Plan Commission

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

Regular Meeting

Agenda

Monday, March 26, 2018 **7:00 PM** **De Pere City Hall Council Chambers**

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **March 26, 2018** 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 26, 2018 Plan Commission meeting.

3. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 4500 BLK Heritage Heights in the Town of Ledgeview (Parcel D-447-3). Submitted by David J. Chrouser, PLS.*

4. Recommendation regarding a Site Plan for a new manufacturing facility building and parking area called FoxStar Investments LLC at 2010 Venture Avenue (Parcel WD-1049-2). Submitted by Robert Mach, Mach IV, authorized Representative for FoxStar Investments 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.

*Items with an asterisk require City Council Approval.

Agenda Sent To:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
David Chrouser
John May
Robert Mach

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**March 26, 2018**
DEPARTMENT:	**Plan Commission**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the February 26, 2018 Plan Commission meeting.**

ATTACHMENTS:

- PC_Feb2018_Minutes_Draft (PDF)

Plan Commission

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

Regular Meeting

Draft Minutes

Monday, February 26, 2018 **7:00 PM** **De Pere City Hall Council Chambers**

Call to Order

The meeting was called to order at 7:00 PM by Alderperson James Boyd

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

Also present: Development Services Director Kim Flom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the January 8, 2018 Plan Commission Meeting.

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

3. Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 1445 Viking Lane in the Town of Ledgeview (Parcel D-77). Submitted by Richard A. Huxford, PLS.*

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

4. Recommendation regarding the proposed 15 Lot Final Plat of "Southbridge Estates First Addition" at 1700 BLK Bridge Port Lane (Parcel WD-L183-5). Submitted by Jim Boyea, Best Built INC.*

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

5. Review and recommendation for a Proposed Discontinuance of a Walkway Easement between the 1500-1600 BLK Quinnette Lane and Merrill Street in De Pere (Parcels ED-1129-Q-32 & ED-1129-Q-31, Adjacent to Parcels ED-1129-Q-48 & ED-1129-Q-41). Submitted by City of De Pere.*

City Planner Peter Schleinz reviewed the request for a walkway easement discontinuance. Derek Beiderwieden asked who will own the walkway if the proposal was approved.

Attachment: PC_Feb2018_Minutes_Draft (6815 : Approval of the minutes of the February 26, 2018 Plan Commission meeting.)

Peter answered that the area is already owned by the two property owners on both sides of the easement and the existing private ownership of the parcels will not change as a result of the discontinuance. Larry Lueck thanked staff for their concise report. Larry moved, seconded by James Boyd, to approve the walkway easement discontinuance. Upon vote, motion carried unanimously.

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

6. Recommendation regarding a Site Plan for a new business and parking area called McDonald's at 1022 Main Avenue (Parcel WD-708-X-1-2). Submitted by Landform Professional Services LLC.

City Planner Peter Schleinz reviewed the site plan for McDonald's. He noted that the area of the proposed site plan in red designates the portion of right-of-way which is not currently owned by McDonald's. Staff is working on dedicating this right-of-way. James Boyd moved, seconded by Larry Lueck, to approve the site plan. Upon vote, motion carried unanimously.

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

Adjournment

James Boyd moved, seconded by Steve Taylor, to adjourn the meeting at 7:07 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

Attachment: PC_Feb2018_Minutes_Draft (6815 : Approval of the minutes of the February 26, 2018 Plan Commission meeting.)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**March 26, 2018**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 4500 BLK Heritage Heights in the Town of Ledgeview (Parcel D-447-3). Submitted by David J. Chrouser, PLS.***

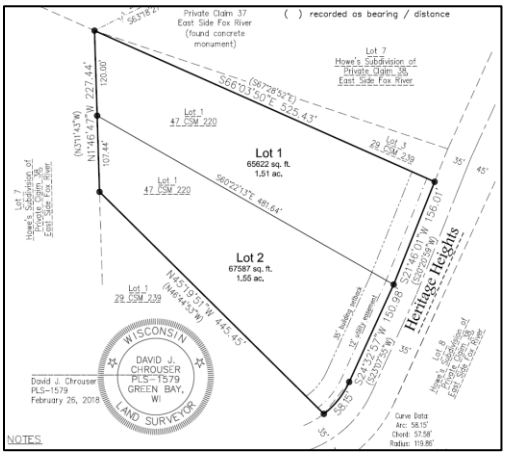
ATTACHMENTS:

- Extraterritorial CSM - 4500 BLK Heritage Heights in Ledgeview Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

ITEM 3: **Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 4500 BLK Heritage Heights in the Town of Ledgeview (Parcel D-447-3). Submitted by David J. Chrouser, PLS.***

SITE MAP

PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION: Extraterritorial Certified Survey Map Review.

COMMON DESCRIPTION: Town of Ledgeview, located on Heritage Heights, which is northeast from the Heritage Road (CTH X) and Hyland Court intersection.

Attachment: Extraterritorial CSM - 4500 BLK Heritage Heights in Ledgeview Plan Commission Report (6828 : Recommendation regarding a

PARCEL NUMBER(S): D-447-3

EXISTING ZONING: Town of Ledgeview identifies the zoning as "Rural Residential" with lot sizes ranging from one to ten acres in size.

PROPOSED ZONING: No new zoning proposed.

SURROUNDING LAND USES: Agricultural/vacant to the north and east.
Residential and wooded to the south and west.

COMPREHENSIVE PLAN: Located in Town of Ledgeview.

APPLICANT/OWNER NAME:

David J. Chrouser, PLS Authorized Representative 400 Security BLVD Green Bay, WI 54313	May John C & Julie A Revocable Trust Owner 345 S Monroe AV Green Bay, WI 54301-4043

SITE HISTORY: After a review of air photographs, the property has been vacant/wooded or used for agricultural purposes since 1938.

The property is within the Sewer Service Area for the Town of Ledgeview. There are no known environmentally sensitive areas identified, but there are some steep slopes on the property.

STAFF REVIEW: When reviewing an extraterritorial Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code for general requirements and design standards, required improvements, and public sites and open spaces. Staff also considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The site is presently vacant of any structures.
- The proposed division will create two lots for single family residential use.

The original parcel is 3.1 acres in size. The proposed Lot 1 on the CSM is 1.5 acres in size with 156.0 feet of street frontage and proposed Lot 2 is 1.6 acres in size with 209.2 feet of street frontage.

The proposed lots each meet the city requirements of 75 feet of street frontage and 0.2 acres of lot area. The proposed lots also meet the Town of Ledgeview requirements of 150 feet frontage, 1.4 acres of lot area, 35-foot street setback, 25 foot side yard setback, and 25 foot rear yard setback.

In summary, the extraterritorial Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, street frontage, and setbacks meet acceptable City requirements.

Attachment: Extraterritorial CSM - 4500 BLK Heritage Heights in Ledgeview Plan Commission Report (6828 : Recommendation regarding a

REVIEW PROCESS For extraterritorial Certified Survey Map petitions the Plan Commission recommends either approval, rejection, or approval with conditions. The Common Council reviews the Plan Commission recommendation and makes the final decision on the Certified Survey Map. The anticipated Common Council review date is April 4, 2018 (Wednesday).

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 and Brown County Planning Commission.

Attachment: Extraterritorial CSM - 4500 BLK Heritage Heights in Ledgeview Plan Commission Report (6828 : Recommendation regarding a

	CITY OF DE PERE **APPLICATION FOR CSM REVIEW**	**Fee:** $ 368.00 **Receipt #:** 129989 **Date:** 3-01-18

CITY OF DE PERE RECEIVED MAR 1 2018 PLANNING DEPT.

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mau & Associates	Authorized Representative David J. Chrouser	Title Professional Land Surveyor	
Mailing Address 400 Security Blvd.	City Green Bay	State WI	ZIP Code 54313
Email Address dchrouser@mau-associates.com	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) John May	Contact Person John May	Title	
Mailing Address 345 S Monroe Ave	City Green Bay	State WI	ZIP Code 54301
Email Address jmay@baytitle.com	Phone Number (incl. area code) 920-431-6100	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 4400 Block Heritage Heights	Parcel No. D-447-3

SECTION 4: CSM Information

Existing Zoning:	RR
Present Use of Parcel:	open grassy area / farm field
Proposed Use of Lots:	single family residential

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) David J. Chrouser	Title Professional land surveyor	Phone Number 920-434-9670
Signature of Applicant		Date Signed 02/26/2018

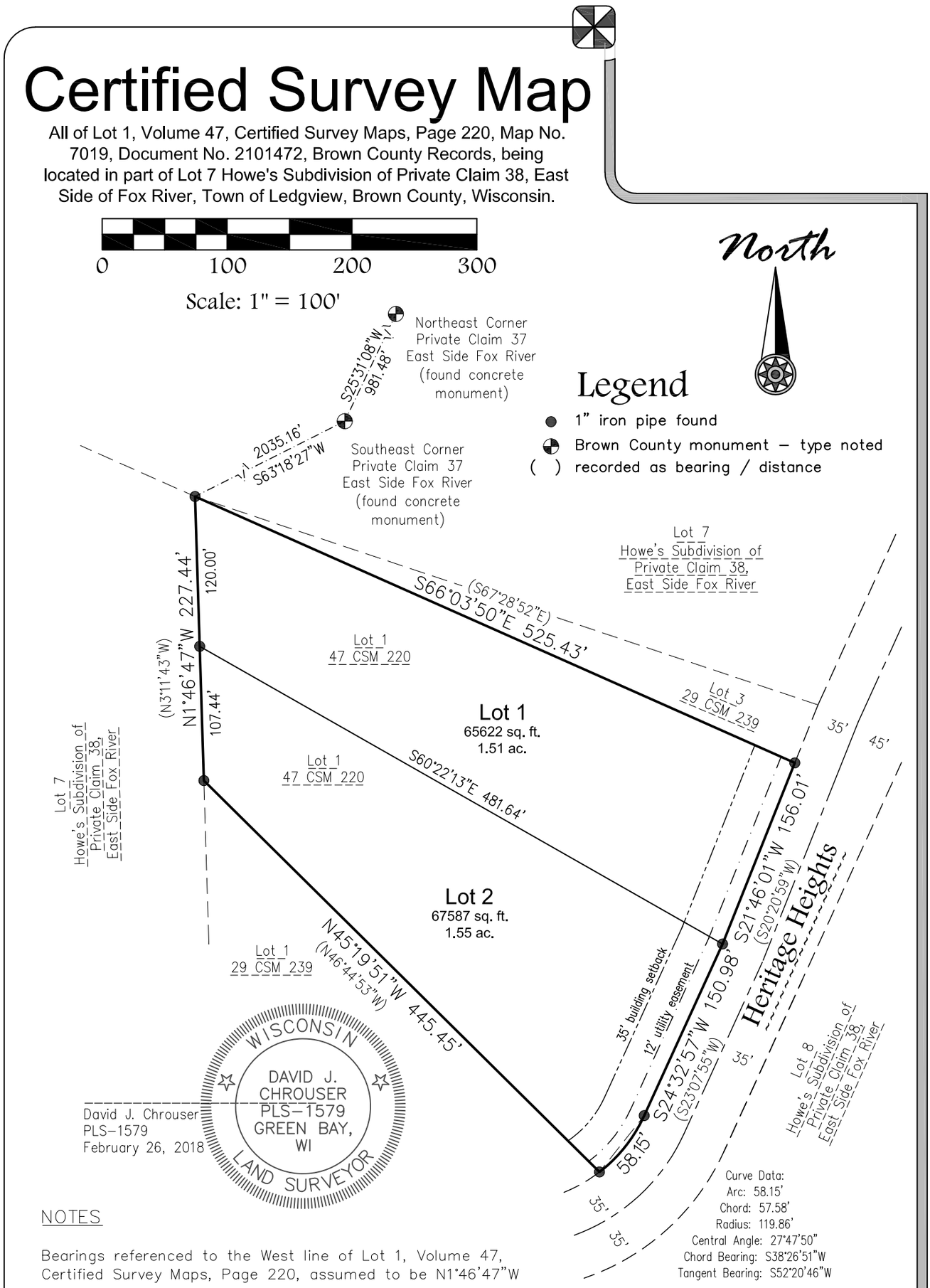
TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	BS – 01 MAR 2018

Attachment: Application Form (6828 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 4500 BLK Herita)

Certified Survey Map

All of Lot 1, Volume 47, Certified Survey Maps, Page 220, Map No. 7019, Document No. 2101472, Brown County Records, being located in part of Lot 7 Howe's Subdivision of Private Claim 38, East Side of Fox River, Town of Ledgview, Brown County, Wisconsin.



NOTES

Bearings referenced to the West line of Lot 1, Volume 47, Certified Survey Maps, Page 220, assumed to be N1°46'47"W

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

Client: John May
Tax Parcel: D-447-3
Drafted By: MRA
File: W-28398CSM 022318.dwg
Data File: W-28398.txt

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

Sheet One of Three
Project No.: W-28398
Drawing No.: L-10292
Fieldwork Completed: 02/23/2018

Attachment: Preliminary CSM (6828 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 4500 BLK Herita)

SURVEYOR'S CERTIFICATE

I, David J. Chrouser, Professional Land Surveyor, PLS–1579, do hereby certify that I have surveyed, divided and mapped all of Lot 1, Volume 47, Certified Survey Maps, Page 220, Map No. 7019, Document No. 2101472, Brown County Records, being located in part of Lot 7 Howe's Subdivision of Private Claim 38, East Side of Fox River, Town of Ledgview, Brown County, Wisconsin.

