



Plan Commission

Regular Meeting

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

Agenda

Monday, March 25, 2019

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 25, 2019** 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 25, 2019 Plan Commission meeting.
3. Recommendation regarding a Proposed Two Lot Certified Survey Map at 428 N. Superior Street (Parcel ED-477). Submitted by Joel Ehrfurth, Mach IV Engineering, authorized representative for Irwin School Development LLC, property owner.
4. Recommendation regarding a Precise Implementation Plan (PIP) for 428 N. Superior Street (Parcel ED-477). Submitted by Joel Ehrfurth, Mach IV Engineering & Surveying, authorized representative for Irwin School Development LLC, property owner.*
5. Recommendation regarding a three part sign variance request to allow a new wall mounted sign on the north side of a carwash building rather than a street side, to replace two monument signs at 12 feet and 8 feet from the property line rather than 15 feet from the property line, and to allow the use of 12 inch lettering for the capital letters of the name of a business on two ground mounted signs rather than 8 inch lettering, in a commercial district at 1610-1620 Lawrence Drive (Parcel WD-D0015-2). Submitted by Derek Fournier, Colortech of Wisconsin, authorized representative for Kwik Trip INC, property owner.
6. Recommendation regarding a Site Plan for an addition to the existing Refrigeration Transport building located at 301 Lawrence Drive (Parcel WD-D0204-4). Submitted by Mike Mirro, Transport Refrigeration INC, authorized representative for TRIDP LLC, property owner.
7. Recommendation regarding a Site Plan for a new four building (56 unit) multifamily complex, with parking areas, called Tranquil Trails at 2900 BLK Ryan Road (Parcel ED-3072). Submitted by Jeff Marlow, Tranquil Trails LLC, authorized representative and property owner.
8. Planned Development District Pre-Application Conference for 1881 Southbridge Drive. Submitted by Brandon D. Robaidek, EIT, Robert E. Lee & Associates, authorized representative for Crosspoint Church INC ETAL, property owner.
9. Status report of City of De Pere Zoning Ordinance and Sign Ordinance rewrite -- March 2019.

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special

accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Joel Ehrfurth, PE, Mach IV Engineering

Mike Cashman, DeLeers Construction

Anuj Rastogi, Milwaukee View

Lindsey Bovinet, Milwaukee View

Derek Fournier, Colortech of Wisconsin

Kwik Trip Inc.

Mike Mirro, Transportation Refrigeration Inc.

TRIDP LLC

Jeff Marlow, Tranquil Trails LLC

Brandon Robaidek, EIT

Crosspoint Church Inc.

Duncan Associates



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 25, 2019

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the February 25, 2019 Plan Commission meeting.

ATTACHMENTS:

- PC_Feb2019_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, February 25, 2019

7:00 PM

De Pere City Hall Council Chambers

Call to Order

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

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
James Boyd	Aldersperson	Present	
Larry Lueck	Aldersperson	Present	
Derek Beiderwieden	Commissioner	Present	
Amy Kunding	Commissioner	Present	
Steve Taylor	Commissioner	Excused	
Grant Schilling	Commissioner	Present	

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

2. Approval of the minutes of the February 5, 2019 Special Plan Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amy Kunding, Commissioner
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding, Schilling
EXCUSED:	Steve Taylor

3. Recommendation regarding a Proposed Extraterritorial 39 Lot and 1 Outlot final plat of Carpenter's Crossing South at 2700 BLK Lawrence Drive in the Town of Lawrence (Part of Parcels L-474 & L-475). Submitted by Joel Ehrfurth, PLS, Mach IV Engineering, authorized representative for Town of Lawrence, property owner.*

Staff recommended approval of the final plat, subject to the conditions outlined in the report. Derek Beiderwieden moved, seconded by James Boyd, to approve the plat. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on March 5, 2019.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Derek Beiderwieden, Commissioner
SECONDER:	James Boyd, Aldersperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding, Schilling
EXCUSED:	Steve Taylor

4. Review and recommendation for an amended Conditional Use Permit application for a proposed new commercial building to have residential units on upper floors (above the previously approved second floor) at 1081 N. Broadway Street (Parcel ED-1128-E-1-3) in the B-2 (General Business) Zoning District. Submitted by Dave Hongisto, SISU Properties LLC, authorized representative for Nulund Group II LLC, property owner.*

City Planner Peter Schlein reviewed the amended conditional use permit for 1081 N Broadway. He noted that the conditional use was initially approved by the Plan Commission in August 2018. At that time, the conditional use was approved for residential use on a second floor. However, the petitioner has revised the proposal to

include additional floors, thus the conditional use must be amended to include all upper floors. Staff recommended approval of the amended conditional use, subject to conditions outlined in the report. Mayor Walsh moved, seconded by Derek Beiderwieden, to approve the amended conditional use. Upon vote, motion carried unanimously. This item will be reviewed by the Common Council on March 19, 2019.

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

5. Land use interpretation request for a proposed event hall and arcade at 800 O'Keefe Road (Parcel ED-2077) in the I-1 (Industrial Park) District. Submitted by Erik Thoren, TitleTown Pinball LLC, authorized representative for Smet Investments LLC, property owner.

City Planner Peter Schleinz reviewed the land use request to allow an event hall and arcade in the I-1 Industrial District. He noted that the proposed uses are not specific permitted uses in the I-1 District per Municipal Code. However, on June 19, 2018, the Common Council amended the Zoning Ordinance in order to add the following text to permitted uses: "Other uses that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes or vapor, and that is not an offensive, dangerous or unwholesome use, and that is compatible with the use and occupancy of adjoining properties and is approved as a permitted use by the Plan Commission." Staff recommended approval with no conditions. There is no Common Council review. Amy Kunding moved, seconded by Grant Schilling, to approve the land use interpretation. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amy Kunding, Commissioner
SECONDER:	Grant Schilling, Commissioner
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding, Schilling
EXCUSED:	Steve Taylor

6. Recommendation regarding a Site Plan for a building addition for Romo INC at 800 Heritage Road (Parcel ED-F0100-1). Submitted by Skyler Witalison, Mach IV Engineering, authorized representative for Darling Investments LLC, property owner.

City Planner Peter Schleinz reviewed the site plan for a building addition for Romo Inc. The applicant is proposing to construct an addition to an existing building in the East Industrial Park. He noted that there are two components of the project that do not meet Code. The two main issues are:

1. The building addition is proposed to be made entirely of architectural metal panel. In the past, the Plan Commission has approved the use of some metal panel on a case by case basis, but only above a certain height. However, building facades that face streets should not be made of metal.

2. The location of the outdoor storage area must be in either the rear yard or at the back 25% of the side yard.

Because of these two issues, staff recommended that the project be moved forward to the March Plan Commission meeting in order to provide time for the applicant to revise the site plan so it meets code requirements. However, the applicant requested to submit the

site plan as is without making the suggested changes. Mayor Walsh voiced his main concern, which is the use of the metal panel for the entire building addition. He stated that he would like to adhere to the standards that the City has set for the industrial parks. James Boyd agreed with the Mayor's comments. Mayor Walsh moved, seconded by Amy Kunderling, to open the meeting. Upon vote, motion carried unanimously. The petitioners, Bob Mach (Mach IV Engineering) and Cory Van Wettering (Keller) addressed the board. Cory stated that the metal paneling being proposed was approved and used on both the Midland Plastics and FoxStar buildings. Peter Schleinzi noted that in those cases, the metal paneling was only approved for the portion of the building above a certain height and also used masonry. Mayor Walsh explained that he would be in favor of a building addition that adhered to the standards and suggested that the petitioners work with staff to come up with a solution and then come back to the Plan Commission in March. Mayor Walsh moved, seconded by Derek Beiderwieden, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by James Boyd, to refer the item back to staff. Upon vote, motion carried unanimously.

RESULT:	REFERRED BACK TO STAFF [UNANIMOUS]
	Next: 3/25/2019 7:00 PM
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunderling, Schilling
EXCUSED:	Steve Taylor

7. Recommendation regarding a Site Plan for a new four building (56 unit) multifamily complex, with parking areas, called Tranquil Trails at 2900 BLK Ryan Road (Parcel ED-3072). Submitted by Jeff Marlow, Tranquil Trails LLC, authorized representative and property owner.

City Planner Peter Schleinzi reviewed the site plan for Tranquil Trails, a multifamily apartment complex on Ryan Road. He reported that staff did not receive the complete site plan until a few days before the meeting. Thus, there is quite a bit of insufficient information. He stated that if the Plan Commission is not comfortable with the status of the plan set as submitted, they could recommend the project be continued to the March meeting to allow for additional review and revision. Mayor Walsh stated that he has a couple of concerns: primarily the amount of time that staff has had to review the site plan and also that there may be push back from some of the area residential properties. James Boyd agreed with the Mayor's concerns. Mayor Walsh moved, seconded by Larry Lueck, to open the meeting. Upon vote, motion carried unanimously. Michelle Stimpson, the sales & marketing coordinator for Lexington Homes, addressed the board. She spoke about fencing, stressing the desire of the developer to utilize landscaping with trees rather than putting up a six foot fence. Mayor Walsh asked what the timeline for the project is and Michelle replied that they would like to get started as soon as possible. Jeff Marlow, authorized representative for Tranquil Trails, addressed the board. He added that the developers want to do whatever is necessary to work with the City on this project so both parties are satisfied with the results. Mayor Walsh stated that the size of this project requires a more thorough review and would like to refer this item back to staff and come back to the Plan Commission in March. Mayor Walsh moved, seconded by Grant Schilling, to go back to regular order. Upon vote, motion carried unanimously. Mayor Walsh moved, seconded by James Boyd, to refer the item back to staff. Upon vote, motion carried unanimously.

RESULT:	REFERRED BACK TO STAFF [UNANIMOUS]
	Next: 3/25/2019 7:00 PM
MOVER:	Michael J. Walsh, Mayor
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Lueck, Beiderwieden, Kunding, Schilling
EXCUSED:	Steve Taylor

8. Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite -- February 2019.

City Planner Peter Schleinz reported on the status of the Zoning Ordinance rewrite. Staff reviewed Module 2 and returned comments to the consultant. By March, a complete draft of the proposed new zoning code should be complete and available for staff review.

RESULT:	NO ACTION
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Adjournment

Mayor Walsh moved, seconded by Amy Kunding, to adjourn the meeting at 8:11 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 25, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Recommendation regarding a Proposed Two Lot Certified Survey Map at 428 N. Superior Street (Parcel ED-477). Submitted by Joel Ehrfurth, Mach IV Engineering, authorized representative for Irwin School Development LLC, property owner.

ATTACHMENTS:

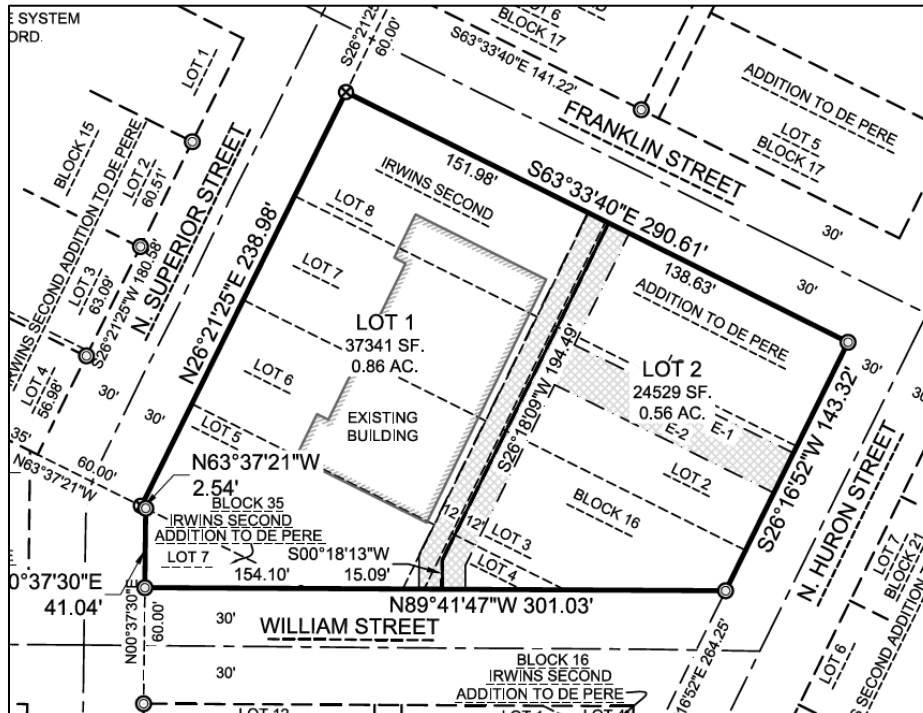
- CSM - 428 N Superior ST - Irwin Lofts - Plan Commission Report (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

- ITEM 3:** Recommendation regarding a Proposed Two Lot Certified Survey Map at 428 N. Superior Street (Parcel ED-477). Submitted by Joel Ehrfurth, Mach IV Engineering, authorized representative for Irwin School Development LLC, property owner.

SITE MAP



PROPOSED CERTIFIED SURVEY MAP AREA



REQUESTED ACTION:	Certified Survey Map Review	
COMMON DESCRIPTION:	428 N. Superior Street, also known as the Irwin School property.	
PARCEL NUMBER(S):	ED-477	
EXISTING ZONING:	R-3-PDD (Multiple Family Residence) with a Planned Development District overlay.	
PROPOSED ZONING:	The R-3-PDD zoning is not changing; however, the “Precise Implementation Plan” portion of the above-referenced Planned Development District overlay is proposed to be reviewed by Plan Commission on March 25, 2019 and Common Council on April 3, 2019.	
SURROUNDING LAND USES:	Mostly single family residential (R2 Zoning) surrounds the property.	
COMPREHENSIVE PLAN:	Commercial	
APPLICANT/OWNER NAME:	Joel Ehrfurth Authorized representative Mach IV Engineering 2260 Salscheider Court Green Bay, WI 54313	Lindsey Bovinet, Partner Property owner Irwin School Development LLC 225 E. St. Paul Avenue Milwaukee, WI 54302
SITE HISTORY:	Year 1938-2017 air photographs identify the subject property being developed with the Irwin School structure. The brick school was built in a Collegiate Gothic style in 1924 on the 1.4 acre lot. The school property was rezoned to B-2, with a PDD overlay, and converted to offices in 1988. In August of 2018, the Council approved rezoning the site to R-3, with a PDD overlay, in order to facilitate the Irwin Lofts residential development project. The Irwin School is listed on both the state and national historic registers and is also part of the North Michigan Street/North Superior Street Historic District. The applicant proposes to renovate the existing school building into 8 condominiums and also build 12 new townhomes, in two buildings within the existing surface parking area along William St and Franklin St. As part of this development, the applicant proposes dividing the current lot into two lots in order to separate the condominium portion of the project from the townhome portion of the project.	
STAFF REVIEW:	When reviewing a Certified Survey Map, 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 site was formerly zoned for commercial uses and the future

land use map of the Comprehensive Plan maintained that designation. However, the Council rezoned the property to R-3-PDD in 2018 because the proposed project aligned with a number of Comprehensive Plan Goals. These goals are listed in detail in the Plan Commission report for the Precise Implementation Plan (PIP).

- The proposed land division will create two lots.
- The R-3 section of the zoning code requires 3,500 s.f./dwelling unit for multi-family projects. The condominium lot (LOT 1) meets this requirement by providing 4,667 s.f./dwelling unit and the townhome lot (LOT 2) falls slightly short of this requirement in providing 2,044/dwelling unit. However, the PDD overlay zoning approved for the project included modifications to the Zoning Bulk requirements in anticipation of 8 condominium units and 12 townhomes.
- The PDD Overlay Zoning provided for modifications to the setbacks and other bulk requirements that will be reviewed as part of the Precise Implementation Plan review.
- The CSM includes an access and utility easement that generally aligns with the private vehicular circulation proposed for the project.

The 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 provides opportunities for infill development and historic preservation/adaptation.

REVIEW PROCESS:

For City certified survey map (CSM) petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council does not review City certified survey maps unless City lands or right-of-way dedications are involved. This project will be reviewed by Plan Commission only.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the certified survey map, subject to compliance with the following conditions:

1. Meeting all other state and local regulations, including Brown County Planning Commission.
2. Remove the City of De Pere Treasurer Certificate.
3. Provide owner information on existing utilities.

CITY OF DE PERE
RECEIVED

MAR 19 2019

PLANNING DEPT.



CITY OF DE PERE

APPLICATION FOR
CSM REVIEW

Fee: \$ 368.00

Receipt #: 140510

Date: 3-19-19

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mach IV Engineering & Surveying LLC	Authorized Representative Joel Ehrfurth	Title Partner	
Mailing Address 2260 Salscheider Ct	City Green Bay	State Wi	ZIP Code 54313
Email Address jehrfurth@mach-iv.com	Phone Number (incl. area code) 920-569-5765	Fax Number (incl. area code) 920-569-5767	

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

Name (Ind. Org. or Entity) Irwin School Development LLC	Contact Person Lindsey Bovinet	Title Partner	
Mailing Address 225 E. St. Paul Ave.	City Milwaukee	State Wi	ZIP Code 53202
Email Address lbovinet@mkeview.com	Phone Number (incl. area code) 920-251-2715	Fax Number (incl. area code) N/A	

SECTION 3: Project or Site Location

Project Address/Description Irwin Lofts	Parcel No. ED 477
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SECTION 4: CSM Information

Existing Zoning:	B-2PDD <i>R-3 PPD</i>
Present Use of Parcel:	Office
Proposed Use of Lots:	Condos

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) Joel Ehrfurth	Title Partner	Phone Number 920-569-5765
Signature of Applicant <i>Joel Ehrfurth</i>		Date Signed 3-11-2019

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (8045 : Recommendation regarding a Proposed Two Lot Certified Survey Map at 428 N. Superior Street (Parcel E)

CERTIFIED SURVEY MAP

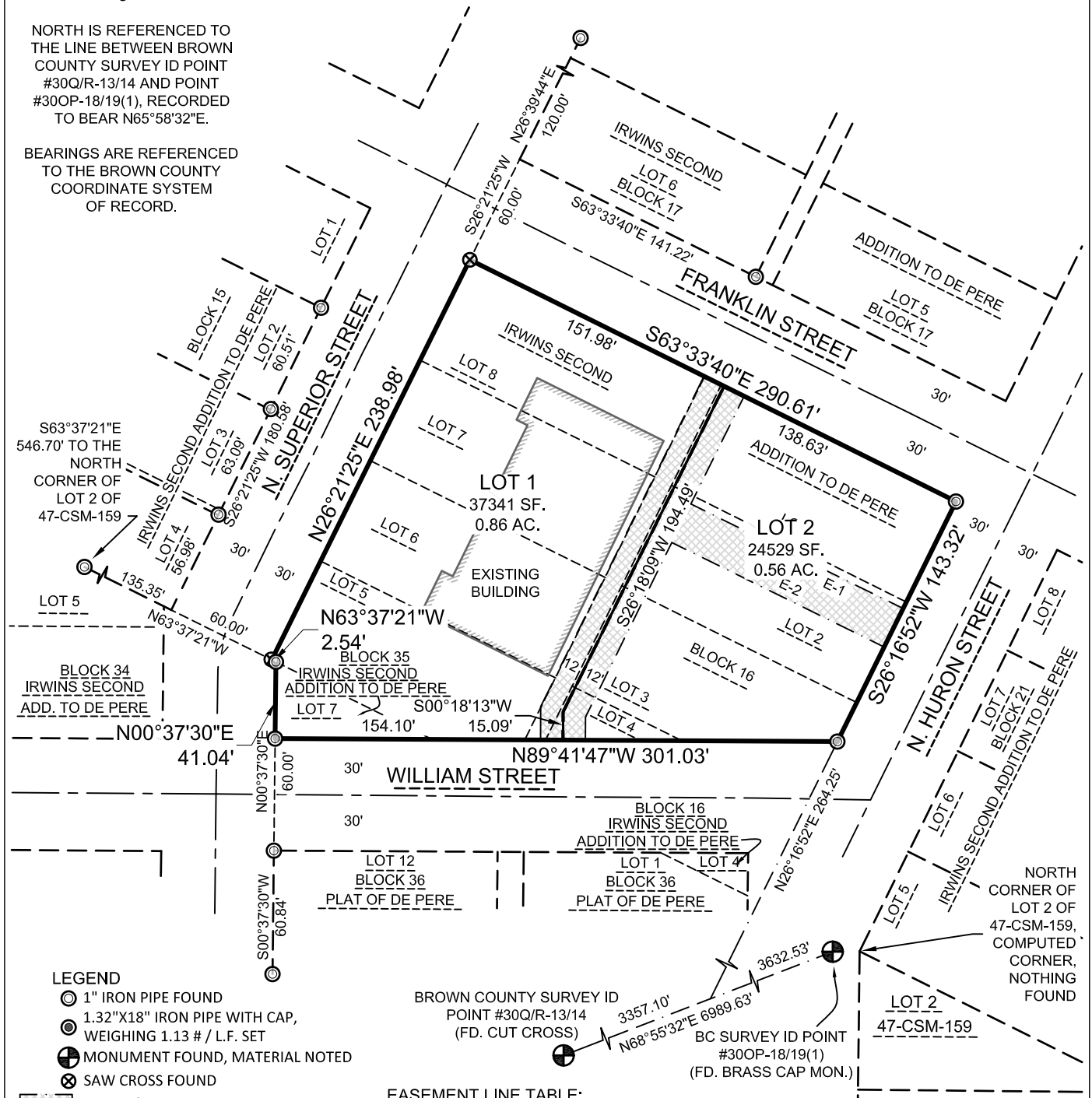
LOTS 1, 2, 3, 5, 6, 7, 8, PART OF LOT 4 OF BLOCK 16, OF THE PLAT OF IRWIN'S SECOND ADDITION TO DE PERE RECORDED AS VOLUME 8, PLATS, PAGE 16, AND PART OF THE VACATED RIGHT OF WAY DESCRIBED IN DOCUMENT NO. 1773910 AND DOCUMENT NO. 1775959, AND ALSO ALL OF LOT 7 OF BLOCK 35 OF THE ORIGINAL PLAT OF VILLAGE (NOW CITY) OF DE PERE RECORDED AS VOLUME 1, PLATS, PAGE 23, ALL OF BROWN COUNTY RECORDS, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN



GRAPHIC SCALE
(SEE PAGES 2 AND 3 FOR A
SCALABLE DRAWING)

NORTH IS REFERENCED TO
THE LINE BETWEEN BROWN
COUNTY SURVEY ID POINT
#30Q/R-13/14 AND POINT
#30OP-18/19(1), RECORDED
TO BEAR N65°58'32"E.

BEARINGS ARE REFERENCED
TO THE BROWN COUNTY
COORDINATE SYSTEM
OF RECORD.



LEGEND

- 1" IRON PIPE FOUND
- 1.32"X18" IRON PIPE WITH CAP,
WEIGHING 1.13 # / L.F. SET
- MONUMENT FOUND, MATERIAL NOTED
- SAW CROSS FOUND
- ACCESS & UTILITY AGREEMENT
- STORMWATER AGREEMENT

EASEMENT LINE TABLE:
E-1 N63°47'42"W 126.65'
E-2 S63°47'42"E 126.66'

MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salschelder Court Green Bay, WI
54313 PH:920-569-5765; Fax: 920-569-5767
www.machiv.com

CLIENT: IRWIN SCHOOL DEVELOPMENT LLC

DRAFTED BY: RJO
TAX PARCEL NO.: ED-477

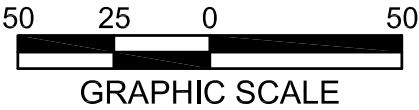
SCALE:
1"=80'

SHEET: 1 OF 5
PROJECT NO. 1615-01-18
DRAWING NO. 1462

Attachment: Preliminary CSM (8045 : Recommendation regarding a Proposed Two Lot Certified Survey Map at 428 N. Superior Street (Parcel E)

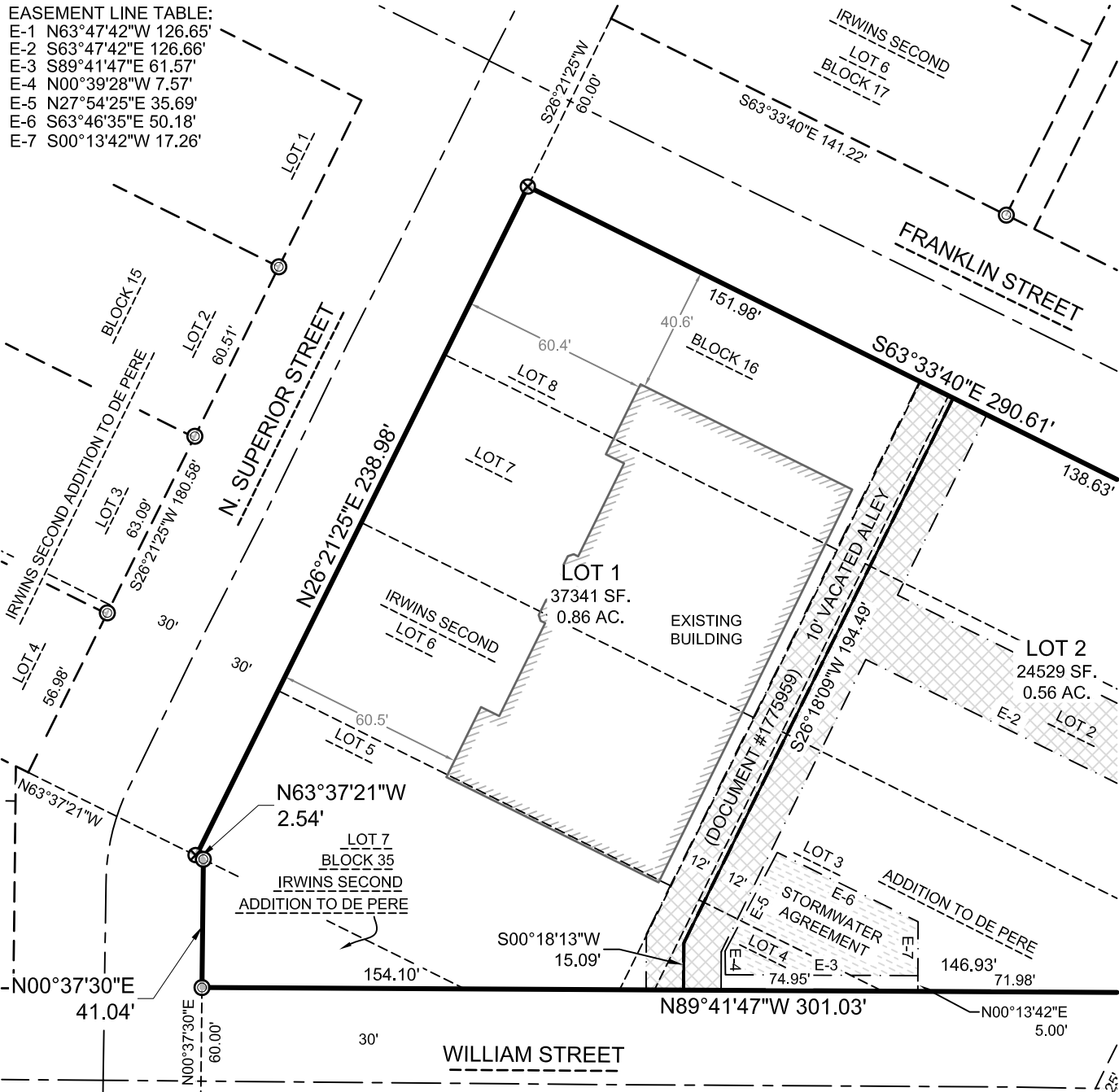
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- LEGEND
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 - SAW CROSS FOUND
 - ACCESS & UTILITY AGREEMENT
 - STORMWATER AGREEMENT

EASEMENT LINE TABLE:
E-1 N63°47'42"W 126.65'
E-2 S63°47'42"E 126.66'
E-3 S89°41'47"E 61.57'
E-4 N00°39'28"W 7.57'
E-5 N27°54'25"E 35.69'
E-6 S63°46'35"E 50.18'
E-7 S00°13'42"W 17.26'



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54313 PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

CLIENT: IRWIN SCHOOL DEVELOPMENT LLC
DRAFTED BY: RJO
TAX PARCEL NO.: ED-477

SCALE:
1"=50'

SHEET: 2 OF 5
PROJECT NO. 1615-01-18
DRAWING NO. 1462

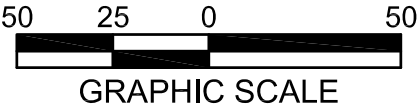
Attachment: Preliminary CSM (8045 : Recommendation regarding a Proposed Two Lot Certified Survey Map at 428 N. Superior Street (Parcel E)

CERTIFIED SURVEY MAP

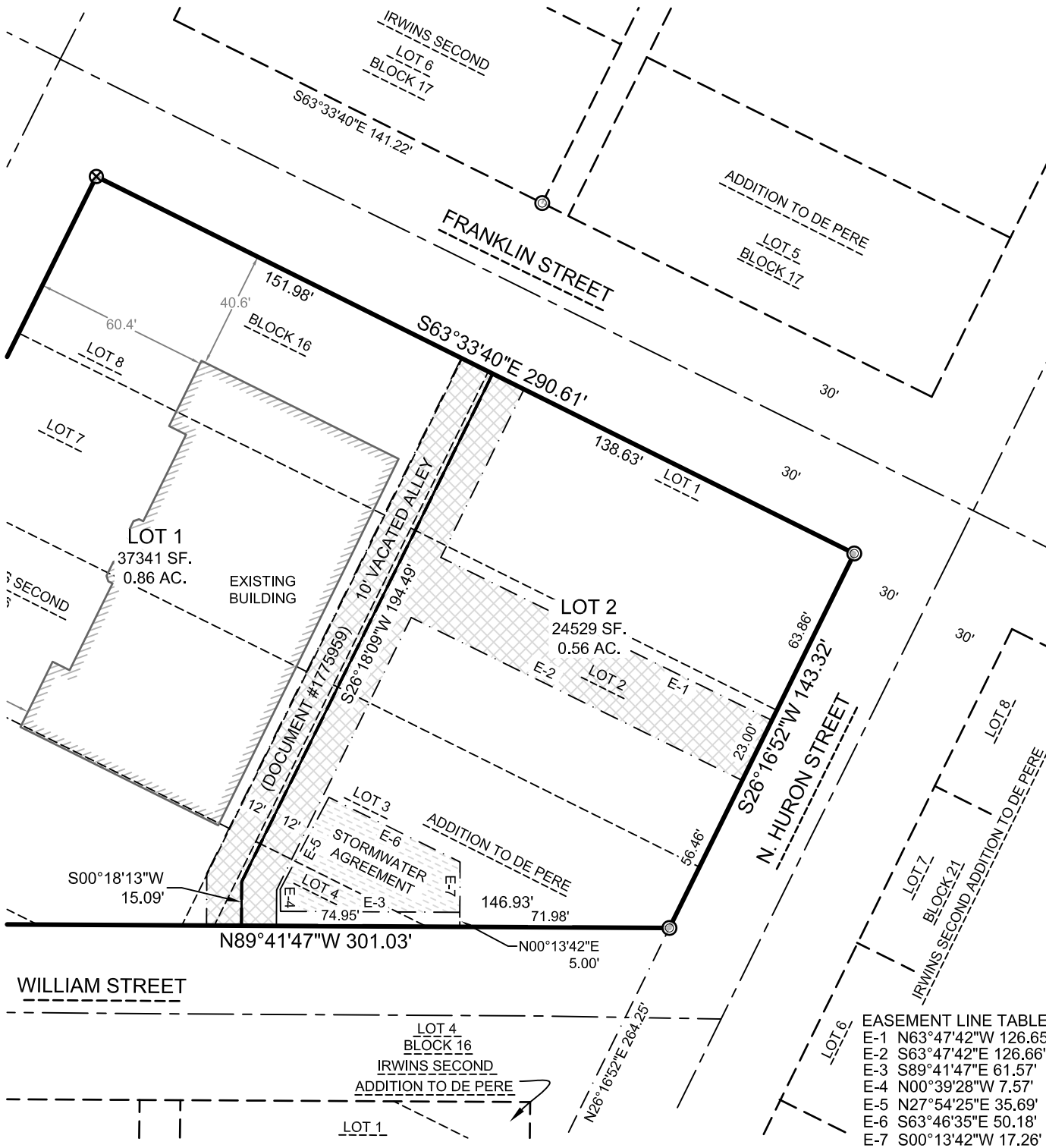
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RECORDS, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

LEGEND

- 1" IRON PIPE FOUND
- 1.32"X18" IRON PIPE WITH CAP,
WEIGHING 1.13 # / L.F. SET
- MONUMENT FOUND, MATERIAL
NOTED
- SAW CROSS FOUND



- ACCESS & UTILITY AGREEMENT
- STORMWATER AGREEMENT



EASEMENT LINE TABLE:

E-1	N63°47'42"W	126.65'
E-2	S63°47'42"E	126.66'
E-3	S89°41'47"E	61.57'
E-4	N00°39'28"W	7.57'
E-5	N27°54'25"E	35.69'
E-6	S63°46'35"E	50.18'
E-7	S00°13'42"W	17.26'

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www.mach-iv.com

CLIENT: IRWIN SCHOOL DEVELOPMENT LLC
DRAFTED BY: RJO
TAX PARCEL NO.: ED-477

SCALE: 1"=50'
SHEET: 3 OF 5
PROJECT NO. 1615-01-18
DRAWING NO. 1462

Attachment: Preliminary CSM (8045 : Recommendation regarding a Proposed Two Lot Certified Survey Map at 428 N. Superior Street (Parcel E)

CERTIFIED SURVEY MAP

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RECORDS, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND
MAPPED LOTS 1, 2, 3, 5, 6, 7, 8, PART OF LOT 4 OF BLOCK 16, OF THE PLAT OF IRWIN'S SECOND ADDITION TO DE PERE
RECORDED AS VOLUME 8, PLATS, PAGE 16, AND PART OF THE VACATED RIGHT OF WAY DESCRIBED IN DOCUMENT NO. 1773910
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PERE RECORDED AS VOLUME 1, PLATS, PAGE 23, ALL OF BROWN COUNTY RECORDS, EAST SIDE OF FOX RIVER, BROWN
COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT BROWN COUNTY SURVEY ID POINT #30Q/R-13/14; THENCE N68°55'32"E, 3357.10 FEET ALONG THE LINE
BETWEEN SAID POINT AND BROWN COUNTY SURVEY ID POINT #30OP-18/19(1); THENCE N26°16'52"E, 264.25 FEET TO THE
INTERSECTION OF WILLIAM STREET AND NORTH HURON STREET AND THE POINT OF BEGINNING; THENCE N89°41'47"W, 301.03
FEET ALONG THE NORTH RIGHT OF WAY OF WILLIAM STREET; THENCE N00°37'30"E, 41.04 FEET ALONG THE EAST RIGHT OF
WAY OF NORTH SUPERIOR STREET TO THE SOUTH LINE OF LOT 5 OF BLOCK 16 OF THE PLAT OF IRWIN'S SECOND ADDITION TO
DE PERE; THENCE N63°37'21"W, 2.54 FEET ALONG SAID LINE; THENCE N26°21'25"E, 238.98 FEET ALONG SAID EAST RIGHT OF
WAY OF NORTH SUPERIOR STREET; THENCE S63°33'40"E, 290.61 FEET ALONG THE SOUTH RIGHT OF WAY OF FRANKLIN
STREET; THENCE S26°16'52"W, 143.32 FEET ALONG THE WEST RIGHT OF WAY OF NORTH HURON STREET TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 61,870 SQ. FT. \ 1.42 ACRES OF LAND, MORE OR LESS.
SUBJECT TO ALL 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 CITY OF DE PERE, AND THE BROWN COUNTY PLANNING COMMISSION IN SURVEYING, DIVIDING AND MAPPING
THE SAME.

RANDALL J. OETTINGER PLS-2349
MARCH 4, 2019

CITY OF DE PERE TREASURER'S CERTIFICATE

AS DULY ELECTED CITY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR
OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL
ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS PLAT AS OF THE
DATES LISTED BELOW.

SHANA LEDVINA DATE
CITY OF DE PERE CLERK-TREASURER

CERTIFICATE FOR THE CITY OF DE PERE

APPROVED FOR THE CITY OF DE PERE THIS DAY OF , 20 .

CITY OF DE PERE

TREASURER'S CERTIFICATE

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 DATE LISTED BELOW.

PAUL ZELLER DATE
BROWN COUNTY TREASURER

Attachment: Preliminary CSM (8045 : Recommendation regarding a Proposed Two Lot Certified Survey Map at 428 N. Superior Street (Parcel E)

MACHIV

ENGINEERING • SURVEYING • ENVIRONMENTAL

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

CLIENT: IRWIN SCHOOL DEVELOPMENT LLC

DRAFTED BY: RJO
TAX PARCEL NO.: ED-477

SCALE:

SHEET: 4 OF 5
PROJECT NO. 1615-01-18
DRAWING NO. 1462

CERTIFIED SURVEY MAP

LOTS 1, 2, 3, 5, 6, 7, 8, PART OF LOT 4 OF BLOCK 16, OF THE PLAT OF IRWIN'S SECOND ADDITION TO DE PERE
RECORDED AS VOLUME 8, PLATS, PAGE 16, AND PART OF THE VACATED RIGHT OF WAY DESCRIBED IN
DOCUMENT NO. 1773910 AND DOCUMENT NO. 1775959, AND ALSO ALL OF LOT 7 OF BLOCK 35 OF THE ORIGINAL
PLAT OF VILLAGE (NOW CITY) OF DE PERE RECORDED AS VOLUME 1, PLATS, PAGE 23, ALL OF BROWN COUNTY
RECORDS, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

IRWIN SCHOOL DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE
OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE
LAND ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. IRWIN SCHOOL
DEVELOPMENT LLC DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE
CITY OF DE PERE FOR APPROVAL OR OBJECTION IN ACCORDANCE WITH CURRENT LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF, THE SAID IRWIN SCHOOL DEVELOPMENT LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY
_____, ITS MEMBER, ON THIS ____ DAY OF _____, 20__.

MEMBER

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, THE ABOVE NAMED MEMBER OF SAID LIMITED
LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE
DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____
STATE OF WISCONSIN]
COUNTY OF _____] SS

NOTES:

1) THE PROPERTY OWNER, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION
CONTROL METHODS OUTLINED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, "WISCONSIN CONSTRUCTION
SITE BEST MANAGEMENT PRACTICE HANDBOOK" TO PREVENT SOIL EROSION. HOWEVER, IF THE VILLAGE/TOWN, AT THE
TIME OF CONSTRUCTION, 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:

- 1) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY OWNER AND
MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.
- 2) EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND
MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.
- 3) NO POLES, PEDESTALS OR BURIED CABLE ARE TO BE PLACED SO AS TO DISTURB ANY SURVEY STAKE OR OBSTRUCT
VISION ALONG ANY LOT LINES OR STREET LINE, A DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF
SECTION 236.32 OF THE WISCONSIN STATUTES.

Attachment: Preliminary CSM (8045 : Recommendation regarding a Proposed Two Lot Certified Survey Map at 428 N. Superior Street (Parcel E)

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

CLIENT: IRWIN SCHOOL DEVELOPMENT LLC

DRAFTED BY: RJO
TAX PARCEL NO.: ED-477

SCALE:	SHEET: 5 OF 5
	PROJECT NO. 1615-01-18
	DRAWING NO. 1462



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 25, 2019

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Recommendation regarding a Precise Implementation Plan (PIP) for 428 N. Superior Street (Parcel ED-477). Submitted by Joel Ehrfurth, Mach IV Engineering & Surveying, authorized representative for Irwin School Development LLC, property owner.*

ATTACHMENTS:

- Report to Plan Commission - PIP (DOCX)
- PC Attachments (PDF)

- Item 4:** Recommendation regarding a Precise Implementation Plan (PIP) for 428 N. Superior Street (Parcel ED-477). Submitted by Joel Ehrfurth, Mach IV Engineering & Surveying, authorized representative for Irwin School Development LLC, property owner.*



SITE MAP

REQUESTED ACTION:	Precise Implementation Plan (PIP) Required follow up to General Plan and Rezoning approvals granted in 2018.
COMMON DESCRIPTION:	428 N. Superior Street, also known as the Irwin School Property.
PARCEL NUMBER:	ED-477
EXISTING ZONING:	R-3 PDD (General Business District with a Planned Development District overlay)
SURROUNDING LAND USES:	R-2 Residential to the north, south, east, and west.
COMPREHENSIVE PLAN:	Commercial

APPLICANT / OWNER:	Mach IV Engineering & Surveying LLC Applicant 2260 Salscheider Ct Green Bay, WI 54313	Irwin School Development LLC Property Owner 225 East St. Paul Avenue, Suite 302 Milwaukee, WI 53202
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SITE HISTORY: Year 1938-2017 air photographs identify the subject property being developed with the Irwin School structure. The brick school was built in a Collegiate Gothic style in 1924 on the 1.4 acre lot. The Irwin School is listed on both the state and national historic registers and is also part of the North Michigan Street/North Superior Street Historic District.

In 1988, the school property was rezoned to B-2, with a PDD overlay, in order to convert the building use to offices. In August of 2018, after many years of building vacancy, the Council approved a rezoning to R-3, with a PDD overlay, in order to facilitate the Irwin Lofts project.

The petitioner proposes to renovate the existing school building into 8 condominiums and also build 12 new townhomes, in two buildings within the existing surface parking area along William St and Franklin St. A Certified Survey Map (CSM) related to this development, will also be reviewed by the Plan Commission at the March 25, 2019 meeting.

STAFF REVIEW: This submittal is the required final zoning review for the Planned Development District overlay for this property. The PIP functions as a site plan for Planned Development properties. Municipal Code Chapter 14, Article XI provides specific regulations for Planned Development Districts but other sections of the Zoning Code are also utilized when reviewing this application.

PIP REVIEW CONSIDERATIONS

SUMMARY

The site plan submitted as part of the PIP application differs slightly from the plan reviewed during the General Plan/Rezoning process. These types of changes are not atypical as projects move from conceptual design to detailed design.

The primary change is that the six-unit townhome building located on the southern half of the project has been realigned so that it is parallel with the northern building, rather than aligning with the block face. The proposed alignment provides adequate area needed for storm water management and ultimately creates more of a front yard for this townhome building. At the same time, it will open up some views to the garages on the rear side of the Irwin School building.

General Plan Conceptual Site Plan



Proposed PIP Site Plan



1. Adequacy of Design

The project fits within the future vision for De Pere by preserving a historic building, providing infill development and increasing residential units, and housing diversity, near Downtown. The exterior of the Irwin School building will not be dramatically altered. Single story garages will be added on the back of the building, but are designed in a way to integrate into the architecture with materials and colors. The new townhomes will provide a more attractive street view than the current deteriorating parking lot and landscaping.

2. Consideration of Comprehensive Plan

The Comprehensive Plan lists the future land use of this property as Commercial, but that is likely due to the previous zoning category of B3-PDD. The entire area surrounding the property is an established R-2 near-downtown neighborhood comprised primarily of single-family homes. As designed, the project aligns with a number of the goals of the Comprehensive Plan including:

- Promote an adequate supply and mix of housing types for individuals of all life stages, physical abilities, and income levels.
- Strive for a compact, efficient land use pattern by promoting the development of existing vacant and underutilized lots.
- Ensure the compatibility of adjoining land uses for both existing and future development.
- Continue to enforce design standards for developments, including lighting and parking lot landscaping.
- Create additional mixed-use neighborhood centers which contain a variety of commercial and residential uses with an emphasis on pedestrian scale rather than auto-oriented development patterns.
- Provide for a mix of residential uses and housing types within neighborhoods through the establishment of flexible zoning standards and the promotion of planned developments.
- Continue to develop interesting and diverse neighborhoods, a thriving downtown, a variety of job opportunities, and other features which will attract and retain highly skilled workers.

3. Consideration of Adjacent Development

The proposed project preserves and renovates an existing historic building that has been an integral contributor to the neighborhood character. The proposed two story townhomes offer a different, and highly desired, type of housing product in the area. The applicant has designed the townhomes in order to integrate within the surrounding area.

4. Unsafe or hazardous Conditions

The property does not have any unsafe or adequate conditions that would limit the development potential of the site.

5. Allowable Densities

R-3 Density requirement: 3,500 s.f./dwelling unit (2+ units). With increases permitted as part of the Planned Development overlay if in compliance with the below:

- a) That there will result an appropriate relationship between the number of dwelling units and the facilities required and available to service them, such as sewer, water, schools, streets, and other appropriate municipal services.
- b) That there will be an appropriate provision of common open space to compensate for clustering or other concentration of dwelling units, consistent with the goal of creating a desirable living environment. Except as provided below, no plan for a planned development shall be approved unless such plan provides for permanent open space equivalent to twenty percent (20%) of the total area in single family residential planned developments, thirty percent (30%) in multiple family planned developments, and five percent (5%)

in business planned developments. Such open space may be in any of the following forms, provided they contribute realistically and specifically to the enhancement of the environmental character of the development for benefit of the residents thereof and the community.

- c) That there will result an appropriate relationship between the character of developments existing or likely to result from the zoning of property adjacent thereto.
- d) Site design standards.

As designed, the project provides 3,094 square feet per dwelling unit. The density is just short of the R-3 requirements but acceptable per the PDD zoning and above criteria. Site design standards are reviewed in detail below.

6. Site Design Standards

Natural features. Physical layout and form of all structures shall be designed with regard to the topography and natural features of the site.

Project has been designed to preserve the existing building and the mature trees located on the west half of the property.

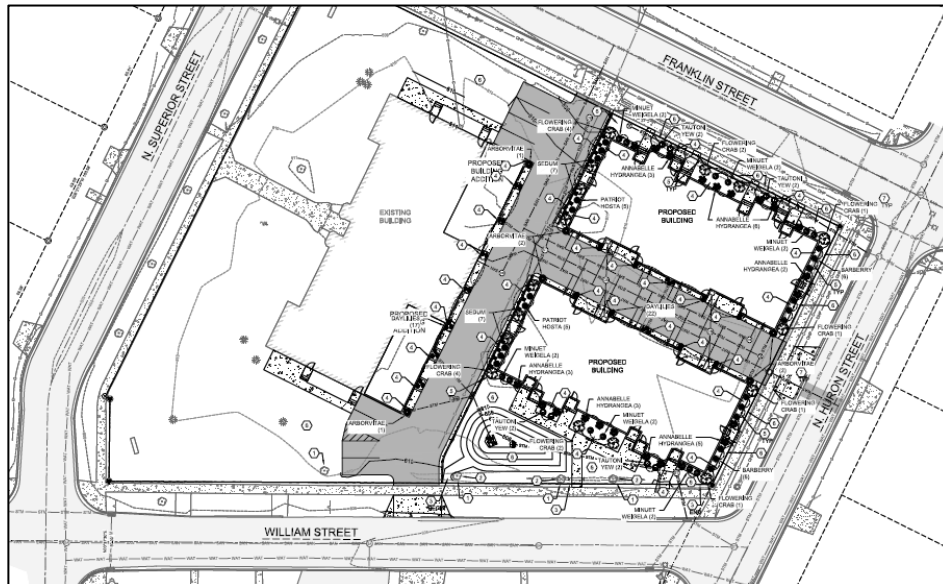
Visual aspects. The overall design shall provide for the appearance of external unity throughout the development. Variations of building elevations and materials used therein shall be encouraged insofar as they reinforce rather than hamper the design harmony. Housing and other facilities near the periphery of the planned development shall be designed so as to be harmonious with the neighboring area.

The design of the project reinforces design harmony and will integrate well into the surrounding neighborhood.

Landscaping. Where natural or existing topographic features contributed to the beauty and utility of a development, consideration shall be given to this preservation. Modification to topography features should only occur where it contributes to good appearance. Code requires 1 tree per dwelling unit as well as 10% of the lot area to be retained as open space.

The landscape plan preserves the landscaping, including mature trees, and topography along the western portion of the site in front of Irwin School. Additional foundation landscaping is proposed around the townhomes. Over 10 percent of the lot is being retained as open space.

As submitted, the plan does not provide 1 tree per dwelling unit and also does not provide required screening for the surface parking stalls. Additionally, plant material should be added along the western portion of the stormwater area in order to soften the appearance of the garages. Detailed suggestions are provided in the Staff Comment section of this report.

Proposed Landscape Plan**Lighting**

In order to integrate into the existing residential neighborhood, no pole lighting is proposed. Wall sconces will be provided for each residential unit, similar to a single family home development. Existing street lights will also help illuminate the area, but not impact the surrounding residential homes.

7. Accommodation of Pedestrian Traffic

Pedestrian traffic is adequately accommodated via the existing public sidewalks surrounding the property and the connections provided from the sidewalks into building entrances.

8. Parking and Refuse Collection

The zoning code requires 1.75 spaces/unit for multifamily units that have 2 or more bedrooms and also .25 visitor stall/unit. 40 parking stalls are required for this project. 42 spaces are provided as detailed below:

Surface Parking – Eight (8) Stalls

Townhome A – Four (4) two-stall garages and two (2) single-stall garages

Townhome B – Four (4) two-stall garages and two (2) single-stall garages

Irwin School – Six (6) two-stall garages and two (2) single-stall garages

Refuse collection will occur with the use of City garbage and recycling bins for each unit in the same manner that occurs for the surrounding residential area.

9. Building Design

The Irwin School building is not proposed to change in appearance on the north, south and west sides of the building. Garages are proposed to be added to the rear, but are integrated into the building via materials and colors.

The image displays four architectural renderings of a proposed three-story building, arranged vertically. The building is a long, rectangular structure with a dark brown brick facade. The front elevation (top rendering) features a central entrance with a small arched canopy and a series of windows on the upper floors. The side elevation (second rendering) shows a curved section of the building with a balcony and large windows. The rear elevation (third rendering) shows a long, straight section with a central entrance and a series of windows. The fourth rendering (bottom) shows another side elevation with a balcony and large windows. The building is set against a plain white background with a green base representing the ground.

Color Elevations of Proposed Townhomes



Architectural Renderings of Proposed Townhomes



The townhomes are designed with pitched roofs and utilize a cultured stone veneer, brick veneer, vinyl lap siding and vinyl shake siding. Most homes in this neighborhood are 1-2 stories and utilize wood or vinyl siding and are of many various architectural styles. As designed, the townhomes should integrate well into the surrounding neighborhood.

The townhome height is not specified on the elevations, but appears to be within the Code required 35'. The applicant requests approval of the utilization of siding and roofing for the buildings instead of brick and stone.

10. Bulk Requirements & Setbacks

Zoning Code requires a 30' Front, 10' Interior Side, 30' Corner Side and 30' rear setback in the R3 District. However, Planned Development projects often include bulk requirement modifications in order to accommodate the unique features proposed by the project. The applicant requests the following modified setbacks as part of the Planned Development overlay for this property.

- Franklin Street Front Yard Setback: 13'
- William Street Front Yard Setback: 5'
- Huron Street Corner Side Setback: 7.5' for the building wall and 1.5' for any landing or stairs to exit onto the sidewalk.

The requested modifications align with the design intent of the project.

11. Condominium & Phasing Time Schedule

Per code requirements, condominium information and the following phasing schedule have been provided for the project.

- a. Phase I
 - i. Begin Construction Spring 2019
 - ii. Complete Site and Utility Work December 2019
- b. Phase 2
 - i. Begin Construction of Townhome A Spring 2019
 - ii. Complete Construction of Townhome A December 2019
- c. Phase 3
 - i. Begin Remodel of Irwin School Spring 2019
 - ii. Complete Remodel of Irwin School December 2019
- d. Phase 4
 - i. Begin Construction of Townhome B Spring 2020
 - ii. Complete Construction of Townhome B December 2020

STAFF COMMENTS:

The following staff comments are conditions that need to be acknowledged or addressed via resubmittals, prior to final approval of the PIP.

Engineering:

1. Provide owner information on existing utilities.
2. Sanitary is located on William and Franklin Streets. Cast iron water main is located on Williams and Superior Street. PVC water main is located on Huron Street. There is no water on Franklin Street. A 12" storm lateral is stubbed out of Huron Street.
3. Storm water management will be required for redevelopment.
4. Water connection is a critical issue that must be coordinated with the Engineering Department.
5. Submit a lighting plan to confirm that light spillover into surrounding residential area will not occur.
6. Sheet C1.0 - Need to show sidewalk, driveway, and asphalt pavement removals required for sanitary sewer lateral.
7. Sheet C1.0 - Existing water service and sanitary sewer lateral needs to be abandoned at the main.
8. Sheet C2.0 - Move owner information to sheet C0.1.
9. Sheet C3.0 - Add comment that the contractor will need an excavation permit for all work in the right-of-way. Please contact De Pere Public Works 920-339-4061 for permit package. Permit review may take up to two weeks.
10. Sheet C3.0 - What size water meter is required. If greater than 1-inch notify water department staff ASAP at 920-339-4063 as the meter will need to be ordered.
11. Sheet C3.0 - If water service is to remain 4-inches in diameter or larger, add the following comment: Prior to going live, the water service will need to be tested (e.g. safe sample and pressure tested).
12. Sheet C3.0 - Add comment to call Engineering staff at 920-339-4061 at least 24-hours in advance to making water service, storm sewer lateral, or sanitary sewer lateral connections so their locations can be documented for city records.
13. Sheet C3.0 - Need to have full width pavement restoration shown for sewer lateral on Franklin Street.
14. Sheet C3.0 - Sanitary sewer pipe between San MH20 and proposed invert in the sanitary sewer main on Franklin Street has a slope of 0.84% not 0.60%.
15. Sheet C3.0 - Storm Sewer pipe between STM CO10 and STM CO9 has a slope of 1.20% not 1.07%
16. Sheet C3.0 - Pipe between dry pond outlet structure and STM Manhole 1 has a slope of 0.53% not 0.41%.
17. Sheet C3.0 - Additional comments will be provided as the water system will need to be reviewed again to fix metering comment listed above.
18. Sheet C3.0 - Need to see sidewalk replacement limits for both storm sewer

laterals.

19. Sheet C5.0 - Need to see the WisDNR soil loss discharge calculations and corresponding map. This can be included in the SWMP.
20. Sheet C6.0 - Detail E needs to reflect 8-inch concrete for driveway aprons and sidewalks abutting driveways.
21. Add comment in the plan that all concrete work completed in the Public right-of-way must be completed by a licensed concrete contractor. Please contact De Pere Public Works at 920-339-4061 to obtain a list of licensed concrete workers or apply for a concrete worker's license.
22. Staff is still completing review of the SWMP. Additional comments may be provided pending its final review.
23. City will need to enter into a storm water maintenance agreement for the maintenance items listed in the SWMP. Agreement is to be provided by City staff.
24. Additional comments may be provided in response to changes made due to the items above.

Fire:

No comments provided. Comments may be included in reviews of subsequent submittals.

Forestry:

No comments provided. Comments may be included in reviews of subsequent submittals.

Health:

None.

Planning:

1. Revise the landscape plan to meet the Code requirement of 1 tree per dwelling unit. Work with staff to determine if consideration can be given to the preservation of existing trees or inclusion of street trees.
2. Revise the landscape plan to include some plant material along the western edge of the storm water area in order to soften the appearance of the condominium garages.
3. Revise the landscape plan to increase the plant quantities along the middle section of foundation landscaping at the front of each townhome building.
4. Work with staff to assess the landscape condition along the foundation of Irwin School in order to determine if any additional material is required.
5. Revise the landscape plan to include plant material that will screen the surface parking spaces per Code requirements.
6. Coordinate garbage bin pick up location with the Department of Public Works.
7. Revise building elevations to include building height.
8. Identify location of HVAC Systems and subsequent required screening.
9. Confirm that no site signage is proposed, or submit proposed signage to be designed so that it does not detract from the residential character of the neighborhood.

Building/Inspection:

1. MUN Chapter 42 Soil Erosion Control – The site is less than one acre. WDNR/NOI permit not required. Soil erosion control shall be implemented 24 hours after site disturbance. All soil erosion control shall be maintained, inspected, accurate records maintained on a weekly basis and properly repaired and inspected after a precipitation event.
2. Plumbing water, storm& sanitary and interior fixtures shall require DSPS approval

3. IBC 501.2 Address Identification – New and existing buildings shall be provided legible and placed in a position that is visible from the street or road fronting the property. Address identification shall contrast with their background and shall be Arabic numbers or alphabetical letters and shall not be spelled out. Each character shall be 4 inches high with a ½-inch stroke.
4. Water metering shall be in accordance with Municipal and PSC standards

REVIEW PROCESS:

The Common Council approved the General Plan and Planned Development District Zoning for this project on August 21, 2018. The Precise Implementation Plan review is the last step of the Planned Development District.

The PIP is reviewed by the Plan Commission and Common Council. Common Council review for this project is anticipated to occur at the April 3, 2019 meeting. Residents within 300' of this property have been notified regarding this application.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Precise Implementation Plan (PIP) subject to compliance with the staff conditions outlined in this report.

Staff recommends APPROVAL to substitute required brick and stone with stone, brick, siding and roofing in variations of brown, tan and gray earth tones for the townhomes as shown on the renderings that are attached to this report.

Staff recommends APPROVAL of the following setback modifications.

- Franklin Street Front Yard Setback: 13'
- William Street Front Yard Setback: 5'
- Huron Street Corner Side Setback: 7.5' for the building wall and 1.5' for any landing or stairs to exit onto the sidewalk.

Staff recommends APPROVAL to eliminate the landscape buffer requirement for a multifamily district in order to ensure that the project integrates into the existing neighborhood.

Staff recommends APPROVAL to reduce the density requirement for the site from 3,500 s.f./dwelling unit to 3,092 s.f./dwelling unit.



IRWIN LOFTS PRECISE IMPLEMENTATION PLAN

DATE: March 11, 2019

PETITIONER: DeLeers Construction, Inc./Mach IV Eng. & Surveying LLC

REQUESTED ACTION: Rezoning Request to rezone Parcel ED-477 (428 N. Superior Street from B-2 PDD to R-3 PDD to redevelop Irwin School into condominiums and to add 12 townhomes in the parking lot the east side of the school.

COMMON DESCRIPTION: 428 N. Superior Street, located southeast from the N. Superior Street and Franklin Street intersection.

PARCEL NUMBER: ED-477

EXISTING ZONING: B-2 PDD (General Business District with a Planned Development District overlay)

PROPOSED ZONING: R-3 PDD (Multiple Family Residence District with a Planned Development District overlay)

SURROUNDING LAND USES: Residential to the north, south, east, and west.

COMPREHENSIVE PLAN: Commercial

APPLICANT / OWNER: Irwin School Development LLC
Lindsey Bovinet, President/CEO
225 East St. Paul Ave., Ste 302
Milwaukee, WI 53202

BACKGROUND:

The property lies within the North Michigan Street-North Superior Street Historic District, which is on both the National and State Register Listing. The property is not on the local list of historic properties or sites. The brick school was built in a Collegiate Gothic style in 1924 on the 1.4 acre lot. The school property was rezoned to B-2 with a PDD overlay and converted to offices for business use in 1988, however, the property is now vacant.

The developer proposes to rezone the property from a business zoning category to a residential zoning category in order for the land use to better fit the residential neighborhood. The rezoning request includes changing the existing B-2 District to an R-3 District in order to better fit the surrounding residential (R-2) district. The Comprehensive Plan suggests a commercial use for the property; however, businesses have not been able to succeed in the historic structure. A residential use, like R-3, is a better fit for the neighborhood.

The proposed zoning is R-3 with a PDD overlay is requested in order to convert the school into eight (8) condominiums and to add 12 townhome units, in two buildings, located within the existing parking lot area to the east of the school building.

The number of bedrooms total 50. The residential population of the site is expected to be approximately 42. Based on the type of user that this type of condominium and townhome tends to attract, 30 adults and 12 children likely will live there. The existing public street system, parks, and school district will accommodate the new residents.

The proposed development will maintain the existing street patterns and proposes to add one additional ingress/egress point off N. Huron Street.

The PDD portion of the request includes three changes to the standard zoning:

1. Replace or modify existing PDD overlay
2. Reduce building setbacks
 - a. Reduce front yard setback on William Street and Franklin Street from 25 feet to 5 feet,
 - b. Reduce corner side setbacks on Huron Street from 25 feet to 1.5 feet.
 - c. These changes will not affect vision triangles, nor will it affect existing utility easements.
3. Townhouse facade materials
 - a. Substitute required brick, stone and other materials with stone, brick, siding and roofing in variations of brown, tan, and grey earth tones. Materials substitutions apply to the proposed townhouses.

PRECISE IMPLEMENTATION PLAN:

An accurate identification of the area of the Precise Implementation Plan as it relates to the General Development Plan.

The overall property boundary for Parcel ED-477 is not proposed to change. The parcel is proposed to be split into two parcels via a Certified Survey Map (CSM). Lot 1 will contain the former school and Lot 2 will contain the proposed townhomes in what is currently the parking lot. Each lot will have a condominium plat overlay.

The street setbacks for the townhomes are proposed to be reduced on William Street and Franklin Street from 25 feet to 5 feet, and reduced on Huron Street from 25 feet to 1.5 feet. There are a total of 20 units proposed on the site with attached garage stalls and 8 external parking stalls.

A subdivision plat as required by Section [Chapter] 236, Wisconsin Statutes [Wis. Stats. ch. 236], of the area of the Precise Implementation Plan showing all existing utilities and recorded easements.

The parcel is proposed to be split into two parcels via a Certified Survey Map (CSM). Each lot will have a condominium plat overlay. Proposed CSM and condominium plats are enclosed for review and approval.

The topography of the area of the Precise Implementation Plan showing contours at an interval of no more than 5 feet.

The existing topographic survey as well as proposed grading plans are enclosed. Generally speaking, the site is flat with the majority of the site at elevation 610.00.

A detailed site development plan showing at a scale no smaller than 1" = 200' the specific designation of proposed land utilization, including the pattern of public and private roads, driveways, walkways, and parking facilities; detailed lot layout, and the arrangements of building groups other than single family residences; the use intended for any nonresidential buildings; and the specific treatment of any common open spaces.

The proposed land use will be multi-family residential to accommodate 8 condominium units within the renovated school and 12 new townhome units to the east of the school. The proposed site plan is enclosed. Green space/open area is over 40% of the property. The enclosed site plans identify common open spaces as the 40% greenspace, private walkways, drive lanes and outdoor parking stalls.

A proposed grading plan for the area of the Precise Implementation Plan.

Proposed grading plans are enclosed.

Specific landscape plans for all common open space, amenities or housing groups other than private single family lots, including fences, walls, signs, and lighting.

The proposed landscape plans are included. The proposed landscape plan shows the existing unkempt landscape berms and vegetation being removed and replaced.

Architectural plans for any nonresidential buildings, multiple family structures or building clusters other than conventional single family homes on individual lots in sufficient detail to indicate the floor area, bulk, and visual character of such buildings.

The Irwin school building exterior will remain as is and similar brick will be added to the new garages. New windows will be added to original building. The town houses will be lap and shake siding with brick and stone. The Townhome facade materials are stone, brick, siding, and roofing in variations of brown, tan, and grey earth tones.

Detailed storm drainage, sanitary sewage disposal, and water system plans approved by the Board of Public Works.

Utility plans are enclosed. In summary, proposed utilities are as follows:

Sanitary Sewer

Sanitary sewer is proposed to connect into the existing sewer in Franklin Street. The school building will have a 6-inch lateral and each townhome will have a 4-inch lateral. Due to the shallow depth of the existing sanitary sewer, it is anticipated the townhomes will require sewage ejectors for basement plumbing fixtures.

Water

Water is proposed to connect into the existing watermain on N. Huron Street. A common 6-inch line will connect to the Irwin school building for fire protection. Each townhome will have a 1-inch water service and individual water meter.

Storm Sewer

The roof water from the Irwin school building currently splashes on grade. It is proposed the roof water will be captured by storm sewer and discharged to a storm water management practice along William Street. The roof water from the townhomes will also be captured by storm sewer and discharged to a storm water management practice along William Street. The surface water from the drives and parking areas will be discharged captured by storm sewer and discharged to a storm water management practice on William Street. The storm water management practice will connect to the public storm sewer system on William Street. A Storm Water Management Report is submitted for review and approval.

Proposed engineering standards for all roads, parking areas, and walkways.

The drives/roads are proposed as private facilities and as such, are designed in accordance with industry standards. The application site details are enclosed.

Agreements, bylaws, covenants, and other documents providing for permanent preservation and maintenance of common open areas and amenities.

The proposed condominium association declarations are enclosed. The declarations apply to both lots and are intended to allow common ingress/egress points and utility services to both condo associations.

A schedule and map as to the intended phasing of development if more than one phase is intended.

The proposed development is projected to occur in a single phase.

Any other information deemed appropriate and necessary by the Plan Commission.

NA

PRELIMINARY - NOT FOR CONSTRUCTION -

IRWIN LOFTS

428 N. SUPERIOR ST. DEPERE, WI

Attachment: PC Attachments (8046 - Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477)

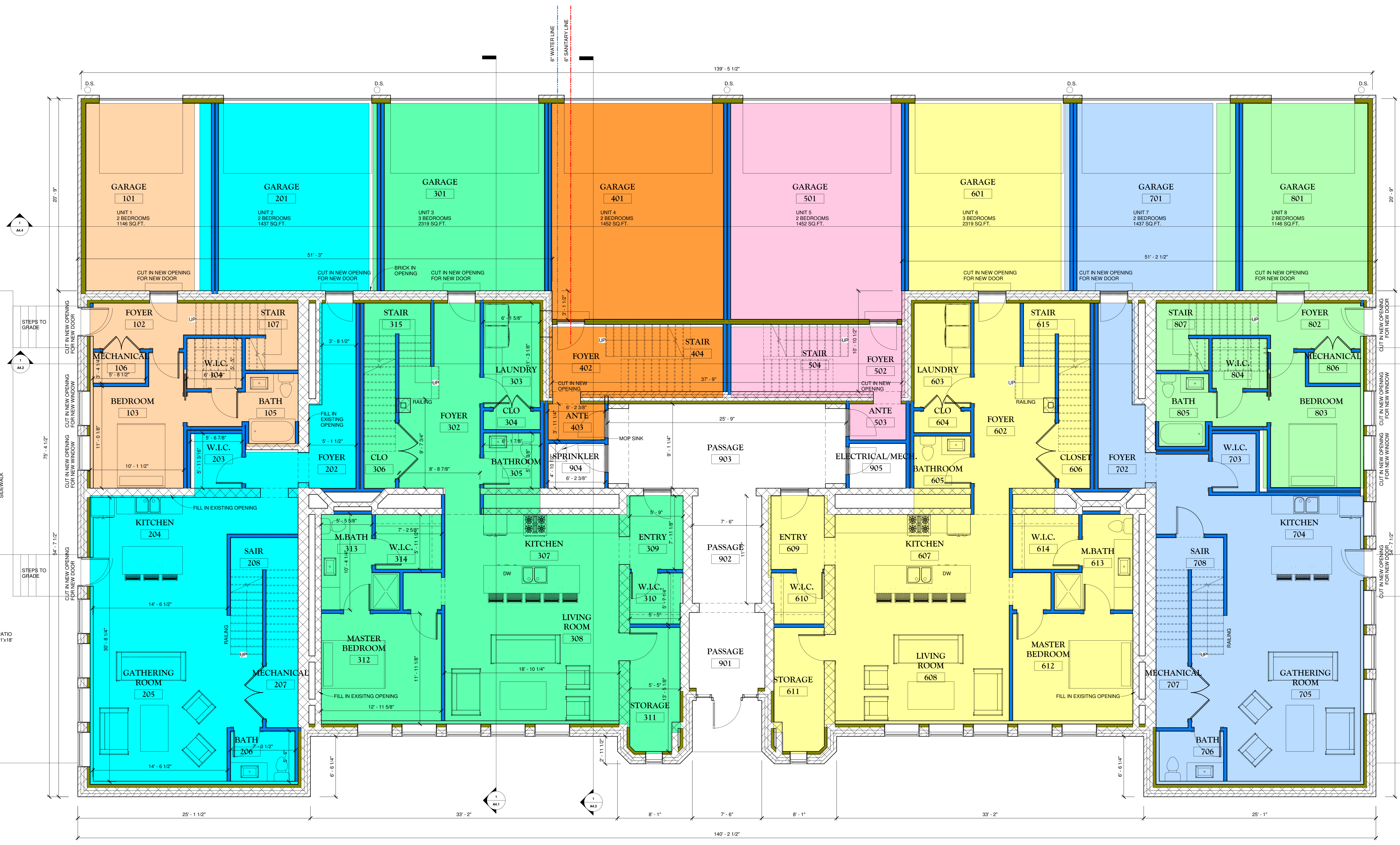
PRE-CONTRACT UPDATES:
3.11.18 BUDGET SET

B.D.A.: Mike Chisham
DESIGNER: Jeremy Lueck
DRAWN BY: BSS
DESIGN NO.: 18-00-04

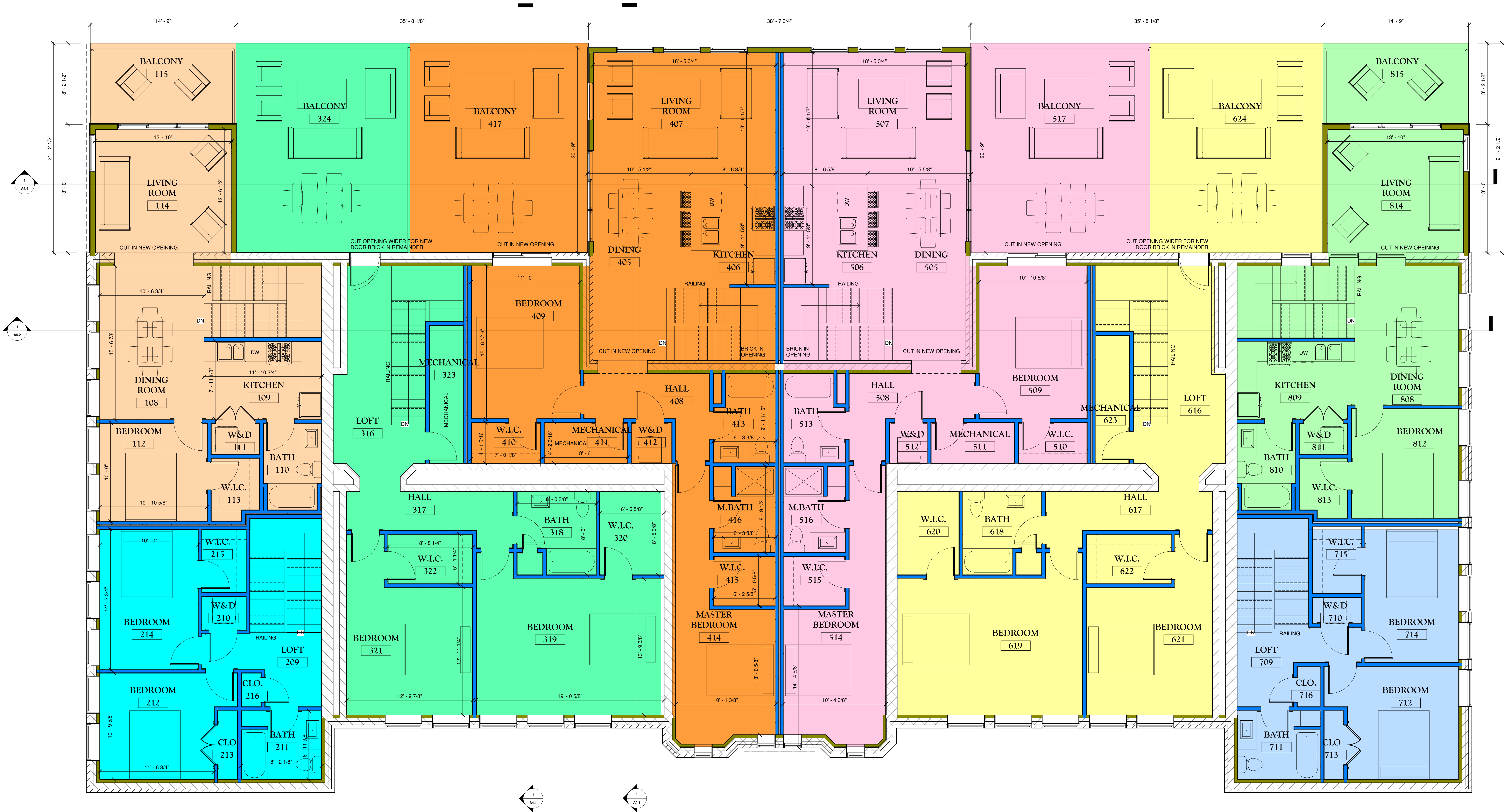
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CONSTRUCTION SET
REVISIONS

DATE: 01/30/18
SHEET: A1.1



FIRST FLOOR PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION SET

DESIGNER: Mike Cashman
DRAWN BY: Jeremy Lueck
DESIGN NO.: BSS
DATE: 18-09-04

PRE-CONTRACT UPDATES:
3.11.18 BUDGET SET

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DATE: 09/05/17
SHEET: A1.2

IRWIN LOFTS

428 N. SUPERIOR ST. DEPERE, WI

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1 WEST ELEVATION
A2.1 1/4" = 1'-0"



2 EAST ELEVATION
A2.1 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

IRWIN LOFTS

428 N. SUPERIOR ST. DEPERE, WI

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477)

PRE-CONTRACT UPDATES:
3.11.18 BUDGET SET

B.D.A.: Mike Chairman
DESIGNER: Jeremy Lueck
DRAWN BY: BSS
DESIGN NO.: 18-09-04
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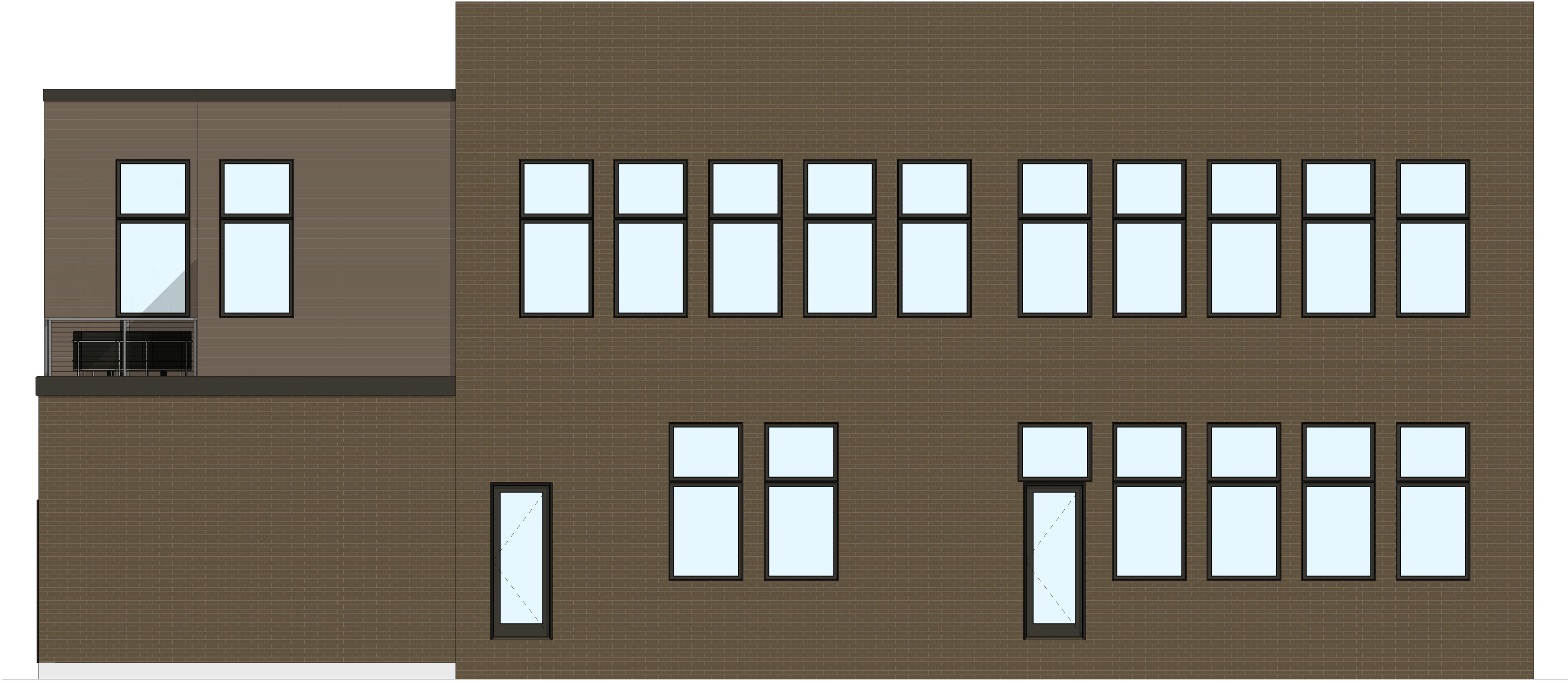
Packet Pg. 35

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4.b

1 NORTH ELEVATION
A2.2 1/4" = 1'-0"



2 SOUTH ELEVATION
A2.2 1/4" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

CONSTRUCTION SET
REVISIONS

DATE:

01/30/18

SHEET:

A2.2

B.D.A.:
DESIGNER:
DRAWN BY:
DESIGN NO:

Mike Cashman
Jeremy Lueck
BSS
18-00-04

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PRE-CONTRACT UPDATES:
3.11.18 BUDGET SET

IRWIN LOFTS

428 N. SUPERIOR ST. DEPERE, WI

Attachment: PC Attachments (8046 - Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477*)

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4.b



PRELIMINARY - NOT FOR CONSTRUCTION

SHEET:
D-1

REVISIONS
3.11.15 BUDGET SET

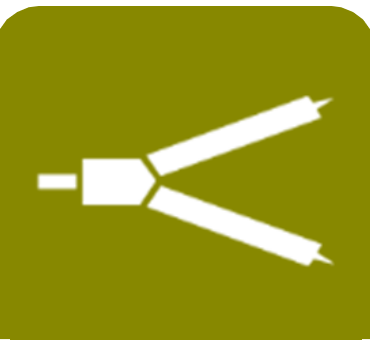
DATE: 09/05/17

BUSINESS DEV. ASSOC.:	Mike Cashman
DESIGNER:	Jeremy Luock
DRAWN BY:	BSS
PROJECT MANAGER:	

PRELIMINARY NO:	16-00-04
CONTRACT NO:	
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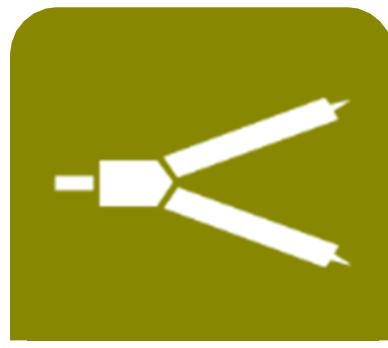
IRWIN LOFTS

428 N. SUPERIOR ST. DEPERE, WI



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Irwin Town Homes

DE PERE, WI

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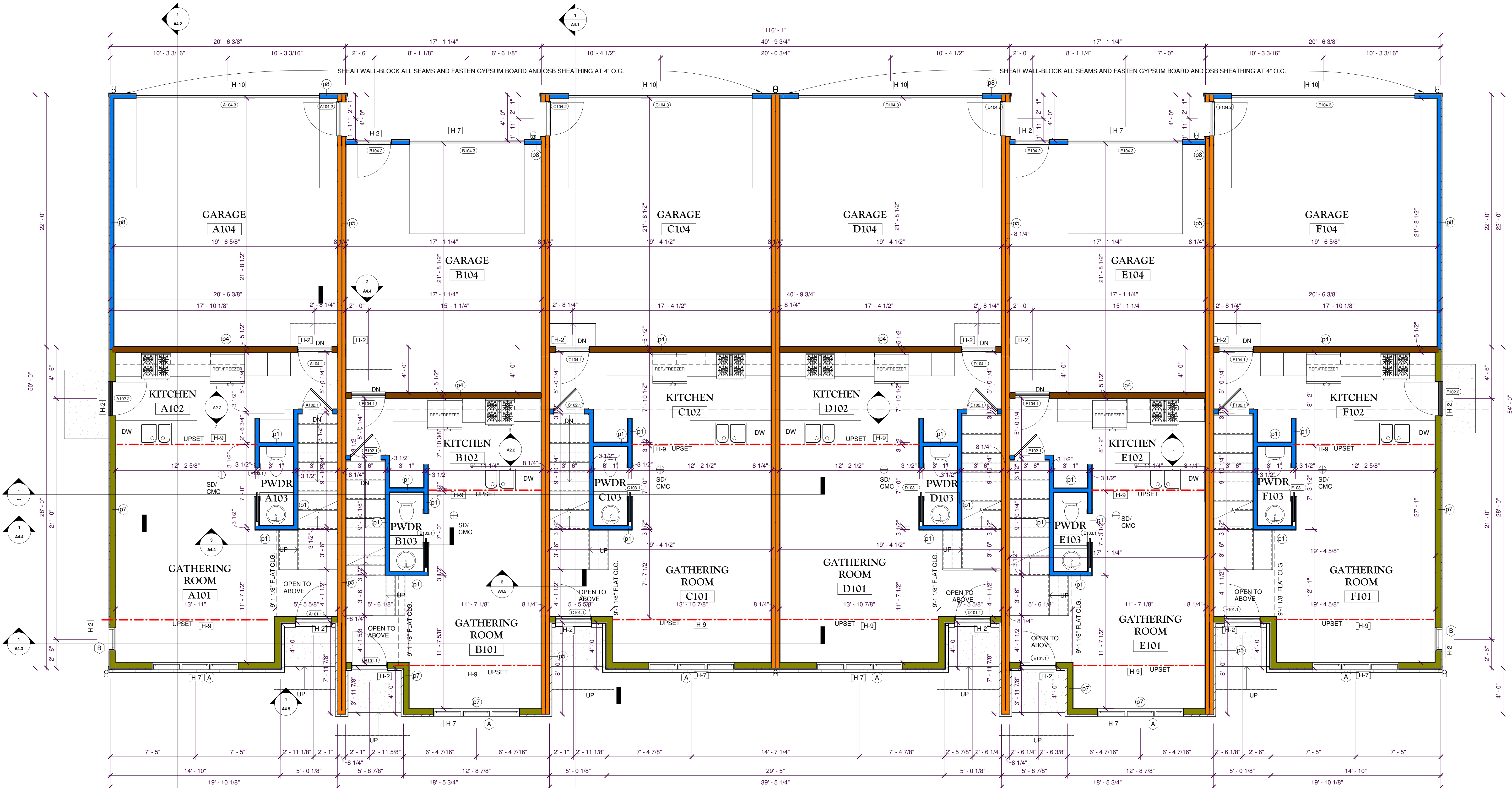
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12.28.17 BLV	03.06.2019-DVG
2.20.18 BLV	
9.20.18 DVG	
11.15.18	3.9.19

Mike Cashman	DVG	18-60-01
DESIGNER:	DVG	
DRAWN BY:		
DESIGN NO:		
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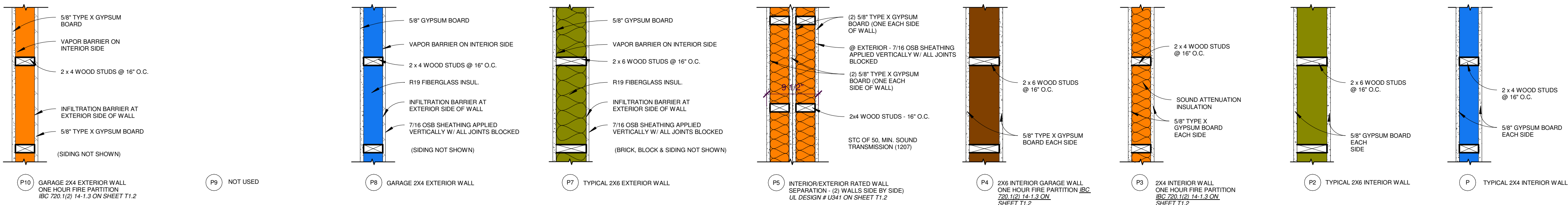
DATE: 02.13.2019
SHEET:

A1.1



FIRST FLOOR PLAN

1/4" = 1'-0"



HEADER/BEAM SCHEDULE	
H-1	2-2x10 #2 D.F.
H-2	2-2x12 #2 D.F.
H-3	3-2x8 #2 D.F.
H-4	3-2x6 #2 D.F.
H-5	2-1 3/4" x 9-1/2" LVL HEADER
H-6	3-1 3/4" x 9-1/2" LVL HEADER
H-7	2-1 3/4" x 11-7/8" LVL HEADER
H-8	3-1 3/4" x 11-7/8" LVL HEADER
H-9	2-1 3/4" x 14" LVL HEADER
H-10	3-1 3/4" x 16" LVL HEADER

WALL PARTIONS

1" = 1'-0"

Irwin Town Homes

DE PERE, WI

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477)

PRE-CONTRACT UPDATES:
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12.28.17 BLV 03.06.2019-DVG
2.20.18 BLV
9.20.18 DVG
11.15.18 3.9.19

Mike Cashman
Jeremy Lueck

B.D.A.:
DESIGNER:
DRAWN BY:
DESIGN NO:

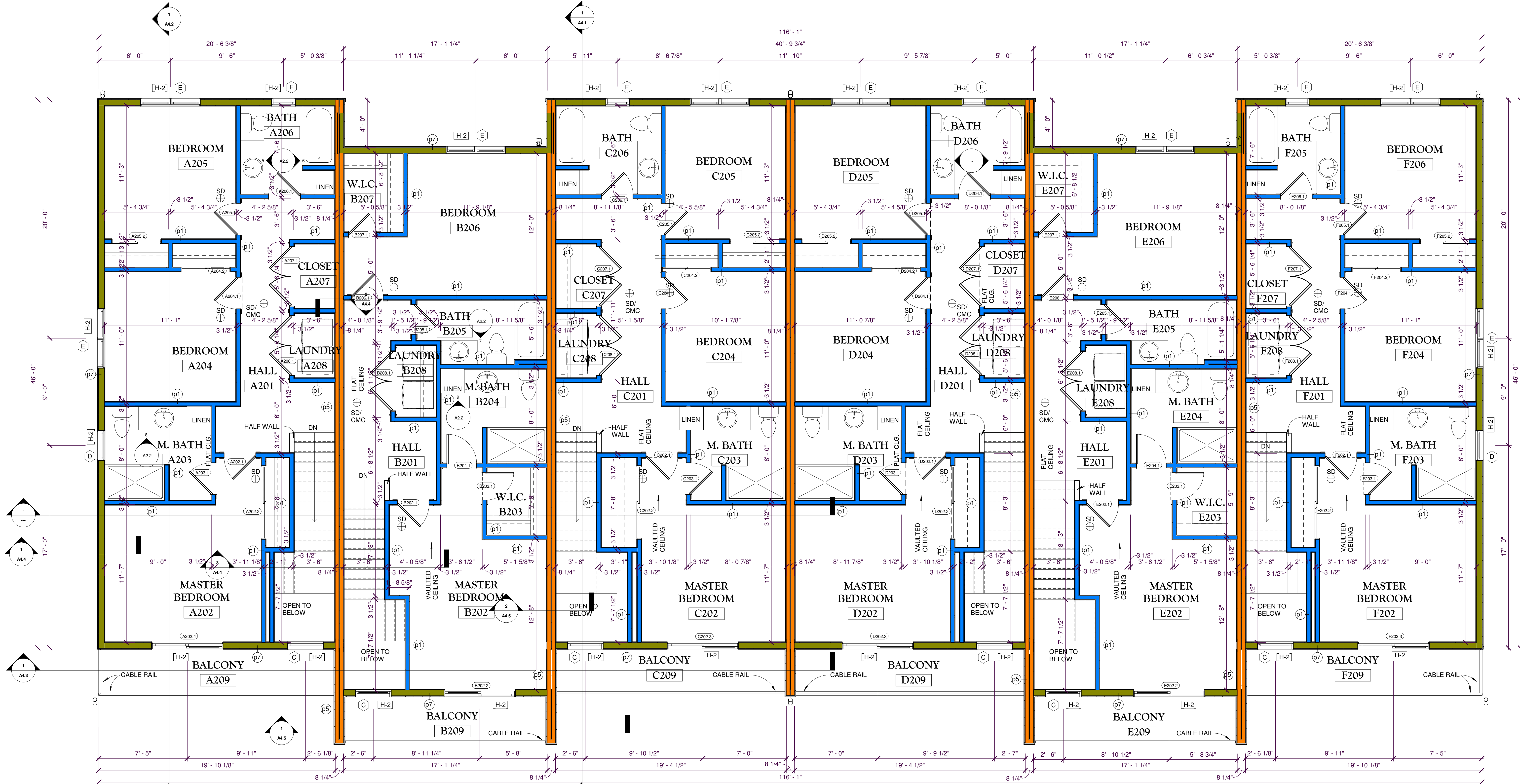
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REVISIONS

DATE:

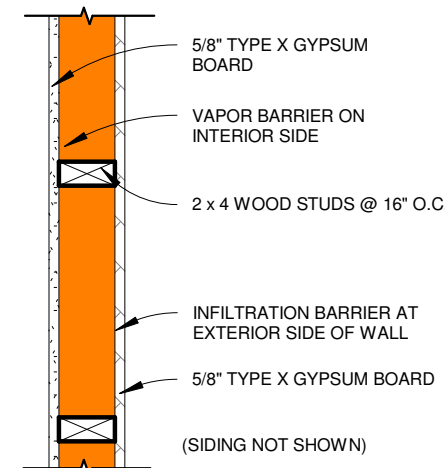
02.13.2019

SHEET:

A1.2

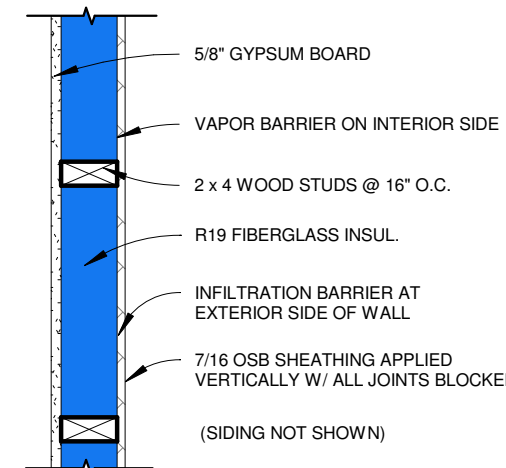


1 SECOND FLOOR PLAN A1.2 1/4" = 1'-0"

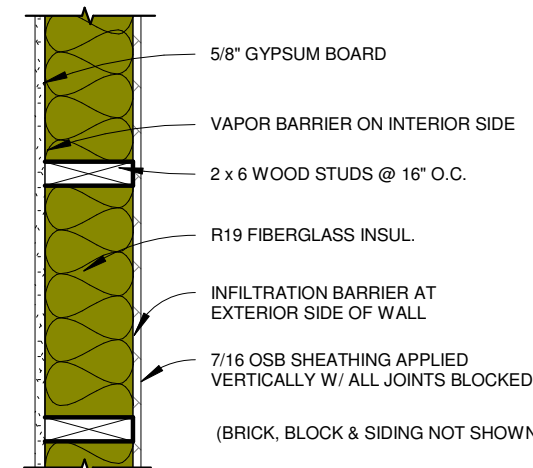


(P10) GARAGE 2X4 EXTERIOR WALL
ONE HOUR FIRE PARTITION
IBC 720.1(2) 14-1.3 ON SHEET T1.2

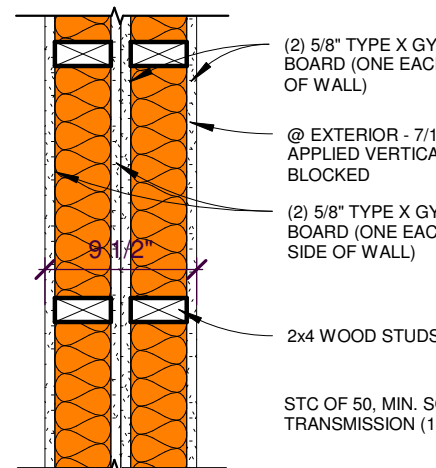
(P9) NOT USED



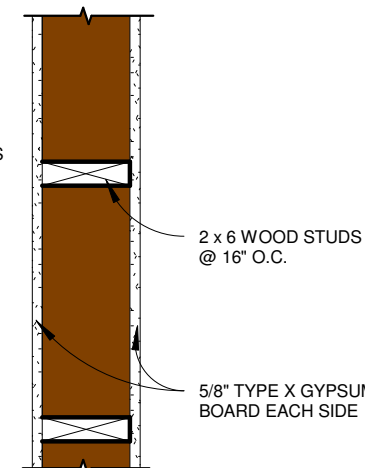
(P8) GARAGE 2X4 EXTERIOR WALL



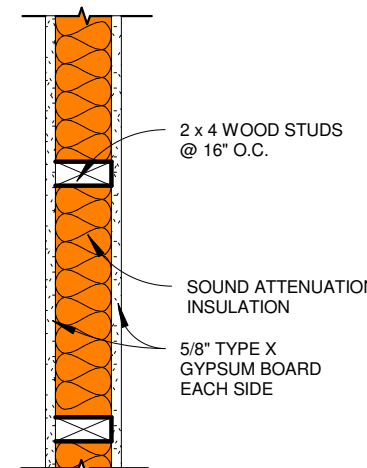
(P7) TYPICAL 2X6 EXTERIOR WALL



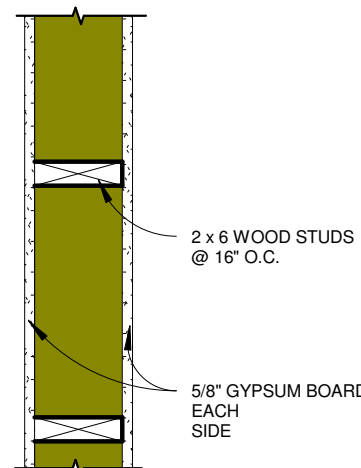
(P5) INTERIOR/EXTERIOR RATED WALL
SEPARATION - (2) WALLS SIDE BY SIDE
UL DESIGN # U341 ON SHEET T1.2



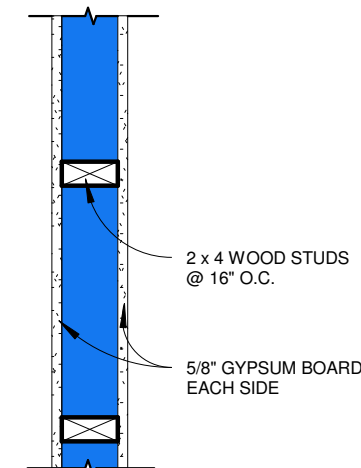
(P4) 2X6 INTERIOR GARAGE WALL
ONE HOUR FIRE PARTITION
IBC 720.1(2) 14-1.3 ON SHEET T1.2



(P3) 2X4 INTERIOR WALL
ONE HOUR FIRE PARTITION
IBC 720.1(2) 14-1.3 ON SHEET T1.2



(P2) TYPICAL 2X6 INTERIOR WALL



(P) TYPICAL 2X4 INTERIOR WALL

HEADER/BEAM SCHEDULE

H-1	2-2x10 #2 D.F.
H-2	2-2x12 #2 D.F.
H-3	3-2x8 #2 D.F.
H-4	3-2x6 #2 D.F.
H-5	2-1 3/4" x 9-1/2" LVL HEADER
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H-8	3-1 3/4" x 11-7/8" LVL HEADER
H-9	2-1 3/4" x 14" LVL HEADER
H-10	3-1 3/4" x 16" LVL HEADER

WALL PARTIONS 1" = 1'-0"



CONSTRUCTION SET
REVISIONS

DATE: 02.13.2019
SHEET: A2.1



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Irwin Town Homes

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Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477)



4 SOUTH ELEVATION
A2.3 1/4" = 1'-0"

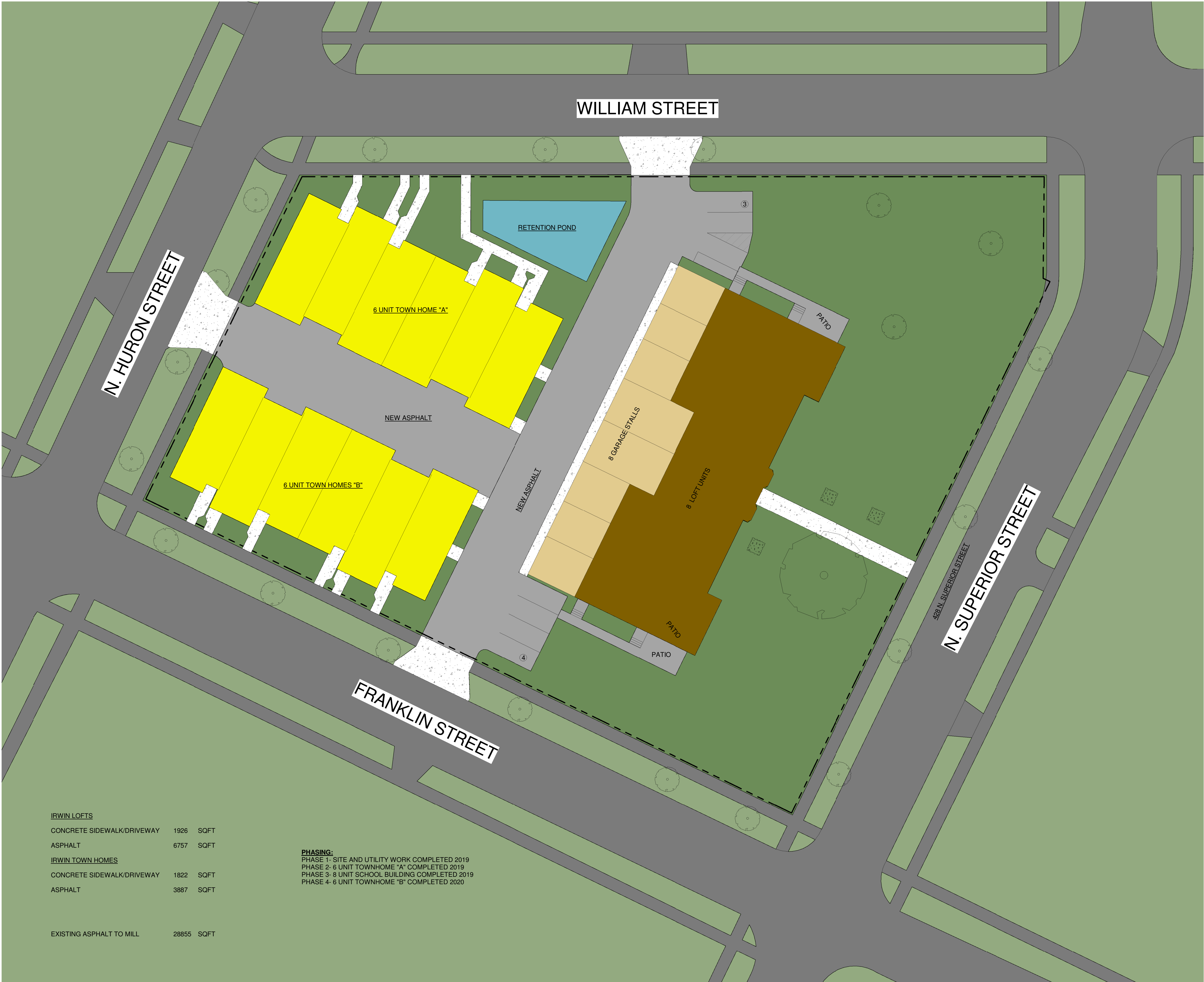


2 WEST ELEVATION
A2.3 1/8" = 1'-0"

3 NORTH ELEVATION
A2.3 1/8" = 1'-0"

1 EAST ELEVATION
A2.3 1/8" = 1'-0"

CONSTRUCTION SET REVISIONS	PRE-CONTRACT UPDATES:		
	8.28.17 BLV	02.20.2019-DVG	
	12.28.17 BLV	03.06.2019-DVG	
	2.20.18 BLV		
B.D.A.: DESIGNER: DRAWN BY: DESIGN NO:	Mike Cashman Jeremy Lueck	DVG	18-60-01
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DATE:			03/08/2019
SHEET:			A2.3



IRWIN LOFTS			
CONCRETE SIDEWALK/DRIVEWAY	1926	SQFT	
ASPHALT	6757	SQFT	
IRWIN TOWN HOMES			
CONCRETE SIDEWALK/DRIVEWAY	1822	SQFT	
ASPHALT	3887	SQFT	
EXISTING ASPHALT TO MILL	28855	SQFT	

PHASING:
PHASE 1- SITE AND UTILITY WORK COMPLETED 2019
PHASE 2- 6 UNIT TOWNHOME "A" COMPLETED 2019
PHASE 3- 8 UNIT SCHOOL BUILDING COMPLETED 2019
PHASE 4- 6 UNIT TOWNHOME "B" COMPLETED 2020



CONSTRUCTION SET REVISIONS	

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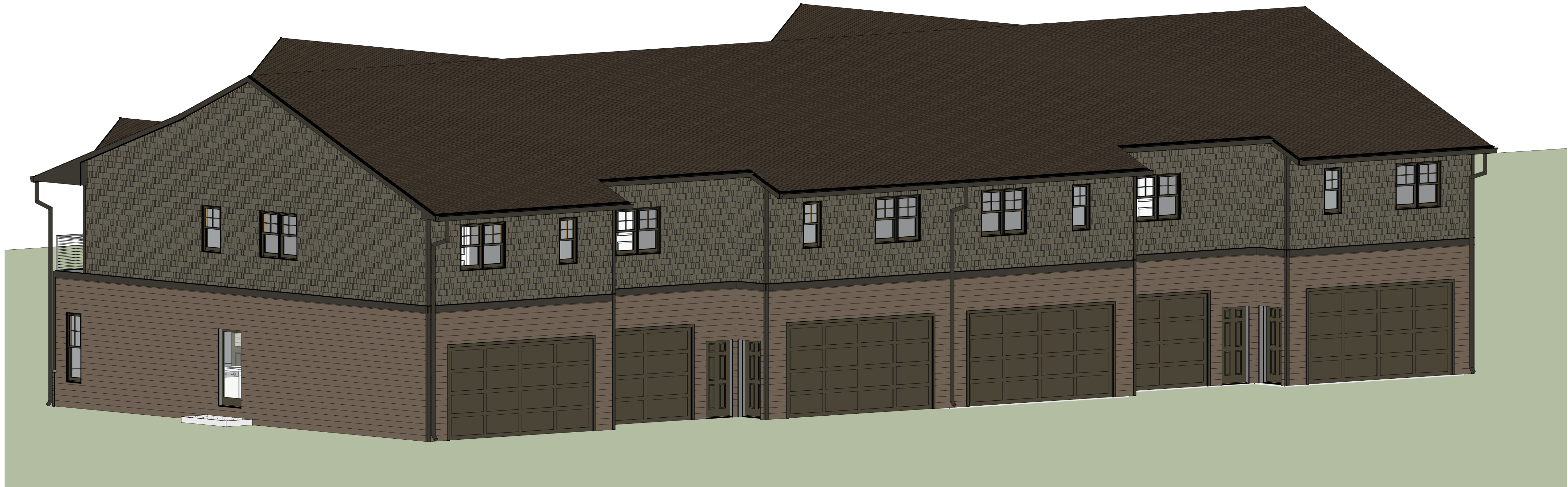
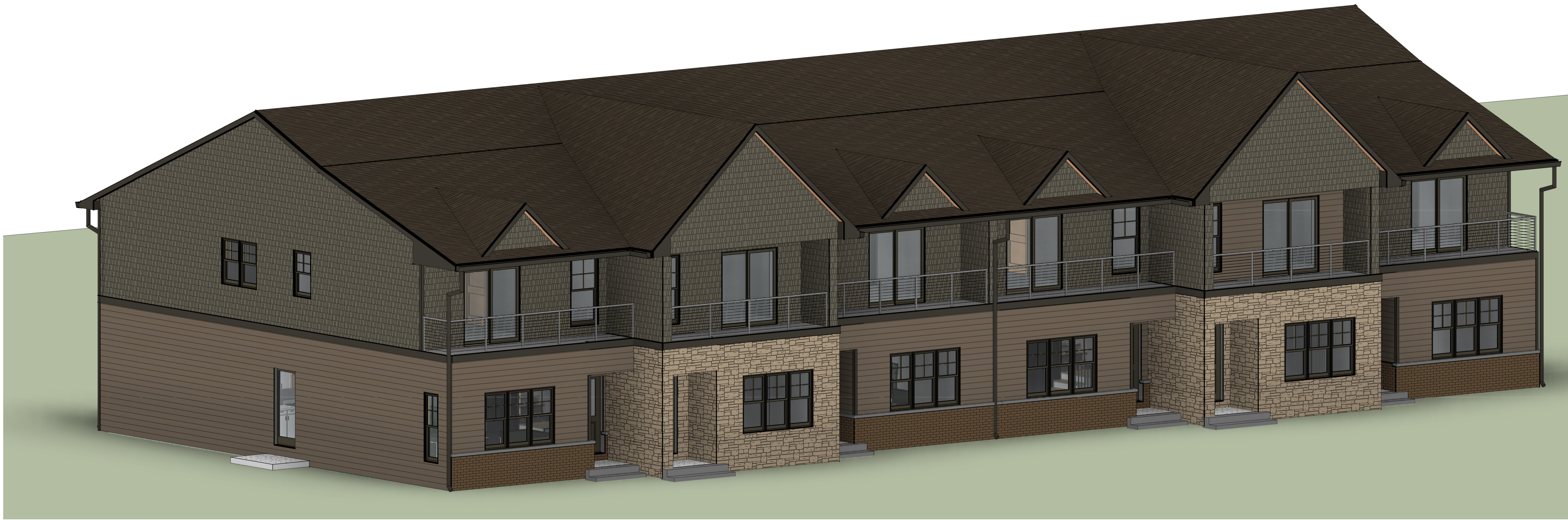
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	2.20.18 BLV	
	9.20.18 DWG	
	11.15.18	3.9.19

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CONSTRUCTION SET REVISIONS

DATE: 02.13.2019
SHEET:

D-1

B.D.A.: Mike Cashman
DESIGNER: Jeremy Lueck
DRAWN BY: DVG
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Irwin Town Homes

DE PERE, WI

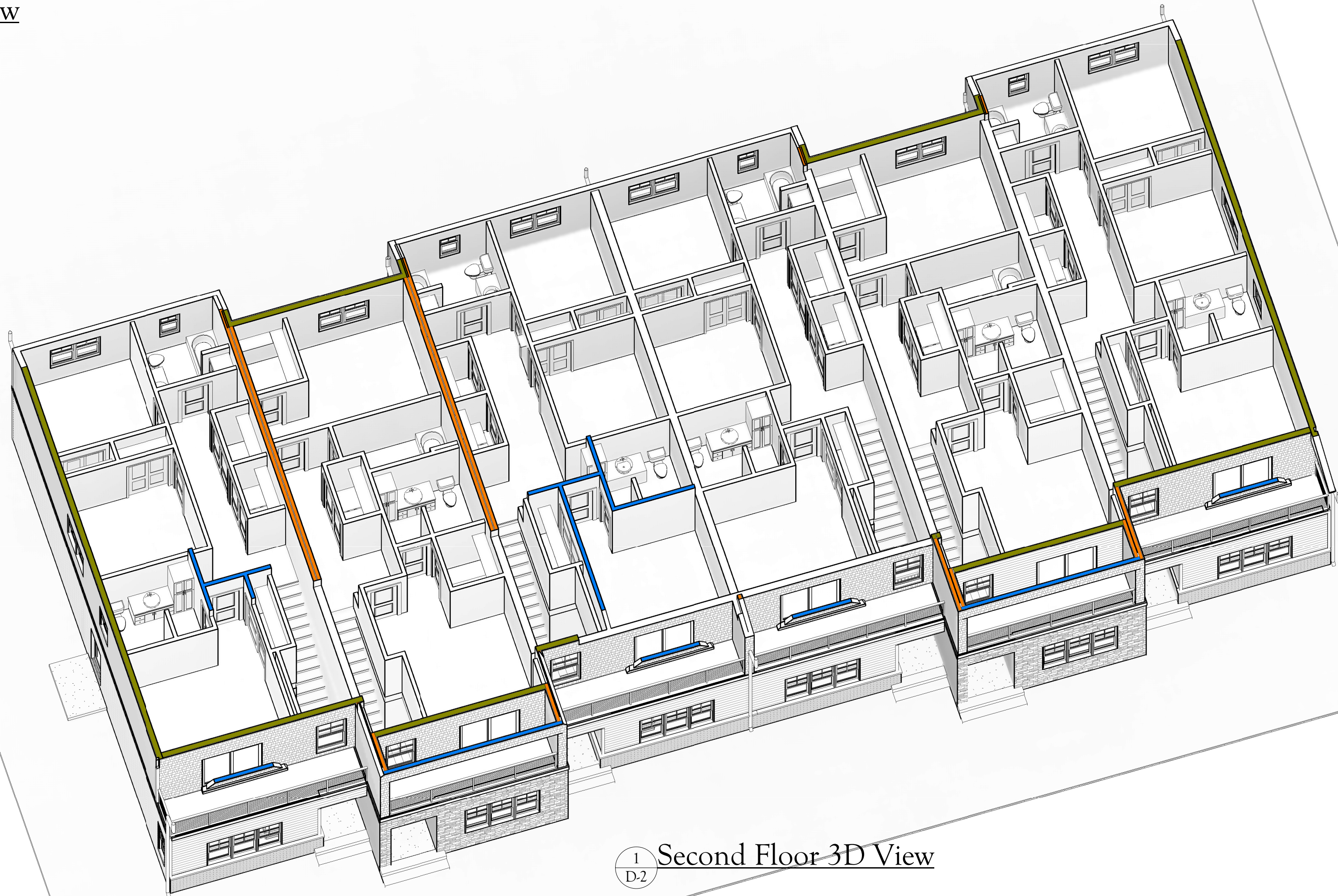
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3
D-2 First Floor 3D View



1
D-2 Second Floor 3D View

CONSTRUCTION SET
REVISIONS

DATE: 02.13.2019
SHEET: D-2

B.D.A.: Mike Cashman
DESIGNER: Jeremy Lueck
DRAWN BY: DVG
DESIGN NO: 19-60-01

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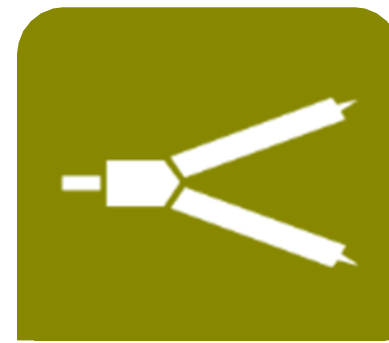
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9.20.18 DVG
11.15.18 3.9.19

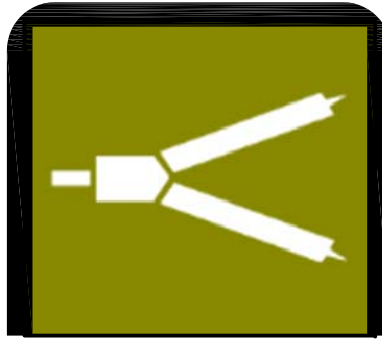
Irwin Town Homes

DE PERE, WI

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477)

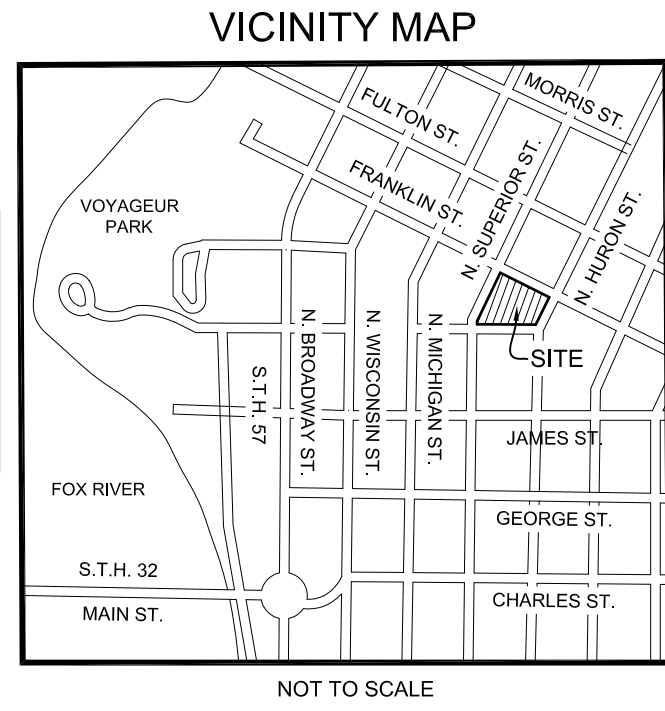
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COVER SHEET

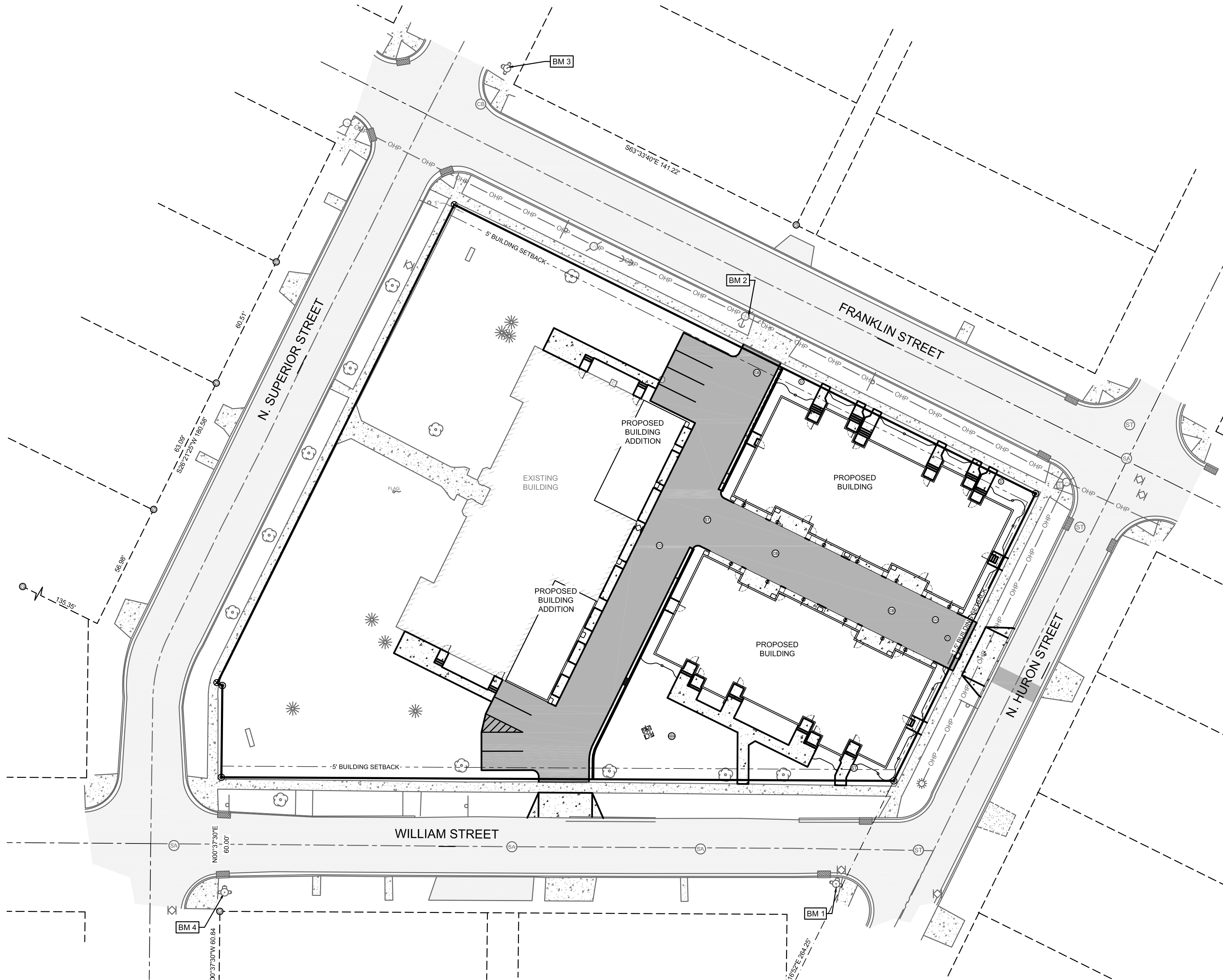


CIVIL SHEETS INDEX

- C0.1 COVER SHEET
- C0.2 ALTA SURVEY
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 UTILITY PLAN
- C4.0 GRADING PLAN
- C5.0 EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS
- C6.0 SITE DETAILS
- C6.1 UTILITY DETAILS
- L1.0 LANDSCAPE PLAN

CIVIL GENERAL NOTES:

- SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC JANUARY 2019.
- SURVEY VERTICAL DATUM IS NAVD88.
- THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
- UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
- PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
- NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
- ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
- COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
- UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
- FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
- NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
- GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
- NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
- FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
- FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
- FOR NOTES SHOWN THUS, "Ⓢ", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.



CIVIL LEGEND

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

ABBREVIATIONS

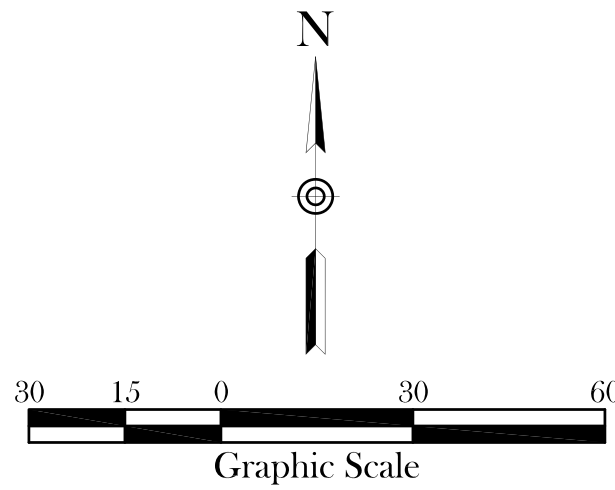
AC	ACRE	MIN	MINIMUM
AEW	APRON END WALL	mm	MILLIMETER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	N	NORTH
BM	BENCHMARK	NE	NORTHEAST
C	CABLE	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CI	CURB INLET	OHP	OVER HEAD POWER
CMP	CORRUGATED METAL PIPE	OL	OUTLOT
CO	CLEAN OUT	PSI	POUNDS PER SQUARE INCH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

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TOLL FREE

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

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



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Project Number: 1615-01-18

IRWIN LOFTS

428 N. SUPERIOR ST., DE PERE, WI

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477)

DESIGN NO:

CONTRACT NO:

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BUSINESS DEV. ASSOC.:

DESIGNER:

ML, JE

DRAWN BY:

ML, RH

PROJECT MANAGER:

DATE:

03.11.19

SHEET:

C0.1

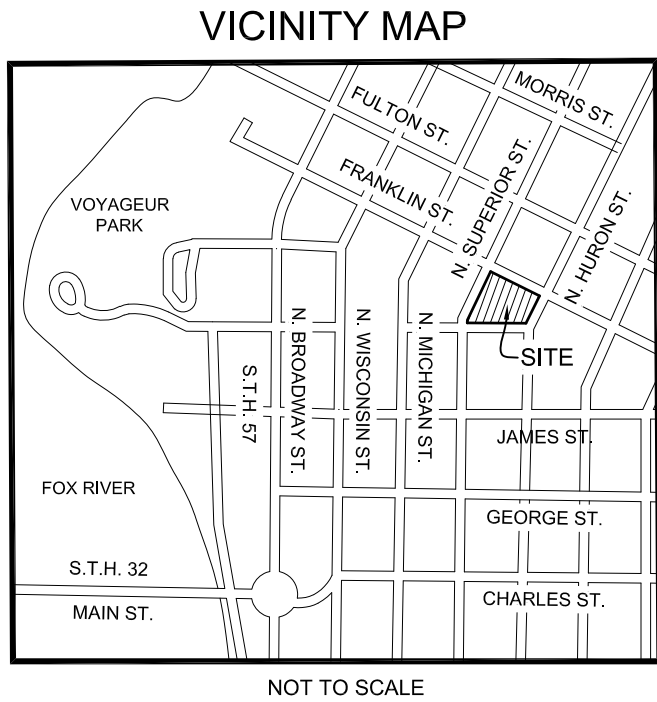
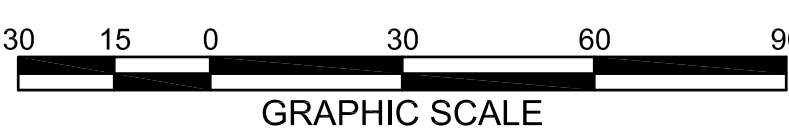


428 N. SUPERIOR ST., DE PERE, WI

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477*)

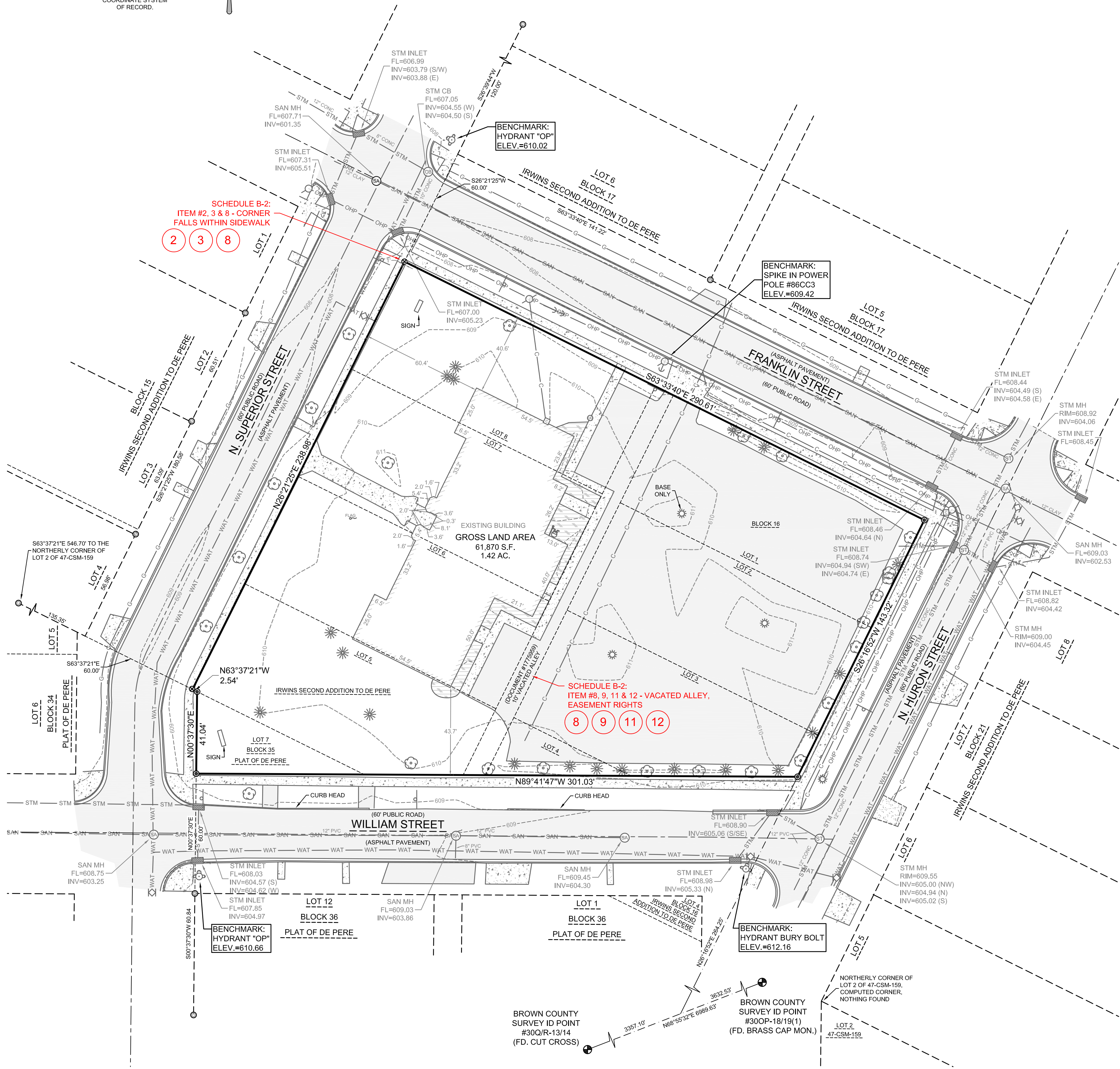
30 15 0 30 60 90

GRAPHIC SCALE



NORTH IS REFERENCED TO THE LINE BETWEEN BROWN COUNTY SURVEY ID POINT #30QR-13/14 AND POINT #30OP-18/19(1), RECORDED TO BEAR N65°58'32"E.

BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM OF RECORD.



LEGEND

- | | |
|---|---|
|  | 1" IRON PIPE FOUND |
|  | 1.32"X18" IRON PIPE WITH CAP,
WEIGHING 1.13 # / L.F. SET |
|  | MONUMENT FOUND, MATERIAL
NOTED |
|  | SAW CROSS SET |
|  | CABLE PEDESTAL |
|  | GUY WIRE |
|  | LIGHT POLE |
|  | POWER POLE |
|  | GAS METER |
|  | FLAG POLE |
|  | SANITARY MANHOLE |
|  | SANITARY CLEANOUT |
|  | CATCH BASIN |
|  | INLET |
|  | STORM MANHOLE |
|  | SIGN |
|  | EVERGREEN TREE |
|  | TREE |
|  | FIRE HYDRANT |
|  | WATER VALVE |
|  | UNDERGROUND CABLE |
|  | OVERHEAD WIRE |
|  | GAS |
|  | LANDSCAPE |
|  | CENTERLINE |
|  | CURB |
|  | SANITARY SEWER |
|  | STORM SEWER |
|  | WATERMAIN |
|  | CONTOUR MAJOR |
|  | CONTOUR MINOR |
|  | BUILDING |
|  | ASPHALT |
|  | CONCRETE |
|  | LANDSCAPE MULCH |
|  | GRAVEL |

PARCEL 1

LOTS ONE (1), TWO (2), THREE (3), FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), AND ALL THAT PART OF LOT FOUR (4) LYING NORTH OF WILLIAMS STREET, ALL IN BLOCK SIXTEEN (16), ACCORDING TO THE RECORDED PLAT OF IRWIN'S SECOND ADDITION, IN THE CITY OF DE PERE, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN AND VACATED RIGHT OF WAY DESCRIBED IN DOC. NO. 1773910 AND DOC. NO. 1775959.

ALL OF BLOCK THIRTY-FIVE (35), ACCORDING TO THE RECORDED ORIGINAL PLAT OF VILLAGE (NOW CITY) OF DE PERE, IN THE CITY OF DE PERE, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.

PROPERTY ADDRESS: 428 NORTH SUPERIOR STREET, DE PERE, WI 54115

LOTS 1, 2, 3, 5, 6, 7, 8, PART OF LOT 4 OF BLOCK 16, OF THE PLAT OF IRWIN'S SECOND ADDITION TO DE PERE RECORDED AS VOLUME 8, PLATS, PAGE 16, AND PART OF THE VACATED RIGHT OF WAY DESCRIBED IN DOCUMENT NO. 1773910 AND DOCUMENT NO. 1775959, AND ALSO ALL OF LOT 7 OF BLOCK 35 OF THE ORIGINAL PLAT OF VILLAGE (NOW CITY) OF DE PERE RECORDED AS VOLUME 1, PLATS, PAGE 23, ALL OF BROWN COUNTY RECORDS, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT BROWN COUNTY SURVEY ID POINT #300R-13/14E; THENCE N86°53'2"E, 3357.10 FEET ALONG THE LINE BETWEEN SAID POINT AND BROWN COUNTY SURVEY ID POINT #300R-18/19E1; THENCE N26°16'52"E, 264.25 FEET TO THE INTERSECTION OF WILLIAMS STREET AND NORTH HURON STREET AND THE POINT OF BEGINNING; THENCE N89°41'47"W, 301.03 FEET ALONG THE NORTH RIGHT OF WAY OF WILLIAMS STREET; THENCE N00°37'30"E, 41.04 FEET ALONG THE EAST RIGHT OF WAY OF NORTH SUPERIOR STREET TO THE SOUTH LINE OF LOT 5 OF BLOCK 16 OF THE PLAT OF IRVING'S SECOND ADDITION TO THE CITY OF MINNEAPOLIS, THENCE S88°58'10"W, 238.98 FEET ALONG THE SOUTH RIGHT OF WAY OF NORTH SUPERIOR STREET; THENCE S63°33'40"E, 290.61 FEET ALONG THE SOUTH RIGHT OF WAY OF FRANKLIN STREET; THENCE S26°16'52"E, 143.32 FEET ALONG THE WEST RIGHT OF WAY OF NORTH HURON STREET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 61,870 SQUARE FEET/ 1.42 ACRES, MORE OR LESS.

THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO: 2934356, DATED DECEMBER 19, 2018.

THIS SURVEY DESCRIPTION IS PROVIDED TO SATISFY THE REQUIREMENT IN CHAPTER AE-07.04 (1) OF WISCONSIN STATUTE WHICH REQUIRES A TIE TO THE PUBLIC LAND SURVEY SYSTEM.

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND. (NONE OBSERVED AT THE TIME OF THE FIELD WORK)

2. EASEMENTS, CLAIMS, EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS PROPERTY-SHOWN ON THE DRAWING)
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. (AFFECTS PROPERTY-SHOWN ON THE DRAWING)
8. PUBLIC OR PRIVATE RIGHTS IN SUCH PORTION OF THE SUBJECT PREMISES AS MAY BE PRESENTLY USED, LAID OUT OR DEDICATED IN ANY MANNER WHATSOEVER, FOR STREET, HIGHWAY, AND/OR ALLEY PURPOSES. (AFFECTS PROPERTY-SHOWN ON THE DRAWING)
9. RESERVATIONS FOR EASEMENTS, BUILDING SETBACK LINES AND OTHER MATTERS SHOWN ON THE RECORDED PLAT OR CERTIFIED SURVEY MAP OF THE SUBJECT PROPERTY REFERRED TO IN SCHEDULE A HEREIN. (AFFECTS PROPERTY-SHOWN ON THE DRAWING)
11. RESOLUTION #00-79 REGARDING THE VACATION OF VARIOUS PUBLIC ALLEYWAYS RECORDED SEPTEMBER 26, 2000 AS DOCUMENT NO. 1773910. (AFFECTS PROPERTY-SHOWN ON THE DRAWING)
12. AFFIDAVIT OF CORRECTION (AFFECTS PROPERTY-SHOWN ON THE DRAWING)
RECORDED: OCTOBER 6, 2000
DOCUMENT NO.:1775959

1. THE PROPERTY DOES HAVE DIRECT PHYSICAL ACCESS TO FRANKLIN STREET, PUBLIC RIGHT OF WAY.
2. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.
3. THE PROPERTY DESCRIBED HEREON HAS THE STREET ADDRESS AS FOLLOWS: 428 NORTH SUPERIOR STREET, DE PERE, WI 54115
4. THE PREMISES IS MADE UP OF TAX PARCEL NUMBER ED-477 AND COVERS THE PREMISES IN ITS ENTIRETY AND DOES NOT INCLUDE ANY OTHER LAND.
5. THERE ARE A TOTAL OF 0 STRIPED PARKING STALLS ON THE PROPERTY (0 REGULAR AND 0 HANDICAP).
6. UTILITIES SHOWN PER DIGGERS HOTLINE TICKET #20190201595.
7. THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS AT THE TIME OF THE FIELD WORK.
8. ACCORDING TO FEMA FIRM PANEL #550090C258F, THE PROPERTIES LIE WITHIN FLOOD ZONE X. FLOOD ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
9. THERE WAS NOT A ZONING REPORT PROVIDED AT THE TIME OF THE SURVEY.

THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO: 2934356, DATED DECEMBER 19, 2018.

TO:

IRWIN SCHOOL DEVELOPMENT LLC, A WISCONSIN LIMITED LIABILITY COMPANY
CR REAL ESTATE, LLC;
FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 8, 9, 11 & 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 14, 2019.

DATE: JANUARY 15, 2019

SIGNED: RANDALL J. OETTINGER PLS-2348



DATE: 03.11.19

SHEET:

CO.2

2260 Salscheider Court Green Bay, WI 54313
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DEMOLITION PLAN

Benchmarks		
Label	Elevation	Description
BM 1	612.16	HYDRANT BURY BOLT
BM 2	609.42	SPIKE IN POWER POLE #86CC3
BM 3	610.02	HYDRANT "OP"
BM 4	610.66	HYDRANT "OP"

SHEET KEY NOTES:

- 1 REMOVE TREE, CLEAR AND GRUB ROOTS TO 3' BELOW FINISHED SURFACE
- 2 REMOVE ASPHALT
- 3 REMOVE CONCRETE SIDEWALK
- 4 REMOVE / SALVAGE LIGHT POLE
- 5 REMOVE LIGHT POLE BASE
- 6 REMOVE LANDSCAPE MATERIAL AND EDGING
- 7 SAW CUT CURB HEAD PER MUNICIPAL STANDARDS
- 8 REMOVE STORM LATERAL
- 9 REMOVE MONUMENT SIGN
- 10 REMOVE EXISTING BERM, VEGETATION, AND MULCH
- 11 DEMOLISH BUILDING
- 12 REMOVE AND REPLACE ROAD AND CURB IN-KIND PER MUNICIPAL STANDARDS



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IRWIN LOFTS

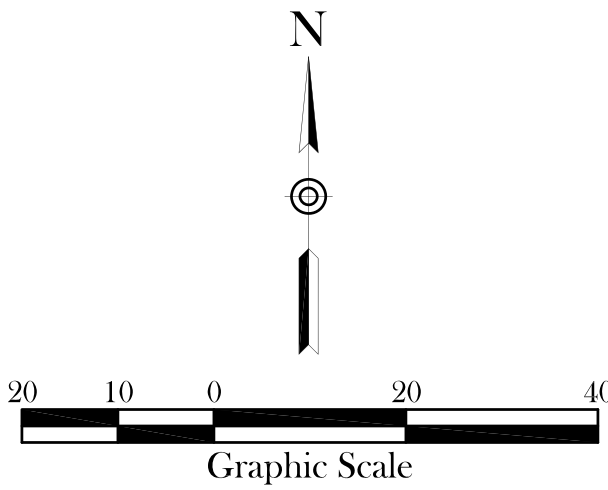
428 N. SUPERIOR ST., DE PERE, WI

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477)

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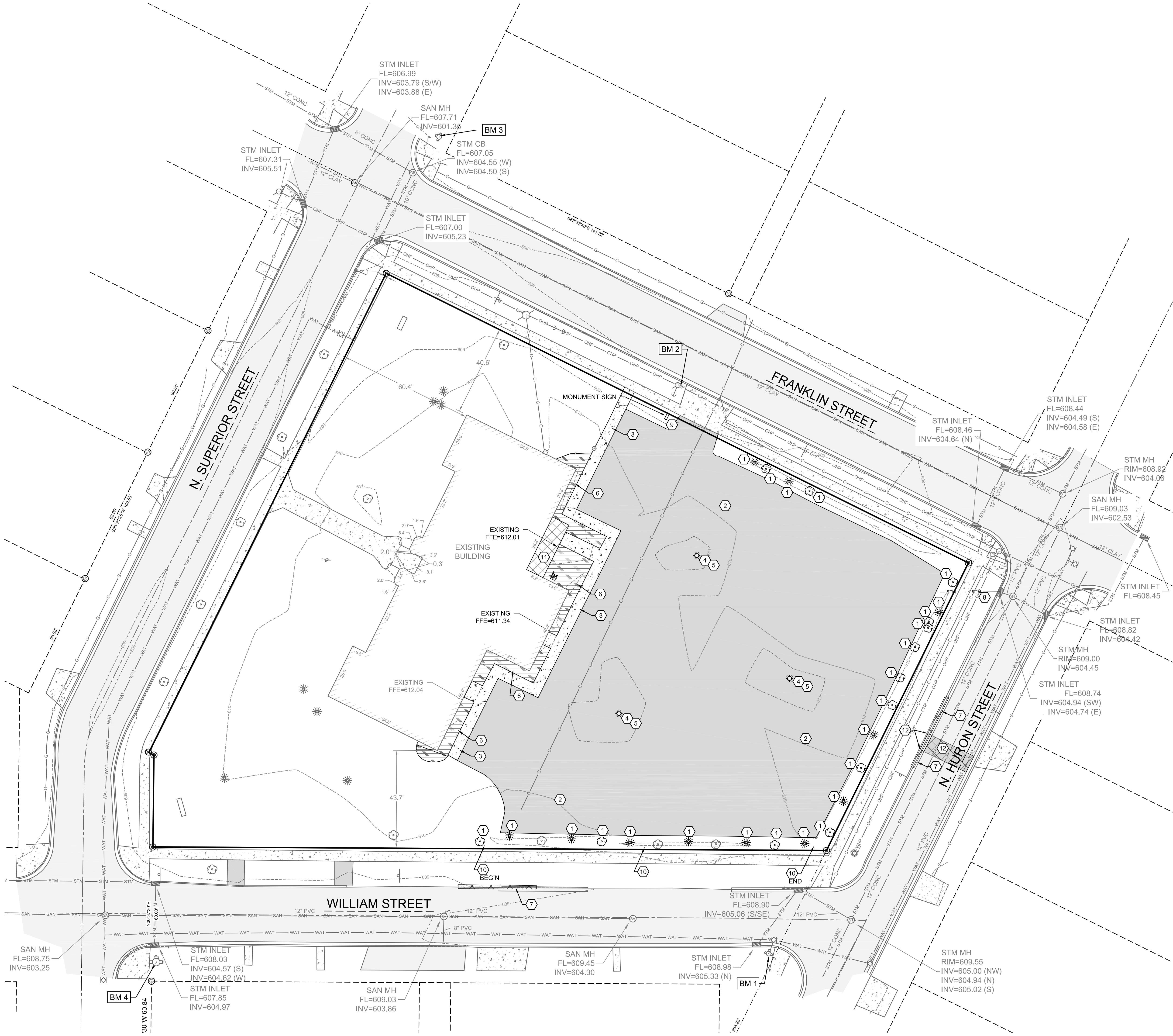
BUSINESS DEV. ASSOC.:
DESIGNER: ML, JE
DRAWN BY: ML, RH
PROJECT MANAGER: ..

DATE: 03.11.19
SHEET: C1.0



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OWNER

IRWIN SCHOOL DEVELOPMENT
225 E. ST. PAUL AVENUE, SUITE 302
MILWAUKEE, WI 53202

SITE PLAN



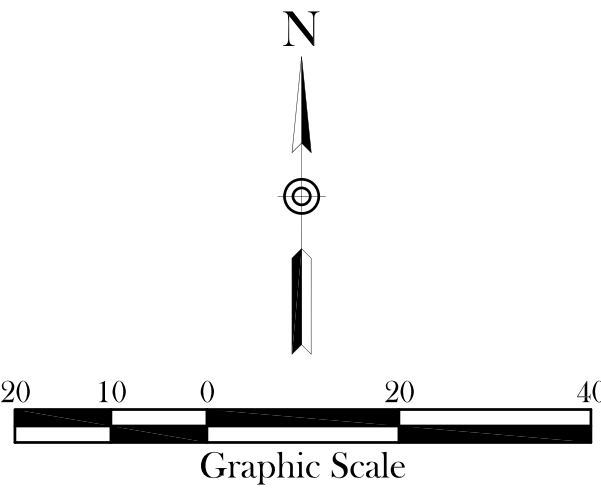
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SHEET KEY NOTES:

- 1 STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE PAVEMENT; SEE DETAIL B SHEET C6.0
- 3 CONCRETE SIDEWALK; SEE DETAIL C SHEET C6.0
- 4 CONCRETE CURB & GUTTER; SEE SHEET C4.0
- 5 STOOP LOCATION; REFER TO STRUCTURAL DRAWINGS
- 6 4" WIDE PAINT STRIPE; COLOR BY OWNER
- 7 DRIVEWAY APRON; SEE DETAIL E SHEET C6.0
- 8 DRY BASIN; SEE SHEET C4.0
- 9 TRANSFORMER LOCATION; VERIFY WITH ELECTRICAL PLANS

SITE STATISTICS

PARCEL ADDRESS:	428 N SUPERIOR STREET
PARCEL NUMBER:	ED-477
PARCEL SIZE:	61,870 SF (1.42 Acres)
ZONING:	B-2 W/ PDD OVERLAY PROPOSED TO CHANGE TO R-3 W/ PDD OVERLAY
EXISTING SITE	
GREEN SPACE:	26,679 SF (43.1%)
IMPERVIOUS AREA	
BUILDING:	8,140 SF (13.2%)
PAVEMENT:	27,051 SF (43.7%)
TOTAL IMPERVIOUS:	35,191 SF (56.9%)
PROPOSED SITE	
TOTAL DISTURBED AREA:	35,212 SF; 0.81 AC
GREEN SPACE PROVIDED:	26,098 SF (42.2%)
IMPERVIOUS AREA	
BUILDING:	21,417 SF (34.6%)
PAVEMENT:	14,355 SF (23.2%)
TOTAL IMPERVIOUS:	35,772 SF (57.8%)
PARKING PROVIDED	
PARKING SPACES PROVIDED:	8 STALLS



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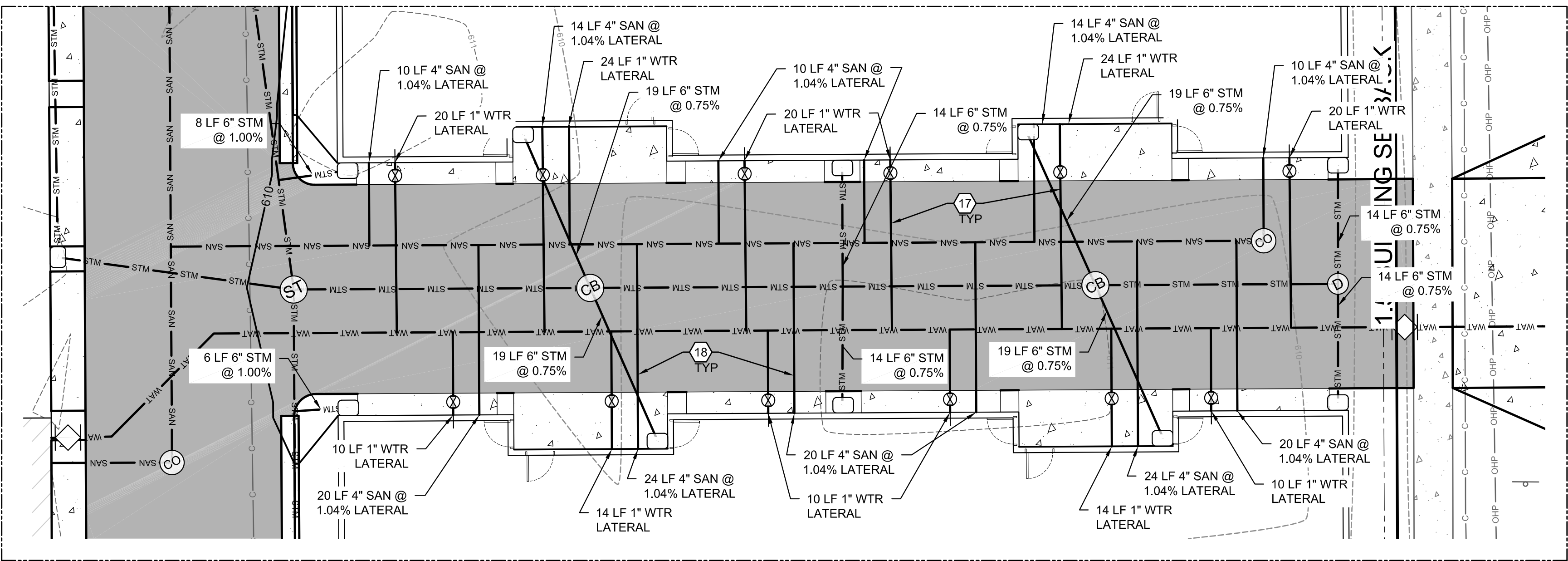
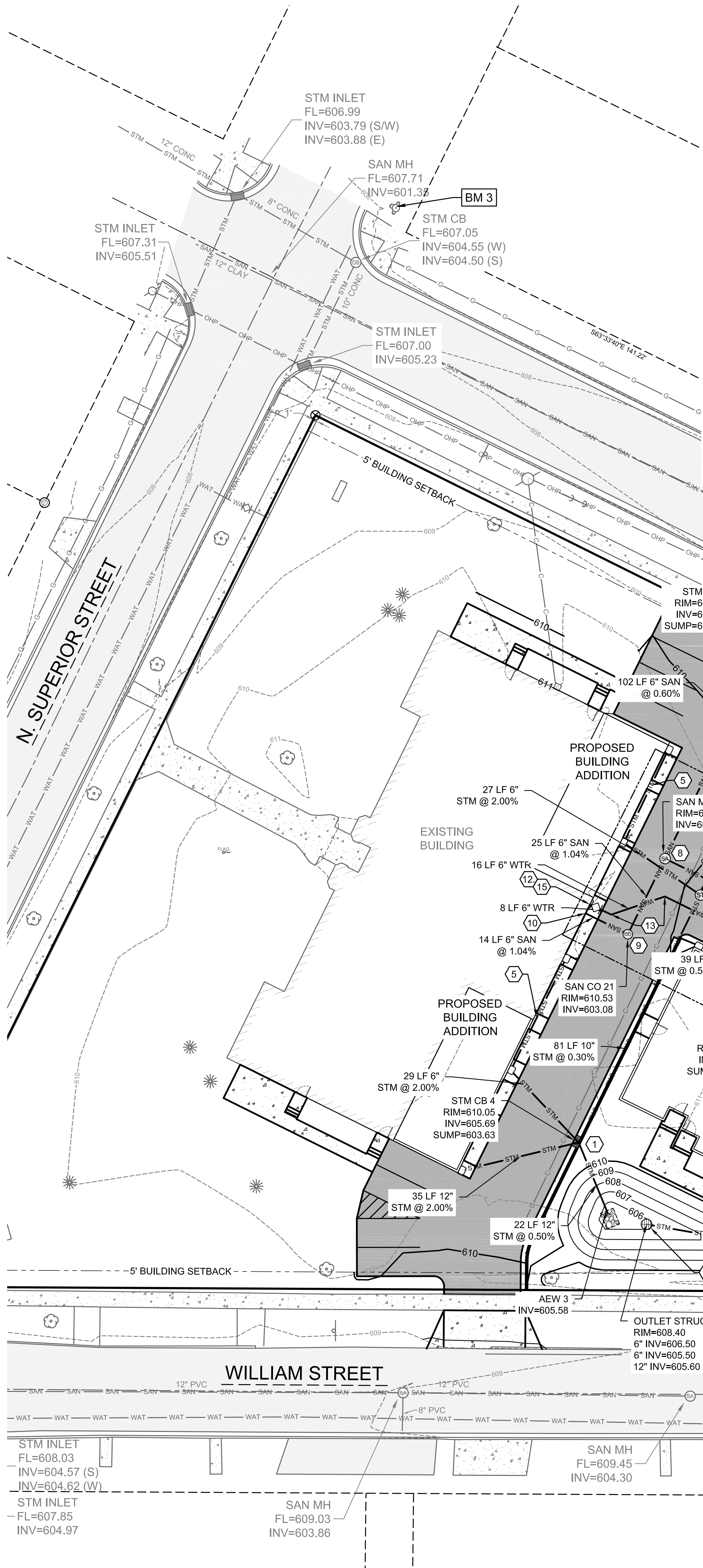
IRWIN LOFTS

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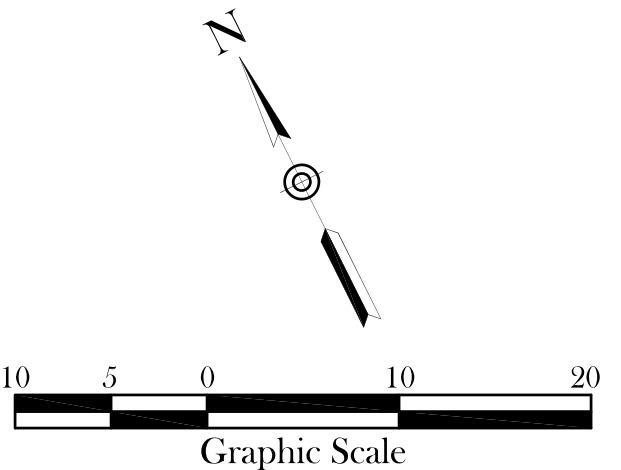
BUSINESS DEV. ASSOC.:
DESIGNER: ML, JE
DRAWN BY: ML, RH
PROJECT MANAGER: ..

DATE: 03.11.19
SHEET: C2.0



INSET A

UTILITY PLAN



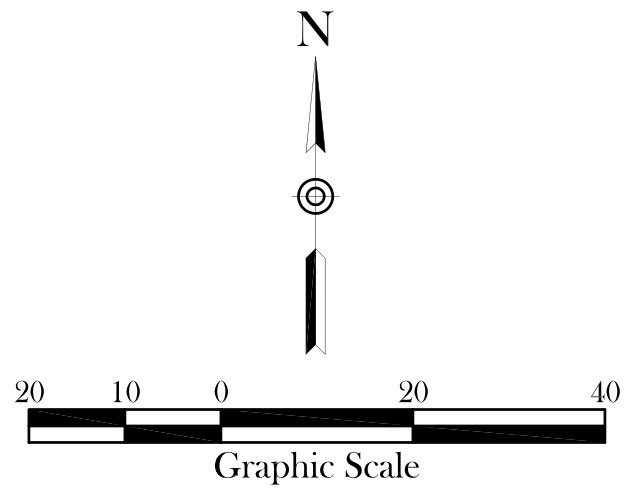
Benchmarks		
Label	Elevation	Description
BM 1	612.16	HYDRANT BURY BOLT
BM 3	610.02	HYDRANT "OP"
BM 4	610.66	HYDRANT "OP"

SHEET KEY NOTES:

1. STORM CATCH BASIN WITH INLET CASTING - 6'-DIAMETER, SEE DETAIL A SHEET C6.1
2. STORM CATCH BASIN - 6' DIAMETER; SEE DETAIL B SHEET C6.1
3. STORM MANHOLE - 3' DIAMETER; SEE DETAIL C SHEET C6.1
4. STORM CLEAN OUT; SEE DETAIL D SHEET C6.1, CLEAN OUTS TO BE LOCATED NO MORE THAN 100 FEET APART
5. ROOF DRAIN CONNECTION LINE. VERIFY DOWNSPOUT NUMBER AND LOCATION WITH ARCHITECTURAL PLANS. REFER TO DETAIL E SHEET C6.1
6. CONNECT TO EXISTING STORM INLET
7. CONNECT TO EXISTING SANITARY SEWER; FIELD VERIFY INVERT
8. SANITARY MANHOLE; SEE DETAIL F SHEET C6.1
9. SANITARY CLEAN OUT; SEE DETAIL D SHEET C6.1, CLEAN OUTS TO BE LOCATED NO MORE THAN 100 FEET APART, 300 FEET IF UPSTREAM OF MANHOLE
10. COORDINATE CONNECTION OF SANITARY SEWER TO BUILDING WITH BUILDING PLUMBER
11. CONNECT TO EXISTING WATER MAIN WITH 12X6 TAPPING TEE
12. 6" VALVE; SEE DETAIL G SHEET C6.1
13. 45° WATER MAIN BEND
14. COORDINATE CONNECTION OF WATER MAIN TO BUILDING WITH BUILDING PLUMBER
15. SEE INSET A THIS SHEET FOR LATERAL INFORMATION
16. OUTLET STRUCTURE; SEE DETAIL H SHEET C6.1
17. WATER LATERAL; SEE DETAIL I SHEET C6.1
18. SANITARY SEWER LATERAL

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 PVC SDR 35 (ASTM D-3034) OR SCH 40.
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.



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DESIGNER: ML, JE
DRAWN BY: ML, RH
PROJECT MANAGER: _____

DATE: 03.11.19
SHEET: C3.0

GRADING PLAN

Benchmarks		
Label	Elevation	Description
BM 1	612.16	HYDRANT BURY BOLT
BM 3	610.02	HYDRANT "OP"
BM 4	610.66	HYDRANT "OP"

SHEET KEY NOTES:

- 1 CONSTRUCTION / GRADING LIMITS
- 2 SPOT GRADE; SEE DETAIL A THIS SHEET
- 3 MATCH EXISTING
- 4 REVERSE PAN CURB AND GUTTER; SEE DETAIL D SHEET C6.0
- 5 STANDARD PAN CURB AND GUTTER; SEE DETAIL D SHEET C6.0
- 6 DRY BASIN, 3:1 SIDE SLOPES



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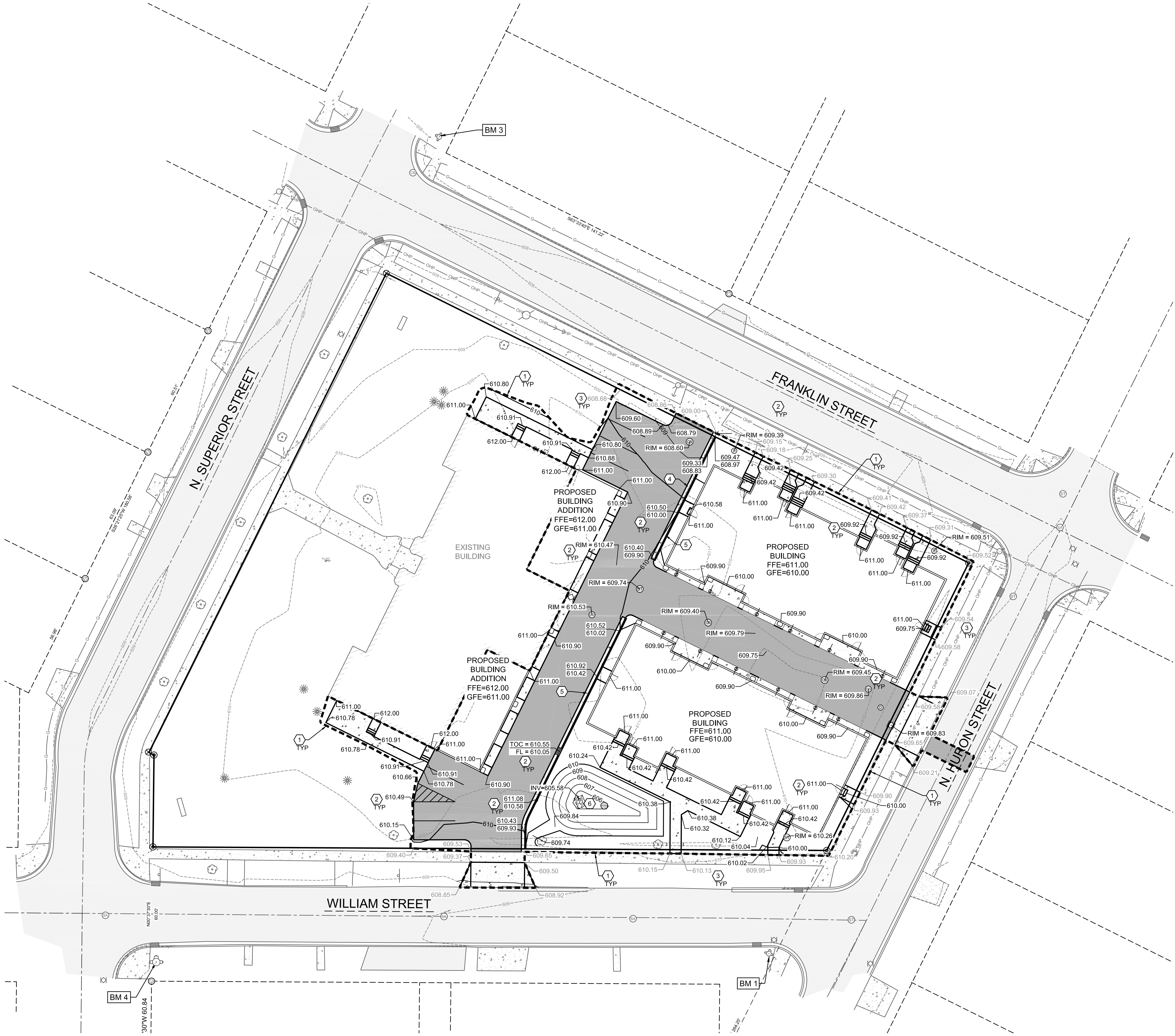
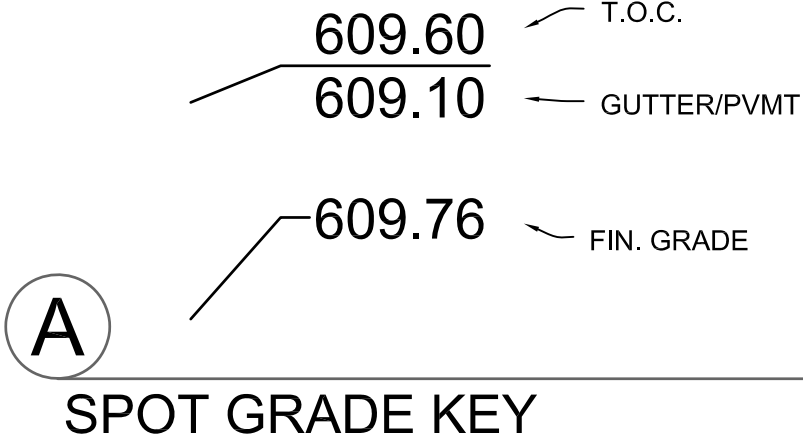
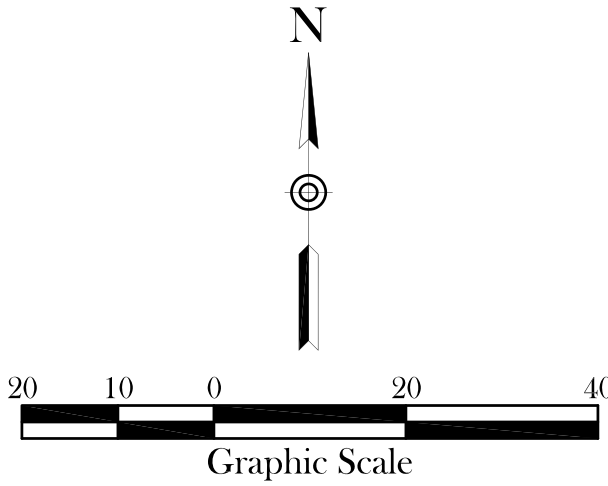
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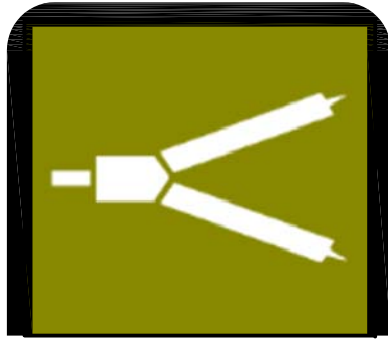
BUSINESS DEV. ASSOC.:
DESIGNER: ML, JE
DRAWN BY: ML, RH
PROJECT MANAGER: ..

DATE: 03.11.19
SHEET: C4.0



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Project Number: 1615-01-18





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IRWIN LOFTS

428 N. SUPERIOR ST., DE PERE, WI

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477)

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PROJECT MANAGER: _____

DATE: 03.11.19
SHEET: C5.0

EROSION CONTROL PLAN

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, WILL BE REQUIRED IF EXCAVATION CANNOT OCCUR FROM PAVED SURFACE; SEE DETAIL D SHEET C5.1
- 5 ENERGY DISSIPATOR; SEE DETAIL E SHEET C5.1
- 6 TEMPORARY SEDIMENT BASIN; SEE DETAIL F SHEET C5.1
- 7 TEMPORARY STOCKPILES

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.

MAINTENANCE PLAN:

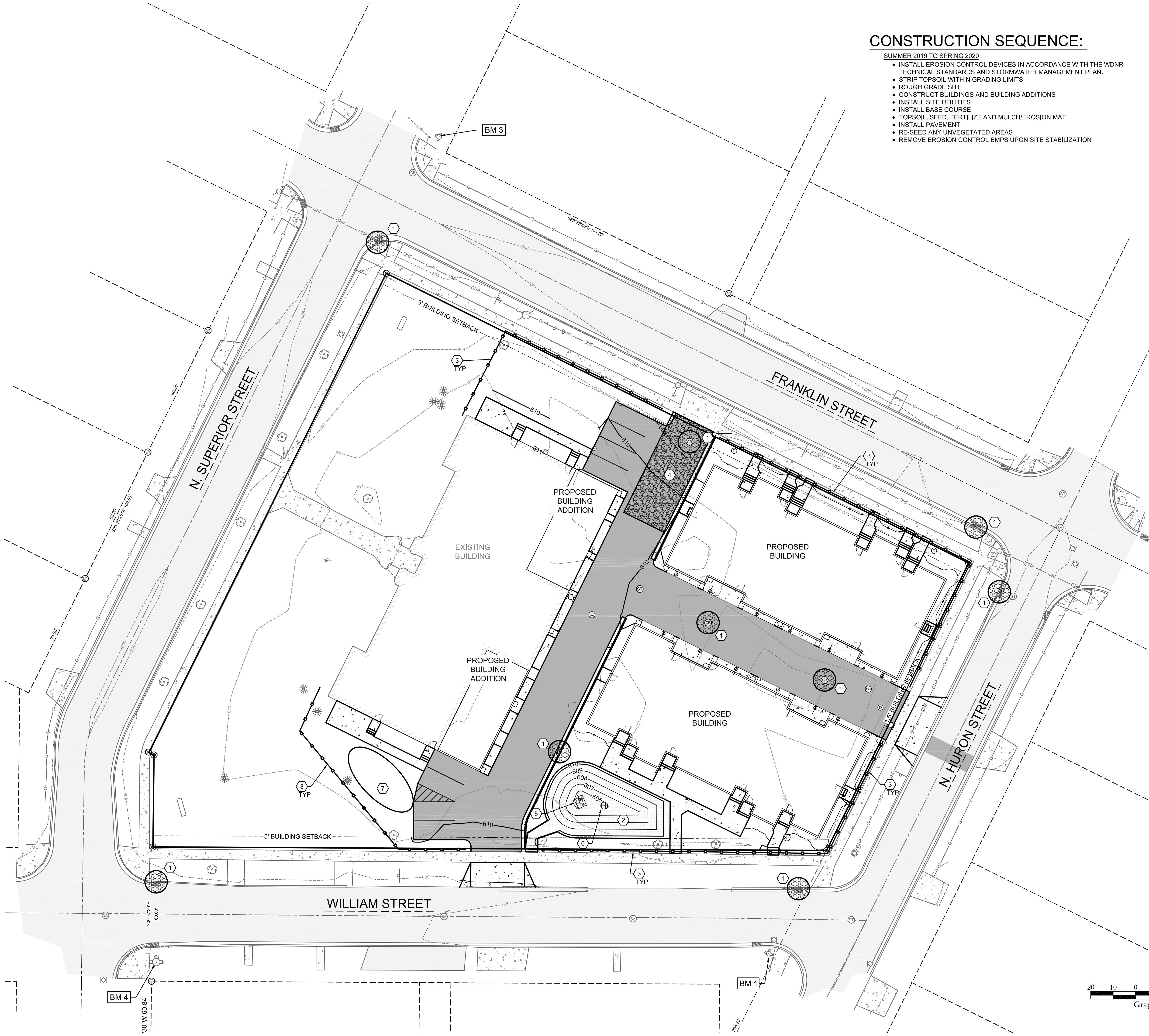
1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF 1 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 RESEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEEPED OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

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.

CONSTRUCTION SEQUENCE:

- SUMMER 2019 TO SPRING 2020
- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
 - STRIP TOPSOIL WITHIN GRADING LIMITS
 - ROUGH GRADE SITE
 - CONSTRUCT BUILDINGS AND BUILDING ADDITIONS
 - INSTALL SITE UTILITIES
 - INSTALL BASE COURSE
 - TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
 - INSTALL PAVEMENT
 - RE-SEED ANY UNVEGETATED AREAS
 - REMOVE EROSION CONTROL BMPs UPON SITE STABILIZATION



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MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY UPDOWNSLOPE.

TAMP SOIL OVER MAT/BLANKET

6' (2m)
2:1 SLOPE

3' (1m)

3' (1m)

12" (300mm)

MIN. 4" (100mm) OVERLAP

ISOMETRIC VIEW

**TYPICAL SLOPE
SOIL STABILIZATION**

STAPLES

12" (300mm)

1 1/2" (40mm)

BERM

12" (300mm)

NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH

GEOTEXTILE FABRIC TYPE FF
2"x4" STAKE AND CROSS BRACING
FLOW LINE
4"
2"
GRATED INLET
BURIED FABRIC - MIN 6" DEPTH

2"x4" STAKE AND CROSS BRACING
GEOTEXTILE FABRIC TYPE FF
INLET WITH OR WITHOUT GRATE
2"
ATTACH GEOTEXTILE FABRIC, TYPE FF TO THE STAKES AND CROSS BRACING.

INLET PROTECTION, TYPE A

INSTALLATION NOTES TYPE B & C
 TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OR MECHANISM, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

②
①
GEOTEXTILE FABRIC TYPE FF
WOOD 2" x 4" EXTENDS 8" BEYOND GRATE WIDTH ON BOTH SIDES. LENGTH VARIES. SECURE TO GRATE WITH WIRE OR PLASTIC TIES.

INLET PROTECTION, TYPE C

⑥
⑤
④ GEOTEXTILE FABRIC TYPE FF
④ TYPE HR GEOTEXTILE FABRIC
③
INLET SPECIFICATIONS AS PER THE PLAN DIMENSION LENGTH AND WIDTH TO MATCH
USE REBAR OR STEEL ROD FOR REMOVAL, OR FOR INLETS WITH CAST CURB BOX USE WOOD 2"x2"; EXTEND 10" BEYOND GRATE WIDTH ON BOTH SIDES. LENGTH VARIES. SECURE GRATE WITH WIRE OR PLASTIC TIES.
4"x6" OVAL HOLE SHALL BE HEAT CUT AROUND FOUR SIDE PANELS.
MINIMUM DOUBLE STITCHED SEAMS ALL AROUND SIDE PIECES AND ON FLAP COCKETS.

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

GENERAL NOTES
 MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED, WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

KEYNOTES:

- ① FINISHED SIDE, INCLUDING MINIMUM OF 10" AROUND
- ② FOR INLET PROTECTION, WRAPPED AROUND THE CURB TO BLOCK THE ENTIRE HEIGHT
- ③ TAPER BOTTOM OF BAG TO THE CURB AND THE STRUCTURE, MEET THE STRUCTURE WALL.
- ④ GEOTEXTILE FABRIC, TYPE FF, TYPE HR FOR BOX INLETS BEING ONE PIECE.
- ⑤ FRONT LIFTING FLAP IS TO

FLAP COCKETS
⑦

INLET PROTECTION TYPES:

1. ALL INLETS IN PUBLIC RIGHTS OF WAY SHALL RECEIVE INLET PROTECTION TYPE D-HR AS DETAILED ON SHEET C5.1.
2. INLETS ON PRIVATE PROPERTY SHALL RECEIVE INLET PROTECTION TYPE B OR C (DEPENDANT ON CASTING TYPE), FOR INLETS IN PAVED AREAS, AND INLET PROTECTION TYPE A IN UN-PAVED AREAS.

