.
- 30' building setback (unless noted)
- 12' utility easement (unless noted)
- wetland area



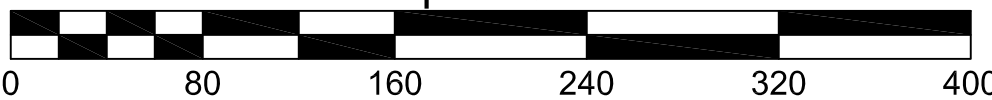
Steven M. Bieda
PLS-2275
November 18, 2016
Revised: January 23, 2017
Revised: January 25, 2017
Revised: February 7, 2017

A Preliminary Plat of

GRANDE RIDGE ESTATES

Part of Government Lot 3, part of the Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the
Southwest 1/4, and part of the Northeast 1/4 of the Southwest 1/4, all in Section 31, T23N-R21E, and part of
Lot 10, Howe's Subdivision, being in part of Private Claim 38, East Side of Fox River, in the Town of
Ledgeview, Brown County, Wisconsin

Graphic Scale



SCALE
1"=80'

DRAWN BY
JMB

Preliminary Plat

TAX PARCEL NO. D-207, D-450-1, D-451

File: V-16410PrelPlat and ADP 1022817.dwg

Mau & Associates

LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING

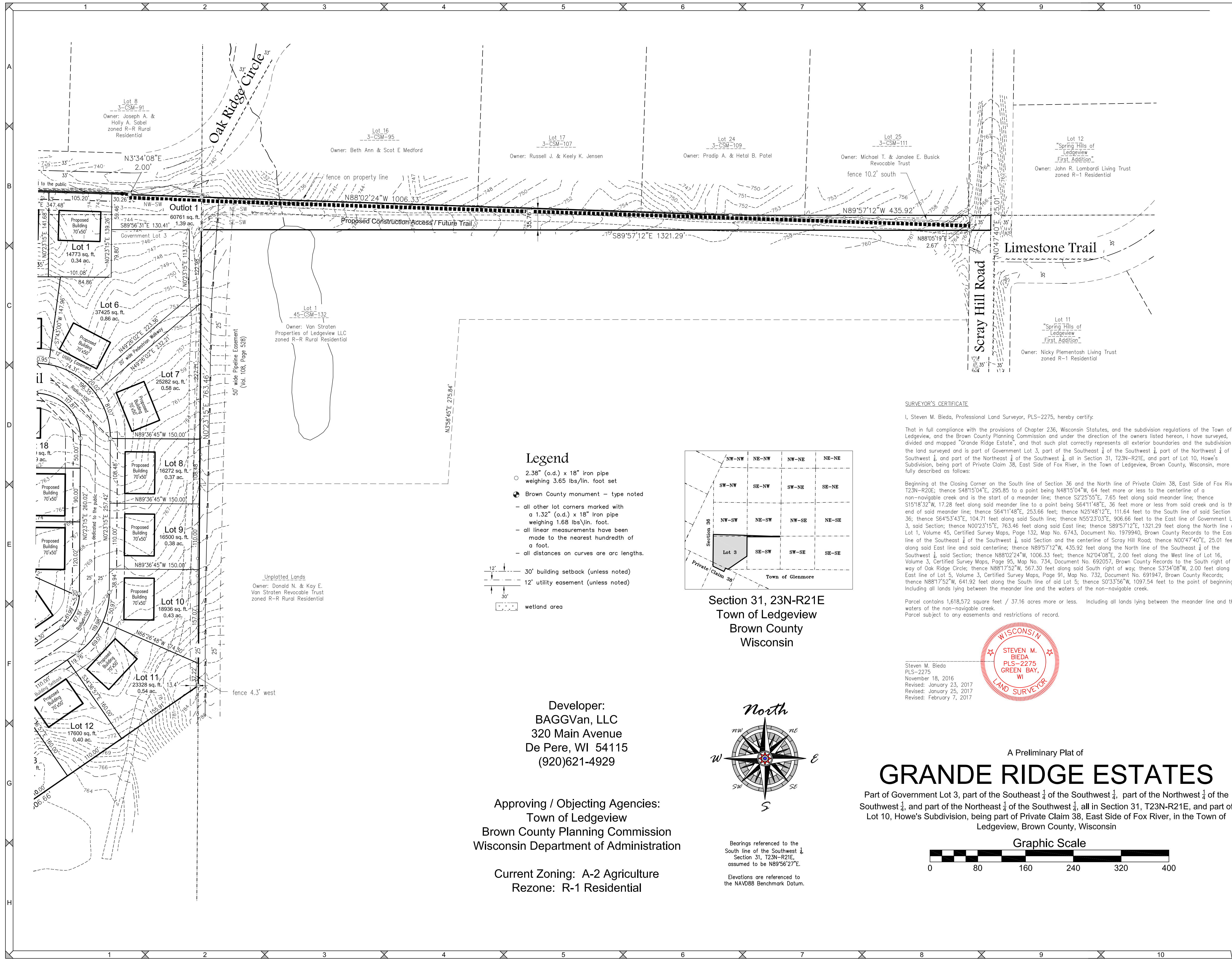
Phone: 920-434-9670 Fax: 920-434-9672

AGG, LLC

PROJECT NO.
V-16410

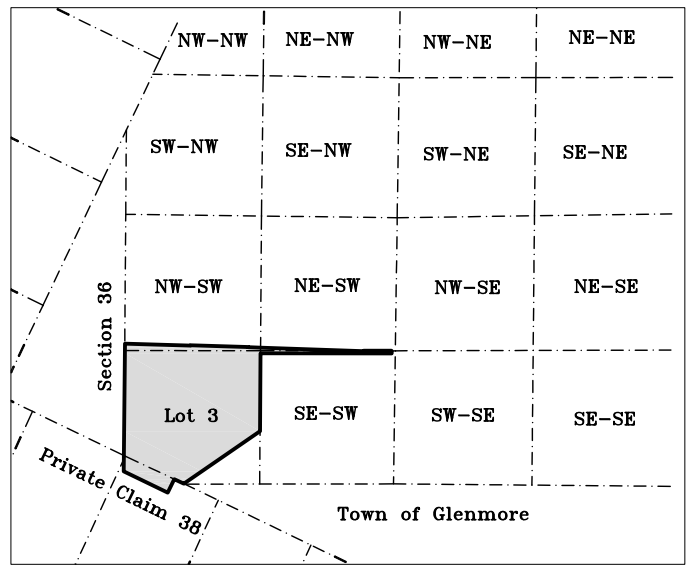
SHEET NO.
1 of 2

DRAWING NO.
P-2313

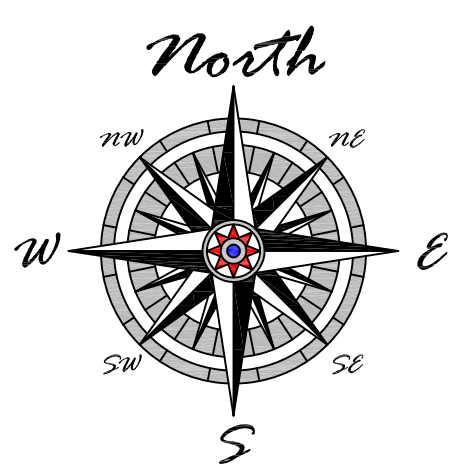


Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- Brown County monument – type noted
- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot.
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.
- 30' building setback (unless noted)
- 12' utility easement (unless noted)
- wetland area



Section 31, 23N-R21E
Town of Ledgeview
Brown County
Wisconsin



Bearings referenced to the South line of the Southwest 1/4 of Section 31, T23N-R21E, assumed to be N89°56'27"E.

Elevations are referenced to the NAVD88 Benchmark Datum.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, hereby certify:

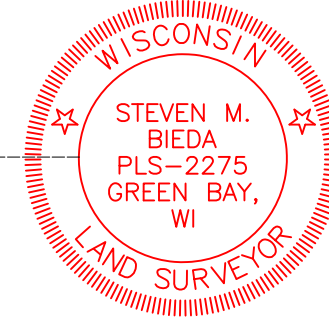
That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Town of Ledgeview, and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Grande Ridge Estates", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is part of Government Lot 3, part of the Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southwest 1/4, and part of the Northeast 1/4 of the Southwest 1/4, all in Section 31, T23N-R21E, and part of Lot 10, Howe's Subdivision, being part of Private Claim 38, East Side of Fox River, in the Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Beginning at the Closing Corner on the South line of Section 36 and the North line of Private Claim 38, East Side of Fox River, T23N-R20E; thence S48°15'04"E, 295.85 to a point being N48°15'04"W, 64 feet more or less to the centerline of a non-navigable creek and is the start of a meander line; thence S22°55'E, 7.65 feet along said meander line; thence S15°18'32"W, 17.28 feet along said meander line to a point being S64°11'48"E, 36 feet more or less from said creek and is the end of said meander line; thence S64°11'48"E, 253.66 feet; thence N25°48'12"E, 111.64 feet to the South line of said Section 36; thence S64°53'43"E, 104.71 feet along said South line; thence N55°23'03"E, 906.66 feet to the East line of Government Lot 3, said Section; thence N00°23'15"E, 763.46 feet along said East line; thence S89°57'12"E, 1321.29 feet along the North line of Lot 1, Volume 45, Certified Survey Maps, Page 132, Map No. 6743, Document No. 1979940, Brown County Records to the East line of the Southeast 1/4 of the Southwest 1/4, said Section and the centerline of Scray Hill Road; thence N00°47'40"E, 25.01 feet along said East line and said centerline; thence N89°57'12"W, 435.92 feet along the North line of the Southeast 1/4 of the Southwest 1/4, said Section; thence N88°02'24"W, 1006.33 feet; thence N2°04'08"E, 2.00 feet along the West line of Lot 16, Volume 3, Certified Survey Maps, Page 95, Map No. 734, Document No. 692057, Brown County Records to the South right of way of Oak Ridge Circle; thence N88°17'52"W, 567.30 feet along said South right of way; thence S3°34'08"W, 2.00 feet along the East line of Lot 5, Volume 3, Certified Survey Maps, Page 91, Map No. 732, Document No. 691947, Brown County Records; thence N88°17'52"W, 641.92 feet along the South line of said Lot 5; thence S03°33'56"W, 1097.54 feet to the point of beginning. Including all lands lying between the meander line and the waters of the non-navigable creek.

Parcel contains 1,618,572 square feet / 37.16 acres more or less. Including all lands lying between the meander line and the waters of the non-navigable creek.

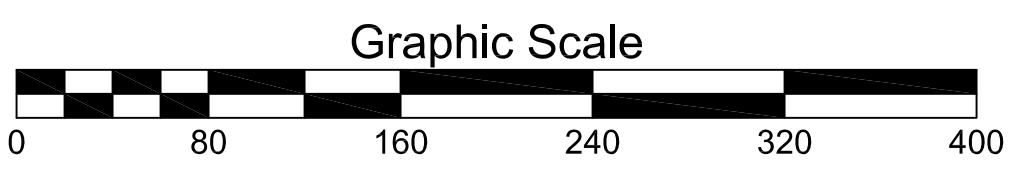
Parcel subject to any easements and restrictions of record.

Steven M. Bieda
PLS-2275
November 18, 2016
Revised: January 23, 2017
Revised: January 25, 2017
Revised: February 7, 2017



A Preliminary Plat of
GRANDE RIDGE ESTATES

Part of Government Lot 3, part of the Southeast 1/4 of the Southwest 1/4, part of the Northwest 1/4 of the Southwest 1/4, and part of the Northeast 1/4 of the Southwest 1/4, all in Section 31, T23N-R21E, and part of Lot 10, Howe's Subdivision, being part of Private Claim 38, East Side of Fox River, in the Town of Ledgeview, Brown County, Wisconsin



Developer:
BAGGVan, LLC
320 Main Avenue
De Pere, WI 54115
(920)621-4929

Approving / Objecting Agencies:
Town of Ledgeview
Brown County Planning Commission
Wisconsin Department of Administration

Current Zoning: A-2 Agriculture
Rezone: R-1 Residential

SCALE
1"=80'

DRAWN BY
JMB

TAX PARCEL NO. D-207, D-450-1, D-451

Preliminary Plat

File: V-16410PrelPlat and ADP 022817.dwg

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

AGG, LLC

PROJECT NO.
V-16410

SHEET NO.
2 of 2

DRAWING NO.
P-2313

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

MEETING DATE: April 3, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

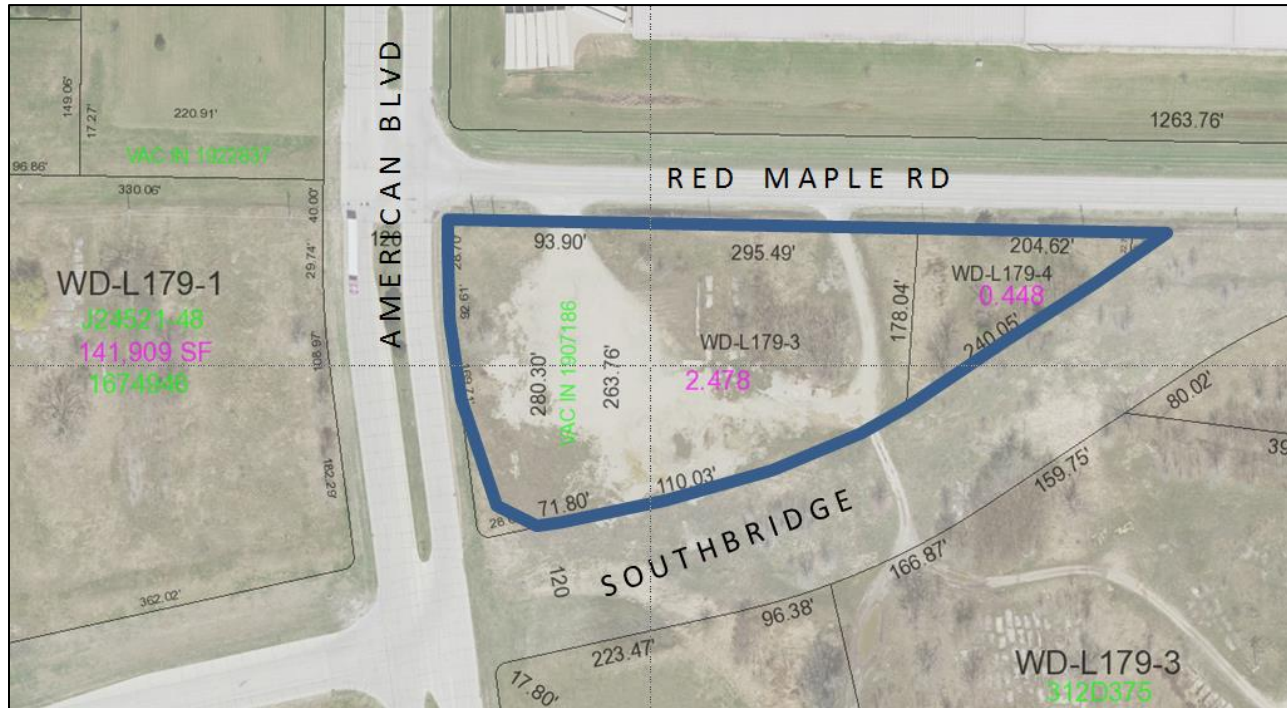
SUBJECT: Recommendation regarding a Site Plan for a new building and parking lot for an indoor recreational business (Battlehouse/Ninja Warrior) at 1463 Red Maple Road in De Pere (Parcels WD-L179-3-1, WD-L179-4, WD-L179-5-1). Submitted by Mau & Associates LLP.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 1463 Red Maple RD (DOCX)
- Application Form (PDF)
- Site Plan - Preliminary - 13 Mar 2017 (PDF)
- Site Plan Elevations - Preliminary - 13 Mar 2017 (PDF)
- Site Plan Lighting - Preliminary - 13 Mar 2017 (PDF)

- Item 4:** Recommendation regarding a Site Plan for a new building and parking lot for an indoor recreational business (Battlehouse/Ninja Warrior) at 1463 Red Maple Road in De Pere (Parcels WD-L179-3-1, WD-L179-4, WD-L179-5-1). Submitted by Mau & Associates LLP.

SITE MAP



- REQUESTED ACTION:** Site Plan approval.
- New recreational building and on-site parking lot on a vacant lot.
- COMMON DESCRIPTION:** 1463 Red Maple Road, located southeast from the Red Maple Road and American Boulevard intersection.
- PARCEL NUMBERS:** WD-L179-3-1, WD-L179-4, WD-L179-5-1
- A certified survey map was recorded to combine the three parcels into one parcel; however, a new parcel number has not been assigned to the property yet.
- EXISTING ZONING:** I-3 (General Industrial District)
- A conditional use request to allow a Recreational Building on the site was recommended by the Plan Commission on January 23, 2017 and approved by the Common Council on February 22, 2017.
- PROPOSED ZONING:** None.

SURROUNDING LAND USES: North: (across Red Maple) I-B-1 Zoning - Warehousing
South: (across Southbridge ROW) I-3 Zoning - Vacant
East: Red Maple Rd and Southbridge ROW
West: (across American) I-B-1 Zoning - Vacant

COMPREHENSIVE PLAN: Business Park.

APPLICANT NAME: Steven M. Bieda, RLS, Authorized Representative
Mau & Associates LLP
400 security BLVD
Green Bay, WI 54313

SITE HISTORY: The proposed site is a vacant lot that was used for agricultural purposes in the past. The City has been working with the DNR to address environmental issues on the property through the Voluntary Cleanup and Voluntary Party Liability Exemption (VPLE) program. As part of this project, soil excavation has recently occurred on the site.

CMR, LLC plans to acquire the property from the City (Finance/Personnel approved sale terms in February 2017) and to develop it as shown on the site plan. The building will be leased to the tenant in order to operate an indoor recreational business where customers can engage in a tactical laser tag experience, test out cross training skills in a 'Ninja Warrior' style course and/or snack on ice cream or frozen yogurt at a Dairy Bar. The Plan Commission has already reviewed the following requests for the site:

- A **Certified Survey Map** to combine three parcels at the site and dedicate right-of-way in anticipation of a future roundabout.
- A **Conditional Use Request** to allow a recreational facility on the industrial zoned property.

Along with site acquisition, the Plan Commission review of the site plan is one of the remaining approvals needed for this project before the petitioner can begin filing for construction permits.

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 site plan proposes a new building, parking, dumpster, and monument sign location, along with new driveway connections to Red Maple Drive and American Boulevard.

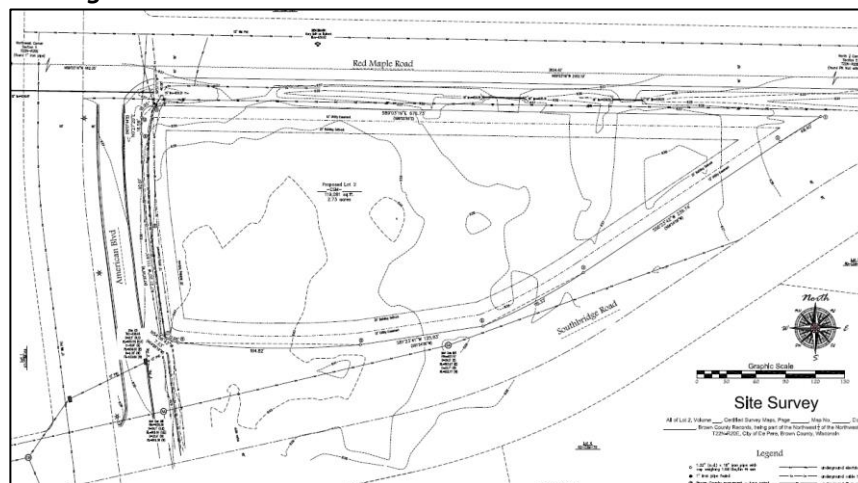
The site plan proposal includes the following, in summary:

- A new 17,152 square foot two-story building (75-foot x 225-foot main building with a 13-foot x 21.3-foot attached main entry foyer) designed for use as a recreational facility.
 - Although not a specific part of this site plan review, the building is designed with expansion possibility to the south or the east.
- An 82 stall parking lot area on the north and east side of the proposed new building, with area to expand eastward.
- Proposed new driveway connections to Red Maple Drive and American Boulevard (right in/right out only).
- A masonry refuse/dumpster area with a fence front on the east side of the building.
- A monument sign on the west side of the proposed new building (American Boulevard side). Signs require separate approval.

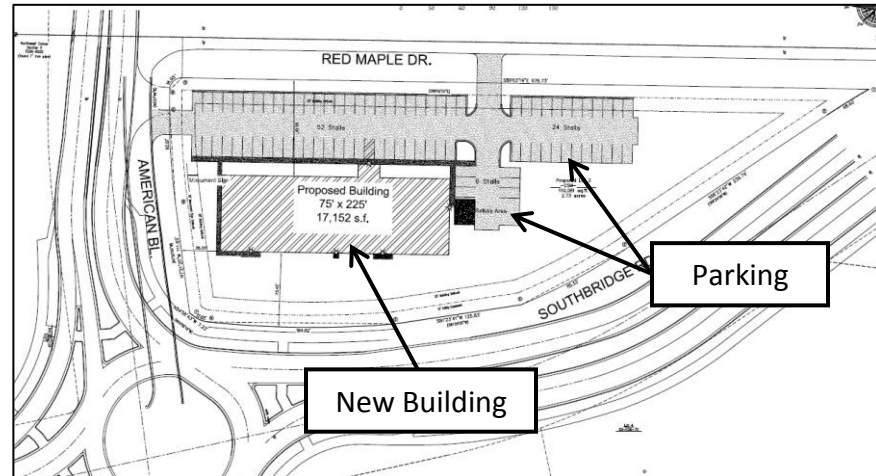
Building façade materials are the following:

- **North/Front façade** (viewable from Red Maple Drive) – Split face CMU on lower eight feet with red brick on upper façade with brick columns to break up the mass of the wall. There are split face CMU details along the upper wall to break up the mass of the wall, as well as two graphics areas near the main entry.
- **East façade** (facing parking area) -- Split face CMU on lower eight feet and prefinished metal siding on remainder of wall, with the exception of brick column details at each corner.
- **West façade** (facing parking area) -- Split face CMU on lower eight feet and brick in side wall with prefinished metal siding near the roofline, and brick column details at each corner with CMU details in each upper corner and a graphics detail on side wall.
- **South/Rear façade** (facing Southbridge Road) -- Split face CMU on lower eight feet and prefinished metal siding on remainder of wall, with the exception of brick column details at each corner and small simulated windows.

Existing Site



Proposed New Building with On-Site Parking



**The concept round-about is not part of the site plan approval.*

Elevations for New Building (color image is north façade / front door)



The following staff comments are conditions that need to be met, per City staff review.

STAFF COMMENTS:

Engineering:

1. Provide a map of the critical route for flow off the site during construction to correspond with the WDNR Soil Loss & Sediment Discharge Calculation Tool.
2. Provide erosion control plans
3. Provide construction staging plan
4. Label the material of the parking lot, curb sizes and all concrete depths and widths
5. Driveway approach off Red Maple Drive may remain asphalt; however an eight-inch concrete sidewalk section is required.
6. Driveway approach off American Boulevard needs a sidewalk section. All concrete will need to be 8-inch thick.
7. All parking lot striping will need to be 4" wide

8. Need handicapped parking stalls marked and signed
9. Provide widths of driveway approaches.
10. Remove curve callout numbers on sheet 4 of 5.
11. Provide photometric lighting plan
12. Show all utilities on the plans including service laterals and connection details
13. Staff recommends 8-inch concrete for the refuse collection area
14. Parking stall sizes exceed requirements for City of De Pere. Stalls can be made smaller to accommodate additional parking or to use less material. *(See stall size recommendations in 'Building & Planning' comment #7.)*
15. Additional comments may be provided based on how the above listed comments are addressed.

Fire:

1. Contact the fire chief for site plan comments prior to obtaining permits.

Forestry:

1. Plants and trees will perform well in our environment. The planting diagram and mulching instructions are outdated and should be changed. Please use the WDNR model as an example (available from WDNR or from Forester).

Health:

1. On March 14, 2017, emailed health license application and new establishment information packet to Craig Knapp on February 16 explaining plans that shall be submitted to health department for review/approval prior to beginning buildout/construction of facility. As of today I have not received any information.

Building & Planning:

1. The monument sign shown on the site plan is for sample purposes only. A separate sign permit is required for the signage.
2. Properly revise Site Plan sheet 5 of 5 to demonstrate the required number of parking stalls.
3. Properly identify that all parking lots are bound by curbs.
4. Clarify the location of the dumpster on the site plans. The Landscape plan shows the dumpster in a different location than the rest of the site plan.
5. A chain link fence dumpster with slats is not allowed. The gate must be a matching metal building material, vinyl, brick, masonry, or composite wood -- per Code 14-60 (6)(j)(4).
6. This project will be evaluated as a 'health club' which requires 10 spaces plus 1 for every 200 square feet. (89 spaces). Staff supports the 82 spaces shown on the plan because additional land is available on site for expansion to the east. A condition of the project will permit the City to order in additional parking if on-site parking is not adequate in the future.
7. To reduce pavement, recommend that the parking stall width be reduced from 10-feet wide down to 8.5-feet or 9-feet for 98% of the stalls, and 2% of the stalls should be 12-feet wide for ADA access stalls. Stall depth for all stalls can be reduced from 20-feet deep to 18.5-feet deep, per Code 14.55. The 24-foot driveline is correct.
8. To break up the mass of the rear wall, visible to Southbridge Road, add two or more brick columns, similar to those shown on the corners and front of the building.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Site Plan request for a new building with parking lot and dumpster location, subject to the conditions identified by staff.

For Site Plan Requests, the Plan Commission either approves or denies the project, and any conditions of approval are resolved between the petitioner and staff. This site plan is not reviewed by Common Council.

4.b

Packet Pg. 23



CITY OF DE PERE

**APPLICATION FOR
SITE PLAN REVIEW**

**CITY OF DE PERE
RECEIVED
MAR 13 2017
PLANNING DEPT.**

Fee: \$ 305.00

Receipt #: 00120073

Date: 14 Mar 2017

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 and Associates, LLP	Authorized Representative Steve Bieda	Title Professional Land Surveyor	
Mailing Address 400 Security Blvd	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) 920.434.9672	

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

Name (Ind. Org. or Entity) City of DePere to CMR, LLC	Contact Person Mark Soderlund	Title	
Mailing Address 1151 Crooks St	City Green Bay	State WI	ZIP Code 54301
Email Address sodie5141@gmail.com	Phone Number (incl. area code) 920.336.4980	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1463 Red Maple Rd	Parcel No. WD-L179-3-1, WD-179-4
--	-------------------------------------

SECTION 4: Project Information

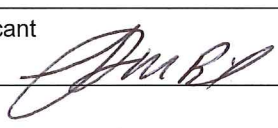
Existing Zoning:	I3		
Present Use of Parcel:	vacant land		
Proposed Use of Parcel:	Indoor Recreation Facility		
Estimated Start Date:		Estimated Completion Date:	

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.

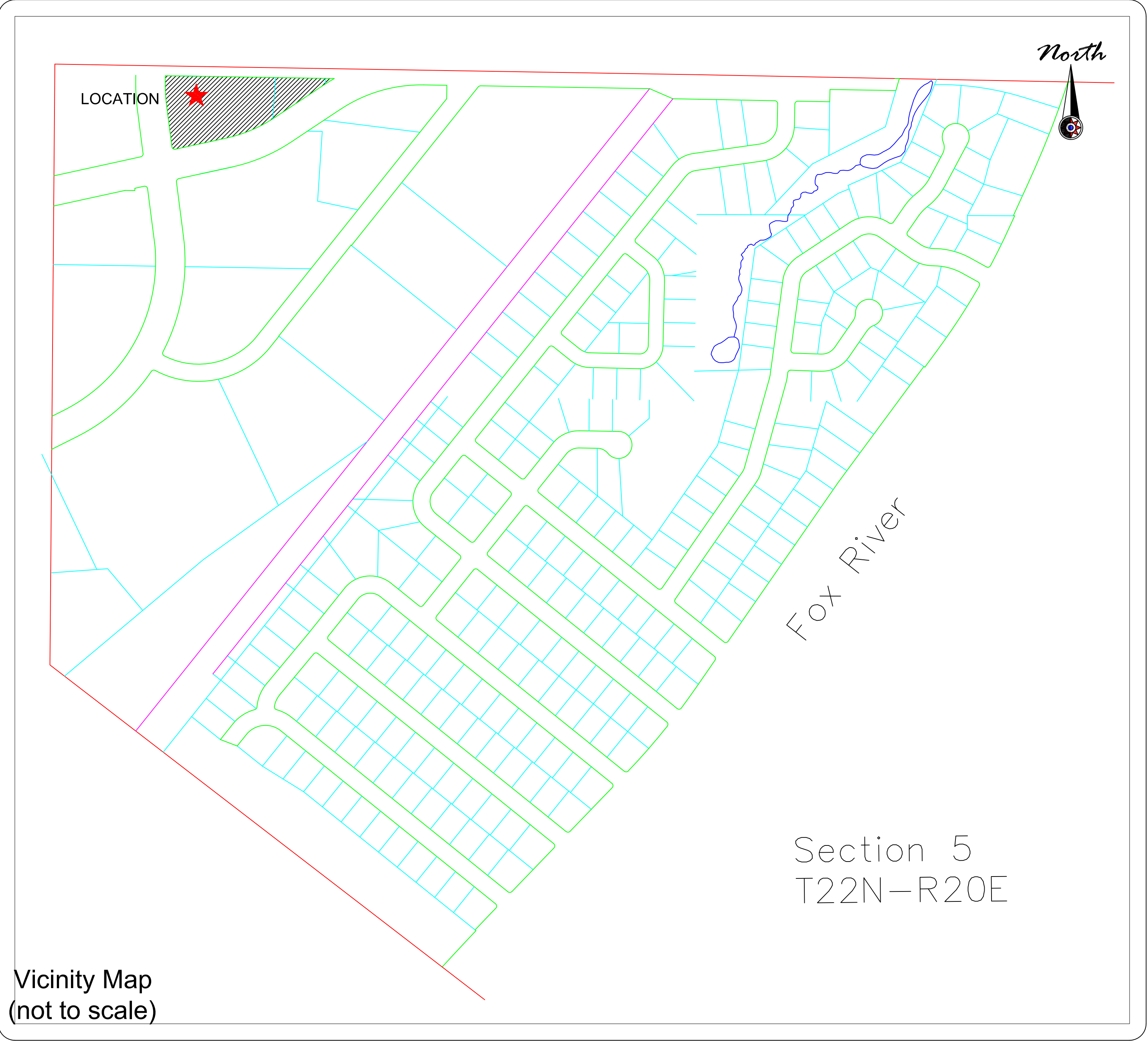
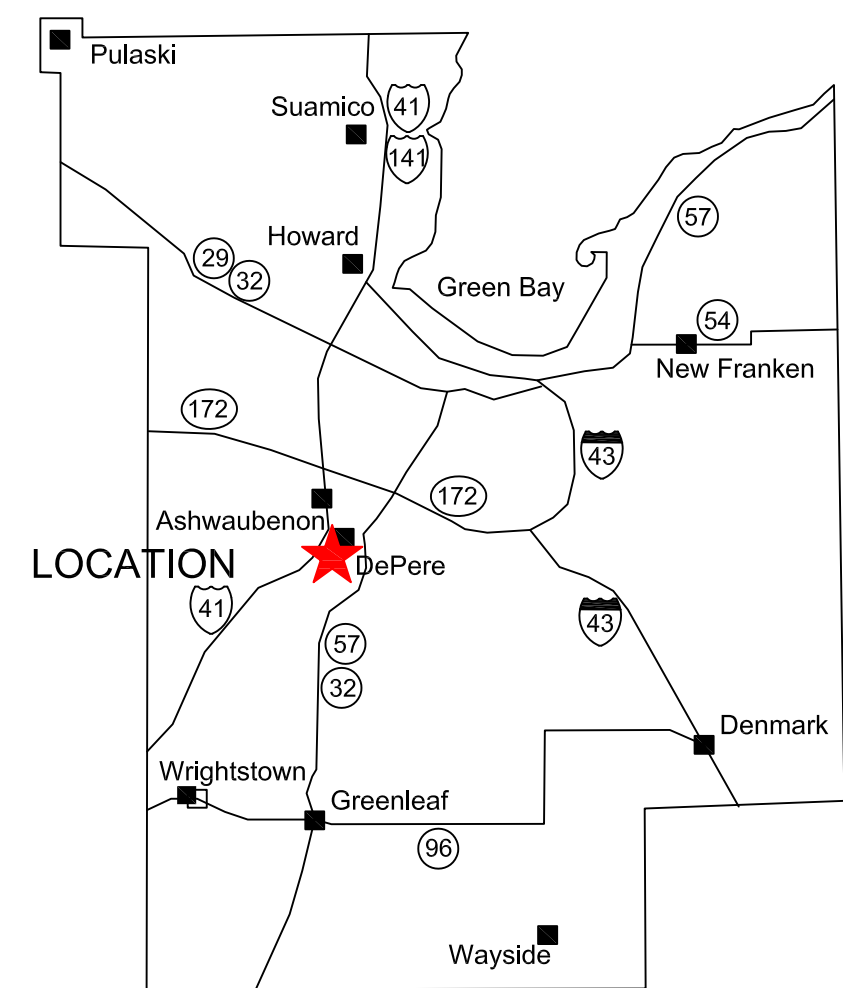
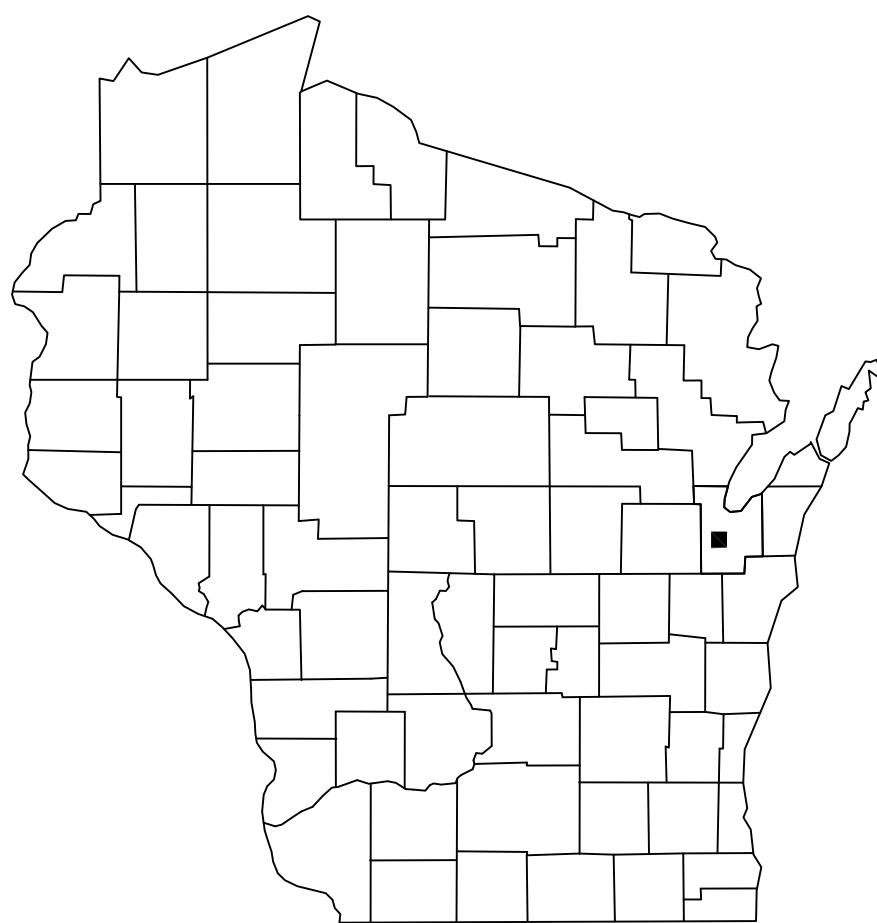
Name of Owner/Authorized Representative (please print) Steven M. Bieda	Title Professional Land Surveyor	Phone Number 920.434.9670
Signature of Applicant 		Date Signed March 13, 2017

TO BE COMPLETED BY CITY STAFF

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

Battlehouse-Warrior Jungle Project

City of De Pere



Project Information

Owner(s):	City of De Pere to CMR, LLC
Project Name:	Battle House Warror Jungle
Project Description:	Indoor recreational building housing related companies, including a laser tag facility, a "Ninja-Warrior" style course, and dairy bar concession facility.
Project Address:	Southeast Corner of Red Maple Rd and American Blvd

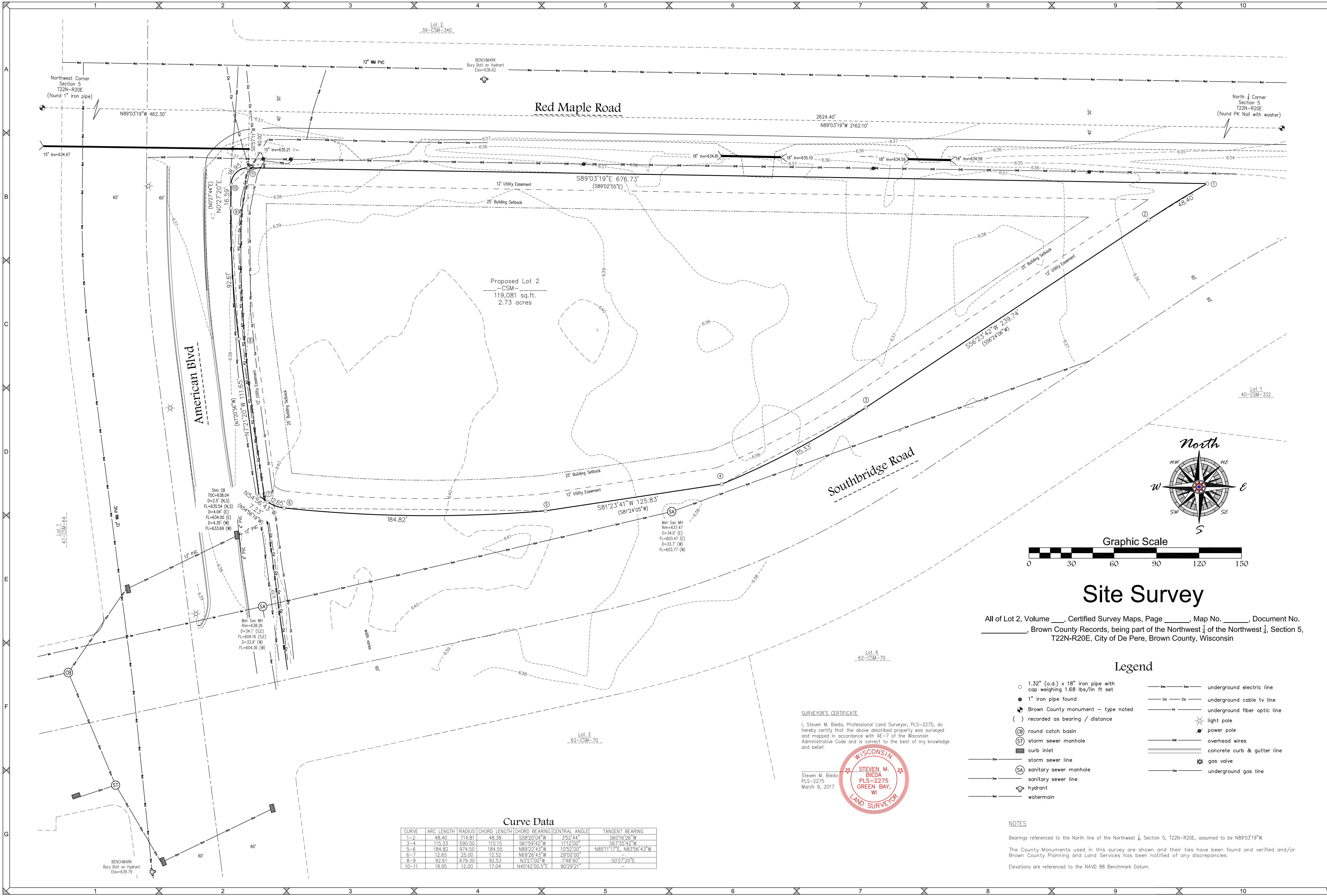
Contact Information

Developer:	CMR, LLC Contact: Mark Soderlund 1151 Crooks Street Green Bay, WI 54301 (920)336-4980
Engineer:	Mau & Associates, LLP Contact: Tonya Wagner, P.E. 400 Security Boulevard Green Bay, WI 54313 (920) 434-9670
Architect:	Lloyd Carpenter Architect, LLC Contact: Lloyd Carpenter 2663 Maple Hills Dr Green Bay, WI 54313 (920)434-0753

Sheet Index:
1 Title Sheet
2 Existing Site Plan
3 Site Plan Layout
4 Lighting and Refuse Plans
5 Parking and Sign Plans
6 Landscaping Plan
7 Building Elevations

SITE STATISTICS
SITE AREA - 119,084 SF
BUILDING 17,152 SF (14.4%)
OPEN SPACE x SF (x%)
FLOOR AREA RATIO SF 20,619 SF G.F.A.
81,162 SF B.L.A. =(25.4%)

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672



SCALE
1"=30'

DRAWN BY
JMB

TAX PARCEL NO. WD-L793-1, WD-L794

Site Survey

File: F:\1015-28\SiteSurvey\030817.dwg Data File: F:\1015.txt Filework Completed: 03/08/2017

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

First Choice Builders
CMR, LLC

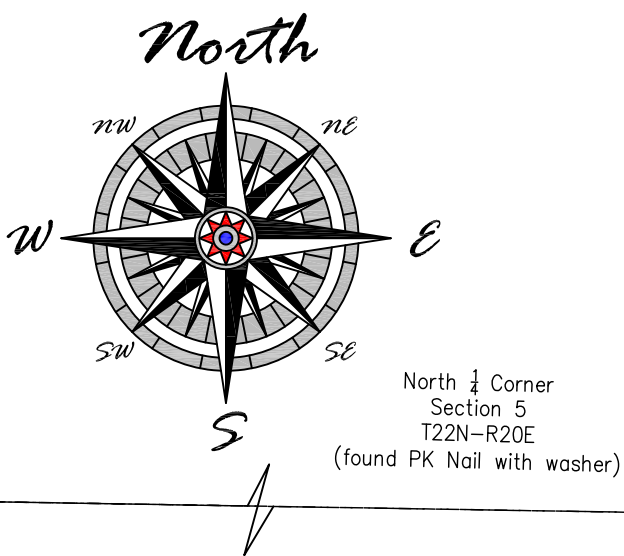
PROJECT NO.
F-11015

SHEET NO.
2 of 5

DRAWING NO.
S-2753

Site Plan Layout

All of Lot 2, Volume ____, Certified Survey Maps, Page ____, Map No. ____, Document No. ____, Brown County Records, being part of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 5, T22N-R20E, City of De Pere, Brown County, Wisconsin



SCALE
1"=30'

DRAWN BY
JEL

TAX PARCEL NO. WDL-1793-1, WDL-1794, WDL-1795-1

Proposed
Site Plan

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

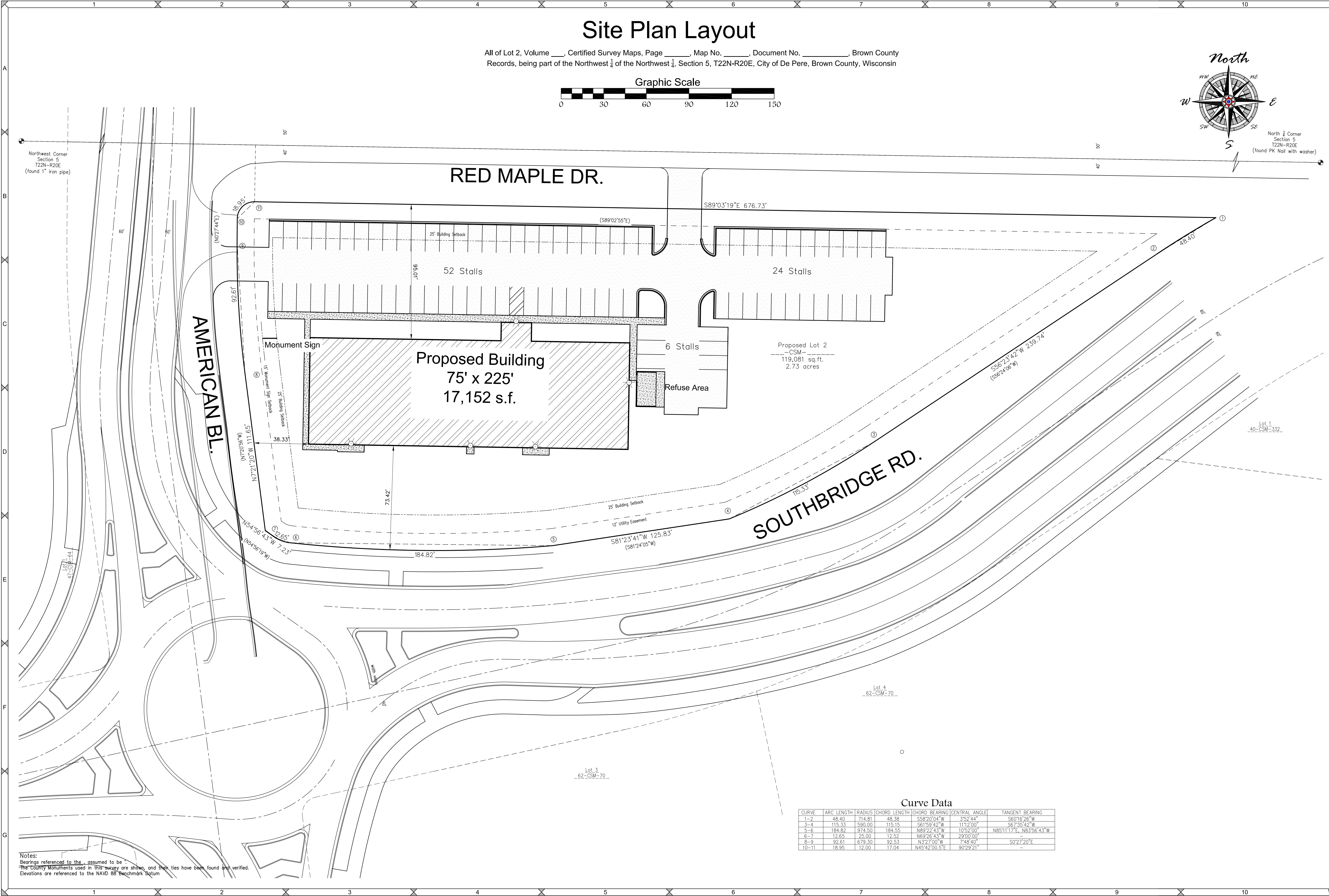
CMR, LLC

PROJECT NO.
F-11015-2

SHEET NO.
3 of 5

DRAWING NO.
S-2755

Attachment: Site Plan - Preliminary - 13 Mar 2017 (5683 : Recommendation regarding a Site Plan for a new building and parking lot for an indoor recreational b)



Curve Data						
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1-2	48.40	714.81	48.38	S58°20'04" W	3°52'44"	S60°16'26" W
3-4	115.33	590.00	115.15	S81°59'42" W	11°12'00"	S67°35'42" W
5-6	184.82	974.50	184.55	N89°22'43" W	10°32'00"	N85°11'17" E, N83°36'43" W
6-7	12.65	25.00	12.52	N69°26'43" W	29°00'00"	-
8-9	92.61	679.30	92.53	N32°27'00" W	7°48'40"	S02°27'20" E
10-11	18.95	12.00	17.04	N45°42'00.5" E	90°29'21"	-

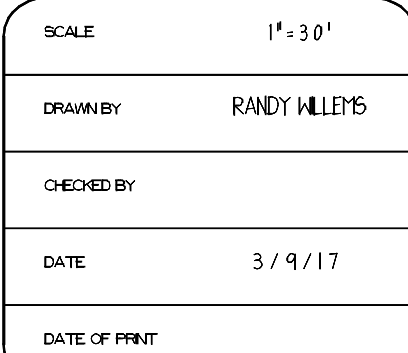
Notes:
Bearings referenced to the assumed to be
The County Monuments used in this survey are shown, and their ties have been found and verified.
Elevations are referenced to the NAVD 88 Benchmark Datum

Attachment: Site Plan - Preliminary - 13 Mar 2017 (5683 : Recommendation regarding a Site Plan for a new building and parking lot for an indoor recreational b)