Parcel contains 133,209 square feet / 3.06 acres more or less.
Parcel subject to easements and restrictions of record.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes, the Town of Ledgeview, and the Brown County Planning Commission in surveying, dividing and mapping the same.

_____
David J. Chrouser
PLS–1579
February 26, 2018

WISCONSIN
DAVID J.
CHROUSER
PLS–1579
GREEN BAY,
WI
LAND SURVEYOR

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

Approved for the Brown County Plan Commission this ____ day of _____, 20__.

_____
Dan Teaters
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the dates listed below.

_____
Paul D. Zeller Date
Brown County Treasurer

CERTIFICATE OF THE TOWN OF LEDGEVIEW

Approved for the Town of Ledgeview this ____ day of _____, 20__.

_____
Sarah K. Burdette
Town Clerk

NOTES

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the Town has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation–related activities.

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

Sheet Two of Three
Project No.: W-28398
Drawing No.: L-10292

Attachment: Preliminary CSM (6828 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 4500 BLK Herita)

OWNER'S CERTIFICATE

As Owners, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented hereon. We also certify that this Certified Survey Map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection:

TOWN OF LEDGEVIEW
CITY OF DEPERE
BROWN COUNTY PLANNING COMMISSION

_____ _____
John C. and Julie A May Revocable Trust u/a dated 2/20/96
John C. May – Trustee

_____
John C. and Julie A. May Revocable Trust u/a dated 2/20/96
Julie A. May – Trustee

Personally came before me this ____ day of _____, 20__, the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Brown County, Wisconsin

My Commission Expires _____

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

CERTIFICATE OF THE CITY OF DE PERE

Approved for the City of DePere this ____ day of _____, 20__.

_____
Shana Ledvina
City Clerk

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

John C. and Julie A May Revocable Trust u/a dated 2/20/96, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non–exclusive.

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

_____
David J. Chrouser
PLS–1579
February 26, 2018

WISCONSIN
DAVID J. CHROUSER
PLS–1579
GREEN BAY, WI
LAND SURVEYOR

Sheet Three of Three
Project No.: W-28398
Drawing No.: L-10292

Attachment: Preliminary CSM (6828 : Recommendation regarding a Proposed Extraterritorial Two Lot Certified Survey Map at 4500 BLK Herita)

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**March 26, 2018**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Recommendation regarding a Site Plan for a new manufacturing facility building and parking area called FoxStar Investments LLC at 2010 Venture Avenue (Parcel WD-1049-2). Submitted by Robert Mach, Mach IV, authorized Representative for FoxStar Investments LLC.**

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 2010 Venture AV - FoxStar (DOCX)
- Application Form (PDF)
- Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (PDF)

ITEM 4: **Recommendation regarding a Site Plan for a new manufacturing facility building and parking area called FoxStar Investments LLC at 2010 Venture Avenue (Parcel WD-1049-2). Submitted by Robert Mach, Mach IV, authorized Representative for FoxStar Investments LLC.**

SITE MAP

REQUESTED ACTION: Site Plan approval

A proposed new manufacturing facility building and parking area.

COMMON DESCRIPTION: 2010 Venture Avenue, located northward from the Venture Avenue and Fortune Avenue intersection.

PARCEL NUMBERS: WD-1049-2

EXISTING ZONING: I-B-1 (Industrial Business-1 District)

PROPOSED ZONING: No rezoning proposed

SURROUNDING LAND USES: Business/Industrial Park to the north and west.
Vacant/Agricultural to the south and east.

COMPREHENSIVE PLAN: Business Park

Attachment: Report to Plan Commission - Site Plan at 2010 Venture AV - FoxStar (6830 : Recommendation regarding a Site Plan for a new

APPLICANT / OWNER:

Robert Mach, Mach IV,
Representative for FoxStar
2260 Salscheider Court
Green Bay, WI 54313

Owner of Parcel WD-1049-2

City of De Pere

SITE HISTORY:

After a review of air photographs, the site was used for agricultural purposes since 1938. The street that provides access to the property was built in 2016. A rail line, constructed in the early 2000's, borders the north and a west side of the property.

At their March 13, 2018 meeting, the Finance and Personnel Committee recommended approval Purchase/Sale terms with Keller Inc. in order to acquire and develop this property. The property also has an environmentally sensitive area at the west end that should be protected.

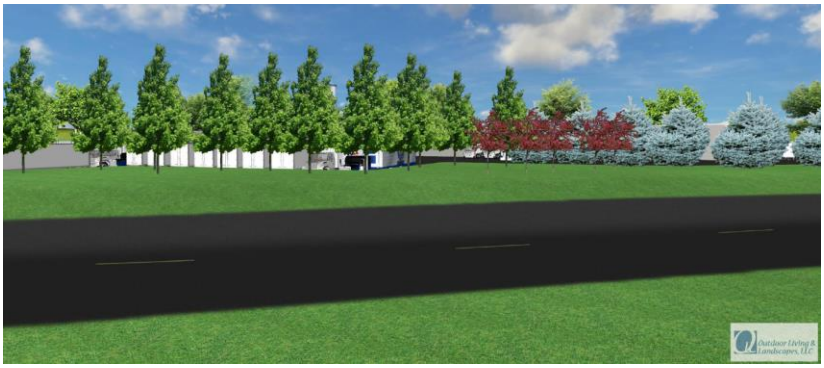
STAFF REVIEW:

The applicant proposes to develop the site with a warehousing and manufacturing facility. The 189,788 square foot building will be leased to two tenants, Fox River Fiber and CaroStar. The office provides parking for 33 vehicles, and the paved area provides parking for approximately 164 semitrailers, which are screened behind landscaping and berms (similar to properties to the north). There is no proposed street signage at this time.

When reviewing a Site Plan request, staff considers the zoning code, future land use recommendation of the Comprehensive Plan and the surrounding land uses and desired development patterns.

The site plan proposal includes an industrial warehouse and office with parking on a 777,371 square foot site (17.8 acres). The orientation of the building was established to maximize access to the rail line at the rear of the property. Typically parking and loading bays would be encouraged on the side and rear of a structure, but that is not possible due to the location of the pre-existing rail line.

Two drive lanes are proposed to connect to Venture Avenue. The parking/paved area is screened from the street with the use of storm water management ponds, berms and landscaping. A sample of the view across a berm and landscaping, from the street, is shown below.



Attachment: Report to Plan Commission - Site Plan at 2010 Venture AV - FoxStar (6830 : Recommendation regarding a Site Plan for a new

Zoning Code (14-60) requires buildings in the I-B-1 zoning district to be made of brick, concrete masonry, poured concrete, natural stone, or other materials approved by Plan Commission. The structure is made of the following:

- 4 foot exposed concrete base
- Heavy embossed vertical flat profile insulated panel, without exposed fasteners, on front and sides (requires Plan Commission Approval)
    - Color: Warm White
- Steel architectural panel, with partially exposed fasteners, on rear (considered metal siding)
    - Color: Warm White
- 150 foot Amerilux Translucent Panel over office area (architectural detail)
    - Color: Opal
- Steel architectural panel "stripe" on front and sides
    - Color: Warm Bronze

Typically a front façade of a building must have 100% of an approvable material and the sides and rear must have 25% of an approvable material. The 4 foot concrete base is the only material that falls into that category, thus far, but the Plan Commission has approved insulated panel/architectural panel as an acceptable material in the past. If the Plan Commission approves the materials for this project, the front and sides would both have 100% approvable material. Because the approvable material on the sides and rear are greater than the Code required 25%, the intent of the code is still met.

The site plan complies with the following massing and setback requirements set by the I-B-1 Zoning District (Section 14-45).

- Manufacturing facilities (permitted)
- Lot Size: 777,371 s.f. (meets 217,800 s.f. minimum requirement)
- Front Yard Setback: ~130-feet (50 foot minimum requirement)
- Corner Yard Setback: N/A
- Rear/Interior Side Yard Setback: ~45 feet (30 foot minimum requirement)
- Building Height: 1 story at ~35 feet (allowed height based on impacts to adjacent properties)
- Floor Area Ratio: 0.24 (maximum allowed 0.5)

Lighting and photometric plans were included with the site plan and were reviewed by the City Engineering staff. The screening of HVAC systems is via the street fronted landscaping. The screening of the waste facility is proposed to be chain link fence and slats, which likely is not approvable and will need to be changed to materials that comply with the building.

Per current Zoning Code, parking lot requirements are one space per

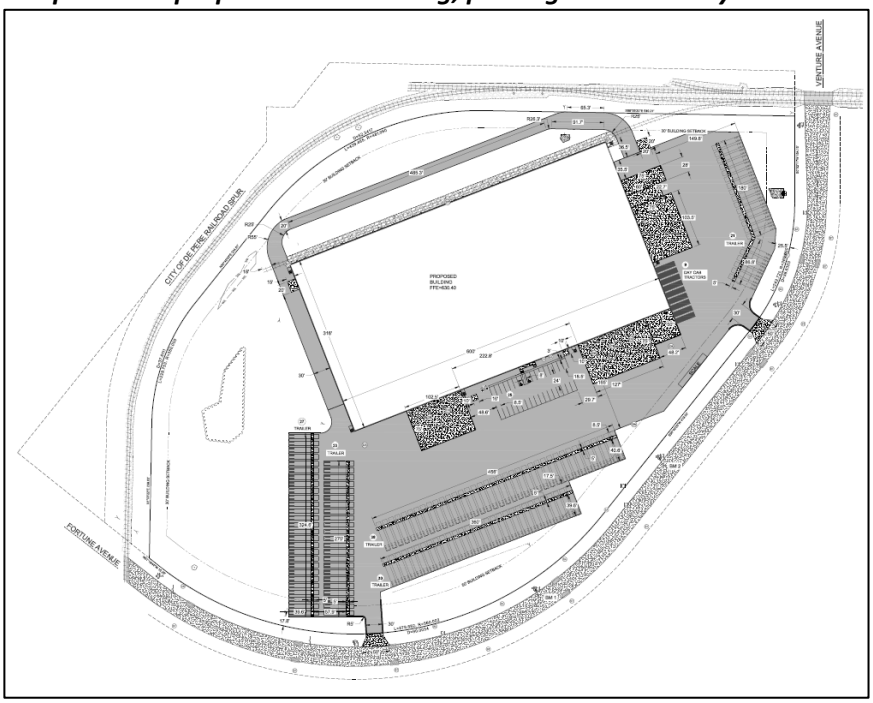
Attachment: Report to Plan Commission - Site Plan at 2010 Venture AV - FoxStar (6830 : Recommendation regarding a Site Plan for a new

two employees, one space per company truck, plus spaces for visitor parking:

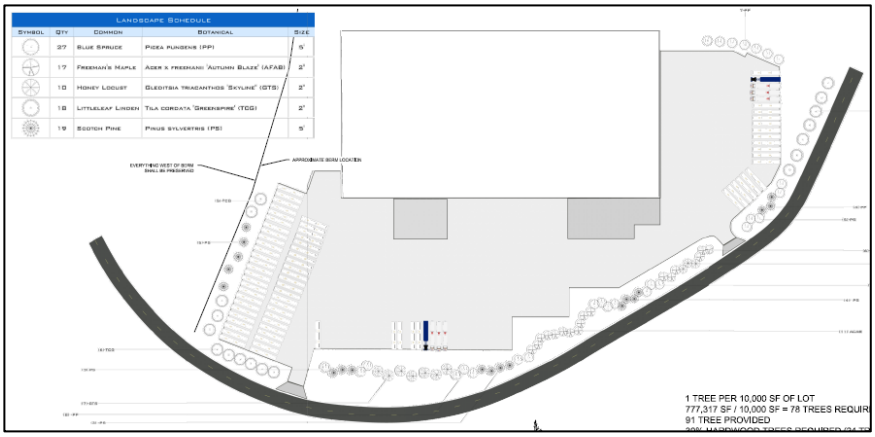
Area	Required Stalls	Provided Stalls
Employee Needs	15 (30 employees)	33
Visitor Need	--	--
Company Trucks, etc.	164 semi stalls	164 semi stalls
TOTAL	**15 Auto Stalls and 164 Semi Stalls**	**33 Auto Stalls and 164 Semi Stalls**

The surplus of auto parking stalls will allow for staff turnover when multiple shifts may be present at the same time for a short period. There is not an expectation for visitors; however, the extra stalls can also accommodate that need.

Site plan with proposed new building, parking and driveways.

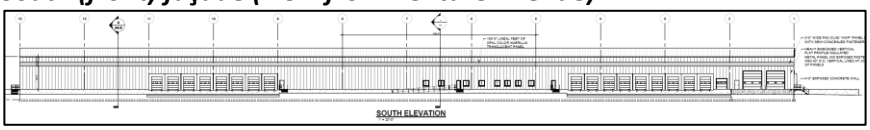


Site Plan Street Fronted Landscaping

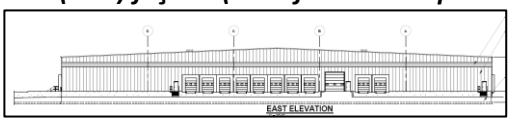


Attachment: Report to Plan Commission - Site Plan at 2010 Venture AV - FoxStar (6830 : Recommendation regarding a Site Plan for a new

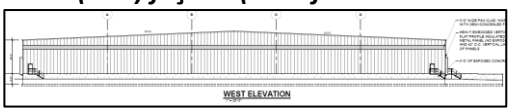
South (front) façade (view from Venture Avenue).