Twist Method

Hook Method

TRENCH DETAIL

NOTE: ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS

NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

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

GENERAL NOTES:

- HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- TRENCH SHALL BE 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.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF THE PIPE.
- 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) OVERLAP THE ENDS POINTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.

SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

TABLE 1: GRADATION FOR STONE TRACKING PADS

SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

TEMPORARY SEDIMENTATION BASIN

PLAN

STRAW BALES, SANDBAGS, OR CONTINUOUS BERM OF EQUIVALENT HEIGHT

SPILLWAY

FLOW

SUPPLY WATER TO WASH WHEELS IF NECESSARY

OUTLET

STONE (PER TABLE 1) MIN. 12" THICK

CULVERT (If Required)

DIVERSION RIDGE

50' MIN.

ROADWAY

SECTION A - A

DRY BASIN OUTLET STRUCTURE

6" OUTLET

ROADWAY

WASHED STONE

2% OR GREATER

TYPE FR OR NON WOVEN GEOTEXTILE FABRIC (WisDOT Type "R") CULVERT (12" Cover Min.)

1%

NOTES:

1. TRACKING PAD SHALL BE FULL WIDTH OF THE ACCESS POINT UNLESS EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE WITH A MINIMUM 12 FOOT WIDTH.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC TRAVELWAYS. THIS MAY REQUIRE TOPDRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
5. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

The drawing consists of two views: a **SECTION** view at the top and a **PLAN** view at the bottom.

SECTION View: Shows a cross-section of the structure. On the left, a vertical pile is shown with a diameter labeled 'd'. To the right of the pile is a layer of filter fabric, and further right is a layer of receiving elevation. The thickness of the filter fabric is labeled 'd'.

PLAN View: Shows a top-down view of the structure. It features a central rectangular area labeled 'MEDIUM RIP RAP OVER TYPE R FABRIC 18" THICK'. To the left of this area is a vertical pile with diameter 'D'. The distance from the pile to the start of the rip rap is labeled '0.5' x 'D' MIN.'. The length of the rip rap area is labeled 'La = 4.5' x 'D' MIN' and 'D' = PIPE DIAMETER'. The width of the rip rap area is labeled '4 x 'D' MIN.'. The entire structure is labeled 'ENERGY DISSIPATOR'.

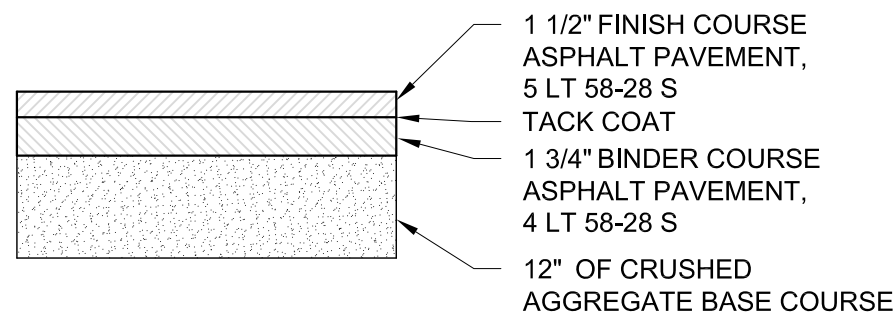
NOTES:

1. 'La' = LENGTH OF APRON. DISTANCE 'La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE WDOT TYPE HR FILTER FABRIC

E

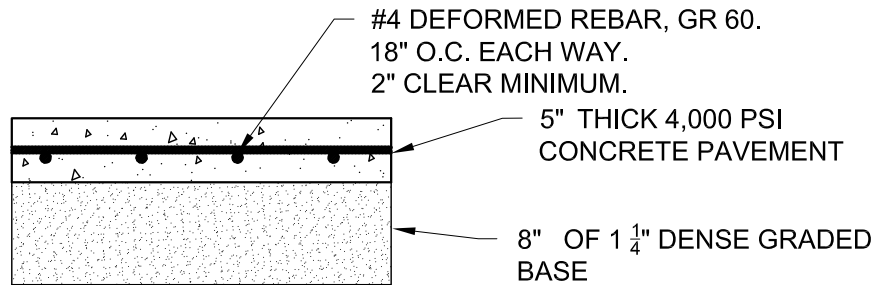
ENERGY DISSIPATOR

SITE DETAILS



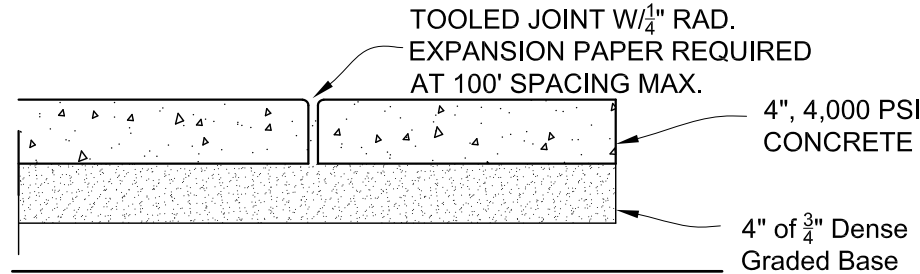
- NOTES
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.

STANDARD DUTY ASPHALT PAVEMENT



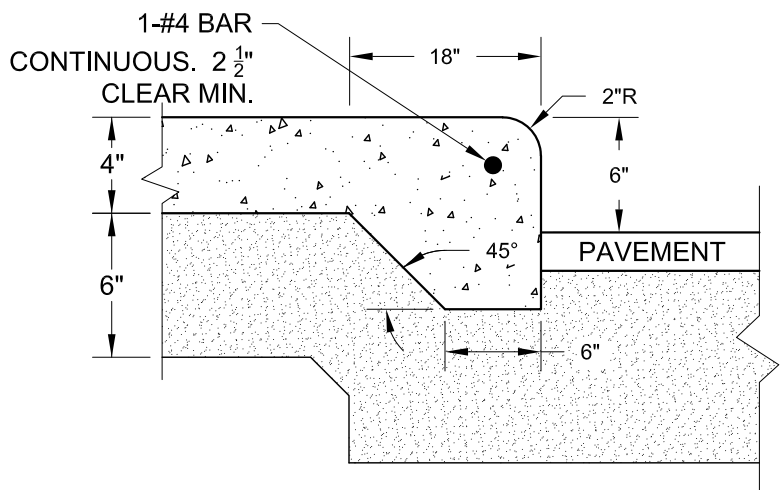
- NOTES
- CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.
 - CONCRETE SHALL RECEIVE A BROOMED FINISH.

CONCRETE PAVEMENT/SLAB

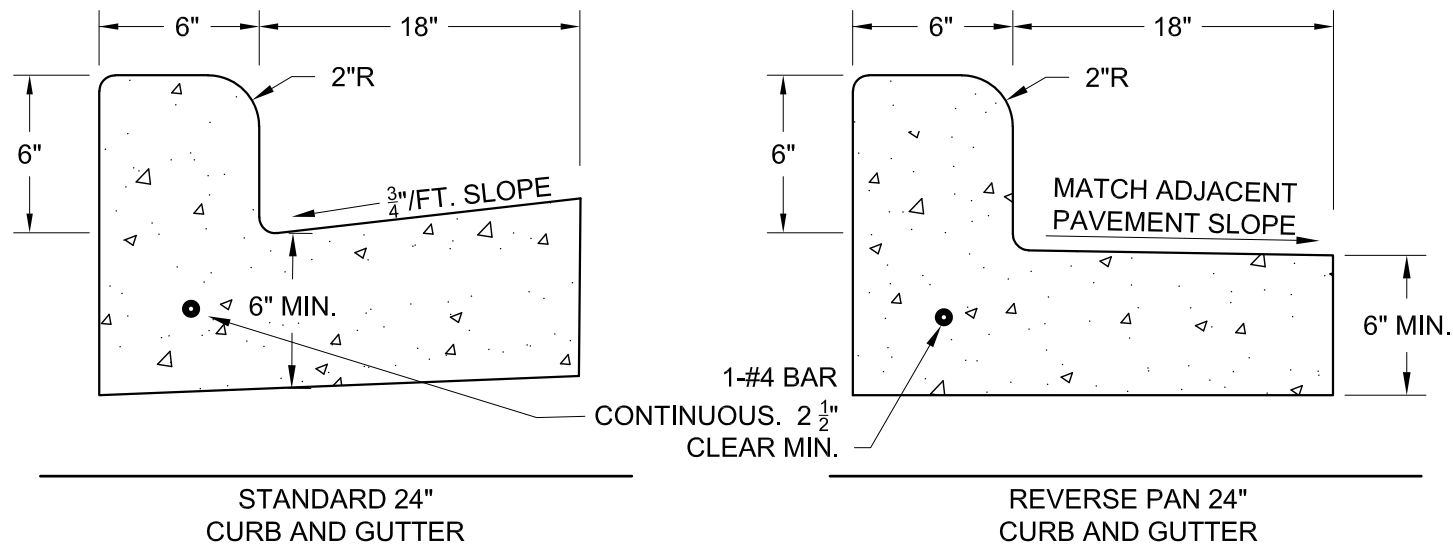


- NOTES:
- CONCRETE SHALL RECEIVE A BROOMED FINISH.
 - JOINT SPACING SHALL BE 5' OR WIDTH OF SIDEWALK, WHICHEVER IS GREATER. (10' MAX).
 - SIDEWALK WIDTH VARIES.

CONCRETE SIDEWALK

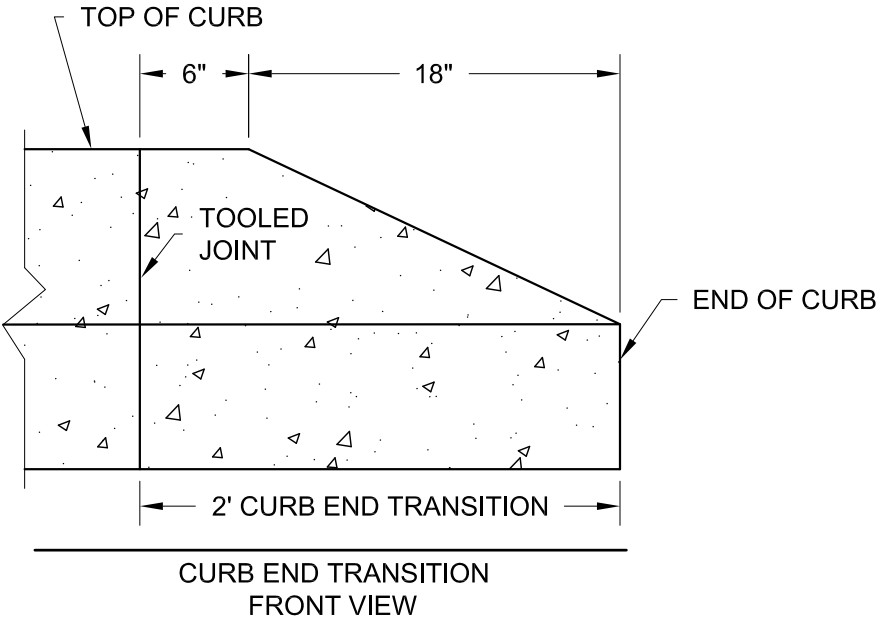


THICKENED EDGE FOR MONOLITHIC SIDEWALK

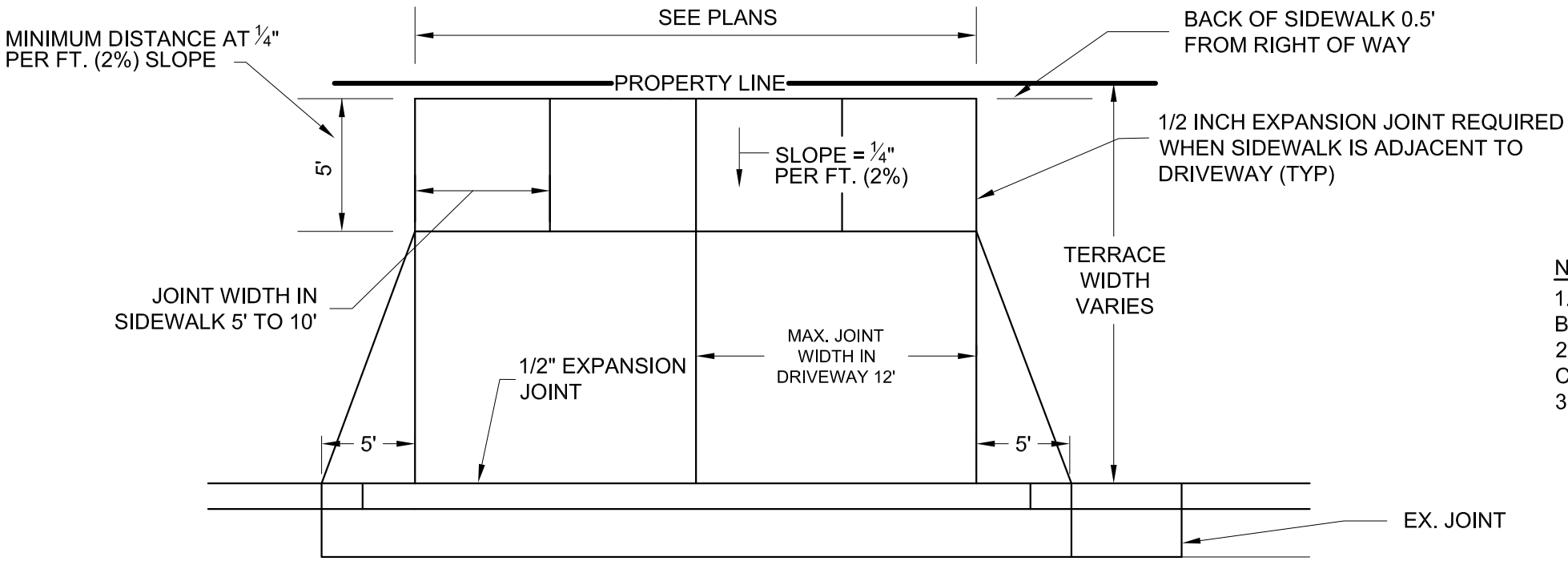


- NOTES:
- THE BOTTOM OF THE CURB AND GUTTER MAY EITHER BE LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE.
 - LOCATION OF STANDARD AND REVERSE PAN CURB AND GUTTER IS INDICATED ON THE DRAWINGS.
 - CURB SHALL BE PLACED ON A MINIMUM OF 6" OF COMPACTED DENSE GRADED BASE.

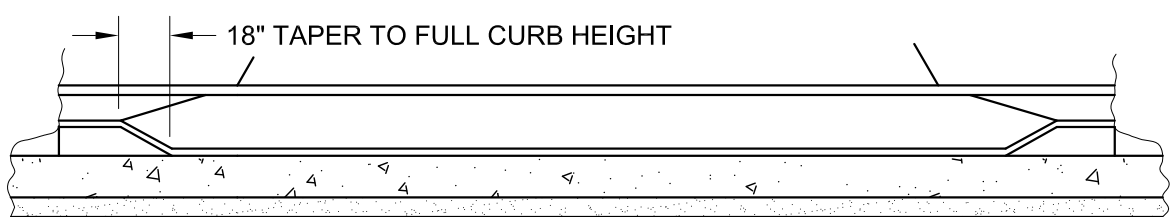
24" CURB AND GUTTER



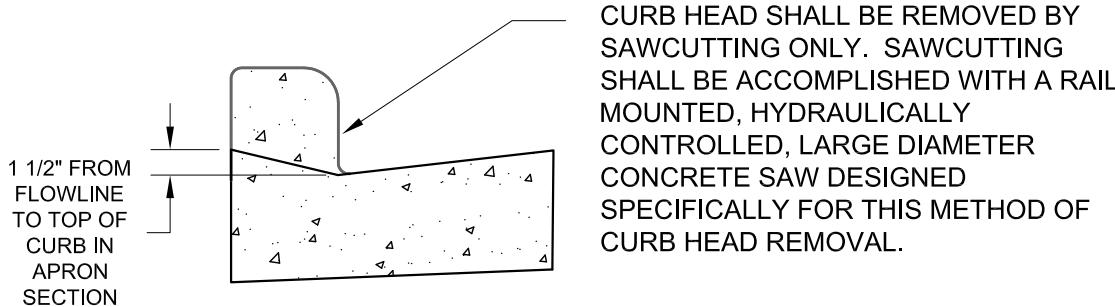
CURB END TRANSITION FRONT VIEW



PLAN VIEW OF DRIVEWAY APRON

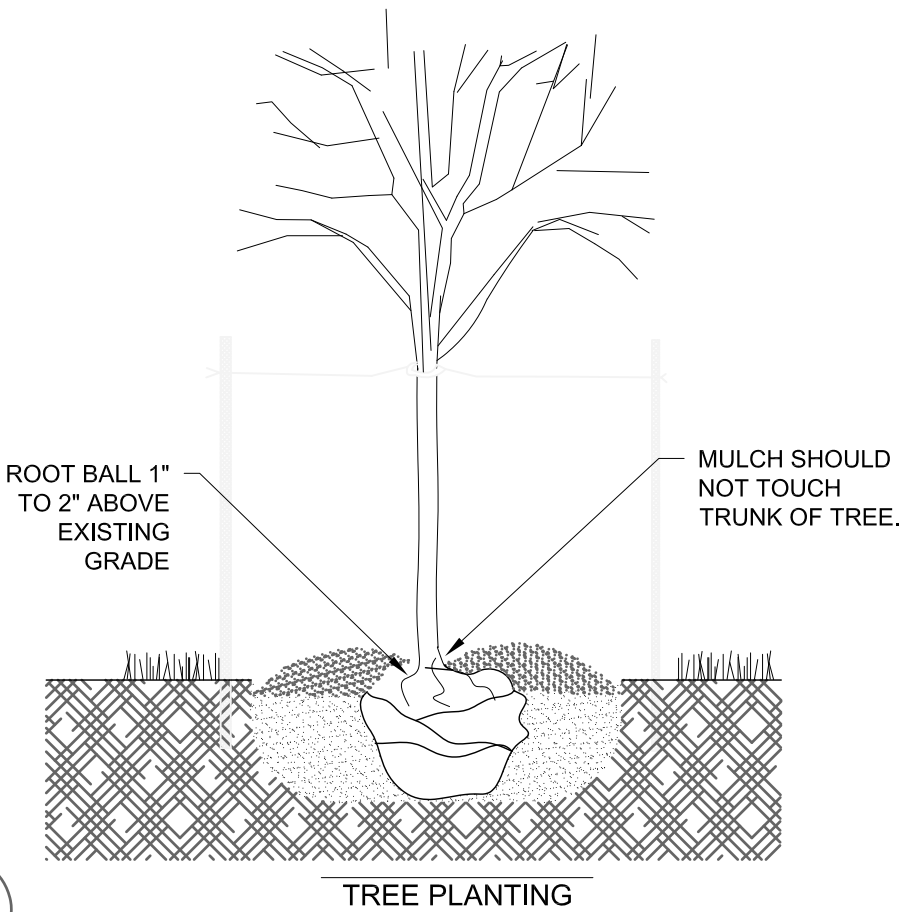


SECTION VIEW OF CURB CUT

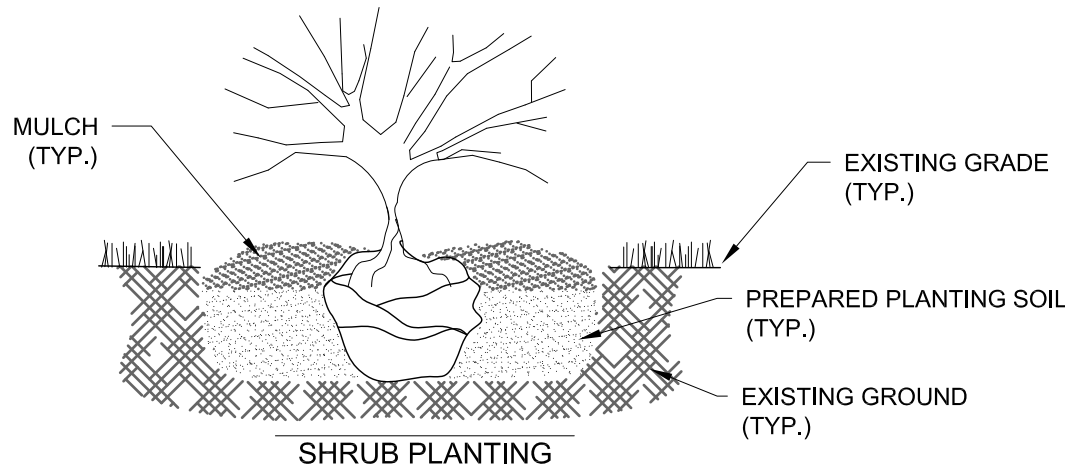


SECTION VIEW OF CURB

CONCRETE DRIVEWAY APRON



TREE PLANTING



SHRUB PLANTING

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

PLANTING DETAIL



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IRWIN LOFTS

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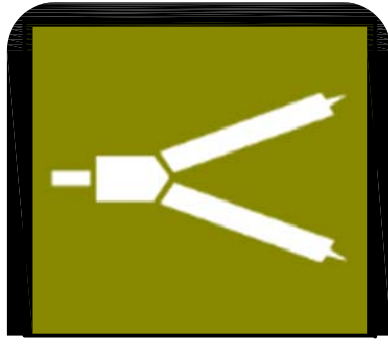
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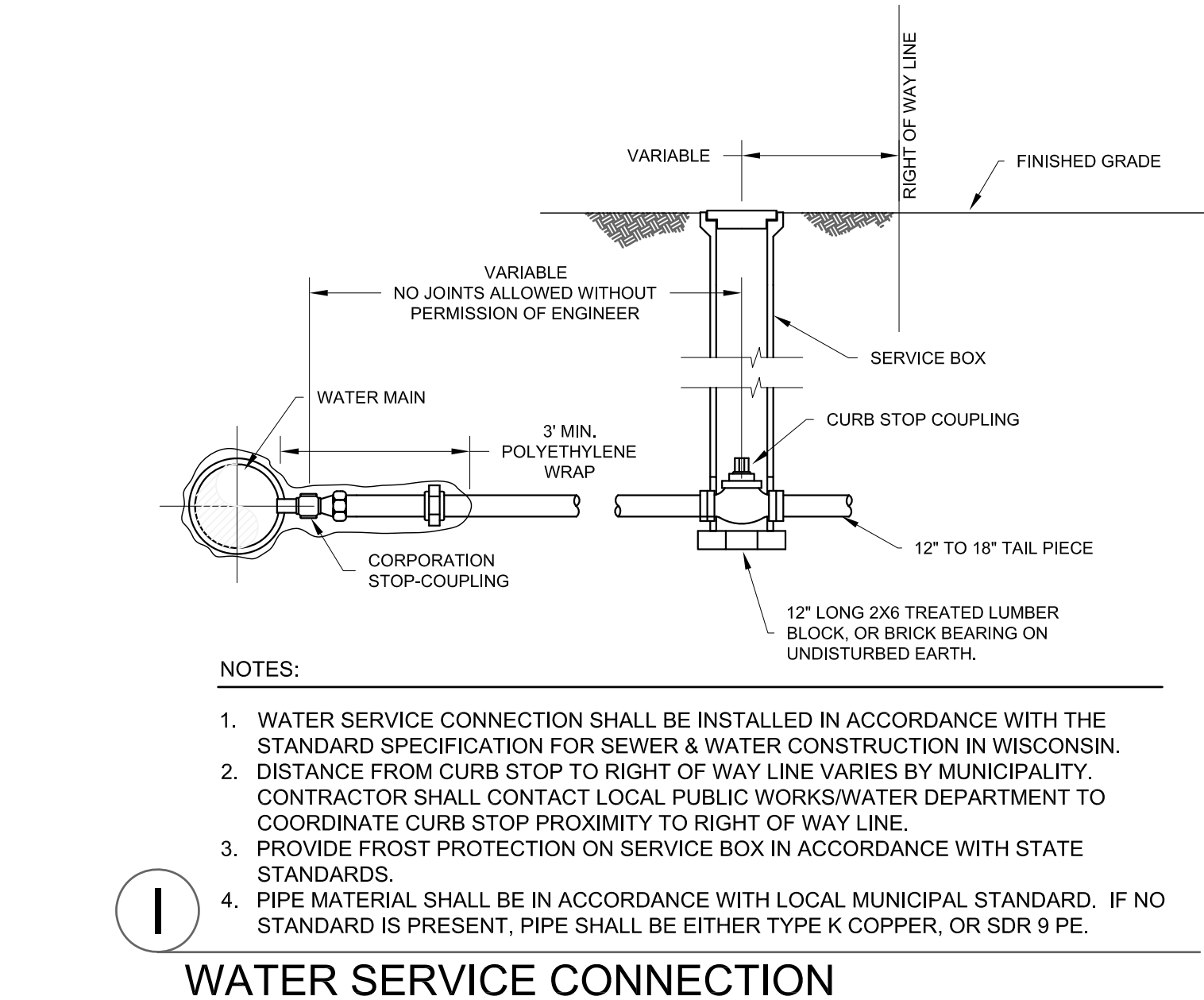
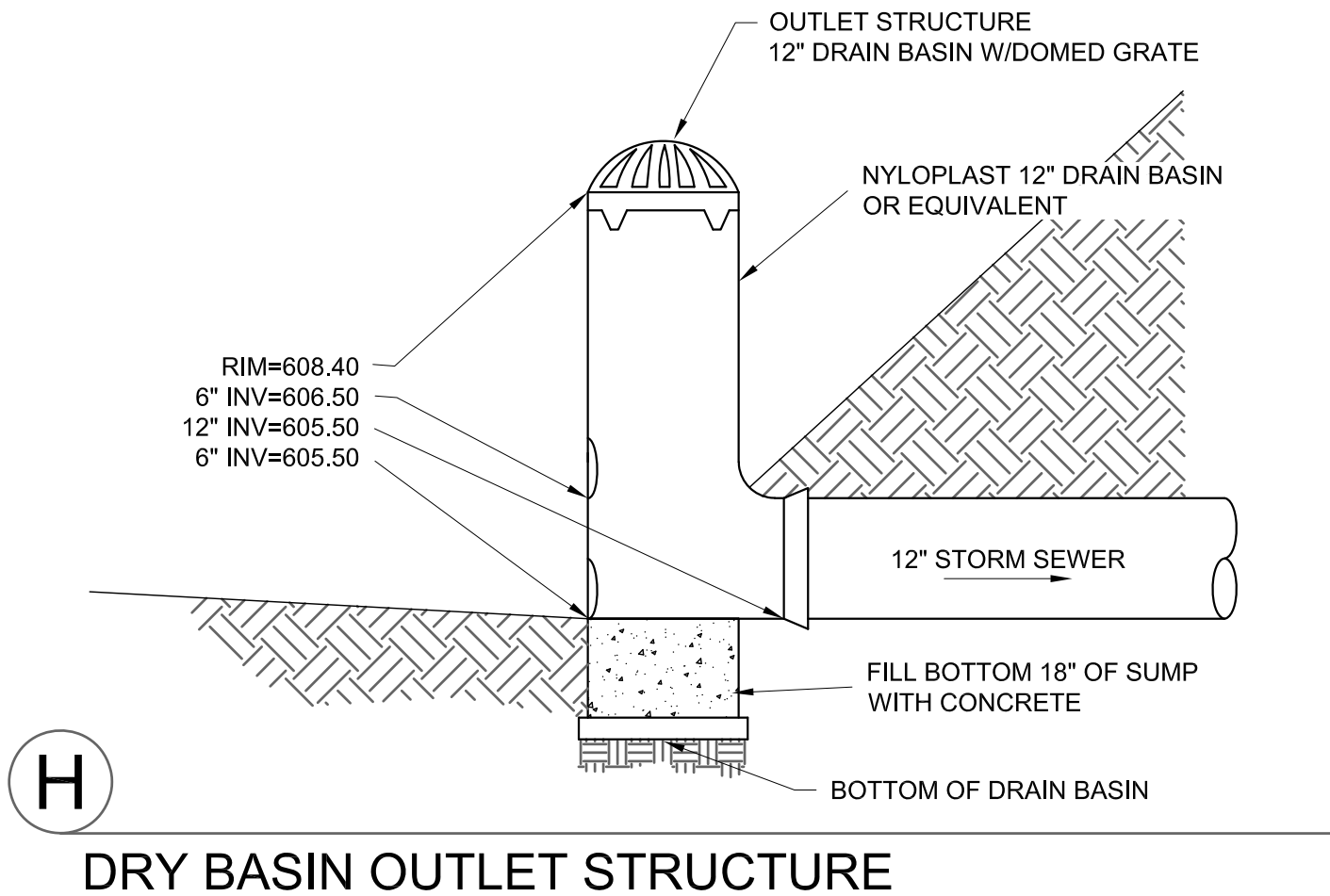
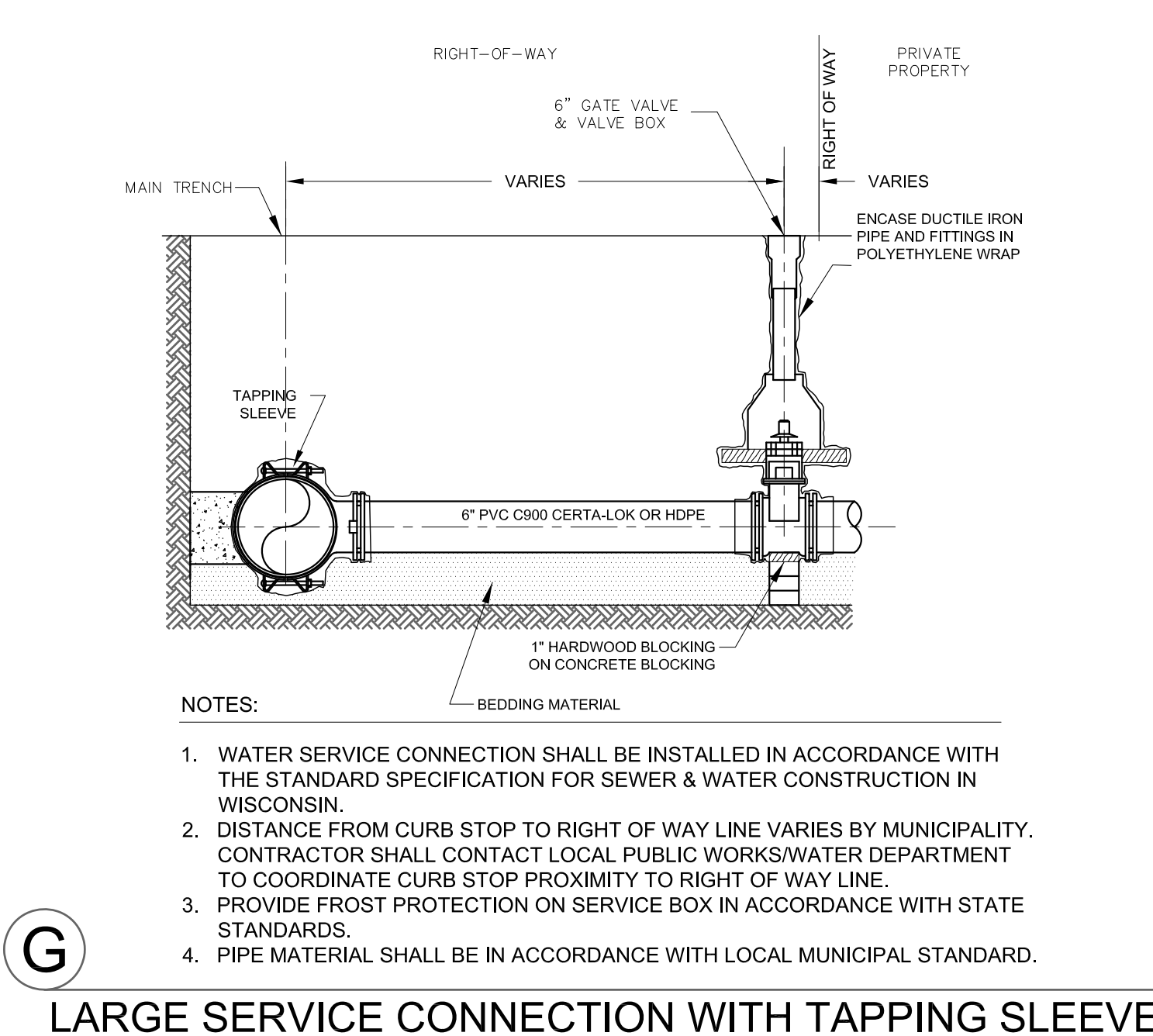
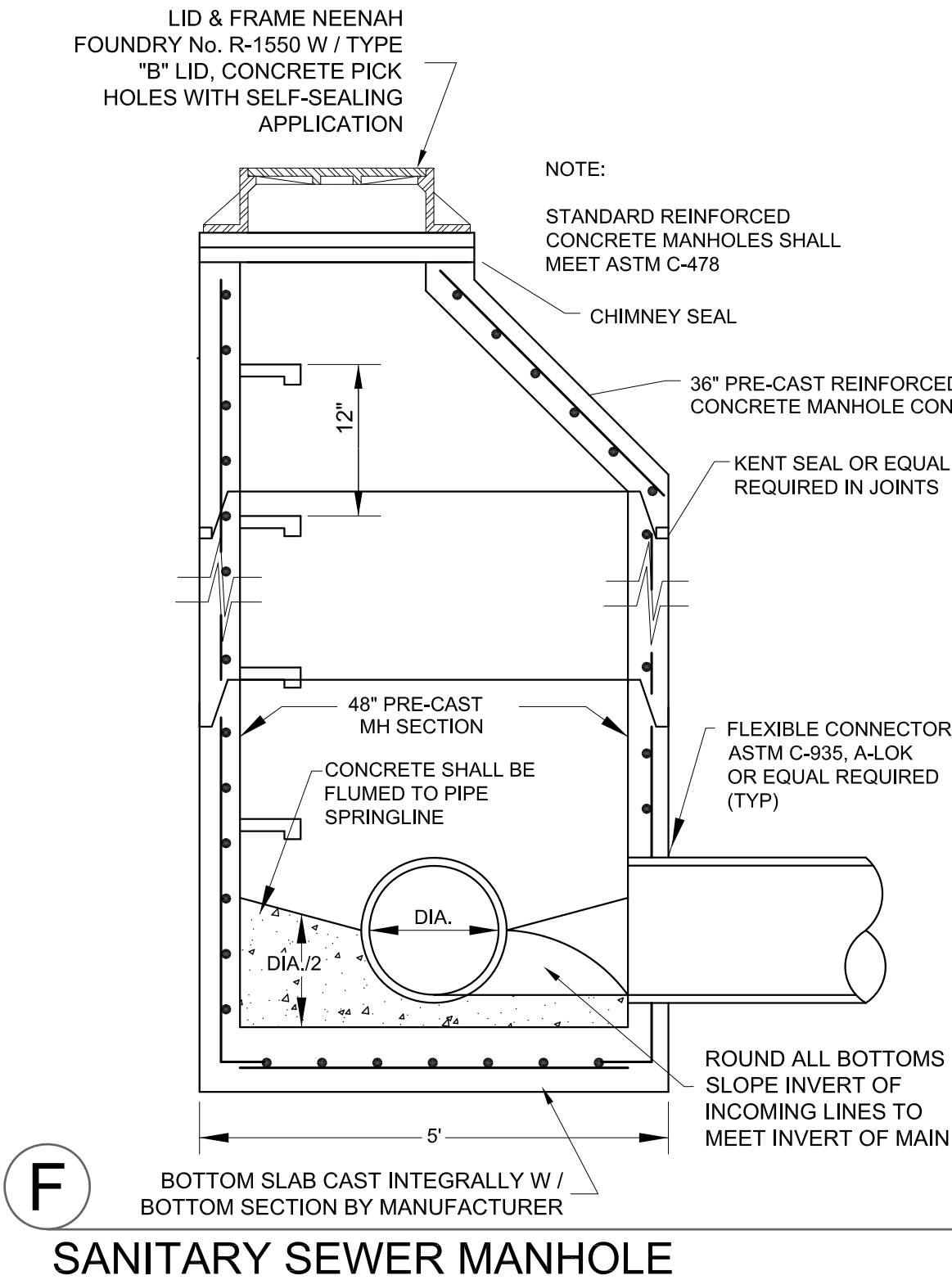
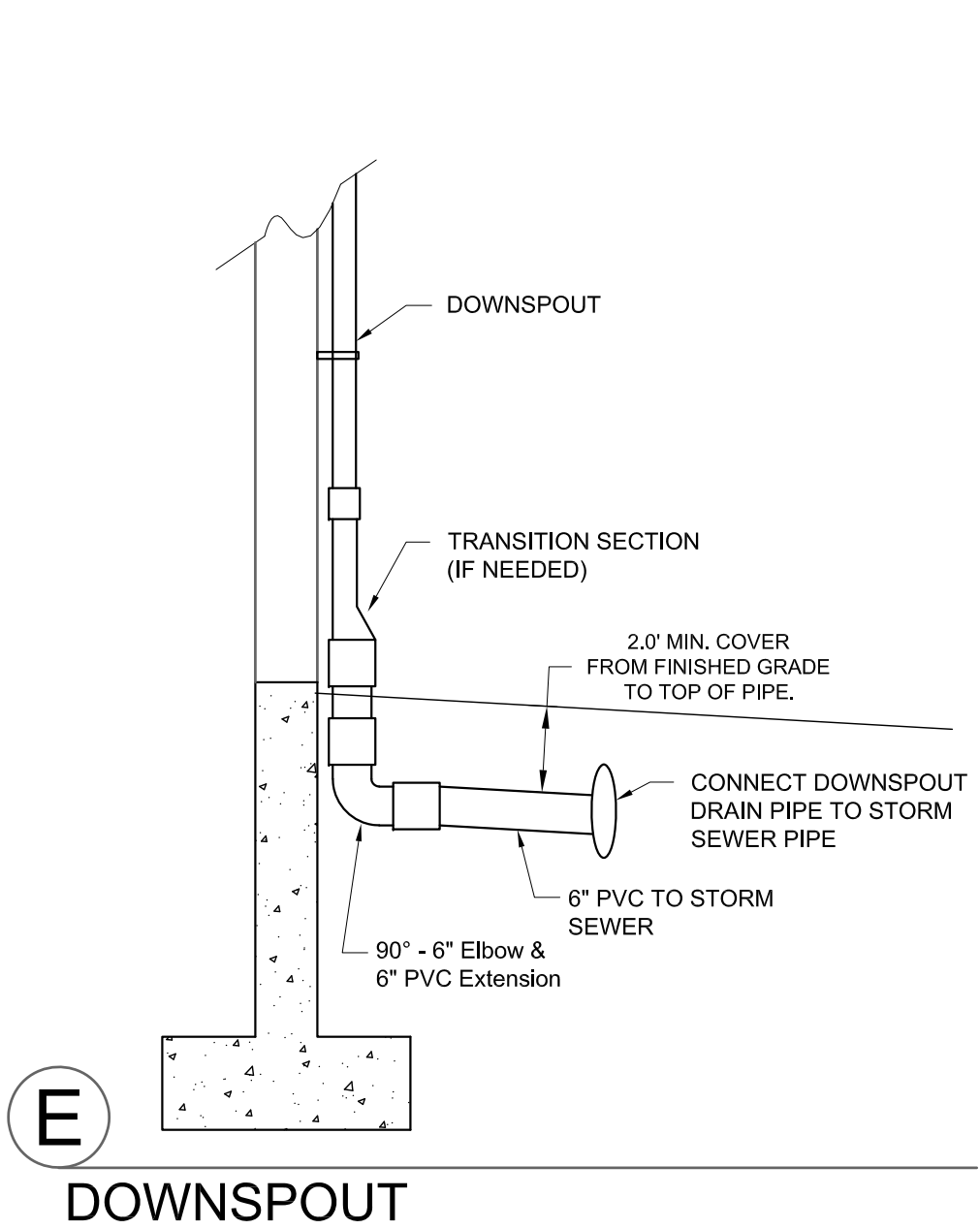
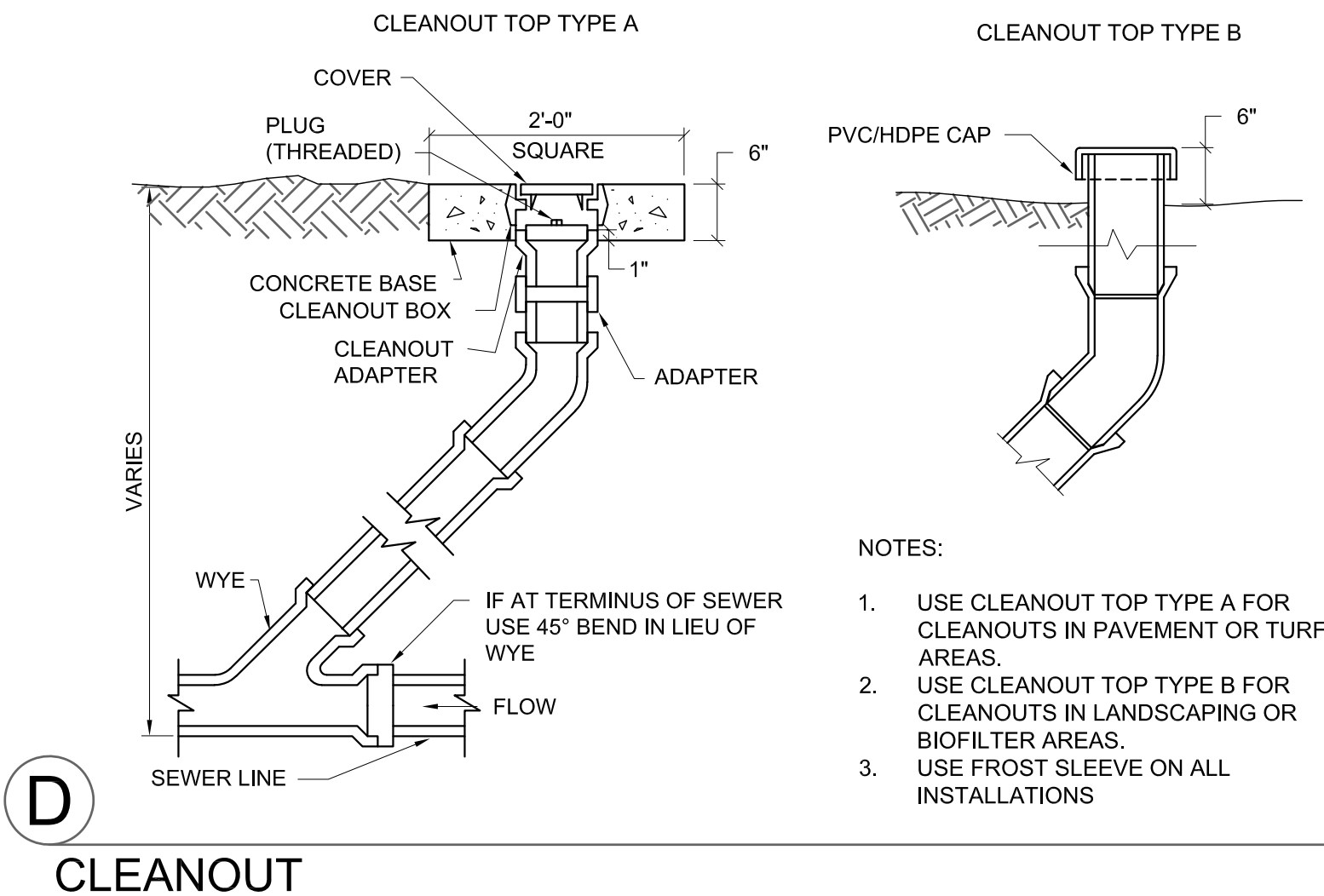
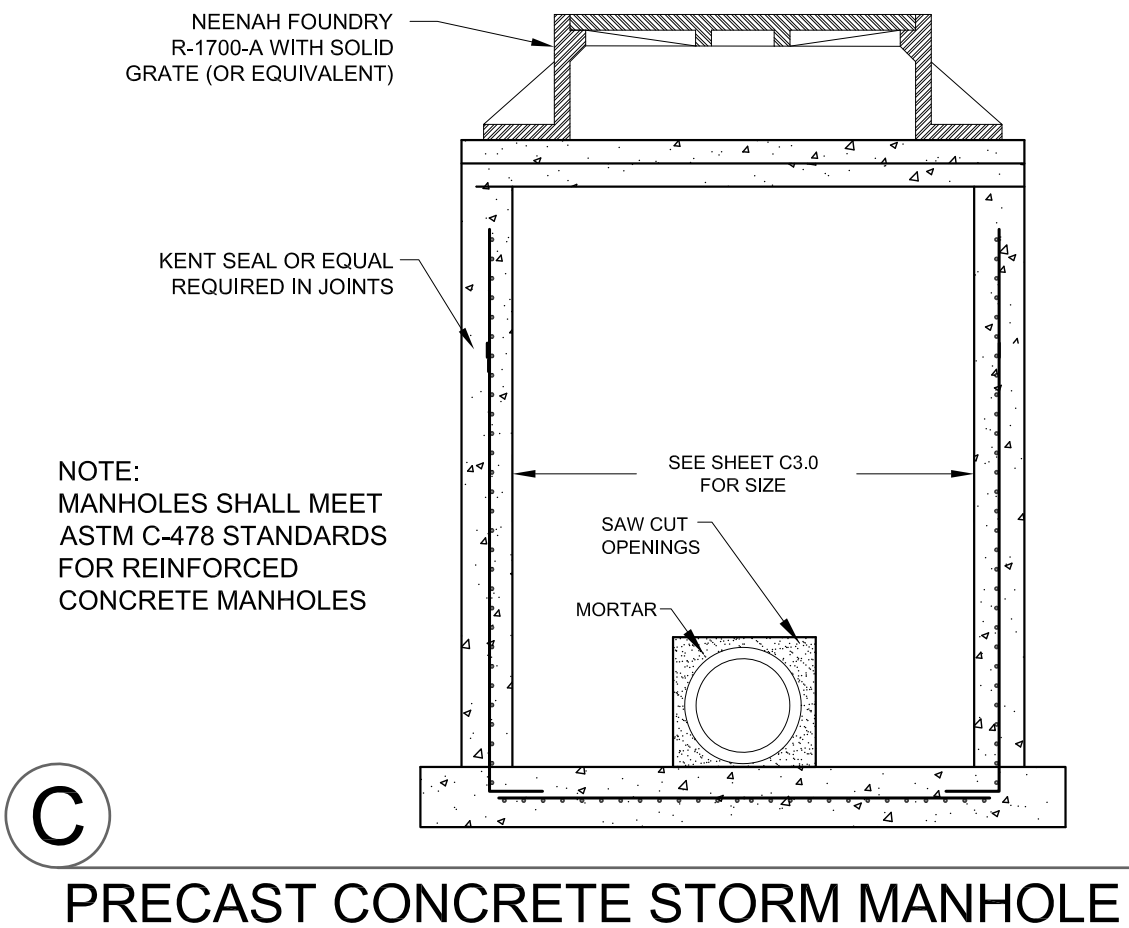
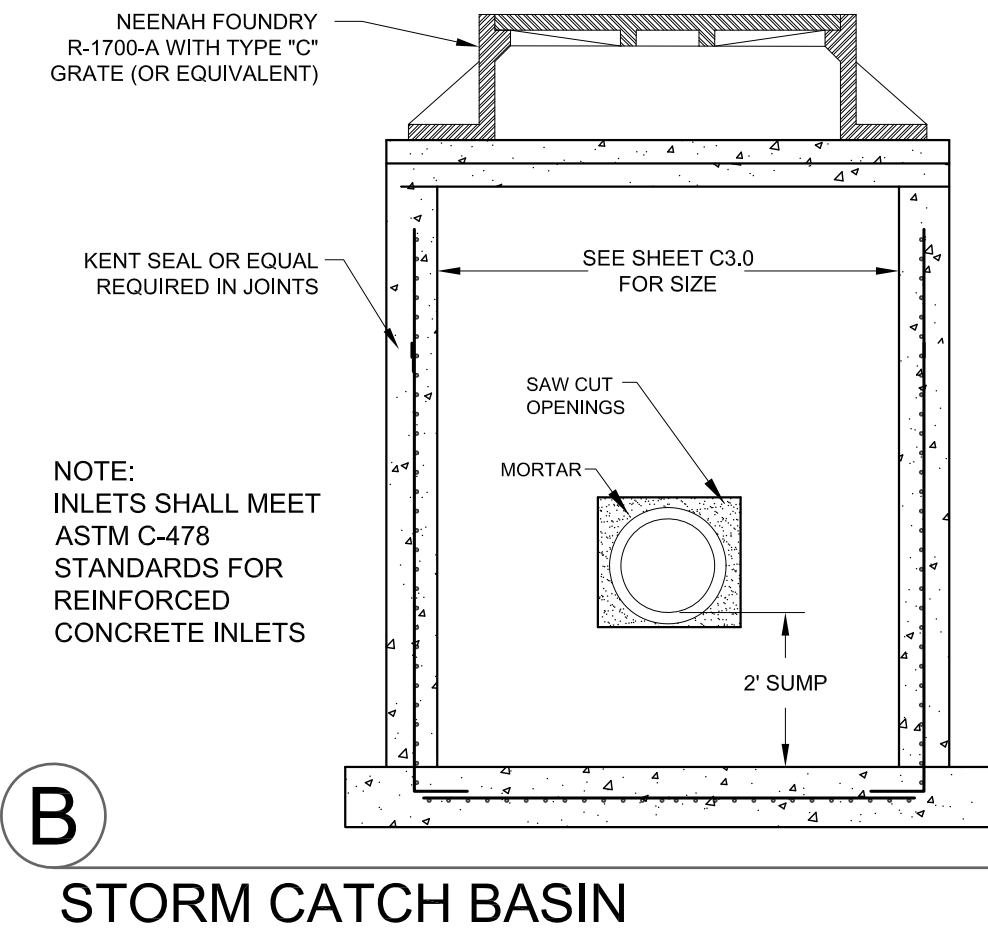
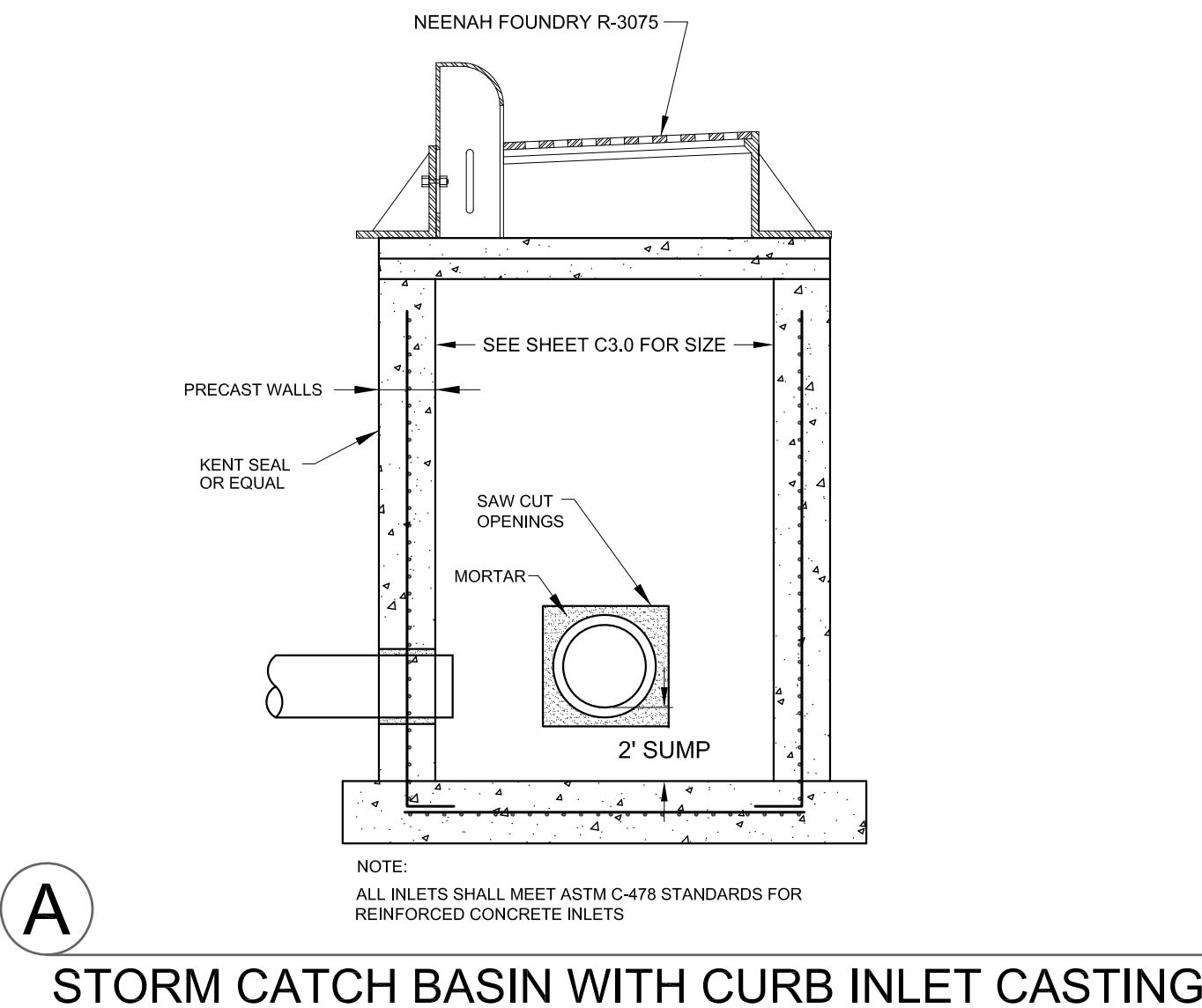
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UTILITY DETAILS



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CONSTRUCTION, INC.
1825 Nimitz Drive, Suite A | De Pere, WI 54115
P 920.347.5830 | deleers.com



IRWIN LOFTS
428 N. SUPERIOR ST., DE PERE, WI

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
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PH:920-569-5765; Fax: 920-569-5767
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Project Number: 1615-01-18

DESIGN NO:	CONTRACT NO:	"COPYRIGHT NOTICE"	
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BUSINESS DEV. ASSOC.:	DESIGNER:	DRAWN BY:	PROJECT MANAGER:
	ML, JE	ML, RH	..
DATE: 03.11.19			
SHEET: C6.1			

LANDSCAPE PLAN

PLANT TABLE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE
	FLOWERING CRABAPPLE	MALUS 'PRAIRIFIRE'	16	11 1/4"
	TAUTONI YEW	TAXUS X MEDIA 'TAUTONI'	8	18-24"
	ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'	6	2 GAL.
	ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	22	3 GAL.
	PATRIOT HOSTA	HOSTA 'PATRIOT'	10	1 GAL.
	MINUET WEIGELA	WEIGELA FLORIDA 'MINUET'	12	3 GAL.
	DAYLILIES	HEMEROCALLIS	39	1 GAL.
	BARBERRY	BERBERIS VULGARIS	12	3 GAL.
	SEDUM	SEDUM	14	1 GAL.

SHEET KEY NOTES:

- 1 6" DIAMETER OF 3" HARDWOOD MULCH
- 2 PRUNE TREE
- 3 REMOVE EXISTING BERM, VEGETATION, AND MULCH; ALSO SEE SHEET C1.0
- 4 STONE MULCH WITH WEED BARRIER FABRIC
- 5 PROFESSIONAL GRADE EDGING
- 6 LAWN
- 7 PLANT TREES PER THE PLANTING DETAIL; SEE DETAIL F SHEET C6.0

LANDSCAPE NOTES

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

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BUSINESS DEV. ASSOC.: _____

DESIGNER: _____ ML, JE

DRAWN BY: _____ ML, RH

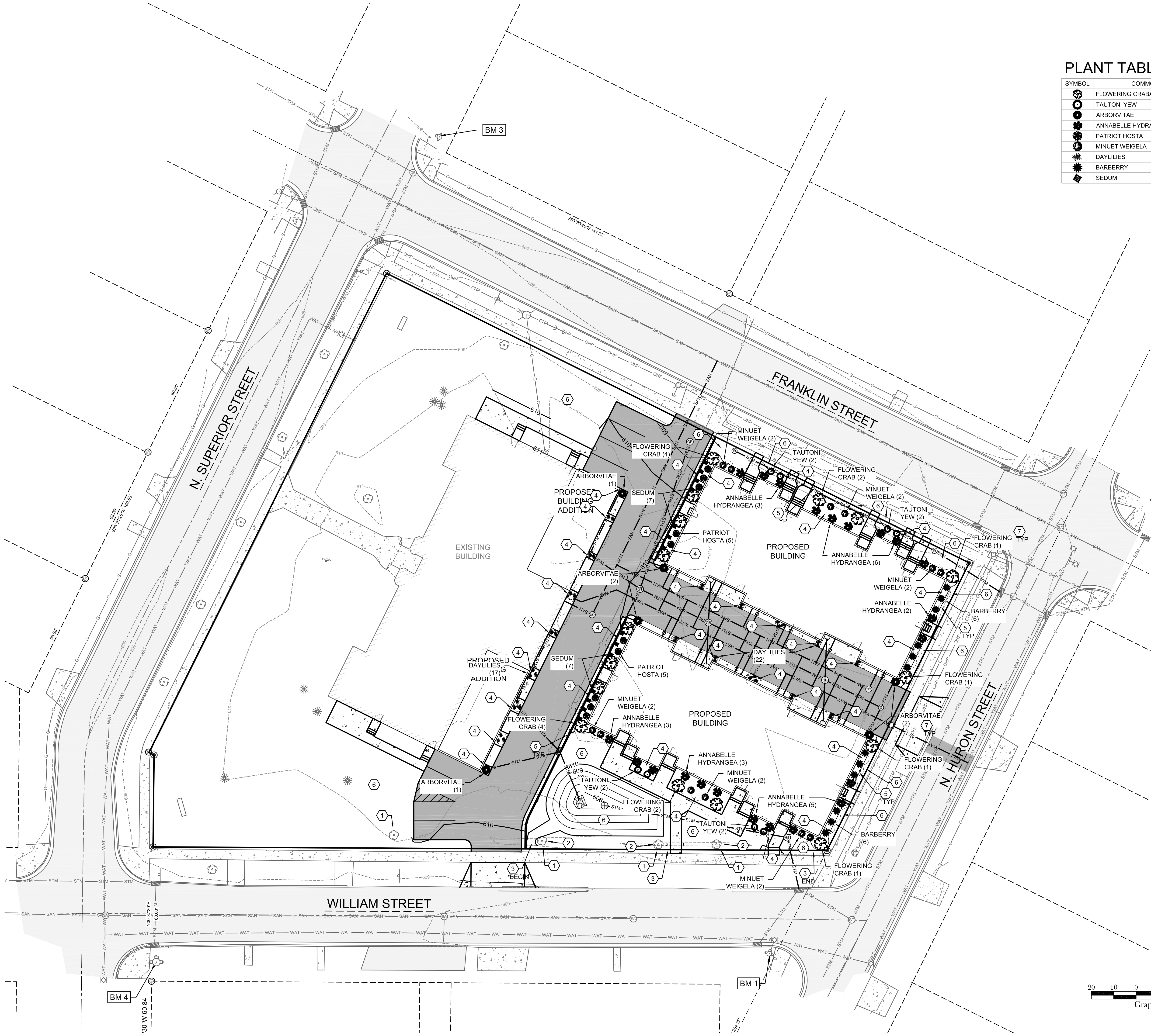
PROJECT MANAGER: _____

DATE: _____

SHEET: _____

03.11.19

L1.0



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Project Number: 1615-01-18

DECLARATION OF CONDOMINIUM

Return to:
q17
Reinhart Boerner Van Deuren s.c.
P.O. Box 2018
Madison, WI 53701-2018

q08

Parcel Number

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477*)

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DECLARATION OF CONDOMINIUM

THIS DECLARATION OF CONDOMINIUM (this "Declaration"), is made this ____ day of _____, 200__, by q02, q03 (the "Declarant").

ARTICLE I

DECLARATION

Declarant hereby declares that it is the sole owner of the Land (as defined in Section 2.02), together with all easements, rights and appurtenances pertaining thereto (the "Property"), and further declares that the Property is hereby submitted to the condominium form of ownership as provided in Chapter 703, Wisconsin Statutes (the "Condominium Ownership Act").

ARTICLE II

NAME; DESCRIPTION OF PROPERTY

2.01 Name. The name of the condominium created by this Declaration (the "Condominium") is "q01."

2.02 Legal Description. The land comprising the Property (the "Land") is located in the q04 of q05, County of q06, State of Wisconsin, and is legally described on Exhibit A attached hereto and made a part hereof.

2.03 Address. The address of the Condominium is q09.

ARTICLE III

DESCRIPTION OF UNITS

3.01 Identification of Units. The Condominium shall consist of ____ units (individually a "Unit" and collectively the "Units") located in the ____ buildings (individually, a "Building" and collectively, the "Buildings") identified on the condominium plat attached hereto as Exhibit B and made a part hereof (the "Condominium Plat"), together with the Common Elements as described in Article IV. The Condominium Plat shows floor plans for each Unit showing the layout, boundaries and dimensions of each Unit. The Units shall be identified as Units ____ through ____, inclusive, as numbered on the Condominium Plat. Each

owner of a Unit is referred to as a "Unit Owner." Where a Unit has been sold under a land contract, the purchaser (and not the vendor) shall be the Unit Owner.

3.02 Boundaries of Units. The boundaries of each Unit shall be as follows:

(a) Upper Boundary. The upper boundary of the Unit shall be the interior lower surface of the supporting members of the roof above the highest level of the living area, extended to an intersection with the perimetrical boundaries.

(b) Lower Boundary. The lower boundary of the Unit shall be the upper surface of the unfinished floor of the lowest level of the Unit consisting of the garage and basement extended to an intersection with the perimetrical boundaries.

(c) Perimetrical Boundaries. The perimetrical boundaries of the Unit shall be the imaginary vertical planes having elevations that coincide with: (a) in the case of interior walls separating the Unit from another Unit, the midpoint of the interior walls; (b) in the case of exterior walls, the exterior surface of the wall; (c) in the case of a wall separating a Unit from any interior Common Elements, the outside surface of the Common Elements (determined from the standpoint of a person inside the Unit) and (d) in the case of exterior windows, the interior surface of the windows; in all of the foregoing cases, extending to intersections with each other and with the upper and lower boundaries.

It is intended that the surface of each plane described above (be it drywall, tiles, wallpaper, paneling, carpeting or otherwise covered) is included as part of each defined Unit.

3.03 Additional Items Included as Part of Unit. The Unit shall also include each of the following items that serve such Unit exclusively, whether or not located within the boundaries described in Section 3.02:

(a) Windows, doors and garage doors (with all opening, closing and locking mechanisms and all hardware) which provide direct access to or within the Unit.

(b) Floor, wall, baseboard, or ceiling electrical outlets and switches and the junction boxes serving them.

(c) Telephone, telefax, cable television, computer, internet, stereo or other sound systems, if any, including outlets, switches, hardware and other appurtenances serving them.

(d) Plumbing fixtures, hot water heaters, fire sprinklers, if any, water softeners, if any, and the piping, valves, and other connecting and controlling mechanisms and devices lying between the fixture and water or sewage lines serving more than one (1) Unit.

(e) The heating, ventilating and air conditioning system, including the furnaces, air conditioning equipment, the control mechanisms, all vents from the Unit to the exterior of the Condominium, including vents for furnaces, clothes dryer, range hood, all other exhaust fans, and such other vents appurtenant to each Unit, condensers and all connections thereto serving each Unit, exclusively.

Specifically not included as part of a Unit are those structural components of each Building and the exterior surfaces thereof, the insulation systems, and any portion of the plumbing, electrical or mechanical systems of the Building serving more than one (1) Unit, even if located within the Unit. Any structural components, insulation systems, plumbing, electrical, mechanical and public or private utility lines running through a Unit that serve more than one Unit are Common Elements.

ARTICLE IV

COMMON ELEMENTS; LIMITED COMMON ELEMENTS

4.01 Common Elements. The common elements (the "Common Elements") are all of the Condominium except for the Units. The Common Elements include, without limitation, the following:

- (a) The Land;
- (b) The paved driveway, private streets, pedestrian walkways, if any, and bicycle pathways, if any, situated on the Land;
- (c) The foundations, columns, pilasters, girders, beams, supports, main walls (which shall be defined as exterior walls and surfaces, structural walls, roof trusses and roofs;
- (d) That part of the fire sprinkler system, if any, and its associated piping and operating mechanisms serving more than one Unit;

(e) Any other portion of the improvements to the Land which is not included within the boundary of a Unit as described above; and

(f) Mailbox islands.

4.02 Limited Common Elements. Certain Common Elements as described in this Section shall be reserved for the exclusive use of the Unit Owners of one or more but less than all of the Units. Such Common Elements shall be referred to collectively as "Limited Common Elements." The following Common Elements shall be reserved for the exclusive use of one or more Unit Owners as described herein:

(a) All sidewalks, access ways, steps, stoops, balconies, decks and patios attached to, leading directly to or from, or adjacent to each Unit; and

(b) The parking spaces identified on the Condominium Plat as designated and reserved for any Unit, if any.

4.03 Conflict Between Unit Boundaries; Common Element Boundaries.

(a) If any portion of the Common Elements shall encroach upon any Unit, or if any Unit shall encroach upon any other Unit or upon any portion of the Common Elements as a result of the duly-authorized construction, reconstruction or repair of a Building, or as a result of settling or shifting of a Building, such that all of the actual as-built boundaries of any such Units and Common Elements are located within six (6) inches of the locations of the corresponding boundaries of such Units and Common Elements as described in Section 3.02 or elsewhere in this Declaration or as shown on the Condominium Plat, then the existing physical boundaries of such Units or Common Elements shall be conclusively presumed to be the boundaries of such Units or Common Elements, regardless of the variations between the physical boundaries described in Sections 3.02 and 3.03 or elsewhere in this Declaration or shown on the Condominium Plat and the existing physical boundaries of any such Units or Common Elements.

(b) If any portion of the Common Elements shall encroach upon any Unit, or if any Unit shall encroach upon any other Unit or upon any portion of the Common Elements as a result of the duly-authorized construction, reconstruction or repair of a Building, or as a result of settling or shifting of a Building, then a valid easement for the encroachment and for its maintenance shall exist so long as such Building stands; provided,

however, that if any such encroachment or easement materially impairs any Unit Owner's enjoyment of the Unit owned by such Unit Owner or of the Common Elements in the judgment of the board of directors of the Association (as defined below), such encroachment shall be removed or just compensation shall be provided to each injured Unit Owner within ninety (90) days of the discovery of the encroachment.

(c) Following any change in the location of the boundaries of the Units under this Section 4.03, the square footages of all affected Units or Common Elements shall continue to be determined by the square footages, if any, shown on the Condominium Plat for all purposes under this Declaration.

[**OPTIONAL:** Improvements to Limited Common Elements. A Unit Owner may enclose any deck that is a Limited Common Element appurtenant to such Unit upon compliance with Section 703.13(5m) of the Condominium Ownership Act and with the written consent of the Association.]

ARTICLE V

PERCENTAGE INTERESTS; VOTING

5.01 Percentage Interests. The undivided percentage interest in the Common Elements (the "Percentage Interest") appurtenant to each Unit shall be a percentage equal to one divided by the total number of Units.

5.02 Conveyance or Encumbrance of Percentage Interest. Any deed, mortgage or other instrument purporting to convey or encumber any Unit shall be deemed to include the Unit Owner's Percentage Interest and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein.

5.03 Voting. Each Unit shall have one (1) vote appurtenant to such Unit at meetings of the Association (as defined in Article VI).

5.04 Multiple Owners. If there are multiple owners of any Unit, their votes shall be counted in the manner provided in the Bylaws.

5.05 Limitations on Voting Rights. No Unit Owner shall be entitled to vote on any matter submitted to a vote of the Unit Owners until the Unit Owner's name and current mailing address, and the name and address of the Mortgagee of the Unit, if any, has been furnished to the secretary of the Association. The bylaws of the

Association may contain a provision prohibiting any Unit Owner from voting on any matter submitted to a vote of the Unit Owners if the Association has recorded a statement of condominium lien on the Unit and the amount necessary to release the lien has not been paid at the time of the voting.

ARTICLE VI

CONDOMINIUM ASSOCIATION

6.01 General. Following the conveyance of the first Unit to any person other than Declarant, all Unit Owners shall be entitled and required to be a member of an association of Unit Owners known as "q07" (the "Association"), which shall be responsible for carrying out the purposes of this Declaration, including exclusive management and control of the Common Elements and facilities of the Condominium, which may include the appointment and delegation of duties and responsibilities hereunder to a committee or subcommittee commissioned by the Association for that purpose. The Association shall be incorporated as a non-profit corporation under the laws of the State of Wisconsin. The powers and duties of the Association shall include those set forth in the Association's articles of incorporation (the "Articles") and bylaws (the "Bylaws"), the Condominium Ownership Act, this Declaration and Chapter 181, Wisconsin Statutes (the "Wisconsin Nonstock Corporation Law"). All Unit Owners, tenants of Units and all other persons and entities that in any manner use the Property or any part thereof shall abide by and be subject to all of the provisions of all rules and regulations of the Association (collectively, the "Rules and Regulations"), this Declaration, the Articles and Bylaws. The Association shall have the exclusive right to promulgate, and to delegate the right to promulgate, the Rules and Regulations from time to time and shall distribute to each Unit Owner, the updated version of such Rules and Regulations upon any amendment or modification to the Rules and Regulations. Any new rule or regulation or any revision to an existing rule and regulation shall become effective immediately upon distribution to the Unit Owners.

6.02 Declarant Control. Notwithstanding anything contained in this Declaration to the contrary, the Declarant shall totally govern the affairs of the Condominium and pay all expenses thereof until a Unit has been sold to any person other than the Declarant. The Declarant may exercise any rights granted to, or perform any obligations imposed upon, Declarant under this Declaration through its duly authorized agent. After a Unit has been sold to any person other than the Declarant, except as provided in Section 6.03, the Declarant shall have the right to appoint and remove the officers of the Association and to exercise any and all of the powers and responsibilities assigned to the Association and its officers by the Articles, Bylaws, the Condominium Ownership Act, this Declaration and the

Wisconsin Nonstock Corporation Law from the date the first Unit of this Condominium is conveyed by the Declarant to any person other than Declarant, until the earliest of: (a) three years from such date; or (b) thirty (30) days after the conveyance of seventy-five percent (75%) of the Percentage Interests; or (c) thirty (30) days after the Declarant's election to waive its right of control.

6.03 Board of Directors. The affairs of the Association shall be governed by a board of directors. Within thirty (30) days after the conveyance of twenty-five percent (25%) of the Percentage Interest to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least twenty-five percent (25%) of the directors on the board of directors. Within thirty (30) days after the conveyance of fifty percent (50%) of the Percentage Interests to purchasers, the Association shall hold a meeting, and the Unit Owners other than the Declarant shall elect at least thirty-three and one-third percent (33 1/3%) of the directors on the board of directors.

6.04 Maintenance and Repairs.

(a) By Association. Except as provided in Sections 6.04(b) and 6.04(c), the Association shall be responsible for the management and control of the Common Elements and Limited Common Elements (except patios and balconies) and shall maintain the same in good, clean and attractive order and repair. In addition, the Association shall be responsible for maintaining all Limited Common Elements (except patios and balconies), for snow plowing all sidewalks, driveways, private street, parking areas, the maintenance, repair and replacement of all outdoor amenities, including lawns, landscaping, sidewalks, bicycle paths, driveways and parking areas. The Association shall be responsible for replacing when necessary any Common Elements and Limited Common Elements.

(b) By Unit Owner. Each Unit Owner shall be responsible for the maintenance, repair, and replacement of all other improvements constructed within the Unit (including the electrical, heating and air conditioning systems serving such Unit, and including any ducts, vents, wires, cables or conduits designed or used in connection with such electrical, heating or air conditioning systems), and for the maintenance (but not the repair or replacement of) exterior patio areas or balconies appurtenant to the Unit, except to the extent any repair cost for any of the foregoing is paid by the Association's insurance policy described in Section 8.01. Each Unit shall at all times be kept in good condition and repair. If any Unit or portion of a Unit for which a Unit Owner is responsible falls into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition, or a

condition that results in damage to the Common Elements, the Association, upon fifteen (15) days' prior written notice to the Unit Owners of such Unit, shall have the right to correct such condition or to restore the Unit to its condition existing prior to the disrepair, or the damage or destruction if such was the cause of the disrepair, and to enter into such Unit for the purpose of doing so, and the Unit Owners of such Unit shall promptly reimburse the Association for the cost thereof. All amounts due for such work shall be paid within ten (10) days after receipt of written demand therefor, or the amounts may, at the option of the Association, be levied against the Unit as a Special Assessment under Section 6.07.

(c) Damage Caused by Unit Owners. To the extent (i) any cleaning, maintenance, repair or replacement of all or any part of any Common Elements or the Unit is required as a result of the negligent, reckless or intentional act or omission of any Unit Owner, tenant or occupant of a Unit, or (ii) any cleaning, maintenance, repair, replacement or restoration of all or any part of any Common Element or the Unit is required as a result of an alteration to a Unit by any Unit Owner, tenant or occupant of a Unit, or the removal of any such alteration (regardless of whether the alteration was approved by the Association or any committee thereof) or (iii) the Association is required to restore the Common Elements or the Unit following any alteration of a Common Element or Limited Common Element required by this Declaration, or the removal of any such alteration, the Unit Owner that committed the act or omission or that caused the alteration, or the Unit Owners of the Unit occupied by such tenant or occupant or responsible for such guest, contractor, agent or invitee, shall pay the cost of such cleaning, maintenance, repair, replacement and restoration.

6.05 Common Expenses. Any and all expenses incurred by the Association in connection with the management, maintenance, repair and replacement of the Condominium and other areas described in Section 6.04 and administration of the Association shall be deemed to be common expenses (the "Common Expenses"), including, without limitation, expenses incurred for: landscaping and lawn care; snow shoveling and plowing; improvements to the Common Elements; common grounds security lighting; municipal utility services provided to the Common Elements; trash collection; and maintenance and management salaries and wages.

6.06 General Assessments. The Association shall levy monthly general assessments (the "General Assessments") against the Unit Owners for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against the Unit Owners shall be assessed in proportion to their

Percentage Interests. General Assessments shall be due in advance on the first day of each month, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with interest, collection costs, and reasonable attorneys' fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the assessment becomes due as provided in the Condominium Ownership Act. Notwithstanding the foregoing, Units not yet sold by Declarant shall not be subject to General Assessments. If, however, during the period of Declarant control the General Assessments against any Unit not owned by Declarant would exceed the amount set forth in the budget per Unit (excluding any portion of General Assessments to fund reserves), Declarant shall either: (a) record a document to cause its Units to be subject to General Assessments; or (b) pay to the Association the amount necessary to cause the General Assessments against the Units not owned by Declarant to be reduced to the amount set forth in the budget per Unit (excluding any portion of General Assessments used to fund reserves).

6.07 Special Assessments. The Association may, whenever necessary or appropriate, levy special assessments (the "Special Assessments") against the Unit Owners collectively for deficiencies in the case of destruction or condemnation as set forth in Section 8.05 and Section 9.05; for defraying the cost of improvements to the Common Elements or for any other purpose for which the Association may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Condominium. In addition, the Association may levy Special Assessments against individual Unit Owners for the collection of monies owed to the Association under any provision of this Declaration, including, without limitation, Section 6.04 and Article XIII. Special Assessments shall be paid at such time and in such manner as the Association may determine. Any Special Assessment or installment not paid when due shall bear interest until paid, as set forth in the Bylaws and, together with the interest, collection costs and reasonable attorneys' fees, shall constitute a lien on the Unit on which it is assessed if a statement of condominium lien is filed within two (2) years after the Special Assessment becomes due as provided in the Condominium Ownership Act.

6.08 Common Surpluses. In the event that the surpluses of the Association (the "Common Surpluses") should be accumulated, other than surpluses in any construction fund as described in Section 8.06 and Section 9.06, such Common Surpluses may be credited against the Unit Owners' General Assessments in proportion to their respective Percentage Interests or may be used for any other purpose as the Association may determine.

6.09 Certificate of Status. The Association shall, upon the written request of an owner, purchaser or Mortgagee of a Unit, issue a certificate of status of lien. Any such party may conclusively rely on the information set forth in such certificate.

6.10 Management Services. The Association shall have the right to enter into a management contract with a manager selected by the Association (the "Manager") under which services may be provided to the Unit Owners. The management contract shall be subject to termination by the Association under Section 703.35 of the Wisconsin Statutes.

6.11 Master Association. Pursuant to Section 703.155 of the Wisconsin Statutes, the Association shall have the right to delegate one (1) or more of its powers, to the extent permitted by law, to a master association. On the date of this Declaration, no master association exists.

ARTICLE VII

ALTERATIONS AND USE RESTRICTIONS

7.01 Unit Alterations.

(a) A Unit Owner may make improvements and alterations within its Unit; provided, however, that such improvements or alterations shall not impair the structural soundness or integrity or lessen the structural support of any portion of the Condominium, and does not impair any easement. A Unit Owner may not change the dimensions of or the exterior appearance of a Unit or any portion of the Common Elements without obtaining the prior written permission of the Association, which permission may be denied in the sole discretion of the Association. Any approved improvement or alteration which changes the exterior dimensions of a Unit must be evidenced by recording a modification to this Declaration and the Condominium Plat before it shall be effective and must comply with the then applicable legal requirements for such amendment or addendum. Furthermore, any approved improvements or alterations must be accomplished in accordance with applicable laws and regulations, must not unreasonably interfere with the use and enjoyment of the other Units and the Common Elements, and must not be in violation of any underlying mortgage, land contract or similar security interest.

(b) A Unit Owner acquiring an adjoining part of another Unit may remove all or any part of the intervening partition wall or create

doorways or other apertures therein. This may be done even if the partition wall may, in whole or in part, be a Common Element, provided that those acts do not impair the structural integrity or lessen the support of any portion of the Condominium, do not reduce the value of the Condominium, and do not impair any easement. The creation of doorways or other apertures is not deemed an alteration of boundaries.

7.02 Relocation of Boundaries.

(a) If the Unit Owners of adjoining Units desire to relocate their mutual boundary, the affected Unit Owners shall prepare and execute appropriate instruments.

(b) An amendment to the Declaration and an addendum to the Condominium Plat shall identify the Units and shall state that the boundaries between those Units are being relocated by agreement of the Unit Owners thereof. The amendment shall contain words of conveyance between those Unit Owners, and when recorded shall also be indexed in the name of the grantor and grantee, if applicable. If not stated, the prior allocation shall govern, until such time as the Unit Owners shall record an amendment to that effect with the q06 County Register of Deeds.

(c) Plats and plans showing the altered boundaries and the dimensions thereof between adjoining Units, and their identifying numbers or letters, shall be prepared. The plats and plans shall be certified as to their accuracy in compliance with Subsection 703.13(6) of the Wisconsin Statutes, by civil engineer, architect, or licensed land surveyor authorized to practice his or her profession in the State of Wisconsin.

(d) No boundaries of any Units may be relocated without the written consent of the Mortgagees of the Units affected.

(e) After appropriate instruments have been prepared and executed, those instruments shall become effective when the adjoining Unit Owners and the Association have executed them and they have been recorded with the q06 County Register of Deeds. The recording thereof shall be conclusive evidence that the relocation of boundaries did not violate the Condominium documents.

7.03 Separation of Units.

(a) A Unit may be separated into two (2) or more Units upon compliance with the provisions of this Section, provided that the Association approves the separation of such Unit (which approval may be denied in the sole discretion of the Association). The Association's President, upon written application of a Unit Owner proposing the separation of a Unit (the "Separator") and after thirty (30) days' written notice to all of the Unit Owners shall promptly present the matter to the Association's Board of Directors. If approved, the President of the Association shall promptly prepare and execute appropriate instruments under this Section. An amendment to this Declaration and an addendum to the Condominium Plat shall assign a new identifying number to each new Unit created by the separation of a Unit, shall allocate to those Units, on a reasonable basis acceptable to the Separator and the Association, the Percentage Interests and right to use the applicable Limited Common Elements. The vote in the Association formerly appertaining to the separated Unit will be allocated among the resulting Units. For this purpose, a fractional vote shall be permitted. The amendment shall reflect a proportionate allocation to the new Unit(s) of the liability for Common Expenses and right to Common Surpluses formally appertaining to the separated Unit.

(b) Plats and plans showing the boundaries and dimensions separating the new Units together with their other boundaries and their new identifying numbers or letters shall be prepared. The plats and plans shall be certified as to their accuracy and compliance with Subsection 703.13(7), Wisconsin Statutes, by a civil engineer, architect, or licensed land surveyor authorized to practice his or her profession in the State of Wisconsin.

(c) No Unit may be separated without the written consent of the Mortgagees of the Unit.

(d) After appropriate instruments have been prepared and executed, they shall be delivered promptly to the Separator upon payment by it of all reasonable costs for their preparation. Those instruments are effective when the Association, the Separator and the new Unit Owners have executed them and they are recorded with the q06 County Register of Deeds. The recording of the instruments shall be conclusive evidence that the separation did not violate any restrictions or limitations specified by this Declaration and that any reallocations were reasonable.

7.04 Expenses. All expenses involved in any improvements, alterations boundary changes or Unit separations approved by the Association or permitted under this Article, whether or not completed, including all expenses to the Association, shall be borne by the Unit Owner or Unit Owners involved and may be charged as a special assessment to the affected Units in accordance with Section 6.07.

7.05 Use and Restrictions on Use of Unit. Each Unit shall be used for single-family residential purposes and for no other purpose unless otherwise authorized by the Association prior to the commencement of such use. A Unit shall be deemed to be used for "single-family residential purposes" if it is occupied by no more than one family (defined to include persons related by birth, marriage or legal adoption) plus no more than two unrelated persons. No business, whether or not for profit, including, without limitation, any day care center, animal boarding business, products distributorship, manufacturing facility, sales office or professional practice, may be conducted from any Unit. The foregoing restrictions as to residence and use shall not, however, be construed in such a manner as to prohibit a Unit Owner from:

- (a) maintaining his or her personal professional library in his or her Unit;
- (b) keeping his or her personal business or professional records or accounts in his or her Unit;
- (c) handling his or her personal or business records or accounts in his or her Unit; or
- (d) handling his or her personal business or professional telephone calls or correspondence from his or her Unit.

Nothing in this Section 7.05 shall authorize the maintaining of an office at which customers or clients customarily call and the same is prohibited.

7.06 Nuisances. No nuisances shall be allowed upon the Property, nor any use or practice that is unlawful or interferes with the peaceful possession and proper use of the Condominium by the Unit Owners or that would cause an increase in the premiums for insurance required to be maintained by the Association under Section 8.01. All parts of the Condominium shall be kept in a clean and sanitary condition, and no fire or other hazard shall be allowed to exist. No Unit Owner shall permit any use of its Unit or of the Common Elements that increases the cost of insuring the Condominium.

7.07 Lease of Units. Each Unit or any part thereof may be rented by written lease, provided that:

- (a) the term of any such lease shall not be less than four (4) months;
- (b) the Unit Owners have obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed lease;
- (c) the lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws and the Rules and Regulations, providing that the lease is subject and subordinate to the same; and
- (d) the lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the lease should any such violation continue for a period of ten (10) days following delivery of written notice to the tenant specifying the violation.