No.	Date	Description
REVISIONS		

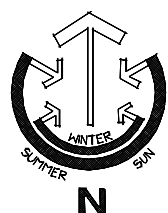
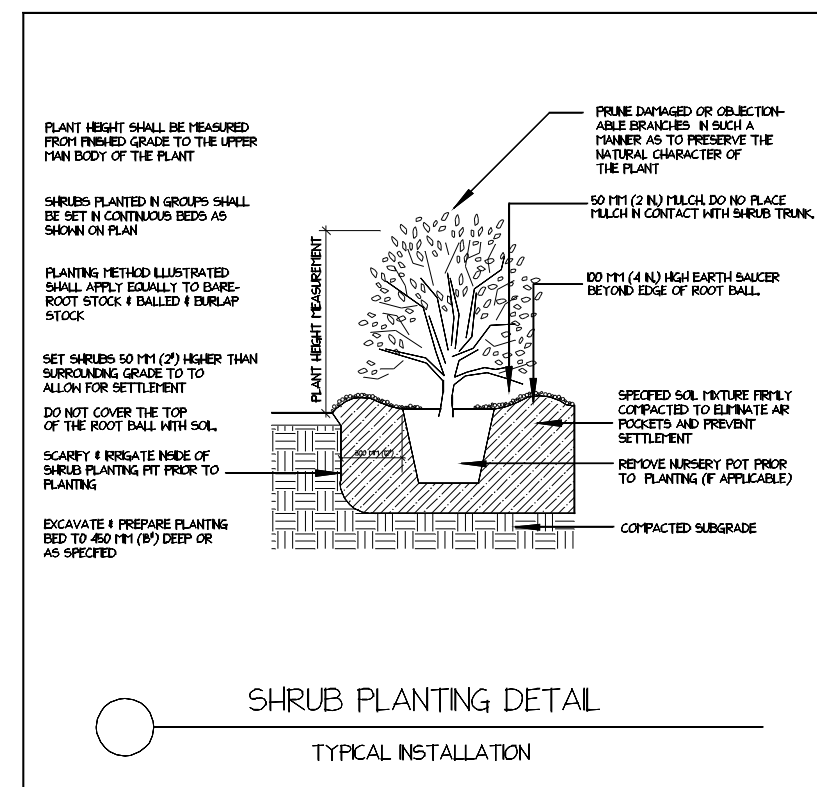
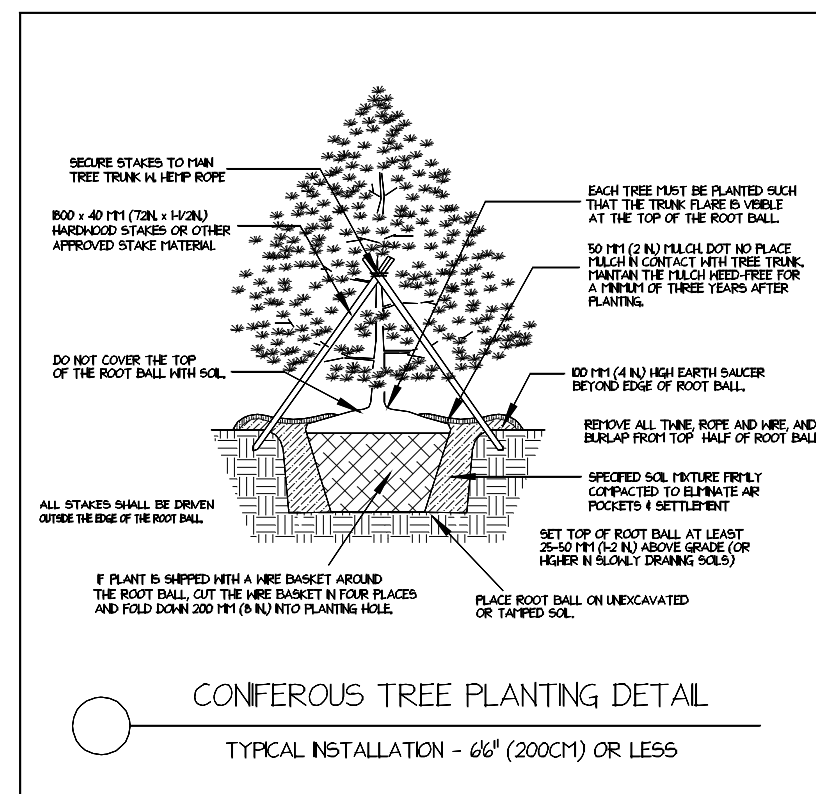
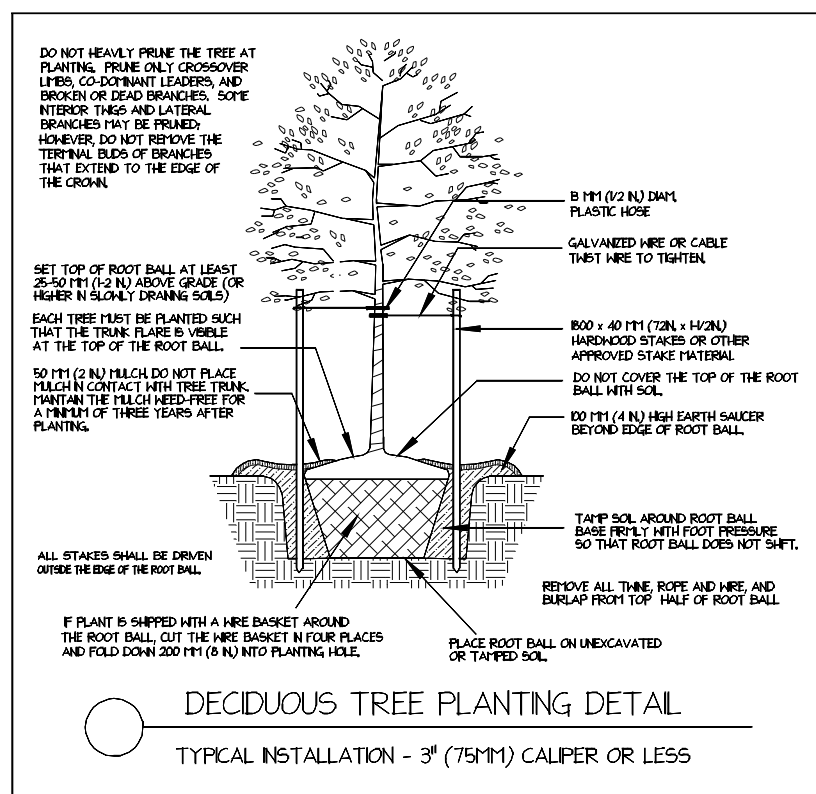
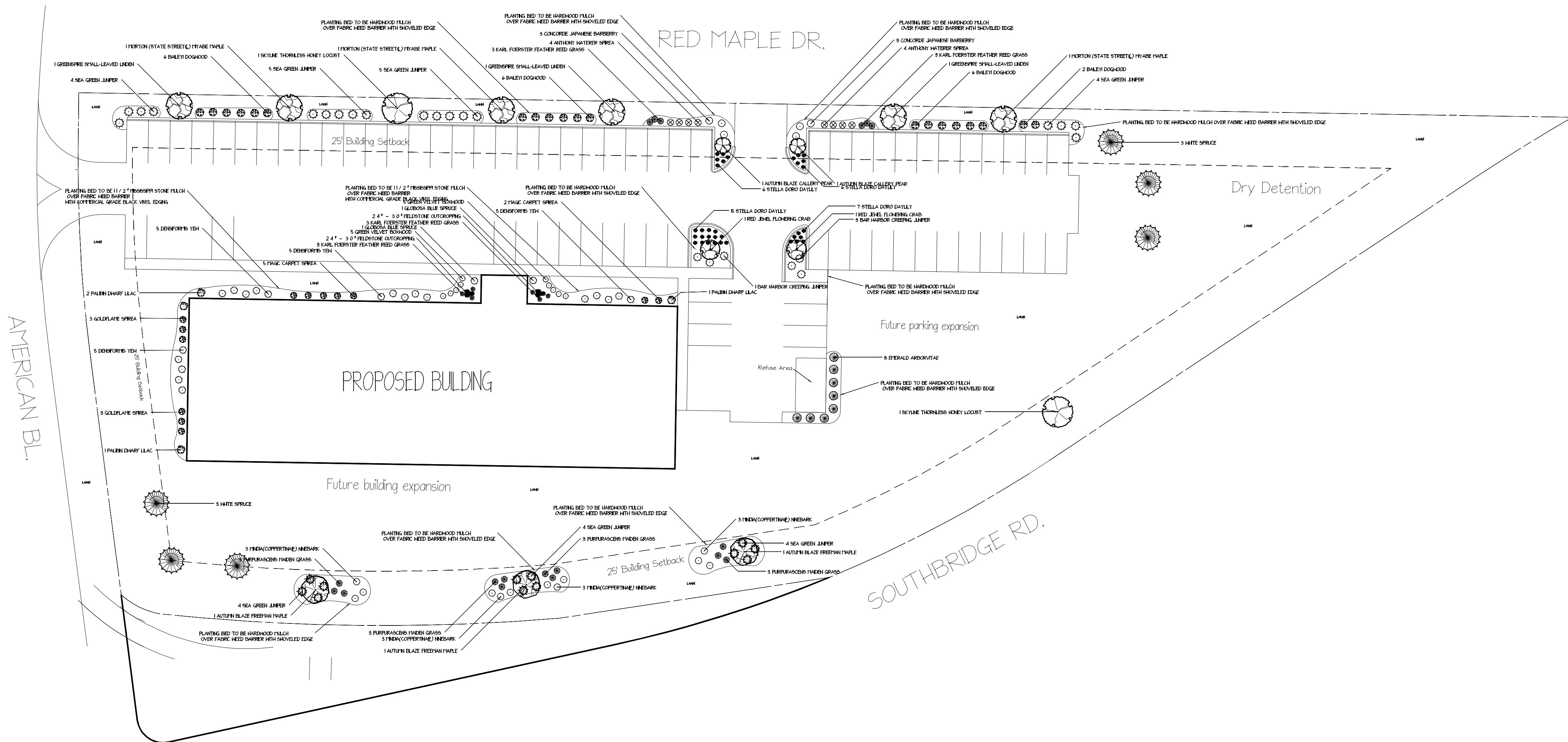
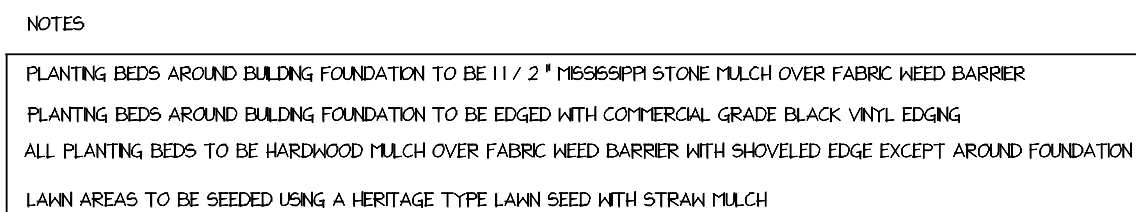
WEST DEPERE,
WISCONSIN

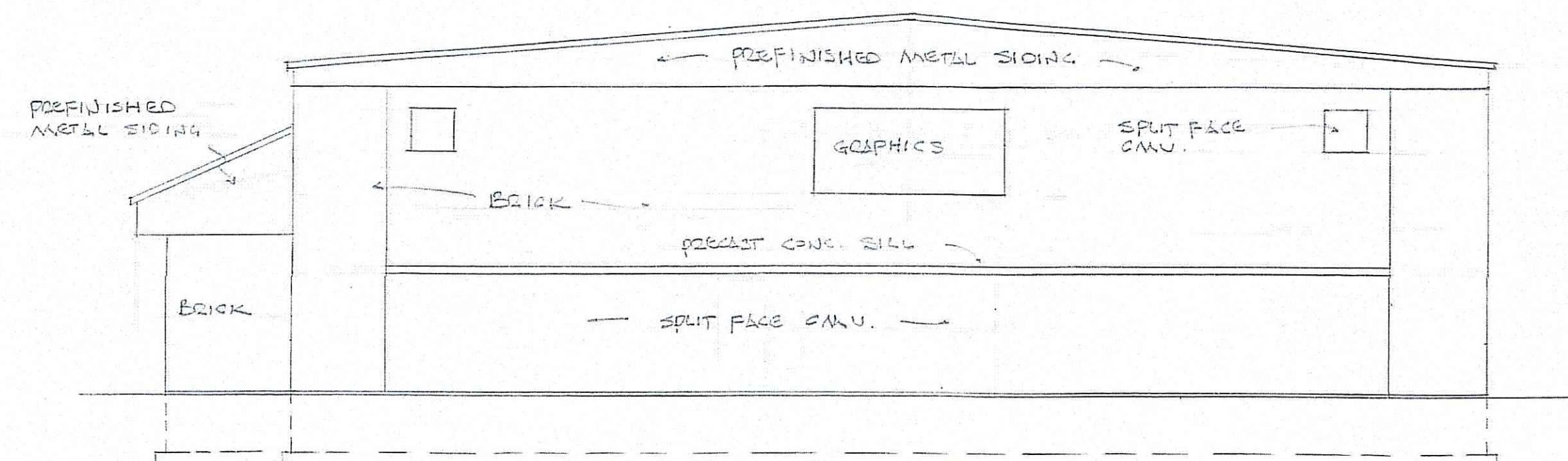
LANDSCAPE PLAN



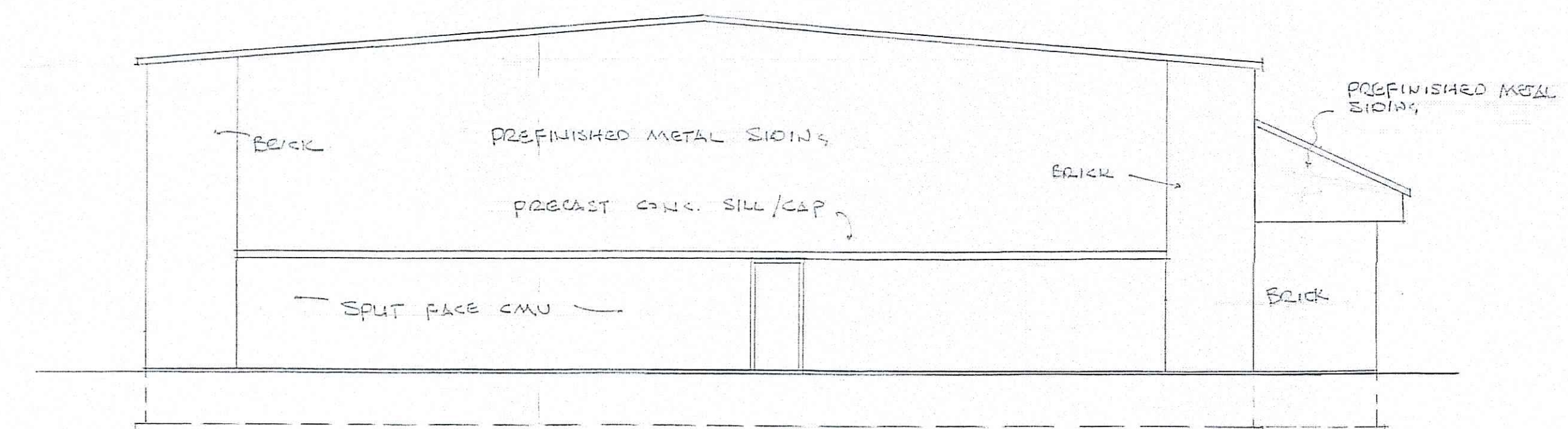
SHEET NO.

Tree	Botanical Name	Common Name	Size/Condition
1	Acer x freemontii 'Jefferson'	AUTUMN BAZE FREEMONT MAPLE	2 1/2' - 3'
3	Acer michauxii (Horton State)	MORTON (STATE STREET) MAPLE	2 - 2 1/2'
4	Gleditsia triacanthos (E. Hornbe 'Skyline')	SPINY THORNLESS YUCCA LOCUST	2 - 2 1/2' MB
5	Thuja occidentalis 'Green Gem'	GREEN GEM PLUMBING CRAB	2 - 2 1/2' MB
6	Pinus caryinosa 'Autumn Blaze'	AUTUMN BLAZE CALLERY PINE	6' - 7 1/2' MB
8	Rosa glauca	WHITE SPRUCE	9' - 14'
9	Tilia cordata	GREENBARK WHITE-LEAVED LINEN	2 - 2 1/2' MB
10	Thuja occidentalis 'Smaragd'	SHEPARD ARBORVITAE	8' - 10'
Shrubs			
17	David's Yellow Tree	GREEN VELVET BOWWOOD	18' - 20' potted
18	Berberis thunbergii 'Concord'	CONCORD YEW BERRY BARBERSRY	18' - 20' potted
20	Cornus stolonifera 'Babington'	BALENT DOGWOOD	24' - 30' potted
30	Juniperus chinensis 'Sea Green'	SEA GREEN JUNIPER	24' - 30' potted
31	Physocarpus opulifolius 'Green Carpet'	GREEN CARPET PEAHAWK NINEBARK	24' - 30' potted
32	Picea pungens 'Glauca'	GLAUCOSA BLUE SPRUCE	24' - 30' MB
33	Spirea japonica 'Hortensia Waterer'	ANTHONY WATERER SPIREA	48" potted
34	Spirea japonica 'Goldflame'	GOLDEN SPIREA	48" potted
35	Spirea japonica 'Triple Compact'	TRIPLE COMPACT SPIREA	48" potted
44	Syringa meyeri 'Palmer'	PAULSEN DWARF LILAC	48" potted
50	Taxus canadensis 'Dorland'	DOUGLASS YEW	48" potted
Ornamental Grasses			
2	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1 gpt
3	Hordeichloa tenax 'Purpurea'	PURPURASCENS FEATHER GRASS	1 gpt
Perennials and Annuals			
34	Monarda stellata 'Star of the East'	STELLA DORO DAFFY	1 gpt
Groundcovers			
1	Juniperus horizontalis 'Blue Horizon'	BAR HARBOR CREEPING JUNIPER	5 gpt



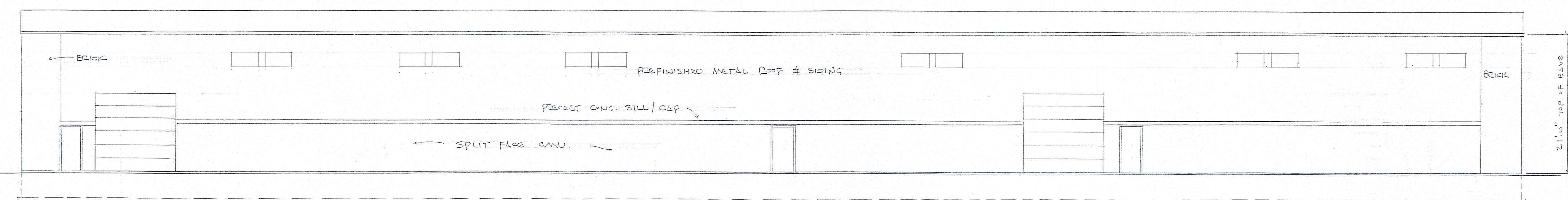


WEST



EAST

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



SOUTH

ELEVATION

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



NORTH

ELEVATION

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

NOTE: ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS, DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE CONSTRUCTION	LLOYD CARPENTER ARCHITECT LLC 2663 Maple Hills Dr., Green Bay, WI 54313 Office: (920) 434-0753 Cell: (920) 655-3829 Carp.arch@gmail.com PROPOSED BUILDING FOR WARRIOR JUNGLE AND BATTLE HOUSE GB, DE PERE, WI.	DATE: _____ FILE: _____ JOB NO. _____
--	---	--

E-WP6 Series

Premium LED Wall Pack - Small
Replaces 100W PSMH

Average Customer Rating



WALL PACKS

Premium | Full Cutoff

- Stylish modern design
- Reduced uplight for control of spill light

Recommended Use

- Security
- Pathways
- Perimeter lighting
- When control of spill light is important

Input Voltage

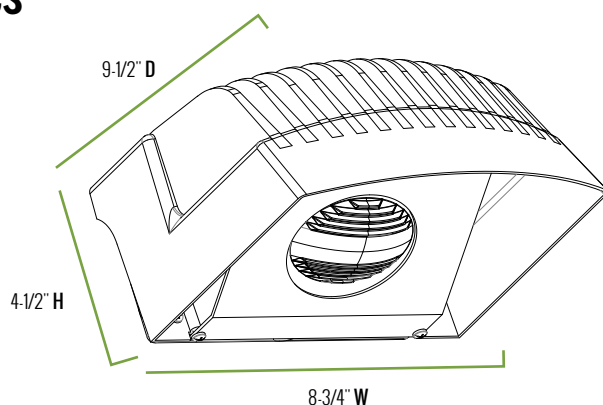
- Universal (120V through 277V Operation)

Certifications



e-conolight® | Making LED easy.

E-WP6 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-1/2" D x 8-3/4" W x 4-1/2" H	7.0 lbs.	8 to 15 feet	1 to 2 times the mounting height

Fixture Specifications

HOUSING	Low-copper, die-cast aluminum housing and lens frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Fixed cutoff glare shield to reduce light pollution Tempered glass lens is thermal, shock & impact resistant Patented lens design delivers true IES Type III distribution
MOUNTING	1/2" threaded conduit entries on two sides and bottom or mount over recessed junction box Die-cast detachable back box for easy mounting

Electrical Performance

OPERATING MINIMUM	LIFESPAN L₇₀ AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 50,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.31A	0.17A	0.15A	0.14A

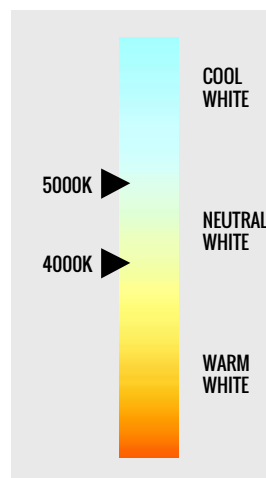
Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	Yes	---

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WP6L03CZ	3350 Lumens	Cool White (5000K)	36W	≥ 70 CRI	100W PSMH
E-WP6L03NZ	3350 Lumens	Neutral White (4000K)	36W	≥ 70 CRI	100W PSMH

CORRELATED COLOR TEMPERATURE (CCT)



Due to continuous product improvement, information in this document is subject to change.

Revision Date: 12/20/16

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

E-WP6 Series

Accessories



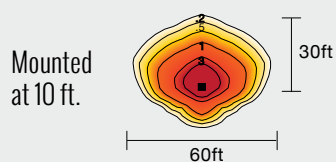
Photocell - Button, 120V/208V/240V/277V

SKU: **E-ACP1** (120V)

E-ACP2 (208V/240V/277V)

USE: Photocell is field installed.
Drilling of the back box in the field is required.

Photometric Diagrams



All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

WALL PACKS

Due to continuous product improvement, information in this document is subject to change.

Revision Date: 12/20/16

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

e-conolight®

Packet Pg. 33

Attachment: Site Plan Lighting - Preliminary - 13 Mar 2017 (5683 : Recommendation regarding a Site Plan for a new building and parking lot for

City of De Pere, Wisconsin

**Request For Plan Commission Action**

MEETING DATE: April 3, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding a Site Plan for two building additions and a realigned driveway with parking lot alteration for De Pere Cabinet at 1745 E. Matthew Drive in De Pere (Parcels WD-D0048-2, WD-264-D-521). Submitted by Bayland Buildings INC.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 1745 E Matthew DR (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY - 24 Mar 2017 (PDF)

- Item 5: Recommendation regarding a Site Plan for two building additions and a realigned driveway with parking lot alteration for De Pere Cabinet at 1745 E. Matthew Drive in De Pere (Parcels WD-D0048-2, WD-264-D-521). Submitted by Bayland Buildings INC.

SITE MAP



REQUESTED ACTION:	Site Plan approval. Two building additions and a realigned driveway with parking lot alteration.
COMMON DESCRIPTION:	1745 E. Matthew Drive, located south from the E. Matthew drive and Scheuring Road intersection.
PARCEL NUMBERS:	WD-D0048-2, WD-264-D-521
EXISTING ZONING:	I-B-2 (Industrial Business-2 District)
PROPOSED ZONING:	None.

SURROUNDING LAND USES: Industrial and business uses to north, south, east and west.

COMPREHENSIVE PLAN: Business park to north south, east, and west.

APPLICANT NAME: David O'Brien, Authorized Representative
Bayland Buildings INC
PO BOX 13571
Green Bay, WI 54307

SITE HISTORY: The vacant property was originally sold to the property owners for industrial development in 1991. An expansion occurred in 2012 on the west side of the building. Parking lot modifications were approved in 2016, in anticipation of the building additions that are part of this site plan review.

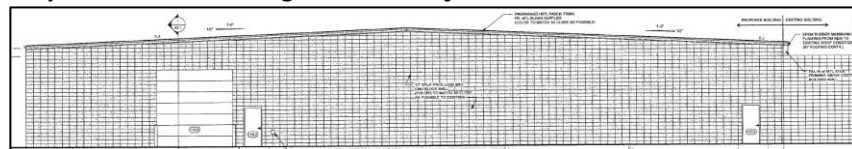
The footprints for the proposed building additions were included in the 2016 site plan that was reviewed by Plan Commission, but it was clearly identified at that time that the building additions were not part of the 2016 approval.

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 site plan proposes two building additions and a revised driveway connection to E. Matthew Drive.

The proposed building addition on the west side of the site is 8,029 square feet in size. The west façade, facing E. Matthew Drive, is a split face CMU block wall. A fire department lock box is attached to that wall. The north façade, facing the side-yard, includes vertical metal paneling.

Proposed West Building Addition Façade on E. Matthew Drive

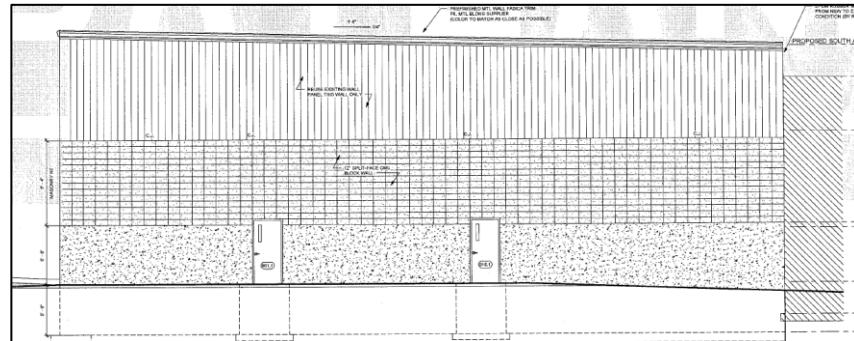


Existing West Building Façade on E. Matthew Drive



The proposed building addition on the east side of the site is 19,190 square feet in size. The east façade, facing Suburban Drive and visible from the street, is proposed to be concrete, split face block, and an architectural panel that is being reused to match the original building that the new building is being attached to. This expansion will replace an existing, predominantly metal siding façade. The existing façade includes awning signage. If new wall signage is proposed, a separate sign permit is required. Colors are proposed to match the existing building.

Proposed southeast Building Addition Façade on Suburban Drive



Existing South Building Façade on Suburban Drive

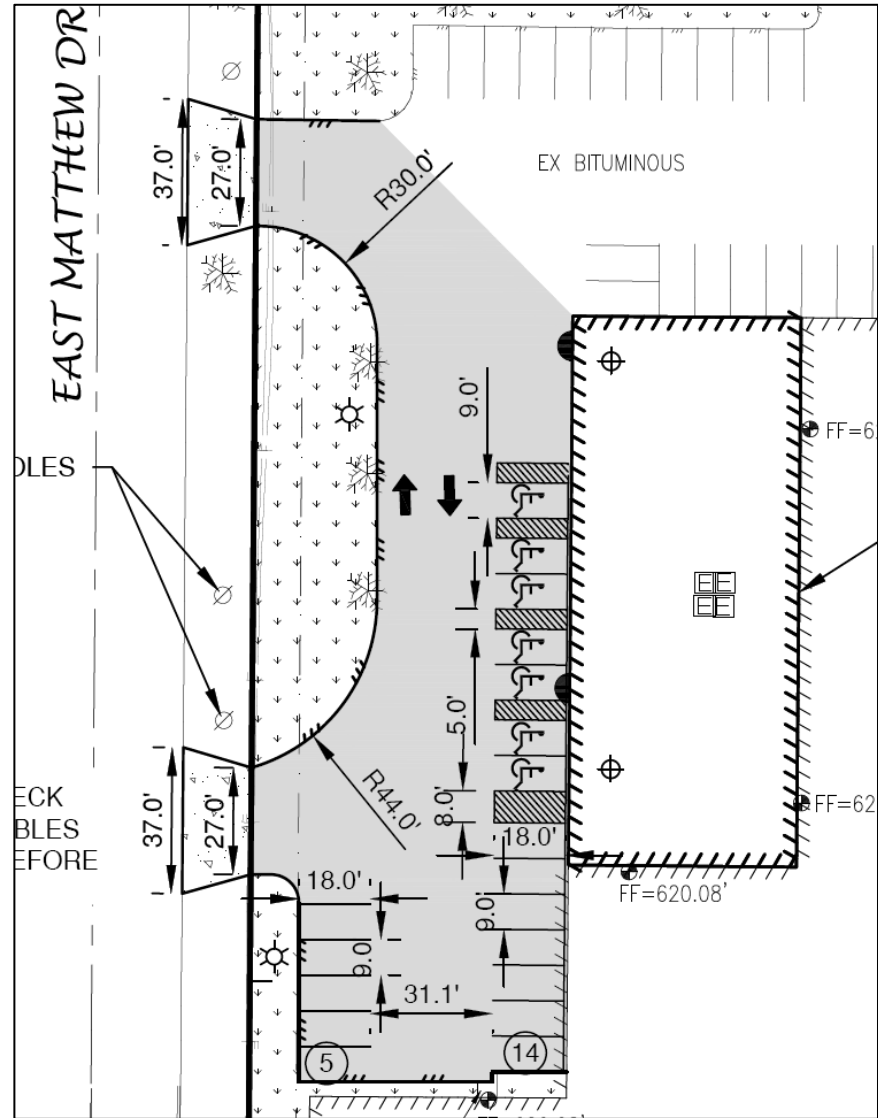


The driveway and parking lot realignment occurs on the west side of the site, along E. Matthew Drive. The 15 stalls near the street are being relocated eastward and southward to become nineteen parking stalls. Originally there were two handicap accessible stalls and the proposed change represents nine handicap accessible stalls.

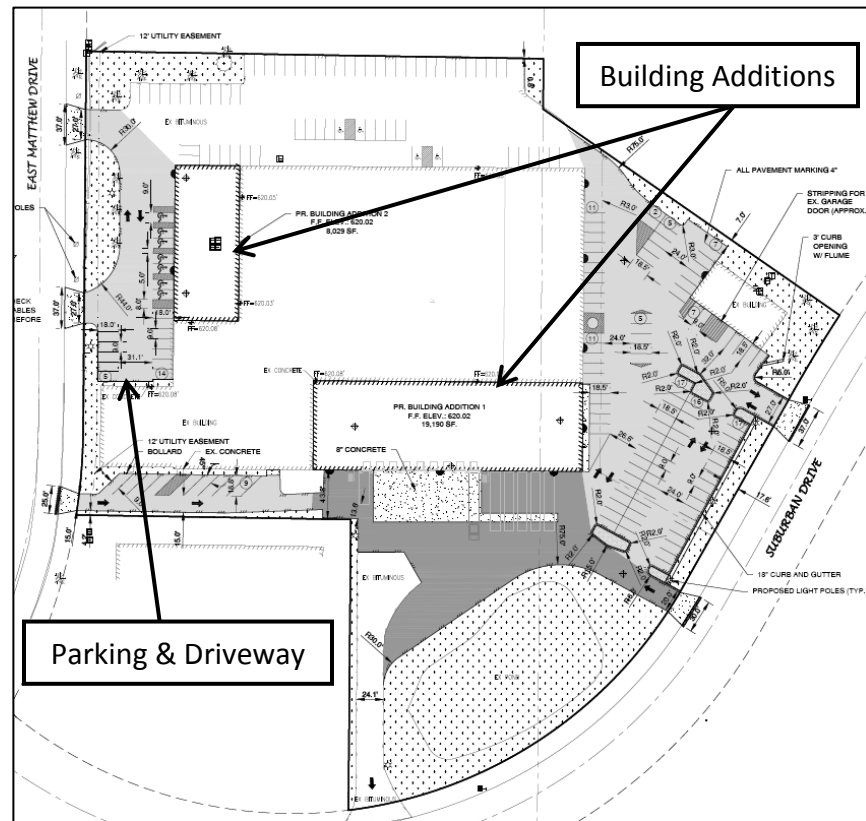
Stall width can be decreased from 9-feet wide to 8.5 feet wide to save pavement area. The drive lane width can be reduced from 31.1-feet to 24-feet wide.

Due to the relocated drive lane connecting to E. Matthew Drive, one of the trees must be replaced or located. It is strongly recommended that the relocated tree be placed in such a way to better screen the bay door on the building from the street.

Realigned Parking and Driveway



Existing Site with Proposed Buildings and Driveway



As designed, when the site plan was laid out in 2016 with the concept building additions, the overall project required 108 parking spaces per Code. The 2016 site plan identified 190 spaces when the parking lots were expanded and the present (year 2017) site plan added three additional stalls for a total of 193 parking spaces. The parking code requirement of 1 stall per 1,000 square feet (*or for each 2 employees, whichever is greater*), per Code 14-56(3)(b)(2), has been met.

The following staff comments are conditions that need to be met, per interdepartmental City staff review.

STAFF COMMENTS:

Engineering:

1. Provide a map of the critical route for flow off the site during construction to correspond with the WDNR Soil Loss & Sediment Discharge Calculation Tool.
2. A maintenance agreement will be required for the final storm water management facility. This will be provided by the City. After signed by the owner, the City will record.
3. The parking at proposed building addition #2 and the loading docks at proposed building addition #1 contradict previous site plans. Furthermore, the parking layouts previously mentioned are different on page 3 from the remainder of the plans.
4. Loading docks shown on page 3 conflict with traffic flow for one way entrance off of East Matthew Drive.

5. Please provide lighting plan with photometric information for newly located exterior lights.
6. Water service that was live tapped off of Suburban Drive will need to be removed and abandoned. A plug will need to be installed at the tapping T on the main.
7. Additional comments may be provided due to updates from these comments.

Fire:

1. Contact the fire chief for site plan comments prior to obtaining permits.

Forestry:

1. No planting diagram has been given. Any diagram needs to include WDNR recommendations. Notes written on plan are outdated and need to be updated to meet the city landscaping requirements as well as the referenced WDNR recommendations.

Health:

1. Noticed on page 14 of blueprints a vending area present. Many facilities in industrial parks have been contracting with vending companies which install refrigerators with food for employees to purchase. If install refrigerator (micro market concept), the vending company shall obtain a health license before operating. Notify De Pere Cabinet representative/general contractor manager of Bayland Buildings to provide vending machine company representative to contact the health department if installing refrigerator for micromarket concept versus traditional vending machine concept. If installing traditional vending machine concept, vending company shall notify Wisconsin Department of Agriculture, Trade, & Consumer Protection, Division of Food Safety & Recreational Licensing in order to obtain vending machine permits per machine and provide vending machine installation location.

Building & Planning:

1. Landscaping tree(s) should be placed in such a way to screen the bay door on the west side of the building from the street.
2. Where is the dumpster facility located? Is it inside the building? If dumpster is not in the building, it must be screened per Code requirements.
3. Do the handicap accessible stalls have properly marked routes on the pavement that connects the stalls to the doorways?
4. If new wall signage is proposed, a separate sign permit is required.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Site Plan request for two building expansions and associated parking lot layout modifications for De Pere Cabinet, subject to the conditions identified by staff.

For Site Plan Requests, the Plan Commission either approves or denies the project, and any conditions of approval are resolved between the petitioner and staff. This site plan is not reviewed by Common Council.

	CITY OF DE PERE		Fee: \$ 305.00
	APPLICATION FOR SITE PLAN REVIEW		Receipt #: 0020138
			Date: 15 Mar 2017

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) Bayland Buildings Inc.	Authorized Representative David OBrien	Title	
Mailing Address PO Box 13571	City Green Bay	State Wi	ZIP Code 54307
Email Address dobrien@baylandbuildings.com	Phone Number (incl. area code) (920) 371-6200	Fax Number (incl. area code) (920) 498-9300	

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

Name (Ind. Org. or Entity) DePere Cabinets	Contact Person Dave Gerstner	Title	
Mailing Address 1745 Matthew Drive	City DePere	State Wi	ZIP Code 54115
Email Address dgerstner@deperecabinet.com	Phone Number (incl. area code) (920) 337-2989	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 1745 Matthew Drive	Parcel No. WD-D0048-2 & WD-364-D-521
---	---

SECTION 4: Project Information

Existing Zoning:	I-B-2 Industrial Business 2		
Present Use of Parcel:	DePere Cabinets		
Proposed Use of Parcel:	Same		
Estimated Start Date:	May 1 2017	Estimated Completion Date:	October 1 2017

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.

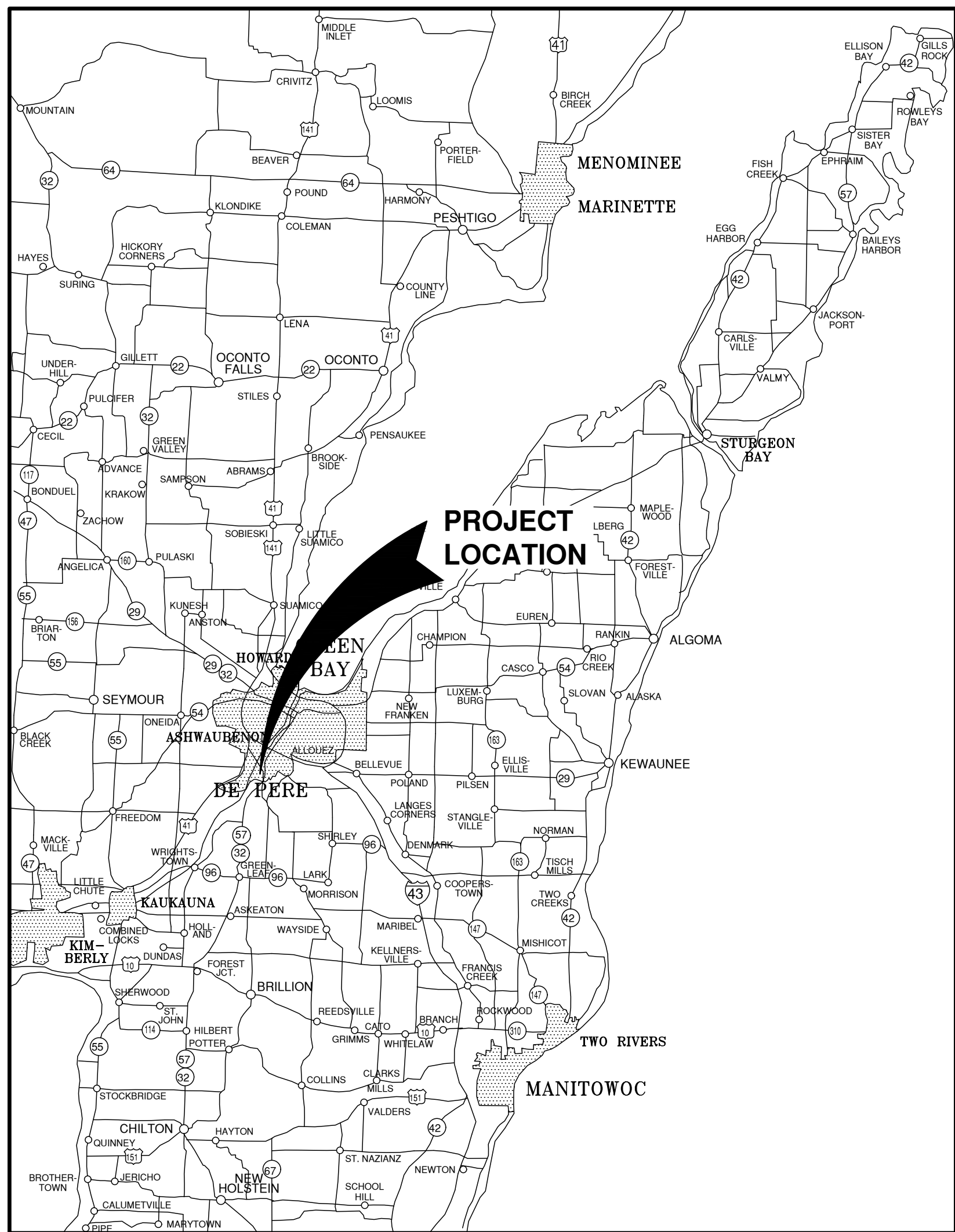
Name of Owner/Authorized Representative (please print) David OBrien	Title	Phone Number (920) 371-6200
Signature of Applicant 		Date Signed 3/14/2017

TO BE COMPLETED BY CITY STAFF

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

DE PERE CABINET EXPANSION FOR BAYLAND BUILDINGS, INC. CITY OF DE PERE, BROWN COUNTY, 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.



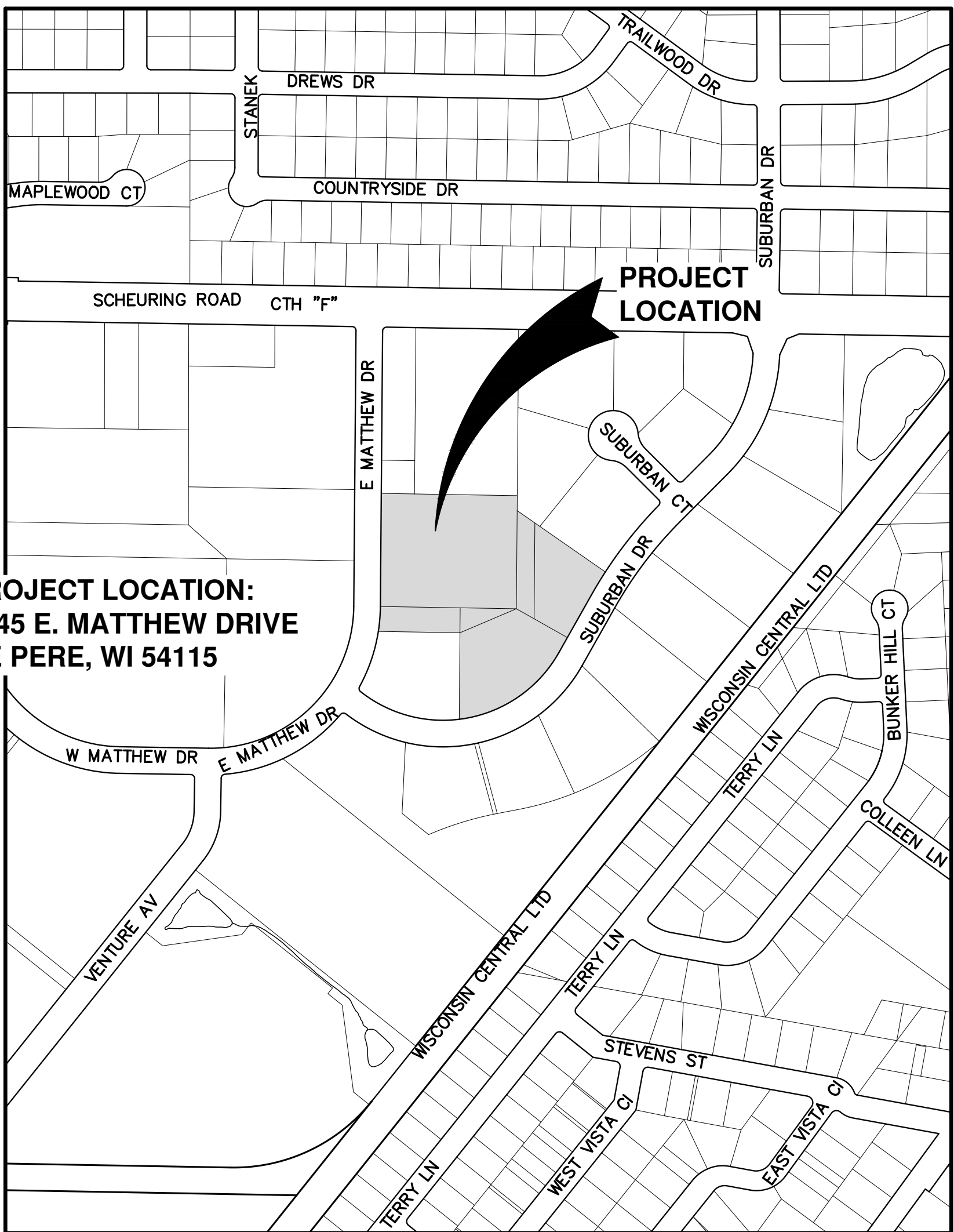
VICINITY MAP

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.

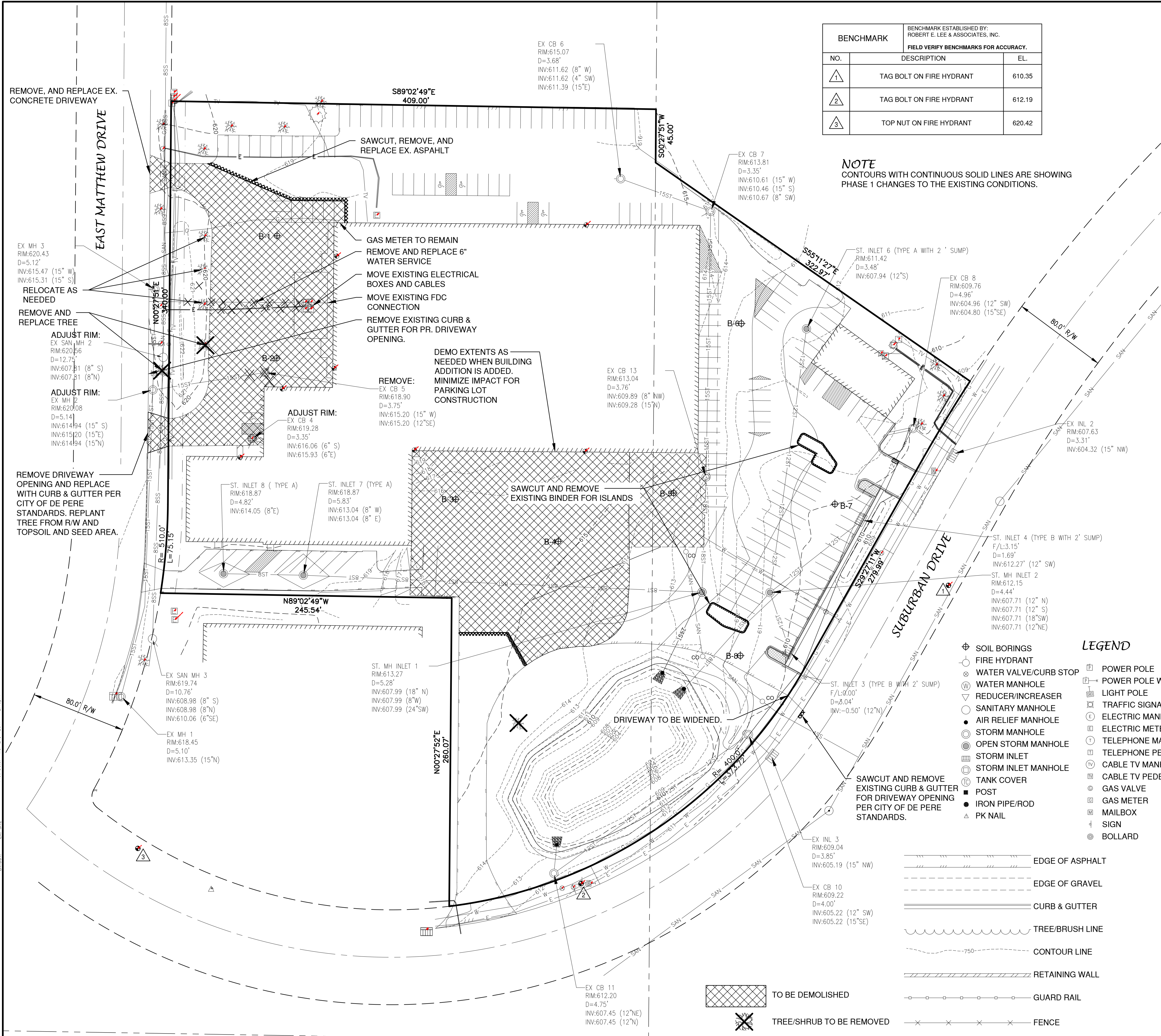
INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	EROSION CONTROL - INLET PROTECTION AND MISCELLANEOUS DETAILS
8	EROSION CONTROL - DITCH CHECK DETAILS
9	EROSION CONTROL - SHEET FLOW DETAILS
10	LANDSCAPING PLAN
11	LIGHTING PLAN



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	DE PERE CABINETS EXPANSION FOR BAYLAND BUILDINGS, INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	DATE	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155 920-662-9641 www.releinc.com Celebrating 60 Years of Excellence	SHEET NO.
								BLT		09/2016		1
								CHECKED		FILE		
								JGS		2035214C		
								DESIGNED		JOB NO.		
								BLT		2035214		



BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.
NO.	DESCRIPTION	EL.
1	TAG BOLT ON FIRE HYDRANT	610.35
2	TAG BOLT ON FIRE HYDRANT	612.19
3	TOP NUT ON FIRE HYDRANT	620.42

NOTE
CONTOURS WITH CONTINUOUS SOLID LINES ARE SHOWING
PHASE 1 CHANGES TO THE EXISTING CONDITIONS.

OWNER INFORMATION:

DE PERE CABINETS
1745 E. MATTHEW DR.
DE PERE, WI 54115

(920)337-2989

CONTRACTOR INFORMATION:

BAYLAND BUILDINGS INC.
P.O. BOX 13571
GREEN BAY, WI 54307-3571

(920)498-9300

CONTACT: DAVID O'BRIEN

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF DE PERE, WISCONSIN PUBLIC SERVICE, TIME WARNER CABLE, AND AT&T.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER #20163201485, 20163201429, 20163201413 & DATED 08/11/2016. VISIBLE
OBSERVATION ON 08/24/2016 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

GAS & ELECTRIC:
WISCONSIN PUBLIC
SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307
(800) 797-7434

TELECOMMUNICATIONS:
TIME WARNER CABLE
2580 W. MASON ST.
GREEN BAY, WI 54303
(920) 944-1581

TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301
(920) 433-4147

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

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU
DIG IN WISCONSIN
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

LEGEND

- SOIL BORINGS

FIRE HYDRANT

WATER VALVE/CURB STOP

WATER MANHOLE

REDUCER/INCHREASER

SANITARY MANHOLE

AIR RELIEF MANHOLE

STORM MANHOLE

OPEN STORM MANHOLE

STORM INLET

STORM INLET MANHOLE

TANK COVER

POST

IRON PIPE/ROD

PK NAIL

POWER POLE

POWER POLE W/GUY WIRE

LIGHT POLE

TRAFFIC SIGNAL POLE

ELECTRIC MANHOLE

ELECTRIC METER

TELEPHONE MANHOLE

TELEPHONE PEDESTAL

CABLE TV MANHOLE

CABLE TV PEDESTAL

GAS VALVE

GAS METER

MAILBOX

SIGN

BOLLARD
- EDGE OF ASPHALT

EDGE OF GRAVEL

CURB & GUTTER

TREE/BRUSH LINE

CONTOUR LINE

RETAINING WALL

GUARD RAIL

FENCE

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.