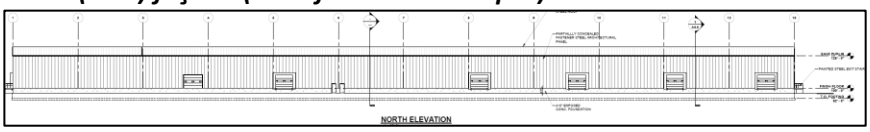
East (side) façade (view from storm pond near Venture Avenue).



West (side) façade (view from Fortune Ave end).



North (rear) façade (view from railroad spur).



Color Building Renderings.

STAFF COMMENTS:

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

Engineering:

1. Sheet C2.0: Note #5 references structural drawings that are not provided.
2. Sheet C3.0: As-built drawings will be required for the storm sewer features and detention ponds. Plans shall be stamped by a licensed engineer certifying that the storm water features are meeting proposed treatment standards.

Attachment: Report to Plan Commission - Site Plan at 2010 Venture AV - FoxStar (6830 : Recommendation regarding a Site Plan for a new

3. Will need approval from Canadian National on new rail spur. Otherwise Canadian National will not service this new line.
4. The developer will need to acquire an agreement with Canadian National for the railroad spur.
5. Provide clarification regarding who will own and operate the new switch to service the property.
6. Show adjacent right-of-way lines.

Fire:
1. The applicant should contact the Fire Department prior to submitting building permit plans in order to review fire code requirements.

Forestry:
1. None.

Health:
1. None.

Planning:
1. Identify all building colors and materials on the elevations (many are missing).
2. The use of architectural paneling must be approved for the building by Plan Commission.
3. Provide signage location(s). Including signage on building, monument signage, directional signage, etc.
4. A proposed chain link fence and slat screening for the waste area will need to be changed to other acceptable materials.

Inspection:
1. None.

The above conditions must be addressed via revised submittals and staff review and approval prior to issuance of a site plan approval memo.

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

STAFF RECOMMENDATION: Staff recommends APPROVAL of the Site Plan request for a new warehouse building and parking area called FoxStar Investments LLC, subject to compliance with the staff comments noted in this report and the following:

1. A successful purchase of the land from the City of De Pere.
2. Approval of architectural panel as an acceptable building material.

Attachment: Report to Plan Commission - Site Plan at 2010 Venture AV - FoxStar (6830 : Recommendation regarding a Site Plan for a new

CITY OF DE PERE RECEIVED FEB 12 2018 PLANNING DEPT

	CITY OF DE PERE **APPLICATION FOR SITE PLAN REVIEW**	**Fee:** $ 305.00 **Receipt #:** 129451 **Date:** 2-12-18

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)	Authorized Representative	Title	
Foxstar	Robert Mach	Engineer	
Mailing Address	**City**	**State**	**ZIP Code**
2260 Salscheider Ct	Green Bay	WI	54313
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
rmach@mach-iv.com	920-569-5765	920-569-5767	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
City of De Pere			
Mailing Address	**City**	**State**	**ZIP Code**
335 S Broadway	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
Fortune Avenue	WD-1049-2

SECTION 4: Project Information

Existing Zoning:	BP		
Present Use of Parcel:	Vacant		
Proposed Use of Parcel:	Industrial		
Estimated Start Date:	04/01/18	Estimated Completion Date:	11/01/18

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)	Title	Phone Number
Robert Mach	Engineer	920-569-5765
Signature of Applicant: Robert A. Mach		Date Signed: 2/12/18

TO BE COMPLETED BY CITY STAFF	
CSM Review authorized by the De Pere Municipal Code, Chapter 46.	

Attachment: Application Form (6830 : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)

March 21, 2018

Mr. Peter Schleinz
335 S. Broadway Street
De Pere, WI 54115

RE: FoxStar - 2010 Venture Avenue

Enclosed are pdf copies of the civil, architectural and landscape plans for review. The plans are responses to the City Review Comments dated March 19-20, 2018 are as follows:

March 19
Engineering

- Sheet C2.0
  - Note #5 removed
  - Via Rail Engineering, Inc. has been contracted for the railroad spur design. They will submit to CN for approval.
  - City of De Pere will own the switch to service the property, CN will operate the switch to serve the industry.
- Plan Wide
  - Adjacent right-of-way lines shown – see Sheet C2.0.
  - Acknowledged – Agreement with CN for railroad spur.
- Sheet C6.0
  - Detail O has been updated – see Sheet C6.0.
  - Detail F has been updated – see Sheet C6.0.

Fire Comments

- Hydrant location revised – see Sheet C3.0.
- Acknowledged.
- Fire lane detail revised – see Sheet C6.0.

Planning Comments

- Building colors and materials have updated – refer to Architectural plans.
- Plans revised – refer to Architectural Plans.
- The only external mechanical unit is located on the west side of the building and will be screened by the berms and landscaping.
- Signage will be submitted under a separate submittal by the signage company.
- Additional tress have been provided around the perimeter of the lot to screen views.

March 20
Engineering

- Acknowledged – As-built drawings will be required for storm water.

Forestry

- Landscaping plan has been revised – refer to Landscaping Plan.
- No work will occur west of the berm due to wetlands in that area. As the wetlands cannot be disturbed, vegetation west of the berm will be preserved.

We trust the revisions will satisfy the review comments. Please do not hesitate to contact me if you have any questions or require any additional information.

Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6830 : Recommendation regarding a Site Plan for

2260 Salscheider Court
Green Bay, WI 54313
MACH IV ENGINEERING • SURVEYING • ENVIRONMENTAL
Phone: 920-569-5765
Fax: 920-569-5767
www.mach-iv.com

Regards,
MACH IV ENGINEERING & SURVEYING LLC

Mathew Litchfield

Mathew Litchfield, E.I.T.

Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6830 : Recommendation regarding a Site Plan for

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ENGINEERING • SURVEYING • ENVIRONMENTAL

Letter of Transmittal

To: City of De Pere - Planning	DATE: 03/21/2018 JOB No. 1458-01-17
335 S Broadway	RE: FoxStar
De Pere, WI 54115	Site Plan Review Submittal
Attention:	

We are sending you ☒ attached, ☐ under separate cover via the following items:

☐ Shop Drawings ☐ Prints ☒ Plans ☐ Diskettes
☐ Specifications ☐ Copy of Letter ☒ Forms

Copies	Description
1	Plan Set (pdf – Civil, Architectural, Landscape)
1	City Comments

These are transmitted as checked below:

☒ For Approval ☐ For Review and Comment ☐ For Your Use
☐ Approved ☐ As Requested ☐ Approved as Noted

Signature: Mathew Litchfield
Mathew Litchfield, E.I.T

cc:

2260 Salscheider Court
Green Bay, WI 54313

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Phone: 920-569-5765
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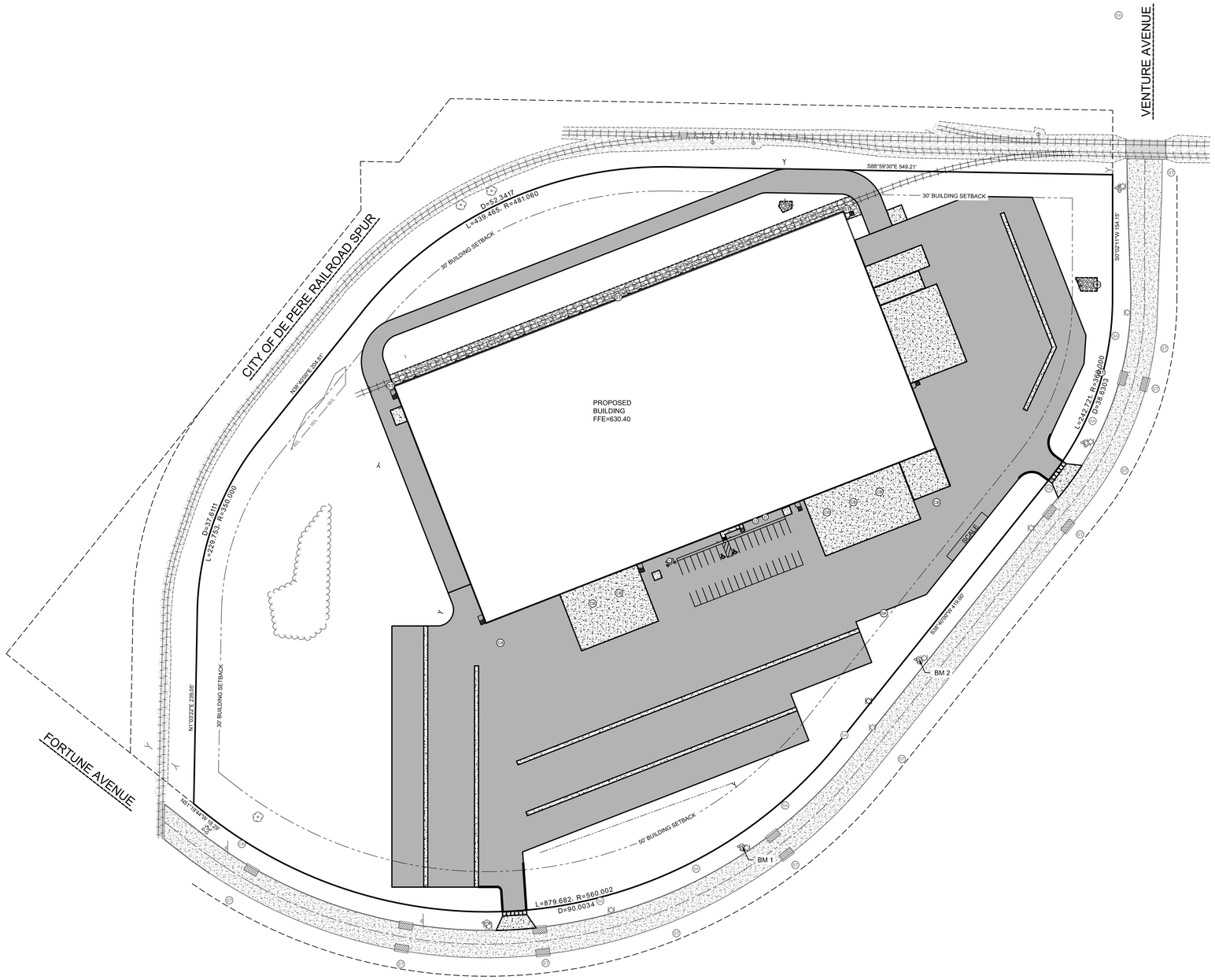
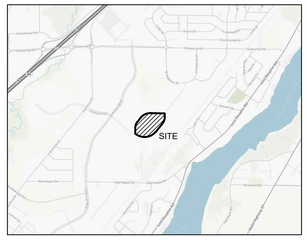


COVER SHEET

Benchmarks		
Label	Elevation	Description
BM 1	629.77	HYDRANT TOP NUT
BM 2	632.42	HYDRANT TOP NUT

LEGAL DESCRIPTION

LOT 1 OF 61 CSM 349 BNG PRT OF OUTLOT 1 OF DE PERE BUSINESS PARK SOUTH ADDN & PRT OF NW1/4 SE1/4 SEC 32 T23N R20E



LOCATION MAP

2010 VENTURE AVENUE
DE PERE, WI 54155

NOT TO SCALE

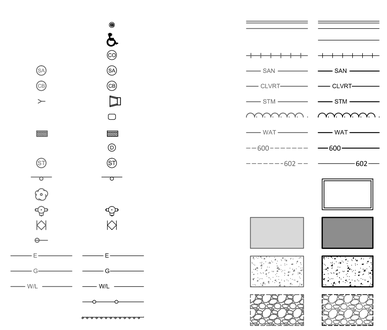
CIVIL SHEETS INDEX

C1.0 COVER SHEET
C2.0 SITE PLAN
C2.1 SITE PLAN - TRAILER
C3.0 UTILITY PLAN
C4.0 GRADING PLAN
C5.0 EROSION CONTROL PLAN
C5.1 EROSION CONTROL DETAILS
C6.0 SITE DETAILS

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC NOVEMBER 2017.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
18. FOR NOTES SHOWN THUS, "(1)", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

CIVIL LEGEND



ABBREVIATIONS

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

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1458-01-17

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1-800-236-2534
FAX (920) 766-5004
MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-3455
MILWAUKEE
W177 N9856 Rivercrest Dr.
Suite 194
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9746
WAUSAU
2620 Stewart Avenue
Suite 314
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181
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DE PERE WISCONSIN