The Association may withhold approval upon any reasonable basis, including, but not limited to: the failure of the lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws and the Rules and Regulations; the past failure of the tenant or its guests to abide by all provisions of this Declaration, the Articles, the Bylaws and the Rules and Regulations; and the past use by the tenant or its invitees or guests of any part of the Condominium in a manner offensive or objectionable to the Association or other occupants of the Condominium by reason of noise, odors, vibrations, or nuisance.

During the term of any lease of all or any part of a Unit, each Unit Owner of such Unit shall remain liable for the compliance of the Unit, such Unit Owner and all tenants of the Unit with all provisions of this Declaration, the Bylaws and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit. The Association may require that a copy of each lease of all or any part of a Unit be filed with the Association. The restrictions against leasing contained in this Section 7.07 shall not apply to leases of the Units by the Declarant or leases of the Units to the Association.

7.08 Signs. No sign of any kind shall be displayed to the public view on any Unit without the written consent of the Association and, if Declarant owns at least one Unit, the Declarant. The Declarant reserves the right to erect signs, gates or other entryway features surrounded with landscaping at the entrances to the Condominium and to erect appropriate signage for the sales of Units.

7.09 Garbage and Refuse Disposal. No Unit shall be used or maintained as a dumping ground for rubbish, trash, garbage or waste. All clippings, rocks or earth must be in containers.

7.10 Storage. Outdoor storage of disabled vehicles or personal property shall not be permitted. No firewood or wood pile shall be kept outside a structure unless it is neatly stacked and screened from street view. No vehicles shall be parked on any yard at any time.

7.11 Pets. Pets are permitted in accordance with the current applicable Rules and Regulations.

7.12 Landscaping. Unit Owners may not plant any decorative plants, vegetables and shrubbery outside of their Unit without the prior written consent of the Association.

[**OPTIONAL** 7.13 Additional Condominium Units. A Commercial Unit Owner may subject its Commercial Unit to the condominium form of ownership provided that:

(a) The president of the association of owners of condominium units within such Commercial Unit (the "Unit Association") casts the vote for such Commercial Unit;

(b) The Unit Association is deemed to be the "Unit Owner" of such Commercial Unit for all purposes under this Declaration;

(c) The Commercial Unit is deemed, for all purposes under this Declaration, to have a continued existence as a "Unit," notwithstanding the fact that such Commercial Unit may cease to be identifiable as such for purposes of the Wisconsin recording statutes; and

(d) The only mortgagee that shall have the rights of a "Mortgagee" under this Declaration with respect to such Commercial Unit are those mortgagees or vendors that hold a recorded mortgage or land contract, respectively, against not less than Forty Percent (40%) of the

undivided percentage interest in the common elements of the condominium created out of such Commercial Unit.]

ARTICLE VIII

INSURANCE

8.01 Fire and Extended Loss Insurance. The board of directors of the Association shall, obtain and maintain fire, casualty, and special form insurance coverage for the Units, the Common Elements and for the Association's service equipment, supplies and personal property. Insurance coverage for the Units and Common Elements shall be reviewed and adjusted by the board of directors of the Association from time to time to ensure that the required coverage is at all times provided. The insurance, if any, maintained by the Association shall be written on the Condominium's Units and Common Elements in the name of the Association as insurance trustee for the individual Unit Owners in their respective Percentage Interests, and may list each Unit Owner as an additional insured with respect to its Unit. The policy shall contain the standard mortgagee clause, which shall be endorsed to provide that any proceeds shall be paid to the Association, as insurance trustee, for the use and benefit of any Mortgagee as its interest may appear. All premiums for such insurance shall be Common Expenses. In the event of damage to or destruction of all or part of the Condominium insured hereunder, the proceeds of the insurance shall be paid to the Association, as insurance trustee, for the Unit Owners and the Mortgagees and distributed as provided in Article IX.

8.02 Public Liability Insurance. The board of directors of the Association shall obtain and maintain a comprehensive liability insurance policy insuring the Association, its officers, directors, and the Unit Owners against any liability arising out of the maintenance, repair, ownership, or use of the Common Elements. Liability coverage shall be for at least \$1,000,000 per occurrence for personal injury and/or property damage or such higher limit as may be adopted from time to time by the Association. The insurance coverage shall be written on the Condominium in the name of the Association as insurance trustee for the Association, its directors and officers, and for the individual Unit Owners in their respective Percentage Interests. Such insurance policy shall contain a "severability of interest" or cross-liability endorsement which shall preclude the insurer from denying the claim of a Unit Owner because of the negligent acts of the Association or other Unit Owners. All premiums for such insurance shall be Common Expenses. Each Unit Owner shall have the right to insure its own Unit for personal benefit.

8.03 Fidelity Insurance. Subsequent to the sale by Declarant of the first Unit, the Association shall require or maintain fidelity coverage against dishonest

acts by any person responsible for handling the funds belonging to or administered by the Association. The Association shall be named insured and the insurance shall be in an amount of not less than fifty percent (50%) of the Association's annual operating expenses and reserves. All premiums for such insurance shall be Common Expenses.

8.04 Directors' and Officers' Insurance. Subsequent to the conveyance of title by Declarant to the first Unit, the Association shall require or maintain insurance on behalf of any person who is or was a director or officer of the Association against liability asserted against or incurred by him or her in any such capacity or arising out of his or her status as such. Such coverage shall be in the minimum amount of at least \$1,000,000, or such higher minimum amounts as are needed in the discretion of the Association to comport with the prevailing commercial practice.

8.05 Unit Owners' Insurance. Each Unit Owner shall insure all of its own personal property (whether or not such personal property is stored within the Unit owned by such Unit Owner or any Common Element or Limited Common Element) and any insurable portion of the Unit not covered by the Association's insurance as specified herein, and shall also maintain in effect at all times a comprehensive homeowner's liability policy. Each such policy shall name the Association as an additional insured. The homeowner's liability policy shall provide for coverage in the minimum amount of at least \$300,000 per occurrence for personal injury and/or property damage or such higher minimum as is needed in the discretion of the Association to comport with the prevailing commercial practice. Nothing shall prohibit Unit Owners from maintaining insurance with limits in excess of those maintained by the Association or with additional insured risks; provided, however, that each Unit Owner's own property insurance coverage shall be excess coverage only and the insurance obtained by the Association, as required under Section 8.01, shall at all times be primary coverage. Unit Owners are encouraged to submit copies of the disclosure materials for the Condominium to their insurance carriers in order to ensure adequate property and liability coverages.

8.06 Mutual Waiver of Subrogation. Nothing in this Declaration shall be construed so as to authorize or permit any insurer of the Association or a Unit Owner to be subrogated to any right of the Association or a Unit Owner arising under this Declaration. The Association and each Unit Owner hereby release each other to the extent of any perils to be insured against by either of such parties under the terms of this Declaration or the Bylaws, whether or not such insurance has actually been secured, and to the extent of their respective insurance coverage for any loss or damage caused by any such casualty, even if such incidents shall be brought about

by the fault or negligence of either party for whose acts, omissions or negligence the other party is responsible. All insurance policies to be provided under this Article by either the Association or a Unit Owner shall contain a provision that they are not invalidated by the foregoing waiver. Such waiver shall, however, cease to be effective if the existence thereof precludes either the Association or a Unit Owner from obtaining such policy.

8.07 Standards for All Insurance Policies. All insurance policies provided under this Article VIII shall be written by companies duly qualified to do business in the State of Wisconsin, with a general policyholder's rating of at least "A" and a financial rating of at least Class VII, as rated in the latest edition of Best's Key Rating Guide, unless the board of directors of the Association determines by unanimous vote or unanimous written consent that any policy may be issued by a company having a different rating.

ARTICLE IX

RECONSTRUCTION, REPAIR OR SALE IN THE EVENT OF DAMAGE OR DESTRUCTION

9.01 Determination to Reconstruct or Repair. If all or any part of the Condominium becomes damaged or are destroyed by any cause, the damaged portion shall be repaired or reconstructed except as provided otherwise in this Section 9.01. Any decision not to repair or reconstruct shall be subject to any and all then-existing easement rights.

(a) Damage Less Than Five Percent of Replacement Cost. If the cost to repair or reconstruct the damaged portion of the Condominium is less than five percent of the replacement cost of all improvements constituting the Condominium, the damaged the damaged portion of the Condominium shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization to the Association to repair or reconstruct, as may in the future be needed from time to time, up to such stated amount. If such authorization is challenged, whether through action taken at a meeting of the Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all of the Unit Owners entitled to vote, and such repair or reconstruction shall be deemed approved if all votes appurtenant to any one (1) Unit are cast in favor of such repair or reconstruction.

(b) Damage Equal To or Greater Than Five Percent of Replacement Cost; Insurance Available. If the cost to repair or reconstruct the damaged portion of the Condominium is equal to or greater than five percent (5%) of the replacement cost of all improvements constituting the Condominium, and the insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium are sufficient to complete such repair or reconstruction, the damaged portion of the Condominium shall be repaired or reconstructed even if the cost of such repair or reconstruction exceeds the available insurance proceeds. Acceptance by a Unit Owner of a deed to a Unit shall be deemed to be consent to the authorization of the Association to repair or reconstruct, as may in the future be needed from time to time, up to the amount of the available insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium. If such authorization is challenged, whether through action taken at a meeting of the Unit Owners or otherwise, the issue of whether to repair or reconstruct shall be put to a vote of all of the Unit Owners entitled to vote, and such repair or reconstruction shall be deemed approved if all votes appurtenant to any one (1) Unit are cast in favor of such repair or reconstruction.

(c) Damage Equal to or Greater Than Five Percent of Replacement Cost; Insurance Not Available. If the cost to repair or reconstruct the damaged portion of the Condominium is equal to or greater than five percent (5%) of the replacement cost of all improvements constituting the Condominium and insurance proceeds plus five percent (5%) of the replacement cost of all improvements constituting the Condominium are insufficient to complete such repair or reconstruction, the damaged portion of the Condominium shall be repaired or reconstructed unless within thirty (30) days of the date the Association receives repair or reconstruction estimates, the Unit Owners having seventy-five percent (75%) or more of the votes consent in writing to not repair or reconstruct the damaged portion of the Condominium. Delivery of such written consent under the circumstances described in this Section 9.01(c) shall be deemed to be consent to subject the Condominium to an action for partition.

9.02 Plans and Specifications. Any reconstruction or repair shall, as far as is practicable, be made in accordance with the maps, plans, and specifications used in the original construction of the damaged portion of the Condominium, unless (a) the Unit Owners having at least a majority of the votes approve of the variance from such plans and specifications; (b) the Board of Directors authorizes the variance; and (c) in the case of reconstruction of or repair to any of the Units, the

Unit Owners of the damaged Units authorize the variance. If a variance is authorized from the maps, plans, and specifications contained in the Condominium Plat or this Declaration, an amendment shall be recorded by the Association setting forth such authorized variance.

9.03 Responsibility for Repair. In all cases after a casualty has occurred to the Condominium (except as otherwise provided in Section 9.01), the Association has the responsibility of reconstruction and repair, and immediately shall obtain reliable and detailed estimates of the cost to rebuild or repair.

9.04 Insurance Proceeds and Construction Fund. Insurance proceeds held by the Association as trustee pursuant to Section 8.01 shall be disbursed by the Association for the repair or reconstruction of the damaged portion of the Condominium. Unit Owners and Mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds unless there is a surplus of insurance proceeds after the damaged portion of the Condominium has been completely restored or repaired as set forth in Section 9.06.

9.05 Assessments For Deficiencies. If the proceeds of insurance are not sufficient to defray the costs of reconstruction and repair by the Association, a Special Assessment shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such assessments on account of damage to the Condominium shall be in proportion to each Unit Owner's Percentage Interest. All assessed funds shall be held and disbursed by the Association as trustee for the Unit Owners and Mortgagees involved.

9.06 Surplus in Construction Funds. All insurance proceeds, condemnation awards and Special Assessments held by the Association as trustee for the purpose of rebuilding or reconstructing any damage to the Condominium are referred to herein as "Construction Funds." It shall be presumed that the first monies disbursed in payment of costs of reconstruction or repair are insurance proceeds. If there is a balance in the Construction Funds after payment of all costs of reconstruction or repair, such balance shall be divided among the Unit Owners according to their respective Percentage Interests.

9.07 Partition and Sale Upon Consent. If (a) following damage or destruction described in Section 9.01(c), the Unit Owners having Seventy-Five Percent (75%) or more of the votes consent to subject the Condominium to an action for partition, and (b) the Mortgagees of at least Fifty-one Percent (51%) of the mortgaged Units agree to an action for partition, the Association shall record with the office of the Register of Deeds for Dane County, Wisconsin, a notice setting forth such facts, and upon the recording of such notice, the Condominium

shall be subject to an action for partition, in which event the net proceeds of sale together with any amounts held by the Association as Construction Funds shall be considered as one (1) fund and shall be divided among the Unit Owners according to the Percentage Interest that is appurtenant to each Unit.

9.08 Mortgagees' Consent Required. No approval, consent or authorization given by any Unit Owner under this Article shall be effective unless it is consented to by the Mortgagee (if any) holding the first lien against the Unit.

ARTICLE X

CONDEMNATION

10.01 Allocation of Award. Any damages for a taking of all or part of the Condominium shall be awarded as follows:

(a) If all of a Unit is taken, and the Association determines that it shall repair or restore the Condominium as described in Section 10.02 below, the Unit Owner of the Unit shall be allocated the entire award for the taking of the Unit, including any equipment, fixtures or improvements located therein, and for consequential damages to the Unit or the improvements located therein.

(b) If only a part of a Unit is taken, then, if the Association determines that it shall repair or restore the Unit as described in Section 10.02 below, the award for the partial taking of the Unit shall be provided to the Association as needed to fund such repair and restoration, and the balance of the award, plus any award for equipment, fixtures or improvements located therein and for consequential damages to the Unit or the improvements located therein, shall be allocated to the Unit Owner.

(c) If part of the Common Elements are taken, then, if the Association determines that it shall repair or restore the Condominium as described in Section 10.02, below, the award for the partial taking of the Common Elements shall be provided to the Association as needed to fund such repair and restoration, and the balance of the award shall be allocated to all Unit Owners in proportion to their respective Percentage Interests.

(d) If the entire Condominium is taken, then any award for the taking of any Unit shall be allocated to the respective Unit Owner, and any

award for the taking of the Common Elements shall be allocated to all Unit Owners in proportion to their Percentage Interests.

10.02 Determination to Reconstruct Condominium. Following the taking of any part of the Condominium, then, if the Association determines that the Condominium can be restored to a useable whole, the Condominium shall be restored or reconstructed.

10.03 Plans and Specifications for Condominium. Any reconstruction shall, as far as is practicable, be made in accordance with the maps, plans and specifications used in the original construction of the Condominium.

10.04 Responsibility for Reconstruction. In all cases of restoration of the Condominium following a partial taking, the responsibility for restoration and reconstruction shall be that of the Association and it shall immediately obtain reliable and detailed estimates of the cost to rebuild.

10.05 Assessments for Deficiencies. If the condemnation award for the taking of the Condominium is not sufficient to defray the costs of reconstruction by the Association, Special Assessments shall be made against the Unit Owners in sufficient amounts to provide funds for the payment of such costs. Such Special Assessments shall be in accordance with each Unit Owner's respective Percentage Interest and shall constitute a Common Expense.

10.06 Surplus in Construction Fund. It shall be presumed that the first monies disbursed in payment of costs of reconstruction or restoration shall be from the award for taking. If there is a surplus of Construction Funds after payment of all costs of construction, such balance shall be divided among all Unit Owners in proportion to their respective Percentage Interests.

10.07 Percentage Interests Following Taking. Following the taking of all or any part of any Unit, the Percentage Interests appurtenant to any Unit shall be equitably adjusted to reflect the respective relative values of the remaining Units (or portions thereof) to all of the Units, determined without regard to the value of any improvements located within the Units except for those improvements that were part of the Unit as originally constructed. The Association shall promptly prepare and record an amendment to the Declaration reflecting the new Percentage Interests appurtenant to the Units.

10.08 Partition and Sale Upon Consent. If (a) pursuant to Section 10.02, the Association determines that, following a taking of any part of the Condominium,

the Condominium cannot be restored to a usable whole, then, if the Unit Owners having Seventy-Five Percent (75%) or more of the votes consent to subject the Condominium to an action for partition, and (b) the Mortgagees of at least Fifty-one Percent (51%) of the mortgaged Units agree to an action for partition, the Association shall record with the office of the Register of Deeds for q06 County, Wisconsin, a notice setting forth such facts, and upon the recording of such notice, the Condominium shall be subject to an action for partition, in which event the net proceeds of sale together with any amounts held by the Association as Construction Funds shall be considered as one (1) fund and shall be divided among the Unit Owners according to their respective Percentage Interests.

ARTICLE XI

MORTGAGES

11.01 Notice. Any holder of a recorded mortgage or any vendor under a recorded land contract encumbering a Unit (a "Mortgagee") or any guarantor of a recorded mortgage or land contract encumbering a Unit that has so requested of the Association in a writing received by the Association's agent for service of process shall be entitled to receive timely written notice of the following matters:

- (a) The call of any meeting of the membership or the board of directors of the Association to be held for the purpose of considering any proposed amendment to this Declaration, the Articles or the Bylaws;
- (b) Any default under, any failure to comply with, or any violation of, any of the provisions of this Declaration, the Articles or Bylaws or the Rules and Regulations by the Unit Owner whose Unit is subject to the mortgage or land contract;
- (c) Any physical damage to the Common Elements in an amount exceeding five percent (5%) of their replacement value;
- (d) Any condemnation or casualty loss that affects either a material portion of the Condominium or the Unit securing the mortgage or land contract;
- (e) Any sixty (60)-day delinquency in the payment of any charges and assessments owed under Article VI above by the owner of any Unit securing the mortgage or land contract;

(f) A lapse, cancellation, or material modification of any insurance policy maintained by the Association or land contract; and

(g) Any proposed action that requires the consent of a specified percentage of Mortgagees.

11.02 Amendment of Provisions Affecting Mortgagees. Notwithstanding the provisions of Article XII of this Declaration, neither Section 11.01 nor any Section of this Declaration requiring the approval of any Mortgagee to any action shall be amended unless all Mortgagees have given their prior written approval. The Mortgagees of at least Fifty-one Percent (51%) of the mortgaged Units must consent to an amendment that is materially adverse to the Mortgagees' interests. If a Mortgagee does not respond within sixty (60) days after receipt of proper notice of any written proposal to amend this Declaration, such amendment shall be deemed approved by that Mortgagee, provided such notice was delivered to the Mortgagee by certified or registered mail with a "return receipt" requested.

11.03 Owners of Unmortgaged Units. Except as otherwise set forth in Section 11.02 above, whenever any provision contained in this Declaration requires the consent or approval (whether by vote or in writing) of a stated number or percentage of Mortgagees to any decision, each Unit Owner of any unmortgaged Unit shall be considered a "Mortgagee" as well as a "Unit Owner" for purposes of such provision.

11.04 Condominium Liens. Any Mortgagee who obtains title to a Unit under the remedies provided in the mortgage or land contract against the Unit or through foreclosure shall not be liable for more than six (6) months of the Unit's unpaid dues and assessments accrued before the date on which the holder acquired title.

ARTICLE XII

AMENDMENT

Except as otherwise provided by the Condominium Ownership Act, or as otherwise provided in this Declaration, this Declaration may be amended with the written consent of not less than the number of Unit Owners who together hold at least two-thirds (2/3) of the total voting interests held by all Unit Owners. No Unit Owner's consent shall be effective without the consent of the first mortgagee of such Unit. So long as the Declarant owns any Unit, the consent in writing of the Declarant, its successors or assigns, shall also be required. No amendment shall alter or abrogate the rights of Declarant as contained in this Declaration. Copies of

amendments shall be certified by the president and secretary of the Association in a form suitable for recording. A copy of the amendment shall be recorded with the Register of Deeds for q06 County, and a copy of the amendment shall also be mailed or personally delivered to each Unit Owner at its address on file with the Association. Until the initial conveyance of all Units, this Declaration may be amended by the Declarant alone for purposes of clarification and correction of errors and omissions.

ARTICLE XIII

REMEDIES

The Association shall have the sole right to enforce the provisions hereof or any of its orders by proceedings at law or in equity against any person or persons violating or attempting to violate any provision of the Declaration, either to restrain or cure the violation or to recover damages, or both, for a period which shall include thirty (30) days from the date of the filing with the Association of a petition by any person who shall be a Unit Owner subject to this Declaration on the date of the filing, petitioning the Association to redress the violation or attempted violation of any of the provisions of this Declaration by any other persons. Liability among multiple owners of a Unit shall be joint and several. (Nothing herein shall be deemed to limit the rights of the q04 of q05 or the County of q06 to enforce any zoning codes, ordinances, regulations or other requirements which may be identical or similar to the requirements of this Declaration.) Such period of thirty (30) days shall be considered to be a period for the consideration of the petition by the Association and in the event the Association denies or fails to act upon the petition to the satisfaction of the petitioner within the thirty (30) day period, thereafter petitioner shall have the right to enforce the provisions hereof (except for the collection of charges and assessments under Article VI), to the extent that he or she shall so have petitioned, by proceedings at law or in equity against any person or persons violating or attempting to violate the provisions of this Declaration, either to restrain the violation or to recover damages, or both, provided, however, that any such person shall be a Unit Owner and commence such proceedings against such other person or persons within a period of sixty (60) days from (i) the date of the Association's denial of such petition, or (ii) the passage of the aforementioned thirty (30) day period for consideration of the petition by the Association. The Association or the petitioning Unit Owner(s), as the case may be, shall have the right to recover court costs and reasonable attorneys' fees in any successful action brought against another Unit Owner to enforce, or recover damages for a violation of, this Declaration. Any damages collected by the Association shall be distributed, first, to pay for all costs of enforcement, and secondly to the owners of the Units damaged by the violation pro rata. Notwithstanding the foregoing, if any Unit Owner fails to comply

with the terms and conditions of this Declaration, and such failure continues beyond any applicable cure period, the Association shall have the right to cure on behalf of the Unit Owner and such Unit Owner shall promptly reimburse the Association for the cost thereof within ten (10) days after receipt of written demand therefor. Alternatively, the Association may, at the option of the Association, levy such amounts against the Unit as a Special Assessment under Article VI.

ARTICLE XIV

GENERAL

14.01 Utility Easements. The Declarant hereby reserves for the Association acting by and in the discretion of its board of directors, the rights to grant to the q04 of q05 and County of q06 or public or semi-public utility companies, easements and rights-of-way for the erection, construction and maintenance of all poles, wires, pipes and conduits for the transmission of electricity, gas, water, telephone and for other purposes, for sewers, stormwater drains, gas mains, water pipes and mains, and similar services and for performing any public or quasi-public utility function that the board of directors may deem fit and proper for the improvement and benefit of the Condominium. Such easements and rights-of-way shall be confined, so far as possible in underground pipes or other conduits, with the necessary rights of ingress and egress and with the rights to do whatever may be necessary to carry out the purposes for which the easement is created.

14.02 Right of Entry. By acceptance of a Condominium Deed, each Unit Owner shall have granted a right of entry and access to its Unit to the Association to correct any condition originating in its Unit and threatening another Unit or the Common Elements, to install, alter or repair mechanical or electrical services or other Common Elements in its Unit or elsewhere in the Condominium, and to maintain and repair Common Elements and other areas as described in Section 6.04. Such entry shall be made with prior notice to the Unit Owners, and shall be scheduled for a time reasonably convenient to the Unit Owners, except in the case of an emergency when injury or property damage will result in delayed entry. Such entry shall be done with as little inconvenience to the Unit Owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a Common Expense, except as allocable to an individual Unit or Units for cause in the discretion of the board of directors.

14.03 Notices. All notices and other documents required to be given by this Declaration or by the Bylaws of the Association shall be sufficient if given to one (1) registered owner of a Unit regardless of the number of owners who have an interest therein. Notices and other documents to be served upon Declarant shall be given to

the agent for service of process specified in Section 14.06. All owners shall provide the secretary of the Association with an address for the mailing or service of any notice or other documents and the secretary shall be deemed to have discharged his or her duty with respect to the giving of notice by mailing it or having it delivered personally to such address as is on file with him or her.

14.04 Severability. The provisions hereof shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or unenforceability of the remaining portion of said provision or of any other provision hereof.

14.05 Declarant Access During Construction of Improvements. During any period of construction of Buildings and other improvements on the Property by the Declarant, the Declarant and its contractors, and subcontractors, and their respective agents and employees, shall have access to all Common Elements as may be required in connection with said construction and shall have easements for the installation and construction of Buildings, improvements, utilities, driveways, parking areas, landscaping and other repairing or servicing of all or any part of the Condominium.

14.06 Agent for Service of Process. The Declarant shall be the agent for service of process in any action against the Association or brought under the Condominium Ownership Act. Service may be made upon the Declarant by serving q11 at q12; provided, however, that the board of directors of the Association may at any time by duly-adopted resolution designate a successor registered agent for service of process. The designation of such person as agent shall become effective upon the execution and filing of a statement of change of registered agent with the Department of Financial Institutions as provided in the Condominium Ownership Act and the Wisconsin Nonstock Corporation Law.

14.07 Assignment of Declarant's Rights. The rights granted to the party named as "Declarant" in this Declaration may be assigned by a written, recorded instrument to any other party who assumes such rights, and, upon the recording of any such instrument, such assignee shall become, and succeed to all rights and powers granted to, "Declarant" under this Declaration.

14.08 Conflicts. In the event a conflict exists among any provisions of this Declaration, the Articles, the Bylaws and the Rules and Regulations, the Declaration shall prevail over the Articles, Bylaws and Rules and Regulations; the Articles shall prevail over the Bylaws and the Rules and Regulations; and the Bylaws shall prevail over the Rules and Regulations.

14.09 Disclosure Regarding Warranties. The Declarant shall assign to the Association upon substantial completion of each phase of construction all warranties held by the Declarant and covering any construction of the Common Elements. No warranties or representations, express or implied, including, but not limited to, the implied warranty of fitness for a particular purpose and merchantability, are made by the Declarant to any Unit Owner or other person or entity regarding the past or future performance or quality of the Common Elements, including the Limited Common Elements. Any implied warranty of workmanlike performance and that the Building or other Common Elements, including the Limited Common Elements, are or will be reasonably adequate for use and occupancy, created by Section 706.10(7), Wisconsin Statutes, which statutory section creates the above-stated implied warranties, for the conveyance of a newly constructed home or condominium, is hereby expressly disclaimed and excluded. Any other implied warranties created by common law, including, without limitation, the Declarant's duty to perform all work in a good and sufficient workmanlike manner, are also disclaimed and excluded. Any claims by the Association against a contractor to recover damages resulting from construction defects in any of the Common Elements or Limited Common Elements shall be subject to the provisions of Section 895.07, Wis. Stats.

14.10 Disclosure Regarding Construction. The Declarant discloses that until and after the Declarant has sold all of the Units, there will be construction activity in connection with the construction of Units which may lead to noise, construction traffic, dust and other conditions incident to construction. Every Unit Owner, including the Declarant, shall use reasonable efforts to avoid and to cause its contractors to limit disruption to other Unit Owners during all periods of construction activity relating to the Unit owned by such Unit Owner.

[Execution Page Follows]

IN WITNESS WHEREOF, the undersigned have executed this Declaration of Condominium as of the day and year set forth above.

 By: _____
 Name: _____
 Title: _____

STATE OF WISCONSIN)
) ss.
 COUNTY OF _____)

Personally came before me this ____ day of _____, 200__,
 _____, the _____ of q02, q03, who executed the foregoing
 instrument and acknowledged the same.

 Name: _____
 Notary Public, State of Wisconsin
 My Commission: _____

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477*)

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage executed by _____
 _____ to the undersigned recorded in the office of the Register of
 Deeds of q06 County, Wisconsin on _____, as Document
 No. _____, in Volume ____ of Records, Page ____, does hereby consent to all of
 the terms and conditions of the foregoing Declaration, and agrees that its interest in
 the Property shall be subject in all respects to the terms thereof.

Dated this ____ day of _____, 200__.

 By: _____
 Name: _____
 Title: _____

STATE OF WISCONSIN)
) ss.
 COUNTY OF _____)

Personally came before me this ____ day of _____, 200__, the
 _____ of _____, who executed the foregoing
 instrument and acknowledged the same.

 Name: _____
 Notary Public, State of Wisconsin
 My Commission: _____

This document drafted by
 and should be returned to:

q17
 Reinhart Boerner Van Deuren s.c.
 P.O. Box 2018
 Madison, Wisconsin 53701-2018
 (608) 229-2200

EXHIBIT A
LEGAL DESCRIPTION

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477*)

EXHIBIT B
CONDOMINIUM PLAT

Attachment: PC Attachments (8046 : Recommendation for Precise Implementation Plan (PIP) for Parcel ED-477*)









City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding a three part sign variance request to allow a new wall mounted sign on the north side of a carwash building rather than a street side, to replace two monument signs at 12 feet and 8 feet from the property line rather than 15 feet from the property line, and to allow the use of 12 inch lettering for the capital letters of the name of a business on two ground mounted signs rather than 8 inch lettering, in a commercial district at 1610-1620 Lawrence Drive (Parcel WD-D0015-2). Submitted by Derek Fournier, Colortech of Wisconsin, authorized representative for Kwik Trip INC, property owner.

ATTACHMENTS:

- Report to Plan Commission - Kwik Trip Sign Variance (DOCX)
- Application form and Denied Permits (PDF)

- Item 5: Recommendation regarding a three part sign variance request to allow a new wall mounted sign on the north side of a carwash building rather than a street side, to replace two monument signs at 12 feet and 8 feet from the property line rather than 15 feet from the property line, and to allow the use of 12 inch lettering for the capital letters of the name of a business on two ground mounted signs rather than 8 inch lettering, in a commercial district at 1610-1620 Lawrence Drive (Parcel WD-D0015-2). Submitted by Derek Fournier, Colortech of Wisconsin, authorized representative for Kwik Trip INC, property owner.

SITE MAP



REQUESTED ACTION: Sign Variance Request.

Three part variance to allow the following:

1. A wall mounted sign on a non-street fronted side of a building.
2. The replacement of two monument signs with two new larger, but appropriately sized, ground mounted signs that are set back 12 feet and 8 feet from the property line.
3. The use of 12 inch lettering for the capital letters of the name of the "Kwik Trip" business on both sides of the two monument signs.

COMMON DESCRIPTION: 1610-1620 Lawrence Drive, located northwest from the Lawrence Drive and Scheuring Road intersection.

PARCEL NUMBER(S):	WD-D0015-2	
EXISTING ZONING:	Highway 41 Business Corridor: District A with Planned Development District overlay.	
SURROUNDING LAND USES:	Highway Businesses to the north and east. Industrial businesses to the south. I-41 Freeway and Town of Lawrence businesses to the west.	
COMPREHENSIVE PLAN:	Commercial	
APPLICANT / OWNER:	Derek Fournier Authorized representative Colortech of Wisconsin 1011 Ashwaubenon Street Green Bay, WI 54304	Kwik Trip INC Property Owner PO BOX 2107 La Crosse, WI 54603
SITE HISTORY:	The subject property is part of a Planned Development District for an area, north of Scheuring Road that includes the site and extends northward to the Menards property. Site plan preparations for the property progressed from 2001-2003. Prior to that time the site was vacant or used for agriculture. The original site plans and sign approvals included a sign on the north side of the building, but the sign was in a different location than the proposed new sign. The original site plans and sign approvals also included two monument type signs; one sign is located 8 feet from Lawrence Drive and the other sign is located 12 feet from Scheuring Road. In January 2019, the property was acquired by Kwik Trip INC. Some modifications are proposed for the property, which require a staff level review. Other proposed modifications for signage are also reviewed by staff, but when variances are required, the review must be completed by Plan Commission. In January, 2019, City staff denied the signage request for the following: 1. A proposed wall mounted sign that does not face a street frontage, facing a street frontage is required per Municipal Code 98-15(b). 2. Two proposed replacement monument signs to be set back at 8 feet and 12 feet from street frontage, a setback of 15 feet is required per Municipal Code 98-15(b). 3. The use of 12 inch lettering on the capital letters for the name of the business "Kwik Trip" on the monument signs, lettering size of 8 inches or less is required per Municipal Code 98-14(d)(4).	
STAFF REVIEW:	The staff review addresses three parts of a variance:	

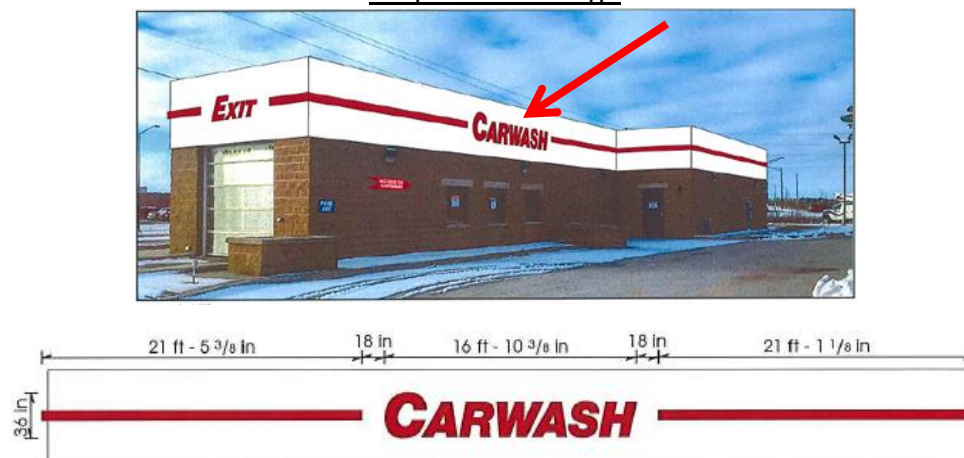
Part 1: A wall mounted sign that does not face a street

The applicant proposes a new wall mounted sign on the north side of an existing car wash facility. A sign originally existed on the north side of the building (upper northeast corner), but because the proposed sign is in a different location (upper center area) the proposed sign is considered a 'new sign' that must meet the requirements of the Municipal Code. One could consider that the frontage road

to USH 41 is a 'street frontage' for the north side of the car wash building, however, the intent of the view of the sign is for vehicles in the parking lot and not for vehicles accessing the USH 41 freeway.

The proposed new sign has a white background with cardinal red lettering. The 17 foot long by 3 foot sign is internally illuminated and meets the size requirements for the zoning district.

Proposed New Sign



Part 2: Two Monument Signs located at least 6 feet from the property line

The applicant proposes the replacement of two existing monument signs with two new monument signs. The first sign is proposed to be on Lawrence Drive (8 feet from the property line); the second sign is proposed to be on Scheuring Road (6 feet from the property line). The existing monument signs have similar setbacks. The Municipal Code requires a 15 foot setback for monument signs; however, the setback does not work for the existing site because the signs would need to be placed within existing drive lanes for the parking lots. The 15 foot setback also discourages the use of monument signs, which can be aesthetically more appealing than other sign types for streets with traffic speeds similar to Lawrence Drive and Scheuring Road.

Both proposed new signs are similar in style with red, black and beige aluminum and acrylic faces and a masonry base. The overall monument is 6.3 feet tall and 9 feet wide and is internally illuminated, meets the size requirements for the zoning district.

NOTE: The sign with the proposed 12 foot setback on Scheuring Road is referenced as a 6 foot setback in the denied sign permit application. The variance distance was later adjusted to have a 12 foot setback in order to avoid an existing street fronted utility easement along Scheuring Road.

Proposed New Signs on Lawrence Drive & Scheuring Road

Monument Sign (Lawrence Drive): NTS

Monument Sign (Scheuring Road): NTS

**Part 3: The Use of 12 inch lettering on monument signs**

The applicant proposes the use of 12 inch lettering for the “K” and “T” of the business name ‘Kwik Trip’ on both sides of the monument signs. The Municipal Code allows for 8 inch lettering, which is the size of the remaining letters on the sign. Although there may not be a direct and easily identifiable hardship, the Plan Commission may identify that the business name is part of a logo, which is not restricted by the 8 inch lettering requirement.

The proposed 12 inch lettering is red, on an internally illuminated monument sign, as shown in the graphic above for Part 2.

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

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations were to be carried out.
 - *The car wash wall sign assists with directions for drivers using the gas tanks at the rear of the gas station. Other signs on the street side of the building are permitted without a variance.*
 - *The ground mounted signs, if relocated to meet proper setbacks, would be within the drive lanes of existing parking lot areas, and a*

complete redesign and reconstruction of the existing developed site would be required.

- *The lettering on the ground mounted sign does not carry a specific hardship, aside from the need to alter the logo size for the business.*
2. The conditions upon which a petition for a variance are based are unique to the property for which the variance is sought and are not applicable, generally, to other property within the same zoning classifications.
 - *A wall sign is necessary for the property as the gas station was designed with tanks that are hidden at the rear of the property, which is uncommon and actually improves the aesthetic view of the gas station property from the street. Additional directions may be needed in the parking lot areas because of this.*
 - *When the site was originally designed, it was done with the assumption that the ground mounted signs would be placed at a distance of 6-8 feet from the street. Because the site is already built, altering the distance discourages the use of any monument signs altogether.*
 - *The lettering on the ground mounted sign does not carry a specific property hardship, aside from the need to alter the logo for the business.*
 3. The alleged difficulty or hardship is caused by this ordinance and has not been created by any person having an interest in the property.
 - *The specific hardship, in this case, relates to the monument signs as a 15 foot setback discourages the use of monument signs and encourages the use of less desirable pole signs. The site already has one existing pole sign.*
 4. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - *The variance does not appear to be detrimental because existing signs are already located at or near the three proposed sign locations. The quality of the monument signs meets the design criteria of the Municipal Code for materials and design, better than the original signs (less the lettering size).*
 5. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
 - *Granting the variance will not impair an adequate supply of light and air to adjacent property or have any effect on congestion of the*

street, an increase danger of fire or endanger the public safety. The new sign will enhance and aesthetically add to the neighborhood due to improved design.

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

Staff supports the above three referenced parts to the variance.

REVIEW PROCESS:

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the sign variance request at 1610-1620 Lawrence Drive to allow for the following three changes, subject to a sign permit(s) being obtained and development beginning within 6 months of Plan Commission approval or the variance is no longer valid:

1. A proposed wall mounted sign on the carwash that does not face a street frontage (northward), facing a street frontage is required per Municipal Code 98-15(b).
2. Two proposed replacement monument signs to be set back 12 feet from Scheuring Road and 8 feet from Lawrence Drive.
 - a. The petitioner is responsible for verifying directly with utility companies that the new signage within or adjacent to a utility easement is acceptable prior to sign construction.
3. The use of 12 inch lettering on the capital letters "K" & "T" for the name of the business "Kwik Trip" on the two new monument signs.

CITY OF DE PERE
RECEIVED
JUN 29 2019
PLANNING DEPT.

 DE PERE RUNS DEEPER	CITY OF DE PERE APPLICATION FOR VARIANCE	Fee: \$ 168.00	
		Receipt #: 139288	
		Date: 1-29-19	

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) Kwik Trip Color Tech of WI		Authorized Representative Derek Fournier	
Mailing Address 1011 Ashwaubenon St		City Green Bay	Title install / office Asst
Email Address derek@colortechwi.com		State WI	ZIP Code 54304
Phone Number (incl. area code) 920 337 0660		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) Kwik Trip		Contact Person Ryan Roberts	
Mailing Address 626 Oak Street P.O. Box 267		City La Cross	Title Construction Project Manager
Email Address RRoberts@kwiktrip.com		State WI	ZIP Code 54602
Phone Number (incl. area code) 608 781 8988		Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address: 1620 Scheuring Road De Pere WI Legal Description: Fuel Station			Parcel Number(s): WD-D0015-2
SECTION 4: Variance Information			
Section of De Pere Code which creates need for Variance: Part a: 98-15(6) for two monument signs / b: 98-15 (b) for sign on north side			
Ordinance Provision: a: setback is 15 feet. b: 1 sign per building street frontage...			
Project Description: Two replacement Monument signs at the incoming/out going driveways. Facia/wall sign to include the North frontage of the car wash			
Variance Requested: Exclusion of setback to replace monuments in current positions. 42" letter height on "Kwik Trip" Font. Replace facia on North side to encompass the entire building for a uniform look			
Describe the exceptional circumstances or conditions that apply to your property and not to surrounding properties: Existing property driveways and parking lot are in place, unable to meet code where property lines are. parking stalls within setback requirements, existing peninsulas.			
Describe the hardship(s) that would result if the variance is not granted: Entrances would not be marked, prices would not be posted at entrances. Gas at high rise on highway.			
Describe how the variance would not have adverse effects on surrounding properties: There is no loss of visibility because of long driveway aprons to road way, this is a corner lot with no other business near or shared driveways			

HWY 41-DISTA w/ PPD overlay

Attachment: Application form and Denied Permits (8049 : Recommendation regarding a three part sign variance request to allow a new wall

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) <i>Derek Fournier</i>	Title <i>Install Office</i>	Phone Number <i>920 337 0660</i>
Signature of Applicant <i>[Signature]</i>		Date Signed <i>1-29-2019</i>

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

City of De Pere

335 S. Broadway
De Pere, WI 54115
(920) 339-4053
dpbldg@mail.de-pere.org



SIGN PERMIT

Application and Record

Permit #: _____
Fee: _____
Receipt #: _____
Date: _____

Property Owner: Kwik Trip
Address: PO Box 2107
626 Oak Street LaCross WI54602
Phone _____ E-Mail _____

Business Owner/Lessee: Ryan Roberts
Address: Kwik Trip Contact
608-781-8988 RRoberts@kwiktrip.com
Phone _____ E-Mail _____

Contractor: ColorTech of Wisconsin
Address: 1011 Ashwaubenon Street
Green Bay WI 54304
Phone _____ E-Mail _____

Address of Sign Location:
1060 Scheuring Road De Pere, WI
Sign Copy:
KT + Acby's
Prices x 4
Car Wash EMC

Square Footage of Sign: 125'
Height Above Grade: 35'
Height of Sign: 32'-6"
Width of Sign: 15'-2"
Number of Faces: 8
Sign Voltage: _____
Amps: _____
U.L. #: _____

Setbacks:

Front: _____
Right: _____
Left: _____

Type of Sign:

- ☐ Erect
☒ Remodel
☐ Repair
☐ Relocate
☐ Enlarge
☐ Other: _____

Illumination:

- ☒ Internally Illuminated
☐ Externally Illuminated
☐ Non-illuminated
☐ Halo lit/back lit

Location of Sign:

- ☐ Fascia/Wall
☐ Ground
☐ Projecting
☒ Pylon/Pole
☐ Temporary
☐ Banner
☐ Downtown Sign District
☐ Right-of-Way Encroachment
☐ Awning

Sign Manufacturer & Address:
ColorTech of Wisconsin
1011 Ashwaubenon Street
Green Bay, WI 54304

Insurance Company Name & Address:
Alliance Insurance
3138 Market street
Green Bay, WI 54304

☐ Electric Permit Required

DENIED

Electrician Name & Address:

ESTIMATED COST OF SIGN:
24,000
Approval Conditions:

Permit Application Conditions:

The undersigned hereby applies for a permit to do work according to the above description and the plans and specifications submitted herewith. The undersigned agrees that such work will be done as described and that they will comply with all applicable statutes of the State of Wisconsin and Ordinances of the City of De Pere, Wisconsin.

Signs Encroaching on Right-of-Way:

1. Property owner/lessee agrees to save and hold the City of De Pere harmless from any and all injury that may occur to any party as the result of the requested sign encroachment upon the right-of-way referenced hereunder. This provision is intended to indemnify and hold harmless the City of De Pere to the fullest extent permitted by law and includes the payment of reasonable attorney fees for the defense of any claims brought which can fairly be said to be under the intent and purpose of this hold harmless agreement. To secure such hold harmless agreement, property owner/lessee shall maintain a general liability insurance policy on its business operations in an amount of not less than One Million Dollars per occurrence and has produced a Certificate of Insurance that the City is named as an additional insured and is entitled to coverage thereunder under the terms and conditions of this permit.
2. If the City right-of-way is required for another use deemed by the City of De Pere to be inconsistent with continued encroachment under this permit or if the City determines that the sign installation creates conditions adverse to the best interests of right-of-way users, the general public, or presents a threat to street safety, then property owner/lessee, upon notification by the Building Inspector, shall promptly remove the encroaching sign from the right-of-way upon ten (10) day written notice to property owner/lessee. The sign shall be removed by property owner/lessee at property owner/lessee's sole cost and in accordance with all rules and regulations then applicable.
3. The authority to encroach upon right-of-way shall not transfer to any new business or property owner. A new permit is required.

Signature of Property Owner

Date

Signature of Lessee

Date

Contractor:



De Pere License Number:

Application Date: 1-22-19

Building Inspector:

Approval Date:

City of De Pere
335 S. Broadway
De Pere, WI 54115
(920) 339-4053
dpbldg@mail.de-pere.org



CURB CUT/ DRIVEWAY/ PARKING LOT PERMIT Application and Record

Permit #: 190063
Fee: \$150.00
Receipt #: _____
Date: _____

PROJECT LOCATION

Owner's Name: Kwik Trip Inc. c/o Chris McGuire	Address: 1620 Lawrence Dr.
Phone #: 608-793-6205	E-mail: cmcguire@kwiktrip.com

DRIVEWAY CONTRACTOR

CURB CUT CONTRACTOR

Company Name: Kwik Trip Inc. c/o Chris McGuire	Company Name: N/A existing curb cuts. Repaving lot
Mailing Address: 1626 Oak St. Lacrosse, WI 54601	Mailing Address: _____
Phone #: 608-793-6205	Phone #: _____
E-mail: cmcguire@kwiktrip.com	E-mail: _____
Signature: _____	Signature: _____

JOB SPECIFICATIONS

☐ Single Family ☐ Two Family ☐ Multi Family (# of Units) _____ Fees: Residential \$50.00 Comm/Ind/Multi \$150.00 Curb Cut \$25.00 Total: _____	☒ Commercial ☐ Industrial Driveway width at property line: <u>39' existing</u> Setback to interior property line: <u>28' existing</u> Curb width at driveway opening: <u>50' existing</u> Curb Cut ☐ Yes ☒ No Parking Lot ☐ New ☐ Expansion
---	---

Brief Job Description:
Reclaim existing asphalt parking lot and replace with concrete. Existing green space and curb cuts to remain as is

NOTES

APPROVAL CONDITIONS

A site plan shall be submitted with this application.

Curb alterations at the driveway apron require a curb cut permit. The curb cut must be performed per City specifications, and by a City licensed contractor.

* Shall be in accordance with city's specifications and site plan conditions

APPLICANT'S STATEMENT

PERMIT APPROVAL

I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinances of the City of De Pere, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the City of De Pere, Wisconsin.

Upon signature of an authorized member of the Building Inspection Department, this becomes a permit to conduct the above described work in accordance with all existing laws, ordinances, and regulations.

Signature: _____

Inspector: _____

Date: 1/30/19

Date: 2-5-19 Certification #: 267211

1/1/19

Attachment: Application form and Denied Permits (8049 : Recommendation regarding a three part sign variance request to allow a new wall

CLIENT: Kwik Trip 1060
LOCATION: 1060 Scheuring Rd - DePere
SALES: Scott Timm
DESIGNER: TK
SCALE: 3/32" = 1'
FILE NAME: Kwik Trip 182128 12-18
Kwik Trip 1060 Scheuring Rd
DATE: 12/18/18
PAGE: 5
REVISED:

DENIED

COLOR SCHEDULE

ITEMS REQUIRED PRIOR TO PRODUCT

- ☒ FIELD SURVEY / MEASUREMENTS
☐ VECTOR LOGO / ARTWORK
☐ COLORS TO BE DETERMINED
☐ OTHER

☐ PROOF APPROVED. I have reviewed aspects of this proof, including but limited to: spelling, grammar, layout, design color etc. I understand that my project reflect the layout specifications and I assume all responsibility for any rework after signing this proof. Colortech makes every effort to ensure this proof is an accurate representation of the final project. Proof may vary slightly due to environmental conditions and/or material limitations.

ACCEPTANCE OF PROOF

Date: _____

Signature _____

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Carwash Exit: NTS



Carwash: NTS

Field Verify for Breaks in Red Band
Due to Downspouts

Field Verify for Breaks in Red Band
Due to Downspouts



Carwash South Elevation: NTS

CLIENT: Kwik Trip 1060
LOCATION: 1060 Scheuring Rd - DePere
SALES: Scott Timm
DESIGNER: TK
SCALE: 3/32" = 1'
FILE NAME: Kwik Trip 182128 12-18
Kwik Trip 1060 Scheuring Rd
DATE: 12/18/18
PAGE: 6
REVISED:

COLOR SCHEDULE

ITEMS REQUIRED PRIOR TO PRODUCT

- ☒ FIELD SURVEY / MEASUREMENTS
☐ VECTOR LOGO / ARTWORK
☐ COLORS TO BE DETERMINED
☐ OTHER

☐ **PROOF APPROVED.** I have reviewed aspects of this proof, including but limited to: spelling, grammar, layout, design color etc. I understand that my project reflect the layout specifications and I assume all responsibility for any rework after sign this proof. Colortech makes every effort ensure this proof is an accurate representation of the final project. Project may vary slightly due to environmental conditions and/or material limitations.

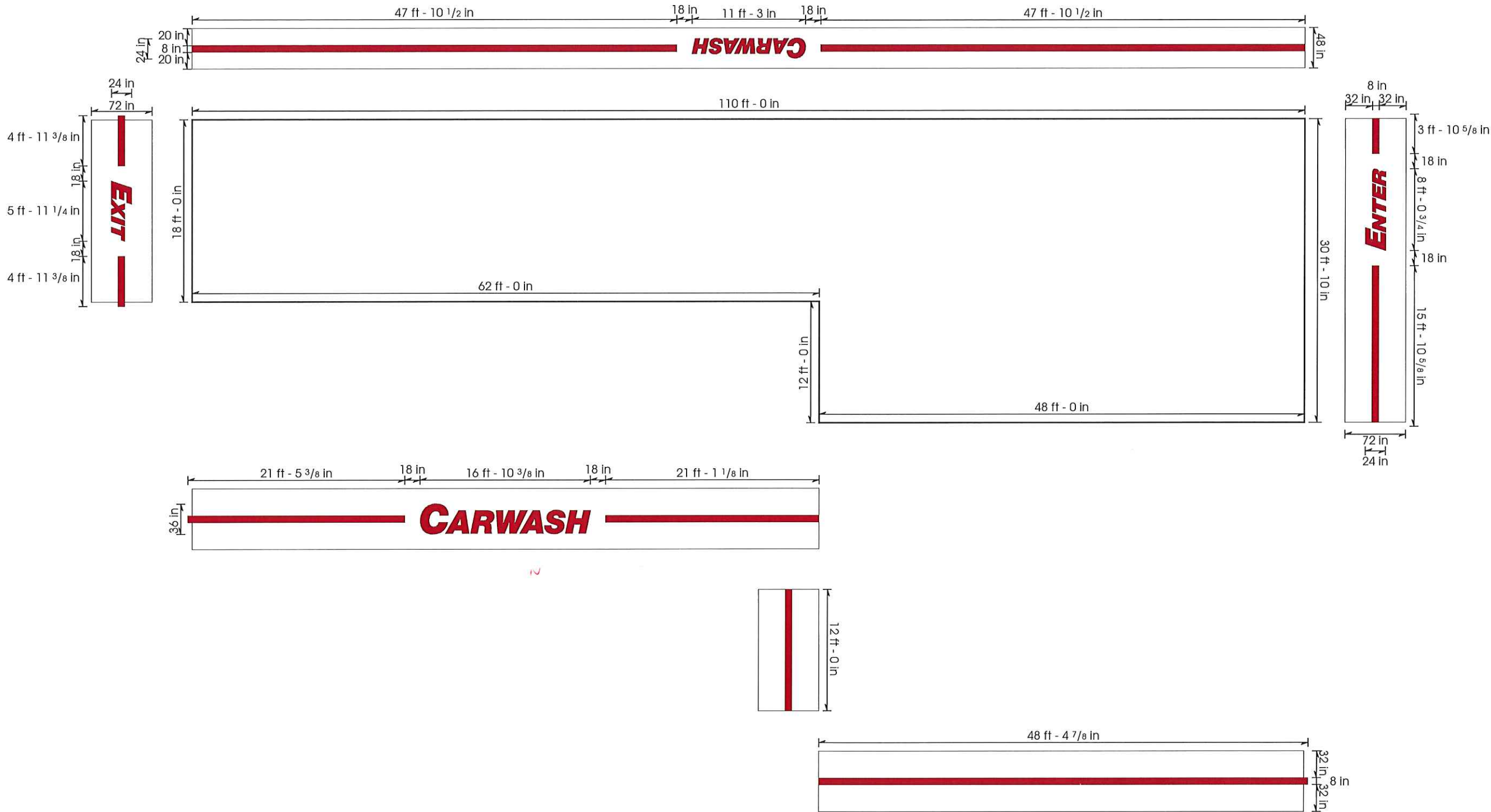
ACCEPTANCE OF PROOF

Date: _____

Signature _____

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Attachment: Application form and Denied Permits (8049) : Recommendation regarding a three part sign variance request to allow a new wall





COLOR SCHEDULE:

- 3M 220-10 White Scotchcal
- Painted to Match 3M 220-53 Cardinal Scotchcal

5.b

Colortech

SIGNS AND GRAPHICS

It's What We Do

CLIENT: Kwik Trip 1060

LOCATION: 1060 Scheuring Rd - DePere

SALES: Scott Timm

DESIGNER: TK

SCALE: 1 1/2" = 1'

FILE NAME: Kwik Trip 182128 12-18
Kwik Trip 1060 Scheuring Rd

DATE: 12/18/18

PAGE: 7

REVISED:

COLOR SCHEDULE

ITEMS REQUIRED PRIOR TO PRODUCT

☐ FIELD SURVEY / MEASUREMENTS

☐ VECTOR LOGO / ARTWORK

☐ COLORS TO BE DETERMINED

☐ OTHER

☐ PROOF APPROVED. I have reviewed all aspects of this proof, including but not limited to: spelling, grammar, layout, design, color etc. I understand that my project reflects the layout specifications and I assume all responsibility for any rework after signing this proof. Colortech makes every effort to ensure this proof is an accurate representation of the final project. Project may vary slightly due to environmental conditions and/or material limitations.

ACCEPTANCE OF PROOF

Date: _____

Signature _____

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Packet Pg. 110

Attachment: Application form and Denied Permits (8049 : Recommendation regarding a three part sign variance request to allow a new wall

City of De Pere

335 S. Broadway
De Pere, WI 54115
(920) 339-4053
dpbldg@mail.de-pere.org



SIGN PERMIT

Application and Record

Permit #: _____
Fee: _____
Receipt #: _____
Date: _____

Property Owner: Kwik Trip
Address: PO Box 2107
626 Oak Street LaCross WI54602
Phone _____ E-Mail _____

Business Owner/Lessee: Ryan Roberts
Address: Kwik Trip Contact
608-781-8988 RRoberts@kwiktrip.com
Phone _____ E-Mail _____

Contractor: ColorTech of Wisconsin
Address: 1011 Ashwaubenon Street
Green Bay WI 54304
Phone _____ E-Mail _____

Address of Sign Location:
1060 Scheuring Road De Pere, WI
Sign Copy:
KT
car wash
prices x 3

Square Footage of Sign: 31'
Height Above Grade: 6'-4"
Height of Sign: 4'-6"
Width of Sign: 9'-1"
Number of Faces: 3
Sign Voltage: _____
Amps: _____
U.L. #: _____

Setbacks:

Front: Lawrence Dr. 8' to property line
Right: Scheuring Rd 6' to property line.
Left: _____

Type of Sign:

- ☐ Erect
☒ Remodel
☐ Repair
☐ Relocate
☐ Enlarge
☐ Other: _____

Illumination:

- ☒ Internally Illuminated
☐ Externally Illuminated
☐ Non-illuminated
☐ Halo lit/back lit

Location of Sign:

- ☐ Fascia/Wall
☒ Ground
☐ Projecting
☐ Pylon/Pole
☐ Temporary
☐ Banner
☐ Downtown Sign District
☐ Right-of-Way Encroachment
☐ Awning

Sign Manufacturer & Address:
ColorTech of Wisconsin
1011 Ashwaubenon Street
Green Bay, WI 54304

Insurance Company Name & Address:
Alliance Insurance
3138 Market street
Green Bay, WI 54304

☐ Electric Permit Required

DENIED

* Section 98-15

does not meet the
15' setback + 0
The pro

Electrician Name & Address:

ESTIMATED COST OF SIGN:26,000.00**Approval Conditions:****DENIED****Permit Application Conditions:**

The undersigned hereby applies for a permit to do work according to the above description and the plans and specifications submitted herewith. The undersigned agrees that such work will be done as described and that they will comply with all applicable statutes of the State of Wisconsin and Ordinances of the City of De Pere, Wisconsin.

Signs Encroaching on Right-of-Way:

1. Property owner/lessee agrees to save and hold the City of De Pere harmless from any and all injury that may occur to any party as the result of the requested sign encroachment upon the right-of-way referenced hereunder. This provision is intended to indemnify and hold harmless the City of De Pere to the fullest extent permitted by law and includes the payment of reasonable attorney fees for the defense of any claims brought which can fairly be said to be under the intent and purpose of this hold harmless agreement. To secure such hold harmless agreement, property owner/lessee shall maintain a general liability insurance policy on its business operations in an amount of not less than One Million Dollars per occurrence and has produced a Certificate of Insurance that the City is named as an additional insured and is entitled to coverage thereunder under the terms and conditions of this permit.
2. If the City right-of-way is required for another use deemed by the City of De Pere to be inconsistent with continued encroachment under this permit or if the City determines that the sign installation creates conditions adverse to the best interests of right-of-way users, the general public, or presents a threat to street safety, then property owner/lessee, upon notification by the Building Inspector, shall promptly remove the encroaching sign from the right-of-way upon ten (10) day written notice to property owner/lessee. The sign shall be removed by property owner/lessee at property owner/lessee's sole cost and in accordance with all rules and regulations then applicable.
3. The authority to encroach upon right-of-way shall not transfer to any new business or property owner. A new permit is required.

Signature of Property Owner _____ Date _____

Signature of Lessee _____ Date _____

Contractor: _____

De Pere License Number: _____

Application Date: 1-22-19

Building Inspector: _____

Approval Date: _____

CLIENT: Kwik Trip 1060
LOCATION: 1060 Scheuring Rd - DePere
SALES: Scott Timm
DESIGNER: TK
SCALE: 1/4" = 1'
FILE NAME: Kwik Trip 182128 12-18
Kwik Trip 1060 Scheuring Rd
DATE: 12/18/18
PAGE: 3
REVISED:

COLOR SCHEDULE

ITEMS REQUIRED PRIOR TO PRODUCT

- ☐ FIELD SURVEY / MEASUREMENT
☐ VECTOR LOGO / ARTWORK
☐ COLORS TO BE DETERMINED
☐ OTHER

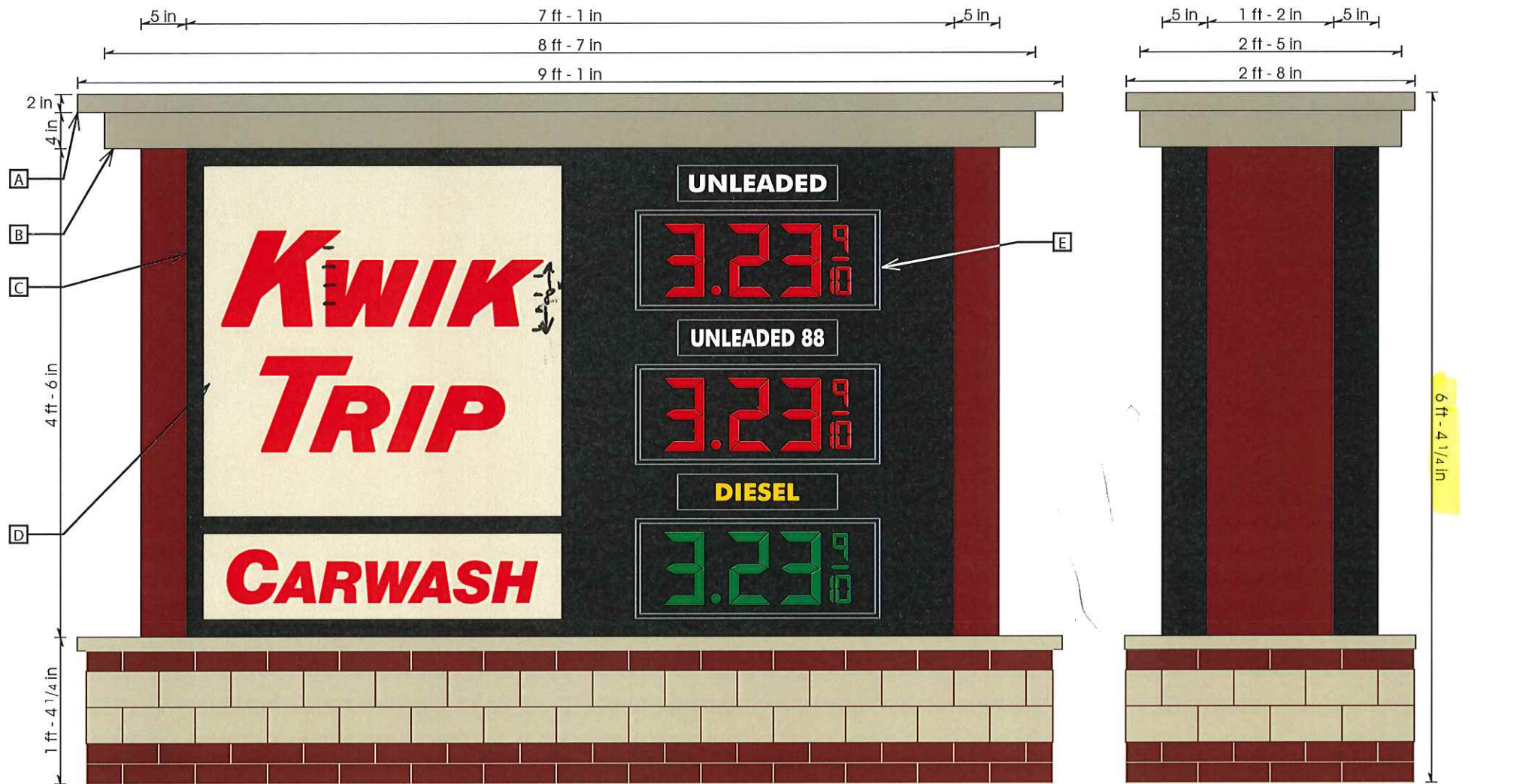
☐ **PROOF APPROVED.** I have reviewed aspects of this proof, including but limited to: spelling, grammar, layout, design color etc. I understand that my project reflect the layout specifications and I assume all responsibility for any rework after sign this proof. Colortech makes every effort ensure this proof is an accurate representation of the final project. Project may vary slightly due to environmental conditions and/or material limitations.

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Signature _____

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Proposed Double Faced Monument Sign: 3/4" = 1'

COLOR SCHEDULE:

- Painted to Match 3M 3630-149 Light Beige
 Painted PPG NA 208400
 Painted PPG NA 209420
 Painted Black
 2283 Red Acrylic
 3M 230-015 Yellow Translucent

DESCRIPTION:

Manufacture and install (1) double faced, internally illuminated monument sign. Sign cabinet to be constructed out of 1 1/2" X 1 1/2" aluminum angle with aluminum cladding. Sign faces to be routed aluminum, backed by 2283 Red Acrylic. Sign to be internally illuminated with Principal LEDs and power packs.

SPECIFICATIONS:

- A: Decorative Cap: 2" X 2" Aluminum C-Channel with aluminum cladding
B: Decorative Cap: 4" x 4" Aluminum C-Channel with aluminum cladding main ID sign cabinet.
C: Main ID Sign Cabinet: Manufacture out of 1 1/2" X 1 1/2" Aluminum angle with .080 aluminum cladding
D: Main ID Sign Face: Routed Aluminum, backed by 2283 Red Acrylic
E: 8" Daktronics Fuelight 3000 Drop-In Price Digits



Monument Sign (Lawrence Drive): NTS



Monument Sign (Scheuring Road): NTS

CLIENT: Kwik Trip 1060
LOCATION: 1060 Scheuring Rd - DePere
SALES: Scott Timm
DESIGNER: TK
SCALE: 1/4" = 1'
FILE NAME: Kwik Trip 182128 12-18
Kwik Trip 1060 Scheuring Rd
DATE: 12/18/18
PAGE: 4
REVISED:

COLOR SCHEDULE

ITEMS REQUIRED PRIOR TO PRODUCT

- ☐ FIELD SURVEY / MEASUREMENT
- ☐ VECTOR LOGO / ARTWORK
- ☐ COLORS TO BE DETERMINED
- ☐ OTHER

☐ PROOF APPROVED. I have reviewed aspects of this proof, including but not limited to: spelling, grammar, layout, design, color etc. I understand that my project reflects the layout specifications and I assume all responsibility for any rework after sign production. Colortech makes every effort to ensure this proof is an accurate representation of the final project. Proof may vary slightly due to environmental conditions and/or material limitations.

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Date: _____

Signature _____

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Attachment: Application form and Denied Permits (8049) : Recommendation regarding a three part sign variance request to allow a new wall



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding a Site Plan for an addition to the existing Refrigeration Transport building located at 301 Lawrence Drive (Parcel WD-D0204-4). Submitted by Mike Mirro, Transport Refrigeration INC, authorized representative for TRIDP LLC, property owner.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 301 Lawrence DR - Refrigeration Transport (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 12 Mar 2019 (PDF)

- ITEM 6:** Recommendation regarding a Site Plan for an addition to the existing Refrigeration Transport building located at 301 Lawrence Drive (Parcel WD-D0204-4). Submitted by Mike Mirro, Transport Refrigeration INC, authorized representative for TRIDP LLC, property owner.

SITE MAP



REQUESTED ACTION: Site Plan approval.

A 4,300 square foot building addition and pavement improvement project at the rear (east end) of an existing building.

COMMON DESCRIPTION: 301 Lawrence Drive, located on the Lawrence Drive Frontage Road, between Main Avenue and Grant Street.

PARCEL NUMBERS: WD-D0204-4

EXISTING ZONING: Highway 41 Business Corridor: District B (HWY 41-B)

SURROUNDING LAND USES: Highway businesses to the north (zoned HWY 41-B).
Vacant/agricultural & residential to the south (zoned HWY 41-B & R-2).
CBRF residential to the east (zoned R-3 with PDD overlay).
Freeway and Town of Lawrence highway businesses to the west
(Lawrence zoning is B-1 [Business/Commercial])

Percentage of materials on structure:

MATERIAL LOCATION	METAL	DRYBLOCK and DRYVIT, etc.
Side Walls	69%	31%
Rear Wall	100%	0%
Maximum Allowed	<i>No more than 75%</i>	<i>No less than 25%</i>

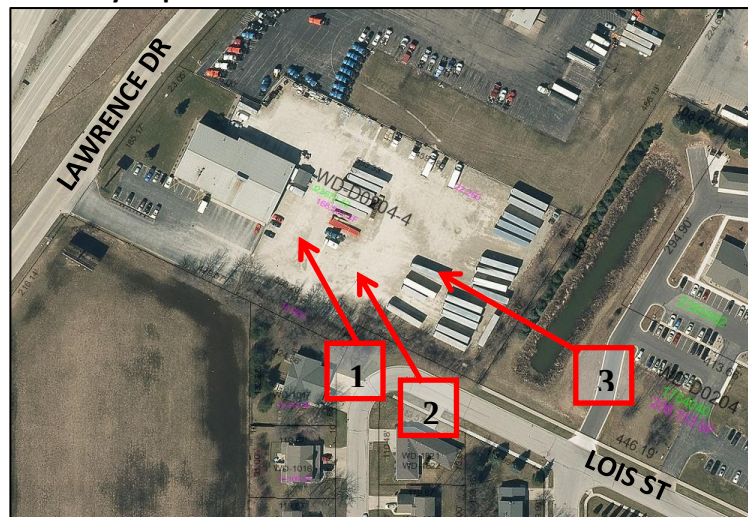
The side building walls meet the needed minimum 25% of approvable materials with the average of the existing and proposed new side building walls being at 31%. Approved materials are entirely on the first 59 feet of the 194 feet of existing and proposed side building walls.

The rear building wall does not meet the needed minimum 25% of approvable materials with the proposed new rear building wall average percentage being at 0%. Because the majority of the rear wall is hidden from public view in the following ways, the petitioner asked that Plan Commission consider the metal siding as designed (per the Code provision 'Other Materials approved by the City Plan Commission') for the following reasons:

- Three windows (approvable material) have been added to the upper rear wall to help let light into the building.
- The rear wall cannot be seen from Lawrence Drive.
- Approvable materials placed at the base of the rear building wall would not be seen by someone that is standing at ground level at the residential property to the south or the CBRF property to the east, due to a 5-6 foot high vegetated man-made berm that exists along the property lines.

Because of the man-made berm along the property lines, the view to the rear of the building from residential zoned properties is screened. In addition, fully grown trees exist on the berm. The following three photos were taken by staff on March 19, 2019 to verify how the view to the rear wall of the building is screened by the berm.

Summary of photo views taken:



1. View to the site from end of duplex driveway (looking northwest):



2. View to the site from Lois Street sidewalk (looking northwest):



3. View to the site from Rennes CBRF (looking west):



The addition of the new bay doors on the building requires screening from Lawrence Drive, which is oftentimes done with a wall and landscaping. Because of the limitations of the existing site, the property owner developed a design with staff where a row of landscaping is proposed at the west end of the guest and employee lot, rather than near the new bay doors. The new landscaping includes a row of 5 Chinese Junipers and 5 Pyramidal Arborvitaes.

The site plan complies with the following massing and setback requirements set by the Highway 41 Business Corridor: District B Zoning District (Section 14-45.3)

- Land Use: Commercial office and truck service (permitted)
- Lot Size: 168,581 s.f. (87,1200 s.f. required)
- Front Yard Setback: 70+ feet (not less than 40 feet required)
- Interior Side Yard Setback: 50+ feet (not less than 25 feet required)
- Rear Yard Setback: 300+ feet (50 feet – adjacent to residential)
- FAR: 0.12 (Min. Max. range 0.05-0.8 required)
- Building Height: ~27 feet (permitted per FAR)
- Landscaping: 18% greenspace, unknown total tree count (Code requires that 25% shall remain in open space, and 17 trees)
 - The amount of greenspace remains unchanged from the 1994 plan. Existing development would need to be removed in order to achieve 25%.
 - The existing number of trees in the berm far exceeds 17.
 - The 10 trees in the added landscaping to screen bay doors are not counted toward the landscaping tree count as it is a separately required alternative form of screening for the addition with bay doors.

Parking requirements have been met with 29 total stalls with the new site plan (plus existing truck parking in gravel areas). The below chart summarizes the existing marked stalls (per air photo), proposed stalls to be added, and required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Office/Show	18	0	18	--
Shop			6	--
Addition		11	3	--
TOTAL	18	11	27	YES

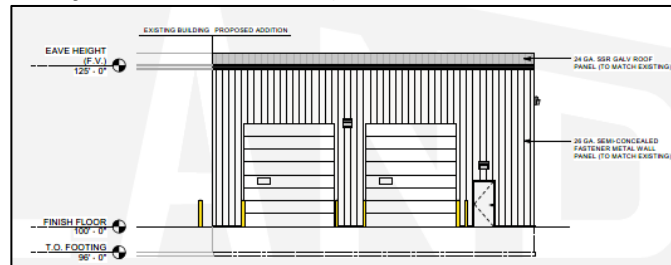
Proposed Site Plan (Ryan Road at east end).



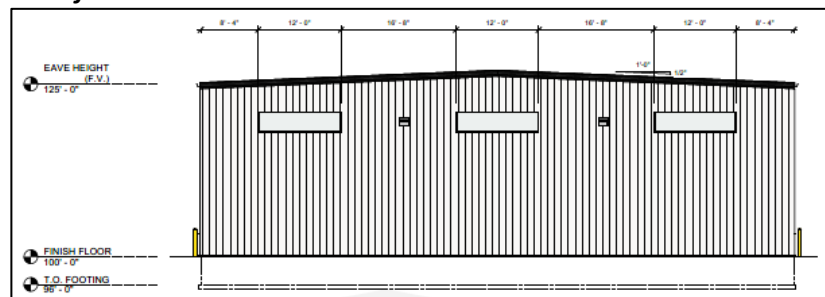
Proposed Landscaping to screen new bay doors.



View from south side wall (NOTE: north side wall is a mirror image).



View from east rear wall.



STAFF COMMENTS:

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

Engineering:

1. City is proposing sidewalk on Lawrence Drive in 2019. The property owner has until June 30th to complete the work. If not completed by then, the City contractor will install the sidewalk and charge the cost back to the property owner. The owner may want to consider completing this themselves since they have the contractor onsite.
2. Label Lawrence Drive on the site plans.
3. Provide parcel numbers on the site plans.
4. Provide property address on the site plans.
5. Provide the name of the development on the site plans.
6. Provide owner contact information on the site plans.
7. Need erosion control plans, staging plans, and WisDNR soil loss discharge calculator tool with corresponding map:
<https://dnr.wi.gov/topic/stormWater/documents/constructionSiteSoilLossSedimentDischarge.pdf>
8. Parking stalls should meet ADA requirements. For 26-50 stalls two ADA stalls required, one of which should be van accessible.
9. Once the total redevelopment reaches 20,000 square feet, storm water treatment will be required per the Municipal Code. This redevelopment is the first 4,300 square feet.
10. Label all sidewalks and walkways.
11. Need existing contours and proposed contours.
12. All pavement marking striping should be called out to be 4" on the plans.
13. Identify the location of the exterior refuse enclosure and ensure that the design meets DPW criteria. If the refuse area is interior, indicate location on site plans.
14. Provide and identify utilities and utility work on plans.

Fire:

None.

Forestry:

1. None.

Health:

None.

Planning:

1. Facade materials on the side walls need to be approved by Plan Commission for the use of metal that does not exceed 75% of the side wall (percentage is at 69%).
2. Facade materials on the rear wall are not approvable as there is not a 75%/25% combination with metal and approvable materials.
3. Provide the Floor Area Ratio and list of required parking stalls (per Code), the existing building square footage and entire building square footage in a table on the site plan.
4. Identify the specific color of the exterior wall materials on the site plan, rather than general colors to match.

Inspection:

1. None.

REVIEW PROCESS:

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Site Plan request for a 4,300 s.f. building addition and a 34,488 s.f. pavement addition to an existing commercial building called Refrigeration Transport, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff also recommends APPROVAL of the use of metal siding, per Code manufacturing requirements, on the side and rear facades of the proposed new addition.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00 Receipt #: 140400 Date: 3-14-19
	CITY OF DE PERE RECEIVED MAR 12 2019 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) <i>Transport Refrigeration Inc</i>	Authorized Representative <i>Mike Miro</i>	Title <i>V.P. of Operations</i>	
Mailing Address <i>3966 S. Packerlands Dr</i>	City <i>De Pere</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address <i>m.miro@trcompanies.com</i>	Phone Number (incl. area code) <i>(920) 339-5700</i>	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) <i>TRI-DP LLC</i>	Contact Person <i>David Swanson</i>	Title <i>OWNER</i>	
Mailing Address <i>P.O. Box 5157</i>	City <i>DE PERE</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address <i>DAS@D.A.SWANSON.COM</i>	Phone Number (incl. area code) <i>(920) 338-4400</i>	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description <i>301 Lawrence Dr, Depere</i>	Parcel No. <i>WD-P0204-4</i>
---	---------------------------------

SECTION 4: Project Information

Existing Zoning:	<i>HWY 41-DIST B</i>		
Present Use of Parcel:	<i>Transport Ref.</i>		
Proposed Use of Parcel:	<i>SAME</i>		
Estimated Start Date:	<i>5/13/19</i>	Estimated Completion Date:	<i>9/13/19</i>

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) <i>David Obrien</i>	Title	Phone Number <i>920-371-6200</i>
Signature of Applicant <i>[Signature]</i>		Date Signed <i>3/5/19</i>

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (8050 : Recommendation regarding a Site Plan for an addition to the existing Refrigeration Transport building)



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

19-0746

, WISCONSIN; COUNTY OF:

SCALE VERIFICATION



NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: -

SALES REP:
JEFF SABEL
(920) 619-9529

DRAWN BY: DPO

DATE: 3-4-19

REVISIONS:

△ - -

ISSUED FOR:

- ☒ PRELIMINARY
☐ BID SET
☐ CONSTRUCTION

SHEET

C1.0



TYPE MARK	COMMON NAME	QUANTITY	INSTALLED SIZE
● C/J	CHINESE JUNIPER	5	3-6 FT
● P/A	PYRAMIDAL ARBORVITE	5	3-6 FT

LOT SF 168,581 (3.87 ACRES)
IMPERVIOUS SF 139,129 (3.19 ACRES)
GREEN SPACE SF 29,009 (.33 ACRES) 18%
PARKING STALLS 27 TOTAL WITH ONE HANDICAPPED

SITE PLAN
SCALE: 1" = 30'-0"
0 30' 60' 120'
SCALE: 1" = 30'-0"



BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

19-0746

*, WISCONSIN; COUNTY OF: *

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY



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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 16-9366

SALES REP: JEFF SABEL
(920) 619-9529

DRAWN BY: DPO

CHECKED BY:

DATE:

DATE: 3-4-2019

REVISIONS:

ISSUED FOR:

- ☒ PRELIMINARY
☐ BID SET
☐ CONSTRUCTION

OVERALL FLOOR PLAN

A1.0

1 FLOOR PLAN
A1.0 1/8" = 1'-0"

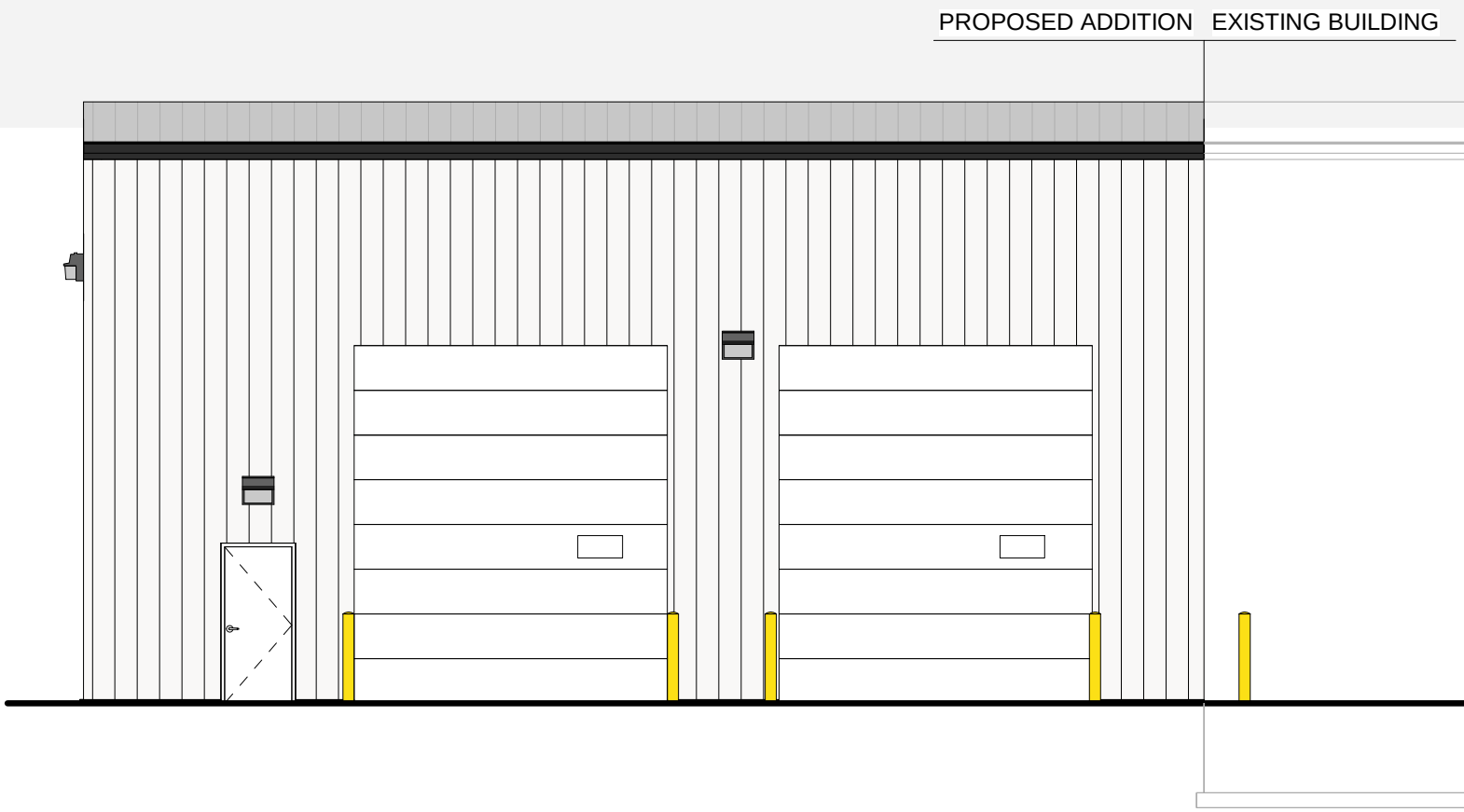
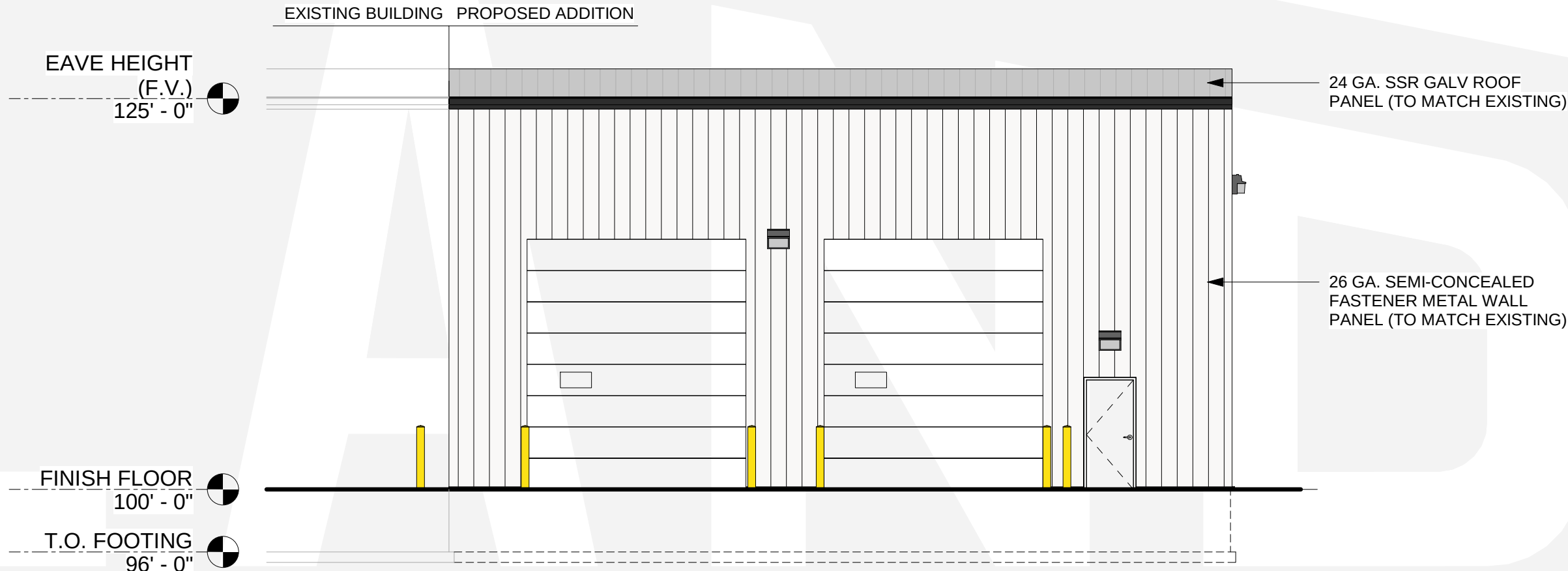
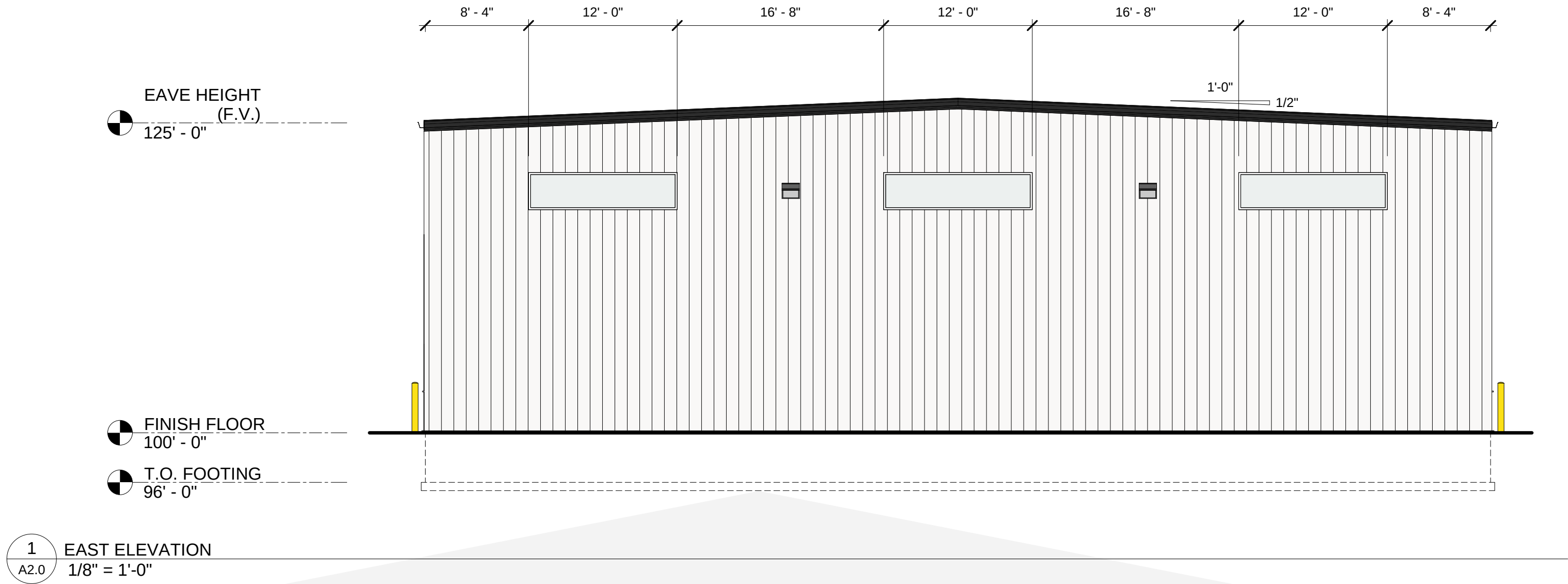
EFIS/MASONRY PERCENTAGES
NORTH 31%
SOUTH 31%
EAST 0%
WEST 90%



BUILDING DATA		
BUILDING USE	☐ ASSEMBLY ☐ INSTITUTIONAL ☒ BUSINESS ☐ MERCANTILE ☐ EDUCATIONAL ☐ RESIDENTIAL ☐ FACTORY ☒ STORAGE	
CONSTRUCTION CLASS	IIB	
BUILDING AREAS:		
FIRST FLOOR OR EXISTING	12,110 SF	
MEZZANINE OR ADDITION	4,300 SF	
SECOND FLOOR	-	
TOTAL AREA	16,410 SF	
ALLOWABLE AREA DETERMINED BY	NON-SEPERATED USE	
SPRINKLER COVERAGE	COMPLETE	
SPRINKLER DESIGN	NFPA 13	
MAX. NUMBER OF EMPLOYEES PER SHIFT-PRESENT	XX	
MAX. NUMBER OF EMPLOYEES PER SHIFT-PROPOSED	XX	



BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
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JOB NUMBER: 16-9366
SALES REP: JEFF SABEL
(920) 619-9529
DRAWN BY: DPO
CHECKED BY:
DATE:
DATE: 3-4-2019
REVISIONS:

ISSUED FOR:
☒ PRELIMINARY
☐ BID SET
☐ CONSTRUCTION
EXTERIOR ELEVATIONS

A2.0



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Recommendation regarding a Site Plan for a new four building (56 unit) multifamily complex, with parking areas, called Tranquil Trails at 2900 BLK Ryan Road (Parcel ED-3072). Submitted by Jeff Marlow, Tranquil Trails LLC, authorized representative and property owner.

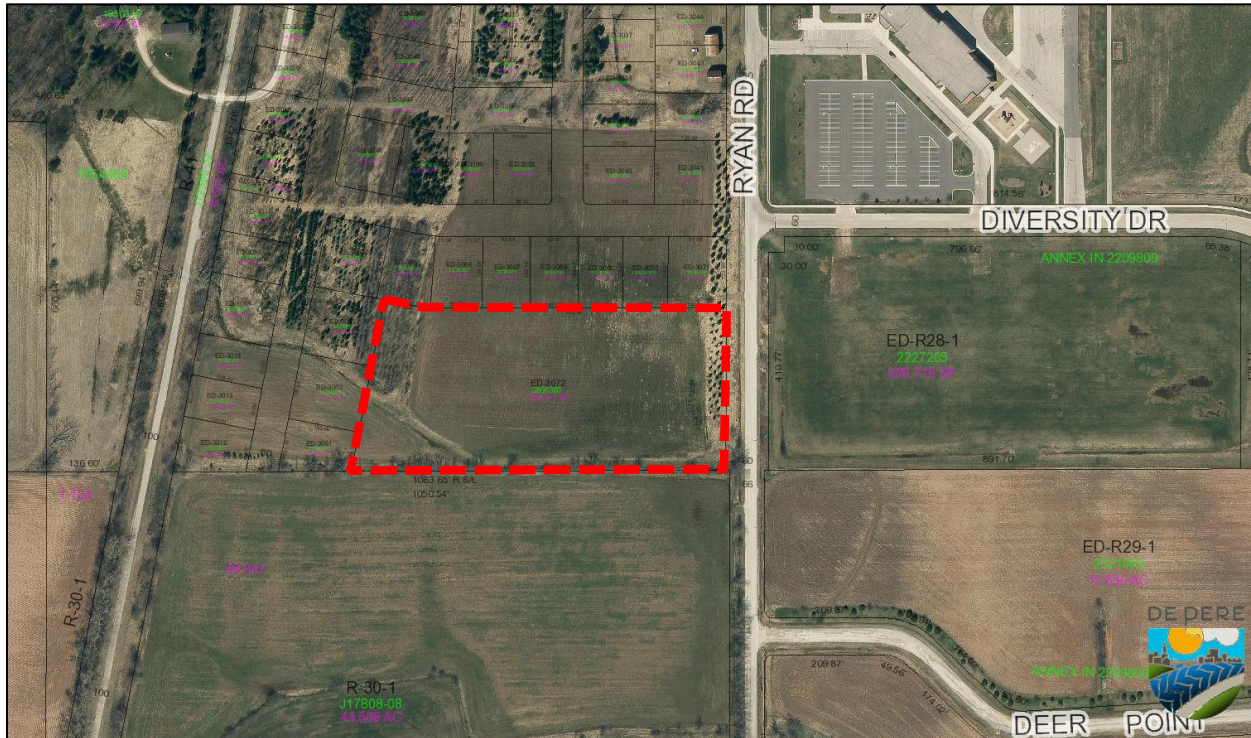
On February 25, 2019 Plan Commission reviewed the Tranquil Trail site plan and referred the project back to staff in order to allow time for the developer to provide a complete site plan for review.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at Ryan RD - Tranquil Trail - REVISED FOR 03-25-19 (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY REVISED 4 - 20 Mar 2019 (PDF)

- ITEM 7:** Recommendation regarding a Site Plan for a new four building (56 unit) multifamily complex, with parking areas, called Tranquil Trails at 2900 BLK Ryan Road (Parcel ED-3072). Submitted by Jeff Marlow, Tranquil Trails LLC, authorized representative and property owner.

SITE MAP



REQUESTED ACTION: Site Plan approval.

New apartment complex with four buildings (14 units each) for a total of 56 units with parking areas.

NOTE: On February 25, 2019, Plan Commission referred the site plan back to staff for further revisions. Issues related to landscaping & screening, driveway design, etc., and a short review timeline were the primary reasons for referring the project back to staff.

COMMON DESCRIPTION: 2900 BLK Ryan Road, located south and west from the Ryan Road and Diversity Drive intersection.

PARCEL NUMBERS: ED-3072

EXISTING ZONING: R-3 (General Residence District)

SURROUNDING LAND USES: Developing single family and duplex residential to the north and west. Vacant school property to the east. Agricultural to the south (Town of Rockland).

COMPREHENSIVE PLAN: Neighborhood Residential (Including Multi-Family)

APPLICANT / OWNER:

Jeff Marlow	Tranquil Trails LLC
Authorized representative	Property owner
Tranquil Trails LLC	1300 North Klimps Court
1300 North Klimps Court	Green Bay, WI 54313
Green Bay, WI 54313	

SITE HISTORY:

After a review of air photographs, year 1938 air photographs identified the property has been used for agricultural purposes, with natural features (drainage ways).

In 2018 the subject property was annexed into the city of De Pere, rezoned to R-3, and platted into a subdivision titled Pine Trail Crossing Subdivision. The intent for the parcel has been future residential development.

In February, 2019 the petitioner requested a site plan review of a multifamily development that includes 4 similar shaped buildings, each with 14 units for a total of 56 units on the site. The development includes attached garages and outdoor parking areas.

In February 2019, Plan Commission reviewed the site plan and referred the project back to staff in order to allow for additional needed site plan revisions to occur.

STAFF REVIEW:

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 for the Tranquil Trails development includes four buildings. Each of the buildings has 14 units and 14 attached garages, along with outdoor parking. The private drive for the site connects directly to Ryan Road.

The size of the entire property is 208,707 s.f. (4.8 acres). The proposed new structures are set back the minimum 30 feet from the front property line along Ryan Road and 20 feet from the side yard (north) property line, which meets the minimum side yard setback of 10 feet. However, particularly on the north boundary, because the buildings look onto adjacent properties over the side yard setback, it is encouraged that the separation from the side yard be increased as much as possible and enhanced with landscaping and possibly a fence.

All vehicular access reaches the site along Ryan Road, which was desired in 2018 when the land was divided and it was known that a multifamily development was proposed. There are no supplemental pedestrian trails, aside from the street fronted sidewalks, because the property is framed in by single family lots. Access to the Fox River Trail is possible along the sidewalks of Ryan Road and Diversity Drive, a short distance away.

The site is a proposed multifamily site, thus the buildings will have architectural treatments that are similar to single family houses. The

Design Development section of the Zoning Code (14-60) requires buildings to be all brick and natural stone, or other materials approved by Plan Commission. The facades include the following:

- Stone (24% total area) – Approvable
- Windows (not calculated) -- Approvable
- Shake siding (11% total area) – Requires Plan Commission approval
- Vinyl siding (65% total area) – Requires Plan Commission approval

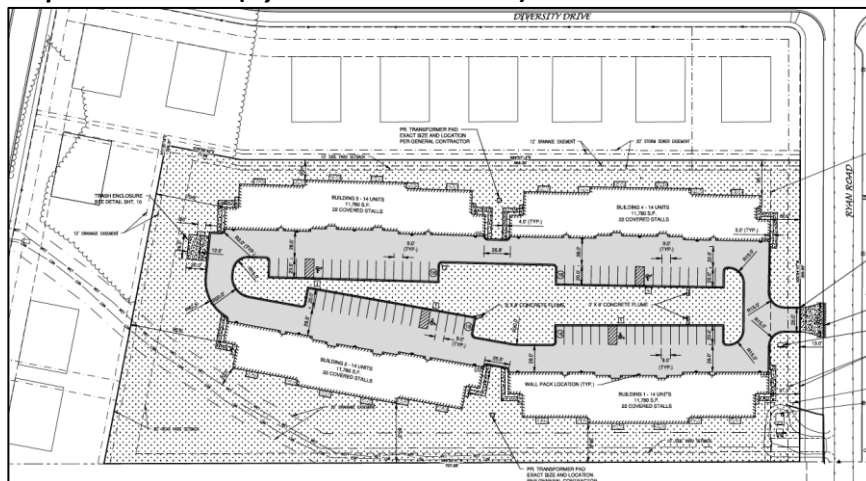
In order for the residential units to reflect an architecture that may better reflect the neighborhood, the use of shake and vinyl siding was selected by the developer. The use of vinyl was also selected to maintain affordability of the units. This material could be determined to be acceptable as the neighborhood feel of the development is mostly single and two-family. The colors and materials are identified on elevations located within the site plans.

The site plan complies with the following massing and setback requirements set by the R-3 Zoning District (Section 14-40)

- Land Use: Multifamily dwellings (permitted)
- Lot Size: 208,707 s.f. (196,000 s.f. required)
- Front Yard Setback: 30 feet (30 feet required)
- Interior Side Yard Setback: 20 feet (10 feet required)
- Rear Yard Setback: 70 feet (30 feet required)
- Building Height: 2 stories and 33 feet (35 feet maximum)
- Landscaping: A Landscaping Plan is included with this report; however, the developer may provide an updated Landscape Plan at the Plan Commission meeting. The Plan Commission will want to consider if adequate screening/landscaping is provided between the multifamily units and the adjacent single family residences.

Parking requirements include the need for 98 parking spaces. The garages provide for 88 covered parking stalls and outdoor parking provides 72 stalls for a total of 160 stalls.

Proposed Site Plan (Ryan Road at east end).



[illegible]

Architectural elevation drawing of the rear facade of a building. The drawing shows a long, symmetrical structure with a central entrance area. The facade features multiple windows and a central entrance area. The drawing is a black and white line drawing.

A detailed architectural drawing of a long, two-story building, likely a school or institutional structure. The building features a gabled roof with a central dormer. The facade is composed of numerous windows, some with shutters, and a central entrance with a small porch. The drawing is a black and white line art illustration.

Color Rendering.



Proposed Signage Rendering (Plan Commission does not approve signage as part of the site plan review – a separate sign permit is required).



STAFF COMMENTS:

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

Engineering:

1. Need to list property address and parcel ID when available.
2. Need an exterior lighting plan. The petitioner's reference to lighting plan pages is not consistent with submitted site plan.
3. All other comments that may have been provided previously but not yet addressed in revised submittals.

Fire:

None.

Forestry:

1. Landscape plan contains plants that will perform well in this zone and area. Planting plans adhere to WDNR specifications.

Health:
None.

Planning:

1. Facade materials need to be brick, natural stone, or other materials approved by Plan Commission. The use of shake siding and vinyl siding requires Plan Commission approval.
2. The scaled renderings for side walls of recycle/refuse area indicate the use of "siding material to match proposed building." Correct label to reference the split faced block identified in the site plan.
3. Whether transplanted or planted as new, a minimum of 32 evergreen trees are required for the north buffer. If transplanting is not feasible, the newly planted evergreen trees should be planted at a minimum of 6' in height.
4. Revise the landscape plan to remove the existing vegetation bubble located along the west buffer, north of the drainageway. Add the following to the note for the west buffer. "Minimum of 11 trees to be part of this buffer. Existing trees may count towards the buffer requirement if they are able to be preserved after final grading."
5. The monument sign design, size, etc., must be approved by obtaining a sign permit from Inspection. The sign must be located at least 15 feet from the front property line.

Inspection:

1. Provide WDNR Permit/NOI for soil disturbance over 1 acre.
2. An accessible route shall be provided from public way to the buildings.

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. The site plan is not reviewed by Common Council.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the Site Plan request for a new four building (56 unit with parking areas) in a multifamily residential site called Tranquil Trails, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff also recommends APPROVAL of the use of shake siding and vinyl siding on the residential structures, in addition to the use of stone as an exterior façade material.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 139577
		Date: 2-11-2019

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) Tranquil Trails, LLC.	Authorized Representative Jeff Marlow, <i>Michelle Simpson</i>	Title <i>Owner</i>	
Mailing Address 1300 North Klmps Court	City Green Bay	State WI	ZIP Code 54313
Email Address jmarlow@lexingtonneighborhoods.com	Phone Number (Incl. area code) 920-662-1611	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 Pine Trall Crossing Lot 61	Parcel No. ED-3072
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SECTION 4: Project Information

Existing Zoning:	R1-Single Family Residence District		
Present Use of Parcel:	Open Field		
Proposed Use of Parcel:	Apartment Development		
Estimated Start Date:	2-4-19	Estimated Completion Date:	9-2-19

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) Jeff Marlow, <i>Michelle Simpson</i>	Title <i>Owner</i>	Phone Number 920-662-1611
Signature of Applicant <i>[Signature]</i>		Date Signed 1/2/19

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (8051 : Recommendation regarding a Site Plan for a new four building (56 unit) multifamily complex, with par)



Robert E. Lee & Associates, Inc.
Engineering • Surveying • Environmental Services

1250 Centennial Centre Boulevard • Hobart, WI 54155 • 920-662-9641 • www.releeinc.com

March 4, 2019

Mr. Peter Schleinz, Zoning Administrator
CITY OF DE PERE
335 South Broadway Street
De Pere, WI 54115

RE: Tranquil Trails Multi-Family Development
Site Plan Review Resubmittal

Dear Mr. Schleinz:

On behalf of Lexington Homes, Robert E. Lee & Associates, Inc., is resubmitting the Tranquil Trails Multi-Family Development for Site Plan Review. Please find included a copy of the addressed comment locations, updated plan set, and updated landscaping plan.

If you have any questions or comments regarding this matter, please feel free to contact our office.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Prepared By:

Brandon Robaidek
E.I.T.

Under the Superior Vision of:

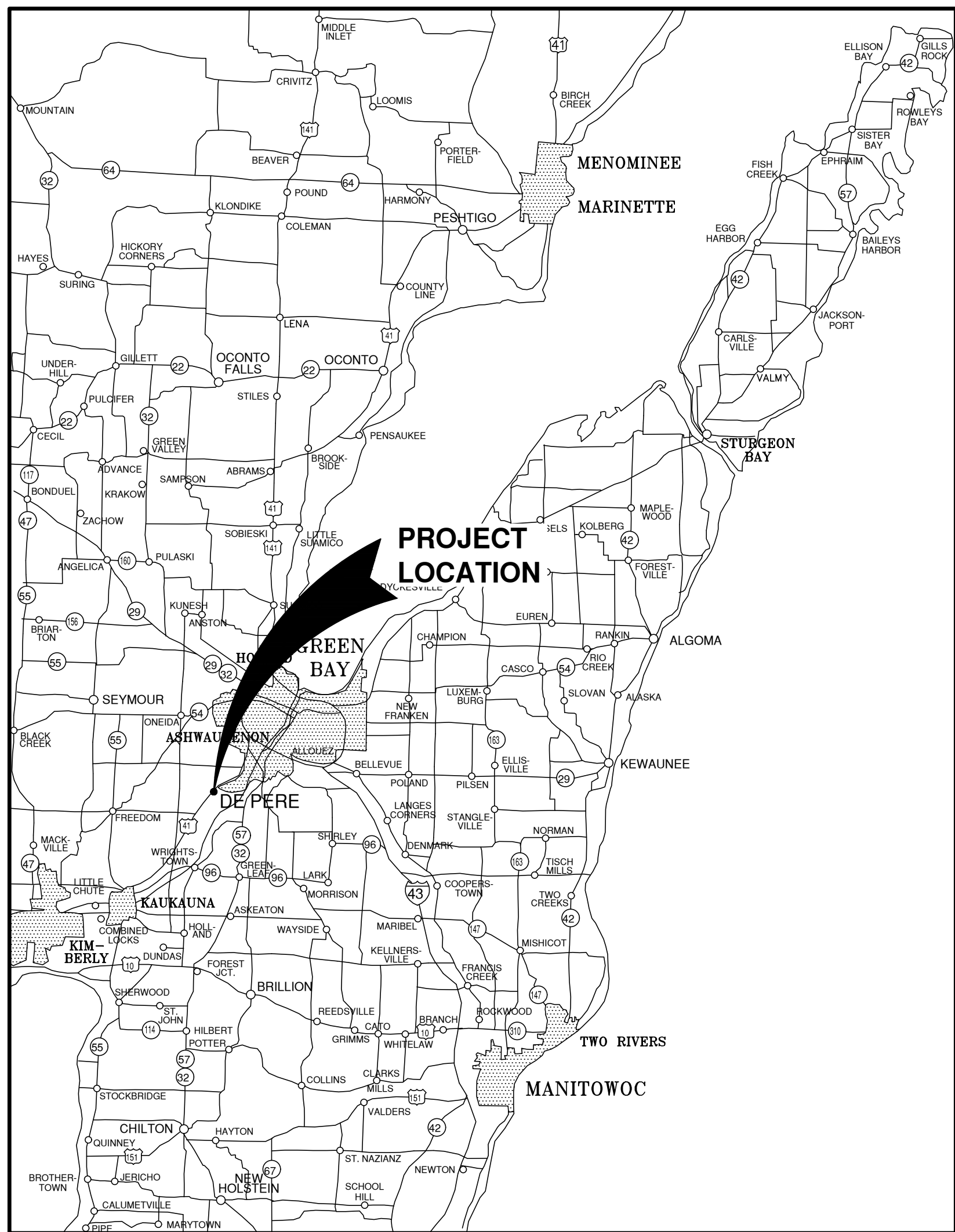
Jared G. Schmidt, P.E., VP
Civil/Municipal Engineering Manager

Tranquil Trails Changes

1. Sign was moved back to 15' off ROW (Sheet 3-7)
2. Photometric Plan is included at the end
3. Refuse Center Detail updated (Sheet 13)
4. Landscaping plan Updated, Tree symbols added to West property line, Jared will address 90% impervious at the meeting as needed
5. Callout added to keep existing trees unless proper grading cannot be established (Sheet 2)

TRANQUIL TRAILS FOR LEXINGTON HOMES 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.



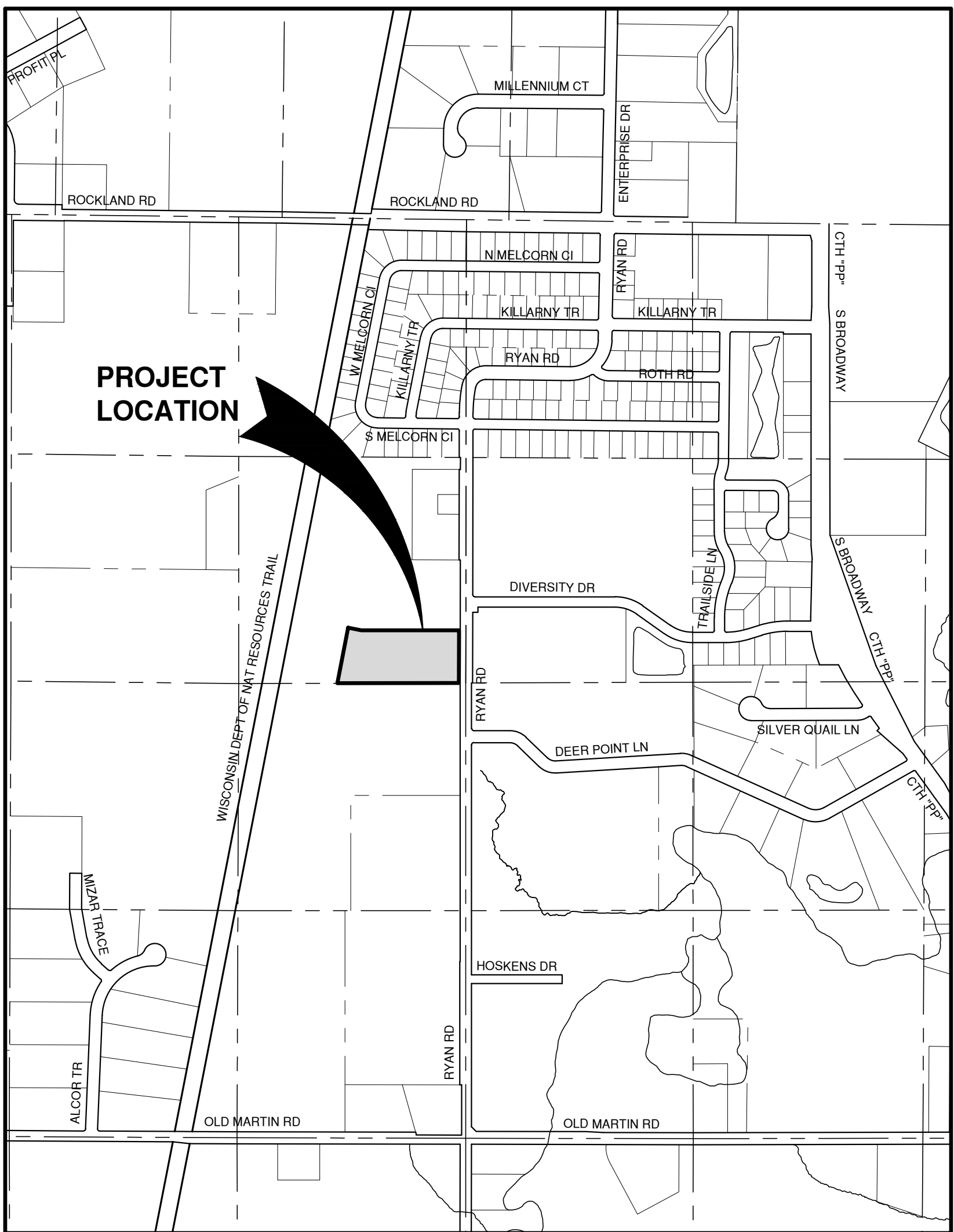
VICINITY MAP

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.

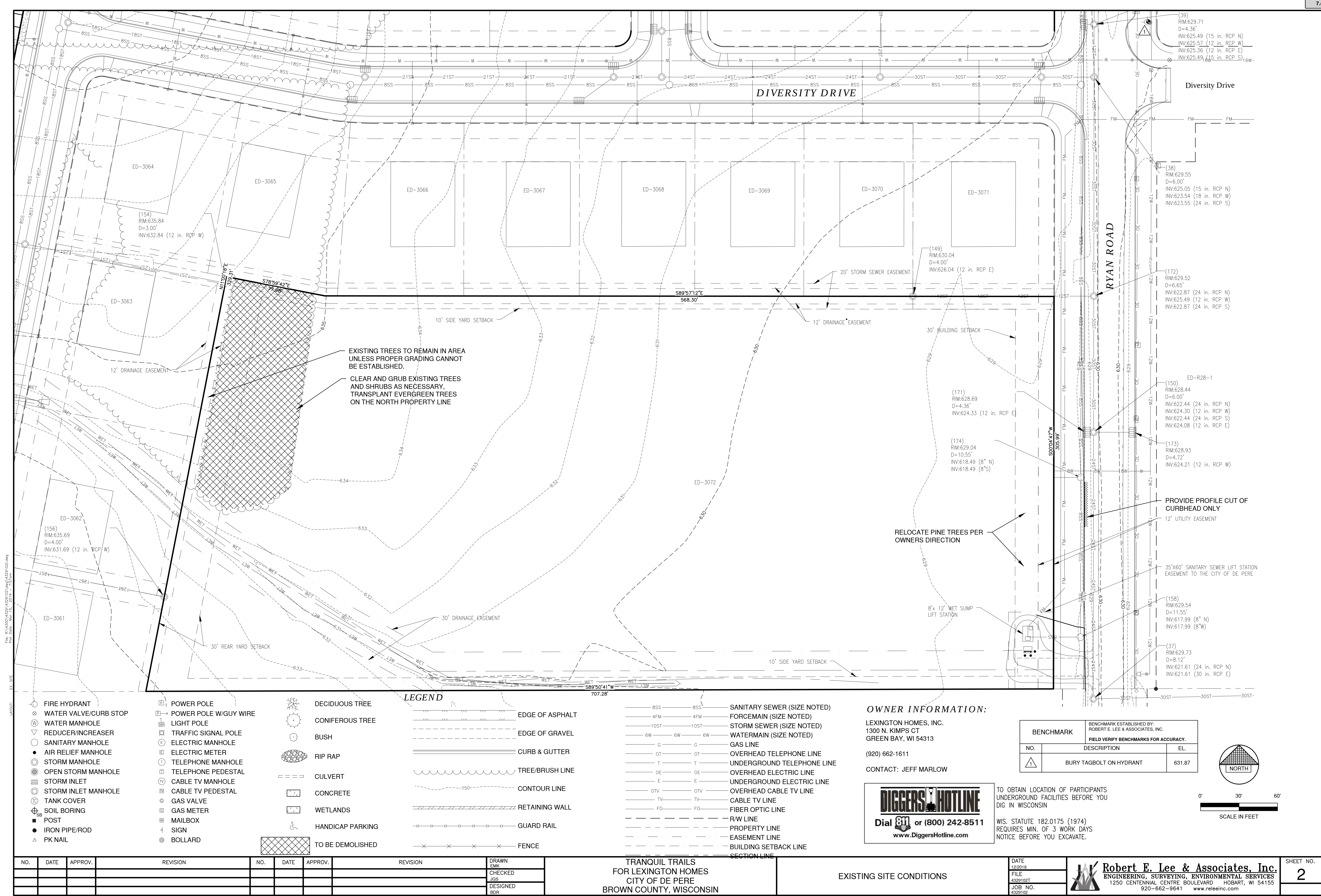
INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN - SANITARY AND WATER
5	UTILITY PLAN - STORM
6	GRADING PLAN
7	EROSION CONTROL PLAN
8	METER ROOM - PLAN, SECTION AND DETAILS
9	METER ROOM - SCHEMATIC DRAWING OF MASTER METER
10	MISCELLANEOUS DETAILS
11	MISCELLANEOUS DETAILS
12	MISCELLANEOUS DETAILS
13	TRASH ENCLOSURE DETAILS
14	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D AND MISCELLANEOUS DETAILS
15	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
16	EROSION CONTROL - DITCH CHECK DETAILS
17	EROSION CONTROL - SHEET FLOW DETAILS

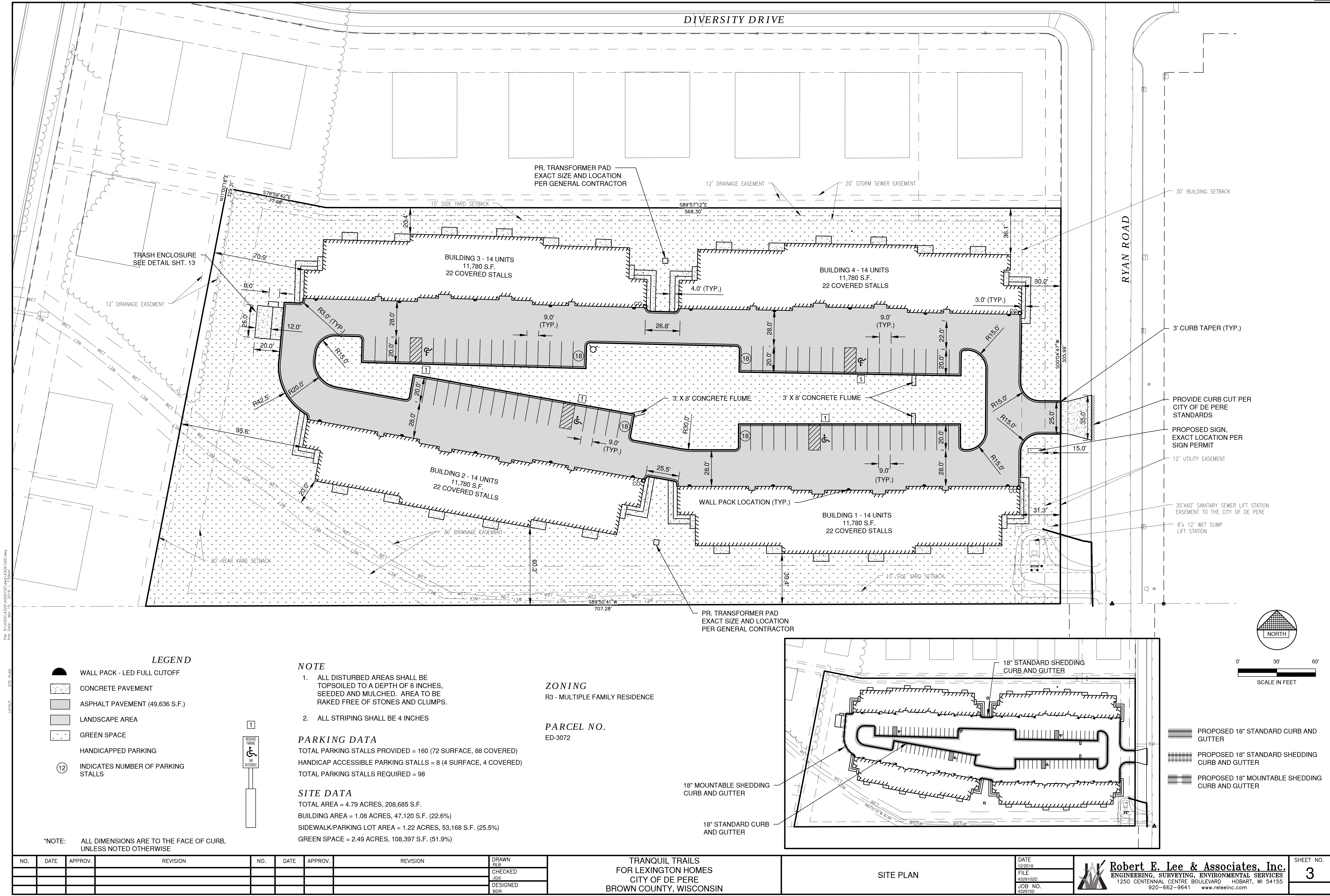


LOCATION MAP

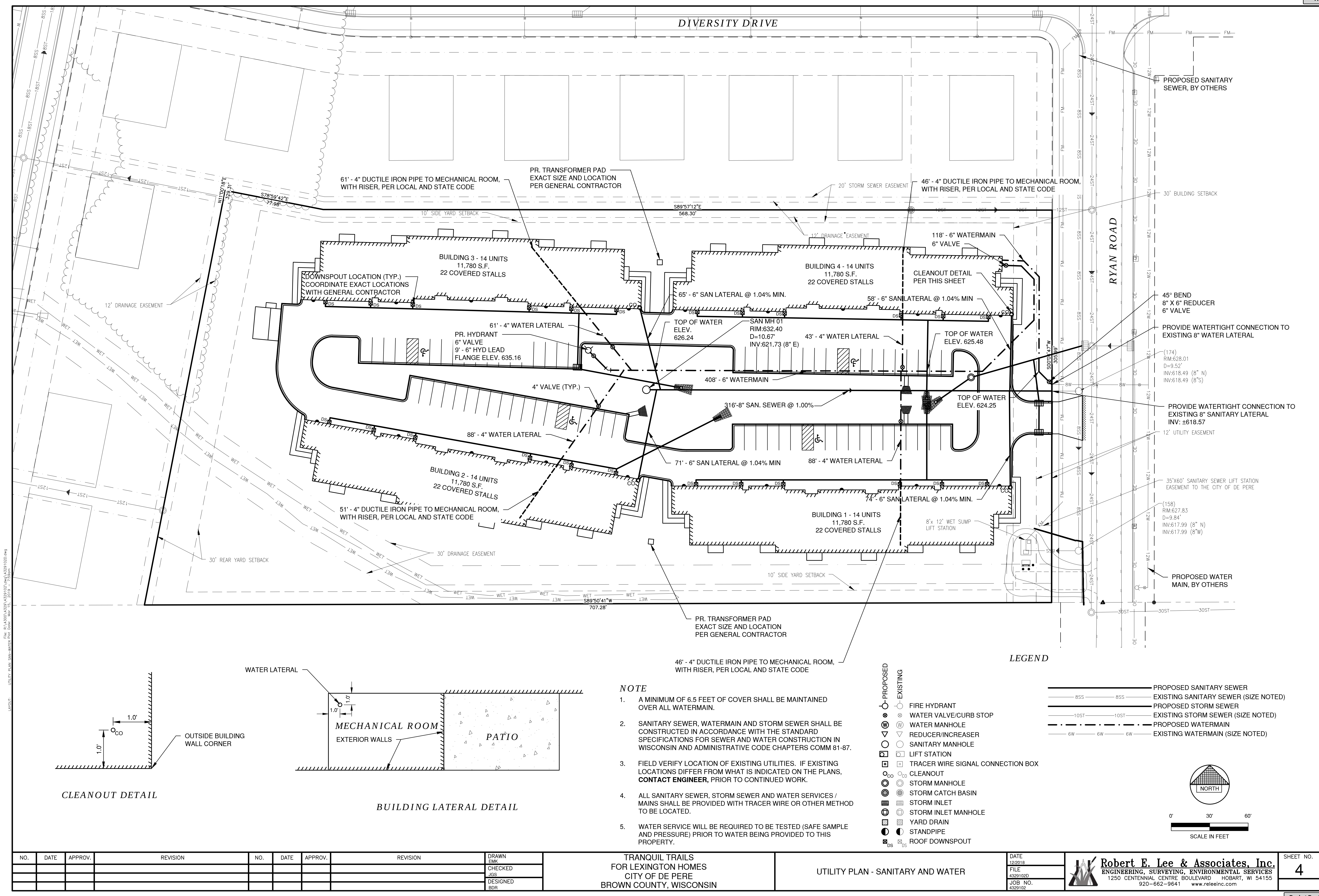
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								DESIGNED BDR					



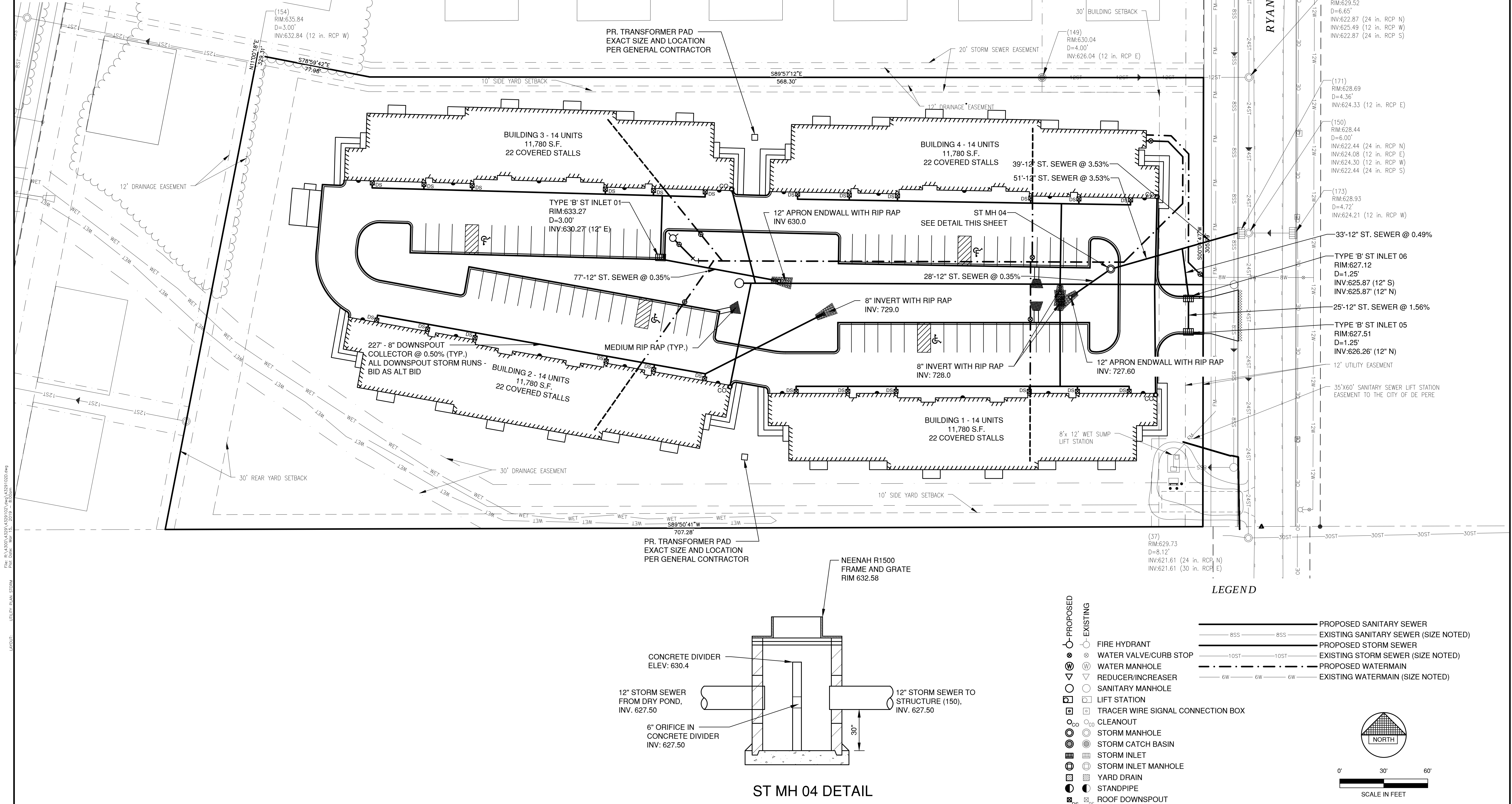
File: P:\A\2019\43291020.dwg Plot Date: Mar 15, 2019 7:29am LAYOUT: SITE PLAN



File: P:\A3001\A3001\A3001020.dwg, A3001020.dwg
UTILITY PLAN SANITARY AND WATER Plot Date: Mar 15, 2019 11:27:30am
LAYOUT:



- NOTE**
1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
 2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
 3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
 4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.



File: P:\A\201\4329\1020.dwg, 4/28/2018 4:41
Plot Date: Mar 15, 2019 8:00am
UTILITY PLAN - STORM
LAYOUT:

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								DESIGNED
								BDH

TRANQUIL TRAILS
FOR LEXINGTON HOMES
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

UTILITY PLAN - STORM

DATE
12/2018
FILE
4329102D
JOB NO.
4329102

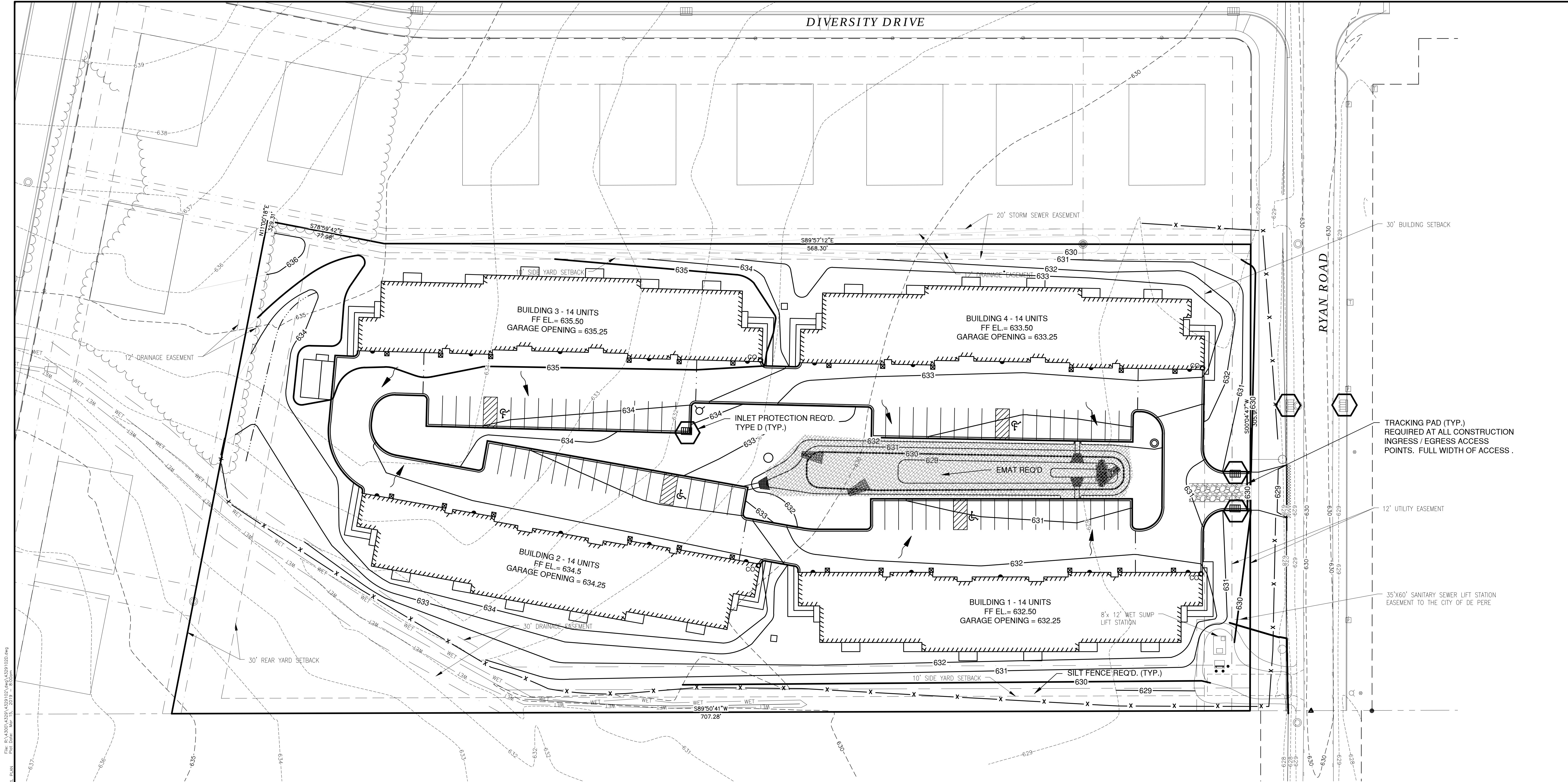


Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO.
5



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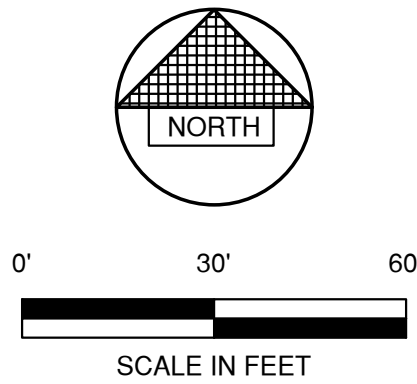
LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

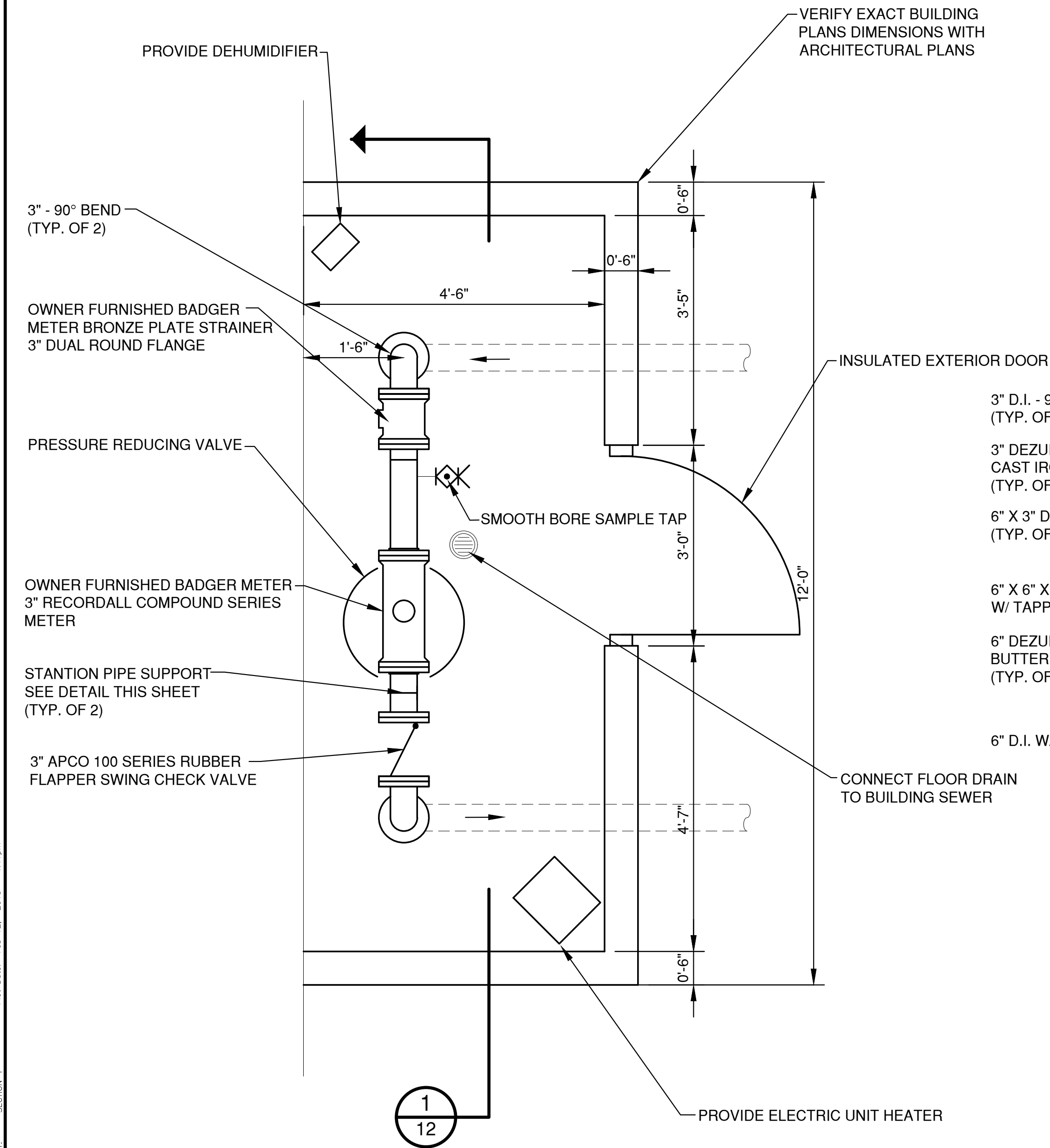
ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

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



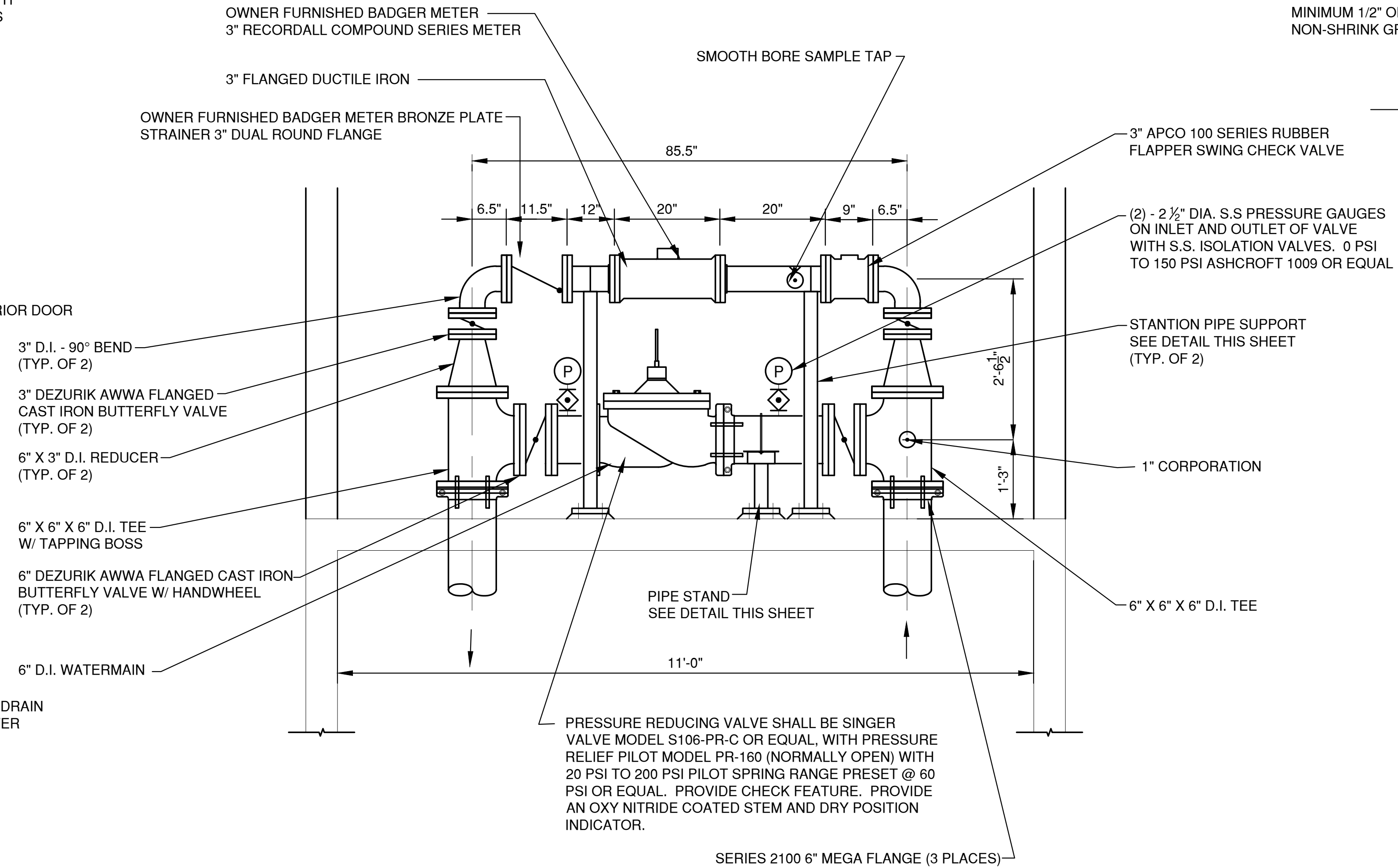
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LAYOUT: SECTION 1



METER ROOM PLAN

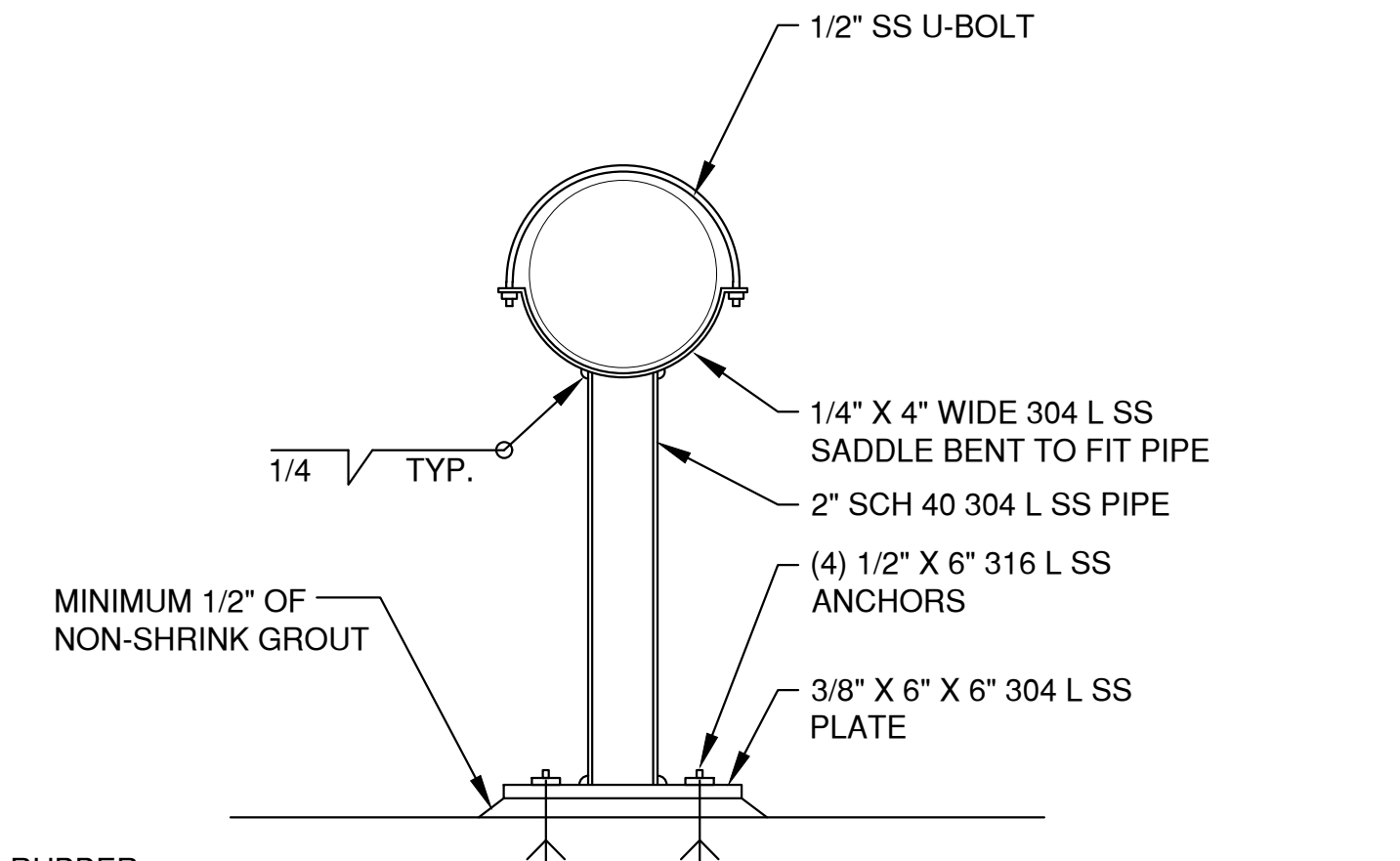
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METER ROOM SECTION VIEW

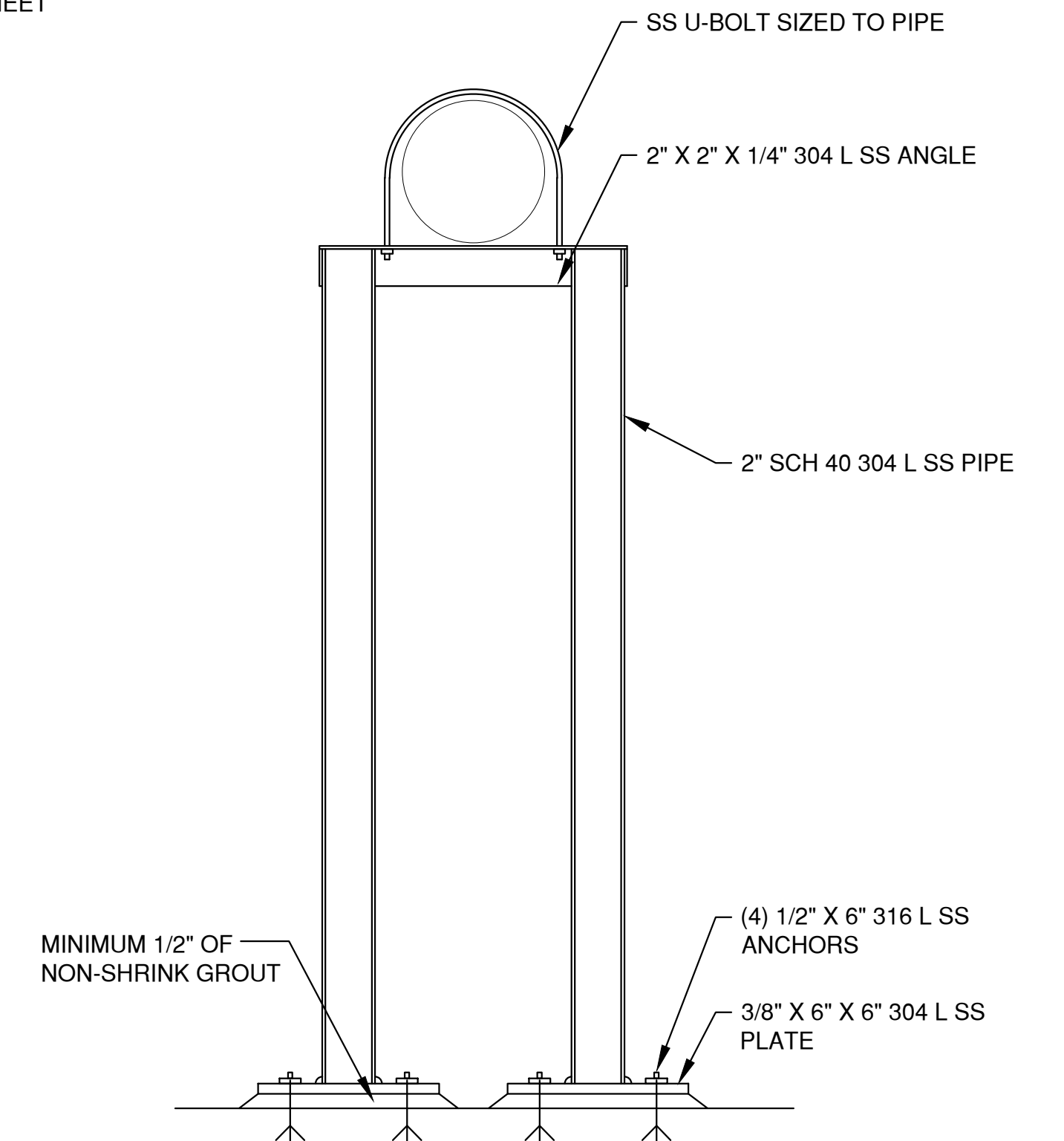
SCALE: 3/4" = 1'-0"

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12



PIPE STAND DETAIL

SCALE: NTS



STANTION PIPE SUPPORT DETAIL

SCALE: NTS

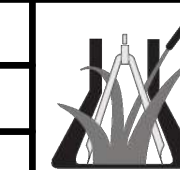
*NOTE: PIPE STAND MAY BE COMBINED WITH STANTION PIPE SUPPORT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR
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TRANQUIL TRAILS
FOR LEXINGTON HOMES
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

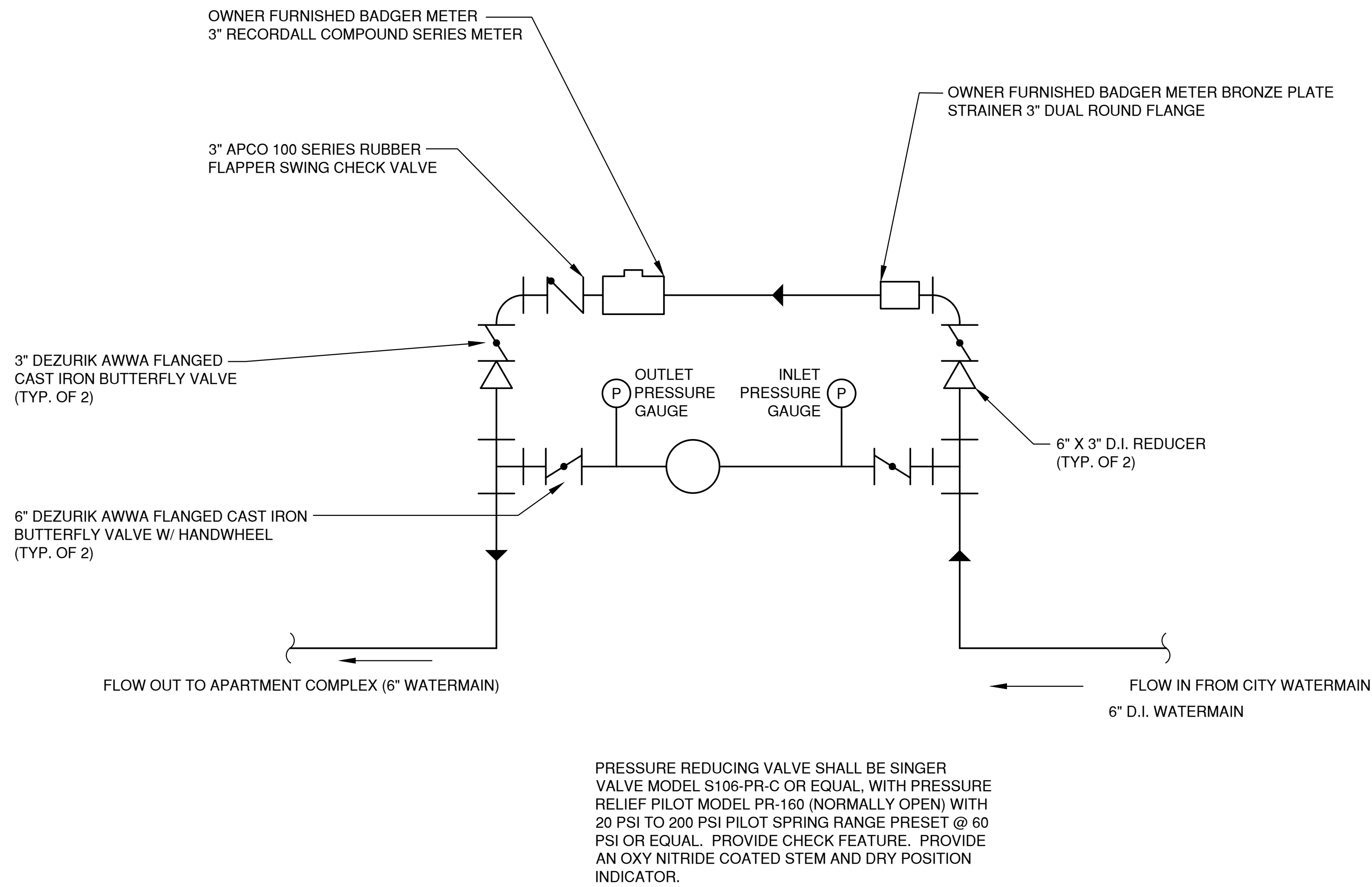
METER ROOM
PLAN, SECTION AND DETAILS

DATE 02/2019
FILE METER RM
JOB NO. 4329102



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SHEET NO.
8



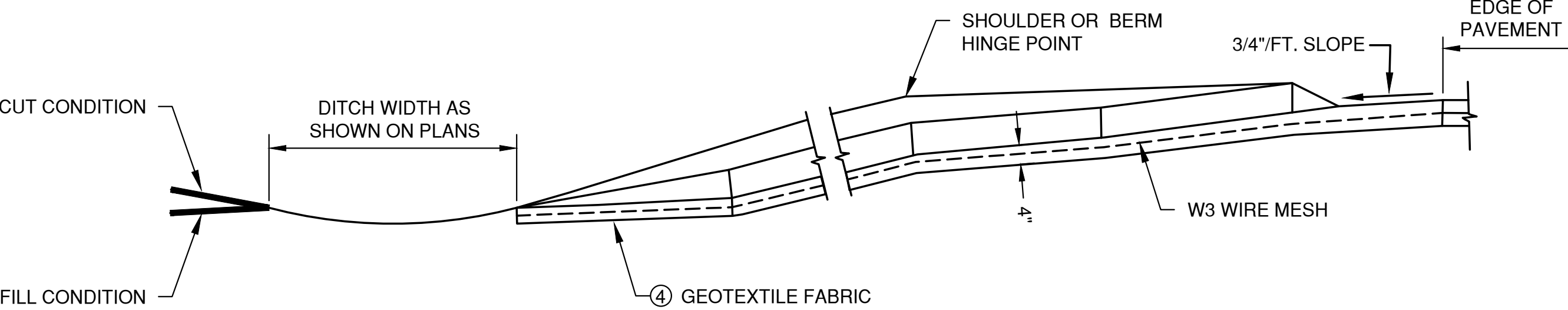
MASTER METER SCHEMATIC

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LAYOUT: SCHEMATIC

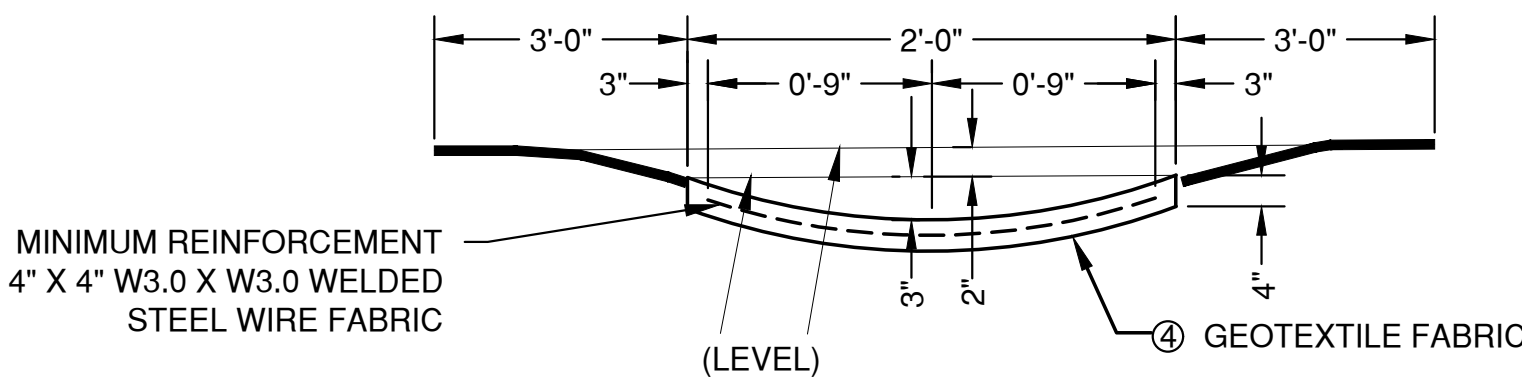
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BDR	TRANQUIL TRAILS FOR LEXINGTON HOMES CITY OF DE PERE BROWN COUNTY, WISCONSIN	METER ROOM SCHMEATIC DRAWING OF MASTER METER	DATE 02/2019	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO.
								CHECKED JGS			FILE METER RM		9
								DESIGNED BDR			JOB NO. 4329102		

GENERAL NOTES

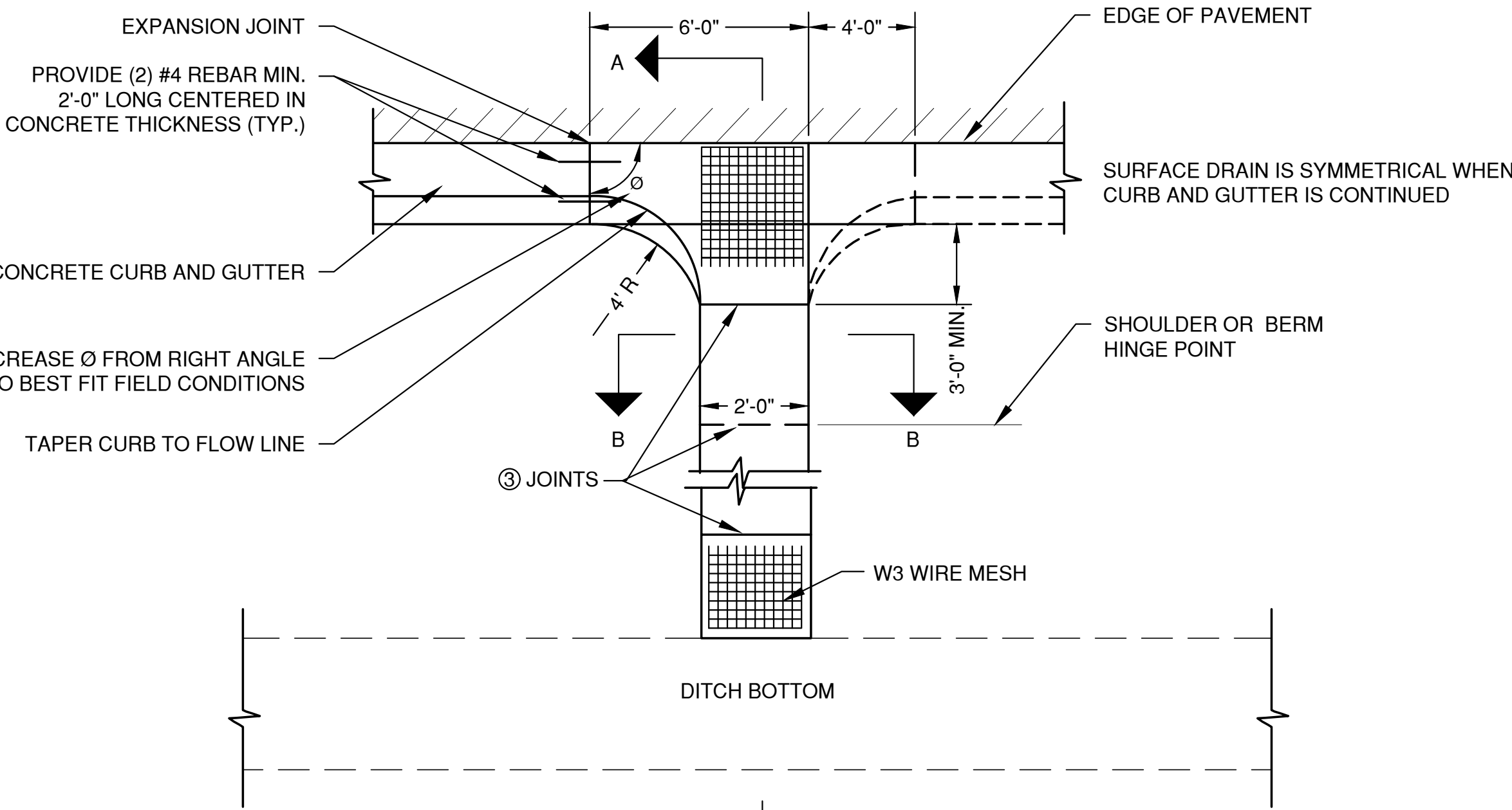
- ① DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
- ② WELDED STEEL WIRE FABRIC SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATION M55.
- ③ JOINTS SHALL BE 1/8 TO 1/4 INCH WIDE BY 1-1/2 INCHES DEEP AND SPACED AT UNIFORM INTERVALS OF APPROXIMATELY 4 FEET.
- ④ 6 OZ. GEOTEXTILE FABRIC SHALL UNDERLAY THE FULL LENGTH AND WIDTH OF THE CONCRETE SURFACE DRAIN.



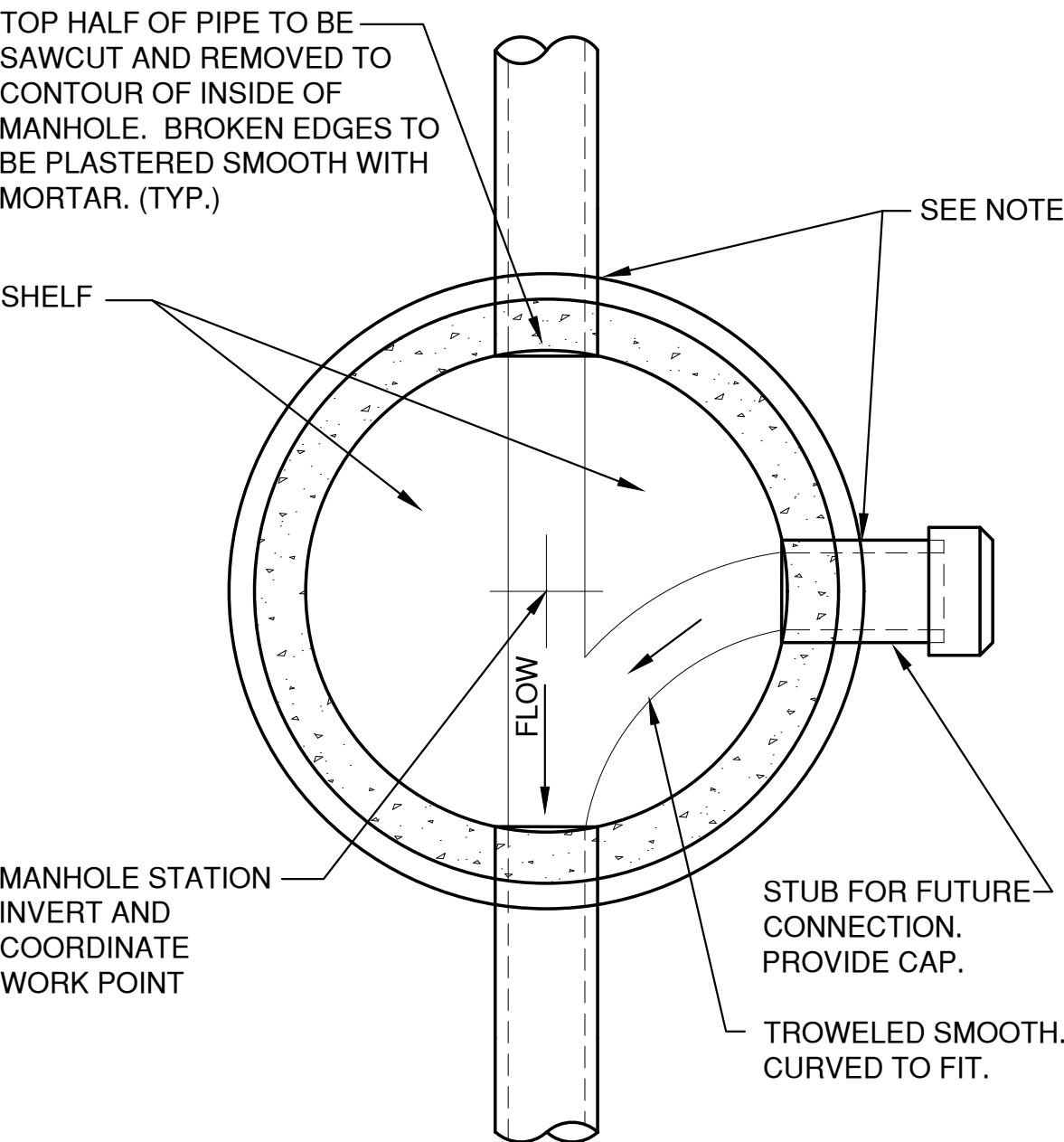
SECTION A-A



SECTION B-B

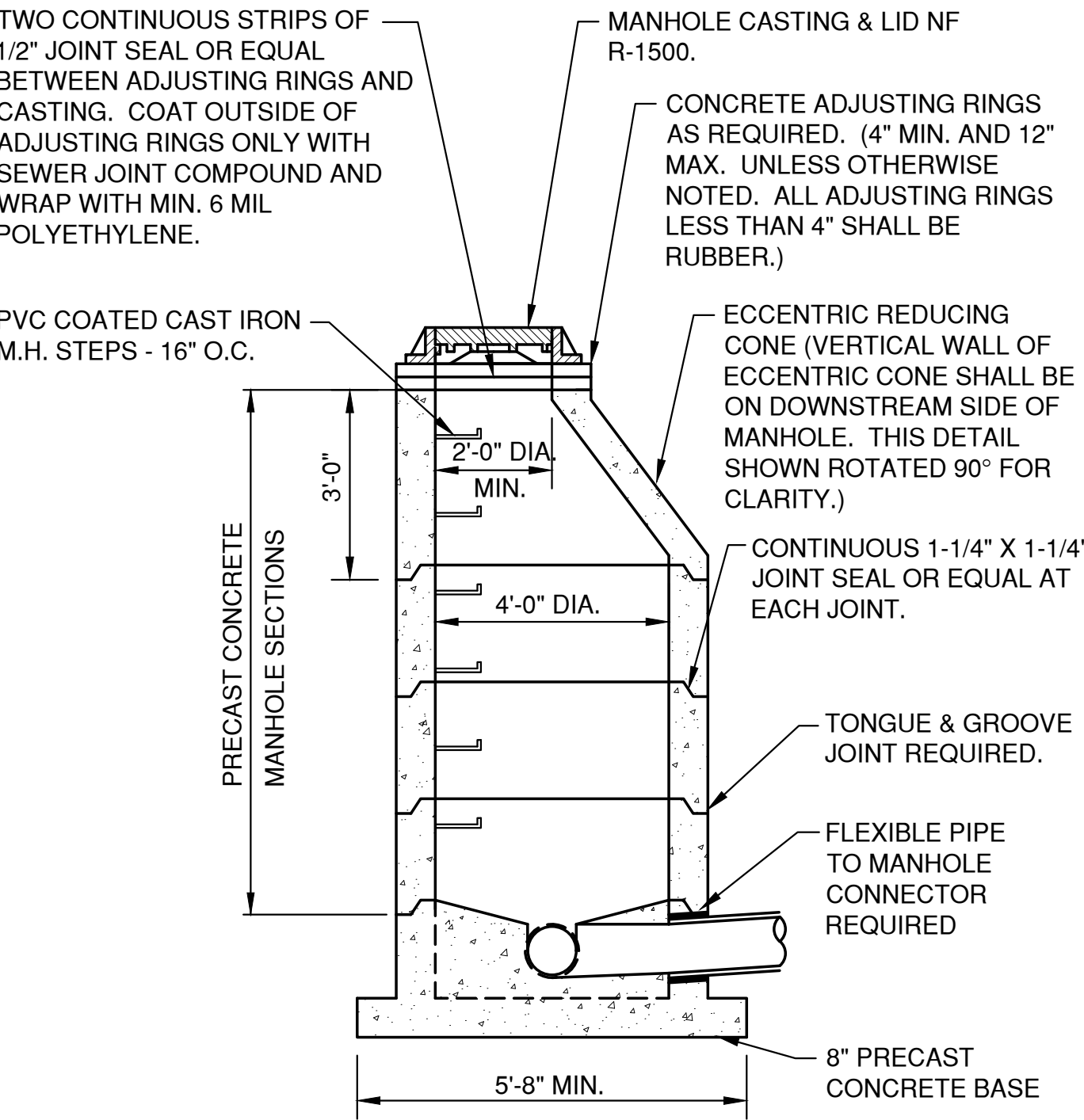


CONCRETE SURFACE DRAIN

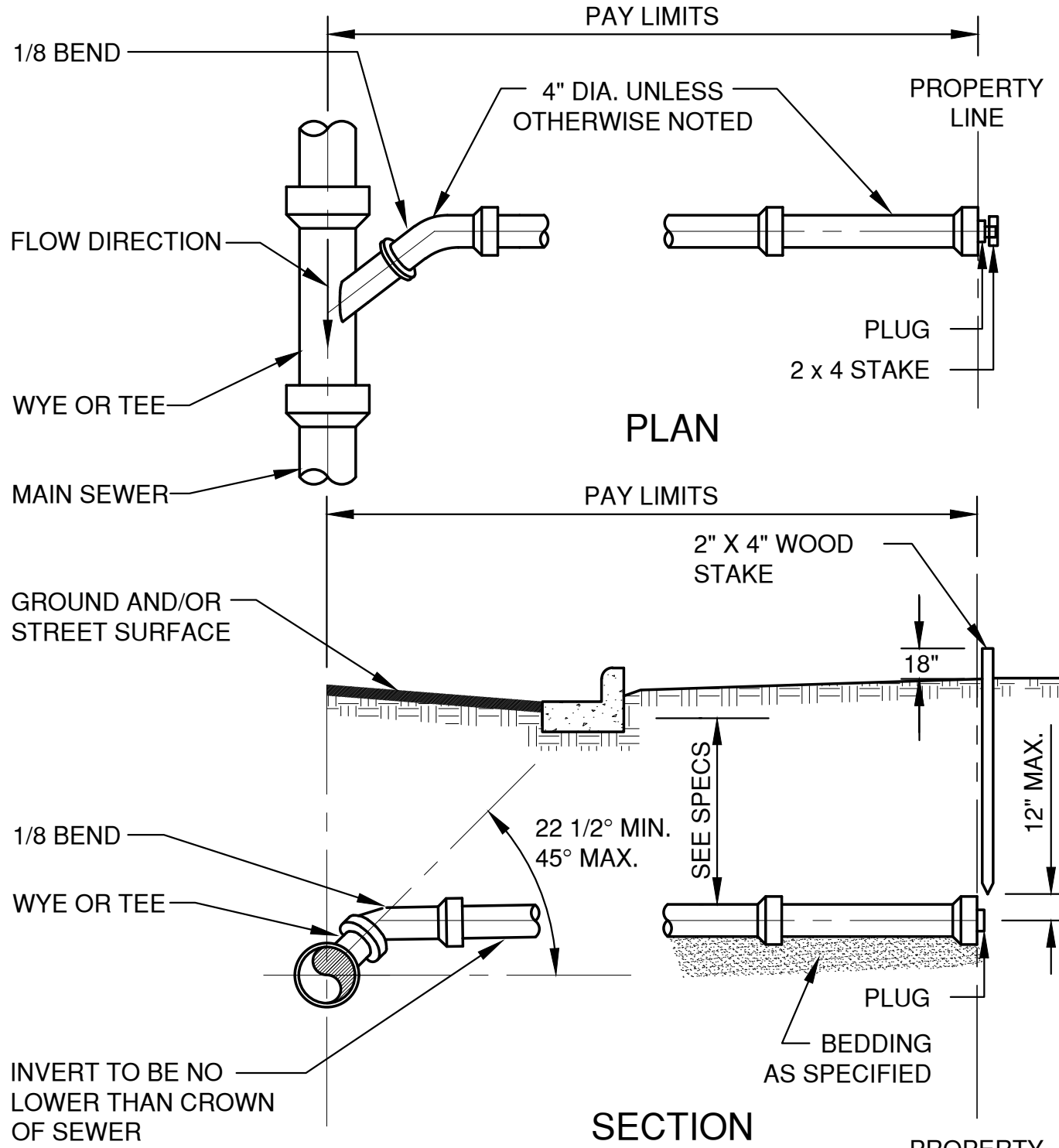


NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)

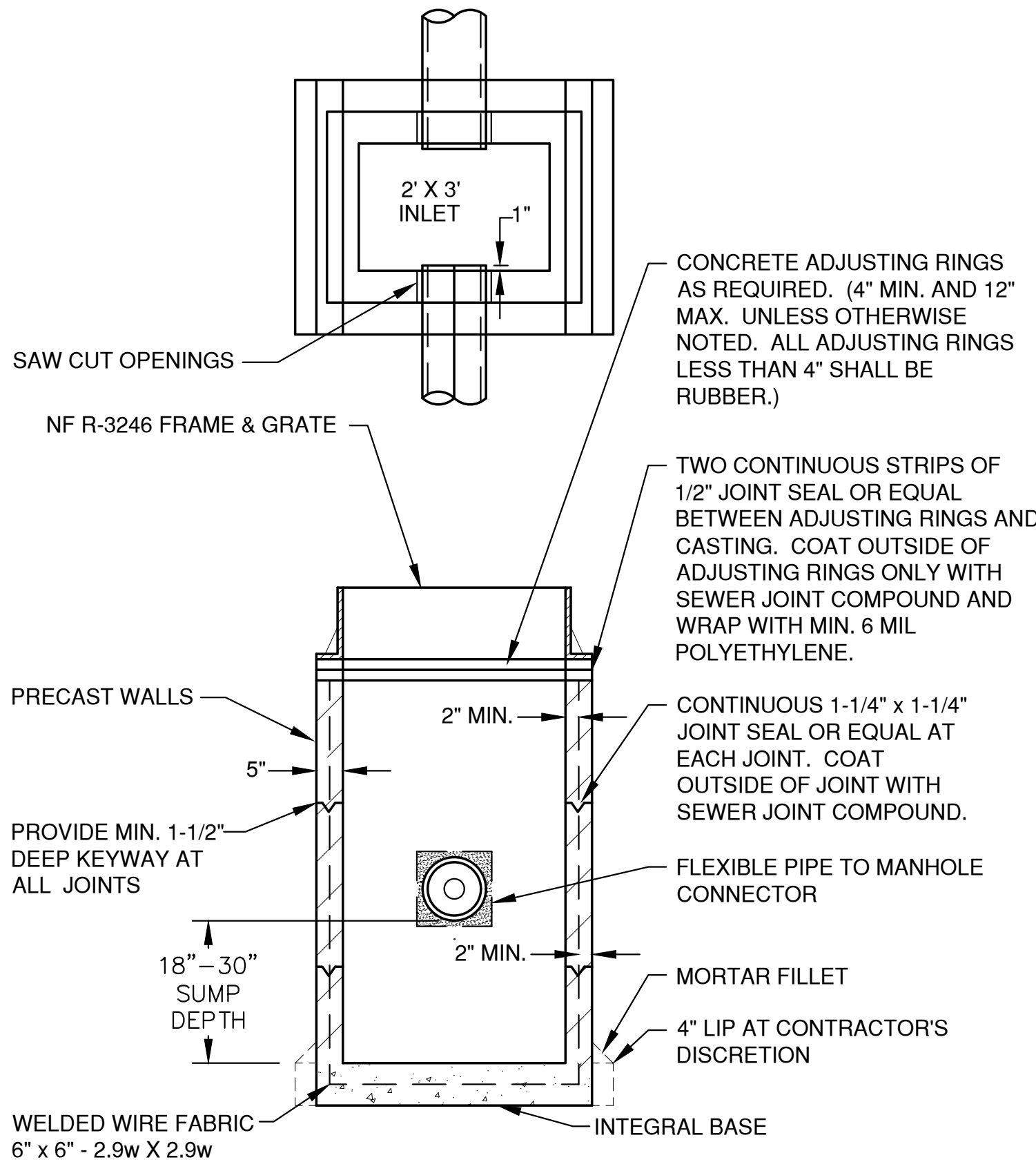


SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)



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

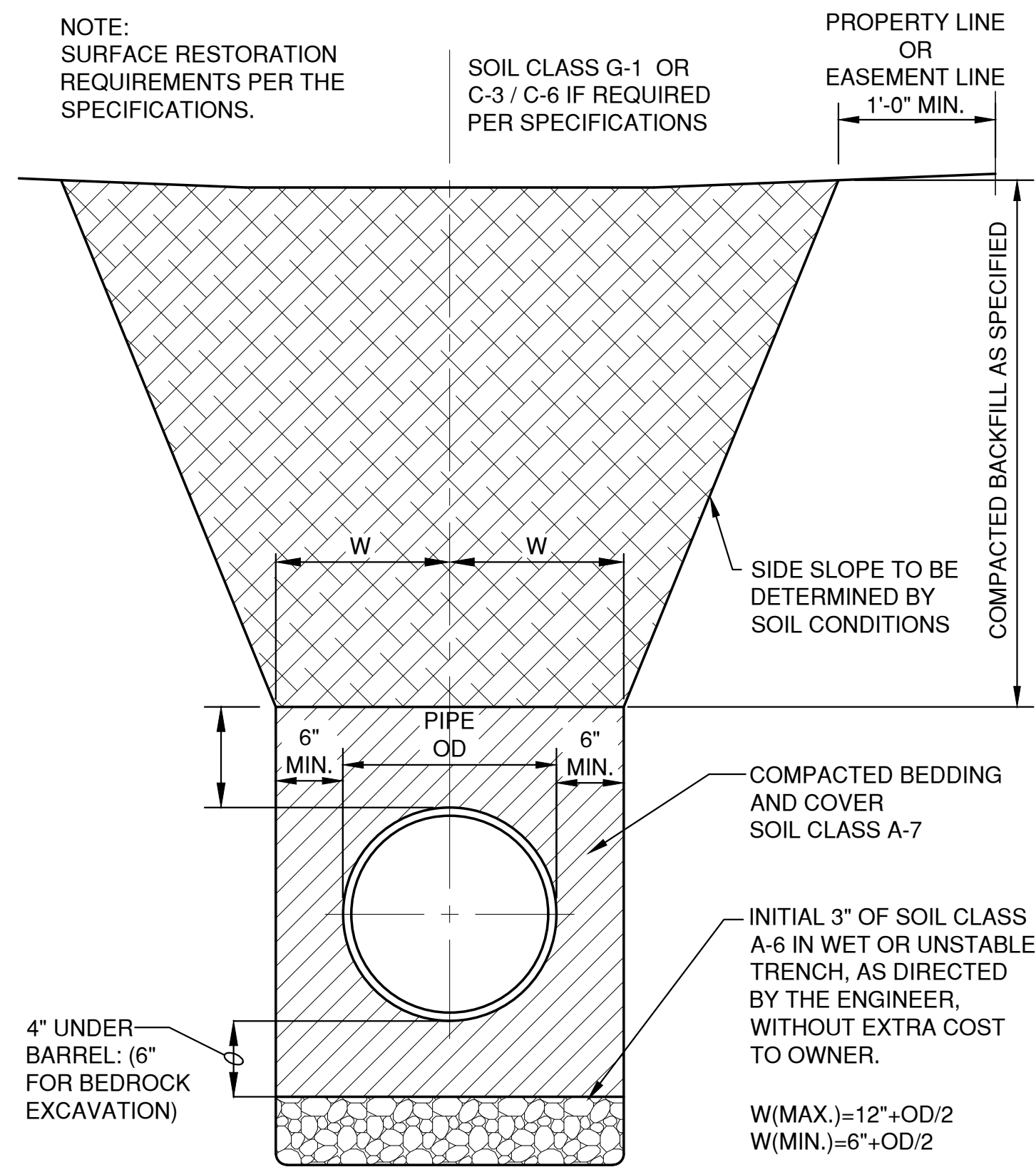
STANDARD SERVICE LATERAL



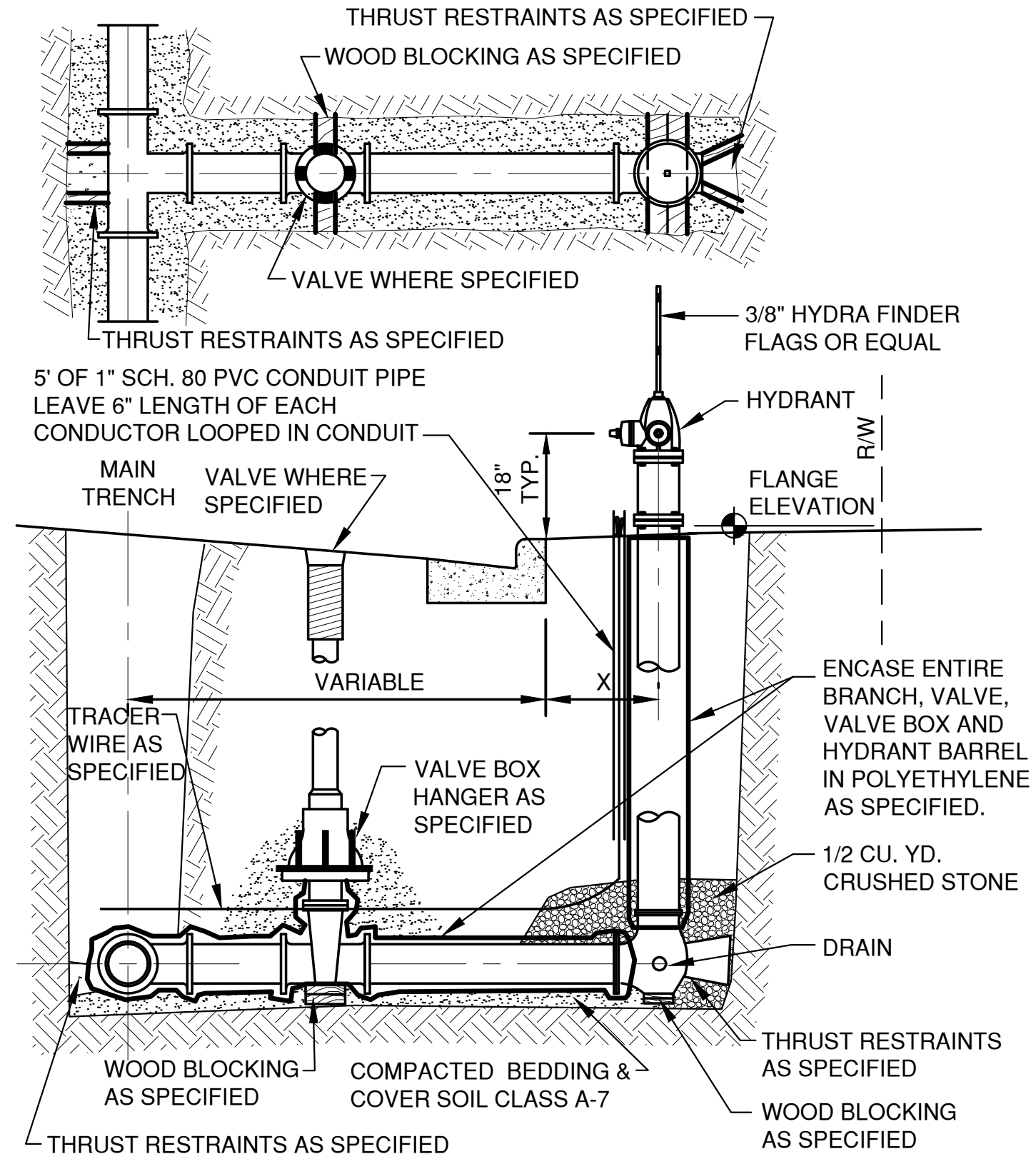
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET

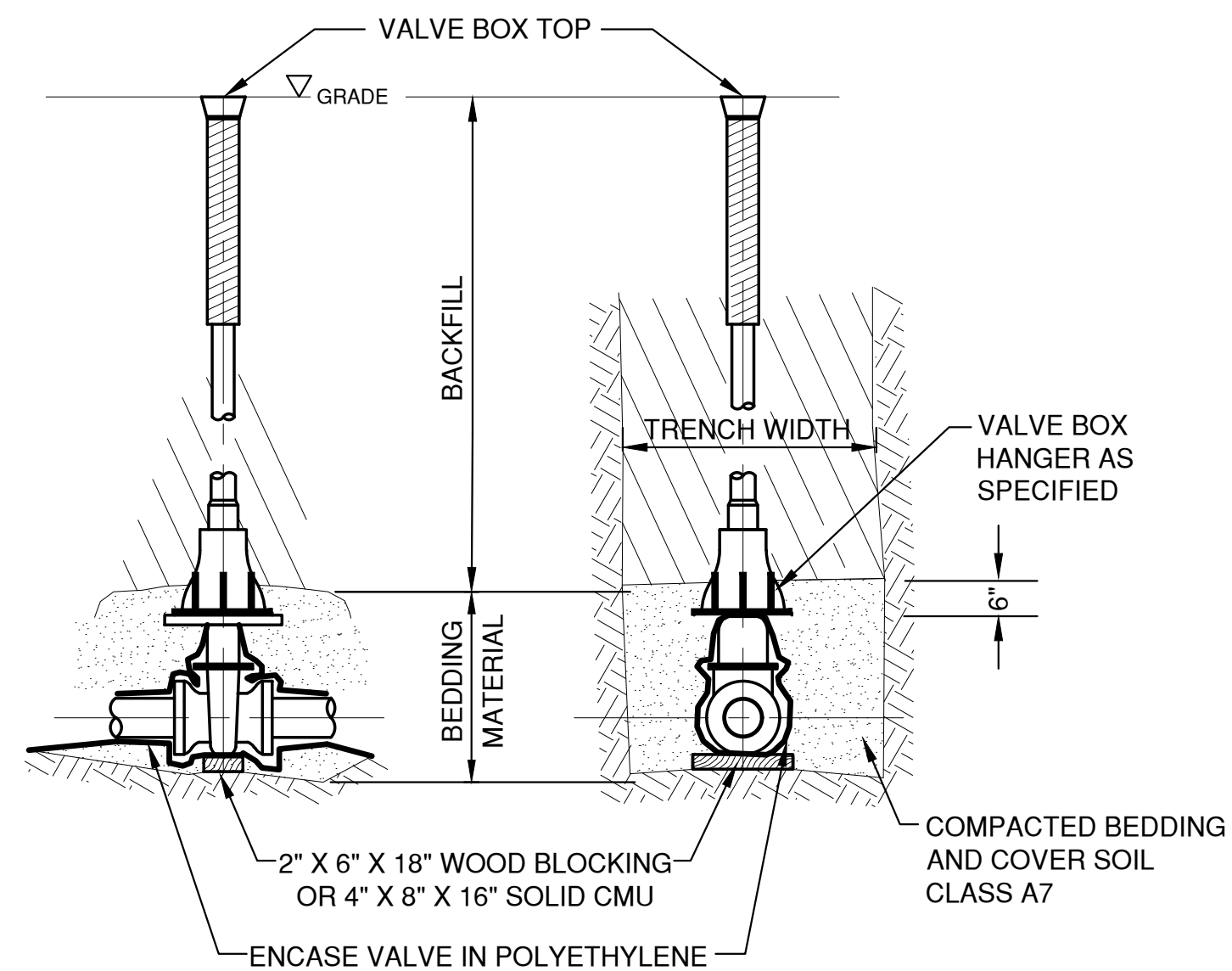
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN EMK	TRANQUIL TRAILS FOR LEXINGTON HOMES CITY OF DE PERE BROWN COUNTY, WISCONSIN	MISCELLANEOUS DETAILS	DATE 02/2019	FILE DETAILS	JOB NO. 4329102	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. 10
								CHECKED JGS							
								DESIGNED BDR							



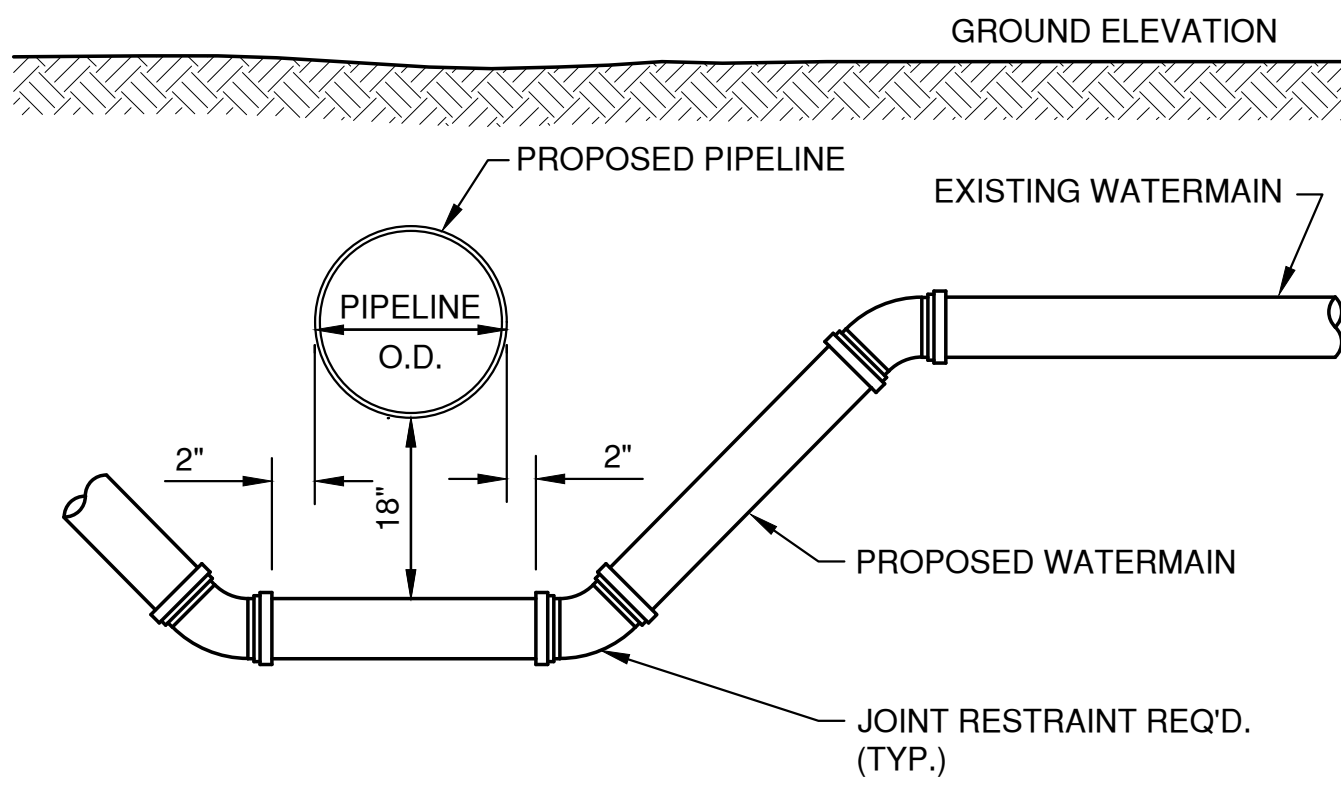
HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



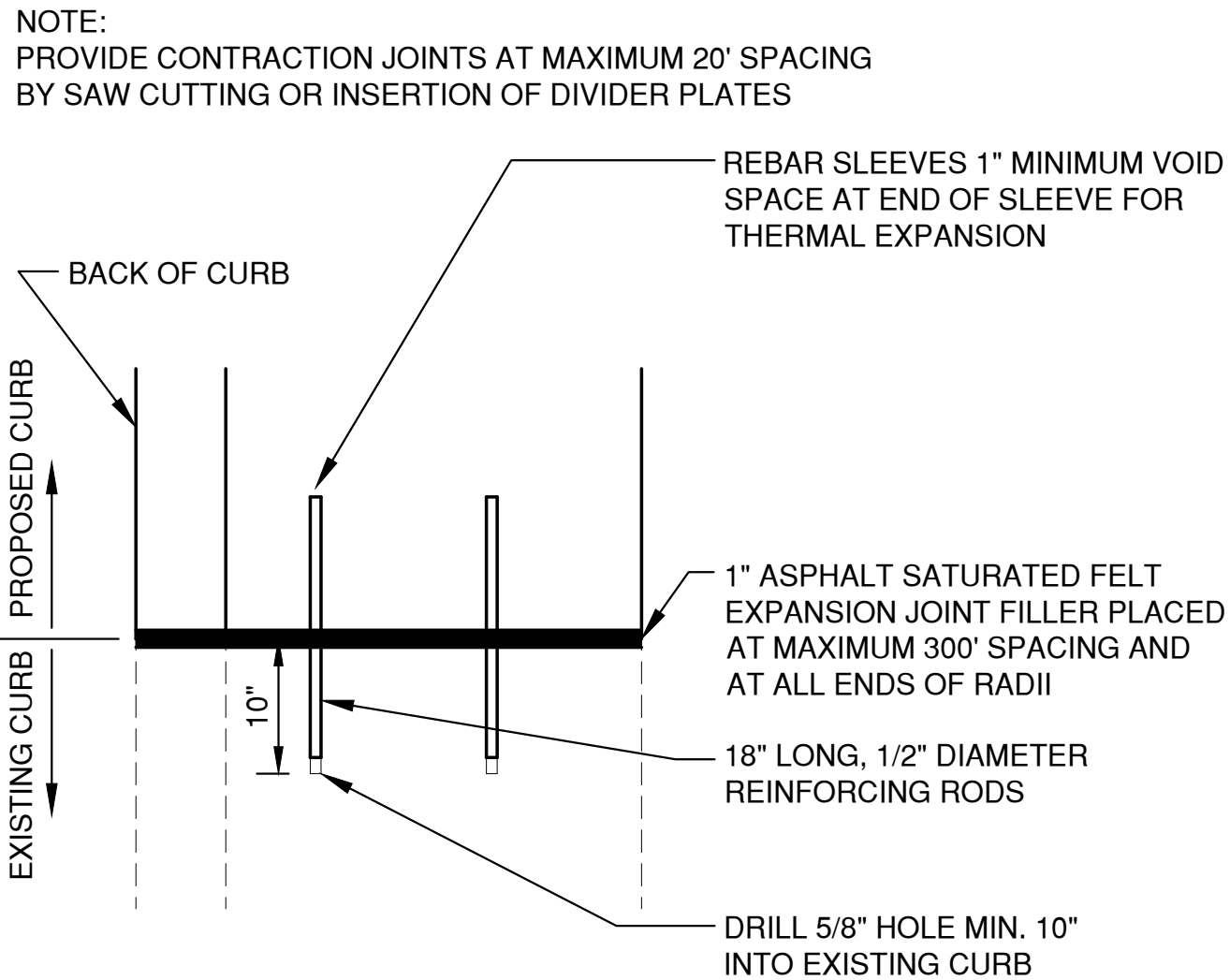
STANDARD HYDRANT SETTING CURB SECTION



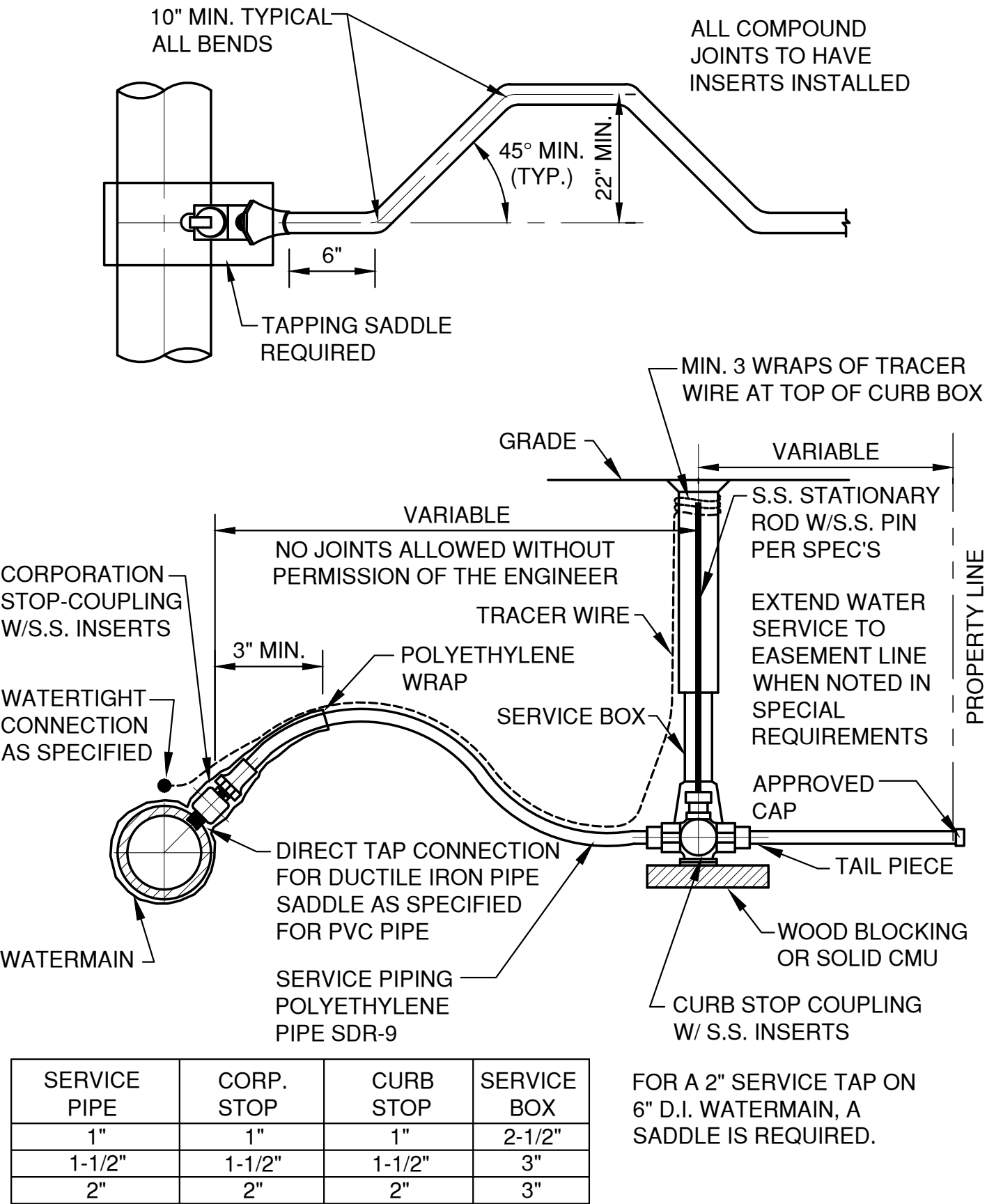
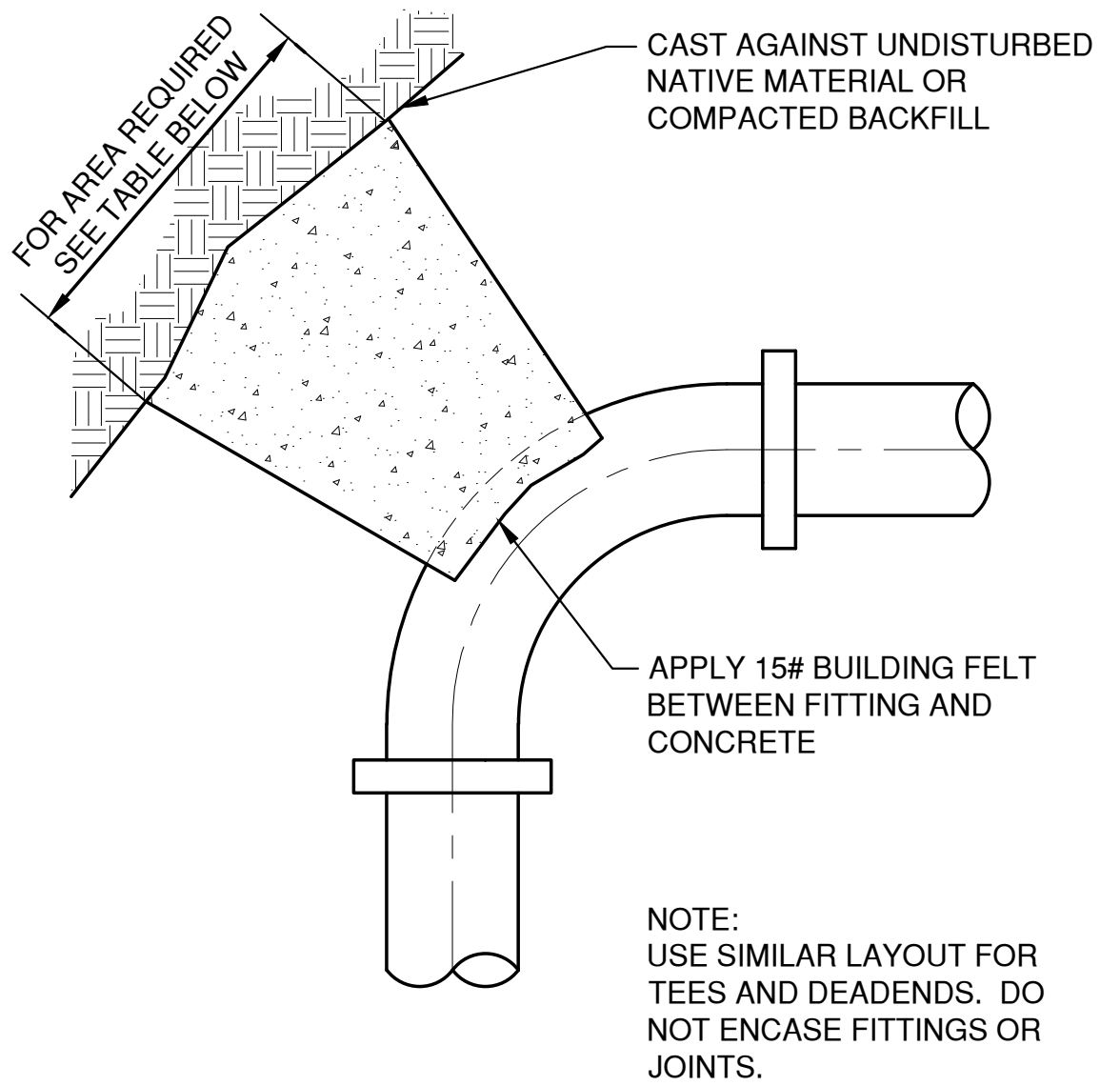
SIDE VIEW FRONT VIEW
VALVE BOX SETTING



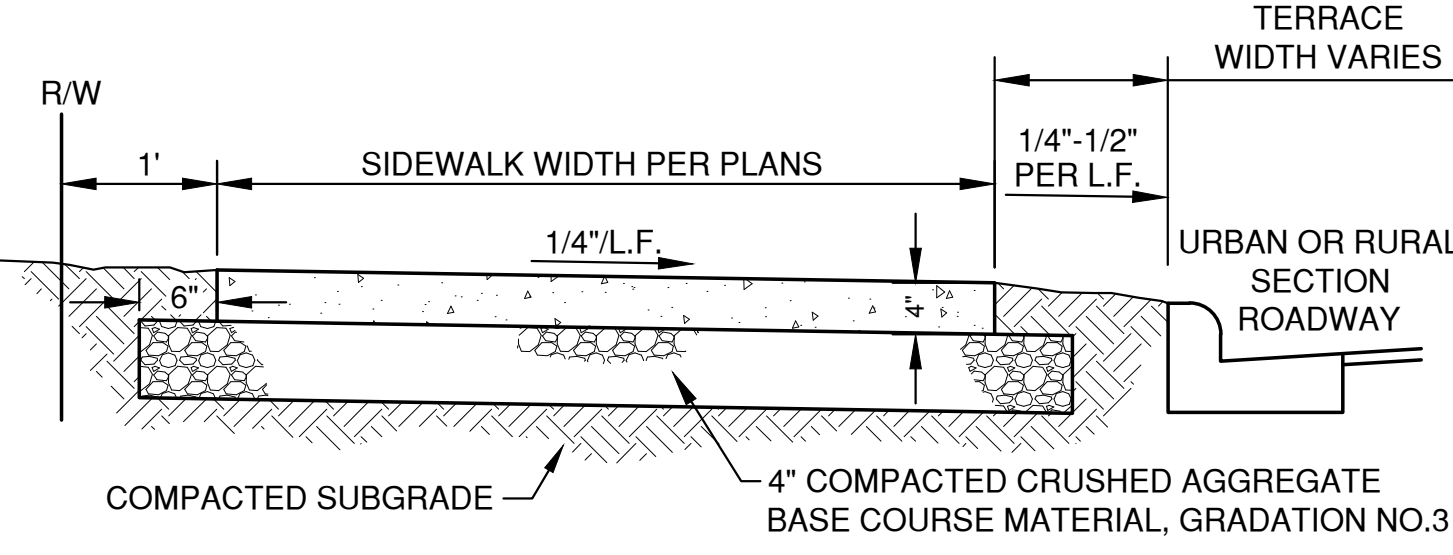
DETAIL FOR WATERMAIN OFFSET



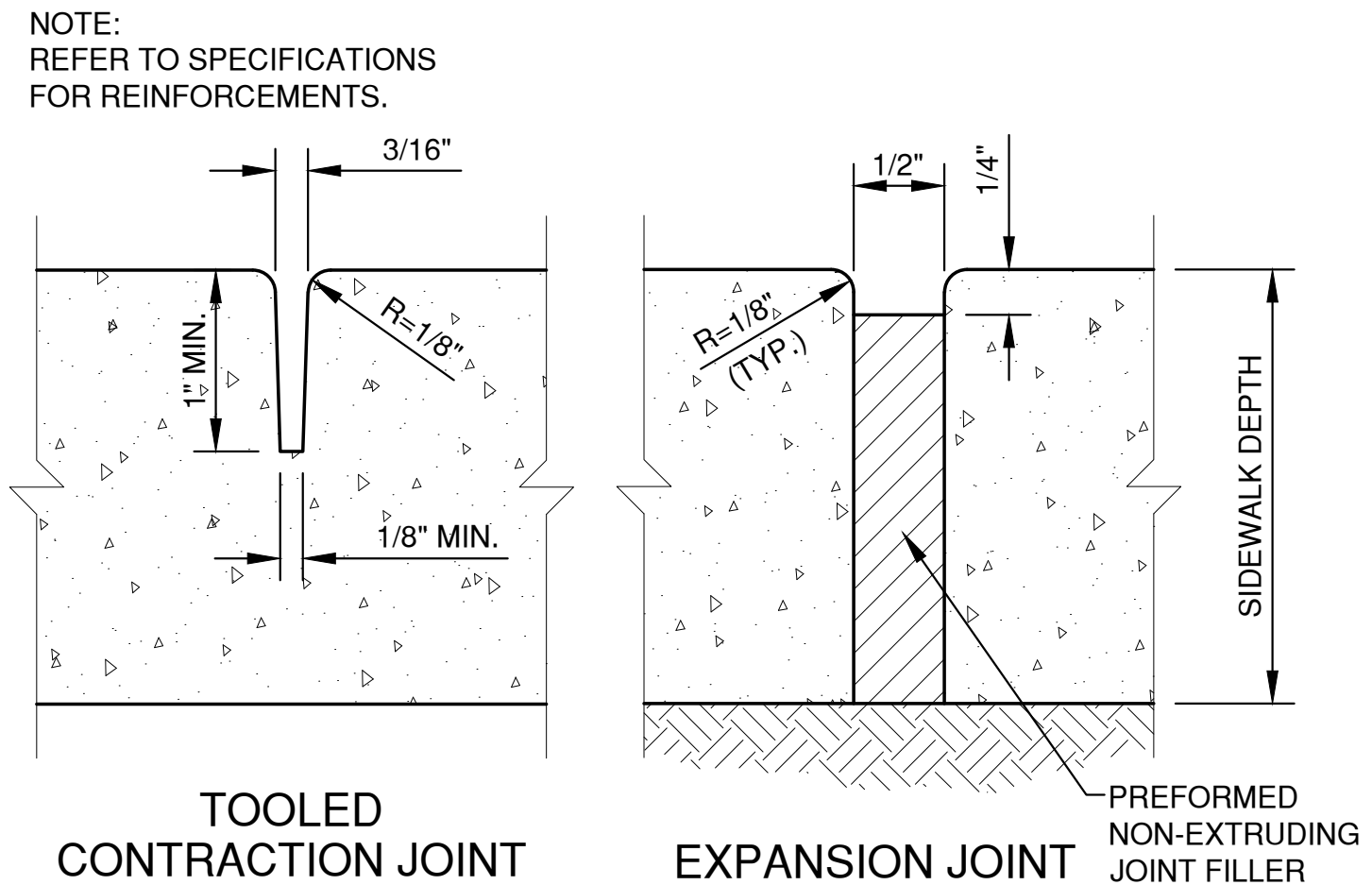
CURB TIE-IN DETAIL (PROPOSED TO EXISTING)



TAP SERVICE PIPING (POLYETHYLENE)

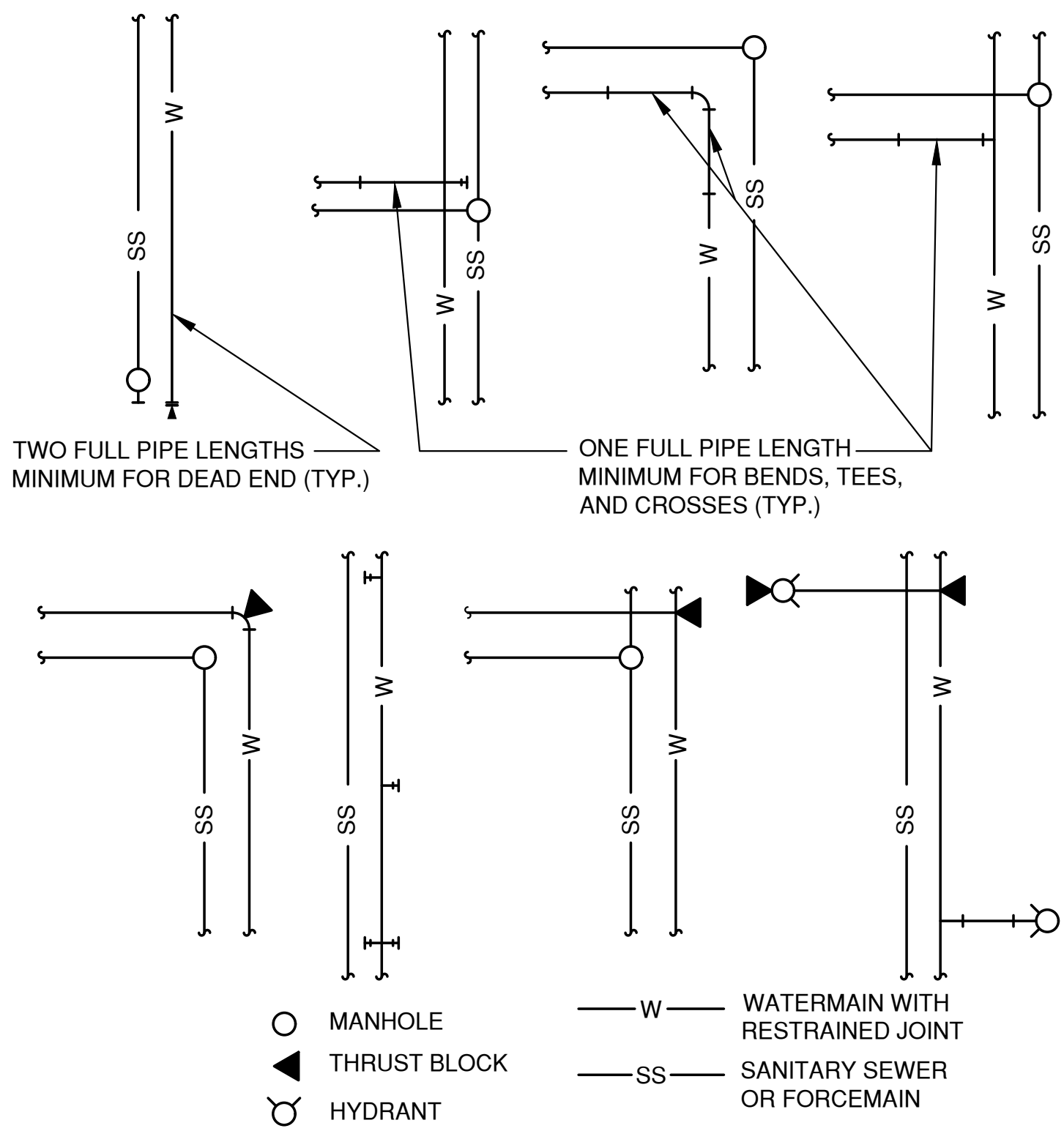


TYPICAL SECTION



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

SIDEWALK DETAIL

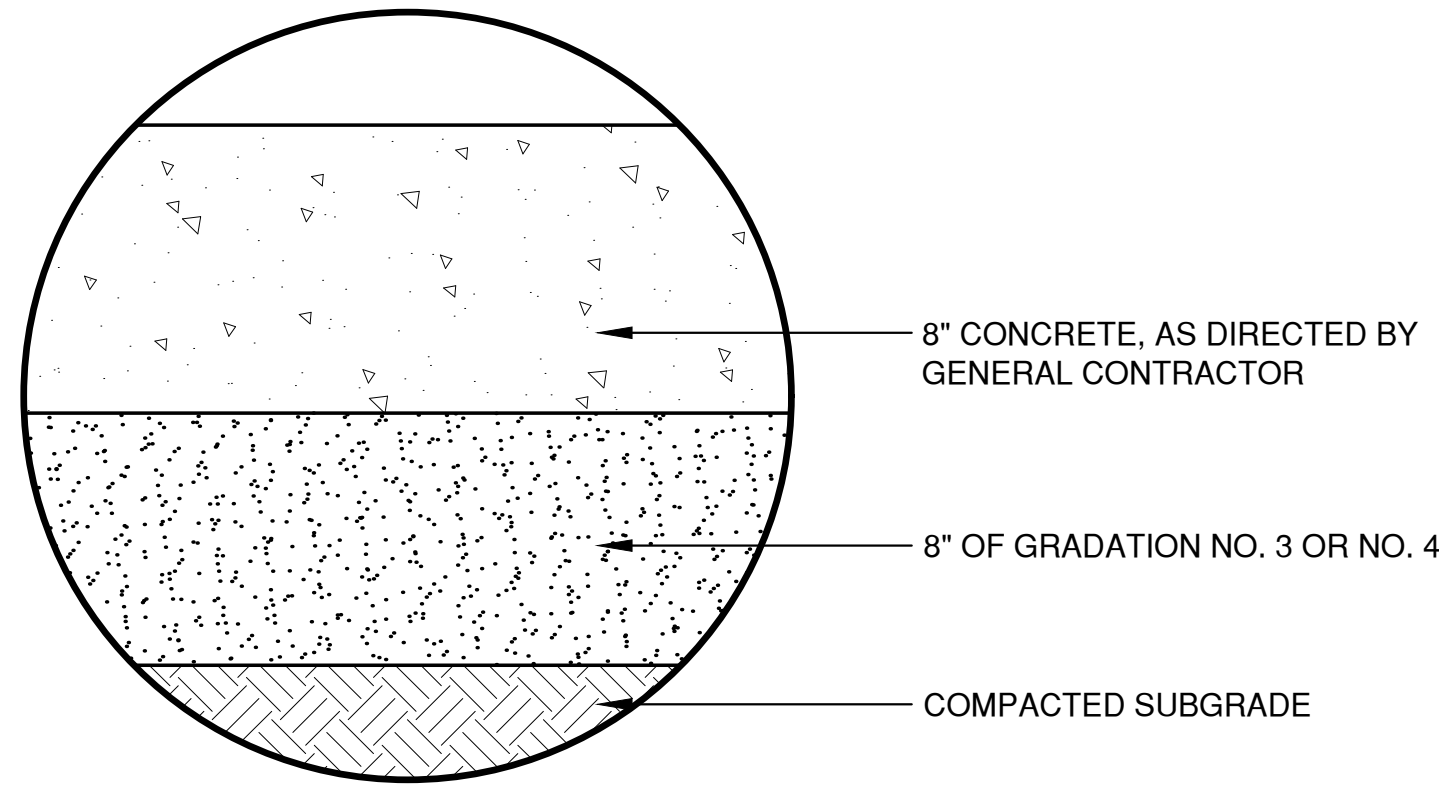


TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION

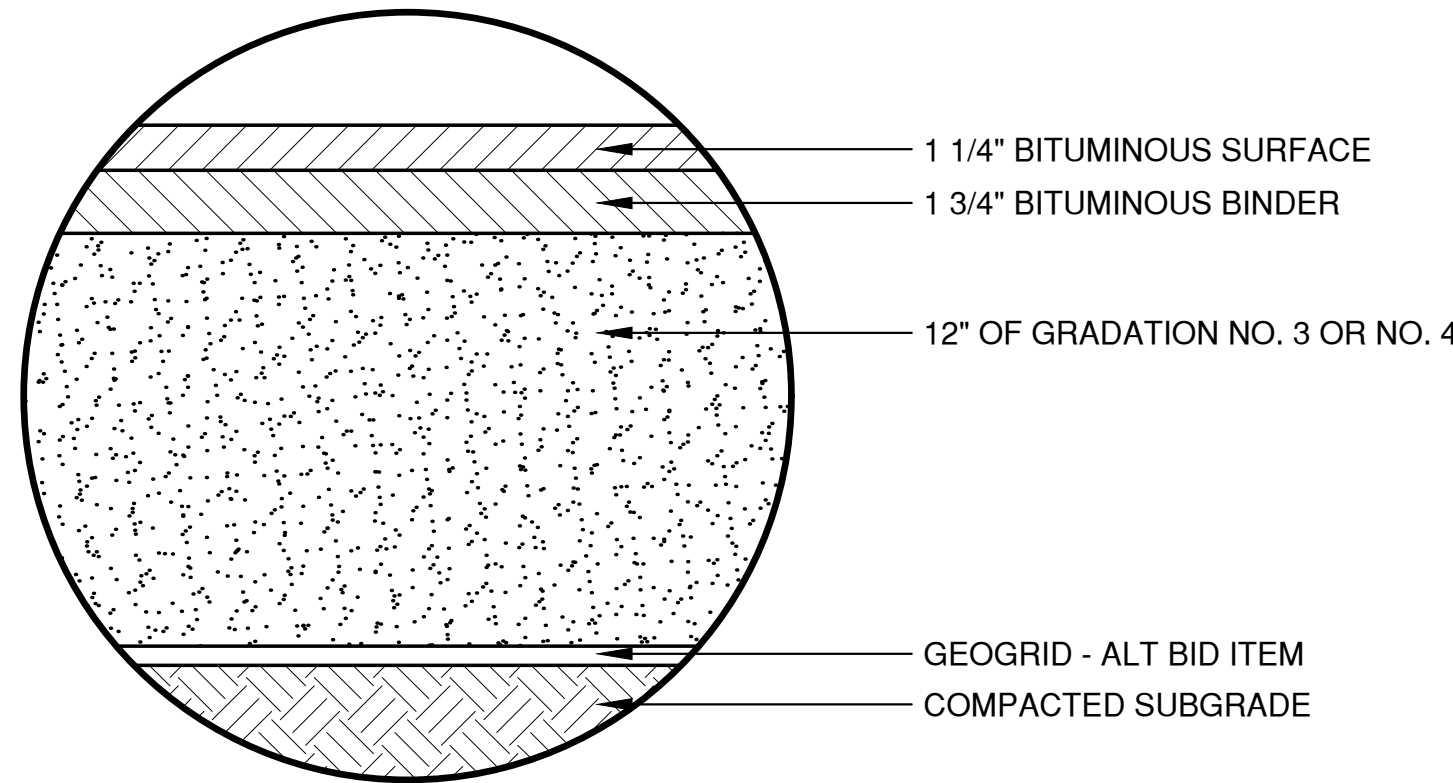
THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK

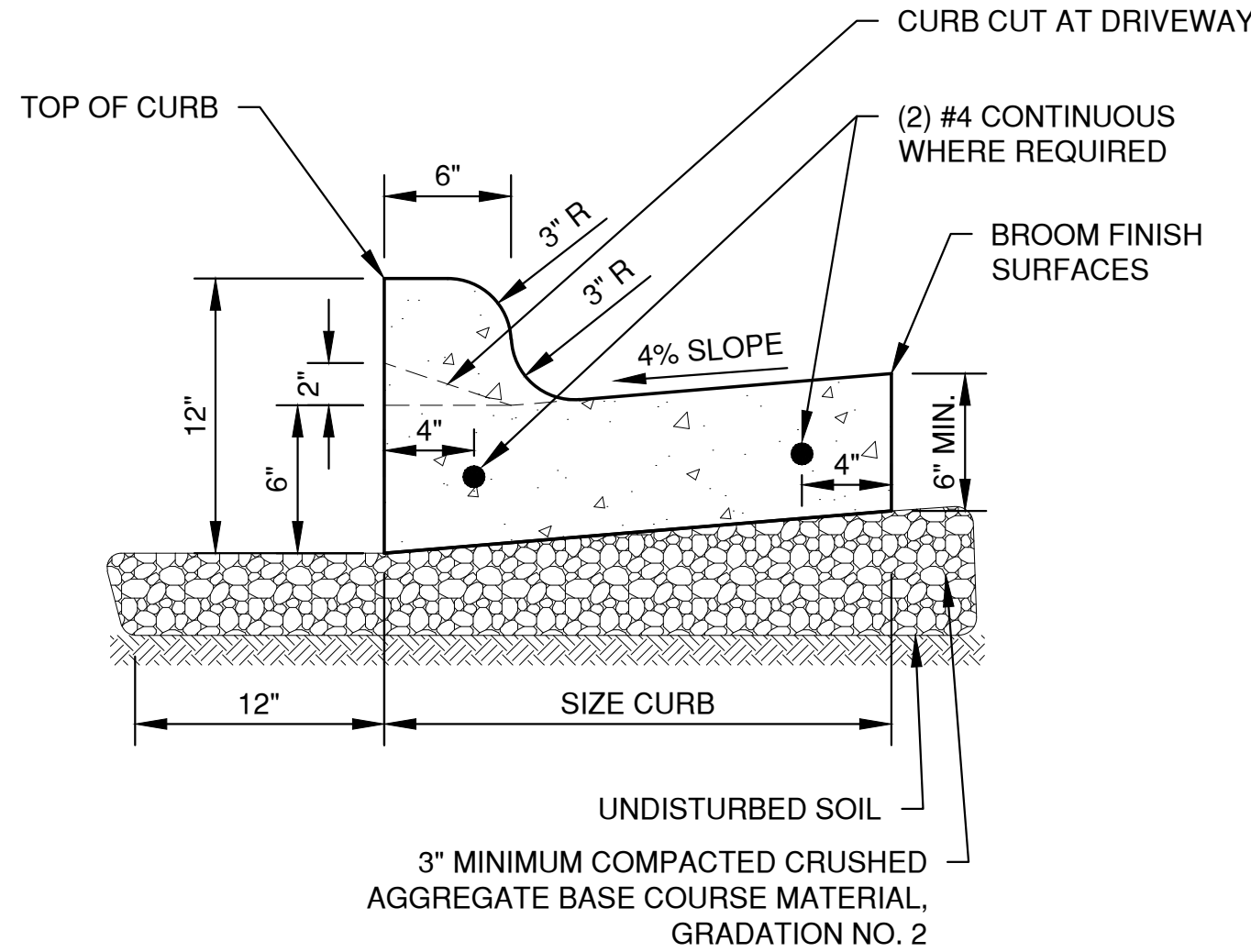
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Plot Date: Feb 12, 2019 1:10:51pm
LAYOUT: DETAILS (2)



CONCRETE PAVEMENT

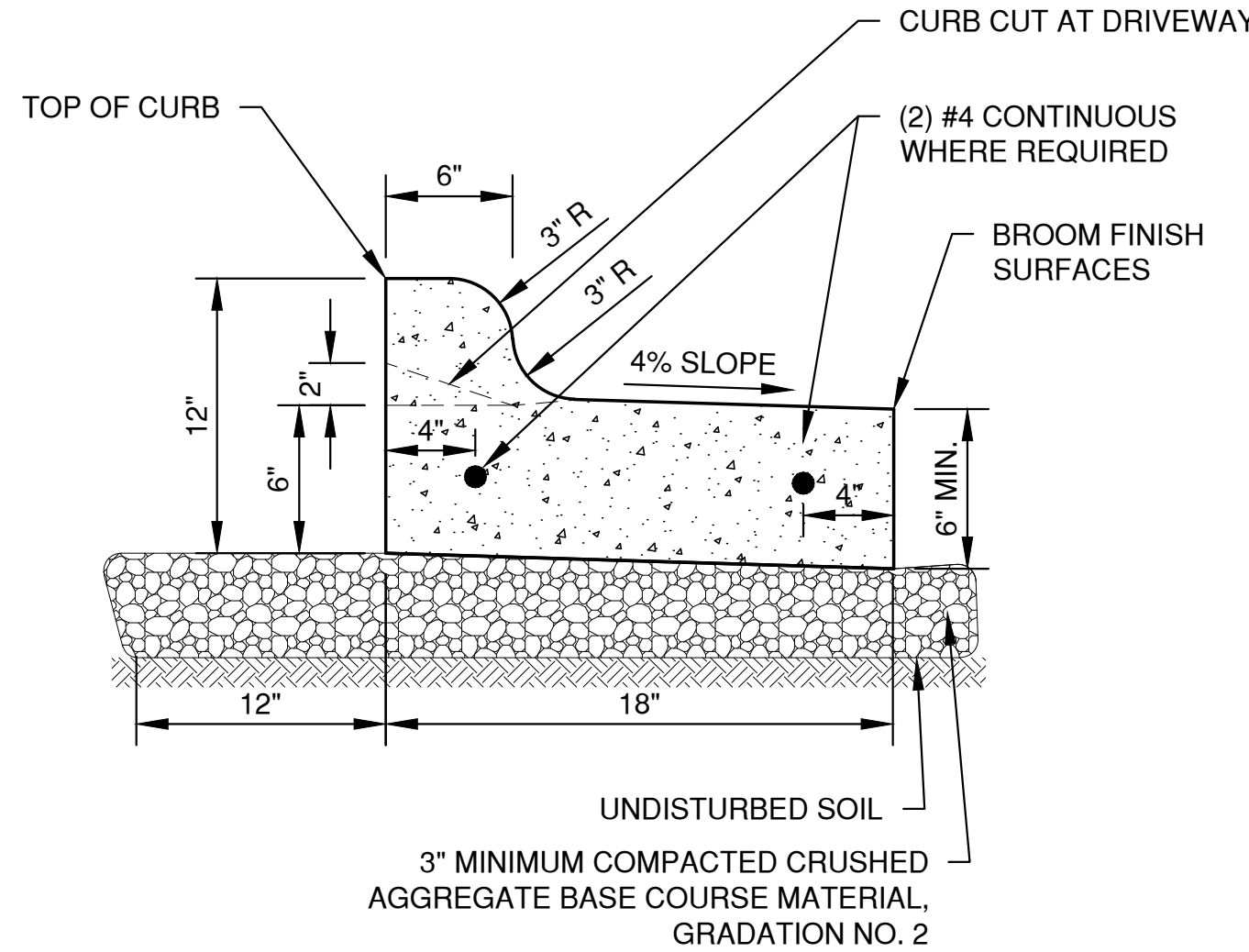


LIGHT DUTY ASPHALT PAVEMENT



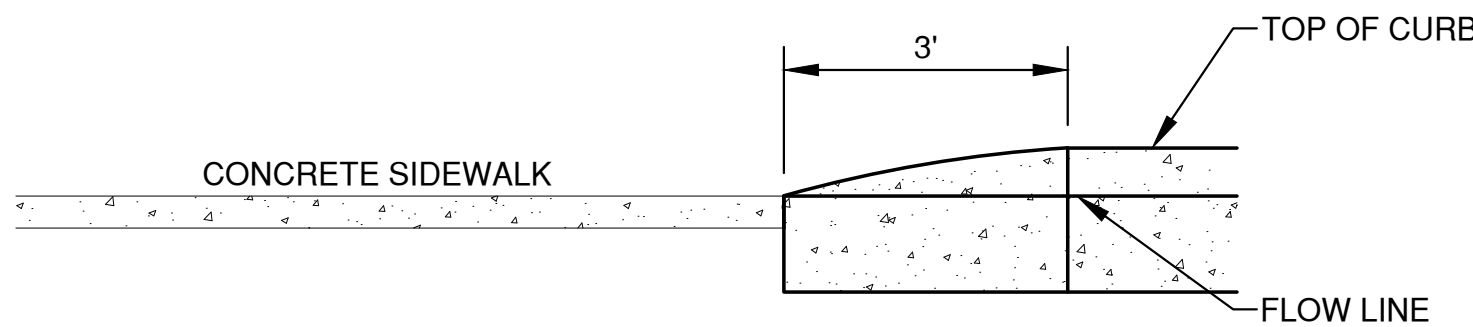
- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #5 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

STANDARD CURB AND GUTTER

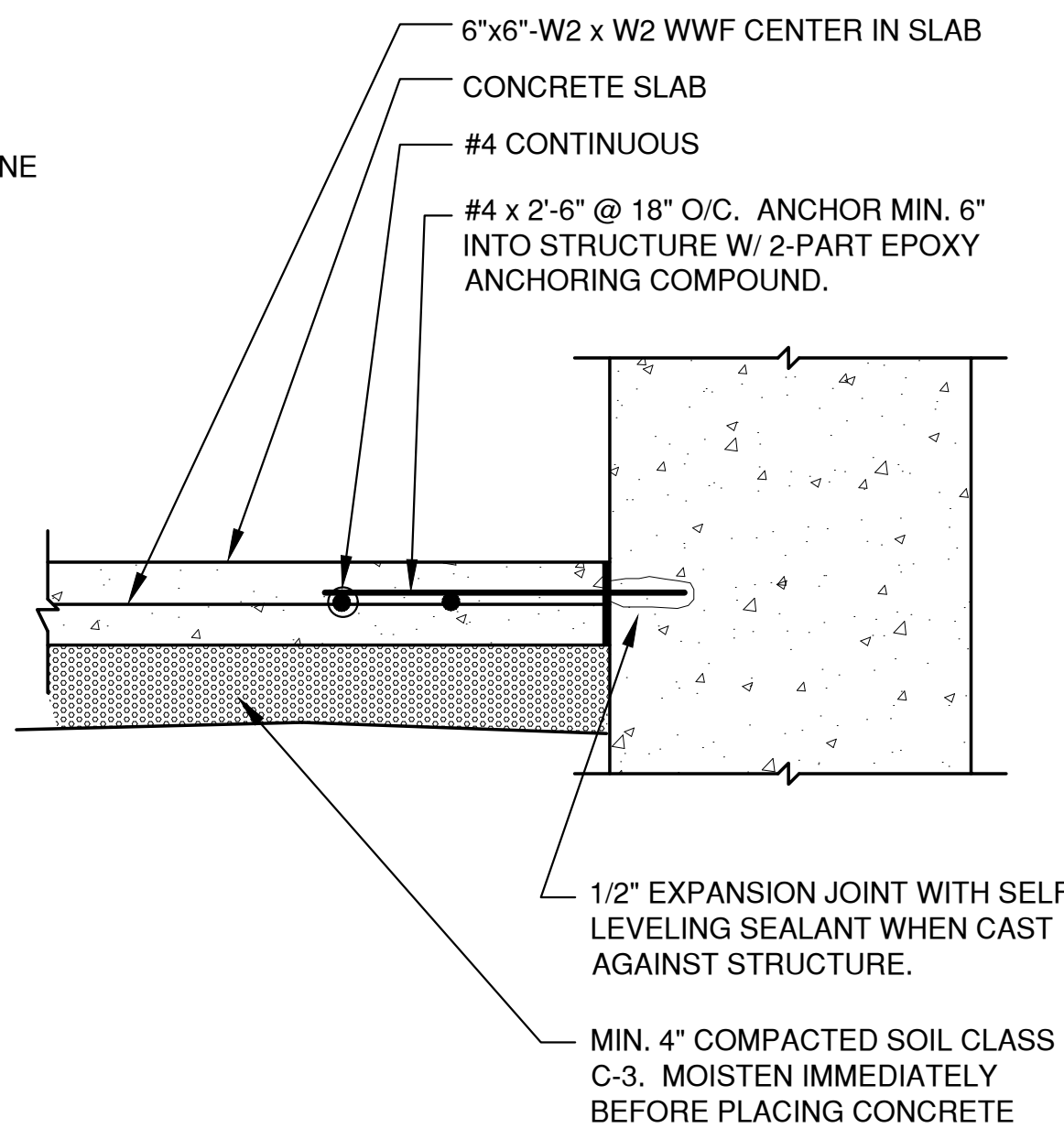


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #5 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

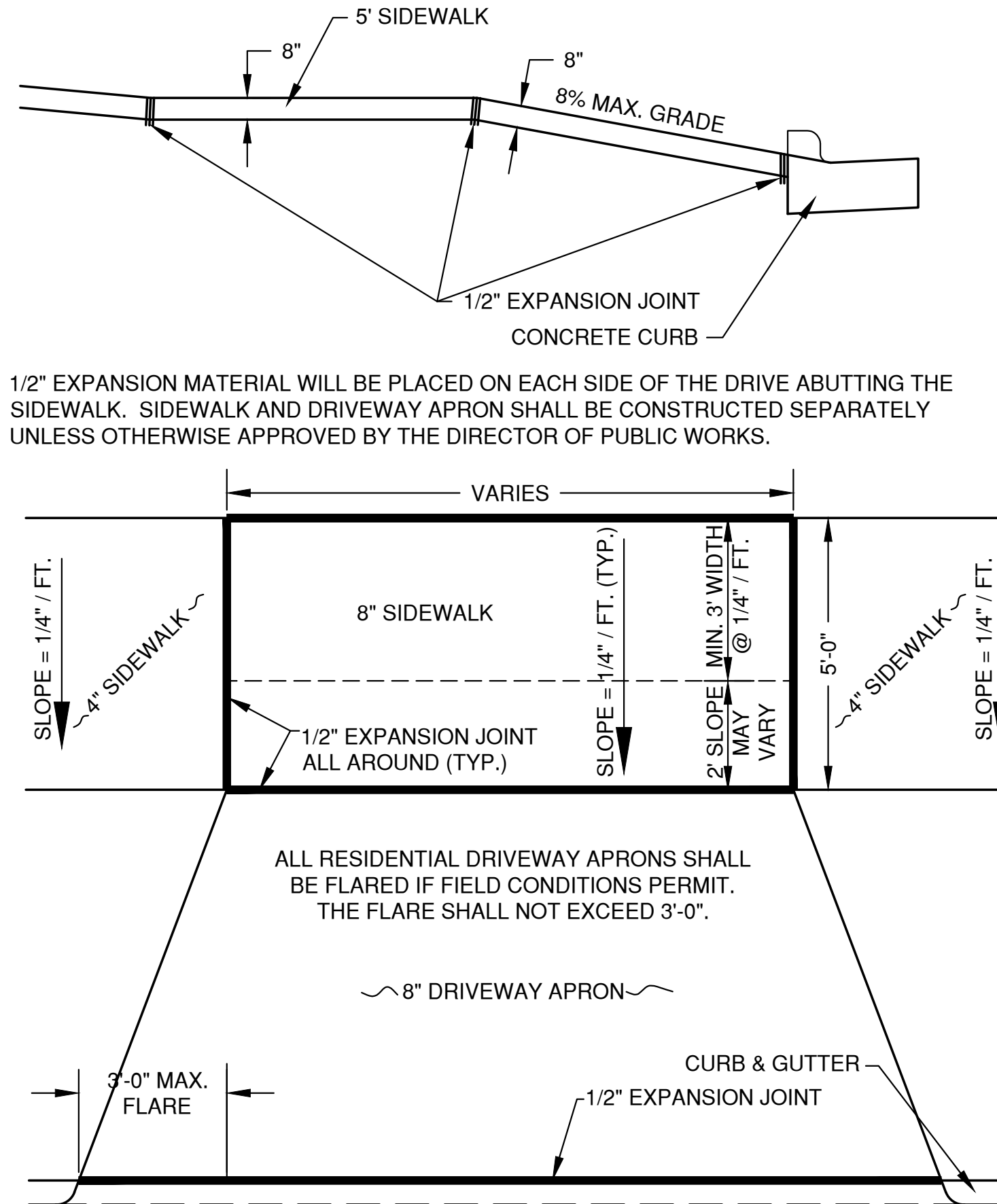
SHEDDING CURB AND GUTTER



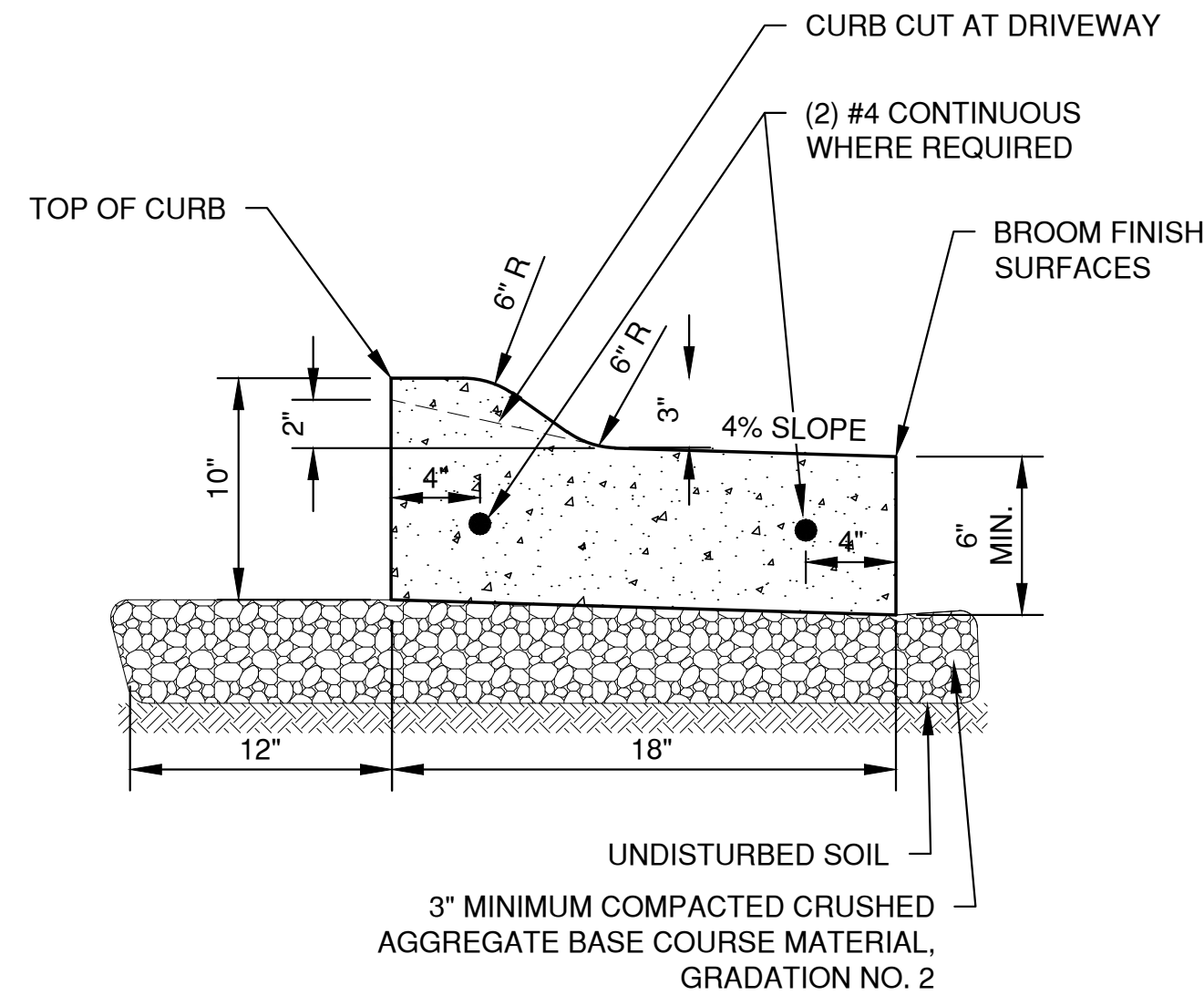
CURB TAPER DETAIL



TYPICAL SIDEWALK ADJACENT TO STRUCTURE



DRIVEWAY APRON DETAIL



- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #5 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

MOUNTABLE SHEDDING CURB AND GUTTER

File: P:\A\201\4329\020.dwg (DETAILS.dwg)
Plot Date: Mar 20, 2019 9:14:50am
LAYOUT: DETAILS (3)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								EMK
								CHECKED
								JGS
								DESIGNED
								BDH

TRANQUIL TRAILS
FOR LEXINGTON HOMES
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

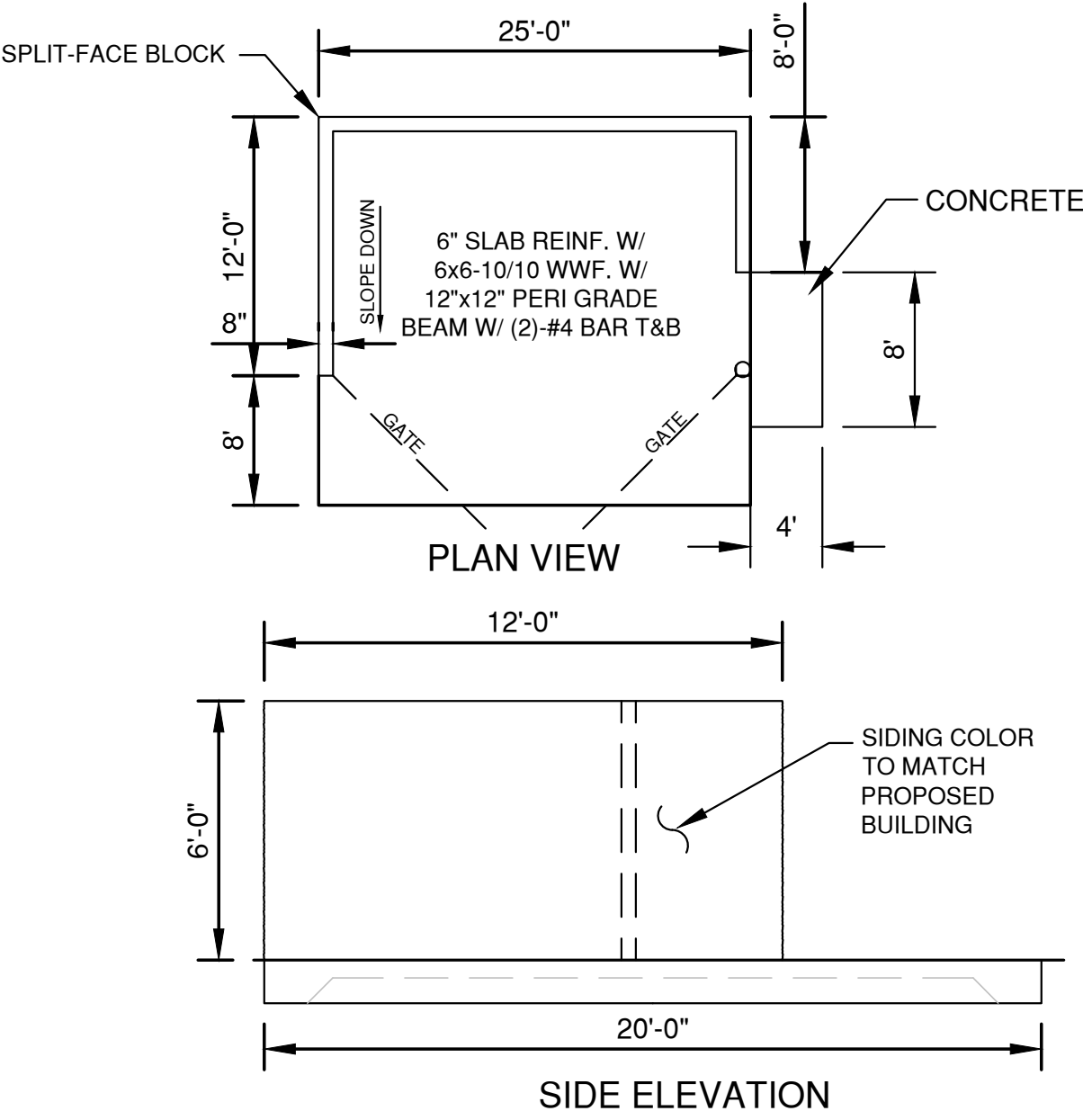
MISCELLANEOUS DETAILS

DATE	03/2019
FILE	DETAILS
JOB NO.	4329102



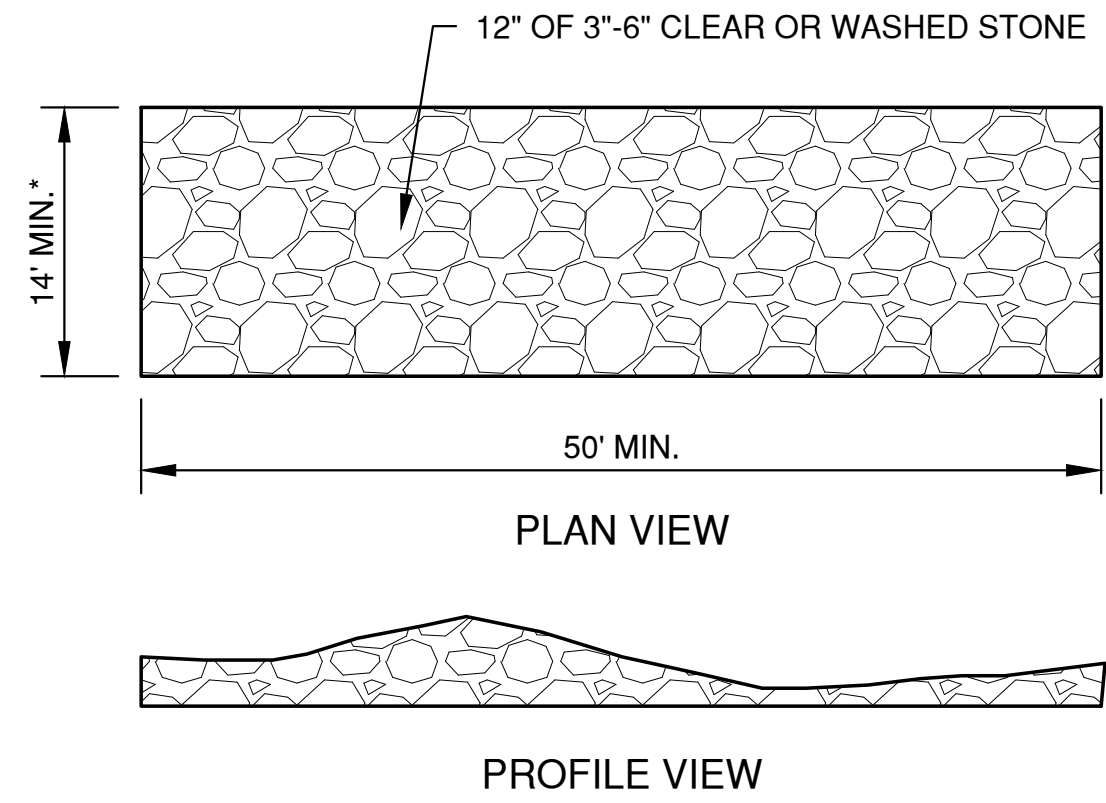
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO.
12



File: R:\A\201\4329\4329102.dwg
Plot Date: Mar 19, 2019 4:22pm
LAYOUT: DETAILS (4)

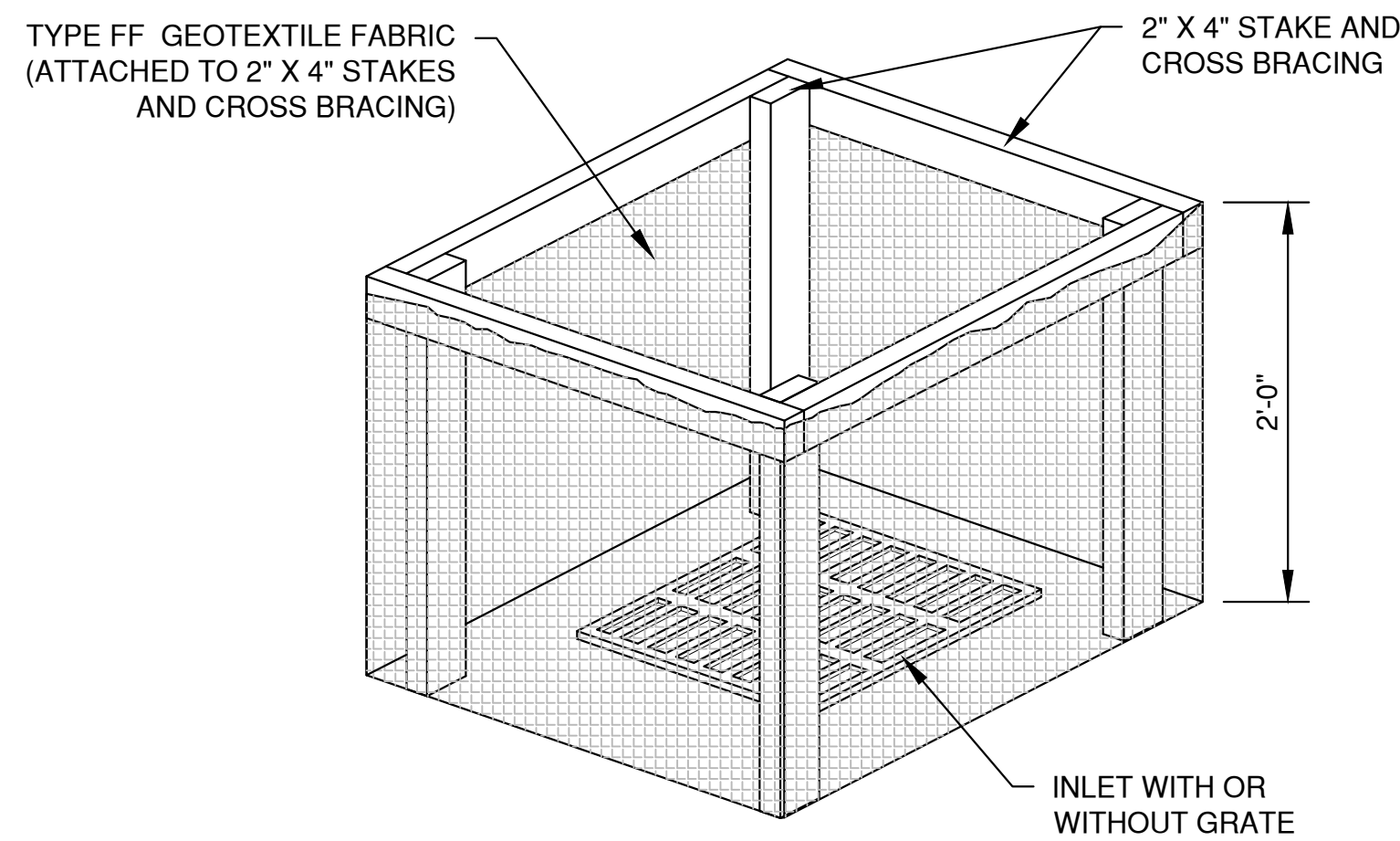
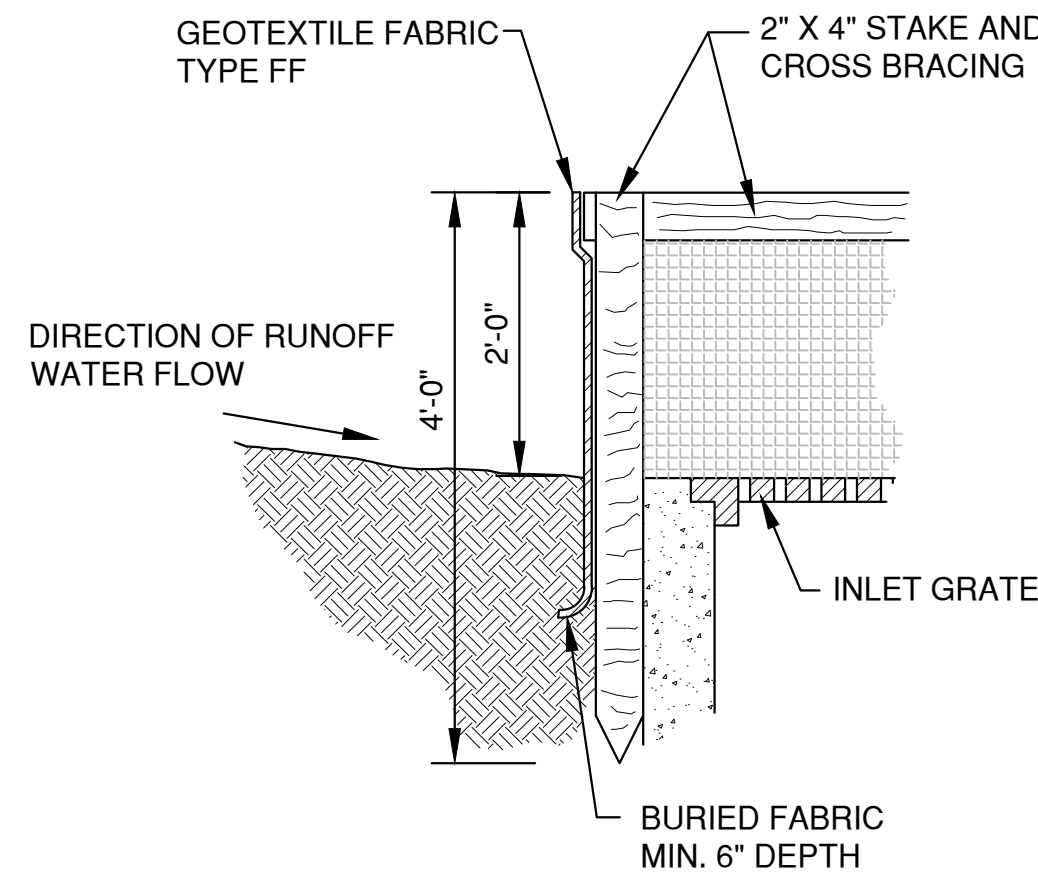
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN EMK	TRANQUIL TRAILS FOR LEXINGTON HOMES CITY OF DE PERE BROWN COUNTY, WISCONSIN	TRASH ENCLOSURE DETAILS	DATE 03/2019	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO. 13
								CHECKED JGS			FILE DETAILS		
								DESIGNED BDR			JOB NO. 4329102		



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

**ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE "R" GEOTEXTILE FABRIC.

TRACKING PAD DETAIL
(IF APPLICABLE)



INLET PROTECTION, TYPE A

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

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.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES:
TYPE "B" AND "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"

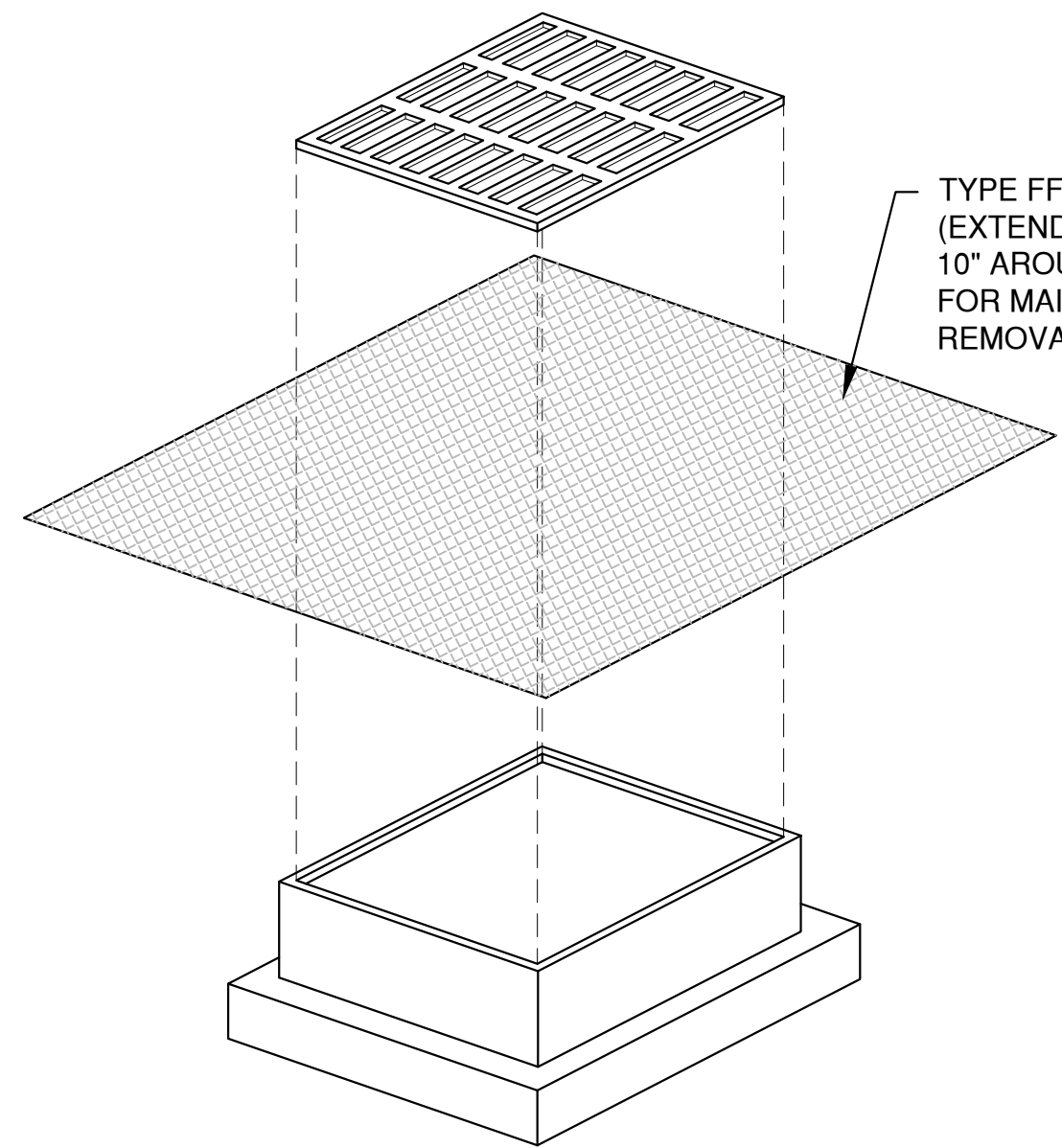
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

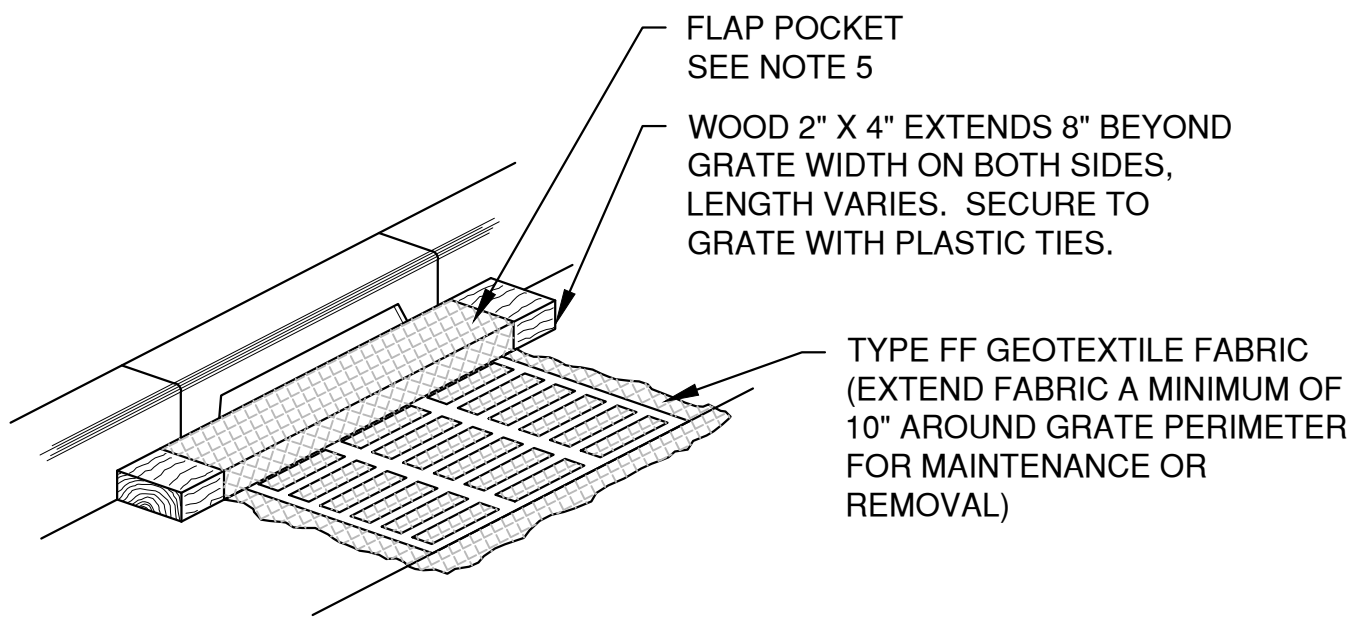
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

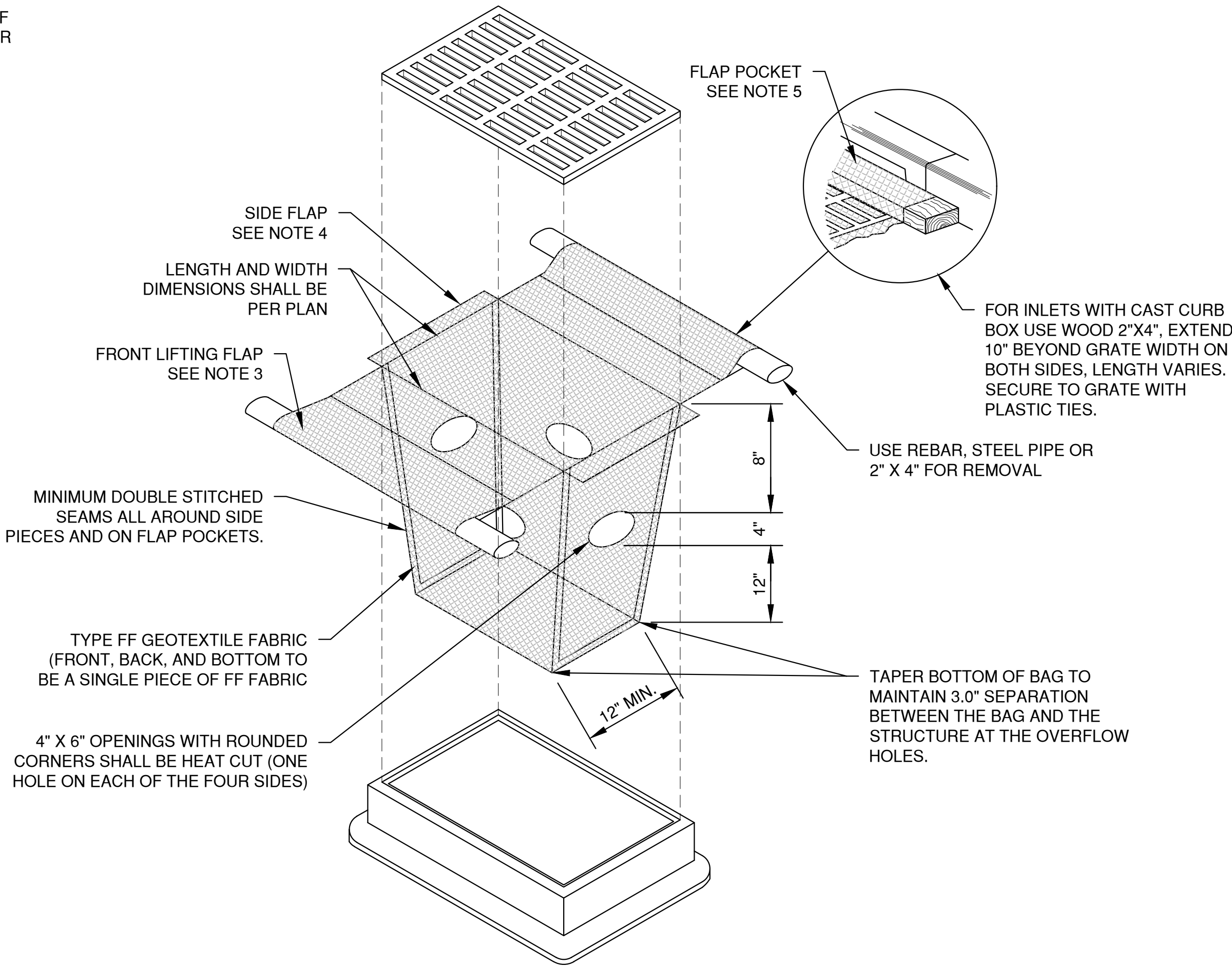
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



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, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

File: P:\A\201\4129\41291021.dwg (PLOT) PLOT: 7.c
Plot Date: Mar 14, 2019 2:33pm
LAYOUT: 1. INLET PROTECTION
LAYOUT:

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN EMK	TRANQUIL TRAILS FOR LEXINGTON HOMES CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL INLET PROTECTION TYPES A, B, C AND D AND MISCELLANEOUS DETAILS	DATE 12/2018	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeeinc.com	SHEET NO. 14
								CHECKED JGS			FILE ER_CTRL		
								DESIGNED BDR			JOB NO. 4329102		

NOTES:

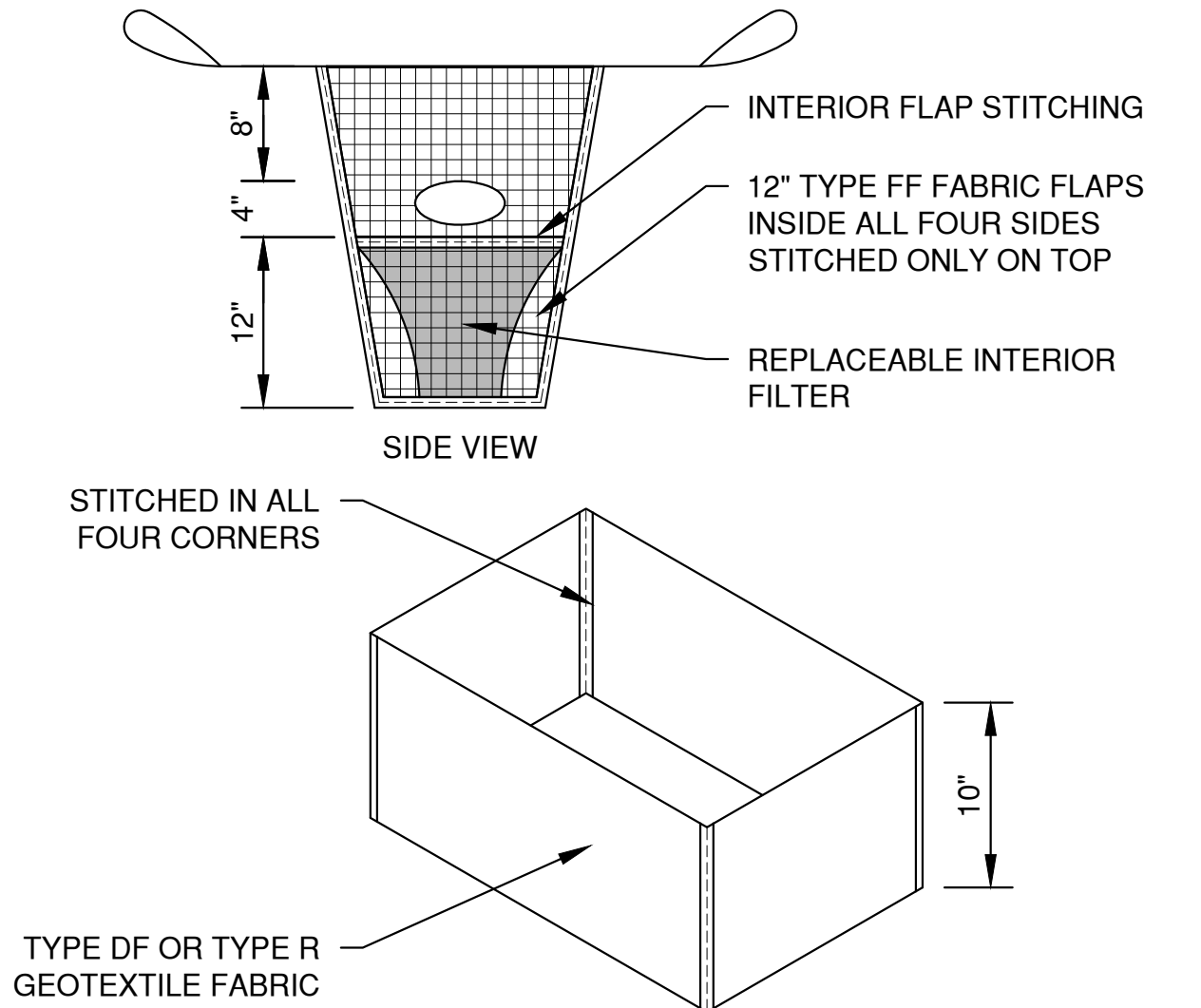
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
- 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
- 4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
- 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

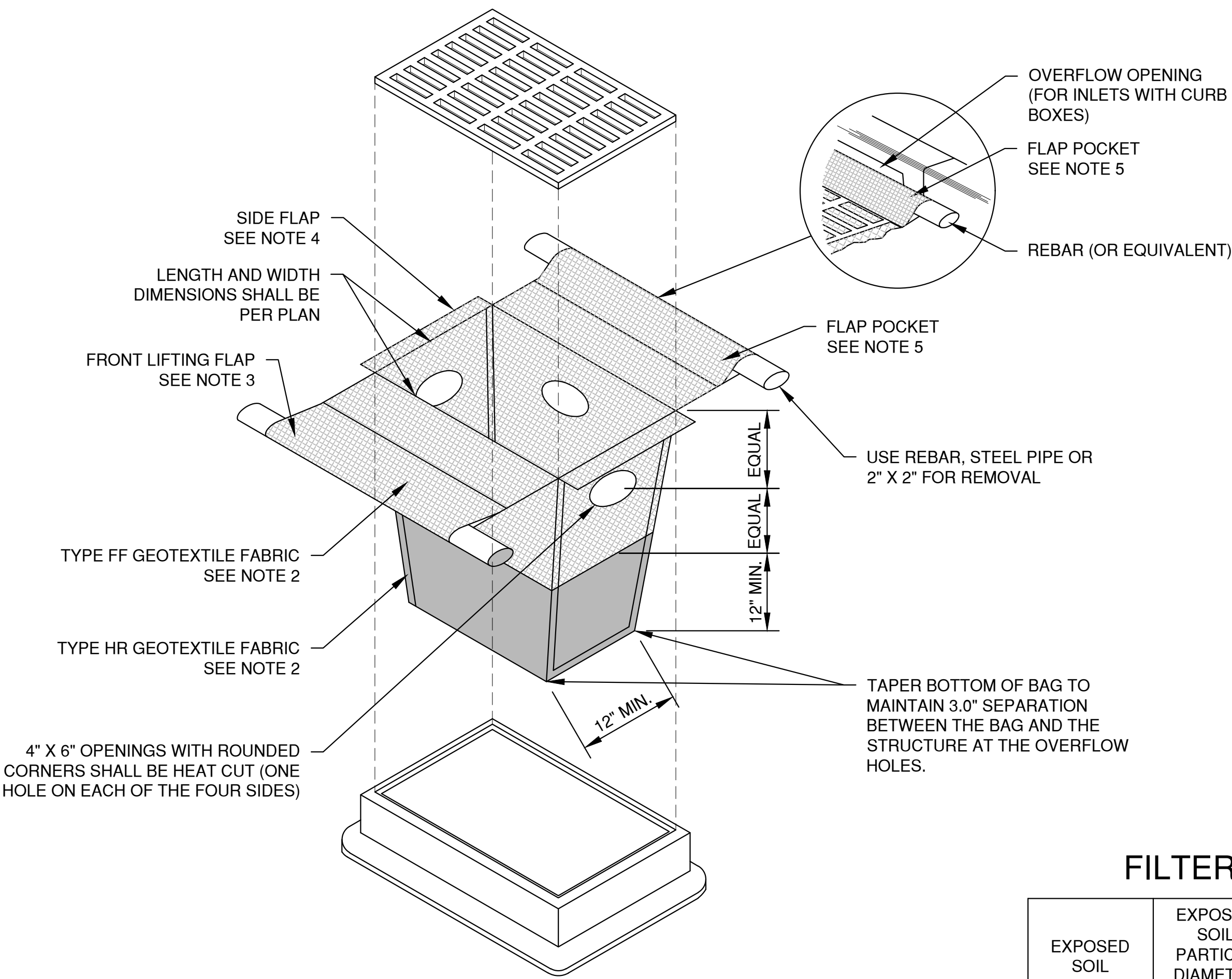
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

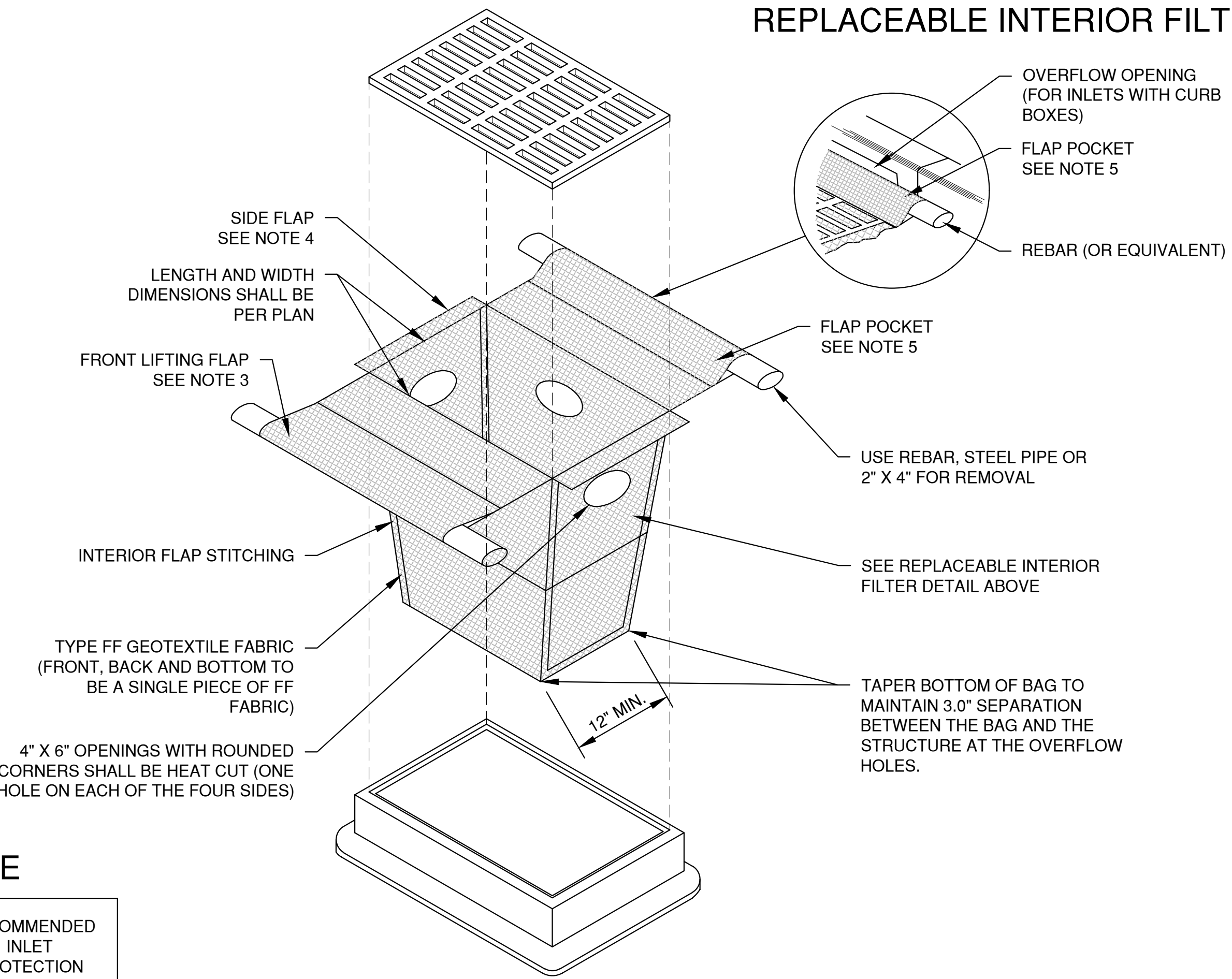
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
- 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
- 4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
- 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



INLET PROTECTION, TYPE D-M
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: P:\A\2019\4329\102\465\FE_CTR.dwg
Plot Date: Mar 18, 2019 2:34pm
LAYOUT: 2 - INLET PROTECTION

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								CHECKED JGS
								DESIGNED BDR

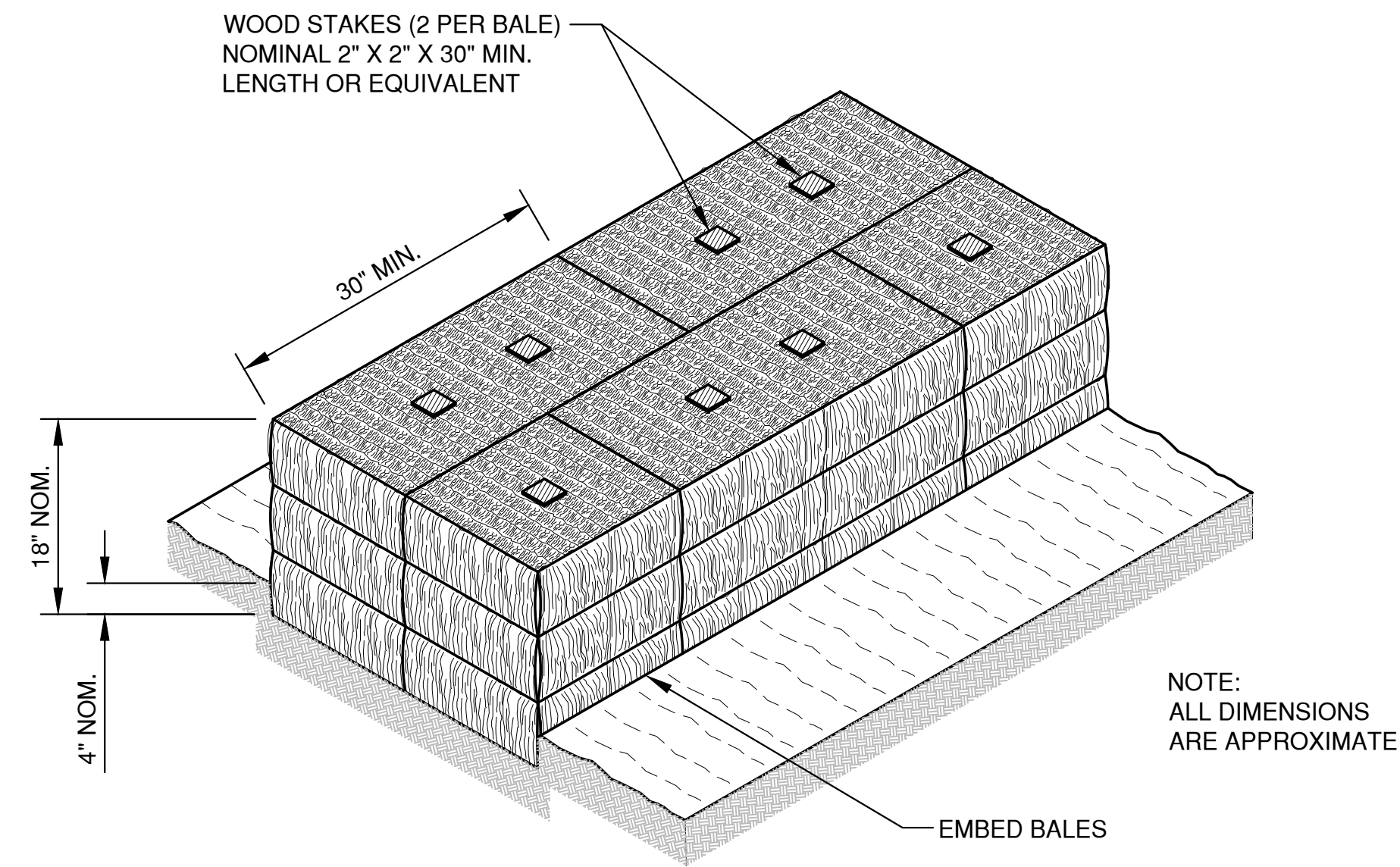
TRANQUIL TRAILS
FOR LEXINGTON HOMES
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

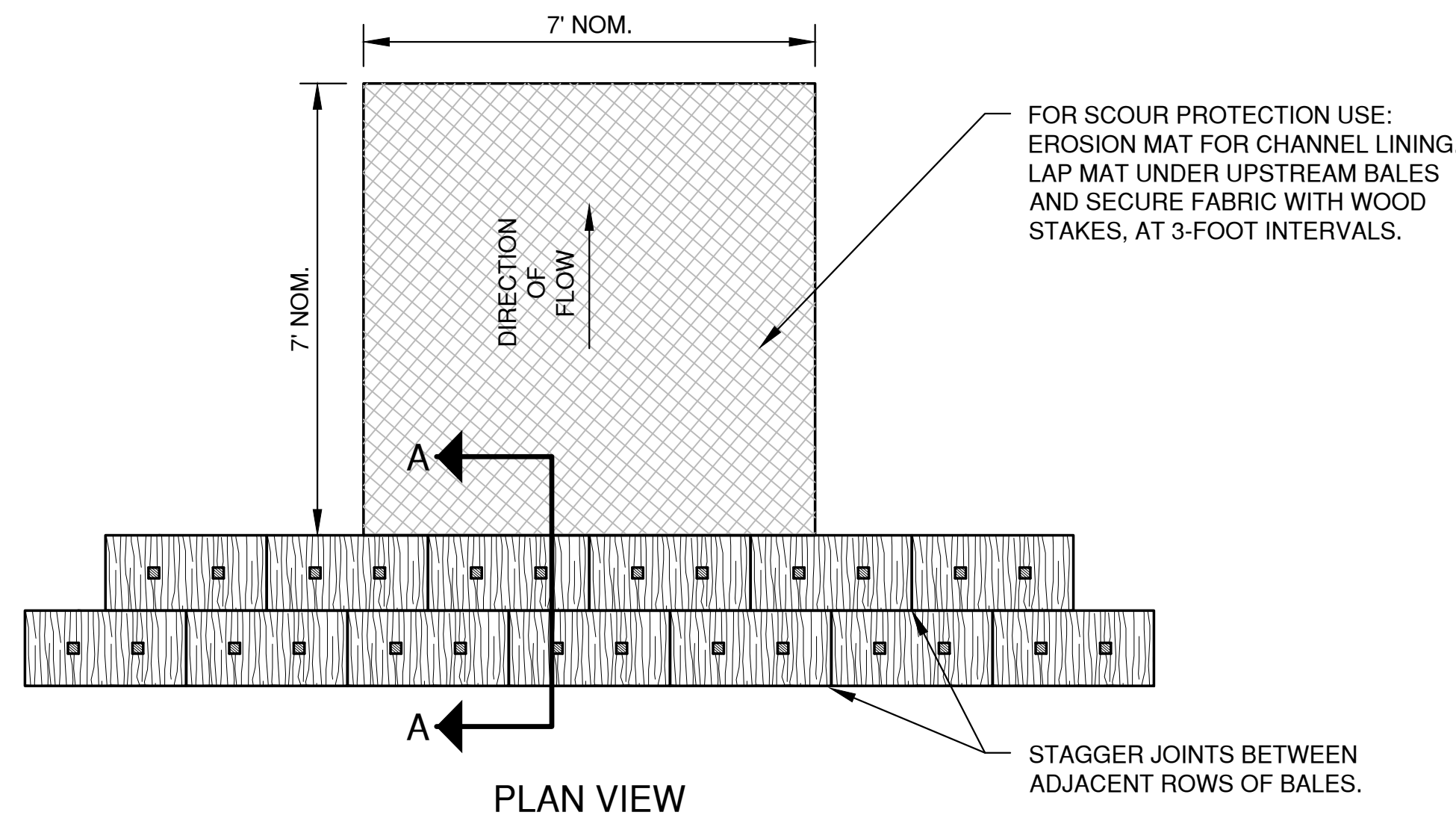
DATE 12/2018
FILE ER_CTR.dwg
JOB NO. 4329102



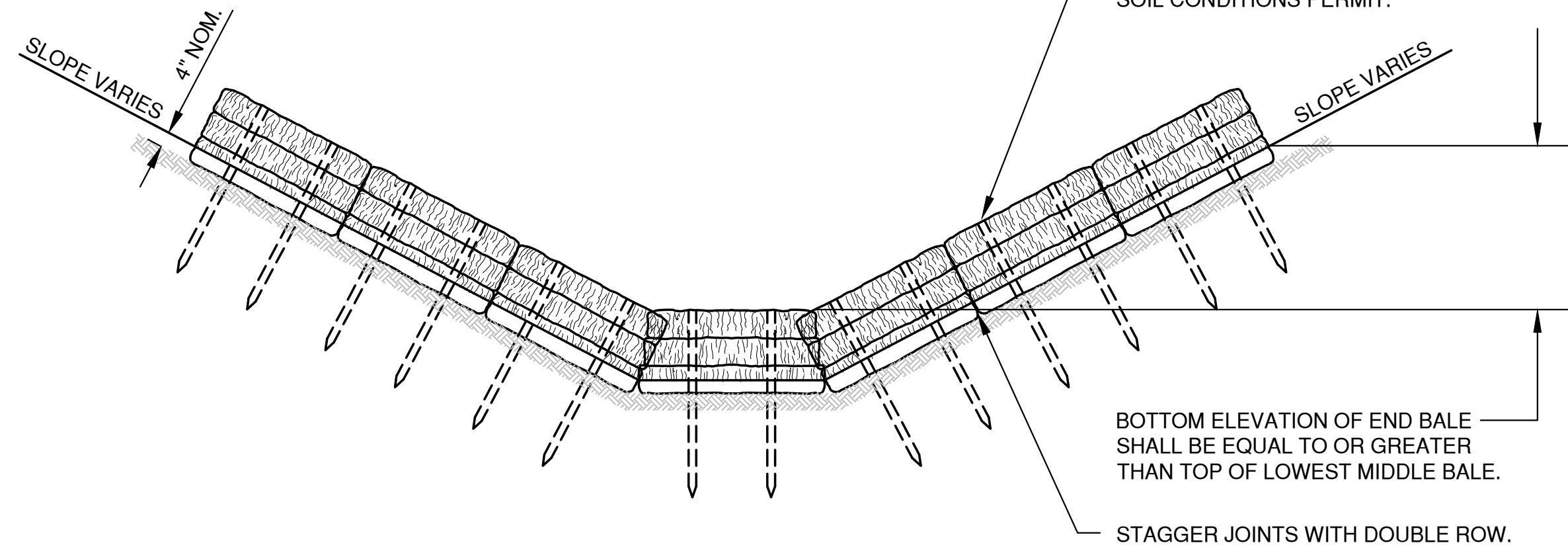
Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SECTION A-A

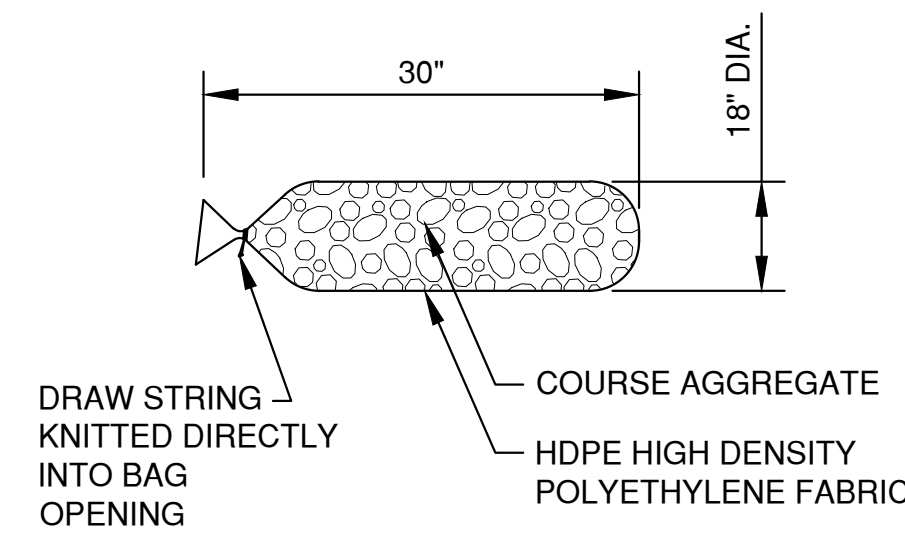


PLAN VIEW



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A



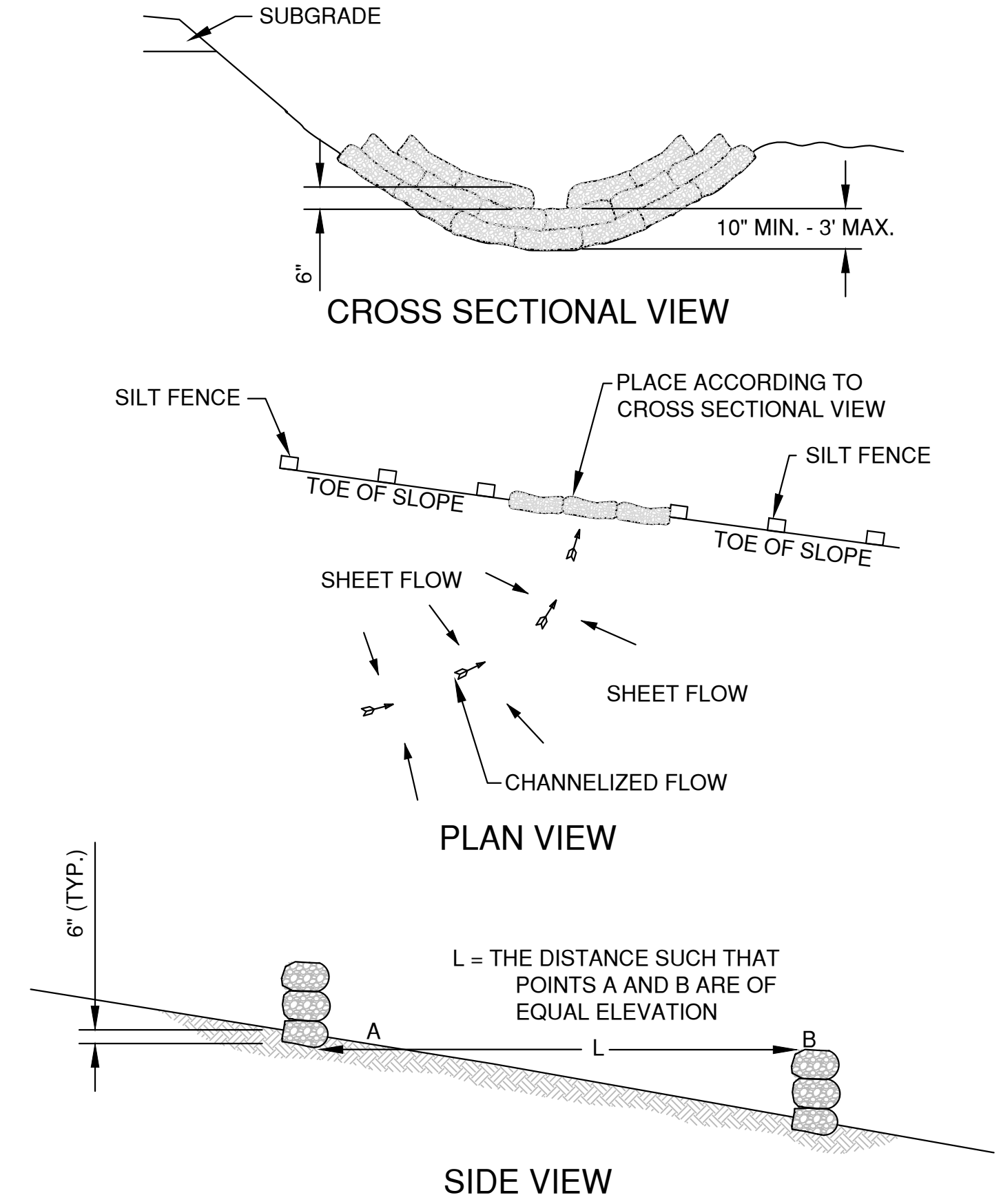
FILTER BAG DETAIL

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

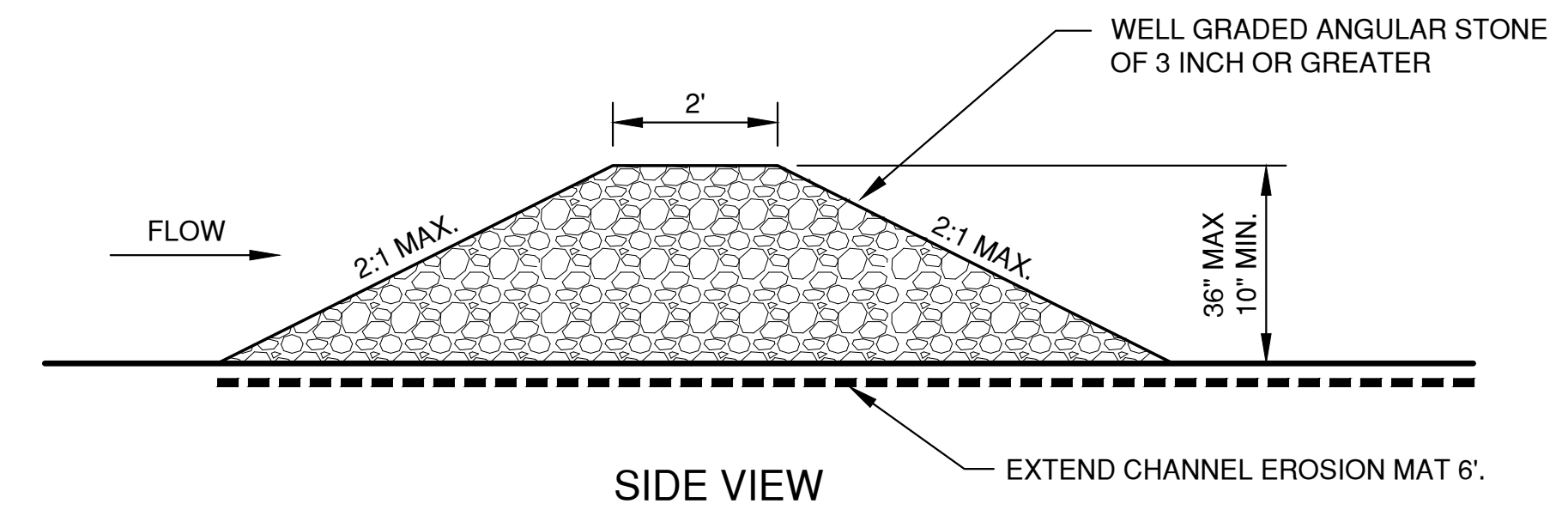
SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

(1) SIZE No. ACCORDING TO AASHTO M 43

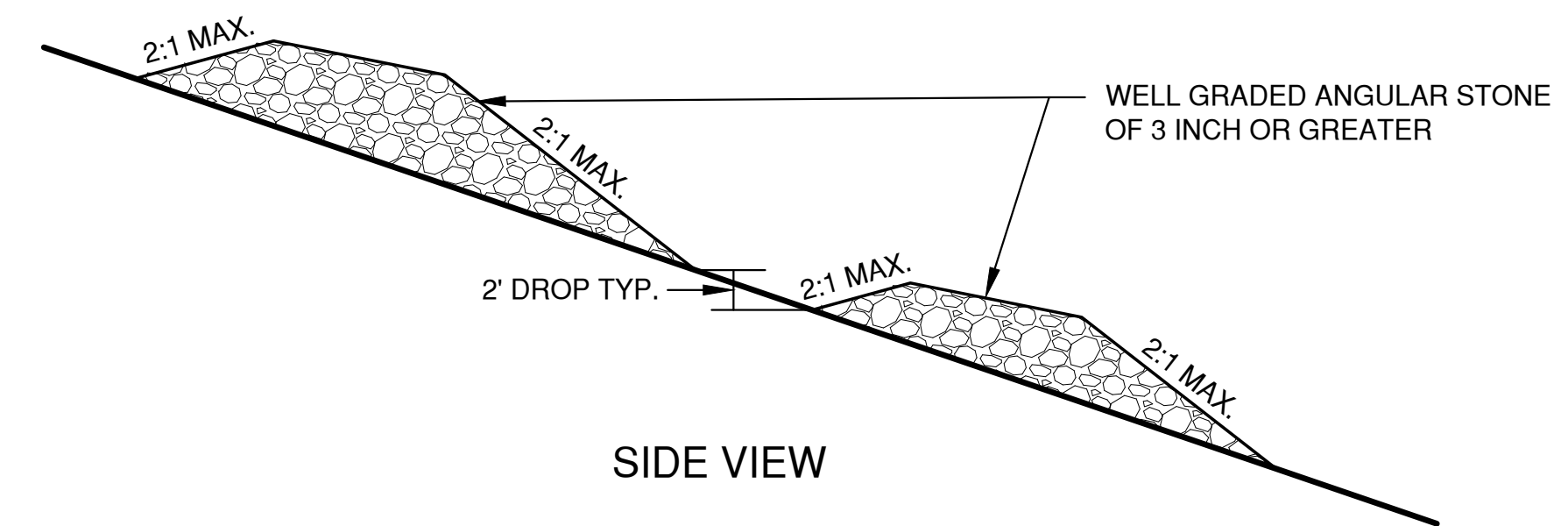


DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS
TYPE B



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE
TYPE C

DITCH CHECK GENERAL NOTES:

- DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
- AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
- DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.

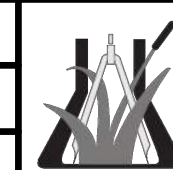
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Plot Date: Mar 18, 2019 2:24pm
LAYOUT: 3. DITCH CHECKS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN EMK
								CHECKED JGS
								DESIGNED BDR

TRANQUIL TRAILS
FOR LEXINGTON HOMES
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

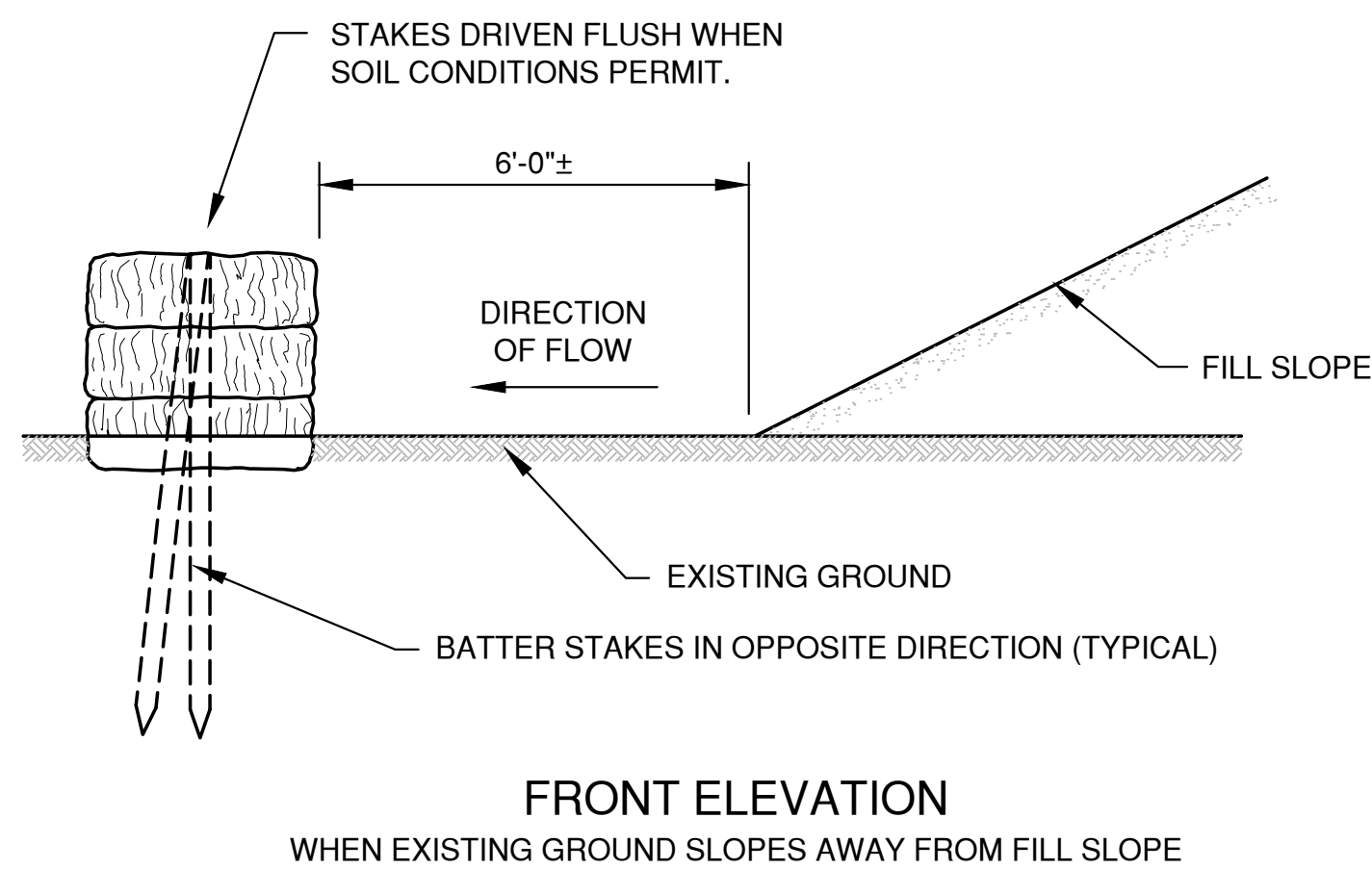
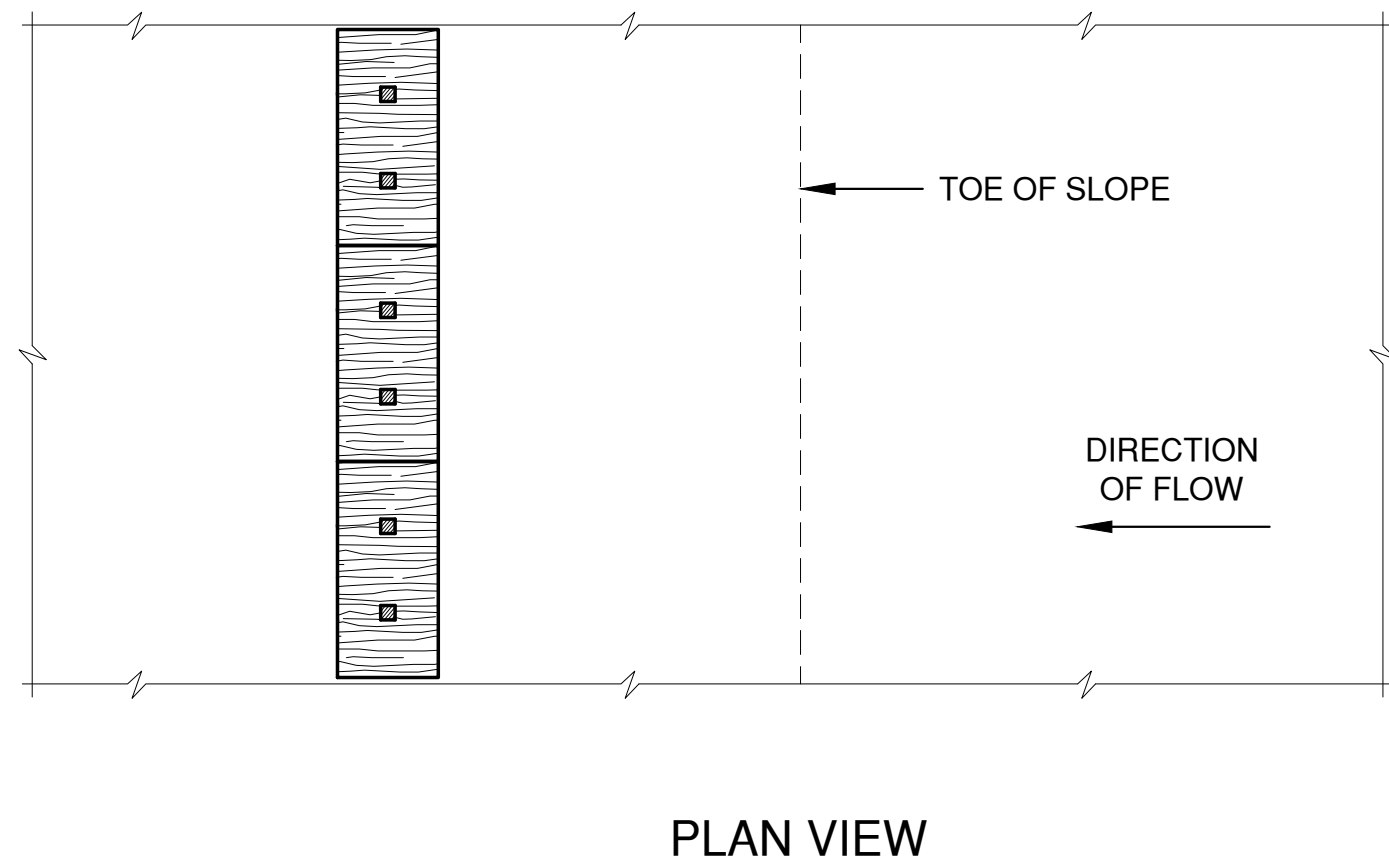
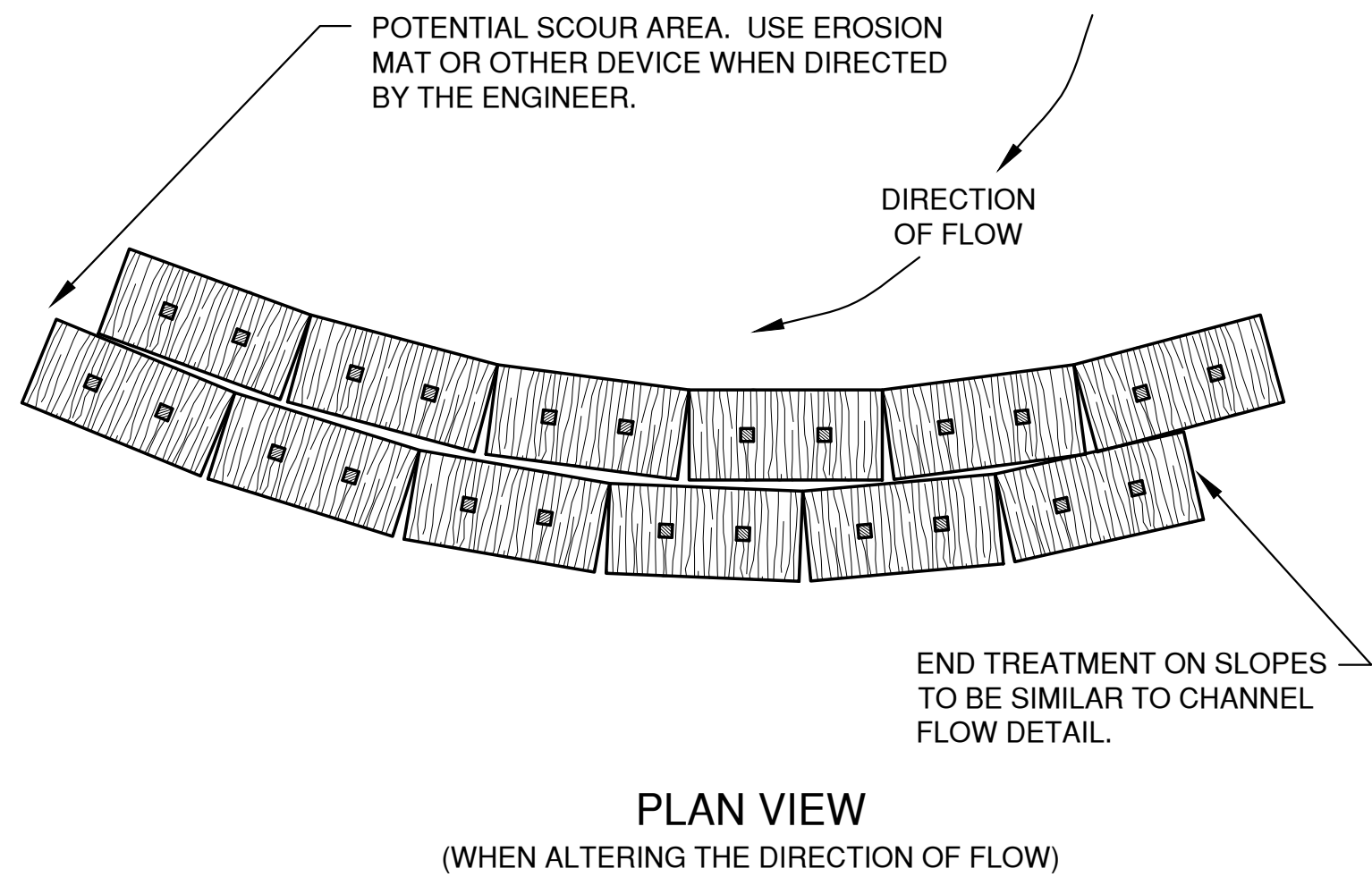
DATE 12/2018
FILE ER_CTRB
JOB NO. 4329102



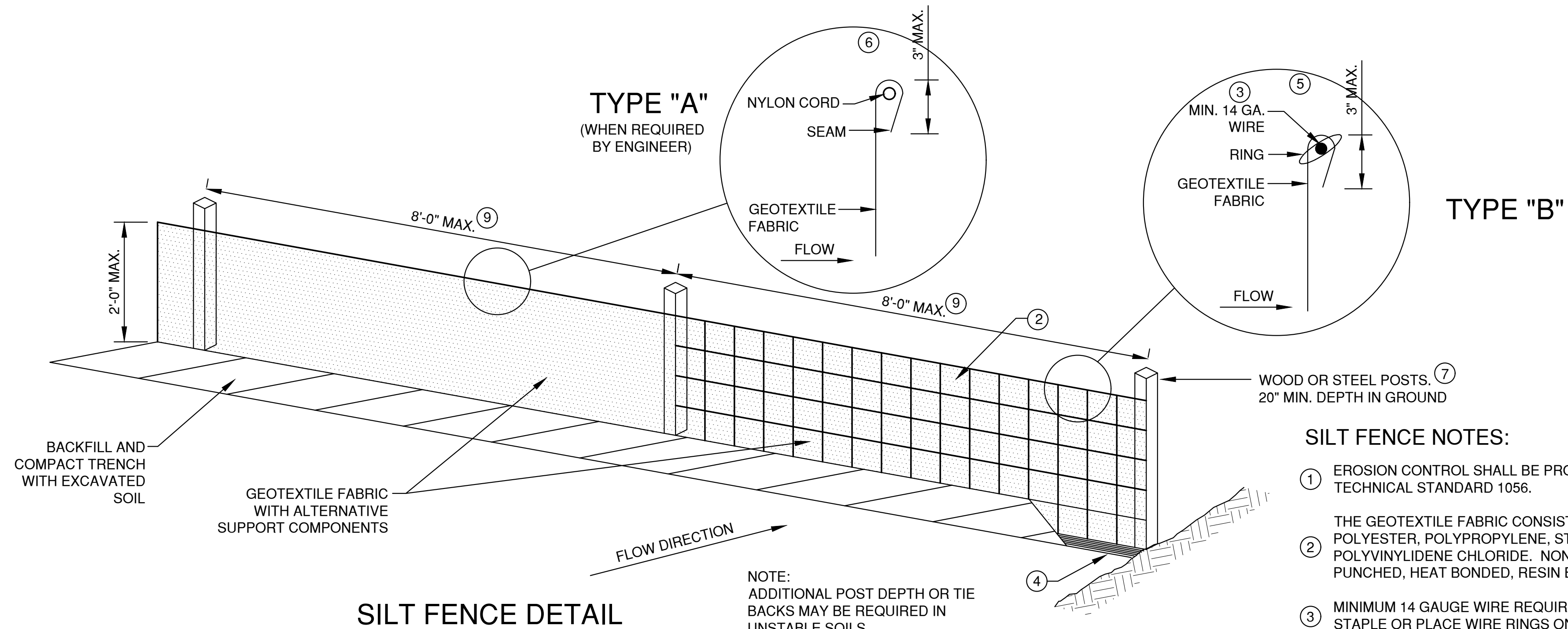
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ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO.
16

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Plot Date: Mar 14, 2019 2:23pm
LAYOUT: 4 - SHEET FLOW

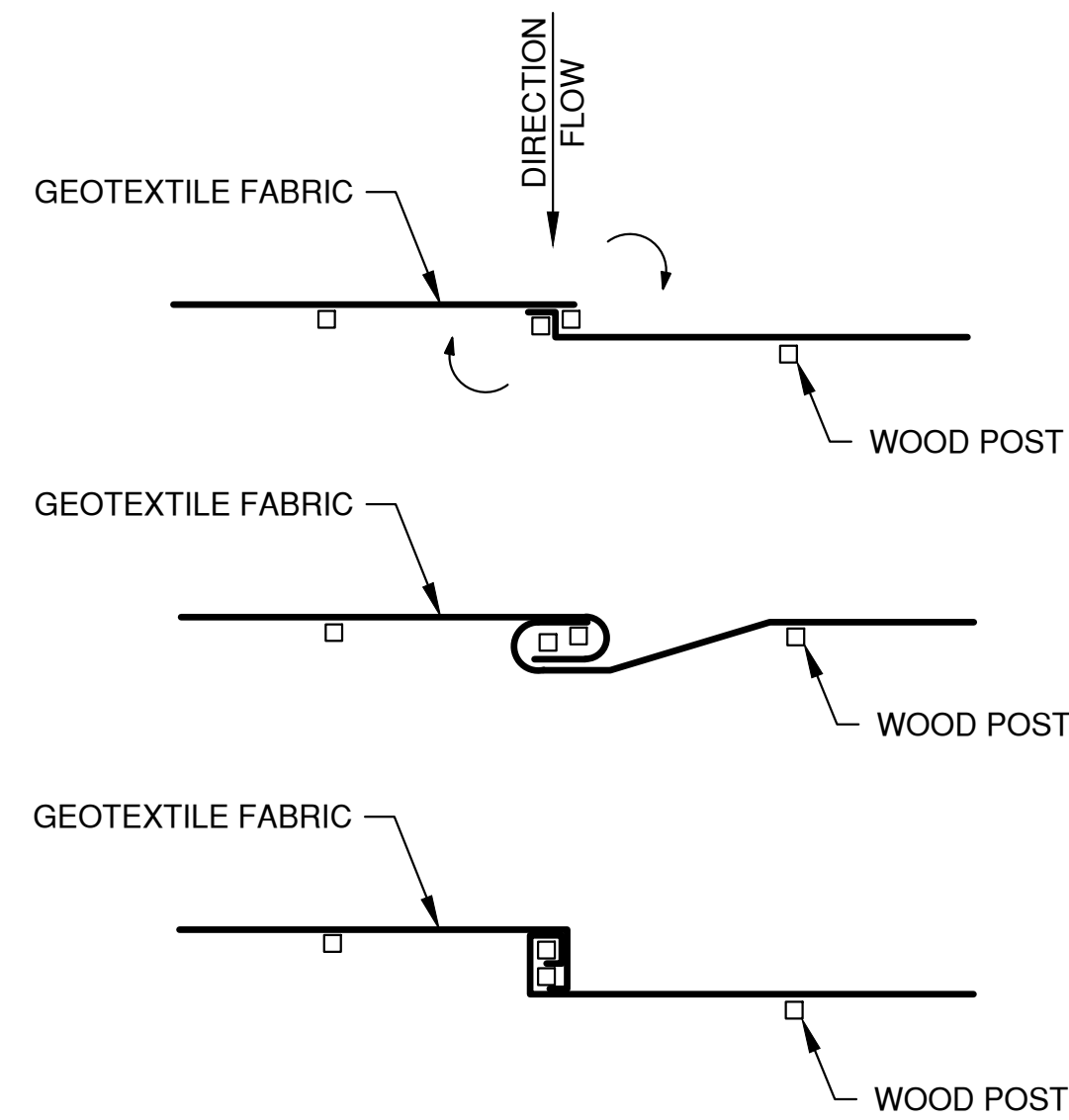


EROSION BALES FOR SHEET FLOW

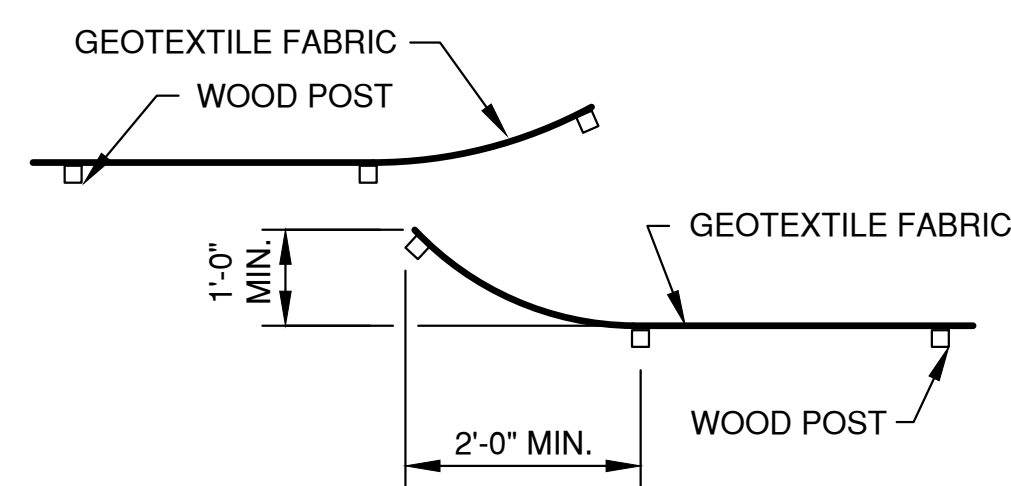


SILT FENCE NOTES:

- ① EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
- ② THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
- 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 AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND 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 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
- 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.

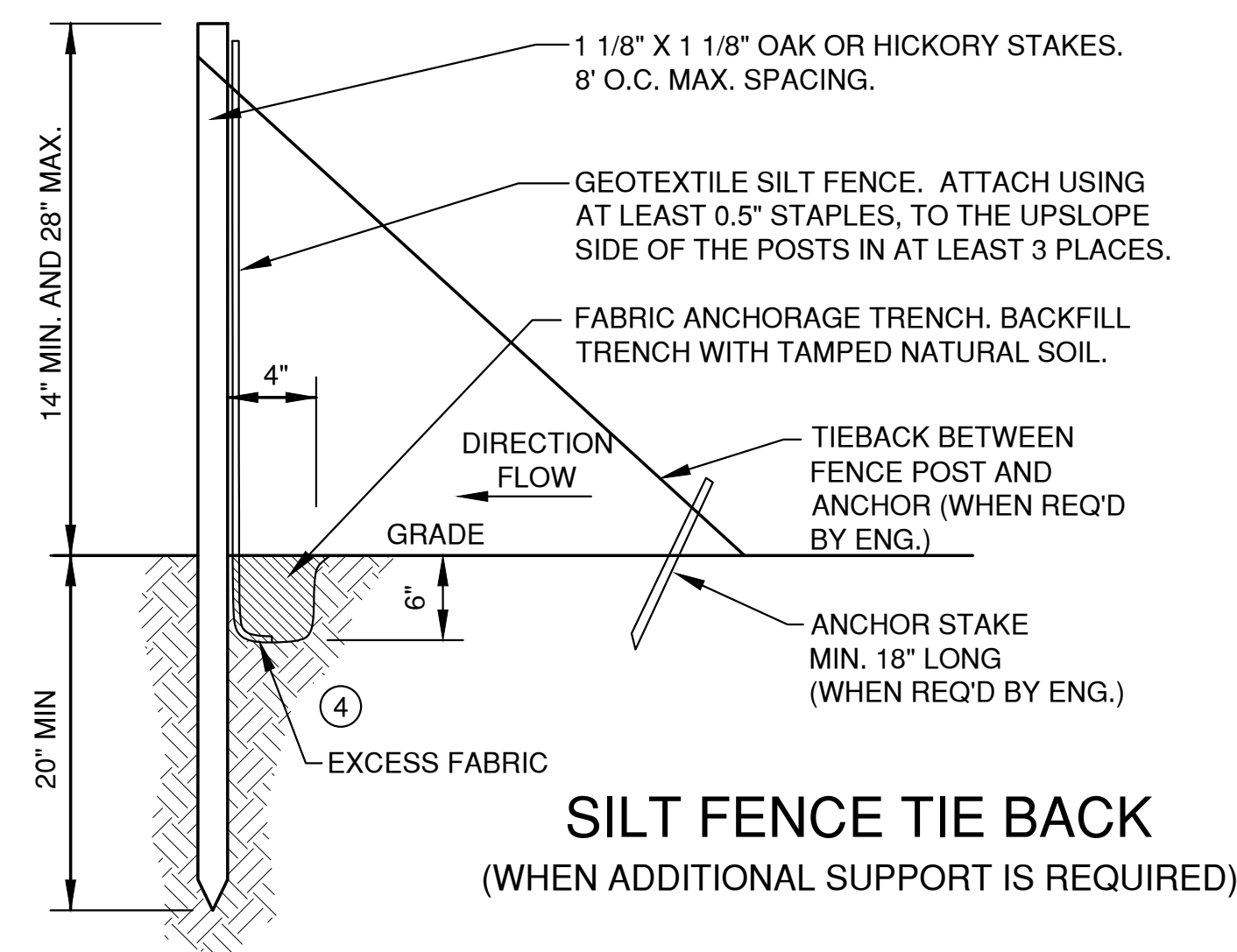


TWIST METHOD ⑧



HOOK METHOD ⑧

JOINING TWO LENGTHS OF SILT FENCE



EROSION CONTROL SHEET FLOW NOTES:

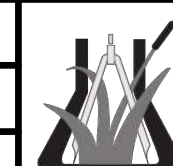
1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING 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 WDNR.
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 IS 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 A 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" OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								EMK
								CHECKED
								JGS
								DESIGNED
								BDH

TRANQUIL TRAILS
FOR LEXINGTON HOMES
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

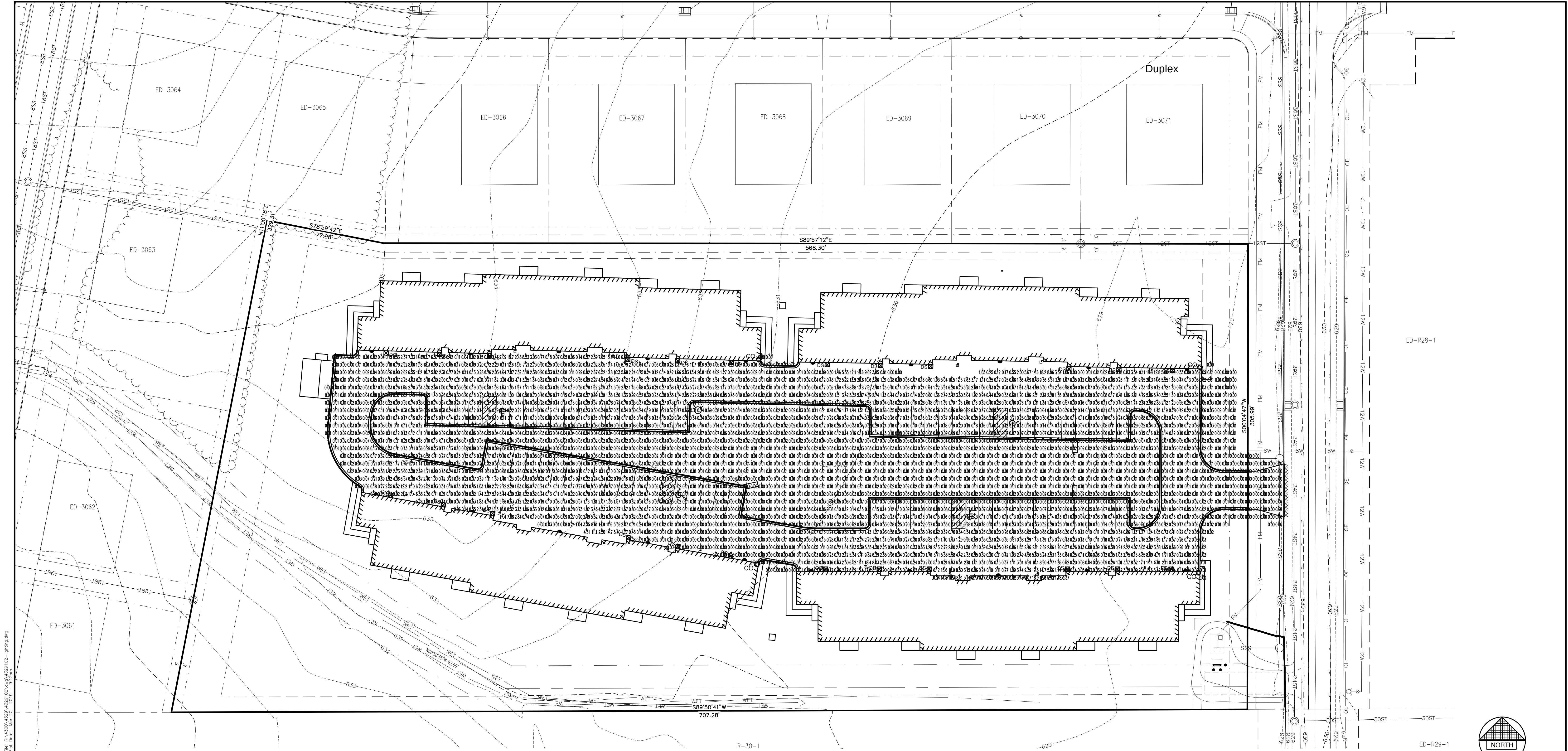
EROSION CONTROL SHEET FLOW DETAILS

DATE	12/2018
FILE	ER_CTRL
JOB NO.	4229102



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SHEET NO.
17



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Plot Date: Mar 20, 2019, 9:12:00am
LAYOUT: 24x36

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CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN
Parking	726.90x354.50ft	Grade / H-H	2992	5.00	<+>	0.98	23.57	0.00	N/A

Brandon DePere Development (REL12278) LUMINAIRE SCHEDULE						
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF
WP	□	Leotek Electron Leotek FT Wall (1) "WFT" EST-24H-MV-NW-FT-XX-700	(24)	5738		1.00
						16

LIGHT PLAN CREATED BY:
VISUAL IMPACT LIGHTING

1724 INDUSTRIAL DRIVE
GREEN BAY, WI 54302

920-437-2069

CONTACT: DAVE ZOCHERT

AREA SUMMARY SCHEDULE				
AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT
Parking	OUT	726.90x354.50ft	<WP > (16)	0.00

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	FILE	DATE	FILE	DATE	FILE	DATE	FILE	SHEET NO.
								CHECKED	4329102-LIGHTING	03/2019	4329102-LIGHTING	03/2019	4329102-LIGHTING	03/2019	4329102-LIGHTING	1
								DESIGNED	4329102-LIGHTING	03/2019	4329102-LIGHTING	03/2019	4329102-LIGHTING	03/2019	4329102-LIGHTING	1
								BDI	4329102-LIGHTING	03/2019	4329102-LIGHTING	03/2019	4329102-LIGHTING	03/2019	4329102-LIGHTING	1

TRANQUIL TRAILS
FOR LEXINGTON HOMES
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

LIGHTING PHOTOMETRIC PLAN

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Proposed New 14 Unit Attached Garage Town & Coachomes 2019 Building

LEXINGTON HOMES
Tranquil Trails

BUILDING CODE INFORMATION 2015 IBC (WISCONSIN)			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.4	R-2 RESIDENTIAL
4	USE AND OCCUPANCY SEPARATION AT GARAGE	406.3	NO MORE THAN 1,000 S.F. OF GARAGE WITHOUT 1 HOUR FIRE BARRIER WALLS PRIVATE GARAGE SEPARATED FROM UNIT AND ATTIC WITH 5/8" GYPSUM, 20 MINUTE DOORS SELF CLOSING AND LATCHING
5	ALLOWABLE HEIGHT STORIES STREET FRONTAGE INCREASE INCIDENTAL USE	504.3 504.4 506.2 506.3 509	TYPE VB - 40' HEIGHT TYPE VB - 2 STORIES R2 = 1,000 PER FLOOR U = 5,500 S.F. PER FLOOR R2 = 12,250 S.F. U = 9,625 S.F. WITH FRONTAGE INCREASES (30' SIDES) (30' FRONT AND 30' BACK) METER ROOM INCIDENTAL USE, SMOKE SEPARATION REQUIRED, 0 HOUR RATED WALL
6	CONSTRUCTION TYPE SEPARATION DISTANCE	601 602	VB WOOD FRAME UNPROTECTED; • INTERIOR AND EXTERIOR BEARING WALLS = 0 HOUR • FLOOR = 0 HOUR • ROOF = 0 HOUR ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES, 0 HOUR SEPARATION REQ.
7	RATED CONSTRUCTION FIRE BARRIER CONTINUITY FIRE PARTITION CONTINUITY HORIZONTAL ASSEMBLY PENETRATIONS OPENING PROTECTION BATH FANS / EXHAUST FAN COMBUSTIBLE CONCEALED SPACES	707 708 711 714.4.1,1.2 714.4.2 716.5 717.5 718 718.3 718.3.2 718.4.2	FIRE BARRIER TO SUBDIVIDE GARAGES BELOW 1,000 S.F. • BUILT FROM FLOOR TO UNDERSIDE OF FLOOR DECK ABOVE, 1 HOUR RATED FIRE PARTITION WALLS SEPARATING TENANT SPACES, BUILT FROM FLOOR TO UNDERSIDE OF THE CEILING WHEN DRAFTSTOP USED FLOOR OR ROOF ASSEMBLY, ONE HOUR RATED, SUPPORTING CONSTRUCTION NOT REQUIRED TO BE RATED (EXCEPTION 2) @ SEPARATION OF TENANT SPACE. FLOOR PENETRATIONS (TUB OR TOILET) WALL SHEATHED WITH TYPE X GYPSUM WHEN PENETRATING CEILING OF HORIZONTAL ASSEMBLY (BOTH FLOOR AND ATTIC) FIRE BARRIER 1 HOUR WALL = 45 MINUTE DOOR FIRE PARTITION 1 HOUR WALL (CORRIDORS AND PRIVATE GARAGES) = 20 MINUTE DOOR MEMBRANE PENETRATION - EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY, FIRE STOP ANNULAR SPACE AROUND THE FAN BOX FOR BOTH BATH FAN AND DRYER VENT. ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXCEPTION: THROUGH PENETRATIONS A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL THE REQUIREMENTS LISTED IN 717.6.1 (EXCEPTION) FIREBLOCKING - 2x LUMBER USED TO CUT OFF DRAFT OPENINGS DRAFTSTOPPING - 7/16" OSB IN FLOOR ABOVE ALL TENANT SEPARATIONS DRAFTSTOP IN ATTIC EVERY 3,000 S.F. OR TWO TENANT SPACES
8	FINISH REQUIREMENTS	803.11	CLASS C FOR ALL ROOMS WITH NO SPRINKLER
9	FIRE PROTECTION PORTABLE FIRE EXTINGUISHER SMOKE DETECTION CARBON MONOXIDE ALARM	903.2.8 903.3.1.2 905.3.1 906 907.2 907.2.11.2 908.7	AUTOMATIC FIRE SPRINKLER SYSTEM (FOUR STORIES AND 60 FEET) NFPA 13R FULL SPRINKLER SYSTEM IN BUILDING BALCONIES AND DECKS PROTECTED WHEN ROOF ABOVE 2'-0" EAVE ALLOWED BEFORE COVERAGE REQUIRED. FIRE EXTINGUISHER IN KITCHEN OF EVERY DWELLING UNIT (MINIMUM RATING OF 1-A-10-B-C) MANUAL FIRE ALARM NOT REQUIRED R2 (NOT A DORMITORY) INTERCONNECTED WITHIN EACH UNIT SMOKE DETECTORS / ALARMS REQ. NO FUEL BURNING APPLIANCES IN UNITS, ATTACHED GARAGES
10	MEANS OF EGRESS OCCUPANT LOAD DWELLING WITH ONE EXIT SINGLE EXIT APARTMENT HANDRAIL GUARDS EMERGENCY ESCAPE OPENINGS	1004.1.2 1006.2.1 1006.3.2 1014.2 1015 1020.1 1023	200 GROSS SECOND FLOOR OCCUPANT LOAD = 34 DIVIDED BY 4 INDIVIDUAL EXITS FIRST FLOOR OCCUPANT = 28 DIVIDED BY 4 INDIVIDUAL EXITS 75' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF SECOND FLOOR HANDRAIL HEIGHT WITH EXPANDED ALLOWANCES INDIVIDUAL UNIT GUARDS 36" ABOVE FLOOR (WINDOWS ABOVE FIRST FLOOR, RAILINGS, HALF WALLS) SLEEPING ROOM WINDOWS AS SECOND WAY OUT OF BUILDING IN EMERGENCY R2 FIRST FLOOR WINDOW OPENINGS 5 SQUARE FEET SECOND / THIRD FLOOR WINDOW OPENINGS 5.7 SQUARE FEET MINIMUM NET CLEAR OPENING OF 20" WIDE x 24" HIGH
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104 1106.2 1107 1107.6.2	ACCESSIBLE ROUTE TO FRONT DOORS OF DWELLINGS WITH ACCESSIBLE FIRST FLOOR GROUP R-2, 2% BUT NOT LESS THAN 1 ALL UNITS ARE MULTI STORY OR ABOVE THE FIRST FLOOR 2 "A" TYPE UNITS REQUIRED, 60 UNITS TOTAL, BUILDINGS 2 & 3
14	BALCONIES	1406.3	EXCEPTION 3. BALCONIES ON TYPE V BUILDINGS CAN BE PRESSURE TREATED LUMBER (NO FIRE RATING) WHEN PROTECTED BY SPRINKLER.

LEGEND			
SYMBOL	ITEM	SYMBOL	ITEM
	WALL TYPE - REFER TO WALL TYPES		PLAN NOTE
	ELEVATION REFERENCE		REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL		ACCESSIBILITY PLAN NOTE
			SCHEDULED NOTE LIKE STRUCTURAL HEADER
SYMBOL	ITEM	ITEM DESCRIPTION	
	SMOKE DETECTOR ALARM	IBC 907.2.10 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.	
	SMOKE DETECTOR ALARM CARBON MONOXIDE DETECTOR ALARM	IBC 907.2.11 - SINGLE AND MULTIPLE STATION SMOKE DETECTOR / ALARM IBC 908.7 - SINGLE STATION CARBON MONOXIDE DETECTOR / ALARM	
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS. IBC 1203.4.2.1 EXHAUST FANS DO NOT REQUIRE FIRE DAMPERS IF PLACED IN CEILING OR WALL - SEE IBC 716	
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .27 - .29 ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.	

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2015 IBC (WISCONSIN).
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
- ALL INTERIOR BEARING WALL 24" O.C., ALL ROOF AND FLOOR TRUSSES DIRECTLY LINE UP WITH THE WALL STUD FRAMING UNLESS NOTED OTHERWISE BY PARTITION TYPE.
- ADVANCED FRAMING TECHNIQUES TO BE USED INCLUDING:
 - ALL INTERIOR FRAMING IS 24" O.C. SPACING.
 - ALL EXTERIOR WALLS 2x6 @ 24" O.C. AND FULLY SHEATHED WITH 5/8" OSB.
 - ALL ROOF DECK 1/2" OSB WITH "H" CLIPS, ROOF TRUSSES HAVE 6" RAISED HEALS FOR ATTIC INSULATION.
- VAPOR RETARDER, REQUIRED ON WARM SIDE OF THERMAL INSULATION.
- INFILTRATION BARRIER, HOUSE WRAP TO BE ON ALL EXTERIOR WALLS INCLUDING GABLED ENDS, CLERESTORIES AND GARAGE WALLS. NO DUCT TAPE OR VOIDS ALLOWED.
- WIND WASH PROTECTION, USE OSB @ COLD SIDE OF INSULATION IN ATTICS INCLUDING THROUGH FLOOR SPACE OF ATTIC TRUSSES.
- GYPSUM 5/8" TYPE X (TYPICAL)

SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED FIRE BARRIER
	EXIT DISTANCE AND ROUTE

National Electrical Code			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT [PANELS]. THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICHEVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.

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A1.2	ELEVATIONS
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A3.1.1	PARTIAL FIRST FLOOR PLAN, WALL TYPES
A3.1.2	PARTIAL FIRST FLOOR PLAN
A3.1.3	ACCESSIBLE UNIT, DETAILS, NOTES
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A3.2.2	PARTIAL SECOND FLOOR PLAN
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S3.1.2	PARTIAL FLOOR / ROOF FRAMING PLAN
S3.2.1	PARTIAL SECOND FLOOR ROOF FRAMING PLAN
S3.2.2	PARTIAL SECOND FLOOR ROOF FRAMING PLAN
S4.1	FOUNDATION DETAILS
S4.2	FRAMING DETAILS

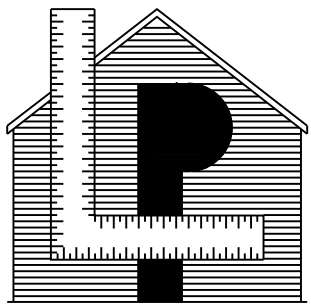
AREA DATA					
UNIT NUMBER	SQUARE FOOTAGE	GARAGE FOOTAGE	FLOOR	NOTES	
1	68 + 1056 = 1,124	406	SECOND	MULTI FLOOR UNIT	
2	797 + 703 = 1,500	412	FIRST & SECOND	TYPE "B" MULTI FLOOR UNIT	
3	855 + 703 = 1,558	412	FIRST & SECOND	TYPE "B" MULTI FLOOR UNIT	
4	48 + 904 = 952	340	SECOND	MULTI FLOOR UNIT	
5	47 + 981 = 1,028	297	SECOND	MULTI FLOOR UNIT	
6	54 + 1200 = 1,254	276	SECOND	MULTI FLOOR UNIT	
7	1,305	416	FIRST	TYPE "B" ACCESSIBLE	
8	1,305	416	FIRST	TYPE "B" ACCESSIBLE	
9	54 + 1200 = 1,254	276	SECOND	MULTI FLOOR UNIT	
10	47 + 981 = 1,028	297	SECOND	MULTI FLOOR UNIT	
11	48 + 904 = 952	340	SECOND	MULTI FLOOR UNIT	
12	855 + 703 = 1,558	412	FIRST & SECOND	TYPE "B" MULTI FLOOR UNIT	
13	797 + 703 = 1,500	412	FIRST & SECOND	TYPE "B" MULTI FLOOR UNIT	
14	68 + 1056 = 1,124	406	SECOND	MULTI FLOOR UNIT	
COMMON	68	0			
TOTALS	WITHIN DWELLING UNITS	COMMON SPACE	HEATED TOTAL	GARAGE	TOTAL
FIRST	6,348	315	6,663	5,118	11,781
SECOND	11,094	4	11,098	0	11,098
TOTAL	17,442	319	17,761	5,118	22,879

R-2, TYPE "A" AND "B" UNIT NOTES:

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009; SECTION 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009; SECTION 1004

1. ICC/IBC-2015; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS. ALL TYPE "A" UNITS HAVE BEEN ACCOUNTED FOR IN BUILDINGS 2 AND 3 (TWO TOTAL) IN A SITE OF 60 UNITS. IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS. ACCESSIBLE GARAGE COUNTS ARE BASED ON THE NUMBER OF ACCESSIBLE UNITS.

2. ALL FIRST FLOORS OF UNITS ARE TYPE "B".
ICC/IBC-2015; Sec 1107.1.1.1 - TYPE "B" UNITS - AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS SHALL BE TYPE "B" UNITS.



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Building Neighborhoods One Home at a Time

LEXINGTON
-HOMES-

Building Neighborhoods
One Home at a Time

OFFICE: 1300 North Kimps Ct.
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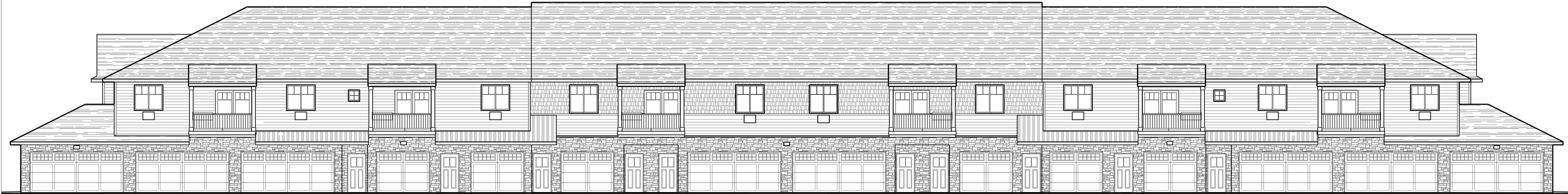
EMAIL: gwells@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

14/19 @ Tranquil Trails
Townhome with Attached Garages
Ledgeview, Wisconsin
14/19 Townhomes - # 461473 ©
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Date, 2019

REVISION	DATE
0	XXX

DATE 1/24/2019
PROJECT NO. 461473
SHEET T 1.1

COMPOSITE DRIVE ELEVATION
SCALE: 1/8" = 1'-0"



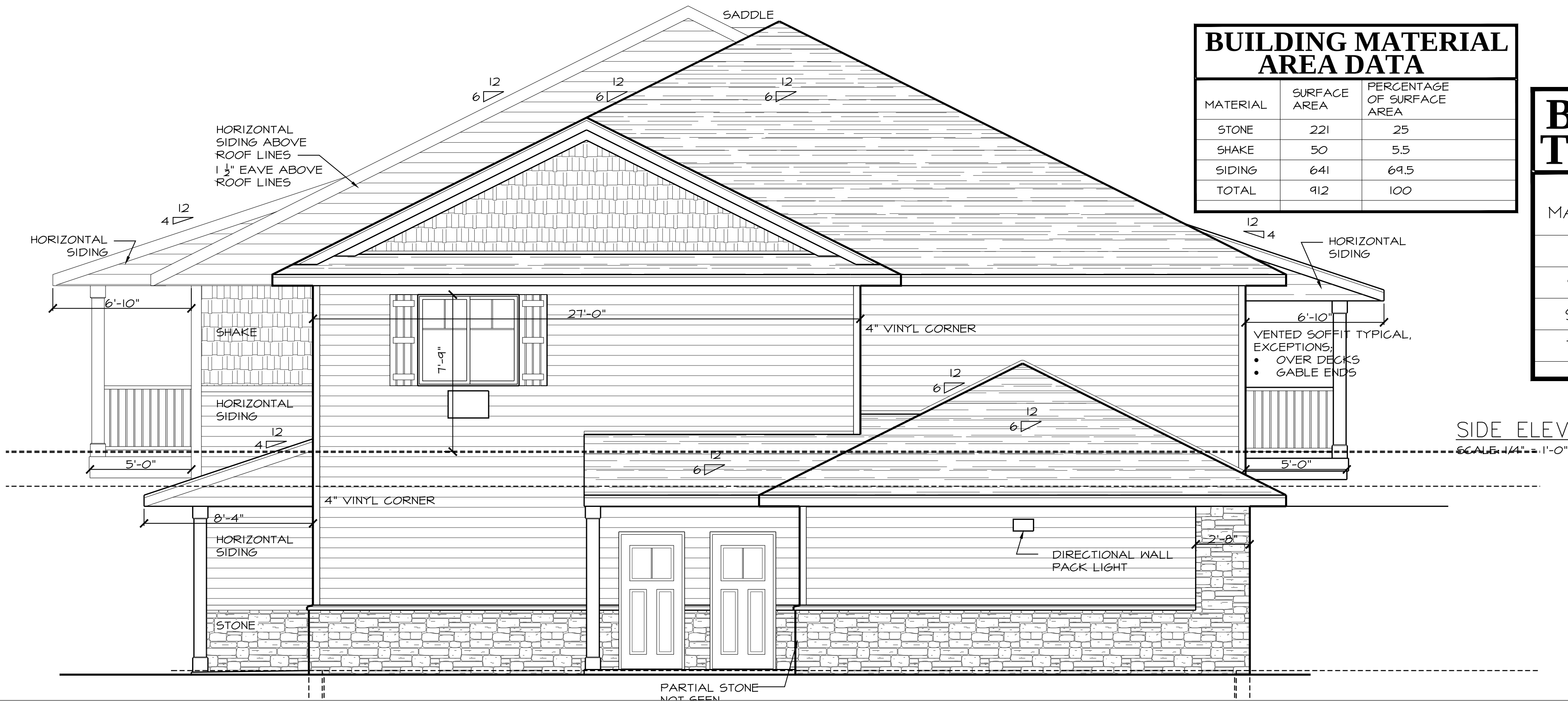
BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	1,020	31
SHAKE	474	14.5
SIDING	1,796	54.5
TOTAL	3,290	100



BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	221	25
SHAKE	50	5.5
SIDING	641	69.5
TOTAL	912	100

BUILDING MATERIAL TOTAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	2,330	24
SHAKE	1,078	11
SIDING	6,414	65
TOTAL	9,822	100

DETAILED DRIVE ELEVATION
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

14/19

LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
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REVISION	DATE
0	XXX
DATE 1/24/2019	
PROJECT NO. 461473	
SHEET A 1.1	

COMPOSITE PORCH ELEVATION
SCALE: 1/8" = 1'-0"



**BUILDING MATERIAL
AREA DATA**

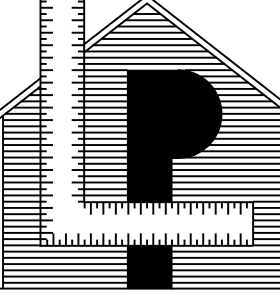
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	868	18
SHAKE	504	11
SIDING	3,336	71
TOTAL	4,708	100

INCLUDES SURFACES PERPENDICULAR TO 2D IMAGE



DETAILED PORCH ELEVATION
SCALE: 1/4" = 1'-0"





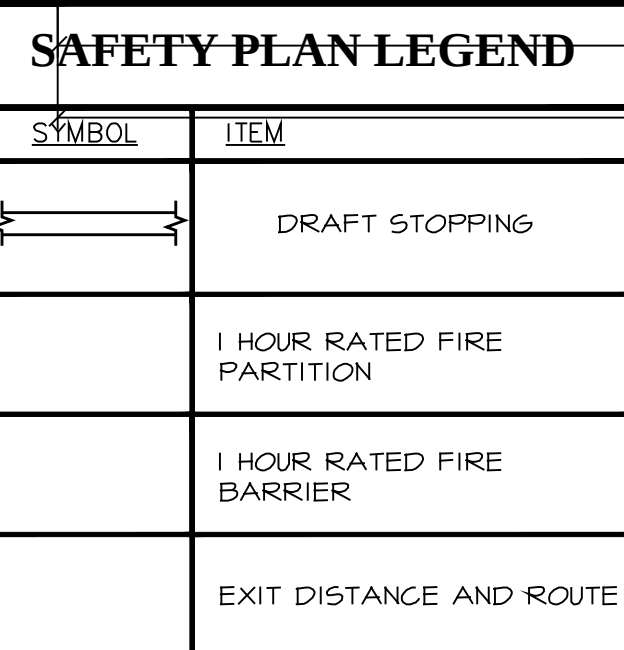
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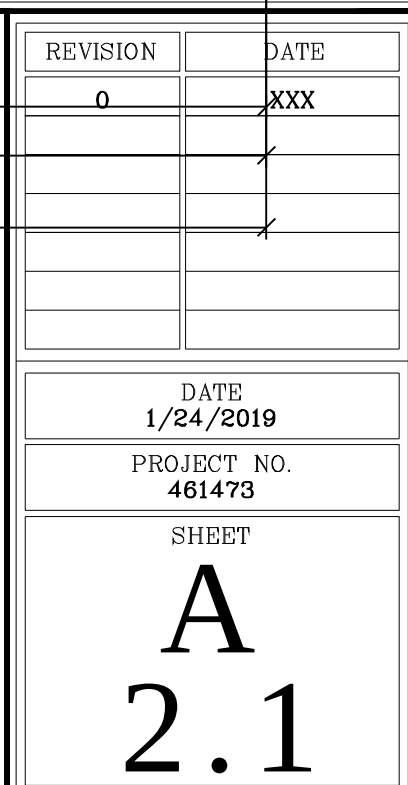
REVISION	DATE
0	XXX

DATE	1/24/2019
PROJECT NO.	461473
SHEET	A

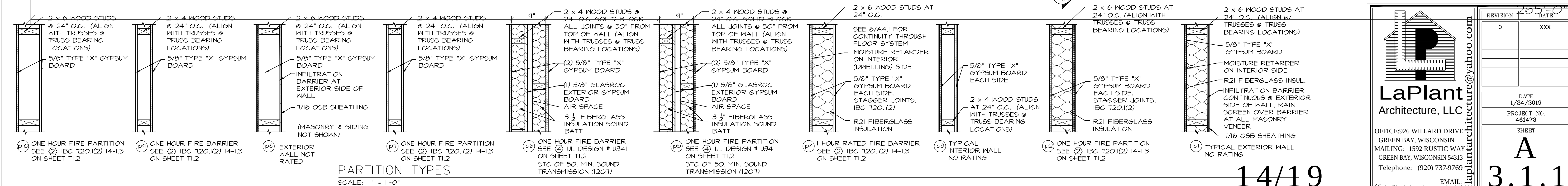
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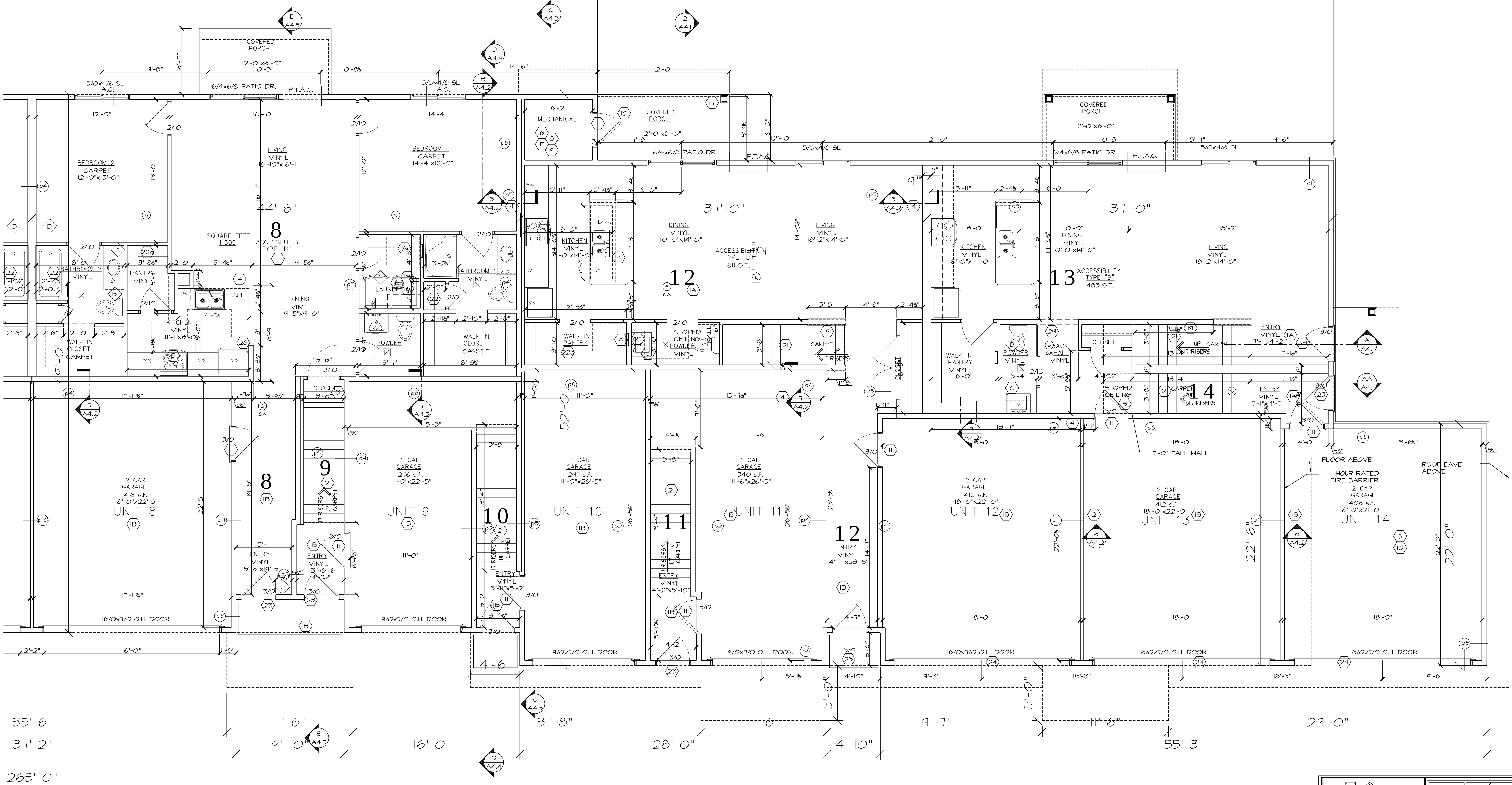


14/19



SCALE: 1/4" = 1'-0"





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



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[illegible]

R-2, TYPE "A" AND "B" UNIT NOTES:

GENERAL NOTES (SEE DETAILS ON THIS SHEET FOR MOUNTING HEIGHTS)

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009, SEC. 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009, SEC. 1004

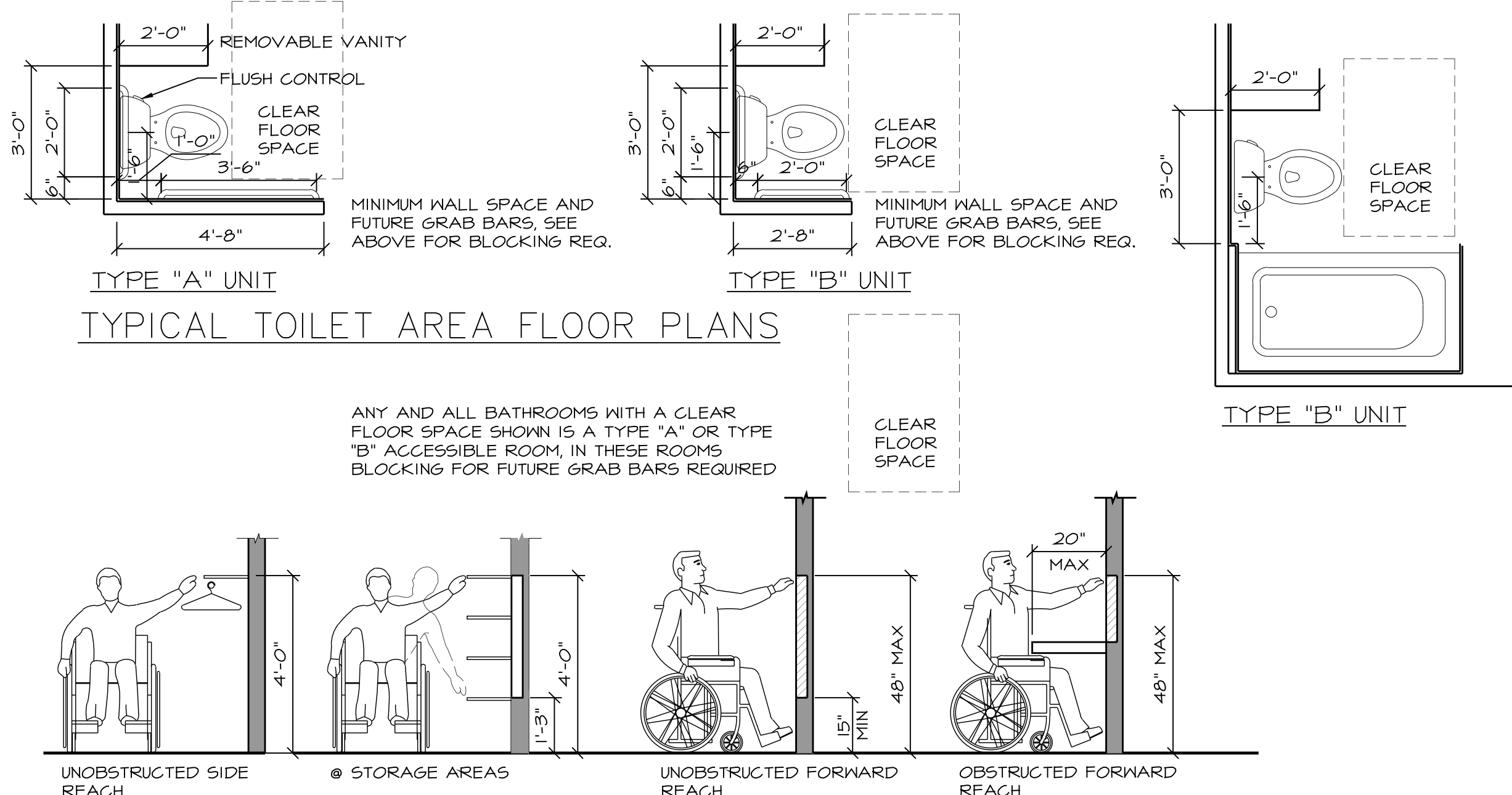
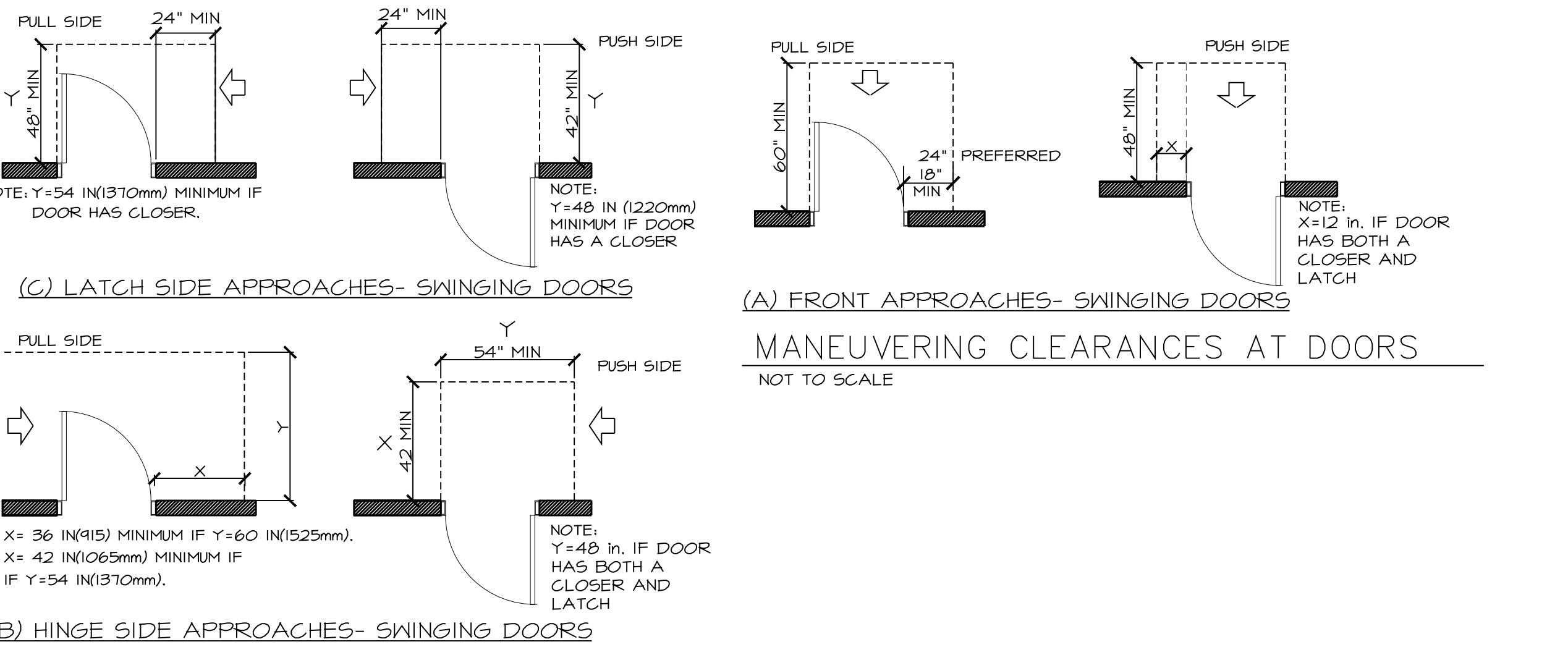
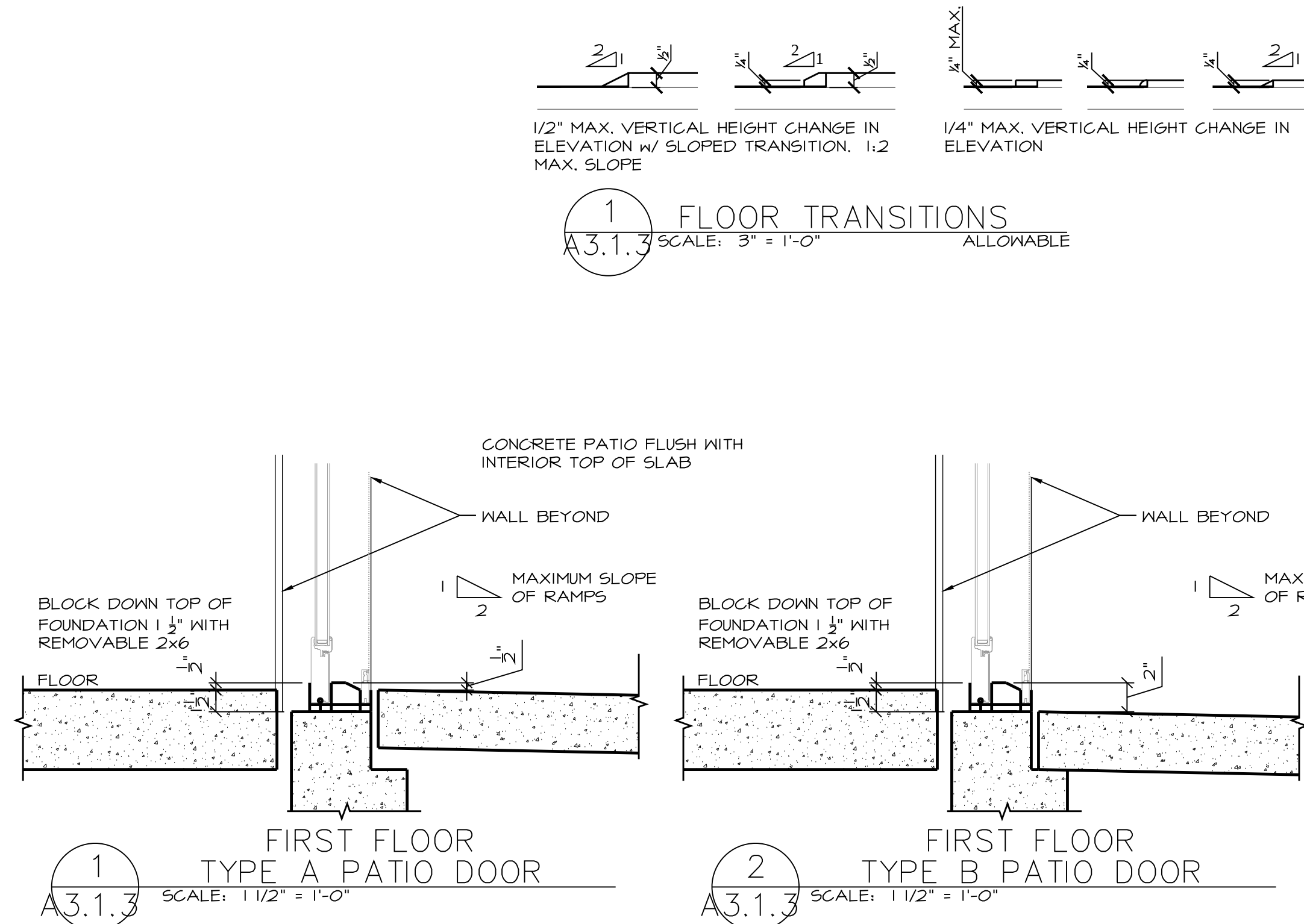
1. ICC/IBC-2015; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT; ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS.
2. ICC/IBC-2015; Sec 1107.7.1.1- TYPE "B" UNITS - IN STRUCTURES WITHOUT ELEVATOR SERVICE, AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS ON THAT STORY SHALL BE TYPE "B" UNITS (OR TYPE "A" PER NOTE # 1 ABOVE).
3. ICC/ANSI A117.1-2009; Sec. 1003.5 & 1004.5 - PRIMARY ENTRANCE DOORS SHALL HAVE A 32" MIN. CLEAR WIDTH MEASURED FROM THE JAMB TO THE FACE OF THE OPEN DOOR, WITH THE DOOR OPEN 90°, AND ADA COMPLIANT THRESHOLDS. DOORS SHALL ALSO HAVE ADA COMPLIANT HARDWARE, OPENING FORCE, BOTTOM DOOR SURFACE, VISION LITE AND MANEUVERING CLEARANCES.
PASSAGE DOORS: TYPE "A" UNITS SHALL MEET THE SAME REQUIREMENTS AS THE PRIMARY ENTRANCE DOORS. EXCEPTION 2: MANEUVERING CLEARANCES ARE NOT REQUIRED IN THE BATHROOM OR TOILET ROOM IF THE ROOMS ARE NOT REQUIRED TO COMPLY.
TYPE "B" UNITS - PASSAGE DOORS SHALL MEET THE CLEAR WIDTH AND THRESHOLD REQUIREMENTS. MANEUVERING CLEARANCES, LEVEL HARDWARE, OPENING FORCE, ETC. ARE NOT REQUIRED.
4. ICC/ANSI A117.1-2009; Sec. 1003.4 & 1004.4 - WALKING SURFACES SHALL BE STABLE AND FIRM AND GENERALLY LEVEL. CHANGES IN LEVEL SHALL COMPLY WITH SEC. 303. IN TYPE "B" UNITS, WHERE EXTERIOR DECK OR PATIO IS IMPERVIOUS, THE FINISHED SURFACE SHALL BE 4" MAXIMUM BELOW THE INTERIOR ADJACENT FLOOR LEVEL.
5. ICC/ANSI A117.1-2009; Sec. 404- TYPE "A" UNITS - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F., MIN. AND 48" A.F.F., MAX.
6. ICC/ANSI A117.1-2009; Sec. 1003.9 & 1004.9- OPERABLE PARTS, SUCH AS FAUCETS, BATHTUB & SHOWER CONTROLS, WATER CLOSET FLUSH CONTROLS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, CIRCUIT BREAKERS, AND OTHER CONTROLS SHALL COMPLY WITH SEC. 309, HAVE A 30"x48" CLEAR FLOOR SPACE AND BE 15" A.F.F., MIN. / 48" A.F.F. MAX. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. APPLIANCE CONTROLS IN TYPE "A" UNITS SHALL ALSO COMPLY.
7. ICC/ANSI A117.1-2009; Sec. 1003.11 AND 1004.11- WATER CLOSETS SHALL COMPLY INCLUDING CLEAR FLOOR SPACE, HEIGHT OF WATER CLOSET (15"-19" A.F.F. - MEASURED TO TOP OF SEAT) AND OPERABLE CONTROLS. FLUSH CONTROLS SHALL BE ON THE OPEN SIDE OF THE WC.
8. ICC/ANSI A117.1-2009; Sec. 1003.11.9 - SHOWERS, IF IN TYPE "A" UNIT- ACCESSIBLE BATHROOMS OR IS THE ONLY BATHING FACILITY IN THE DWELLING UNIT, SHALL COMPLY WITH SECTION 608, INCLUDING CLEAR FLOOR SPACE AND CONTROLS. . EXCEPTION 3- SEATS AND GRAB BARS ARE NOT REQUIRED IF REINFORCEMENT FOR THE SEAT AND GRAB BARS IS PROVIDED.
9. ICC/ANSI A117.1-2009, SEC. 1003.12.6 & 1004.12.2; EACH APPLIANCE SHALL HAVE A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.
10. ICC/ANSI A117.1-2009; SEC. 1003.14: STORAGE FACILITIES IN TYPE "A" UNITS; WHERE STORAGE FACILITIES, SUCH AS CLOSETS, PANTRIES, BATHROOM CABINETS OR LINEN, ARE PROVIDED THERE MUST BE A CLEAR FLOOR SPACE IN FRONT OF THE STORAGE FACILITY AND AT LEAST A PORTION OF THE SHELVES AND CLOTHES RODS MUST BE WITHIN REACH RANGES. LATCHES AND KNOBS ON DOORS OR DRAWERS: SEE NOTE #4 ABOVE.

PLAN NOTES

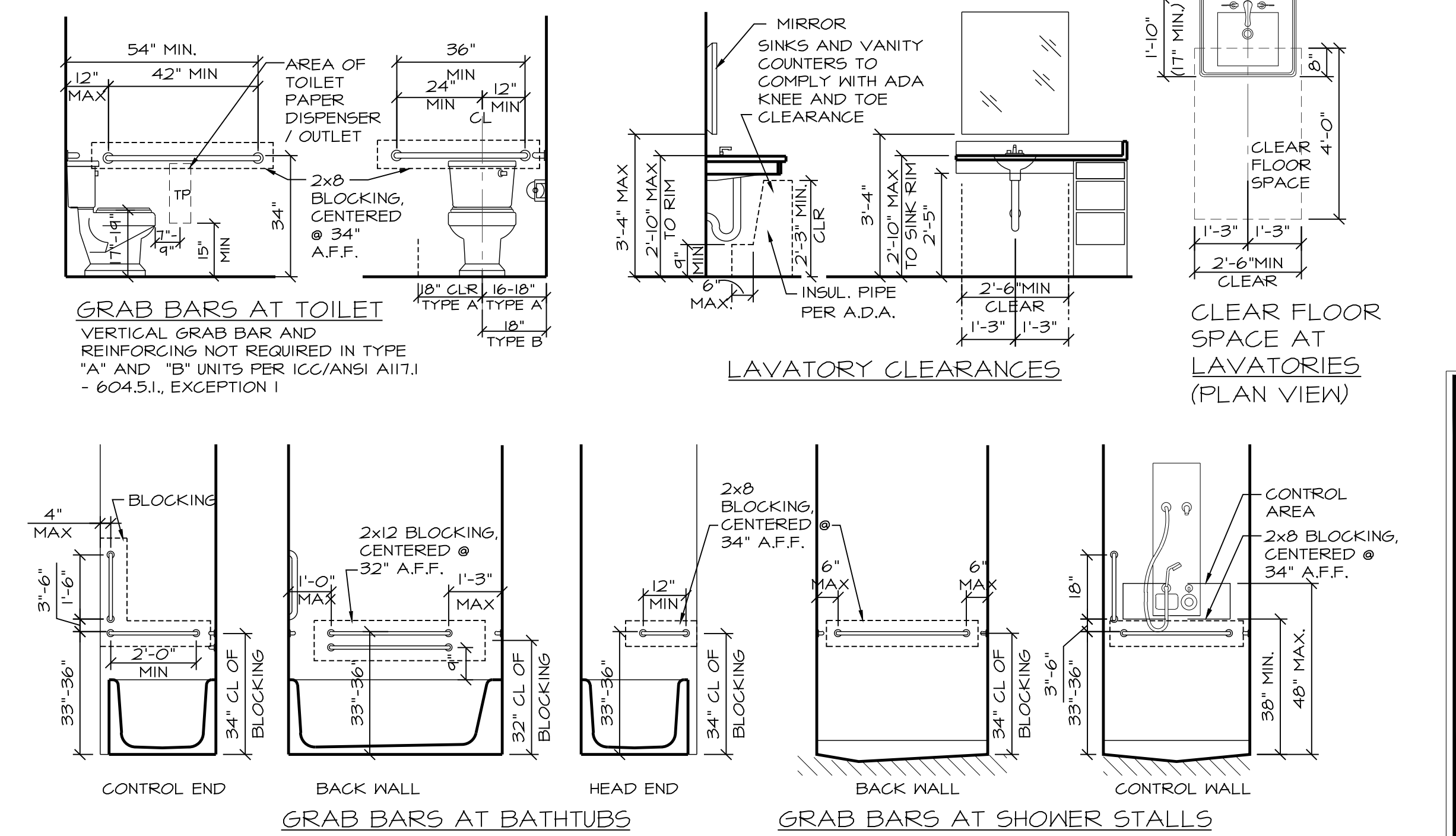
A ICC/ANCI A117.1-2009; Sec. 1002.10, Sec. 1003.1 AND Sec. 1004.1 WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH Sec. 611. 30" x 48" CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH, SHALL BE PROVIDED. TYPE "A" UNITS- IF WVD IS IN A ROOM, A 60" DIA. OR T-SHAPED TURNING SPACE IS REQUIRE. IF IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 IN. FROM THE FACE OF THE APPLIANCE AND MAY REQUIRE SLIDING DOORS OR NO DOORS.

- B ICC/ANSI A117.1-2009; Sec 1003.11.4 AND Sec 1004.11.2 - REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. (TYPE "B" UNITS- REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IF THE SHOWER IS LARGER THAN 36" x 36". REINFORCING FOR GRAB BARS IS STILL REQUIRED.)
- C ICC/ANSI A117.1-2009; SEC. 1003.11.5 & 1004.11.3.1- LAVATORIES SHALL COMPLY WITH SECTION 606. 34" MAX. HEIGHT TO SINK RIM, HAVE A 30" x 48" CLEAR FLOOR SPACE (TYPE "A"- FORWARD APPROACH, TYPE "B"- FORWARD OR PARALLEL APPROACH), TOE AND KNEE CLEARANCE, AND EXPOSED PIPES SHALL BE INSULATED. FAUCETS SHALL COMPLY WITH NOTE #5 ABOVE.
EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:
(A) THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED
ICC/ANSI A117.1-2009; SEC. 1003.11.6 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.
- D ICC/ANSI A117.1-2009; Sec. 1003.11.8 - BATHTUBS SHALL HAVE REINFORCING PER NOTE # 6 ABOVE, A CLEAR FLOOR SPACE= 30" x LENGTH OF TUB, CONTROLS THAT COMPLY WITH SEC. 309.4, A HAND SHOWER THAT COMPLIES WITH SEC. 607.6 AND BATHTUB ENCLOSURES, IF PROVIDED, SHALL COMPLY WITH SEC. 607.7.
- E ICC/ANSI A117.1-2009; Sec. 1004.12.2.1 - UNIT TYPE "B" - KITCHEN SINK SHALL BE PROVIDED WITH A 30" x 48" CLEAR SPACE CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A PARALLEL APPROACH. FAUCETS: SEE NOTE #5 ABOVE.
EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
- F ICC/ANSI A117.1-2009; Sec. 1003.12.4 - UNIT TYPE "A" - KITCHEN SINK
- MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR
- TOE/KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED.
- THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309. FAUCETS: SEE NOTE #5 ABOVE.
- EXPOSED PIPES MUST BE INSULATED. DISPOSAL TO BE REMOVED WHEN SINK FACE CABINET IS REMOVED.
- SHALL HAVE A 30" x 48" CLEAR SPACE CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A FRONT APPROACH.
EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.
- G ICC/ANSI A117.1-2009; Sec. 1002.12.3 - UNIT TYPE "A" - KITCHEN WORK SURFACE. A 30" WIDE KITCHEN WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH SHALL BE PROVIDED. THE COUNTER TO BE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR AND THE WORK SURFACE SHALL HAVE A 30" x 48" CLEAR FLOOR SPACE POSITIONED FOR A FRONT APPROACH
EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED
- H ICC/ANSI 117.1-2009; Sec. 1003.13 WINDOWS - (UNIT TYPE "A") WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. SEE ACCESSIBILITY NOTE #5.
- I CRITICAL ACCESSIBLE DIMENSION (CLEAR SPACE AFTER WALL, DOOR, OR FINISH MATERIALS)
- J AIR CONDITIONERS WITH CONTROLS OUTSIDE THE ADA REACH RANGES SHALL HAVE REMOTE CONTROLS. SEE ACCESSIBILITY NOTE #5.
- K ACCESSIBLE DOOR. SEE NOTE #3 ABOVE
- L ACCESSIBLE STORAGE. PROVIDED, SUCH AS CLOSETS, BATHROOM CABINETS, OR PANTRIES, THERE MUST BE A CLEAR FLOOR SPACE IN FRONT OF THE STORAGE FACILITY AND AT LEAST A PORTION OF THE SHELVES AND CLOTHES RODS MUST BE WITHIN REACH RANGES. OPERABLE HARDWARE MUST COMPLY WITH NOTE #3 ABOVE
- M COUNTERTOP MICROWAVE. CONTROLS TO BE WITHIN REACH RANGES

TYPE "A" UNITS IN BUILDINGS XXX



ANSI A117.1 REACH RANGES



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laplantarchitecture@yahoo.com

REVISION	DATE
0	XXX

DATE
1/24/2019

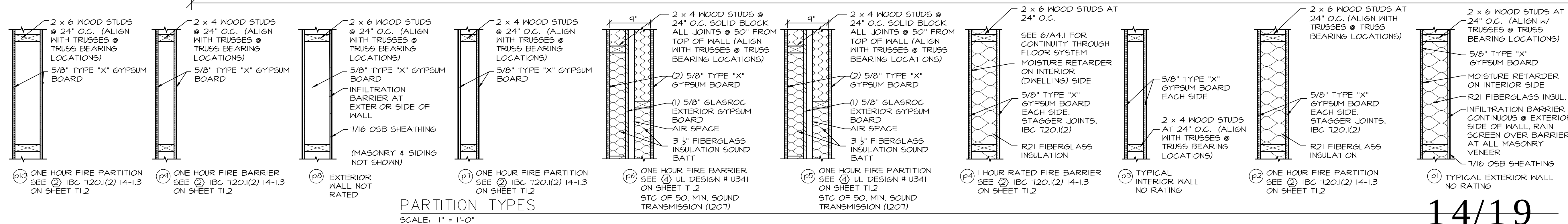
PROJECT NO.
461473

SHEET
A
3.1.3

EMAIL:
laplantarchitecture@yahoo.com

Packet Pg. 163

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237'-0"

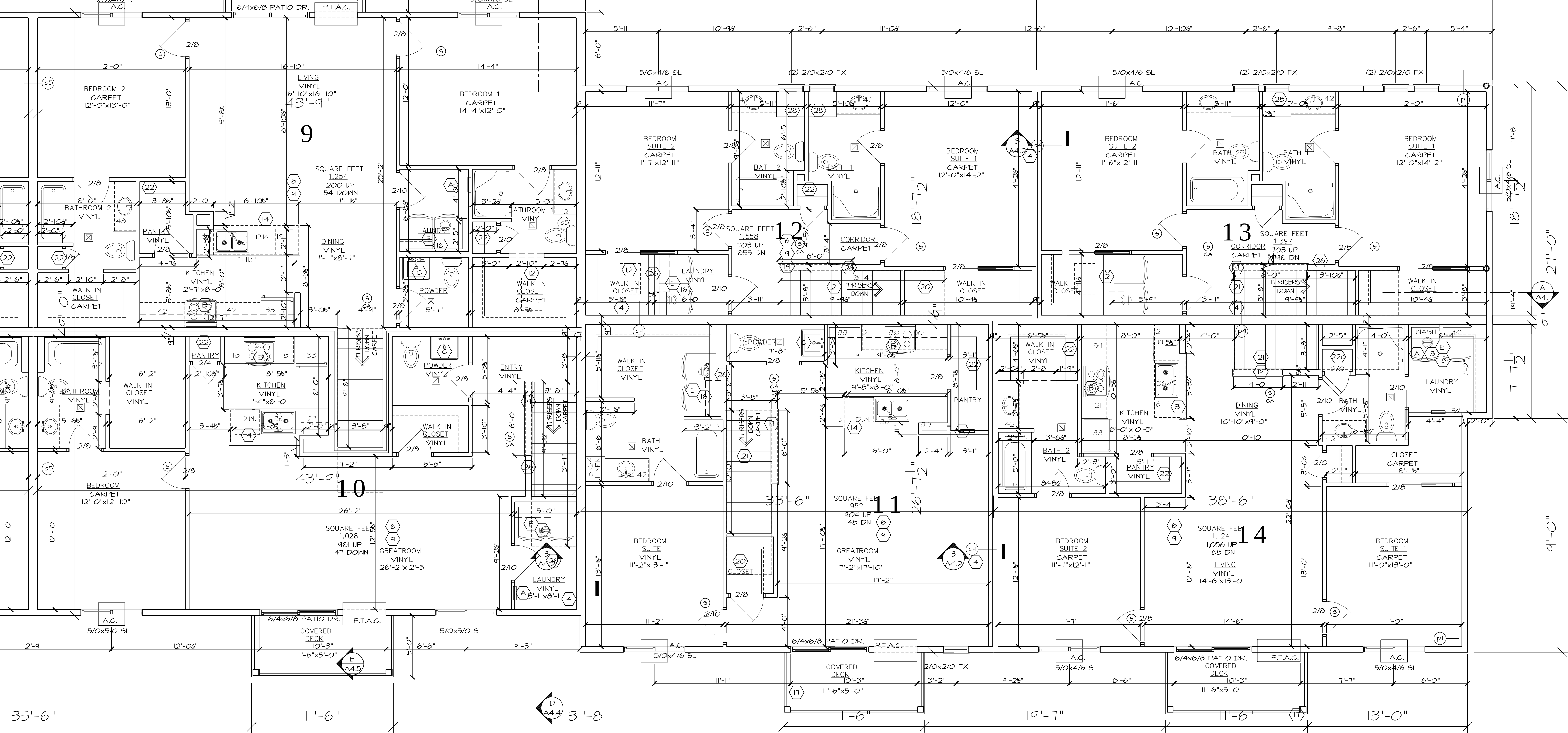
89'-9"

31'-0"

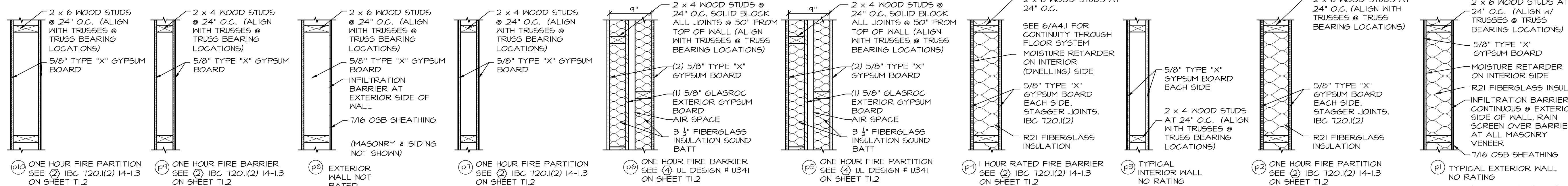
73'-7 $\frac{1}{2}$ "

37'-0"

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



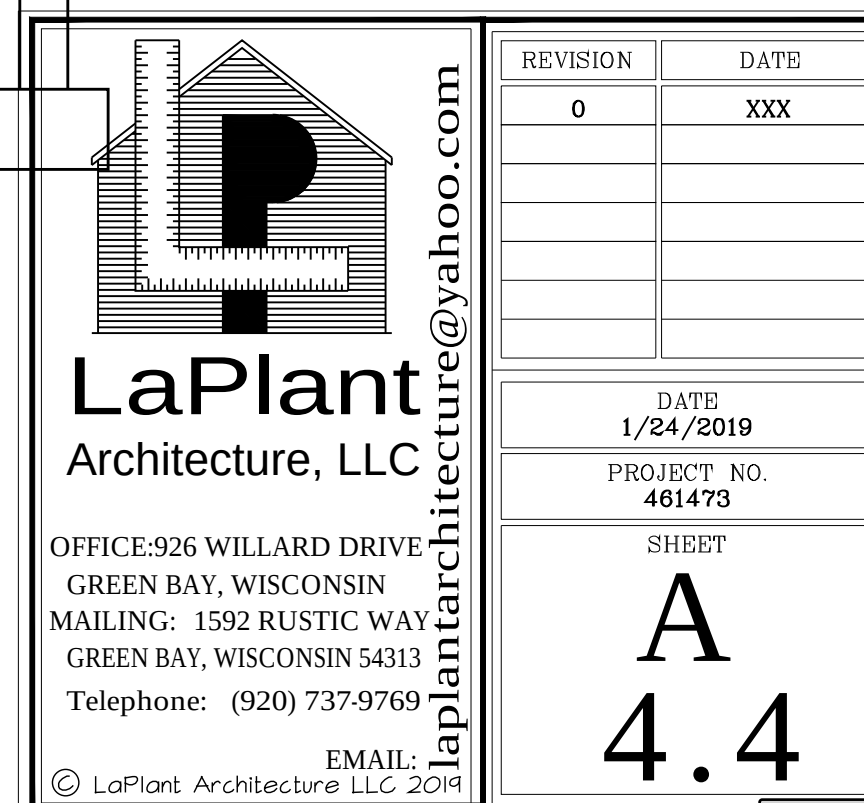
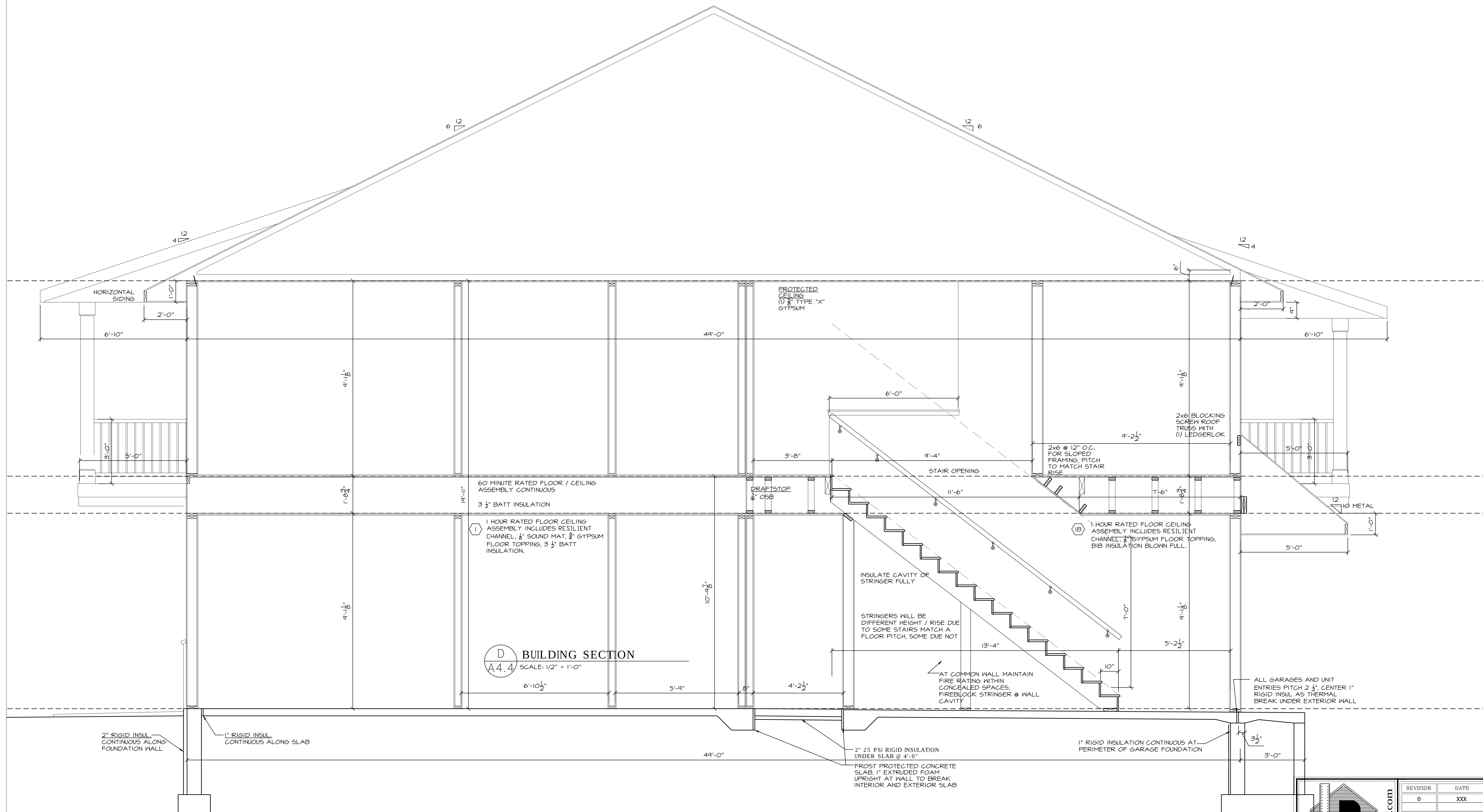
233'-0"



PARTITION TYPES
SCALE: 1" = 1'-0"

LaPlant Architecture, LLC
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REVISION	DATE
0	XXX
DATE 1/24/2019	
PROJECT NO. 461473	
SHEET A	
3.2.2	
14/19	





**4" HIGH DENSITY SIGNFOAM SIGN SANDBLASTED TWO SIDED
COLORS TO MATCH BUILDING COLORS**

25 SQ. FT.

ARTWORK/LAYOUT PROOF

Approved by: _____

Changes: _____

R Signs LLC

W5624 MARGARET DR.
APPLETON, WI 54915

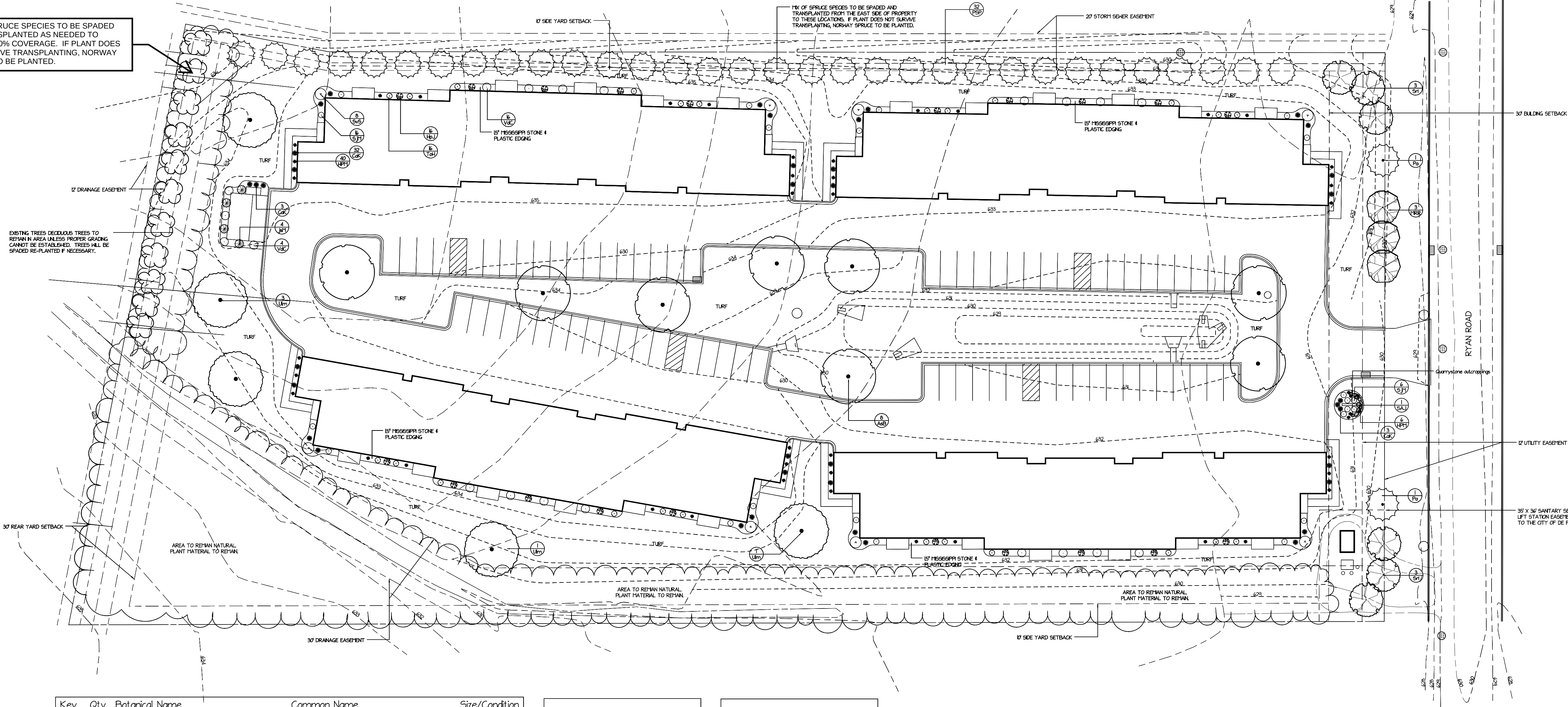
toddrabas@gmail.com

920-362-5411

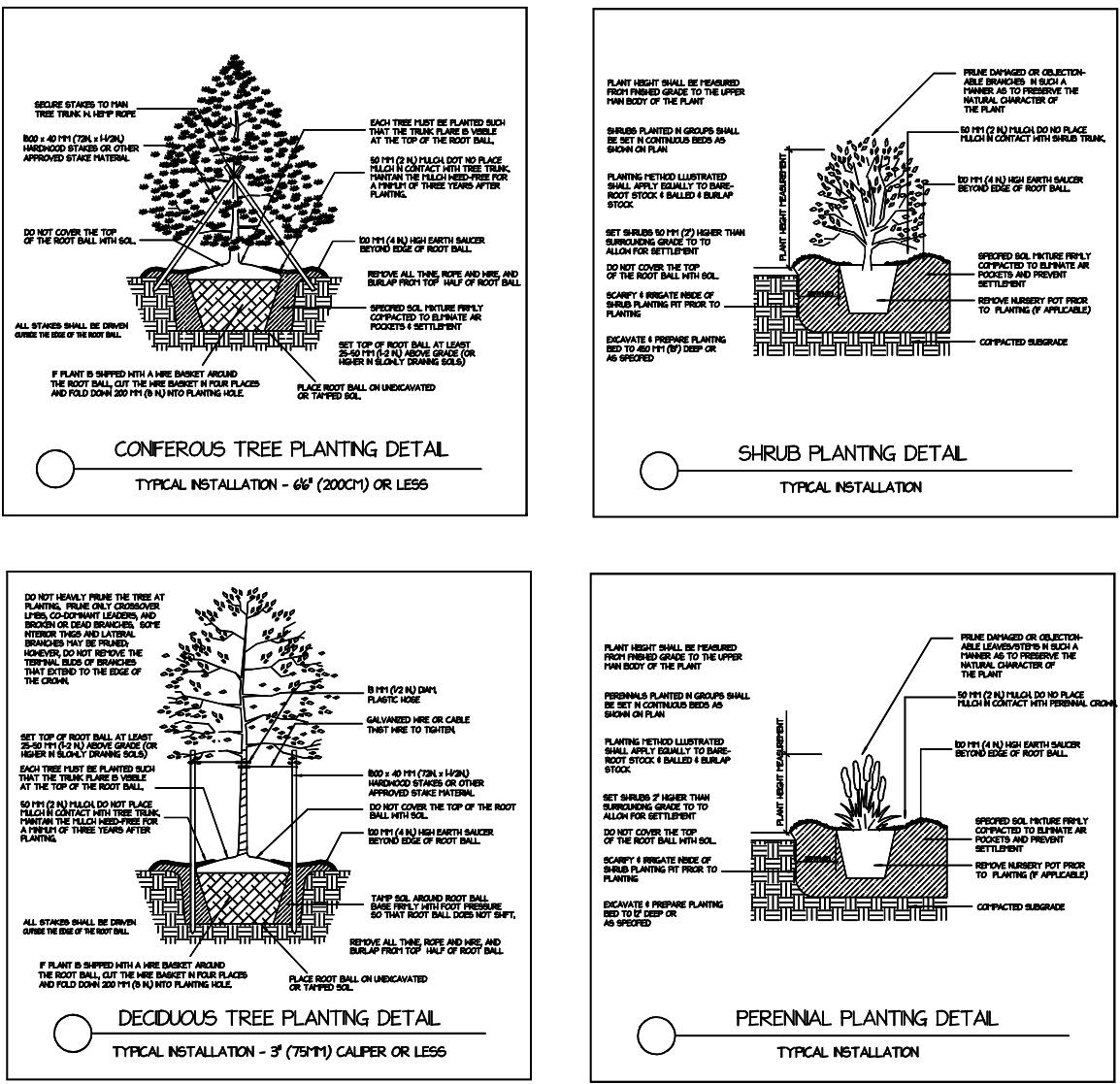
www.rsignswi.com

NOTE:
TREES ALONG NORTH AND WEST PROPERTY LINE TO PROVIDE 90% COVERAGE UP TO 6 FEET ABOVE GROUND ELEVATION. ADD ADDITIONAL SPRUCE TREES AS NEEDED TO ACHIEVE 90% COVERAGE.

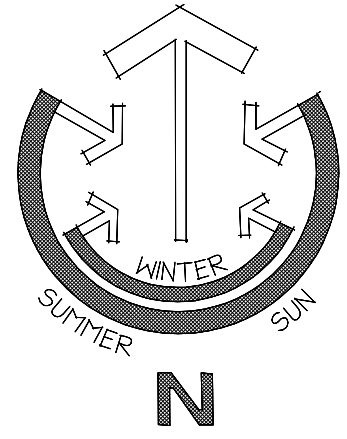
MIX OF SPRUCE SPECIES TO BE SPADED AND TRANSPLANTED AS NEEDED TO ACHIEVE 90% COVERAGE. IF PLANT DOES NOT SURVIVE TRANSPLANTING, NORWAY SPRUCE TO BE PLANTED.



Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
AsB	8	Acer saccharum 'Bailest'	Fall Fiesta Sugar Maple	15" Cal.
MRR	3	Malus x Royal Raindrops	Flowering Crabapple, Royal Raindrops	15" Cal.
Srl	6	Syringa reticulata 'Ivory Silk'	Japanese Tree, Ivory Silk Lilac	15" Cal.
Ulm	5	Ulmus x 'Frontier'	Frontier Elm	15" Cal.
Conifers				
Pa	2	Picea abies	Norway Spruce	6' H
PSP	32	Picea species	Mixed Spruce Species	6' H - 10' H
Shrubs				
HpJ	16	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3 Gal.
SjM	22	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	3 Gal.
SvS	8	Syringa vulgaris 'Sensation'	Sensation Lilac	5 Gal.
VdC	20	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5 Gal.
ToH	16	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	5 Gal.
jsM	4	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	6' H
Ornamental Grasses				
CaK	38	Calamagrostis acutiflora Karl Foerster'	Grass, Feather Reed	1 Gal.
Perennials				
HPM	46	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 Gal.
SAJ	1	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	1 Gal.



- NOTES
- Fine grade, drill seed, fertilize and spray hydromulch over all future turf areas.
 - Install weed barrier and 15" Mississippi stone in all planting beds that surround the buildings and around dumpster enclosure. Install performance brown dyed mulch in all other landscape beds.
 - Install Ace of Diamond black plastic commercial grade edging around all planting beds.
 - Install natural trenched edging and performance brown mulch around buffer planting beds.
 - All trees not located in a planting bed will have a 3" diameter mulch ring installed at the base of the tree. All trees will be supported with a stake kit.
 - Plant material will be of the highest quality and will adhere to the 'Standards for Nursery Stock' set by The American Horticulture Industry Association.



0 15 30 45
SCALE IN FEET

1	2-10-19	Revised plant material.
2	3-4-19	Revised main entrance. Added sign bed and revised plant material.
3	3-15-19	Moved sign and sign bed. Added description to trees along north and west.

No. Date Description
REVISIONS



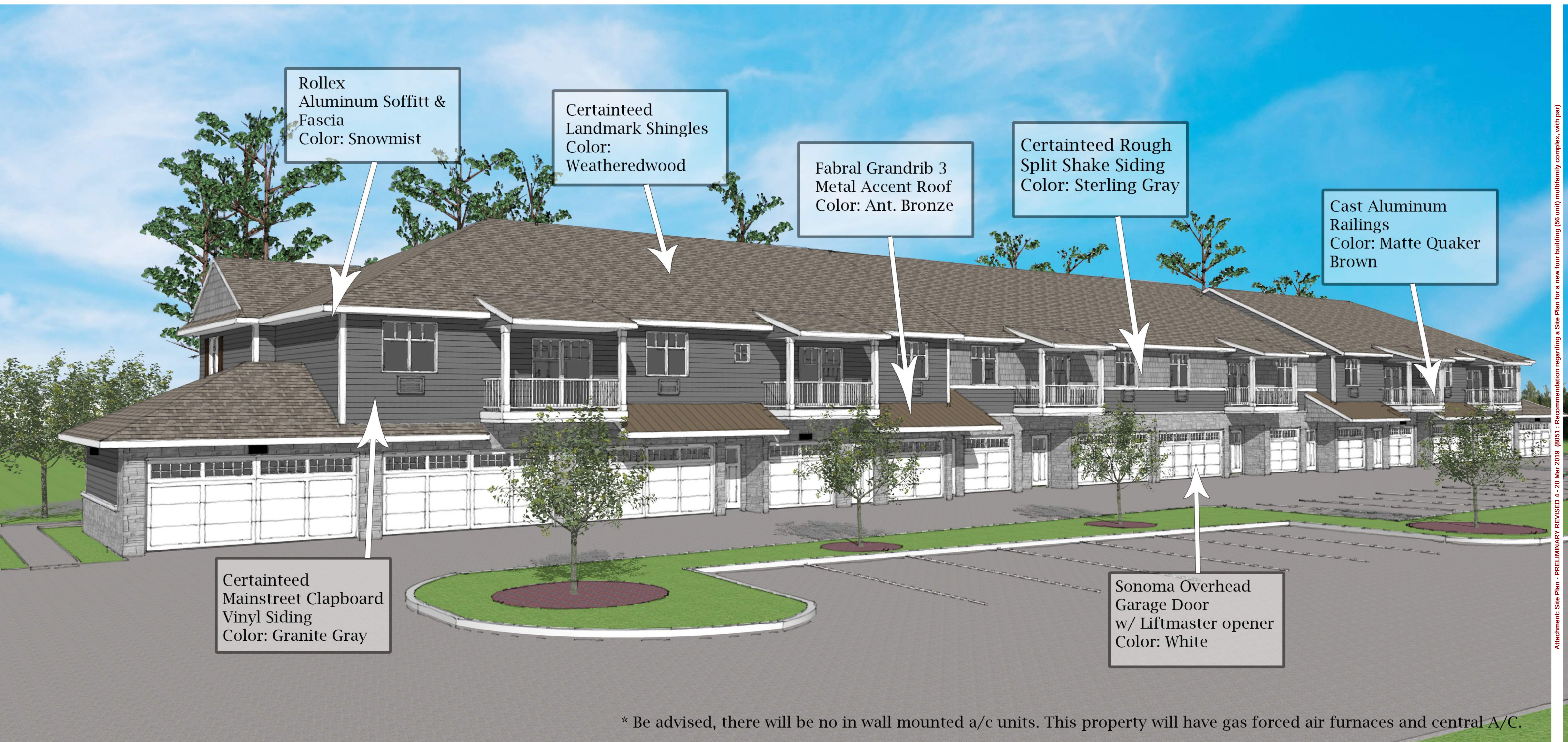
2750 LITTLE RAPIDS RD.
DE PERE, WI 54115
920.983.8432

LEXINGTON HOMES:
TRANQUIL TRAILS

RYAN RD.
DE PERE, WI 54115

SCALE: 1" = 30'
DRAWN BY: RM
CHECKED BY: MM
DATE: 3-15-19
DATE OF PRINT:

PROJECT NO.
SHEET NO.





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

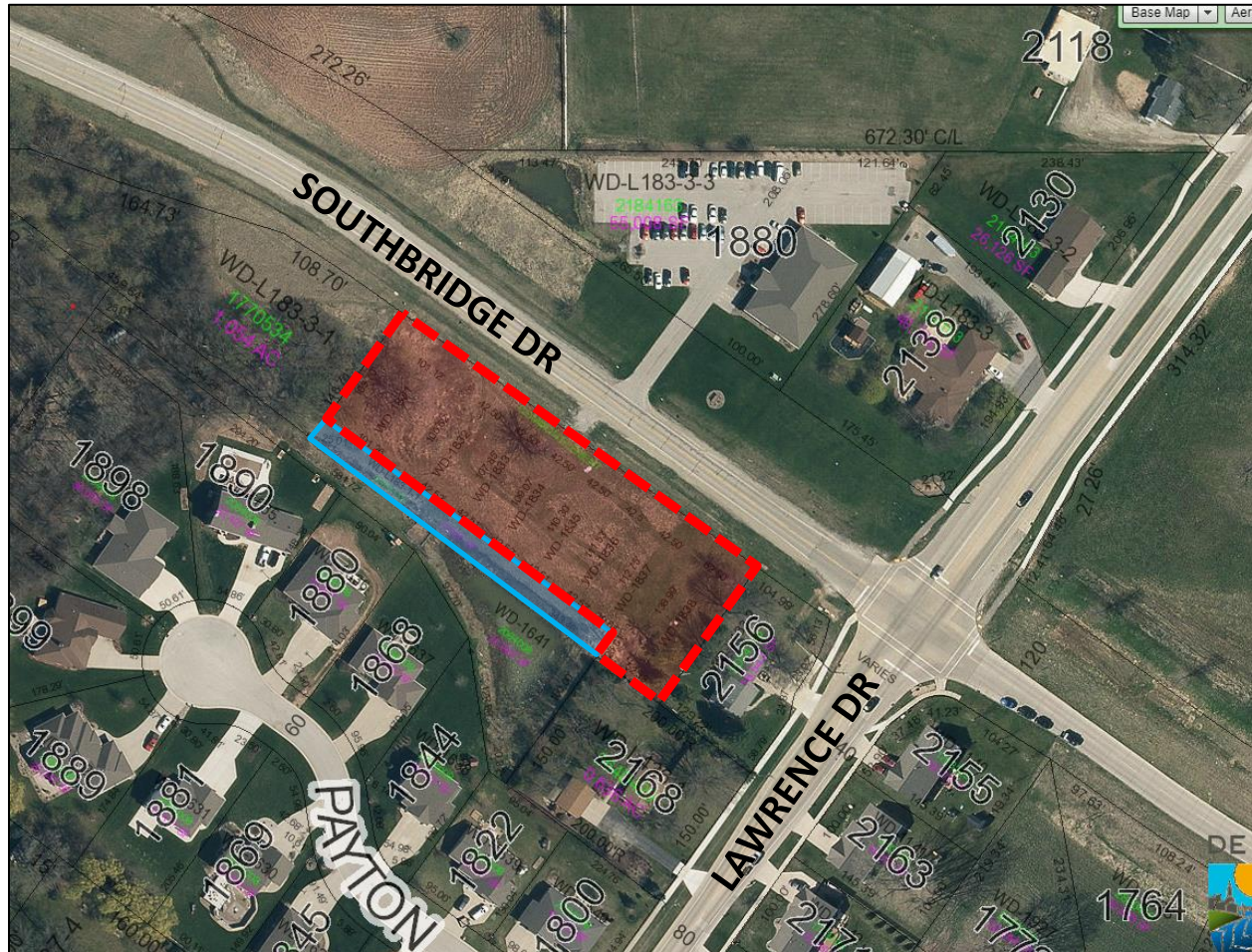
SUBJECT: Planned Development District Pre-Application Conference for 1881 Southbridge Drive. Submitted by Brandon D. Robaidek, EIT, Robert E. Lee & Associates, authorized representative for Crosspoint Church INC ETAL, property owner.

ATTACHMENTS:

- Plan Commission Report - PreApplication for The Fields Condos (DOCX)
- Preconsult Site Summary from Petitioner - 11 Mar 2019 (DOCX)
- Preconsult Site Layout from Petitioner - 11 Mar 2019 (PDF)

- ITEM 8:** **Planned Development District Pre-Application Conference for 1881 Southbridge Drive. Submitted by Brandon D. Robaidek, EIT, Robert E. Lee & Associates, authorized representative for Crosspoint Church INC ETAL, property owner.**

SITE MAP



REQUESTED ACTION:	Planned Development District Pre-Application Conference
COMMON DESCRIPTION:	1881 Southbridge Drive, located south from Southbridge Road and westward from Lawrence Drive
PARCEL NUMBER(S):	WD-1831 (highlighted in red) Potentially City owned WD-L183-1-1 (highlighted in blue)
EXISTING ZONING:	R-1 with a Planned Development District overlay
PROPOSED ZONING:	R-2 with a new Planned Development District overlay
<i>NOTE: A rezoning application has not yet been formally submitted to staff for review because the rezoning request includes a Planned Development District overlay, a conceptual pre-application review with the Plan Commission is required.</i>	

**SURROUNDING
LAND USES:**

Church and agricultural to north.
Established single family homes and City storm pond to south and east.
Natural wooded area to the west.

**COMPREHENSIVE
PLAN:**

Multi-Family Residential

**APPLICANT/OWNER
NAME:**

Brandon D. Robaidek, EIT
Authorized representative
1250 Centennial Centre Boulevard
Howard, WI 54115

Parcel WD-1831 Owner
Crosspoint Church INC ETAL
1880 Southbridge Road
De Pere, WI 54115

Parcel WD-L183-1-1 Owner
City of De Pere

SITE HISTORY:

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

In 2007, a Planned Development District overlay was established with a Precise Implementation Plan, which covers areas that are now identified as Parcels WD-1831 and WD-L183-1-1. The PDD allowed for the development of four twindominium buildings, totaling 8 single family units, on the property. The WD-L183-1-1 parcel (outlined in blue on the Site Map) became part of a City owned storm water management pond system located to the south of the site.

In 2008, the Precise Implementation Plan was amended to change the front yard setback from 50 feet to 45 feet, and the rear yard setback from 30 feet to 25 feet, in order to allow the proposed buildings to fit better. Also, "The Fields Condominiums" plat was recorded to reflect the Precise Implementation Plan.

From 2008 and 2019 the ownership of the condominium property changed but no development occurred. The approved Precise Implementation, which is similar to a site plan, expired in 2009.

In 2018 and 2019 the owners of the property began to inquire about the development of duplexes on the property, with some changes to the original Precise Implementation Plan. Because the 2007-2008 project is expired, staff directed the owners to restart the review process with Plan Commission and staff, beginning with a Pre-Application Conference.

**PROJECT
SUMMARY:**

Robert E. Lee & Associates represents a potential buyer of the property, who has an agreement with Crosspoint Church INC ETAL to begin a rezoning and Planned Development District overlay process on behalf of the church.

The petitioner proposes to rezone the property from R-1 to R-2 with a Planned Development District overlay in order to develop the site with four buildings that are twindominiums, for a total of 8 residential units. The concept and density is similar to the original 2007-2008 proposal, with some changes related to setbacks and building locations.

Williams Creek Subdivision
Map Number 7407, Document Number 2226006,
said Map being located in part of Government
T22N-R20E, in the City of DePere, Brown
County, Wisconsin
2011
2012

Graphic Scale

Southbridge Road

Lot 1
50-00-00-00
101.26'

Lot 2
50-00-00-00
101.26'

Lot 3
50-00-00-00
101.26'

Lot 4
50-00-00-00
101.26'

Lot 5
50-00-00-00
101.26'

Lot 6
50-00-00-00
101.26'

Lot 7
50-00-00-00
101.26'

Lot 8
50-00-00-00
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Item	Expired 2007-08 Plans	Proposed 2019 Plans	Does 2019 Plan Meet Code if Rezoned to R-2?
Zoning	R-1 w/ PDD	R-2 w/ PDD	YES
Front Setback	45 Feet	45 Feet	YES
Side Setback	66 Feet / <10 Feet	<i>Not Scaled</i>	<i>UNKNOWN</i> -- 10 Feet
Rear Setback	25 Feet	20-23 Feet	NO – 30 Feet
Street Frontage	419 Feet Total	~53 Feet per lot	YES – when averaged
Lot Area	~55,923 SF Total	~6,990 SF per lot	YES – when averaged
Access to street	Shared Drive	Shared Drive	Yes

The items listed as “UNKNOWN” and “NO” in the right column of the above table identifies that the differences from the Code must be defined within any future rezoning, General Development Plans, and Precise Implementation Plans in order for the Plan Commission to determine if the differences are acceptable.

Per Code, Planned Development District overlay reviews must begin with a Pre-Application Consultation at the Plan Commission level. This meeting with the Plan Commission accomplishes the first step in the process.

Prior to official submittal of a petition for consideration of a Planned Development District, the petitioner (owner, agent, or proponent) shall meet with the Plan Commission and its technical advisory staff, as may be provided by the Common Council, for a preliminary discussion as to the scope and nature of the proposed development and to consider alternate solutions to the development of a given area. In the event that the scope and nature of the proposed development is disapproved by the Plan Commission, the petitioner may present alternate proposals to the Plan Commission or may appeal such matter to the Common Council. (Section 14-59)

REVIEW PROCESS: Rezoning with Planned Development District overlay projects undergo a multiphase review process as follows.

Plan Commission Pre-Application Conference Review
Plan Commission Rezoning & General Development Plan Review *
Class II Public Hearing Notice
Common Council Public Hearing and Ordinance Review
Plan Commission Precise Implementation Plan (PIP) Review *
Common Council Precise Implementation Plan (PIP) Review

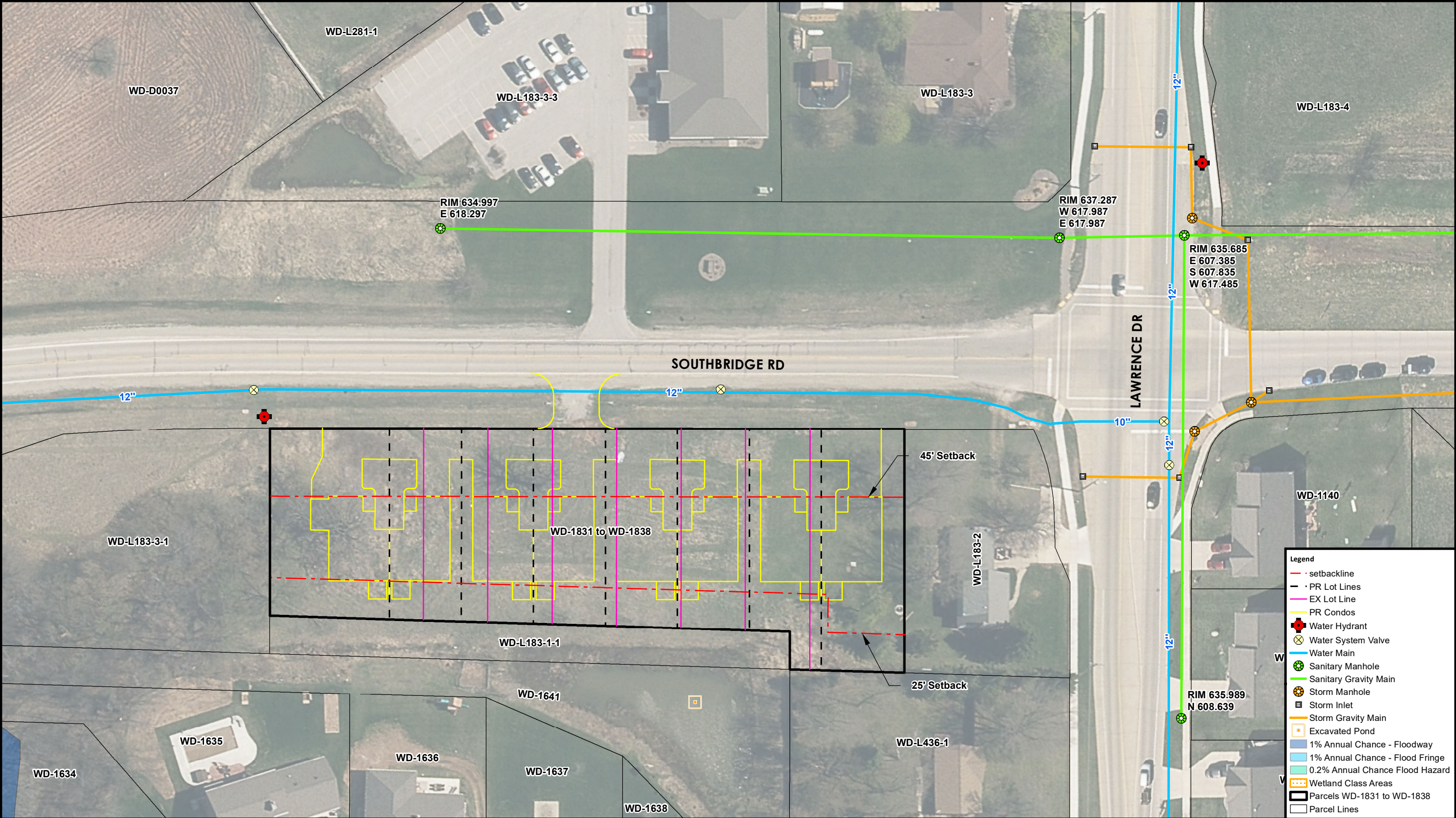
**These reviews might run concurrent as long as the General Plan and Rezoning approval at the Council level occurs before the PIP approval.*

STAFF RECOMMENDATION: Staff recommends that the Plan Commission approve the concept of rezoning at 1881 Southbridge Drive (WD-1831) from R-1 with a Planned Development District overlay to R-2 with a new Planned Development District overlay in order to accommodate four twindominium buildings, totaling 8 residential units.

Staff also recommends that the Plan Commission approve the concept of the petitioner including City owned Parcel WD-L183-1-1 in the plans for removal of the old Planned Development District layer. Parcel WD-L183-1-1 would not be rezoned.

Summary,

The R-2 zoning calls out Front and Rear setback of 30'. We are looking to make the rear setback to 23' at the maximum to allow for the buildings to sit as far away from Southbridge Road as possible. We are aware that Southbridge Road may widen in the future and to allow for the drive lane and keep a parking area in front of the garage for visitors we feel like the buildings should be set back approximately 45' from the existing Right of Way. The patios on the back are going to be concrete slab on grade so they will be allowed in the setback.



Site Layout Parcels WD-1831 to WD-1838 City of De Pere Brown County, WI	DATE: 3/11/2019		Source: Robert E. Lee & Associates, Inc. ESRI, Brown County Disclaimer: Robert E. Lee & Associates, Inc. makes every effort to ensure this map is free of errors but does not warrant the map or its features are either spatially or temporally accurate or fit for a particular use. Robert E. Lee & Associates, Inc., provides this map without any warranty of any kind whatsoever, either expressed or implied.	
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Robert E. Lee & Associates, Inc. Engineering, Surveying and Environmental Services 1250 Centennial Centre Boulevard, Hobart, WI 54155 Phone: (920) 662-9641 FAX: (920) 662-9141 www.releeinc.com				



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

SUBJECT: Status report of City of De Pere Zoning Ordinance and Sign Ordinance rewrite -- March 2019.

ATTACHMENTS:

- Plan Commission Report - Zoning Code Update - March 2019 (PDF)

City of De Pere MEMORANDUM



To: Plan Commission
From: Peter Schleinz, Senior Planner | Zoning Administrator
Date: March 25, 2019

RE: **Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite – March 2019**

On March 16, 2018, the City of De Pere entered into an agreement with a consultant, Duncan Associates, in order to cooperatively take on the task of rewriting the City's Zoning Ordinance and Sign Ordinance. This task is expected to be completed by the end of 2019. The role of the Plan Commission is to act as the steering committee that reviews and edits the rewritten ordinances prior to final approval by the Common Council.

To keep the Plan Commission updated about the status of the rewrite, staff provides monthly status reports. Periodically, the consultant will attend Plan Commission meetings to gather information and to present the draft ordinance in smaller sections to allow for a thorough analysis of the rewritten ordinances.

February-March 2019 Summary Status of Ordinance Rewrite Activities:

- Staff met with the consultant to discuss details and a map for the zoning categories that are being proposed for the new Code.
- Staff identified that there is a list of issues/questions that the Consultant will need to ask the Plan Commission for advice on in order to complete Module 2.
- Staff and the consultant are working on a final draft of Module 1.
- Staff is reviewing proposed site plan criteria and making revision recommendations to a first draft of Module 2.
- The consultant completed a draft of the new zoning map.
- The consultant has revised the timetable proposed for completion of the project, as the table included with this memo has become skewed.

Upcoming March-April 2019 Activities:

- The DRAFT of Module 1 of the Zoning Code is expected to be presented to the Plan Commission in April 2019.
- The consultant is asking to meet with Plan Commission prior to the regular meeting in order to discuss questions that have arisen during the process of rewriting. If the time works with the Commission availability, this likely will occur on the same evening as the Plan Commission meeting.

If the Plan Commission has questions of staff or the consultant, staff will gladly retrieve additional information from the consultant.

Staff Recommendation

Receive the memo and place on file.

De Pere Zoning Ordinance Update
Project Timeline