- 8SS

4FM

10ST

6W

G

OT

T

OE

E

OTV

TV

F
- 8SS

4FM

10ST

6W

G

OT

T

OE

E

OTV

TV

F
- SANITARY SEWER (SIZE NOTED)

FORCEMAIN (SIZE NOTED)

STORM SEWER (SIZE NOTED)

WATERMAIN (SIZE NOTED)

GAS LINE

OVERHEAD TELEPHONE LINE

UNDERGROUND TELEPHONE LINE

OVERHEAD ELECTRIC LINE

UNDERGROUND ELECTRIC LINE

OVERHEAD CABLE TV LINE

CABLE TV LINE

FIBER OPTIC LINE

R/W LINE

PROPERTY LINE

EASEMENT LINE

BUILDING SETBACK LINE

SECTION LINE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT
								CHECKED JGS
								DESIGNED BLT

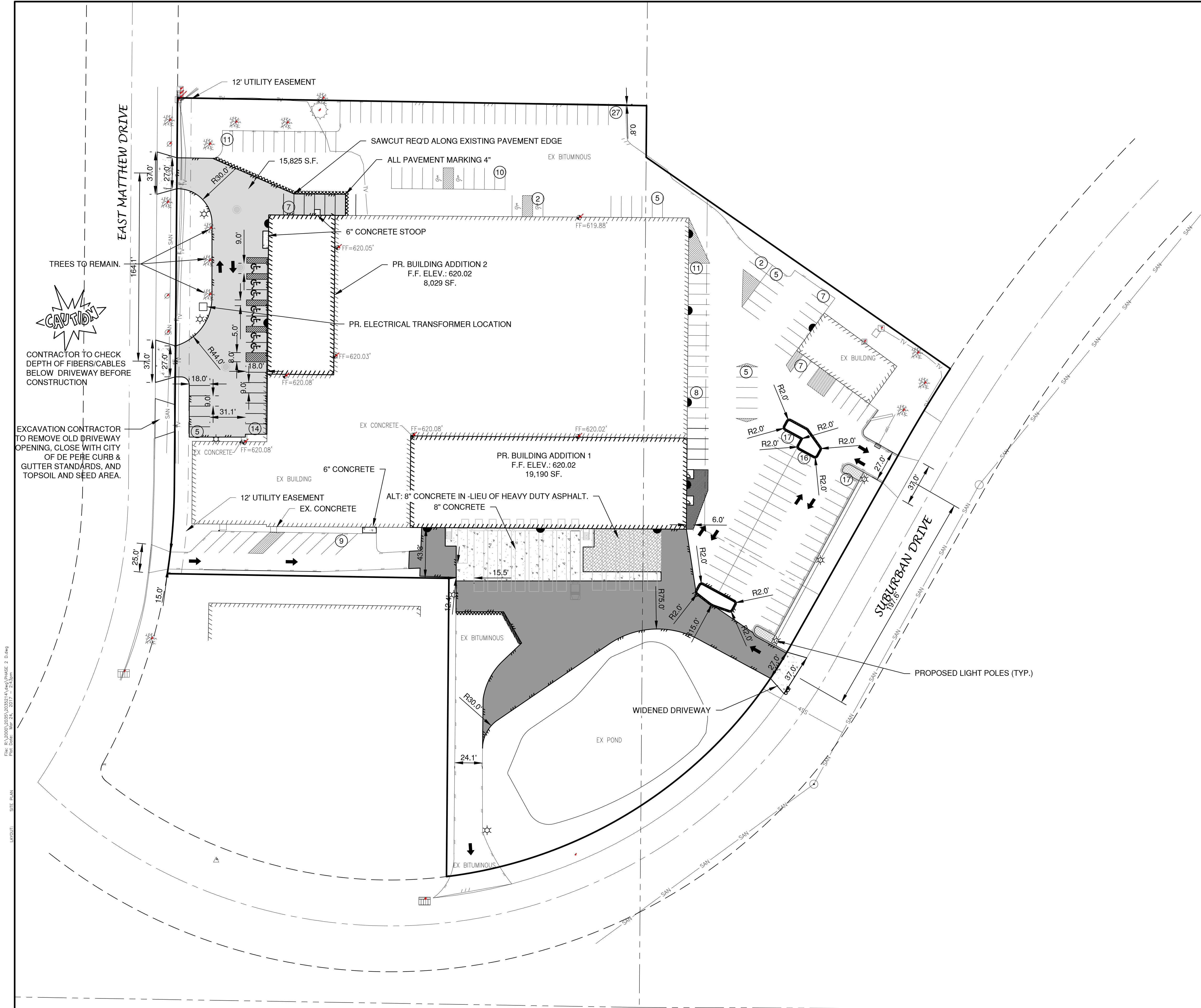
DE PERE CABINETS EXPANSION
FOR BAYLAND BUILDINGS, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 09/2016
FILE 2035214 2017 NEW T
JOB NO. 2035214

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155
920-662-9641 www.releinc.com
Celebrating 60 Years of Excellence

SHEET NO.
2



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
TOTAL PARKING SPACES PROVIDED = 126 PROPOSED 64 EXISTING = 190 STALLS
HANDICAP ACCESSIBLE PARKING SPACES = 6
TOTAL PARKING SPACES REQUIRED = 1 SPACE PER 1000 SF OF BUILDING
= 108,255 SF. / 1,000 SF = 108 SPACES

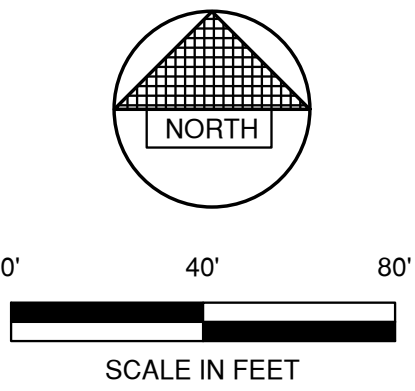
SITE DATA
TOTAL AREA = 6.71 ACRES, 292,226 S.F.
BUILDING AREA = 2.46 ACRES, 107,157 S.F. (36.7%)
SIDEWALK/PARKING LOT AREA = 2.92 ACRES, 127,195 S.F. (43.5%)
GREEN SPACE = 1.33 ACRES, 57,874 S.F. (19.8%)

ZONING
I-B-2 INDUSTRIAL BUSINESS 2

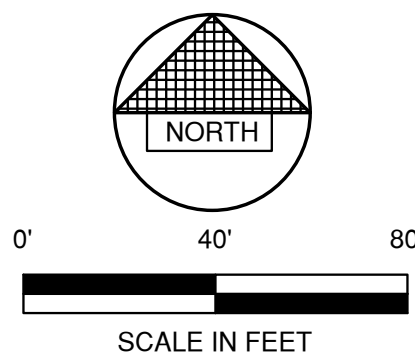
PARCEL NO.
WD-D0048-2 & WD-364-D-521

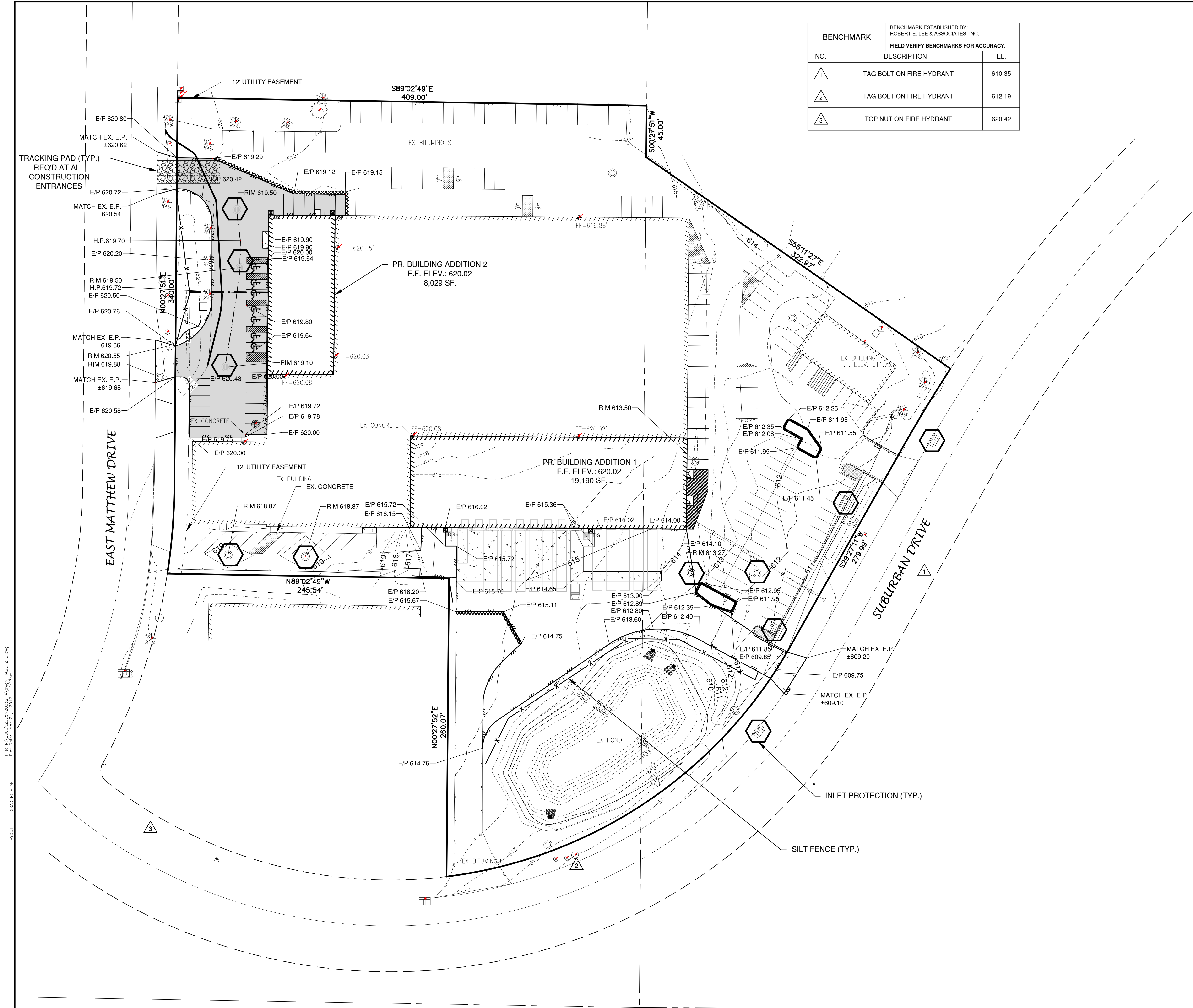
LEGEND

- CONCRETE PAVEMENT
- ALT. BID ITEM (CONCRETE IN PLACE OF ASPHALT)
- ASPHALT PAVEMENT (LIGHT) (48,501 S.F.)
- ASPHALT PAVEMENT (HEAVY) (21,359 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- INDICATES NUMBER OF PARKING STALLS
- LIGHT POLE
- WALL PACK
- *NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT	DE PERE CABINETS EXPANSION FOR BAYLAND BUILDINGS, INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	SITE PLAN	DATE 09/2016	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeeinc.com	SHEET NO. 3
								CHECKED JGS			FILE PHASE 2 D		
								DESIGNED BLT			JOB NO. 2035214		

Packet Pg. 45



BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.
NO.	DESCRIPTION	EL.
1	TAG BOLT ON FIRE HYDRANT	610.35
2	TAG BOLT ON FIRE HYDRANT	612.19
3	TOP NUT ON FIRE HYDRANT	620.42

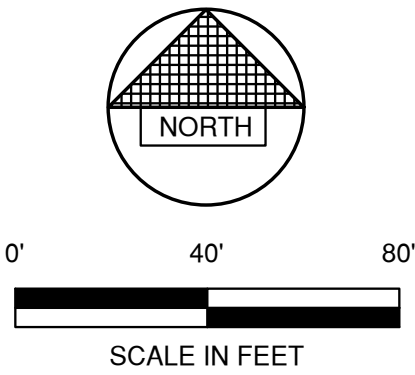
EROSION CONTROL

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

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

LEGEND

- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- - - DRAINAGE DIVIDE
- x SILT FENCE
- Bale Ditch Check BALE DITCH CHECK
- Flow Arrow FLOW ARROW
- Tracking Pad TRACKING PAD
- Inlet Protection INLET PROTECTION



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT	DE PERE CABINETS EXPANSION FOR BAYLAND BUILDINGS, INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	GRADING AND EROSION CONTROL PLAN	DATE 09/2016	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. 5
								CHECKED JGS			FILE PHASE 2 D		
								DESIGNED BLT			JOB NO. 2035214		



NOTE: SURFACE RESTORATION REQUIREMENTS PER THE SPECIFICATIONS.

SOIL CLASS G-1 OR C-3 / C-6 IF REQUIRED PER SPECIFICATIONS

PROPERTY LINE OR EASEMENT LINE 1'-0" MIN.

COMPACTED BACKFILL AS SPECIFIED

SIDE SLOPE TO BE DETERMINED BY SOIL CONDITIONS

1/10 TRENCH HEIGHT OR 12" MIN.

W

W

6" MIN.

PIPE OD

6" MIN.

COMPACTED BEDDING AND COVER SOIL CLASS A-7

INITIAL 3" OF SOIL CLASS A-6 IN WET OR UNSTABLE TRENCH, AS DIRECTED BY THE ENGINEER, WITHOUT EXTRA COST TO OWNER.

4" UNDER-BARREL: (6" FOR BEDROCK EXCAVATION)

W(MAX.)=12"+OD/2
W(MIN.)=6"+OD/2

A circular cross-section diagram of a pavement structure. The diagram is divided into three horizontal layers. The top layer is labeled "8" CONCRETE, AS DIRECTED BY GENERAL CONTRACTOR" and contains several small triangles representing aggregate. The middle layer is labeled "12" OF NO. 3 OR NO. 4 GRADATION" and contains a dense pattern of small dots. The bottom layer is labeled "COMPACTED SUBGRADE" and contains a hatched pattern. Arrows point from the text labels to their respective layers.

1 1/4" BITUMINOUS SURFACE

1 3/4" BITUMINOUS BINDER

12" OF NO. 3 OR NO. 4 GRADATION

GEO-GRID

COMPACTED SUBGRADE

1-1/2" BITUMINOUS SURFACE

2-1/2" BITUMINOUS BINDER

15" OF NO. 3 OR NO. 4 GRADATION

GEO-GRID

COMPACTED SUBGRADE

30" I.D. INLET

FRAME & GRATE AS SPECIFIED

CONCRETE ADJUSTING RINGS AS REQUIRED. (4" MIN. AND 12" MAX. UNLESS OTHERWISE NOTED. ALL ADJUSTING RINGS LESS THAN 4" SHALL BE RUBBER.)

TWO CONTINUOUS STRIPS OF 1/2" JOINT SEAL OR EQUAL BETWEEN ADJUSTING RINGS AT CASTING. COAT OUTSIDE OF ADJUSTING RINGS ONLY WITH SEWER JOINT COMPOUND AND WRAP WITH MIN. 6 MIL POLYETHYLENE.

CONTINUOUS 1-1/4" x 1-1/4" JOINT SEAL OR EQUAL AT EACH JOINT. COAT OUTSIDE OF JOINT WITH SEWER JOINT COMPOUND.

FLEXIBLE PIPE TO MANHOLE CONNECTOR

4" LIP AT CONTRACTOR'S DISCRETION

INTEGRAL BASE

WELDED WIRE FABRIC

8"

24" SUMP DEPTH

PROVIDE MIN. 1-1/2" DEEP KEYWAY AT ALL JOINTS

3 1/2" PRECAST WALLS

Diagram illustrating the construction details of a manhole assembly, showing the connection between precast concrete sections and the manhole casting.

Key components and dimensions shown:

- Two continuous strips of 1/2" joint seal or equal between adjusting rings and casting. Coat outside of adjusting rings only with sewer joint compound and wrap with min. 6 mil polyethylene.**
- Manhole casting & lid as specified.**
- Concrete adjusting rings as required. (4" min. and 12" max. unless otherwise noted. All adjusting rings less than 4" shall be rubber.)**
- Eccentric reducing cone (vertical wall of eccentric cone shall be on downstream side of manhole. This detail shown rotated 90° for clarity.)**
- Continuous 1-1/4" X 1-1/4" joint seal or equal at each joint.**
- Tongue & groove joint required.**
- Flexible pipe to manhole connector required.**
- 8" precast concrete base.**
- Dimensions:**
 - 2'-0" DIA. MIN.
 - 4'-0" DIA.
 - 3'-0"
 - 5'-8" MIN.
- Labels:**
 - PRECAST CONCRETE MANHOLE SECTIONS

Diagram illustrating the cross-section of a curb and gutter assembly. The diagram shows a concrete curb with a 2" R (radius) fillet, a 3/4" /FT. SLOPE, and a 3" MINIMUM COMPACTED GRAVEL CUSHION. Dimensions include a total width of 18", a curb width of 6", and a gutter width of 12". Vertical dimensions show a curb height of 6" and a total depth of 13".

NOTES

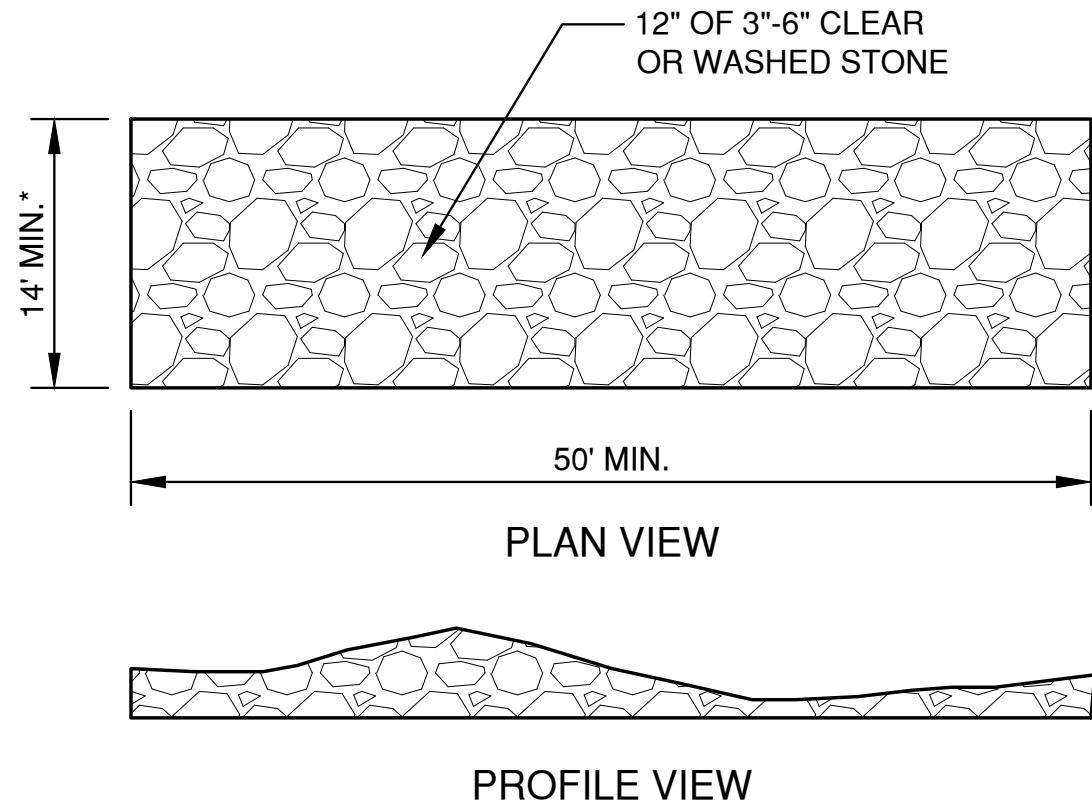
1. PROVIDE 1" INTERVALS OR CONTRACTION JOINTS

NOTES

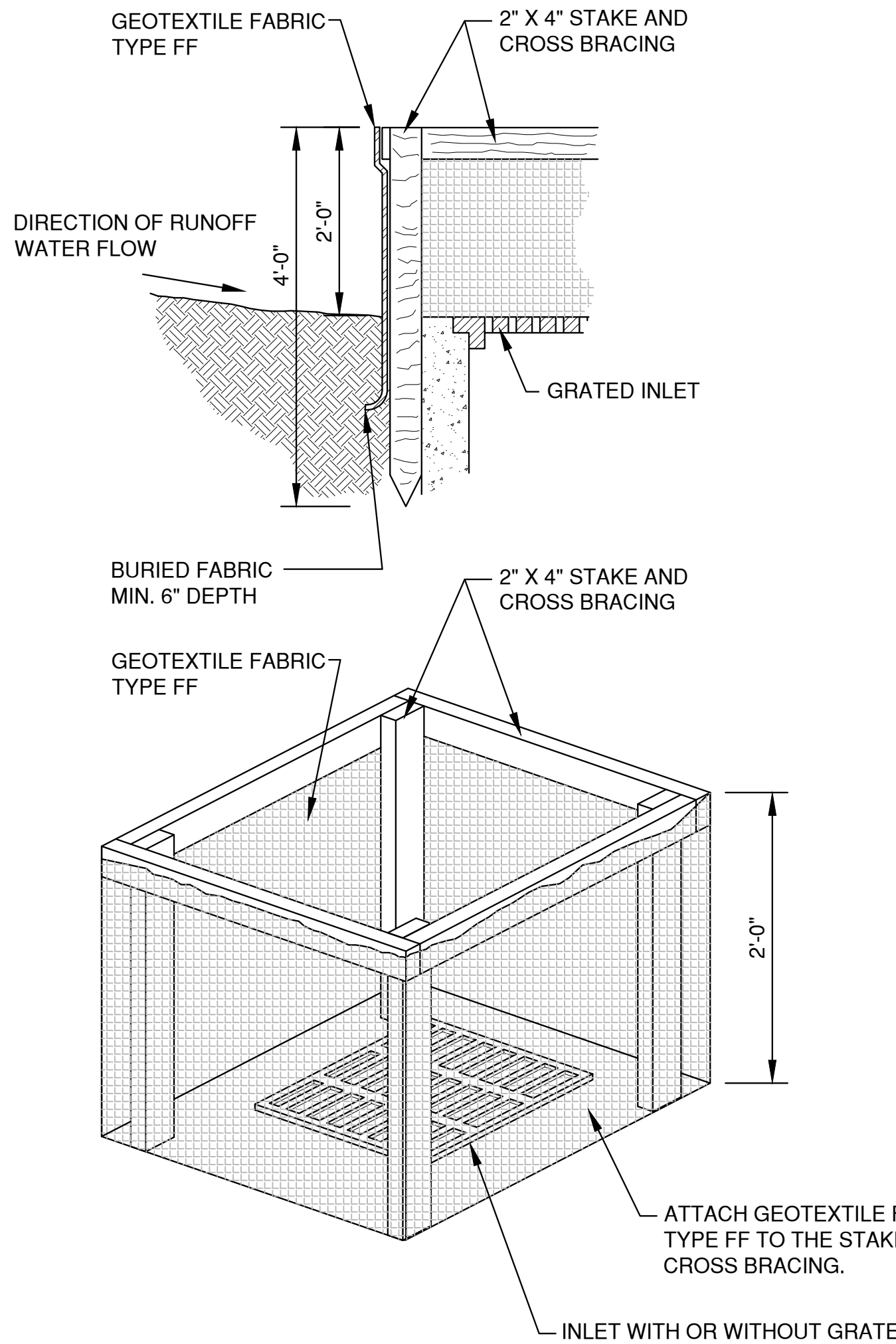
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIES TO EXISTING CURB & GUTTER PROVIDE 2-#5 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9 INCHES.

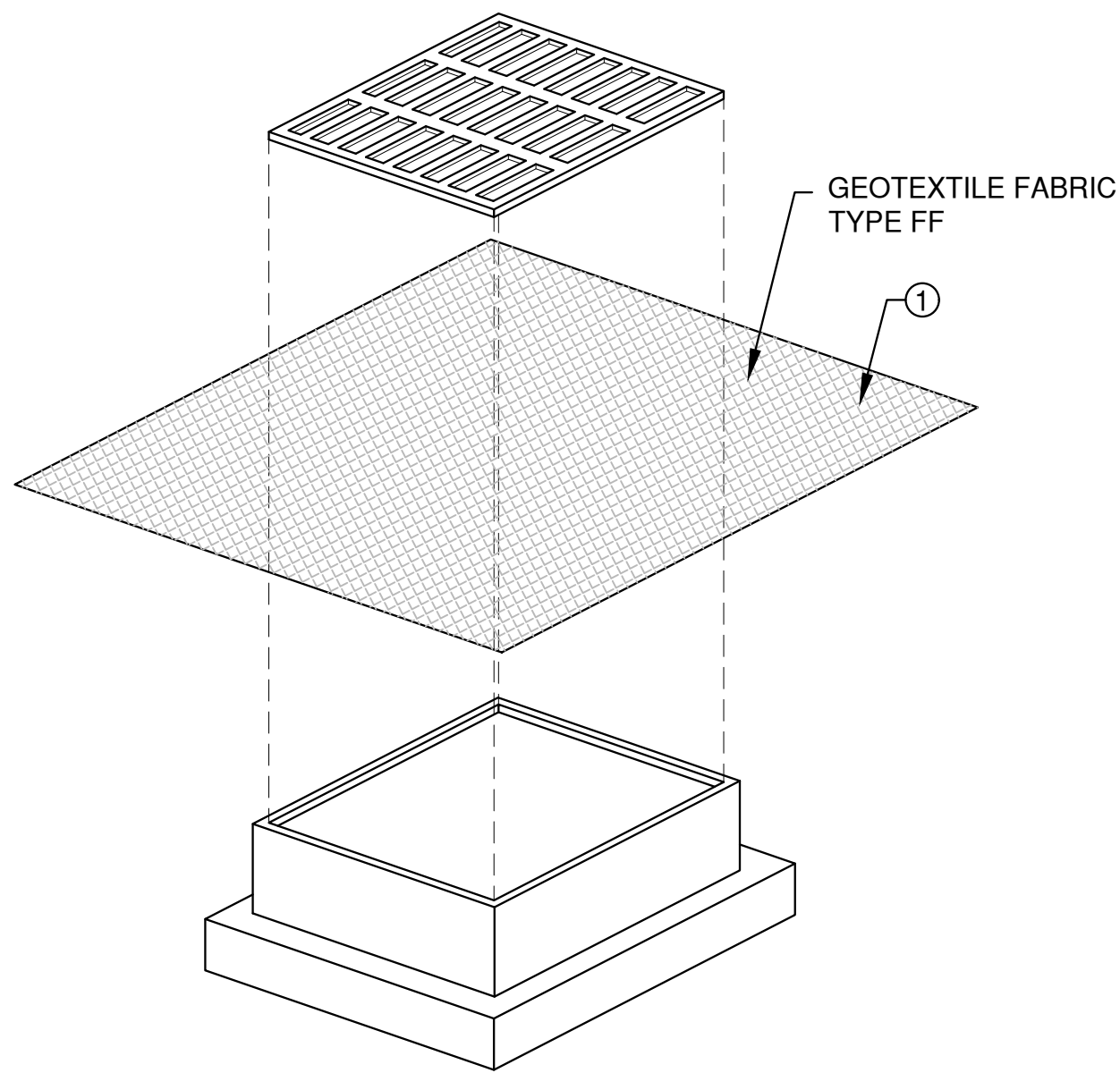
Packet Pg. 47



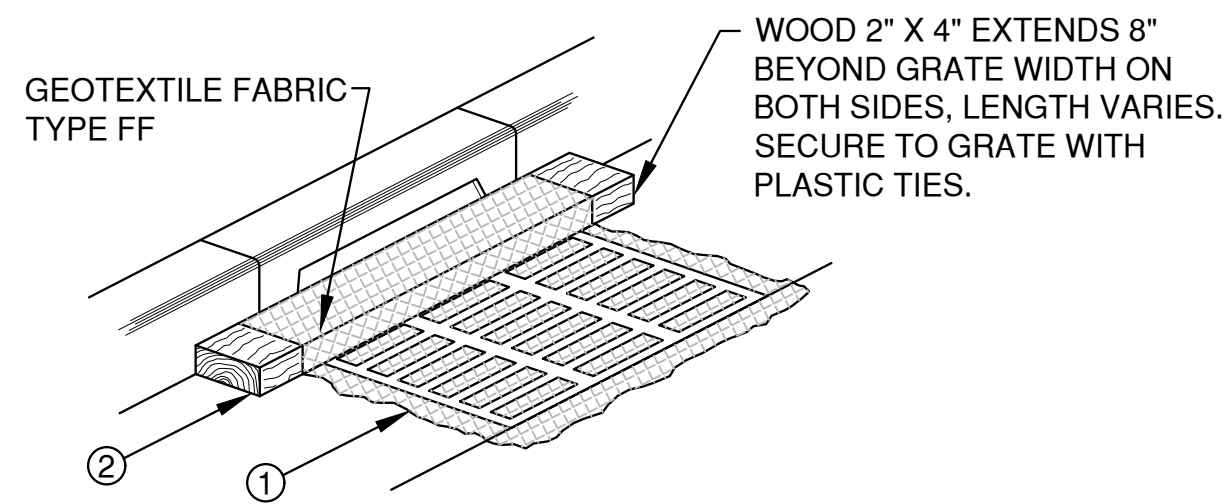
TRACKING PAD DETAIL
(IF APPLICABLE)



INLET PROTECTION, TYPE A

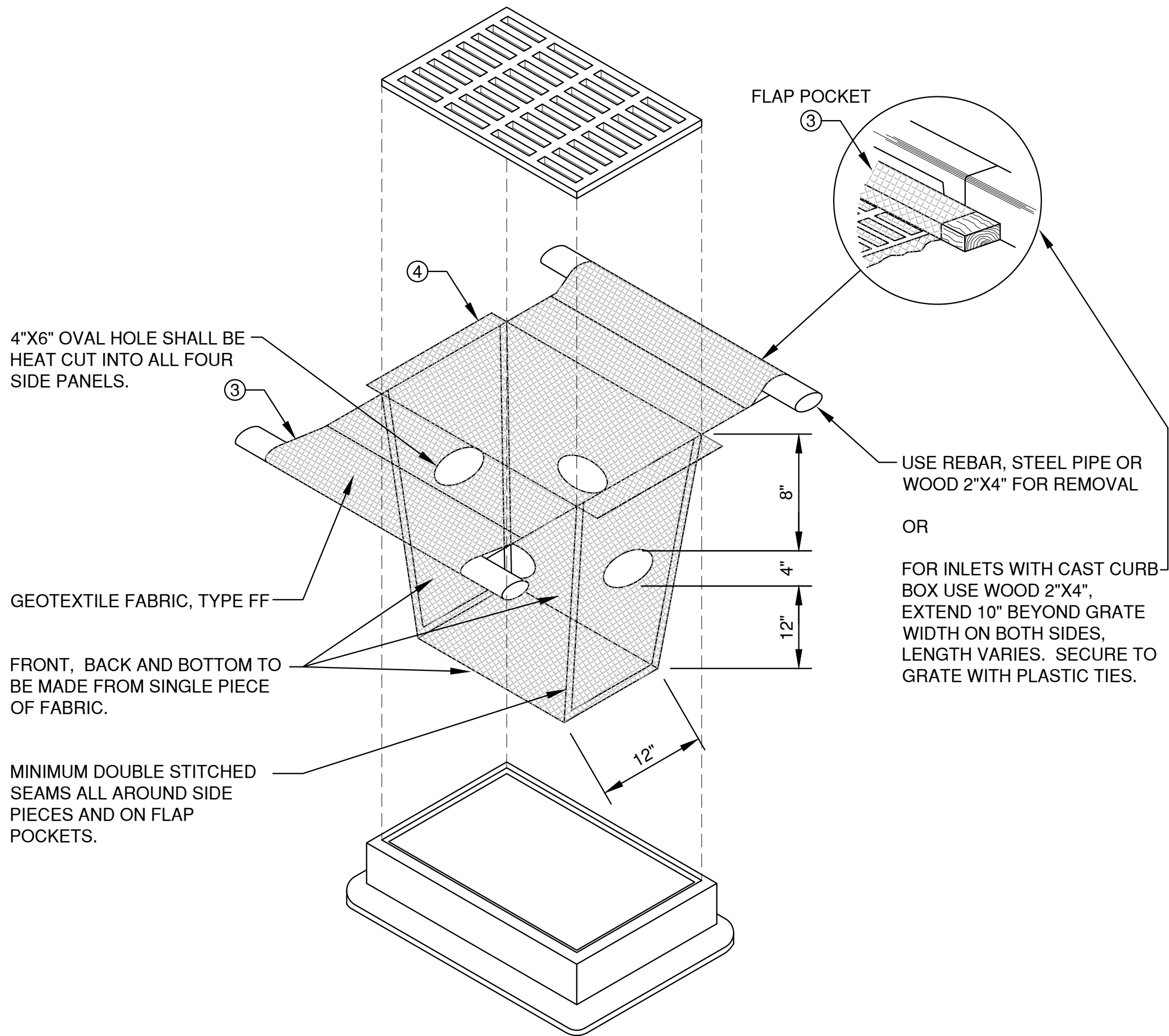


INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)

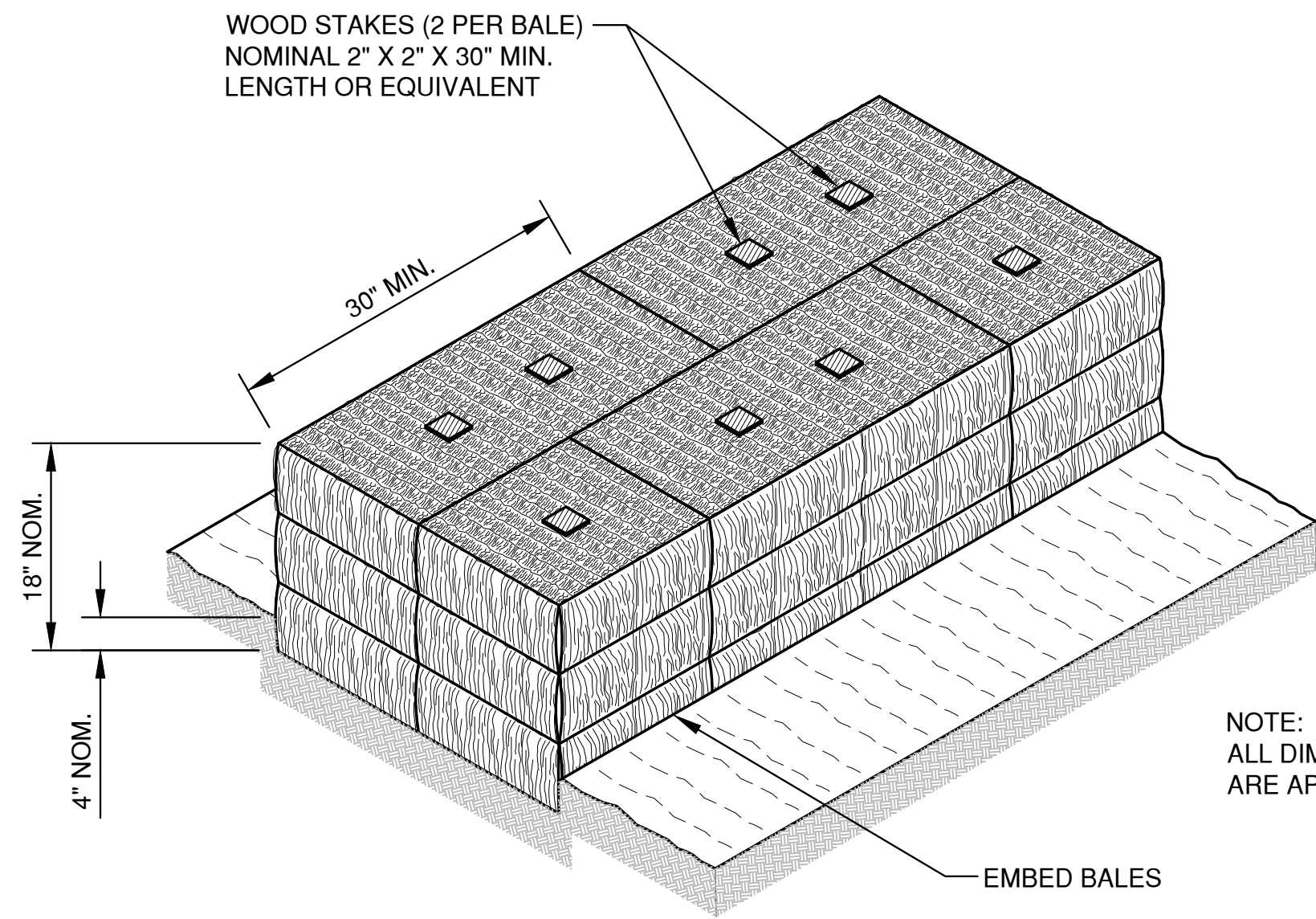
- INLET PROTECTION NOTES:**
- MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL 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".
- ④ SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
- 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.



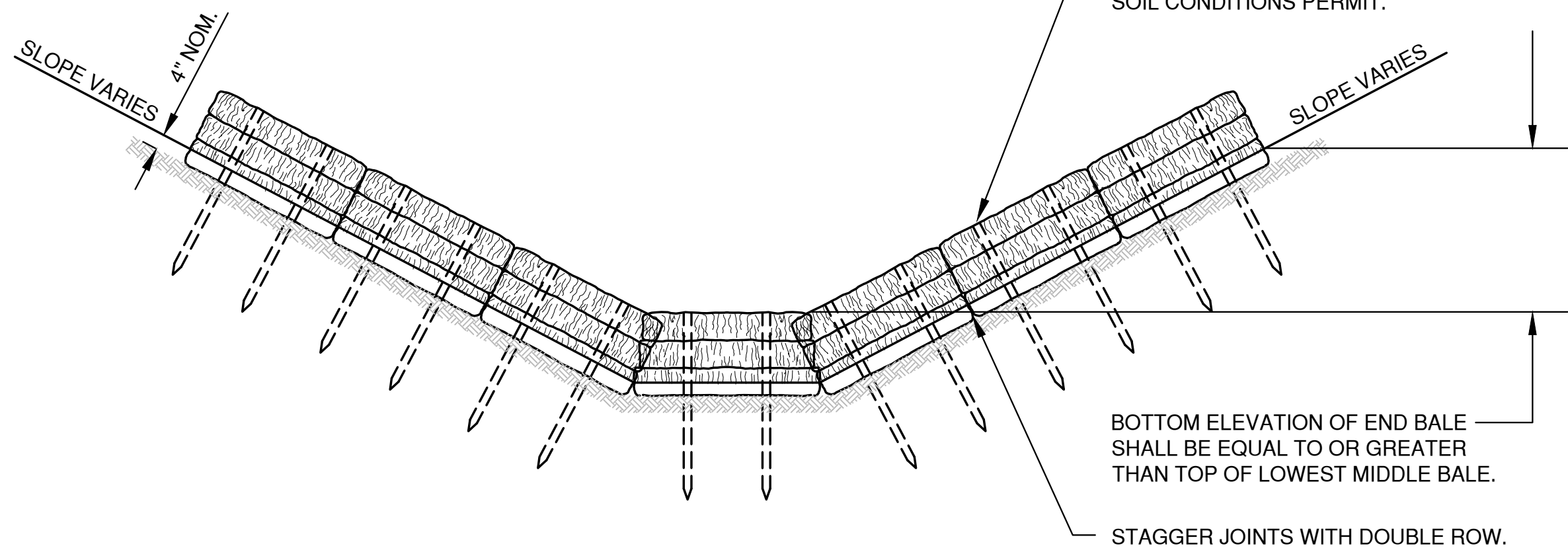
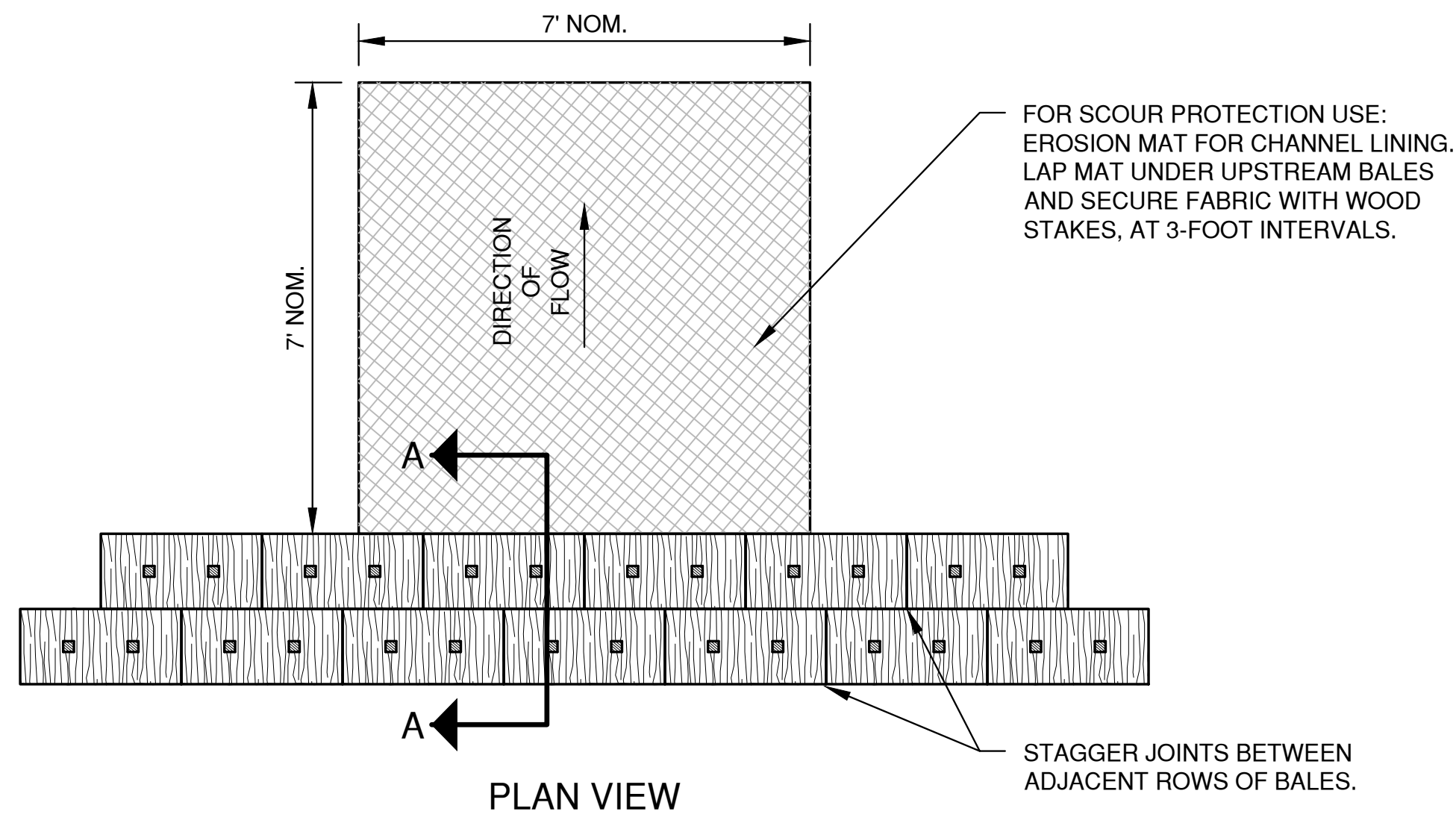
INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT CURB BOX AS PER NOTE "2")

File: E:\2000-2019\2015\24\44\EROSION CONTROL PHASE 2.dwg
Plot Date: Mar 22, 2017 11:31 AM
LAYOUT: INLET PROTECTION

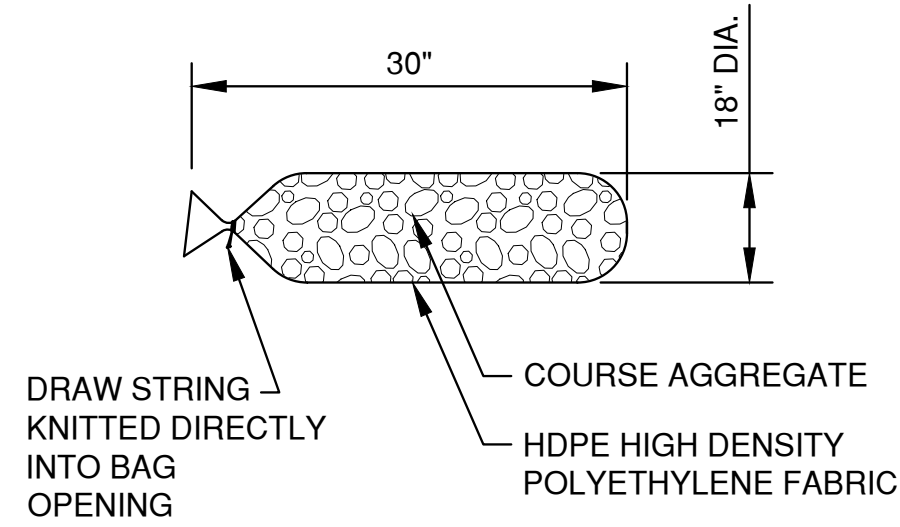
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT	DE PERE CABINETS EXPANSION FOR BAYLAND BUILDINGS, INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL INLET PROTECTION AND MISCELLANEOUS DETAILS	DATE 09/2016 FILE EROSION CONTROL JOB NO. 2005214	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155 920-662-9641 www.releinc.com Celebrating 60 Years of Excellence	SHEET NO. 7
								CHECKED JGS					
								DESIGNED BLT					



SECTION A-A



TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A



FILTER BAG DETAIL

COURSE AGGREGATE INFORMATION

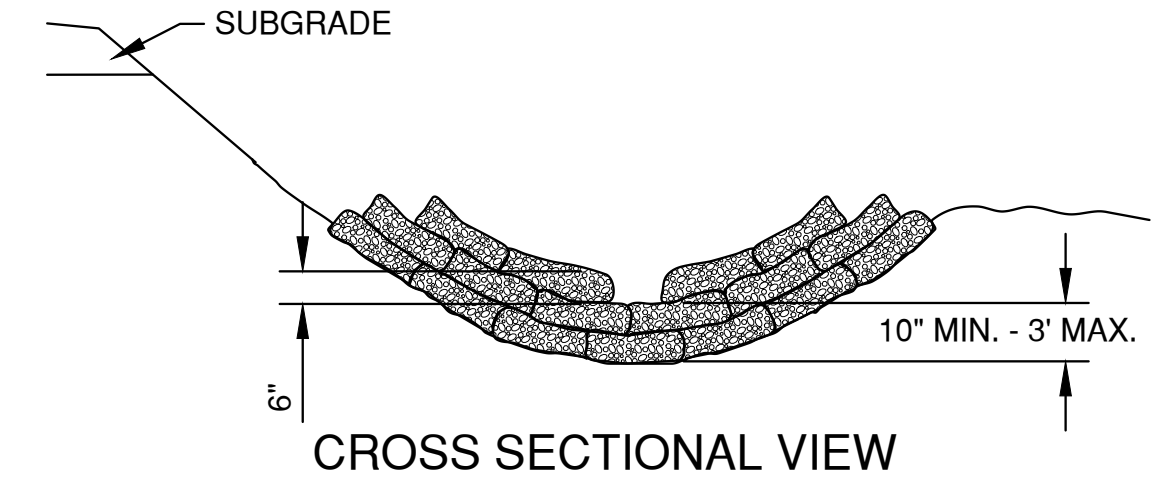
SIEVE SIZE	SIZE NO.
	AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

(1) SIZE No. ACCORDING TO AASHTO M 43

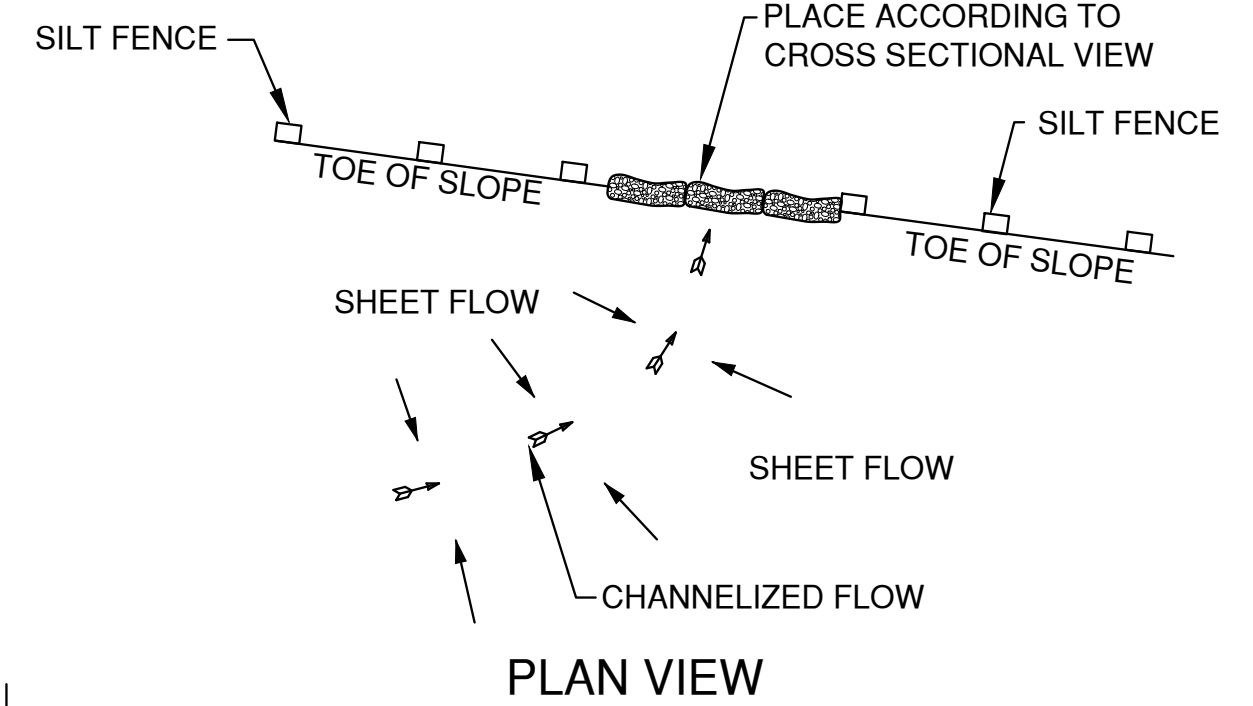
NOTES:

18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:
HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

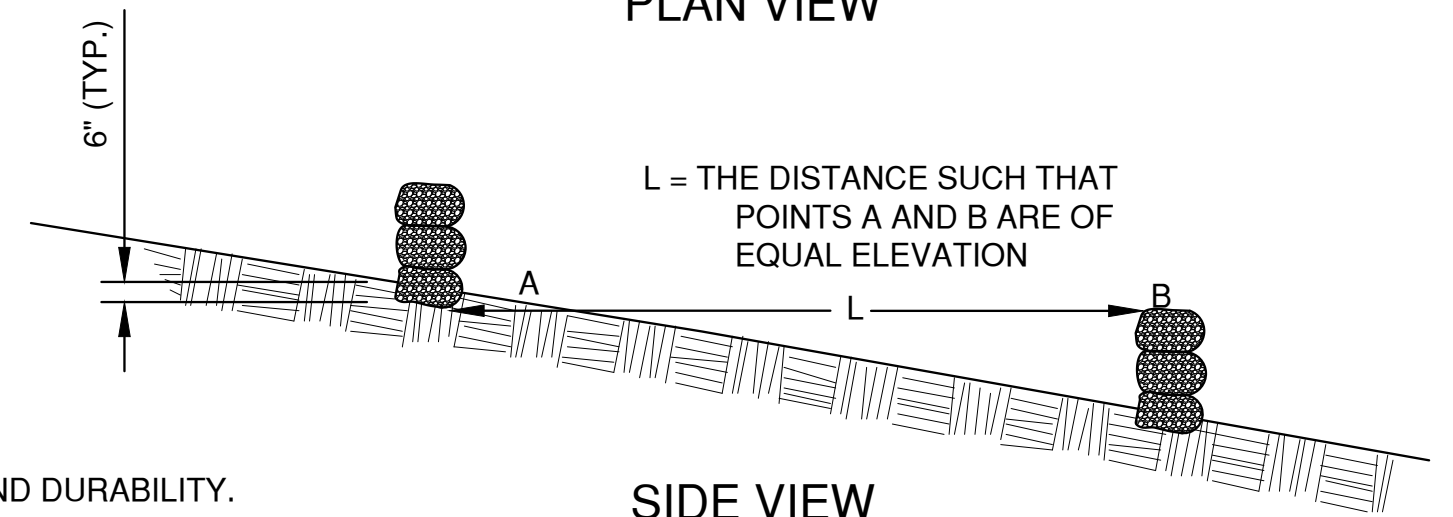
USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS



CROSS SECTIONAL VIEW



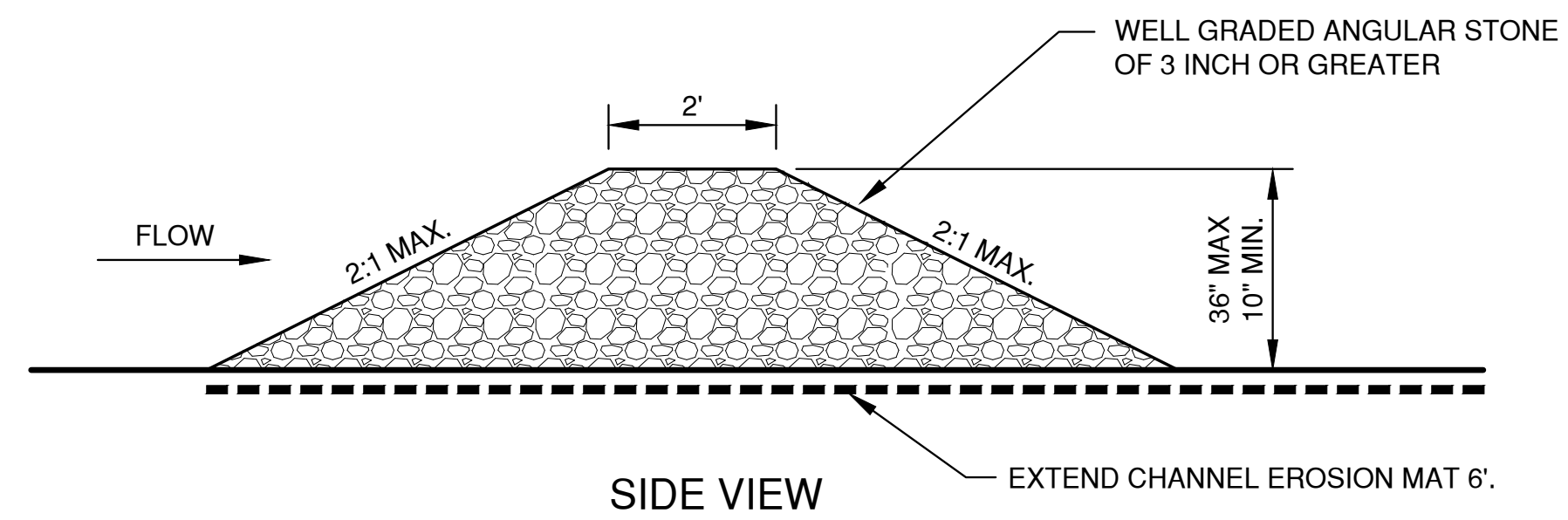
PLAN VIEW



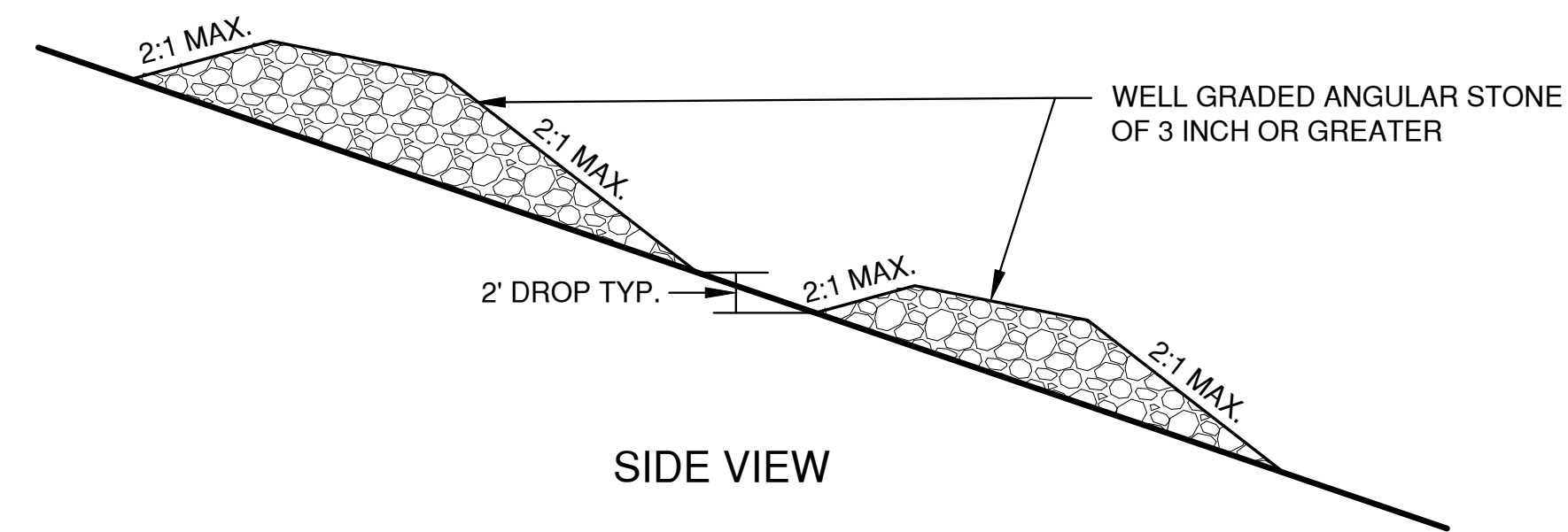
SIDE VIEW

DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS
TYPE B



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE
TYPE C

File: R:\2000-2019\2015214.dwg, EROSION CONTROL, PHASE 2.dwg
Plot Date: Mar 22, 2017 11:31:25am
LAYOUT: DITCH CHECKS
DITCH CHECKS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT
								CHECKED JGS
								DESIGNED BLT

DE PERE CABINETS EXPANSION
FOR BAYLAND BUILDINGS, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

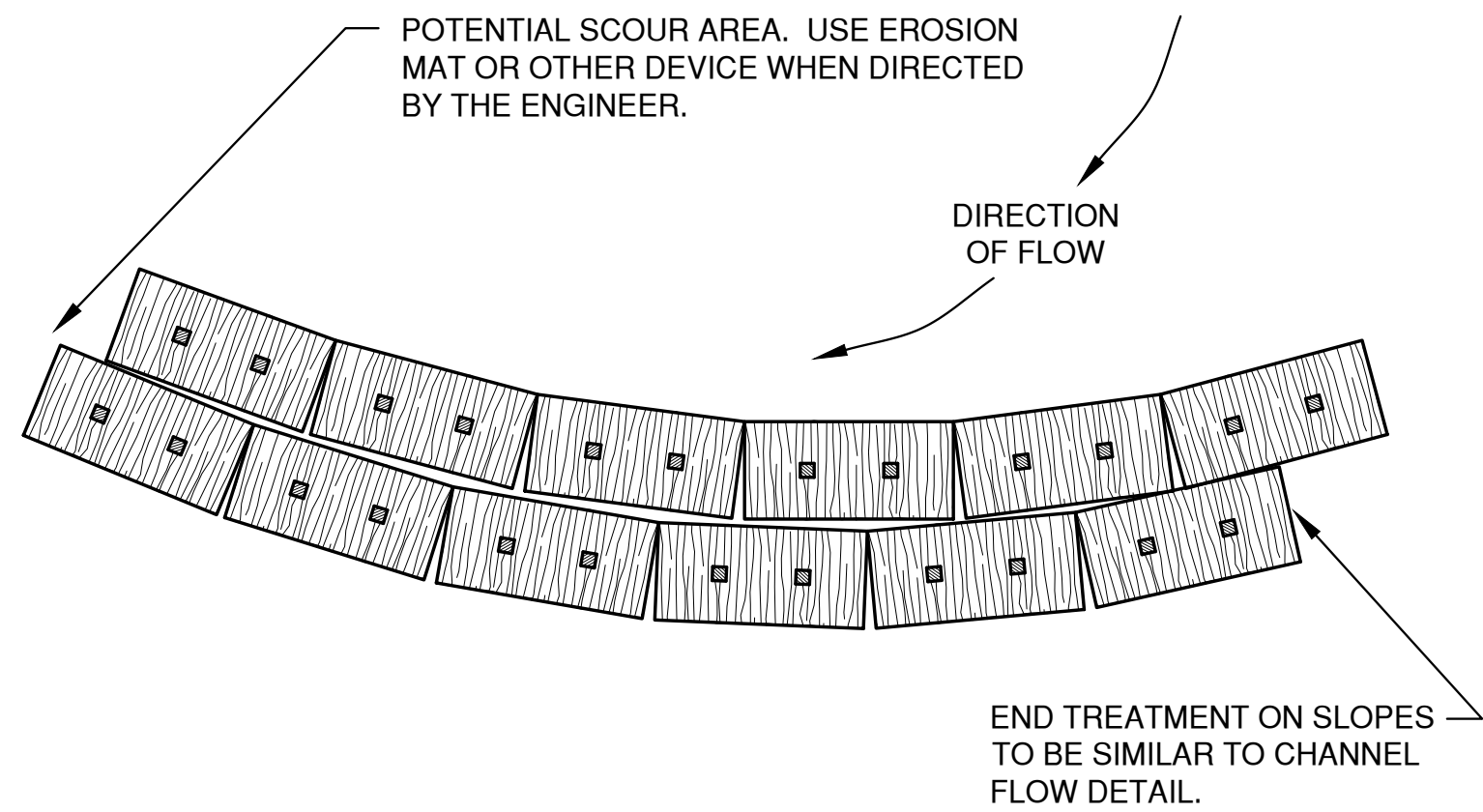
DATE 09/2016
FILE EROSION CONTROL
JOB NO. 2015214



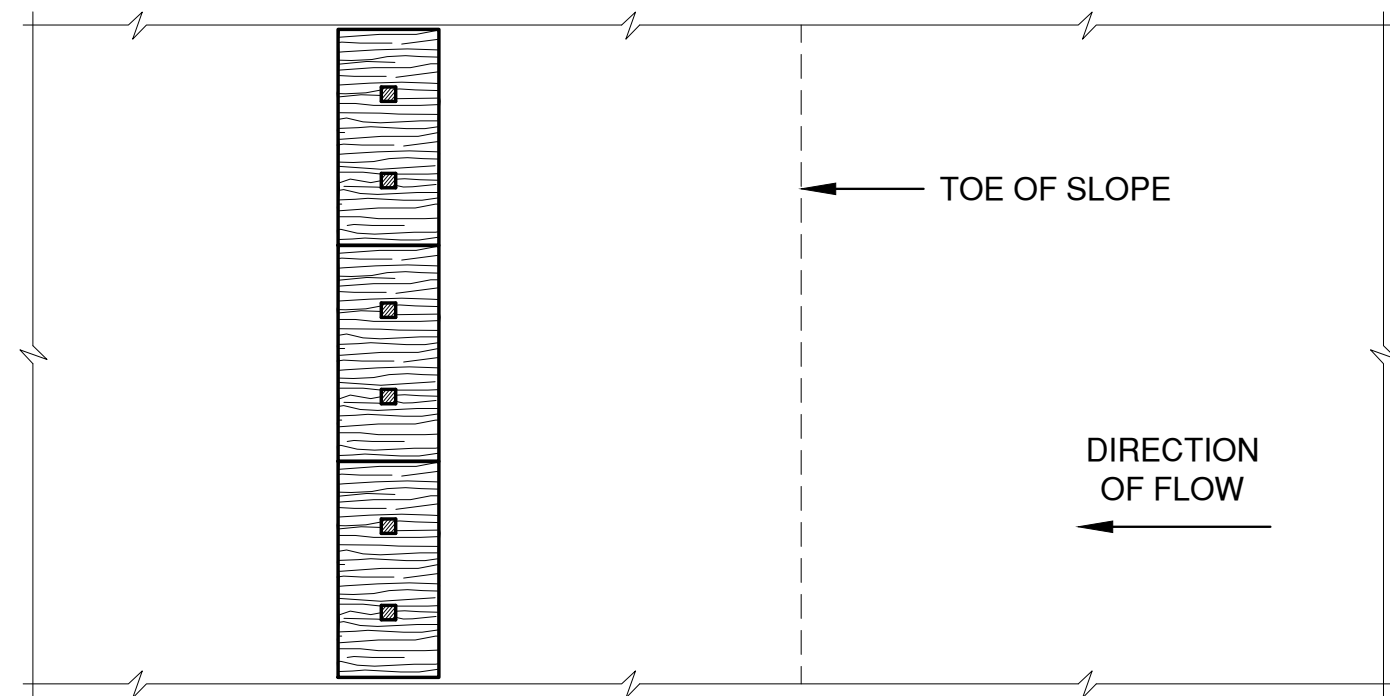
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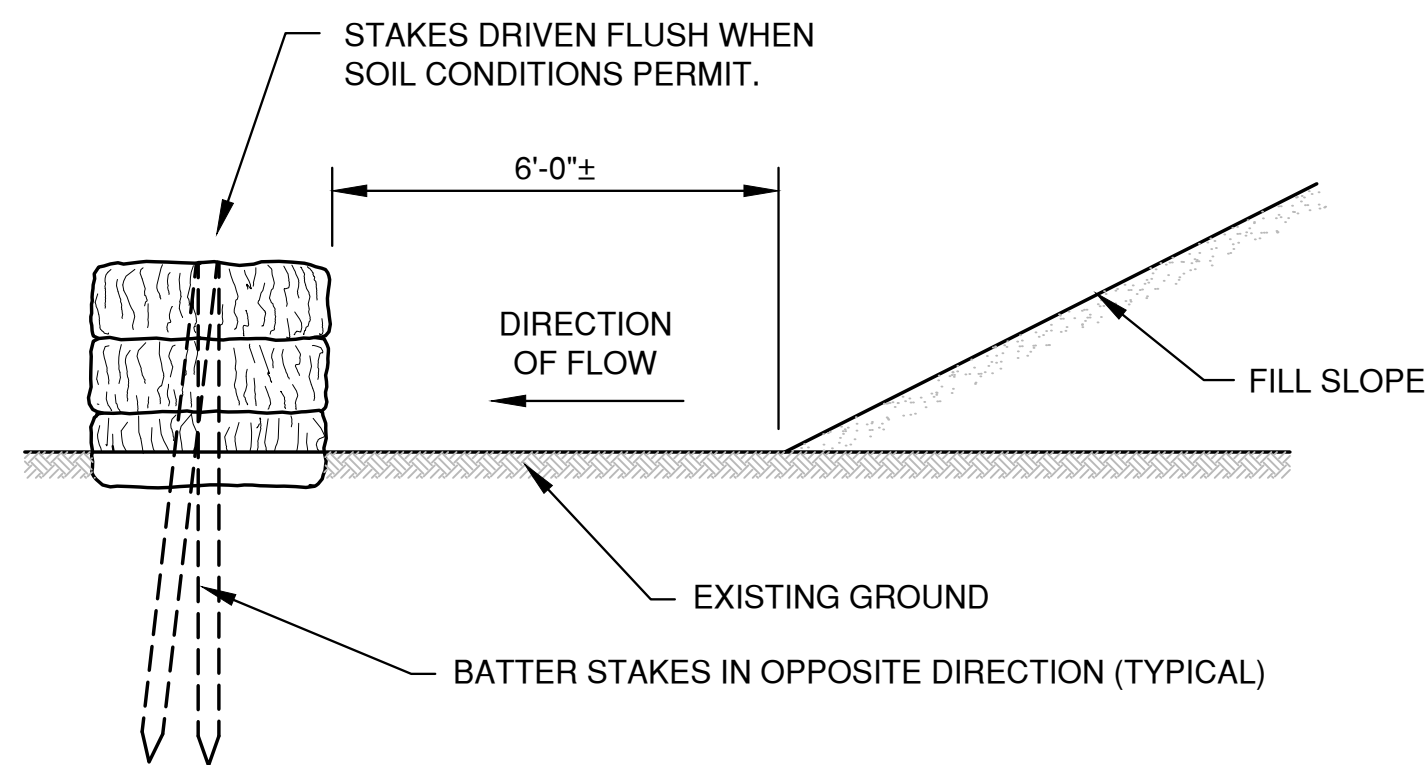
File: R:\2000-2019\2015214.dwg EROSION CONTROL PHASE 2.dwg
Plot Date: Mar 22, 2017 7:31:25pm
LAYOUT: SHEET FLOW
SHEET FLOW



PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)



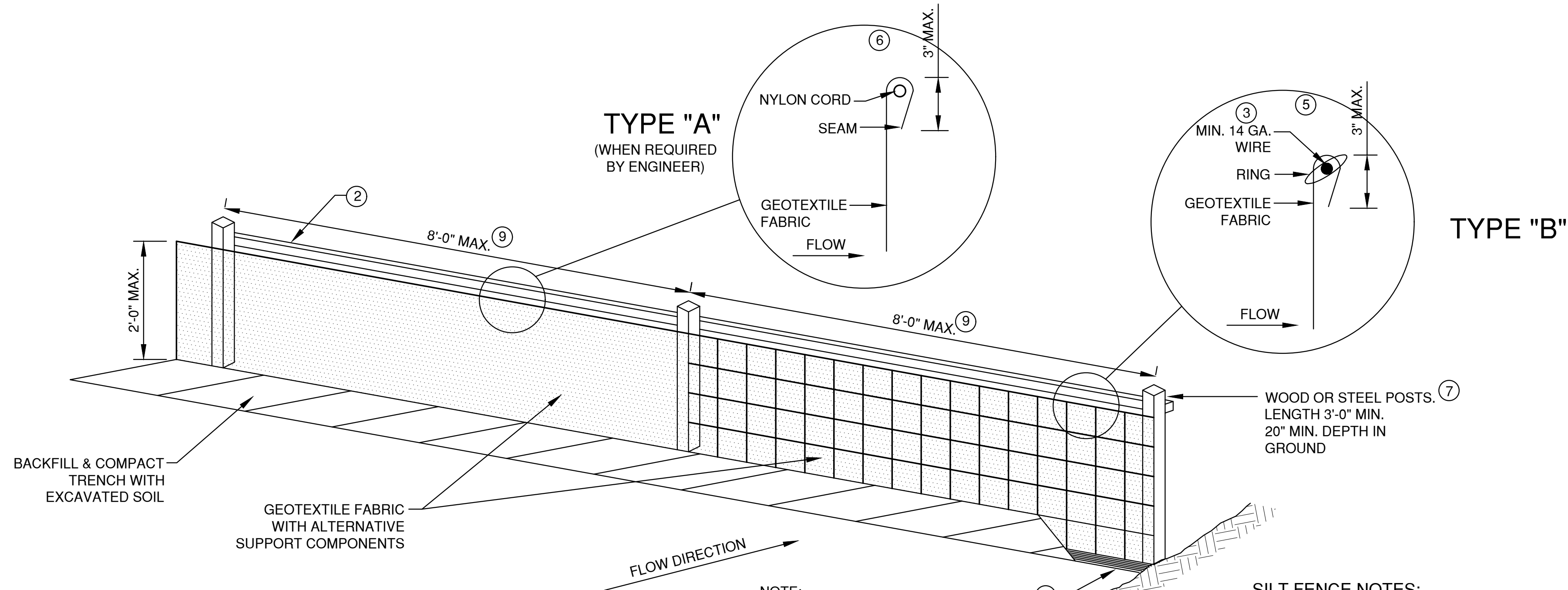
PLAN VIEW



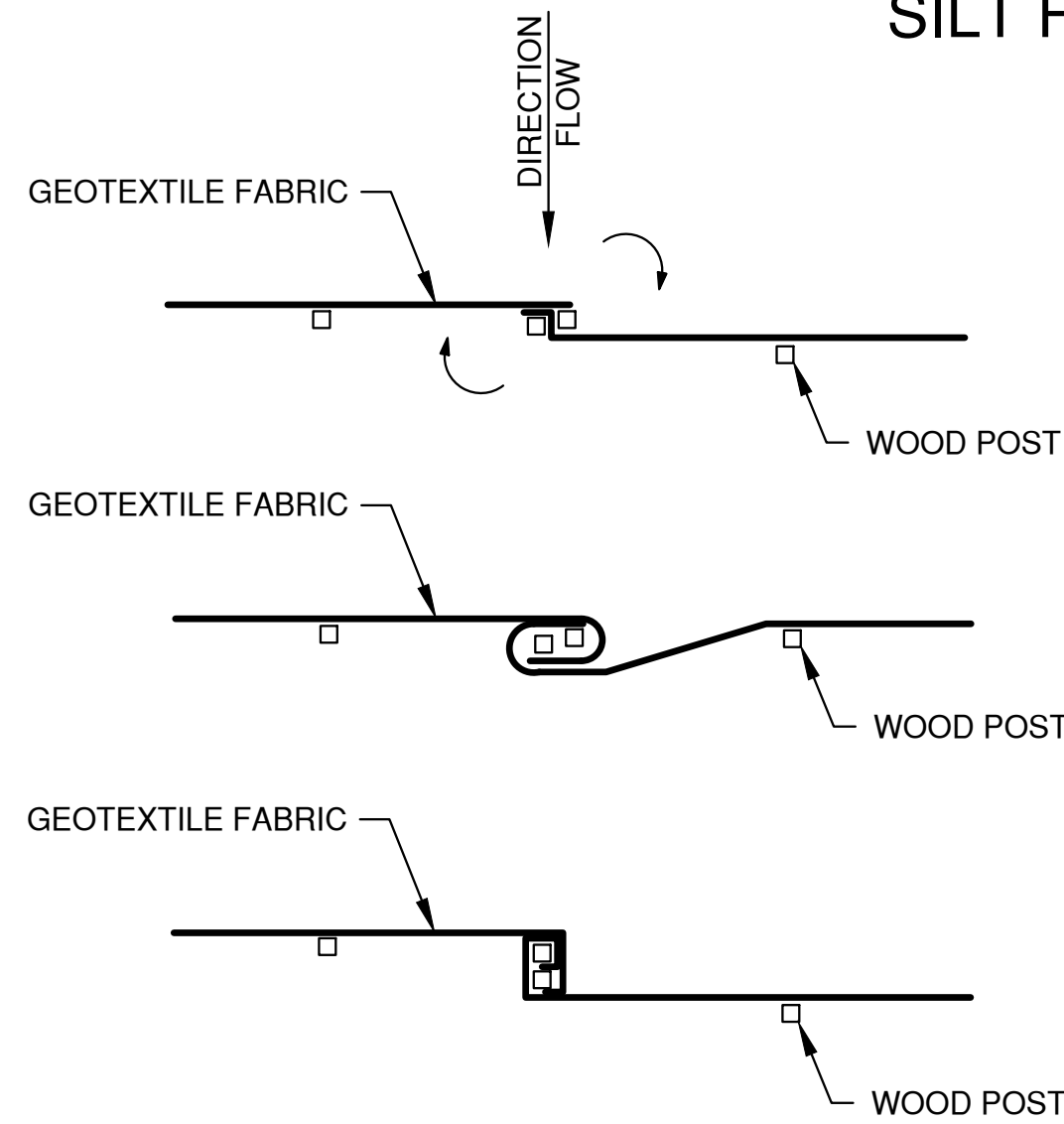
FRONT ELEVATION

WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

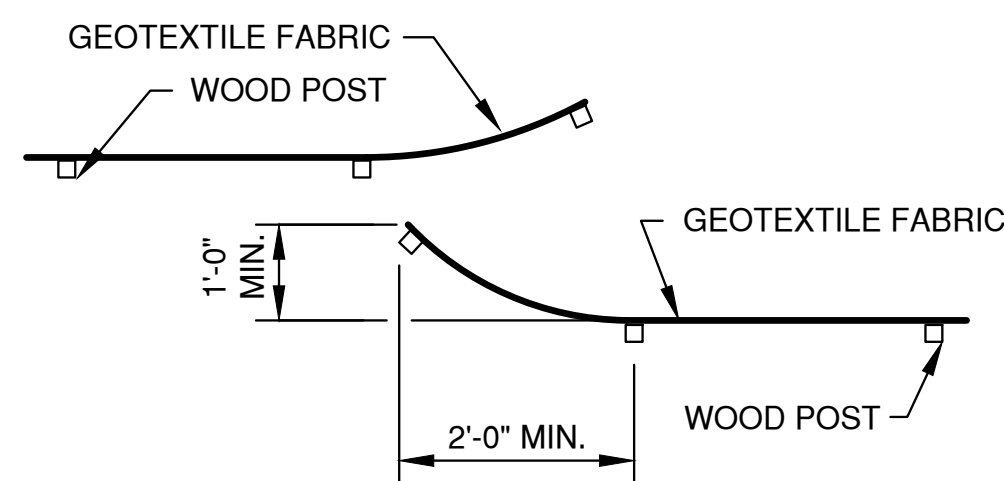
EROSION BALES FOR SHEET FLOW



SILT FENCE DETAIL

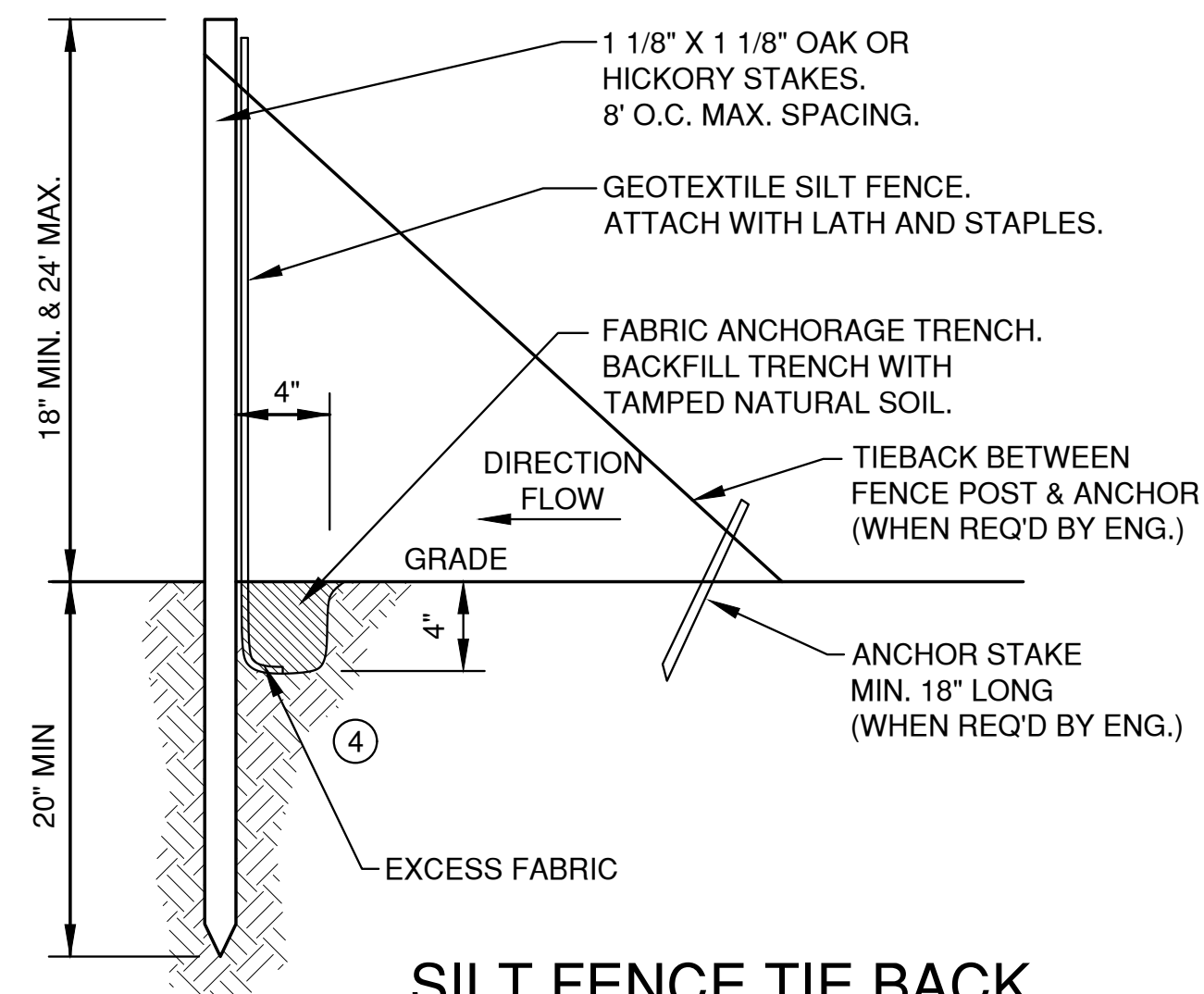


TWIST METHOD ⑧



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:

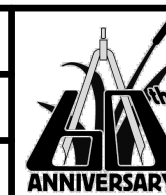
1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE 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.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT
								CHECKED JGS
								DESIGNED BLT

DE PERE CABINETS EXPANSION
FOR BAYLAND BUILDINGS, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

DATE 09/2016
FILE EROSION CONTROL
JOB NO. 2015214

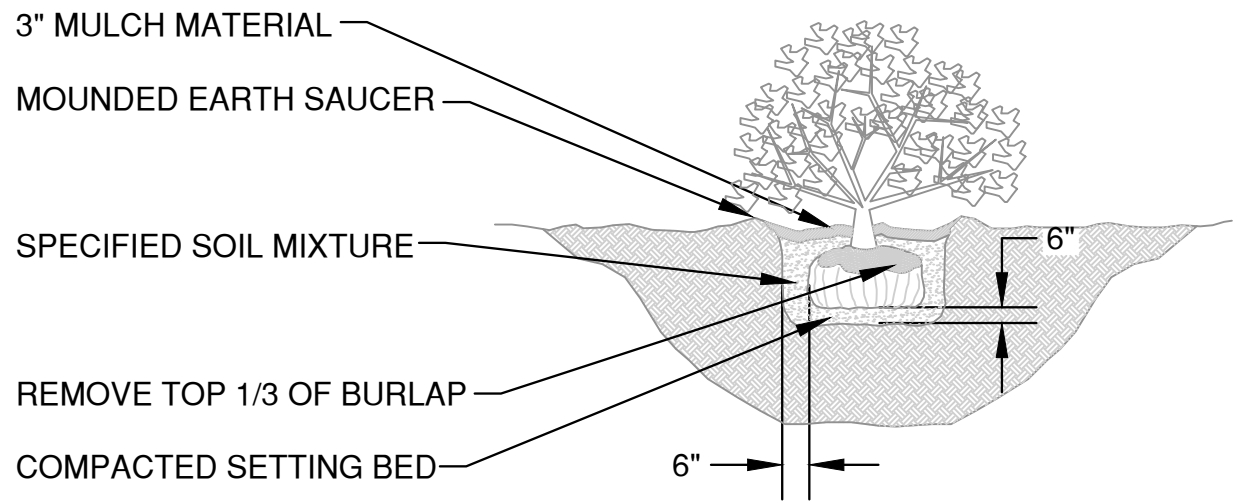


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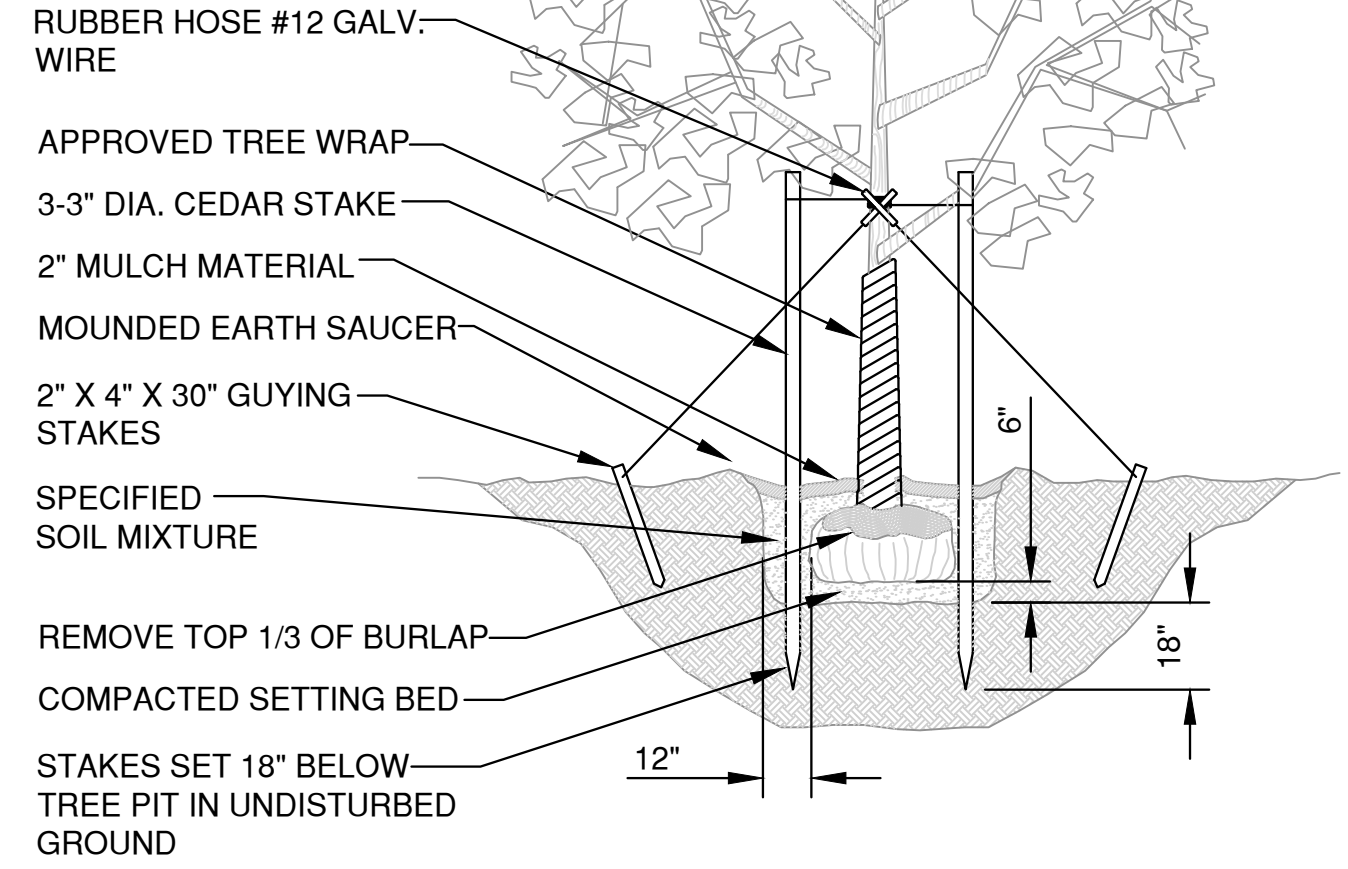
NOTE:
PRUNE 20% OF BRANCHES OF DECIDUOUS SHRUBS ONLY. RETAINING
NORMAL PLANT SHAPE.

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



TYPICAL SHRUB PLANTING DETAIL

NOTE:
STAKE TREES UNDER 3"
CALIPER. GUY TREES
OVER 3" CALIPER



TYPICAL PLANTING, GUYING AND
SPIKING DECIDUOUS TREE DETAIL

COUNT	MARK	LATIN NAME	COMMON NAME	SIZE	ROOT	MATURE SIZE
TREES						
6	PFC	Malus 'Prainfire'	Prainfire Crab Tree	2" CAL. 7'	BB	2" CAL. 7'
SHRUBS						
3	BRJ	Juniperus Horizontalis 'Wiltoni'	Blue Rug Juniper	5 GAL.	POT	1'-2'
1	RPW	Weigela x 'Red Prince'	Red Prince Weigela	2'-3'	POT	4'-5'
1	AW5	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	2'-3'	POT	3'-5'

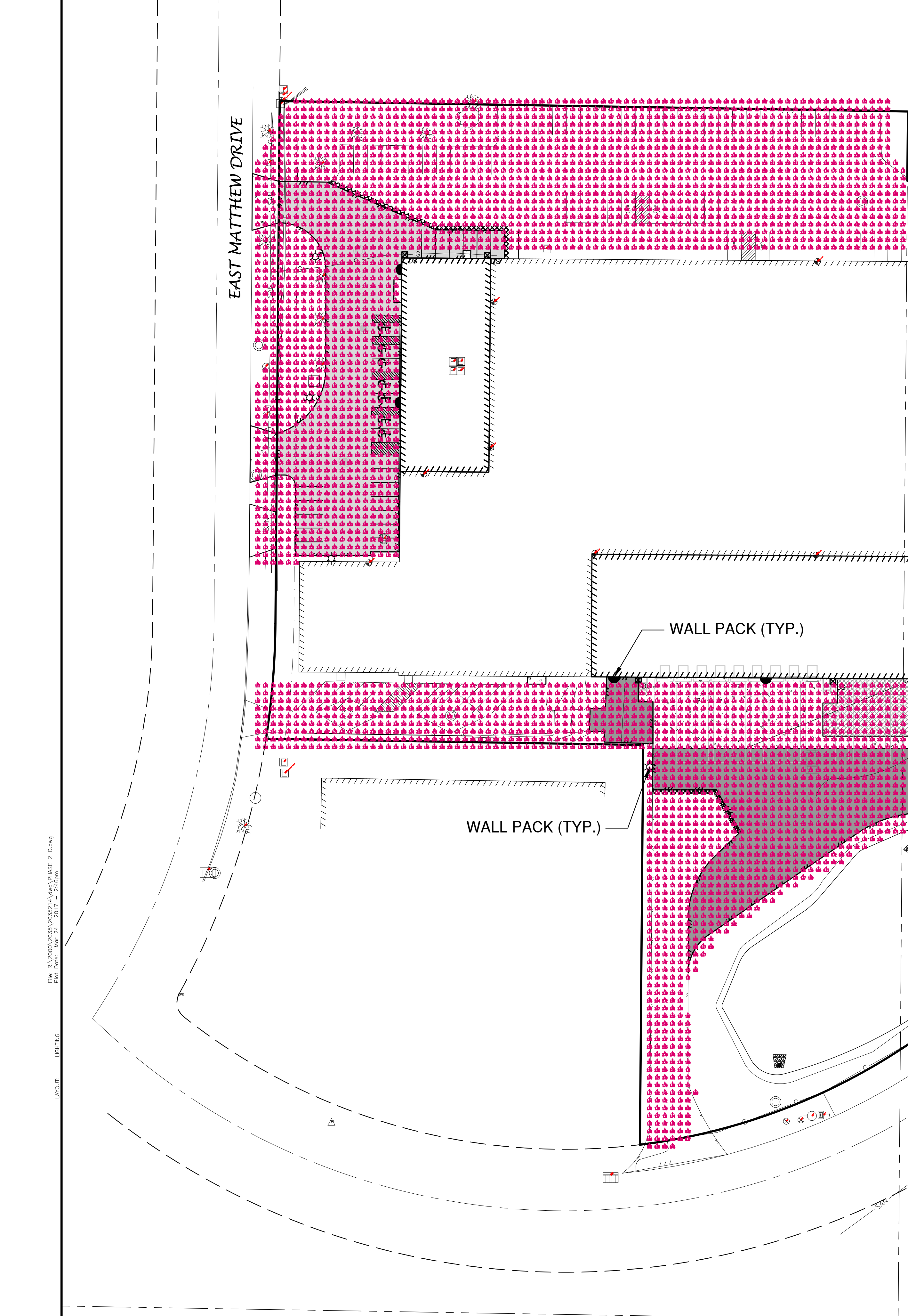
LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT)
- ASPHALT PAVEMENT (HEAVY)
- LANDSCAPE AREA
- GREEN SPACE

GENERAL NOTES

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION / CONSTRUCTION.
- ALL PLANTINGS SHALL MEET THE NURSERYMEN'S ASSOCIATION STANDARDS
- ALL AREAS SHOWN AS GREEN SPACE TO BE TOPSOILED TO A DEPTH OF 6 INCHES. RAKE FREE OF STONES AND CLUMPS. ALL AREAS NOT SHOWN WITH LANDSCAPE BEDS TO BE SEEDED AND MULCHED FOR LAWN. MULCH SHALL BE HELD IN PLACE BY CRIMPING OR BY USE OF A TACKIFIER.
- ALL TREES TO BE STAKED WITH A MINIMUM OF 3 STAKES.
- COORDINATE LANDSCAPE WORK WITH ALL TRADES (EXAMPLE: GAS, ELECTRIC, CABLE AND TELEPHONE).
- PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH WITH WEED FABRIC BELOW AND EDGING WHERE NEEDED.

FILE: A:\2016\2017\LANDSCAPING\2017\2017-2018\2017-2018.dwg
PLOT DATE: Mar 24, 2017 10:24:58am
LAYOUT: LANDSCAPING



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	2

SHEET N
 11

Inc. SERVICES 54155	SHEET 1
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Inc.	SHEET
SERVICES	1
54155	

SHEET NO.

11

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

MEETING DATE: April 3, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding a Site Plan for a building addition and a modified parking lot for Green Bay Packaging INC at 2275 American Boulevard in De Pere (Parcel WD-L492-B-2). Submitted by Bayland Buildings INC.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 2275 American BLVD (DOCX)
- Application Form (PDF)
- Site Summary Memo - 13 Mar 2017 (PDF)
- Site Plan - Preliminary - 13 Mar 2017 (PDF)

- Item 6: Recommendation regarding a Site Plan for a building addition and a modified parking lot for Green Bay Packaging INC at 2275 American Boulevard in De Pere (Parcel WD-L492-B-2). Submitted by Bayland Buildings INC.

SITE MAP



REQUESTED ACTION:	Site Plan approval.
	Building addition and a modified parking lot
COMMON DESCRIPTION:	2275 American Boulevard, located southeast from the American Boulevard and Biotech Way intersection.
PARCEL NUMBERS:	WD-L492-B-2
EXISTING ZONING:	I-B-2 (Industrial Business-2 District)
PROPOSED ZONING:	None.
SURROUNDING LAND USES:	Industrial and vacant to the north, De Pere Dog Park to the northeast, vacant to the south, east and west.
COMPREHENSIVE PLAN:	Business park to north south, east, and west.

APPLICANT NAME: Kendra Hansen, Design Engineer, Authorized Representative
 GRAEF
 1150 Springhurst DR
 Green Bay, WI 54304

SITE HISTORY: The existing facility is used for folding carton manufacturer and storage and the addition will add 30,000 square feet to the facility. The addition is mostly storage space with one loading dock. In 2016, Green Bay Packaging purchased approximately 21 acres of land south of the existing facility from the City of De Pere.

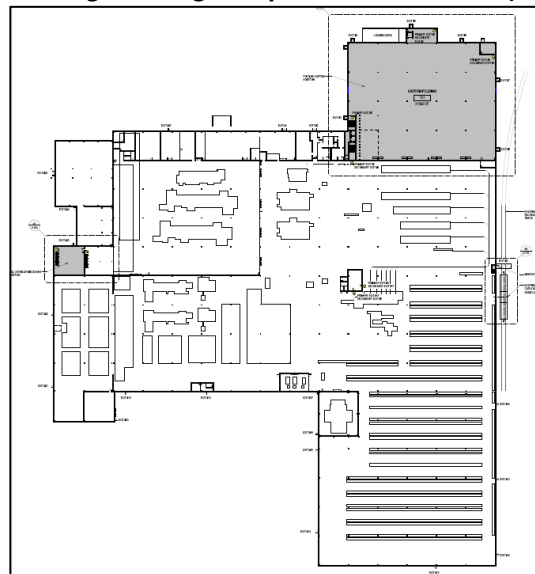
Due to the design of the cul-de-sac on Biotech Way, the proposed building would lie within the required 50' corner side setback. If there was no cul-de-sac the addition would require a 30' side setback. The De Pere Board of Appeals reviewed a variance to allow such an addition within the setback and the variance was approved on March 20, 2017.

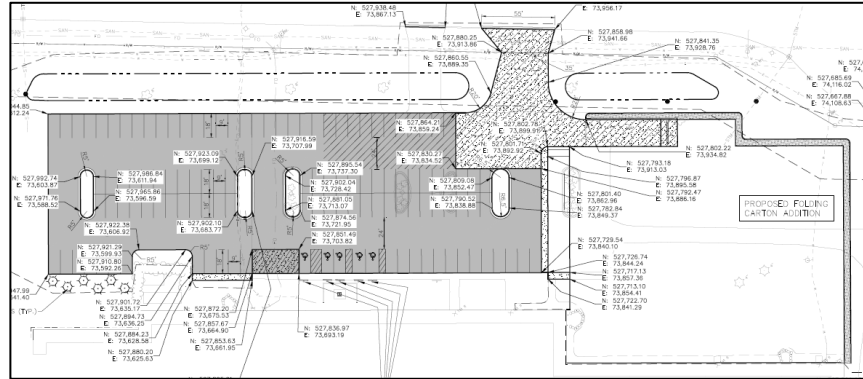
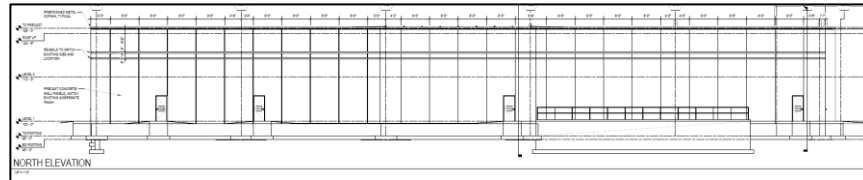
STAFF REVIEW When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The site plan proposes a building addition and a modified parking lot with driveway access to Biotech Way.

The exterior addition is proposed to be constructed of precast concrete panels with an aggregate finish that matches the existing building. The drive lane connecting to Biotech Way will be relocated, and the existing parking lot will be adjusted with 35 additional stalls added westward to address the Code requirement for 30 additional stalls. However, the addition will house only 10 new employees.

Existing Building Footprint with Addition (in grey)



Building Addition and Modified Parking Lot / Driveway**North Building Addition Façade (viewed from Biotech Way)**

The parking lot needs to be framed with curbing or sidewalk to hold the pavement together. The 9-foot wide parking stalls can be reduced to 8.5-feet wide to reduce pavement. The 24-foot wide drive lane is acceptable. Four islands (three relocated) within the parking are identified as the original parking lot had four islands. The landscaping within the islands has not been identified, with the exception of light poles.

The following staff comments are conditions that need to be met, per City staff review.

STAFF COMMENTS:**Engineering:**

1. Sheet C-100: Comment #3 in the survey notes refers to the same page.
2. Sheet C-101: Old driveway approach will require full curb head. Curb section must be 18" pan with a 6" curb head.
3. Sheet C-101: New driveway approach will have curb head cut with a profile saw per City standard Specifications
4. Sheet C-101: City of De Pere Excavation permit required for any work in the right-of-way. Please contact 920-339-4060 for permitting needs.
5. Sheet C-101: is the water line being reconnected at the edge of the newly proposed addition? What's happening with the water meter?
6. Sheet C-200: New driveway approaches will require a sidewalk section. All concrete in the right-of-way is required to be 8-inch thick.
7. Sheet C-200: Path that reaches the cul-de-sac is required to have 8-inch concrete driveway approach and sidewalk section as well.
8. When excavation permits are pulled please contact staff prior to work start. Call 920-339-4060 to schedule the start date for work in the right-of-way.
9. Because this parcel is treated at a regional pond, and the regional pond is achieving 80+% TSS removal for the supported basin, the City will not require additional onsite treatment for redevelopment areas. Use of the

biofilters for treatment is not required.

10. The post peak discharge requires clarification. Because the City can provide regional treatment, the biggest issue for the peak discharge from the site is to reduce the peak to match the storm sewer design. The City storm sewer is designed for a 5-year rain event. The information submitted appears to meet this criterion; however, staff is not able to verify the post development numbers in Table 6. Are the Table 6 flows based on the post construction flows from Table 4 (P1, west biofilter) and 5 (P2, east biofilter), and the increased overland flow leaving the site (P3, offsite)? Please clarify how the flows from Table 6 were calculated.
11. Provide a map of the critical route for flow off the site during construction to correspond with the WDNR Soil Loss & Sediment Discharge Calculation Tool.
12. Please clarify if the sediment basin being used in the WDNR Soil Loss & Sediment Discharge Calculation Tool is also the biofilter. If so, match dates in the Tool with the dates in the narrative for construction. Also, the biofilter will need to be cleaned at the end of construction.
13. A maintenance agreement will be required for the final storm water management facility. This will be provided by the City. After signed by the owner, the City will record.

Fire:

1. Contact the fire chief for site plan comments prior to obtaining permits.

Forestry:

1. No landscape plan found.

Health:

1. None.

Building & Planning:

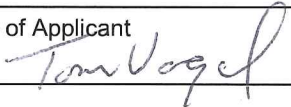
1. This comment in the 'summary memo' doesn't make sense: 'Work on the site will disturb approximately 8,000 square feet (4.2 acres) of area for building, parking and utility construction.' Site plan also notes that disturbance area is 3.7 acres.
2. Include a landscape plan for the expansion, including the parking lot islands. Include installation and maintenance information with the landscaping plan.
3. Site Plan sheet missing the following required site statistics: Total Site Area, Impervious/Pervious Surface, Percent Open Space, Floor Area Ratio - these should be provided for the entire parcel with the addition, not just the disturbance area.
4. The new parking lot needs to be framed in with curbing or sidewalks, etc., in order to hold the pavement together. Clearly show the curbing for the parking lot as it is only shown for the islands.
5. The 9-foot wide parking stalls can be reduced to 8.5-feet wide to reduce pavement.
6. Do the handicap accessible stalls have properly marked routes on the pavement that connects the stalls to the doorways?

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Site Plan request for a building addition and modified parking lot with driveway, subject to the conditions identified by staff.

For Site Plan Requests, the Plan Commission either approves or denies the project, and any conditions of approval are resolved between the petitioner and staff. This site plan is not reviewed by Common Council.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW		Fee: \$ 305.00 Receipt #: 120028 Date: 3-10-17

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) GRAEF		Authorized Representative Kendra Hansen	
Title Design Engineer			
Mailing Address 1150 Springhurst Dr, Suite 201	City Green Bay	State WI	ZIP Code 54304
Email Address kendra.hansen@graef-usa.com	Phone Number (incl. area code) (920)405-3826	Fax Number (incl. area code) (920)592-9445	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) Green Bay Packaging, Inc.		Contact Person Tom Vogel	
Title Engineering Manager			
Mailing Address P.O. Box 19017	City Green Bay	State WI	ZIP Code 54307
Email Address tvogel@gbp.com	Phone Number (incl. area code) (920)498-4044	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 2775 American Boulevard		Parcel No. WD-L492-B-2	
SECTION 4: Project Information			
Existing Zoning:	I-B-2		
Present Use of Parcel:	Folding Carton Manufacture and Storage		
Proposed Use of Parcel:	Folding Carton Manufacture and Storage		
Estimated Start Date:		Estimated Completion Date:	
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) Tom Vogel		Title Engineering Manager	Phone Number (920)498-4044
Signature of Applicant 		Date Signed 3-6-17	

TO BE COMPLETED BY CITY STAFF

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



collaborate / formulate / innovate

MEMORANDUM

TO: Peter Schleinz – City Planner
FROM: Kendra Hansen, P.E.
DATE: March 13, 2017
SUBJECT: Green Bay Packaging Expansion
Site Plan Review

Green Bay Packaging is proposing to construct an expansion to the folding carton division at 2275 American Boulevard. The new addition will contain approximately 35,000 s.f. of floor area. The overall addition height will be 26'-0" above adjacent grade. The municipal zoning code was evaluated for the site to determine applicability and requirements. This parcel is zoned I-B-2. Following is a summary of the evaluation for the site.

Stormwater Management Evaluation (Municipal Code Ch. 28)

The proposed project will construct a new building expansion over a portion of the existing parking lot and an area composed of a mixture of pavement and turf. Work on the site will disturb approximately 8,000 square feet (4.2 acres) of area for building, parking and utility construction.

Erosion controls will be implemented prior to the start of construction and maintained throughout the duration of the work. Erosion control methods proposed will follow the WDNR Technical Standards.

Based on the area of disturbance, this site is required to quantify stormwater quality and quantity. The development will utilize biofiltration basins as on-site controls to manage runoff. A stormwater management plan detailing the system sizing has been included with the submittal package.

Parking Evaluation

The proposed project will expand space designated for production of folding cartons at the existing facility. The addition will add 10 new staff positions at this location and will partially impact an existing parking lot north of the current building. As part of the site work, the parking lot will be expanded to replace stalls lost due to the construction as well as add 35 new stalls to meet the zoning requirements for the addition (1 stall per 1,000 s.f.). In addition, the existing driveway along Biotech Way will be shifted to accommodate truck maneuvers to the new loading dock. The driveway width at the property line will be 35'.