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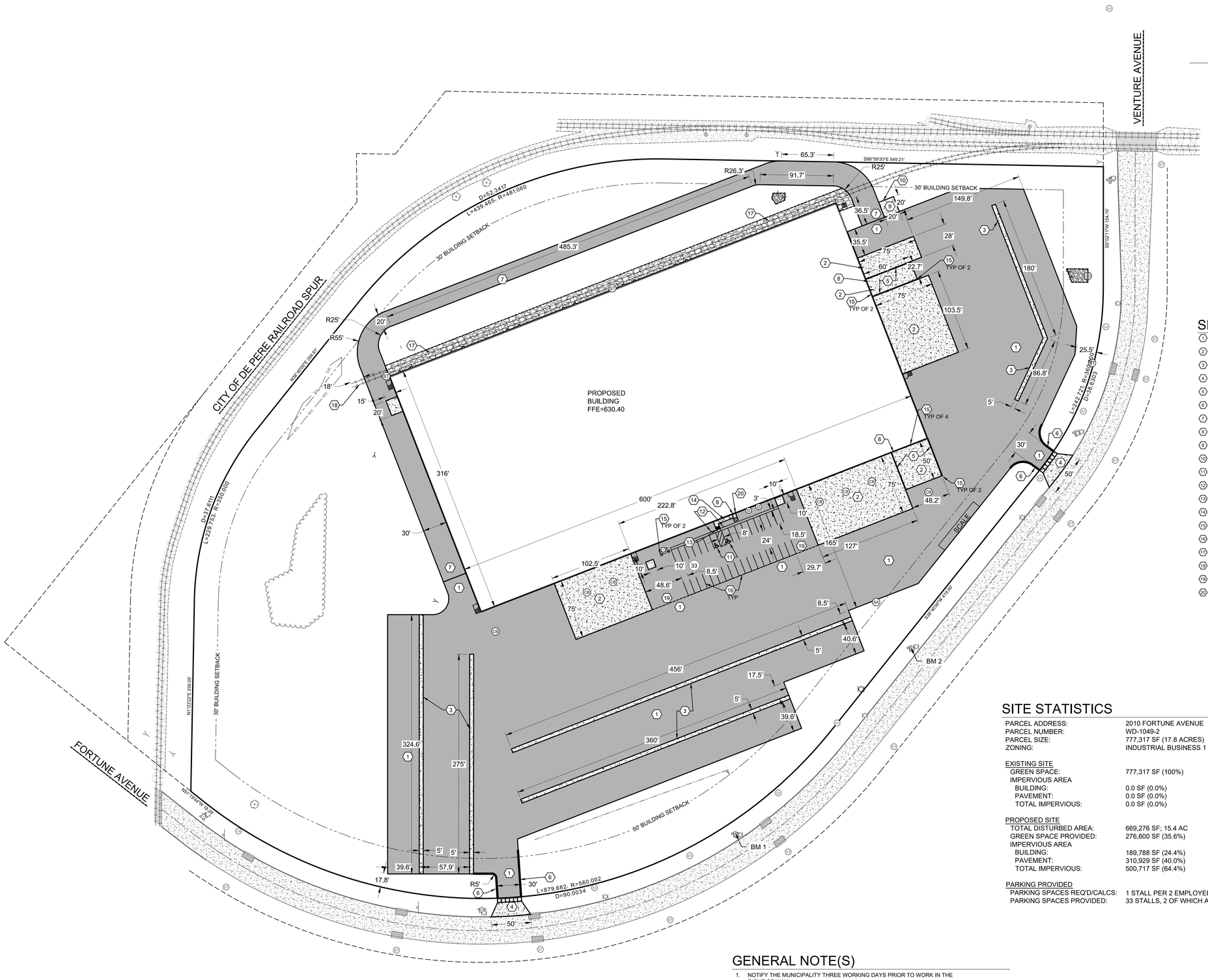
PROJECT MANAGER: C VANDE WETTERING
ARCHITECT: J. STOJKE
DRAWN BY: M. LITCHFIELD
EXPEDITOR: T. FRICKE
SUPERVISOR: D. DYCE
PRELIMINARY NO: P65197
CONTRACT NO: ---
DATE: MARCH 21, 2018
SHEET: C1.0

Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6830 : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)

SITE PLAN



OWNER

FOXSTAR PROPERTIES LLC
N216 STATE HIGHWAY 55, P.O. BOX #620,
KAUKAUNA, WISCONSIN 54130

SHEET KEY NOTES:

1. HEAVY DUTY ASPHALT; SEE DETAIL A SHEET C6.0
2. CONCRETE PAVEMENT; SEE DETAIL B SHEET C6.0
3. DOLLY PAD; SEE DETAIL B SHEET C6.0
4. DRIVE WAY APRON; SEE DETAIL C SHEET C6.0
5. CONCRETE RETAINING WALL
6. 18" CONCRETE CURB AND GUTTER; SEE DETAIL D SHEET C6.0; SEE SHEET C4.0
7. FIRE LANE; SEE DETAIL E SHEET C6.0
8. STOOP LOCATION; REFER TO ARCHITECTURAL PLANS
9. DUMPSTER PAD; SEE DETAIL F SHEET C6.0
10. DUMPSTER ENCLOSURE; SEE DETAIL F SHEET C6.0
11. ADA HANDICAP STALL
12. ADA HANDICAP SIGN; SEE DETAIL G SHEET C6.0
13. ADA HANDICAP WARNING PLATE
14. ADA HANDICAP RAMP; REFER TO ARCHITECTURAL PLANS
15. BOLLARD; SEE DETAIL H SHEET C6.0
16. 4" WIDE WHITE PAINT STRIPE
17. RAILROAD TRACKS (BY OTHERS)
18. RAILROAD END OF LINE BUMPER (BY OTHERS)
19. STANDARD DUTY ASPHALT; SEE DETAIL Q SHEET C6.0
20. KNOX BOX

SITE STATISTICS

PARCEL ADDRESS:	2010 FORTUNE AVENUE
PARCEL NUMBER:	WD-1049-2
PARCEL SIZE:	777,317 SF (17.8 ACRES)
ZONING:	INDUSTRIAL BUSINESS 1 (I-B-1)
EXISTING SITE	
GREEN SPACE:	777,317 SF (100%)
IMPERVIOUS AREA	
BUILDING:	0.0 SF (0.0%)
PAVEMENT:	0.0 SF (0.0%)
TOTAL IMPERVIOUS:	0.0 SF (0.0%)
PROPOSED SITE	
TOTAL DISTURBED AREA:	669,276 SF; 15.4 AC
GREEN SPACE PROVIDED:	276,600 SF (35.6%)
IMPERVIOUS AREA	
BUILDING:	189,788 SF (24.4%)
PAVEMENT:	310,929 SF (40.0%)
TOTAL IMPERVIOUS:	500,717 SF (64.4%)
PARKING PROVIDED	
PARKING SPACES REQ'D/CALCS:	1 STALL PER 2 EMPLOYEES (30 EMPLOYEES), 1 PER COMPANY TRUCK, VISITOR PARKING
PARKING SPACES PROVIDED:	33 STALLS, 2 OF WHICH ARE HANDICAP

GENERAL NOTE(S)

1. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.

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FOX CITIES
N216 State Road 55
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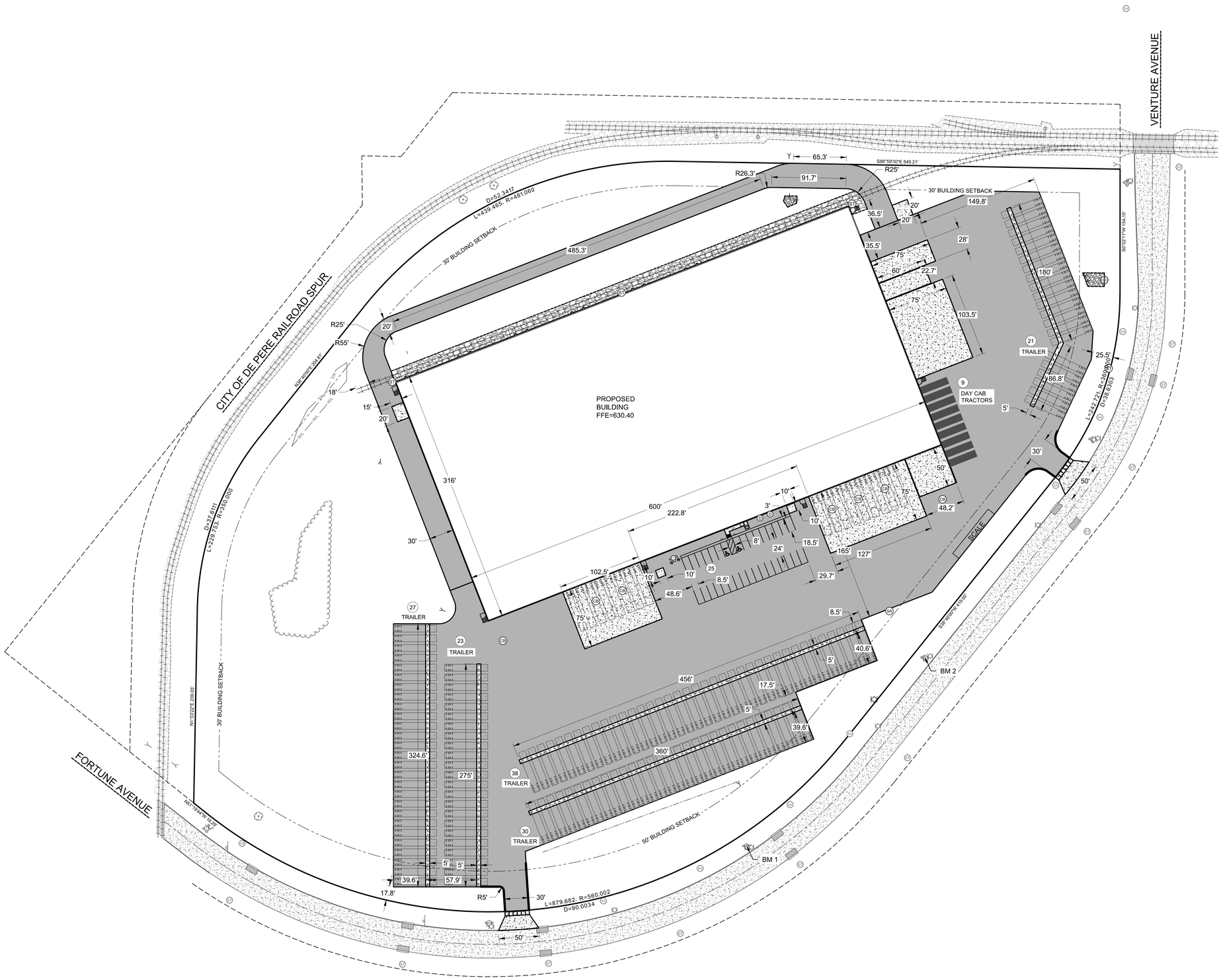
Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6839) : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)

SITE PLAN - TRAILER

Benchmarks		
Label	Elevation	Description
BM 1	629.77	HYDRANT TOP NUT
BM 2	632.42	HYDRANT TOP NUT



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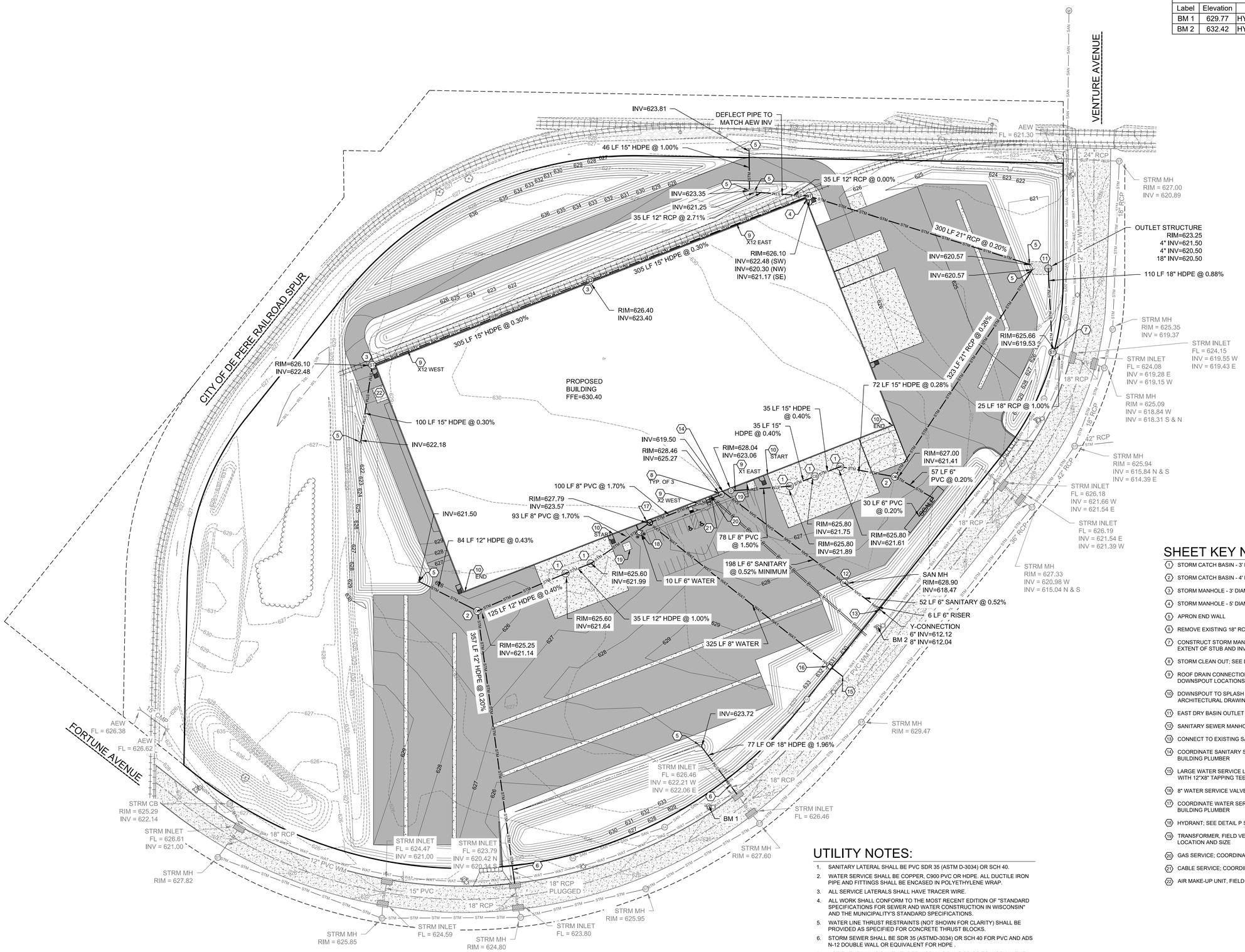
Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6830 : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)