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Setbacks

The proposed addition is located along the north property line adjacent to Biotech Way. Due to the offset cul-de-sac at the east end of that roadway, a portion of the addition will fall slightly within the setback. A variance for setback has been requested for this encroachment.

Signs

No new signs are proposed as part of the work.

KAH:kah

GREEN BAY PACKAGING

FOLDING CARTON ADDITION

CITY SITE PLAN SUBMITTAL

MARCH 13, 2017

SHEET INDEX

TITLE SHEET

G-001 TITLE SHEET

CIVIL

- C-100 TOPOGRAPHIC SURVEY
- C-101 SITE DEMOLITION AND EROSION CONTROL PLAN
- C-200 SITE LAYOUT AND PAVING PLAN
- C-300 SITE GRADING AND DRAINAGE PLAN
- C-400 CONSTRUCTION DETAILS
- C-401 CONSTRUCTION DETAILS

ARCHITECTURAL

- A-002 OVERALL PLAN
- A-101 FLOOR PLAN
- A-201 ELEVATIONS

ELECTRICAL

E-002CS ELECTRICAL PHOTOMETRIC CALCULATIONS - CITY SUBMITTAL

PARCEL ID: WD-L492-B-2

PROPERTY OWNER: GREEN BAY PACKAGING INC.

PROPERTY ADDRESS: 2275 AMERICAN BOULEVARD

EXISTING ZONING: I-B-2

PROPOSED ZONING: I-B-2

PROPOSED USE: FOLDING CARTON DIVISION

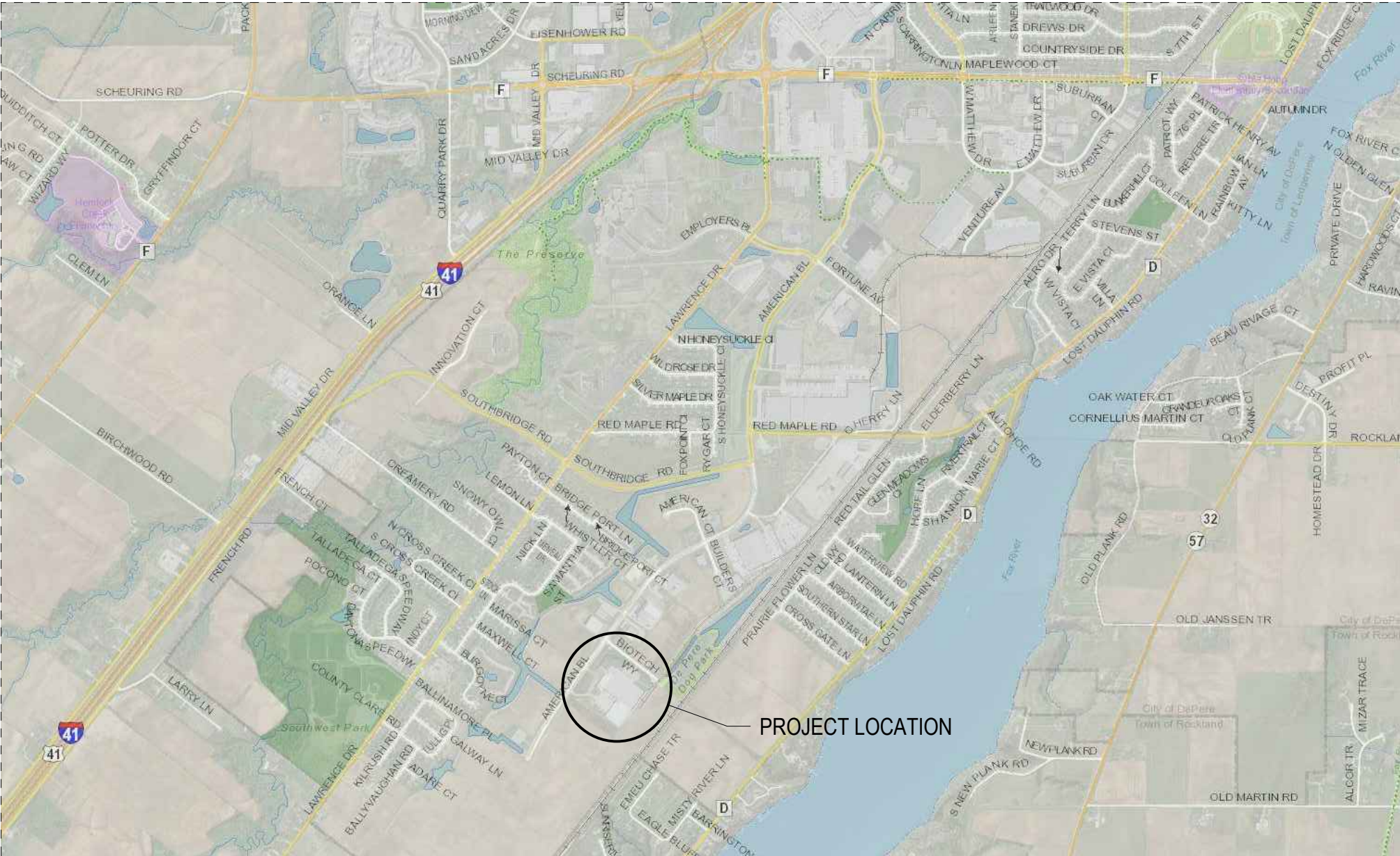
REQUIRED SETBACKS: FRONT YARD: 40 FEET
SIDE YARD: 25 FEET
REAR YARD: 25 FEET
CORNER SIDE YARD: 40 FEET

SITE AREA: 871,165 S.F.

ITOTAL MPERVIOUS AREA: 517,911 S.F. = 59.5%

ROOF AREA: 324,696 S.F. = 37.3%

GRASS/GROUND COVER: 353,254 S.F = 40.5%



LOCATION MAP

ELECTRONIC FILE TRANSFER DISCLAIMER

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EXISTING PROJECT CONDITIONS

INFORMATION PERTAINING TO EXISTING PROJECT CONDITIONS, SUCH AS LOCATIONS OF ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ROUGH-INS AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS ON PROJECT DRAWINGS. THIS INFORMATION IS BASED ON AVAILABLE RECORDS AS WELL AS INFORMATION COLLECTED WITH REASONABLE CARE AT THE PROJECT SITE. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR VERIFYING DIMENSIONS AND RELATED INFORMATION AT THE PROJECT SITE PRIOR TO PROCURING ANY MATERIALS, PRODUCTS OR EQUIPMENT TO PERFORM THEIR WORK.



1150 Springhurst Drive,
Suite 201
Green Bay, WI 54304-5947
920 / 592 9440
920 / 592 9445 fax

www.graef-usa.com

CLIENT:
GREEN BAY PACKAGING



PROJECT TITLE:
FOLDING CARTON ADDITION

2275 AMERICAN BLVD
DE PERE, WI 54115

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2017-2008.00

DATE: 03/13/17

DRAWN BY: JDJ

CHECKED BY:

APPROVED BY:

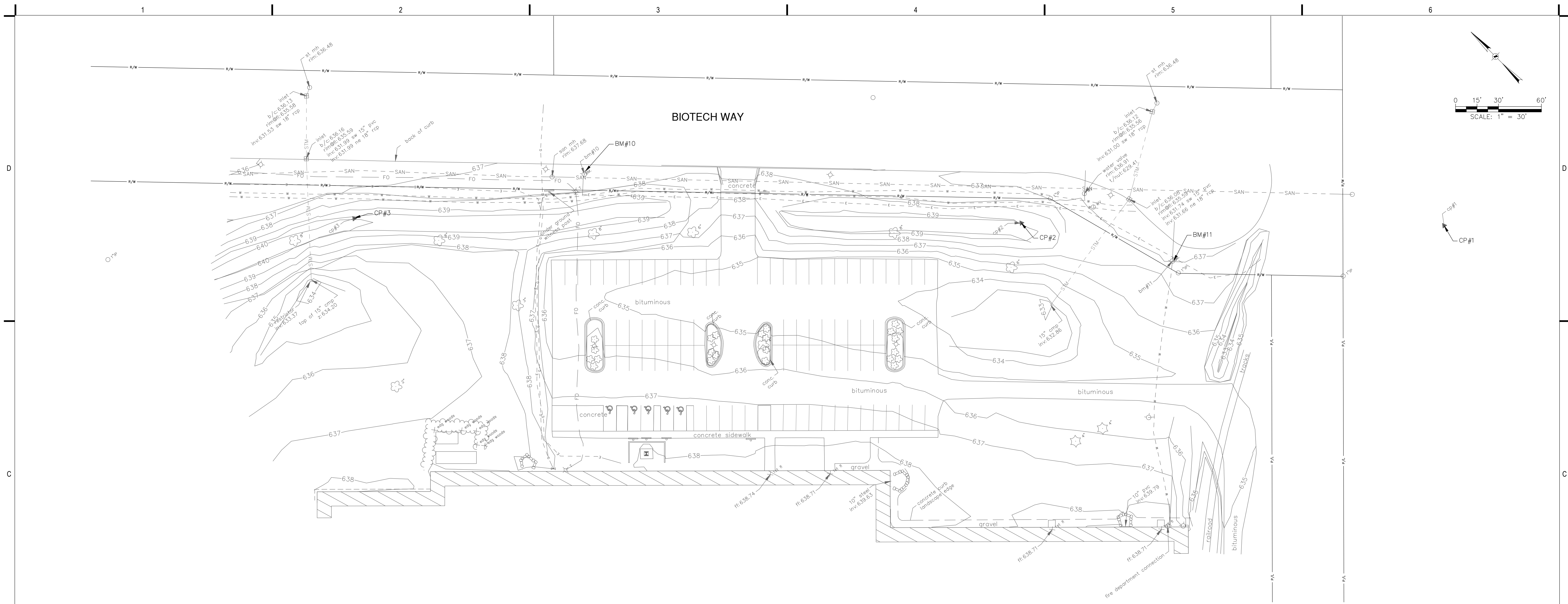
SCALE: AS NOTED

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:

G-001

PRELIMINARY NOT FOR CONSTRUCTION



SURVEY NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF USA INC. IN FEBRUARY 2017. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCSC),BROWN COUNTY. COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). VERTICAL DATUM REFERENCED TO THE CITY OF DEPERE ELEVATION DATUM, USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOD 12A).
3. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
4. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

ABBREVIATIONS

ASPH.	ASPHALT	I.P.	IRON PIPE
BIT.	BITUMINOUS	LAT.	LATERAL
CB.	CATCHBASIN	MH.	MANHOLE
C/L	CENTERLINE	PAV'T.	PAVEMENT
CONC.	CONCRETE	PROP.	PROPOSED
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE
D.I.P.	DUCTILE IRON PIPE	R. BAR	REBAR
DWY.	DRIVEWAY	REQ'D.	REQUIRED
EXIST.	EXISTING	SAN.	SANITARY
F.F.	FIRST FLOOR	S.	SLOPE
FM.	FORCE MAIN	SB.	SOIL BORING
G.V.	GAS VALVE	STM.	STORM
HYD.	HYDRANT	TYP.	TYPICAL
INL.	INLET	WM.	WATER MAIN
I.E.	INVERT ELEVATION	W.V.	WATER VALVE
		W/	WITH

LEGEND

▲	TRAVERSE POINT	~~~~~	EDGE OF BRUSH
⊕	LIGHT POLE	~~~~~	EDGE OF WOODS
○	MANHOLE	~~~~~	RIP RAP
⊕	STORM INLET	—E— — — —	BURIED ELECTRIC LINE
⊕ WV	WATER VALVE	—FO— — — —	BURIED FIBER OPTIC
⊕ GV	GAS VALVE	—G— — — —	BURIED GAS MAIN
⊕	FIRE HYDRANT	—SAN— — — —	BURIED SANITARY SEWER
⊕	ELECTRIC TRANSFORMER	—STM— — — —	BURIED STORM SEWER
⊕ T	TELEPHONE PEDESTAL	—W— — — —	BURIED WATER MAIN
⊕ 1"p	1" IRON PIPE	—P.L.— — — —	EXISTING PROPERTY LINE
BM	BENCH MARK	—R/W— — — —	EXISTING RIGHT OF WAY
⊕ W	WATER VALVE BOX		
⊕	MISCELLANEOUS METER		
⊕	DECIDUOUS TREE	—E— — — —	PR. BURIED ELECTRIC LINE
⊕	CONIFEROUS TREE	—G— — — —	PR. BURIED GAS MAIN
⊕	BUSH	—SAN— — — —	PR. BURIED SANITARY SEWER
⊕	SIGN	—STM— — — —	PR. BURIED STORM SEWER
		—T— — — —	PR. BURIED TELEPHONE LINE
		—W— — — —	PR. BURIED WATER MAIN

PROJECT INFORMATION:

PROJECT NUMBER: 2017-2008.00
DATE: 03/13/17
DRAWN BY: CMW
CHECKED BY: KAH
APPROVED BY: KAH
SCALE: 1"=30'

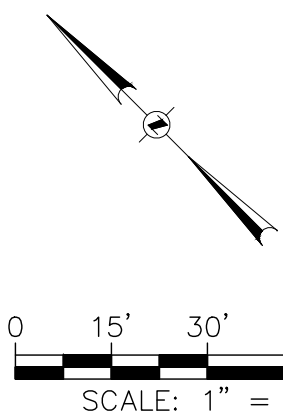
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TOPOGRAPHIC SURVEY

SHEET NUMBER:

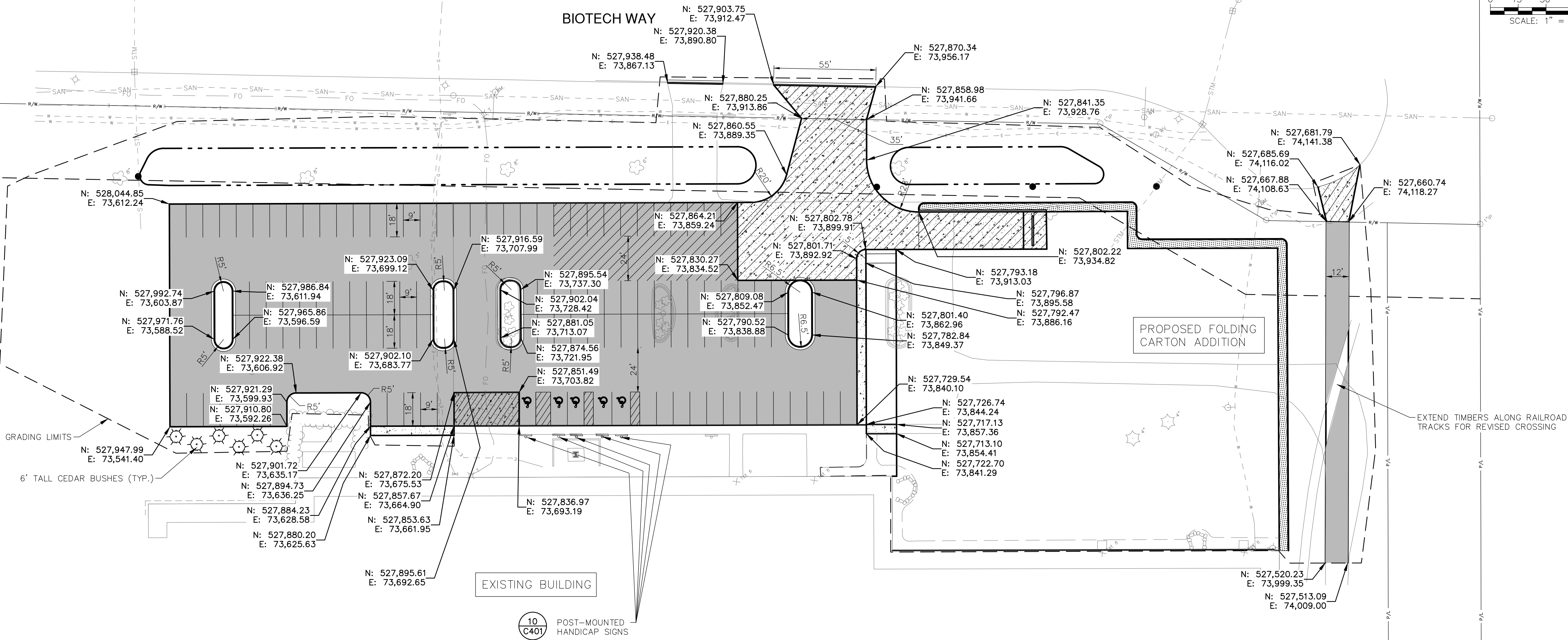
C-100

X:\GB\2017\20172008\CAD\Site\dwg\00\C101 Demo EC
3/13/2017 1:34 PM



0 15' 30' 60'
SCALE: 1" = 30'

BIOTECH WAY



GENERAL NOTES

1. THE BASE SURVEY WAS PREPARED BY GRAEF USA IN. IN FEBRUARY 2017. ALL UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND TO AVOID DAMAGE THERETO.
2. REFER TO SHEET C100 FOR BENCHMARKS, DATUM, AND TOPOGRAPHIC ELEMENTS.
3. CONTRACTOR SHALL VERIFY LOCATION OF WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.

LAYOUT NOTES

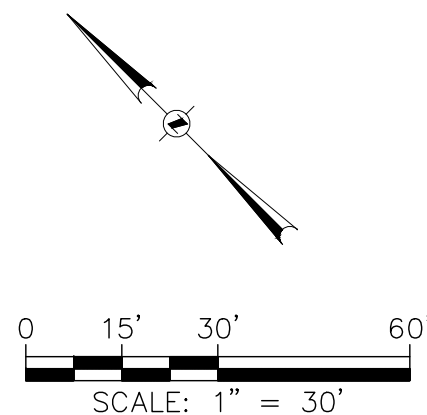
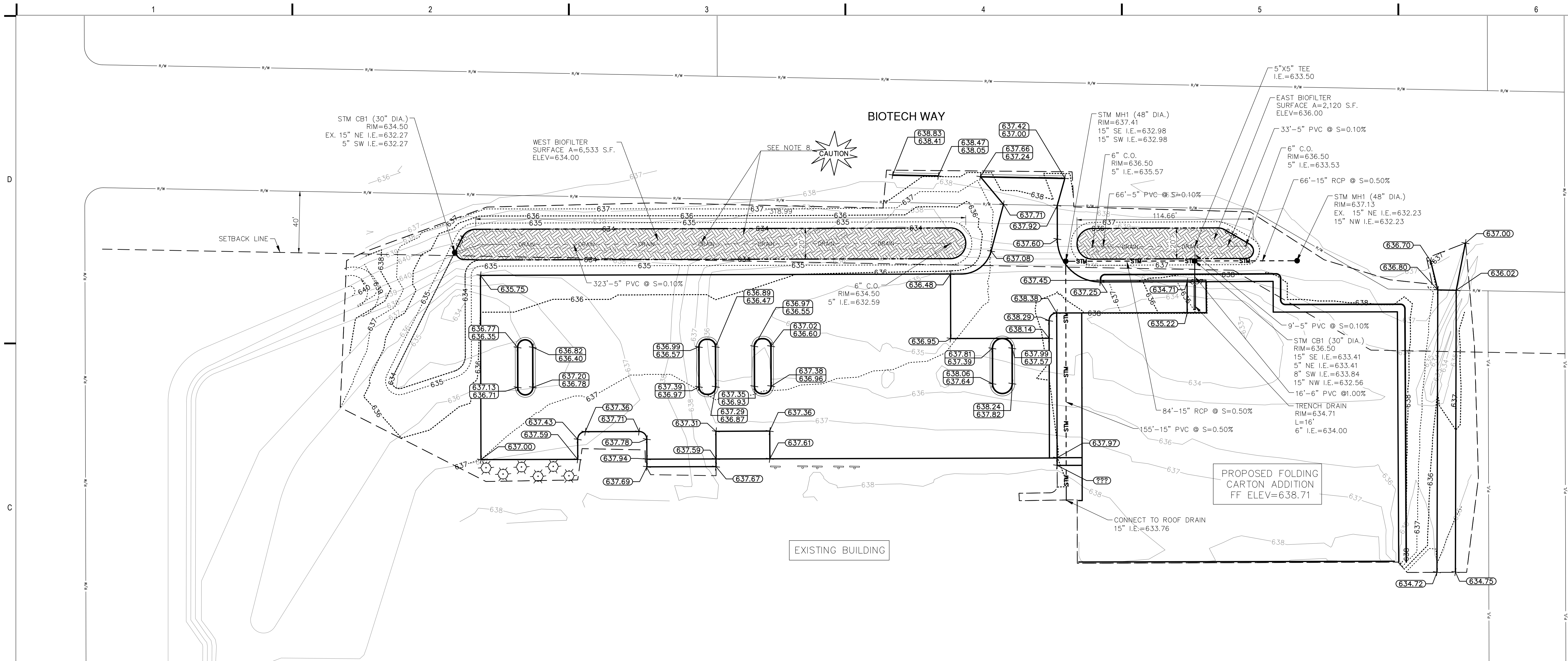
1. THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING PURPOSES. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
2. SITE LIGHTS ARE SHOWN FOR REFERENCE PURPOSES ONLY AND THE CONTRACTOR SHALL REFER TO THE ELECTRICAL PLANS FOR DETAIL DESIGN INFORMATION. CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL ENGINEER ON STAKING OF THE SITE LIGHTS.
3. ALL DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB WHERE CONCRETE CURB IS SHOWN.
4. STANDARD CURB RADIUS IS 5' UNLESS INDICATED OTHERWISE.
5. ALL PAVEMENT STRIPING SHALL BE YELLOW IN COLOR, 4" WIDE.
6. REFER TO LANDSCAPING PLANS FOR SITE RESTORATION INFORMATION AND DETAILS.
7. CONTRACTOR SHALL SUBMIT A CONCRETE JOINTING PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION. JOINTING PLAN SHALL INDICATE: POUR SEQUENCE, LOCATION OF CONSTRUCTION, ISOLATION, CONTRACTION JOINTS, AND TYPE OF REINFORCEMENT.

LEGEND

- PROPOSED ASPHALT PAVEMENT (2 C401)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (3 C401)
- PROPOSED CONCRETE SIDEWALK (1 C401)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (1 C401)
- PROPOSED 24-INCH CURB AND GUTTER (6 C400)
- N -NORTHING
- E -EASTING
- GRADING LIMITS
- PROPOSED MANHOLE/CATCH BASIN (7 C401) (8 C401)
- HANDICAP PARKING SYMBOL (9 C401)
- PROPERTY LINE
- RIGHT-OF-WAY

PROJECT INFORMATION

PARCEL ID:	WD-L492-B-2	PARKING STALLS EXISTING:	85
PROPERTY OWNER:	GREEN BAY PACKAGING INC.	PARKING STALLS PROPOSED:	120
PROPERTY ADDRESS:	2275 AMERICAN BOULEVARD	HANDICAP STALL PROPOSED:	5 TOTAL, 1 VAN ACCESSIBLE
EXISTING ZONING:	I-B-2	DISTURBED AREA:	3.70 AC
PROPOSED ZONING:	I-B-2		
PROPOSED USE:	FOLDING CARTON DIVISION		
REQUIRED SETBACKS:	FRONT YARD: 40' SIDE YARD: 25' REAR YARD: 25' CORNER SIDE YARD: 40'		



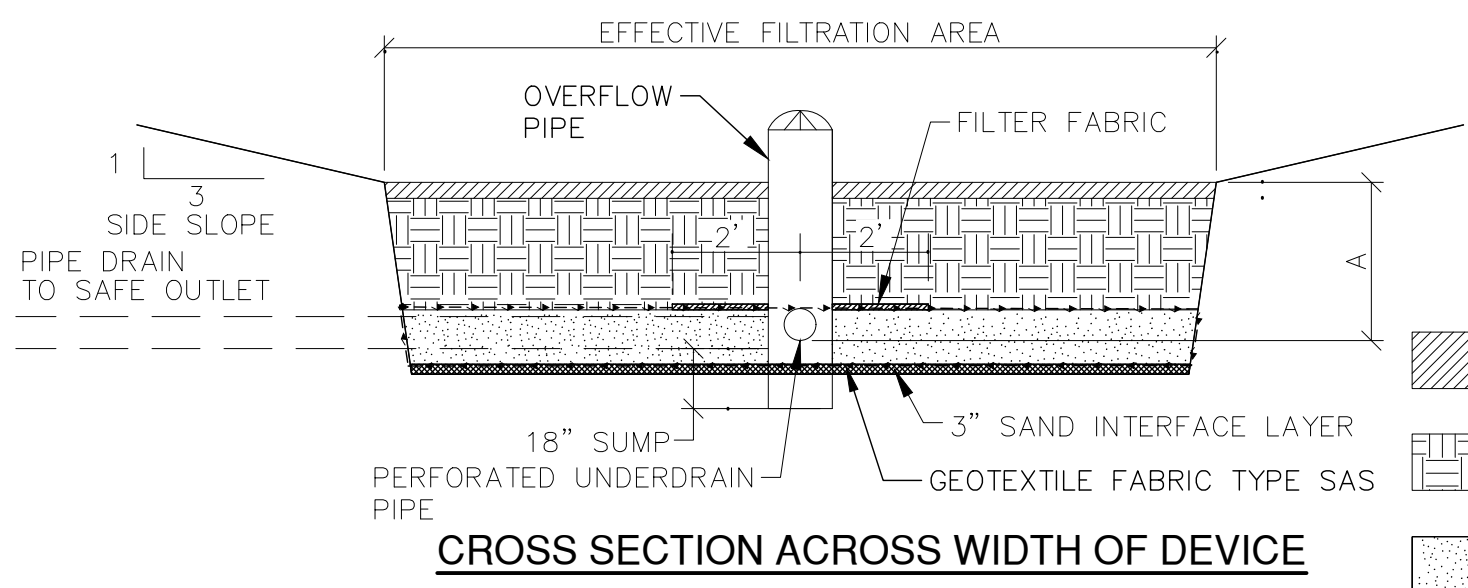
GRADING NOTES

- ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:20 (5%) ALONG THE LENGTH OF THE ACCESSIBLE ROUTE AND A MAXIMUM SLOPE OF 1:50 (2%) ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE. ADA REGULATIONS REQUIRE A MAXIMUM SLOPE OF 1:50 (2%) IN ALL DIRECTIONS WITHIN AN ADA PARKING STALL AND ADJACENT UNLOADING ZONE.
- ALL WORK SHALL BE DONE PER CITY OF DEPERE STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DEPERE PRIOR TO BEGINNING WORK.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT MATCH POINTS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE OR STOCKPILED AT LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT OF ANY MATERIAL. STOCKPILES SHALL BE ENCLOSED WITH SILT FENCE UNTIL TEMPORARY OR PERMANENT VEGETATIVE COVER IS ESTABLISHED.
- THIS PLAN SHOWS NEW CONTOURS AND FINISHED GRADES. FOR ROUGH GRADES OF ALL PAVEMENT AREAS, SUBTRACT THICKNESS OF PAVEMENT AND BASE COURSE SPECIFIED.
- REFERENCE EROSION CONTROL PLAN AND SITE LAYOUT AND PAVING PLAN FOR COORDINATION OF WORK ON THIS SHEET.
- WHEN SPOT ELEVATIONS SHOWN REFER TO CRITICAL POINTS SUCH AS PAVEMENT ANGLE POINTS AND CURVE-TANGENT INTERSECTIONS, THEIR LOCATION WILL CORRESPOND WITH COORDINATES SHOWN ON C200. VERIFY SPOT ELEVATION AND COORDINATE RELATIONSHIP WITH THE OWNER'S REPRESENTATIVE.
- USE CAUTION WHEN EXCAVATING BIOFILTERS. COORDINATE WITH UTILITY COMPANIES TO ADJUST SERVICE LINES AS NECESSARY TO MAINTAIN ADEQUATE COVER.

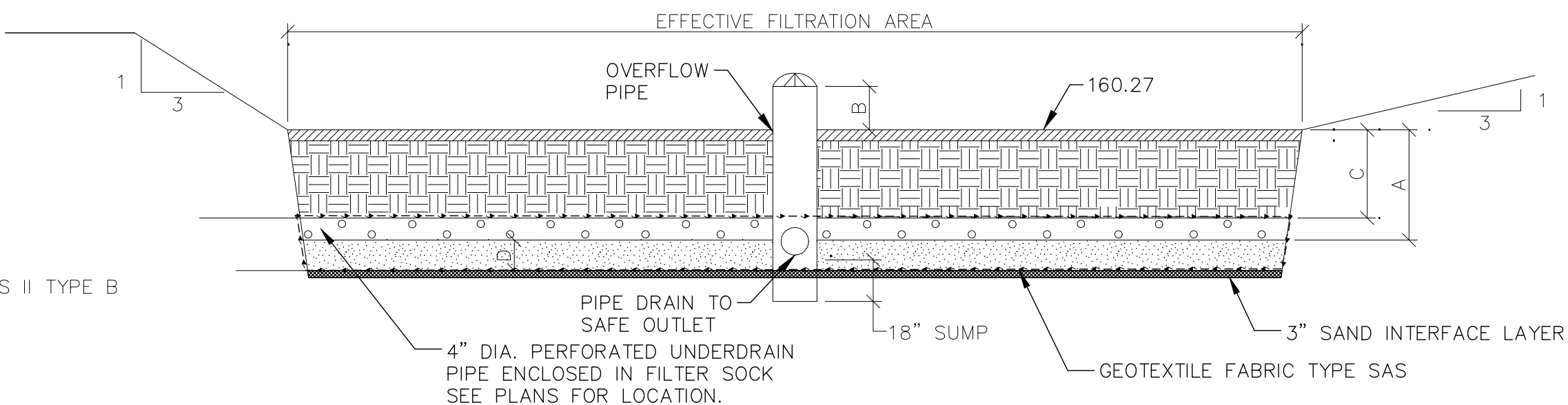
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED 24-INCH CONCRETE CURB & GUTTER
- PROPOSED MANHOLE/CATCH BASIN
- SPOT ELEVATIONS
- TOP OF CURB ELEVATION
- GUTTER ELEVATION
- PROPOSED STORM SEWER PIPE
- DRAINAGE ARROW
- PROPOSED PERFORATED UNDERDRAIN PIPE
- PROPOSED CLEAN OUT
- BIOFILTER

DEVICE NAME	DIMENSIONS				WEIR OVERFLOW ELEV.	BASIN ELEVATION
	A	B	C	D		
WEST BIOFILTER	1.92'	0.50'	1.50'	1.00'	635.50	634.00
EAST BIOFILTER	2.42'	0.50'	2.00'	1.25'	637.50	636.00



CROSS SECTION ACROSS WIDTH OF DEVICE



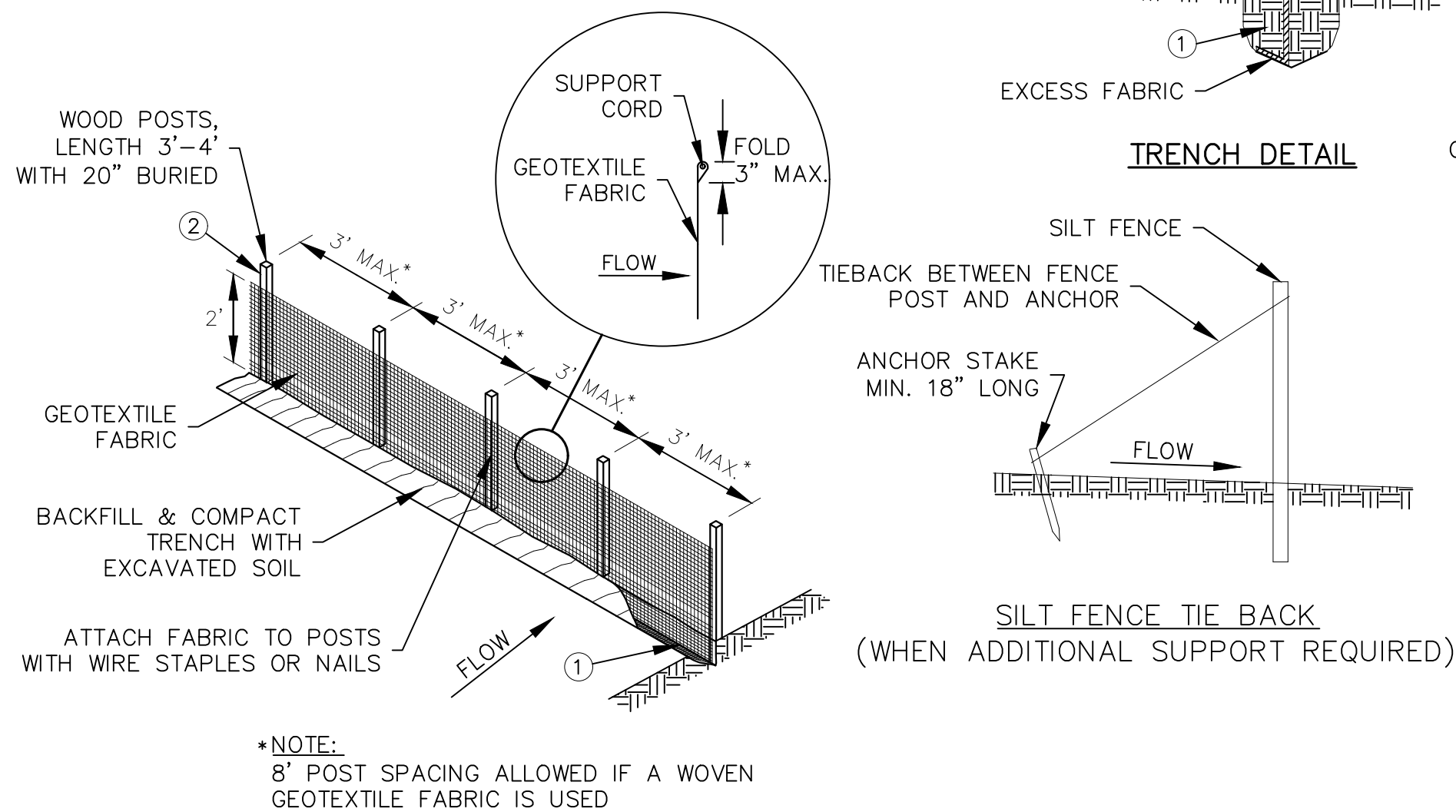
CROSS SECTION ACROSS LENGTH OF DEVICE

BIOFILTRATION BASIN DETAIL

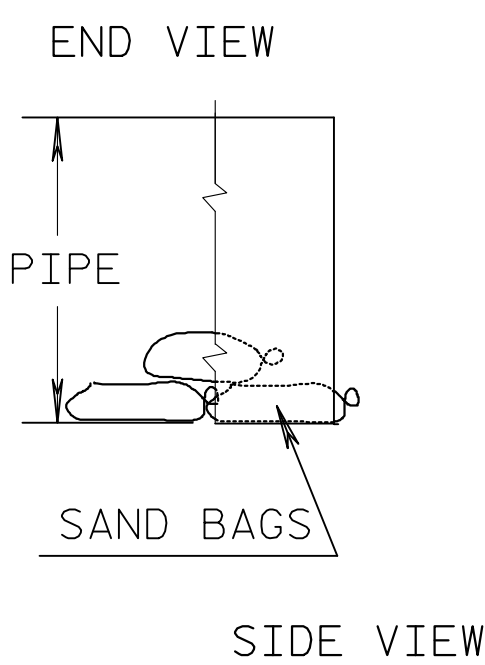
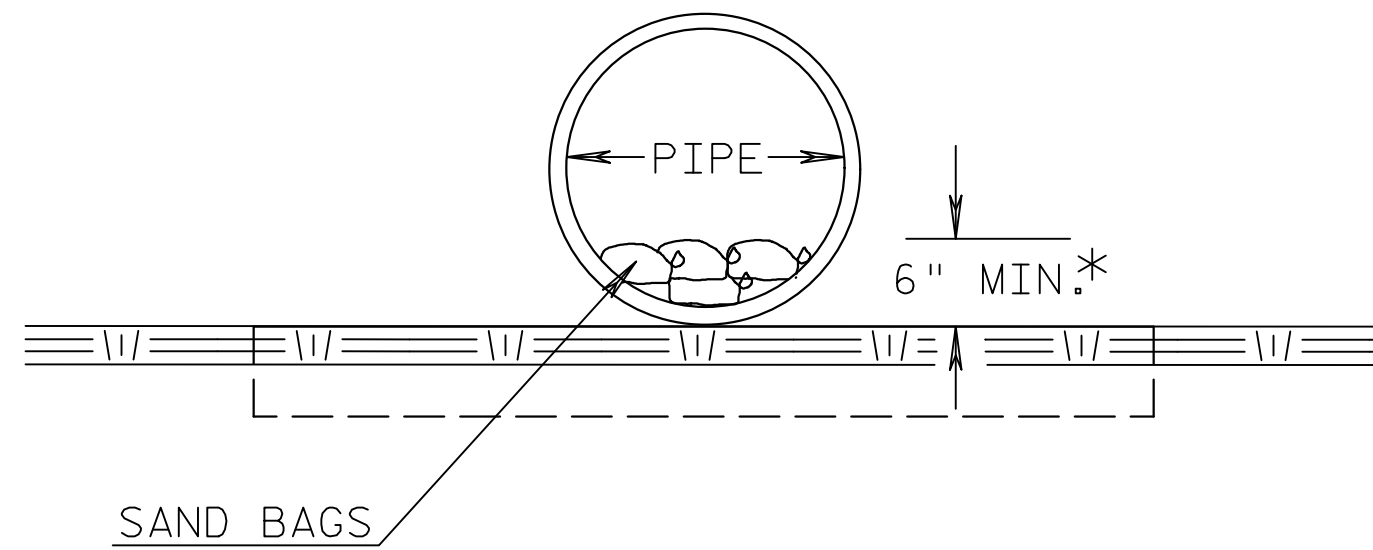
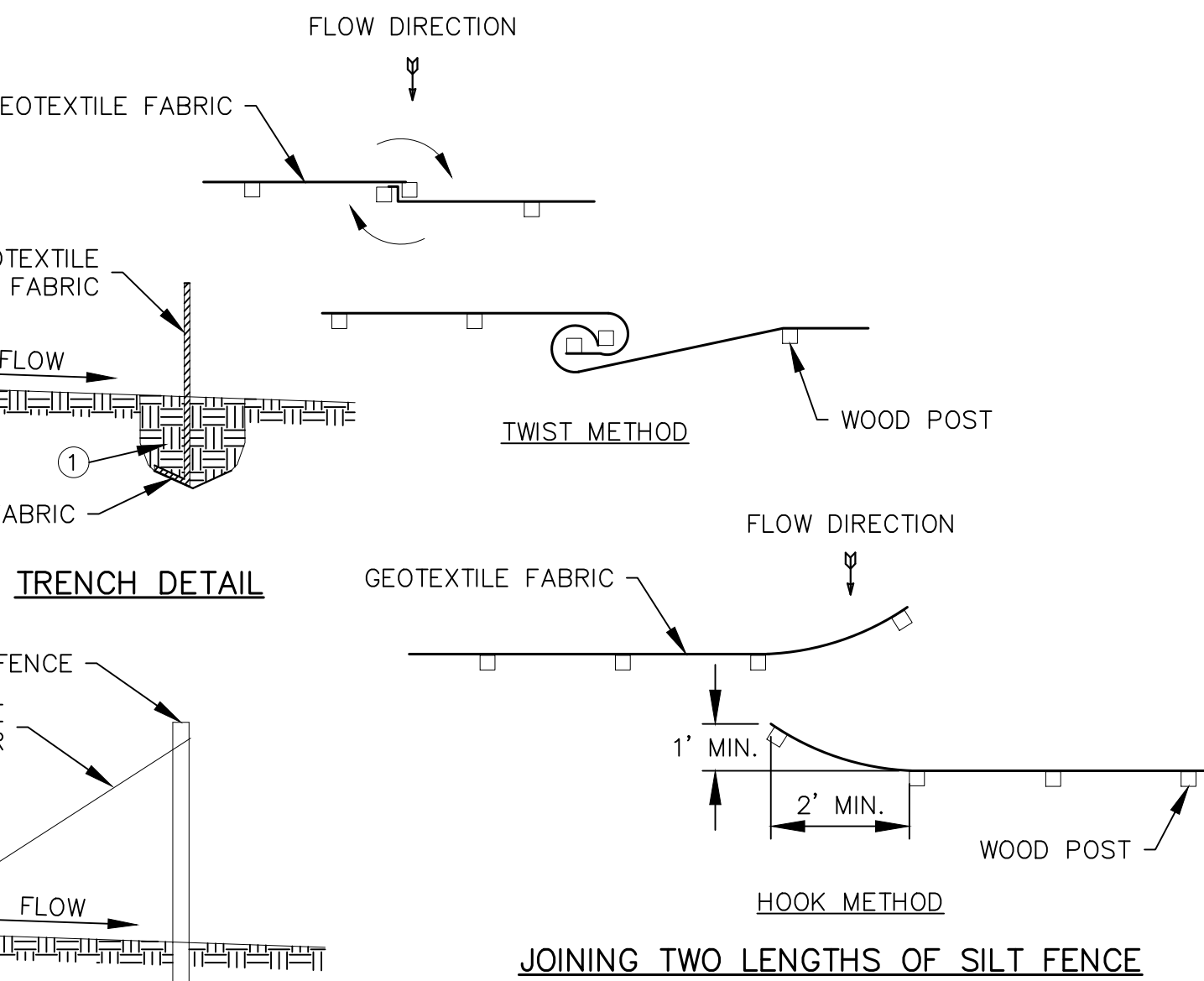
N.T.S.

NOTES:

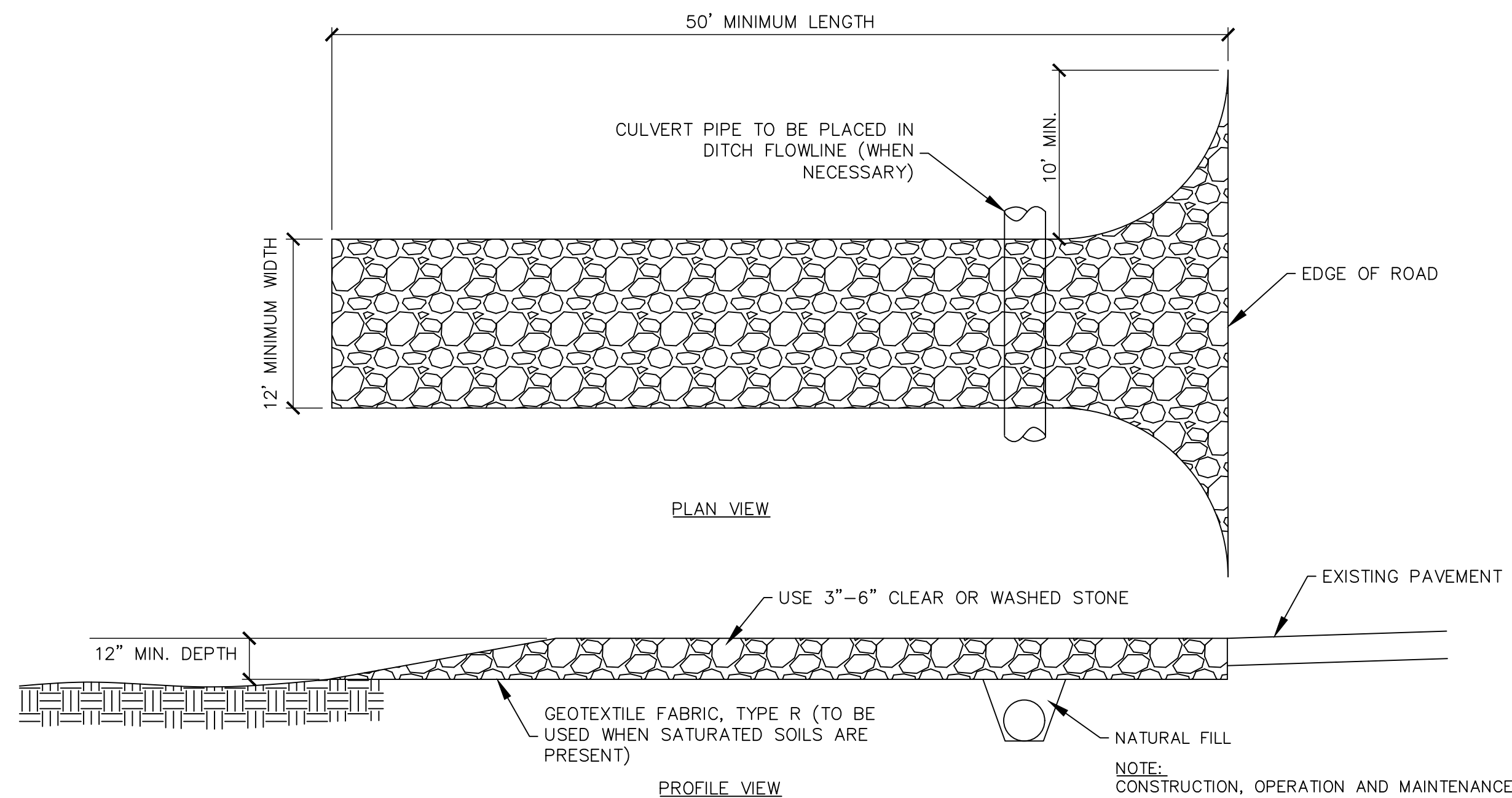
- ① TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH, BACKFILL, AND COMPACT TRENCH WITH EXCAVATED SOIL.
- ② WOOD POSTS SHALL BE A MINIMUM SIZE OF 1"x1" MADE OF OAK OR HICKORY. ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE EITHER THE TWIST METHOD OR HOOK METHOD TO JOIN SEGMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1056.



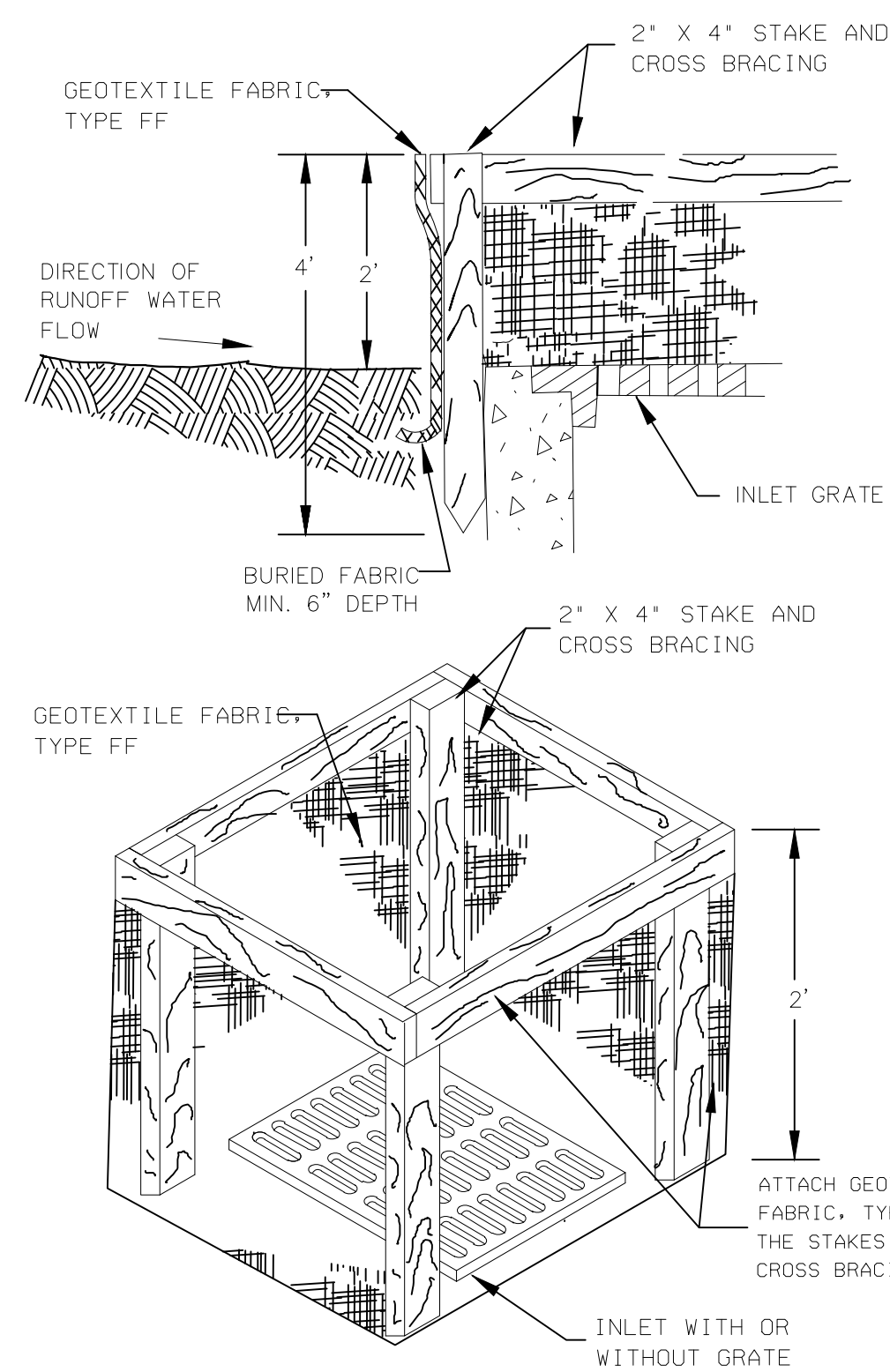
1 SILT FENCE
N.T.S.



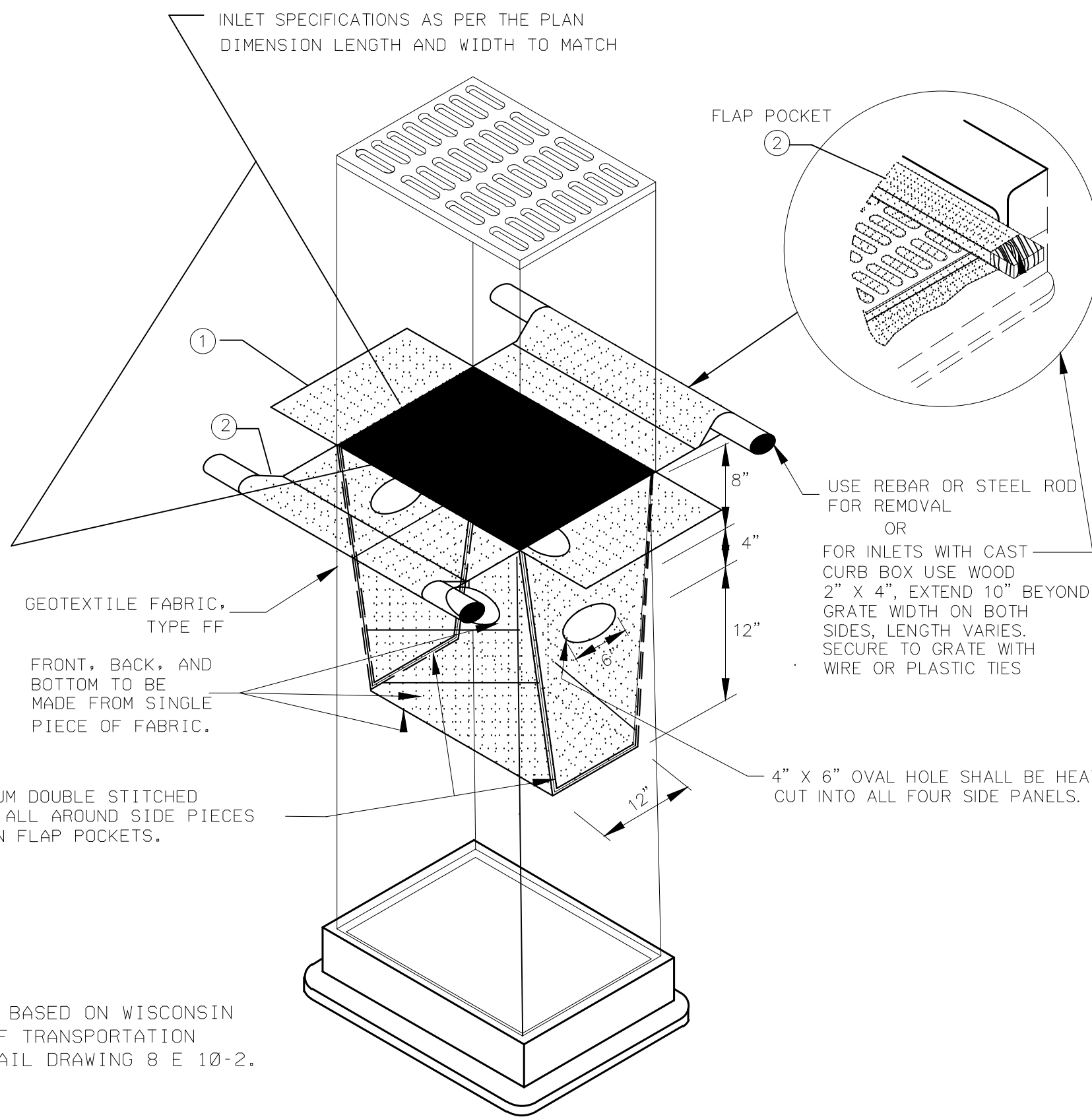
5 CULVERT PIPE SAND BAG BARRIER
N.T.S.



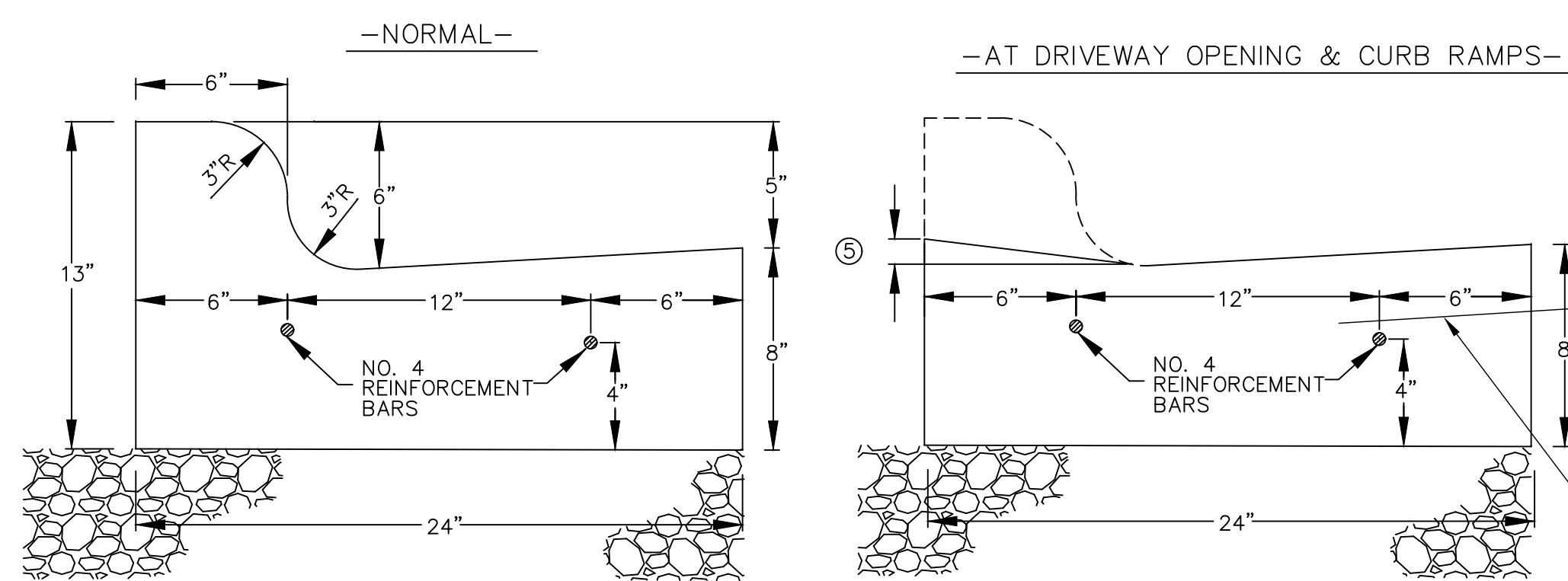
2 STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



3 INLET PROTECTION, TYPE A
N.T.S.



4 INLET PROTECTION, TYPE D
N.T.S.



6 STANDARD 24" CURB & GUTTER
N.T.S.

NOTES:

- ① CONTRACTION JOINTS SHALL BE EVERY 15' MAXIMUM OR AS DESIGNATED BY ENGINEER IN FIELD.
- ② EXPANSION JOINTS (3/4") SHALL BE PLACED AT END OF RADII, AND AS DESIGNATED BY ENGINEER IN FIELD.
- ③ NO. 4 REINFORCEMENT BARS SHALL BE 20' LONG WITH A 3/4" EXPANSION TUBE REQUIRED ON ONE END AT EXPANSION JOINTS.
- ④ NO. 4 REINFORCEMENT BARS SHALL BE OVERLAPPED A MINIMUM OF 1'.
- ⑤ 1-1/2" AT DRIVEWAY OPENINGS, 1/2" AT CURB RAMPS.

FOR CONCRETE PAVEMENT ADJACENT TO CURB & GUTTER ONLY.
NO. 6 BARS x 24" EPOXY COATED DEFORMED BARS @ 2'-0" O.C.

GENERAL NOTES

- ① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE INLET PERIMETER TO FACILITATE MAINTENANCE AND REMOVAL.
- ② FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4".
- ③ MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
- ④ 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.
- ⑤ CONSTRUCTION, OPERATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1068.

INSTALLATION NOTES 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. THE CONTRACTOR SHALL CUNCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4' FROM THE BOTTOM OF THE BAG.

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920 / 592 9445 fax

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CLIENT:
GREEN BAY PACKAGING



GREEN BAY
PACKAGING



PROJECT TITLE:
FOLDING CARTON ADDITION

2275 AMERICAN BLVD
DE PERE, WI 54115

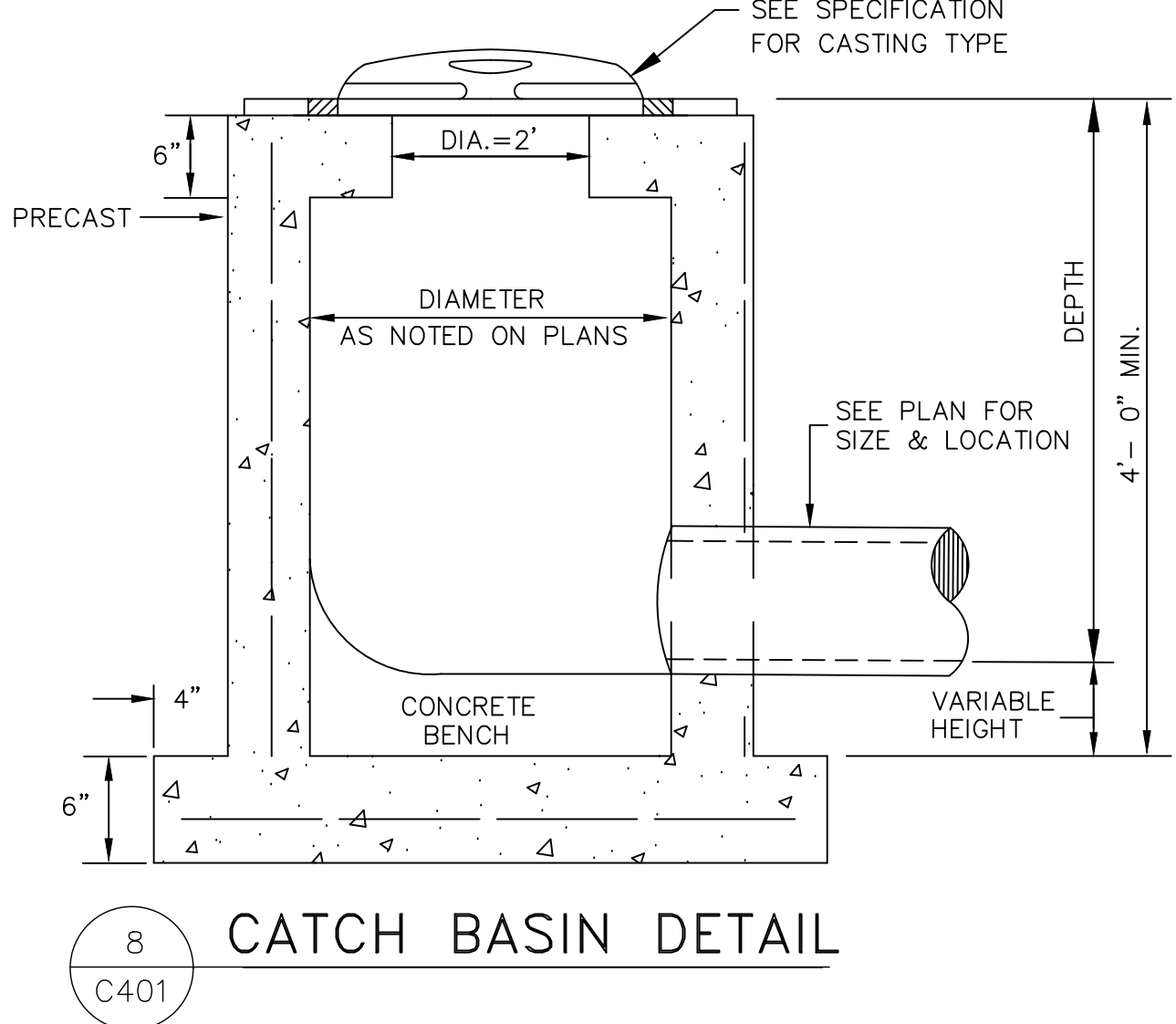
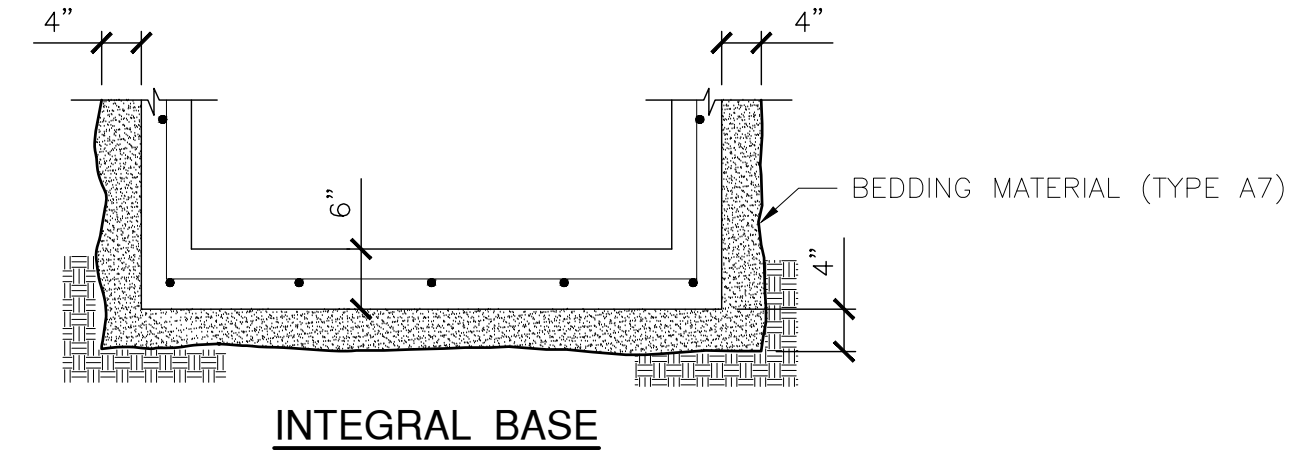
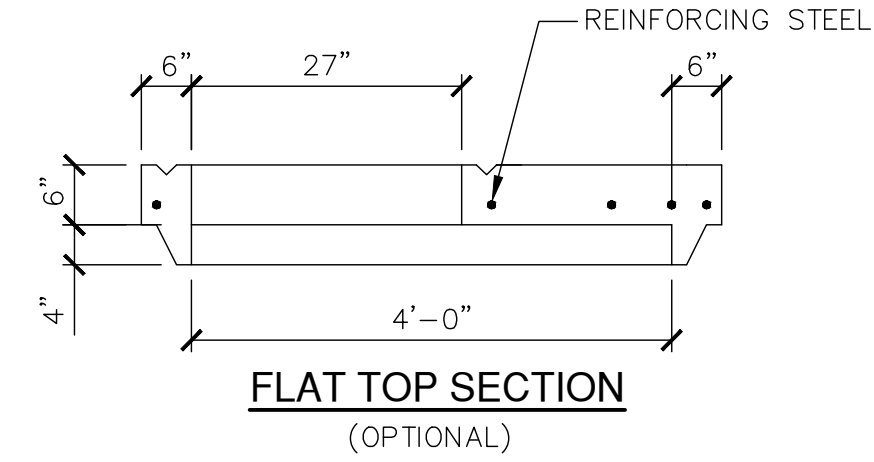
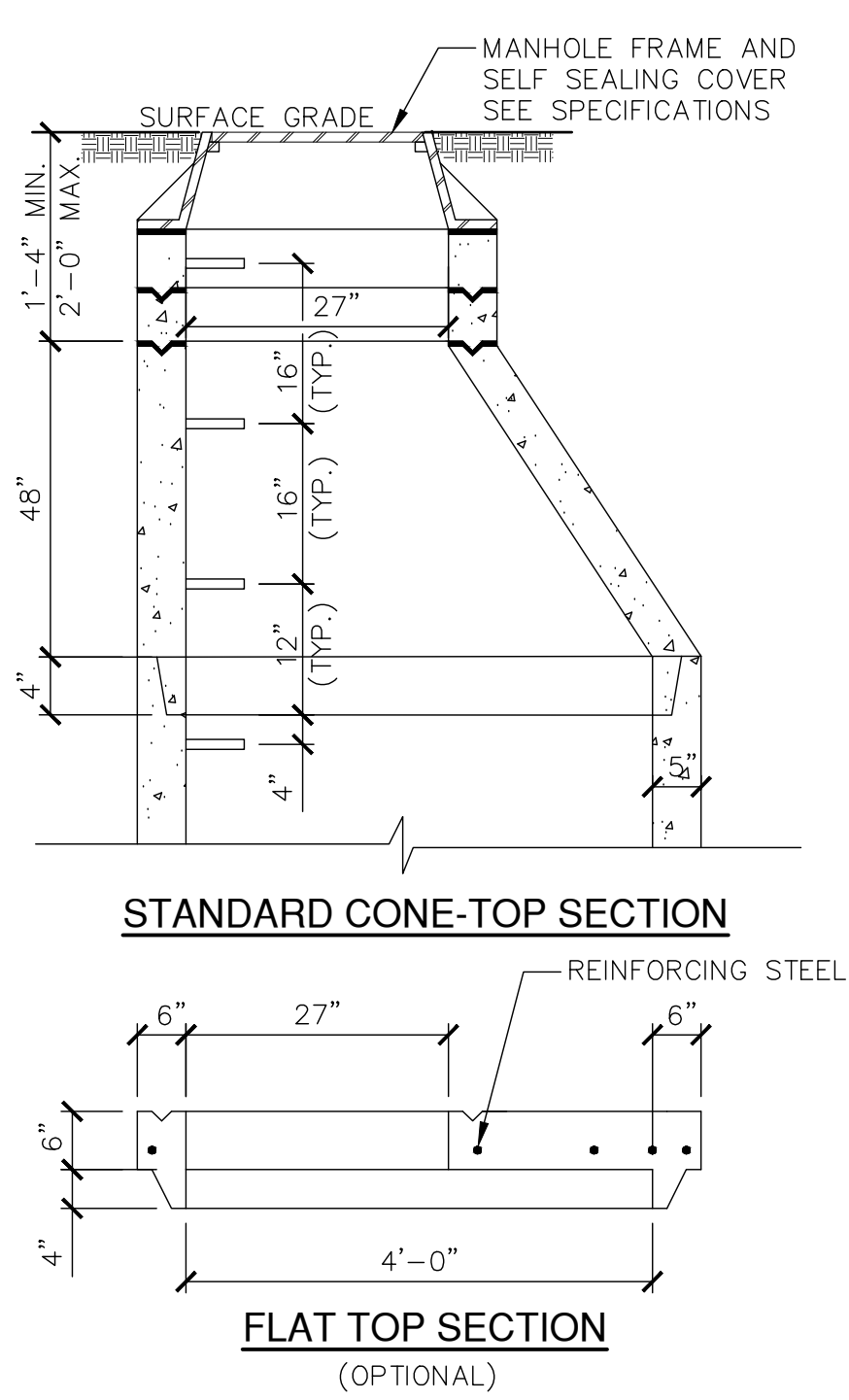
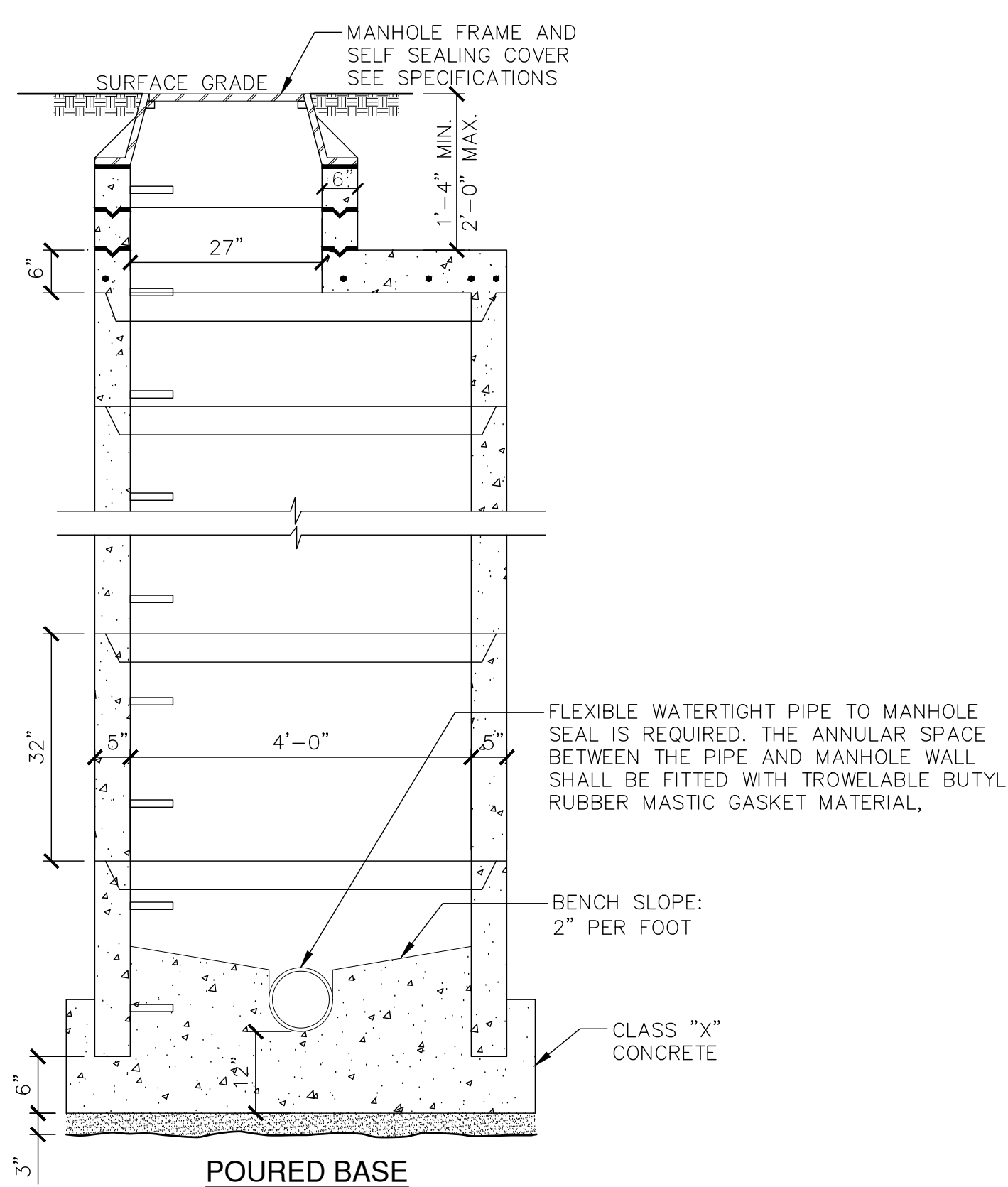
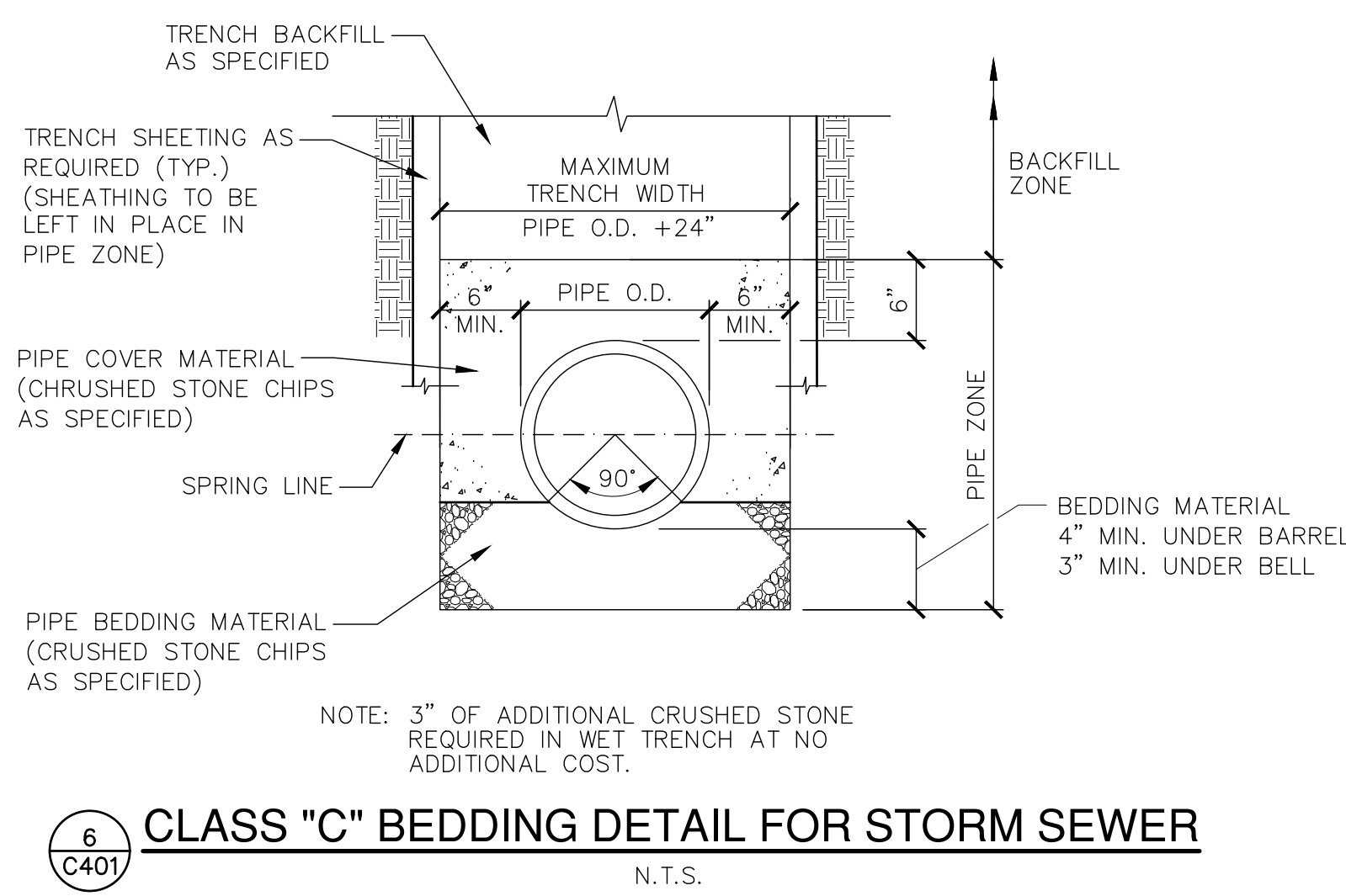
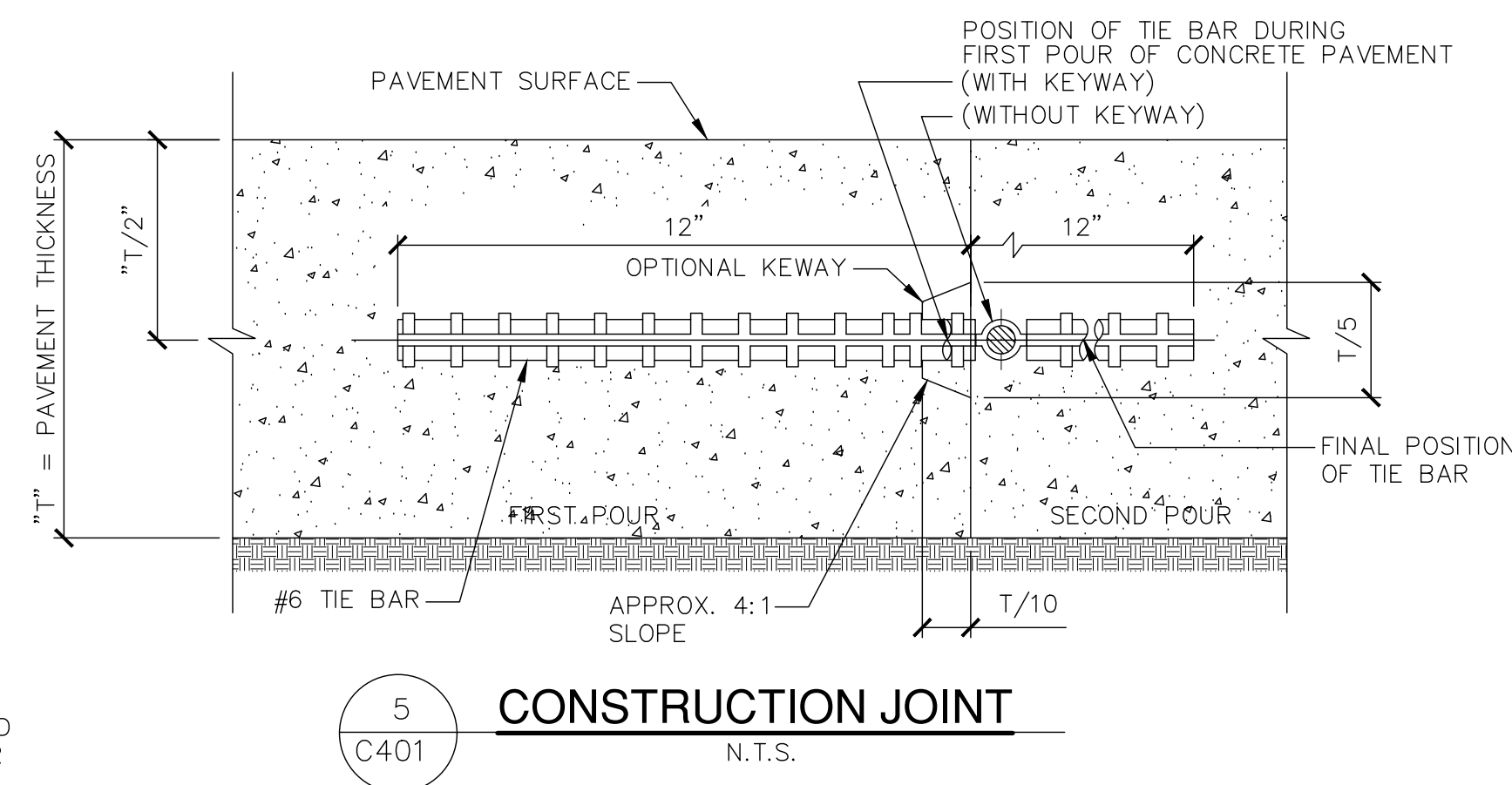
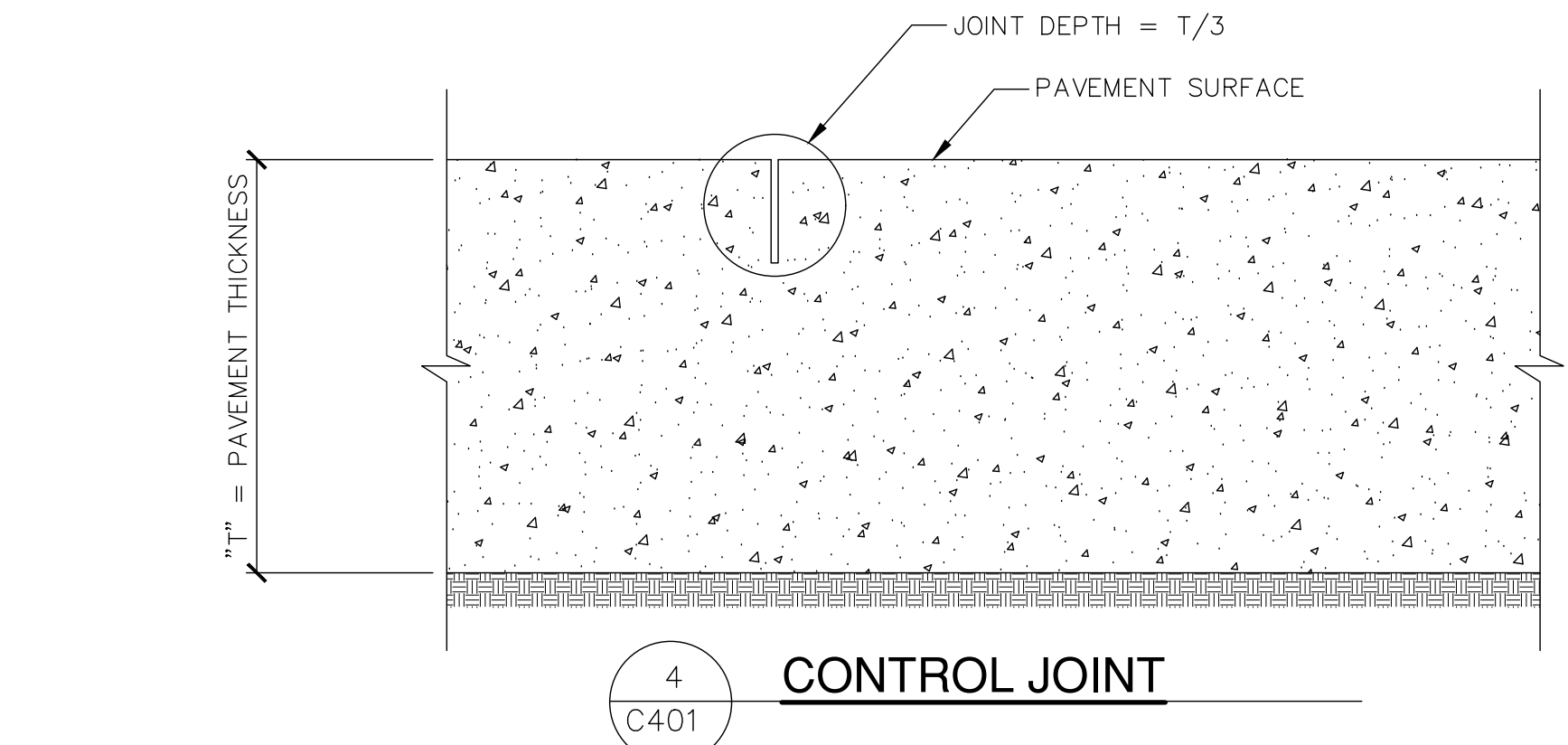
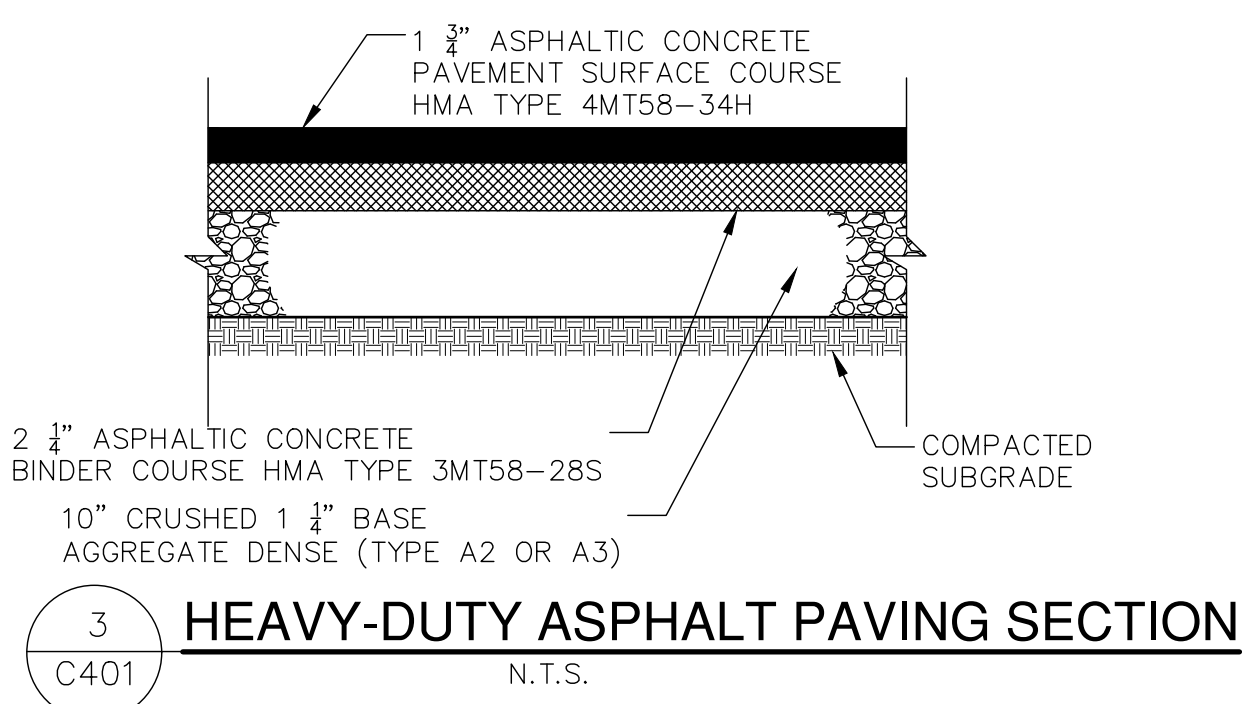
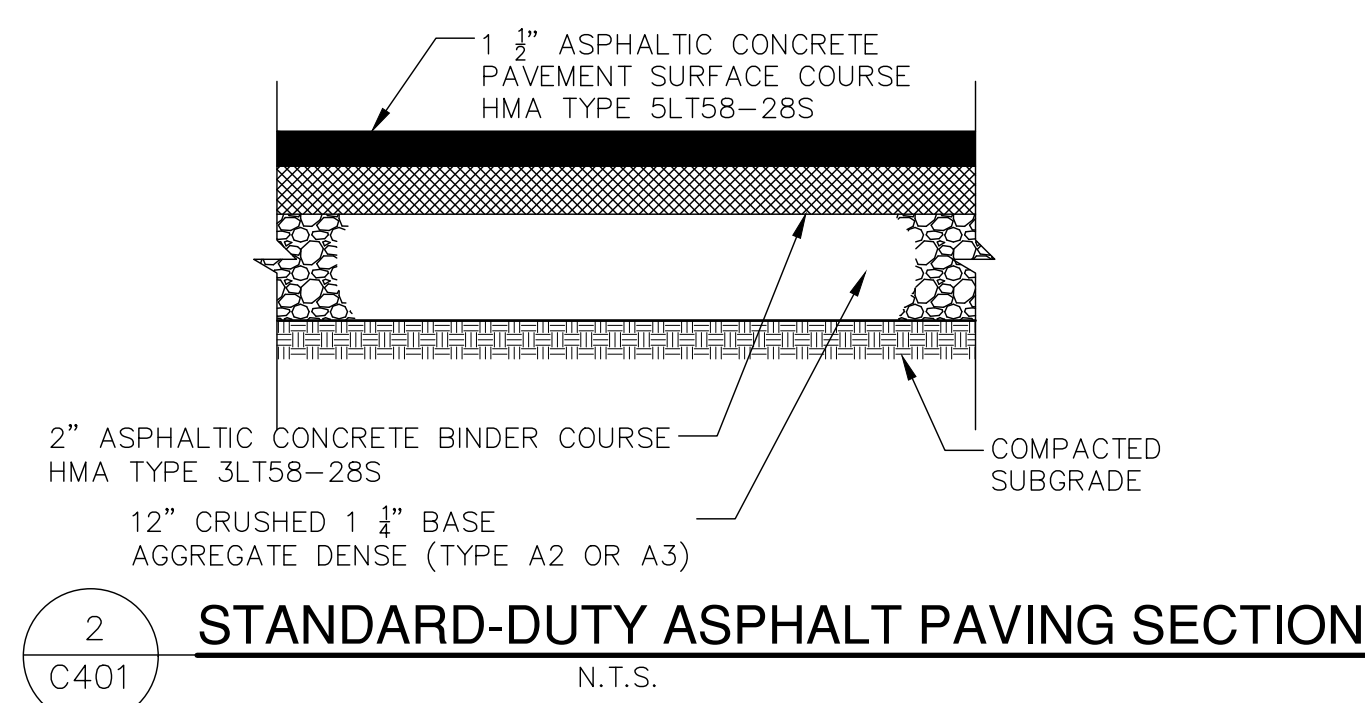
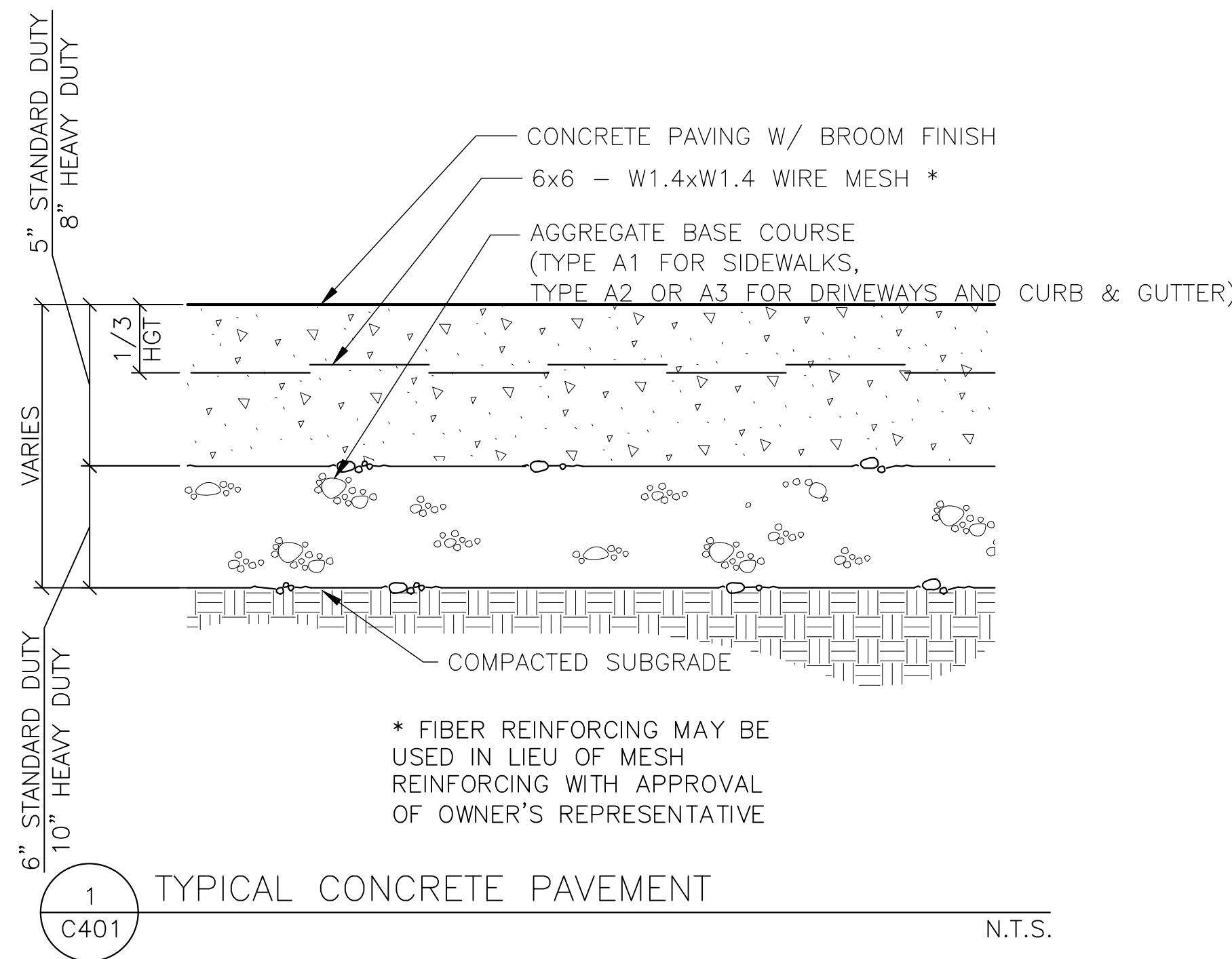
ISSUE:
3/13/17 CITY SITE PLAN
SUBMITTAL

PROJECT INFORMATION:
PROJECT NUMBER: 2017-2008.00
DATE: 03/13/17
DRAWN BY: CMW
CHECKED BY: KAH
APPROVED BY: KAH
SCALE: NTS

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:

C-400



GENERAL NOTES

FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

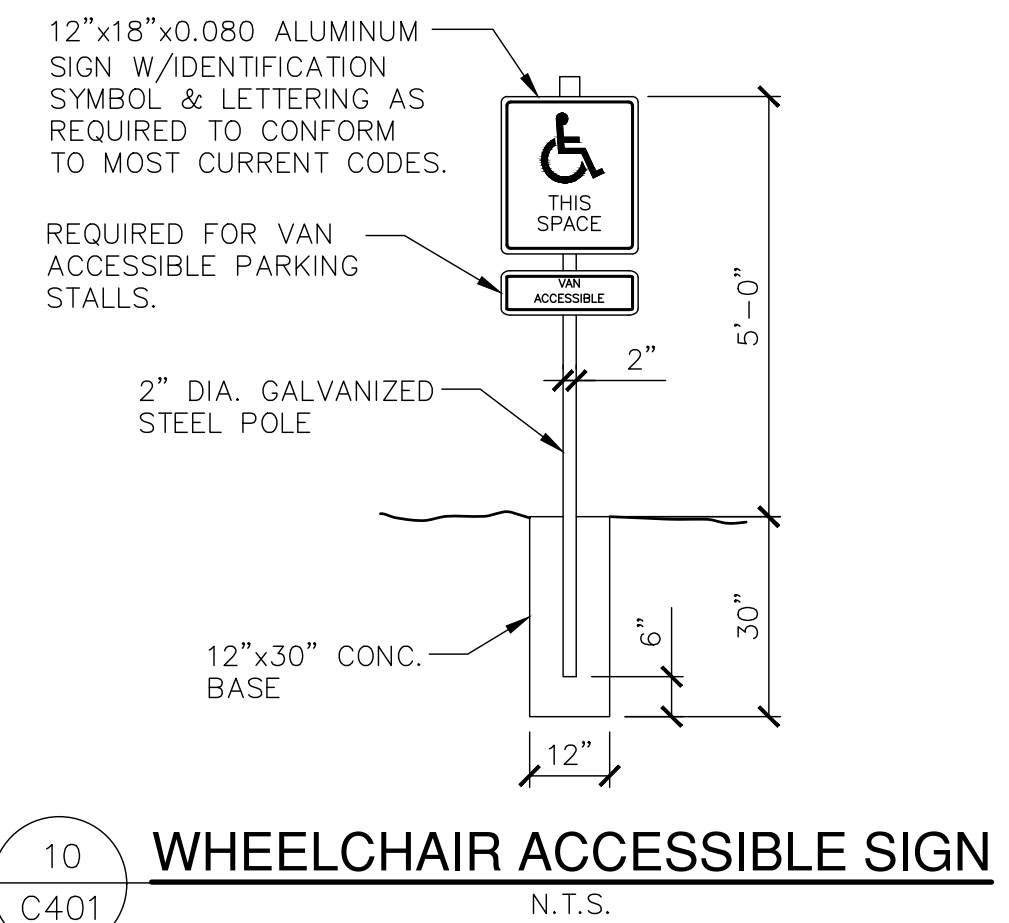
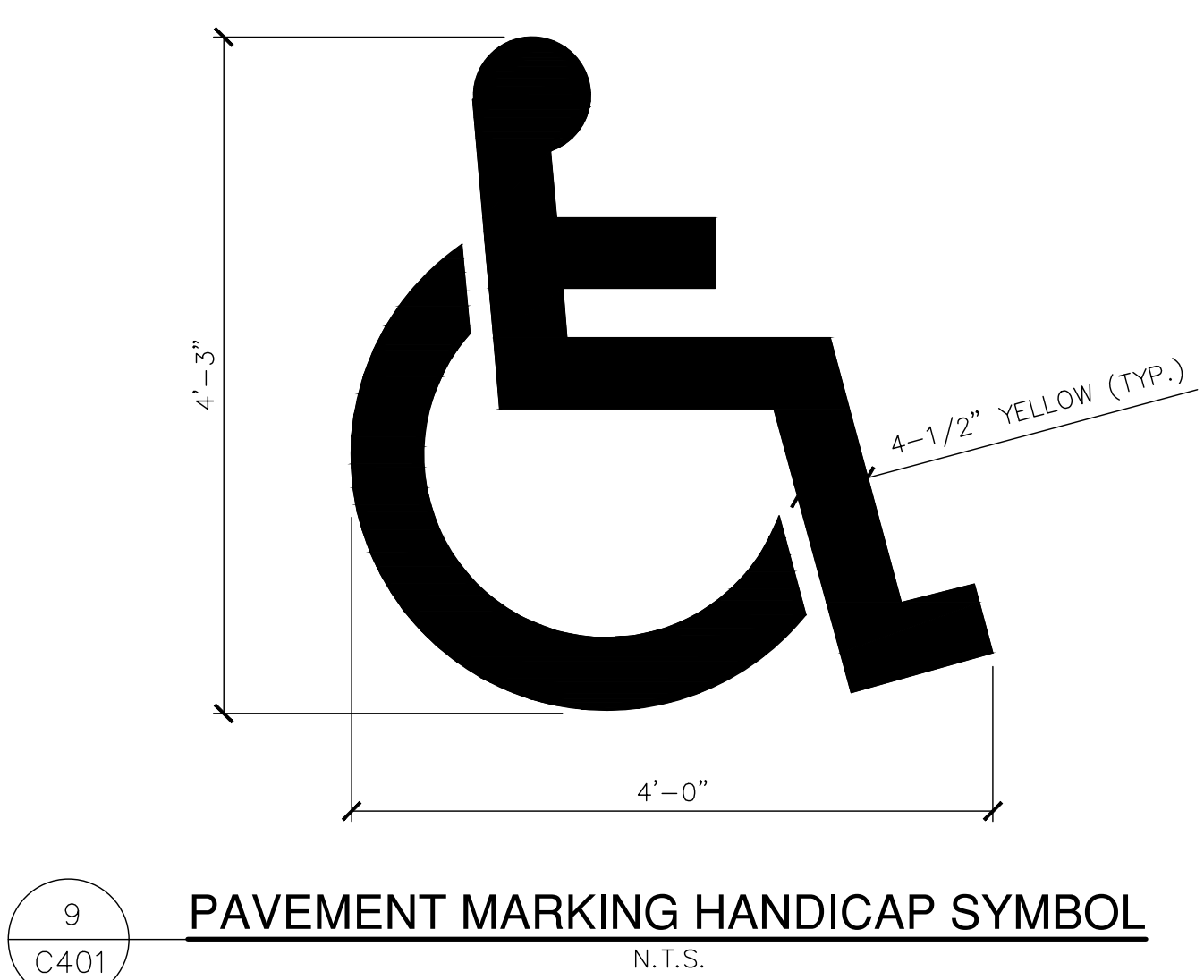
PRECAST CONCRETE ADJUSTING RINGS TO BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.

CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING RUBBER GASKETS OR BUTYL RUBBER MASTIC MATERIAL.

AREA OF CIRCUMFERENTIAL STEEL = 0.12 SQ. INCH PER LINEAL FOOT.

3" BEDDING MATERIAL (TYPE A7) REQUIRED UNDER BASE. MANHOLES TO BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL (TYPE A10 OR A7).