UTILITY PLAN

Benchmarks		
Label	Elevation	Description
BM 1	629.77	HYDRANT TOP NUT
BM 2	632.42	HYDRANT TOP NUT



SHEET KEY NOTES:

1. STORM CATCH BASIN - 3' DIAMETER; SEE DETAIL I SHEET C6.0
2. STORM CATCH BASIN - 4' DIAMETER; SEE DETAIL I SHEET C6.0
3. STORM MANHOLE - 3' DIAMETER; SEE DETAIL J SHEET C6.0
4. STORM MANHOLE - 5' DIAMETER; SEE DETAIL J SHEET C6.0
5. APRON END WALL
6. REMOVE EXISTING 18" RCP STUB AND CONNECT TO EXISTING STORM INLET
7. CONSTRUCT STORM MANHOLE OVER EXISTING 18" RCP STUB. FIELD VERIFY EXTENT OF STUB AND INVERT
8. STORM CLEAN OUT; SEE DETAIL K SHEET C6.0
9. ROOF DRAIN CONNECTION LINE; REFER TO DETAIL L SHEET C6.0. VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.
10. DOWNSPOUT TO SPLASH ON GRADE; SEE DETAIL L SHEET C6.0. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION
11. EAST DRY BASIN OUTLET STRUCTURE; SEE DETAIL M SHEET C6.0
12. SANITARY SEWER MANHOLE; SEE DETAIL N SHEET C6.0
13. CONNECT TO EXISTING SANITARY SEWER; FIELD VERIFY INVERT
14. COORDINATE SANITARY SEWER LATERAL CONNECTION TO BUILDING WITH BUILDING PLUMBER
15. LARGE WATER SERVICE LATERAL CONNECTION TO EXISTING WATER MAIN WITH 12"X8" TAPPING TEE AND SADDLE; SEE DETAIL O SHEET C6.0
16. 8" WATER SERVICE VALVE; SEE DETAIL O SHEET C6.0
17. COORDINATE WATER SERVICE LATERAL CONNECTION TO BUILDING WITH BUILDING PLUMBER
18. HYDRANT; SEE DETAIL P SHEET C6.0
19. TRANSFORMER, FIELD VERIFY; REFER TO ELECTRICAL PLANS FOR LOCATION AND SIZE
20. GAS SERVICE; COORDINATE WITH UTILITY PROVIDER
21. CABLE SERVICE; COORDINATE WITH UTILITY PROVIDER
22. AIR MAKE-UP UNIT, FIELD VERIFY

UTILITY NOTES:

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. WATER SERVICE SHALL BE COPPER, C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
3. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
4. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
5. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
6. STORM SEWER SHALL BE SDR 35 (ASTMD-3034) OR SCH 40 FOR PVC AND ADS N-12 DOUBLE WALL OR EQUIVALENT FOR HDPE .
7. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
8. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.
9. CITY OF DE PERE PUBLIC WORKS SHOULD BE CONTACTED PRIOR TO WORK START TO ACQUIRE EXCAVATION PERMITS FOR EXCAVATION IN THE RIGHT-OF-WAY. CONTACT PUBLIC WORKS AT 920-339-4061.
10. CALL ENGINEERING STALL FOR INSPECTION WHILE SERVICE LATERALS ARE INSTALLED FOR WATER AND SEWR. CALL 920-339-4061 TO SCHEDULE INSPECTION.

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2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
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FOX CITIES
N216 State Road 55
P.O. Box 629
Kaukauna, WI 54130
PHONE (920) 766-5795/
1-800-236-2534
FAX (920) 766-5004
MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2455
MILWAUKEE
W177 N9856 Rivercrest Dr.
Suite 104
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740
WAUSAU
2620 Stewart Avenue
Suite 314
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181
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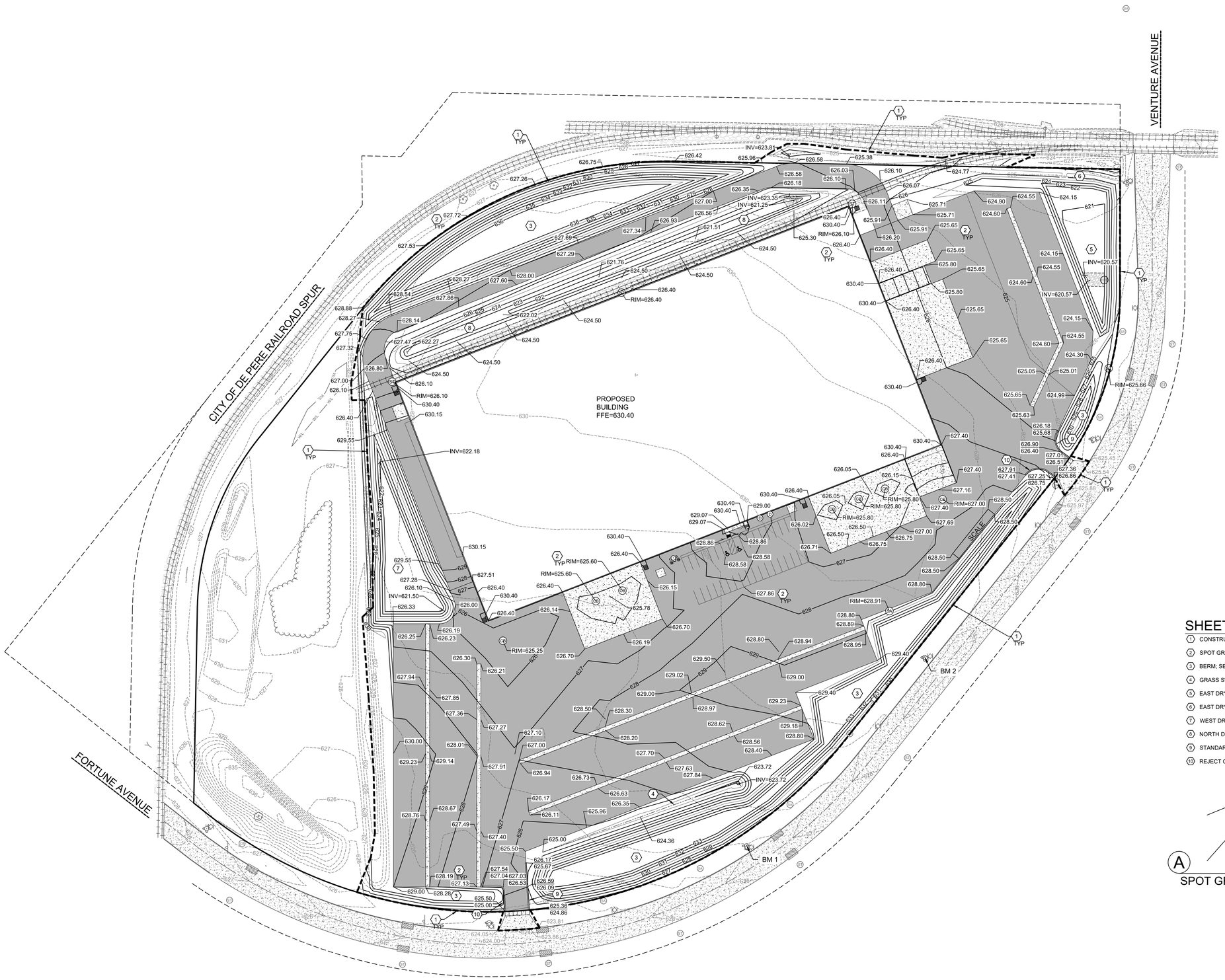
PROJECT MANAGER: C VANDE WETTERING
ARCHITECT: J. STOJKE
DRAWN BY: M. LITCHFIELD
EXPEDITOR: T. FRICKE
SUPERVISOR: D. DYCE
PRELIMINARY NO: P65197
CONTRACT NO: ---
DATE: MARCH 21, 2018
SHEET: C3.0

Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6839 : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)

GRADING PLAN

Benchmarks		
Label	Elevation	Description
BM 1	629.77	HYDRANT TOP NUT
BM 2	632.42	HYDRANT TOP NUT



SHEET KEY NOTES:

1. CONSTRUCTION / GRADING LIMITS
2. SPOT GRADE; SEE DETAIL A THIS SHEET
3. BERM; SEE DETAIL F SHEET C5.1
4. GRASS SWALE; SEE DETAIL G SHEET C5.1
5. EAST DRY BASIN; SEE DETAIL H SHEET C5.1
6. EAST DRY BASIN EMERGENCY OVER FLOW WEIR; SEE DETAIL I SHEET C5.1
7. WEST DRY BASIN; SEE DETAIL H SHEET C5.1
8. NORTH DRY BASIN; SEE DETAIL H SHEET C5.1
9. STANDARD CURB
10. REJECT CURB

625.56 — T.O.C.
625.14 — GUTTER/PVMT

625.65 — FIN. GRADE

(A) SPOT GRADE KEY

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Kaukauna, WI 54130
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1-800-236-2534
FAX (920) 766-5004

MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2455

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W177 N9856 Rivercrest Dr.
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Germantown, WI 53022
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ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
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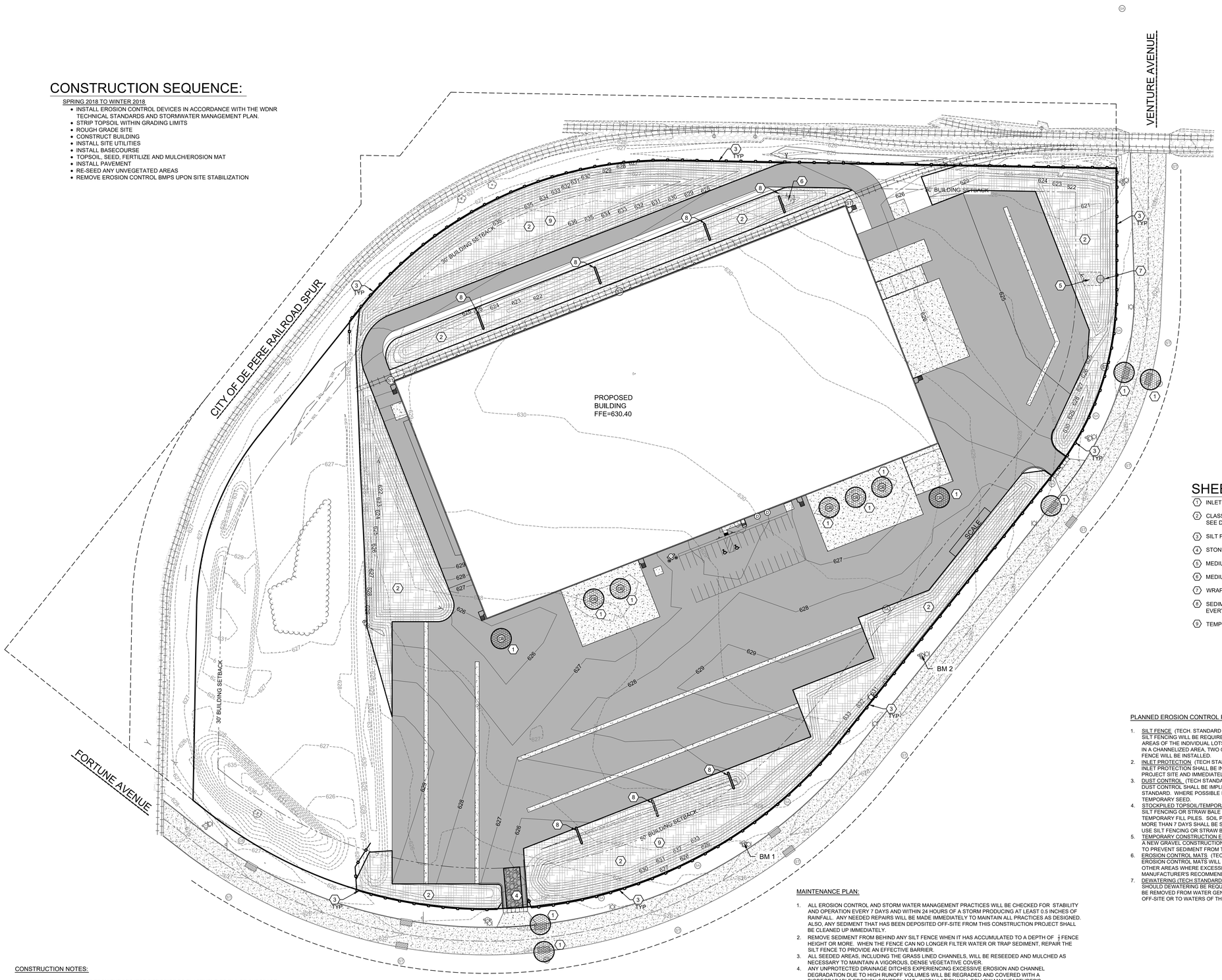
EROSION CONTROL PLAN

CONSTRUCTION SEQUENCE:

SPRING 2018 TO WINTER 2018

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



SHEET KEY NOTES:

1. INLET PROTECTION; SEE DETAIL A SHEET C5.1
2. CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL B SHEET C5.1
3. SILT FENCE; SEE DETAIL C SHEET C5.1
4. STONE TRACKING PAD; SEE DETAIL D SHEET C5.1
5. MEDIUM RIP RAP OVER TYPE R FABRIC; 391 SF
6. MEDIUM RIP RAP OVER TYPE R FABRIC; 174 SF
7. WRAP OUTLET STRUCTURE WITH TYPE FF FABRIC
8. SEDIMENT LOG, TO BE PLACED EVERY 2' IN ELEVATION CHANGE OR EVERY 100' WHICHEVER IS SHORTER; SEE DETAIL E SHEET C5.1
9. TEMPORARY STOCKPILES

CONSTRUCTION NOTES:

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

MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF ⅓ FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEPT OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

PLANNED EROSION CONTROL PRACTICES:

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

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2260 Salscheider Court Green Bay, WI 54313
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P.O. Box 629
Kaukauna, WI 54130
PHONE (920) 766-5795/
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MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2455
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2620 Stewart Avenue
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ARCHITECT: J. STOJKE
DRAWN BY: M. LITCHFIELD
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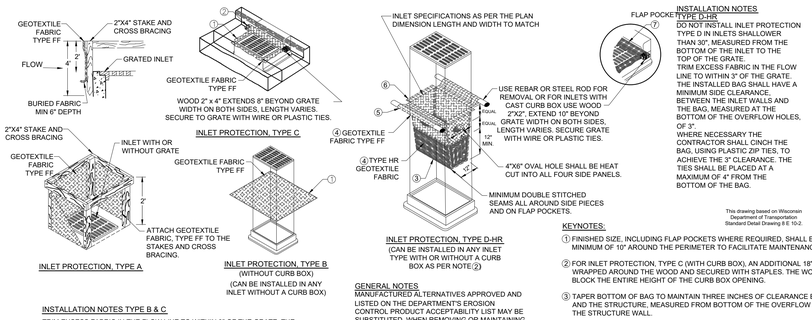
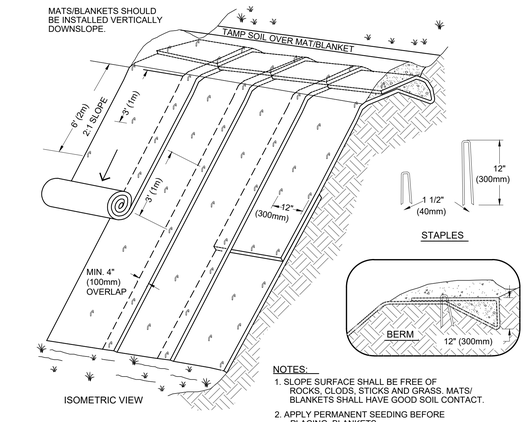
EROSION CONTROL DETAILS



A

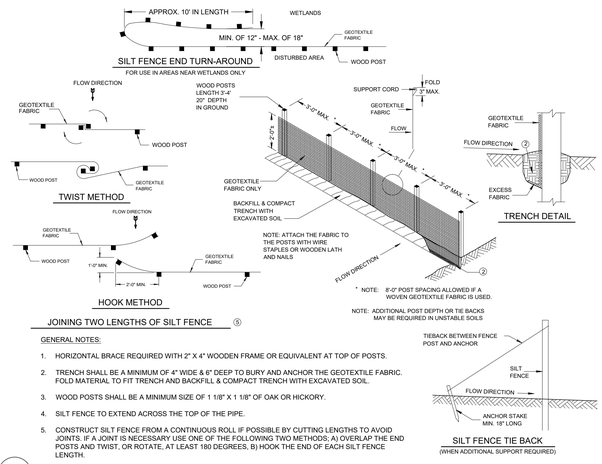
INLET PROTECTION



TYPICAL SLOPE SOIL STABLIZATION

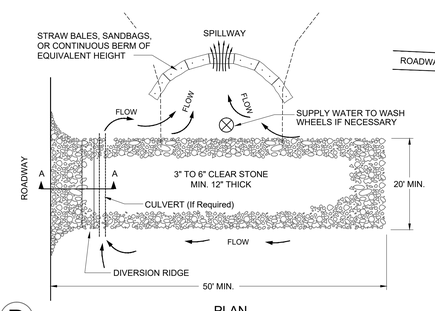
B

EROSION CONTROL MAT FOR SLOPE INSTALLATION



C

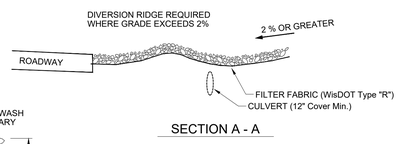
SILT FENCE



PLAN

D

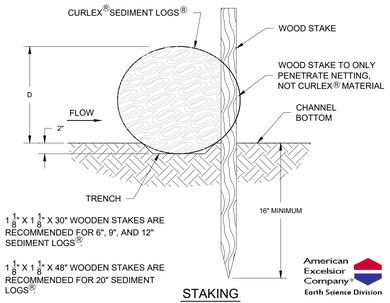
STONE TRACKING PAD



SECTION A - A

NOTES:

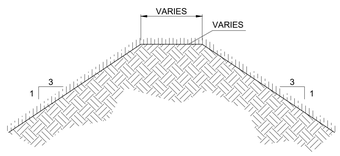
1. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public Right-of-Ways. This may require top dressing, repair and/or cleanout of any measures used to trap sediment.
2. When necessary, wheels shall be cleaned prior to entrance onto public Right-of-Way.
3. When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved Erosion Control BMP.
4. Use sandbags, straw bales or other approved methods to channelize runoff to BMP as required.



STAKING

E

CURLEX® SEDIMENT LOGS®

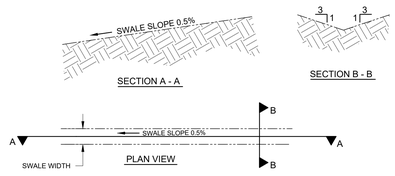


LONG. X-SECTION

F

BERM

SCALE: N.T.S.



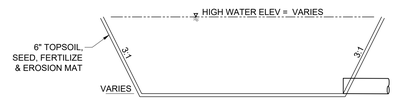
NOTES:

1. PROVIDE SOD OR AT A MINIMUM TURF ESTABLISHMENT MAT, IN ACCORDANCE WITH DOT "PAL" ALONG WITH TOPSOIL SEED AND MULCH IN SPREADER AREA

G

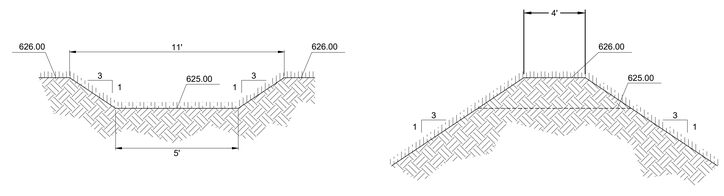
V-SWALE

SCALE: NTS



H

DRY DETENTION POND TYPICAL SECTION



TRANSVERSE X-SECTION

LONG. X-SECTION

I

EMERGENCY OVERFLOW WEIR

SCALE: N.T.S.

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FOX CITIES
N216 State Road 55
P.O. Box 629
Kaukauna, WI 54130
PHONE (920) 766-5795/
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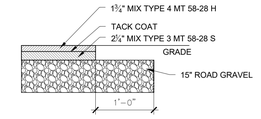
NOT ISSUED FOR CONSTRUCTION

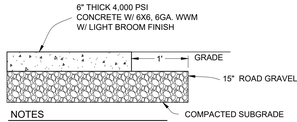
Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6830 : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area cal)

SITE DETAILS



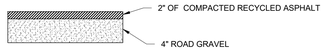
NOTES
1. ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.
2. ASPHALT CONTRACTOR TO SAW CUT EXISTING ASPHALT EDGE PRIOR TO JOINING NEW PAVEMENT TO EXISTING PAVING. TACK COAT JOINT.

A
HEAVY ASPHALT PAVEMENT SECTION



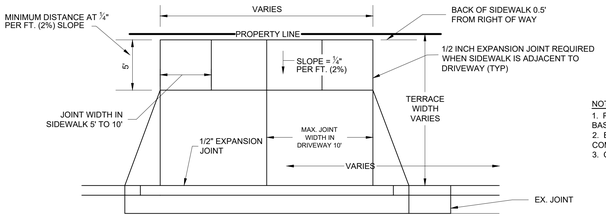
NOTES
1. CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.
2. CONCRETE SHALL RECEIVE A BROOMED FINISH.

B
CONCRETE PAVEMENT/SLAB SECTION



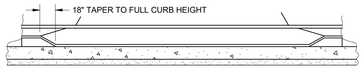
NOTES
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

E
FIRE LANE

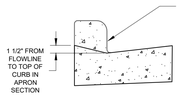


PLAN VIEW OF DRIVEWAY APRON

NOTES
1. PROVIDE MIN. 4 INCHES OF ¾" CRUSHED AGGREGATE BASE COURSE.
2. BASE SHALL BE LEVELED AND MECHANICALLY COMPACTED.
3. CONCRETE WALK AND APRON SHALL BE 8" CONCRETE.



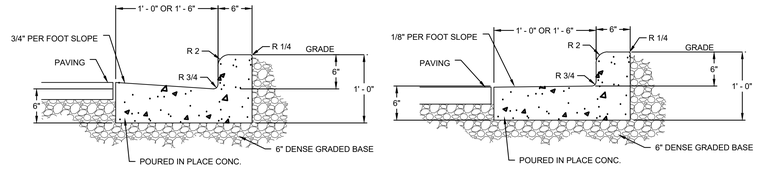
SECTION VIEW OF CURB CUT



CURB HEAD SHALL BE REMOVED BY SAWCUTTING ONLY. SAWCUTTING SHALL BE ACCOMPLISHED WITH A RAIL MOUNTED, HYDRAULICALLY CONTROLLED, LARGE DIAMETER CONCRETE SAW DESIGNED SPECIFICALLY FOR THIS METHOD OF CURB HEAD REMOVAL.

SECTION VIEW OF CURB

C
CONCRETE DRIVEWAY APRON

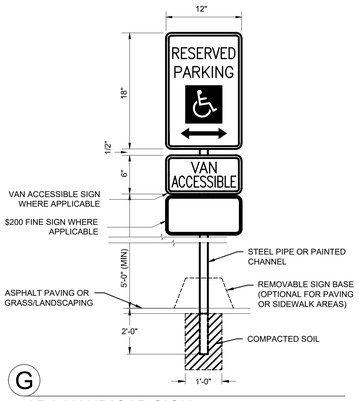


NORMAL PAN

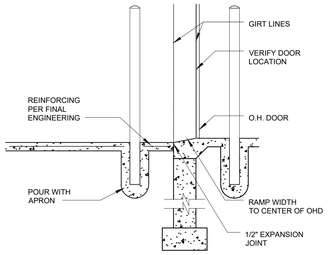
INVERTED PAN

NOTE: CURB TYPE PER ENGINEERING DRAWINGS

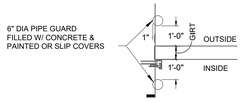
D
CURB AND GUTTER



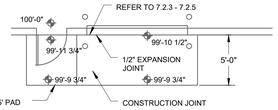
G
ADA HANDICAP SIGN



APRON GUARD POST DETAIL

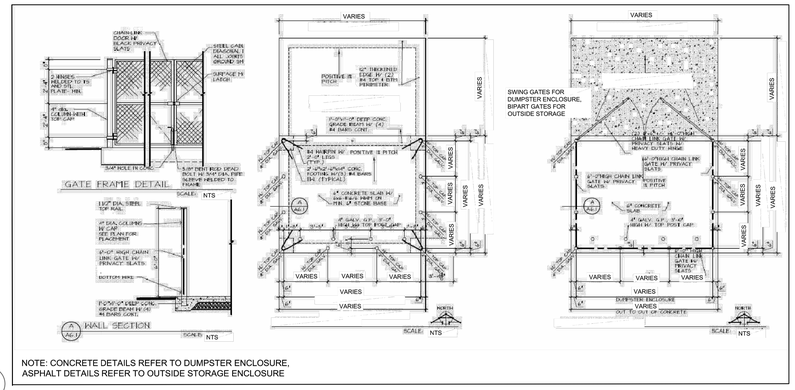


GUARD POST PLAN VIEW



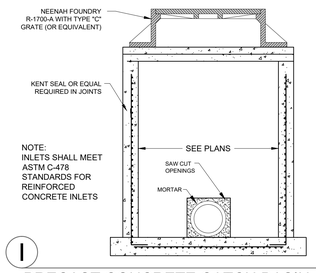
PLAN VIEW @ APRON

H
PIPE BOLLARD



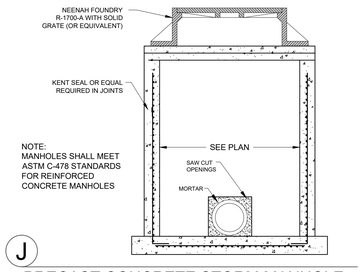
NOTE: CONCRETE DETAILS REFER TO DUMPSTER ENCLOSURE., ASPHALT DETAILS REFER TO OUTSIDE STORAGE ENCLOSURE

F
DUMPSTER ENCLOSURE



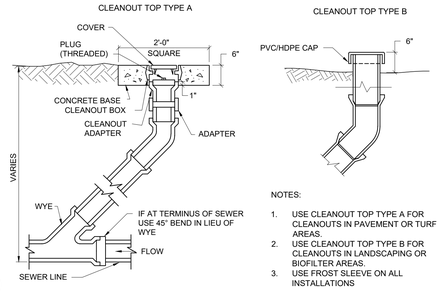
NOTE:
INLETS SHALL MEET ASTM C-478 STANDARDS FOR REINFORCED CONCRETE INLETS

I
PRECAST CONCRETE CATCH BASIN



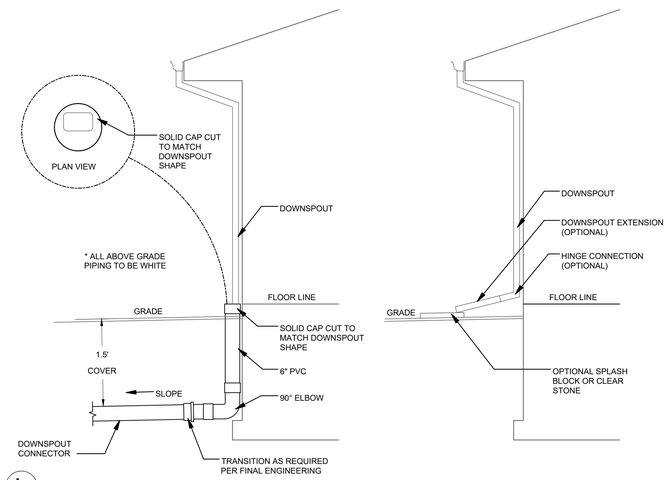
NOTE:
MANHOLES SHALL MEET ASTM C-478 STANDARDS FOR REINFORCED CONCRETE MANHOLES

J
PRECAST CONCRETE STORM MANHOLE

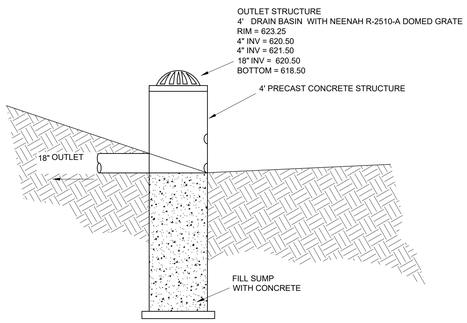


NOTES:
1. USE CLEANOUT TOP TYPE A FOR CLEANOUTS IN PAVEMENT OR TURF AREAS.
2. USE CLEANOUT TOP TYPE B FOR CLEANOUTS IN LANDSCAPING OR BIOFILTER AREAS.
3. USE FROST SLEEVE ON ALL INSTALLATIONS

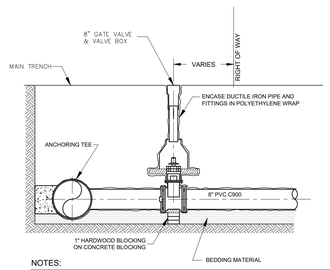
K
CLEANOUT



L
DOWNSPOUT DETAIL

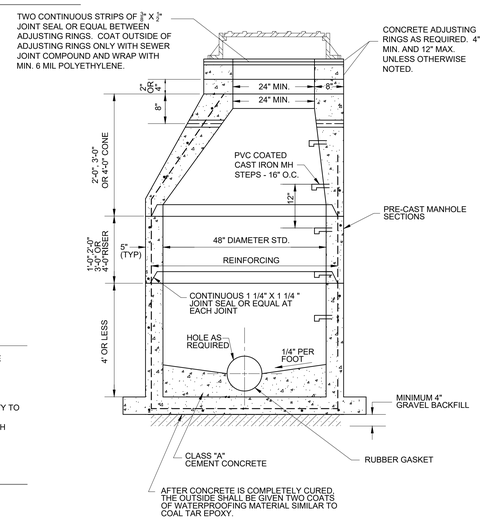


M
EAST DRY BASIN OUTLET STRUCTURE



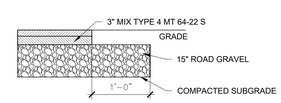
NOTES:
1. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.
2. DISTANCE FROM CURB STOP TO RIGHT OF WAY LINE VARIES BY MUNICIPALITY. CONTRACTOR SHALL CONTACT LOCAL PUBLIC WORKS/WATER DEPARTMENT TO COORDINATE CURB STOP PROXIMITY TO RIGHT OF WAY LINE.
3. PROVIDE FROST PROTECTION ON SERVICE BOX IN ACCORDANCE WITH STATE STANDARDS.
4. PIPE MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARD.

O
LARGE SERVICE CONNECTION



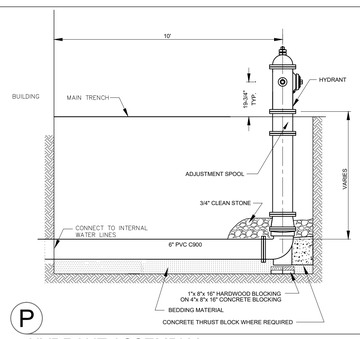
48" DIAMETER
STANDARD MANHOLE
N.T.S.

N
48" PRECAST MANHOLE



NOTES
1. ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.
2. ASPHALT CONTRACTOR TO SAW CUT EXISTING ASPHALT EDGE PRIOR TO JOINING NEW PAVEMENT TO EXISTING PAVING. TACK COAT JOINT.

Q
ASPHALT PAVEMENT SECTION



P
HYDRANT ASSEMBLY

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P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795/
1-800-236-2534
FAX (920) 766-5004
MADISON
3308 Nursery Drive
Middleton, WI 53562
PHONE (608) 445-2455
MILWAUKEE
W177 N9856 Rivercrest Dr.
Suite 104
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740
WAUSAU
2620 Stewart Avenue
Suite 314
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DE PERE
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REVISIONS
1 .
2 .
3 .
4 .
5 .

PROJECT MANAGER: C VANDE WETTERING
ARCHITECT: J. STOJKE
DRAWN BY: M. LITCHFIELD
EXPEDITOR: T. FRICKE
SUPERVISOR: D. DYCE
PRELIMINARY NO: P65197
CONTRACT NO: ---
DATE: MARCH 21, 2018
SHEET: C6.0

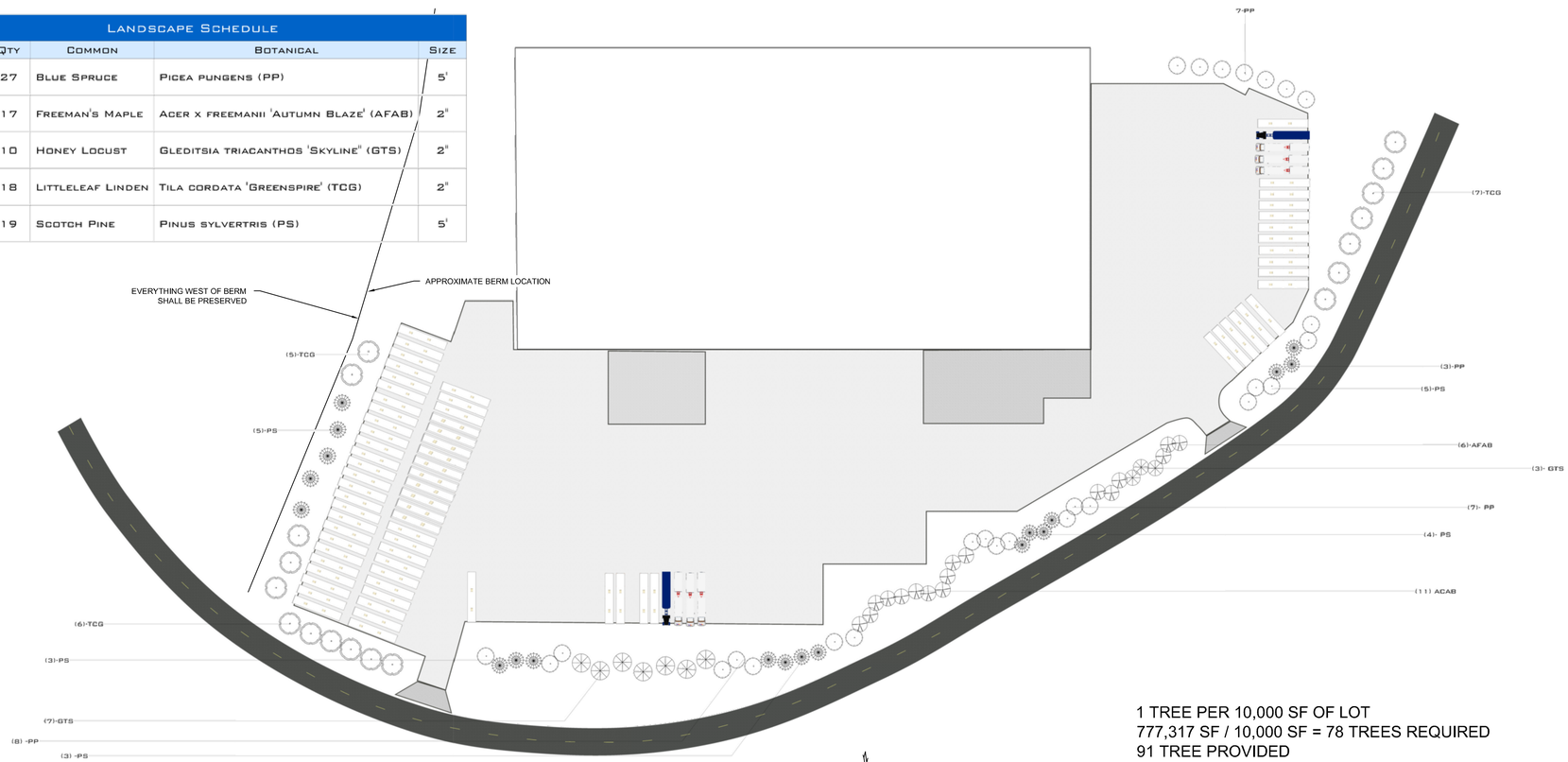
MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1458-01-17

NOT ISSUED FOR CONSTRUCTION

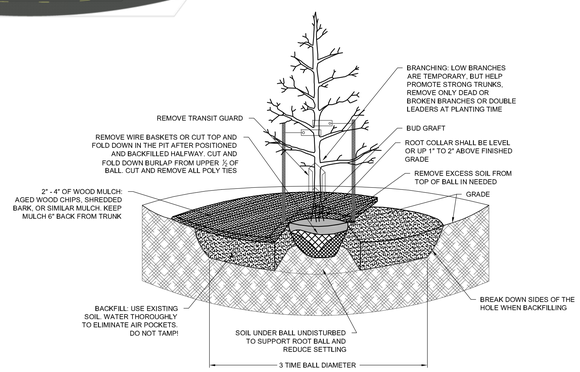
Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6839) : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)

Landscape Schedule

Symbol	Qty	Common	Botanical	Size
	27	Blue Spruce	Picea pungens (PP)	5'
	17	Freeman's Maple	Acer x freemanii 'Autumn Blaze' (AFAB)	2"
	10	Honey Locust	Gleditsia triacanthos 'Skyline" (GTS)	2"
	18	Littleleaf Linden	Tila cordata 'Greenspire' (TCG)	2"
	19	Scotch Pine	Pinus sylvertris (PS)	5'



1 TREE PER 10,000 SF OF LOT
777,317 SF / 10,000 SF = 78 TREES REQUIRED
91 TREE PROVIDED
30% HARDWOOD TREES REQUIRED (24 TREES)
45 PROVIDED



PLANTING NOTES:

1. STAKE ONLY IF HAVE TO. USE 2" - 3" WEBBING STRAPS AND SECURE TO STAKES WITH HEAVY GAUGE WIRE. THE WIRE SHOULD BE ABLE TO STICK STRAIGHT OUT FROM THE STAKE AND HOLD THE WEBBING STRAP UP, PREVENTING IT FROM SLIDING DOWN THE TREE. DO NOT STAKE TIGHTLY, TREES GAIN STRENGTH FROM MOVEMENT. REMOVE ALL STAKES AFTER ONE YEAR.
2. USE OF TREE WRAP IS NOT RECOMMENDED, AS IT CAUSES A NUMBER OF PROBLEMS FOR THE TREE

A
PLANTING DETAIL

0 60 120 240
(IN FEET)
1 INCH = 60 FT.

N

Sheet Title

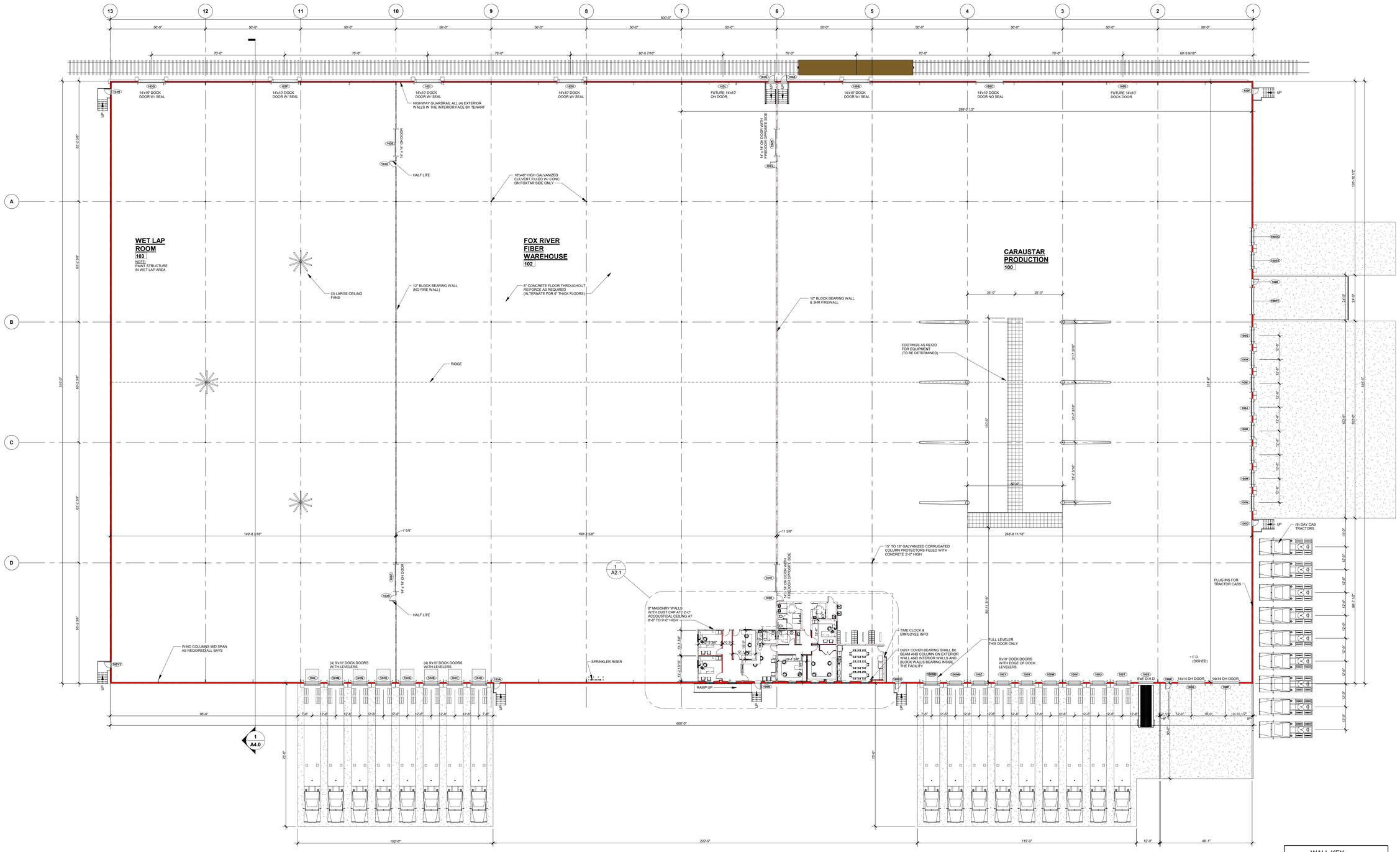
Designed by | Created by | Checked by

Outdoor Living & Landscapes, LLC
920-427-0562
APPLETON, WI 54913

FOXSTAR
DEPERE, WI

File Number	Revision	Date
	3.6.18	2.12.18

Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6830 : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)



WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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Kaukauna, WI 54130
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FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
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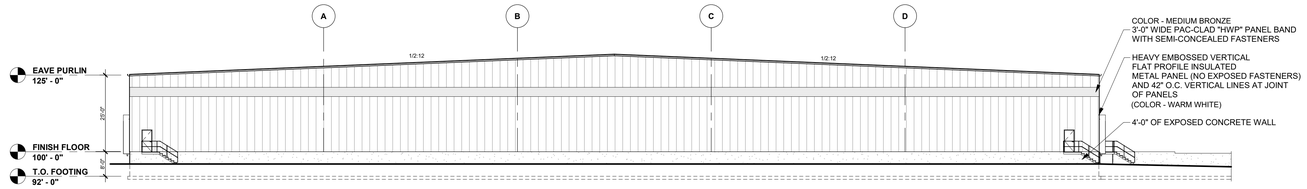
REVISIONS

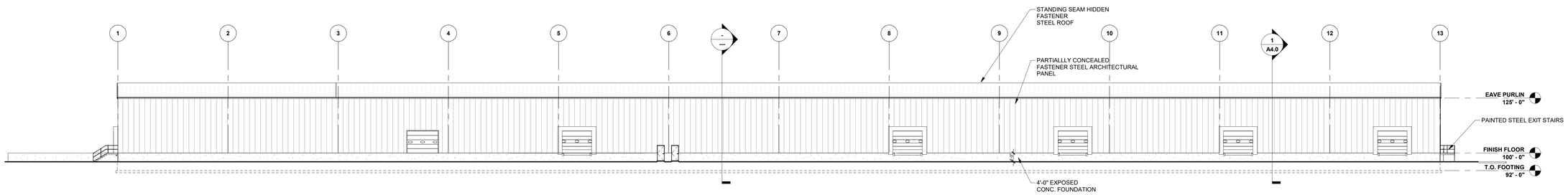
R6	10.25.2017	
R7	11.15.2017	
R8	12.1.2017	
R9	12.12.2017	
R12	02.08.2018	JHS

PROJECT MANAGER: C. VANDEWETTERING
DESIGNER: J STOJKE
DRAWN BY: JORDAN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P17292
CONTRACT NO: -------
DATE: 10.17.2011
SHEET: A2.0

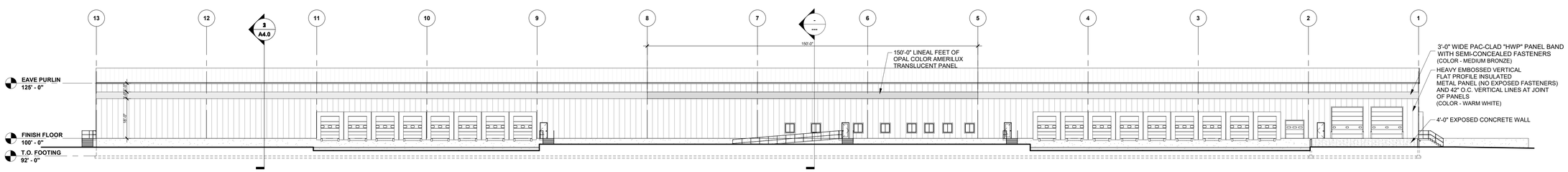
Attachment: Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6830 : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)



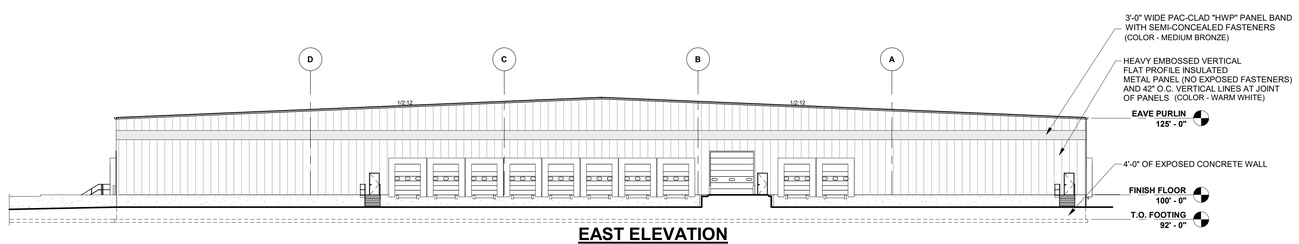
WEST ELEVATION
1" = 20'-0"



NORTH ELEVATION
1" = 20'-0"



SOUTH ELEVATION
1" = 20'-0"



EAST ELEVATION
1" = 20'-0"

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REVISIONS
R6 10.25.2017
R7 11.15.2017
R8 12.1.2017
R9 12.12.2017
R12 03.21.2018 JHS

PROJECT MANAGER: C. VANDEWETTERING
DESIGNER: J STOJKE
DRAWN BY: JORDAN
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P17292
CONTRACT NO: -------
DATE: 03/16/11
SHEET: A3.0

Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6830) : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)

FoxStar

DEPERE, WISCONSIN

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Planners | Architects | Builders
Offices in the Twin Cities, Madison, Milwaukee and Wausau

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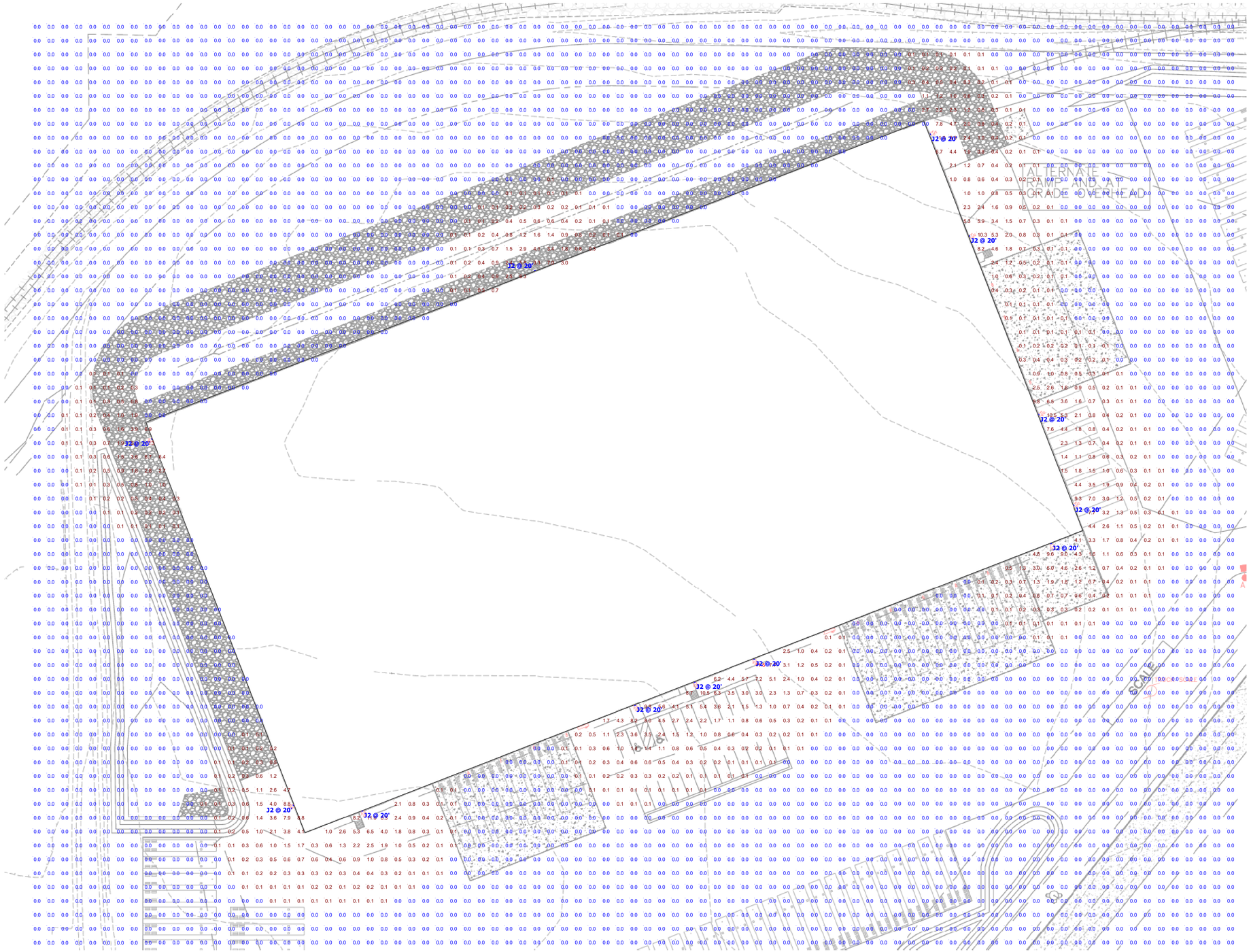
Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6839: Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	J2	12	Lithonia Lighting	OLWX2 LED 150W 50K	150W 5000K LED WALL PACK	LED	1	OLWX2_LED_150W_50K.ies	13489	0.9	146.02

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New Berlin, WI 53151
Phone: 262.785.9144
Fax: 262.785.9153

FOXSTAR EXTERIOR

Designer
Date 2/12/2018
Scale Not to Scale
Drawing No.
Summary

Attachment: Site Plan - Site Plan and Color Renderings - REV PRELIMINARY 2 - 21 Mar 2018 (6830 : Recommendation regarding a Site Plan for a new manufacturing facility building and parking area call)