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CLIENT:
GREEN BAY PACKAGING



PROJECT TITLE:
FOLDING CARTON ADDITION

2275 AMERICAN BLVD
DE PERE, WI 54115

ISSUE:
3/13/17 CITY SITE PLAN
SUBMITTAL

PROJECT INFORMATION:
PROJECT NUMBER: 2017-2008.00
DATE: 03/13/17
DRAWN BY: CMW
CHECKED BY: KAH
APPROVED BY: KAH
SCALE:

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:

C-401



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PROJECT TITLE:
FOLDING CARTON ADDITION

2275 AMERICAN BLVD
DE PERE, WI 54115

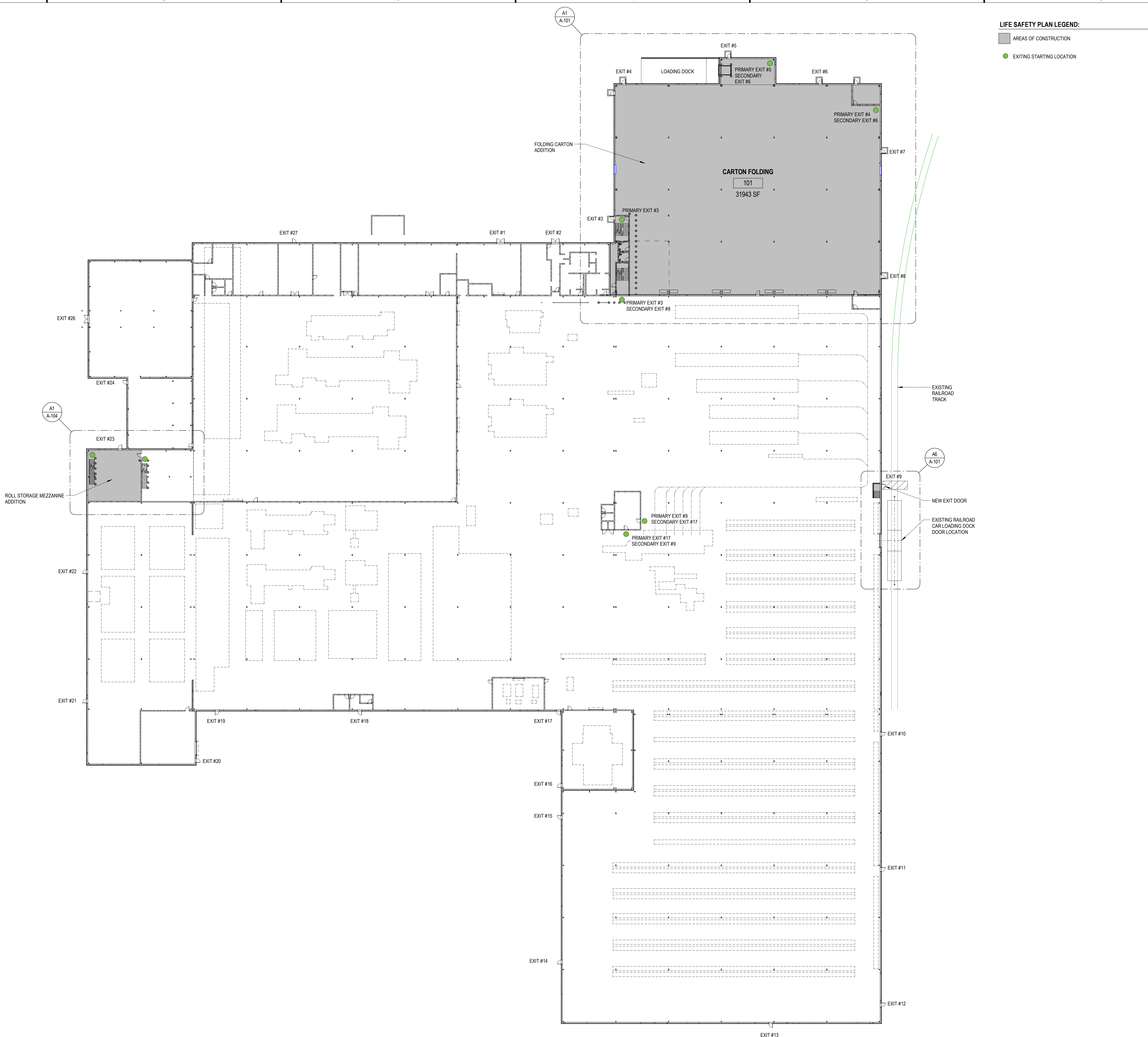
ISSUE:

PROJECT INFORMATION:
PROJECT NUMBER: 2017-2008.00
DATE: 03/13/17
DRAWN BY: JDJ
CHECKED BY: TE
APPROVED BY: PSJ
SCALE: AS NOTED

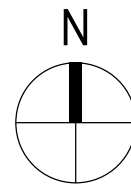
SHEET TITLE:
OVERALL PLAN

SHEET NUMBER:

A-002



A1 LIFE SAFETY FLOOR PLAN
1" = 30'-0"

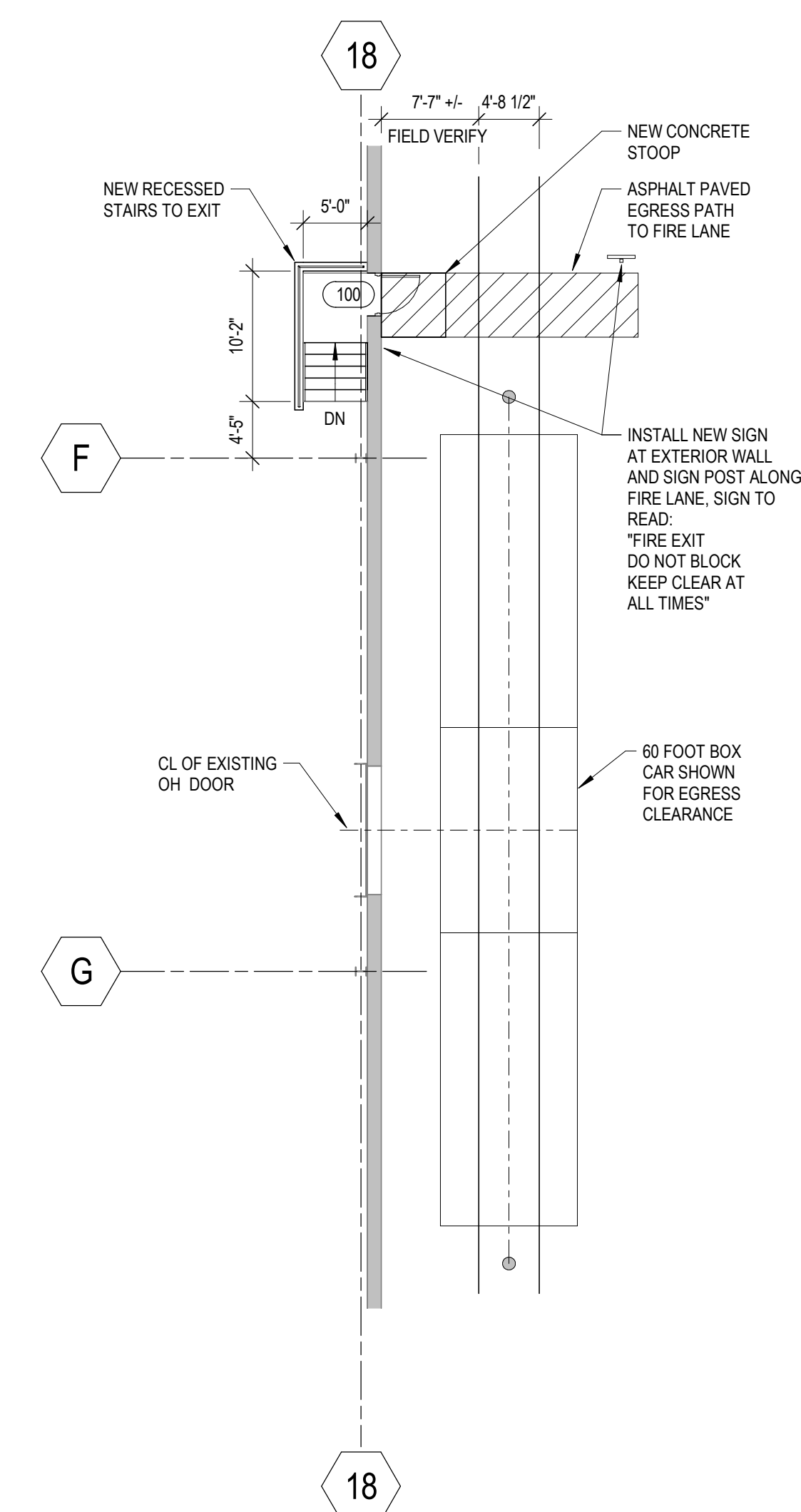
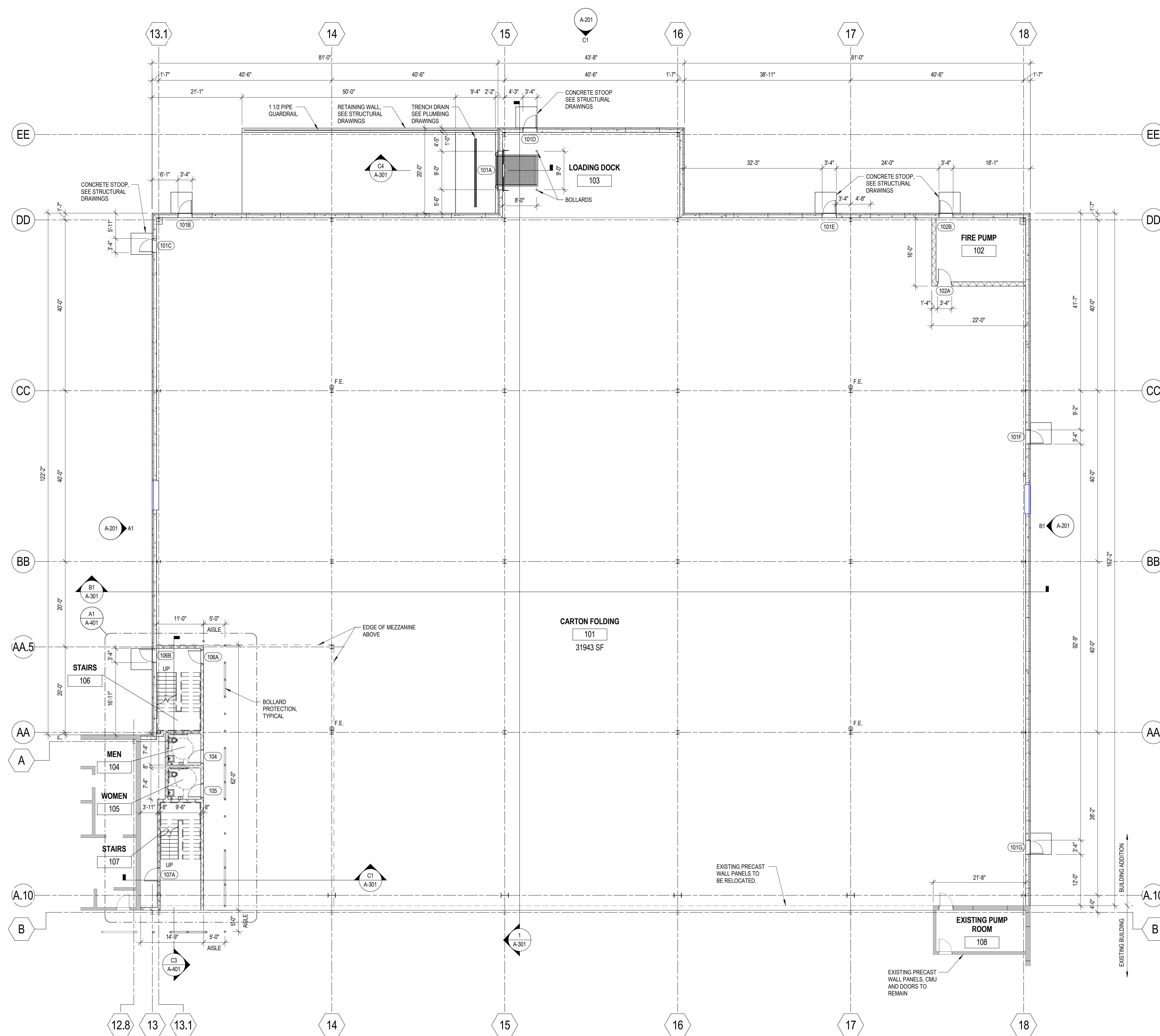


GENERAL NOTES:

MODIFY TEXT FOR GENERAL NOTES.

SEE SHEET Axxx FOR WALL TYPES.

SEE SHEET Axxx FOR WINDOW TYPES.

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DE PERE, WI 54115

ISSUE:

PROJECT INFORMATION:

PROJECT NUMBER: 2017-2008.00

DATE: 03/13/17

DRAWN BY: JDJ

CHECKED BY: Checker

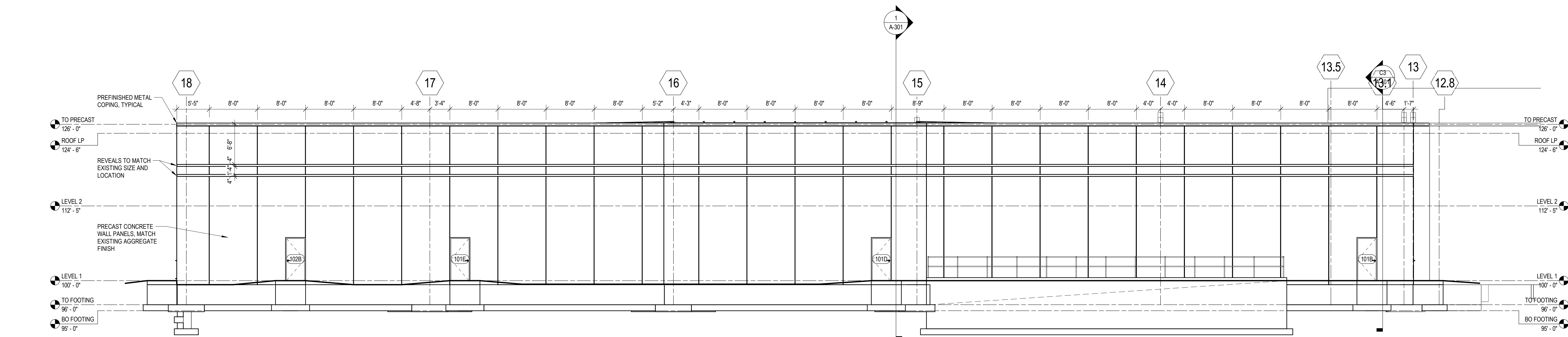
APPROVED BY: Approver

SCALE: AS NOTED

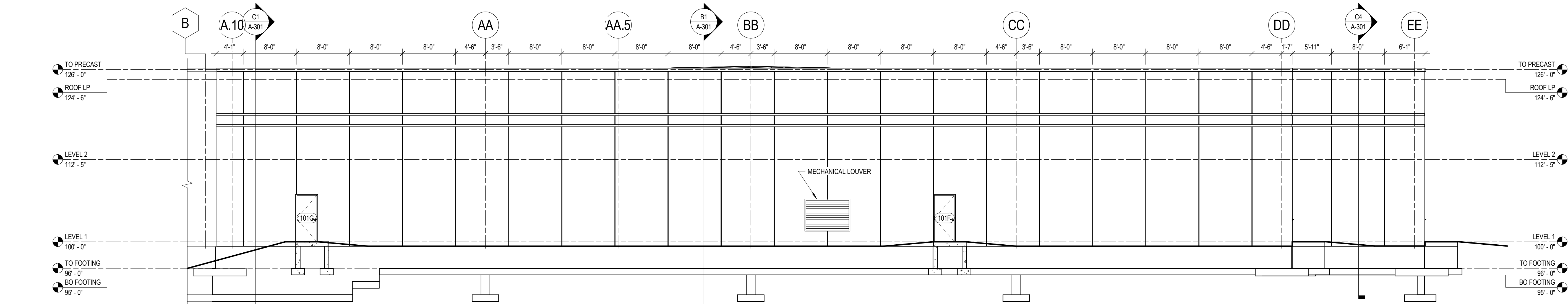
SHEET TITLE:

FLOOR PLAN

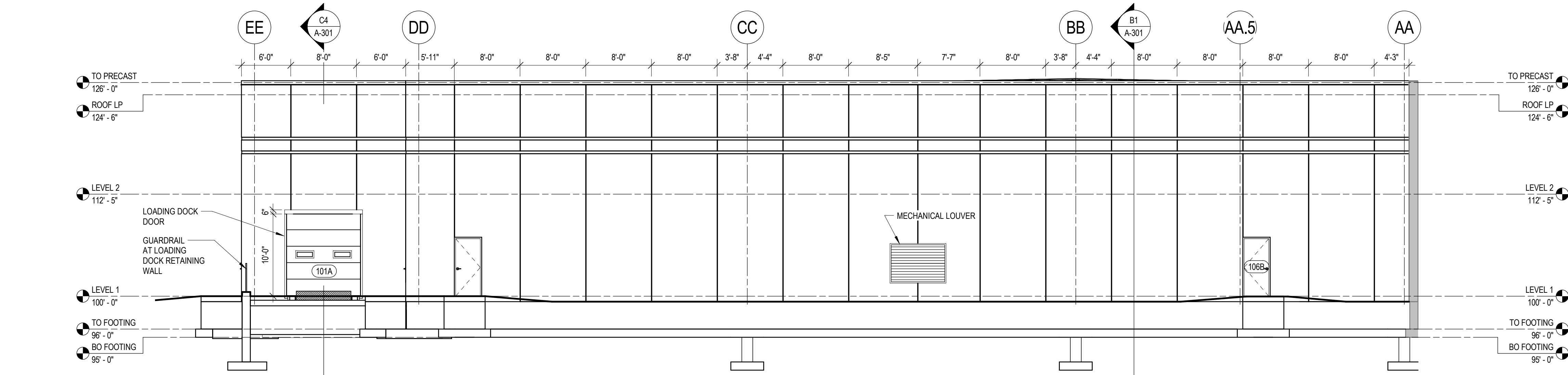
SHEET NUMBER:**A-101**



C1 NORTH ELEVATION
1/8" = 1'-0"



B1 EAST ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION
1/8" = 1'-0"

PROJECT INFORMATION:

PROJECT NUMBER: 2017-2008.00
DATE: 03/13/17
DRAWN BY: JDJ
CHECKED BY: TE
APPROVED BY: PJS
SCALE: AS NOTED

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-201



KEYED NOTES THIS SHEET

1. EC SHALL REMOVE POLES FROM CURRENT LOCATIONS AND RELOCATE TO LOCATIONS SHOWN ON SITE PLAN. LIGHT FIXTURES SHALL BE REPLACED WITH THE FIXTURE SPECIFIED IN THE LIGHT FIXTURE SCHEDULE.

EXTERIOR LIGHT FIXTURE SCHEDULE												
DES	LAMP DATA			SYSTEM WATTAGE	DESCRIPTION	LIGHT FIXTURE		VOLT	MOUNT	CEILING TYPE	DEPTH	OPTIONS / ACCESSORIES
	TYPE	LUMENS	COLOR TEMP.			MANUFACTURE	CATALOG SERIES					
OA	LED	35968.45	5000 K	194 W	BACK TO BACK POLE MOUNTED	KIM	2SB-ARX2505-5K70-UV-DB	277 V	PO	-	8 3/4"	-
OB	LED	24749.95	5000 K	139 W	BUILDING MOUNTED LIGHT FIXTURES	KIM	1W-ARX16D3-5K50-DB	277 V	W	-	8 3/4"	-

NOTE: SEE SPECIFICATION SECTIONS FOR ADDITIONAL INFORMATION REGARDING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS / ACCESSORIES". MANUFACTURES LISTED AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

CEILING TYPE ABBREVIATIONS:
DW= DRYWALL
ES= EXPOSED STRUCTURE
LG= LAY-IN GRID
P= PENDANT

PL= PLASTER
PO= POLE
R= RECESSED
S= SURFACE

V= VARIES
W= WALL MOUNTED

OPTIONS/ACCESSORIES:
SG= SINGLE GASKETED DOOR FRAME
DG= DOUBLE GASKETED DOOR FRAME
TG= TRIPLE GASKETED DOOR FRAME, LENS, AND BODY
VL= VET LOCATION CONSTRUCTION
DL= DAMP LOCATION CONSTRUCTION

SS= STAINLESS STEEL TRIM AND DOOR FRAME
CA= CLEAR ALZAK REFLECTOR
CA= GOLD ALZAK REFLECTOR
BA= BLACK ALZAK REFLECTOR
BM= BLACK MILL GROOVE BAFFLE

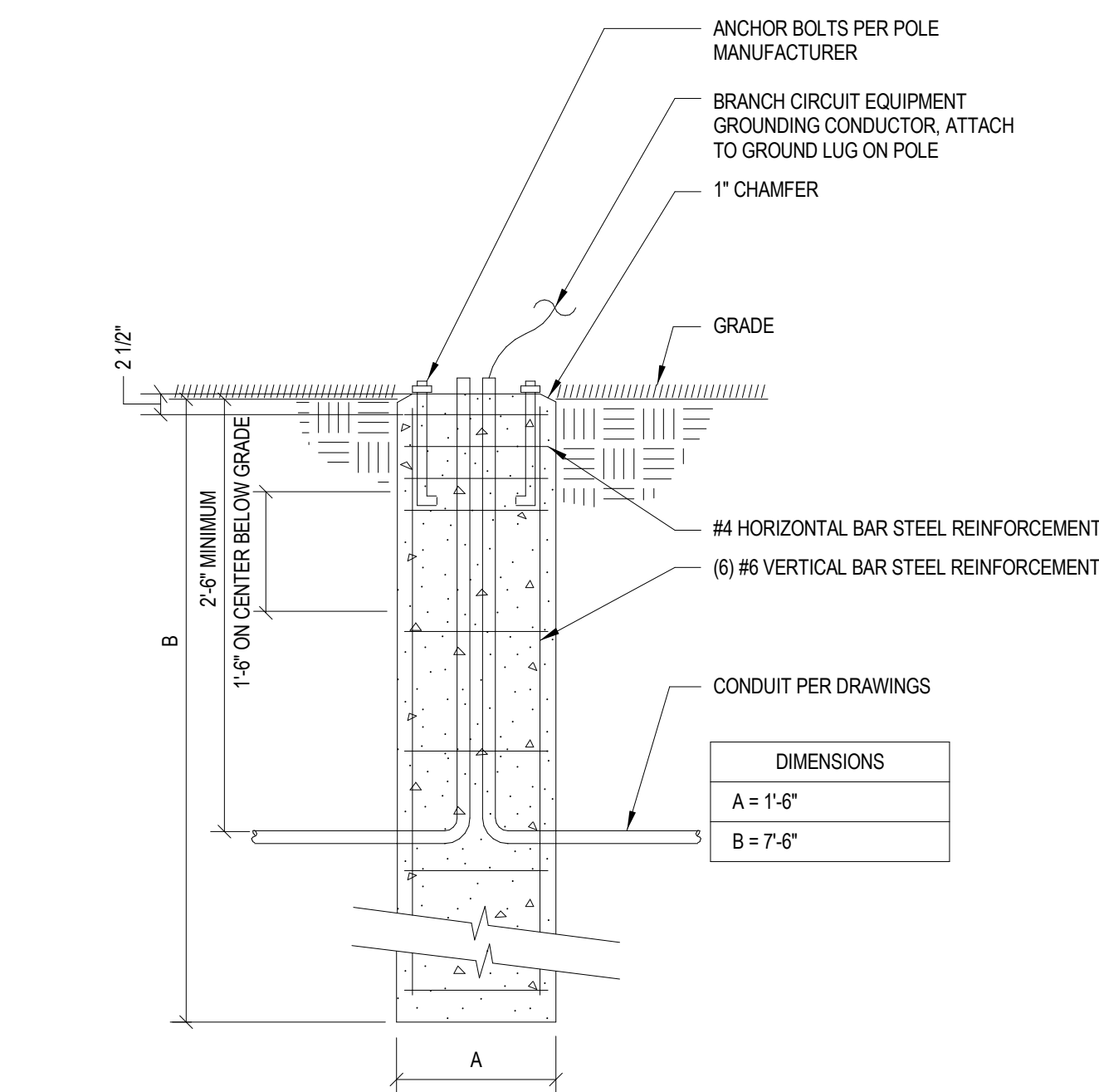
EP= AUXILIARY EMERGENCY BATTERY PACK
WG= WIRE GUARD
CH= CHAIN MOUNTING ACCESSORIES
PK= PATTERN 12 ACrylic Lens - 1/2" MINIMUM THICKNESS
PC= PHOTOCELL

NTC= TRIM SUITABLE WITH NARROW VEE CEILING SUSPENSION SYSTEM
CLS= CUSTOM PAINTED FINISH, COLOR AS SELECTED BY ARCH
IOC= INTEGRAL OCCUPANCY SENSOR
DM= DIMMABLE

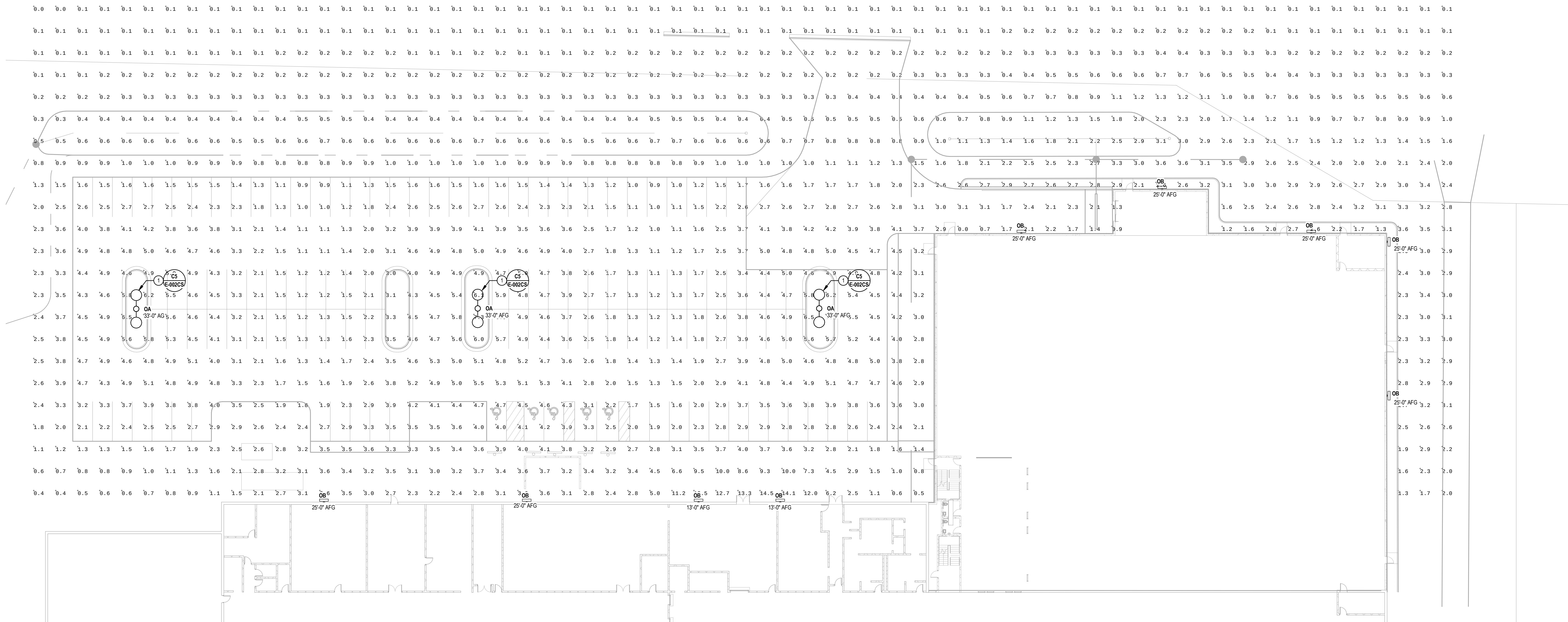
LIGHT FIXTURE SCHEDULE NOTES:

1. EC SHALL ORDER TWO LIGHT FIXTURES PER POLE TO REPLACE CURRENT FIXTURES.

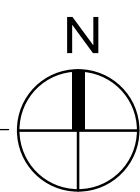
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Parking Lot Calculations	Illuminance	Fc	3.22	7.3	0.9	3.58



C3 POLE BASE FLUSH WITH GROUND DETAIL
NTS



A1 ELECTRICAL SITE PHOTOMETRICS - CITY SUBMITTAL
1" = 20'-0"



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

MEETING DATE: April 3, 2017

DEPARTMENT: Planning

FROM: Peter Schleinz

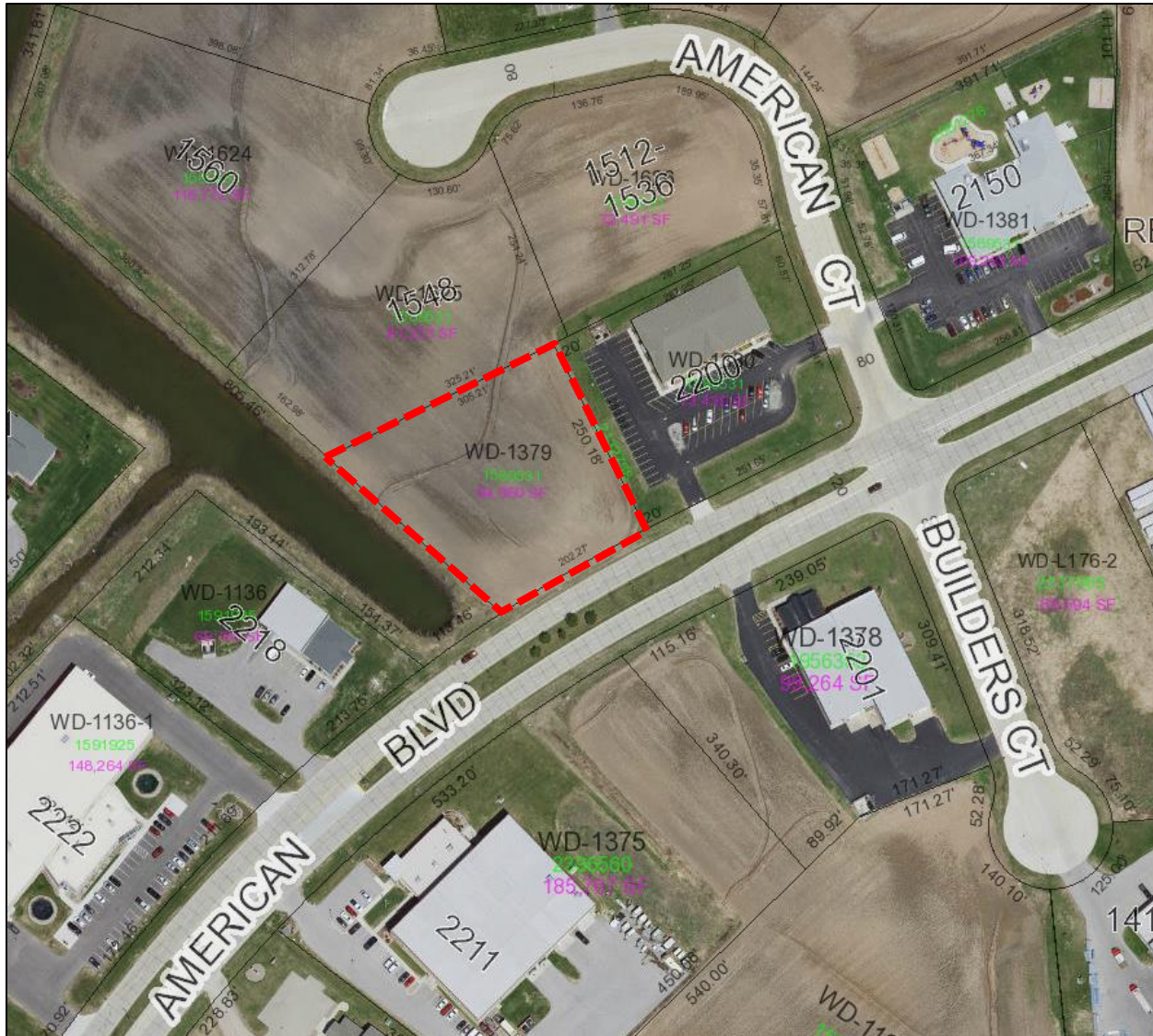
SUBJECT: Recommendation regarding a Site Plan for a new building and parking lot for 8 Line Holdings LLC at the 2200 BLK American Boulevard in De Pere (Parcel WD-1379). Submitted by 8 Line Holdings LLC.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at WD-1379 American BLVD (DOCX)
- Application Form (PDF)
- Site Plan - Preliminary - 13 Mar 2017 (PDF)
- Site Plan Elevations - Preliminary - 13 Mar 2017 (PDF)

- Item 7:** Recommendation regarding a Site Plan for a new building and parking lot for 8 Line Holdings LLC at the 2200 BLK American Boulevard in De Pere (Parcel WD-1379). Submitted by 8 Line Holdings LLC.

SITE MAP



REQUESTED ACTION:

Site Plan approval.

New building and parking lot.

COMMON DESCRIPTION:

2200 BLK American Boulevard, located southwest from the American Boulevard and American Court/Builders Court intersection.

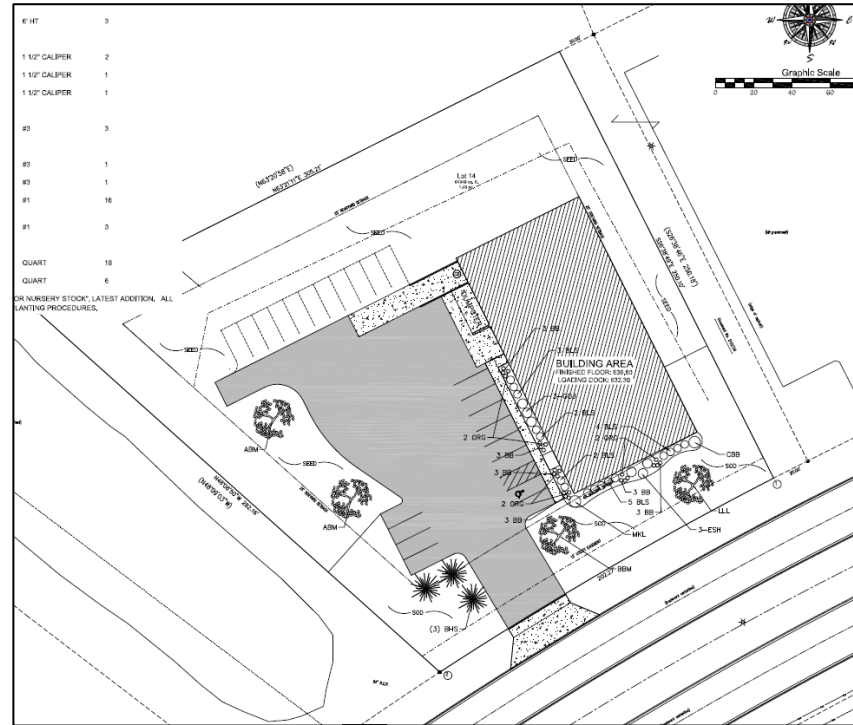
PARCEL NUMBERS:

WD-1379

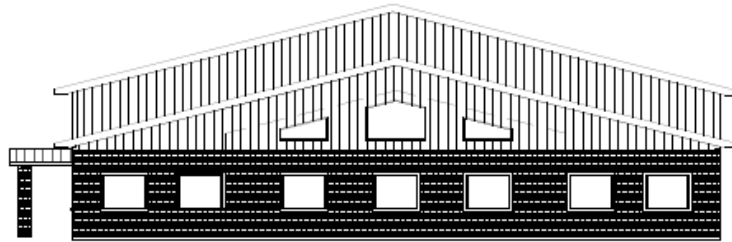
EXISTING ZONING:	I-B-2 (Industrial Business-2 District)
PROPOSED ZONING:	None.
SURROUNDING LAND USES:	Vacant to north. Vacant, storm water management, and business, and industrial business to south, east, and west.
COMPREHENSIVE PLAN:	Business park.
APPLICANT NAME:	8 Line Holdings LLC -- John Michaud, Authorized Representative 1116 Honey Court De Pere, WI 54115
SITE HISTORY:	The vacant property was rezoned to I-B-2 from C-EO-2 on February 21, 2017 in anticipation of a proposed gaming machine manufacturing and supply use that is identified in the subject site plan. The project developer has been working with the City to purchase the City owned parcel and develop the property. The site has historically been used for agricultural purposes. Adjacent to the lot is a City owned storm water management system which can be utilized by the property once developed.
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 site plan proposes a new building and parking lot with driveway access on American Boulevard. The proposed 9,988 square foot building includes three areas: offices and a showroom in the front (approximately 3,000 square feet) as well as a manufacturing area in the rear (approximately 7,000 square feet). The lower 10-feet of the exterior walls on the front and sides is covered with brick, less windows and doors. The remainder is covered with architectural panels. Proposed materials meet the Design and Development Standards set by the Zoning Code. Due to the dual uses, three calculations were used to establish the parking requirements on the lot: 1. For the offices, 4 stalls per 1,000 square feet of office. 2. For the showroom, 1 stall for each visitor. 3. For the manufacturing area, 1 stall per 2 employees plus one stall per company truck. Using the above framework, 5 stalls are needed for offices, 1 stall for visitors, and 5 stalls for seven employees and the company truck – Totaling 11 stalls required. The site plan shows 12 parking stalls,

meeting the criteria. The site plan also identifies an area where pavement for 11 additional stalls can be added if the building is expanded in the future.

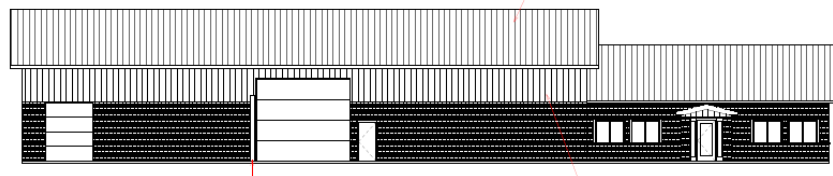
Proposed Site Plan and Parking Lot



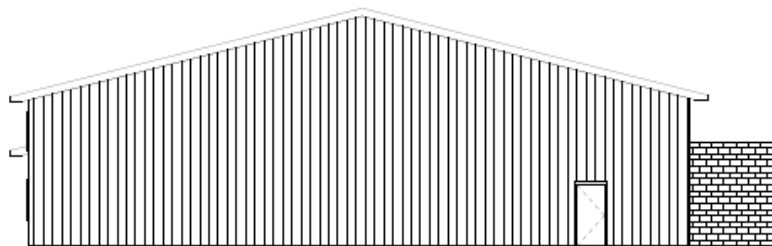
Proposed building Front façade (visible from American Boulevard)



Proposed Building South façade (visible from parking lot)



Proposed Building Rear façade



The parking lot needs to be framed with curbing or sidewalk to hold the pavement together. The 9-foot wide parking stalls can be reduced to 8.5-feet wide to reduce pavement, but the reduced width is not required. Internal parking lot landscaping islands are not required due to the small size of the site plan.

Although the site appears to have sufficient greenspace, details regarding greenspace are not included in the site plan.

The site plan properly identifies the design and location for a dumpster and enclosure at the northwest corner of the building. The site plan does not include any information regarding signage.

The following staff comments are conditions that need to be met, per City staff review.

STAFF COMMENTS:

Engineering:

1. Cover sheet: List full address and parcel ID on cover sheet for the proposed development.
2. Sheet 1/5: Concrete driveway and sidewalk section (all concrete in the right-of-way needs to be 8" concrete per City standards.
3. Sheet 1/5: All striping for parking must be 4-inch
4. Sheet 1/5: The last four stalls (to the east) would be infeasible with the loading dock. Potential to park vehicles in.
5. Sheet 1/5: please provide size and depth for integral curb and walk.
6. Sheet 2/5: Excavation permit needs to be approved by De Pere Engineering prior to installation of water and sanitary sewer laterals. Contact 920-339-4060 for permitting needs.
7. Sheet 2/5: De Pere Engineering needs to be notified of the construction of the sanitary sewer lateral. Call 920-339-4060 to schedule sanitary sewer lateral installation.
8. Sheet 2/5: De Pere Water needs to be notified of the construction of the water service. Call 920-39-4063 to schedule water service installation and tap.
9. Sheet 2/5: Sanitary Lateral comments contradict one another. The lateral is listed as 4" but the location comment notes a 6" lateral.
10. Sheet 2/5: Show right-of-way line on all sheets.
11. Sheet 2/5: Show tracking pad location
12. Sheet 2/5: Contact Engineering Staff after the construction of the outfall for post-construction inspection.
13. Sheet 2/5: Show that no water is running off into the right-of-way. Portion of the asphalt parking lot is draining toward the drive approach.

14. Sheet 2/5: Maintain drainage on the northern lot line.
15. Sheet 4/5: Bollard & Dumpster Enclosure Detail contradicts the plan sheets
16. Provide a outdoor lighting plan
17. Please fill out and submit DNR Construction Site Soil Loss and Sediment Discharge Guidance USLE Model and provide a map showing the critical path.

Fire:

1. Contact the fire chief for site plan comments prior to obtaining permits.

Forestry:

No planting diagrams are included in Landscape Plan. Landscape plan must meet City Code. A proper diagram will include all WDNR recommendations and needs to be included.

Health:

1. None.

Building & Planning:

1. Site plan does not show a break in the American Boulevard median. If a break in the median is desired to provide full access to the property, then the break should be shown on the site plan. The design for the break must be coordinated with and accepted by Engineering.
2. The building elevations require additional information as related to dimensions and clearly labelling the building materials and colors. Provide cut sheets or material samples for review prior to Plan Commission.
3. Provide site plan statistics related to open space percentage and floor area ratio.
4. Parking lot, as designed, provides an unusually large footprint of paved area (a 35' drive aisle when 24' is standard). Consider narrowing the width of the driveline and curbcut.
5. There is no monument sign identified on the site plan. If sign is proposed, identify location on the site plan that is not within a setback. A separate sign permit will be required for any signage.

Staff Recommended Site Plan Revisions:

The following site plan edits/revisions are strongly recommended by staff, and are not required conditions of plan approval.

- Sheet 1/5: City would recommend loading docks and dumpster collection area to be 8-inch concrete for truck loading.
- Sheet 5/5: Bollard & Dumpster Enclosure Detail is duplicated.
- Consider narrowing the curbcut and driveline width as the width appears to be excessive.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Site Plan request for a new building and parking lot, subject to the conditions identified by staff.

For Site Plan Requests, the Plan Commission either approves or denies the project, and any conditions of approval are resolved between the petitioner and staff. This site plan is not reviewed by Common Council.

CITY OF DE PERE
RECEIVED

	CITY OF DE PERE MAR 13 2017		Fee: \$ 305.00
	APPLICATION FOR SITE PLAN REVIEW		Receipt #: 00120072
			Date: 14 Mar 2017

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) 8 Line Holdings, LLC	Authorized Representative John Michaud	Title Owner	
Mailing Address 1116 Honey Court	City De Pere	State WI	ZIP Code 54115
Email Address rjohnmichaud@gmail.com	Phone Number (incl. area code) 920-217-2128	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)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description American Blvd (lot southwest of 2200 American Blvd)	Parcel No. WD-1379
--	-----------------------

SECTION 4: Project Information

Existing Zoning:	I-B-2		
Present Use of Parcel:	vacant		
Proposed Use of Parcel:	manufacturing and office		
Estimated Start Date:	May 1, 2017	Estimated Completion Date:	October 15, 2017

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 Michaud	Title Owner	Phone Number 920-217-2128
Signature of Applicant 		Date Signed 3-13-2017

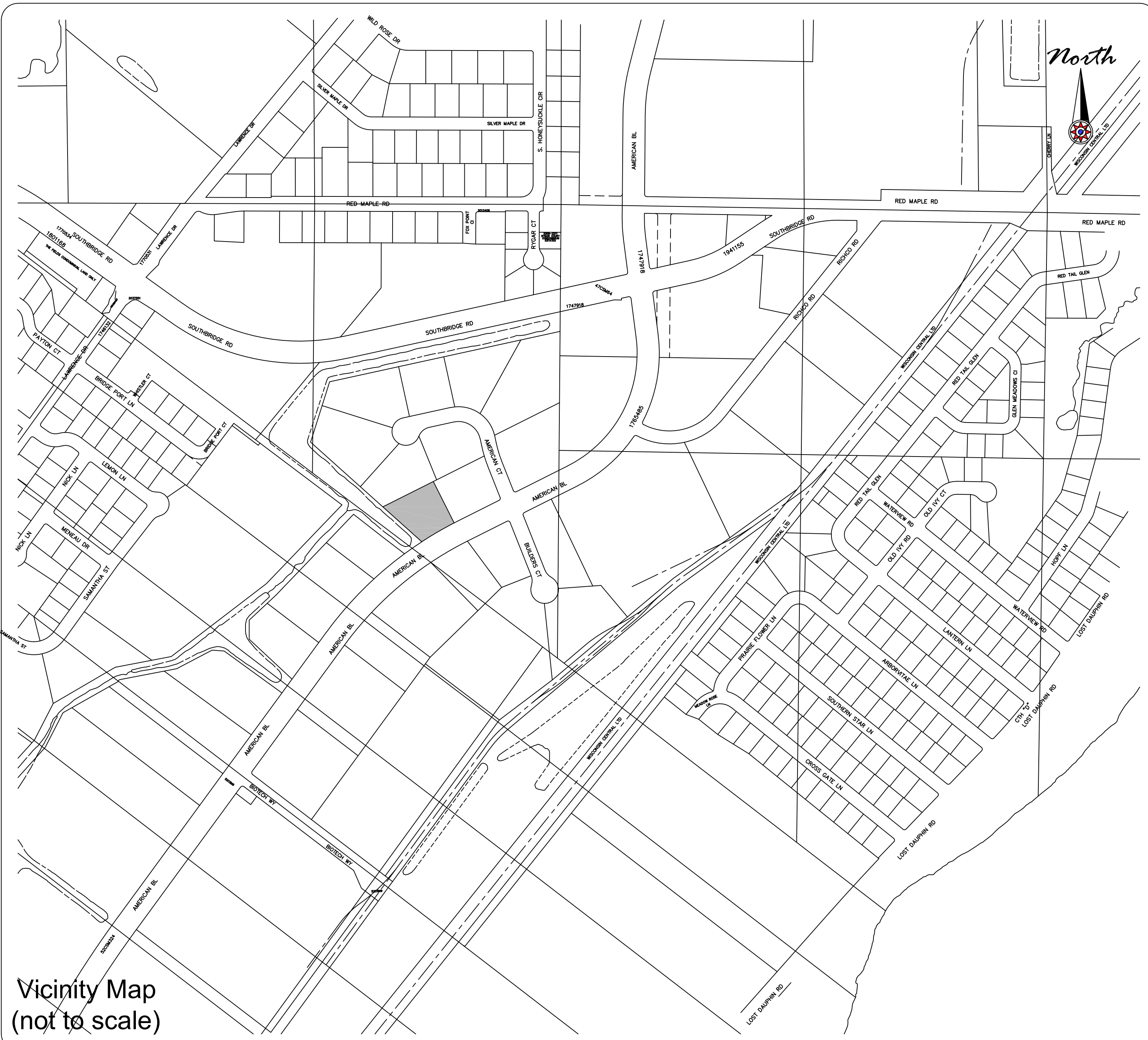
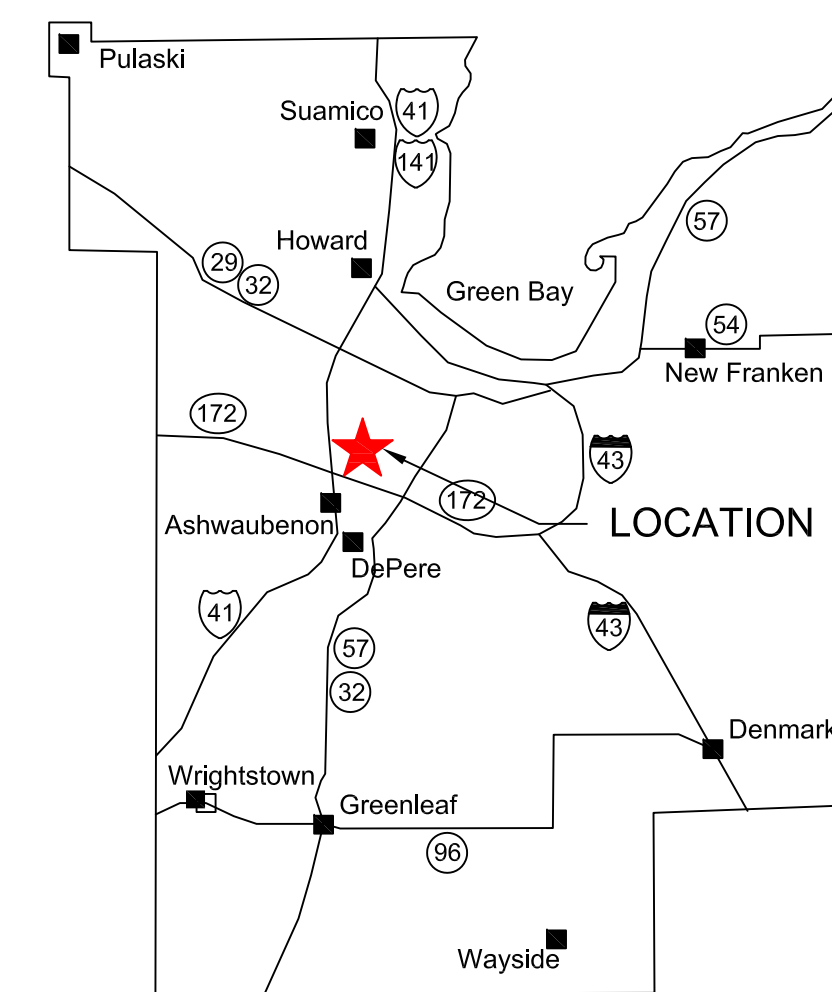
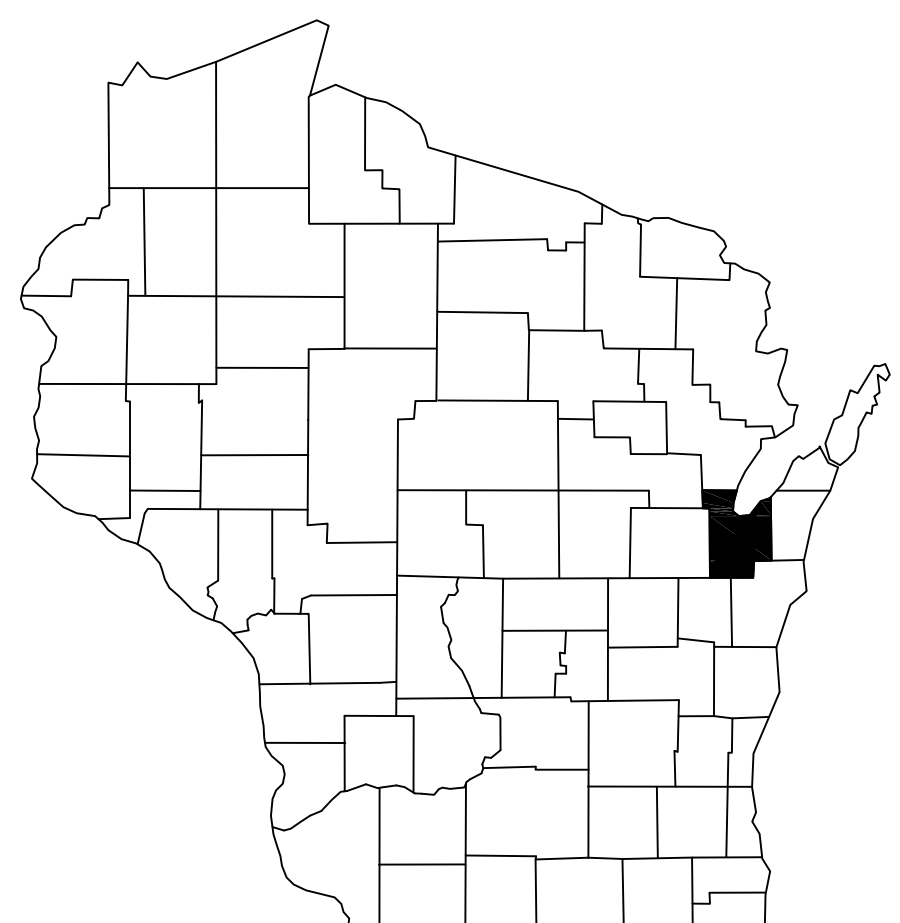
TO BE COMPLETED BY CITY STAFF

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

Gaming Machine Supply, LLC

John Michaud

City of De Pere



Vicinity Map
(not to scale)

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

Project Information

Owner(s):	Gaming Machine Supply, LLC
Project Name:	Gaming Machine Supply, LLC
Project Description:	Single story manufacturing (6912 SF) and office area (3024 SF) within the industrial park of De Pere.
Project Address:	American Blvd

Contact Information

Owner(s):	8 Line Holdings. LLC John Michaud 1116 Honey Ct De Pere, WI 54115 920-217-2128
Engineer:	Mau & Associates, LLP Contact: Tonya Wagner, P.E. 400 Security Boulevard Green Bay, WI 54313 (920) 434-9670
Architect:	Forest Construction Contact: Bob Nimmer 106 Prairie Lane Luxemburg, WI 54217 (920) 845-2302

- Sheet Index:
- 1 Site Plan
 - 2 Grading, Utility and Erosion Control Plan
 - 3 Landscape Plan
 - 4 Notes & Details
 - 5 Details

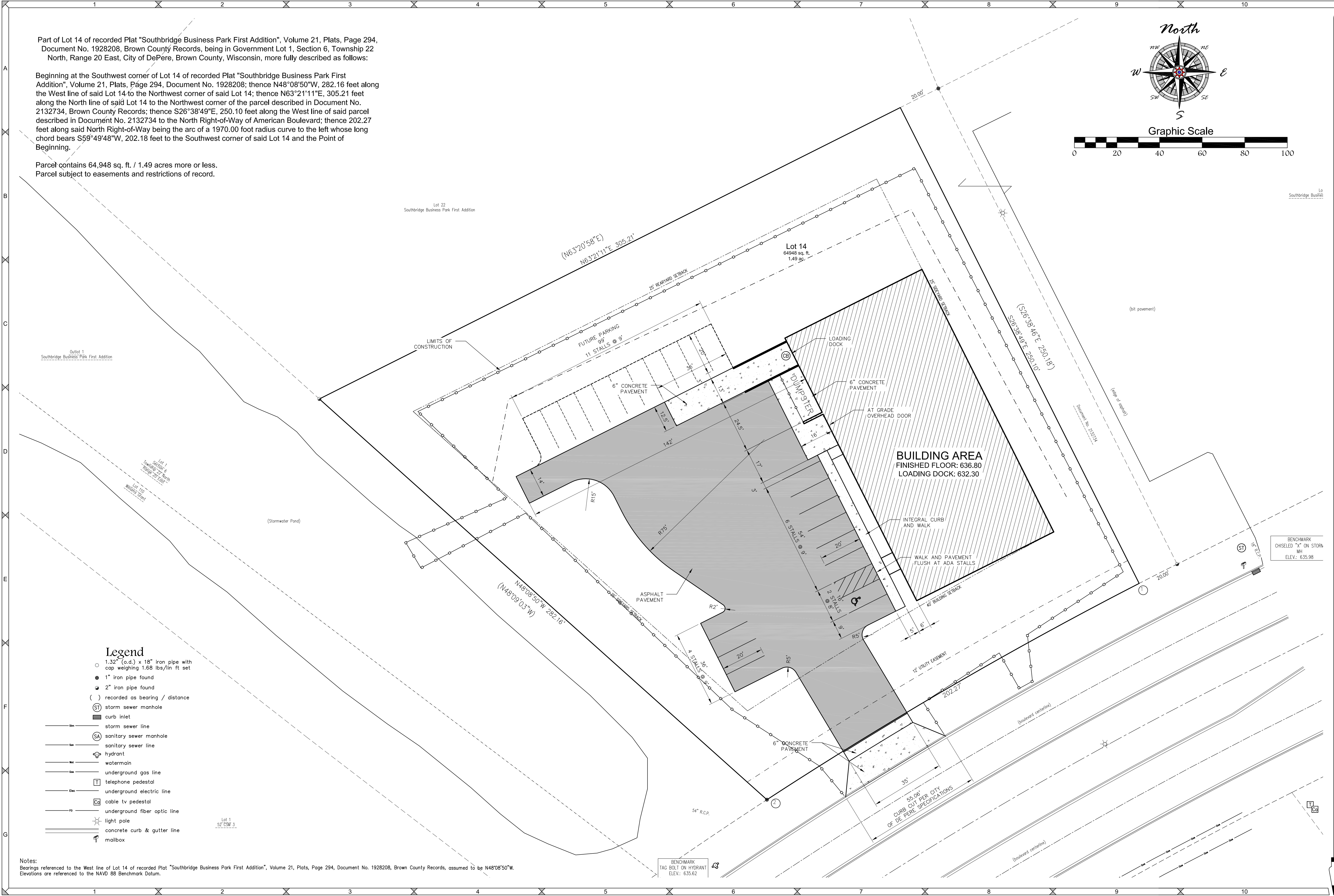
SITE STATISTICS

SITE AREA - 64,948 SF
BUILDING 9,988 SF (15.4%)
PAVEMENT 15,133 SF (23.3%)
PERVIOUS 39,827 SF (61.3%)

PARKING
REQUIRED
1220 SF OFFICE * 4 SP/1000 SF OFFICE = 5 STALLS
1 COMPANY TRUCK = 1 STALLS
7 EMPLOYEES @ 1 ST/2 EMPLOYEES = 4 STALLS
1 VISITOR STALL REQUIRED
TOTAL = 11 STALLS REQUIRED

PROVIDED
11 STANDARD STALLS
1 ADA STALL
12 STALLS PROVIDED

ZONING I-B-2



Part of Lot 14 of recorded Plat "Southbridge Business Park First Addition", Volume 21, Plats, Page 294, Document No. 1928208, Brown County Records, being in Government Lot 1, Section 6, Township 22 North, Range 20 East, City of DePere, Brown County, Wisconsin, more fully described as follows:

Beginning at the Southwest corner of Lot 14 of recorded Plat "Southbridge Business Park First Addition", Volume 21, Plats, Page 294, Document No. 1928208; thence N48°08'50"W, 282.16 feet along the West line of said Lot 14 to the Northwest corner of said Lot 14; thence N63°21'11"E, 305.21 feet along the North line of said Lot 14 to the Northwest corner of the parcel described in Document No. 2132734, Brown County Records; thence S26°38'49"E, 250.10 feet along the West line of said parcel described in Document No. 2132734 to the North Right-of-Way of American Boulevard; thence 202.27 feet along said North Right-of-Way being the arc of a 1970.00 foot radius curve to the left whose long chord bears S59°49'48"W, 202.18 feet to the Southwest corner of said Lot 14 and the Point of Beginning.

Parcel contains 64,948 sq. ft. / 1.49 acres more or less.
Parcel subject to easements and restrictions of record.

SCALE
1"=20'

DRAWN BY
TAW

TAX PARCEL NO. WD-1379

Site Plan

LAND SURVEYING & PLANNING
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Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd, Green Bay, WI 54313

Mau & Associates, LLP

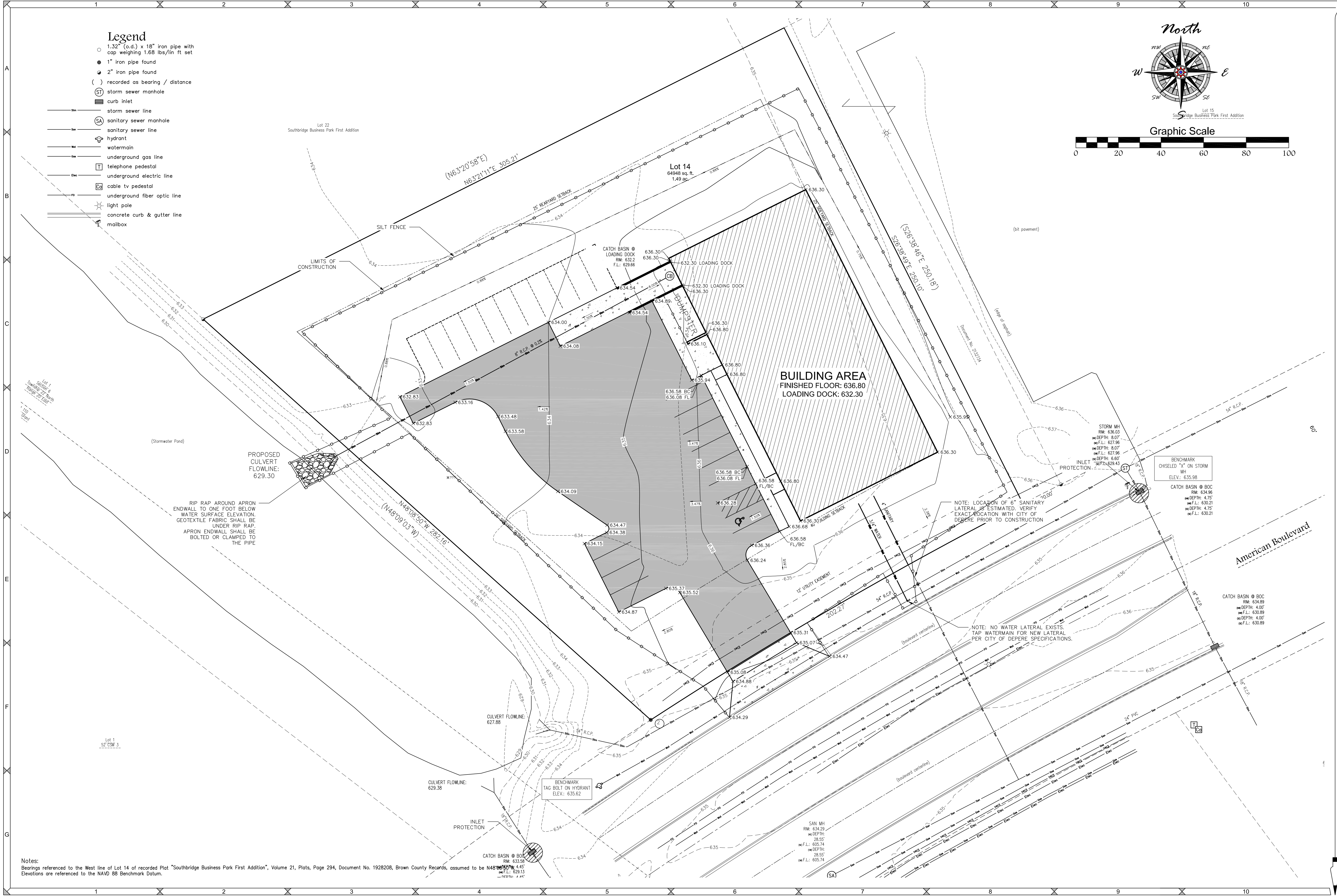
Gaming Machine Supply, LLC
John Michaud

PROJECT NO.
G-517
SHEET NO.
1 of 5
DRAWING NO.
S-2741

File: G-517Eng 031317.dwg
Date Filed: 03/01/15
Fieldwork Completed: 02/13/17

DATE FILED: 03/01/15
FILED: 03/01/15
FIELDWORK COMPLETED: 02/13/17

Notes:
Bearings referenced to the West line of Lot 14 of recorded Plat "Southbridge Business Park First Addition", Volume 21, Plats, Page 294, Document No. 1928208, Brown County Records, assumed to be N48°08'50"W.
Elevations are referenced to the NAVD 88 Benchmark Datum.



SCALE
1"=20'

DRAWN BY
TAW

**Grading, Utility & Erosion
Control Plan**

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Gaming Machine Supply, LLC
John Michaud

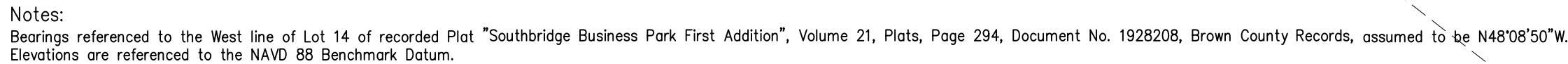
PROJECT NO.
G-517

SHEET NO.
2 of 5

DRAWING NO.
S-2741

TAX PARCEL NO. WD-1379
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ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST ADDITION. ALL VEGETATION SHALL BE PLANTED IN ACCORDANCE WITH ACCEPTED PLANTING PROCEDURES.



Gaming Machine Supply, LLC John Michaud		<i>Mau & Associates, LLP</i> LAND SURVEYING & PLANNING CIVIL & WATER RESOURCE ENGINEERING Phone: 920-434-9670 Website: www.mau-associates.com 400 Security Blvd. Green Bay, WI 54313		SCALE 1"=20' DRAWN BY TAW		PROJECT NO. G-517 SHEET NO. 3 of 5 DRAWING NO. S-2741		TAX PARCEL NO. WD-1379 Landscape Plan Date Filed: 6-517ENG 031317.dwg Data File: D-6015 Fieldwork Completed: 02/13/17	
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SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:

EMERGENCY CONTACTS
BOB NIMMER -

EMERGENCY RESPONSE CONTACTS

FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 448-3200
COUNTY HEALTH DEPARTMENT(920) 448-6400
DNR SPILL HOTLINE
1-800-943-0003

LOCAL EMERGENCY MEDICAL FACILITY

ST. VINCENT HOSPITAL
835 S. VAN BUREN ST
GREEN BAY, WI 54301
(920) 433-0111

SPILL PREVENTION
HAZARDOUS SUBSTANCE MANAGEMENT: ALL
HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL
WASTES, ARE TO BE MANAGED IN A WAY THAT
PREVENTS RELEASE.

GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE
DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS
FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL
TIMES.

3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE
ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER
POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL
BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL
STANDARDS.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE
LOCATION OF THE UTILITIES.

5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.

6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER
EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.

7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN
APPROVED LOCATION.

8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND
SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY
IRONS REMOVED DURING CONSTRUCTION.

RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE

IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING
SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:

- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
- THE SPILL IS SMALL AND EASILY CONTAINED
- RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE
TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:

- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
- EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
- IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
- RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS
 - USE PROTECTIVE EQUIPMENT
 - ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
 - PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
- NOTIFY ONSITE EMERGENCY CONTACT(S)
- COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
- BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
- NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
 - STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.

STREET SWEEPING/CLEANING

SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW RUN OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1058
 - SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
 - DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
 - EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
 - WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
 - DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
 - ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
 - WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

SEQUENCE OF CONSTRUCTION

MAY 1, 2017

- A. INSTALL TRACKING PADS, INLET PROTECTION ON EXISTING INLETS, AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
- B. CONTACT THE CITY OF DE PERE AND THE WISCONSIN DNR TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.

MAY 3, 2017

- C. EXCAVATE BUILDING FOUNDATION AS SHOWN ON THE PLAN AND ON DETAIL SHEETS. SALVAGE SUITABLE MATERIAL FOR FILL MATERIAL. DISPOSE OF NON-SUITABLE SOILS AT OFF-SITE LOCATION.

MAY 8, 2017

- D. INSTALL UNDERGROUND UTILITIES. INSTALL INLET PROTECTION ON NEW CATCH BASINS.

- E. INSTALL GRAVEL BASE FOR PAVEMENT AREAS.

JUNE 2017

- F. AS BUILDING IS BEING CONSTRUCTED, BEGIN ROUGH GRADING OF LANDSCAPE AREAS.

- G. PERFORM STREET SWEEPING AND TEMPORARY MULCHING / SEEDING AS NEEDED AND REQUIRED.

JULY 2017

- H. COMPLETE BASE COURSE GRADING AS DESIGNED.

- I. WHEN EXTERIOR OF THE BUILDING IS ENCLOSED, COMPLETE FINE GRADING AND LANDSCAPING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL, SEED, FERTILIZE AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.

- J. REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE,, INLET PROTECTION, ETC.). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

NAME OF INDIVIDUAL PERFORMING INSPECTION:

DATE, TIME, AND PLACE OF INSPECTION:

A DESCRIPTION OF THE CONSTRUCTION PHASE:

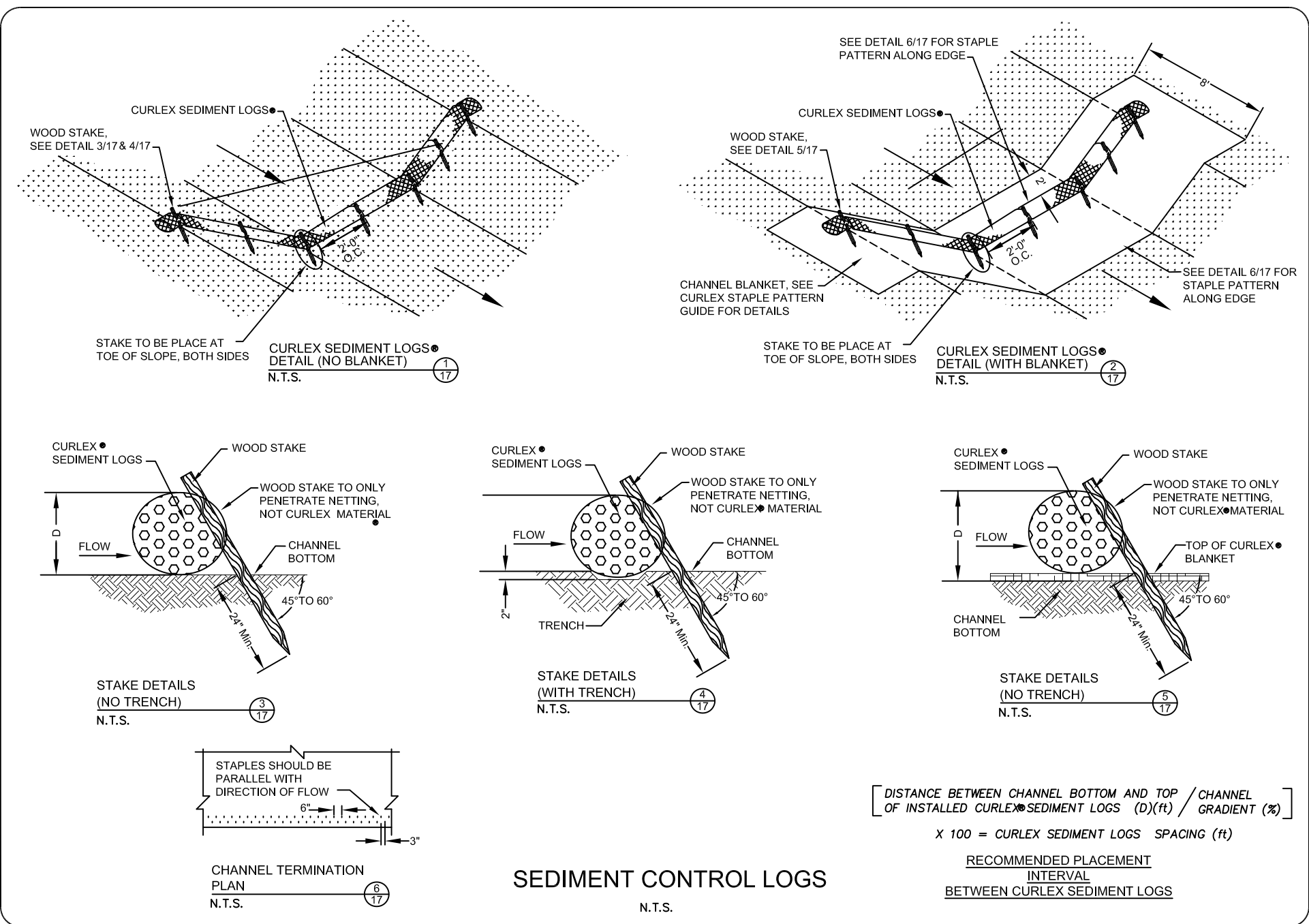
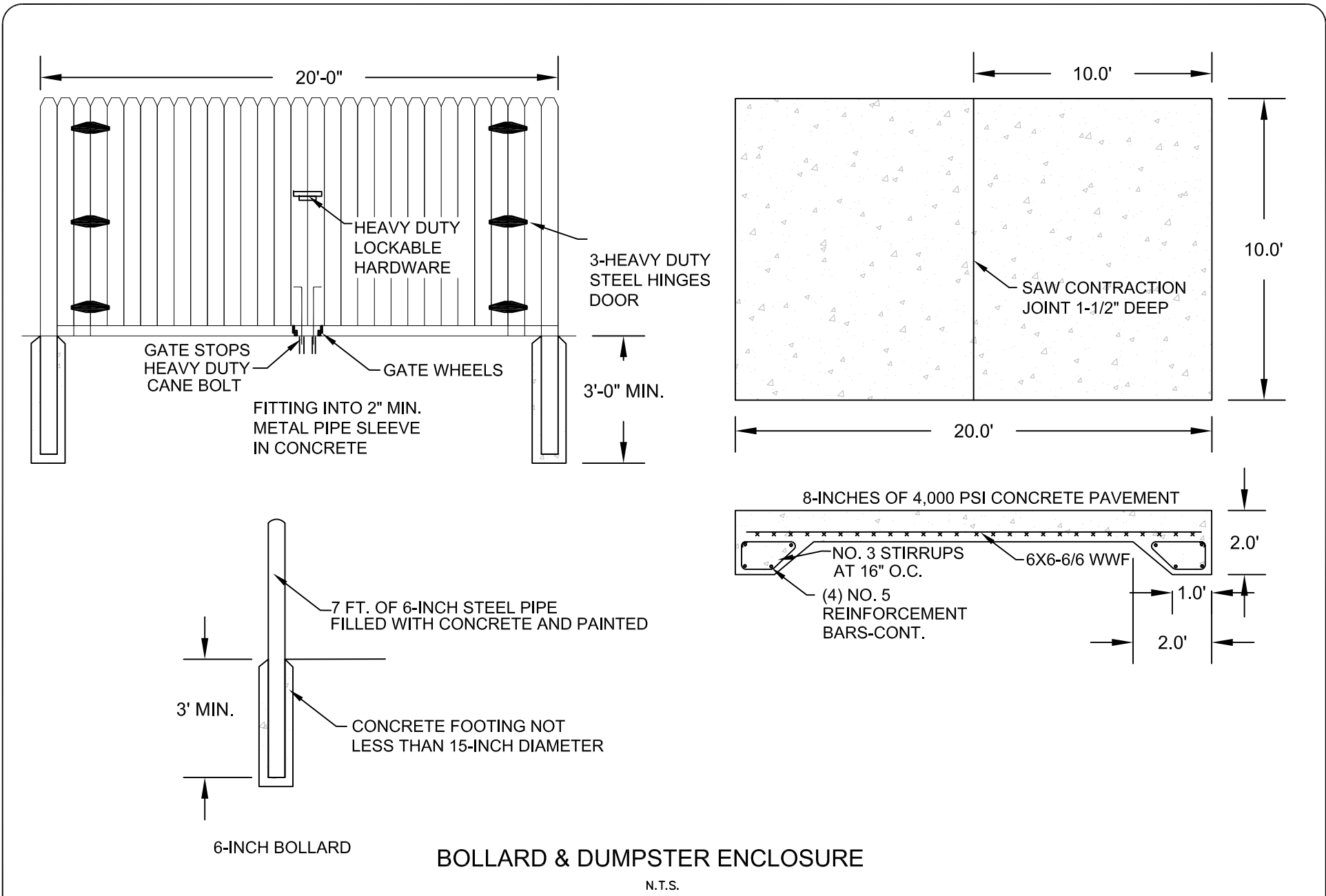
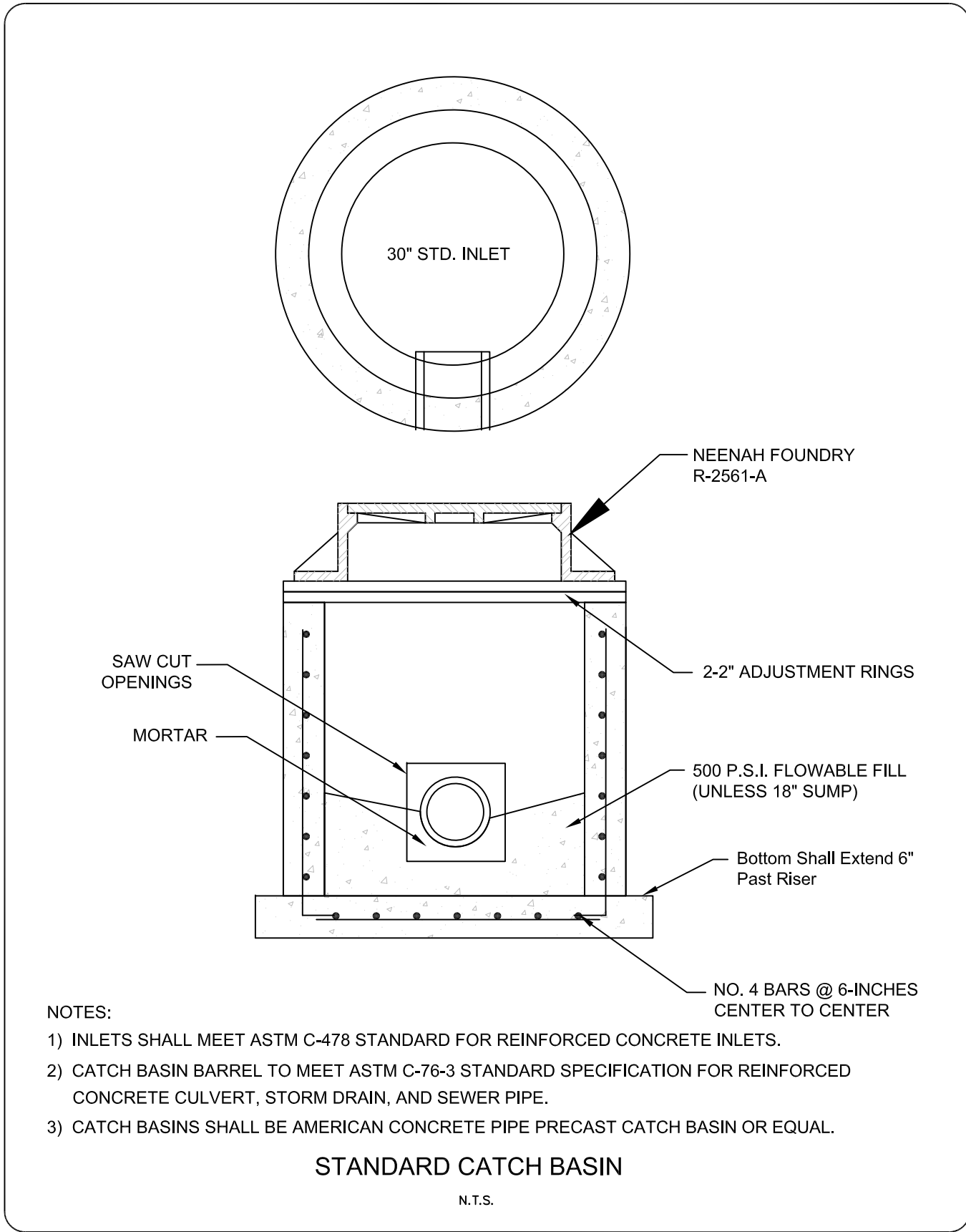
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS:

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES:

AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE, INCLUDING GARNERS CREEK.



SCALE
1"=20'

DRAWN BY
TAW

Notes & Details

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Gaming Machine Supply, LLC

John Michaud

PROJECT NO.
G-517

SHEET NO.
4 of 5

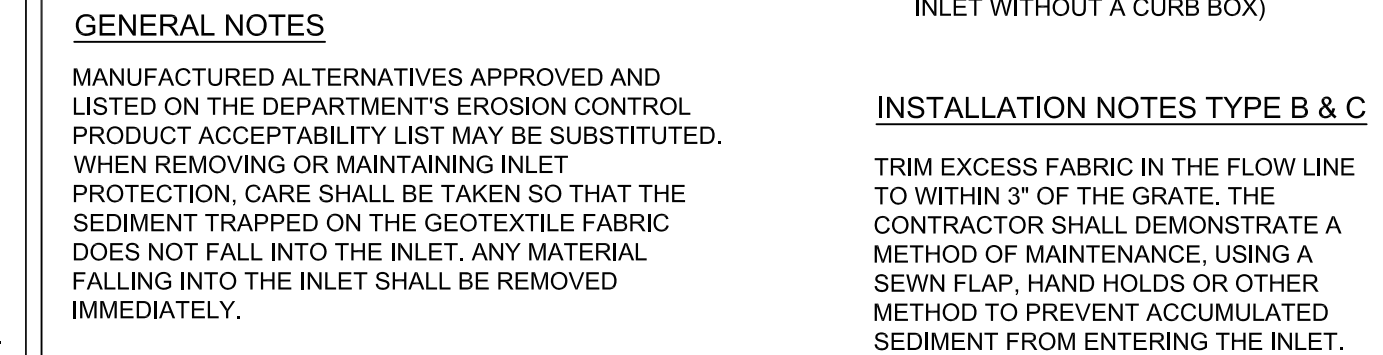
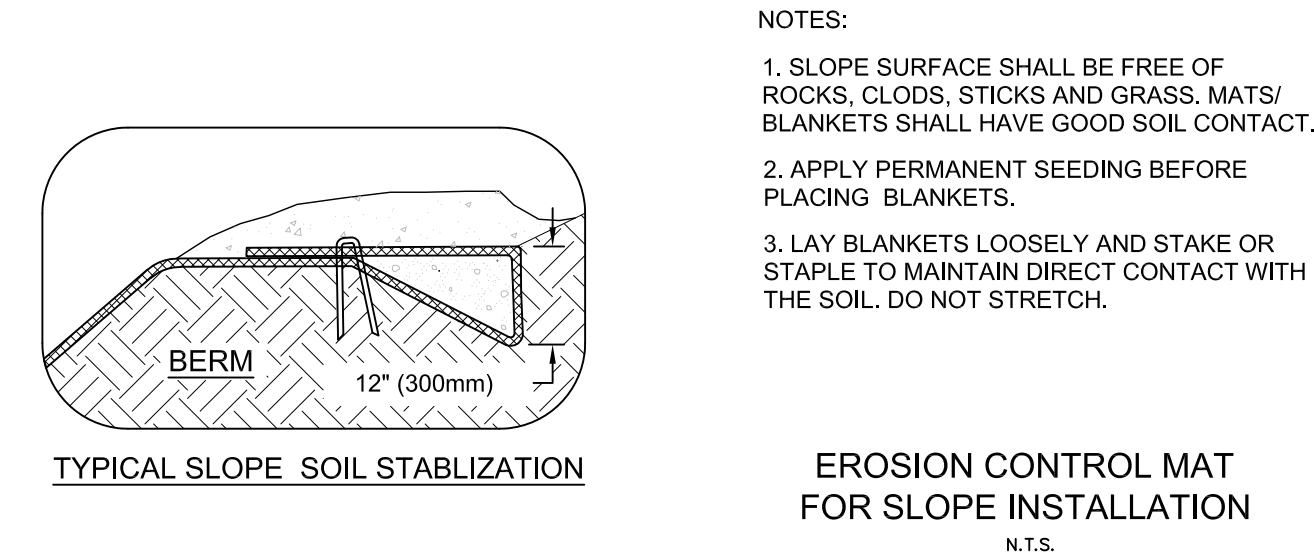
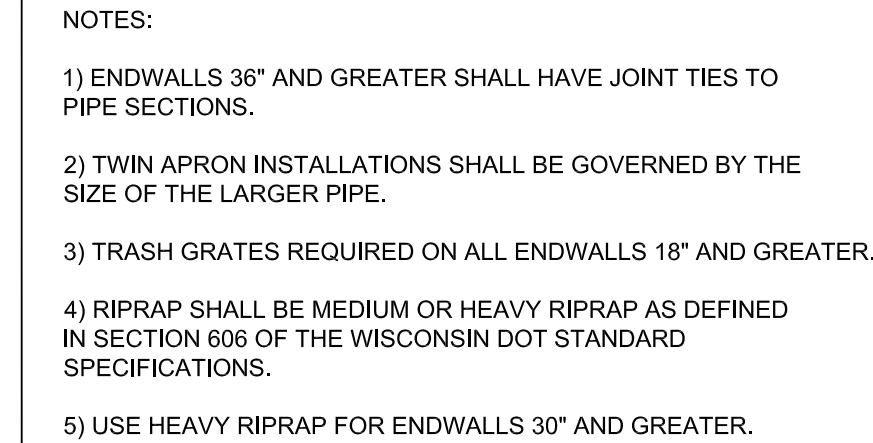
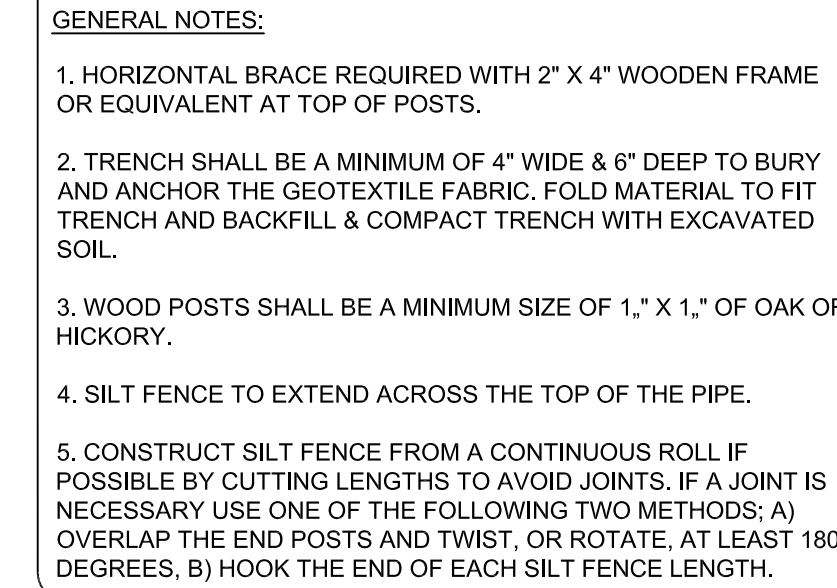
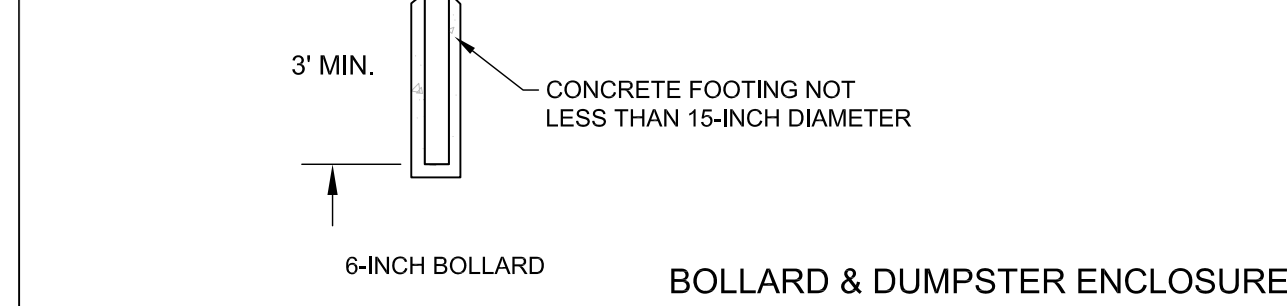
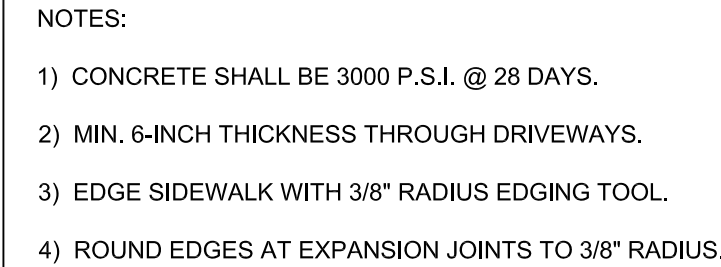
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S-2741

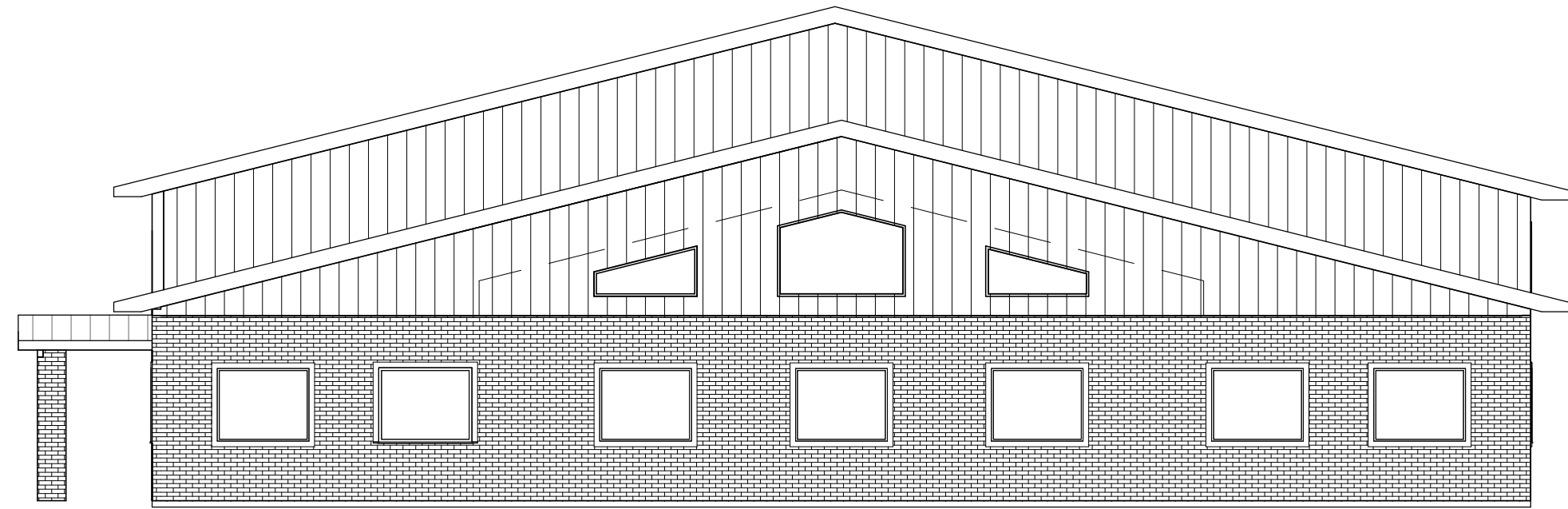
TAX PARCEL NO. WD-1379

Fieldwork Completed: 02/13/17

Date Filed: 0-6-15

File: G-517Eng 031317.dwg





1 WEST
1/8" = 1'-0"

UPPER
CLEARANCE
16' - 0"

LOWER
CLEARANCE
10' - 0"

PORCH
CLEARANCE
7' - 6"

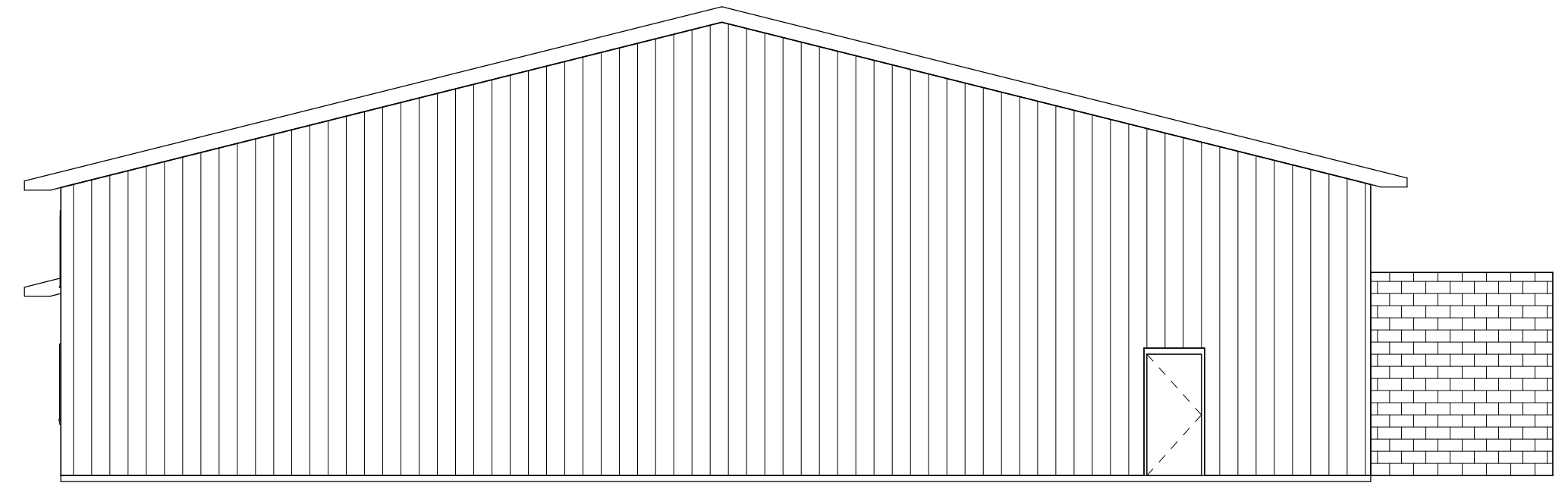
T.O. FLOOR
0"

UPPER
CLEARANCE
16' - 0"

LOWER
CLEARANCE
10' - 0"

PORCH
CLEARANCE
7' - 6"

T.O. FLOOR
0"



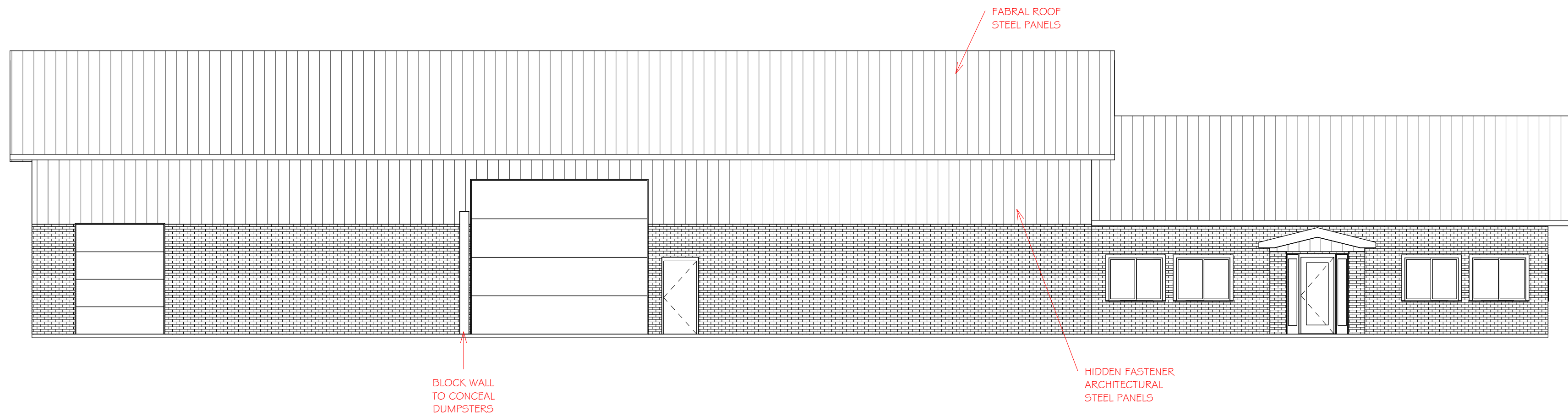
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1/8" = 1'-0"

UPPER
CLEARANCE
16' - 0"

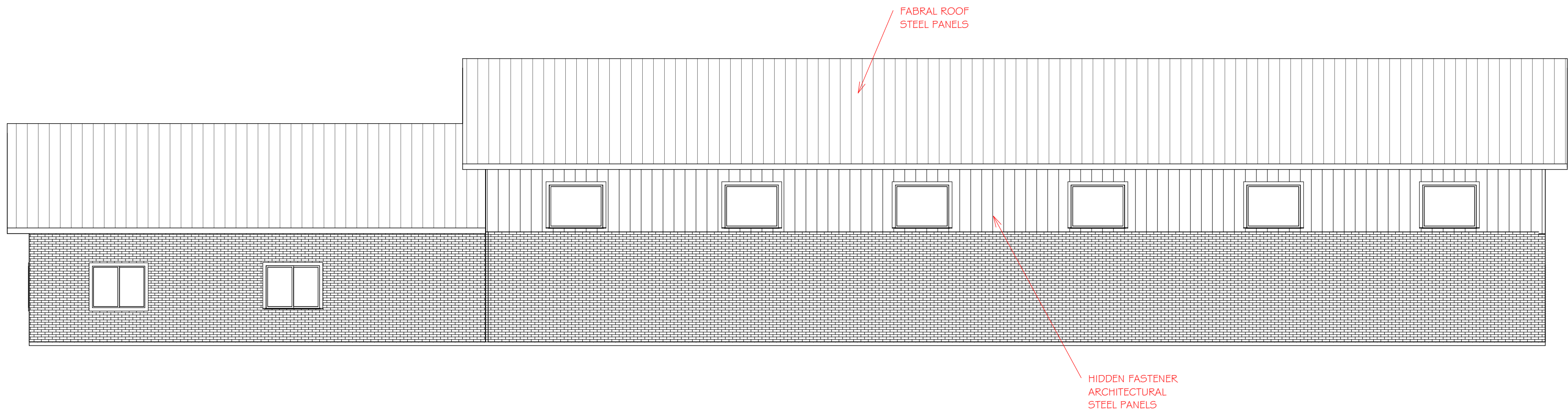
LOWER
CLEARANCE
10' - 0"

PORCH
CLEARANCE
7' - 6"

T.O. FLOOR
0"



2 North
1/8" = 1'-0"



UPPER
CLEARANCE
16' - 0"

LOWER
CLEARANCE
10' - 0"

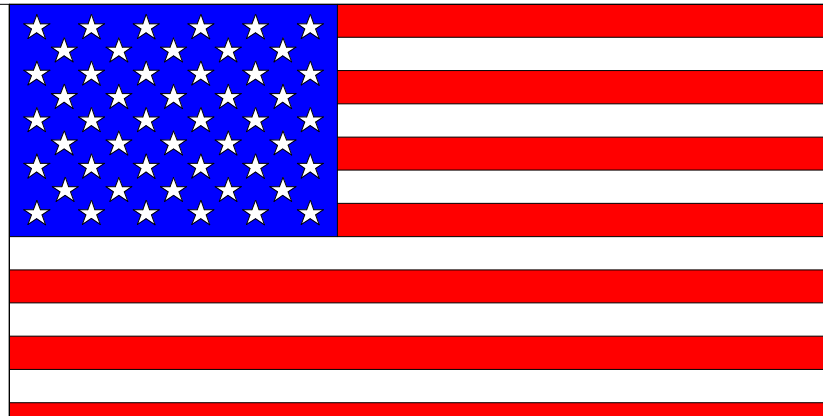
PORCH
CLEARANCE
7' - 6"

T.O. FLOOR
0"

3 South
1/8" = 1'-0"

DRAWN BY: JCB	CLIENT NAME: JOHN MICHAUD
SCALE: 1/8" = 1'-0"	PROJECT NAME: DEPERE PROJECT
ISSUE DATE: 2/9/17	PROJECT LOCATION: Enter address here

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FOREST
CONSTRUCTION

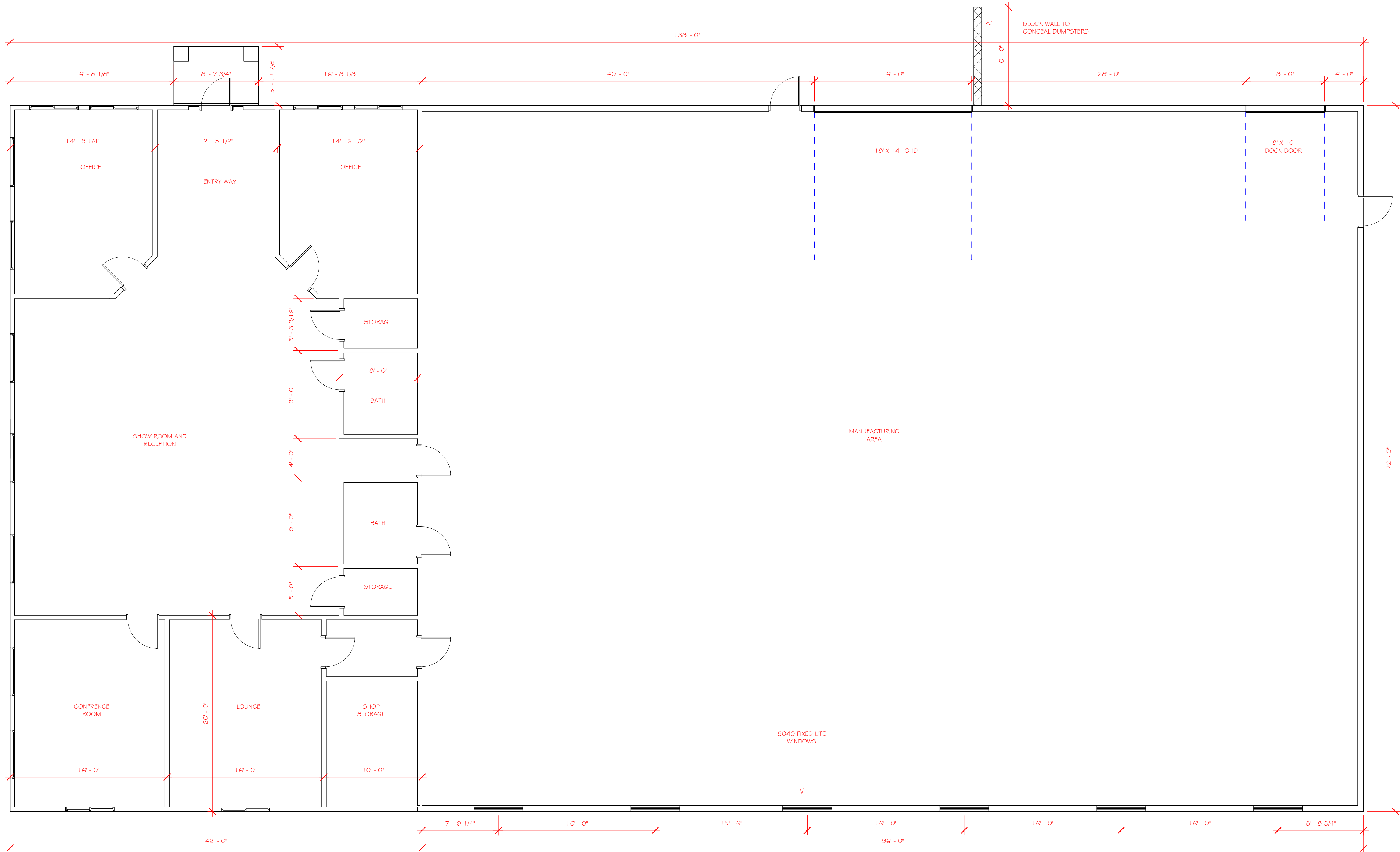


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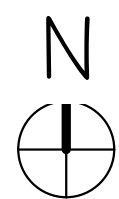
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LATEST REVISION:

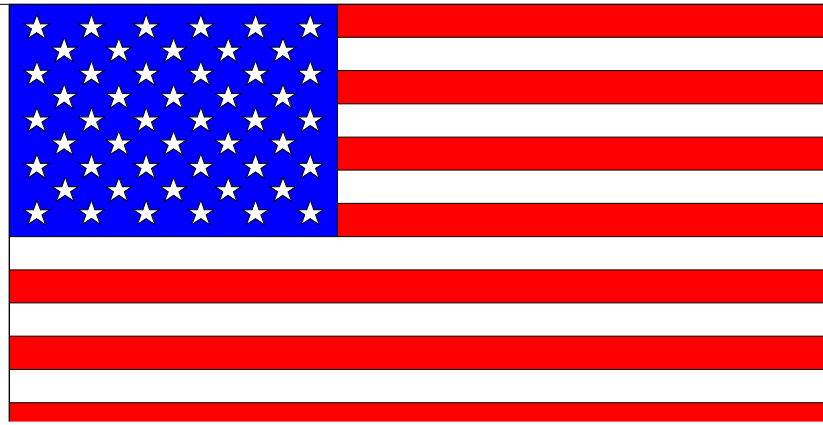


1 Building Plan
3/16" = 1'-0"



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SCALE: 3/16" = 1'-0"	PROJECT NAME: DEPERE PROJECT
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SHEET NUMBER:

A2

LATEST REVISION: