



Plan Commission

Regular Meeting

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

Agenda

Monday, March 23, 2020	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 23, 2020** at **7:00 PM**.

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

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

You can also dial in using your phone.

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

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

Access Code: 154-883-285

THIS MEETING WILL NOT BE HELD IN PERSON.

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

Call to Order

1. Roll Call
2. Approval of the minutes of the February 24, 2020 Plan Commission meeting.
3. Staff recommendation and possible action regarding a Rezoning Request from B-2 (General Business District) to R-3 Multiple Family Residence District) at 261 N Lawrence DR (Parcel WD-VA450-1). *
4. Staff recommendation and possible action regarding a Site Plan request for a new ten-unit apartment with a parking lot at 261 N Lawrence DR (Parcel WD-VA450-1).
5. Staff recommendation and possible action regarding a Site Plan request for an office and warehouse addition with a parking lot at 2257 American BLVD (Parcel WD-864, WD-1138-4).
6. Staff recommendation and possible action regarding a Site Plan request for a stadium addition and a new permanent visitor stadium for De Pere High School at 1700 Chicago ST (Parcel ED-1128-30).
7. Staff recommendation and possible action regarding a parking lot addition to a warehouse at 633 Heritage RD (Parcel ED-F0094, ED-F0094-3).
8. Staff recommendation and possible action regarding a Site Plan request for a new pool building and mechanical building, and modifications to an existing parking lot for VFW Park at 730 Grant ST (Parcels WD-87, WD-91, WD-93-3, WD-93-1-A, WD-94, WD-110).

9. Staff recommendation and possible action regarding a Site Plan request for a Wisconsin Public Service natural gas regulator station at 806-808 Ash ST (Parcel WD-602, WD-603).
10. Staff recommendation and possible action regarding a proposed right-of-way vacation/discontinuance for the 200 BLK of S Wisconsin ST and the west portion of the 500 BLK Charles ST (Adjacent to Parcels ED-812, ED-914, ED-920). *
11. Staff recommendation and possible action regarding a Proposed Extraterritorial 20 Lot and 2 Outlot Preliminary Plat of Grande Ridge Estates First Addition between Royal Vista TR and Wayne LN in the Town of Ledgeview (Parcels D-450-1, D-450-2). *

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

Garritt R. Bader, GB Real Estate Investments LLC

Aaron Breitenfeldt, Robert E. Lee & Associates

Rob Salesky, Bayside Machine Corporation

FBS Investment Group LLC

Mike Helmrick, Rettler Corporation

Pat Meyer, Unified School District of De Pere

John Ambrosius, Belmark Inc.

Flex LLC

Marty Kosobucki, City of De Pere Director of Parks and Recreation

Steven Paplham, Wisconsin Public Service

Gary Fairchild, Fairchild Living Trust of 1995

Rick Bilotto, De Pere Cultural Foundation INC

Steven M. Bieda, PLS, Mau & Associates

J&A Lakeside Properties LLC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 23, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

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

ATTACHMENTS:

- PC_Feb2020_Minutes_Draft (PDF)



Plan Commission

Regular Meeting

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

Draft Minutes

Monday, February 24, 2020

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

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

2. Approval of the minutes of the January 27, 2020 Plan Commission meeting.

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

3. Staff recommendation and possible action regarding a Proposed Extraterritorial 1 Outlot Certified Survey Map within the 4300 BLK of Monroe Road in the Town of Ledgeview (No Parcel Number, adjacent to D-445). *

City Planner Peter Schleinz reviewed the 1 Outlot CSM in the Town of Ledgeview. He reported that the intent of the land division was to create an outlot around the existing storm pond which was built a few years ago. Staff recommended approval of the CSM, subject to one condition in the report. Mayor Walsh moved, seconded by Ald. Raasch, to approve the CSM. Upon vote, motion carried unanimously. The Common Council will review this item on March 17, 2020.

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

4. Staff recommendation and possible action regarding a Site Plan request for an addition to an existing office and warehouse building with a parking lot at 2045 Profit Place (Parcel ED-2383).

City Planner Peter Schleinz reviewed the site plan request for a 3000 square foot addition on the back of a warehouse building at 2045 Profit Place, which will also include the addition of a new dumpster. Staff identified that necessary parking criteria has been met. Peter noted that the use of up to 75% metal on the sides of the building is allowable if approved by the Plan Commission. Also, the rear of the addition is proposed to be 100%

metal, with no masonry. Staff identified that the site may look better with additional landscaping, so 4 additional trees will be added to the west side as well as 2 trees to screen the front facade. Staff recommended approval of the site plan, as well as approval of the use of metal on part of both side facades and on the entire rear facade. Mayor Walsh asked for staff to explain why the Plan Commission should allow the metal siding in this case. Peter Schlein explained that the use of metal up to 75% on the sides and 100% on the rear is approvable in the I-1 zoning district. He added that the new addition is replicating the existing building, which makes the appearance more consistent. Ald. Boyd moved, seconded by Brenda Busch, to approve the site plan with the use of metal on both side facades and the rear facade. Upon vote, motion carried unanimously.

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

5. Staff recommendation and possible action regarding a Conditional Use Permit request for a proposed new public utility and service use (Wisconsin Public Service Natural Gas District Regulator Station) at 806-808 Ash Street (Parcels WD-602, WD-603). *

City Planner Peter Schlein reviewed the conditional use request for a new public utility station at 806-808 Ash Street. In this zoning category, a regulator station can be approved with a conditional use. It will be surrounded by a chain link fence, and surrounded on 3 sides by aborvitaes. The new facility will include a brick building with the majority of equipment inside the building. Property owners within 300 ft were notified of this request. WPS also sent out representatives door-to-door to answer any questions. Staff did not receive any feedback. Staff recommended approval, subject to the conditions outlined in the report. Mayor Walsh moved, seconded by Ald. Raasch, to approve the conditional use request. Upon vote, motion carried unanimously. The Common Council will review this item on March 17, 2020.

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

6. Consideration of and Possible Action on an Easement Request from Wisconsin Public Service on City Owned Parcel ED-275.*

Development Services Director Daniel Lindstrom reviewed the easement request on the south side of the street, which is currently used for Fire Department parking. He noted that the agreement is still being worked through and any final easement language will be subject to final approval of the De Pere Cultural Foundation Inc. and the City Attorney's office. Staff recommended approval of the easement in concept, and forwarding it to the Common Council for final approval. Mayor Walsh moved, seconded by Grant Schilling, to approve the easement request. Upon vote, motion carried unanimously. The Common Council will review this item on March 17, 2020.

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

Adjournment

Mayor Walsh moved, seconded by Ald. Raasch, to adjourn the meeting at 7:17 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- Report to Plan Commission - Rezoning WD-VA450-1 from B-2 to R-3 (DOCX)
- Application Form - Rezoning (PDF)
- Public Hearing Notice - 1040 Main Avenue (DOCX)

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

SITE MAP



REQUESTED ACTION: Rezoning Request.

Rezone 261 N Lawrence DR from B-2 (General Business District) to R-3 (Multiple Family Residence District).

COMMON DESCRIPTION: 261 N Lawrence DR, located north and west from the Main AV and N Lawrence DR cul-de-sac (on the north side of ALDI grocery store).

PARCEL NUMBERS: WD-VA450-1

EXISTING ZONING: B-2 (Single and Two-Family Residence District)

The parcel was originally rezoned from R-1 (Single Family Residence District) to B-2 on July 19, 2016.

SURROUNDING LAND USES: City owned storm pond (B-2) and natural spaces (R-1) to the north.
Retail (B-2) to the south.
Multifamily (R-3 PDD) to the east.
I-41 freeway and village of Ashwaubenon to the west.

COMPREHENSIVE PLAN:	Not identified (formerly part of Ashwaubenon).
APPLICANT / OWNER:	Garritt R. Bader Authorized Representative and Owner GB Real Estate Investments LLC 300 N Van Buren ST Green Bay, WI 54301
PROJECT REVIEWS:	This petition reflects a request for a rezoning; however, there are related project reviews being requested, based on a February 26, 2020 petition for a new 10 unit apartment. Reviews required to facilitate this project include: Board of Appeals Review – • Variance for 261 N Lawrence DR to allow the front yard setback to be reduced from 30 feet to 12.9 feet, and to allow the rear yard setback to be reduced from 30 feet to 5 feet. The variance assumes the property will be rezoned from B-2 to R-3. Plan Commission & Common Council Reviews— • Rezone 261 N Lawrence DR from B-2 to R-3 to allow for the development of a 10 unit apartment. Plan Commission Only Review— • Site Plan for 261 N Lawrence DR in order to develop a new 10 unit apartment.
SITE HISTORY:	The subject site is part of the residential subdivision titled, “Lawton Farms.” The site was used for agricultural purposes since the 1938 air photos, but natural spaces on the property became larger as the freeway to the west and the residential/commercial development to the east increased. On July 19, 2016 the property was rezoned from R-1 to B-2 in anticipation of future commercial development. In 2018, a certified survey map was recorded that created the subject parcel. On January 8, 2018 a site plan was approved for the development of ALDI grocery store, located adjacent to the south. However, commercial development on the subject lot did not occur. On March 3, 2020, the property owner proposed rezoning the property back to a residential category (R-3) and a site plan to develop a 10 unit apartment, claiming difficulties in developing the site as a commercial property.
STAFF REVIEW:	With this request, the applicant proposes rezoning of Parcel WD-VA-450-1 from B-2 to R-3 in order to match R-3 zoning to the west and to allow for development on the small lot that was not gaining interest for business development. The rezoning intent is to obtain site plan approval for a new 10 unit apartment on the lot. When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and

desired development patterns. The proposed rezoning complies with the Comprehensive Plan and surrounding land uses, including matching adjacent existing uses.

Comprehensive Plan—

The 2010 Comprehensive Plan text does not identify future uses for the property because the land was annexed from the Village of Ashwaubenon after the Comprehensive Plan was approved. The 2010 Comprehensive Plan Future Land Use Map, Figure 2-6, does not identify a future land use either.

Surrounding Land Uses—

The land uses include City owned storm pond (B-2) and natural spaces (R-1) to the north, retail (B-2) to the south, multifamily (R-3 PDD) to the east, and the I-41 freeway and village of Ashwaubenon to the west.

Desired Development Patterns—

The existing zoning for the property allows for office and business developments. The lot, having highway visibility (but no direct access) would be ideal for a small or medium office or business development, but due to the lot configuration would be difficult to accommodate parking with an office building. Also, access to the lot from I-41 by passing traffic is not possible for northbound traffic until reaching Ashland AV and 8th ST, and then looping around to Main AV. Access from N Lawrence DR is simple, but visibility is low if attempting to view signage from Main AV.

Residential options appear to be a better option due to the adjacency to existing residential to the east. The lot also is a walkable distance from businesses that would support a residential development, including a grocery store and fast food restaurant. The need for signage for a residential site is low.

Neighbor Outreach—

All property owners within 300 feet of the subject area have been notified of this application. No comments were received as of the time this report was written on March 16, 2020.

REVIEW PROCESS:

For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing will be held at the April 21, 2020 Common Council meeting prior to review of the rezoning by the Common Council. Project notification letters have been sent to property owners within 300 feet of the site boundary.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the request to rezone 261 N Lawrence DR from B-2 to R-3, subject to the following:

1. Meets all state and local regulations.

	CITY OF DE PERE APPLICATION FOR REZONING	Fee: \$ 305.00
		Receipt #: 150355
		Date: 2/26/2020

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) GB REAL ESTATE INVESTMENTS, LLC	Authorized Representative Garritt R. Bader	Title Principal	
Mailing Address 300 N. Van Buren Street	City Green Bay	State WI	ZIP Code 54301
Email Address gb@gb-re.com	Phone Number (incl. area code) (813) 500-0296	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 Lot 2 CSM, north of Aldi	Parcel Number(s): WD-VA450-1
---	-------------------------------------

SECTION 4: Proposed Rezoning Use

Existing Zoning:	B-2		
Proposed Zoning:	R-3		
Adjacent Zoning: North B-2 (Retention Pond)	Adjacent Zoning: South B-2 (Aldi)	Adjacent Zoning: West Interstate 41	Adjacent Zoning: East R-3
Present Use of Parcel	Vacant Land		
Proposed Use of Parcel	10-Unit Residential Complex		

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) Garritt R. Bader	Title Principal	Phone Number (813) 500-0296
Signature of Applicant 		Date Signed 2-26-20

Attached additional sheets if necessary.

Attachment: Application Form - Rezoning (9304 : Staff recommendation and possible action regarding a Rezoning Request from B-2 (General

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

February 26, 2020

Mr. Dan Lindstrom
Development Services Director
City Of De Pere
335 S. Broadway
De Pere, WI 54115

Re: Plan Commission Request
Parcel# WD-VA450-1

Mr. Lindstrom:

Enclosed are two applications being submitted for Plan Commission consideration at its March 23, 2020 meeting: a rezoning request and a site plan approval request for Parcel #WD-VA450-1.

Both applications seek approval of a new residential development that I'm proposing on N. Lawrence Drive, north of the Aldi store completed in late 2018.

Should the Plan Commission approve the action items on March 23, 2020, I request an expedited city council action at its April 8, 2020 meeting rather than the April 21, 2020 meeting. This is because this development, if approved, would be constructed to meet an investor's 1031 exchange timing deadlines.

Thank you for your time and attention to this matter.

Sincerely,



Garritt R. Bader

Principal

GB Real Estate Investments, LLC

Attachment: Application Form - Rezoning (9304 : Staff recommendation and possible action regarding a Rezoning Request from B-2 (General

Publish: March 23, 2020 and March 30, 2020 in the Green Bay Press-Gazette (Class 2 Notice)

NOTICE OF PUBLIC HEARING

Notice is Hereby given, that on **Wednesday, April 8, 2020** at 7:35 PM or as soon thereafter as can be heard in the Council Chambers of the De Pere City Hall, 335 S. Broadway St, De Pere, WI, a public hearing will be held by the Common Council of the City of De Pere to act on the request to rezone the following property:

Parcel WD-VA450-1 at 1040 Main Av, approximately 404.5 feet northwest of the Main Av and Lawrence Dr intersection, from B-2 (General Business District) to R-3 (Multiple Family Residence District).

A map of the proposed rezoning is available at the City of De Pere Development Services Department, 335 S. Broadway St, De Pere, WI 54115.

Dated this 23rd day of March, 2020.

BY ORDER OF THE COMMON COUNCIL

Michael J. Walsh
Mayor

Carey E. Danen
City Clerk



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- 03-23-20 Plan Commission Report - West De Pere Apartments (DOCX)
- Application Form - Site Plan (PDF)
- Site Plan - PRELIMINARY - 16 Mar 2020 (PDF)

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

SITE MAP



REQUESTED ACTION:	Site Plan Approval. <i>Site plan approval for a new apartment building with a 13 stall parking lot and an additional 10 stalls of private garage parking</i>
COMMON DESCRIPTION:	261 N Lawrence DR, located north and west from the Main AV and Lawrence DR cul-de-sac (on the north side of ALDI grocery store).
PARCEL NUMBERS:	WD-VA450-1
EXISTING ZONING:	B-2 (Single and Two-Family Residence District) <i>Plan Commission will review a proposed rezoning from B-2 to R-3 (Multiple Family Residence District) on March 23, 2020. The parcel was originally rezoned from R-1 (Single Family Residence District) to B-2 on July 19, 2016.</i>

SURROUNDING LAND USES:	City-owned storm pond (B-2) and natural spaces (R-1) to the north. Retail (B-2) to the south. Multifamily (R-3 PDD) to the east. I-41 freeway and village of Ashwaubenon to the west.
COMPREHENSIVE PLAN:	Not identified (formerly part of Ashwaubenon).
APPLICANT / OWNER:	Garritt R. Bader Authorized Representative and Owner GB Real Estate Investments LLC 300 N Van Buren ST Green Bay, WI 54301
PROJECT REVIEWS	This petition reflects a request for a site plan; however, there are additional project-related reviews being requested, based on a February 26, 2020, petition for a new 10 unit apartment. Reviews required to facilitate this project include: Board of Appeals Review – • Variance for 261 N Lawrence DR to allow the front yard setback to be reduced from 30 feet to 12.9 feet, and to allow the rear yard setback to be reduced from 30 feet to 5 feet. The variance assumes the property will be rezoned from B-2 to R-3. Plan Commission & Common Council Reviews— • Rezone 261 N Lawrence DR from B-2 to R-3 to allow for the development of a 10 unit apartment. Plan Commission Only Review— • Site Plan for 261 N Lawrence DR to develop a new 10 unit apartment.
SITE HISTORY:	The subject site is part of the residential subdivision titled, “Lawton Farms.” The site was used for agricultural purposes since the 1938 air photos, but natural spaces on the property became larger as the freeway to the west and the residential/commercial development to the east increased. On July 19, 2016, the property was rezoned from R-1 to B-2 in anticipation of future commercial development. In 2018, a certified survey map was recorded that created the subject parcel. On January 8, 2018, a site plan was approved for the development of the ALDI grocery store, located adjacent to the south. However, commercial development on the subject lot did not occur. On March 3, 2020, the property owner proposed rezoning the property back to a residential category (R-3) and a site plan to develop a 10 unit apartment, claiming difficulties in developing the site as a commercial property due to size, shape, and location of the remaining parcel.

STAFF REVIEW:

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

The subject property includes land that is proposed to be acquired from the City by the petitioner for development of the following:

NOTE: The site plan report is based on an assumption that the petitioner successfully obtained a variance for front and rear building setbacks from the Board of Appeals, and rezoning approval to R-3 from the Common Council.

- A 15,400 SF 10 unit apartment building (7,000 SF per floor).
- 23 total parking stalls in the following areas:
 - 10 private garages, each garage has one interior stall.
 - 13 stalls of outdoor parking.
- 22 new trees, 53 new shrubs, and 31 new grass plantings on the front, rear and sides of the new building, as well as around the dumpster area.

The existing ALDI driveway, on the adjacent parcel to the south, will be shared with the development for street access to N Lawrence DR to the east. There is no direct access to USH-41 to the west.

There is no proposed new signage; therefore, any apartment signage will need to be accompanied by a separate signage application.

The building façade materials are the following:

- The front and side façade materials include stone and vinyl. The vinyl is hung horizontally and vertically, in different areas and colors, to break up the mass of the building. The front of the building also has steel garage doors and fiberglass entry doors.
- The rear façade material is vinyl, in different areas and colors, to break up the mass of the building. The rear of the building also has five balconies.

The applicant requests that the Plan Commission approve the referenced use of vinyl on all four sides of the proposed new building.

The site plan complies with the following massing and setback requirements set by the R-3 District (Code Section 14-30):

- Land Use: Vacant – Proposed apartment (permitted)
- Lot Size: 24,418 SF (35,000 SF required)
- Front Yard Setback – west: ~12.9-17.9 feet (30 feet required, 12.9 feet if the variance was approved by Board of Appeals)
- Interior Side Yard Setback – north: ~20 feet to north, ~ 50 feet to the south (10 feet required)
- Rear Yard Setback – east: 5-10 feet (30 feet required, 5 feet if the variance was approved by Board of Appeals)
- FAR: Not Applicable

- Building Height: 29 feet (less than 35 feet required)
- Landscaping: 22 new trees added to the existing site (10 trees required). Additionally, 53 new shrubs, and 31 new grass plantings on the front, rear and sides of the new building, as well as around the dumpster area.

Note: A variance is required for lot density that has not yet been obtained. Board of Appeals is expected to review the topic in April 2020.

Parking requirements are 1.75 stalls per unit for a total of 18 stalls required. The site plan includes 13 outside stalls and 10 private spaces within the garages (23 total). The site plan incorrectly identifies the total number of stalls as 13 instead of 18. The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	0	13 outside 10 inside	18	5 surplus
TOTAL	0	23	18	YES, 23 Stalls

Proposed site plan with parking lot landscaping.



Front, side, and rear building facades.



Color Renderings.



STAFF COMMENTS:

Engineering:

1. Additional comments may be provided based on responses to the below listed items. Future plan changes shall be clearly bubbled and outlined for ease of review.
2. Sheet C-3: A copy of the updated truck drive easement is to be provided to the City once reworked.
3. Sheet C-4: Sidewalk is to be installed over the entire frontage of the parcel along Lawrence Drive (all the way to the northerly property line). Sidewalk shall be 5-foot wide with a 4 inch thickness. At Driveways the sidewalk shall have 8 inch thick concrete.
4. Sheet C-4: Clarify why a potential driveway is shown on the site plan. A potential drive is not included as part of this review.

5. Sheet C-5: Site stockpiles should be clearly shown with applicable erosion control.
6. Sheet C-5: Provide WisDNR soil loss sediment discharge calculations with the corresponding map.
7. Sheet C-5: Provide additional elevations for curb and gutter in the parking lot.

Sheet C-6: Provide the water meter size for the apartment complex. Meters larger than 1-inch in diameter need to be specially ordered and may have 1-month+ lead time.

Fire: Meet with fire chief regarding site requirements.

Forestry:

1. No planting plan included with WDNR recommendations. Submit with revised plans.

Health: None.

Planning:

1. The parcel requires a successful rezoning from B-2 to R-3 (staff is aware that a rezoning petition is in progress).
2. Successful approval of all variances is required.
3. The parcel requires a successful variance through the Board of Appeals to reduce front yard setback from 30 feet to 12.9 feet and reduce the rear yard setback from 30 feet to 5 feet (staff is aware that a variance petition is in progress).
4. Building façade materials, for R-3 zoned property, must be brick or natural stone. The use of other materials must be approved by the Plan Commission. Vinyl siding, except in small detail areas, is typically not an acceptable material. A knee wall on all sides with cement board or smart board type materials are suggested.
5. Provide a scaled elevation of the dumpster enclosure, with the materials and colors identified.
6. Identify the location and type of proposed signage.
7. Sheet C-4 & landscaping page: The total number of parking stalls falls short of the required number of stalls by 5. Properly modify the "actual" count to include the 10 parking stalls inside the garage so that the required parking is properly accommodated.

Inspection: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for apartment and parking, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff recommendation includes a discussion between the developer and Plan Commission regarding the use of vinyl siding, which requires Plan Commission approval.

For discussion purposes, the petitioner asked to share the following image of a different multifamily project with vinyl siding:



	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 150356
		Date: 02/26/2020

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) GB Real Estate Investments, LLC	Authorized Representative Garritt Bader	Title Principal	
Mailing Address 300 N Van Buren St	City Green Bay	State WI	ZIP Code 54301
Email Address gb@gb-re.com	Phone Number (incl. area code) 813-500-0296	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 1040 Main Ave	Parcel No. WD-VA450-1
--	--------------------------

SECTION 4: Project Information

Existing Zoning:	B-2		
Present Use of Parcel:	Vacant		
Proposed Use of Parcel:	Multi-Family Housing / R-3		
Estimated Start Date:	05/01/20	Estimated Completion Date:	12/31/20

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) Garritt Bader	Title Principal	Phone Number 813-500-0296
Signature of Applicant 		Date Signed 2-26-20

TO BE COMPLETED BY CITY STAFF

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

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

February 26, 2020

Mr. Dan Lindstrom
Development Services Director
City Of De Pere
335 S. Broadway
De Pere, WI 54115

Re: Plan Commission Request
Parcel# WD-VA450-1

Mr. Lindstrom:

Enclosed are two applications being submitted for Plan Commission consideration at its March 23, 2020 meeting: a rezoning request and a site plan approval request for Parcel #WD-VA450-1.

Both applications seek approval of a new residential development that I'm proposing on N. Lawrence Drive, north of the Aldi store completed in late 2018.

Should the Plan Commission approve the action items on March 23, 2020, I request an expedited city council action at its April 8, 2020 meeting rather than the April 21, 2020 meeting. This is because this development, if approved, would be constructed to meet an investor's 1031 exchange timing deadlines.

Thank you for your time and attention to this matter.

Sincerely,



Garritt R. Bader

Principal

GB Real Estate Investments, LLC

Attachment: Application Form - Site Plan (9303 : Staff recommendation and possible action regarding a Site Plan request for a new ten-unit

THESE PLANS AND DESIGNS ARE COPYRIGHT-PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED: MTS

DESIGNED: MTS

DRAFTED: SRB

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
FIRE PROTECTION		
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE		
OVERHEAD WIRES		
GAS MAIN		
TELEPHONE LINE		
CAUTION EXISTING UTILITIES NEARBY		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
MOUNTABLE CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
RETAINING WALL		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C & G	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
CL	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TS	TOP OF PIPE
HWL	HIGH WATER LEVEL	TW	TOP OF WALK
INV	INVERT	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE
NTS	NOT TO SCALE		

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS FOR

WEST DE PERE APARTMENTS

255 N LAWRENCE DRIVE, DE PERE, WI

PLANS PREPARED
FOR

GB REAL ESTATE INVESTMENTS, LLC

300 N VAN BUREN ST
GREEN BAY, WI 54301



LOCATION MAP
SCALE: 1" = 50'

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A GEOTECHNICAL REPORT HAS BEEN PREPARED BY GESTRA ENGINEERING, INC. DATED 12/19/2016. FOR THE PROJECT SITE, THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS AND DEMO PLAN
C-4	SITE DIMENSIONAL PLAN
C-5	GRADING AND EROSION CONTROL PLAN
C-6	UTILITY PLAN
C-7	CONSTRUCTION DETAILS

GOVERNMENT CONTACTS

GOVERNMENT AGENTS:

ERIK RAKERS, P.E.
CITY ENGINEER
CITY OF DE PERE
925 S. SIXTH STREET
DE PERE, WI 54115
EMAIL: erakers@mail.de-pere.org

PETER SCHLEINZ
CITY PLANNER
CITY OF DE PERE
335 S. BROADWAY ST
DE PERE, WI 54115
MAIN: (920)339-4043
EMAIL: pschleinz@mail.de-pere.org

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
MARK T. SEIDL, PE
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
MAIN: (262) 754-8888
E-MAIL: MSEIDL@PINNACLE-ENGR.COM

APPLICANT/OWNER:
GARRETT BAGER
GB REAL ESTATE, LLC
300 N VAN BUREN ST
GREEN BAY, WI 54301
MAIN: (813) 500-0296
E-MAIL: GB@GB-RE.COM

SURVEYOR:
KEY ENGINEERING GROUP
735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
MAIN: (414) 224-8300

CONSTRUCTION MANAGER:



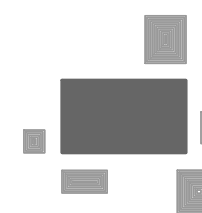
Toll Free (800) 242-8511
Milwaukee Area (414) 250-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 21, 2020

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

WEST DE PERE APARTMENTS

255 N LAWRENCE DRIVE, DE PERE, WI

COVER SHEET

REVISIONS

1	REVISED PC SUBMITTAL	03/16/20	—	—	—
—	—	—	—	—	—
—	—	—	—	—	—
—	—	—	—	—	—

PEC JOB NO. 1961.00
PEC PM MTS
START DATE 02/28/2020
SCALE N.T.S.

SHEET
C-1
OF
C-7

© COPYRIGHT 2019

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED: MTS

DESIGNED: MTS

DRAWN: SRB

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODES, SPSS 360, 363-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY, EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
13. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL BROWN COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITS SHALL BE REMOVED TO BE CLEANED FROM THE SITES. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-998) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL 43 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-998) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEP TAPPING SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12 WHERE SPECIFICALLY REQUIRED. REINFORCED CONCRETE PIPE (RCP), ASTM C-78, CLASS II OR HIGHER MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
6. CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90'.
7. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.
8. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH A INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
9. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
10. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. MANDREL TESTING ON SANITARY LINES AND PRESSURE & SAFE WATER TESTING ON WATERMAIN IS REQUIRED PRIOR TO ACTIVATING SERVICES TO BUILDING.
12. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
13. CONTRACTOR SHALL CONTACT CITY OF DE PERE ENGINEERING PRIOR TO CONNECTING TO STORM OR SANITARY LATERALS.
14. CONTRACTOR SHALL CONTACT CITY OF DE PERE WATER PRIOR TO CONNECT TO EXISTING WATERMAIN.

SPECIFICATIONS FOR PAVING

12. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
13. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO ALL GRADATION REQUIREMENTS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4 INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
14. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
15. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
16. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO DOT STANDARD SPECIFICATIONS. TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
17. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO STANDARD SPECIFICATIONS. CONSTRUCTION JOINTS SHALL HAVE A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IS REQUIRED.
18. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
19. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN. EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "MISS DIG" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES. WATER SERVICES NEED TO BE REMOVED AT THE MAIN AND THE CORP TURNED OFF, AND ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE. ALL WATER SERVICES NEED TO BE REMOVED AT THE MAIN AND THE CORP TURNED OFF.
10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.

WEST DE PERE APARTMENTS

255 N LAWRENCE DRIVE, DE PERE, WI

GENERAL NOTES

REVISIONS

1. REVISED PC SUBMITTAL	03/16/20	—	—	—
—	—	—	—	—
—	—	—	—	—
—	—	—	—	—

PEG JOB NO. 1961.00
PEG PM MTS
START DATE 02/28/2020
SCALE N.T.S.

SHEET
C-2
OF
C-7

© COPYRIGHT 2019

Attachment: Site Plan - PRELIMINARY - 16 Mar 2020 (9303 - Staff recommendation and possible action regarding a Site Plan request for a new ten-unit apartment)

GENERAL NOTES

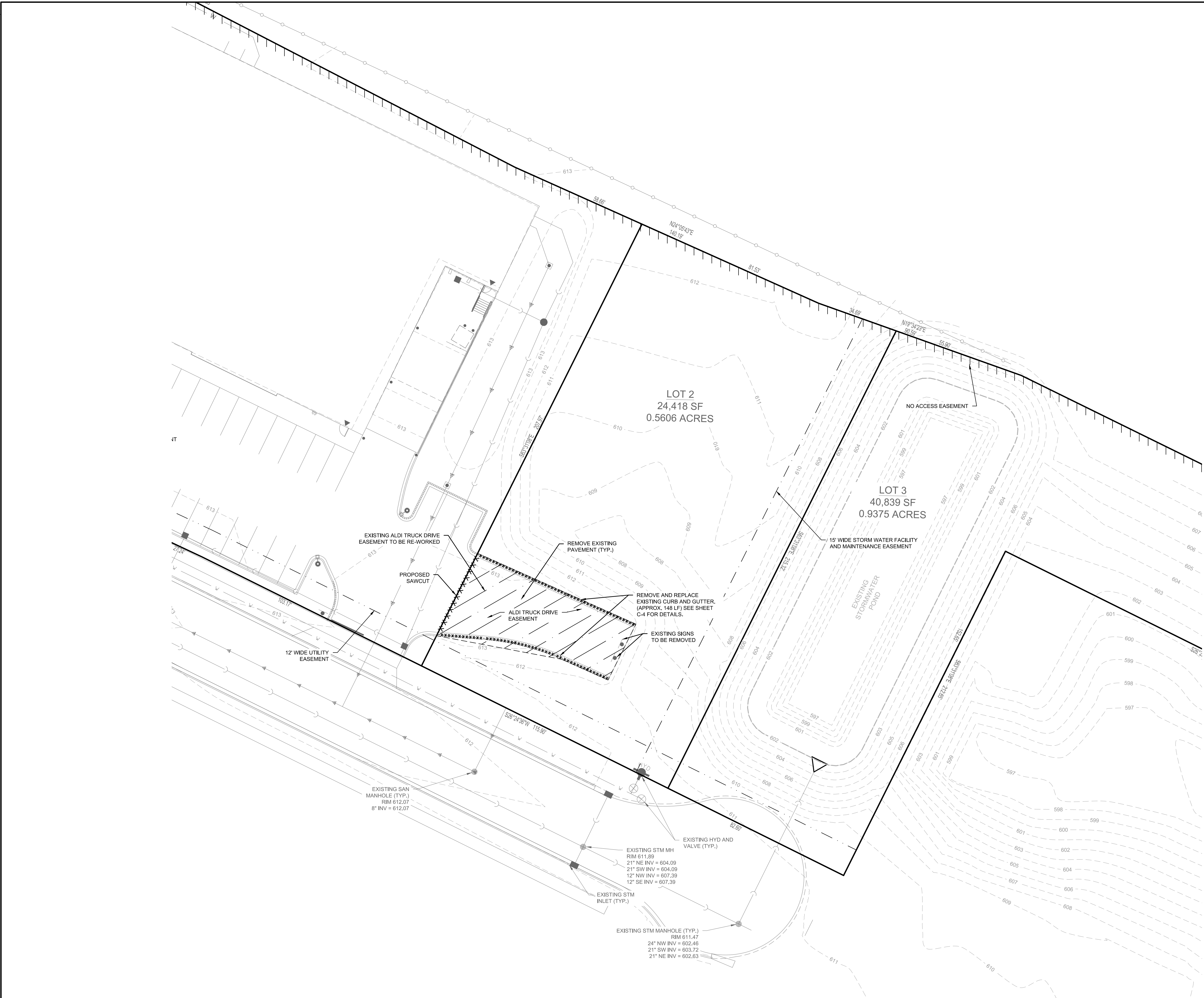
GENERAL NOTES

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: SRB

DRAFTED: MTS

REVIEWED: MTS



LEGEND			
SANITARY MANHOLE	⊙	STORM SEWER	—
STORM MANHOLE	⊙	WATER MAIN	— W —
CATCH BASIN	⊙	LIGHTING	⚡
INLET	□	ELECTRICAL CABLE	— E —
PRECAST FLARED END SECTION	△	ELECTRICAL TRANSFORMER OR PEDESTAL	⊞
CONCRETE HEADWALL	⊞	POWER POLE	⊙
VALVE VAULT	⊗	POWER POLE WITH LIGHT	⊗
VALVE BOX	⊞	GUY WIRE	⋄
FIRE HYDRANT	⊙	STREET SIGN	⊙
BUFFALO BOX	⊙	GAS MAIN	— G —
CLEANOUT	⊞	TELEPHONE LINE	— T —
SANITARY SEWER	—	CONTOUR	—
FORCE MAIN	—	TREE WITH TRUNK SIZE	⊙ 8" 6"
CONCRETE SIDEWALK	—	EASEMENT LINE	—

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

EXISTING CONDITIONS SURVEY:

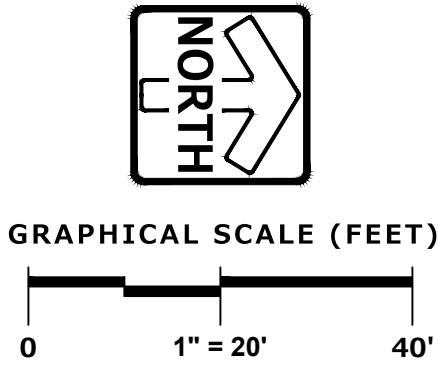
EXISTING CONDITIONS SURVEY PROVIDED BY KEY ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

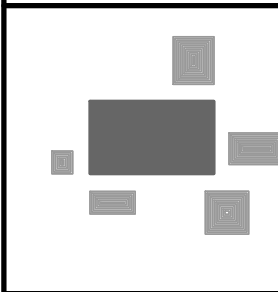
CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

RIGHT-OF-WAY

NOTE: ALL WORK THAT IS TO BE DONE WITHIN THE RIGHT-OF-WAY WILL REQUIRE A SEPARATE PERMIT. ANY UTILITY EXCAVATIONS TO BE DONE IN THE RIGHT-OF-WAY SHALL BE BACKFILLED WITH AGGREGATE SLURRY.





PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

WEST DE PERE APARTMENTS

255 N LAWRENCE DRIVE, DE PERE, WI

EXISTING CONDITIONS AND DEMO PLAN

REVISIONS	
1. REVISED PC SUBMITTAL	03/16/20

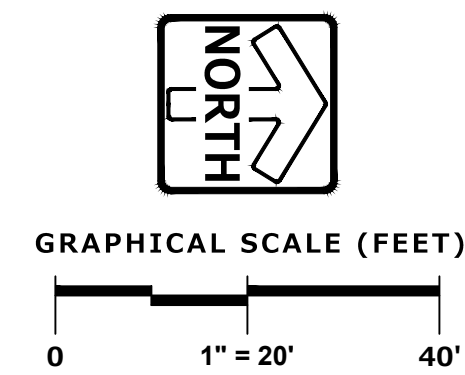
PEG JOB NO. 1961.00

PEG PM MTS

START DATE 02/28/2020

SCALE 1"=20'

SHEET C-3 OF C-7

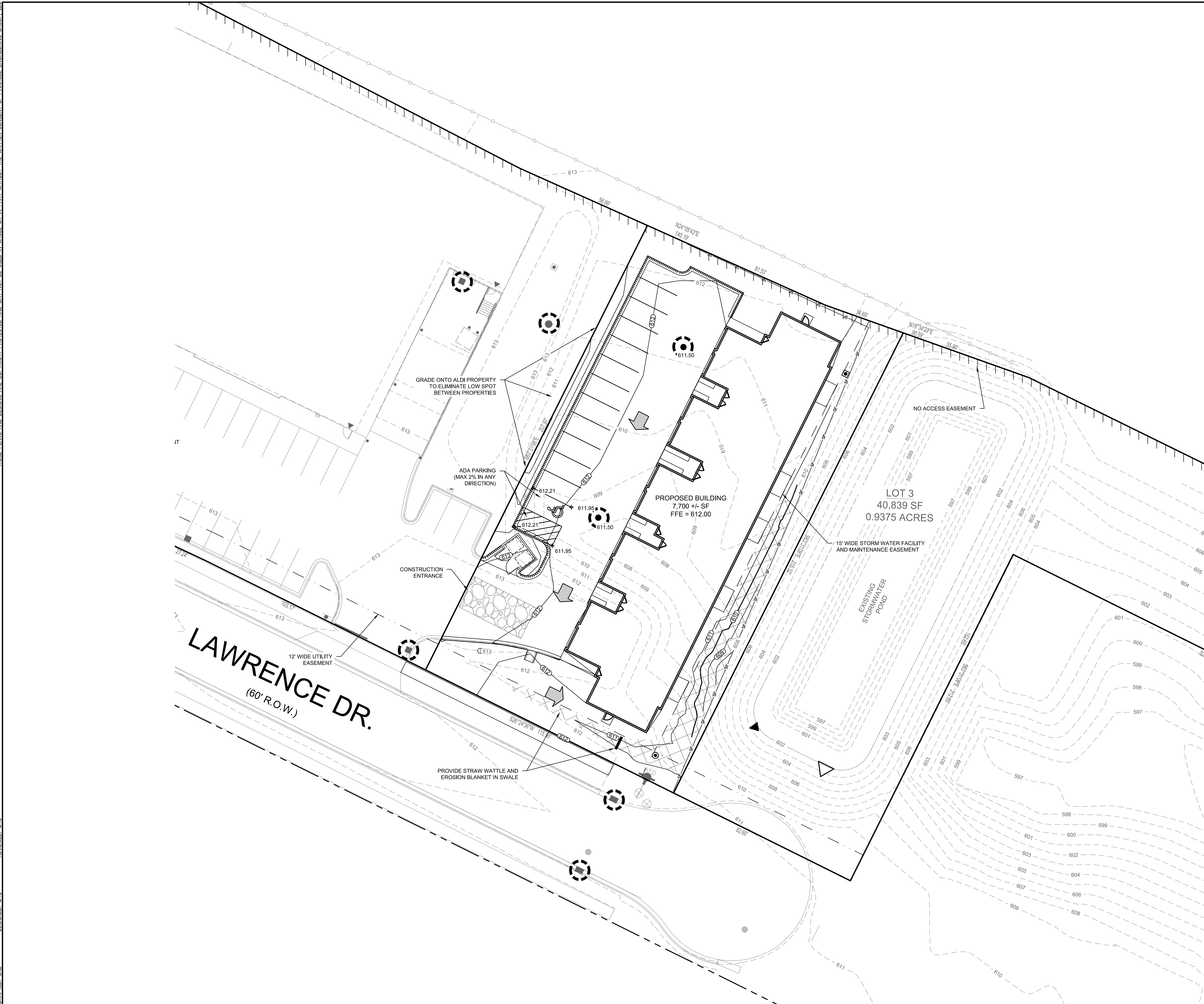


THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: MTS

DESIGNED: MTS

DRAFTED: SRB

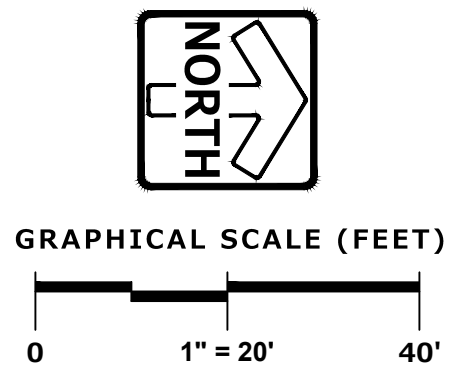


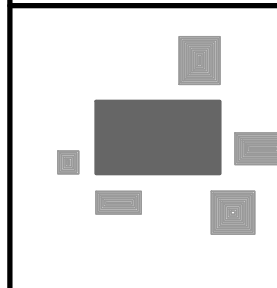
LEGEND			
	SANITARY SEWER MANHOLE		NORMAL WATER LEVEL (NWL)
	STORM SEWER MANHOLE		DITCH OR SWALE
	STORM STORM CATCH BASIN (ROUND CASTING)		DIVISION SWALE
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		SILT FENCE
	PRECAST FLARED END SECTION		INLET PROTECTION
	CLEANOUT		CONSTRUCTION ENTRANCE
	VALVE BOX		HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	FIRE HYDRANT		EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
	PROPOSED CONTOUR		
	PROPOSED SPOT ELEVATION		
	WETLANDS		
	FLOODPLAIN		
	HIGH WATER LEVEL (HWL)		

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL
CONSTRUCTION NOTES LOCATED ON SHEET C-2

CONSTRUCTION SITE SEQCING	
1.	INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES
2.	DEMOLITION AND REMOVALS OF PAVEMENTS & LANDSCAPING.
3.	CONDUCT ROUGH GRADING EFFORTS.
4.	CONSTRUCTION OF FOUNDATIONS AND BUILDING.
5.	INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6.	COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7.	INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
8.	EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
CONTRACTOR MAY MODIFY SEQCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.	

NOTE :
REMAINING DISTURBED AREAS OF
SLOPES 5:1 OR FLATTER TO BE
HYDROSEED





PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

WEST DE PERE APARTMENTS

255 N LAWRENCE DRIVE, DE PERE, WI

GRADING AND EROSION CONTROL PLAN

REVISIONS	
1. REVISED PC SUBMITTAL	03/16/20

REG JOB NO. 1961.00
MTS
START DATE 02/28/2020
SCALE 1"=20'

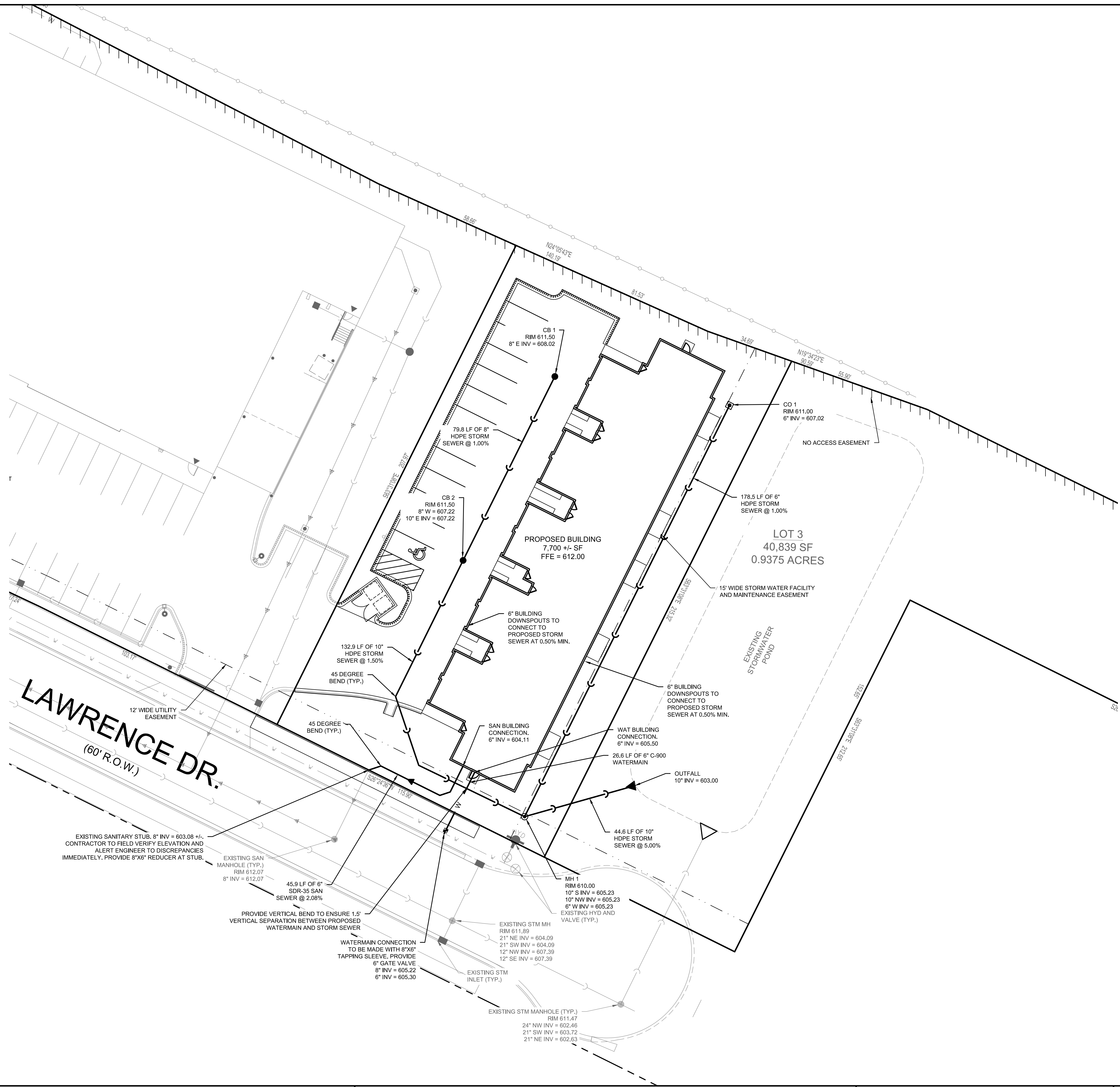
SHEET
C-5
OF
C-7

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: SRB

DRAFTED: MTS

REVIEWED: MTS

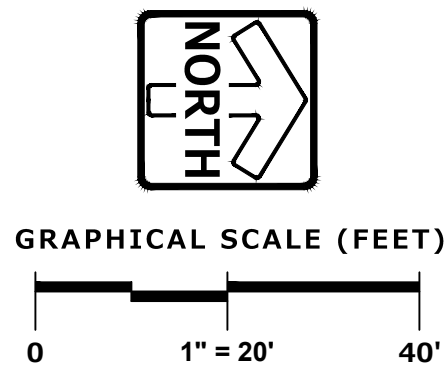


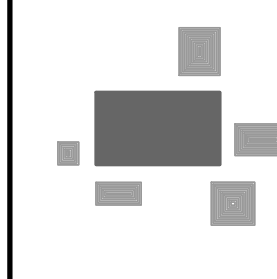
LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NOTE:
ON SITE STORM STRUCTURES SHALL HAVE DONUT DRAINTILE INSTALLED. SEE CONSTRUCTION DETAILS FOR FURTHER INFO.

NOTE:
CONTRACTOR TO CONTACT CITY OF DE PERE ENGINEERING BEFORE CONNECTING TO THE STORM OR SANITARY SEWER LATERALS. THEY CAN BE REACHED AT 920-389-4061.
CONTRACTOR TO CONTACT CITY OF DE PERE WATER PRIOR TO CONNECTING TO EXISTING WATERMAIN. THEY CAN BE REACHED AT 920-339-4063.
PRESSURE AND SAFE WATER TESTING IS REQUIRED FOR THE PROPOSED WATER LATERAL PRIOR TO THE VALVE BEING TURNED ON TO ALLOW FOR WATER TO ENTER THE STRUCTURE.





PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER

www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

WEST DE PERE APARTMENTS

255 N LAWRENCE DRIVE, DE PERE, WI

UTILITY PLAN

REVISIONS	
1. REVISED PC SUBMITTAL	03/16/20

PEC JOB NO. 1961.00
PEC PM MTS
START DATE 02/28/2020
SCALE 1"=20'

SHEET
C-6
OF
C-7

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

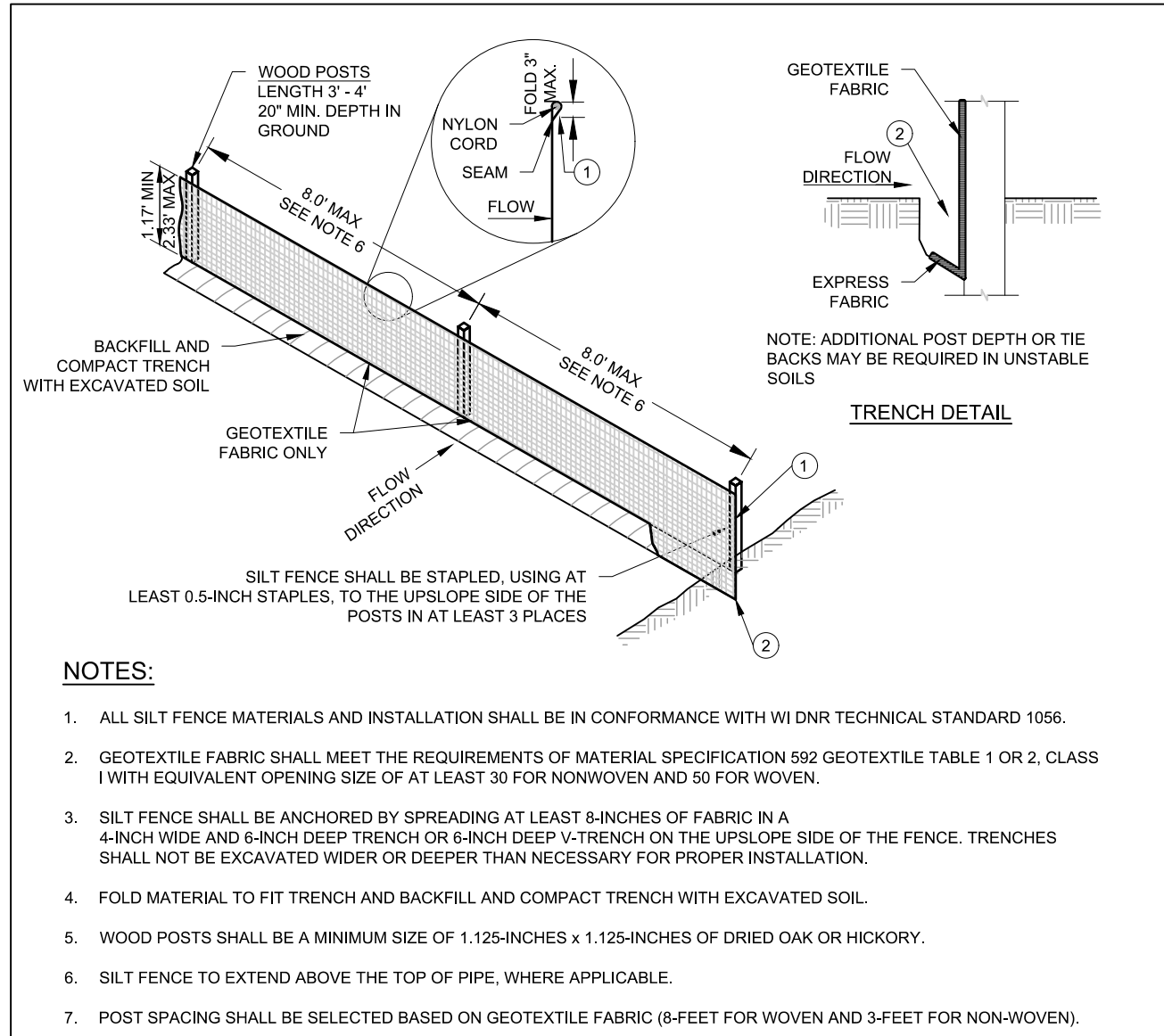
DESIGNED: SRB

DRAFTED: SRB

REVIEWED: MTS

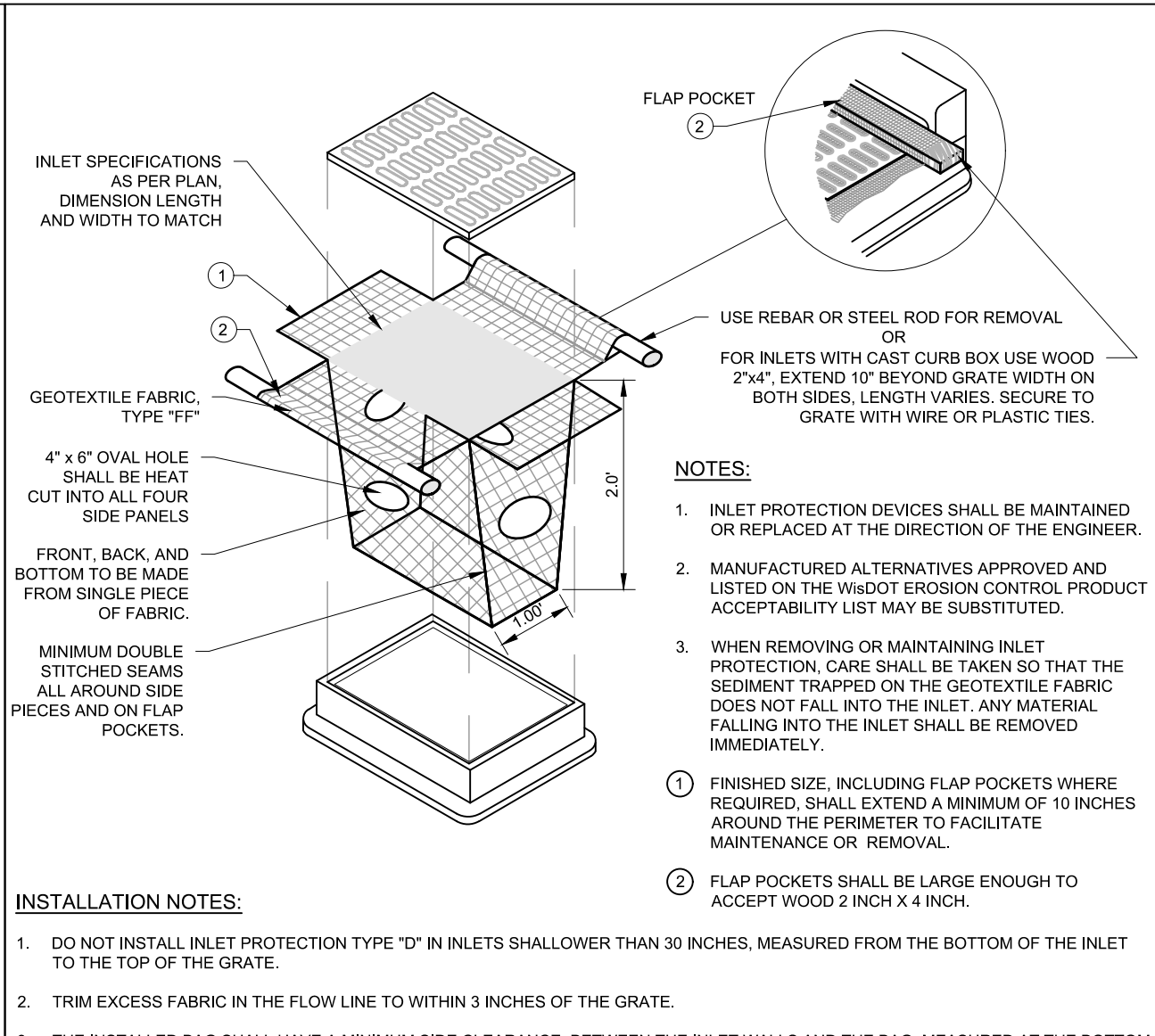
REVIEWED: MTS

Z:\PROJECTS\2020\1961.00-W\CAD\SHEETS\C-7 CONSTRUCTION DETAILS.DWG



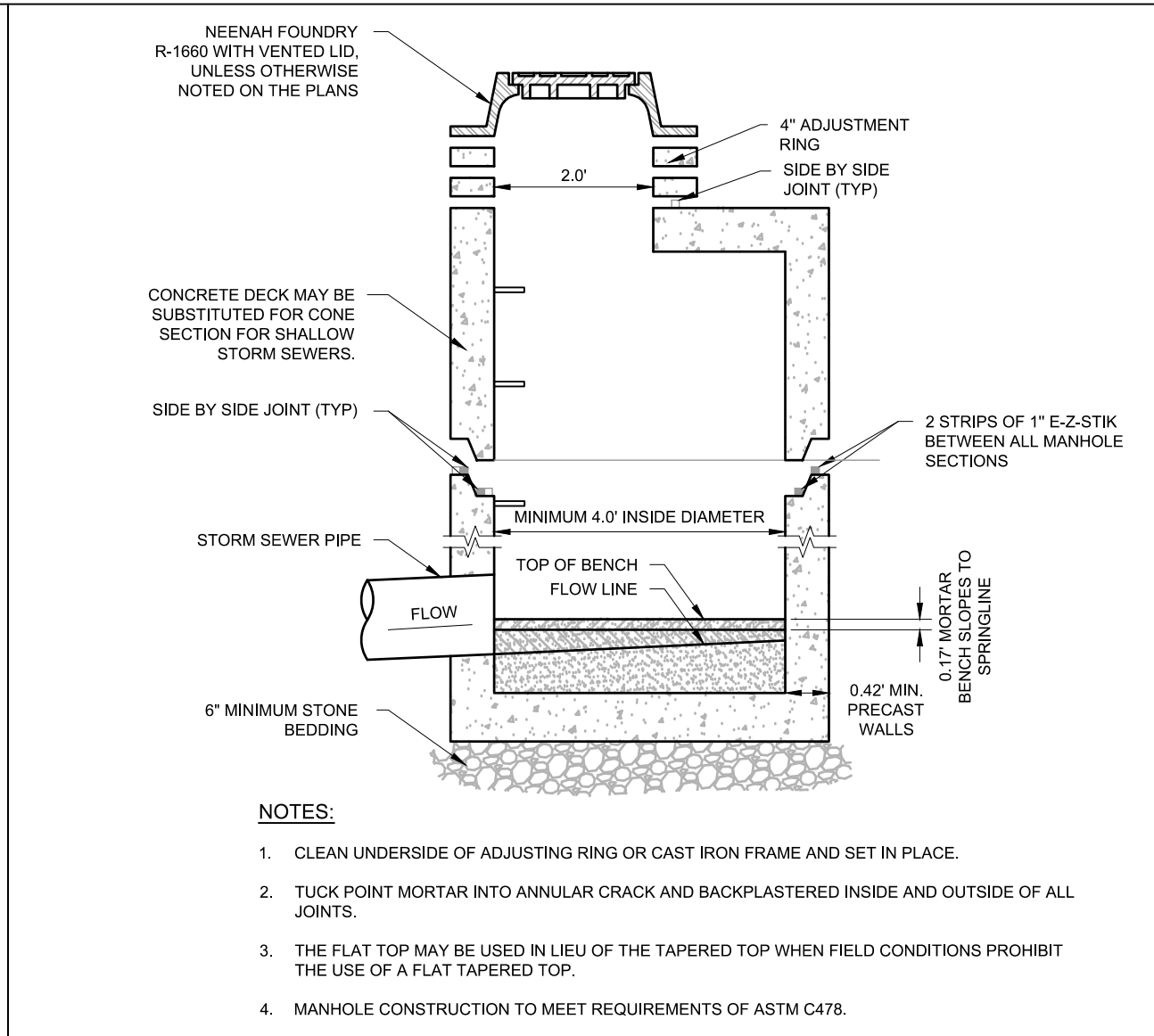
SILT FENCE

#1002 03/15/13



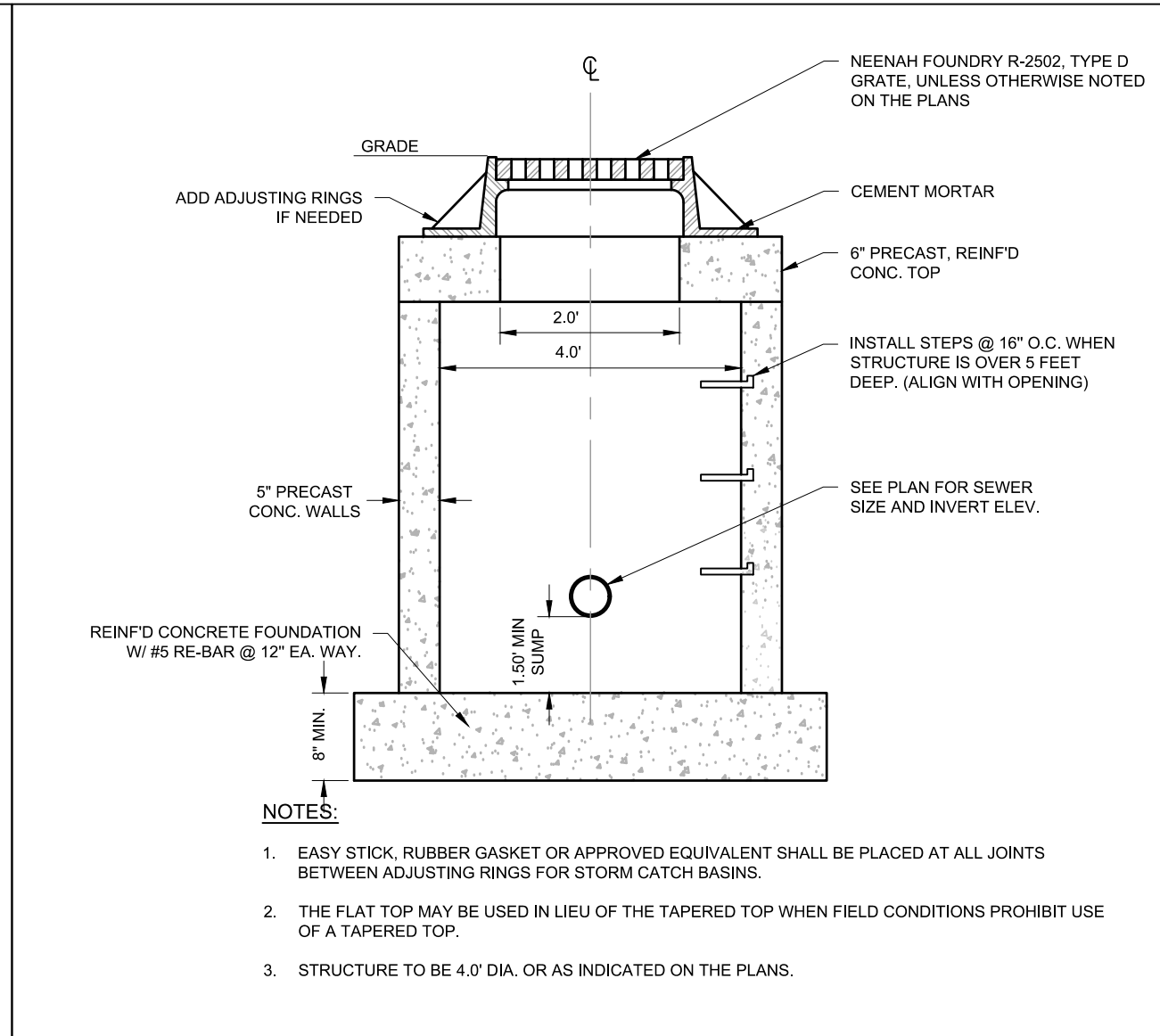
INLET PROTECTION

#1003 10/20/10



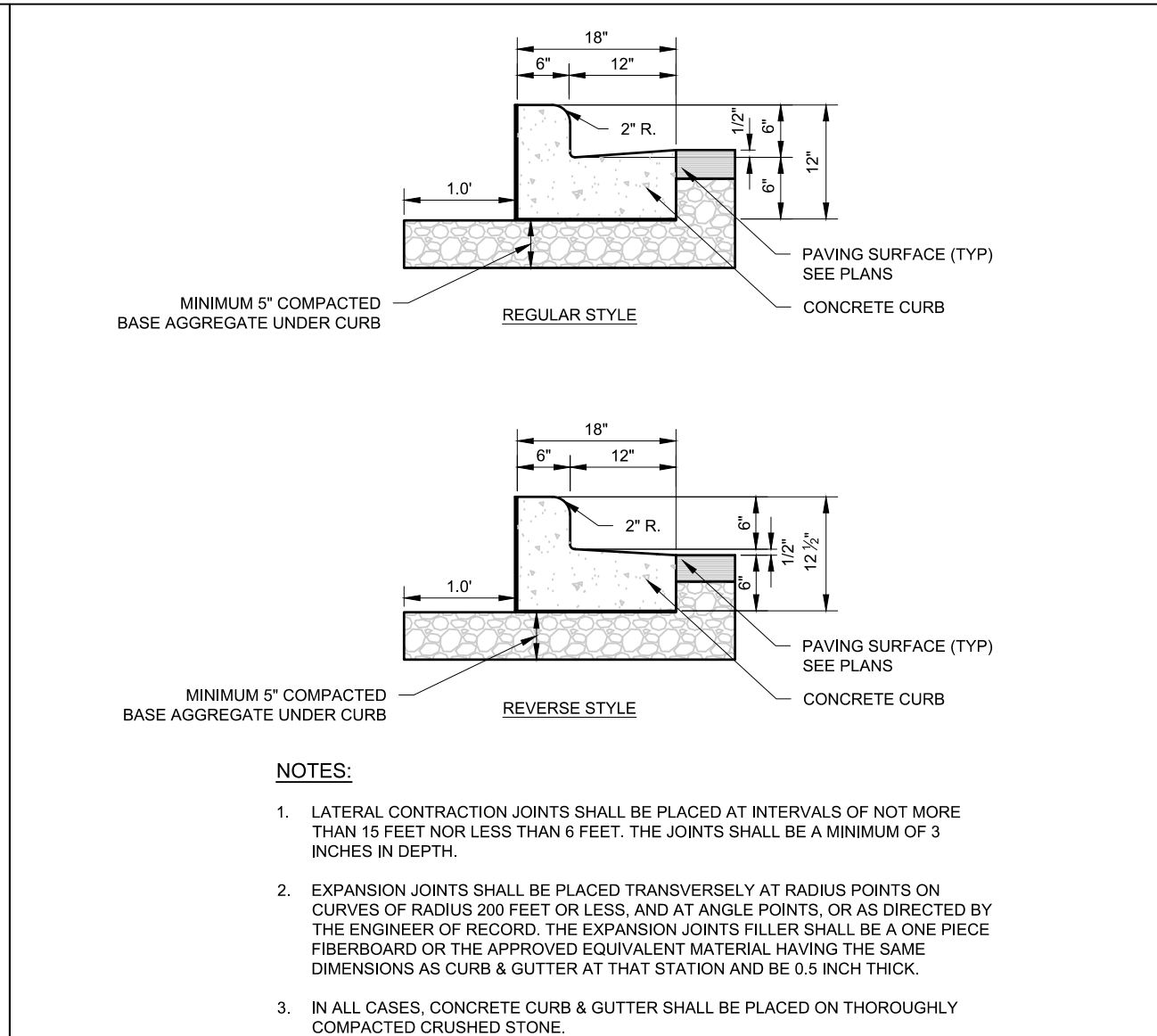
STORM SEWER MANHOLE

#1011 10/20/10



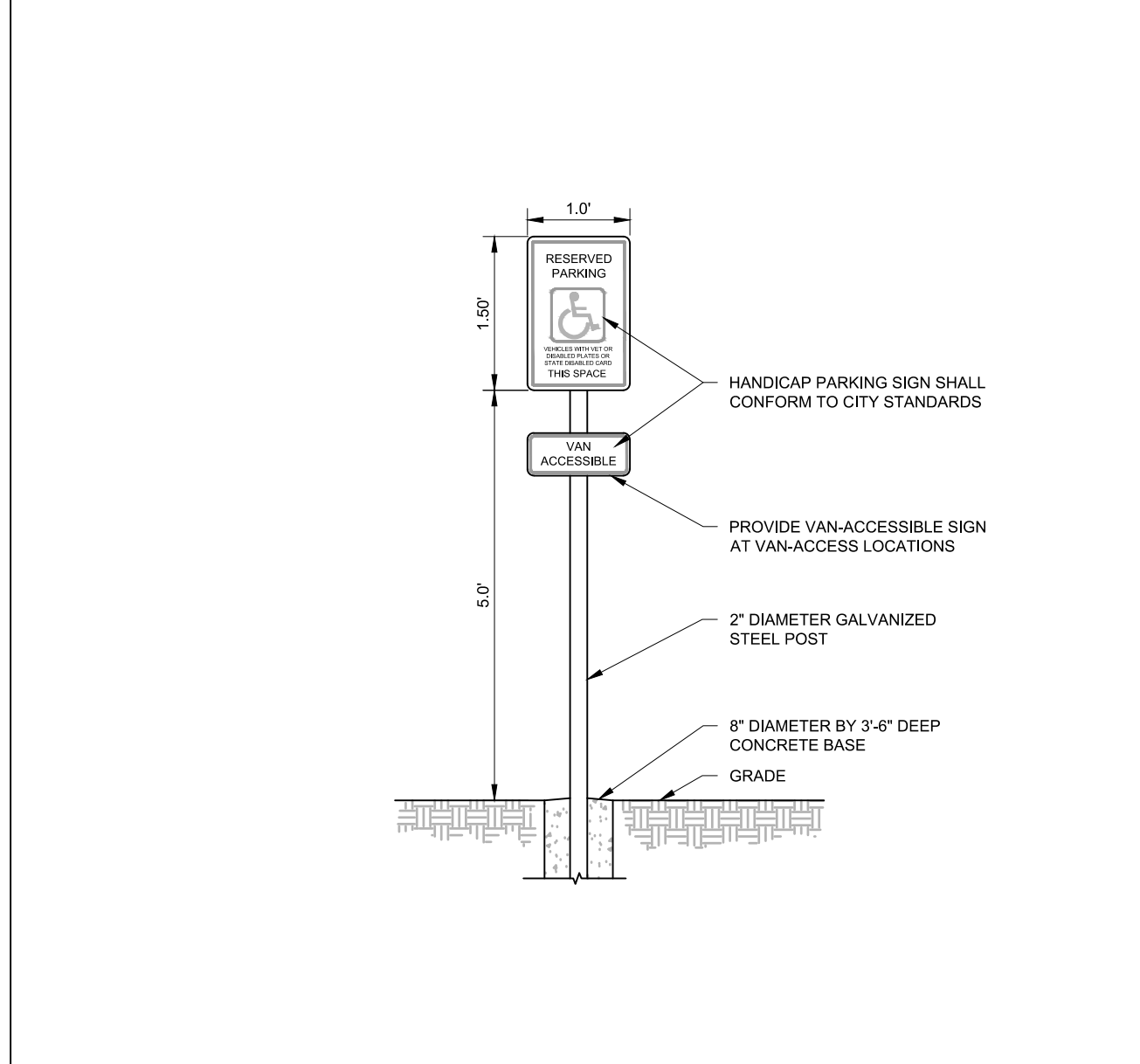
CATCH BASIN

#1002 10/20/10



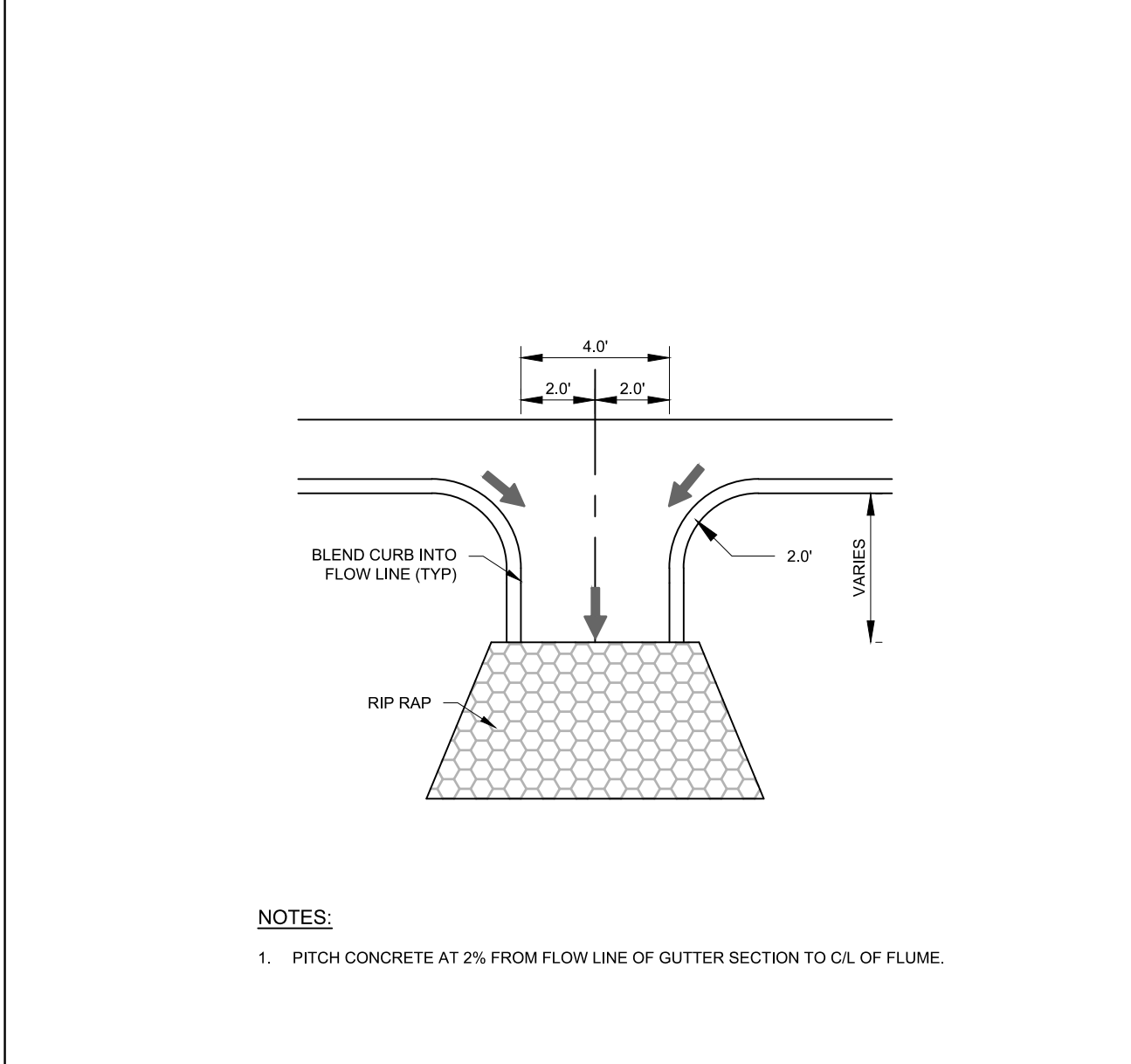
18" VERTICAL FACE CURB

#1003 10/20/10



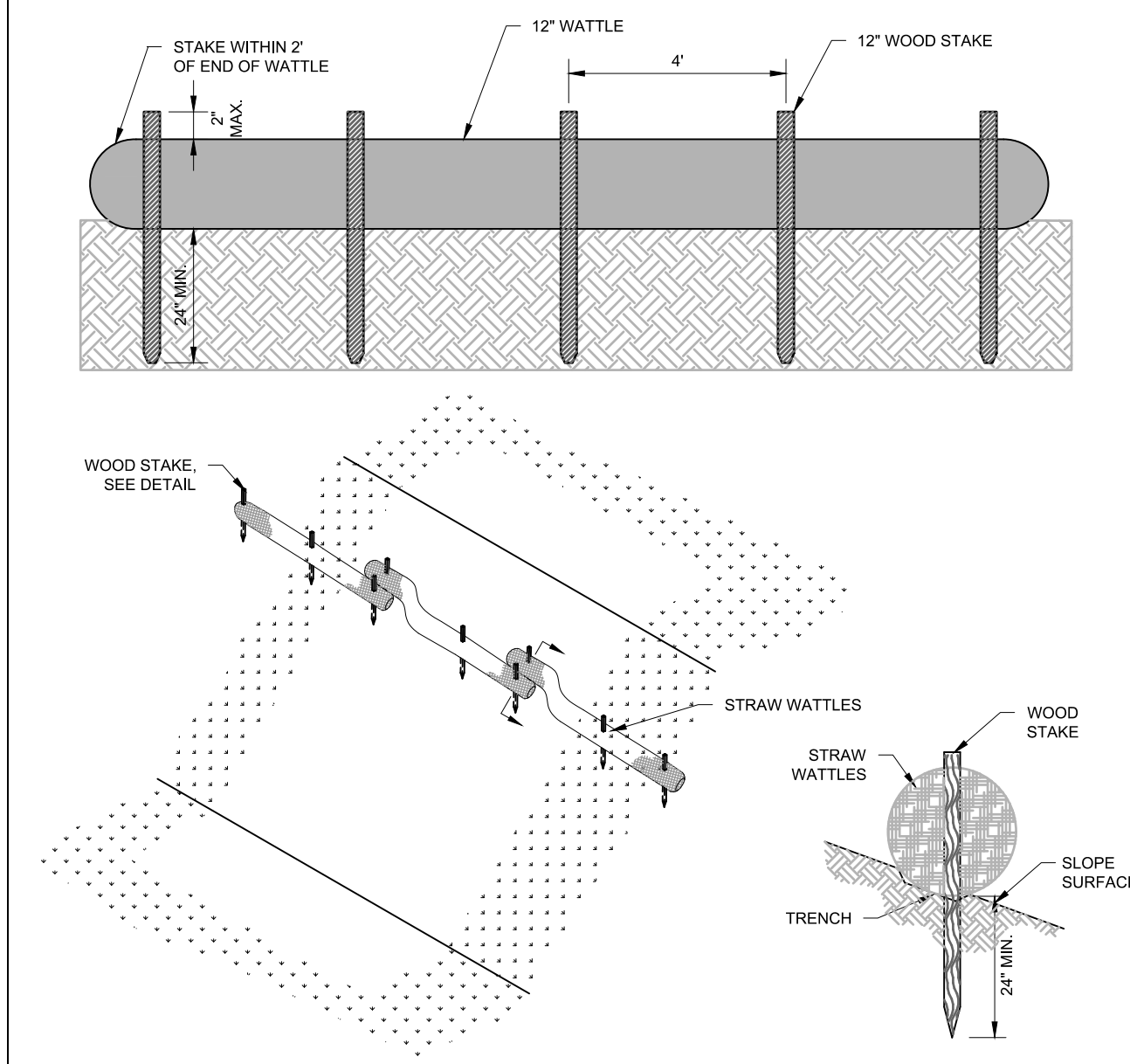
ADA SIGN

#1006 10/11/10



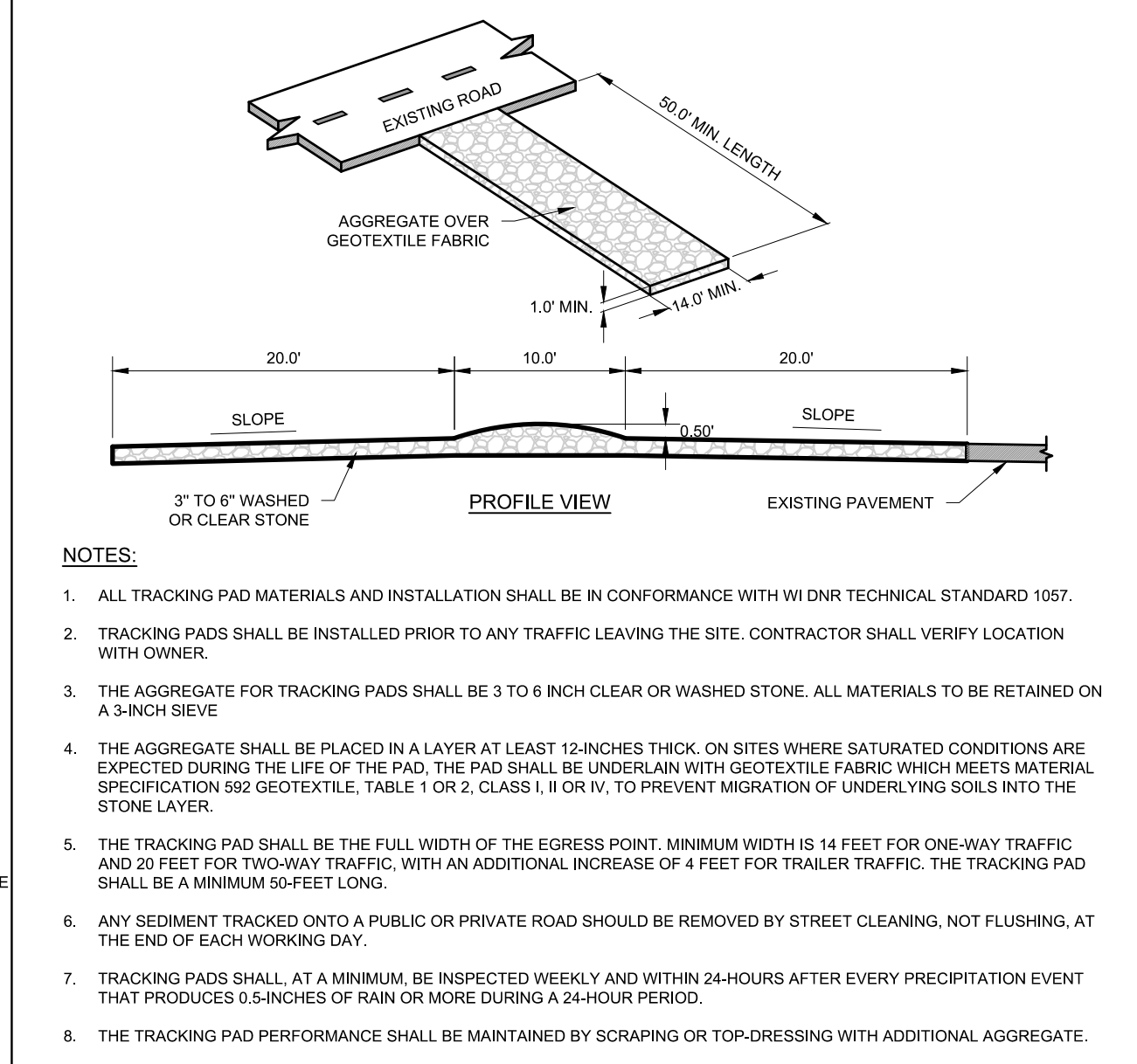
CONCRETE FLUME

#1009 10/27/14



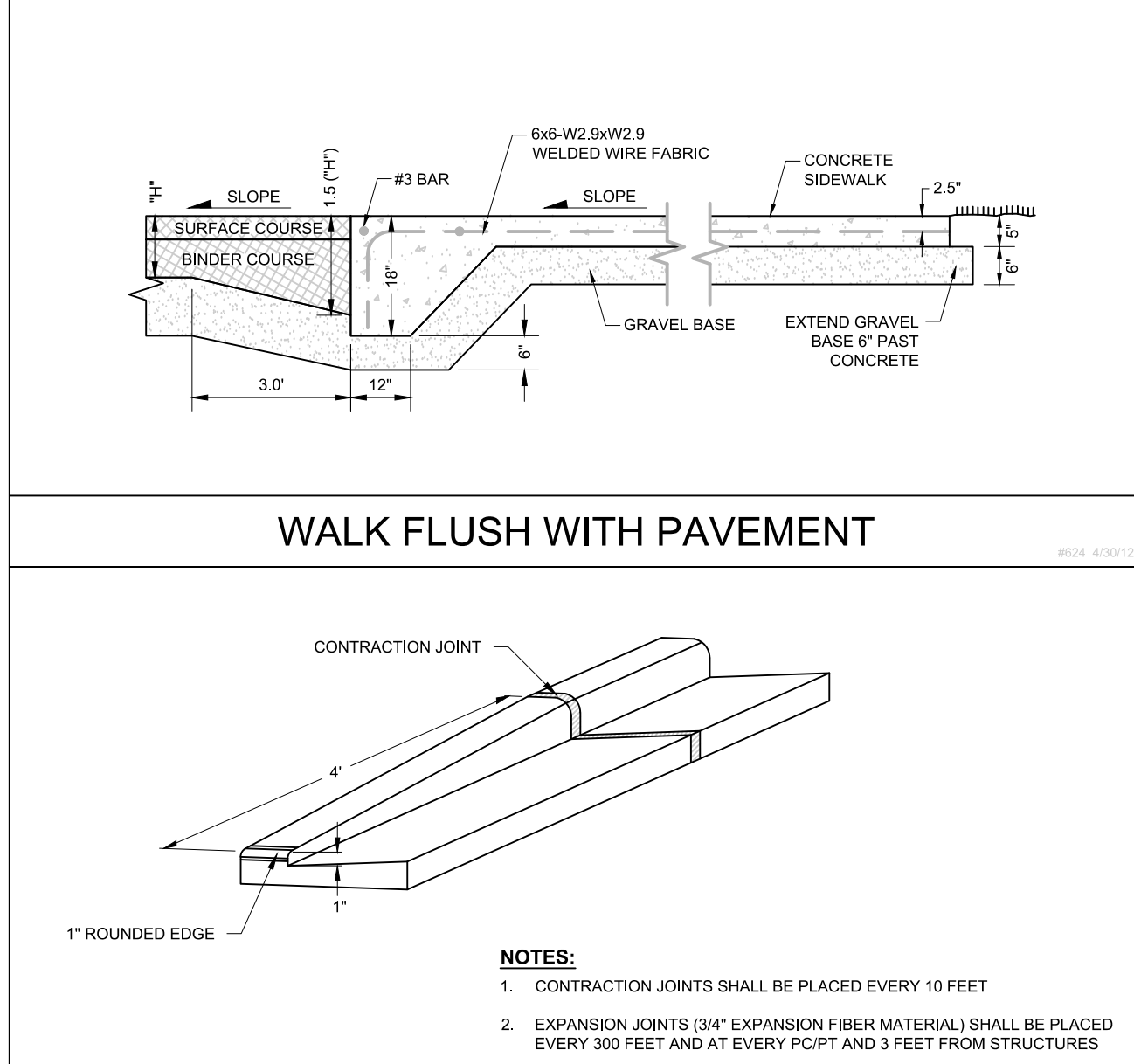
STRAW WATTLE

#137 06/01/16



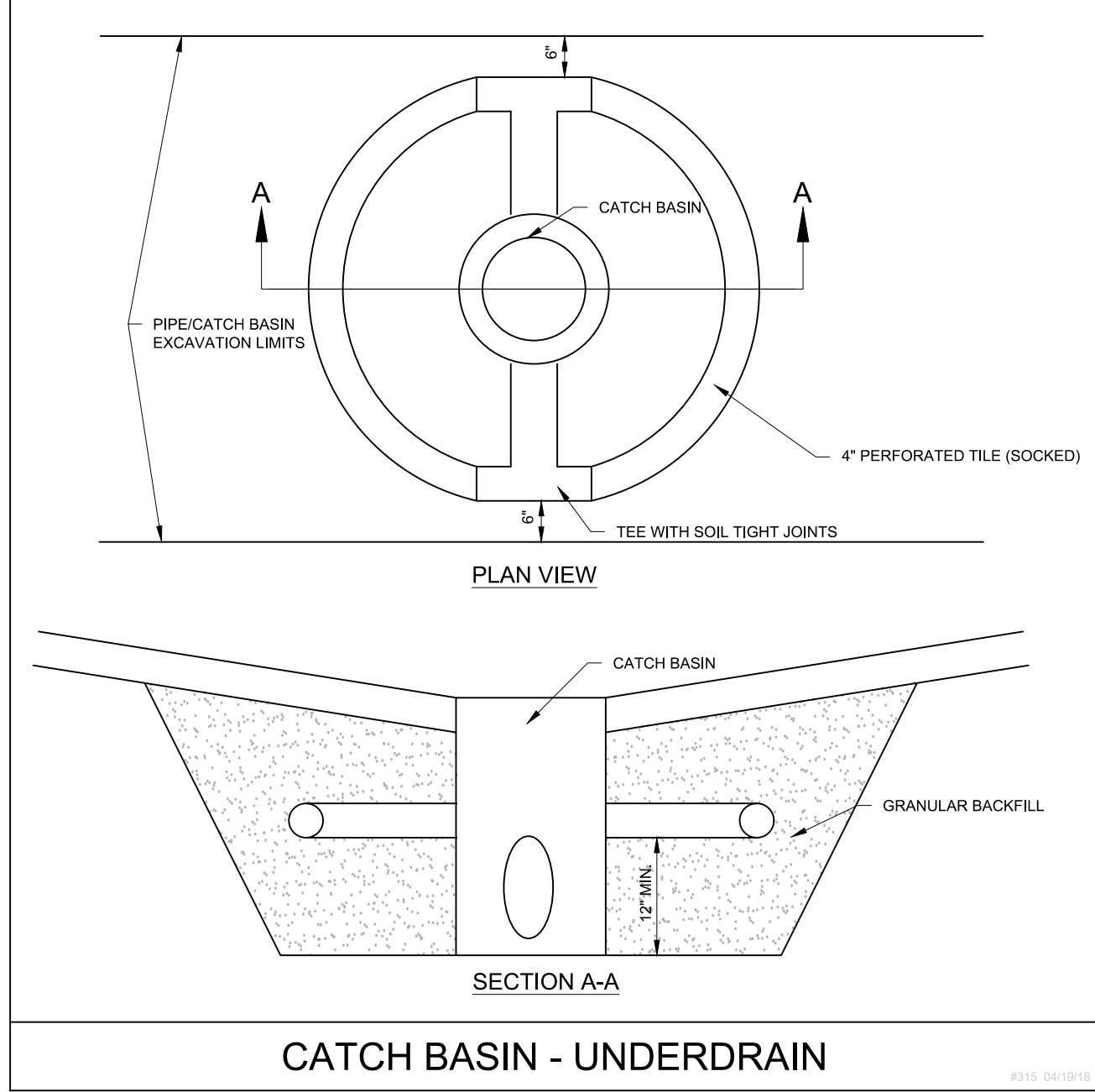
CONSTRUCTION ENTRANCE

#1070461 10/20/10



TAPER CURB HEAD

#1023 10/11/10



PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

PLAN | DESIGN | DELIVER

www.pinnacle-engr.com

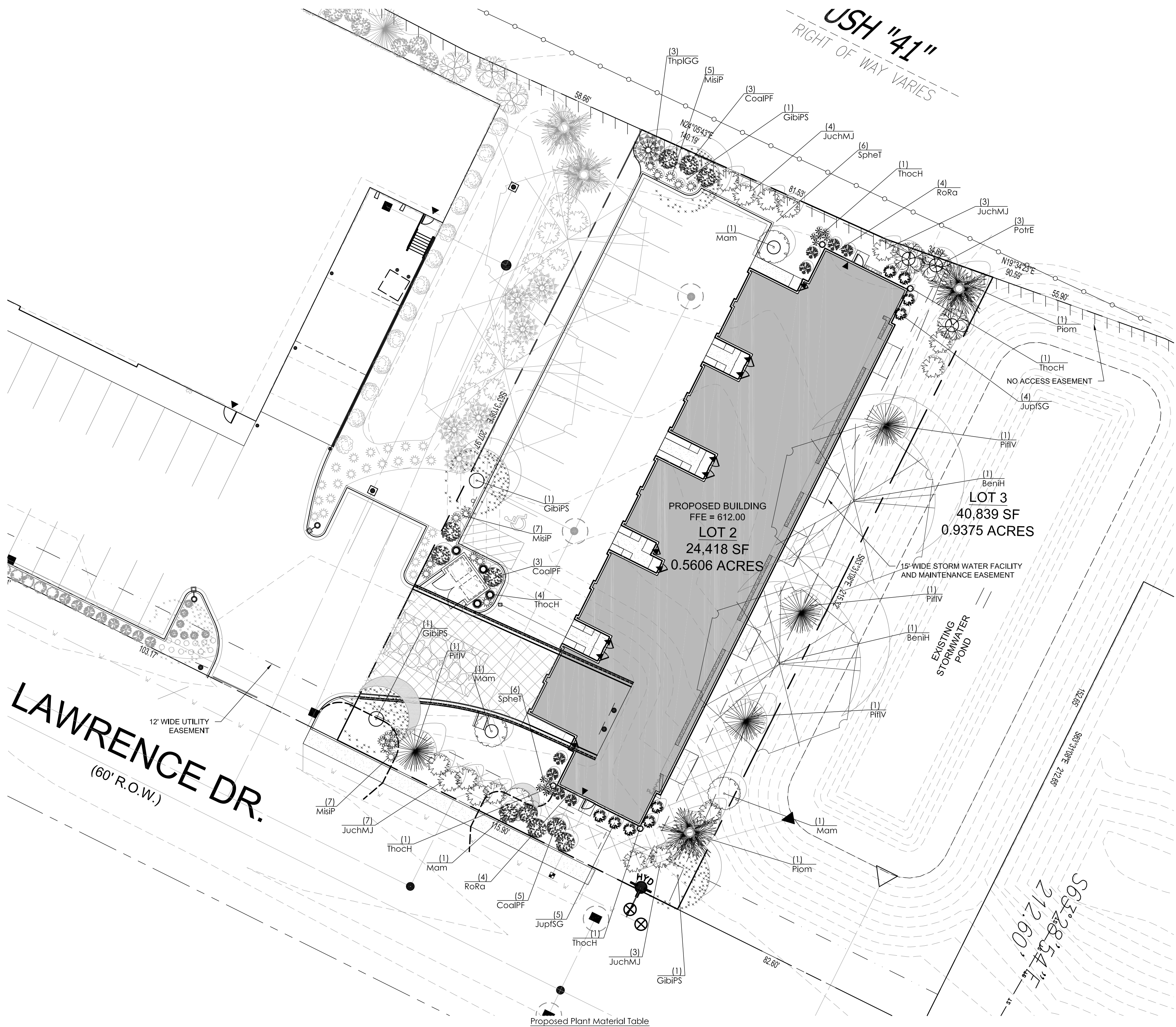
WEST DE PERE APARTMENTS

255 N LAWRENCE DRIVE, DE PERE, WI

CONSTRUCTION DETAILS

REVISIONS	
1. REVISED PC SUBMITTAL	03/16/20

REG JOB No. 1961.00	MTS	SHEET
REG PM	02/28/2020	C-7
START DATE	02/28/2020	C-7
SCALE	1"=20'	



Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	BeniH		Betula Nigra 'Heritage'	Heritage River Birch	8' - 10' - Clump B&B	1
4	GibiPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2'-Cal - B&B	2
4	MaM		Malus 'Marilee'	Marilee Flowering Crab	1 1/2' Cal - B&B	
3	PoiE		Populus tremula 'Erecta'	Columnar Swedish Aspen	2'-Cal - B&B	
Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
2	Piom		Picea omorika	Serbian Spruce	6' - B&B	
4	PiIV		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	6' - B&B	
3	ThpiGG		Thuja plicata 'Green Giant'	Green Giant Arborvitae	6' - B&B	
Comments						
1. Multi-stem (3) Specimen Clump						
2. Male Only						
3. Tree Form, Single Stem						

Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	CoalPF		Cornus alba 'Prairie Fire'	Prairie Fire Dogwood	24"- Cont	
8	RoRa		Rosa x 'Radtke'	Double Knock Out Rose	18" - 24"- Cont	
Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
17	JuchMJ		Juniperus chinensis 'Mint julep'	Mint julep juniper	24" - B&B	
9	JupfSG		Juniperus x pfitzeriana 'MonSari'	Sea of Gold Juniper	24" - B&B	
8	ThocH		Thuja occidentalis 'Holmstrup'	Holmstrup Dwarf Arborvitae	3' - 4' Cont	
Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
19	MisIP		Miscanthus sinensis 'Purpureus'	Purple Silver Grass	1-Gal - Cont	
12	Sphe		Sporobolus heterolepis	Prairie Dropseed	1-Gal - Cont	

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)
LOT ZONING	C-2 - Commercial
LOT AREA	24,419 SQ. FT. (0.56 Acres)
SITE BUILDING AREA	7,660' SQ. FT.
TOTAL IMPERVIOUS	15,485 SQ. FT. (0.36 Acres)
TOTAL GREENSPACE	8,934 SQ. FT. (0.21 Acres)
SITE LANDSCAPE PERCENTAGE	22.1%
TOTAL PARKING STALLS	13 STALLS

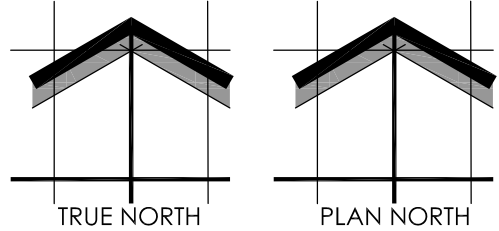
DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COPLAINACE WITH THE CITY OF DEPE DEVELOPMENT AND DESIGN STANDARDS LANDSCAPE REQUIREMENTS SET FOR IN SECTION 14.60.10 LANDSCAPE AND SCREENING;

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF DE PERE. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS, UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF DE PERE.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE GB REAL ESTATE INVESTMENTS PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED GB REAL ESTATE INVESTMENTS PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 - NECESSARY IRRIGATION (IF REQUIRED)
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE, THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.



0 15 10 20 40
SCALE: 1" = 20'-0"

SHEET NUMBER: LSP1.1
03/13/2020
L20-019



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	27	LSI INDUSTRIES	RD150-10-CW-LED-UE			1	RD150-10-CW-LED-UE.IES	1056	1	11
Statistics											
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min					
Calc Zone #1	+	0.3 fc	9.8 fc	0.0 fc	N/A	N/A					
LUMINAIRE NOTES											

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

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800)-242-8511, (262) 432-7910 (877) 500-9592 www.DiggersHotline.com OR

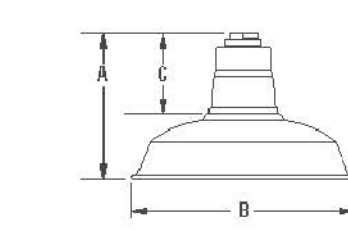
811
Know what's below.
Call before you dig.

LSI ABOLITE® LED STANDARD DOME (RD)

LSI models (standard & recessed) is available in standard (CR-powder) (SD200CR) and 10' & 12' pole-top pending



DIMENSIONS



Profile	Height (A)	Diameter (B)	Depth (C)	Weight (lbs. kg)
RD 100 (3'x4')	25 (635mm)	41.2 (1046mm)	4.5 (1.0kg)	4.5 (1.0kg)
RD 150 (3'x6')	25 (635mm)	41.2 (1046mm)	5.0 (1.1kg)	5.0 (1.1kg)
RD 200 (3'x8')	25 (635mm)	41.2 (1046mm)	5.5 (1.2kg)	5.5 (1.2kg)
RD 250 (3'x10')	25 (635mm)	41.2 (1046mm)	6.0 (1.3kg)	6.0 (1.3kg)
RD 300 (3'x12')	25 (635mm)	41.2 (1046mm)	6.5 (1.4kg)	6.5 (1.4kg)

APPLICATIONS - Ambient Lighting and Accent Lighting, Interior or Exterior.

PRODUCT HIGHLIGHTS

- **"Down" Energy Saving** - Reduces greenhouse gas emissions, slashes operating costs, extends life and eliminates costly lamp disposal involving mercury waste.
- **Long Lasting Spindle** - LED light beam contains no heat, and no UV, which means degradation in color or quality of the product under display is minimized.
- **Dramatically Lower Maintenance Costs** - 60,000-hour LED source extends life 3 to 5 times as compared to conventional HID sources, 30 times incandescent.
- **Integrated Power Supply** - Built into fixture allowing RLM to be connected directly to line voltage.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.

LEDs - Saled high-brightness LEDs in Cool White (5000K), Neutral White (4000K), and Warm White (3000K) color temperatures. 70 CRI CWF, 80 CRI NW and WW.

REFLECTOR - Heavy duty spun galvanized steel construction with polyester powder coat finish.

LIGHT OUTPUT - With an input power of 11 watts, Cool White - 1055 lumens (nominal), Neutral White - 670 lumens (nominal), and Warm White - 810 lumens (nominal).

ROUTING - Fixed hub tapped for 3/4" NPT conduit. Pre-wired with 96" leads. Not designed for uplight applications.

ELECTRICAL - Integral, surge protected power supply operates on 120-240 VAC (50/60Hz) input, no external power supplies required.

DRIVER - State-of-the-art driver designed specifically for RLM fixtures provides unsurpassed system efficiency. Components are fully enclosed in potting material for moisture resistance. Driver complies with E0 and FCC standards.

OPERATING TEMPERATURE - -40°F to +50°F (-40°C to +122°F).

FINISH - Available in either architectural textured, high gloss or satin finish.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

No product, or selected versions of this product, meet the standards listed below. Please consult local authorities for more specific requirements.



Also available in traditional light sources

Project Name: _____, Fixture Type: _____, 0/14719
Catalog #: _____, ©2019 LSI INDUSTRIES INC.

LSI ABOLITE® LED STANDARD DOME (RD)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: RD 200 10 CW LED UE MSV LDS96 WL

Profile	Foot Candles	Color Temperature	Light Source	Input Voltage	Reflector Color	Mounting
RD 100 RD 150 RD 200 RD 250	10	CW - Cool White (5000K) WW - Warm White (3000K)	LED	120-240V	MSV Metallic Silver UE - Gloss White GWB - Gloss Black GWB - Gloss Red GPT - Natural Graphite RHS - Natural Rust RCP - Satin Copper RTP - Satin Bronze RVS - Satin Verde Green	LED96WL - Frontal leads. For use with 3/4" or 1" conduit. Bracket mounting in wet or outdoor locations. CA100W1 - 17' power rail with constant current canopy. CA100W1C - 17' power rail with constant current canopy. CA100W1TS - 18' power rail with constant current canopy and canopy. CA100W1TS - 18' power rail with constant current canopy and canopy. CA100W1TS - 18' power rail with constant current canopy and canopy. CA100W1TS - 18' power rail with constant current canopy and canopy.

1 - Fixture will not exceed 277VAC (120-240VAC)
2 - Conduit and drip location only

CANOPY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" Canopy for Ductless Box Cover Adapter - Gloss White	820011-0001
3/4" Canopy for Round Box Cover Adapter - Gloss White	820012-0001
3/4" Canopy for Square Box Cover Adapter - Gloss White	820013-0001

- Standard finish is Gloss White Powder, other RLM colors available.

WIRE GUARD ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
1/2" x 1/2" Corrugated Wire Guard - Metallic Silver	CWG 12 MSV
1/2" x 1/2" Corrugated Wire Guard - Gloss White	CWG 12 MSV
1/2" x 1/2" Corrugated Wire Guard - Gloss White	CWG 12 MSV
1/2" x 1/2" Corrugated Wire Guard - Gloss White	CWG 12 MSV

- Standard finish is Metallic Silver Powder, other RLM colors available.

CONDUIT SYSTEM ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" x 1/2" (1/2" x 1/2") Aluminum Stem - Gloss White	ST 3.3-0001
3/4" x 1/2" (1/2" x 1/2") Aluminum Stem - Gloss White	ST 3.3-0001
3/4" x 1/2" (1/2" x 1/2") Aluminum Stem - Gloss White	ST 3.3-0001
3/4" x 1/2" (1/2" x 1/2") Aluminum Stem - Gloss White	ST 3.3-0001
3/4" x 1/2" (1/2" x 1/2") Aluminum Stem - Gloss White	ST 3.3-0001
3/4" x 1/2" (1/2" x 1/2") Aluminum Stem - Gloss White	ST 3.3-0001
3/4" x 1/2" (1/2" x 1/2") Aluminum Stem - Gloss White	ST 3.3-0001
3/4" x 1/2" (1/2" x 1/2") Aluminum Stem - Gloss White	ST 3.3-0001
3/4" x 1/2" (1/2" x 1/2") Aluminum Stem - Gloss White	ST 3.3-0001

- Standard finish is Gloss White Powder, other RLM colors available.

GOOSE NECK BRACKET ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB A.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB B.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB C.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB D.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB E.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB F.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB G.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB H.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB I.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB J.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB K.3-0001
3/4" (10mm) Aluminum Gooseneck Bracket - Gloss White	GB L.3-0001

WALL BRACKETS ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
Contemporary Wall Bracket - Medium - Gloss White	CWBMT-0001
Contemporary Wall Bracket - Long - Gloss White	CWBLT-0001
Message Aluminum Wall Bracket - Gloss White	CWB3T-0001

BRACKETS

- See below section for details on bracket sizes and options.

- Standard finish is Gloss White Powder, other colors available.

- Designed for mounting to recessed 4" (103mm) octagon box (by others).

Project Name: _____, Fixture Type: _____, 0/14719
Catalog #: _____, ©2019 LSI INDUSTRIES INC.

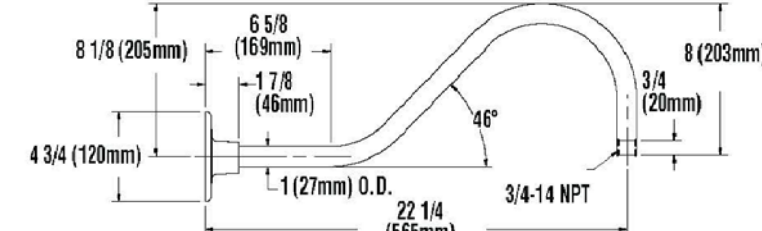
1 LSI ABOLITE STANDARD DOME SCONCE

LSI ABOLITE GOOSENECK AND WALL BRACKETS

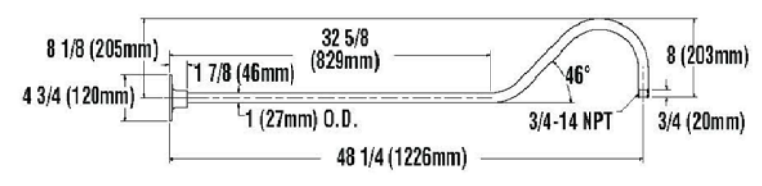
Brackets are finished in gloss white powder, other optional colors are available. All brackets suitable for use in wet locations, and mounts to recessed 4" octagon box (by others). Features used in wet locations must be specified "VLL" separately. To order, specify catalog number indicated.

NOTE: Brackets feature 3/4" stems which slip fit into wall plate (see LSI website for details). Conduit may be cut down (in the field by others) to shorten bracket length. CWS wall plate included with all goose necks.

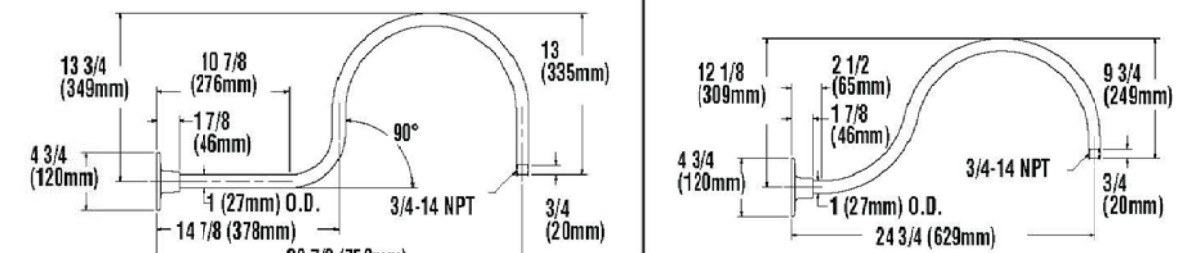
GB A 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



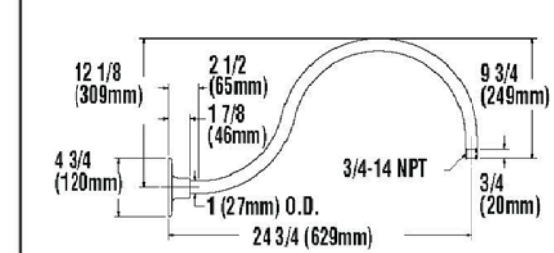
GB B 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



GB C 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



GB D 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



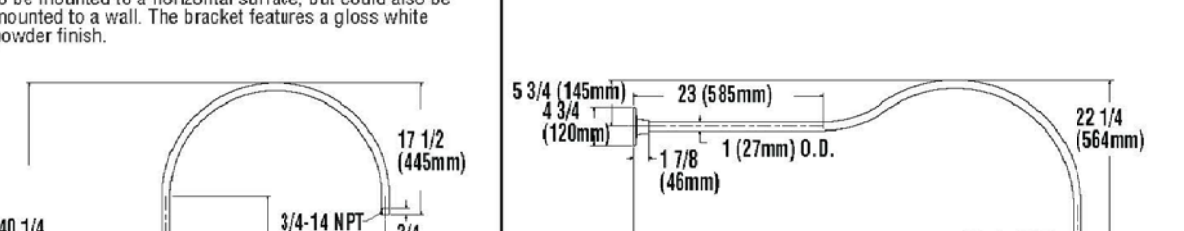
Project Name: _____, Fixture Type: _____, 102215
Catalog #: _____, ©2019 LSI INDUSTRIES INC.

LSI ABOLITE GOOSENECK AND WALL BRACKETS

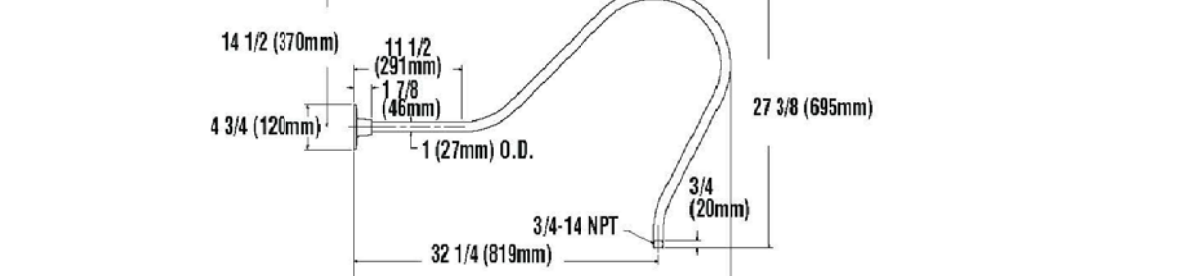
Brackets are finished in gloss white powder, other optional colors are available. All brackets suitable for use in wet locations, and mounts to recessed 4" octagon box (by others). Features used in wet locations must be specified "VLL" separately. To order, specify catalog number indicated.

NOTE: Brackets feature 3/4" stems which slip fit into wall plate (see LSI website for details). Conduit may be cut down (in the field by others) to shorten bracket length. CWS wall plate included with all goose necks.

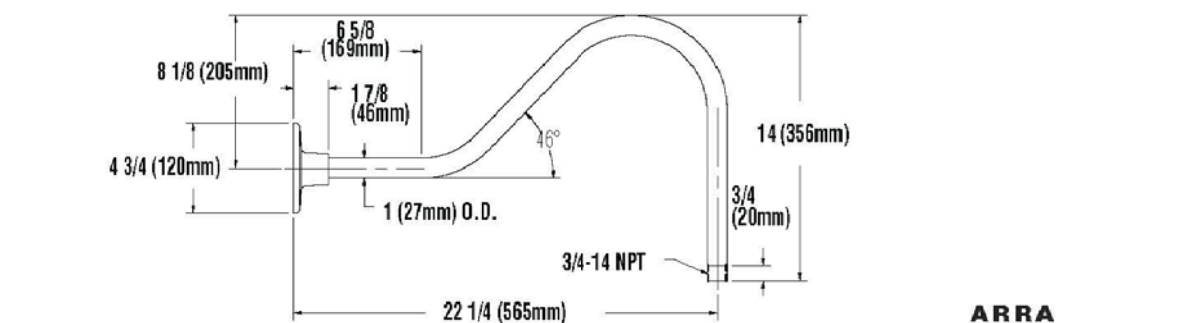
GB E 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



GB F 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



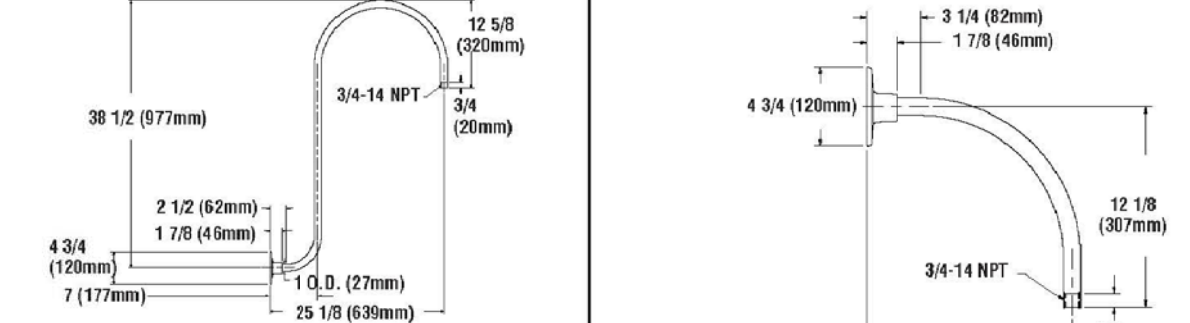
GB G 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



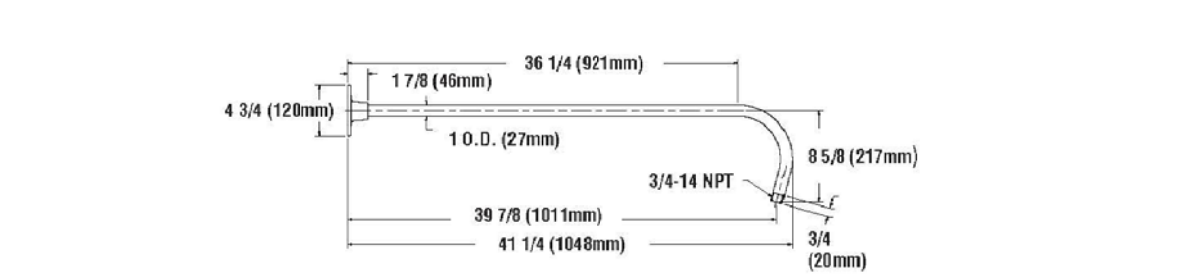
Project Name: _____, Fixture Type: _____, 102215
Catalog #: _____, ©2019 LSI INDUSTRIES INC.

LSI ABOLITE GOOSENECK AND WALL BRACKETS

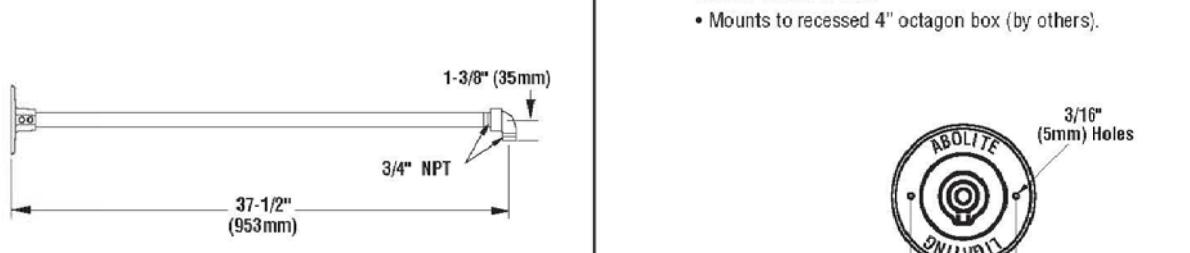
GB J 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



GB P 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.

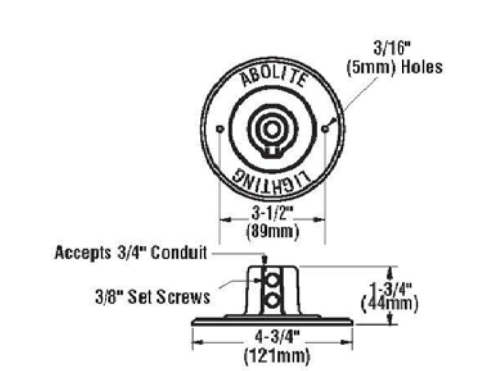


GB U 3 GWT - 3/4" Single Reflector Gooseneck Wall Bracket. Features rigid conduit and cast wall plate which fits 4" octagonal box (by other). The bracket features a gloss white powder finish.



Replacement CA 5 - Gloss white powder finish (other colors available). Part number 1023623GWT. Catalog description - K&B CAS MTO CLR.

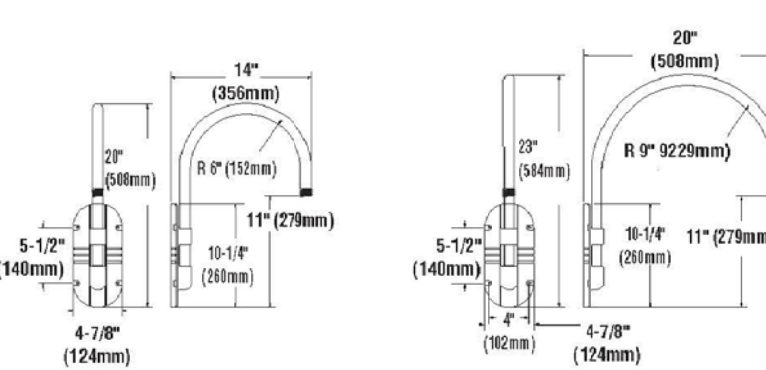
• Mounts to recessed 4" octagon box (by others).



Project Name: _____, Fixture Type: _____, 102215
Catalog #: _____, ©2019 LSI INDUSTRIES INC.

LSI ABOLITE GOOSENECK AND WALL BRACKETS

CWEM 1 GWT and CWBL 1 GWT - Contemporary Wall Bracket with gloss white powder finish.



Project Name: _____, Fixture Type: _____, 102215
Catalog #: _____, ©2019 LSI INDUSTRIES INC.

Proposed Development For:

GB Real Estate Investments, LLC

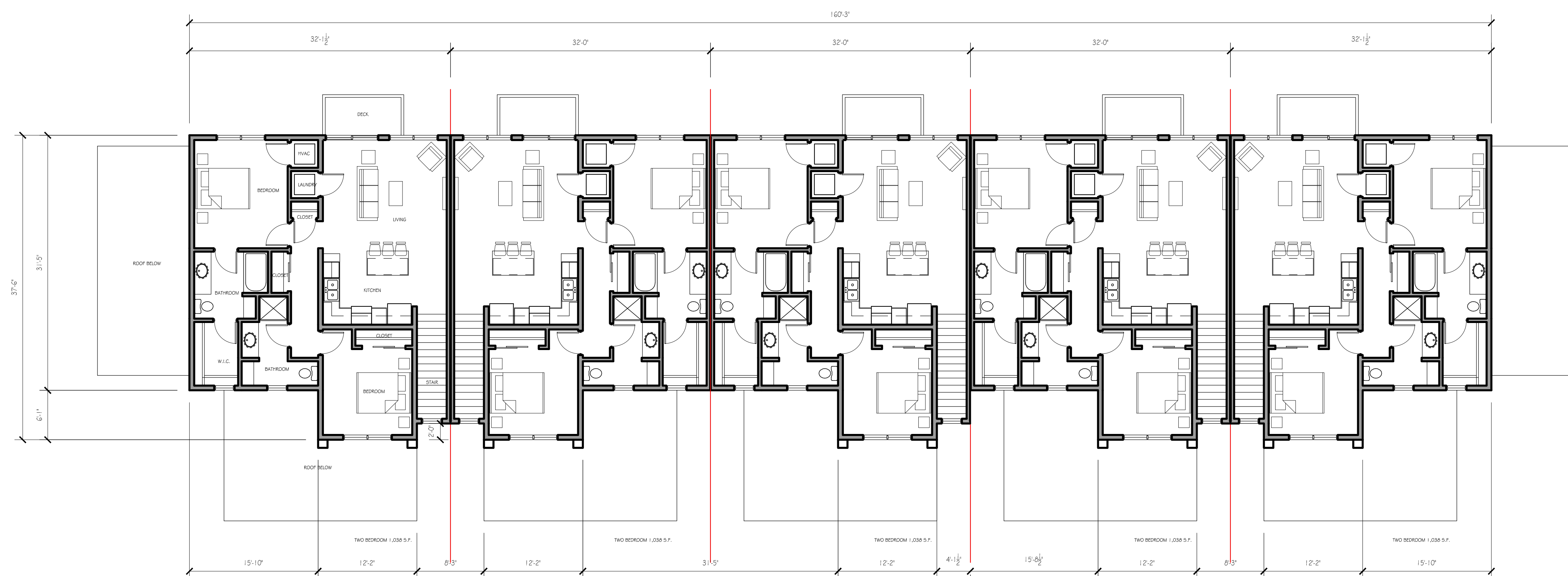
De Pere, Wisconsin

Proposed Development For:

Issue Date: 3/13/2020

Revisions:

A1.0



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300

www.vision-architecture.net

Proposed Development For:

GB Real Estate Investments, LLC

De Pere, Wisconsin

Issue Date: 2/27/2020
Revisions:

A2.0



VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300

www.vision-architecture.net

Proposed Development For:

GB Real Estate Investments, LLC

De Pere, Wisconsin

Issue Date: 2/27/2020

Revisions:

A2.1

FIN. CEILING
EL. = 120'-0"

FIN. FLOOR
EL. = 111'-0"

FIN. CEILING
EL. = 109'-0"

FIN. FLOOR
EL. = 100'-0"



SOUTH ELEVATION

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



WEST ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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



VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300
www.vision-architecture.net

Proposed Development For:

GB Real Estate Investments, LLC

De Pere, Wisconsin

Issue Date: 3/12/2020
Revisions:

Mark Seidl

From: Nielsen, David - DOT <david.nielsen@dot.wi.gov>
Sent: Monday, March 9, 2020 11:51 AM
To: Mark Seidl
Cc: Nielsen, David - DOT; Halada, Matthew - DOT
Subject: FW: Trans 233 setback - De Pere
Attachments: GIS MARKUP.pdf

There are no Trans 233 setbacks on this parcel currently.

David B Nielsen, P.E.

Access Management Engineer
 Northeast Region

Wisconsin Department of Transportation
 944 Vanderperren Way
 Green Bay WI 54304

Phone: (920) 492-0148
wisconsindot.gov

If this is related to a records request, please email: dotdtsdnerecords@dot.wi.gov

From: Mark Seidl <mseidl@pinnacle-engr.com>
Sent: Monday, March 09, 2020 11:01 AM
To: Nielsen, David - DOT <david.nielsen@dot.wi.gov>
Subject: FW: Trans 233 setback - De Pere

Good Morning David –

I originally reached out to Luke but it looks like you are the contact for this region! Please see below, I am looking to check in on a Trans 233 setback. Title for the property didn't show any but I wanted to be sure.

See attached for a GIS map of the site.

Thanks for the help!

Mark Seidl, P.E. | Project Manager



PINNACLE ENGINEERING GROUP

CIVIL ENGINEERING | NATURAL RESOURCES | SURVEYING

20725 Watertown Road | Suite 100 | Brookfield, WI 53186
 (262) 754-8888 Main | (262) 754-8792 Direct | (262) 754-8850 Fax
mseidl@pinnacle-engr.com | www.pinnacle-engr.com

Attachment: Site Plan - PRELIMINARY - 16 Mar 2020 (9303 : Staff recommendation and possible action regarding a Site Plan request for a new

PLAN | DESIGN | DELIVER

CONFIDENTIALITY NOTICE:

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by email reply.

From: Hoffman, Lukas L - DOT <lukas.hoffman@dot.wi.gov>
Sent: Monday, March 9, 2020 6:26 AM
To: Mark Seidl <mseidl@pinnacle-engr.com>
Subject: RE: Trans 233 setback - De Pere

Morning Mark,
 That is not in my region. That is NE region territory which is David Nielsen I believe. His contact is 920-492-0148,
david.nielsen@dot.wi.gov

From: Mark Seidl <mseidl@pinnacle-engr.com>
Sent: Friday, March 6, 2020 5:10 PM
To: Hoffman, Lukas L - DOT <lukas.hoffman@dot.wi.gov>
Subject: Trans 233 setback - De Pere

Luke –

I have another property abutting I-41 in De Pere that I would like to check for Trans 233 setbacks. Title didn't show any but wanted to be sure. Is De Pere in your region or do I need to contact someone else?

Attached is a gis map of the site.

Mark

Mark Seidl, P.E. | Project Manager



PINNACLE ENGINEERING GROUP

CIVIL ENGINEERING | NATURAL RESOURCES | SURVEYING

20725 Watertown Road | Suite 100 | Brookfield, WI 53186
 (262) 754-8888 Main | (262) 754-8792 Direct | (262) 754-8850 Fax
mseidl@pinnacle-engr.com | www.pinnacle-engr.com

PLAN | DESIGN | DELIVER

CONFIDENTIALITY NOTICE:

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by email reply.

Attachment: Site Plan - PRELIMINARY - 16 Mar 2020 (9303 : Staff recommendation and possible action regarding a Site Plan request for a new

From: Hoffman, Lukas L - DOT <lukas.hoffman@dot.wi.gov>
Sent: Monday, December 16, 2019 2:18 PM
To: Mark Seidl <mseidl@pinnacle-engr.com>
Subject: RE: Trans 233 Greenfield

Good afternoon Mark,
 Received the CSM's and found no setback on them.

From: Mark Seidl <mseidl@pinnacle-engr.com>
Sent: Friday, December 13, 2019 9:04 AM
To: Hoffman, Lukas L - DOT <lukas.hoffman@dot.wi.gov>
Subject: RE: Trans 233 Greenfield

Thanks Lukas!

We do have the City's setback in our site plan but the potentially 233 setback would be greater and would potentially affect the site plan more.

Please let me know when you find out!

Thanks!

WE HAVE MOVED - Please note our new address below.

Mark Seidl, P.E. | Project Manager



PINNACLE ENGINEERING GROUP

CIVIL ENGINEERING | NATURAL RESOURCES | SURVEYING

20725 Watertown Road | Suite 100 | Brookfield, WI 53186
 (262) 754-8888 Main | (262) 754-8792 Direct | (262) 754-8850 Fax
mseidl@pinnacle-engr.com | www.pinnacle-engr.com

PLAN | DESIGN | DELIVER

CONFIDENTIALITY NOTICE:

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by email reply.

From: Hoffman, Lukas L - DOT <lukas.hoffman@dot.wi.gov>
Sent: Friday, December 13, 2019 9:02 AM
To: Mark Seidl <mseidl@pinnacle-engr.com>
Subject: Trans 233 Greenfield

Hello Mark,

Patti forward your email to me about a possible setback in Greenfield at 3200 South 103rd st. This summer we received a request about this property and found no setback. However, I am looking into to be sure. Currently waiting on a CSM

Attachment: Site Plan - PRELIMINARY - 16 Mar 2020 (9303 : Staff recommendation and possible action regarding a Site Plan request for a new

from the county. In the meantime, contact the City of Greenfield to see if they have any setbacks of their own. Once the research is done, I'll send out an email. Let me know if you have anymore questions.

Lukas Hoffman

Wisconsin Department of Transportation

SE Region

Land Division Coordinator

lukas.hoffman@dot.wi.gov

262-521-4415

Attachment: Site Plan - PRELIMINARY - 16 Mar 2020 (9303 : Staff recommendation and possible action regarding a Site Plan request for a new



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- 03-23-20 Plan Commission Report - Bayside Machine (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 28 Feb 2020 (PDF)

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

SITE MAP



REQUESTED ACTION:	Site Plan Approval. <i>Bayside Machine site plan approval for an addition to an existing office, warehouse, and parking area.</i>
COMMON DESCRIPTION:	2257 American BLVD, located northeast from the American BLVD and Biotech WY intersection.
PARCEL NUMBERS:	WD-WD-864, WD-1138-4
EXISTING ZONING:	I-B-2 (Industrial-Business-2)

SURROUNDING LAND USES:	Business park (I-B-2) to north, south, and west. Natural space (I-B-1) and City dog park (I-B-1) to the east.	
COMPREHENSIVE PLAN:	Business Park	
APPLICANT / OWNER:	Aaron Breitenfeldt Authorized Representative 1250 Centennial Centre BLVD Hobart, WI 54155	Parcel WD-1371 Property Owner: FBS Investment Group LLC 2257 American BLVD De Pere, WI 54115 Parcel WD-1138-4 Property Owner: City of De Pere 335 S. Broadway ST De Pere, WI 54115
SITE HISTORY:	The site has been used for agricultural purposes since 1938 until the late 2000s. American BLVD was developed in the mid-2000s, and Bayside Machine was built by 2010. An addition to the south end of the building was completed less than 5 years later. On November 12, 2019, the Finance and Personnel Committee recommended approval of the purchase/sale agreement terms with FBS Investment Group LLC for a proposed expansion at 2257 American BLVD. The project falls within Tax Increment District (TID) 12. The transfer of ownership of land from the City has not yet occurred.	
STAFF REVIEW:	When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60. The subject property includes land that is proposed to be acquired from the City by the petitioner for development of the following: • A 30,180 SF office and warehouse expansion, in addition to the existing 25,000 SF building for a total of 55,180 SF. • A 61 stall parking lot expansion, in addition to 30 existing stalls for a total of 91 stalls. • A landscaping bed adjacent to the front (west) side of the building to match the existing and new building sections. • A row of trees adjacent to the side (south street side) of the building to break up the mass of the wall and to screen new loading dock areas at the rear of the building. • A street-fronted row of trees along Biotech WY. The existing auto/truck driveway on American BLVD will remain. A second auto driveway will be added to American BLVD. A third auto/truck driveway will be added to Biotech WY. The existing wall sign is proposed to be replaced. There are no other details about the sign. Any signage requires a separate sign permit(s)	

from the Building Inspection Division.

The building façade materials are the following:

- The front (west) building façade materials for the addition include a split face block (to match the existing building) with a prefinished architectural wall panel over the second floor, where EIFS was used on the original building.
- The street side (south) building façade materials is 100% split face block at the west end of the wall and then split face block up to the height of the first floor doors with architectural metal wall panel over the doors. A row of new trees, adjacent to the building and adjacent to Biotech WY, is proposed to further break up the mass of the wall.
 - The use of architectural metal wall panels requires Plan Commission approval.
- The rear (east) building façade materials is 100% prefinished metal wall panel. The percentage of metal is typically not permitted, however it has been identified that the rear wall will connect to a potential future 7,500 SF future expansion.
 - A non-conforming future expansion wall requires Plan Commission approval and typically is tied to a 5 year (March 23, 2025) timeline to bring the wall into conformance if an expansion does not cover the wall. The 5-year timeline is included in the Planning Conditions of approval.

The applicant requests that the Plan Commission approve the referenced use of architectural metal wall paneling and prefinished metal wall panel on the three sides of the proposed building addition, with a 5-year timeline to either cover the rear wall with Code approvable materials or to expand the building.

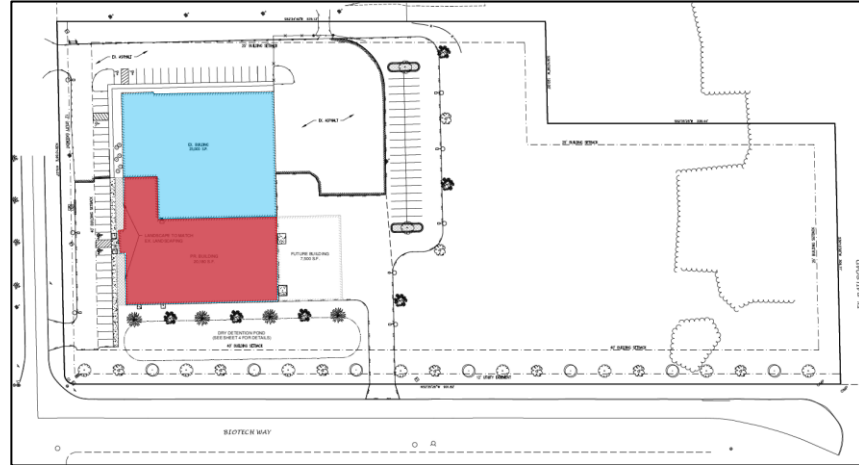
The site plan complies with the following massing and setback requirements set by the I-B-2 District (Code Section 14-52):

- Land Use: Vacant – Proposed office & warehouse (permitted)
- Lot Size: 8.0 acres when combined (1 acre required)
- Front Yard Setback – west: ~65 feet (40 feet required)
- Corner Side Yard Setback – south: ~95 feet (40 feet required)
- Interior Side Yard Setback – north: ~80 feet (25 feet required)
- Rear Yard Setback – east: ~660 feet (25 feet required)
- FAR: 0.13 (0.5 or less required)
- Building Height: 36 feet (Determined by Plan Commission)
- Landscaping: 36 new trees added to the existing site (35 trees required)

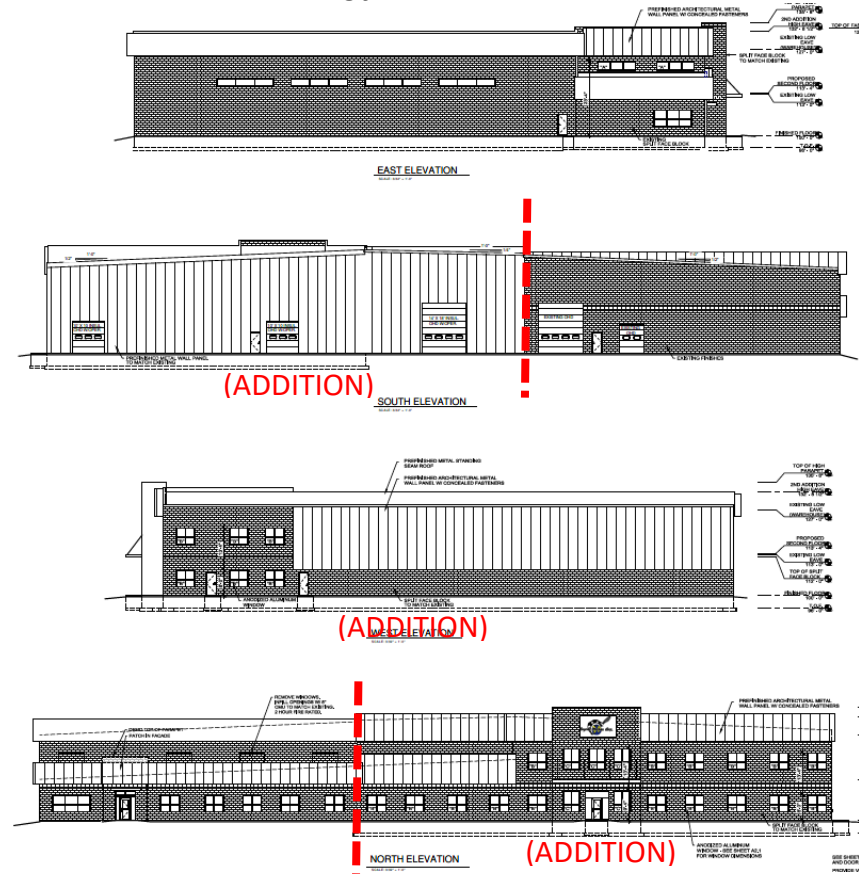
Parking requirements were not detailed on the site plan, however, requirements have been met with the proposed new vehicle stalls. The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	30	61	40+ Visitors	51 surplus w/o visitor
TOTAL	30	61	40+	YES, 91 Stalls

Proposed site plan with parking lot landscaping.



Front, side, and rear building facades.



STAFF COMMENTS:

Engineering:

1. Provide project address in the title block and title page of the Civil plan set.
2. Sheet C-2: Call out 4-inch pavement markings.
3. Sheet C-2: new driveways will need to be 8-inch concrete with 5-foot wide sidewalk sections located 6-inches off of the right-of-way line.
4. Sheet C-2: Provide note stating the following: Concrete work in the right-of-way needs to be completed by a licensed concrete worker. Concrete workers licenses can be obtained through De Pere Public Works at 920-339-4061.
5. Sheet C-2: Provide note stating the following: Curb cuts are to be made with a hydraulic, mounted curb cut machine. Breaking off the curb head at the flow line will not be permitted and will result in full curb and gutter replacement.
6. Sheet C-3: Provide note stating the following: An excavation permit is required for any work in the public right-of-way. Contractor shall contact De Pere Public Works at 920-339-4061 two weeks in advance of work to obtain permits.
7. Sheet C-4: Provide erosion control staging schedule based on major operations.

Fire: Meet with fire chief regarding site requirements.

Forestry:

1. No planting plan included with WDNR recommendations. Submit with revised plans.
2. Provide a follow-up care plan for planted trees/landscaping.
3. The wrong name is used in tree planting schedule - "Gallary" is not a variety of pear. Likely mean "Callery" pear.

Health: None.

Planning:

1. The site plan requires that Parcel WD-1138-4 be acquired by the owner of WD-1371 and the two parcels must be combined.
2. The use of architectural panels on the front (west) and side (south) of the building addition, located above the first floor/window height, requires Plan Commission approval.
3. The use of a prefinished metal wall panel on the entire rear (east) of the building is intentional due to a future building addition. The use of metal requires Plan Commission approval, with a requirement that the façade materials conform to code within 5 years (March 23, 2025) or an addition be approved with conforming material that eliminates the need for the rear wall.
4. On sheet A3.1, correct the labeling for each of the four elevations.
5. Identify the location of any outdoor refuse/recycling facilities and provide elevations with scaled elevations. If garbage collection is indoor, identify so on the site plan.
6. Identify the number of existing parking stalls, proposed number of parking stalls, and the required number of parking stalls on the site plan (1 stall per 2 employees + truck stalls + visitor parking).
7. The location and type of any new signage should be identified on the site plan with materials identified and scaled renderings. NOTE: New signage must meet the requirements of Sign Ordinance Chapter 98, and separate sign permit(s) are required.
8. The loading docks at the rear of the building need to be screened from

adjacent uses to the south. Additional landscaping, a berm, or a wall should be placed at the rear of the building to provide a minimum 5-foot high screen.

9. On sheet C-2, correct the parking requirements to accommodate 1 parking space per 2 employees and one space for each company truck that is parked outside, plus visitor parking (It is understood that there are approximately 80 employees, trucks park in loading docks, and remaining parking in front is for visitors).

Inspection:

1. Provide WDNR NOI permit before municipal soil erosion control permit and site disturbance.
2. Provide a detailed rendering of the wall sign.

REVIEW PROCESS

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

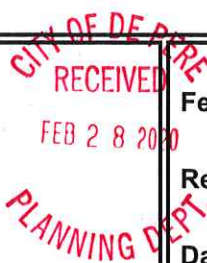
STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for the office, warehouse and parking addition, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff recommendation includes the use of metal on the front side and rear facades, with the stipulation that the rear façade be brought to code approvable materials by March 23, 2025 if a building expansion does not occur on the full rear wall within that time.



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

Fee: \$ 305.00

Receipt #: 150448

Date: 2-28-20

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Robert E Lee and Associates, Inc.	Authorized Representative Aaron Breitenfeldt	Title Project Manager	
Mailing Address 1250 Centennial Centre Blvd	City Hobart	State WI	ZIP Code 54155
Email Address abreitenfeldt@releeinc.com	Phone Number (incl. area code) 920-662-9641	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) Bayside Machine Corporation	Contact Person Rob Salesky	Title Treasurer	
Mailing Address 2257 American Blvd	City De Pere	State WI	ZIP Code 54115
Email Address rob@baysidemachine.net	Phone Number (incl. area code) 920-330-9972	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 2257 American Blvd	Parcel No. WD-1371
---	-----------------------

SECTION 4: Project Information

Existing Zoning:	I-B-2		
Present Use of Parcel:	Industrial Development		
Proposed Use of Parcel:	Industrial Development		
Estimated Start Date:	3-30-20	Estimated Completion Date:	11-27-20

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) Aaron Breitenfeldt	Title Project Manager	Phone Number 920-662-9641
Signature of Applicant <i>Aaron Breitenfeldt</i>		Date Signed 2/24/2020

TO BE COMPLETED BY CITY STAFF

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

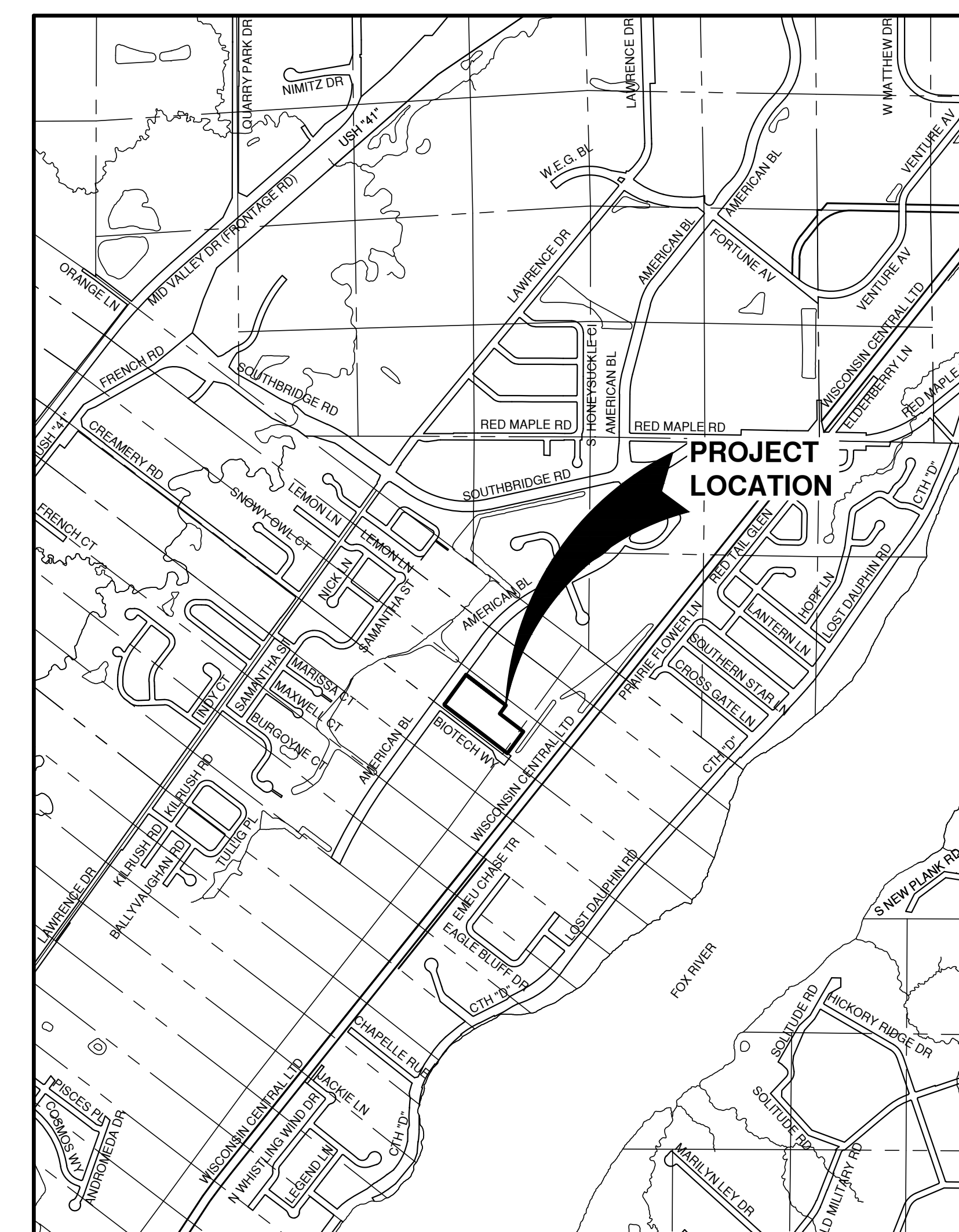
Attachment: Application Form (9312 : Staff recommendation and possible action regarding a Site Plan request for an office and warehouse a)

The map displays the De Pere, Wisconsin area, with a large black arrow pointing to the project location. The project is located near the intersection of Highway 1 and Highway 22, just north of De Pere. The map includes major roads, cities, and towns. The Menominee River is shown flowing through the area, and the Sturgeon Bay area is visible to the east. The project location is marked with a large black arrow pointing to a specific spot on the 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.

SHT. NO.	DESCRIPTION
C-0	LOCATION MAPS AND INDEX TO DRAWINGS
C-1	EXISTING SITE CONDITIONS
C-2	SITE PLAN
C-3	UTILITY PLAN
C-4	GRADING PLAN AND EROSION CONTROL PLAN
C-5	MISCELLANEOUS DETAILS
C-6	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
C-7	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
C-8	EROSION CONTROL - DITCH CHECK DETAILS
C-9	EROSION CONTROL - SHEET FLOW DETAILS
C-10	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
C-11	LANDSCAPE PLAN
C-12	LIGHTING PLAN



UTILITY INFORMATION:

UTILITIES PRESENT:

CITY OF DE PERE DEPARTMENT OF PUBLIC WORKS, CENTRAL BROWN COUNTY WATER AUTHORITY, GREEN BAY METROPOLITAN SEWER DISTRICT, WISCONSIN PUBLIC SERVICE CORPORATION, AT & T, TIME WARNER CABLE AND NET LEC.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKETS NUMBERED 20191520238 AND 20191520240, BOTH DATED 04-22-2019, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF DE PERE
925 SIXTH ST.
DE PERE, WI 54155

(920) 339-8076

WATER:
CENTRAL BROWN CO.
WATER AUTHORITY
3100 EATON RD
BELLEVUE, WI 54311

(920) 884-1077

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

(920) 432-4893

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307

(800) 797-7434

TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301

(920) 433-4147

TELECOMMUNICATIONS:
TIME WARNER CABLE
2580 W. MASON ST.
GREEN BAY, WI 54303

(920) 944-1581

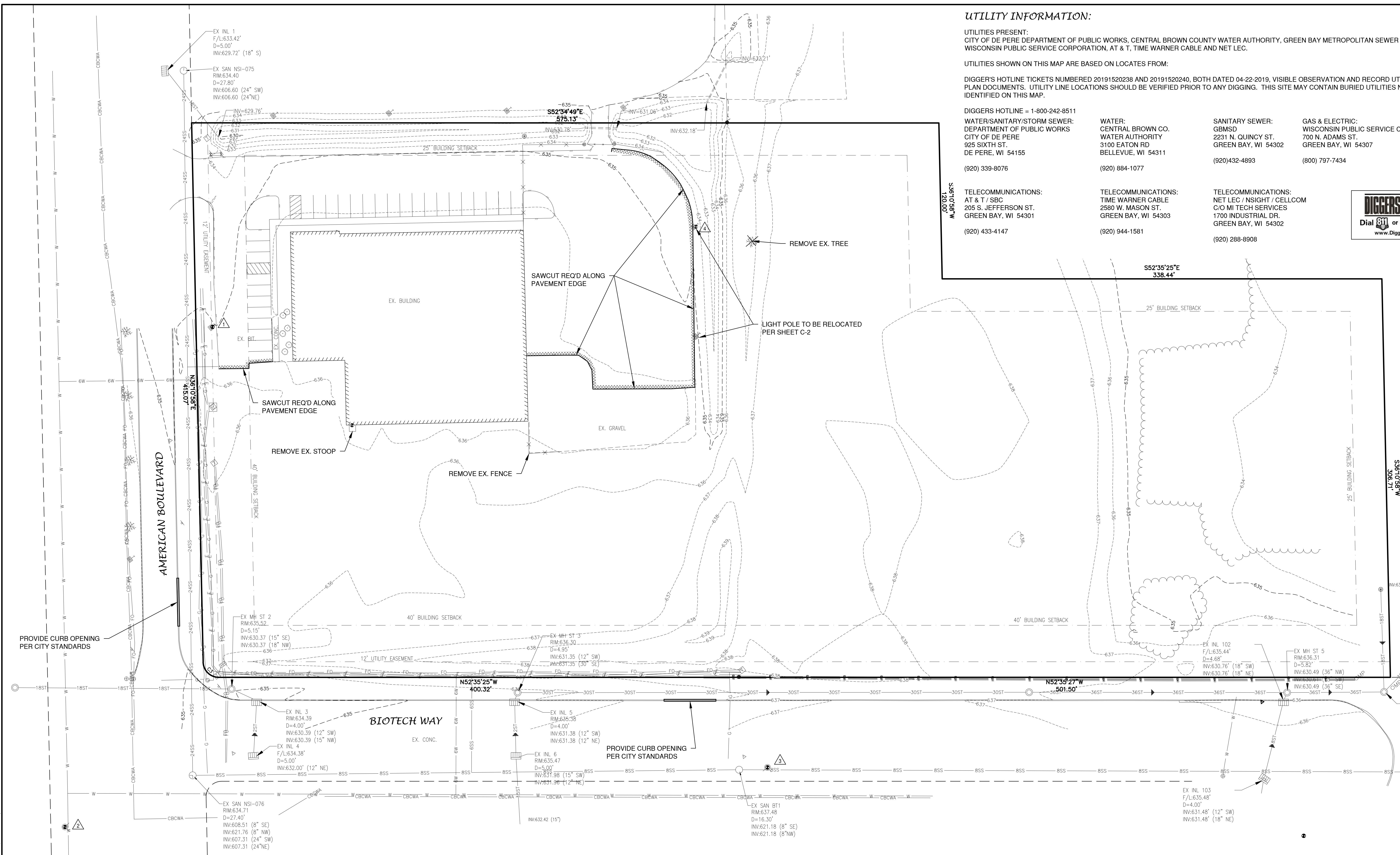
TELECOMMUNICATIONS:
NET LEC / NSIGHT / CELLCOM
C/O MI TECH SERVICES
1700 INDUSTRIAL DR.
GREEN BAY, WI 54302

(920) 288-8908



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

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



OWNER INFORMATION:

BAYSIDE MACHINE CORPORATION
2257 AMERICAN BLVD
DE PERE, WI 54115

(920) 330-9972

CONTACT: ROB SALESKY

LEGEND

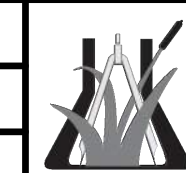
- FIRE HYDRANT - WATER VALVE/CURB STOP - WATER MANHOLE - REDUCER/INCREASER - SANITARY MANHOLE - AIR RELIEF MANHOLE - STORM MANHOLE - OPEN STORM MANHOLE - STORM INLET - STORM INLET MANHOLE - TANK COVER - SOIL BORING - POST - IRON PIPE/ROD - PK NAIL	- POWER POLE - POWER POLE W/GUY WIRE - LIGHT POLE - TRAFFIC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

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
												EMK-LLP
												CHECKED
												DESIGNED
												AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

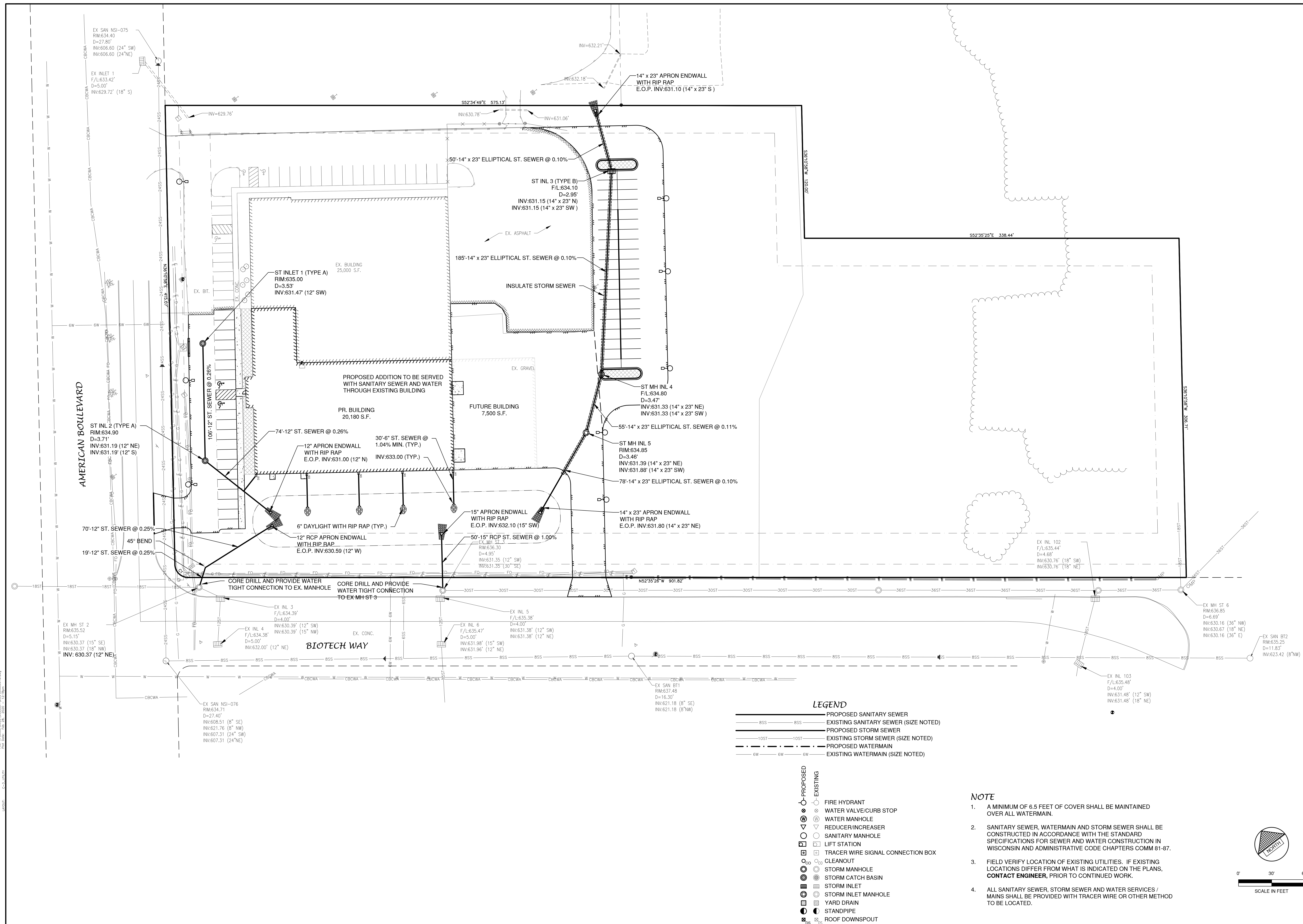
DATE
02/20/20
FILE
0989011T
JOB NO.
0989001



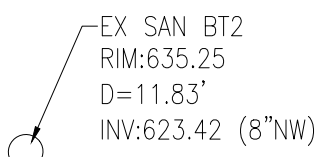
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO.
C-1

Packet F



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	FILE	DATE	Robert E. Lee & Associates, Inc.	SHEET NO.
												CHECKED	9298011D	01/2020	ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES	C-3
												DESIGNED	9298011D		1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155	
												AJB	9298001		920-662-9841 www.releinc.com	



T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION

- ## EROSION CONTROL

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

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



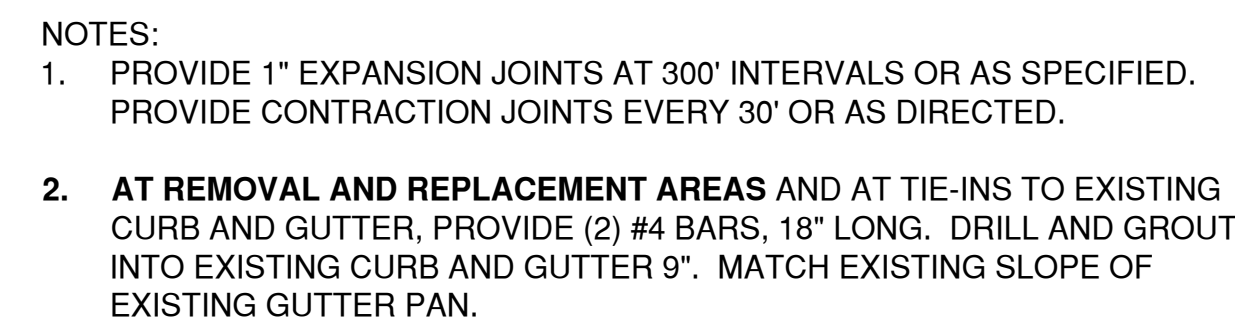
DRAWN	LLP
CHECKED	BBB
DESIGNED	AJB

GRADING AND EROSION CONTROL PLAN



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

SHEET NO
C-4



STANDARD CURB AND GUTTER



SHEET NO.
C-5

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"

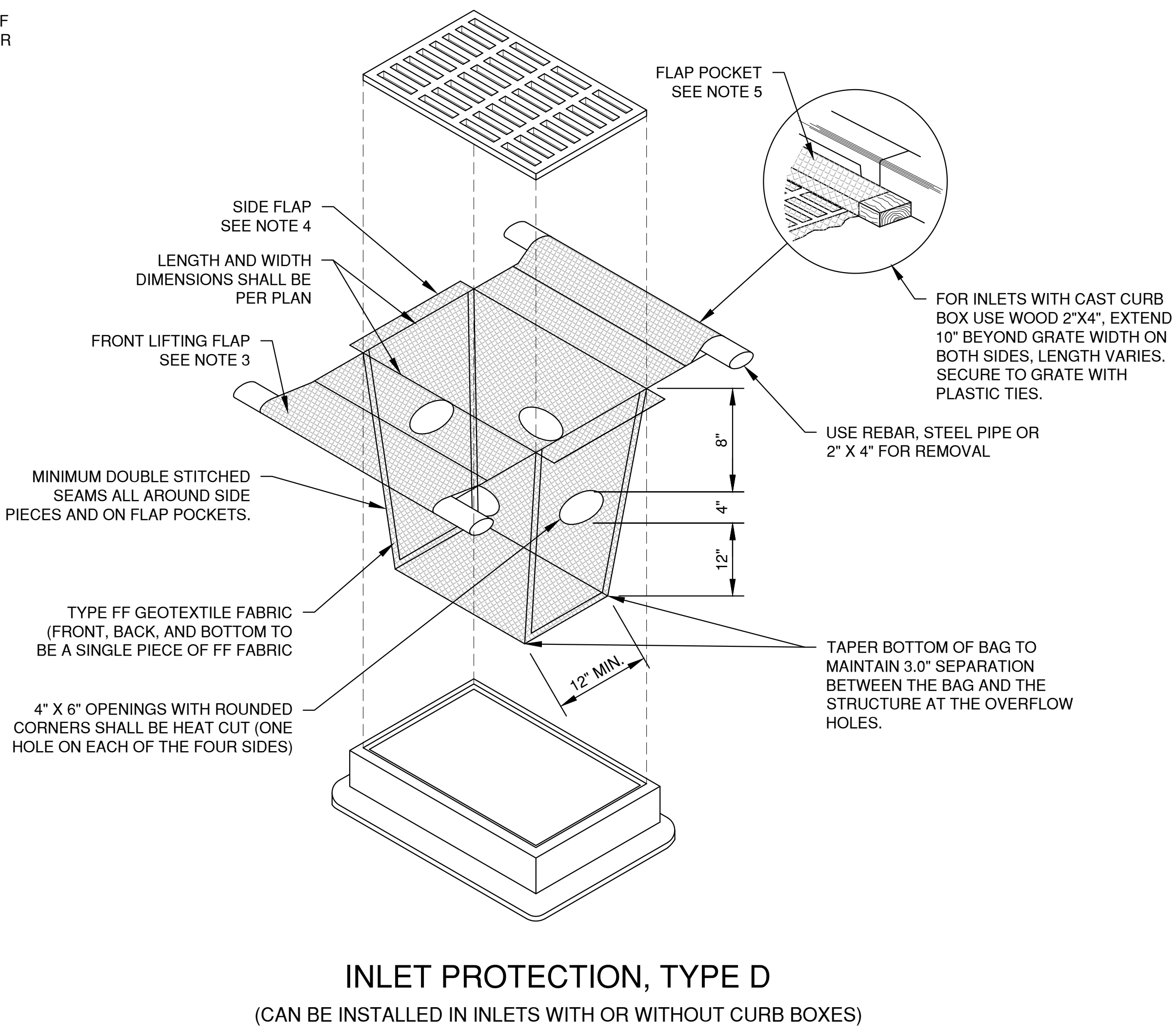
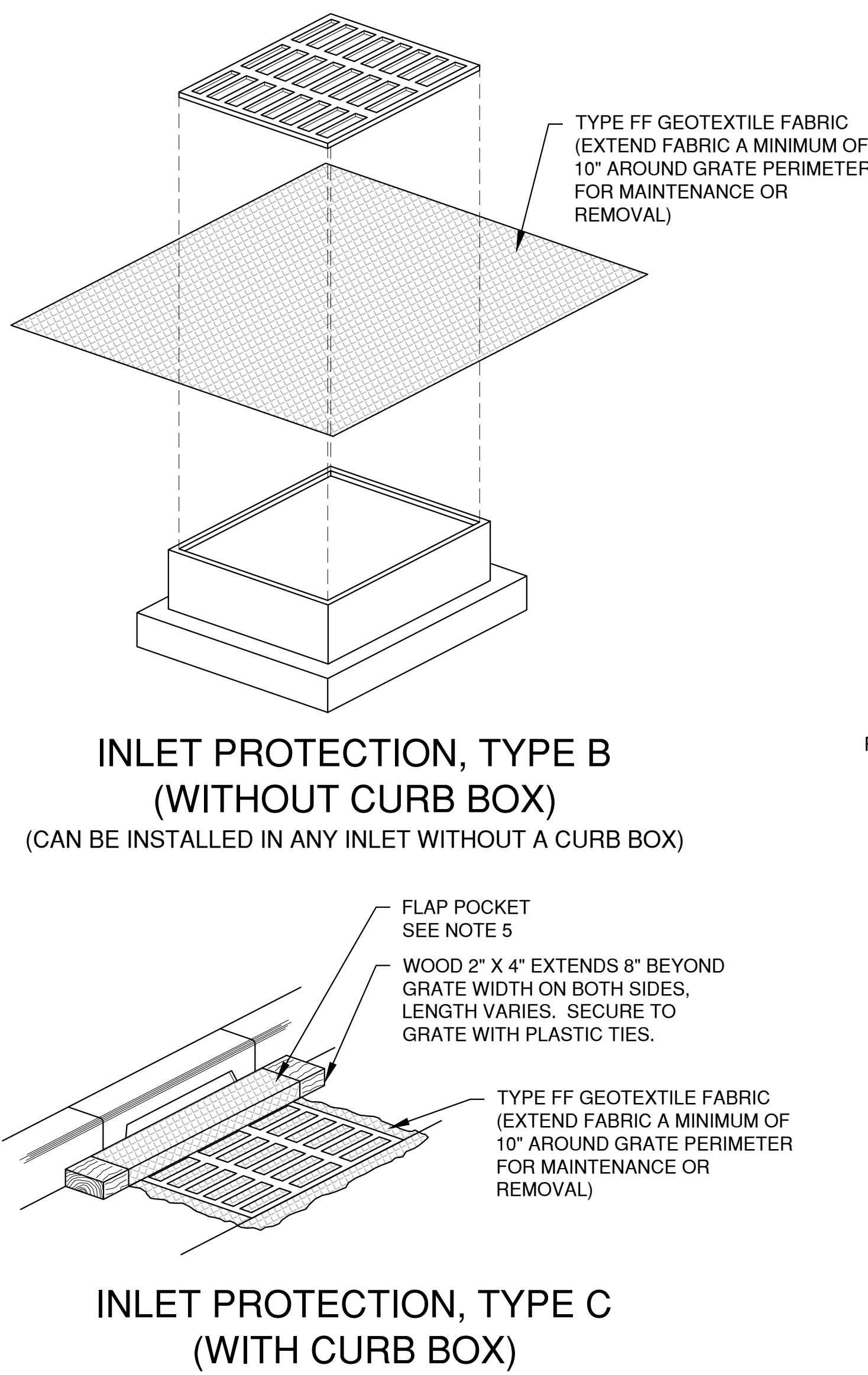
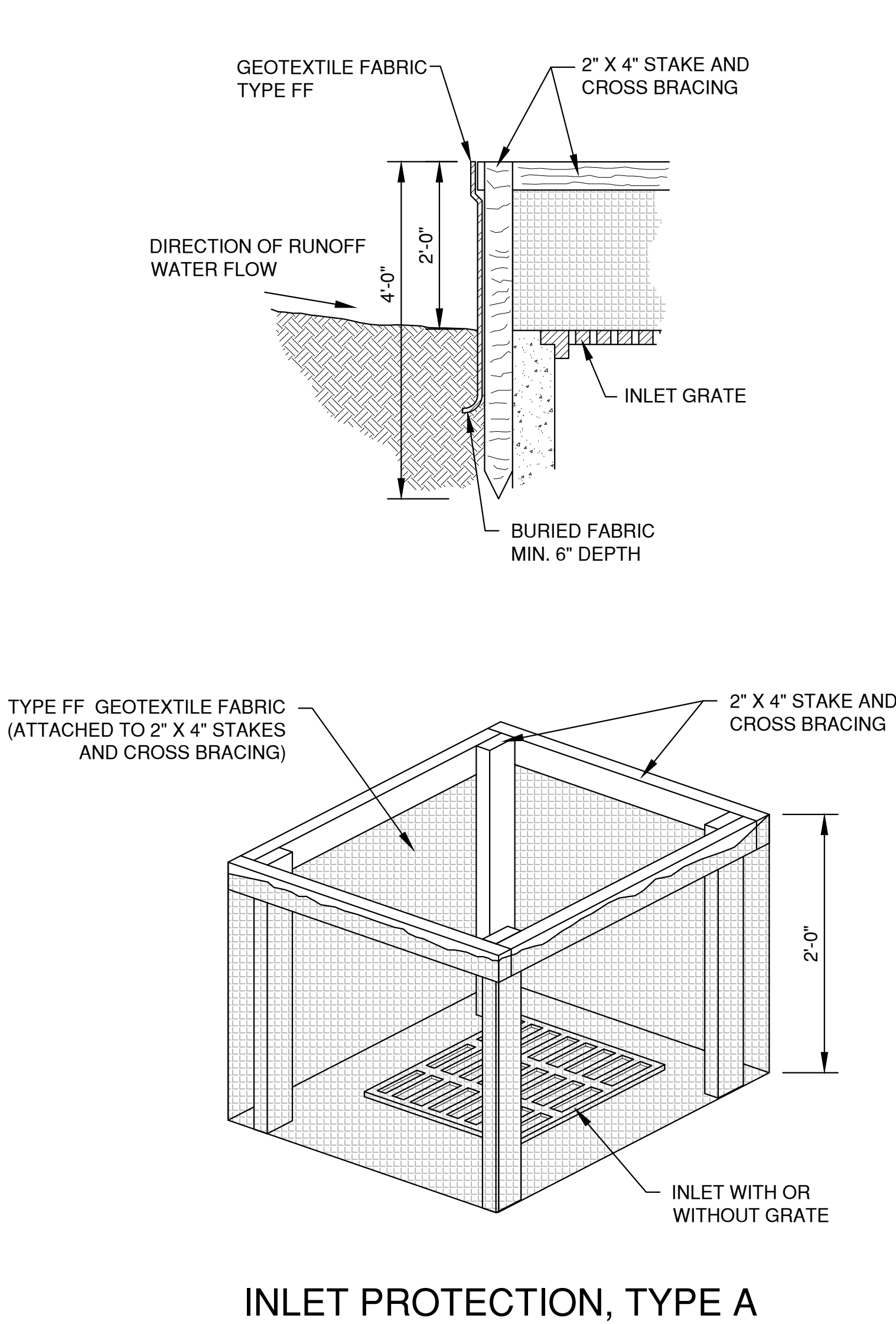
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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:

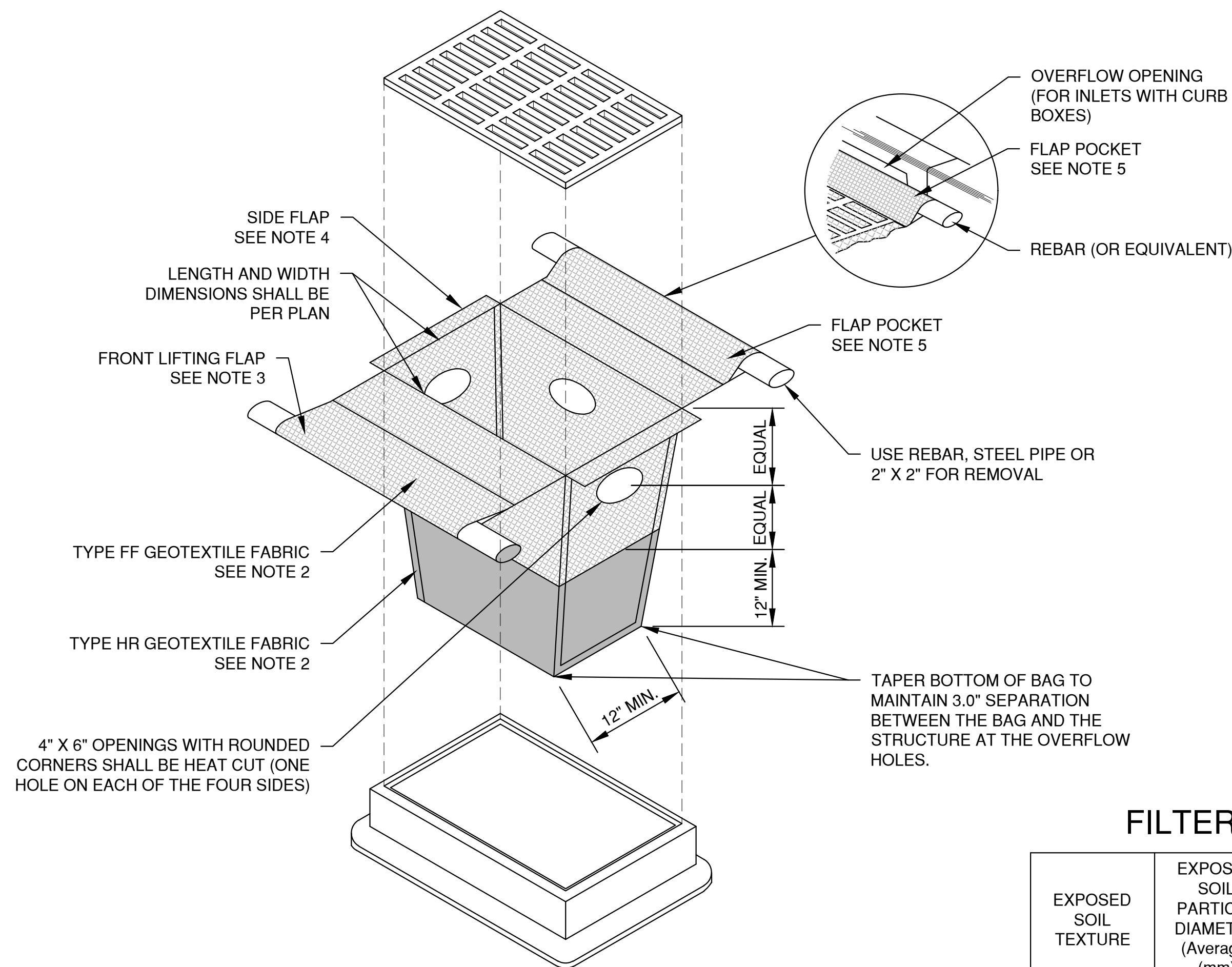
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE 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.



The:\33000\9849\9849.dwg Date: 01/20/2020 10:50:00 AM User: rlee

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.

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.



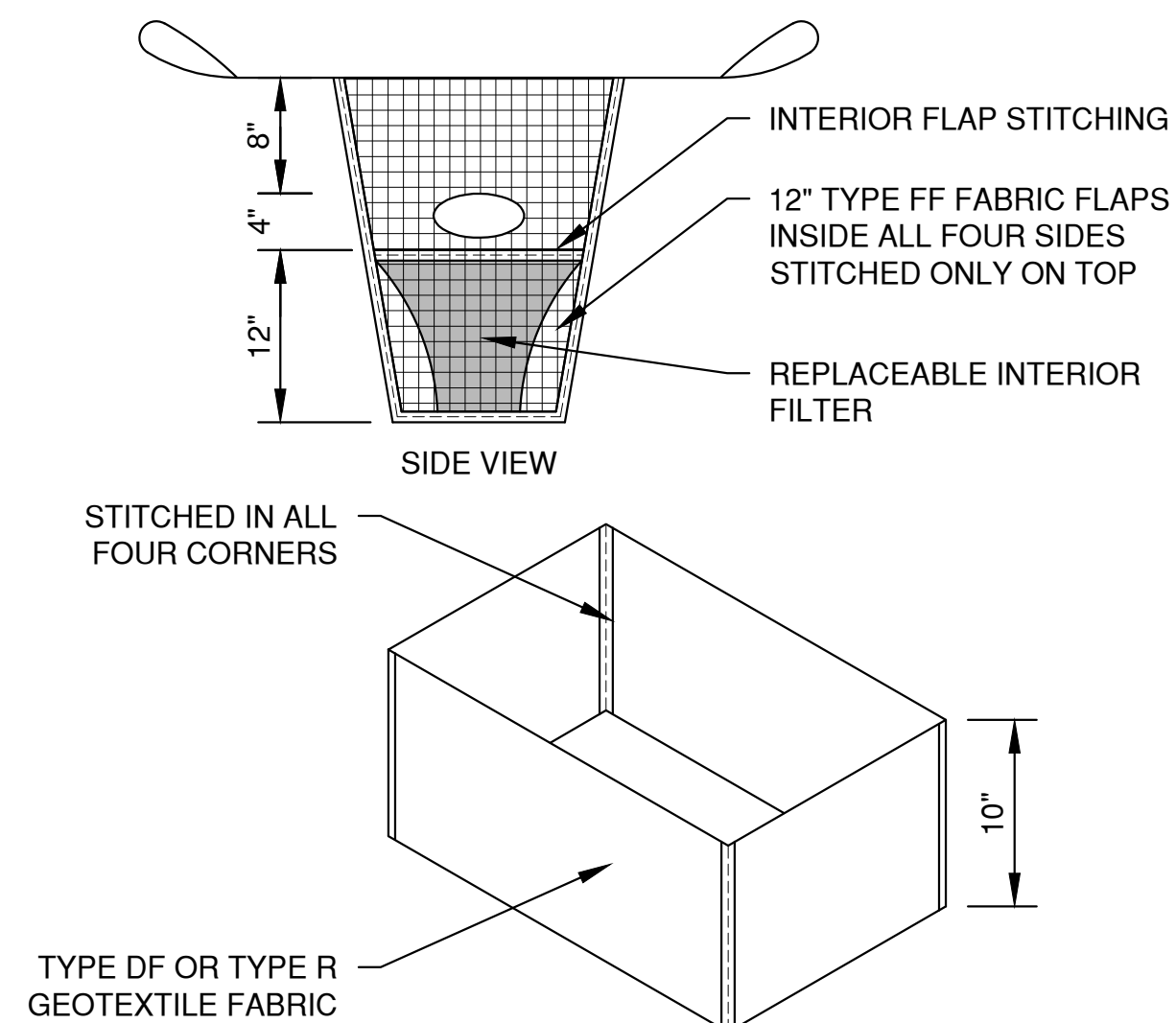
FILTER FABRIC TYPE

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

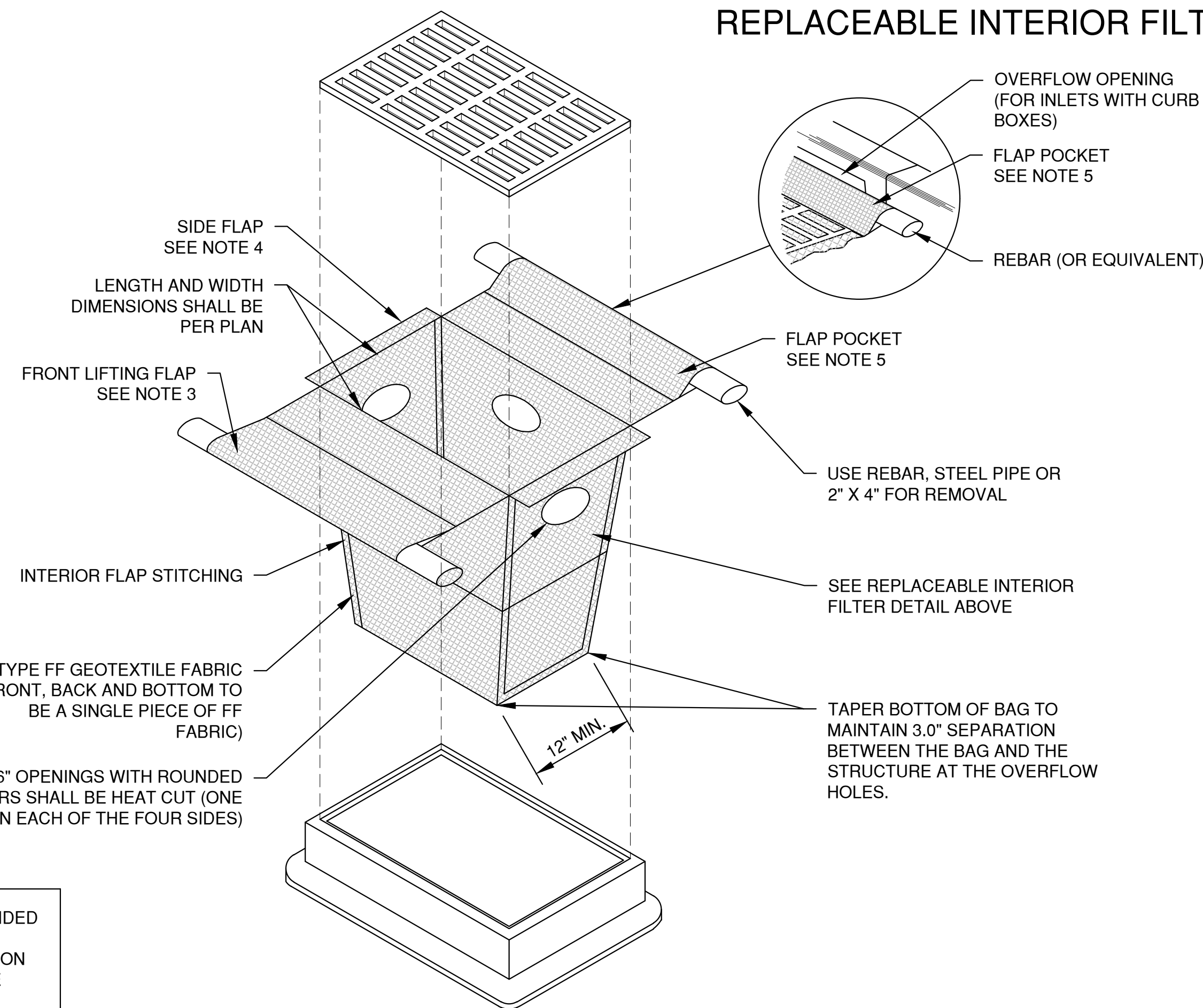
* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

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.

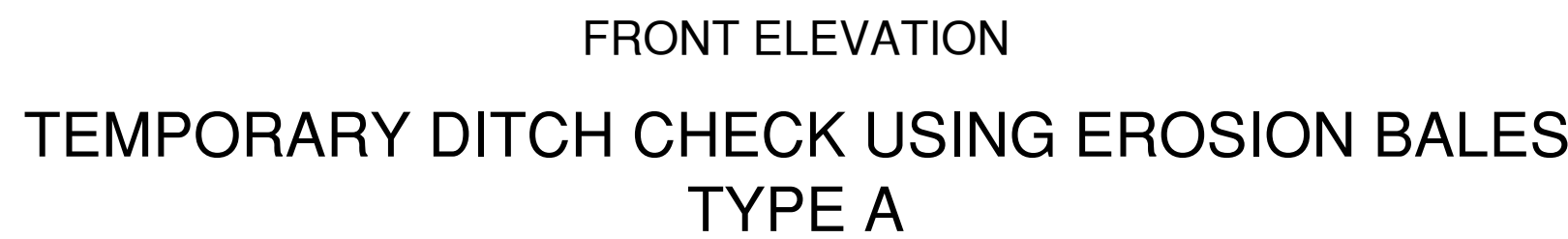


REPLACEABLE INTERIOR FILTER



Attachment: Site Plan - PRELIMINARY - 28 Feb 2020 (9312 : Staff recommendation and possible action regarding a Site Plan request for an office and warehouse a)

Packet Pg



NOTES:

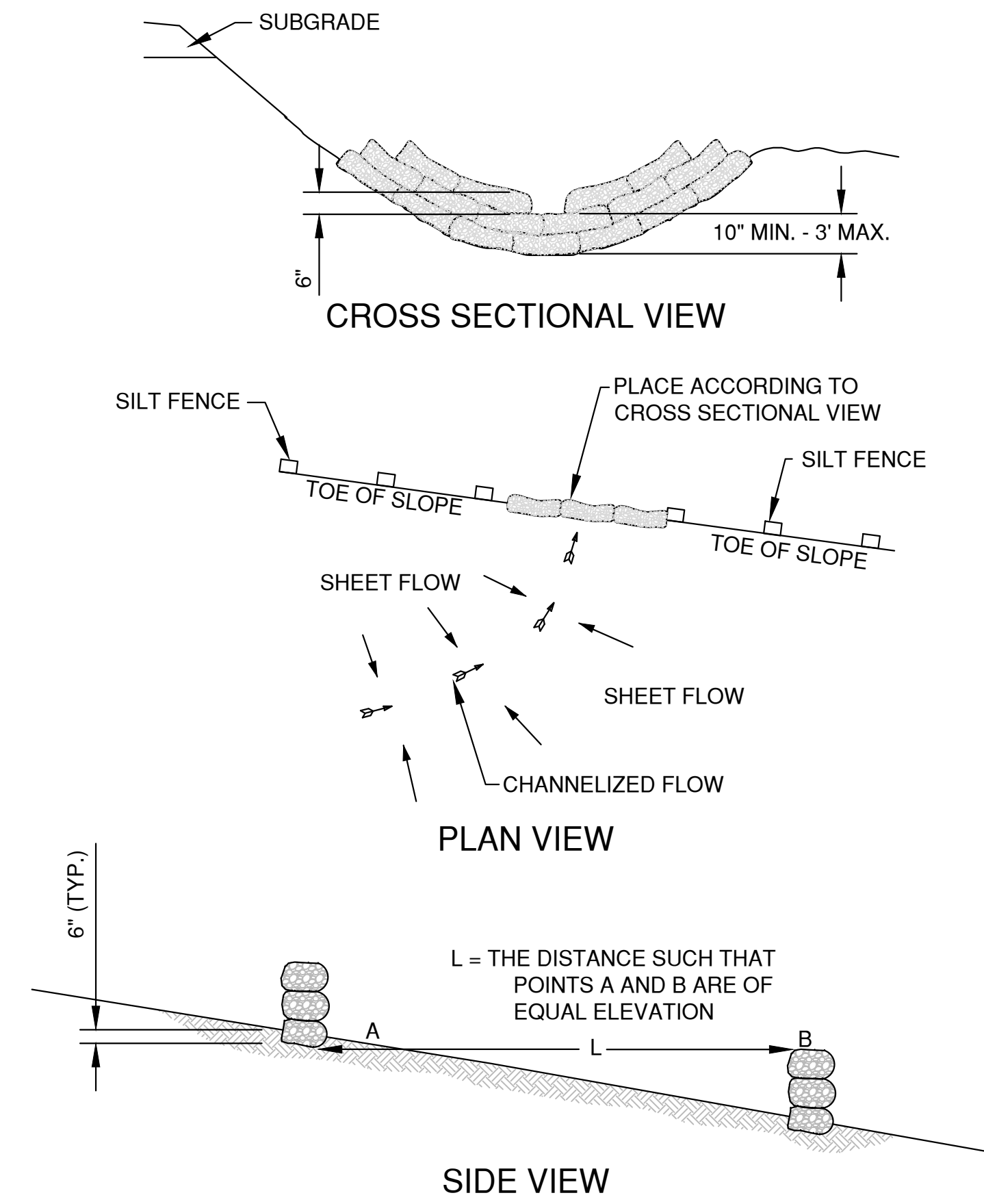
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

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.

2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

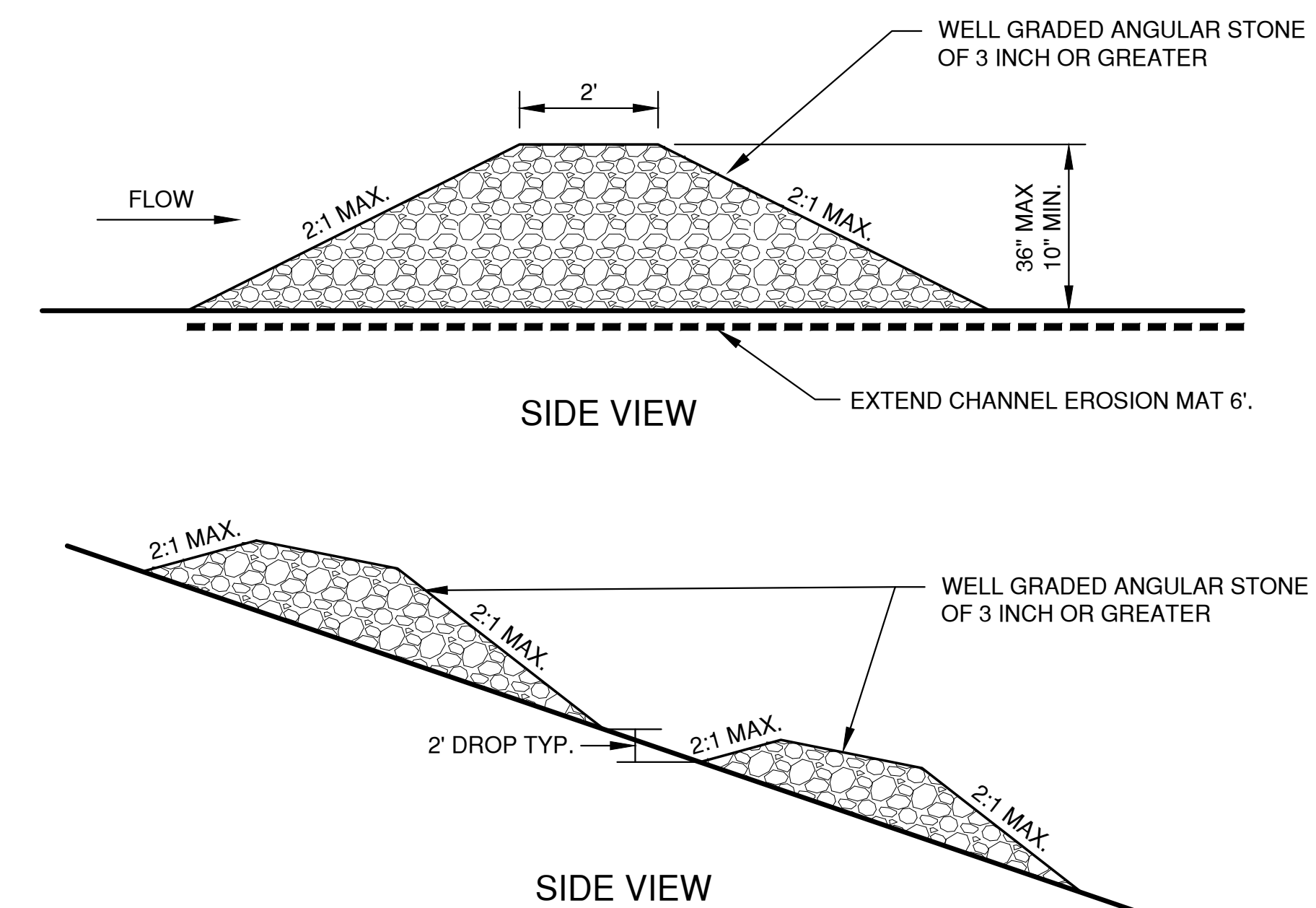
SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

(1) SIZE No. ACCORDING TO AASHTO M 43



DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS TYPE B



TEMPORARY DITCH CHECK USING STONE
TYPE C

DITCH CHECK GENERAL NOTES:

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



TYPE "B"

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

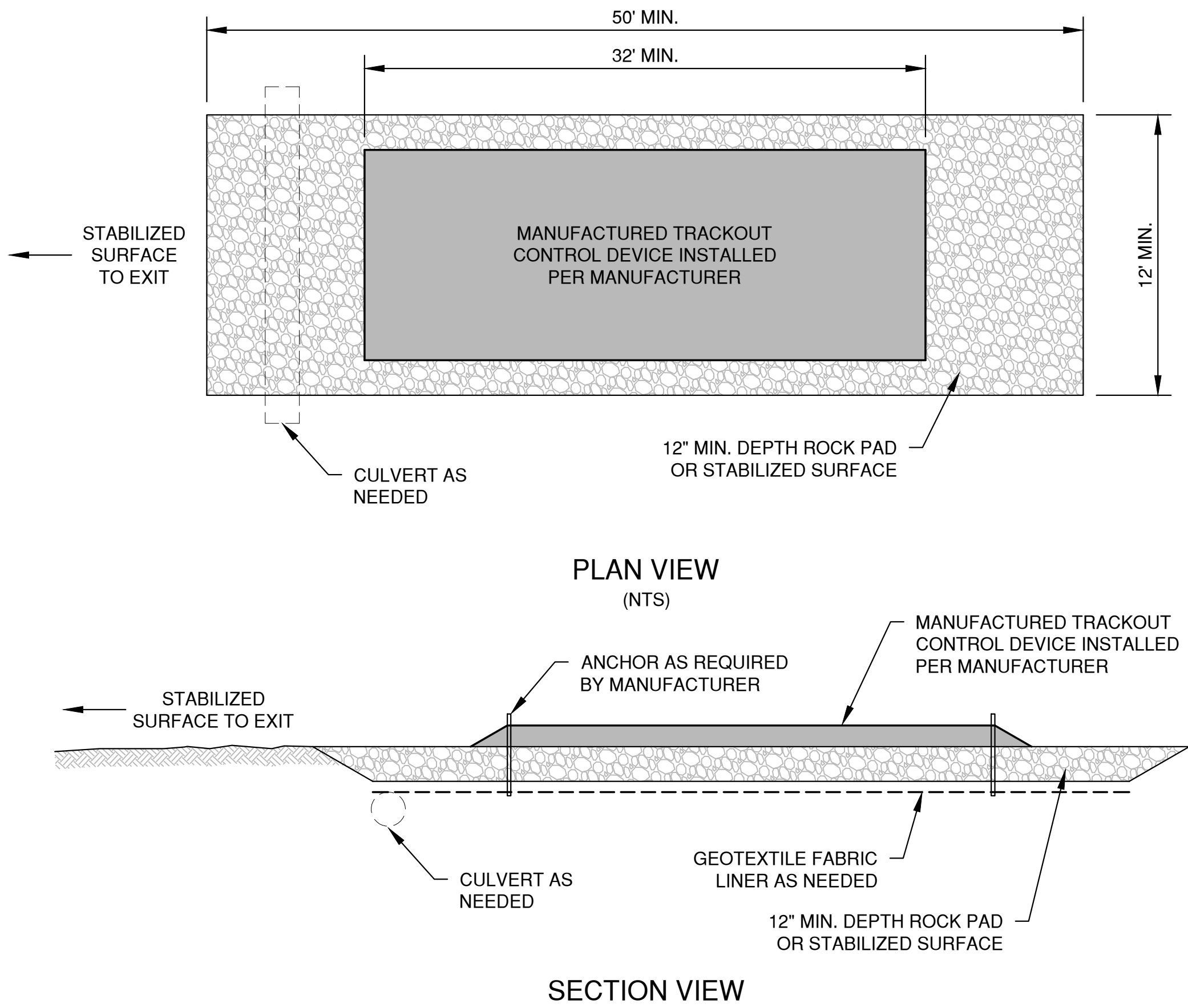


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

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.

Packet Pg. 59

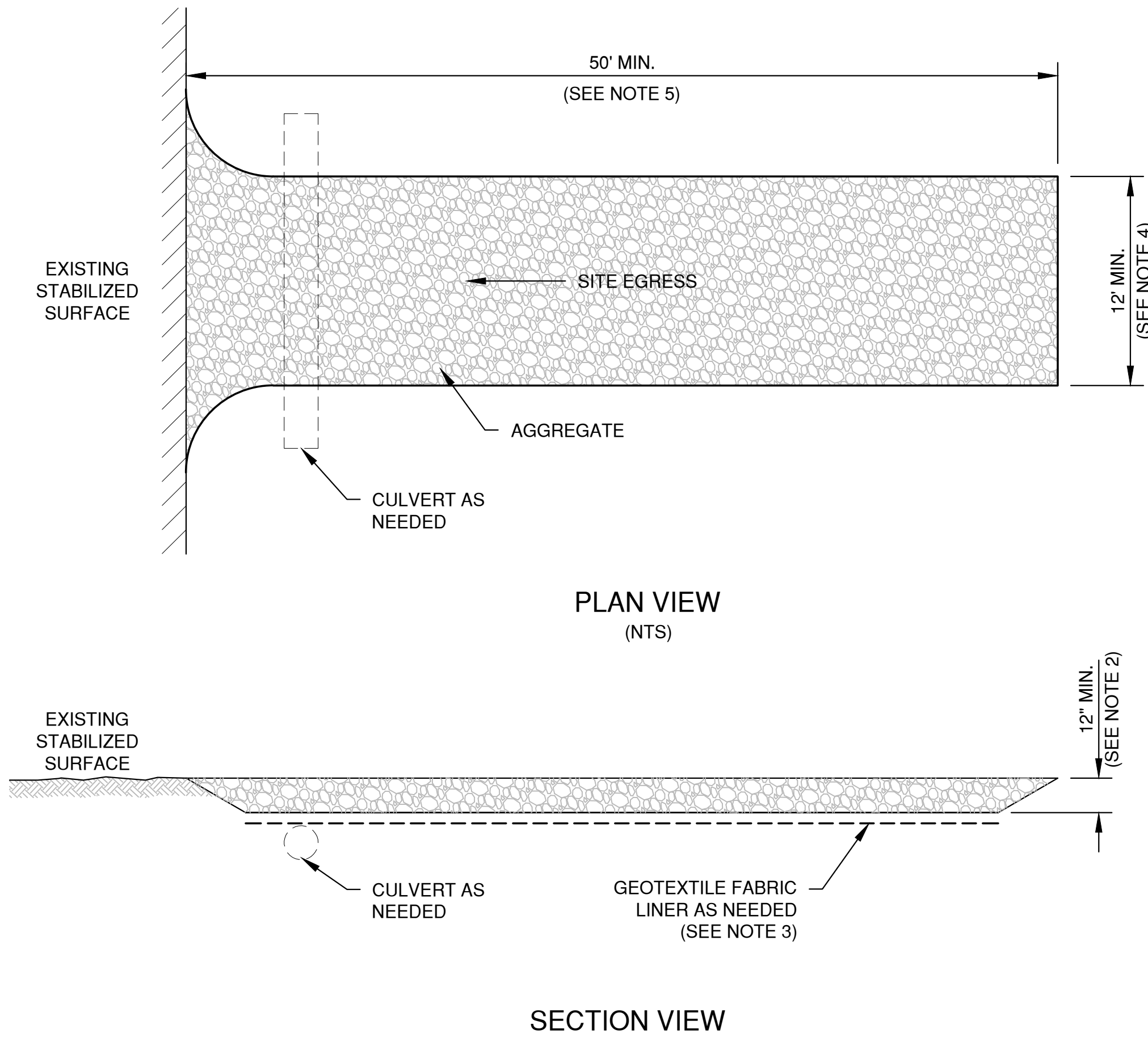
* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



NOTES:

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

MANUFACTURED TRACKOUT CONTROL DETAIL



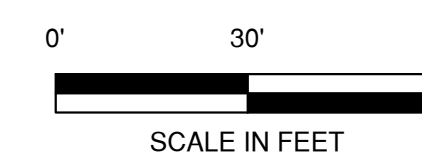
NOTES:

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

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

STONE TRACKING PAD DETAIL

D:\Projects\9844\9844.dwg User: jlee Date: 01/27/2020 Time: 9:44am
C-11.dwg 1/28/2021

Packet Pg.



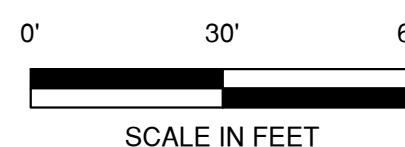
LEGEND

	WALL PACK (FOR TYPE DESIGNATION SEE TABLE TO LEFT)
	DOWNLIGHT (FOR TYPE DESIGNATION SEE TABLE TO LEFT)
	LIGHT POLE (FOR TYPE DESIGNATION SEE TABLE TO LEFT)

 WALL PACK (FOR TYPE DESIGNATION
SEE TABLE TO LEFT)

 DOWNLIGHT (FOR TYPE DESIGNATION
SEE TABLE TO LEFT)

 LIGHT POLE (FOR TYPE DESIGNATION
SEE TABLE TO LEFT)

Packet Pg.

FLOOR PLAN GENERAL NOTES:

- ALL DIMENSIONS ARE TO FINISH SURFACES
- INTERIOR PARTITIONS TO BE 3625125-30 METAL STUDS @ 16" O.C. W/ 1/2" GYPSUM BOARD BOTH SIDES W/ F.S. SOUND BATT UNLESS NOTED OTHERWISE. NOMINAL DIMENSIONED WIDTH 5"
- BOX IN ALL PEMB COLUMNS WITH GYPSUM BOARD IN OFFICE AREA.
- PROVIDE FIRE ALARM SYSTEM WITH SMOKE DETECTION IN EXISTING AND NEW MANUFACTURING / WAREHOUSE AREA (ALL BUILDING AREAS SOUTH OF FIREWALL). SEE APPROVED PETITION FOR VARIANCE - TRANSACTION ID #3292134.

FLOOR PLAN WORK NOTES:

- VERIFY EXISTING 8" CMU WALL IS FILLED WITH CORE FILL FOAM INSULATION TO MEET 2 HOUR FIRE RATING REQUIREMENTS. PROVIDE FOAM CORE FILL IF NECESSARY.
- VERIFY EXISTING DOORS ARE 1 1/2 HOUR FIRE RATED WITH LATCH AND CLOSER. REPLACE IF NECESSARY.
- REMOVE WINDOW AND INFILL OPENING WITH METAL STUDS AND GYPSUM BOARD.
- PROVIDE FURRING AND GYPSUM BOARD OVER EXISTING CMU WALL.
- 1 HOUR STUD WALL - SEE DETAIL 1/A1.2
- PASS THRU WINDOW - MAXIMUM SILL HEIGHT 34" AFF
- FUTURE ELEVATOR FOR FUTURE SECOND FLOOR OFFICE BUILD-OUT. VERIFY SHAFT DIMENSIONS WITH ACTUAL ELEVATOR TO BE USED.
- REMOVE SECTION OF WALL FOR NEW HALLWAY CONTINUATION.

GENERAL SPECIFICATION

These plans and specifications have been prepared for Fox Cities Builders, Seymour, Wisconsin (hereafter referred to as the contractor). The Architect will be responsible only to the contractor for work incorporated into the drawings and specifications. Civil, Plumbing, Heating-Ventilating and Electrical plans and specifications will be furnished by others. All contractors shall be responsible for complying to provisions of the Federal Occupational Safety & Health Act.

GENERAL CONDITIONS: All contractual agreements and responsibilities, including all insurance requirements and State of Wisconsin Regulations, are to be negotiated between Owner and the Contractors, both of whom will be responsible for furnishing all required insurances, including Unemployment & Workmen's Compensation requirements. Contractors shall be responsible for safety and accident prevention. There shall be no deviation from these plans and specifications without the written consent of the Architect. The Architect is not a party to any negotiations between Owner and his Contractors.

MECHANICAL TRADES: Plumbing, Heating-Ventilating and Electrical Work contracts are not a part of these plans. All work of these trades shall be done in strict accordance to all Local and State of Wisconsin Codes and Ordinances. Plumbing and Heating-Ventilating plans shall be submitted to the State of Wisconsin for approval. Electrical Contractor shall provide all required "EXIT" lights.

SITE WORK: Strip existing topsoil and store on the site as directed by the Owner. The site shall be graded to provide drainage away from the building.

EXCAVATION AND BACKFILLING: Excavate to required depths to receive footings as indicated on the drawings. Excavations shall be cut cleanly. Backfill around exterior of building with earth free from waste and debris. All backfill below slabs on grade to be granular material and compacted to 95% modified proctor. Maximum lift is 8 inches. Foundations are designed for 2000 PSF soil bearing capacity. The Contractor shall verify the adequacy of bearing soils and employ the services of a soils engineer if necessary. Architect shall be notified of presence of any questionable soils.

CONCRETE WORK: Concrete footings and slab shall be constructed to meet all requirements of the "Guide Specifications for Ready Mix Concrete". Strength to be minimum 3,000 PSI for walls and footings, and 4,000 PSI for floor slabs. Exterior flatwork shall be air entrained. Slump shall not exceed 4". Provide all required form work, as indicated on plans, and remove all forms after concrete has properly set. This contractor shall set all anchor bolts, as shown or required of proper size and length. Set by template. Furnish and place all reinforcing steel and welded wire mesh as called for. Reinforcing steel shall be intermediate grade, deformed, new billet steel meeting ASTM A-15. Bend bars a minimum 24" around corners and lap splices at least 20 bar diameters. Where not otherwise shown, the thickness of concrete over the reinforcement shall be:

- Where concrete is deposited against the ground without the use of forms, not less than 3 inches.
- Where concrete is deposited against forms and exposed to weather or soil, not less than 1-1/2 inches.

MASONRY: A. All masonry work shall be performed by skilled workmen in a competent manner. Joints shall be clean, straight, plumb, level and uniform. Chipped, cracked and broken units shall not be used. All masonry shall be laid in running bond.

B. Reinforcing shall be used every second course of all masonry block walls. Provide three courses of brick for bearing. Cur-O-Wal shall be standard weight as required by the State of Wisconsin Dept. of COMM. Lap all reinforcements 6 inches. C. 4" masonry shall be tied to backup material with 22 U.S. gage stainless steel anchors, 7/8" wide spaced 16" O.C. vertically and 32" O.C. horizontally.

D. Control joints shall be provided and spaced as follows unless specified otherwise on the plans:

Load-bearing walls: joint to corner - 30'; joint to joint - 60' (0 to 20% wall openings)

joint to corner - 20'; joint to joint - 40' (more than 20% wall openings)

Non-bearing walls: joint to corner - 25'; joint to joint - 50' (0 to 20% wall openings)

Joint to corner - 20'; joint to joint - 30' (more than 20% wall openings)

Joints in fire rated walls shall be filled with materials with same fire rating.

E. All concrete masonry units shall conform to ASTM C-90-70. Units shall be from a source approved by the State of Wisconsin and shall bear the mark of the manufacturer.

PRECAST CONCRETE: Precast concrete floor planks shall be 8". A 3" concrete topping will be installed. Plank must be designed for 85 PSF live load.

PRE-ENGINEERED METAL BUILDING: The building shall be supplied by a supplier yet to be determined (hereafter referred to as the manufacturer). The metal building, as shown, shall be manufactured by the manufacturer, and shall meet all of the loading requirements as outlined by the State of Wisconsin, Department of Safety & Professional Development, Safety & Buildings Division, for buildings of this type. The metal building and all applicable accessories shall be completely furnished and installed to manufacturers specifications, and as outlined in the Agreement between the Owner and Contractor. The building shall be of bay sizes shown on the plans.

LUMBER: Lumber for framing shall be #2 SPF or better unless otherwise noted. All wood in contact with concrete shall be pressure treated. Fire treated wood shall be used where noted.

COLD FORMED METAL FRAMING: Provide metal framing, which includes channel shaped steel studs and accessories. Steel studs shall be of size and gauge shown on the plans.

STRUCTURAL STEEL: All structural steel required, in addition to that furnished with the metal building, shall be A-36. Design shall conform to the latest AISC specification.

INSULATION: PEMB roof shall be fiberglass liner system as indicated on the drawings. Wall and entryway roof insulation shall be polystyrene foam insulation in thickness indicated on the plan. All foam insulation shall be separated from the habitable space by a minimum 30 minute thermal barrier (1/2" gypsum board). Foundation perimeter insulation shall be extruded polystyrene foam in the thickness shown on the plans. All exposed insulation shall have a flame spread rating of 25 or less.

DOORS: All exit doors shall be hollow metal or wood with hollow metal frames; size and swing as shown on plan. Exterior doors shall be insulated. All exit doors shall have hardware that can be opened from the inside by pushing against a single bar or by turning a single lever.

ALUMINUM DOORS & WINDOWS: Exterior units shall be 1", low-e, medium solar tint, double glaze, in thermally broken anodized aluminum frame - Kawneer 451T or equal. Glazing in door / sidelight assemblies shall be tempered. Interior units shall be have 1/2" tempered glass.

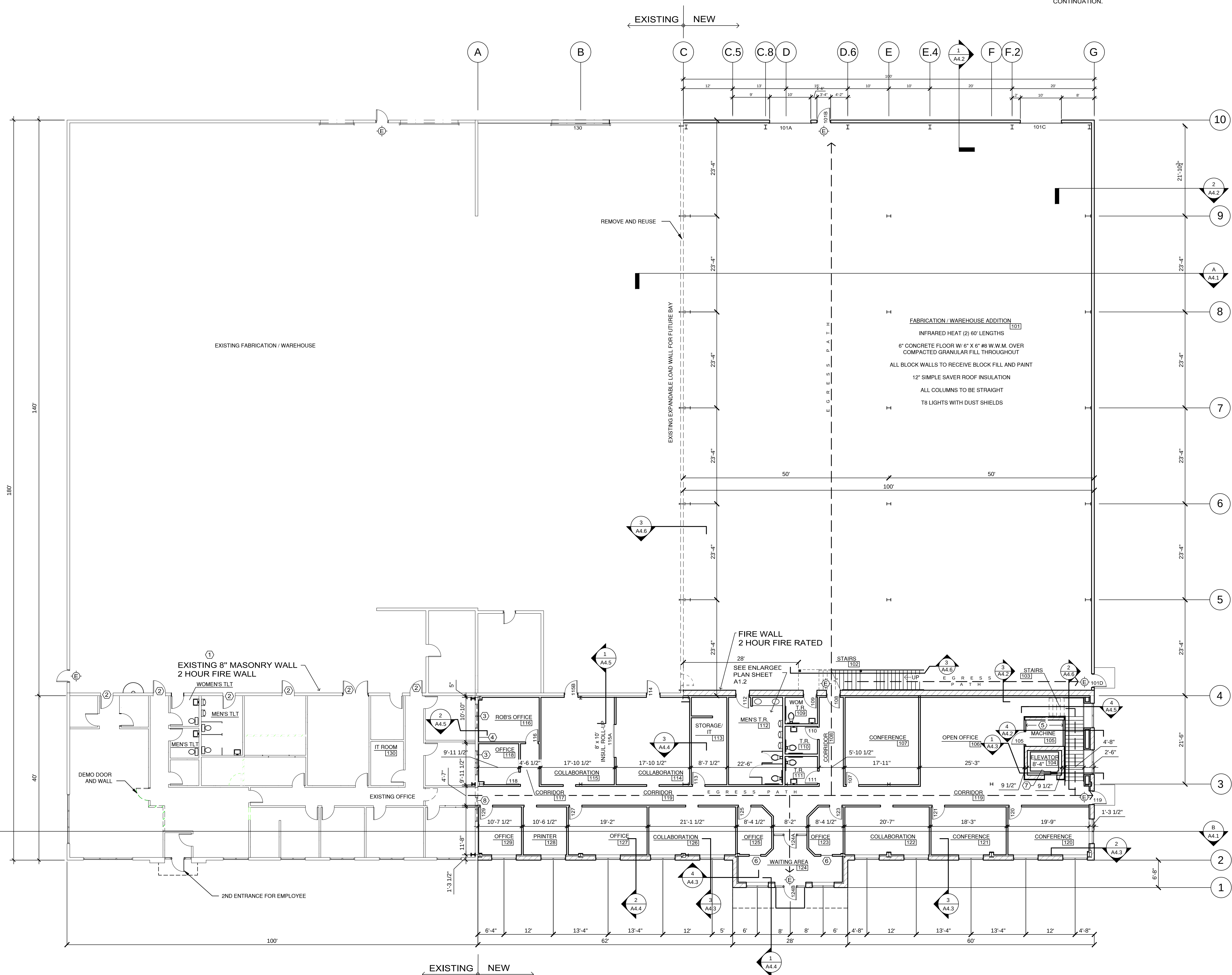
OVERHEAD DOORS: Overhead doors shall be nominal 1 3/4" thick with polyurethane foam core.

BARRIER-FREE GENERAL REQUIREMENTS: Handicap accessible toilet rooms are shall conform to the following:

- Floors shall be sealed concrete or ceramic tile. Provide a 6" ceramic tile base around the toilet rooms. The walls and ceilings shall be painted with light colored enamel. The doors shall be equipped with a closer.
- Grab bars shall support 250 pounds minimum, shall have a smooth finish and an outside diameter of between 1" and 1-1/2", with 1-1/2" clearance between the bar and wall. Mount 36" above finish floor as shown on the floor plan.
- Lavatory shall be mounted to allow 29" clear space below with a maximum rim height of 34".
- Mirrors and towel dispensers shall be mounted not more than 40" above finish floor.
- Sex Designation - letters not less than 1" high or symbols shall be used to designate men and women.
- Water closets shall have a seat height of 17 to 19 inches.
- Each toilet room shall be provided with mechanical exhaust ventilation of at least 3 cfm per square foot of floor area or 75 cfm per fixture (water closets and urinals).

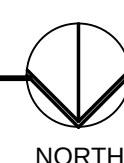
FIRE EXTINGUISHERS: Furnish and install fire extinguishers per IFC 906 and NFPA 10.

EXIT LIGHTS: Provide an approved type illuminated sign bearing the work "EXIT" in 5" high letters above all doors shown thus (E). Light shall have emergency battery backup capable of 90 minutes of continued illumination.



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



THOMAS DESIGN INC
ARCHITECT
FOND DU LAC, WISCONSIN 920.922.7131

PROPOSED BUILDING ADDITION FOR:
19-1012 BAYSIDE MACHINE CORP.
2257 AMERICAN BOULEVARD, DE PERE, WI
SALES REP: JEREMY NOLL (920) 595-0345
DATE: JANUARY 29, 2020

REVISIONS:

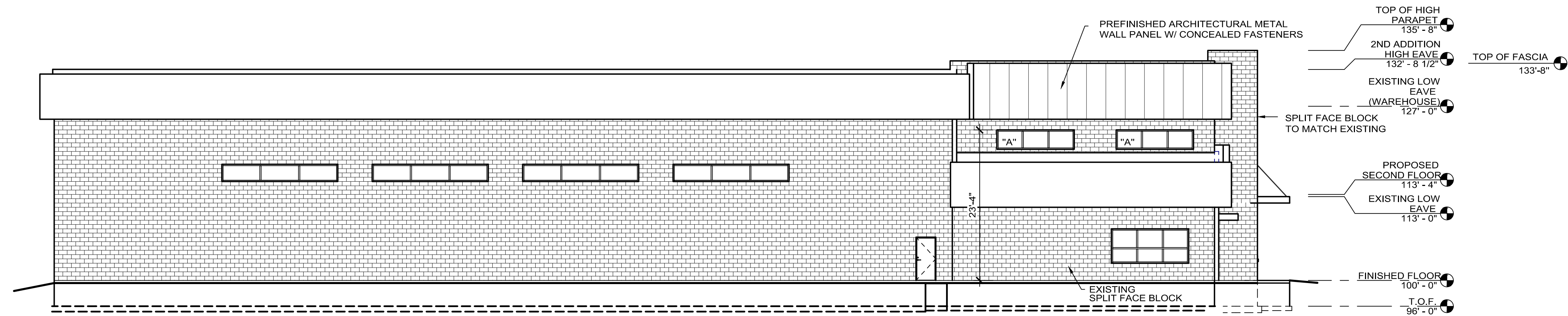
PLAN SET STAGE:

- ☐ PRELIMINARY PLAN SET
NOT FOR CONSTRUCTION
- ☐ PLAN BID COPY
- ☒ FINAL PLAN SET
APPROVED FOR CONSTRUCTION

FOX CITIES BUILDERS, LLC.
N7315 CTY RD. Y - SUITE B
SEYMOUR, WISCONSIN 54165
PHONE (920) 833-9545
FAX (920) 833-9546

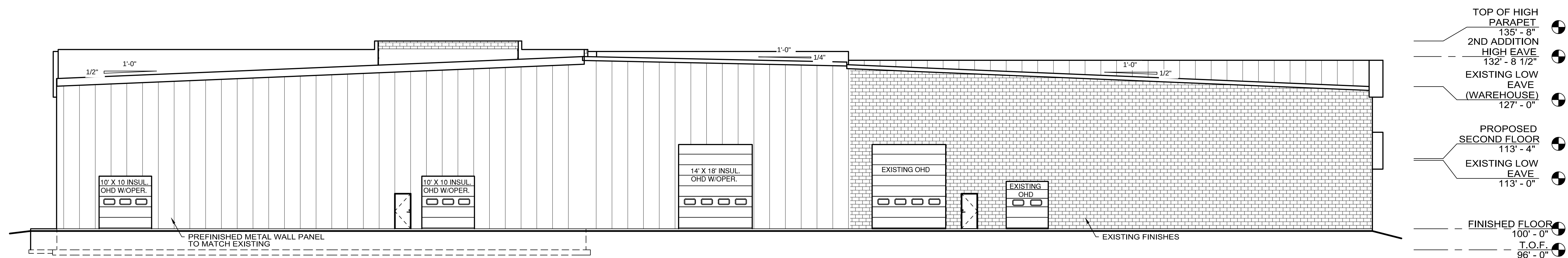


A1.1



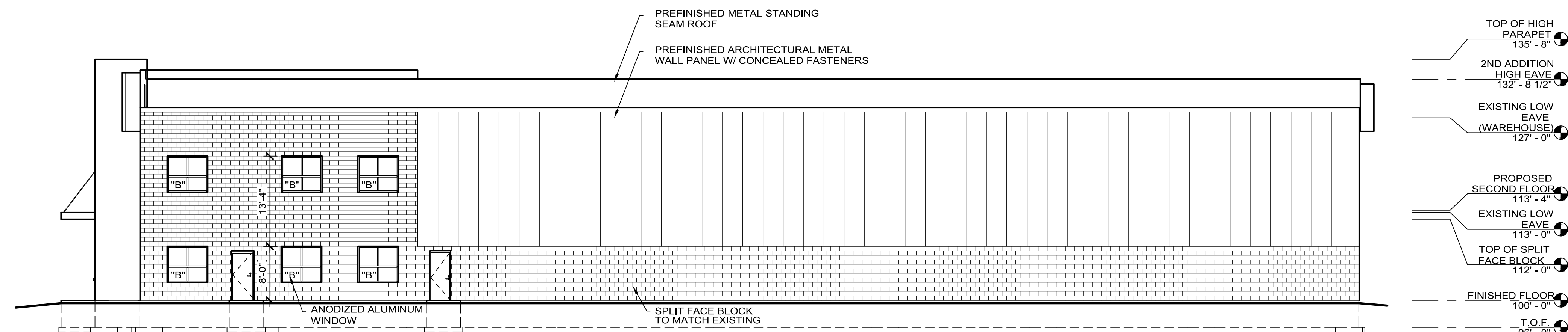
EAST ELEVATION

SCALE: 3/32" = 1'-0"



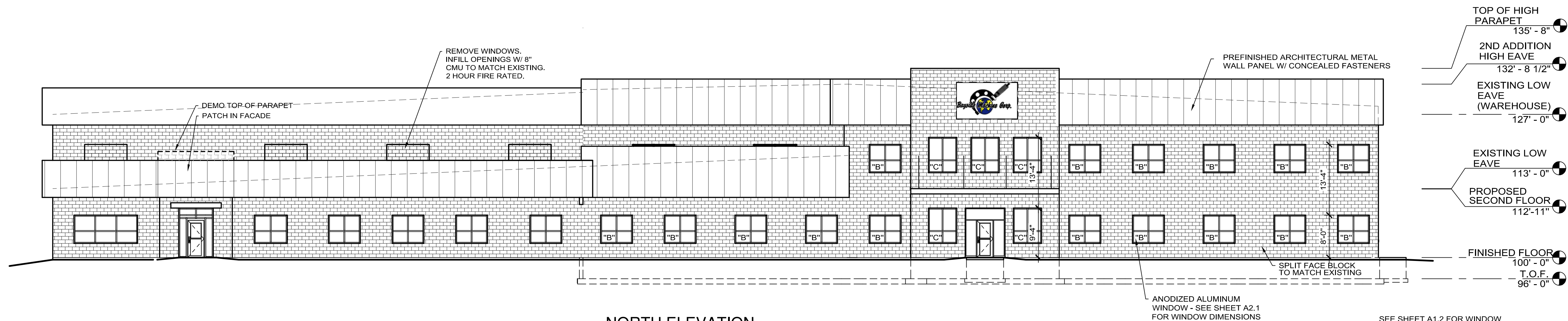
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

SEE SHEET A1.2 FOR WINDOW AND DOOR TYPES

PROVIDE VERTICAL CONTROL JOINTS IN CMU WALL PER SPACING NOTED IN GENERAL SPECIFICATION SHEET A1.1. SEE JOINT DETAILS SHEET S3.1



LCD6 6" LED Commercial Downlight

6 inch LED new construction downlight delivers superior performance and energy efficiency. Designed to use anodized aluminum reflectors delivering even illumination and low glare. The high performance luminaire offers 1000 up to 4000 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K at 80 CRI. Standard driver offers universal (120-277V) and 0 -10V dimming down to 1%. The LCD series is ideal for low to medium ceiling heights for retail, hospitality and commercial applications.



Features & Specifications

Optical System

- LED source provides superior lumen output with maximum visual comfort.
- Tailored spot, narrow flood, flood and wide flood beam optics designed for glare free illumination.
- Choice of flanged or flangeless spun reflector utilizing heavy gauge highly reflective diffuse anodized aluminum to deliver low glare, even illumination of the space.
- Reflectors are retained with three retention clips holding the flange tight to the finished ceiling surface.
- Available in 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80.

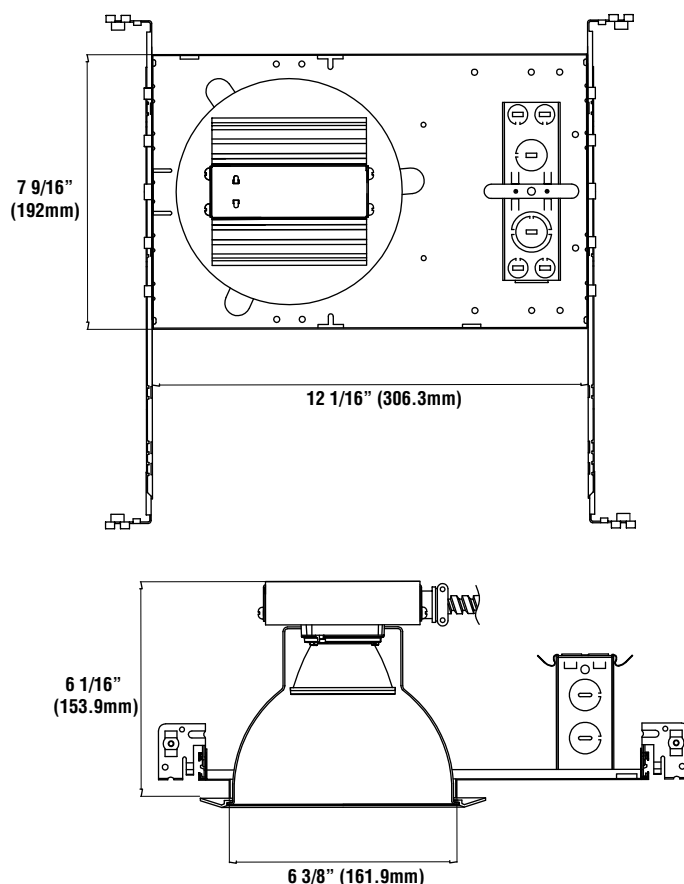
Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (1% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz.
- L70 Calculated Life: > 50k Hours projected @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%
- Power factor: >.90
- Input power stays constant over life.
- Compatible with Triac (forward-phase or leading-edge), ELV (reverse-phase or trailing edge) dimming only at 120 Vac.
- Driver can be accessed from below plenum for servicing.
- High-efficacy LEDs with integrated circuit board mount directly to an extruded aluminum heatsink to maximize heat dissipation and promote long life.
- Remote Emergency Battery (120-277V) field installed is available to meet critical life safety lighting requirements. The 90-minute battery provides 7.8watts constant power to the LED system, ensuring code compliance. To calculate light output during emergency mode(EM battery 7.8 watts x LPW of fixture being powered - see spec sheet). Detailed wiring diagram and installation instructions located on website.



Dimensions

Accommodates 1/2" ceiling thickn





LCD6

6" LED Commercial Downlight

Features & Specifications (cont.)

New Construction Housing/Plaster Frame

- Designed for use in non-insulated ceiling where insulation must be kept a minimum of 3" from the fixture.
- Junction box listed for (8) #12 AWG (four in, four out) 90°C conductors and thru branch wiring.
- Junction box contains (5) 1/2" knockouts with trade pry-out slots and (4) Romex cable clamp knockouts.
- Frame accommodates up to 1/2" ceiling thickness. Standard 24" nailer bars ship with each unit and field installed.

Installation

- 24" nailer bars provide stability and support for installation on joists, T-Grid and suspended ceilings.
- Housings can be positioned at any point within the 24" joist span.
- Score lines allow adjustments for 12" joists without tools.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Emergency Battery. Test regularly in accordance with local codes.

Listing

- cETLus Listed to UL 1598 and UL 8750 standards for 25°C Ambient applications
- RoHS Compliant.
- EMI/RFI compliant with FCC 47CFR Part 15 Class B Consumer limits and Class A Commercial & Industrial.
- Damp location rated
- Title 24 Compliant.

Performance

Electrical Data (Amps)*

Lumen Package	120V	208V	240V	277V
14L	0.12	0.07	0.06	0.05
25L	0.18	0.11	0.09	0.08
32L	0.27	0.15	0.13	0.12
41L	0.35	0.20	0.18	0.15

*Electrical Data at 25C (77F)/ Actual Wattage may differ +/-10%

DELIVERED LUMENS*

Lumen Pkg.	Distribution	2700K CCT		3000K CCT		3500K CCT		4000K CCT		Watts
		Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
14L	SP	1184	84.6	1184	84.6	1467	104.8	1467	104.8	14
	NF	1156	82.6	1156	82.6	1432	102.3	1432	102.3	14
	FL	1152	82.3	1152	82.3	1428	102.0	1428	102.0	14
	WF	1079	77.1	1079	77.1	1337	95.5	1337	95.5	14
25L	SP	2066	93.9	2066	93.9	2560	116.4	2560	116.4	22
	NF	2017	91.7	2017	91.7	2499	113.6	2499	113.6	22
	FL	2011	91.4	2011	91.4	2492	113.3	2492	113.3	22
	WF	1883	85.6	1883	85.6	2333	106.0	2333	106.0	22
32L	SP	2665	83.3	2665	83.3	3302	103.2	3302	103.2	32
	NF	2602	81.3	2602	81.3	3224	100.8	3224	100.8	32
	FL	2594	81.1	2594	81.1	3215	100.5	3215	100.5	32
	WF	2429	75.9	2429	75.9	3010	94.1	3010	94.1	32
41L	SP	3409	81.2	3409	81.2	4224	100.6	4224	100.6	42
	NF	3328	79.2	3328	79.2	4123	98.2	4123	98.2	42
	FL	3318	79.0	3318	79.0	4112	97.9	4112	97.9	42
	WF	3107	74.0	3107	74.0	3849	91.6	3849	91.6	42

*LED Chips are frequently updated therefore values may change.
Data is based on Haze Reflector.



LCD6

6" LED Commercial Downlight

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **LCD6 LED 25L UNV DIM1 35 NF TR6R HAZ**

Family/ Size	LED Gen	Lumen Package	Voltage	Driver	Color Temperature	CRI	Beam Optics ⁶
LCD6 - 6" New Construction ⁴	LED	14L - 1400 25L - 2500 32L - 3200 41L - 4100	UNV - 120-277V	DIM1 - Dims to 1% (0-10V dimming)	27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K	Blank - 80 CRI	SP - Spot NF - Narrow Flood FL - Flood WF - Wide Flood

	Reflector	Finish
Self-Fange	TR6R - Open Reflector	SF HAZ - Haze semi- diffused
		SF SPC - Specular clear
	TR6RWW - Wall Wash ²	SF HAZ - Haze semi-diffused
Flangeless (ship standard w/ white plastic trim ring)	TR6R - Open Reflector	HAZ - Haze semi-diffused, white trim ring
		SPC - Specular clear, white trim ring
	TR6RFL- Frosted Floating Lens ³	HAZ - Haze semi-diffused Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional trim ring not compatible)
		SPC - Specular Clear Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional ring not compatible)
	TR6RWW - Wall Wash ²	HAZ - Haze semi-diffused wall wash reflector, white trim ring
	TR6B - Baffle	HAZ - Haze semi-diffused reflector
		WH - White baffle and white trim ring BL - Black Baffle and white trim ring
	TR6BL - Baffle w/ Regressed Lens ¹	HAZ - Hazed semi-diffused
		WH - White baffle and white trim ring SPC - Specular clear BL - Black baffle and white trim ring
	TR6RL - Regressed Lens ¹	HAZ - Haze semi-diffused reflector w/ specular clear regressed lens and white trim ring
		SPC - Specular clear reflector w/ specular clear regressed lens and white trim ring

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
WH - White metal trim ring (only compatible w/flangeless trims)	616106
EM - Emergency Battery	658633

NOTES:

1. Regressed lens trims are wet location listed. All other trims are rated for damp location.
2. TR6RWW wall wash reflector comes with 40° integrated optic; additional beam optics not compatible
3. TR6RFL frosted floating lens comes with integrated white metal trim; accessory white metal trim ring not required)
4. Housing can ship ahead of the light engine and reflector
5. 90 CRI requires 55 day leadtime & 100 MOQ; Consult Factory
6. Refer to IES Files for Beam Spread.



LCD6 6" LED Commercial Downlight

Photometry

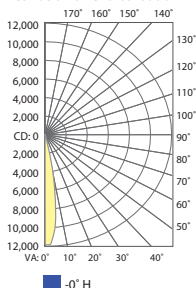
LCD6-LED-25L-35-SP-TR6R-SF-HAZ

Lumens: 2,560

Watts: 22.2

Efficacy: 115

Candela Power Distribution



Cone of Light

Illuminance at a Distance

	Center Beam fc	Beam Width
2.0'	2,975 fc	0.7' 0.7'
4.0'	744 fc	1.3' 1.3'
6.0'	331 fc	2.0' 2.0'
8.0'	186 fc	2.6' 2.6'
10.0'	119 fc	3.3' 3.3'
12.0'	82.6 fc	3.9' 3.9'

Vert. Spread: 18.5°
Horiz. Spread: 18.5°

ZONE	LUMENS	% Fixture
0-10	797	31.2%
10-20	766	29.9%
20-30	611	23.9%
30-40	315	12.3%
40-50	51	2.0%
50-60	14	0.5%
60-70	3	0.1%
70-80	1	0.0%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,560	100.0%

Degree Vertical	Candela
0	11,901
5	10,123
10	5,266
15	2,578
20	1,645
25	1,309
30	1,091
35	426
40	128
45	60
50	32
55	14
60	6
65	3
70	1
75	1
80	0
85	1
90	0

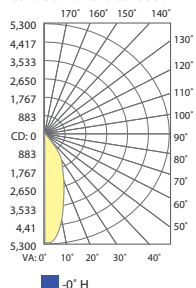
LCD6-LED-25L-35-NF-TR6R-SF-HAZ

Lumens: 2,499

Watts: 22.2

Efficacy: 113

Candela Power Distribution



Cone of Light

Illuminance at a Distance

	Center Beam fc	Beam Width
2.0'	1,306 fc	1.2' 1.2'
4.0'	326 fc	2.4' 2.5'
6.0'	145 fc	3.6' 3.7'
8.0'	81.6 fc	4.9' 4.9'
10.0'	52.2 fc	6.1' 6.1'
12.0'	36.3 fc	7.3' 7.4'

Vert. Spread: 33.8°
Horiz. Spread: 34.1°

ZONE	LUMENS	% Fixture
0-10	445	17.8%
10-20	831	33.2%
20-30	755	30.2%
30-40	375	15.0%
40-50	71	2.9%
50-60	17	0.7%
60-70	4	0.1%
70-80	1	0.1%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,499	100.0%

Degree Vertical	Candela
0	5,233
5	4,982
10	4,023
15	2,984
20	2,165
25	1,607
30	1,246
35	493
40	180
45	82
50	40
55	16
60	7
65	3
70	2
75	1
80	1
85	0
90	0

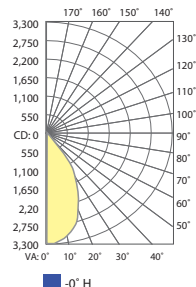
LCD6-LED-25L-35-FL-TR6R-SF-HAZ

Lumens: 2,492

Watts: 22.2

Efficacy: 112

Candela Power Distribution



Cone of Light

Illuminance at a Distance

	Center Beam fc	Beam Width
2.0'	818 fc	2.0' 2.1'
4.0'	204 fc	4.1' 4.1'
6.0'	90.9 fc	6.1' 6.2'
8.0'	51.1 fc	8.1' 8.3'
10.0'	32.7 fc	10.2' 10.4'
12.0'	22.7 fc	12.2' 12.4'

Vert. Spread: 54.0°
Horiz. Spread: 54.8°

ZONE	LUMENS	% Fixture
0-10	304	12.2%
10-20	773	31.0%
20-30	8475	34.0%
30-40	443	17.8%
40-50	99	4.0%
50-60	19	0.8%
60-70	4	0.2%
70-80	2	0.1%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,492	100.0%

Degree Vertical	Candela
0	3,271
5	3,236
10	3,071
15	2,780
20	2,315
25	1,812
30	1,415
35	624
40	257
45	120
50	52
55	18
60	7
65	4
70	2
75	1
80	1
85	0
90	0



LCD6 6" LED Commercial Downlight

Photometry (cont.)

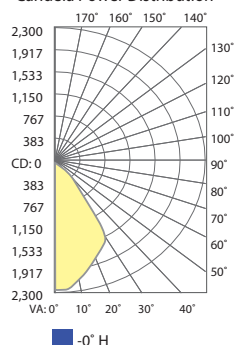
LCD6-LED-25L-35-WF-TR6R-SF-HAZ

Lumens: 2,333

Watts: 22.2

Efficacy: 105

Candela Power Distribution

Cone of Light
Illuminance at a Distance

Center Beam fc	Beam Width
515 fc	2.6' 2.6'
138 fc	5.3' 5.3'
61.2 fc	7.9' 7.9'
34.4 fc	10.5' 10.5'
22.0 fc	13.1' 13.1'
15.3 fc	15.8' 15.8'

Vert. Spread: 66.6°

Horiz. Spread: 66.6°

Zonal Lumen Summary

ZONE	LUMENS	% Fixture
0-10	203	8.7%
10-20	532	22.8%
20-30	754	32.3%
30-40	558	23.9%
40-50	218	9.4%
50-60	53	2.3%
60-70	10	0.4%
70-80	4	0.2%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,333	100.0%

Candela Table

Degree Vertical	Candela
0	2,204
5	2,176
10	2,044
15	1,885
20	1,752
25	1,642
30	1,502
35	820
40	473
45	277
50	135
55	48
60	18
65	9
70	5
75	3
80	2
85	1
90	0

6" Recessed Downlight Reflectors

**TR6R - Open Reflector**Self-Flange or Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear**TR6RFL - Frosted floating lens**Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Integrated white metal trim ring**TR6RW - Wall wash w/ Kick reflector**Self-Flange or Flangeless
HAZ - Haze semi-diffused**TR6B - Baffle**Flangeless
HAZ - Haze semi-diffused reflector
Choice of white or black baffle**TR6RL - Regressed lens w/specular clear reflector**Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Wet Location Listed



Mirada Medium - MRM Outdoor LED Area Light

The Mirada's sleek design makes it perfectly-suited for architectural & commercial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Mirada offers high performance factory-rotatable silicone optics, 5 standard CCTs, 42,000+ delivered lumens, and is available with integral Airlink™ Wireless Controls.

Features & Specifications

Optical System

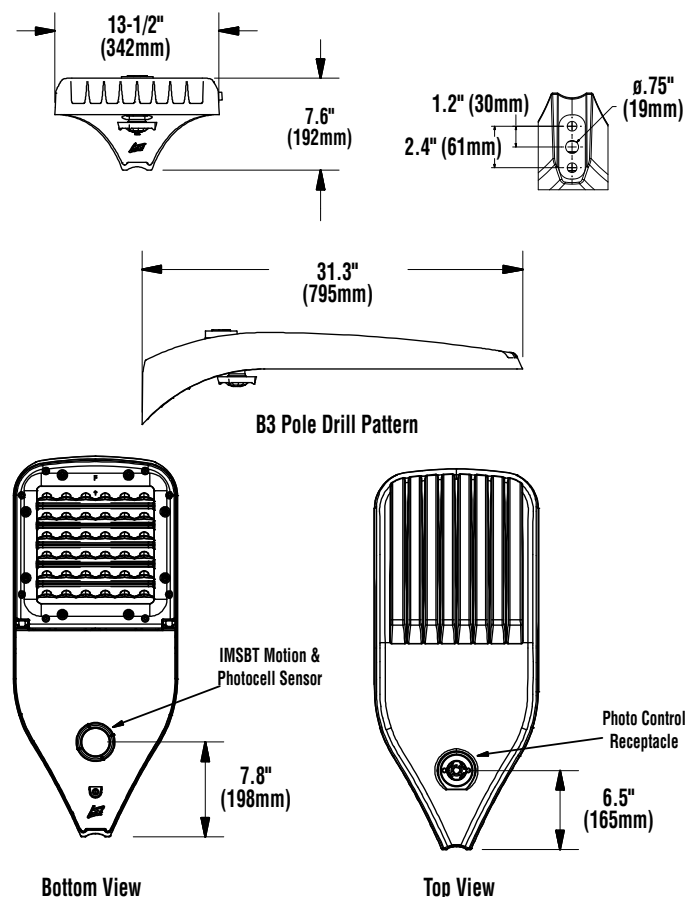
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.



Product Dimensions





Mirada Medium - MRM Outdoor LED Area Light

Features & Specifications (Cont.)

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls

Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

- The integrated [Wireless Lighting Controller](#): ALSC or ALSCH (see ordering guide) as the controls option, or
- Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or
- The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the [5-Pin](#) or [7-Pin Twist Lock Controller](#): ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

- Integral Passive Infrared Bluetooth™ Motion/Photocell Sensor (IMSBT)
 - Switches luminaire light levels based on motion and daylight (see the controls section for more details)
 - Fixtures operate independently and can be commissioned via iOS or Android configuration app
- 7-pin ANSI C136.41-2013 photocontrol receptacle (CR7P)
 - Available for twist lock photocontrols or wireless control modules

Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 1)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
7L	53	0.4A	0.3A	0.2A	0.2A	0.2A	0.1A
9L	69	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	94	0.8A	0.5A	0.4A	0.3A	0.3A	0.2A
18L	150	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	187	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	247	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	390	3.2A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE¹(24-42L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ³	100 hr ³
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE¹(7-18L)

Ambient	Initial ²	25 hr ²	50 hr ²	75 hr ³	100 hr ³
0-50 C	100%	96%	92%	88%	84%

- 1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- 2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- 3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5848	80	B2-U0-G2	74
	2 - IL	3644	50	B0-U0-G1	
	3	6018	82	B1-U0-G2	
	3 - IL	4468	61	B0-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FT - IL	3649	50	B0-U0-G1	
	FTA	5924	81	B1-U0-G1	
	FTA - IL	4243	58	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	2 - IL	4692	46	B0-U0-G1	
	3	7749	76	B1-U0-G2	
	3 - IL	5753	57	B0-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FT - IL	4699	46	B0-U0-G2	
	FTA	7628	75	B2-U0-G2	
	FTA - IL	5464	54	B1-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - MRM

Tilt Degree	0°	30°	45°	Tilt Degree	0°	30°	45°
Single	0.5	1.5	1.9	T90°	1.0	2.5	2.8
D180°	1.0	1.5	1.9	TN120°	1.0	3.3	3.9
D90°	0.8	1.9	2.3	Q90°	1.0	2.5	2.8

Specifications and dimensions subject to change without notice.



Mirada Medium - MRM

Outdoor LED Area Light

DELIVERED LUMENS*															
Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
7L	2	70	6550	124	B2-U0-G1	6711	127	B2-U0-G1	7208	137	B2-U0-G2	7596	144	B2-U0-G2	53
	2 - IL	70	4068	77	B0-U0-G1	4167	79	B0-U0-G1	4476	85	B0-U0-G1	4717	89	B0-U0-G1	
	3	70	6724	127	B1-U0-G2	6889	130	B1-U0-G2	7400	140	B1-U0-G2	7798	148	B1-U0-G2	
	3 - IL	70	4929	93	B0-U0-G2	5050	96	B0-U0-G2	5424	103	B0-U0-G2	5716	108	B0-U0-G2	
	5W	70	6400	121	B3-U0-G1	6557	124	B3-U0-G1	7043	133	B3-U0-G2	7422	141	B3-U0-G2	
	FT	70	6540	124	B1-U0-G2	6701	127	B1-U0-G2	7197	136	B1-U0-G2	7584	144	B2-U0-G2	
	FT - IL	70	4231	80	B0-U0-G2	4334	82	B0-U0-G2	4656	88	B0-U0-G2	4906	93	B0-U0-G2	
9L	FTA	70	6636	126	B1-U0-G1	6799	129	B2-U0-G1	7303	138	B2-U0-G1	7696	146	B2-U0-G1	
	FTA - IL	70	4864	92	B1-U0-G1	4984	94	B1-U0-G1	5353	101	B1-U0-G1	5641	107	B1-U0-G1	
	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
12L	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
	FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1	
	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
18L	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
	FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1	
	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	
24L	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G3	12920	86	B1-U0-G3	14155	95	B1-U0-G3	14739	99	B1-U0-G3	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
30L	FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2	
	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
36L	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
	FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2	
	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
42L	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
	FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2	
	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
48L	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
	FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2	
48L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
48L	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
	FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2	

*LED Chips are frequently updated therefore values are nominal

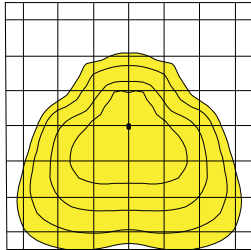
LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • ©LSI Industries Inc. All Rights Reserved.



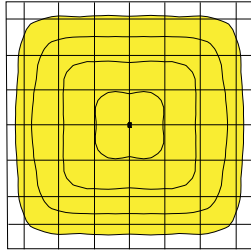
Mirada Medium - MRM Outdoor LED Area Light

Performance (Cont.)

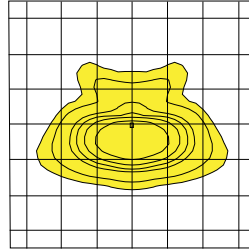
All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada (MRM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



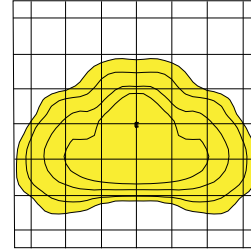
FT



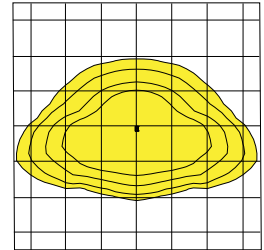
5W



FTA



Type 3



Type 2

Ordering Guide

TYPICAL ORDER EXAMPLE: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation ¹	Voltage	Driver
MRM Mirada	LED	7L - 7,000 lms 9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms *Consult factory for programmable wattages and lumen packages	SIL - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive	(blank) - standard L - Optics rotated left 90 R - Optics rotated right 90	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	DIM - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT ² 27 - 2,700 CCT ² AMB - Phosphor Converted Amber ^{2,3}	70CRI - 70 CRI	(Blank) - None <u>Wireless Controls System</u> ALSC - AirLink Synapse Control System ⁴ ALSCH - AirLink Synapse Control System Host / Satellite ^{4,5} ALSCS01 - AirLink Synapse Control System with 8-12' Motion Sensor ⁴ ALSCS01 - AirLink Synapse Control System Host / Satellite with 8-12' Motion Sensor ^{4,5} ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ⁴ ALSCS02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor ^{4,5} ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ⁴ ALSCS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor ^{4,5} <u>Stand-Alone Controls</u> EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 ⁷ IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height ^{4,6} IMSBT2 - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height ^{4,6} <u>Button Type Photocells</u> PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	(Blank) - None IL - Integral Louver HSS ¹



Mirada Medium - MRM Outdoor LED Area Light

Accessory Ordering Information

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V) ⁹	122514	Pole Quick Mount Bracket - Square Pole ¹⁰	687073CLR
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁹	122515	Pole Quick Mount Bracket - 4-5" Round Pole ¹⁰	689903CLR
PC347 Photocell for use with CR7P option (347V) ⁹	159516	15° Tilt Pole Quick Mount Bracket - Square Pole ¹⁰	688003CLR
PC480 Photocell for use with CR7P option (480V) ⁹	1225180	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole ¹⁰	689905CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller ^{4,9}	661409	BKS XBO WM CLR Wall Mount Bracket ¹⁰	382132CLR
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller ^{4,9}	661410	BAKA-XMA-XALM-CLR	652761
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible) ¹⁰	663284CLR	FK120 Single Fusing (120V)	FK120 ¹²
IL - Integral Louver HSS	690981	FK277 Single Fusing (277V)	FK277 ¹²
Universal Mounting Bracket (UMB) ¹⁰	684616CLR	DFK480 Double Fusing (480V)	DFK480 ¹²
Adjustable Slip Fitter (ASF) ¹⁰	688138CLR	FK347 Single Fusing (347V)	FK347 ¹²

FOOTNOTES:

- 1 - Not available on "Type 5W" distribution.
- 2 - Consult Factory for availability.
- 3 - Only available in 9L and 12L Lumen Packages
- 4 - Not available in HV.
- 5 - Consult Factory for Site Layout
- 6 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store

7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.

8 - Accessories are shipped separately and field installed.

9 - Factory installed CR7P option required. See Options.

10 - "CLR" denotes finish. See Finish options.

11 - Not available in UNV.

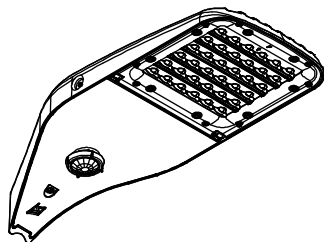
12 - Fusing must be located in hand hole of pole.

Accessories/Options

Integral Louver (IL)

Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. IL rotates with optical distribution.

Luminaire Shown with Integral Louver (IL)



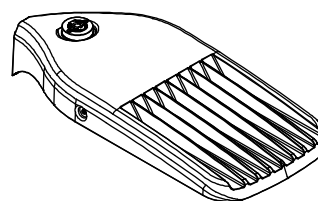
Luminaire Shown with IMSBT Option



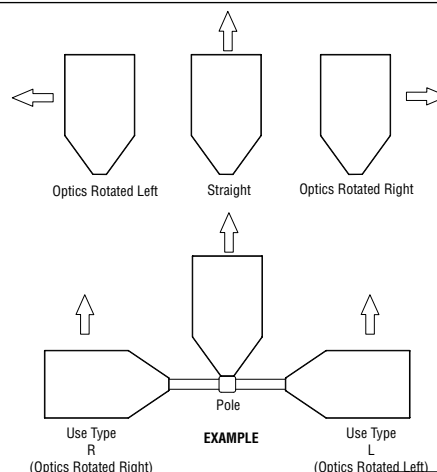
7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



Optics Rotation





Mirada Medium - MRM Outdoor LED Area Light

Stand-alone Controls: Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30 degrees C to 70 degrees C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Operation Modes

Dusk to Dawn operation via integral photocell switches lights on and off based on the ambient light levels. In this mode the lights remain on all night even with no motion in the area.

Dimming operation turns the lights on to the selected high level when motion is detected and the ambient light level is below the hold off set point. Once the sensor stops detecting motion and the time delay elapses, the lights will go to the low level. If no motion is detected during the cut off time delay period the lights will completely turn off or stay on at the low level depending on settings.

Configurations

- Initial setup and later adjustments made via iOS and Android App.
- Sensor settings are stored and maintained in the event of a power failure.

Motion Level - fully adjustable from 0-100% with default at 100%. Motion Level is defined as when the sensor detects motion the dimming control output goes to the selected high light level.

Dim Level - fully adjustable from off, 0-100% with default at 50%. Dim level is defined as when the sensor stops detecting motion and the time delay expires the dimming control output goes down to the selected low light level.

Time Delay 1 - adjustable from 1 sec to 1 hour and 45 minutes with default 5 minutes. Time delay is defined as the time period that must elapse after the last time the sensor detects motion for the lights to go to low light level.

Time Delay 2 - the time period that must elapse after the lights go to low light level and the sensor detects no motion for the lights to turn off. This feature may be enabled or disabled. If disabled there is no cut off and the lights stay in the low light level. Adjustable from 1 sec to 8 hours and 59 minutes with default set at 10 minutes.

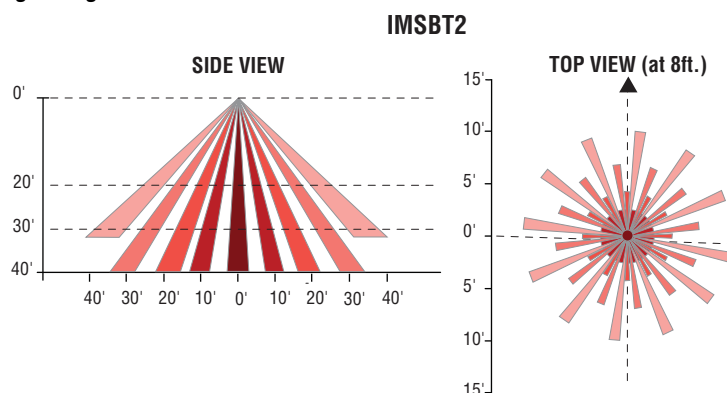
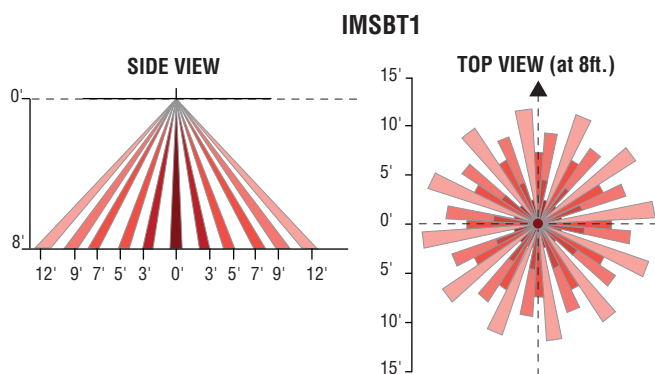
Sensor sensitivity – the response of the PIR detector to motion within the sensor's coverage area. Adjustable from low, medium, high. Default setting is low.

Ambient Light – when the light level exceeds this setting the lights will turn off even if motion is detected. When the light level goes below the setting the lights will turn on even if no motion is detected. A switch will allow you to enable or disable this feature. ON <30 LUX, OFF >100 LUX.

Sensor Configuration App

- Range up to 65 ft. outdoor line of sight
- iOS11 or later
- Android 6.0 or later
- Password protected.
- Sensor profiles used for setting up parameters one time and then applying the profile to different sensors requiring the same settings.

IMSBT Coverage Diagrams



Configuration App





Mirada Medium - MRM Outdoor LED Area Light



AirLink™
enabled by Synapse®

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

The AirLink System

Wireless controls & sensors



Wireless & Override Switches



Occupancy/Vacancy & Daylight Sensors



AirLink-integrated Fixtures



AirLink-compatible Fixtures



Circuit & Zone Controllers

Centralized control & integration



Site Manager Controller



Gateway Module



WiFi, Cellular or Ethernet Connection

Simple-to-use software



AirLink Site Manager: Lighting control web app

Contact LSI Controls



Sales
controls.sales@lsi-industries.com



Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)



More information
For more information on AirLink, visit our website at www.lsi-airlink.com



Mirada Medium - MRM Outdoor LED Area Light

Poles and Brackets

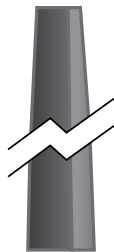
LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.



Square
Pole
14'-39'



Round
Pole
10'-30'



Tapered
Pole
20'-39'



BKA-XMA-XALM-CLR

The Mirada Slip Fitter is a aesthetically pleasing 3G rated die cast aluminum adapter. Designed specifically to mount the MRM onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Mirada Slip Fitter allows for leveling via integrated steps to adjust the luminaire +/- 3 Degrees.



BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" - 5".



BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a onto a 2" iron pipe , 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



WLL Series Large LED Wall Light



Manufactured with high density, 100% pure aluminum ingot resulting in greater durability and better thermal conductivity. These patented designs, with labor saving features, retain a familiar form with attractive architectural styling and external airflow fins.

Features & Specifications

Optical System

- Using the latest high brightness, high LED count technology, more usable light output is produced while eliminating glare.
- The fixture design directs more light down and forward without wasting lumens and offensive light.
- Available in 3000K, 4000K & 5000K color temperatures.
- Minimum CRI of 82

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 6kV surge rating
- Optional 120v-277v integral emergency battery pack is available to meet critical life safety lighting requirements. The 90-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

Controls

- Optional 120V electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

Construction

- Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life.
- Manufactured w/ 100% pure aluminum and 0% remelt.
- Apertures for field or factory installed photocontrol.



Dimmable



c UL US LISTED



QUICK SHIP



ROHS COMPLIANT

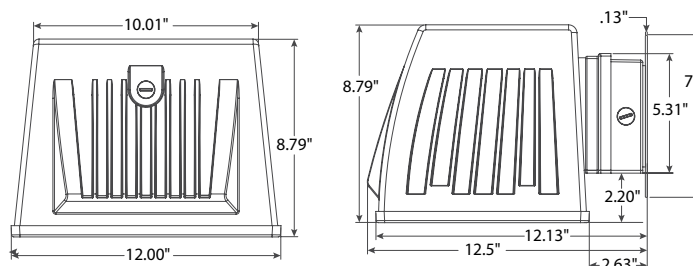


ARRA Funding Compliant



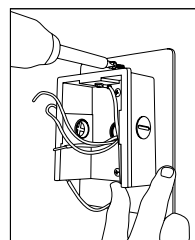
Dimensions

Design is Protected by US Patent D740,997

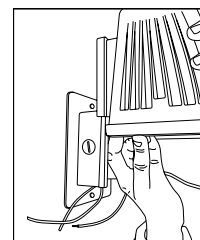


Mounting

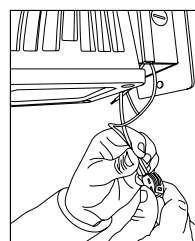
Protected by US Patent D752,274



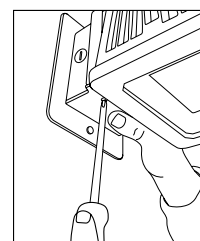
Secure Mounting Plate with back box to wall



Slide fixture housing onto mounting box



Connect wires & return them to mounting box



Replace bottom plate on quick mount box



WLL Series Large LED Wall Light

Features & Specifications (Cont.)

- Patent pending thermal stacking technology system features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.
- LEDs manufactured for the WLL series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.
- Weight: 21.5 lbs.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.
- 1 Year warranty on optional Battery Back Up. Test regularly in accordance with local codes.

Listings

- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.
- DesignLights Consortium Premium qualified luminaire, eligible for rebates from DLC member utilities.

Installation

- Labor-saving quick mount box with apertures for continuous wiring.

Finishes

- Bronze is standard. Consult factory for pricing and lead time for other options.

Emergency Battery Back Up

- Provides emergency illumination (1,580 lumens) for a minimum of 90 minutes.

Performance

Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
11L	10730	120.66	10730	120.66	11140	125.68	88.93
14L	12720	125.43	12720	125.43	13090	129.16	101.41

Energy Savings

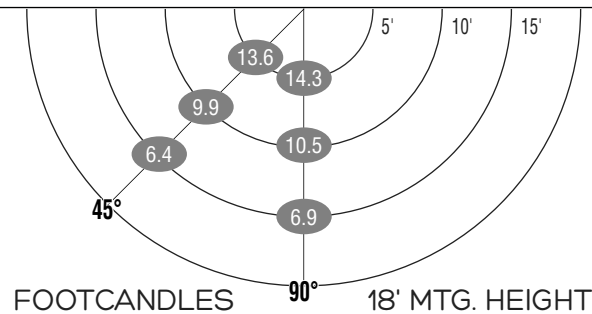
LED		HID			Annual Savings
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	
86	\$38	320	366	\$187	\$149
102	\$45	400	458	\$226	\$181

DLC Listings

Lumens	3000K	4000K	5000K
	DLC Prod. ID	DLC Prod. ID	DLC Prod. ID
11L	PLHNF7PZY62E	PLZZK60E52SJ	PLE1J5EQ8EQ3
14L	PL7HKBGXJQ9M	PLB603C8S87Q	PLYS3K8ZH1WH

DesignLights Consortium Premium qualified luminaires, eligible for rebates from DLC member utilities.

Photometrics - 14L



FOOTCANDLES 90° 18' MTG. HEIGHT

FOOTCANDLES ON THE GROUND							
Mounting Height	90°			45°			Avg FCs 450 sq. feet
	5'	10'	15'	5'	10'	15'	
22'	12.3	10.0	7.5	11.9	9.7	7.1	9.7
25'	9.7	8.3	6.6	9.5	8.1	6.3	8.1

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **WLL LED 14L UNV DIM 40 BZA**

Family Prefix	Lumen Package	Voltage	Dimming	Color Temp	Color Rendering	Options	Finishes	Controls
WLL LED - Large LED Wall Light	11L - 11,000 Lumens 14L - 14,000 Lumens	UNV - Universal (120V-277V) HV - 347-480V Universal Voltage	DIM - Dim to 10% (0 to 10V)	30 - 3000K 40 - 4000K 50 - 5000K	Blank - 80 Color Rendering Index	CWBB - Cold Weather Emergency Battery Back Up	BZA - Bronze WHT - White BLK - Black	PC120 - 120V Button Photocell PC208-277 - 208-277V Photocell



WLS Small LED Wall Light

Manufactured with high density, 100% pure aluminum ingot resulting in greater durability and better thermal conductivity. These patented designs, with labor saving features, retain a familiar form with attractive architectural styling and external airflow fins.

Features & Specifications

Optical System

- Using the latest high brightness, high LED count technology, more usable light output is produced while eliminating glare.
- The fixture design directs more light down and forward without wasting lumens and offensive light.
- Available in 3000K, 4000K & 5000K color temperatures.
- Minimum CRI of 82

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating

Controls

- Optional 120V electronic button Photocontrol.
- Apertures for field or factory installed photocontrol.

Construction

- Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life.
- Manufactured w/ 100% pure aluminum and 0% remelt.
- Apertures for field or factory installed photocontrol.
- Patent pending thermal stacking technology system features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.



Dimmable



UL LISTED



QUICK SHIP



RoHS COMPLIANT



ARRA Funding Compliant

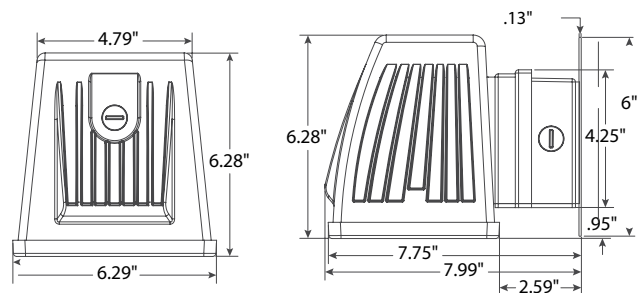


DLC PREMIUM

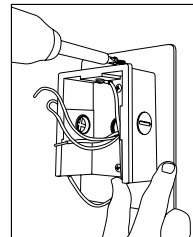


3000k must be selected
to meet IDA criteria

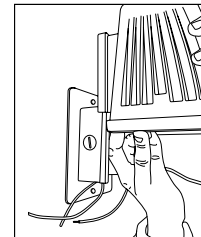
Dimensions Design is Protected by US Patent D710,530



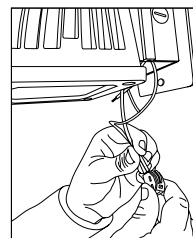
Mounting Protected by US Patent D752,274



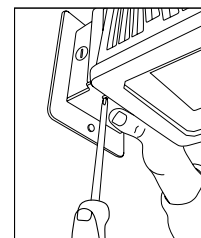
Secure Mounting Plate
with back box to wall



Slide fixture housing onto
mounting box



Connect wires & return
them to mounting box



Replace bottom plate on
quick mount box



WLS

Small LED Wall Light

Features & Specifications (Cont.)

- LEDs manufactured for the WLS series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.
- Weight: 7.5 lbs.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.

Listings

- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.
- DesignLights Consortium Premium qualified luminaire, eligible for rebates from DLC member utilities.

Installation

- Labor-saving quick mount box with apertures for continuous wiring.

Finishes

- Bronze is standard. Consult factory for pricing and lead time for other options.

Performance

Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
1L	1629	120.74	1629	120.74	1682	124.60	13.91
3L	3132	113.66	3132	113.66	3261	118.41	27.56

Energy Savings

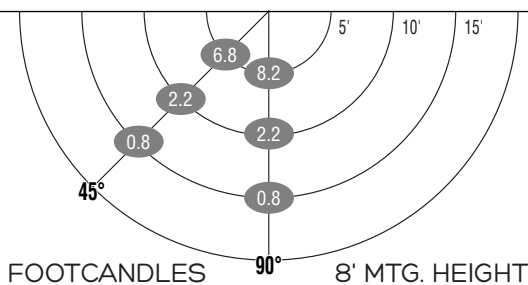
LED		HID		Annual Cost	Annual Savings
Wattage	Annual Cost	Source Wattage	Total Wattage Used		
13	\$6	50	72	\$52	\$46
13	\$6	70	90	\$59	\$53
27	\$12	100	129	\$77	\$65

DLC Listings

Lumens	3000K	4000K	5000K
	DLC Prod. ID	DLC Prod. ID	DLC Prod. ID
1L	PLCOX1LN4RQ3	PLZEJYJ9065	PL9E8KHTW1TX
3L	PLZGACMALFY	PL529KDZCZ4T	PLYHSC7SR6YS

DesignLights Consortium Premium qualified luminaires, eligible for rebates from DLC member utilities.

Photometrics - 3L



FOOTCANDLES ON THE GROUND							
Mounting Height	90°			45°			Avg Fcs 450 sq. feet
	5'	10'	15'	5'	10'	15'	
10'	11.7	4.7	1.9	10.3	4.4	1.9	5.8
12'	9.1	4.6	2.1	8.2	4.3	2.1	5.1

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **WLS LED 3L UNV DIM 30 BZA**

Family Prefix	Lumen Package	Voltage	Dimming	Color Temp	Color Rendering	Finishes	Options/Controls
WLS LED - Small LED Wall Light	1L - 1,000 Lumens 3L - 3,000 Lumens	UNV - Universal (120V-277V)	DIM - Dim to 10% (0 to 10V)	30 - 3000K 40 - 4000K 50 - 5000K	Blank - 80 Color Rendering Index	BZA - Bronze WHT - White BLK - Black	PC120 - 120V Button Photocontrol PC208-277 - 208-277V Photocontrol



Fox Cities Builders – Site Plan Addendum FCB-01

Structural Exterior Color Selection for Proposed Bayside Machine Addition

Location	Material	Color
Front – Facing American BLVD	Architectural Metal Panel w/ concealed fasteners	To match existing EIFS with existing accent color
Front – Facing American BLVD	Split Face Block	To match existing Split Face Block material color
Side – Facing Biotech Way	Split Face Block	To match existing Split Face Block material color
Side – Facing Biotech Way	Architectural Metal Panel w/ concealed fasteners	To match existing metal panel material color
Rear – Facing De Pere Dog Park (Lost Dauphine Road)	Architectural Metal Panel w/ concealed fasteners	To match existing metal panel material color
Side – Facing Infinity Machine	Architectural Metal Panel w/ concealed fasteners	To match existing EIFS with existing accent color
Side – Facing Infinity Machine	Split Face Block	To match existing Split Face Block material color



N7315 Cty Rd Y • Suite B • Seymour, WI 54165 • Phone: 920.833.9545 • Fax: 920.833.9546



Fox Cities Builders
EXPERIENCE THE BEST

5.c



N7315 Cty Rd Y • Suite B • Seymour, WI 54165 • Phone: 920.833.9545 • Fax: 920.833.9546

www.foxcitiesbuilders.com

Packet Pg. 83

Attachment: Site Plan - PRELIMINARY - 28 Feb 2020 (9312 : Staff recommendation and possible action regarding a Site Plan request for an



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- 03-23-20 Plan Commission Report - De Pere High (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY 3 - 13 Mar 2020 (PDF)

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

SITE MAP



REQUESTED ACTION:

Site Plan Approval.

De Pere High School expanded home team stadium and new permanent visitor stadium that replaces temporary stands, along with a new service/ticket entrance, additional landscaping, and additional plaza hardscaping.

COMMON DESCRIPTION:

1700 Chicago ST, located southwest from the Chicago ST and Libal ST intersection.

PARCEL NUMBERS:

ED-1128-30

EXISTING ZONING:

R-1 Single-Family Residence District)

SURROUNDING LAND USES:

Single-family residential (R-1) to the north.
Middle school (Town of Ledgeview) to the south.
Commercial developments (Town of Ledgeview) to the east.

COMPREHENSIVE PLAN:

Institutional/Government Facilities

APPLICANT / OWNER:	Mike Helmrick Authorized Representative Rettler Corporation 3317 Business Park DR Stevens Point, WI 54482 Unified School District of De Pere Property Owner 1700 Chicago ST De Pere WI 54115
SITE HISTORY:	The site has been used for agricultural purposes since 1938 until the 1970s when De Pere High School was constructed. The track and field area was developed in the 1980s with a permanent stadium on the west side of the track and football field. In the late 1990s and in 2015 small modifications were made to the track and field area but significant changes were not made to the stadium seating areas.
STAFF REVIEW:	When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60. The subject property includes the following development: • An increase to the size of the permanent “home team” stadium on the west side of the field. Home team seating capacity will increase from 1,200 seats to 2,034 seats. • A replacement of the temporary “visitor team” stadium on the east side of the field. Visitor team seating capacity will decrease from 944 seats to 511 seats. • The total number of seats in both areas will change from 2,144 existing seats to 2,545 proposed seats for all seating areas. • Street fronted landscaping along Chicago ST will be extended down the former Libal ST to further screen the use of metal on both stadiums. • Additional plaza pavement around the track for public access. • Existing parking lots (907) at the high school and the middle school to the southwest will be utilized for events. • A service entrance on the east side of the field will be utilized as a ticket office/entry point to encourage the use of parking lots at the middle school. There are no proposed new driveways for the school, however, a service entrance on the east side of the track is proposed. The service entrance does not connect directly to a public right-of-way. The site plan did not include any proposed new signage. Any signage requires a separate sign permit(s) from the Building Inspection Division. The stadium façade materials are the following: • The home team stadium seating is made of metal with a split face block knee wall on the rear and sides and all metal on the front. • The visitor team stadium seating is made of all metal and includes the addition of landscaping on the rear side.

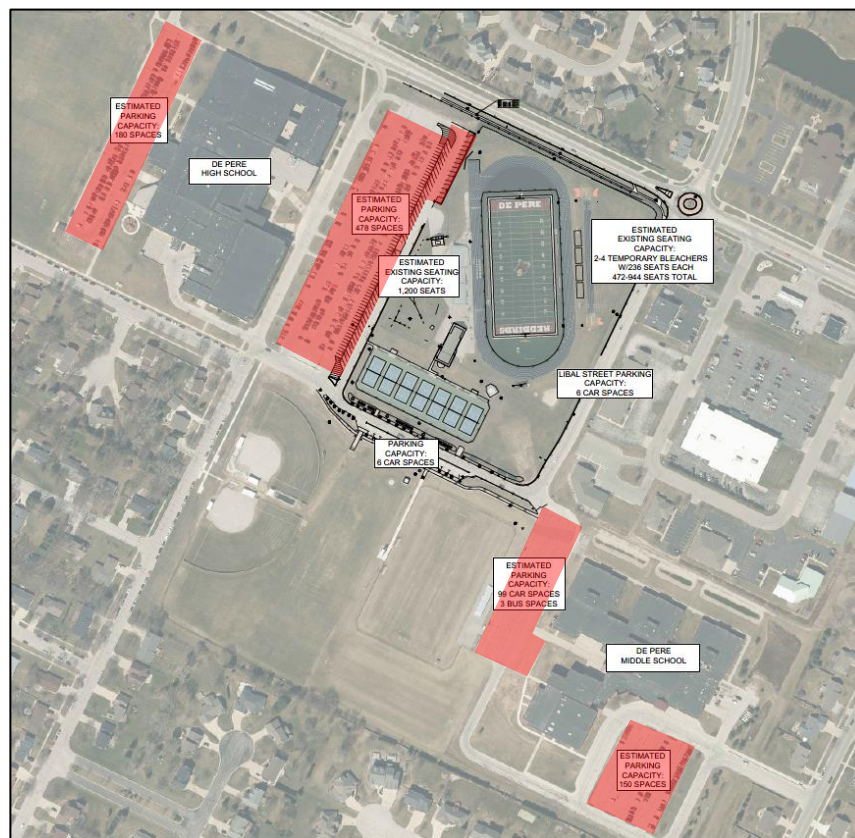
The applicant requests that the Plan Commission approve the

referenced use of metal wall paneling on all sides of both stadiums seating areas, due to the use of a knee wall and the increased use of landscaping.

The site plan complies with the following massing and setback requirements set by the R-1 District (Code Section 14-38):

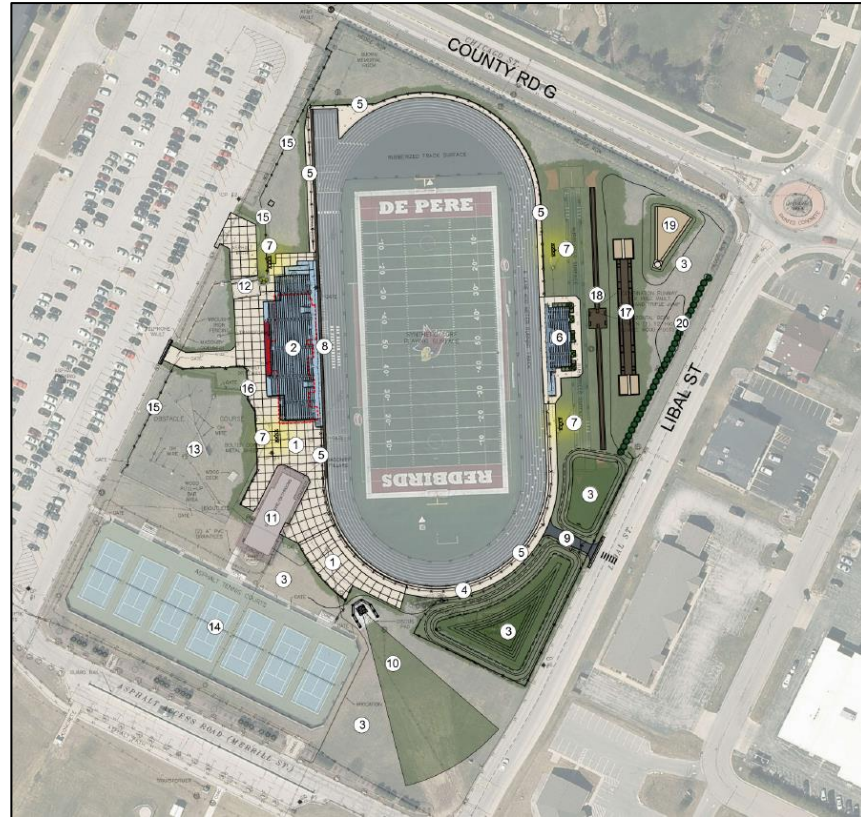
- Land Use: Educational – Proposed School Stadiums (permitted)
- Lot Size: 35.2 acres (2 acres required)
- Front Yard Setback – west: ~65 feet (200 feet required)
- Interior Side Yard Setback – north: ~200 feet (20 feet required)
- Rear Yard Setback – east: ~350 feet (35 feet required)
- FAR: Unknown (0.5 or less required)
- Landscaping: Added along east side of visitor stadium and along the east property line along the former Libal ST to screen the area. (0 trees required)

Parking requirements for stadiums are 1 auto stall for every 6 seats. 425 auto stalls are required for the proposed 2,545 seat site and a 478 stall parking lot is located immediately to the west, meeting Code requirement for parking. Knowing that parking needs may be higher, the school proposed the use of four off-street parking lots for a total of 907 stalls, which reduces the parking demand to 1 auto stall for every 2.8 seats. This does not resolve daytime school parking demands, but the demand for a stadium event is met. The following map and chart identifies the existing off-street parking lots and the required stalls:

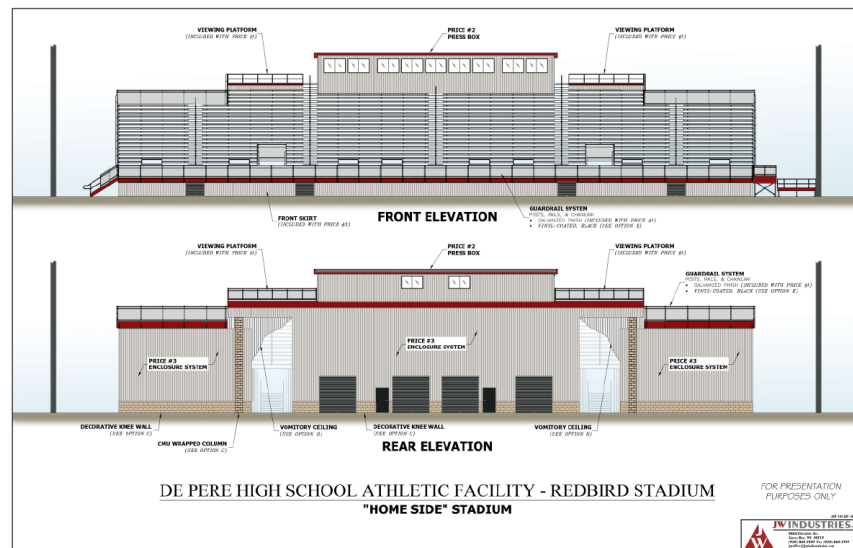


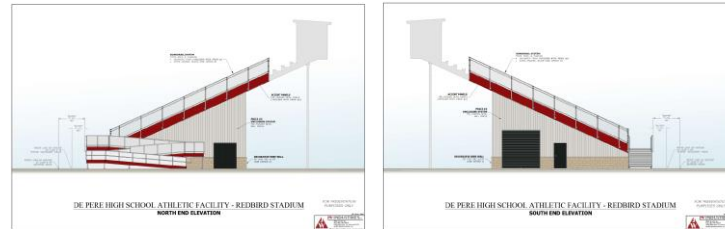
LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	907 High/Middle School	0	425	482 surplus
TOTAL	907	0	425	YES, 907 Stalls

Proposed site plan grandstands, service entrance, landscaping & plaza



Home Team Grandstand elevations.





Visitor Team Grandstand elevations.



STAFF COMMENTS:

Engineering:

1. The City will need as-built drawings stamped by a licensed engineer certifying they match the proposed plan for the new storm water pond (required before obtaining occupancy permits).
2. Confirm no other utility work, other than storm water improvements are being completed as part of this site plan.
3. Fill out and submit a Storm Water Maintenance Agreement once storm water management plan is approved.
4. Comments related to the Storm Water Management Plan:
 - a. Identify how it is conclusively known where MHA is routed.
 - b. No additional storm water can be directed to Chicago Street. The new stub connecting to Chicago Street will need to be routed somewhere else. This storm water basin already experiences high flooding. It looks like a new portion of sub basin C is now being routed to Chicago Street, which wouldn't be permitted.
 - c. Include TSS and total phosphorous removal summary in the summary, including figures in pounds.
 - d. Provide hydrocad layout map for existing conditions and proposed conditions. It is too hard to follow the summary of where water is flowing to get the final numbers. Staff only found summaries as part of the original Rettler study.
5. On sheet C100, provide all property boundary information including northing and easting.
6. On Sheet C400, specify inlet protection Type B where applicable per WisDNR best management practices.
7. On Sheet C400, show locations of stockpiles on plans and appropriate

erosion control measures surrounding them.

8. On Sheet C400, sheet title should include "AND EROSION CONTROL PLAN" per the title sheet.
9. On Sheet C400, to the west of the football field, there are a bunch of contours or lines that are showing up as contours and shouldn't be.
10. On Sheet C400, pipe from ST INL 103 to existing storm manhole on Chicago Street will not be permitted. This area will need to be routed to the pond similar to the existing conditions.

Fire: Meet with fire chief regarding site requirements.

Forestry: None.

Health: None.

Planning:

1. Building materials for the Home Team stadium includes split face knee wall on the rear (west) and both sides (except behind an accessibility ramp on the north side). There are two columns of split face block on the rear side. The remainder of the stadium is a pre-finished metal wall panel. Plan Commission approval is required.
2. Building materials for the Visitor Team stadium is entirely a pre-finished metal wall panel. Plan Commission approval is required. There is proposed landscaping that is adjacent to the east (rear) façade of the visitor stadium). Landscaping should also be placed on the sides of the stadium (north and south ends).
3. Before obtaining occupancy permits, the addition of future on-site (off-street) parking lot areas is strongly encouraged for the stadiums and particularly for the school building, due to a high volume of on-street parking on school days.

Inspection: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for the office, warehouse and parking addition, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

Staff recommendation includes the use of metal on the front side and rear facades of both stadiums with appropriate landscape screening.

Staff recommendation also includes a strong suggestion that the school identifies future options for off-street parking for the school building during daytime hours, due to a high amount of on-street parking by students on school days.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 150633
		Date: 3-04-20

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Rettler Corporation	Authorized Representative Mike Helmrick	Title Project Manager	
Mailing Address 3317 Business Park Drive	City Stevens Point	State WI	ZIP Code 54482
Email Address mhelmrick@rettler.com	Phone Number (incl. area code) 715-341-2633	Fax Number (incl. area code) 715-341-0431	

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

Name (Ind. Org. or Entity) Unified School District of De Pere	Contact Person Pat Meyer	Title Director of Building and Grounds	
Mailing Address 1700 Chicago Street	City De Pere	State WI	ZIP Code 54115
Email Address pmeyer@depere.k12.wi.us	Phone Number (incl. area code) 920-337-1042 ext 2	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Redbird Stadium - 1700 Chicago Street, De Pere, WI 54115	Parcel No. ED-1128-30
---	--------------------------

SECTION 4: Project Information

Existing Zoning:	R1 - Single Family (Please confirm)		
Present Use of Parcel:	Education (High School) & Athletic Stadium		
Proposed Use of Parcel:	Education (High School) & Athletic Stadium		
Estimated Start Date:	5-10-2020	Estimated Completion Date:	8-20-2020

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Mike Helmrick, Rettler Corporation	Title Project Manager	Phone Number 715-341-2633
Signature of Applicant 		Date Signed 3-2-2020

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9310 : Staff recommendation and possible action regarding a Site Plan request for a stadium addition and a)

De Pere High School
Redbird Stadium Site Redevelopment Project
City of De Pere - Site Plan Submittal #2 Summary
March 13, 2020
Rettler Project No.: 19.075

Page #	Description	Revision Description
1	Master Plan - base bid with asphalt plaza	1. Added landscape buffer extending south along Libal Street. 2. Added crosswalk striping crossing Libal Street to East track access point. 3. Added landscaping at perimeter of visitor grandstand.
2	Master Plan - alternate bid with concrete plaza	1. Added landscape buffer extending south along Libal Street. 2. Added crosswalk striping crossing Libal Street to East track access point. 3. Added landscaping at perimeter of visitor grandstand.
3	Layout plan with existing site linework shown	1. Added landscape buffer extending south along Libal Street. 2. Added crosswalk striping crossing Libal Street to East track access point. 3. Added landscaping at perimeter of visitor grandstand.
4	Existing Parking Exhibit	1. Added parking stall labels at the Libal Street parking and at the parking spaces to the south of the tennis court. 2. Added summary table of existing and proposed seats.
5	Construction Plan Set - TS - Title Sheet	Not Changed
6	Construction Plan Set - C100 - Existing Site Plan	Not Changed
7	Construction Plan Set - C200 - Site Demolition Plan	Not Changed
8	Construction Plan Set - C300 - Site Layout Plan	1. Added landscape buffer extending south along Libal Street. 2. Added crosswalk striping crossing Libal Street to East track access point. 3. Added landscaping at perimeter of visitor grandstand.
9	Construction Plan Set - C400 Site Grading and Erosion Control	Not Changed

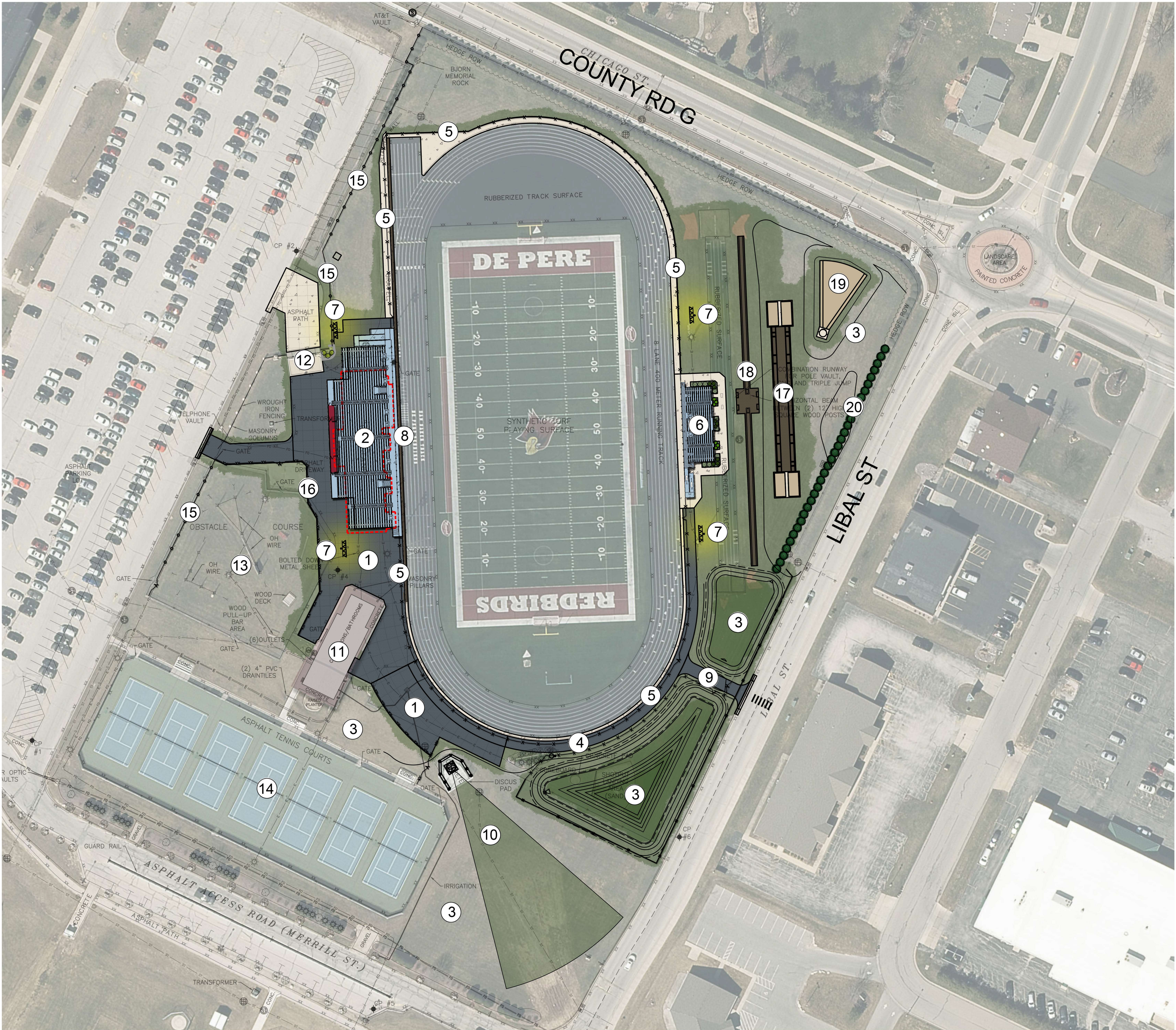
Attachment: Site Plan - PRELIMINARY 3 - 13 Mar 2020 (9310 : Staff recommendation and possible action regarding a Site Plan request for a

10	Construction Plan Set - C401 Overall Drainage and Erosion Control Plan	Not Changed
11	Construction Plan Set - C402 Detailed Detention Plan and Sections	Not Changed
12	Construction Plan Set - C403 Erosion Control Plan	Not Changed
13	Construction Plan Set - C500 Site Utility Plan	Not Changed
14	Construction Plan Set - C600 Site Details	Not Changed
15	Construction Plan Set - C601 Site Details	Not Changed
16	Construction Plan Set - C602 Site Details	Added cross walk striping detail
17	Construction Plan Set - C603 Site Details	Not Changed
18	Construction Plan Set - C604 Site Details	Not Changed
19	Construction Plan Set - E001 - Electrical Title Sheet	Not Changed
20	Construction Plan Set - E100 Electrical Site Plan	Not Changed
21	Construction Plan Set - E200 Electrical Site Plan	Not Changed
22	Construction Plan Set - E201 Visitor Power & Lighting Plan - Alternate	Not Changed
23	Construction Plan Set - E300 Electrical Details	Not Changed
24	Home Grandstand Colored East and West Elevation View	Not Changed
25	Home Grandstand Colored North Elevation View	ADDED SHEET - Added masonry from double door to ramp
26	Home Grandstand Colored South Elevation View	ADDED SHEET - Added masonry along elevation
27	Visitor Grandstand - Colored East and West Elevation View	Added landscaping
28	Home Grandstand Plan Sheet - Plan View	Not Changed
29	Home Grandstand Plan Sheet - East/West Elevation View	Not Changed
30	Home Grandstand Plan Sheet - North Elevation	ADDED SHEET - Added masonry from double door to ramp
31	Home Grandstand Plan Sheet - South Elevation	ADDED SHEET - Added masonry along elevation
32	Home Grandstand Plan Sheet - Enclosure Plan	Revised to represent limits of masonry on enclosure
33	Visitor Grandstand Plan Sheet - Plan View	Not Changed
34	Visitor Grandstand Plan Sheet - East/West Elevation	Not Changed
35	Visitor Grandstand Plan Sheet - Cross Section	Not Changed
36	Visitor Grandstand Plan Sheet - Enclosure Plan	Not Changed
37	Athletic Field Lighting Submittal Sheet	Not Changed
38	Athletic Field Lighting Submittal Sheet	Not Changed
39	Athletic Field Lighting Submittal Sheet	Not Changed
40	Athletic Field Lighting Submittal Sheet	Not Changed
41	Athletic Field Lighting Submittal Sheet	Not Changed
42	Athletic Field Lighting Submittal Sheet	Not Changed
43	Athletic Field Lighting Submittal Sheet	Not Changed
44	Athletic Field Lighting Submittal Sheet	Not Changed

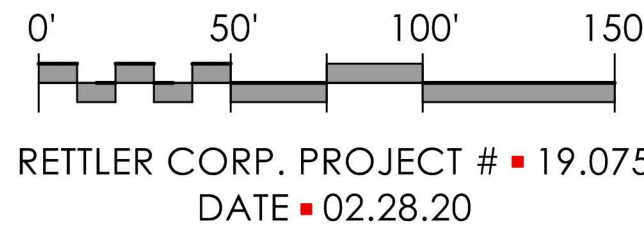
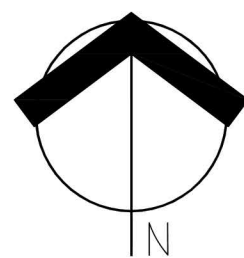
Attachment: Site Plan - PRELIMINARY 3 - 13 Mar 2020 (9310 : Staff recommendation and possible action regarding a Site Plan request for a

LEGEND

- 1 PLAZA EXPANSION & IMPROVEMENTS
- 2 2,000-SEAT GRANDSTAND WITH PRESS BOX AND ENCLOSED STORAGE AREA
- 3 DRAINAGE IMPROVEMENTS
- 4 TRACK PERIMETER WALK
- 5 4' TRACK PERIMETER FENCING
- 6 500-SEAT GRANDSTAND WITH ENCLOSED STORAGE AREA
- 7 NEW LED ATHLETIC FIELD LIGHTING
- 8 SLOT DRAIN
- 9 TRACK SERVICE ACCESS LOCATION
- 10 EXISTING DISCUS
- 11 MAINTAIN EXISTING CONCESSION/RESTROOM BUILDING
- 12 MAINTAIN EXISTING ENTRY FEATURE, PAVERS, MASONRY PILLARS & DECORATIVE FENCING
- 13 EXISTING ROPES COURSE
- 14 EXISTING TENNIS COURTS
- 15 6' HIGH ORNAMENTAL FENCING FACING SCHOOL (ALTERNATE)
- 16 6' HIGH FENCING ALONG ROPES COURSE (ORNAMENTAL FENCE ALTERNATE)
- 17 LONG JUMP/TRIPLE JUMP
- 18 POLE VAULT
- 19 SHOT PUT
- 20 EXTENDED BERM & LANDSCAPE SCREENING OF VISITOR BLEACHERS



DE PERE SCHOOL DISTRICT
REDBIRD STADIUM REDEVELOPMENT PROJECT ■ MASTER PLAN
1700 CHICAGO ST ■ DE PERE, WI



3317 BUSINESS PARK DRIVE, STEVENS POINT, WI 54482
TELEPHONE • 715 - 341 - 2633, FAX • 715 - 341 - 0431
EMAIL • INFO @ RETTLER.COM, WEBSITE • WWW.RETTLER.COM

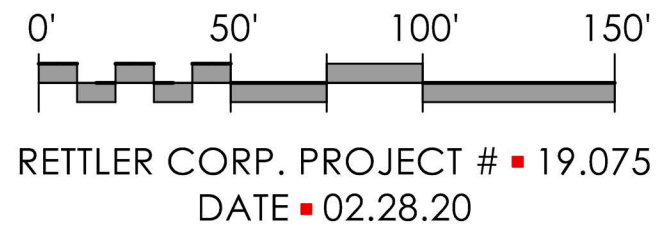
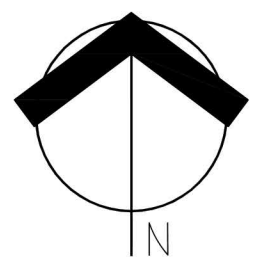
Attachment: Site Plan - PRELIMINARY 3 - 13 Mar 2020 (9310 : Staff recommendation and possible action regarding a Site Plan request for a stadium addition and a)

LEGEND

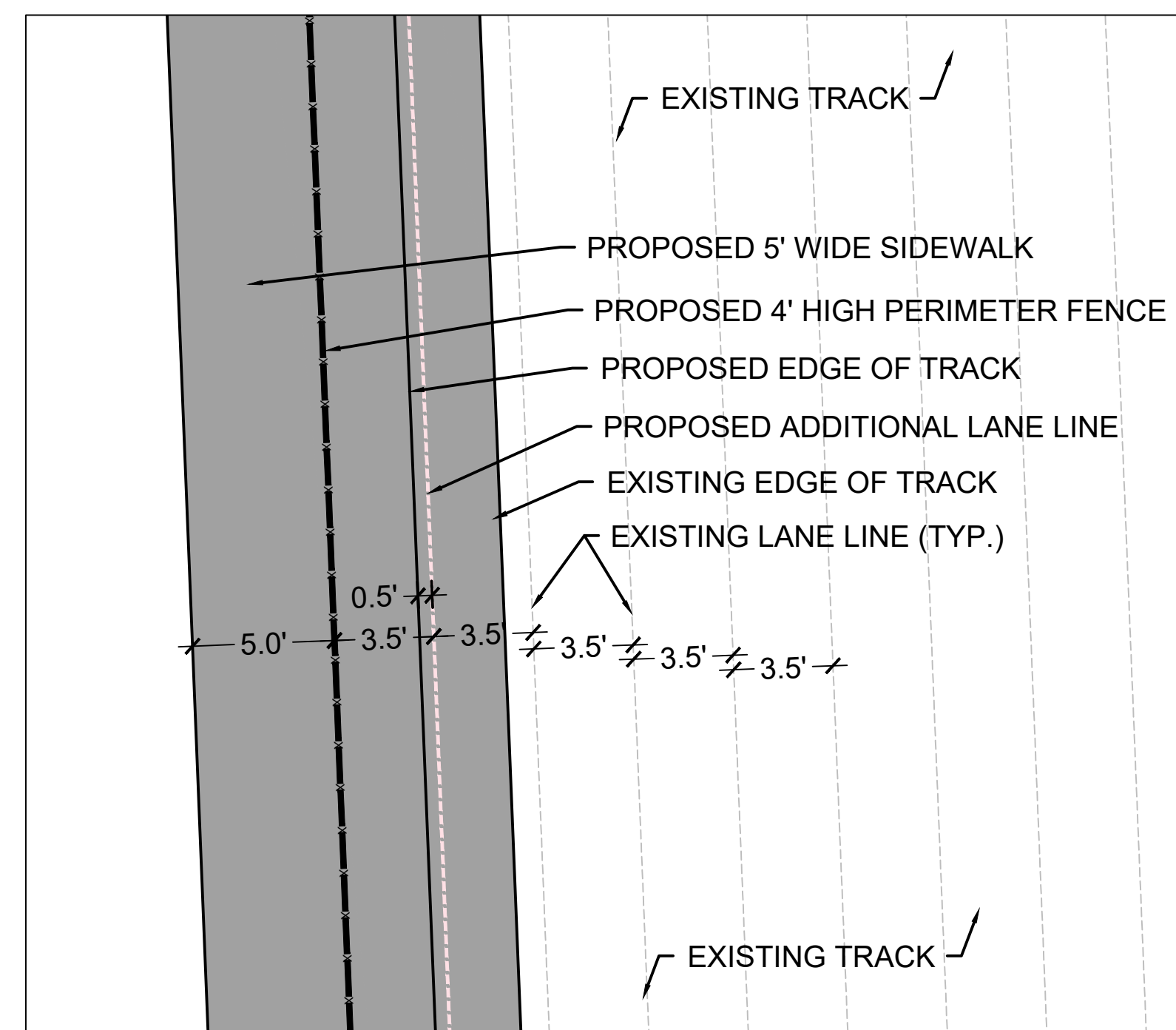
- 1 PLAZA EXPANSION & IMPROVEMENTS
- 2 2,000-SEAT GRANDSTAND WITH PRESS BOX AND ENCLOSED STORAGE AREA
- 3 DRAINAGE IMPROVEMENTS
- 4 TRACK PERIMETER WALK
- 5 4' TRACK PERIMETER FENCING
- 6 500-SEAT GRANDSTAND WITH ENCLOSED STORAGE AREA
- 7 NEW LED ATHLETIC FIELD LIGHTING
- 8 SLOT DRAIN
- 9 TRACK SERVICE ACCESS LOCATION
- 10 EXISTING DISCUS
- 11 MAINTAIN EXISTING CONCESSION/RESTROOM BUILDING
- 12 MAINTAIN EXISTING ENTRY FEATURE, PAVERS, MASONRY PILLARS & DECORATIVE FENCING
- 13 EXISTING ROPES COURSE
- 14 EXISTING TENNIS COURTS
- 15 6' HIGH ORNAMENTAL FENCING FACING SCHOOL (ALTERNATE)
- 16 6' HIGH FENCING ALONG ROPES COURSE (ORNAMENTAL FENCE ALTERNATE)
- 17 LONG JUMP/TRIPLE JUMP
- 18 POLE VAULT
- 19 SHOT PUT
- 20 EXTENDED BERM & LANDSCAPE SCREENING OF VISITOR BLEACHERS



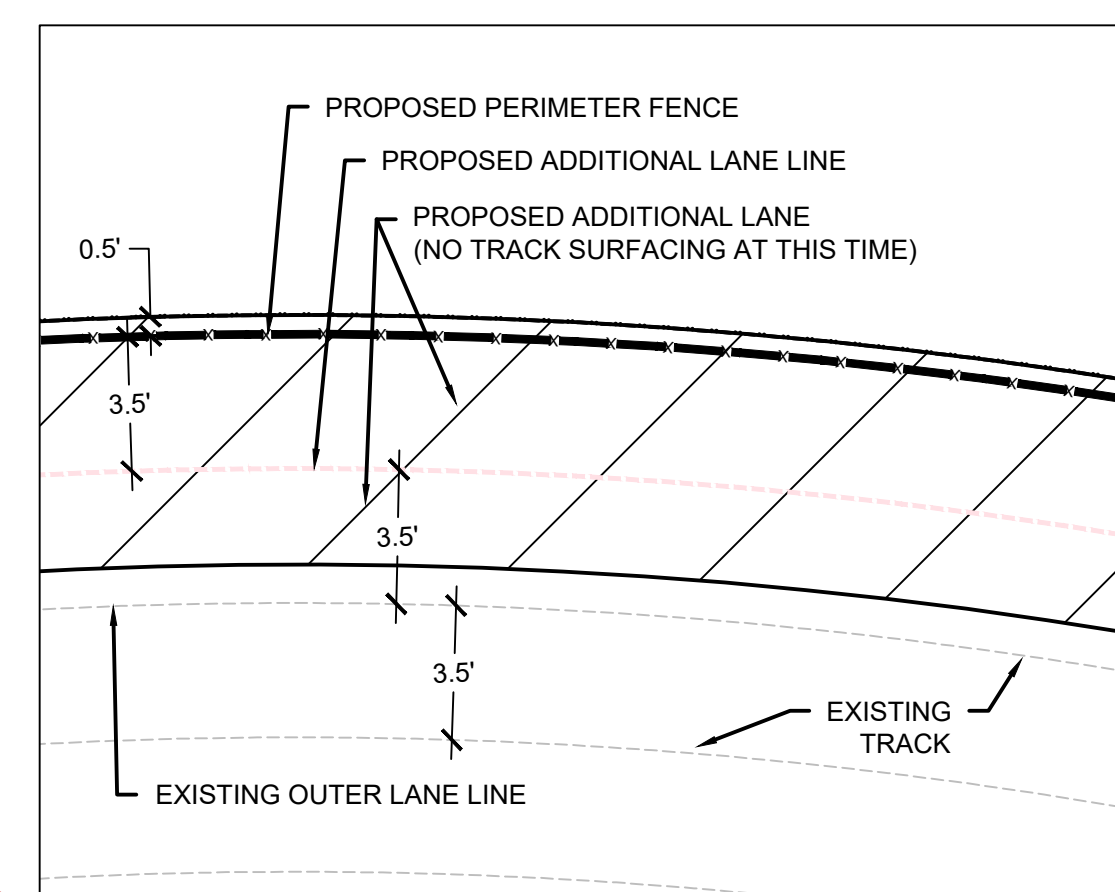
DE PERE SCHOOL DISTRICT
REDBIRD STADIUM REDEVELOPMENT PROJECT ■ MASTER PLAN
1700 CHICAGO ST ■ DE PERE, WI



3317 BUSINESS PARK DRIVE, STEVENS POINT, WI 54482
TELEPHONE 715-341-2633, FAX 715-341-0431
EMAIL INFO@RETTLER.COM, WEBSITE WWW.RETTLER.COM



DETAIL 1



DETAIL 2

GENERAL NOTES

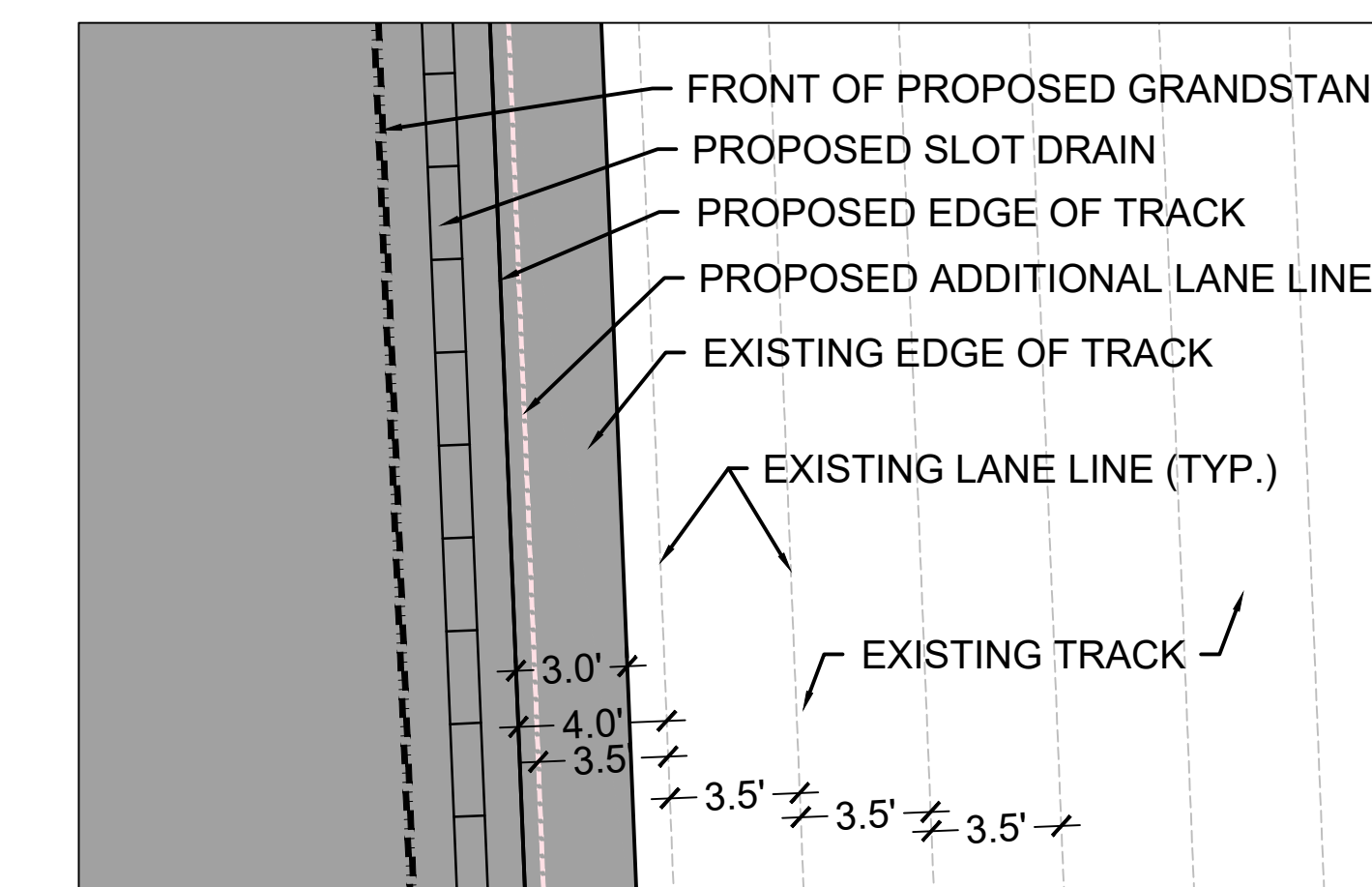
1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
4. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
5. SEED, FERTILIZE, AND CRIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS EXCEPT THOSE AREAS INDICATING SOD.
6. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID.

SITE LEGEND

3" HOT MIX ASPHALT 10" BASE AGGREGATE DENSE, ¾-INCH (BASE BID)		1 C600
5" FIBER REINFORCED CONCRETE PAVEMENT 6" BASE AGGREGATE DENSE, ¾ INCH (ALTERNATE BID)		1 C600
3" HOT MIX ASPHALT 10" BASE AGGREGATE DENSE, ¾-INCH WITH ATHLETIC TRACK SURFACING (BY OTHERS) (BASE BID)		1 C600
5" FIBER REINFORCED CONCRETE PAVEMENT 6" BASE AGGREGATE DENSE, ¾ INCH WITH ATHLETIC TRACK SURFACING (BY OTHERS) (ALTERNATE BID)		1 C600
3" HOT MIX ASPHALT 10" BASE AGGREGATE DENSE, ¾-INCH (ALTERNATE BID)		1 C600
5" FIBER REINFORCED CONCRETE PAVEMENT 6" BASE AGGREGATE DENSE, ¾ INCH (ALTERNATE BID)		1 C600
6" SOIL (SEEDED) 10" GRAVEL (BASE BID)		1 C600 7 C602
3" HOT MIX ASPHALT 10" BASE AGGREGATE DENSE, ¾ INCH (ALTERNATE BID)		1 C600
5" FIBER REINFORCED CONCRETE PAVEMENT 6" BASE AGGREGATE DENSE, ¾ INCH (ALTERNATE BID)		2,3 C600
5" FIBER REINFORCED CONCRETE PAVEMENT 6" BASE AGGREGATE DENSE, ¾ INCH (ALTERNATE BID)		2,3 C600
APPROX. BLEACHER/ENCLOSURE OUTLINE		
APPROX. PROJECT LIMITS		
ALTERNATE BID LIMITS		

SITE LAYOUT - KEY NOTES

①	4" VINYL COATED CHAIN LINK FENCE	4-8 C600
②	4" VINYL COATED CHAIN LINK FENCE (USE SALVAGED FABRIC, TOP RAIL, AND GATES)	4-8 C600
③	4" VINYL COATED CHAIN LINK FENCE (ALTERNATE)	4-8 C600
④	4" VINYL COATED CHAIN LINK FENCE 4' GATE	10 C600
⑤	4" VINYL COATED CHAIN LINK FENCE 12' GATE	9 C600
⑥	6" GALVANIZED CHAIN LINK FENCE (USE SALVAGED FABRIC, TOP RAIL, AND GATES)	4-8 C600
⑦	6" GALVANIZED CHAIN LINK FENCE (ALTERNATE)	4-8 C600
⑧	6" GALVANIZED CHAIN LINK FENCE 12' GATE	9 C600
⑨	6" GALVANIZED CHAIN LINK FENCE 12' GATE (ALTERNATE)	9 C600
⑩	6" STEEL ORNAMENTAL FENCE (ALTERNATE)	1 C601
⑪	6" STEEL ORNAMENTAL FENCE 12' GATE (ALTERNATE)	11 C600
⑫	LONG/TRIPLE JUMP RUNWAYS & LANDING PITS (ALL WEATHER SURFACING & STRIPING BY OTHERS)	2 C601
⑬	POLE VAULT RUNWAY & PLANT BOXES (ALL WEATHER SURFACING & STRIPING BY OTHERS)	3 C601
⑭	2,000 SEAT STADIUM BLEACHER SYSTEM (BY OTHERS) - CONCRETE PAVEMENT BENEATH BY CONTRACT "A"	4 C601
⑮	500 SEAT STADIUM BLEACHER SYSTEM (BY OTHERS) - CONCRETE PAVEMENT BENEATH BY CONTRACT "A"	4 C601
⑯	SHOT PUT	8 C602
⑰	SLOT DRAIN	8 C602
⑱	LED ATHLETIC FIELD LIGHTING (SEE ELECTRICAL PLAN)	
⑲	TRANSFORMER PAD (SEE ELECTRICAL PLANS)	
⑳	RELOCATED FLAG POLE	5 C601
㉑	24" FLOWLINE CURB	6 C601
㉒	CURB TERMINUS	1 C602
㉓	MODULAR RETAINING WALL	4-8 C600 1 C600 1 C601
㉔	6" GALVANIZED CHAIN LINK FENCE (BASE) (6" STEEL ORNAMENTAL FENCE - ALTERNATE)	9 C600 11 C600
㉕	6" GALVANIZED CHAIN LINK FENCE 12' GATE (6" STEEL ORNAMENTAL FENCE 12' GATE - ALTERNATE)	9 C600
㉖	6" GALVANIZED CHAIN LINK FENCE 4' GATE (ALTERNATE)	9 C600
㉗	CROSSWALK STRIPING	9 C602



DETAIL 3

LANDSCAPING NOTES

1. ALL PLANTS SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL LANDSCAPE PLANTING BEDS SHALL CONTAIN 6" DEPTH 2'-4" LANDSCAPE STONE CONTAINED.
3. ALL GENERAL TURF AREAS SHALL BE FINISH GRADED, SEEDED, FERTILIZED, AND CRIMP HAY MULCHED AS PER THE PROJECT MANUAL SPECIFICATIONS.
4. ALL GENERAL LANDSCAPE AND SEEDING AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
5. SEE THE PROJECT MANUAL FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES, WARRANTY PERIOD, MAINTENANCE, ETC.
6. SEE DETAILS FOR PLANTING INSTALLATION.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TT	TT	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	6'-8" BB	33
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
PS	PS	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM / SUMMER WINE SEWARD NINEBARK	24" HEIGHT MIN.	12
SG	SG	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	24" HEIGHT MIN.	6
TS	TS	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	36" HEIGHT MIN.	9

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.

©2020 RETTLER CORPORATION, INC.

REV	DATE	ISSUED FOR
03/03/20	BID	
03/12/20	ADD #1	

DRAWN:	R. RAMIREZ
CHECKED:	C. RETTLER
DOCUMENT NO.	19.075

RETTLER
corporation

3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2653, Fax: 715-341-0451
Email: info@rettl.com, website: www.rettler.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

C300



PARKING AND SEATING STUDY	
EXISTING SEATING	2,144
Home	1,200
Visitor Temporary	944
PROPOSED SEATING	2,545
Home	2,034
Visitor	511
Proposed Redbird Stadium Parking to Seating Ratio	5.32

REV	DATE	ISSUED FOR
-	03/03/20	BID
DRAWN:		CS EZ
CHECKED:		BK R
DOCUMENT NO.		19.075

RETTLER
corporation

3317 Business Park Drive, Stevens Point, WI 54482

Telephone: 715-341-2833, Fax: 715-341-0451

Email: info@rettlr.com, Website: www.rettl.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT

EXISTING PARKING EXHIBIT

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115



UNIFIED SCHOOL DISTRICT OF DE PERE



DE PERE HIGH SCHOOL REDBIRD STADIUM REDEVELOPMENT PROJECT

OWNER

UNIFIED SCHOOL DISTRICT OF DE PERE
PAT MEYER
DIRECTOR OF BUILDING AND GROUNDS
1700 CHICAGO ST, DE PERE, WI 54115
PHONE: (920) 337-1042 EXT 2 OFFICE

PROJECT MANAGER LANDSCAPE ARCHITECT / ENGINEER (LA/E)

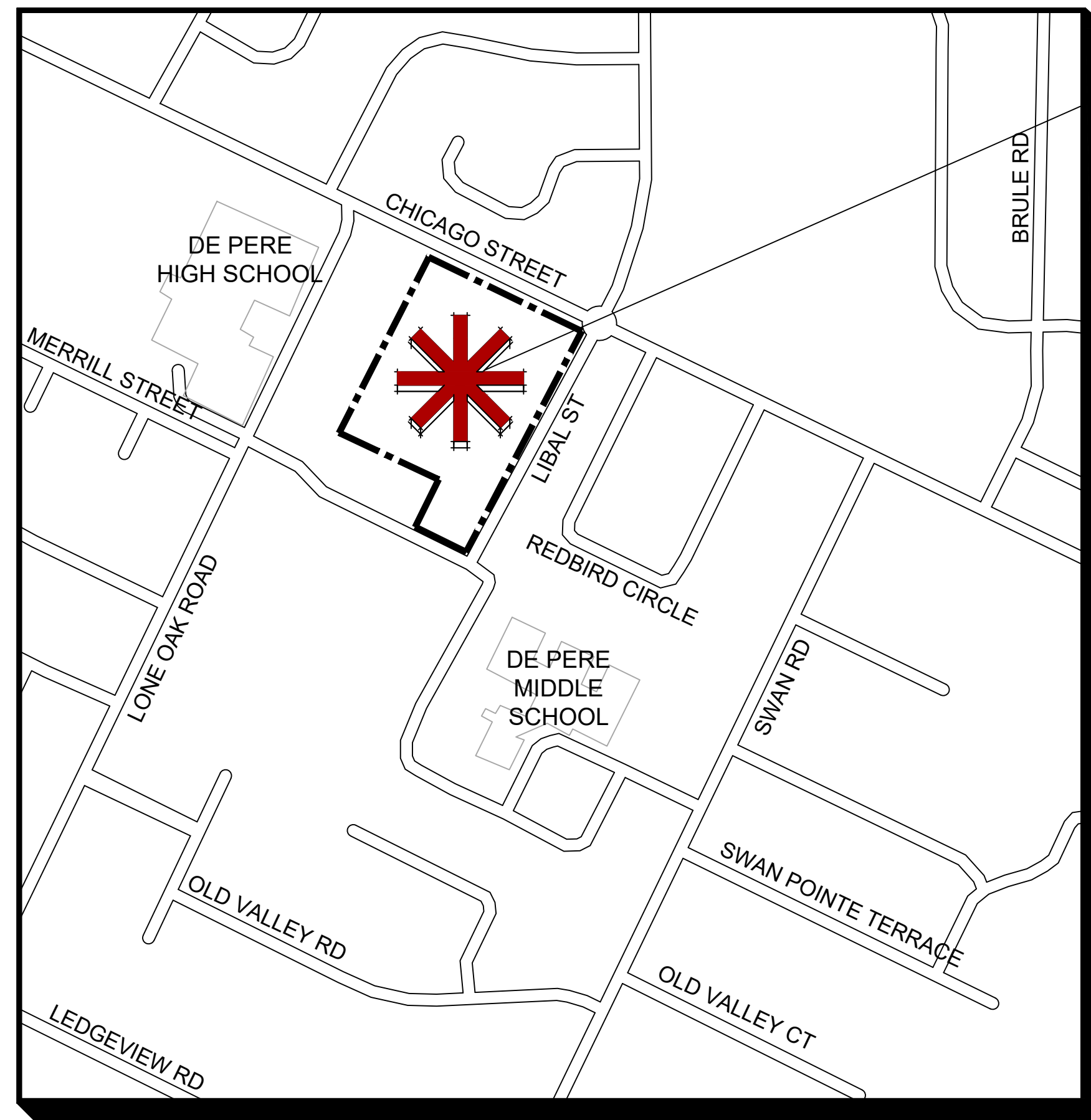
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WISCONSIN 54482
PHONE: 715-341-2633
FAX: 715-341-0431

CONSULTANTS

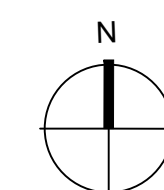
SITE ELECTRICAL:
MEP ASSOCIATES, LLC
2720 ARBOR COURT
EAU CLAIRE, WI 54701
PHONE: (715) 832-5680
FAX: (715) 832-5668

GEOTECHNICAL:
PROFESSIONAL SERVICE INDUSTRIES, INC.
3009 VANDENBROEK RD
KAUKAUNA, WI 54130
PHONE: (920) 735-1200
FAX: (920) 735-1840

CIVIL/STORM WATER:
ROBERT E. LEE & ASSOCIATES, INC.
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
PHONE: (920) 662-9641



RETTLER PROJECT #19.075
LOCATION MAP - NOT TO SCALE



PROJECT LOCATIONS

DEPERE HIGH SCHOOL
1700 CHICAGO ST
DE PERE, WI 54119

CIVIL/LANDSCAPE PLAN SHEET INDEX

TS	TITLE SHEET
C100	EXISTING SITE PLAN
C200	SITE DEMOLITION PLAN
C300	SITE LAYOUT PLAN
C400	SITE GRADING AND EROSION CONTROL PLAN
C401	OVERALL DRAINAGE AND EROSION CONTROL PLAN
C402	DETAILED DETENTION PLAN AND SECTIONS
C403	EROSION CONTROL PLAN
C500	SITE UTILITY PLAN
C501	STORM SEWER PLAN AND PROFILE
C600	SITE CONSTRUCTION DETAILS
C601	SITE CONSTRUCTION DETAILS
C602	SITE CONSTRUCTION DETAILS
C603	SITE CONSTRUCTION DETAILS
E001	ELECTRICAL TITLE SHEET
E100	ELECTRICAL SITE PLANS
E200	ELECTRICAL SITE PLANS
E201	VISITOR POWER & LIGHTING PLAN - ALTERNATE
E300	ELECTRICAL DETAILS

REV

DATE

ISSUED FOR

-

03/03/20

BID

DRAWN:

R. RAMIREZ

CHECKED:

C. RETTLER

DOCUMENT NO.

19.075

RETTLER

corporation

3317 Business Park Drive, Stevens Point, WI 54482

Telephone: 715-341-2633, Fax: 715-341-0431

email: info@rettl.com website: www.rettler.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT

TITLE SHEET

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

TS

REV	DATE	ISSUED FOR
-	03/03/20	BID
DRAWN: CS		
CHECKED: BK		
DOCUMENT NO. 19.075		

RETTLER

corporation

3317 Business Park Drive, Stevens Point, WI 54482

Telephone: 715-341-2653, Fax: 715-341-0451

email: info @ rettlr.com, website: www.rettler.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT

EXISTING SITE PLAN

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

C100

LEGEND

- LIGHT POLE

POWER POLE

GUY

ELECTRIC METER

ELECTRIC BOX

ELECTRIC OUTLETS

GAS METER

GAS VALVE

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

SANITARY MANHOLE

WATER MANHOLE

STORM MANHOLE

UTILITY MANHOLE

CATCH BASIN

CATCH BASIN

WATER VALVE

HYDRANT

IRRIGATION BOX

CHAIN-LINK FENCE

BURIED GAS

BURIED TELEPHONE

WATERMAIN

FIBER OPTICS

EDGE OF BITUMINOUS

VENT PIPE

WOOD POLE

BASKETBALL HOOP

FLAG POLE

SIGN

DECIDUOUS TREE

CONIFEROUS TREE

BUSH/SHRUB

CONTOUR LINE

PLAY EQUIPMENT

VERTICAL PIPE (UNLESS NOTED)

BENCH (UNLESS NOTED)

ROCKS

CONCRETE SURFACE

CONTROL POINT

3/4" IRON BAR FOUND

1" IRON PIPE FOUND

2" IRON PIPE FOUND

COMPUTED PROPERTY CORNER

SECTION CORNER PER COUNTY RECORDS
- LIGHT POLE
- POWER POLE
- GUY
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC OUTLETS
- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- STORM MANHOLE
- UTILITY MANHOLE
- CATCH BASIN
- CATCH BASIN
- WATER VALVE
- HYDRANT
- IRRIGATION BOX
- CHAIN-LINK FENCE
- BURIED GAS
- BURIED TELEPHONE
- WATERMAIN
- FIBER OPTICS
- EDGE OF BITUMINOUS
- VENT PIPE
- WOOD POLE
- BASKETBALL HOOP
- FLAG POLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH/SHRUB
- CONTOUR LINE
- PLAY EQUIPMENT
- VERTICAL PIPE (UNLESS NOTED)
- BENCH (UNLESS NOTED)
- ROCKS
- CONCRETE SURFACE
- CONTROL POINT
- 3/4" IRON BAR FOUND
- 1" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- COMPUTED PROPERTY CORNER
- SECTION CORNER PER COUNTY RECORDS

UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS-LOCATIONS ARE APPROXIMATE.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZES AND THEIR LOCATIONS.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET #20194403157)

DESCRIPTION

PART OF PRIVATE CLAIMS 33 AND 34, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

BENCH MARK

ELEVATIONS BASED ON NAVD 88 USING WISGEOD 12A:

BENCHMARK #1
BURY BOLT ON HYDRANT LOCATED SOUTH OF INTERSECTION OF LIBAL ST AND MERRILL ST.

ELEVATION: 604.05

SURVEY CONTROL POINTS

COORDINATE SYSTEM BASED ON: NAD83 (2011) WITH BROWN COUNTY COORDINATES USING WISCORS

CP #1 - CP MAG
N: 539849.22
E: 92779.28
Z: 610.48

CP #2 - CP MAG
N: 540121.67
E: 93034.15
Z: 609.88

CP #3 - CP MAG
N: 540014.22
E: 93128.29
Z: 606.41

CP #4 - CP MAG
N: 539813.78
E: 93074.08
Z: 605.93

CP #5 - CP MAG
N: 539390.14
E: 93108.49
Z: 604.22

CP #6 - CP MAG
N: 539556.11
E: 93403.52
Z: 604.13

SURVEYOR'S NOTES

- 1

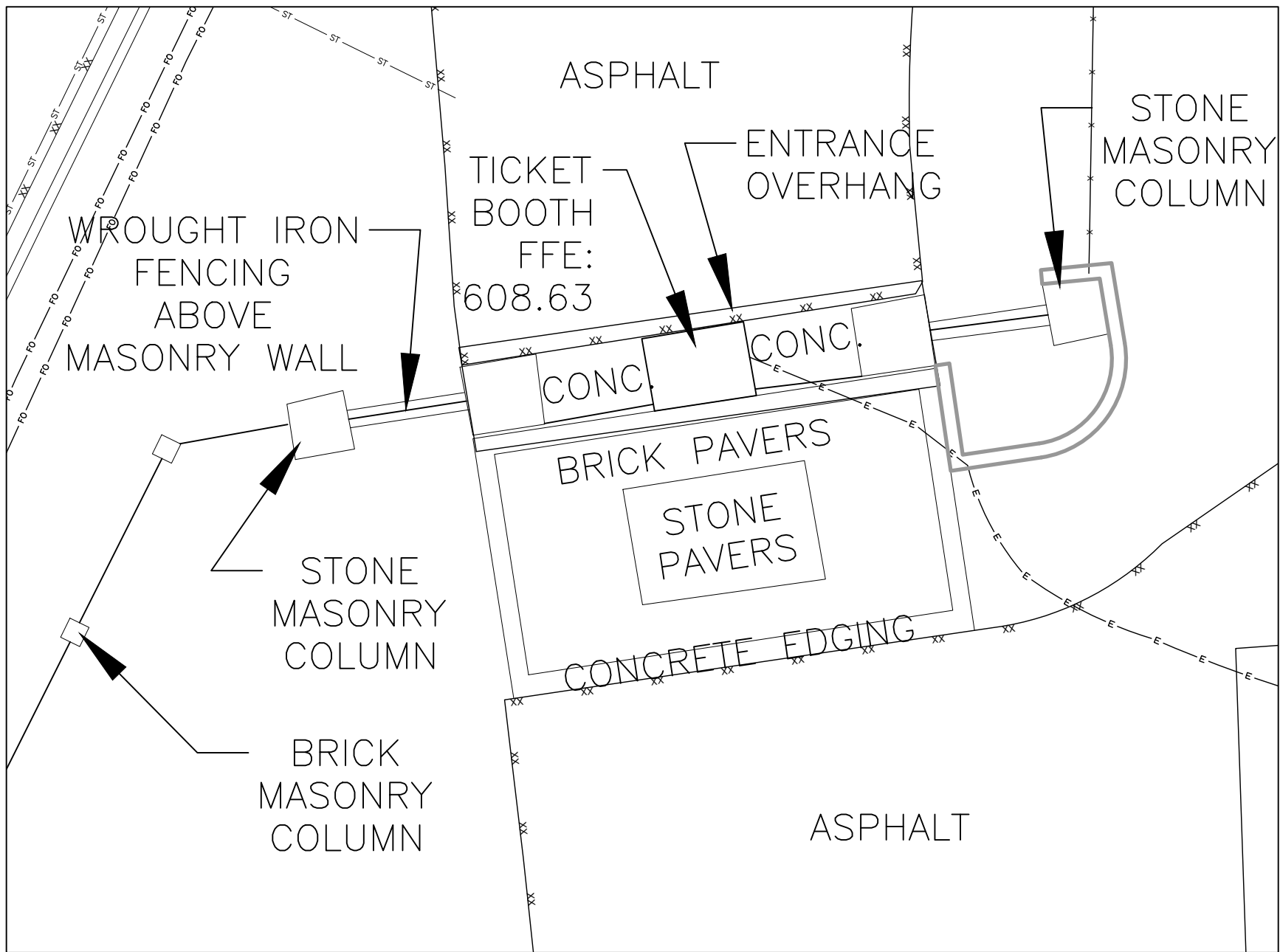
STORM SEWER DATA WAS PROVIDED BY A PREVIOUS RETTLER SITE SURVEY PROJECT #13.066.
- 2

UNABLE TO OBTAIN INFORMATION DUE TO MANHOLE FILLED WITH WATER. IRRIGATION M.H. BASED ON RETTLER SITE SURVEY PROJECT #13.066.
- 3

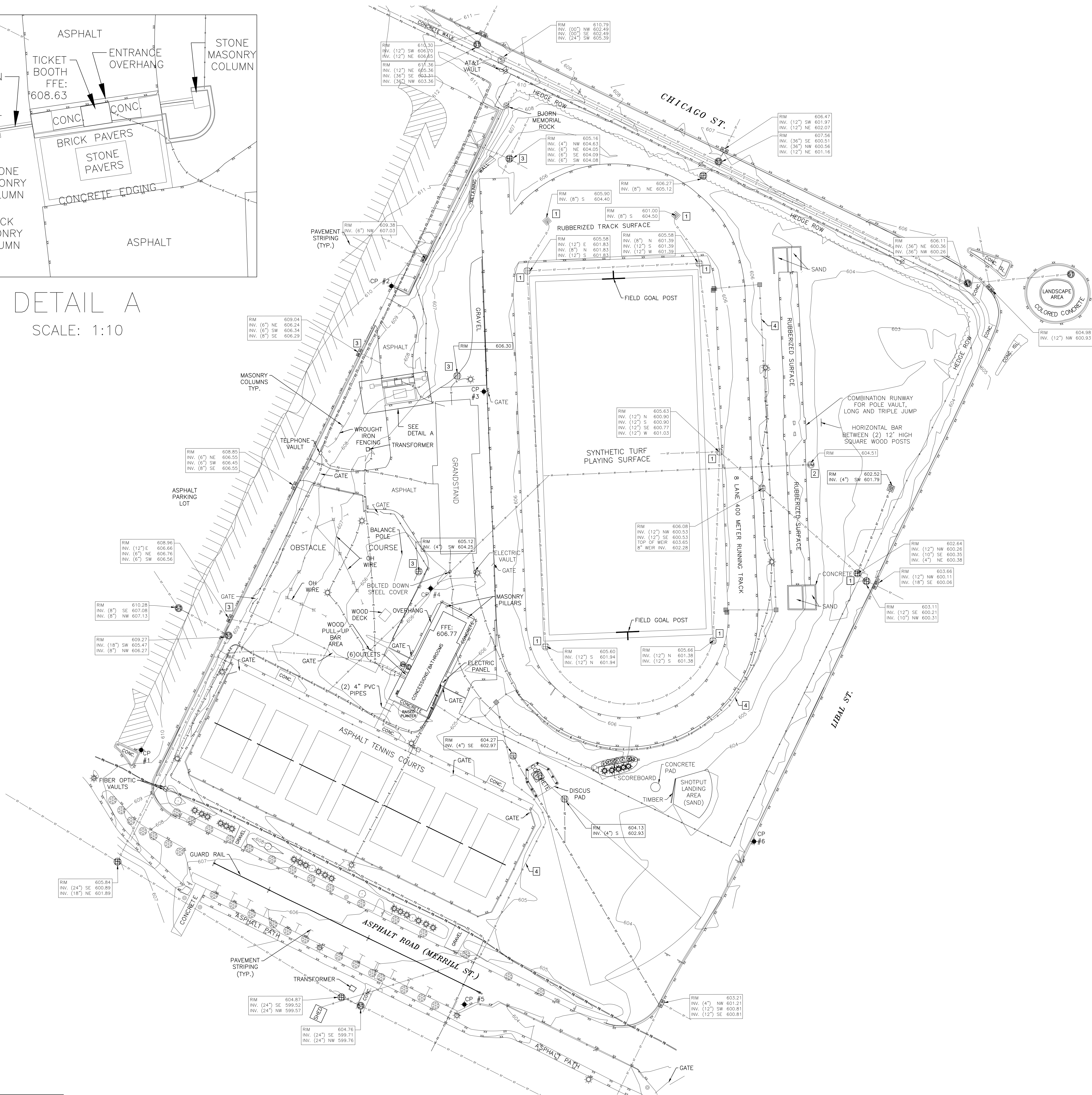
UNABLE TO OBTAIN INFORMATION, MUST BE FIELD VERIFIED BY CONTRACTOR.
- 4

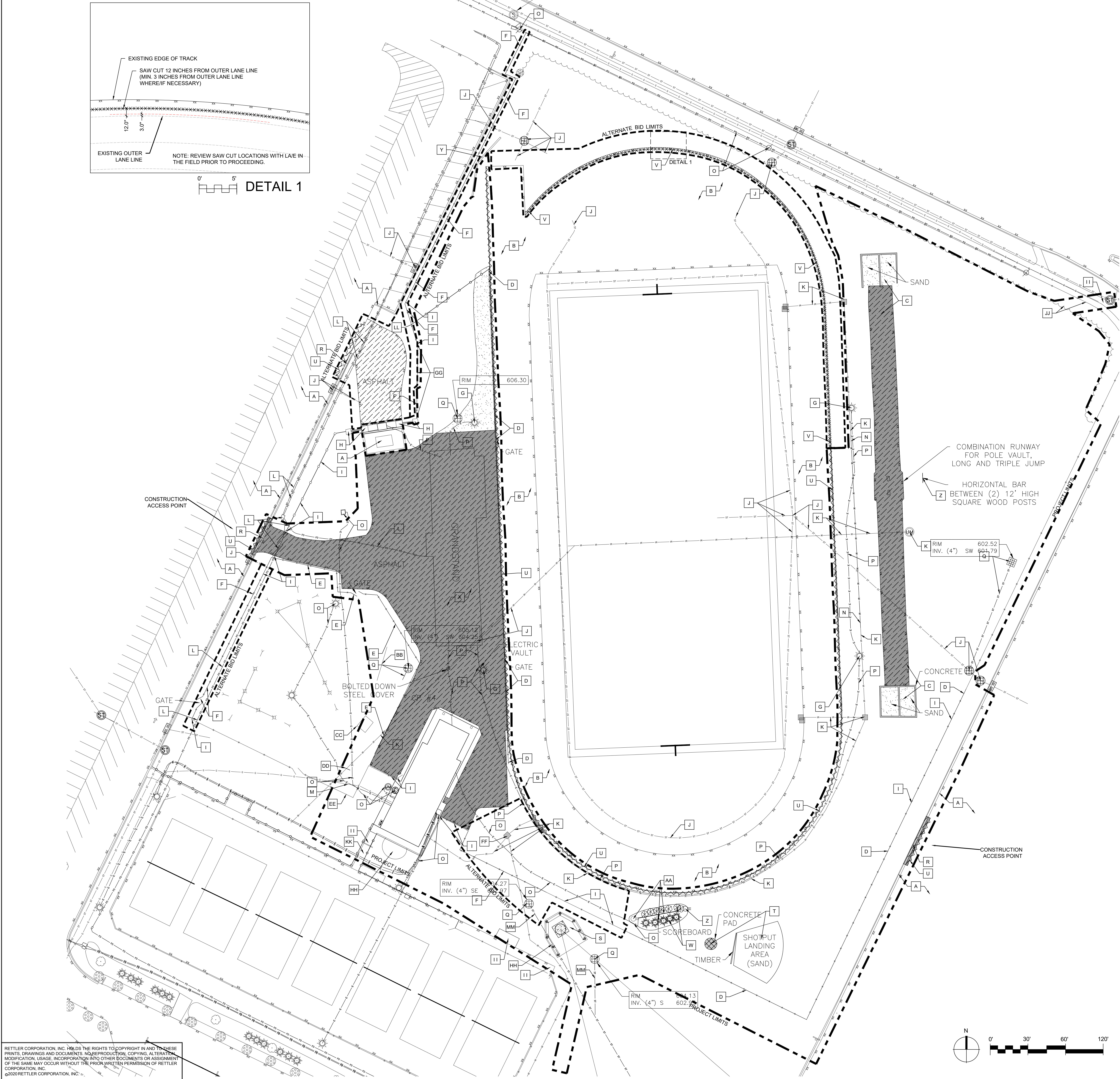
APPROXIMATE LOCATION OF IRRIGATION LINE

Attachment: Site Plan - PRELIMINARY 3 - 13 Mar 2020 (0310 - Staff recommendation and possible action regarding a Site Plan request for a stadium addition and a)



DETAIL A
SCALE: 1:10





GENERAL NOTES

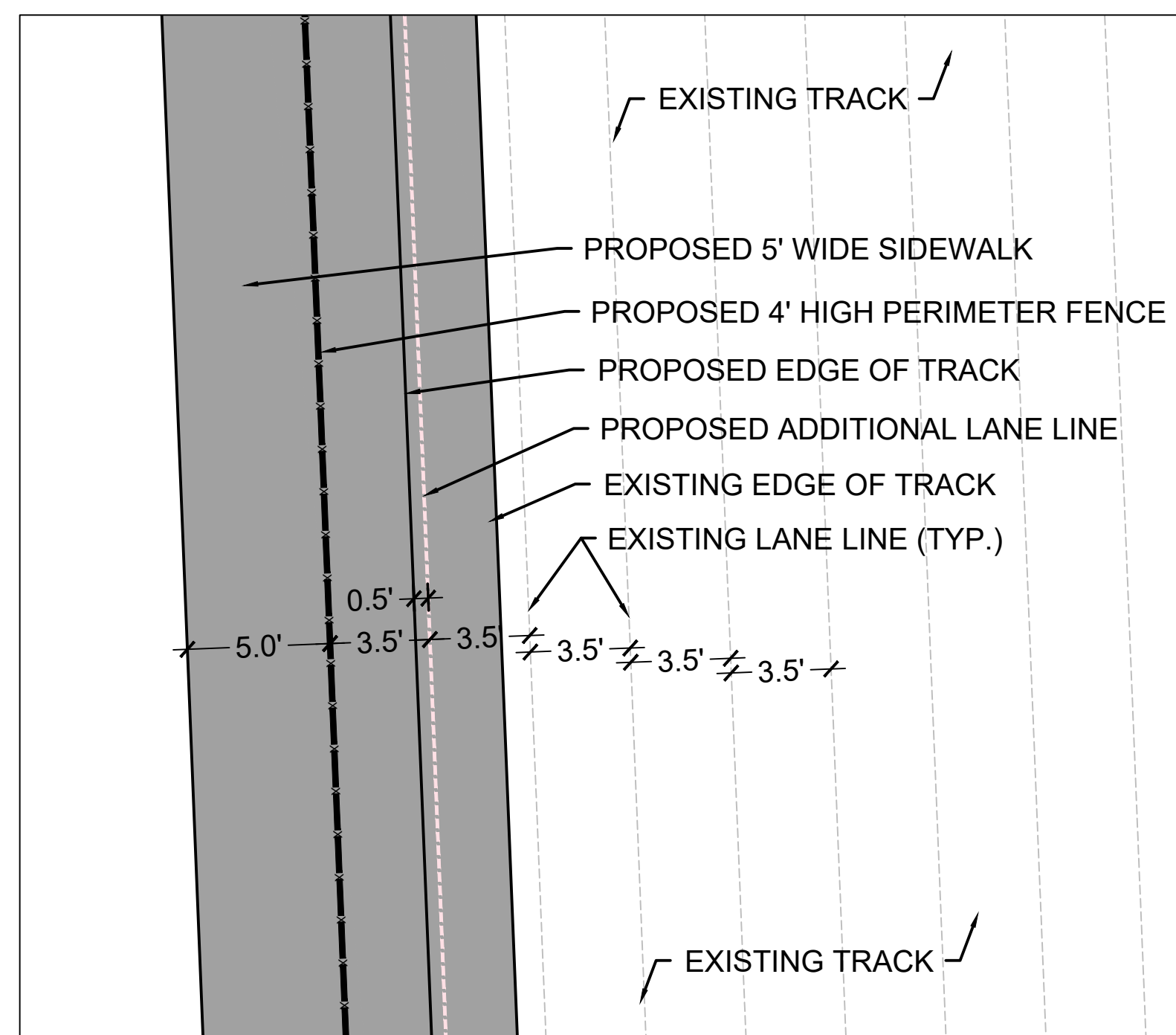
1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. COORDINATE SITE CONSTRUCTION ACCESS WITH OWNER PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL STRIP AND STOCKPILE ALL TOPSOIL WITHIN THE PROJECT LIMITS OR AS NEEDED TO CONDUCT ALL CONSTRUCTION DETAILED IN THE PLANS AND SPECIFICATIONS.
5. STRIP ONLY THE TOPSOIL WITHIN THE PROJECT LIMITS THAT WILL BE DISTURBED DURING CONSTRUCTION.
6. REMOVE ONLY THE EXISTING TREES AND VEGETATION WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
7. REMOVE ANY ABANDONED UTILITIES WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
8. PATCH EXISTING INLET AND MANHOLE STRUCTURES AS NEEDED.
9. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT FOR REVIEW IMMEDIATELY UPON DISCOVERY.
10. ALL ITEMS TO BE REMOVED AND DISPOSED OF SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
11. VERIFY ALL REMOVAL AND SALVAGE ITEMS WITH THE OWNER.
12. ALL ITEMS TO BE SALVAGED SHALL BE DELIVERED TO THE OWNER. COORDINATE DELIVERY WITH OWNER.
13. ALL AREAS AND SITE FEATURES DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO THE ORIGINAL CONDITION.
14. ALL SITE ENTITIES OUTSIDE THE PROJECT LIMIT LINE SHALL NOT BE DISTURBED.
15. CONTRACTOR SHALL VERIFY ACCEPTABLE TRUCK ROUTES WITH LOCAL MUNICIPALITIES PRIOR TO CONSTRUCTION.

DEMOLITION LEGEND

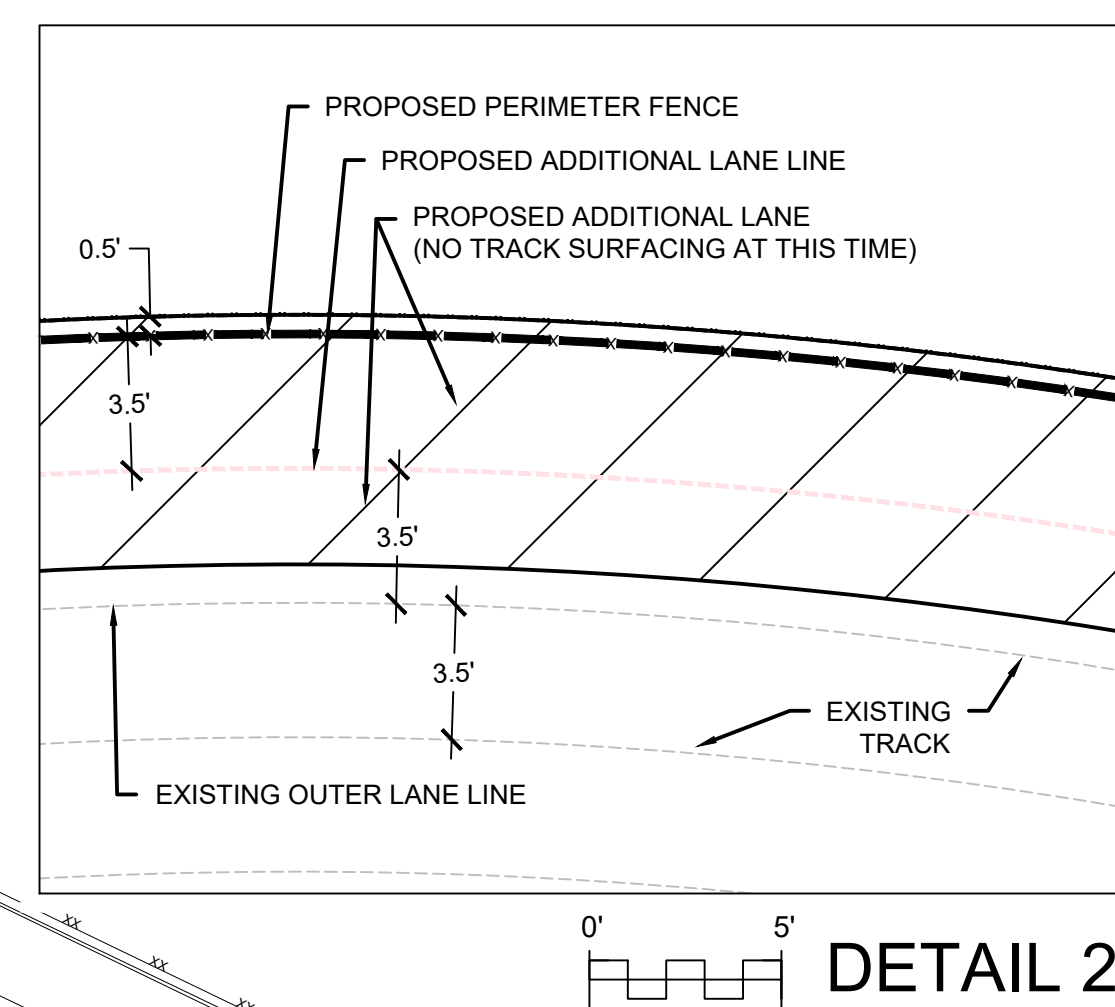
- FULL DEPTH EXISTING CONCRETE PAVEMENT AND BASE REMOVAL
- FULL DEPTH EXISTING ASPHALT PAVEMENT AND BASE REMOVAL
- FULL DEPTH EXISTING ASPHALT PAVEMENT AND BASE REMOVAL (ALTERNATE)
- FULL DEPTH EXISTING SAND OR GRAVEL REMOVAL
- SAW CUT EXISTING PAVEMENT (BASE BID)
(SAW CUT AT NEAREST JOINT)
- SAW CUT EXISTING PAVEMENT (ALTERNATE)
- APPROX. PROJECT LIMITS
- ALTERNATE BID LIMITS
- INSTALL TEMPORARY 4' HIGH ORANGE CONSTRUCTION SAFETY FENCE. TRACK ACCESS FENCING AND GATE TO REMAIN FROM MAY 18-26. TENNIS COURT AND BUILDING ACCESS FENCING TO REMAIN AND BE MAINTAINED UNTIL PROJECT COMPLETION

DEMOLITION KEYNOTES

- A MAINTAIN AND PROTECT EXISTING HARD SURFACE AND CURB & GUTTER
- B MAINTAIN AND PROTECT EXISTING TRACK SURFACE
- C REMOVE EXISTING JUMPING EVENTS
- D REMOVE EXISTING FENCE (SALVAGE GATES, FABRIC, AND TOP RAIL)
- E REMOVE EXISTING FENCE AND/OR GATES
- F REMOVE EXISTING FENCE (ALTERNATE) (MAINTAIN & PROTECT - BASE BID)
- G REMOVE EXISTING LIGHTING AND POLES (SEE ELECTRICAL PLAN)
- H MAINTAIN AND PROTECT EXISTING ENTRY FEATURE
- I MAINTAIN AND PROTECT EXISTING SITE FENCING, PILLARS, AND GATES
- J MAINTAIN AND PROTECT EXISTING STORM WATER UTILITIES
- K MAINTAIN AND PROTECT EXISTING IRRIGATION UTILITIES
- L MAINTAIN AND PROTECT EXISTING FIBER OPTICS UTILITIES (SEE ELECTRICAL PLANS)
- M MAINTAIN AND PROTECT EXISTING GAS UTILITIES
- N REMOVE EXISTING IRRIGATION LINE
- O MAINTAIN AND PROTECT EXISTING ELECTRICAL UTILITIES (SEE ELECTRICAL PLANS)
- P REMOVE EXISTING ELECTRICAL UTILITIES (DEMO, DISCONNECT, OR SALVAGE PER ELECTRICAL PLANS)
- Q REMOVE EXISTING STORM WATER FEATURE
- R REMOVE EXISTING CURB & GUTTER
- S MAINTAIN AND PROTECT EXISTING DISCUS FACILITY
- T REMOVE EXISTING SHOT PUT FACILITY
- U SAWCUT
- V SAWCUT (ALTERNATE)
- W REMOVE EXISTING VEGETATION
- X REMOVE EXISTING GRANDSTAND. SALVAGE GRANDSTAND SIGNAGE TO OWNER.
- Y MAINTAIN EXISTING WALL
- Z REMOVE AND SALVAGE EXISTING SITE FEATURE
- AA MAINTAIN AND PROTECT EXISTING SCOREBOARD AND TWO FLAGPOLES
- BB REMOVE & SALVAGE TO OWNER EXISTING BALANCE FEATURE
- CC REMOVE & SALVAGE TO OWNER EXISTING WOOD DECK
- DD REMOVE & SALVAGE TO OWNER PULL UP BAR
- EE REMOVE AND REPLACE EXISTING FENCING FOR STORM SEWER INSTALLATION
- FF ADJUST EXISTING IRRIGATION VALVE BOX TO PROPOSED FINISH GRADE
- GG REMOVE, SALVAGE AND REINSTALL EXISTING FENCE TO PROPOSED FINISH GRADE
- HH MAINTAIN AND PROTECT EXISTING PLANTER, HARD SURFACE, DISCUS, AND FENCING
- II REMOVE AND REPLACE EXISTING HARD SURFACE FOR STORM SEWER ACCESS
- JJ REMOVE EXISTING VEGETATION AS NECESSARY. REMOVE AND REINSTALL EXISTING FENCE.
- KK MAINTAIN ACCESS BETWEEN TENNIS COURTS AND BUILDING FOR THE DURATION OF CONSTRUCTION.
- LL TEMPORARY 6' HIGH CHAIN LINK GATE - MAY 18-26
- MM ABANDON EXISTING STORM SEWER PIPE



DETAIL 1



DETAIL 2

GENERAL NOTES

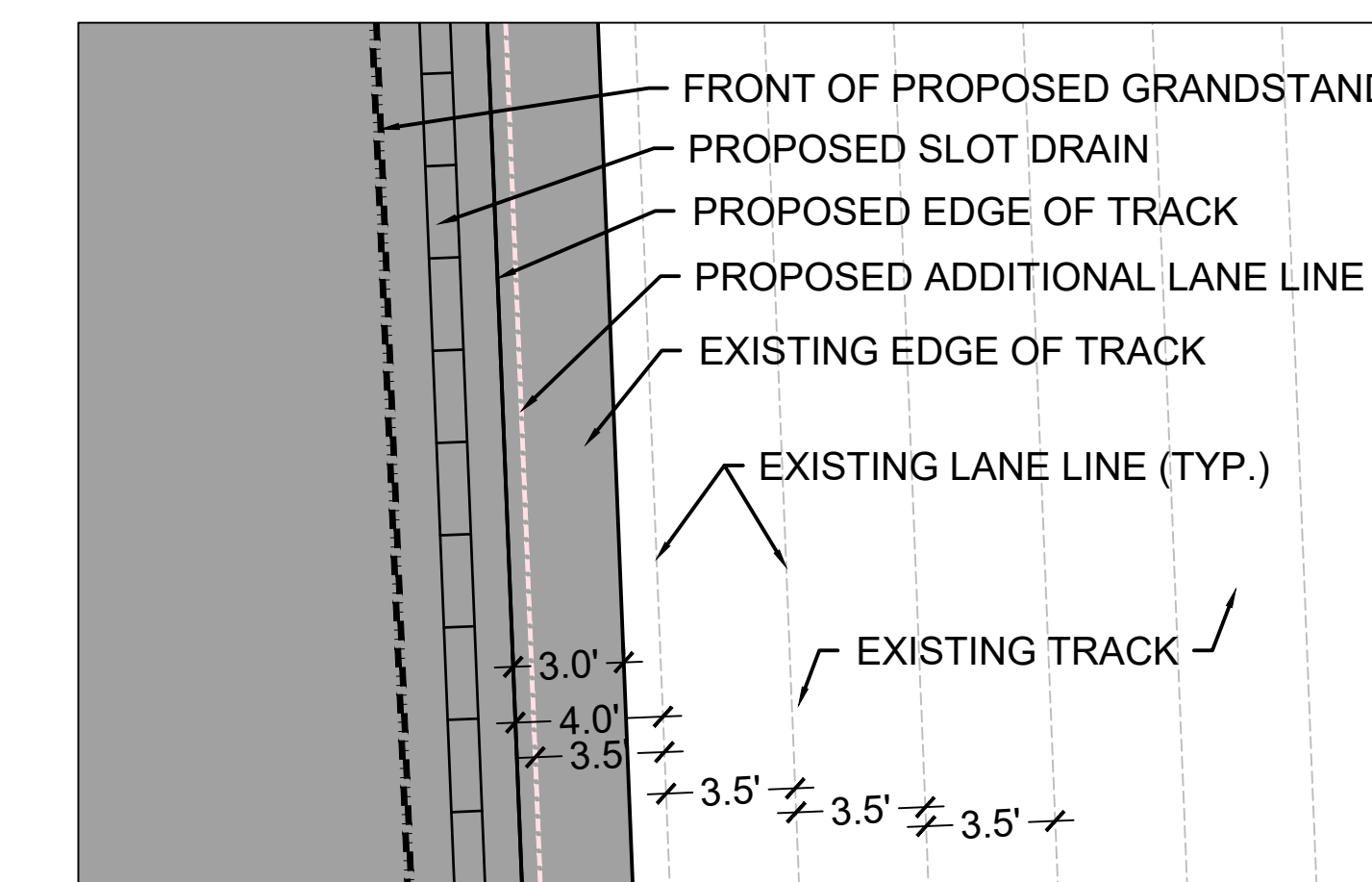
1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
4. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
5. SEED, FERTILIZE, AND CRIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS EXCEPT THOSE AREAS INDICATING SOD.
6. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID.

SITE LEGEND

3" HOT MIX ASPHALT 10" BASE AGGREGATE DENSE, ¾-INCH (BASE BID)		1 C600
5" FIBER REINFORCED CONCRETE PAVEMENT 6" BASE AGGREGATE DENSE, ¾ INCH (ALTERNATE BID)		1 C600
3" HOT MIX ASPHALT 10" BASE AGGREGATE DENSE, ¾-INCH WITH ATHLETIC TRACK SURFACING (BY OTHERS) (BASE BID)		1 C600
5" FIBER REINFORCED CONCRETE PAVEMENT 6" BASE AGGREGATE DENSE, ¾ INCH WITH ATHLETIC TRACK SURFACING (BY OTHERS) (ALTERNATE BID)		1 C600
3" HOT MIX ASPHALT 10" BASE AGGREGATE DENSE, ¾-INCH (ALTERNATE BID)		1 C600
5" FIBER REINFORCED CONCRETE PAVEMENT 6" BASE AGGREGATE DENSE, ¾ INCH (ALTERNATE BID)		1 C600
6" SOIL (SEEDED) 10" GRAVEL (BASE BID)		1 C600 7 C602
3" HOT MIX ASPHALT 10" BASE AGGREGATE DENSE, ¾ INCH (ALTERNATE BID)		2,3 C600
5" FIBER REINFORCED CONCRETE PAVEMENT 6" BASE AGGREGATE DENSE, ¾ INCH (ALTERNATE BID)		2,3 C600
APPROX. BLEACHER/ENCLOSURE OUTLINE		
APPROX. PROJECT LIMITS		
ALTERNATE BID LIMITS		

SITE LAYOUT - KEY NOTES

①	4" VINYL COATED CHAIN LINK FENCE	4-8 C600
②	4" VINYL COATED CHAIN LINK FENCE (USE SALVAGED FABRIC, TOP RAIL, AND GATES)	4-8 C600
③	4" VINYL COATED CHAIN LINK FENCE (ALTERNATE)	4-8 C600
④	4" VINYL COATED CHAIN LINK FENCE 4' GATE	10 C600
⑤	4" VINYL COATED CHAIN LINK FENCE 12' GATE	9 C600
⑥	6" GALVANIZED CHAIN LINK FENCE (USE SALVAGED FABRIC, TOP RAIL, AND GATES)	4-8 C600
⑦	6" GALVANIZED CHAIN LINK FENCE (ALTERNATE)	4-8 C600
⑧	6" GALVANIZED CHAIN LINK FENCE 12' GATE	9 C600
⑨	6" GALVANIZED CHAIN LINK FENCE 12' GATE (ALTERNATE)	9 C600
⑩	6" STEEL ORNAMENTAL FENCE (ALTERNATE)	1 C601
⑪	6" STEEL ORNAMENTAL FENCE 12' GATE (ALTERNATE)	11 C600
⑫	LONG/TRIPLE JUMP RUNWAYS & LANDING PITS (ALL WEATHER SURFACING & STRIPING BY OTHERS)	2 C601
⑬	POLE VAULT RUNWAY & PLANT BOXES (ALL WEATHER SURFACING & STRIPING BY OTHERS)	3 C601
⑭	2,000 SEAT STADIUM BLEACHER SYSTEM (BY OTHERS) - CONCRETE PAVEMENT BENEATH BY CONTRACT "A"	
⑮	500 SEAT STADIUM BLEACHER SYSTEM (BY OTHERS) - CONCRETE PAVEMENT BENEATH BY CONTRACT "A"	
⑯	SHOT PUT	4 C601
⑰	SLOT DRAIN	8 C602
⑱	LED ATHLETIC FIELD LIGHTING (SEE ELECTRICAL PLAN)	
⑲	TRANSFORMER PAD (SEE ELECTRICAL PLANS)	
⑳	RELOCATED FLAG POLE	
㉑	24" FLOWLINE CURB	5 C601
㉒	CURB TERMINUS	6 C601
㉓	MODULAR RETAINING WALL	1 C602
㉔	6" GALVANIZED CHAIN LINK FENCE (BASE) (6" STEEL ORNAMENTAL FENCE - ALTERNATE)	4-8 C600 C601
㉕	6" GALVANIZED CHAIN LINK FENCE 12' GATE (6" STEEL ORNAMENTAL FENCE 12' GATE - ALTERNATE)	9 C600 C600
㉖	6" GALVANIZED CHAIN LINK FENCE 4' GATE (ALTERNATE)	9 C600
㉗	CROSSWALK STRIPING	9 C602



DETAIL 3

LANDSCAPING NOTES

1. ALL PLANTS SHALL BE REVIEWED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL LANDSCAPE PLANTING BEDS SHALL CONTAIN 6" DEPTH 2"-4" LANDSCAPE STONE CONTAINED.
3. ALL GENERAL TURF AREAS SHALL BE FINISH GRADED, SEEDED, FERTILIZED, AND CRIMP HAY MULCHED AS PER THE PROJECT MANUAL SPECIFICATIONS.
4. ALL GENERAL LANDSCAPE AND SEEDING AREAS SHALL HAVE A MINIMUM 6" COMPACTED DEPTH OF TOPSOIL.
5. SEE THE PROJECT MANUAL FOR SPECIFICATIONS AND REQUIREMENTS FOR PLANTING, STAKING OF TREES, WARRANTY PERIOD, MAINTENANCE, ETC.
6. SEE DETAILS FOR PLANTING INSTALLATION.

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TT	TT	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	6'-8" BB	33
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
CX	CX	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	19
PS	PS	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM / SUMMER WINE SEWARD NINEBARK	24" HEIGHT MIN.	11
TS	TS	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	36" HEIGHT MIN.	5

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.

©2020 RETTLER CORPORATION, INC.

REV	DATE	ISSUED FOR
-	03/03/20	BID
	03/12/20	ADD #1

DRAWN:	R. RAMIREZ
CHECKED:	C. RETTLER
DOCUMENT NO.	19.075

RETTLER
corporation

3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2653, Fax: 715-341-0451
Email: info @ rettler.com, website: www.rettler.com

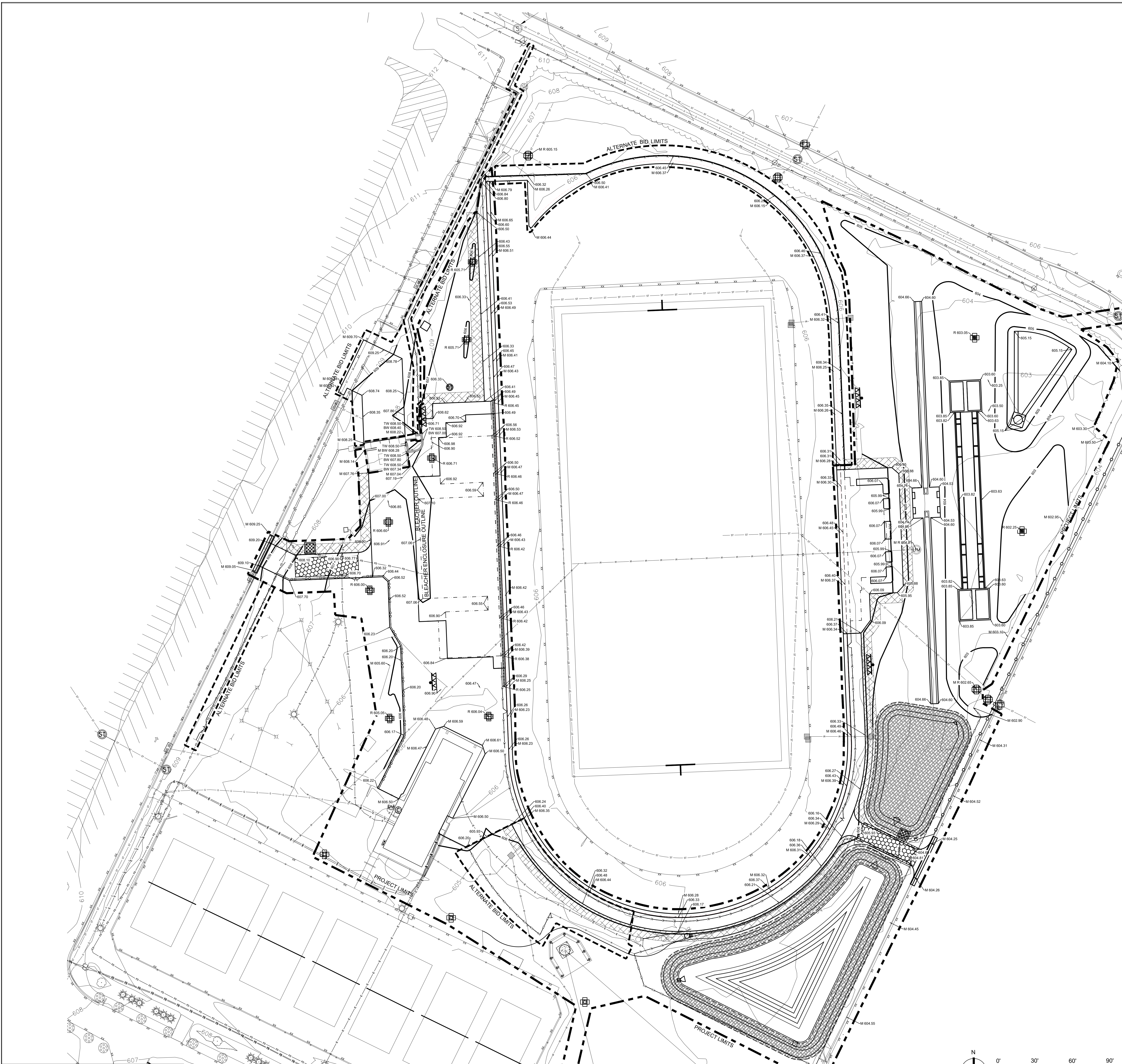
DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT

SITE LAYOUT PLAN

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

C300

RETTLER CORPORATION, INC. MAKES THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
©2020 RETTLER CORPORATION, INC.



SITE GRADING AND EROSION CONTROL - GENERAL NOTES

1. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
2. THE SITE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL ELEMENTS IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND THE LOCAL GOVERNING AUTHORITIES REGULATIONS.
3. PLACE INLET PROTECTION UNDER THE PROPOSED AND EXISTING CATCH BASINS, MANHOLES, AND INLETS GRATES FOR THE DURATION OF CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. PLACE TEMPORARY SEED IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING. TEMPORARY SEED SHALL BE PLACED IN ACCORDANCE WITH SECTION 630 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
6. INSPECT ALL EROSION CONTROL ELEMENTS WEEKLY OR AFTER STORM EVENTS OF 1/2" OF RAIN OR GREATER AND DOCUMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF NATURAL RESOURCES.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER METHODS APPROVED BY THE LOCAL GOVERNING AUTHORITY'S EROSION CONTROL INSPECTOR.
8. 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.
9. ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
10. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
11. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
12. ALL WASTE AND UNUSED BUILDING MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
13. SEED / FERTILIZE / AND CRIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS AND WITHIN 3 WORKING DAYS OF FINAL GRADING.
14. ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF GRASS IS ESTABLISHED IN ALL GENERAL LANDSCAPE AREAS, AND THEN REMOVED BY THE SITE CONTRACTOR.
15. IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION/LANDSCAPING OF THE SITE SHALL OCCUR NO LATER THAN JUNE 1ST OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE INLET AND CATCH BASIN GRATING SHALL BE REMOVED AS SOON AS FREEZING WEATHER OCCURS SO DRAINAGE IS NOT IMPAIRED THROUGHOUT THE WINTER MONTHS. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE THAW.

GRADING LEGEND

PROPOSED CONTOURS	915
EXISTING CONTOURS	915
PROPOSED SPOT ELEVATION	915.00
PROPOSED RIM ELEVATION	R 915.00
PROPOSED FLOWLINE ELEVATION	FL 915.00
PROPOSED INVERT ELEVATION	I 915.00
PROPOSED TOP OF WALL ELEVATION	TW 915.00
PROPOSED BOTTOM OF WALL FINISH GRADE ELEVATION	BW 915.00
BURY BLOCK/FOOTING AS REQUIRED BY MANUFACTURER	M 915.00
MATCH EXISTING ELEVATION	M 915.00
ALTERNATE BID LIMITS OF CONSTRUCTION	-----
APPROXIMATE LIMITS OF CONSTRUCTION	-----

EROSION CONTROL LEGEND

STONE TRACKING PAD		1 C602
CONCRETE TRUCK WASH AREA		2 C602
EROSION MAT CLASS 1 TYPE A		3 C602
SILT FENCE OUTLET		4 C602
SILT FENCE		5 C602
INLET PROTECTION		6 C602

REV	DATE	ISSUED FOR
-	03/03/20	BID
	03/12/20	ADD #1

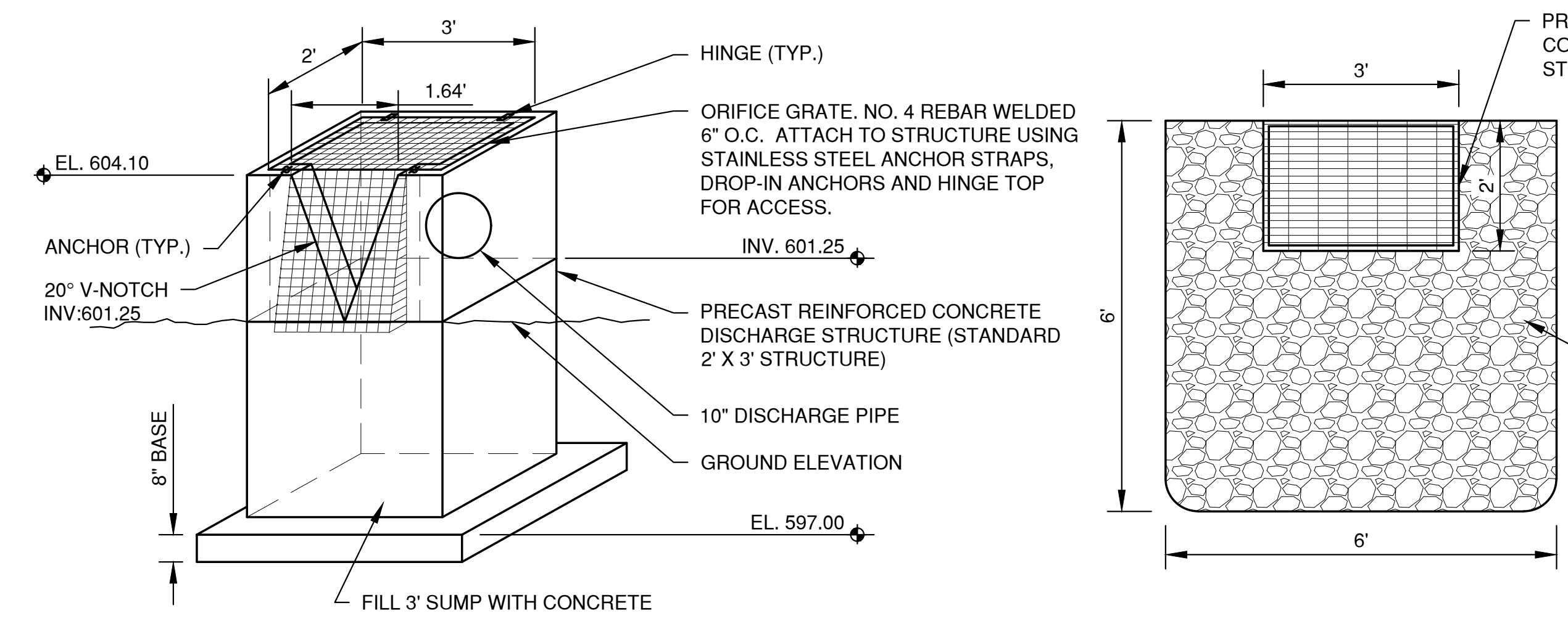
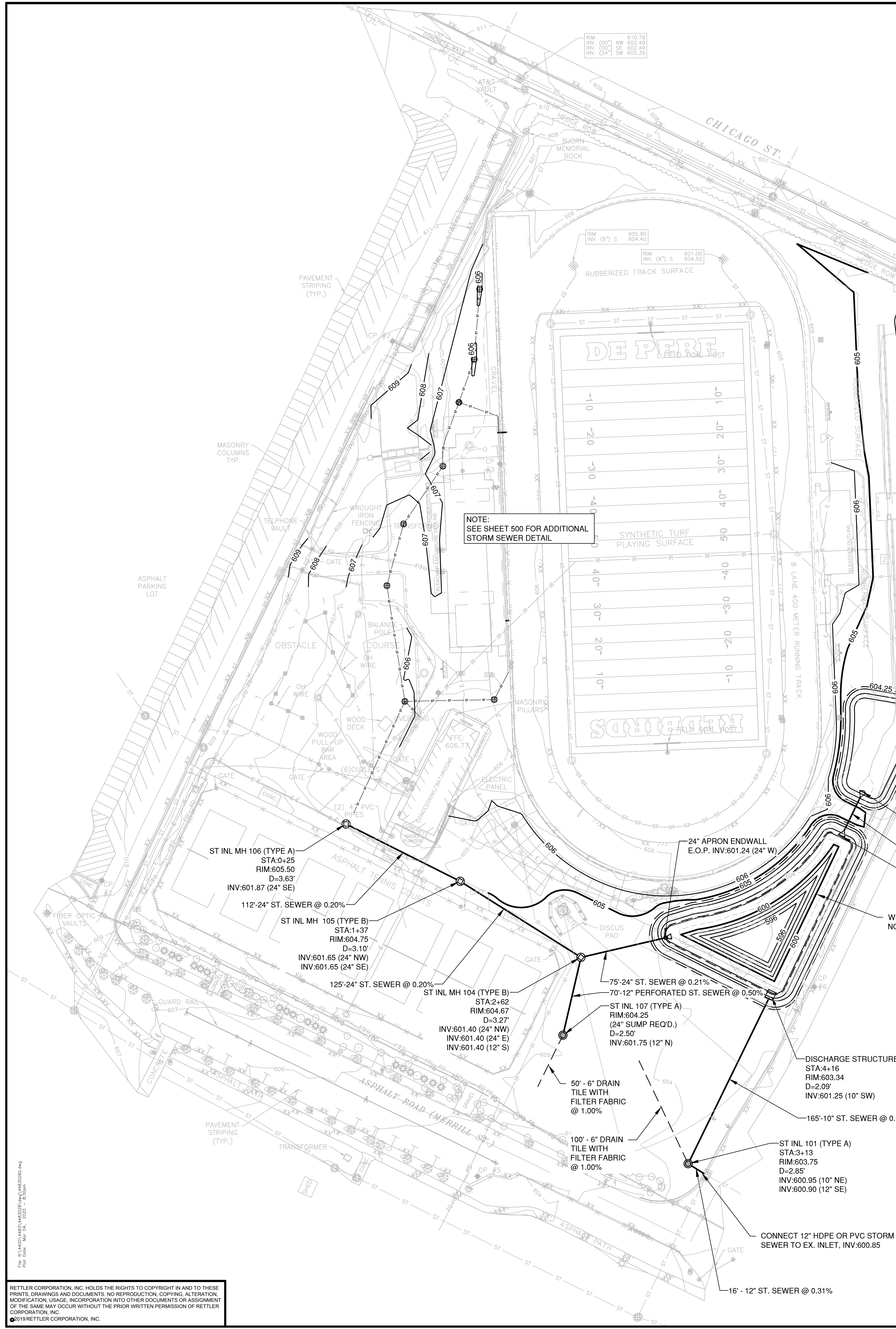
DRAWN:	R. RAMIREZ
CHECKED:	C. RETTLER
DOCUMENT NO.	19.075

RETTLER
corporation
3377 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2653, Fax: 715-341-0431
email: info@rettlr.com website: www.rettler.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT
SITE GRADING AND EROSION CONTROL PLAN

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

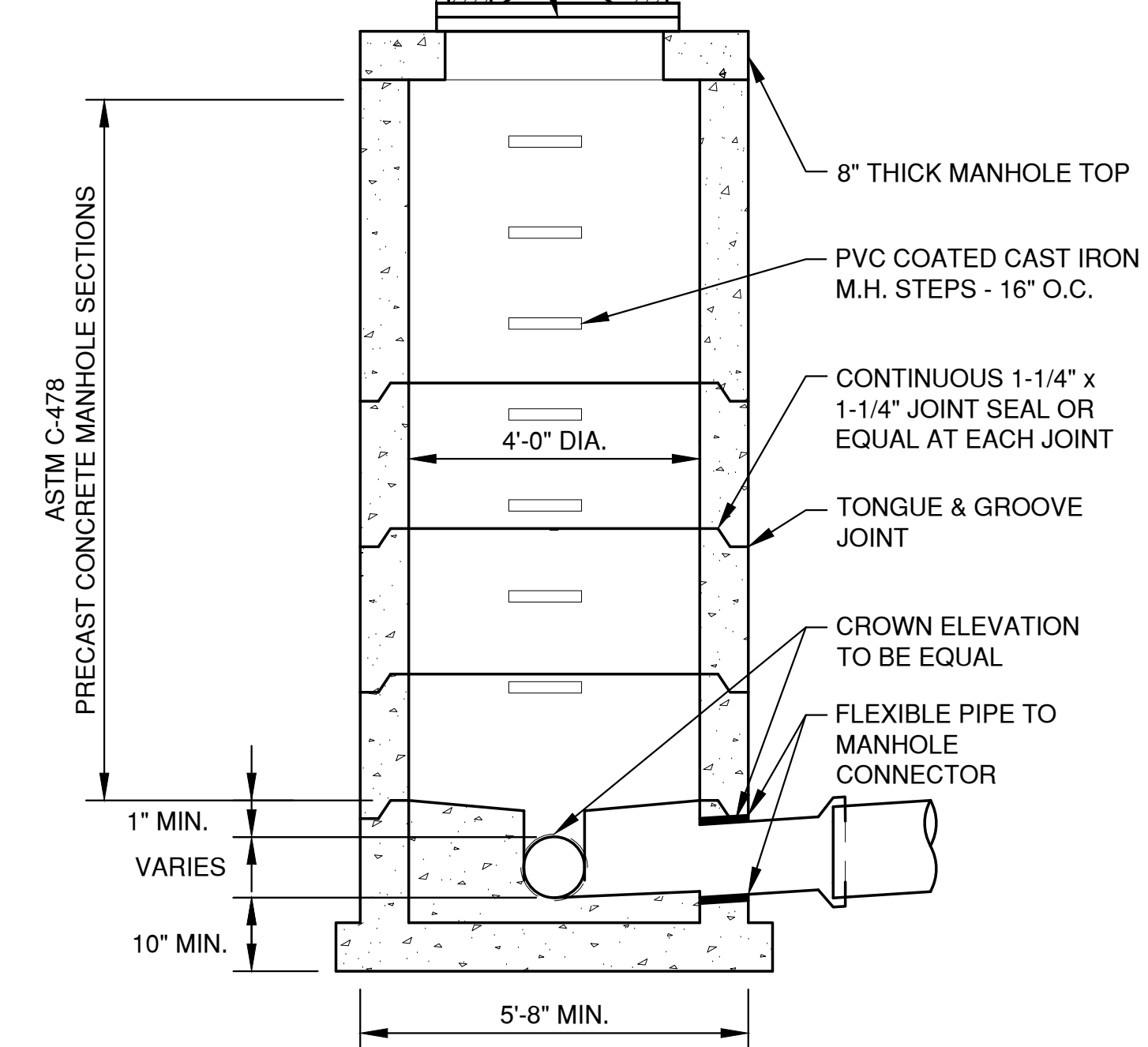
C400



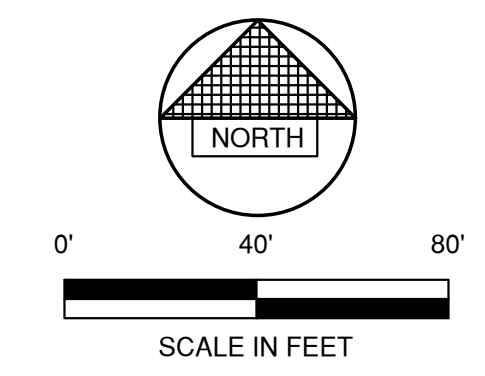
REINFORCED CONCRETE DISCHARGE STRUCTURE DETAIL

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

CASTING REQUIREMENTS: IN STANDARD CURB AND GUTTER: NEENAH R-3075 WITH TYPE L GRATE (NEENAH 10996 GRATE AT DRIVEWAYS) IN MOUNTABLE CURB AND GUTTER: NEENAH R-3501-L1A IN PAVED AREAS (NO CURB AND GUTTER): NEENAH R-2500 IN GRASS AREAS: NEENAH R-2561 WITH BEEHIVE GRATE



STORM INLET MANHOLE TYPE "B"

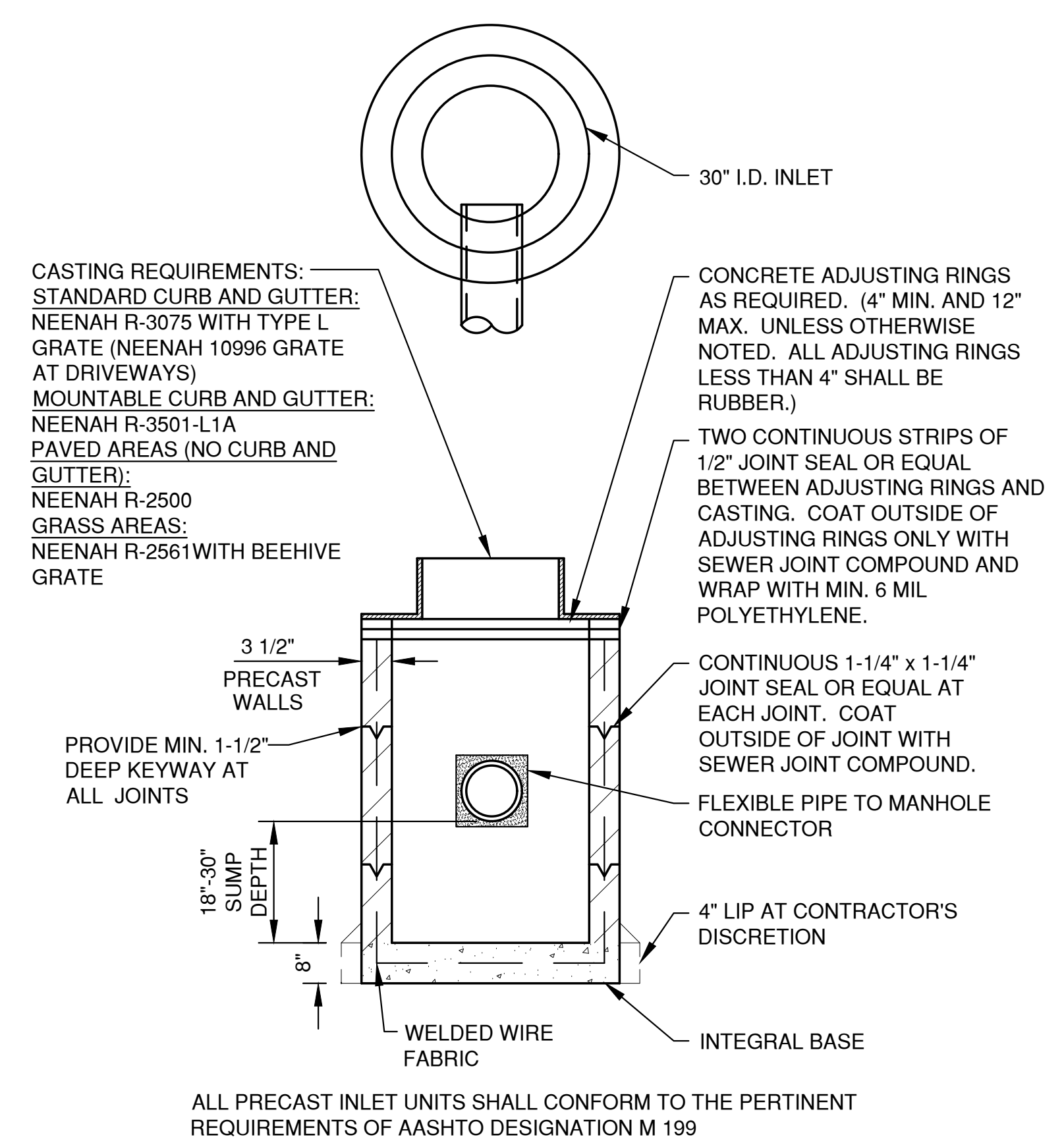


LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- STORM MANHOLE
- STORM CATCH BASIN
- STORM INLET
- STORM INLET MANHOLE
- YARD DRAIN
- STANDPIPE
- ROOF DOWNSPOUT
- DISCHARGE STRUCTURE

NOTE

- 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.
- FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, CONTACT ENGINEER, PRIOR TO CONTINUED WORK.
- STORM SEWER SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.



TYPE 'A' STORM INLET

REV DATE ISSUED FOR

- 03/03/20 BID SET

DRAWN: LLP

CHECKED: PHK

DOCUMENT NO. 19.075

RETTLER corporation

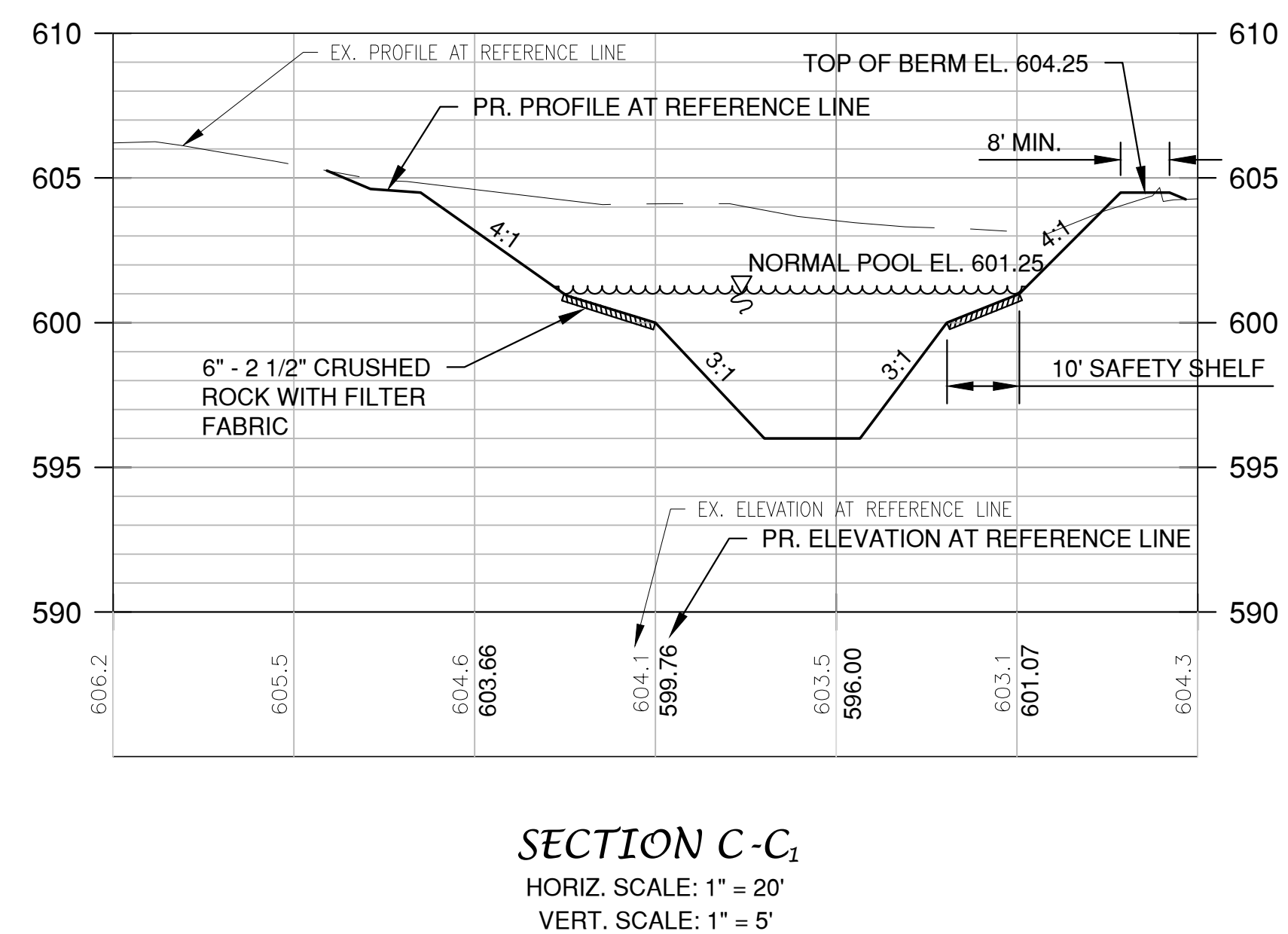
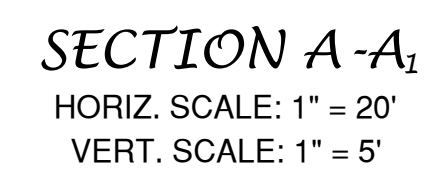
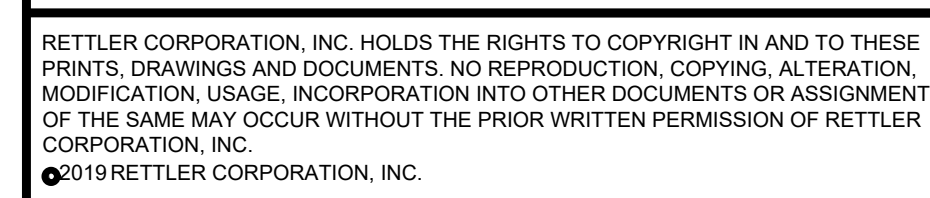
337 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2555, Fax: 715-341-0351
Email: info@rettl.com, website: www.rettler.com

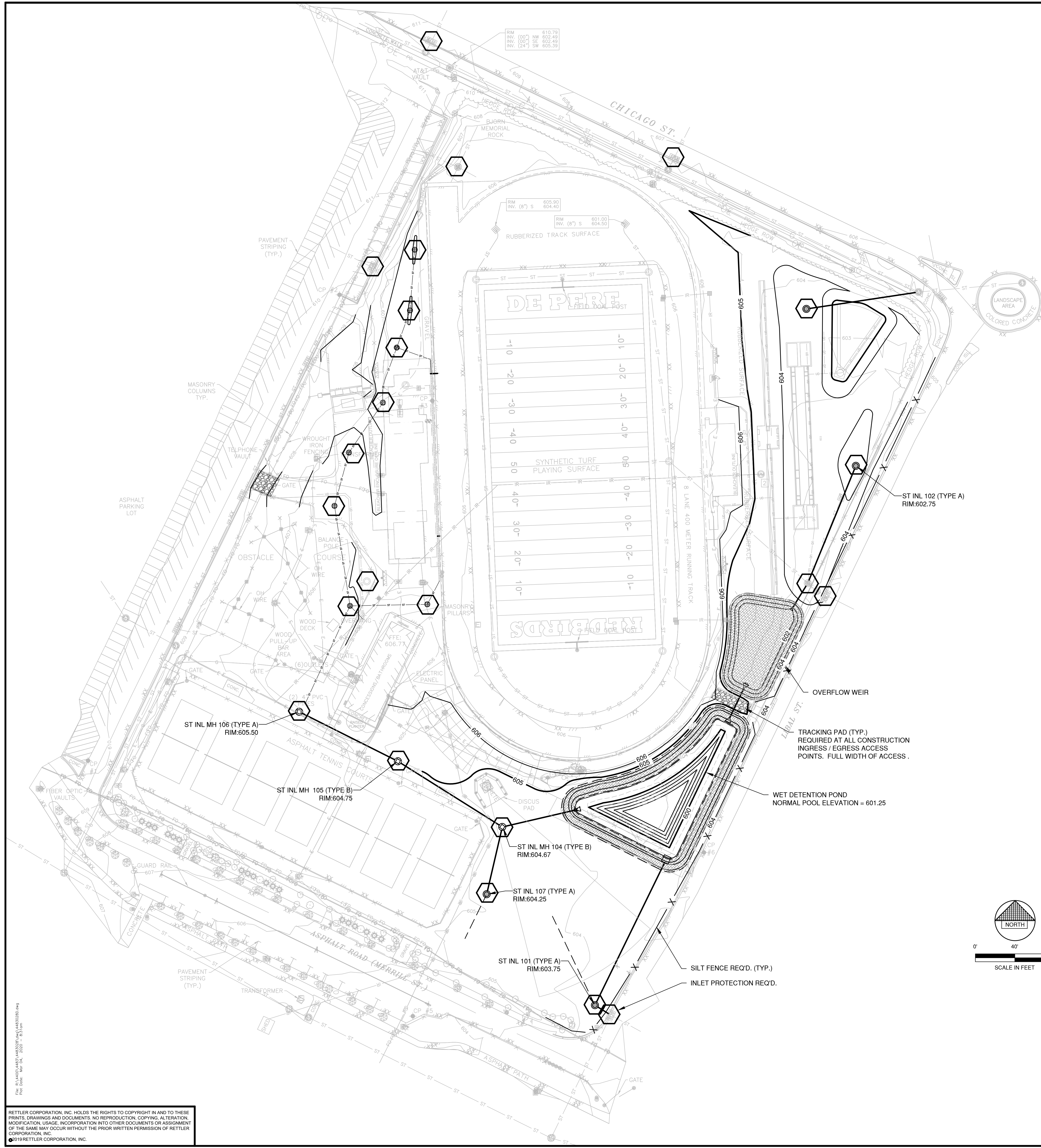
DE PERE HIGH SCHOOL - REDBIRD STADIUM REDEVELOPMENT PROJECT

OVERALL DRAINAGE PLAN

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

C401





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.

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBERT, WI 54155
920-662-8641 www.releinc.com

REV	DATE	ISSUED FOR
-	03/03/20	BID SET

DRAWN:	LLP
CHECKED:	PHK
DOCUMENT NO.	19.075

RETTLER
corporation

3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2333, Fax: 715-341-0451
Email: info@rettlr.com, website: www.rettler.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT

EROSION CONTROL PLAN

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

C403

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.

©2019 RETTLER CORPORATION, INC.

1. ANY EXISTING UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDED IN THE BIDDING PRICE.
2. ANY EXISTING UTILITIES THAT ARE TO REMAIN BUT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN KIND BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE BASE BID.
3. SITE UTILITY CONTRACTOR SHALL VERIFY ALL EXISTING STORM SEWER RIM AND INVERT ELEVATIONS. WHEN THE STORM SEWER IS REQUIRED TO CONNECT TO EXISTING STORM SEWER PRIOR TO CONSTRUCTION.
4. COORDINATE ALL PUBLIC UTILITY RELOCATION WITH THE PROPER UTILITY COMPANY.
5. ALL UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE RESTORED IN KIND BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE BASE BID.
6. PROVIDE A COMPLETE TRACER WIRE SYSTEM ON ALL NON-METALLIC UTILITY PIPING SYSTEMS IN CONFORMANCE WITH THE REQUIREMENTS OF THE WISCONSIN ELECTRICAL CODE AND DETAILS CONTAINED IN THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. PROVIDE ACCESS TO TRACER WIRE IN ALL MANHOLES & INLETS.
7. PROVIDE SEWER TRACER WIRE AS NECESSARY.
8. PIPE LENGTHS INCLUDE THE RADIUS OF THE STRUCTURE.

STORM PIPE	— ST —	
PERFORATED UNDERDRAIN	— UD —	1.2 C603
STORM NUMBER	↙ ST-1	
STORM SEWER STRUCTURE	⊙	3-5 C603
STORM SEWER INLET	⊕	3-6 C603
2" CLASS 200 SDR 21 PVC IRRIGATION SERVICE	— I —	

PIPE ID	FROM		TO		LENGTH	SLOPE	PIPE SIZE	MILE
	STRUCTURE	STRUCTURE	STRUCTURE	STRUCTURE				
A	IN-1		IN-2		62	0.20%	12	HOPE
B	IN-2		STR-3		40	0.20%	12	HOPE
C	STR-3		IN-4		58	0.15%	12	HOPE
D	IN-4		IN-5		61	0.15%	12	HOPE
E	IN-5		IN-6		56	0.15%	12	HOPE
F	IN-6		IN-7		103	0.20%	12	HOPE
G	IN-7		R.E.L.		119	0.23%	15	HOPE
H	IN-8		STR-3		36	1.07%	8	HOPE
I	IN-9		IN-10		27	1.55%	8	HOPE
J	IN-10		IN-7		78	0.30%	12	HOPE

INLET 1		INLET 2		STRUCTURE 3	
RIM	605.71	RIM	605.71	RIM	606.33
12" INV. (S)	603.34	12" INV. (N)	603.22	12" INV. (N)	603.34
SUMP	0.50	12" INV. (S)	603.22	8" INV. (E)	603.14
DEPTH	2.87	SUMP	0.50	12" INV. (S)	603.14
18" MODULAR PVC BASIN		DEPTH	2.99	SUMP	1.00
STANDARD GRATE		18" MODULAR PVC BASIN		DEPTH	4.19
		STANDARD GRATE		24" MODULAR PVC BASIN	
				SOLID LID	
INLET 4		INLET 5		INLET 6	
RIM	606.71	RIM	606.60	RIM	606.00
12" INV. (N)	603.05	12" INV. (NE)	602.96	12" INV. (N)	602.87
4" INV. (NW)	603.72	12" INV. (S)	602.96	12" INV. (S)	602.87
12" INV. (SW)	603.05	SUMP	0.50	SUMP	0.50
SUMP	0.50	DEPTH	4.14	DEPTH	3.63
DEPTH	3.80	18" MODULAR PVC BASIN		18" MODULAR PVC BASIN	
18" MODULAR PVC BASIN		STANDARD GRATE		STANDARD GRATE	
STANDARD GRATE					
INLET 7		INLET 8		INLET 9	
RIM	605.05	RIM	606.42-606.45	RIM	606.42-606.45
12" INV. (N)	602.67	8" INV. (NW)	603.52	8" INV. (SW)	603.32
12" INV. (E)	602.67	LENGTH	112'	LENGTH	112'
4" INV. (SE)	603.33	ACCO K100 SLOPED TRENCH DRAIN		ACCO K100 SLOPED TRENCH DRAIN	
15" INV. (S)	602.42	K1 90IG INLET		K1 90IG INLET	
SUMP	1.00				
DEPTH	3.63				
24" MODULAR PVC BASIN					
STANDARD GRATE					
INLET 10					
RIM	606.04				
8" INV. (NE)	602.90				
12" INV. (W)	602.90				
SUMP	0.50				
DEPTH	3.64				
18" MODULAR PVC BASIN					
STANDARD GRATE					

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE
PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION,
MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT
OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER
CORPORATION, INC.
©2020 RETTLER CORPORATION, INC.

REV	DATE	ISSUED FOR
-	03/03/20	BID SET
DRAWN: LLP		
CHECKED: PHK		
DOCUMENT NO. 19.075		

RETTLER
corporation

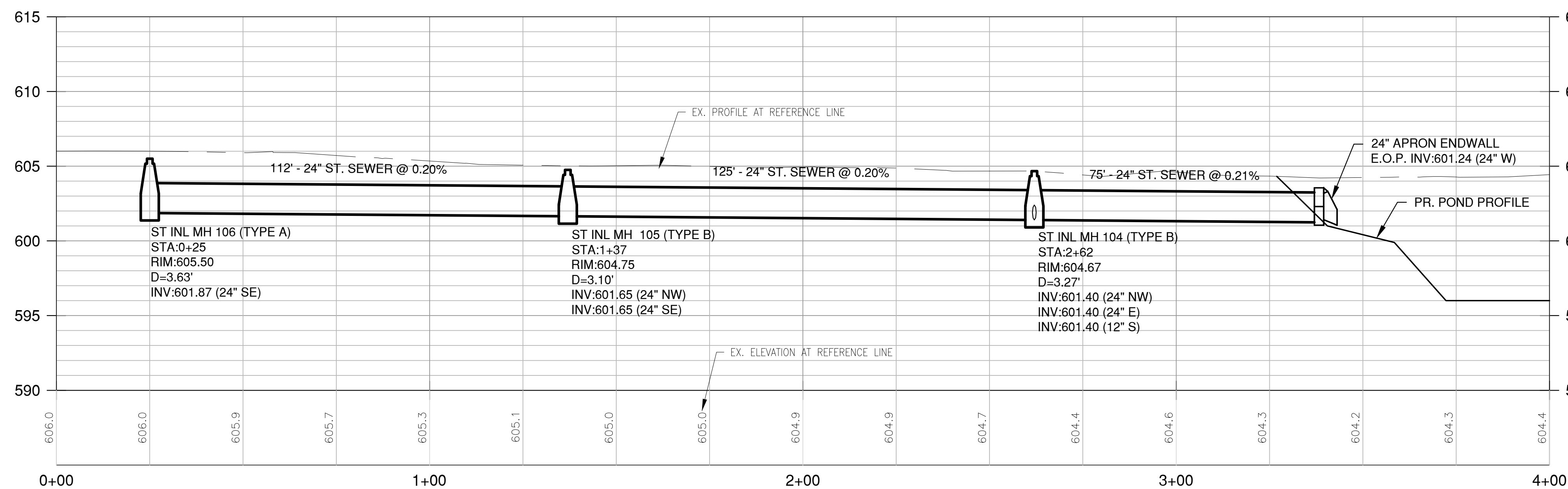
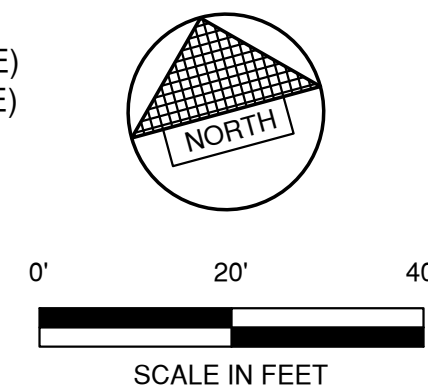
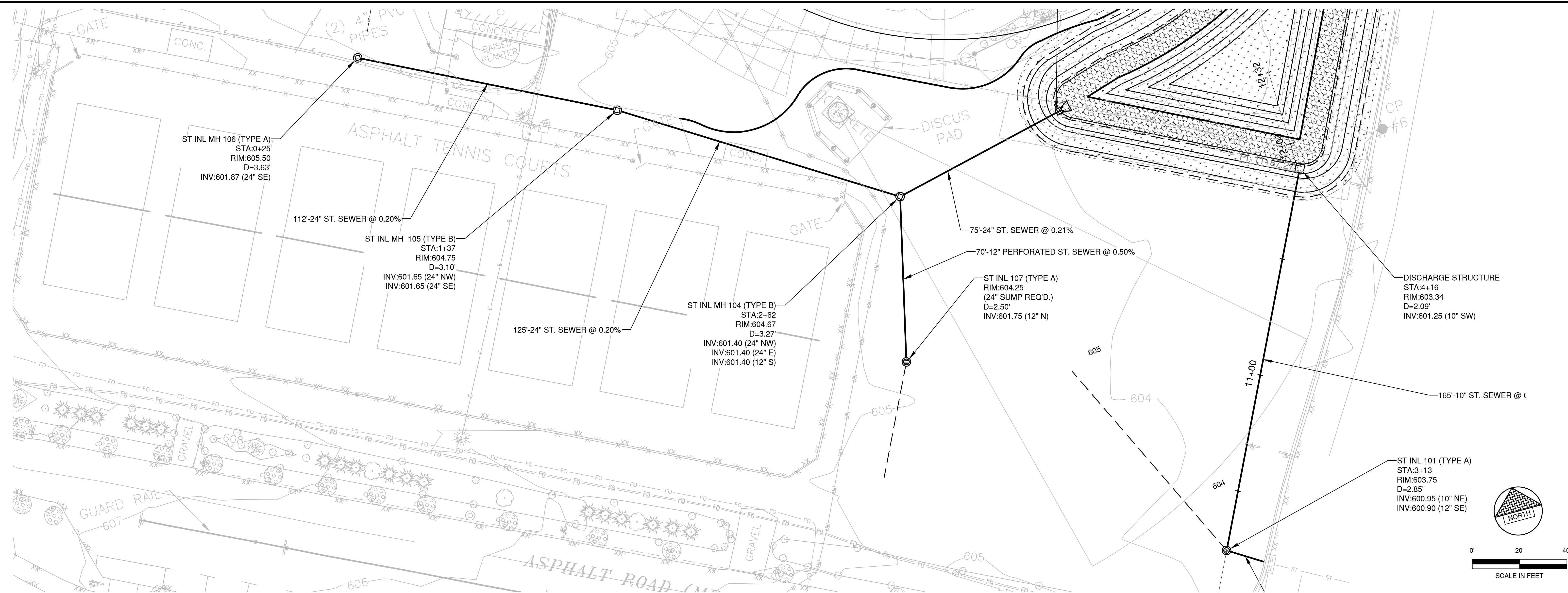
1317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2333, Fax: 715-341-0351
Email: info@rettlr.com, website: www.rettler.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT

STORM SEWER PLAN AND PROFILE

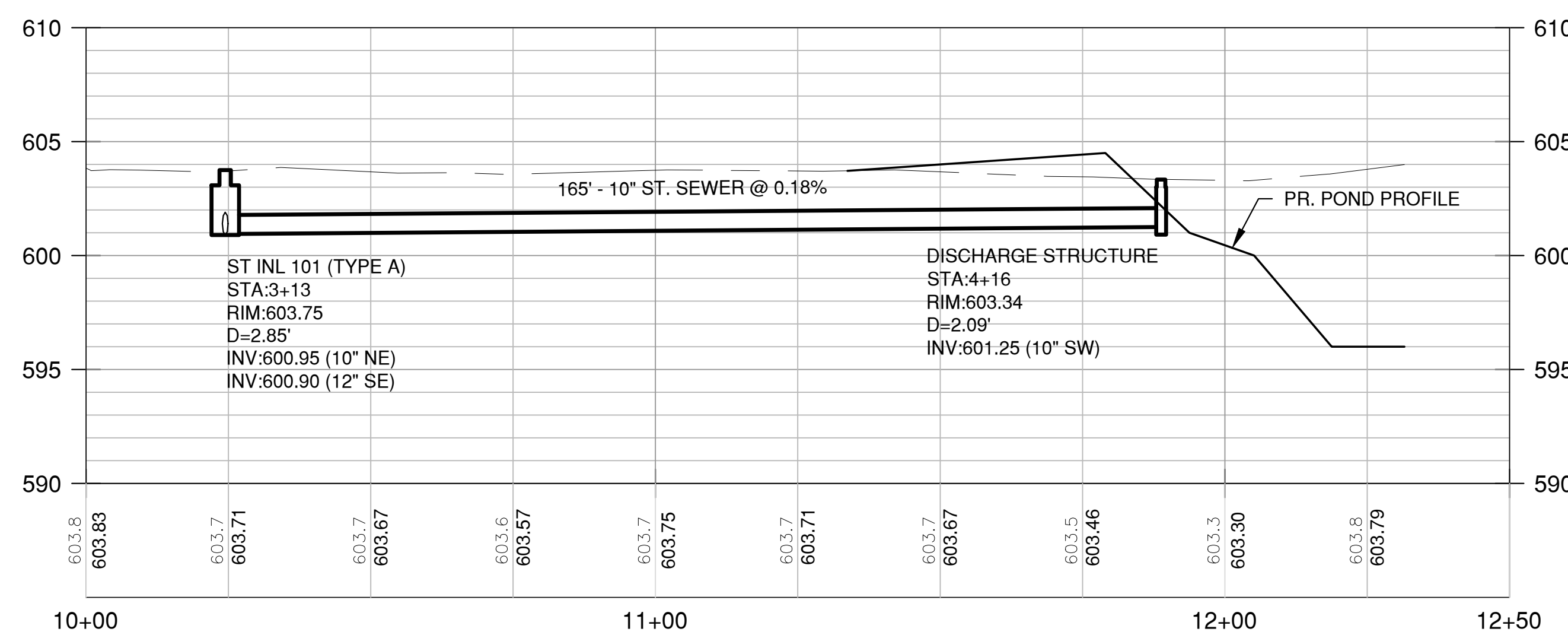
DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

C501



ST MH INL 106 TO POND

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 5'



ST MH INL 101 TO POND

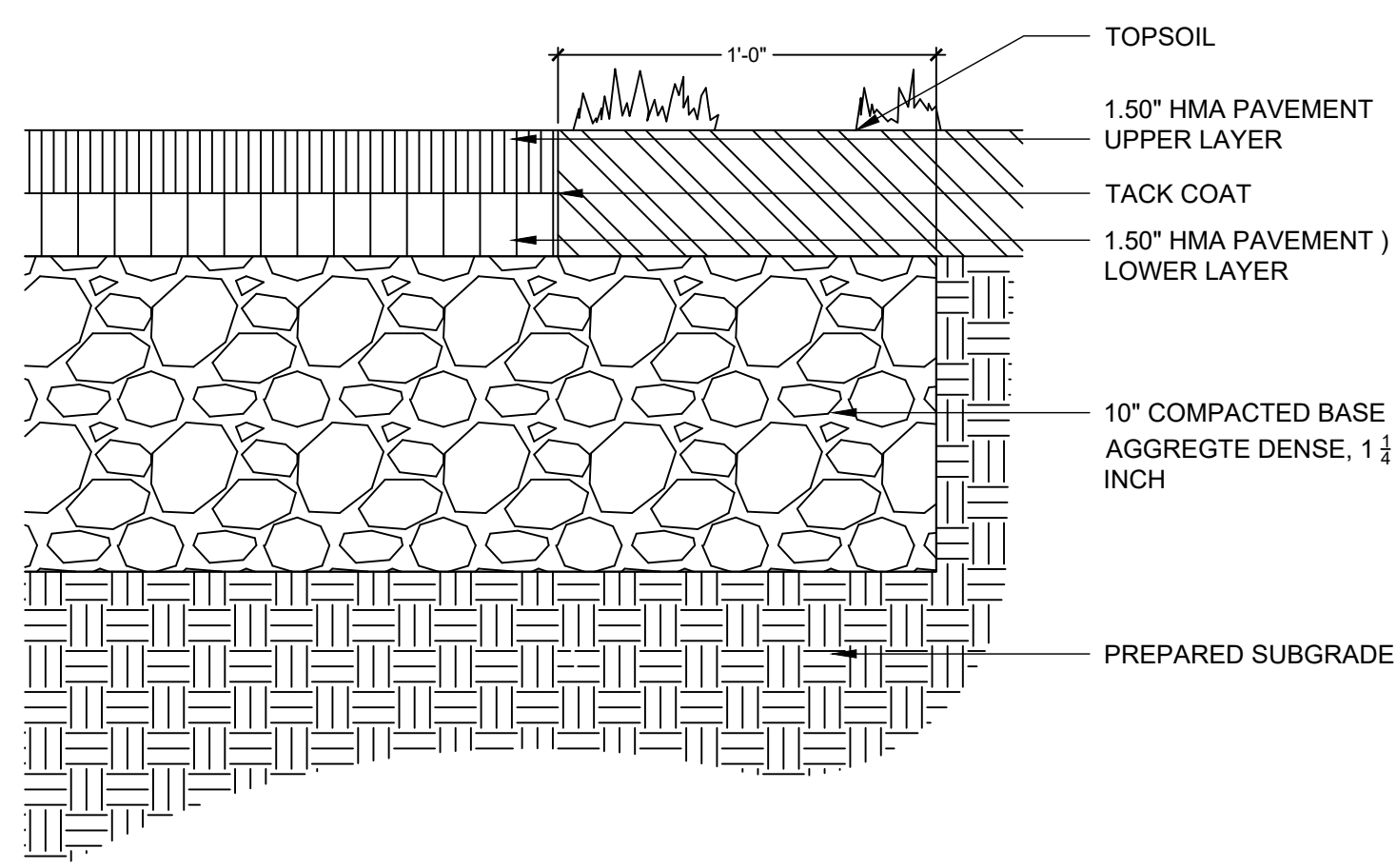
HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 5'

File: R:\4000\4451\4451020\4451020.dwg
Plot Date: Mar 04, 2020 10:35:00am

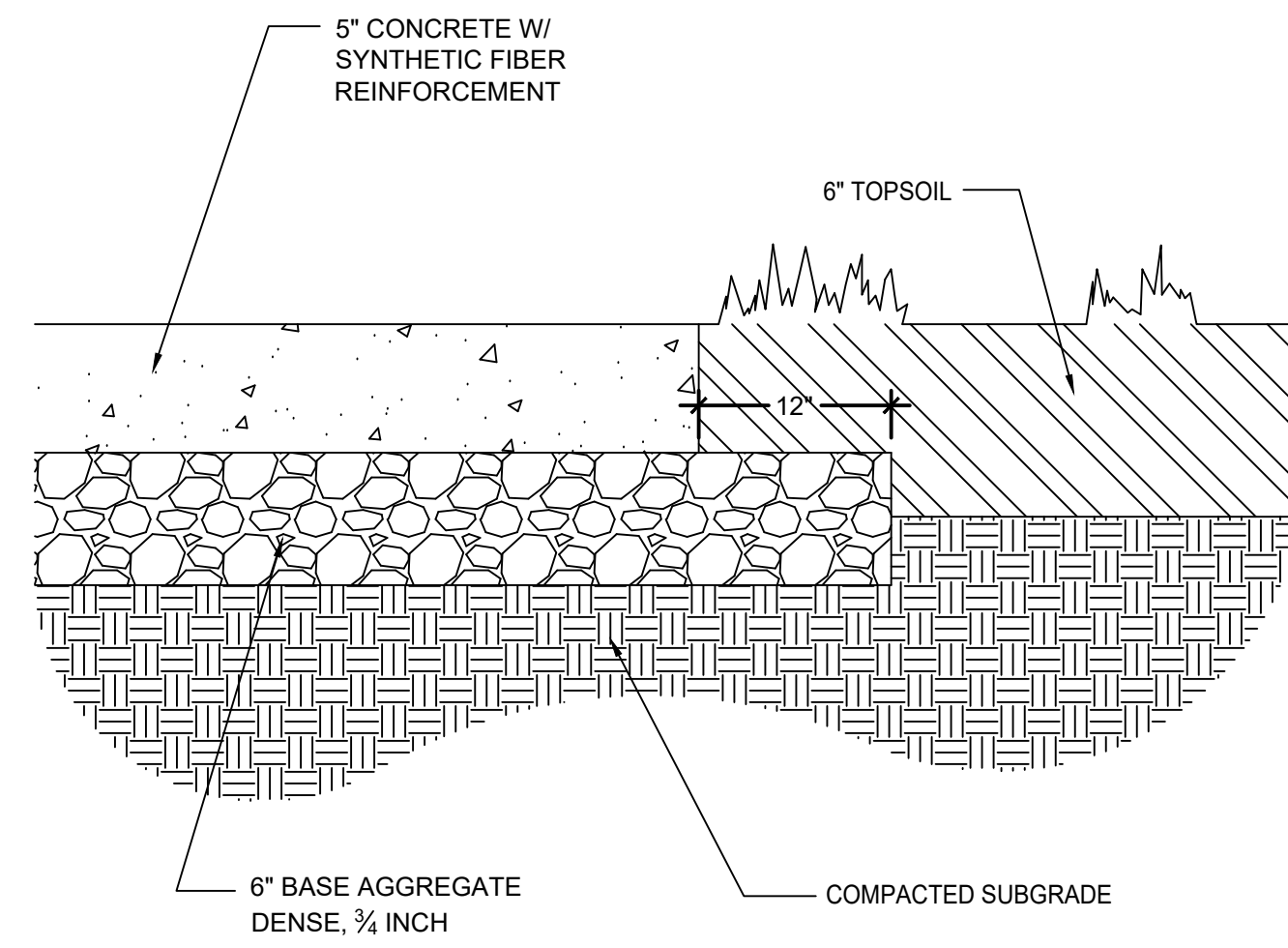
RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.

©2019 RETTLER CORPORATION, INC.

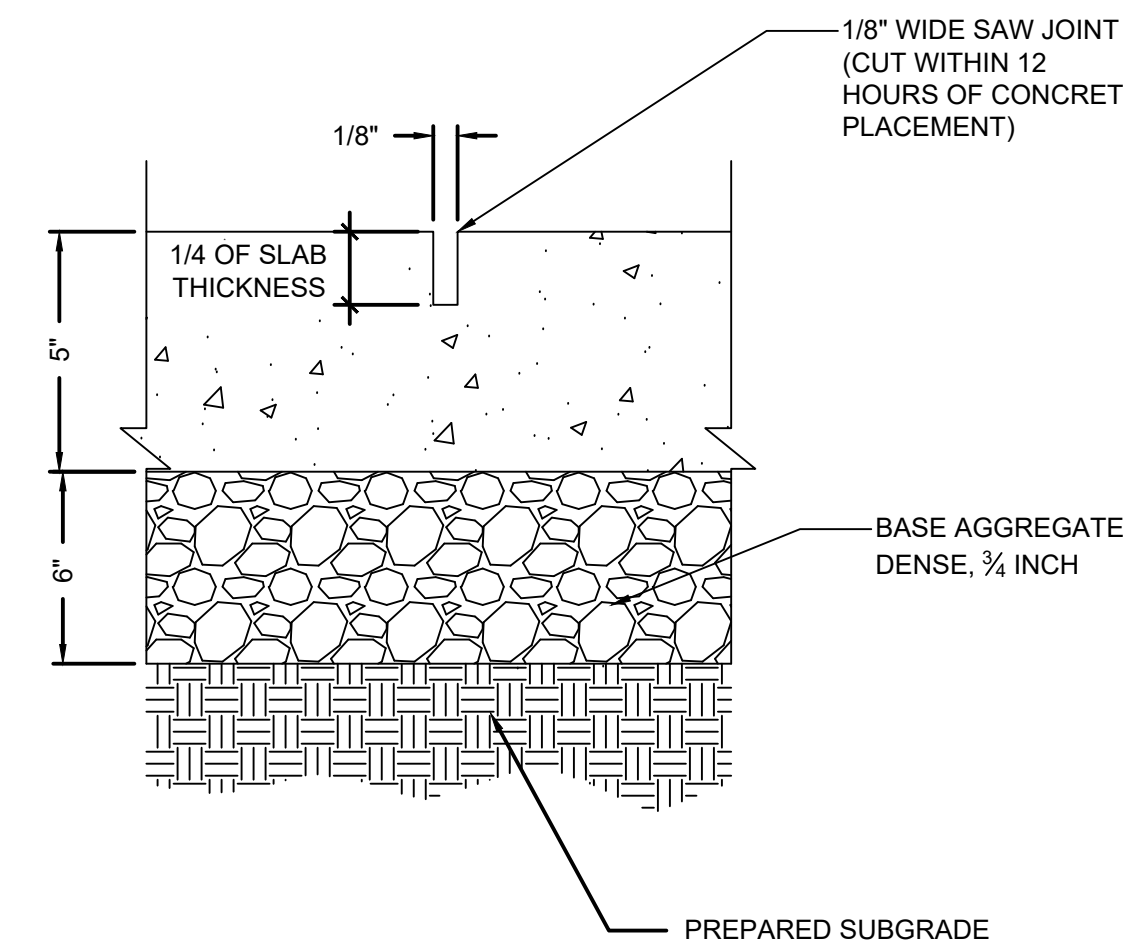
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBBART, WI 54155
920-662-8641 www.releinc.com



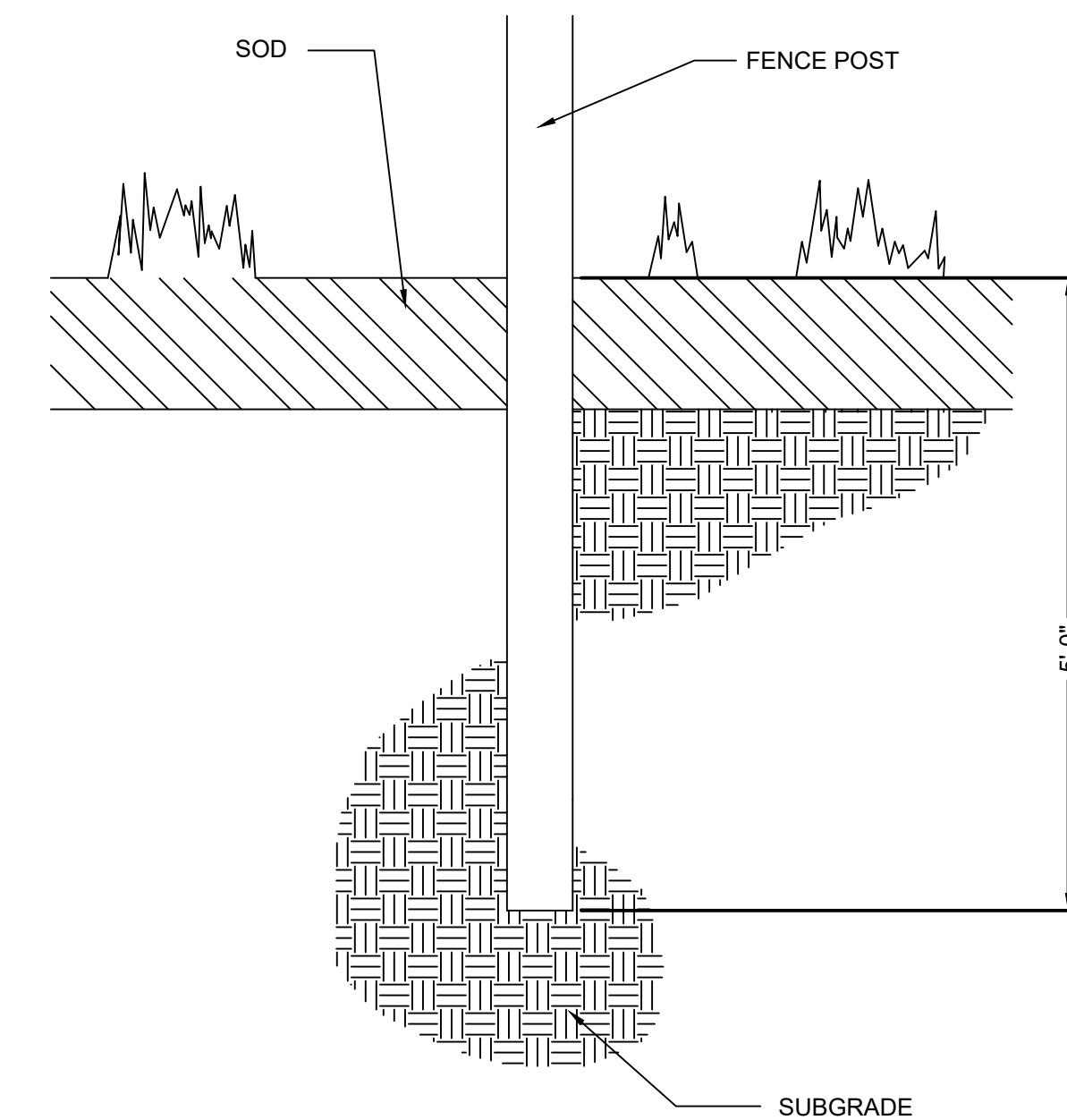
1. 3" ASPHALT PAVEMENT



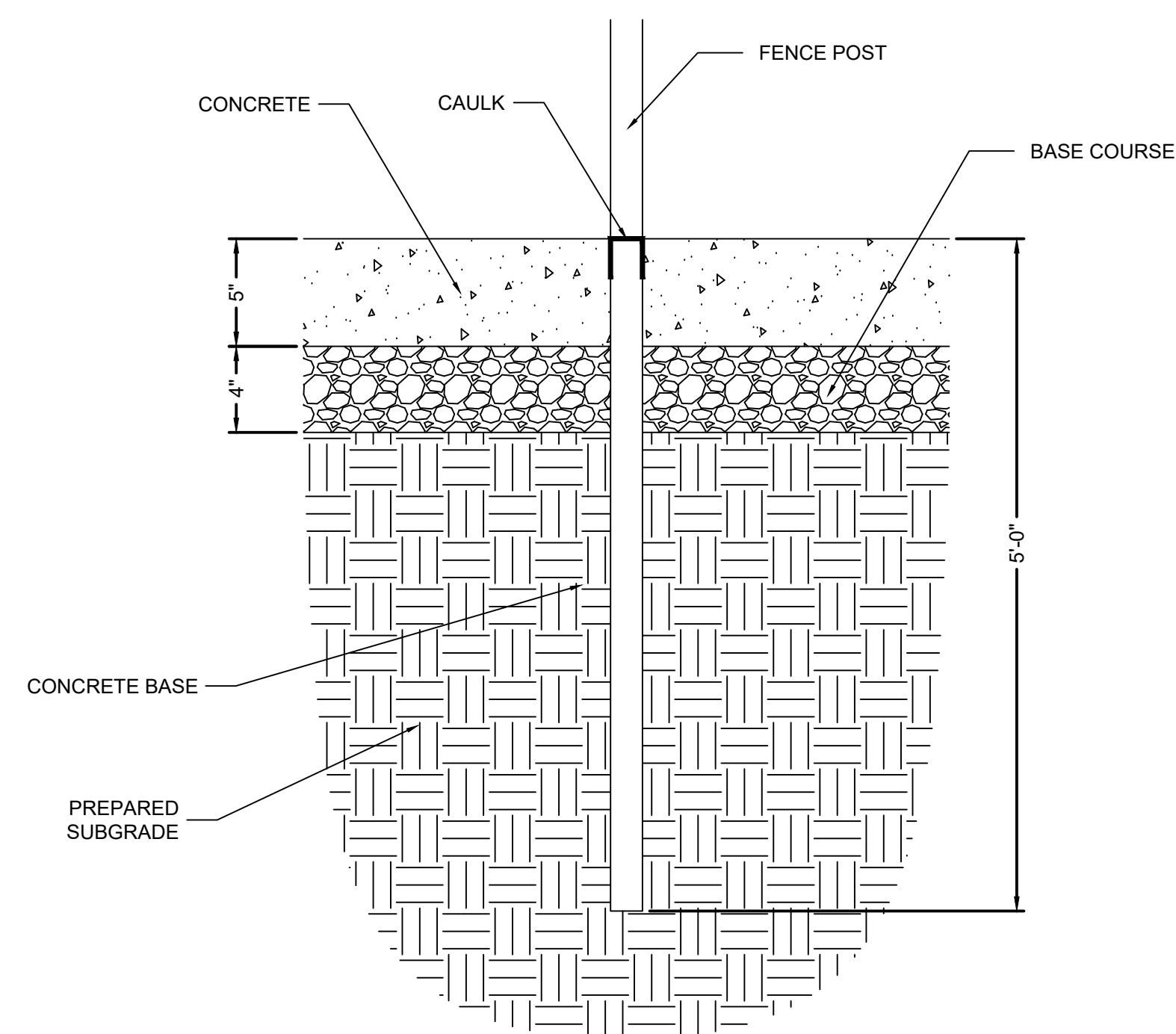
2. 5" CONCRETE PAVEMENT



3. CONCRETE PAVEMENT CONTROL JOINT (TYP)

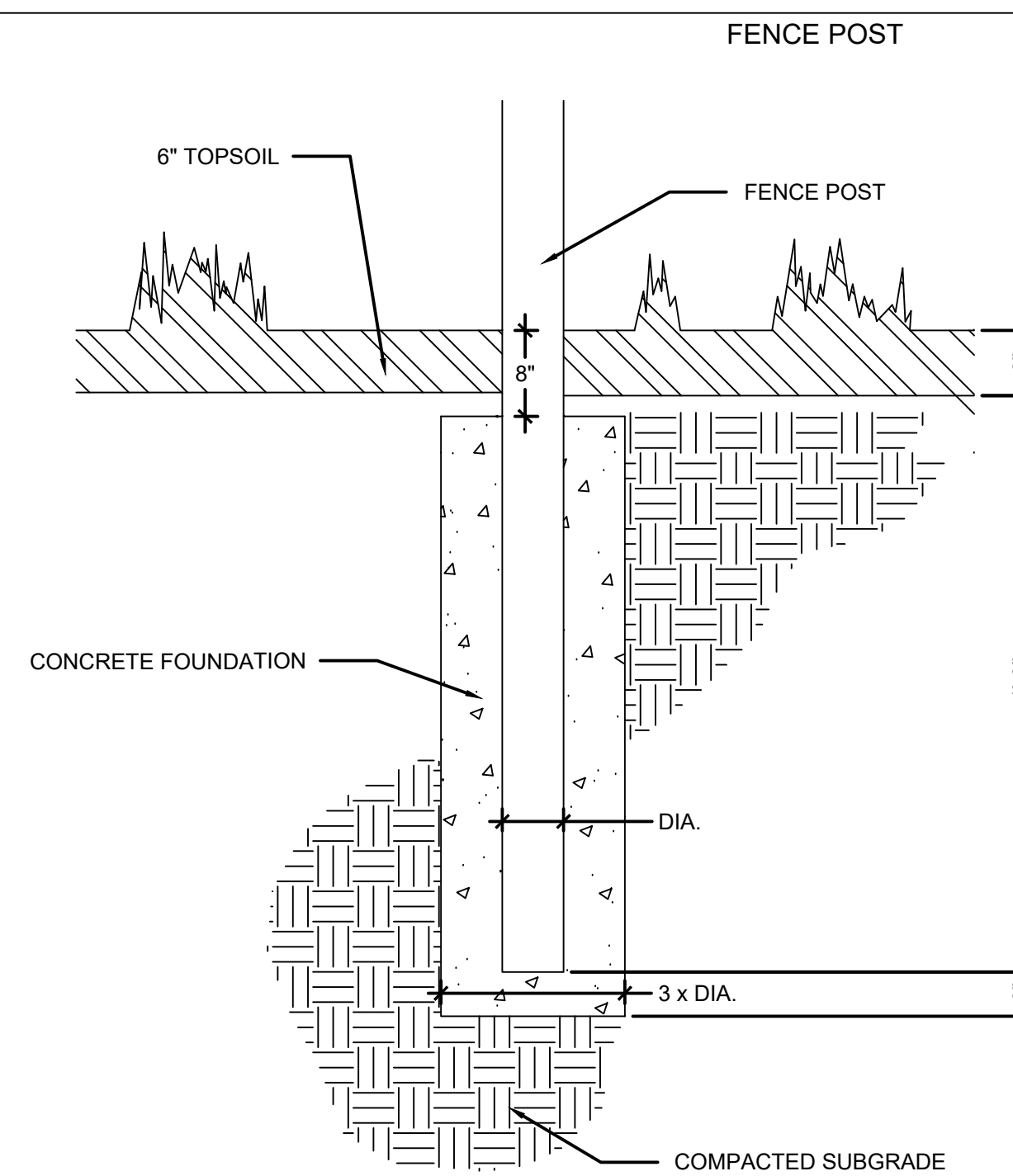


4. DRIVEN LINE POST



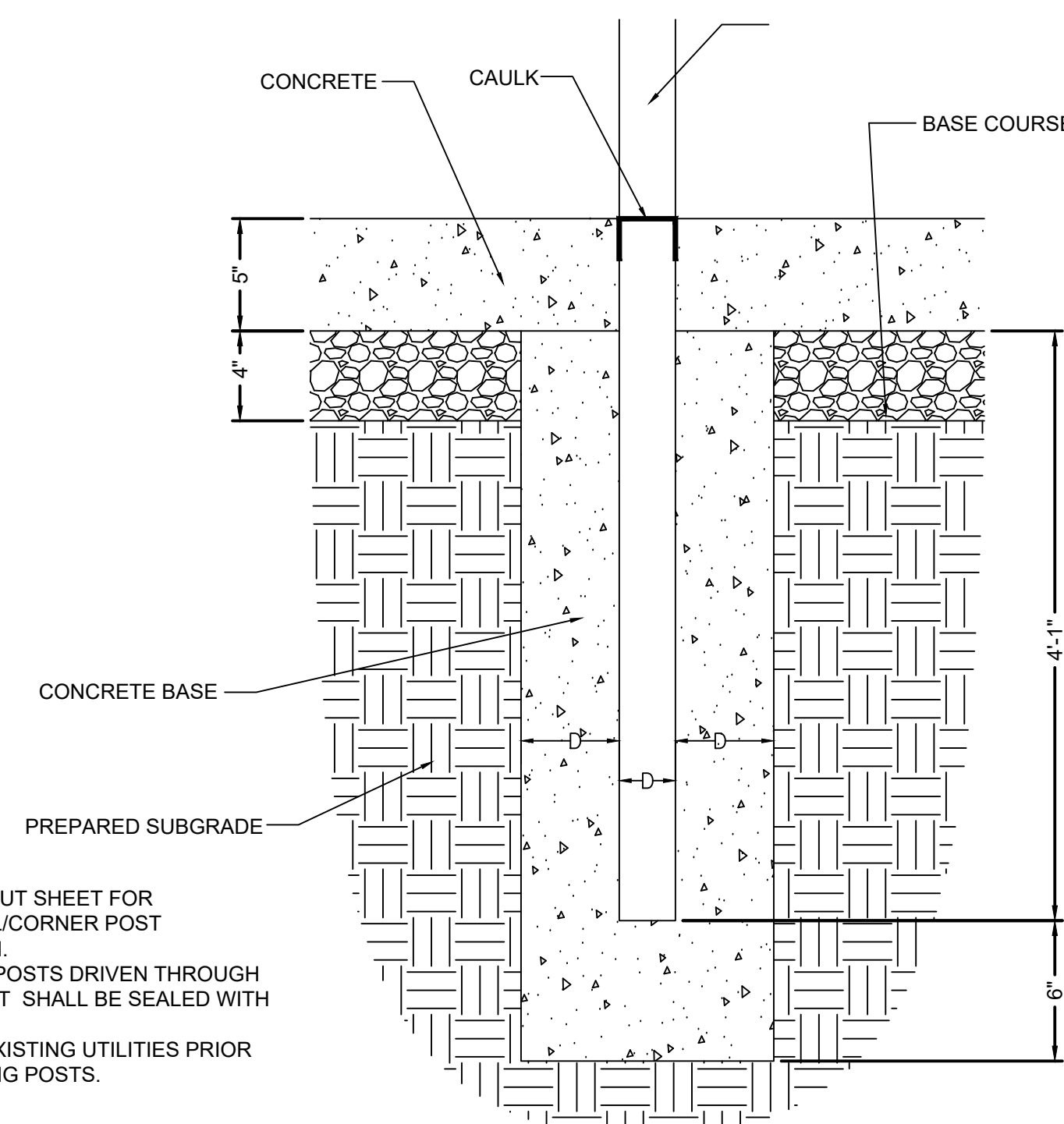
- NOTES:
- ALL LINE POSTS DRIVEN THROUGH PAVEMENT SHALL BE SEALED WITH CAULK.
 - VERIFY EXISTING UTILITIES PRIOR TO DRIVING POSTS.

5. DRIVEN LINE POST IN PAVEMENT



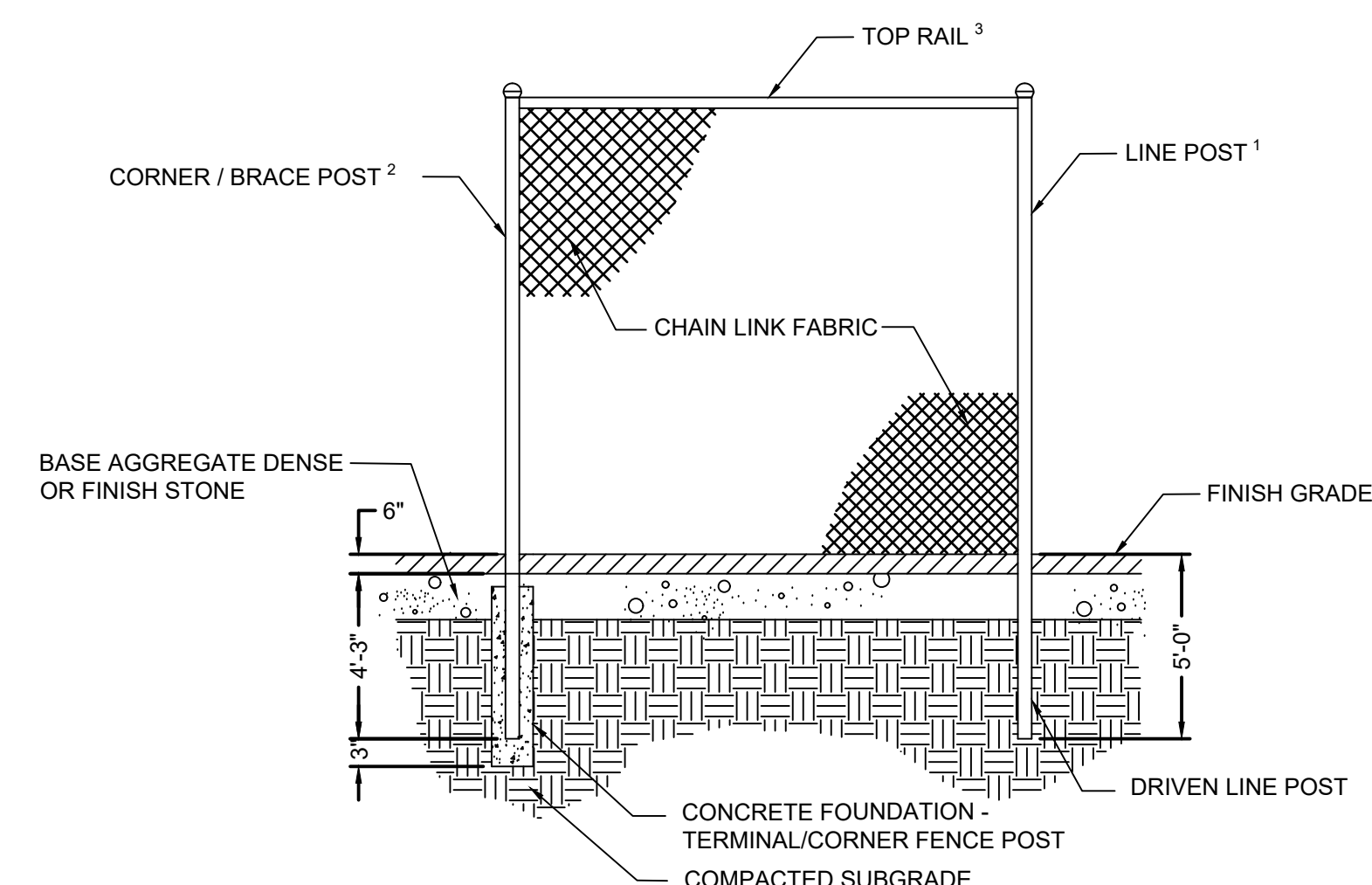
- NOTES:
- SEE LAYOUT SHEET FOR TERMINAL/CORNER POST LOCATION.
 - VERIFY EXISTING UTILITIES PRIOR TO POST HOLE EXCAVATION.

6. TERMINAL/CORNER POST



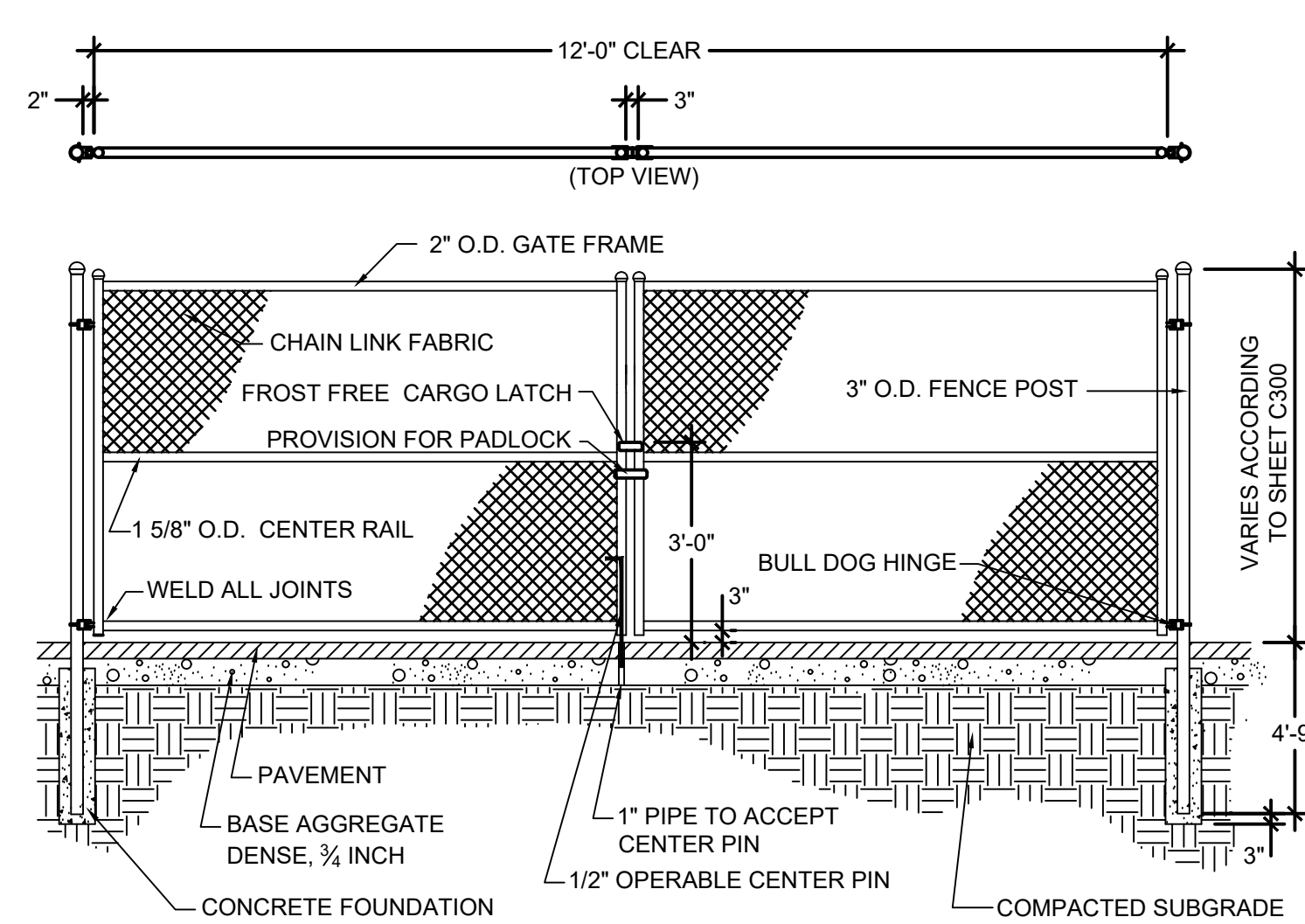
- NOTES:
- SEE LAYOUT SHEET FOR TERMINAL/CORNER POST LOCATION.
 - ALL LINE POSTS DRIVEN THROUGH PAVEMENT SHALL BE SEALED WITH CAULK.
 - VERIFY EXISTING UTILITIES PRIOR TO DRIVING POSTS.

7. TERMINAL/CORNER POST IN PAVEMENT



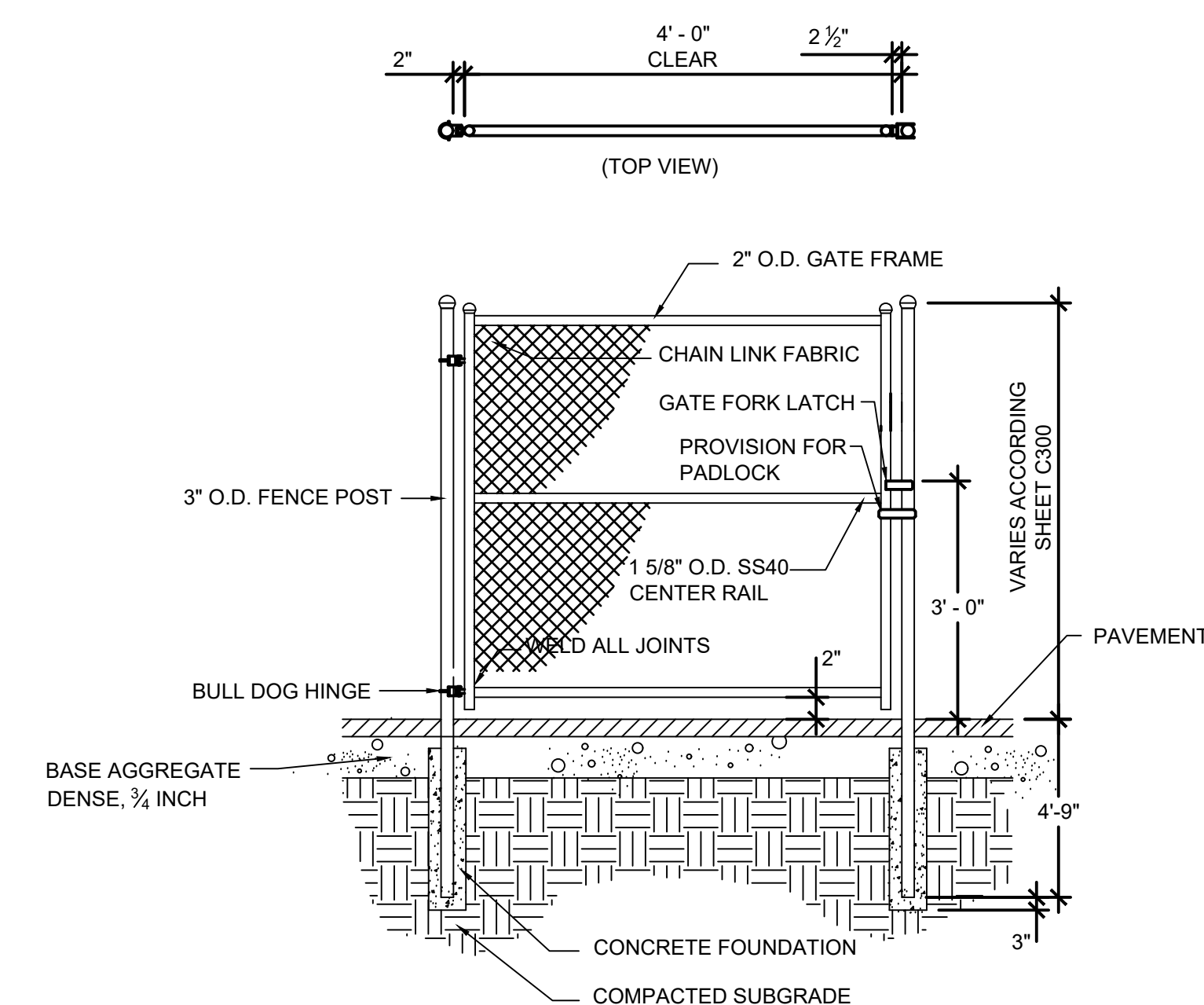
TYPE AND HEIGHT	POST TYPE	SIZE	MIN. YIELD STRENGTH (KSI)	MIN. TENSILE STRENGTH (KSI)	MIN. WGT. (LBS/FT)	MAX. POST SPACING (FT.)
LINE POSTS (8 FEET OR LESS)	SCH 40 Pipe Steel SS 40	1.90	0.145	0.305	25,800	2.72
CORNER AND BRACE POSTS (8 FEET OR LESS)	SCH 40 Pipe Steel SS 40	1.90	0.090	0.221	45,000	1.74
RAILS AND BRACES	SCH 40 Pipe Steel SS 40	1.66	0.140	0.235	25,800	2.27
GATE POSTS LEAF WIDTH (4 FEET OR LESS)	SCH 40 Pipe Steel SS 40	2.875	0.203	1.064	25,800	5.79
GATE FRAMES	SCH 40 Pipe Steel SS 40	2.875	0.160	0.877	45,000	4.64
	SCH 40 Pipe Steel SS 40	1.90	0.145	0.305	25,800	2.72
	SCH 40 Pipe Steel SS 40	1.90	0.090	0.221	45,000	1.74

8. CHAIN LINK FENCE SECTION



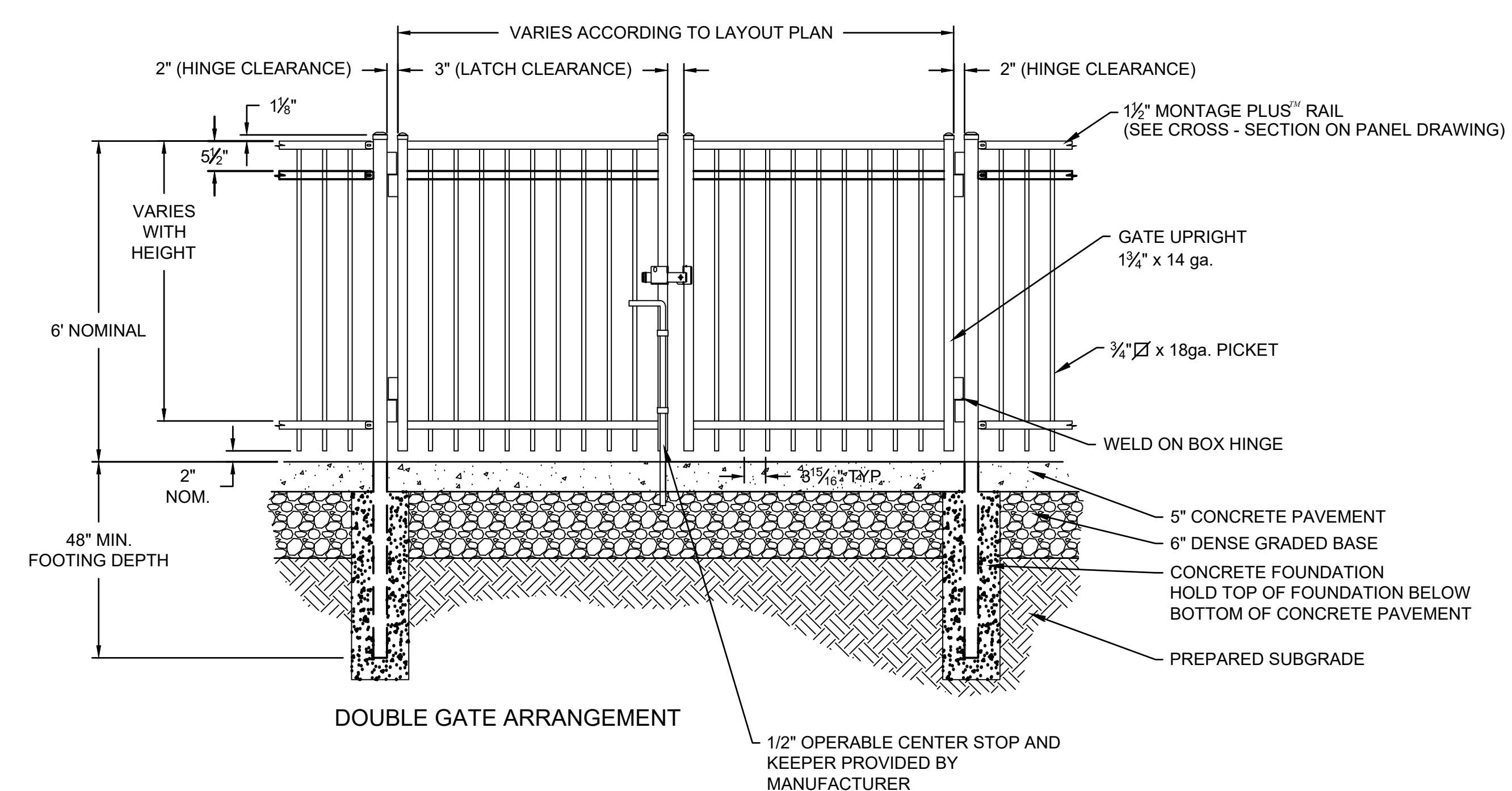
- GENERAL NOTES:
- SEE SHEET C300 FOR GATE LOCATIONS.
 - VERIFY EXISTING UTILITIES PRIOR TO DRIVING POSTS.

9. 12' WIDE CHAIN LINK FENCE GATE



- GENERAL NOTES:
- SEE SHEET C300 FOR GATE LOCATION.
 - VERIFY EXISTING UTILITIES PRIOR TO DRIVING POSTS.

10. 4' WIDE CHAIN LINK FENCE GATE



11. STEEL ORNAMENTAL FENCE GATE (BID ALTERNATE)

REV	DATE	ISSUED FOR
-	03/03/20	BID

DRAWN:	R. RAMIREZ
CHECKED:	C. RETTLER
DOCUMENT NO.	19.075

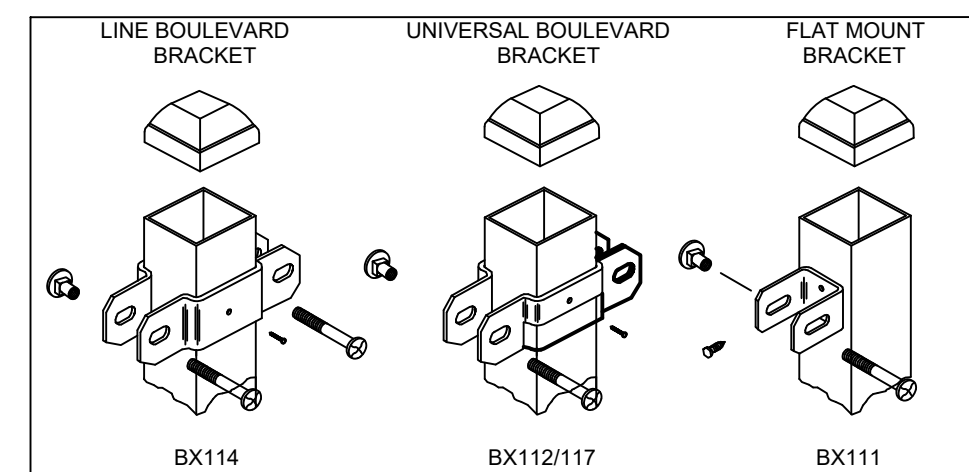
RETTLER corporation
3377 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2653, Fax: 715-341-0431
email: info@rettl.com website: www.rettler.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT

SITE CONSTRUCTION DETAILS

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

C600

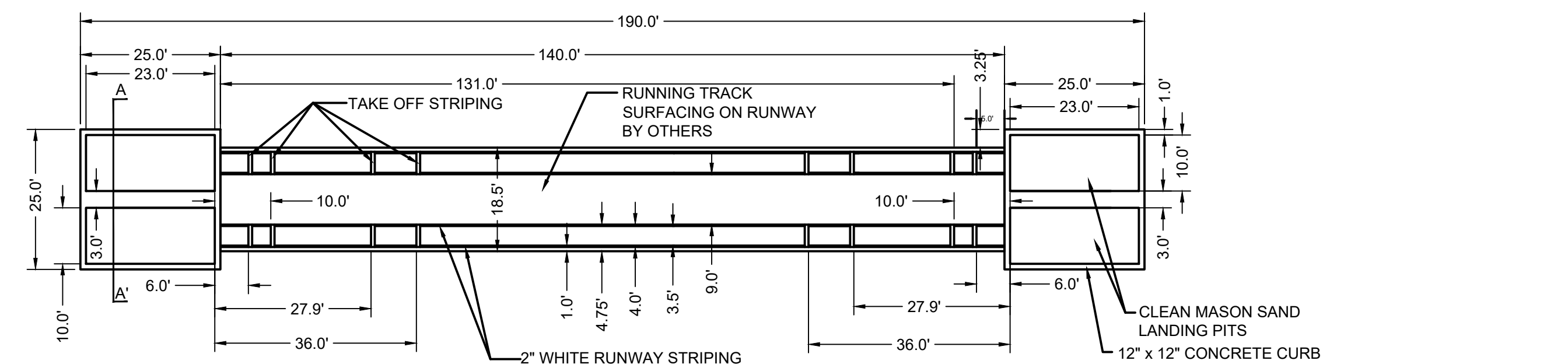


VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS.

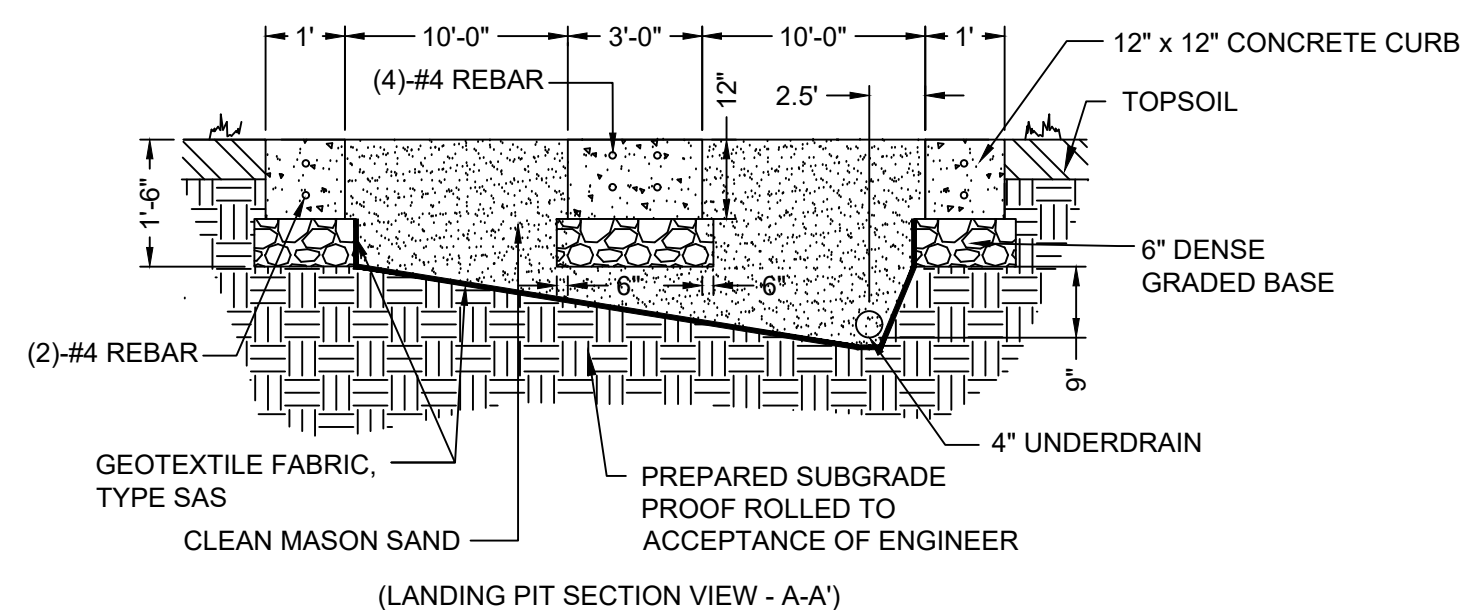
RAKING DIRECTIONAL ARROW ———
WELDED PANEL CAN BE RAKED
30" OVER 8' WITH ARROW
POINTING DOWN GRADE.

PROFUSION™ WELDING PROCESS—
NO EXPOSED WELDS,
GOOD NEIGHBOR PROFILE - SAME
APPEARANCE ON BOTH SIDES

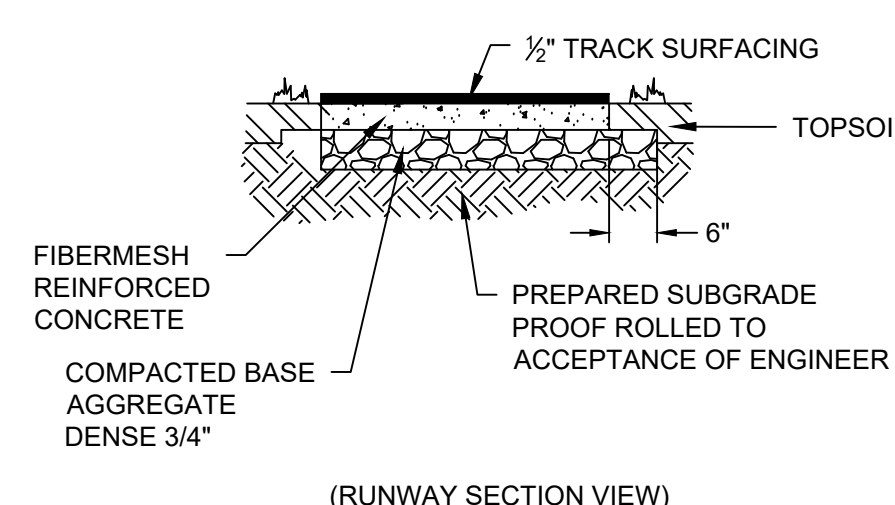
MONTAGE PLUS™ RAIL —
SPECIALLY FORMED HIGH STRENGTH
ARCHITECTURAL SHAPE.



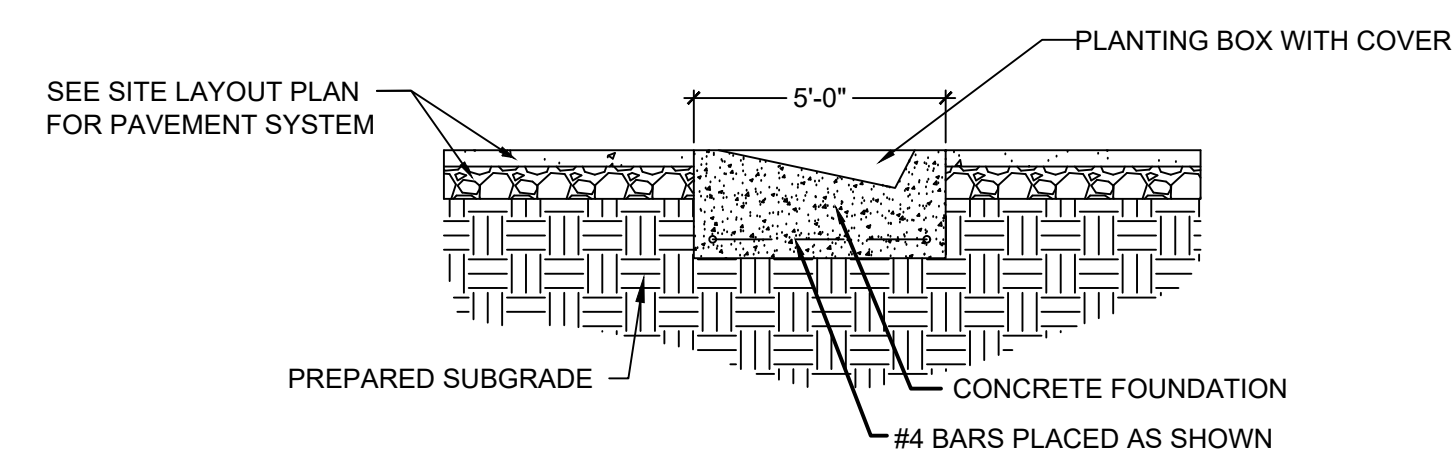
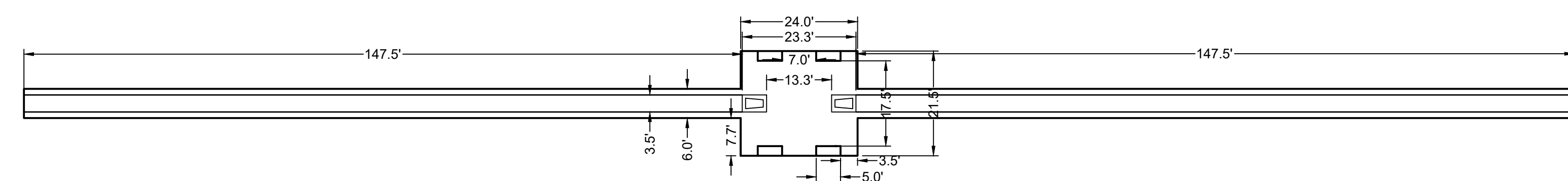
LONG JUMP LAYOUT



(LANDING PIT SECTION VIEW - A-A')

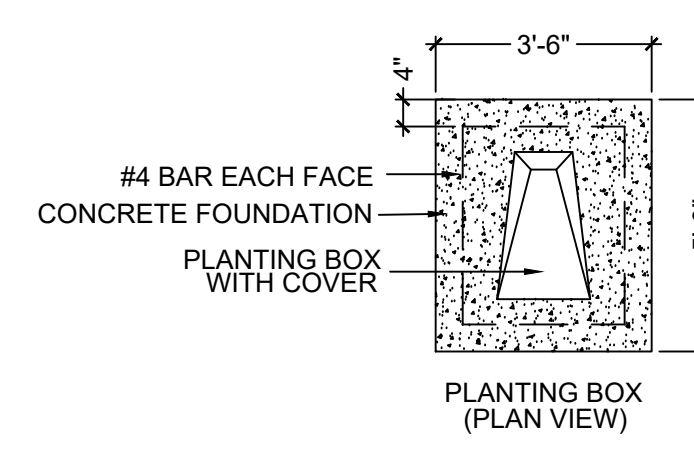


(RUNWAY SECTION VIEW)



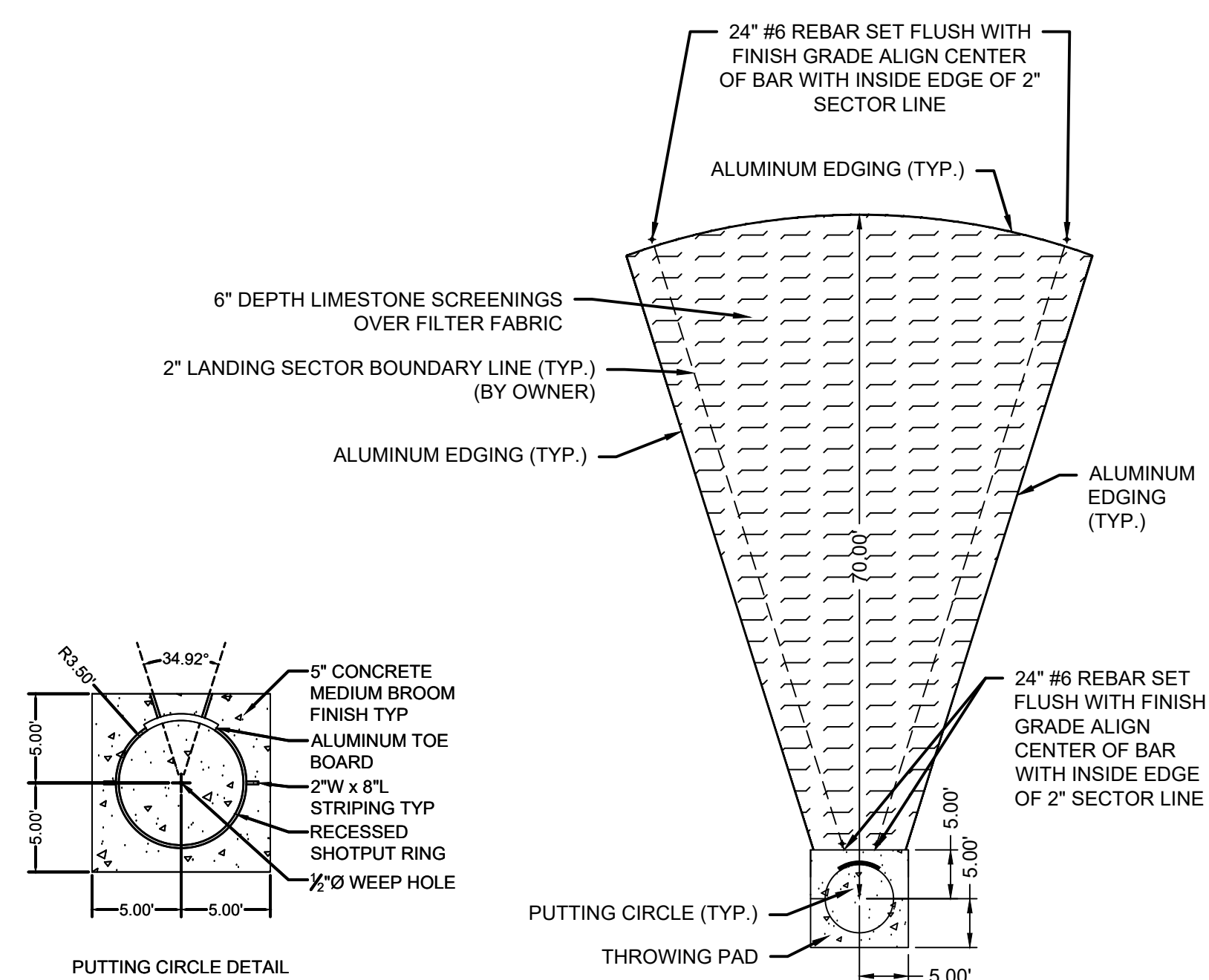
PLANTING BOX

- NOTES:
- SEE MANUFACTURER'S SPECIFICATIONS FOR PROPER INSTALLATION
 - POLE VAULT DIMENSIONS AND SLOPES SHALL MEET NFHS REQUIREMENTS

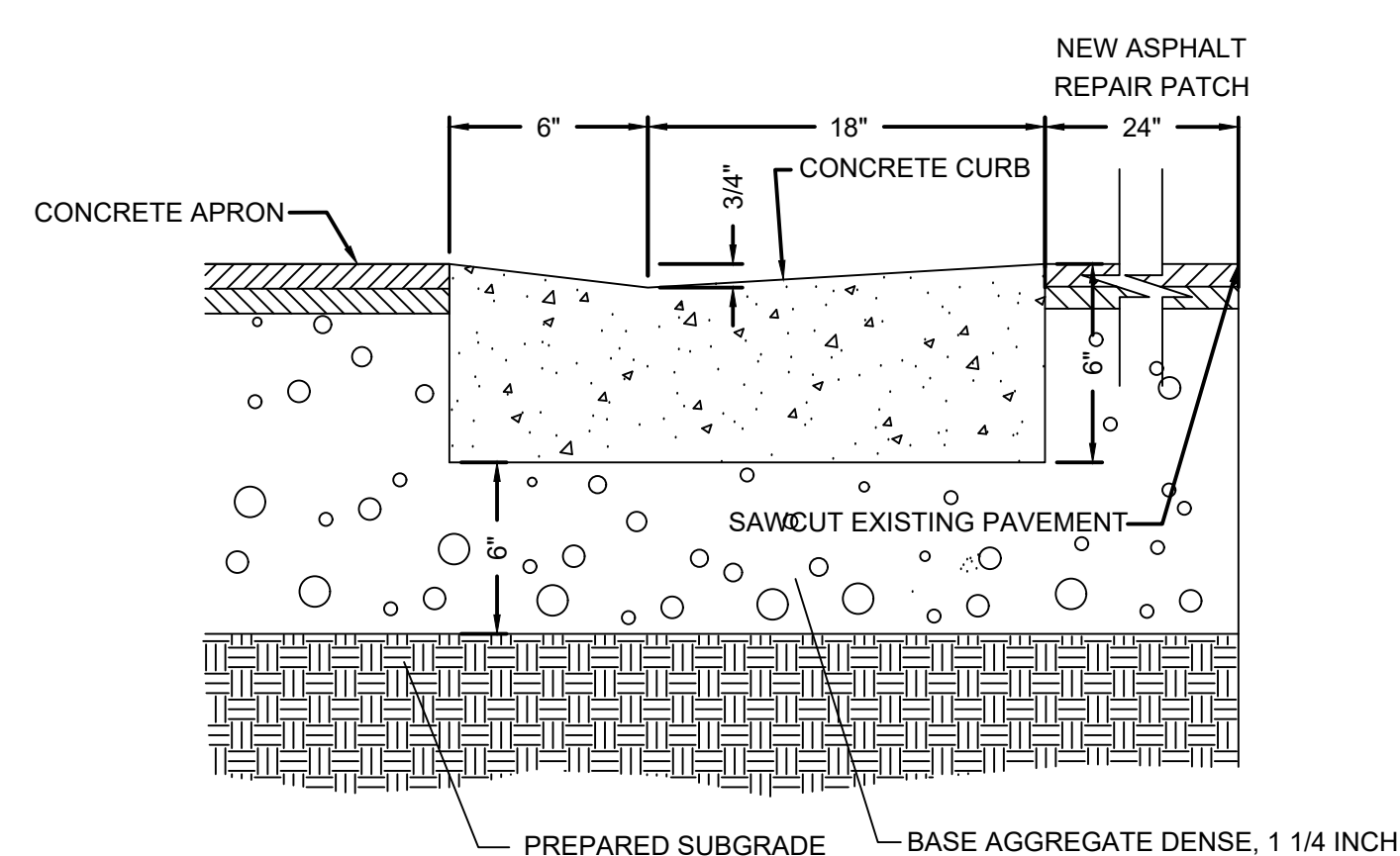


(PLAN VIEW)

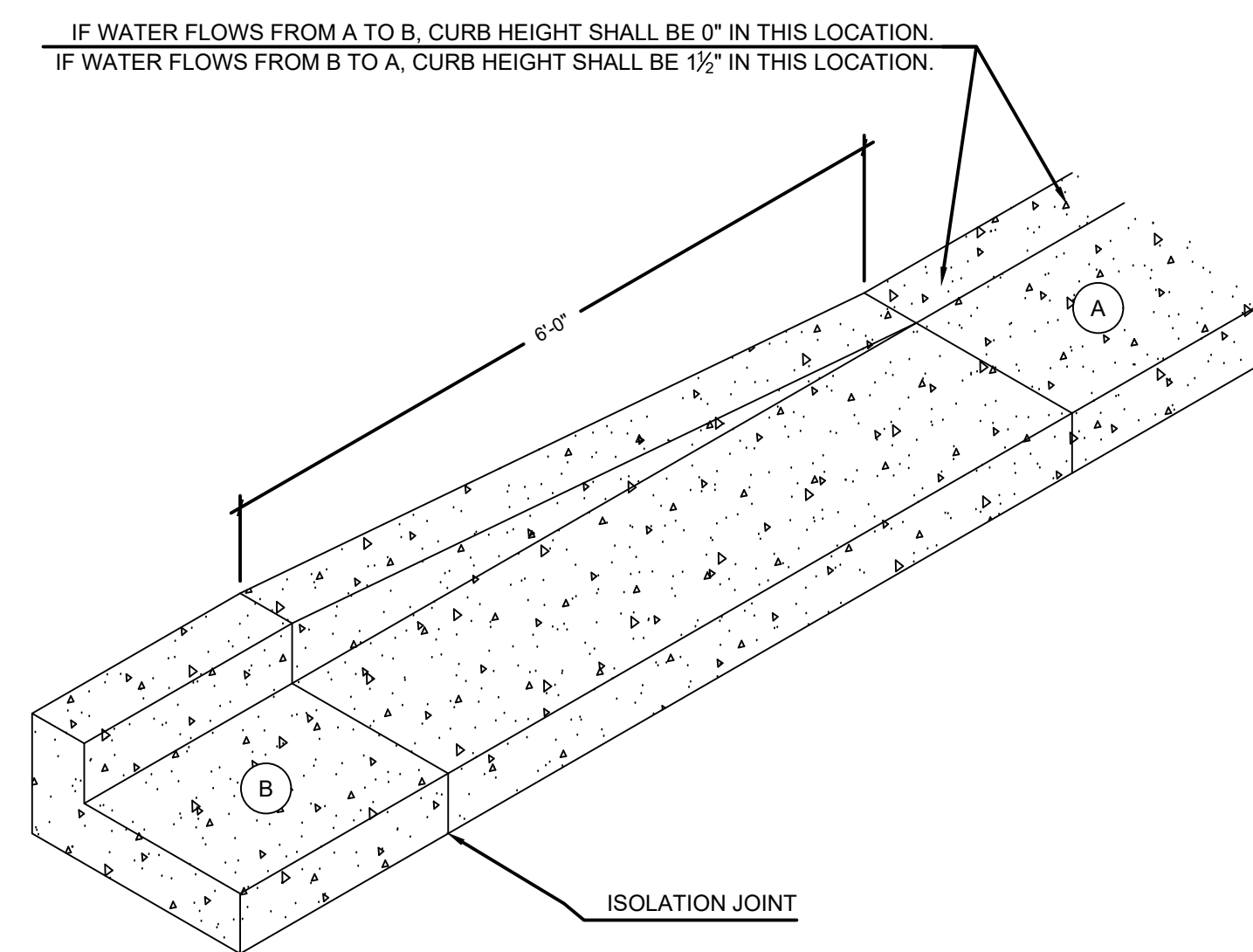
3. POLE VAULT



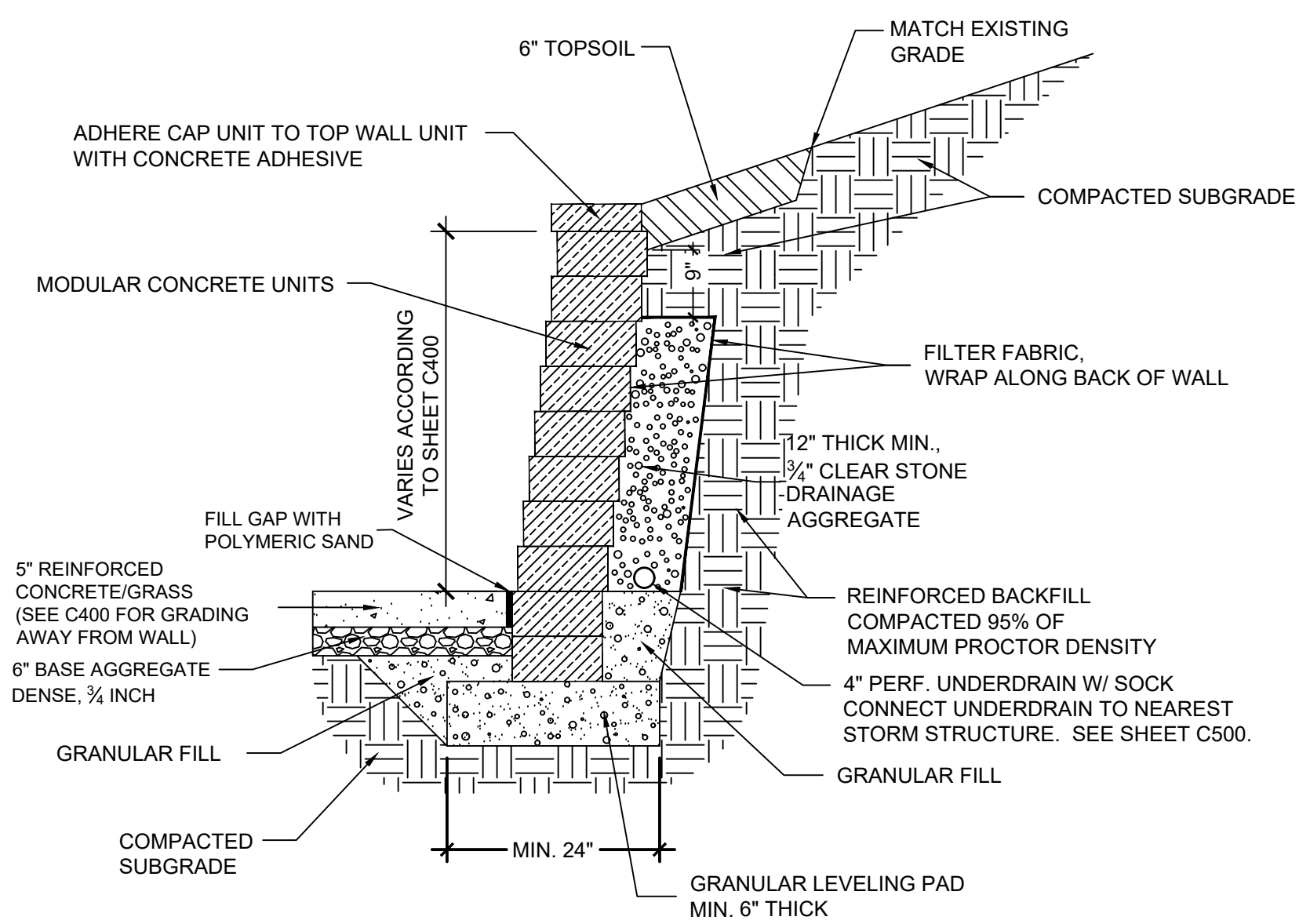
4. SHOT PUT



5. 24" FLOW LINE CURB



6. CURB TERMINUS



- GENERAL NOTES:
- INSTALL GEOGRID WALL REINFORCEMENT AS PER MANUFACTURER'S RECOMMENDATIONS.
 - SEE MANUFACTURER'S SPECIFICATIONS MANUAL FOR PROPER WALL INSTALLATION.
 - FACES OF BLOCKS ABUTTING CONCRETE FLATWORK SHALL HAVE A SMOOTH VERTICAL FACE.
 - MANUFACTURER SHALL PROVIDE STAMPED STRUCTURAL PLANS.

7. MODULAR RETAINING WALL

REV	DATE	ISSUED FOR
-	03/03/20	BID
DRAWN:		R. RAMIREZ
CHECKED:		C. RETTLER
DOCUMENT NO.		19.075

RETTLER
corpora**tion**

- 3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 716-341-2633, Fax: 716-341-0451
- email: info@rettl.com, website: www.rettler.com

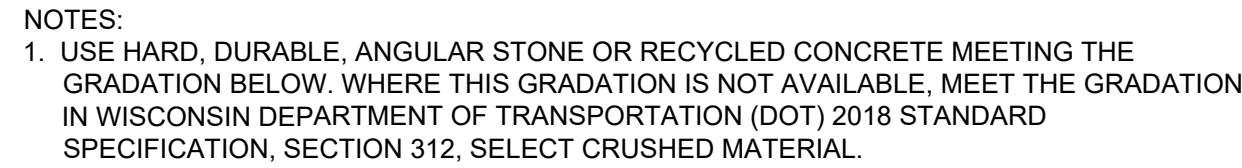
DE PERE HIGH SCHOOL - REDBIRD STADIUM REDEVELOPMENT PROJECT

SITE CONSTRUCTION DETAILS

Attachment: Site Plan - PRELIMINARY 3 - 13 Mar 2020 (9310 : Staff recommendation and possible action regarding a Site Plan request for a stadium addition and a)

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

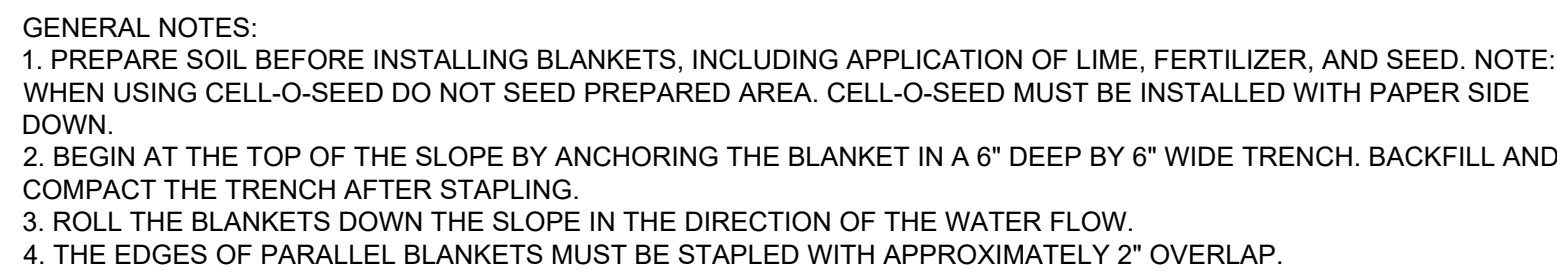
C601



2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLE LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

Diagram illustrating a trench structure for erosion control. The structure consists of a central trench filled with erosion bales, surrounded by a layer of impermeable 6 ML polyethylene plastic sheeting with nylon strings or equal, which is anchored into the ground.

- ## 2. CONCRETE TRUCK WASH AREA



SEDIMENT CONTROL FILTER BAGS (ROCK BAGS)
EMPTY BAGS: 15" x 30"

DIRECTION OF FLOW

ADDITIONAL ROCK BAGS MAY BE NECESSARY TO PREVENT WASHOUTS

INSTALLATION:
FILL BAG WITH WASHED CONCRETE AGGREGATE, USE DRAW STRING TO INITIALLY CLOSE BAG. SECURE BAG WITH ADDITIONAL WIRE OR CABLE TIES. PLACE BAG ON GROUND. THE NUMBER OF ROCK BAGS ACTUALLY USED WILL VARY WITH OPENING SIZE.

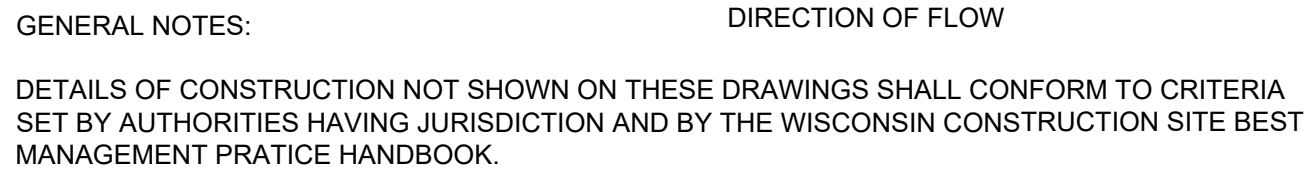
DIRECTION OF FLOW

SEDIMENT TRAP AS INDICATED ON PLANS

REV	DATE	ISSUED FOR
-	03/03/20 03/12/20	BID ADD #1

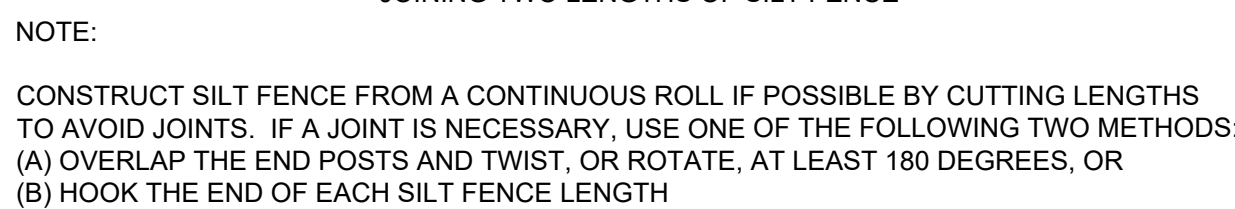
SHRETTLER
corporation

- 3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-8500, Fax: 715-341-0431
- email: info@ettler.com, website: www.rettler.com



WHEN POSSIBLE, THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH THE ENDS POINTING UP SLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

1. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOVEN GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF $\frac{3}{4}$ " OR EQUAL. A HEAVY-DUTY NYLON TAP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
3. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM BEARING OF 128 LBS LINEAL FOOT (WITHOUT ANCHOR). FINISH ANCHORS RESISTANT TO POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIAMETER OR $1\frac{1}{2}$ " x $3\frac{1}{2}$ ". EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING WHICH SHALL BE A MINIMUM SIZE OF $1\frac{1}{4}$ " x $1\frac{1}{4}$ " x 4' OR OAK OR HICKORY.



1. NOTES (APPLY TO BOTH TYPE B AND TYPE C INLET PROTECTION)
2. IF DEPTH IS MORE THAN 30" FROM INLET RIM TO CROWN OF PIPE, USE TYPE D INLET PROTECTION.
3. FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER
4. IF EXCESSIVE SEDIMENT LOADING PLUGS FABRIC, PLACE SAND BAGS AROUND INLET TO INTERCEPT SEDIMENT.
5. THE CONTRACTOR SHALL REMOVE SEDIMENT ADJACENT TO THE FABRIC PRIOR TO REPLACING OR REMOVING INLET PROTECTION.
6. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM LEAVING THE FABRIC AND ENTERING THE INLET.
7. FABRIC SIZE SHALL BE 8-INCHES (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.

NOTES:

1. IF DEPTH IS LESS THAN 30" FROM INLET RIM TO CROWN OF PIPE, USE EITHER TYPE B OR TYPE C INLET PROTECTION.
2. FABRIC SIZE SHALL BE 8" (MIN) GREATER ON ALL SIDES OF THE INLET COVER TO PROVIDE A HAND HOLD WHEN MAINTENANCE OR REMOVAL IS REQUIRED.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT

Attachment: Site Plan - PRELIMINARY 3 - 13 Mar 2020 (9310 : Staff recommendation and possible action regarding a Site Plan request for a stadium addition and a)



8. SLOT DRAIN

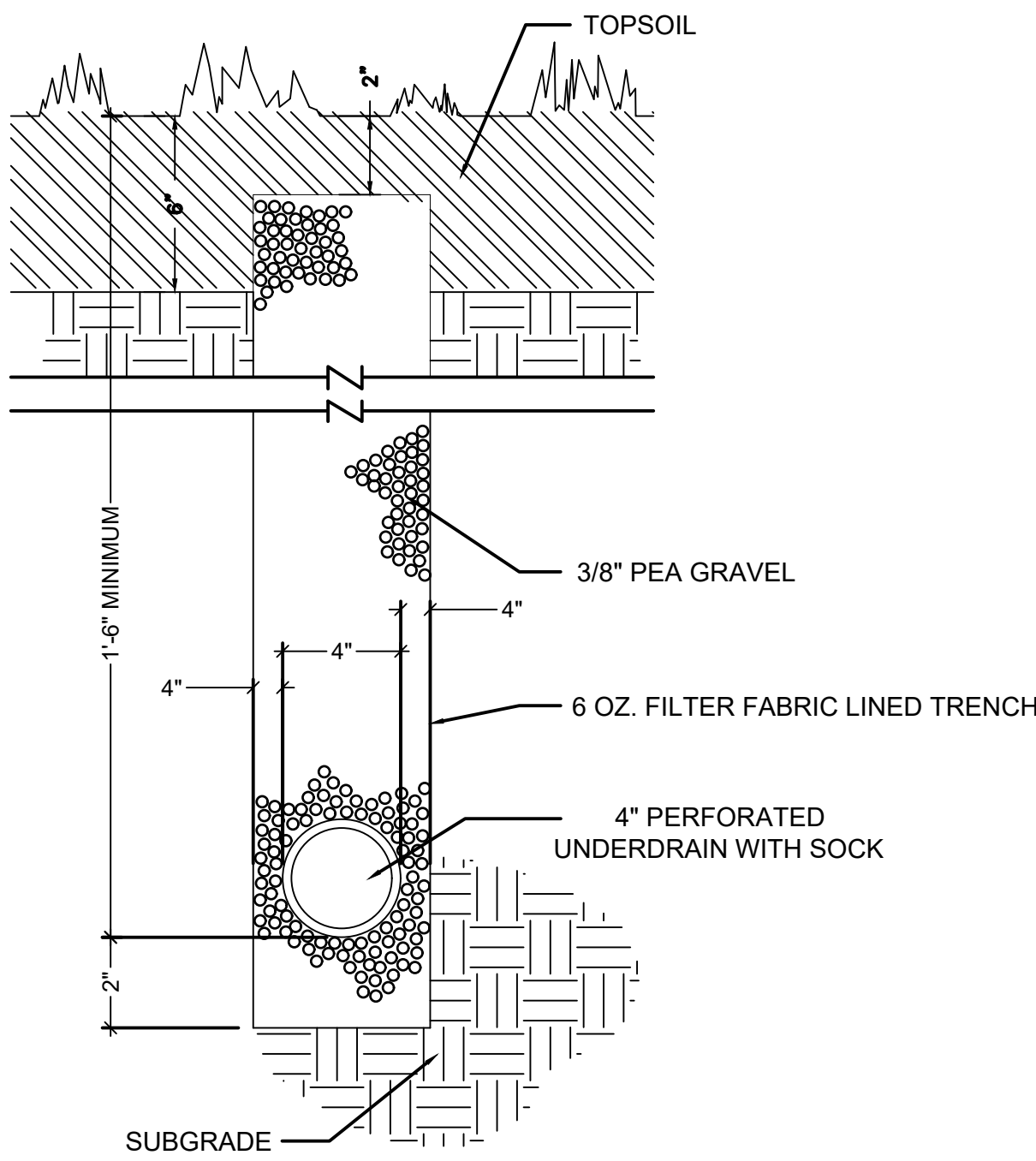
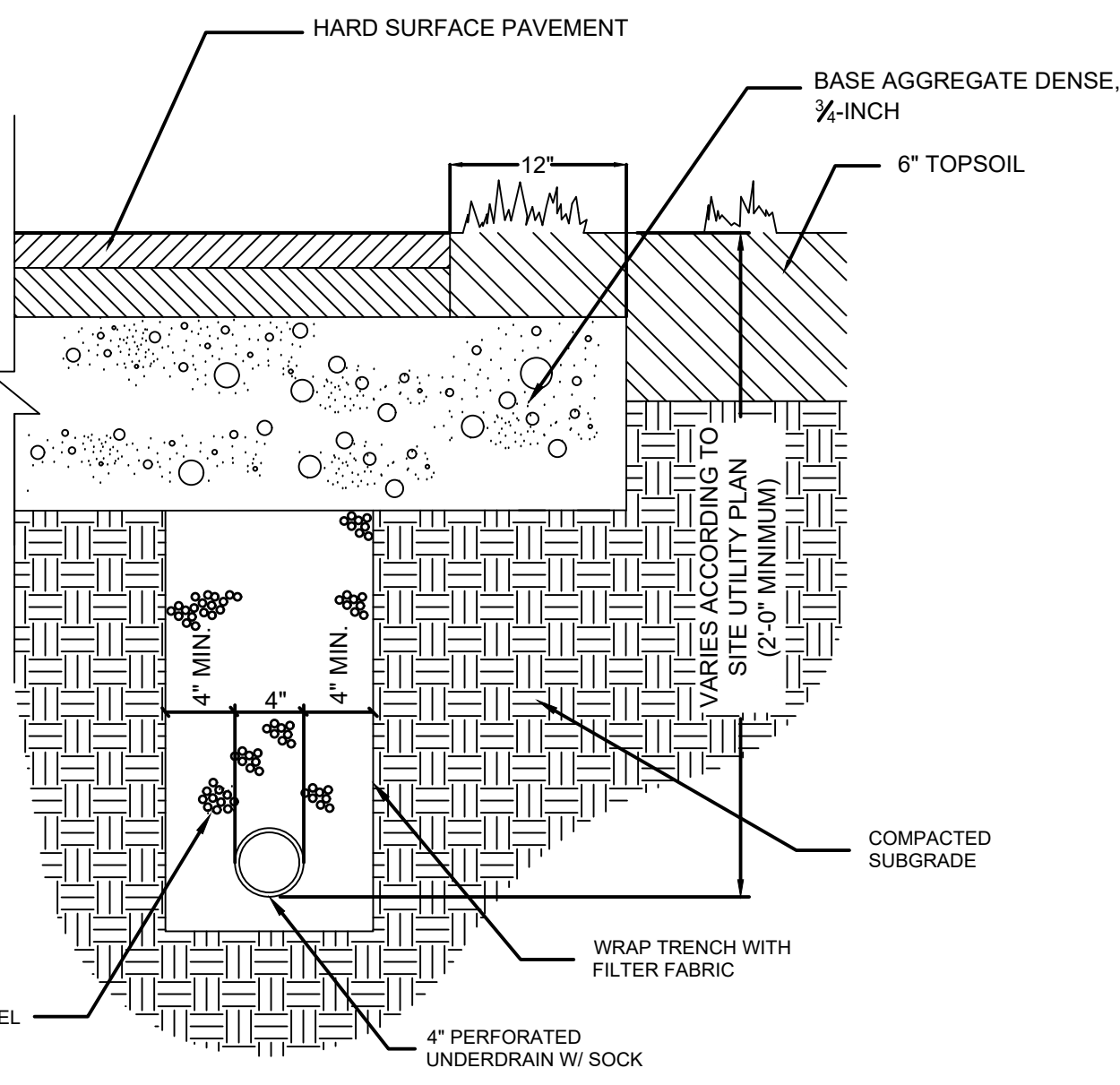
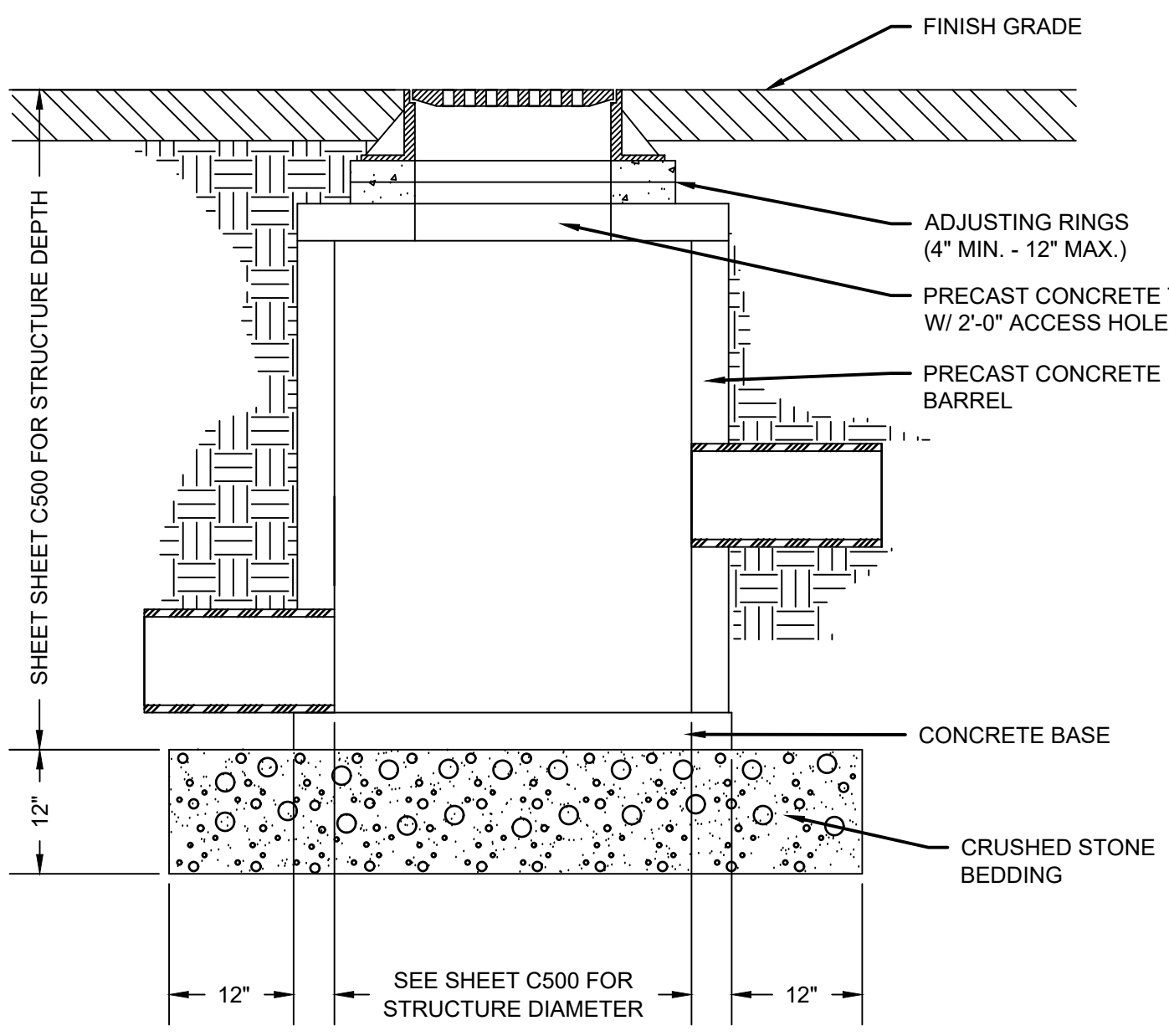
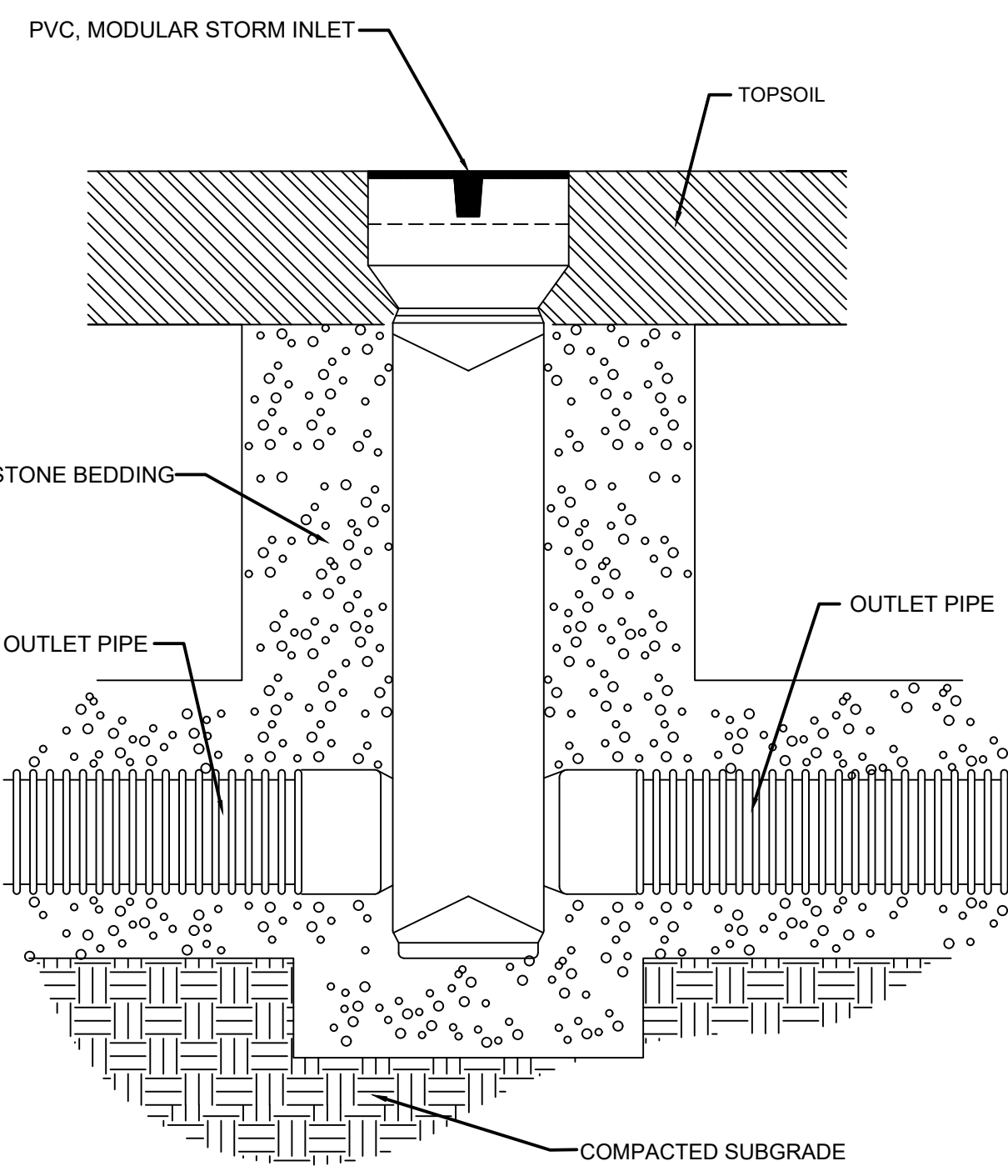
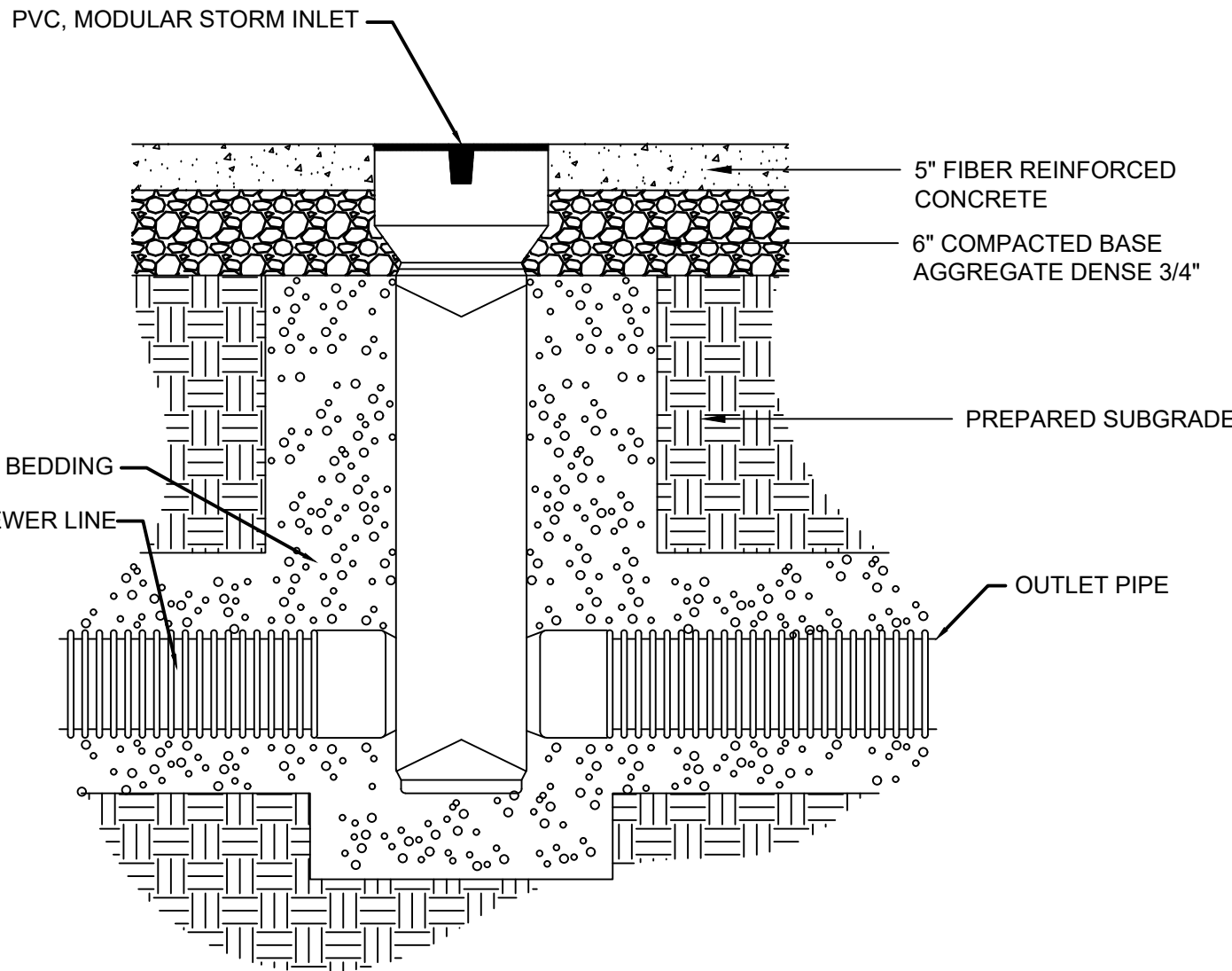
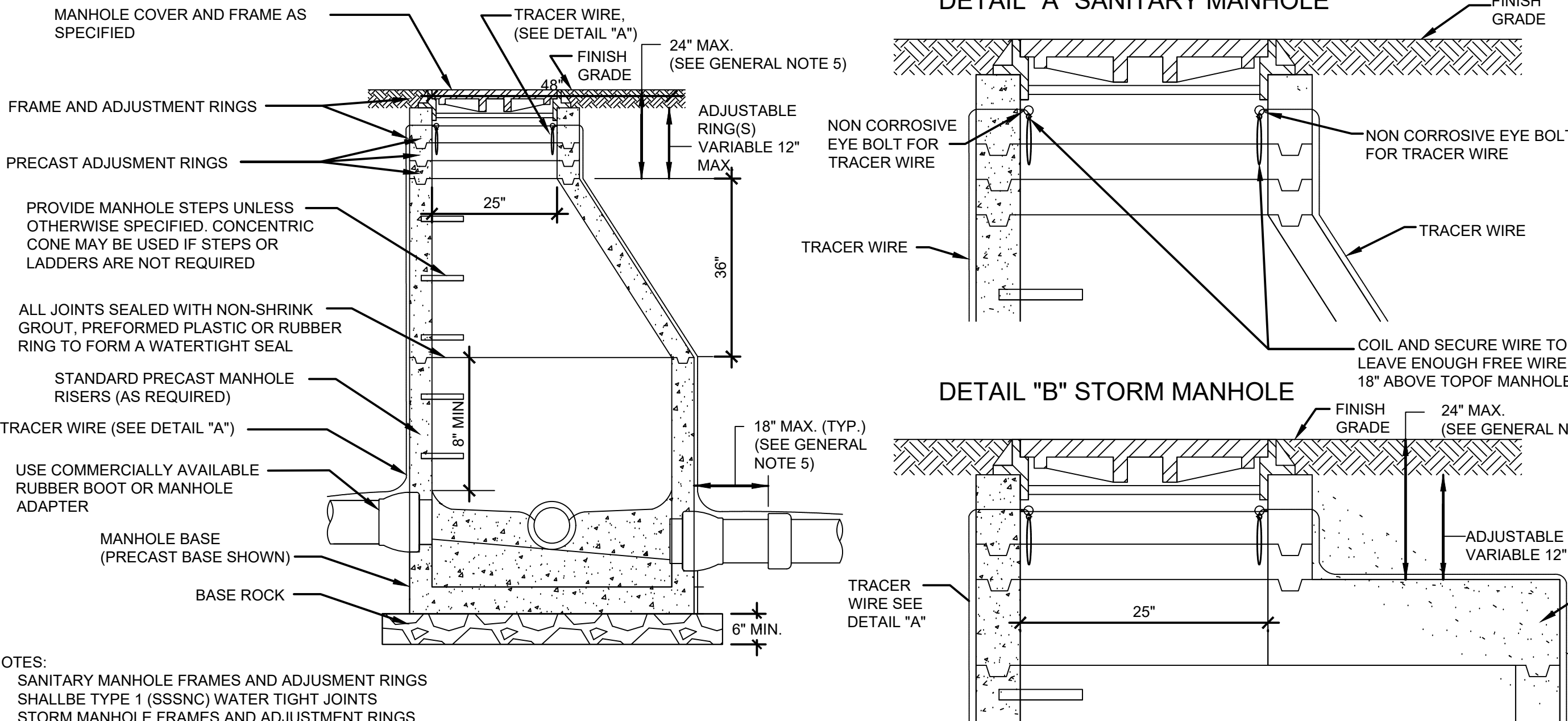
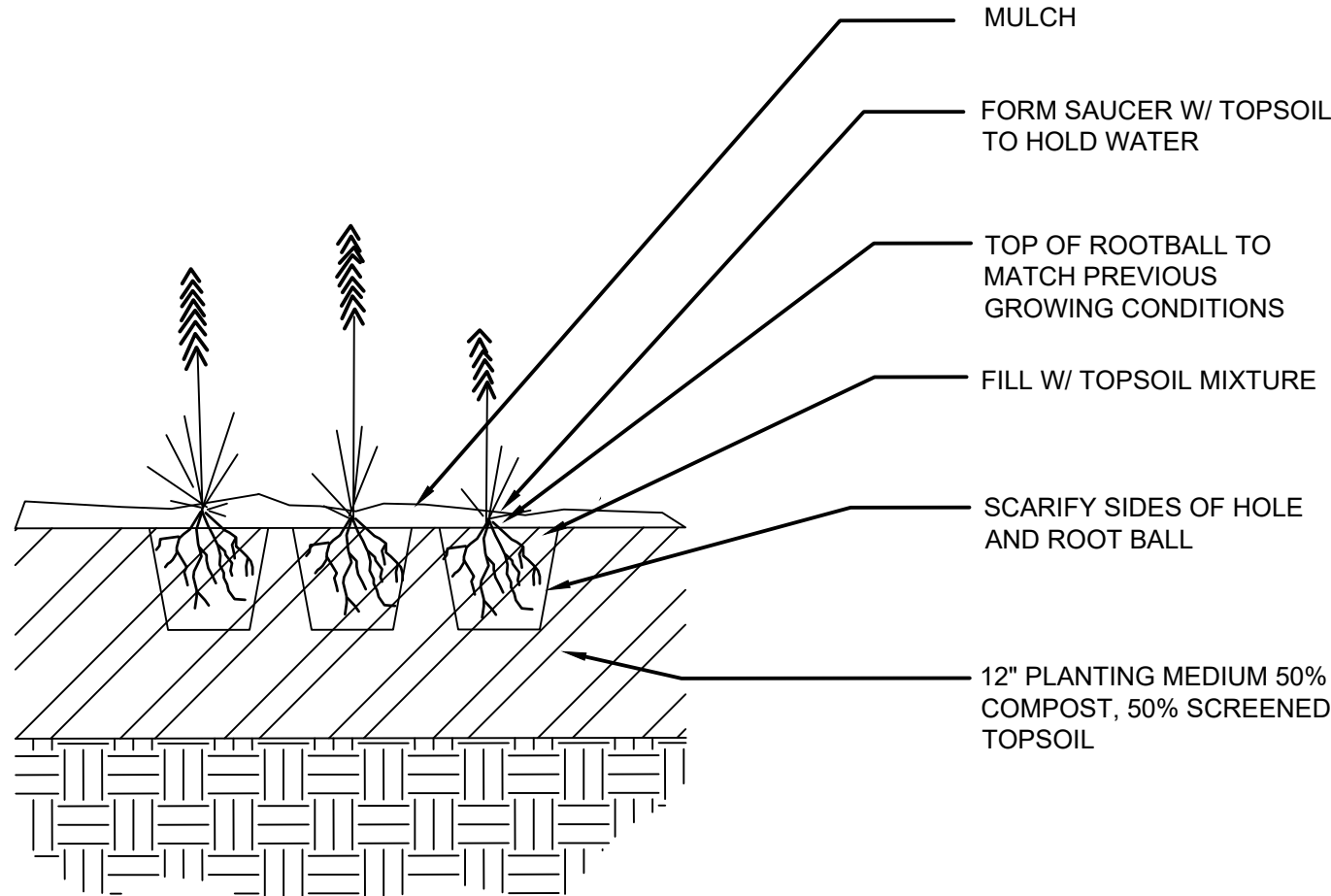
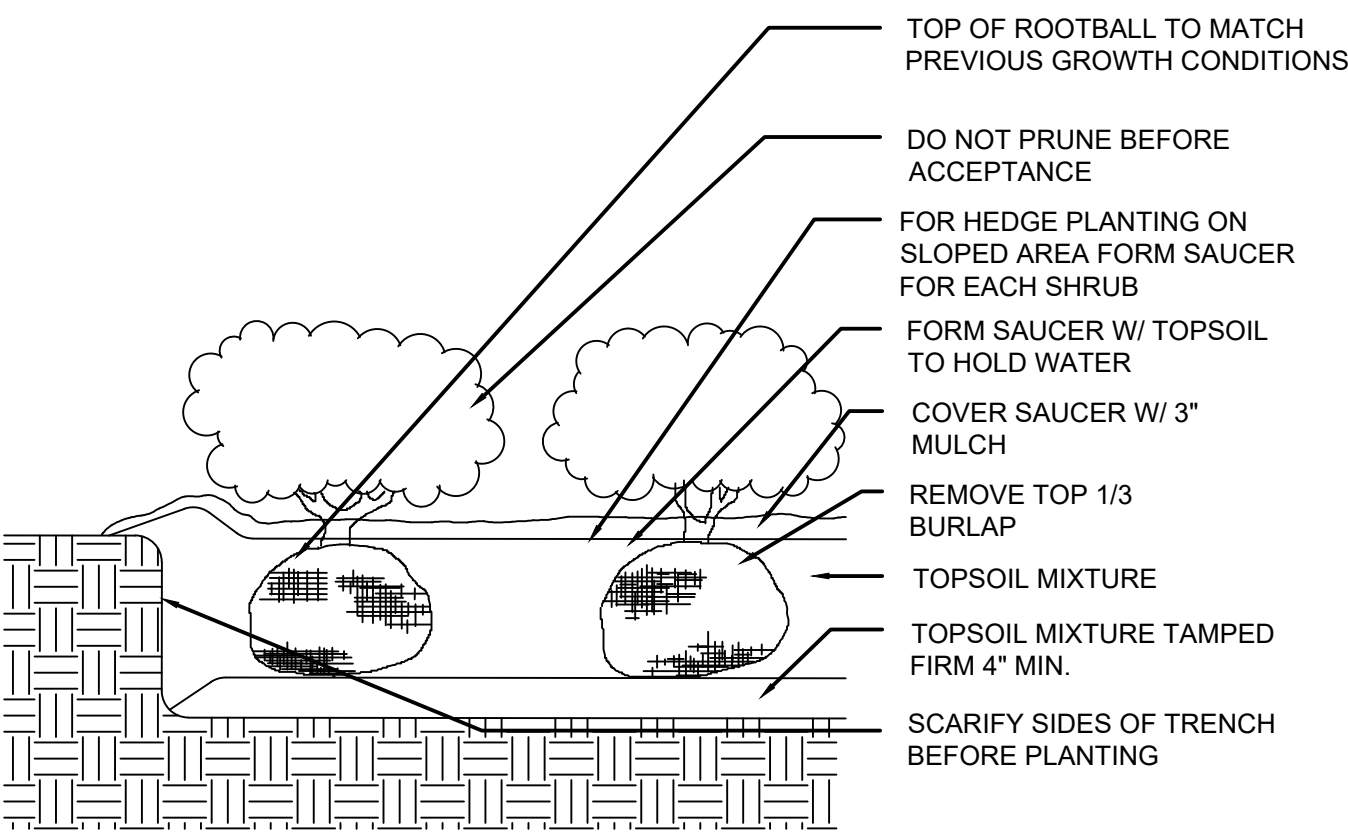
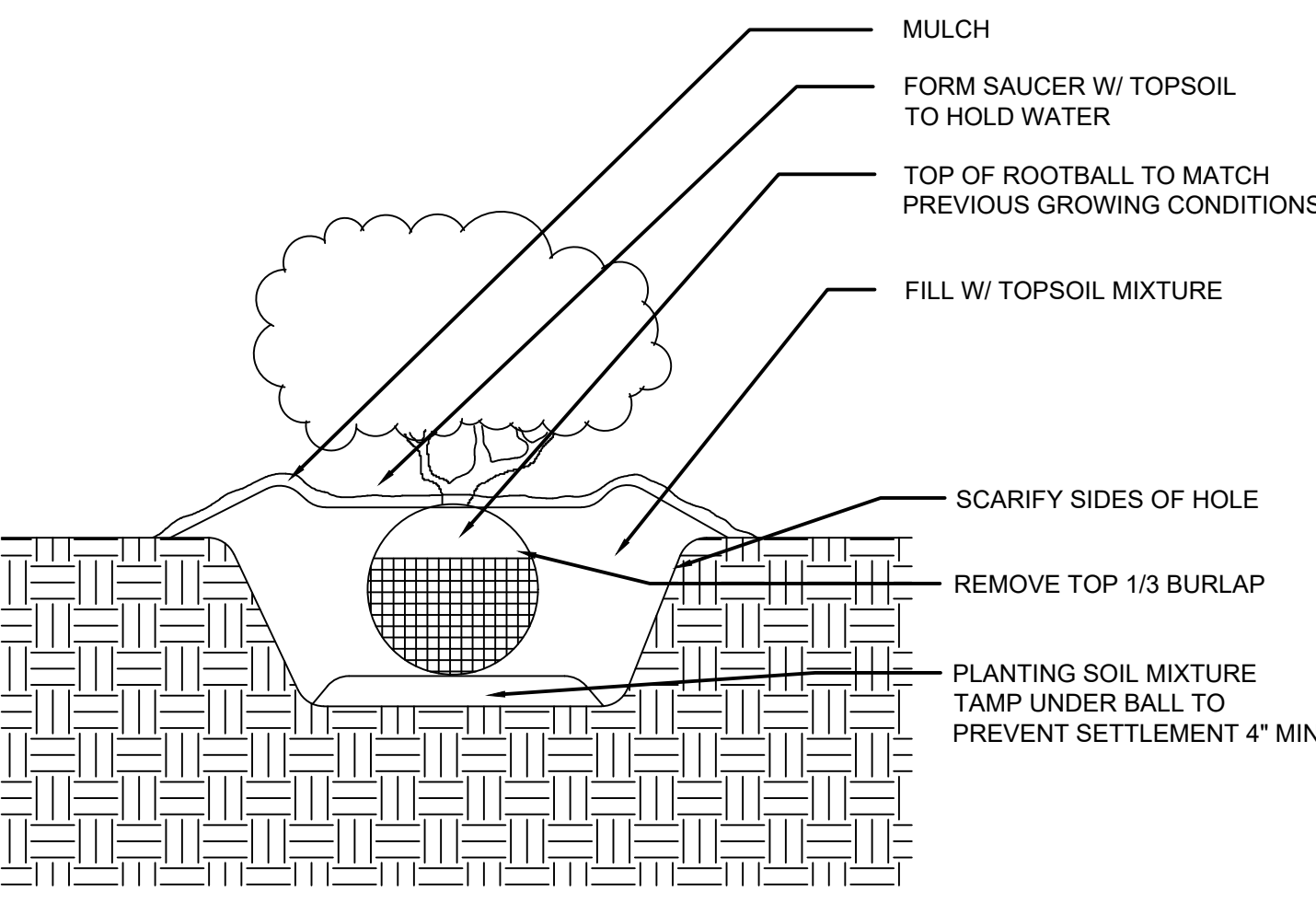
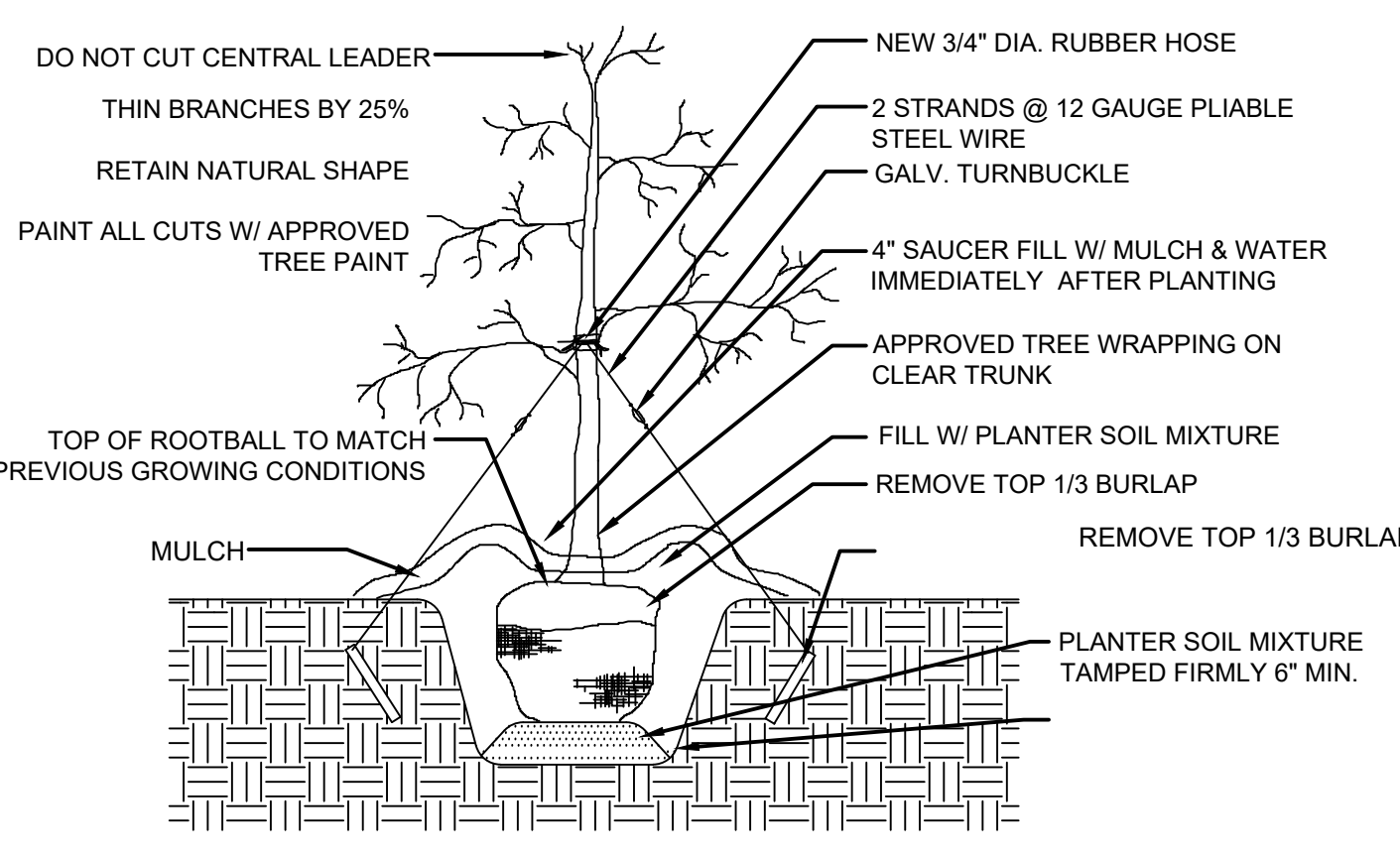
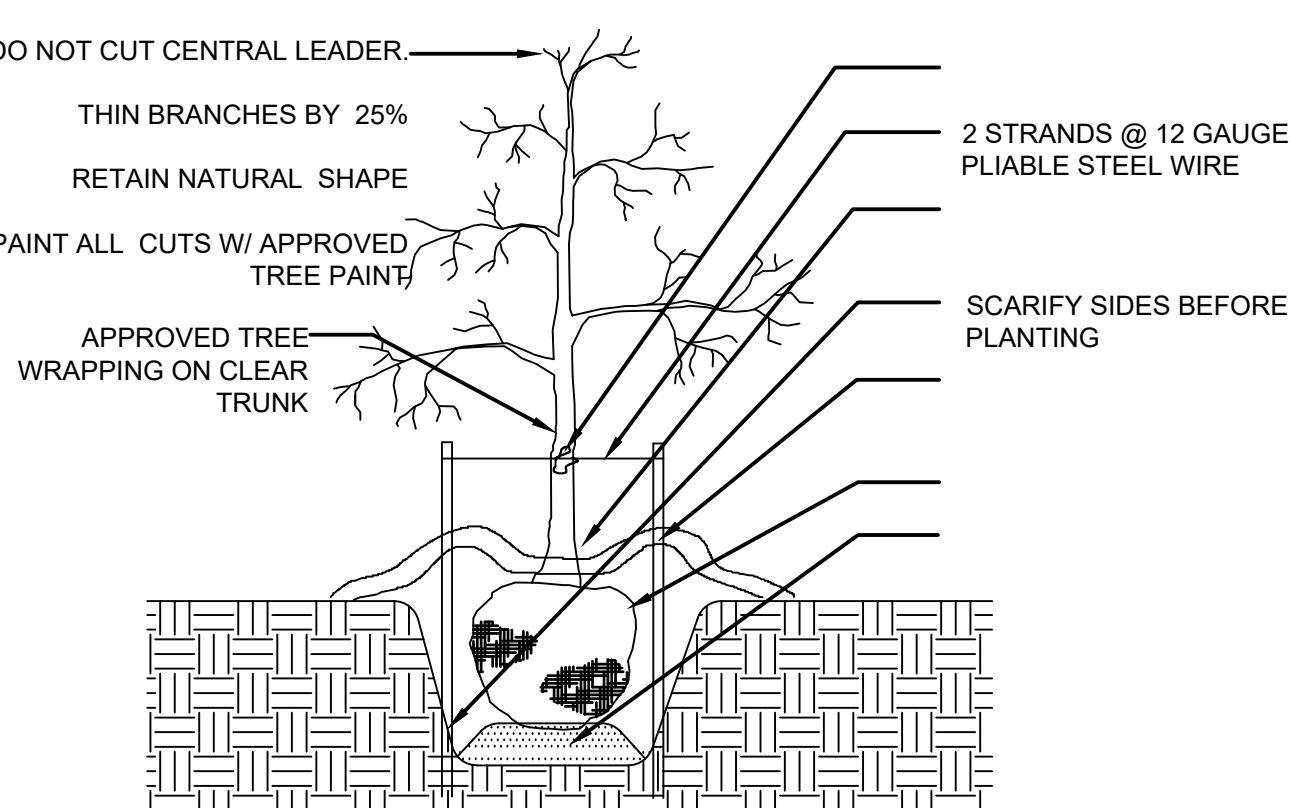


9. CROSSWALK STRIPING

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
©2020 RETTLER CORPORATION, INC.

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

C602

 1. 4" UNDERDRAIN	 2. 4" UNDERDRAIN IN HARD SURFACE AREAS	 3. CONCRETE STORM STRUCTURE	 4. MODULAR STORM STRUCTURE IN GRASS	REV DATE ISSUED FOR 03/03/20 BID DRAWN: R. RAMIREZ CHECKED: C. RETTLER DOCUMENT NO. 19.075 RETTLER corporation 3317 Business Park Drive, Stevens Point, WI 54482 Telephone: 715-341-2653, Fax: 715-341-0431 email: info@rettl.com website: www.rettler.com
 5. MODULAR STORM STRUCTURE IN CONCRETE	 6. TRACER WIRE W/ MANHOLE TRANSITION	 7. PERENNIAL PLANTINGS	DE PERE HIGH SCHOOL - REDBIRD STADIUM REDEVELOPMENT PROJECT SITE CONSTRUCTION DETAILS	6.c
 8. SHRUB PLANTINGS	 9. SHRUB PLANTING	 10. TREES UNDER 2" CALIPER	 11. TREES OVER 2" CALIPER	DE PERE HIGH SCHOOL UNIFIED SCHOOL DISTRICT OF DE PERE 1700 CHICAGO STREET DE PERE, WISCONSIN 54115 C603

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

E001

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT
ELECTRICAL TITLE SHEET

RETTLER

corporation

3317 Business Park Drive, Stevens Point, WI 54482

Telephone: 715-341-2553, Fax: 715-341-0451

email: info @ rettlr.com, website: www.rettler.com

DRAWN:	AR
CHECKED:	CS
DOCUMENT NO.	19.075

REV	DATE	ISSUED FOR
A	11/06/19	SITE SURVEY
A	02/03/20	REVIEW
A	03/03/20	ISSUED FOR BID

ELECTRICAL ABBREVIATIONS			
AC	ABOVE COUNTERTOP	MC	MECHANICAL CONTRACTOR
AFF	ABOVE FINISH FLOOR	MCA	MINIMUM CIRCUIT AMPS
AFG	ABOVE FINISH GRADE	MDP	MAIN DISTRIBUTION PANEL
ANNC	ANNUNCIATOR	MTD	MOUNTED
CC	CONTROLS CONTRACTOR	OCC	OCCUPANCY
EC	ELECTRICAL CONTRACTOR	PC	PLUMBING CONTRACTOR
EX	EXISTING	PNL	PANEL
EXR	EXISTING RELOCATED	SPST	SINGLE POLE SINGLE THROW
GC	GENERAL CONTRACTOR	WP	WEATHER PROOF
GFCI	GROUND FAULT CIRCUIT INTERRUPT	20A	20 AMP
IBC	INTERNATIONAL BUILDING CODE	3W	3 WIRE
IG	ISOLATED GROUND	201	20 AMP, SINGLE PHASE
HP	HORSEPOWER		
LV	LOW VOLTAGE		

ELECTRICAL SYMBOLS LEGEND	
RECEPTACLES	LIGHTING
20A, 120V, 2P, 3W GROUNDING DUPLEX RECEPTACLE	FIXTURE TYPE PER SCHEDULE
QUADPLEX RECEPTACLE	SURFACE MOUNTED WALL PACK
GFCI RECEPTACLE	STRIP LIGHT
WEATHER-PROOF GFCI RECEPTACLE	WALL MOUNTED EXIT SIGN
COMMUNICATIONS	SWITCHING
SURFACE MOUNTED RACEWAY WITH DEVICES AS NOTED	20A, 120/277V SPST SWITCH
DATA ONLY	LOW VOLTAGE CEILING MTD OCC. SENSOR DUAL TECH., RANGE 2000 SQ.FT
COMMUNICATION DEVICE MTD, 6" ABOVE COUNTER OR HGT SHOWN	RELAY PACK (BASIS: SENSOR SW, PP20)
SPEAKER COORDINATE FINAL LOCATION / ELEV.	
SECURITY CAMERA BY OWNER ROUGH-IN ONLY COORDINATE FINAL LOCATION / ELEV.	
WIRELESS ACCESS POINT BY OWNER ROUGH-IN ONLY COORDINATE FINAL LOCATION / ELEV.	
POWER	CIRCUITING
PANEL BOARD	BRANCH CIRCUIT FOR EACH RECEPT. OR LIGHT IN THE ROOM BASED ON PANEL SCHEDULE DESIGNATION
J-BOX	SPECIFIC DEVICE BRANCH CIRCUIT
PULL BOX, SIZE AS NOTED OR AS REQUIRED BY CODE	

- GENERAL ELECTRICAL NOTES
1.

ALL WORK SHALL BE IN CONFORMANCE WITH NATIONAL, STATE, AND LOCAL CODES AND/OR ORDINANCES.
2.

ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER CONTRACTORS.
3.

SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
4.

ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY. THEY ARE INTENDED TO GIVE APPROXIMATE LOCATIONS AND OVERALL DESIGN INTENT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCTS, MATERIALS, AND ELECTRICAL METHODS WHICH HAVE NOT BEEN SHOWN OR INDICATED BUT ARE REQUIRED FOR A COMPLETE SYSTEM TO THE STANDARDS OF THE INDUSTRY.
5.

INSTALL LIGHTING FIXTURES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE SUPPORTING DEVICES FOR ADEQUATE SUPPORT OF FIXTURES FROM STRUCTURE.
6.

UPON COMPLETION OF THE ELECTRICAL WORK, THE INSTALLATION SHALL BE TESTED FOR CONTINUITY, GROUNDS, AND SHORT CIRCUITS. THE ELECTRICAL CONTRACTOR SHALL DEMONSTRATE PROPER PERFORMANCE OF ALL SYSTEMS. ALL DEFECTIVE WORK OR MATERIALS SHALL BE REPLACED OR REPAIRED AS NECESSARY AND RETESTED.
7.

ELECTRICAL RACEWAYS THAT PENETRATE EXTERIOR WALL ASSEMBLIES SHALL BE SEALED AND MADE FULLY WATER TIGHT.
8.

ELECTRICAL DEVICES/EQUIPMENT SHOWN AS DASHED AND BOLD ARE EXISTING TO BE REMOVED. ELECTRICAL DEVICES/EQUIPMENT SHOWN AS LIGHT AND SOLID ARE EXISTING TO REMAIN, AND ELECTRICAL DEVICES/EQUIPMENT SHOWN AS BOLD AND SOLID SHALL BE NEW.
9.

ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN ONLY FOR COMMUNICATIONS DEVICES, INCLUDING 4" SQUARE, MINIMUM 2-1/8" DEEP BACKBOX WITH SINGLE GANG MID RING AND 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING WITH 90 DEGREE BEND INTO THE ROOM AND PLASTIC BUSHING.
10.

ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSOCIATED COSTS AND SCHEDULING OF REQUIRED ELECTRICAL INSPECTIONS.
11.

ELECTRICAL CONTRACTOR SHALL SALVAGE DEVICES BEING REMOVED FOR SPECIALIZED SYSTEMS, INCLUDING BUT NOT LIMITED TO CARD READERS ALONG WITH ASSOCIATED EQUIPMENT, CAMERAS, AND ASSOCIATED EQUIPMENT. THESE ITEMS SHALL BE RETURNED TO THE OWNER.
12.

PROTECT TELECOMMUNICATIONS AND OTHER LOW VOLTAGE CABLE FROM DEMOLITION OPERATIONS. DO NOT DISRUPT WITHOUT WRITTEN OWNER APPROVAL UPON 5 DAY MINIMUM NOTICE. WHERE INDICATED SCOPE OF WORK IS ON PLAN.

LIGHT FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	REFERENCE CATALOG #	LAMPS	VOLTS	NOTES
A	LED 4FT STRIP LIGHT, 4200 LUMENS, 80 CRI, 4000K, CODE-GAUGE, COLD-ROLLED STEEL HOUSING W/ DIFFUSE POLYCARBONATE LENS, AIRCRAFT CABLE SUSPENSION	LITHONIA	CSS SERIES	LED	UNV	
B	LED WALL PACK WITH PRECISION DIE-CAST ALUMINUM HOUSING, PRISMATIC BOROSILICATE GLASS LENS, HIGH-TEMP SILICONE GASKETING, POWDER COAT FINISH (COLOR BY ARCH), SUITABLE FOR WET LOCATION, 3000K, 37W, 83 CRI, INTEGRAL PHOTOCELL.	RAB	WP2LED SERIES	LED	UNV	
EX	LED EXIT SIGN, DAMP LOCATION, CORROSION PROOF, IMPACT RESISTANT, WHITE THERMO PLASTIC HOUSING, RED LETTERING, AC ONLY, UL DAMP, UL824.	LITHONIA	LQM QUANTUM SERIES	LED	UNV	
NOTES: UNV: 120V/277V DRIVER						

ELECTRICAL SHEET INDEX	
E001	ELECTRICAL NOTES, LEGEND AND ABBREVIATIONS
E100	ELECTRICAL SITE PLANS
E200	GRANDSTAND POWER & LIGHTING PLAN
E201	VISITOR POWER & LIGHTING PLAN

1. DEMO INFORMATION WITHIN THE EXISTING GRANDSTAND STRUCTURE IS BASED ON CASUAL FIELD OBSERVATION. GENERAL INFORMATION HAS BEEN PROVIDED WITHIN THE EXISTING GRANDSTAND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL DEVICE AND/OR FIXTURES AS ENCOUNTERED IN FIELD EVEN IF NOT SHOWN ON THE DRAWINGS. ALL MATERIALS SHALL BE REMOVED, RECYCLED, REUSED OR REPAIRED AS APPROPRIATE.
2. EQUIPMENT REMOVAL PERTAINING TO THE EXISTING GRANDSTAND ELECTRICAL SERVICE SHALL BE AS INDICATED ON DRAWINGS.
3. DURING REMOVAL FEEDERS AND/OR ELECTRICAL DEVICES SHALL BE REMOVED IN ACCORDANCE WITH THE EXISTING STRUCTURE.
4. ACCOUNT FOR THE REMOVAL AND PROPER DISPOSAL OF APPROXIMATELY (20) EXISTING FLOORMOUNTED / H/D LIGHT FIXTURES, AND IN ADDITION ANY OTHER ITEMS SUCH AS CROCKERS, ETC. THAT ARE IDENTIFIED AS ITEMS THAT SHOULD BE REMOVED PRIOR TO FULL BUILDING DEMOLITION.
5. COORDINATE WITH DEMO CONTRACTOR AS NECESSARY FOR REMOVAL OF FEEDERS AND/OR ELECTRICAL DEVICES. COORDINATE WITH BUILDING DEMOLITION FOR ETC. REQUIREMENTS AND FINAL SCOPE OF WORK.
6. E-C SHALL COORDINATE WITH UTILITY TO DISCONNECT POWER COMPLETELY AND PERFORM ELECTRICAL PHASING WITH OWNER AND OTHER TRADES. PRIOR TO BUILDING DEMOLITION.

A DEMOLISH ALL EXTERIOR ELECTRICAL EQUIPMENT AND ASSOCIATED CONDUITS AS INDICATED. COORDINATE WITH UTILITY AS REQUIRED FOR REMOVAL AND DISCONNECT OF EXISTING 240V SERVICE.

B DEMOLISH 12-POLE LOAD CENTER AND ASSOCIATED DEVICES, BRANCH CIRCUITS AND FEEDER AS SHOWN. LOCATED AT GROUND LEVEL.

C DEMOLISH 12-POLE LOAD CENTER AND ASSOCIATED DEVICES, BRANCH CIRCUITS AND FEEDER AS SHOWN. LOCATED AT PRESS BOX.

D DEMOLISH 12-POLE LOAD CENTER (PREVIOUS METER SOCKET) AND ASSOCIATED LOADS / BRANCH CIRCUITS / CONDUITS.

E DEMO EXISTING FIELD LIGHT POLES AND ASSOCIATED HARDWARE / FOUNDATIONS. EXISTING BRANCH CIRCUITS, PATHWAYS, PULLBOCKS, AND ENCLOSURES TO BE REMOVED IN ENTIRETY.

F COORDINATE WITH UTILITY TO DISCONNECT AND REMOVE PARALLEL 240V SERVICE FROM EXISTING-TO-REMAIN 100KVA TRANSFORMER TO MAIN DISCONNECT.

G REMOVE AND SALVAGE (1) EXISTING LARGE FORMAT AND (2) EXISTING SMALL FORMAT SPEAKERS FROM PRESS BOX EXTERIOR. IN ADDITION, REMOVE AND SALVAGE (6) EXTERIOR LOAD SPEAKERS ON OPPOSITE SIDE OF PRESS BOX FACING PARKING LOT. SPEAKERS TO BE RE-LOCATED AS SHOWN ON EX200.

H COORDINATE WITH OWNER TO DISCONNECT AND REMOVE EXISTING AUDIO EQUIPMENT RACK AND COMPONENTS FROM PRESS BOX. STORE FOR REUSE.

1. COORDINATE WITH EXISTING UTILITIES AND TRACE OUT SERVICE AREA OR WORK AS NECESSARY TO FACILITATE INSTALLATION WITHOUT SITE CONFLICT.
2. REPAIR EXISTING UTILITIES TO MEET MINIMUM SPECIFICATIONS SHEET FOR BELOW GRADE CONDUIT AND TRENCHING INSTALLATION GUIDELINES.
3. MISCRO STAGN LIGHTS AS REPRESENTED ON THE NEW SITE PLAN TO BE PROVIDED BY THE OWNER. PROVIDE THE FOLLOWING MINIMUM SPECIFICATIONS FOR LIGHT FIXTURES AND HARDWARE:
 - 5.1. EXISTING PROVIDE CONDUIT SUB-UPS AT EACH LOCATION IN COORDINATION WITH THE INSTALLER FOR INTERCONNECTION OF ASSOCIATED BRANCH CIRCUITS.
 - 5.2. RETURN TO INF-1 PANEL SCHEDULE FOR CORRESPONDING CIRCUIT BREAKERS SIZES.
 - 5.3. BRANCH CIRCUIT CONDUCTORS SHALL BE USED FOR VOLTAGE DROP AS NOTED BELOW.
 - 5.4. MISCRO LIGHTING BRANCH CIRCUITS SHALL BE PROVIDED IN DEDICATED CONDUITS AS NOTED BELOW.
 - 5.5. BELOW GRADE CONDUIT SHALL BE MIN. 1-1/2" PVC SCHEDULE 40.
 - 5.6. BRANCH CIRCUIT CONDUITS SERVING STAGN LIGHT FIXTURES SHALL BE USED TO ALSO CARRY FOR VOLTAGE DROP.
 - 5.7. ALL CONDUITS SHALL BE SERVICED BY THE ELECTRICAL AND COMMUNICATIONS CONTRACTOR AND ALL OTHER BELOW GRADE UTILITIES.

- PROVIDE 2" 1/2" CONDUITS FOR FUTURE SCOREBOARD AND AUDIO SYSTEM. TERMINATE CONDUITS AT DESIGNATED POLYMER CONCRETE HANDHOLE ENCLOSURES. PROVIDE DUCT PLUG FOR EACH CONDUIT.
- NEW UNDER SLAB / BELOW GRADE CONDUIT TERMINATED AT ASSOCIATED EQUIPMENT FOR POWER AND COMMUNICATIONS. REFER TO GRAND STAND BASE PLAN FOR ELECTRIC ROOM LAYOUT.
- POWER AND COMMUNICATIONS CONDUITS SHALL SUB-UP AT THIS LOCATION AND EXTEND BACK TO ASSOCIATED EQUIPMENT IN MAIN ELECTRIC ROOM.
- PROVIDE 2" 1/2" CONDUITS FROM ELECTRIC ROOM TO SCOREBOARD PILLAR FOR POWER AND COMMUNICATIONS. SUB-UP AND MAKE FINAL CONNECTIONS EQUAL TO EXISTING.
- PROVIDE NEW CONDUIT FROM EXISTING FIBER HANDHOLE TO RELOCATED FIBER COMMUNICATIONS CABINET IN MAIN ELECTRIC ROOM. RE-FEED EXISTING FIBER IN NEW CONDUIT AND TERMINATE APPROPRIATELY AT RECEIVING EQUIPMENT.



RETTLER
corporation

■ 3317 Business Park Drive, Stevens Park, WI 53482
Telephone: 715-341-2633, Fax: 715-341-0431
■ email: info @ rettler.com, website: www.rettler.com

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

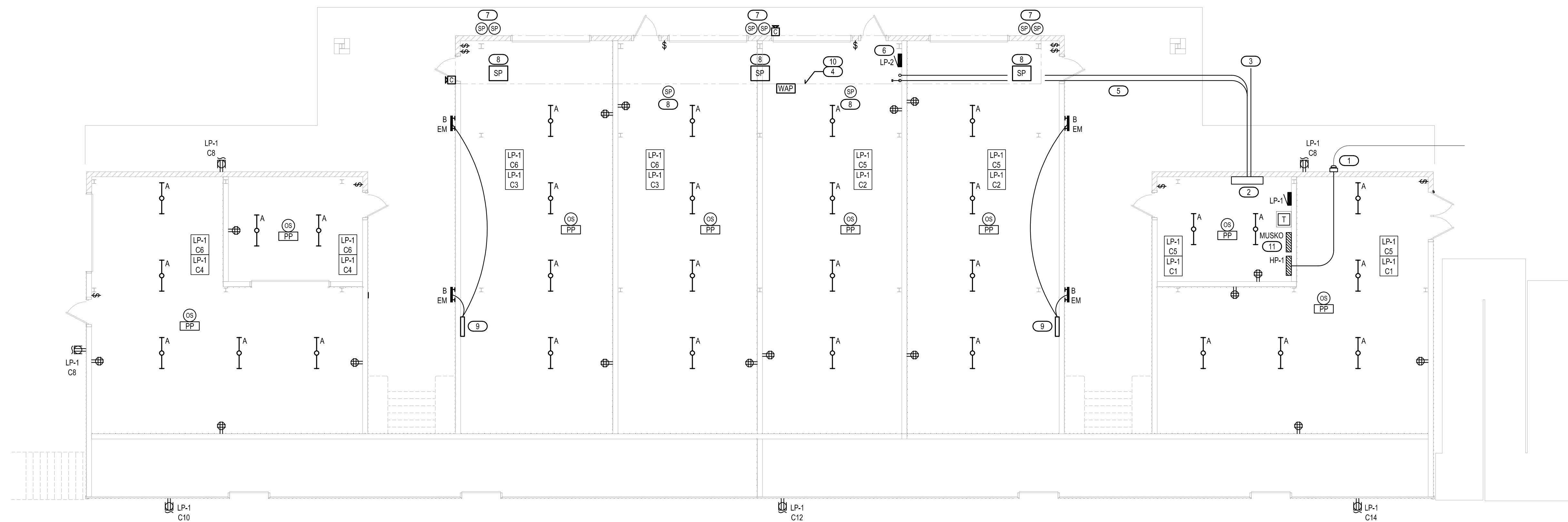
Packet Pg. 11

GENERAL NOTES

1. POWER AND LIGHTING BRANCH CIRCUITS SHALL BE INSTALLED IN MINIMUM 1" EMT CONDUIT.
2. PROVIDE JUNCTION BOX MOUNTED TO STRUCTURE ABOVE AT EACH PENDANT LIGHT FIXTURE LOCATION FOR INTERCONNECTION WITH SO CORD WHIP.
3. CONDUIT SERVING RECEPTABLES AND SWITCH BOXES SHALL BE RECESSED WITHIN WALLS. REFER TO TYPICAL ROUGH-IN DETAIL ON E200.
4. CEILING MOUNTED SUPPORT FOR CONDUITS AND FEEDERS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE NEC GUIDELINES AND E201 SPECIFICATIONS.
5. WALL PENETRATIONS SHALL BE MADE AS NEEDED FOR COMPLETE INSTALLATION OF DEVICES AND EQUIPMENT AS SHOWN ON PLANS.
6. LIGHT FIXTURES SHALL BE MOUNTED AT 8FT AFF. STEEL CABLES TO BE FURNISHED WITH EACH LIGHT FIXTURE TO COORDINATE SPECIFIC LENGTHS BASED ON VARYING HEIGHT OF STRUCTURE ABOVE.

KEYED NOTES

1. EC TO PROVIDE 200A METER PEDESTAL AS SHOWN ON RISER. COORDINATE FINAL LOCATION WITH UTILITY.
2. RELOCATED FIBER OPTIC COMMUNICATIONS CABINET. EC TO PROVIDE NEW FUSION SPLICER TERMINATIONS FOR 6 STANDS.
3. NEW 2" BELOW GRADE CONDUIT FOR RELOCATED FIBER OPTIC COMMUNICATIONS CABLING. SEE SITE PLAN E100 FOR FURTHER DETAILS.
4. PRESS BOX BOUNDARY LINE. PROVIDE LOAD CENTER AND COMMUNICATIONS CONDUIT STUB-UPS AS SHOWN. COORDINATE FINAL LOCATIONS WITH ARCHITECTURAL FLOOR PLANS AND FINAL WALL / CASEWORK / EQUIPMENT LAYOUT IN FIELD.
5. PROVIDE (1) 3" COMMUNICATIONS CONDUIT FROM MAIN ELECTRIC ROOM COMMUNICATIONS CABINET TO PRESS BOX. STUB-UP WITHIN WALL AND STUB-OUT TO ABOVE ACCESSIBLE CEILING FOR FACILITY USE. PROVIDE NYLON BUSHING ON OPEN END. PROVIDE ADDITIONAL 2" CONDUIT ADJACENT AND STUB-OUT IN STORAGE ROOM ON MAIN LEVEL AS SHOWN.
6. LOAD CENTER LP-2 LOCATED IN PRESS BOX AS STATED ON RISER DIAGRAM.
7. (6) SALVAGED LOUD SPEAKERS TO BE RE-INSTALLED AS REFERENCED ON E100 CODED NOTE G. PROVIDE NEW MOUNTING HARDWARE MATCHING EXISTING; FASTENERS SHALL BE STAINLESS STEEL; COORDINATE WITH ARCHITECT TO PROVIDE INTERIOR WOOD BACKING AS REQUIRED. PROVIDE 1" EXTERIOR WALL CONDUIT PENETRATION FOR ASSOCIATED CABLING FROM PRESS BOX @ 12FT AFF (CABLING BY OTHERS); COORDINATE FINAL LOCATIONS IN FIELD WITH AUDIO VENDOR. AND ARCHITECTURAL ELEVATIONS.
8. (3) LARGE FORMAT SPEAKERS & (2) SMALL FORMAT SPEAKERS TO BE RE-INSTALLED AS REFERENCED ON E100 CODED NOTE G. PROVIDE NEW MOUNTING HARDWARE MATCHING EXISTING; FASTENERS SHALL BE STAINLESS STEEL; COORDINATE WITH ARCHITECT TO PROVIDE INTERIOR WOOD BACKING AS REQUIRED.
 - LARGE FORMAT TO BE LOCATED ON ROOF OF PRESS BOX. PROVIDE 1" CONDUIT STUB-UP WITH WEATHER HEAD FOR CABLING BY OTHERS. PROVIDE PIPE BOOT FOR EACH PENETRATION; SEAL AND MAKE WATER TIGHT.
 - SMALL FORMAT SPEAKERS TO BE LOCATED ON FRONT OF PRESS BOX. SIMILAR TO EXISTING INSTALLATION.
9. PROVIDE (2) UL924 LISTED "NORMALLY ON" EMERGENCY LIGHTING INVERTERS. BASIS OF DESIGN - MYERS ILLUMINATOR LPV-LS-05A. MOUNT WITHIN 24" H x 30" W x 6" D VENTED ENCLOSURE. CIRCUIT AS SHOWN AND IN ACCORDANCE WITH MFRS INSTALLATION INSTRUCTIONS.
10. PRESS BOX LIGHTING, RECEPTABLES, AND COMMUNICATIONS, ALONG WITH ALL ASSOCIATED ROUGH-INS AND PATHWAYS SHALL BE PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED ON DRAWING.
11. OWNER FURNISHED / CONTRACTOR INSTALLED MUSCO LIGHTING CONTROL PANEL. COORDINATE WITH MUSCO INSTALLER AND INSTALLATION INSTRUCTIONS AS NECESSARY FOR COMPLETE INSTALLATION.



1 GRANDSTAND POWER & LIGHTING PLAN
1/8" = 1'-0"

PANELBOARD: HP-1	PANEL SOURCE: SERVICE			
BUS AMPACITY	250A	VOLTS	480Y/277V	
BRANCH BRKR POLES	30 POLE	PHASE/WIRES	3Ø 4W	
FT LUGS	NONE	MOUNTING	SURFACE	
MCB A/P	200A	AIC	10 KAIC	
LOAD	CCT	BRKR	BRKR	CCT
MUSCO LTG CONTACTOR	1	30/3	30/3	2
--	3	--	--	4
--	5	--	--	6
MUSCO LTG CONTACTOR	7	30/3	30/3	8
--	9	--	--	10
--	11	--	--	12
MUSCO LTG CONTACTOR	13	30/3	30/3	14
--	15	--	--	16
--	17	--	--	18
15 KVA TRANSFORMER	19	90/3	90/3	20
--	21	--	--	22
--	23	--	--	24
--	25	--	--	26
--	27	--	--	28
--	29	--	--	30

PANELBOARD: LP-1	PANEL SOURCE: XFMR			
BUS AMPACITY	125A	VOLTS	208Y/120V	
BRANCH BRKR POLES	30 POLE	PHASE/WIRES	3Ø 4W	
FT LUGS	NONE	MOUNTING	SURFACE	
MCB A/P	100A	AIC	10 KAIC	
LOAD	CCT	BRKR	BRKR	CCT
RECEPTACLE	1	20/1	20/1	2
RECEPTACLE	3	20/1	20/1	4
HOUSE LIGHTING	5	20/1	20/1	6
PANEL LP-2	7	100/2	100/2	8
--	9	--	--	10
EXISTING SCORE BOARD	11	30/2	30/2	12
--	13	--	--	14
PANEL LP-3	15	70/2	70/2	16
--	17	--	--	18
EXISTING MAIN GATE	19	20/1	20/1	20
SPARE	21	20/1	20/1	22
--	23	--	--	24
--	25	--	--	26
--	27	--	--	28
--	29	--	--	30

LP-2 LOAD CENTER PROVIDED BY OTHERS.

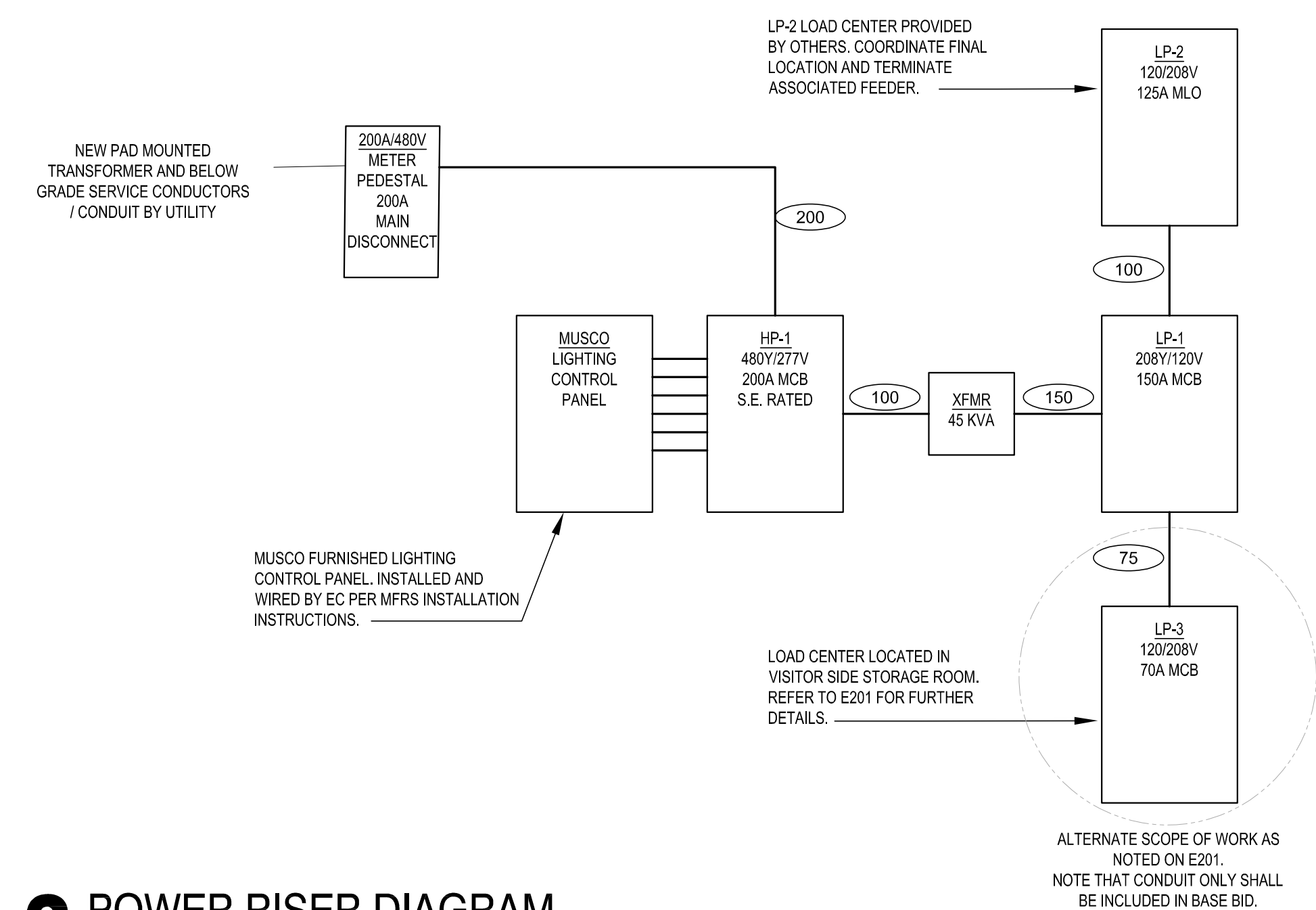
PANELBOARD: LP-2	PANEL SOURCE: LP-1			
BUS AMPACITY	125A	VOLTS	120/240V	
BRANCH BRKR POLES	20 POLE	PHASE/WIRES	1Ø 3W	
FT LUGS	NONE	MOUNTING	RECESSED	
MCB A/P	MLO	AIC	10 KAIC	
LOAD	CCT	BRKR	BRKR	CCT
SPARE	1	20/1	20/1	2
SPARE	3	20/1	20/1	4
SPARE	5	20/1	20/1	6
SPARE	7	20/1	20/1	8
SPARE	9	20/1	20/1	10
SPARE	11	20/1	20/1	12
SPARE	13	20/1	20/1	14
SPARE	15	20/1	20/1	16
SPARE	17	20/1	20/1	18
SPARE	19	20/1	20/1	20

FEEDER SCHEDULE

AMPS	CONDUIT SIZE 4W	CONDUIT SIZE 3W	PHASE CONDUCTORS	EQUIPMENT GROUND CONDUCTOR
20	3/4"	3/4"	#12	#12
30	3/4"	3/4"	#10	#10
50	1"	1"	#8	#10
60	1 1/4"	1"	#6	#8
75	1 1/4"	1 1/4"	#3	#8
90	1 1/2"	1 1/4"	#2	#8
100	2"	1 1/2"	#1	#8
150	2"	1 1/2"	#1/0	#8
175	2"	2"	#2/0	#8
200	2"	2"	#3/0	#8

NOTES:

1. ALL FEEDERS REPRESENTED IN THIS SCHEDULE SHALL BE PROVIDED WITH AN EQUAL SIZE NEUTRAL CONDUCTOR, WITH THE EXCEPTION OF TRANSFORMER FEEDS THAT HAVE PRIMARY DELTA CONFIGURATIONS (TYP).
2. SOME FEEDER SIZES DO NOT MATCH BREAKER SIZE DUE TO UP-SIZING OF THE FEEDER FOR VOLTAGE DROP.
3. CONDUITS ARE SIZED PER NEC TABLES FOR THINWALL AND MAY BE UPSIZED FOR EASE OF PULLING OR DOWNSIZED AS ALLOWED PER NEC FOR CONDUIT TYPE(S) BEING INSTALLED.
4. ALL CONDUCTORS 100A AND LESS ARE SIZED PER 80 DEGREE LUGS. EC MAY SIZE CONDUCTORS FOR ACTUAL RATING OF LUGS PER NEC.



2 POWER RISER DIAGRAM
1/4" = 1'-0"

REV	DATE	ISSUED FOR
A	11/06/19	SITE SURVEY
A	02/03/20	REVIEW
A	03/03/20	ISSUED FOR BID

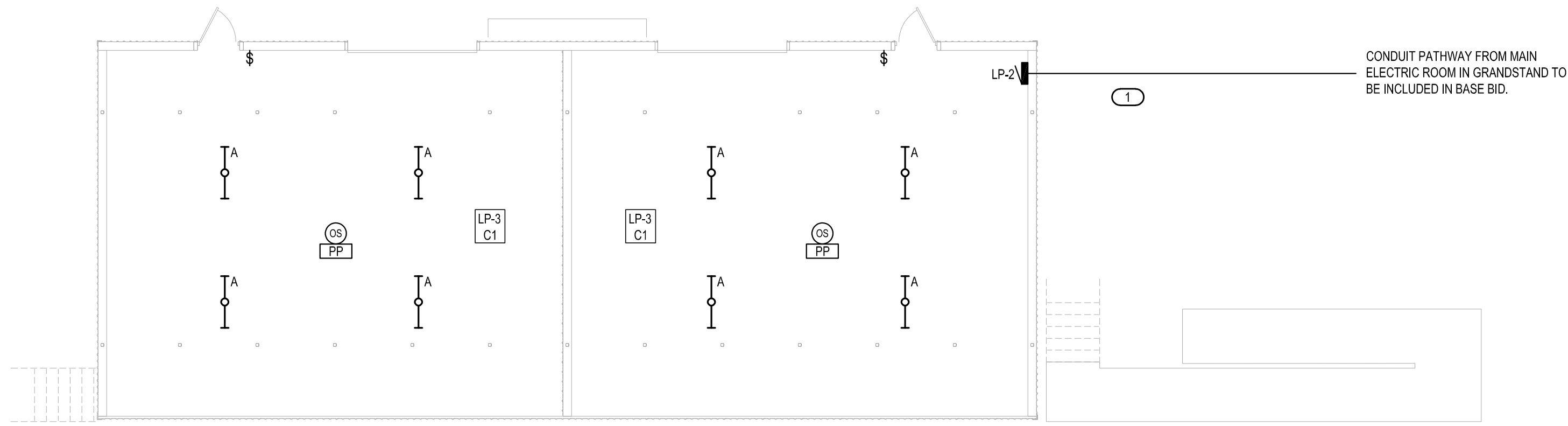
DRAWN:	AR
CHECKED:	CS
DOCUMENT NO.	19.075

RETTLER
corporation
3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2533, Fax: 715-341-0611
e-mail: info@rettl.com website: www.rettler.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT
ELECTRICAL SITE PLANS

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

WORK SCOPE INDICATED ON THIS DRAWING AND ASSOCIATED WORK SHOWN ON BOTH E100 AND E200 SHALL BE CONSIDERED AS AN ALTERNATE TO THE BASE BID.



1 VISITOR POWER & LIGHTING PLAN - ALTERNATE

1/8" = 1'-0"

GENERAL NOTES

- POWER AND LIGHTING BRANCH CIRCUITS SHALL BE INSTALLED IN MINIMUM 1/2" EMT CONDUIT.
- PROVIDE JUNCTION BOX MOUNTED TO STRUCTURE ABOVE AT EACH PENDANT LIGHT FIXTURE LOCATION FOR INTERCONNECTION WITH SO CORD WHIP.
- CONDUIT SERVING RECEPTACLES AND SWITCH BOXES SHALL BE RECESSED WITHIN WALLS. REFER TO TYPICAL ROUGH-IN DETAIL ON E100.
- CEILING MOUNTED SUPPORT FOR CONDUITS AND FEEDERS SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE NEC GUIDELINES AND E001 SPECIFICATIONS.
- WALL PENETRATIONS SHALL BE MADE AS NEEDED FOR COMPLETE INSTALLATION OF DEVICES AND EQUIPMENT AS SHOWN ON PLANS.
- LIGHT FIXTURES SHALL BE MOUNTED AT 8 FT AFF. STEEL CABLES TO BE FURNISHED WITH EACH LIGHT FIXTURE TO COORDINATE SPECIFIC LENGTHS BASED ON VARYING HEIGHT OF STRUCTURE ABOVE.

KEYED NOTES

1 PROVIDE 2" CONDUIT FROM PANEL LP-1 IN MAIN ELECTRIC ROOM (GRANDSTANDS) TO PANEL LP-3 AS SHOWN. ROUTE CONDUIT AS INDICATED ON E100 ADJACENT TO NEW CONDUIT FOR STADIUM LIGHTING. REFER TO RISER DIAGRAM ON E200 FOR FURTHER INFORMATION.

PANELBOARD: LP-3				PANEL SOURCE: LP-1			
BUS AMPACITY		125A		VOLTS		120/240V	
BRANCH BRKR POLES		12 POLE		PHASEWIRES		1Ø 3W	
FT LUGS		NONE		MOUNTING		SURFACE	
MCB A/P		70A		A/C		10 KALC	
LOAD		CCT	BRKR	BRKR	CCT	LOAD	
HOUSE LIGHTING		1	201	201	2	SPARE	
SPARE		3	201	201	4	SPARE	
		5			6		
		7			8		
		9			10		
		11			12		



REV	DATE	ISSUED FOR
A	11/06/19	SITE SURVEY
A	02/03/20	REVIEW
	03/03/20	ISSUED FOR BID
DRAWN:		AR
CHECKED:		CS
DOCUMENT NO.		19.075

RETTLER

corporation

3317 Business Park Drive, Stevens Point, WI 54482

Telephone: 715-341-2333 Fax: 715-341-0601

Email: info @ rettler.com Website: www.rettler.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM
REDEVELOPMENT PROJECT

VISITOR POWER & LIGHTING PLAN - ALTERNATE

DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

E201



1 SERVICE GROUNDING DIAGRAM

RETTLER
corporation

■ 3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2633, Fax: 715-341-0431

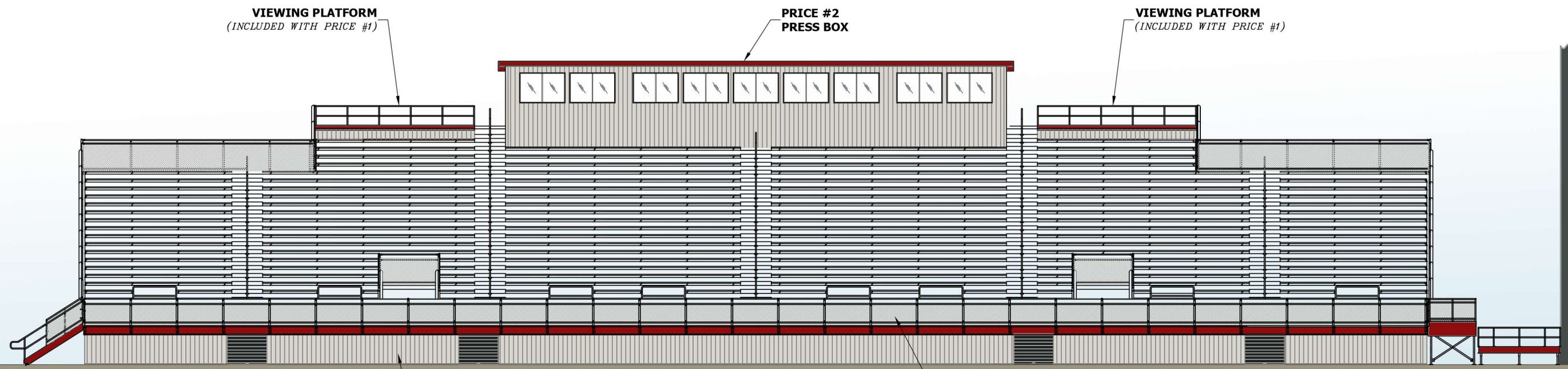
■ email: info @ rettler.com, website: www.rettler.com

DE PERE HIGH SCHOOL - REDBIRD STADIUM REDEVELOPMENT PROJECT

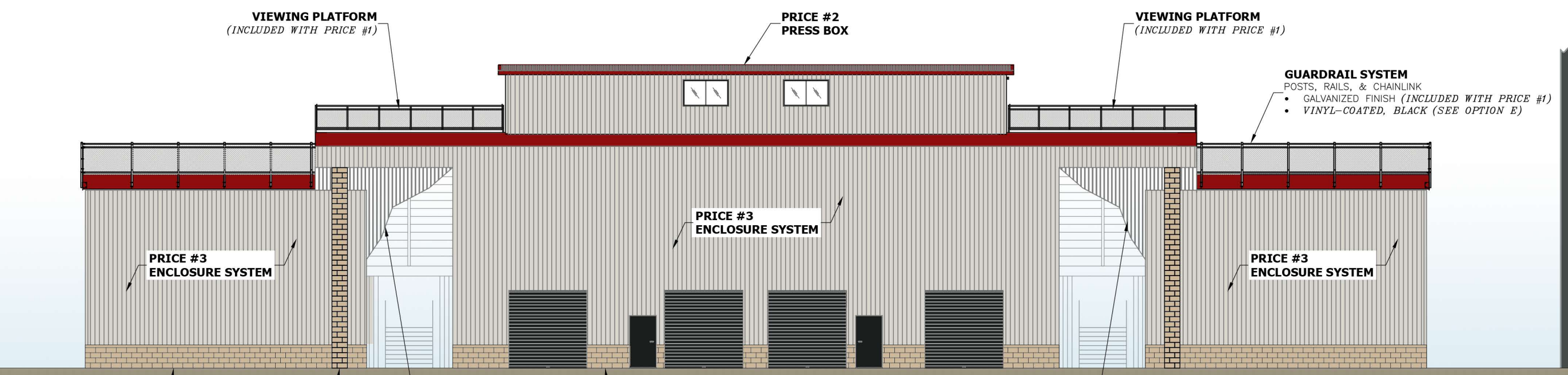
DE PERE HIGH SCHOOL
UNIFIED SCHOOL DISTRICT OF DE PERE
1700 CHICAGO STREET
DE PERE, WISCONSIN 54115

E300

Attachment: Site Plan - PRELIMINARY 3 - 13 Mar 2020 (9310 : Staff recommendation and possible action regarding a Site Plan request for a



FRONT ELEVATION



REAR ELEVATION

DE PERE HIGH SCHOOL ATHLETIC FACILITY - REDBIRD STADIUM
"HOME SIDE" STADIUM

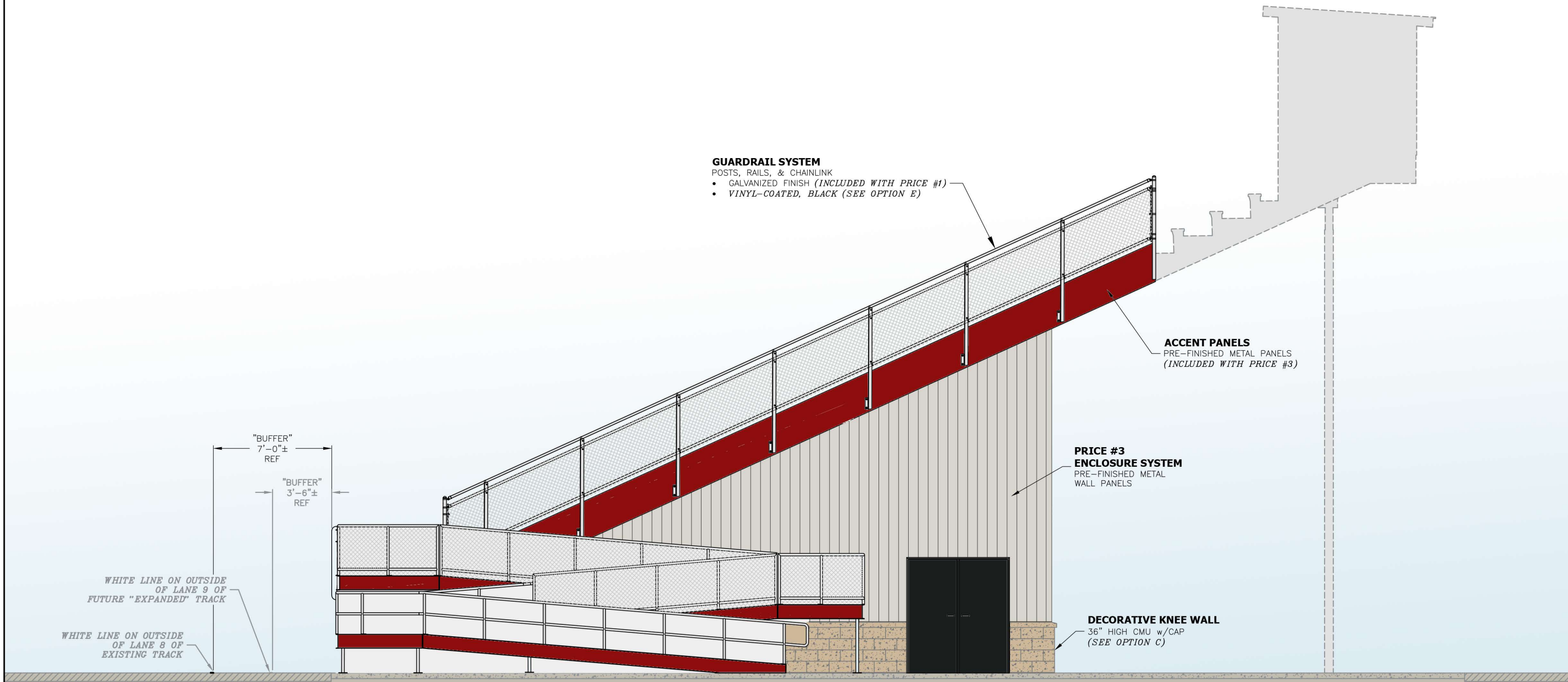
FOR PRESENTATION
PURPOSES ONLY



JW INDUSTRIES
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustriesinc.com
"We provide e

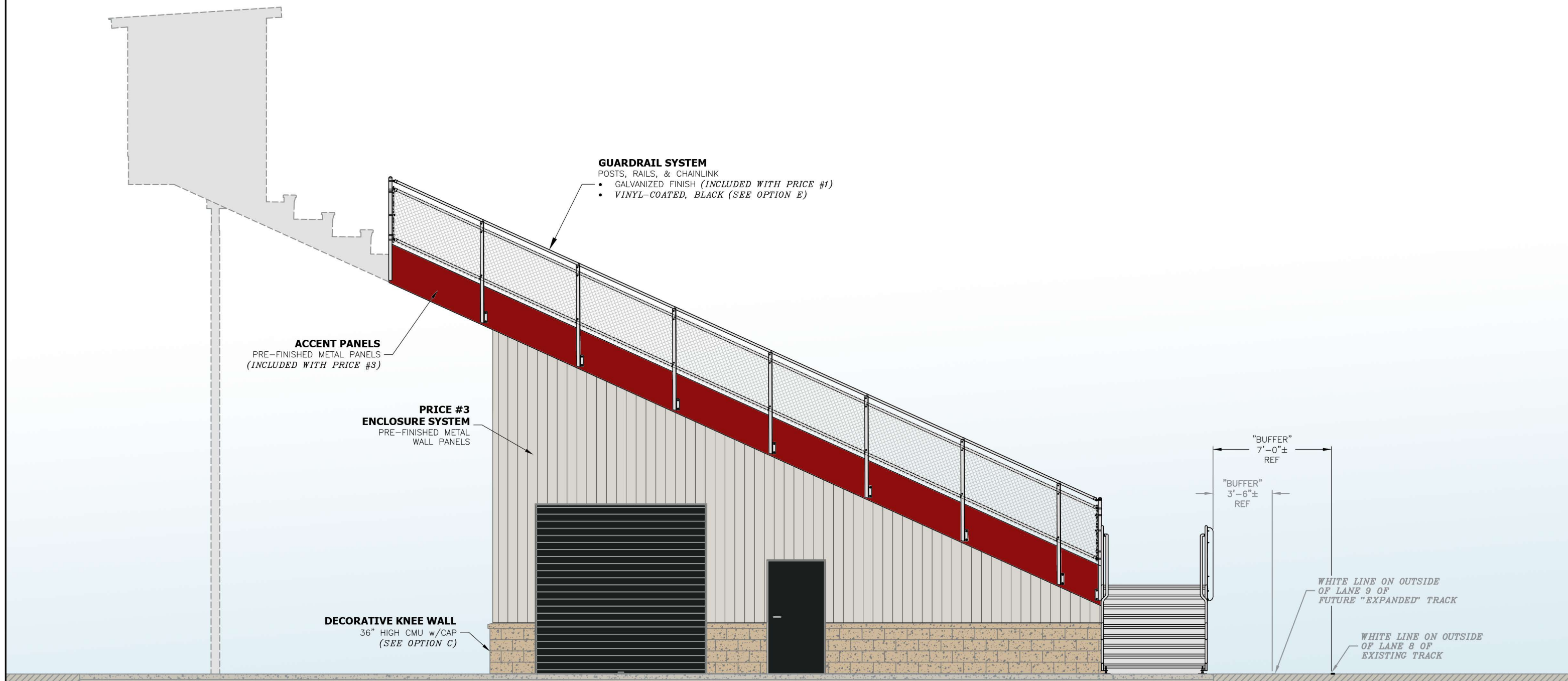
03-10-20 / K

Packet Pg. 117



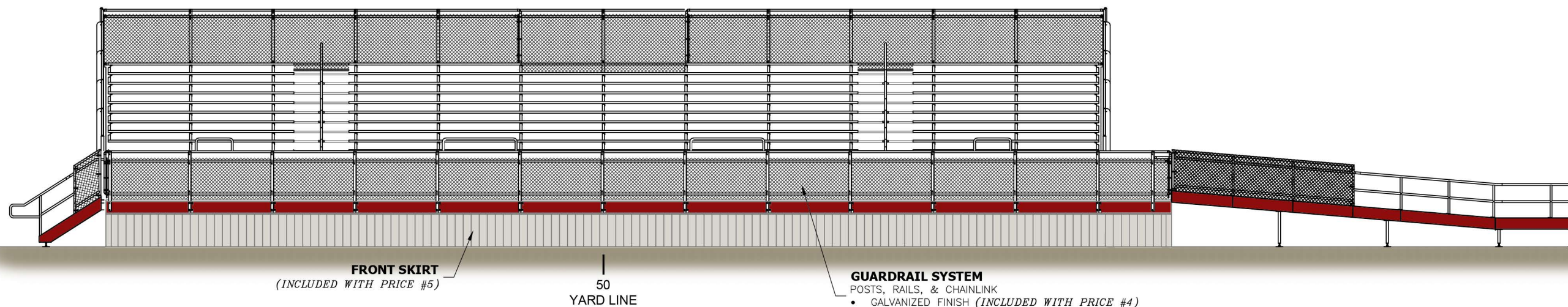
DE PERE HIGH SCHOOL ATHLETIC FACILITY - REDBIRD STADIUM
NORTH END ELEVATION

FOR PRESENTATION
PURPOSES ONLY



DE PERE HIGH SCHOOL ATHLETIC FACILITY - REDBIRD STADIUM **SOUTH END ELEVATION**

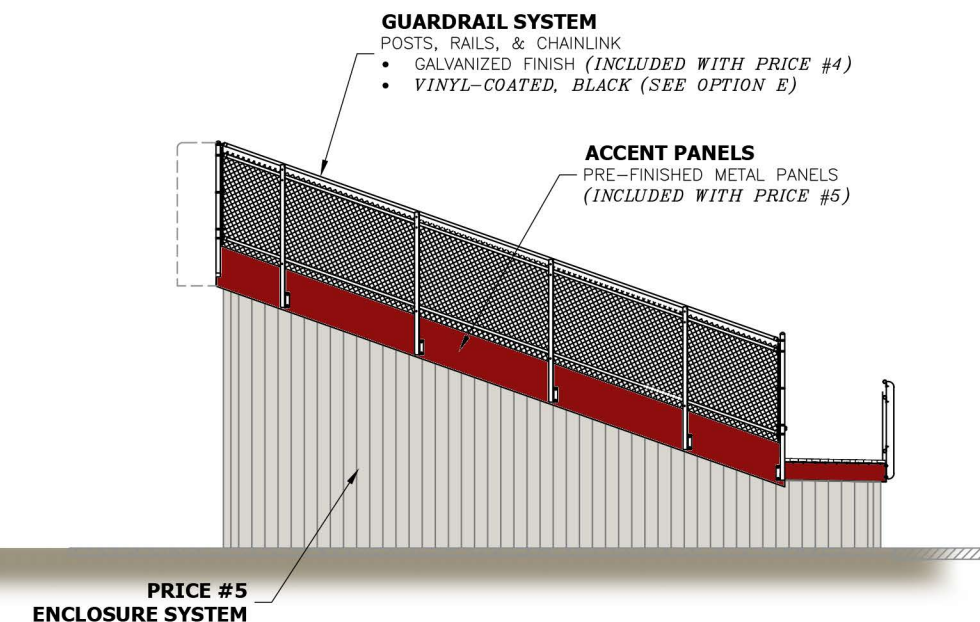
FOR PRESENTATION
PURPOSES ONLY



FRONT ELEVATION



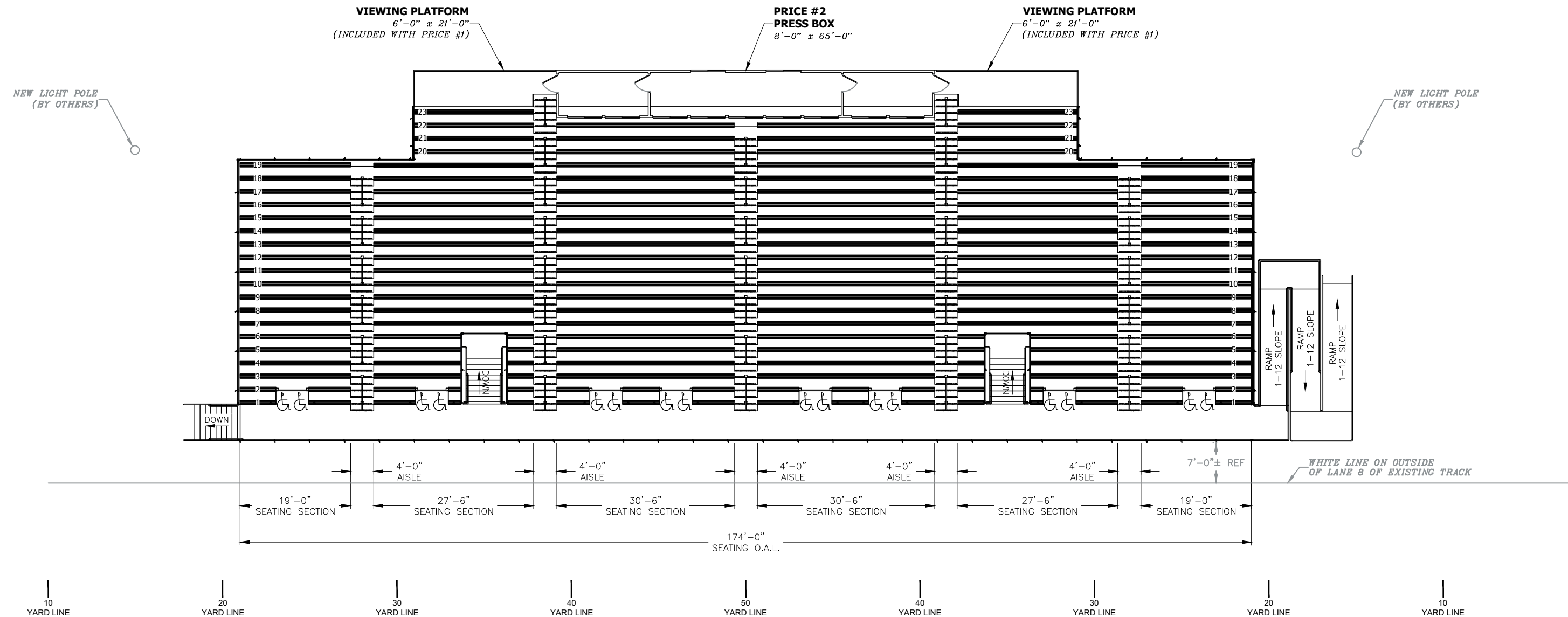
REAR ELEVATION



END (NORTH) ELEVATION
(SOUTH ELEVATION OPPOSITE)

DE PERE HIGH SCHOOL ATHLETIC FACILITY
"VISITOR SIDE" I-BEAM BLEACHER

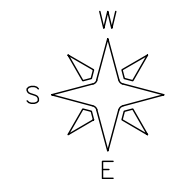
FOR PRESENTATION
PURPOSES ONLY



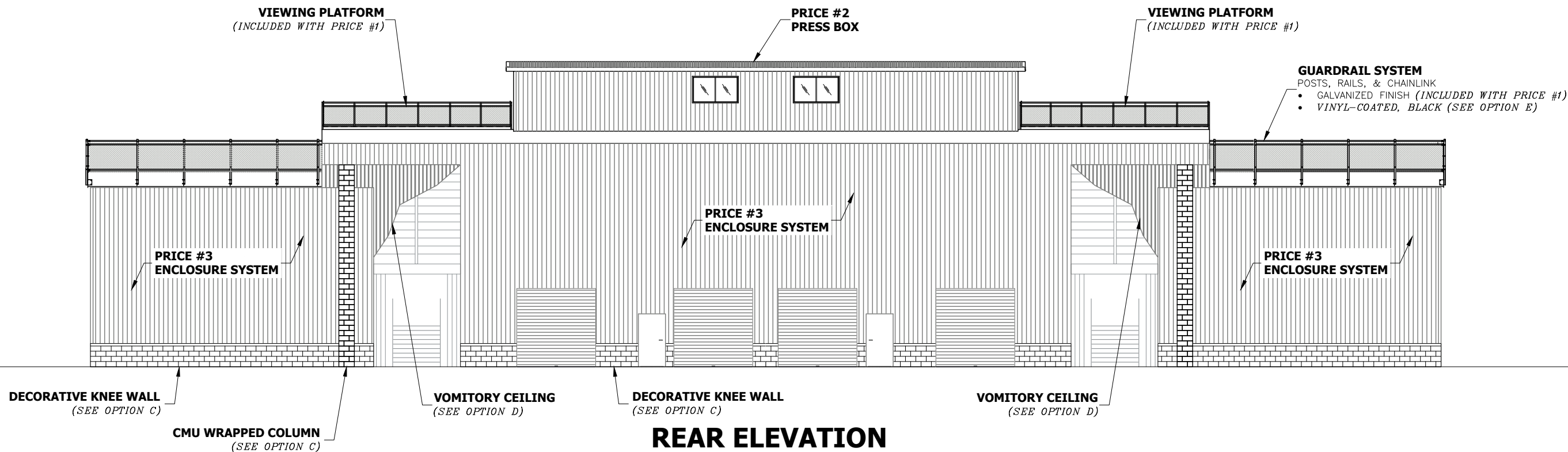
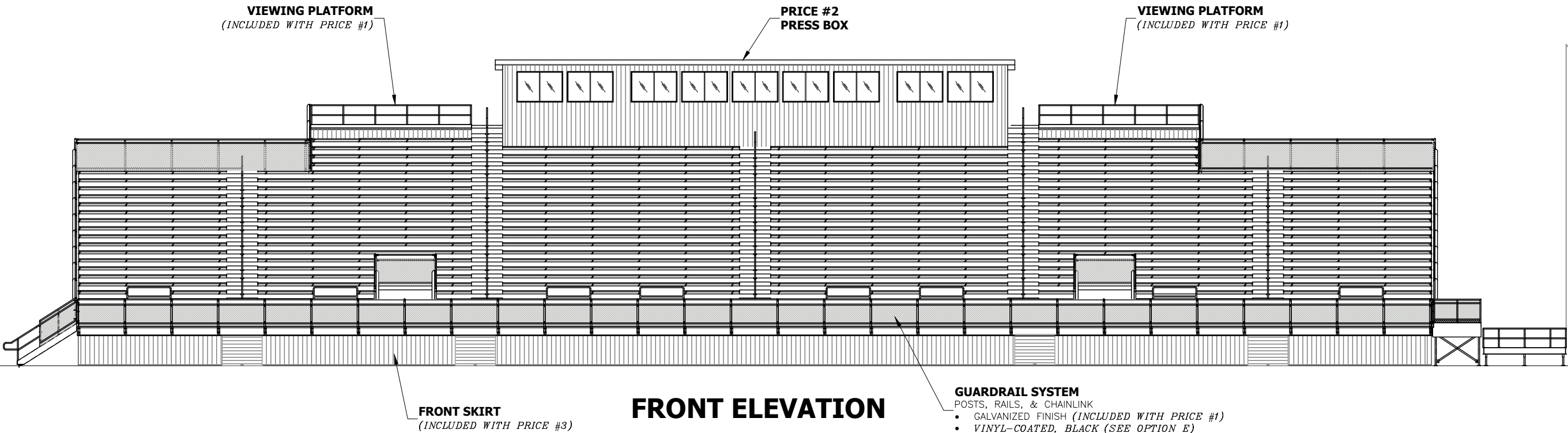
DE PERE HIGH SCHOOL ATHLETIC FACILITY - REDBIRD STADIUM

PRICE #1 - "HOME SIDE" 2000 SEAT STADIUM

SEATING CAPACITY: 1988 BENCH SEATS (BASED ON 18" SEAT WIDTH)
 30 STANDING ROOM ONLY (BASED ON CODE LOAD FACTOR OF 5)
 16 WHEELCHAIRS (BASED ON 36" WIDTH)
 2034 TOTAL SPECTATORS



FOR PRESENTATION
PURPOSES ONLY

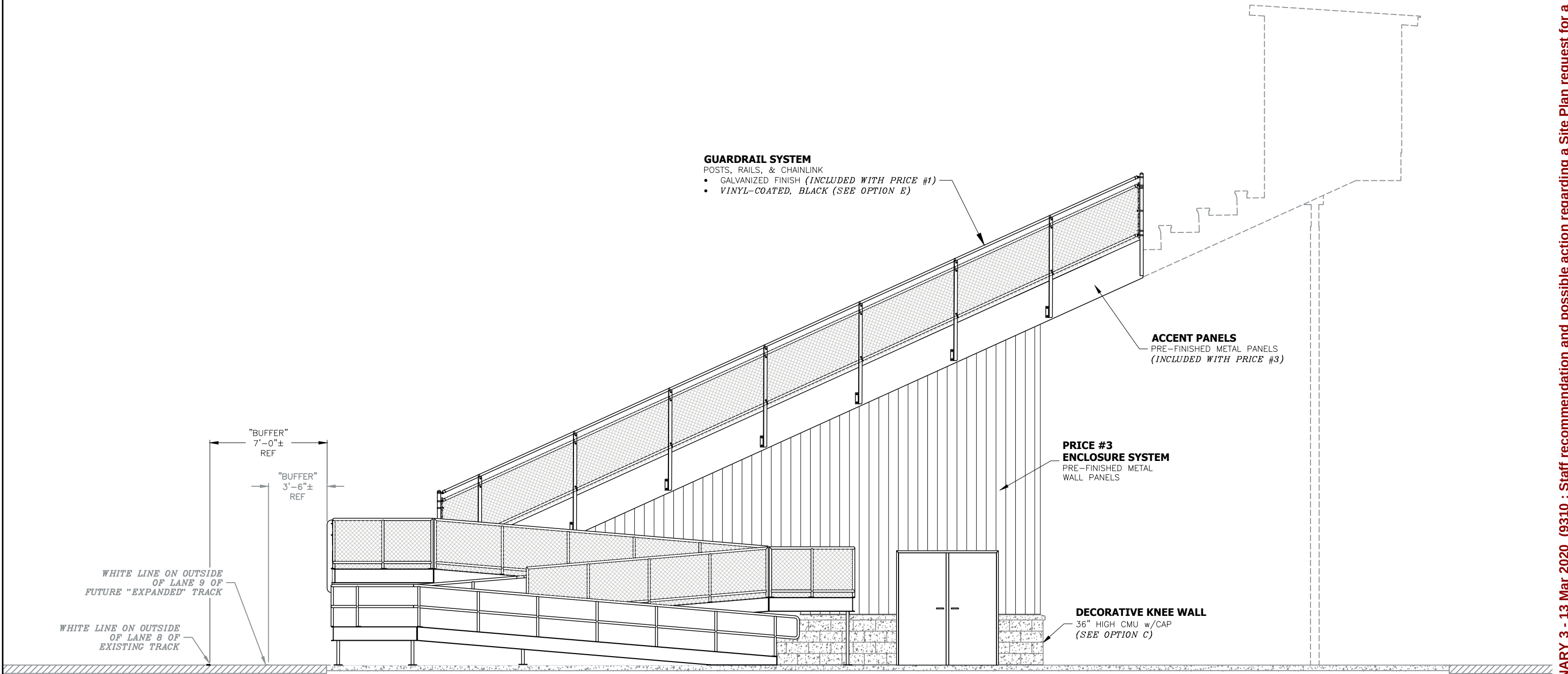


DE PERE HIGH SCHOOL ATHLETIC FACILITY - REDBIRD STADIUM
"HOME SIDE" STADIUM

FOR PRESENTATION
PURPOSES ONLY



JW INDUSTRIES
5662 Glendale Ave.
Green Bay, WI 54313
(920) 865-7307 Fax (920) 865-7777
jwoffice@jwindustries.com
"We provide excellent service"



DE PERE HIGH SCHOOL ATHLETIC FACILITY - REDBIRD STADIUM
NORTH END ELEVATION

FOR PRESENTATION
PURPOSES ONLY

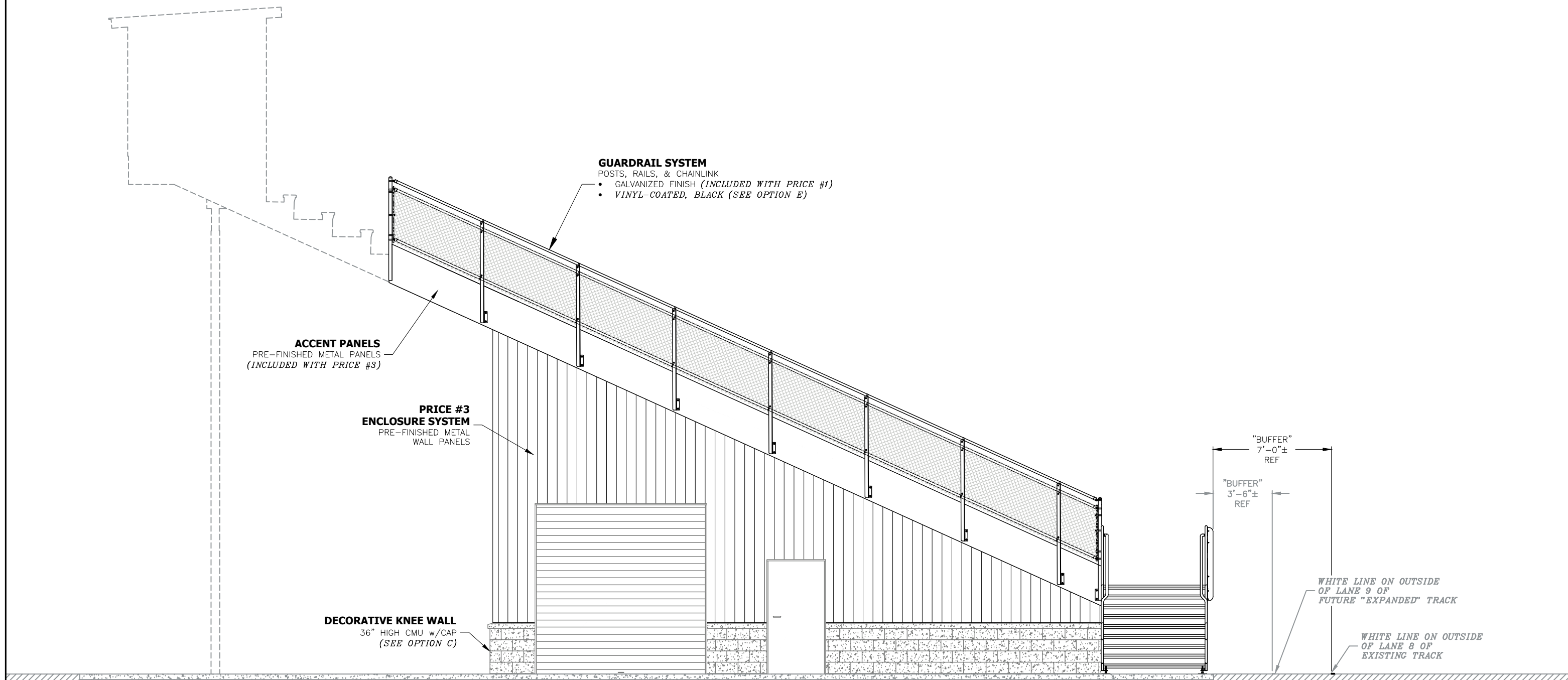


JW INDUSTRIES
5662 Glendale Ave.
GREEN BAY, WI 54313
(920) 865-7307 FAX (920) 865-7777
jwoffice@jwindustries.com
"We provide excellent service"

(07-10-20 / KN)

Packet Pg. 123

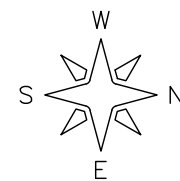
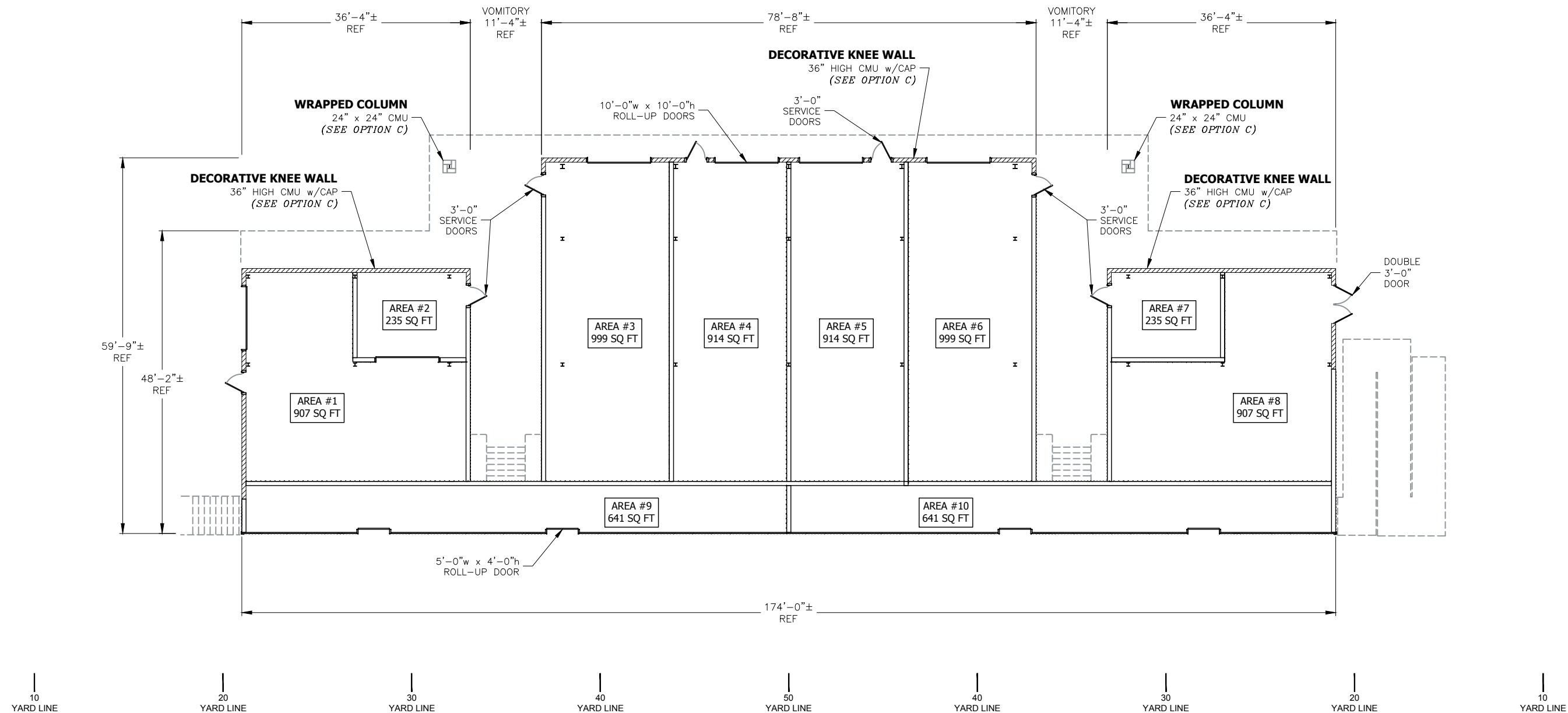
Attachment: Site Plan - PRELIMINARY 3 - 13 Mar 2020 (9310 : Staff recommendation and possible action regarding a Site Plan request for a



DE PERE HIGH SCHOOL ATHLETIC FACILITY - REDBIRD STADIUM

SOUTH END ELEVATION

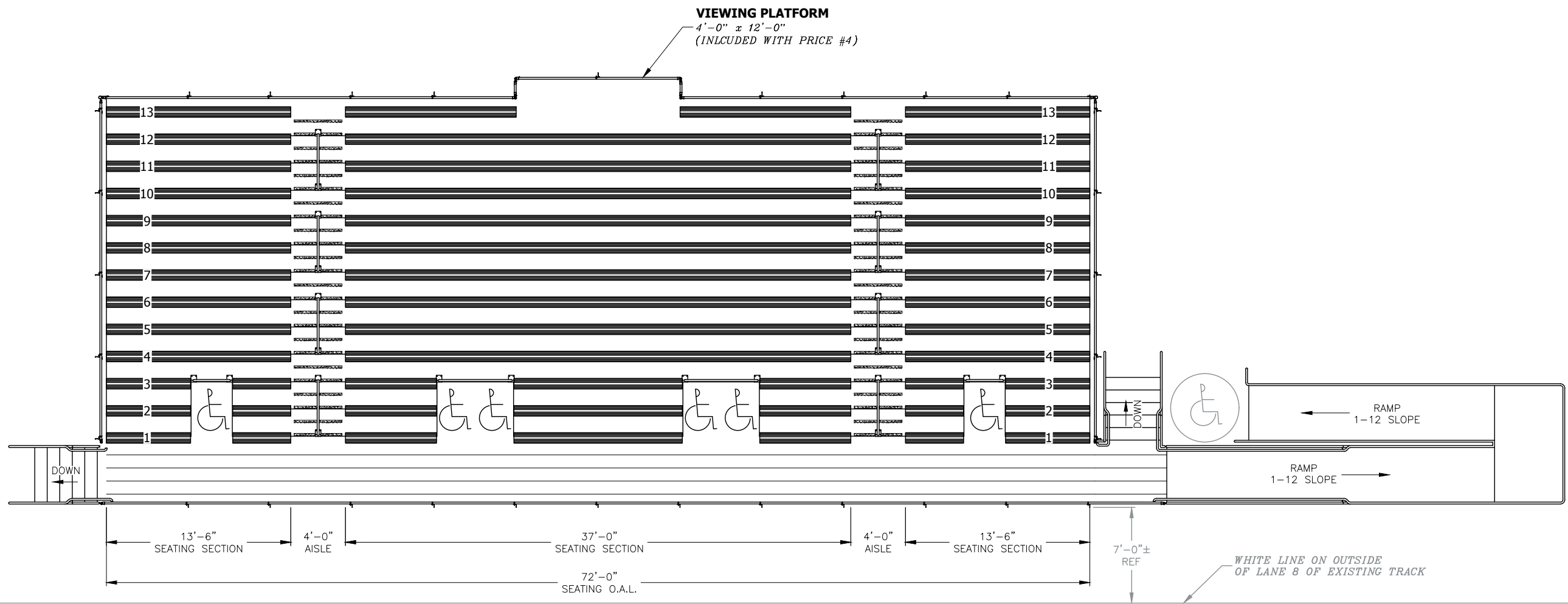
FOR PRESENTATION
PURPOSES ONLY



DE PERE HIGH SCHOOL ATHLETIC FACILITY - REDBIRD STADIUM

PRICE #3 - "HOME SIDE" ENCLOSURE SYSTEM

FOR PRESENTATION
PURPOSES ONLY

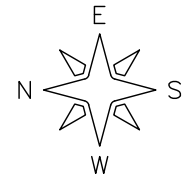


30 YARD LINE 40 YARD LINE 50 YARD LINE 40 YARD LINE 30 YARD LINE

DE PERE HIGH SCHOOL ATHLETIC FACILITY

PRICE #4 - "VISITOR SIDE" 500 SEAT I-BEAM BLEACHER

SEATING CAPACITY: 496 BENCH SEATS (BASED ON 18" SEAT WIDTH)
9 STANDING ROOM ONLY (BASED ON CODE LOAD FACTOR OF 5)
6 WHEELCHAIRS (BASED ON 36" WIDTH)
511 TOTAL SPECTATORS



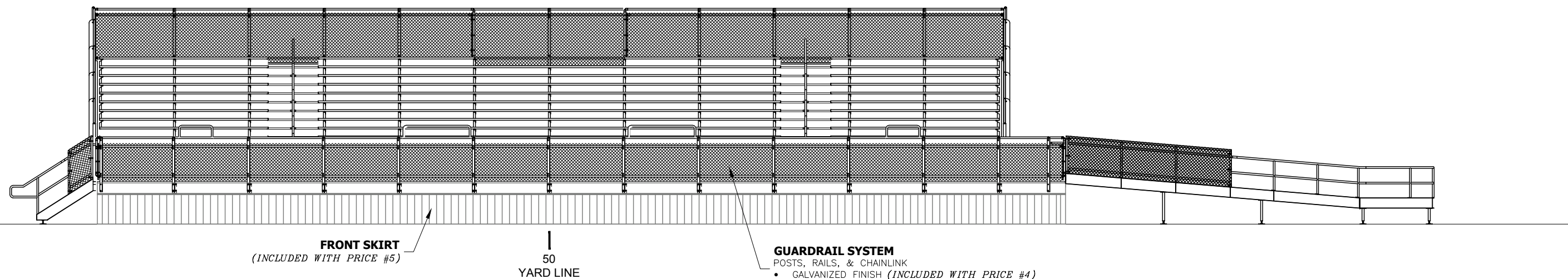
FOR PRESENTATION
PURPOSES ONLY



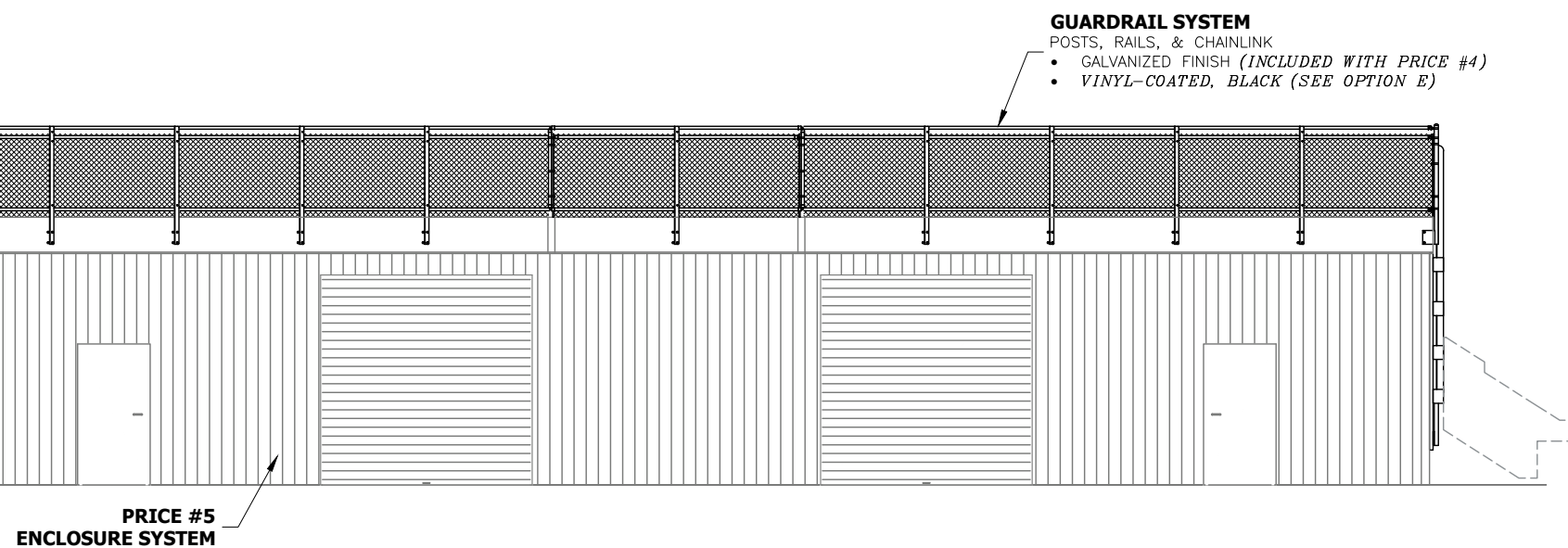
JW INDUSTRIES
5662 Glendale Ave.
GREEN BAY, WI 54313
(920) 865-7307 FAX (920) 865-7777
jwoffice@jwindustries.com
"We provide excellent service"

Packet Pg. 126

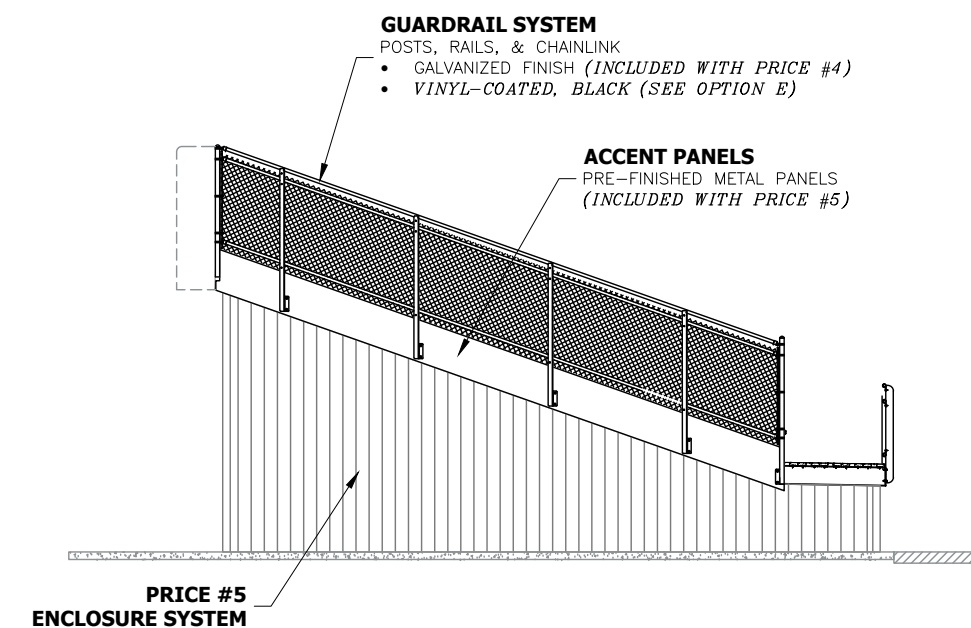
Attachment: Site Plan - PRELIMINARY 3 - 13 Mar 2020 (9310 : Staff recommendation and possible action regarding a Site Plan request for a



FRONT ELEVATION



REAR ELEVATION



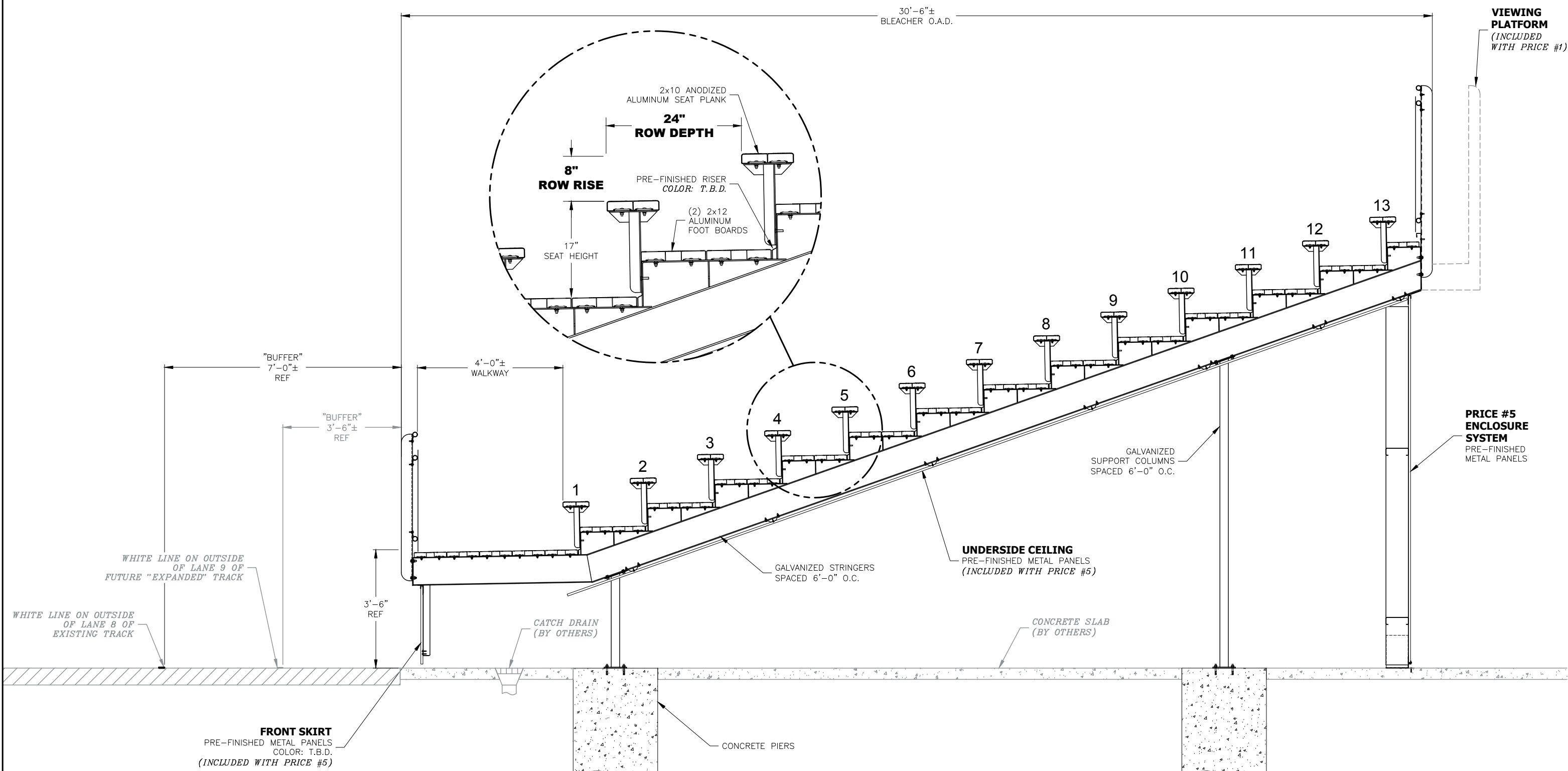
END (NORTH) ELEVATION

(SOUTH ELEVATION OPPOSITE)

DE PERE HIGH SCHOOL ATHLETIC FACILITY

"VISITOR SIDE" I-BEAM BLEACHER

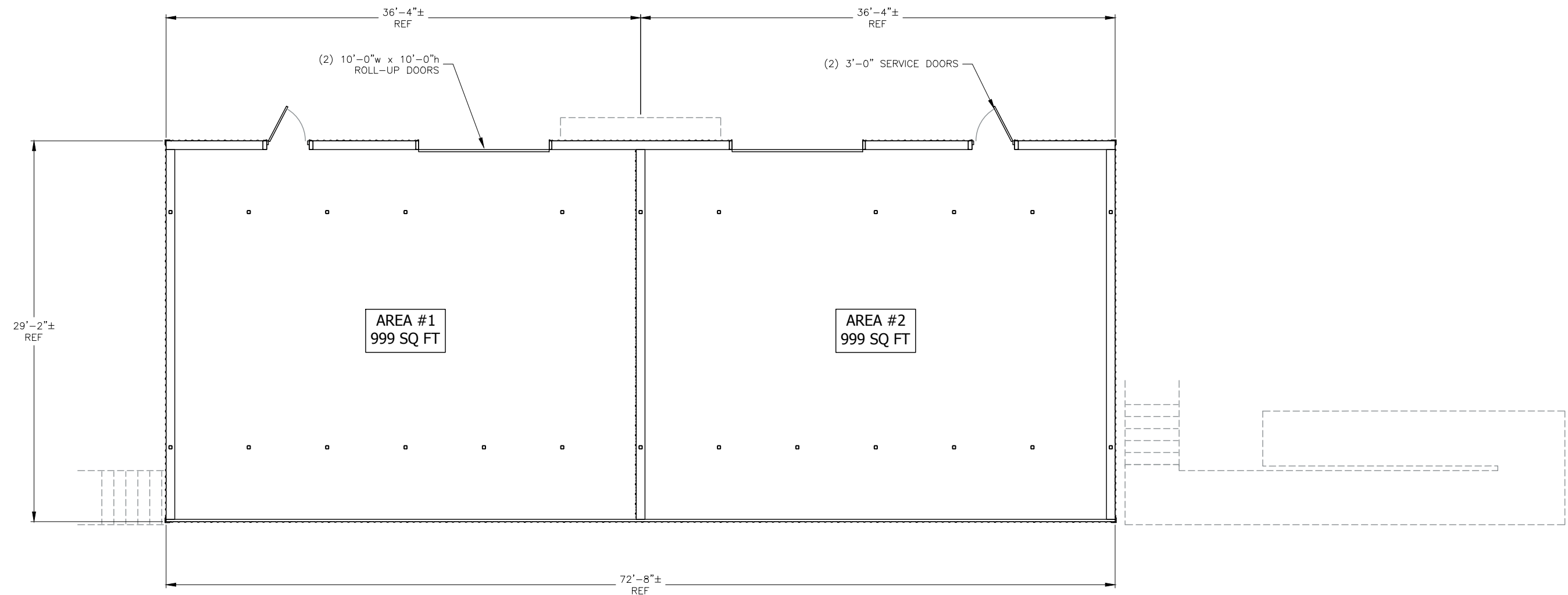
FOR PRESENTATION
PURPOSES ONLY



DE PERE HIGH SCHOOL ATHLETIC FACILITY

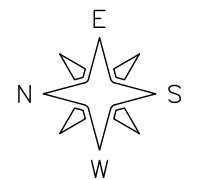
SECTION THRU SEATING

FOR PRESENTATION
PURPOSES ONLY



DE PERE HIGH SCHOOL ATHLETIC FACILITY

PRICE #5 - "VISITOR SIDE" ENCLOSURE PLAN



FOR PRESENTATION
PURPOSES ONLY

De Pere High School Football Track

De Pere, WI

Lighting System

Pole / Fixture Summary						
Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
F1-F2	90'	90'	9	TLC-LED-1500	12.87 kW	A
		20'	2	TLC-BT-575	1.15 kW	A
		70'	1	TLC-LED-900	0.89 kW	A
F3-F4	70'	70'	8	TLC-LED-1500	11.44 kW	A
		16'	2	TLC-BT-575	1.15 kW	A
		50'	1	TLC-LED-600	0.58 kW	A
4			46		56.16 kW	

Circuit Summary			
Circuit	Description	Load	Fixture Qty
A	Football	56.16 kW	46

Fixture Type Summary							
Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-1500	LED 5700K - 75 CRI	1430W	160,000	>81,000	>81,000	>81,000	34
TLC-LED-900	LED 5700K - 75 CRI	890W	89,600	>81,000	>81,000	>81,000	2
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>81,000	>81,000	>81,000	8
TLC-LED-600	LED 5700K - 75 CRI	580W	65,600	>81,000	>81,000	>81,000	2

Light Level Summary

Calculation Grid Summary								
Grid Name	Calculation Metric	Illumination					Circuits	Fixture Qty
		Ave	Min	Max	Max/Min	Ave/Min		
Blanket Grid	Horizontal	5.57	0	55	0.00		A	46
Egress	Horizontal	8.28	0	29	93.46		A	46
Football	Horizontal Illuminance	43.2	36	53	1.48	1.20	A	46
Home Bleachers	Horizontal	22.9	11	29	2.62	2.09	A	46
Track	Horizontal Illuminance	23.1	4	44	10.11	5.77	A	46
Visitor Bleachers	Horizontal	18	12	25	2.08	1.50	A	46

From Hometown to Professional

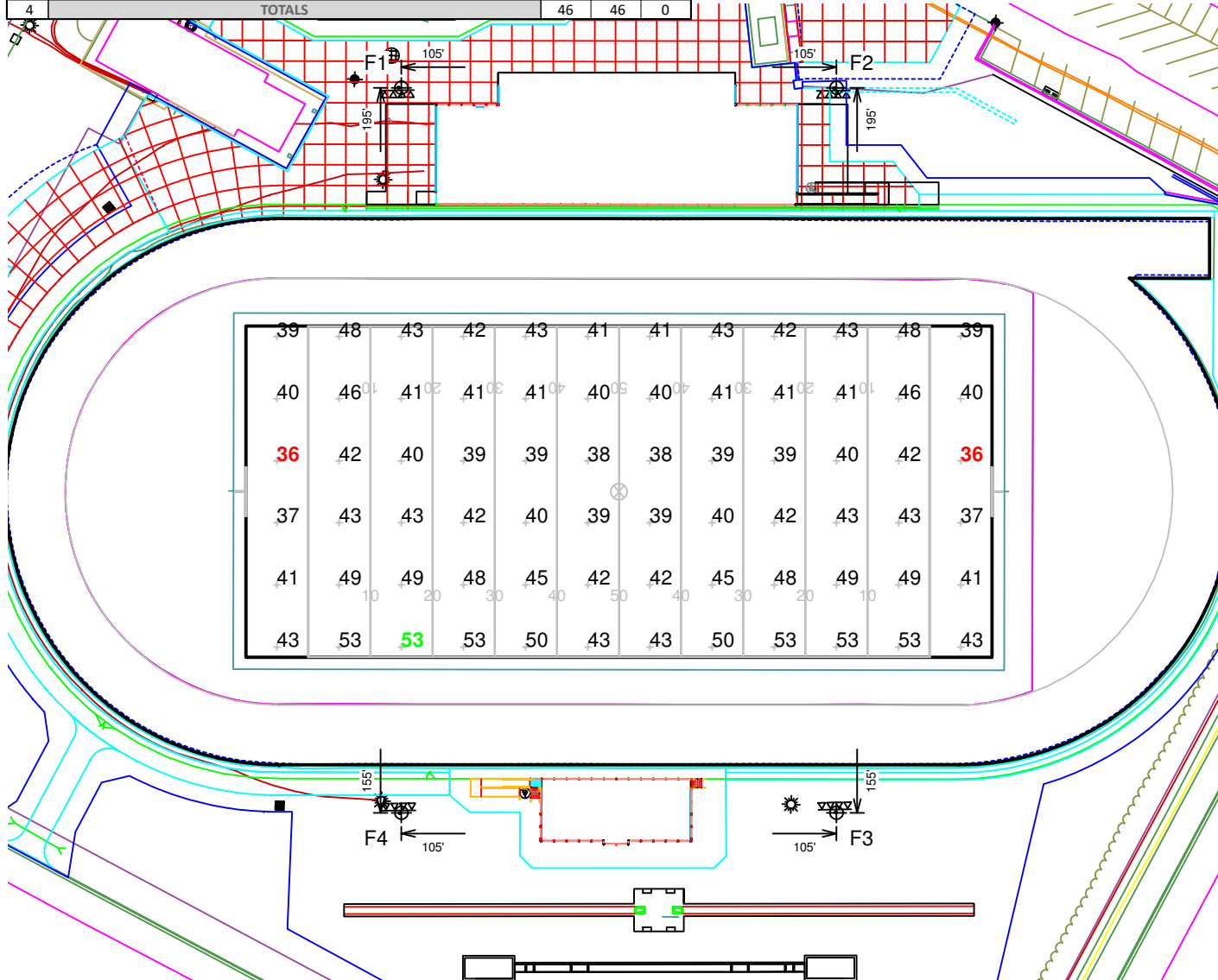


We Make It Happen®

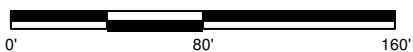
Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2020 Musco Sports Lighting, LLC.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	20'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	1	1	0
				90'	TLC-LED-1500	9	9	0
2	F3-F4	70'	-	15.5'	TLC-BT-575	2	2	0
				50'	TLC-LED-600	1	1	0
				70'	TLC-LED-1500	8	8	0
4	TOTALS					46	46	0



SCALE IN FEET 1 : 80



ENGINEERED DESIGN By: Connor Ramstead • File #202818B • 25-Feb-20

Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗

De Pere High School Football Track

De Pere, WI

GRID SUMMARY

Name: Football
Size: 360' x 160'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Guaranteed Average: 40
 Scan Average: 43.19
 Maximum: 53
 Minimum: 36
 Avg / Min: 1.19
Guaranteed Max / Min: 2
 Max / Min: 1.48
 UG (adjacent pts): 1.23
 CU: 0.46
 No. of Points: 72

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 160,000 / 89,600 / 52,000 / 65,600 lumen
No. of Luminaires: 46
Total Load: 56.16 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000
TLC-LED-600	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

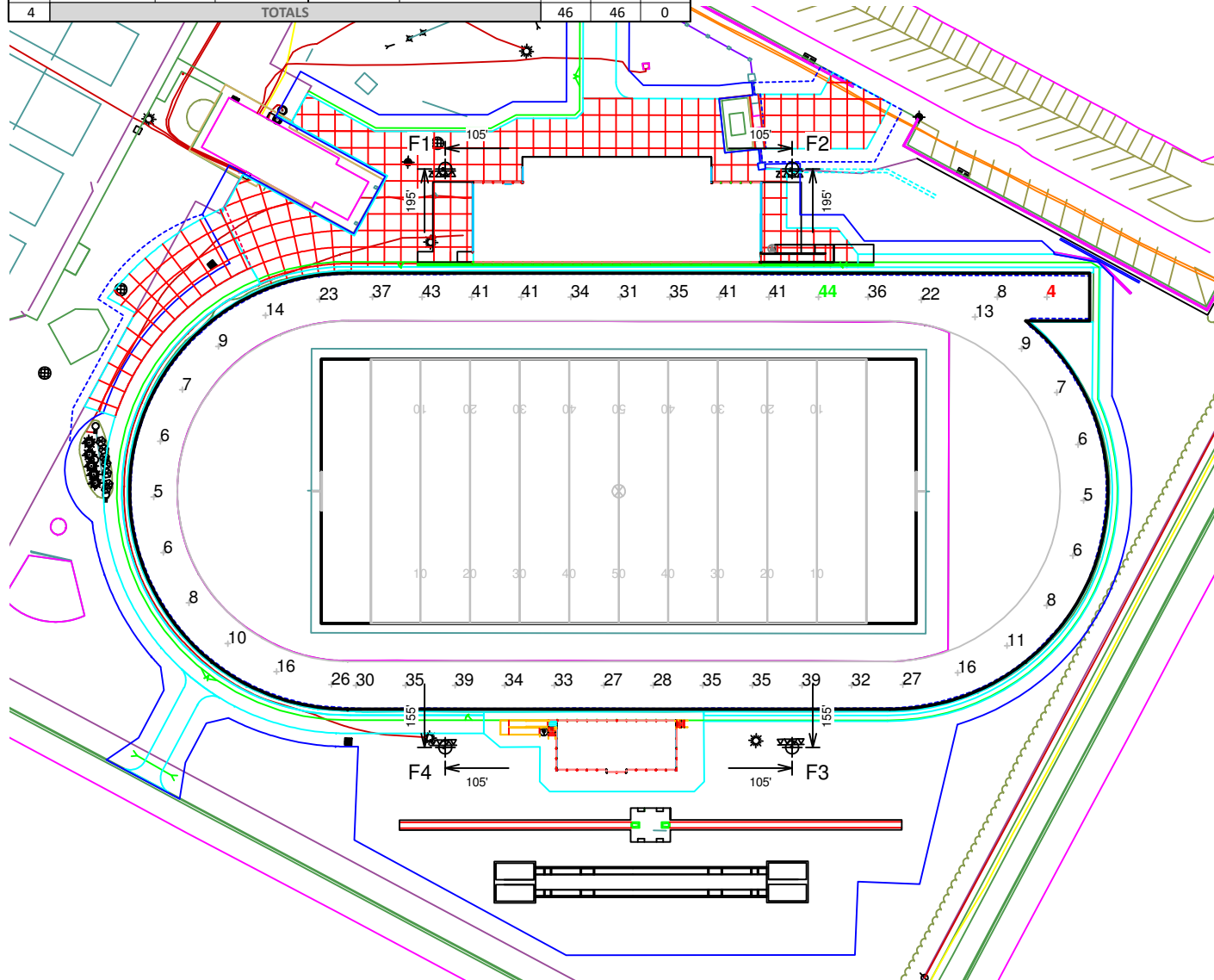
Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 8 feet (1m) of design locations.



Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2020 Musco Sports Lighting, LLC.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	20'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	1	1	0
				90'	TLC-LED-1500	9	9	0
2	F3-F4	70'	-	15.5'	TLC-BT-575	2	2	0
				50'	TLC-LED-600	1	1	0
				70'	TLC-LED-1500	8	8	0
4	TOTALS					46	46	0



SCALE IN FEET 1 : 100



ENGINEERED DESIGN By: Connor Ramstead • File #202818B • 25-Feb-20

Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗

De Pere High School Football Track

De Pere, WI

GRID SUMMARY

Name: Track
 Size: Irregular
 Spacing: 30.0' x 30.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: **23.08**
 Maximum: 44
 Minimum: 4
 Avg / Min: 5.35
 Max / Min: **10.11**
 No. of Points: 46

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
 Luminaire Output: 160,000 / 89,600 / 52,000 / 65,600 lumen
 No. of Luminaires: **46**
 Total Load: 56.16 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000
TLC-LED-600	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

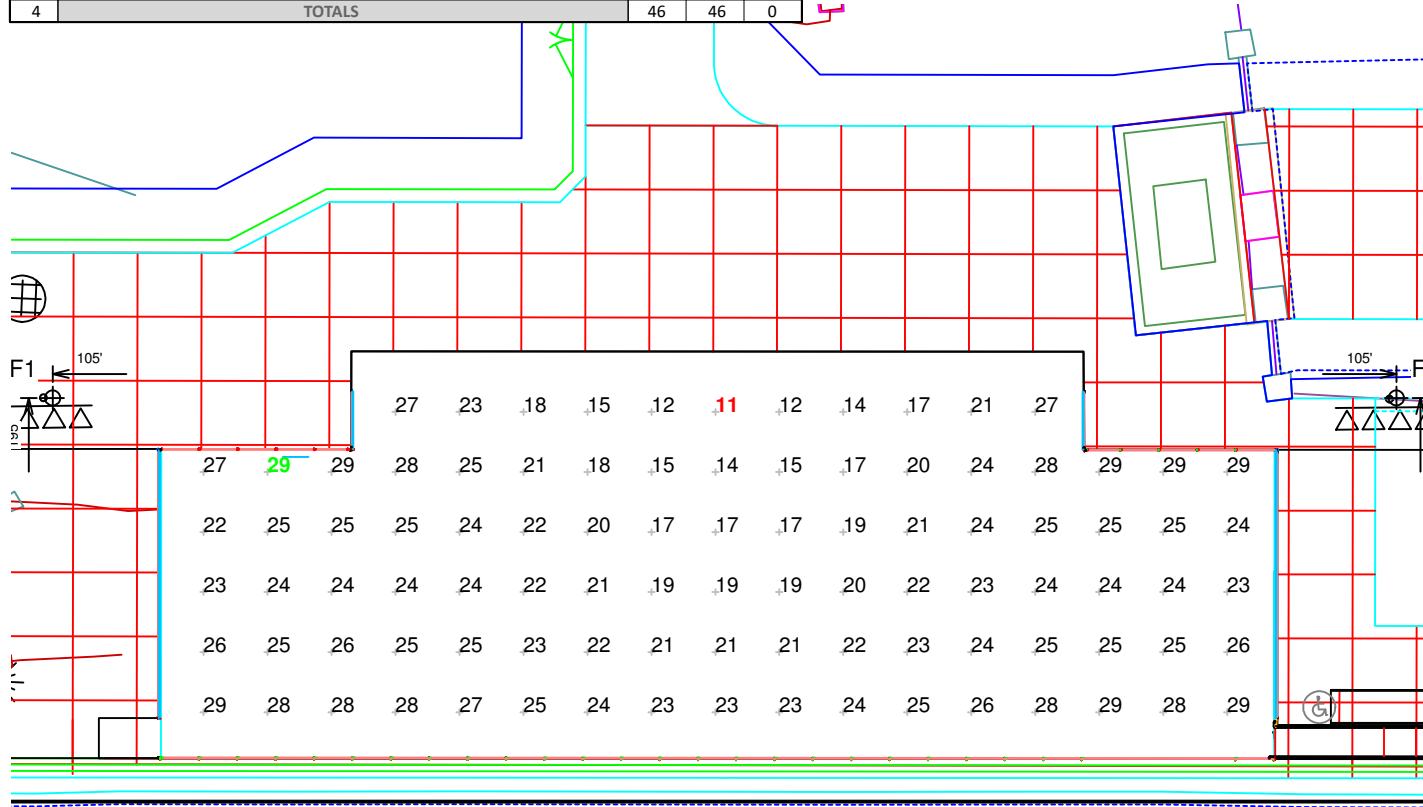


We Make It Happen®

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2020 Musco Sports Lighting, LLC.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	20'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	1	1	0
				90'	TLC-LED-1500	9	9	0
2	F3-F4	70'	-	15.5'	TLC-BT-575	2	2	0
				50'	TLC-LED-600	1	1	0
				70'	TLC-LED-1500	8	8	0
4	TOTALS					46	46	0



De Pere High School Football Track

De Pere, WI

GRID SUMMARY

Name: Home Bleachers
Size: Irregular
Spacing: 10.0' x 10.0'

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid
Scan Average: 22.94

Maximum: 29
Minimum: 11
Avg / Min: 2.07
Max / Min: 2.62

UG (adjacent pts): 1.26
No. of Points: 96

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
Luminaire Output: 160,000 / 89,600 / 52,000 / 65,600 lumen
No. of Luminaires: 46
Total Load: 56.16 kW

Luminaire Type	Lumen Maintenance		
	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000
TLC-LED-600	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

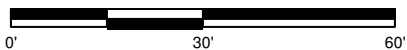


We Make It Happen®

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2020 Musco Sports Lighting, LLC.



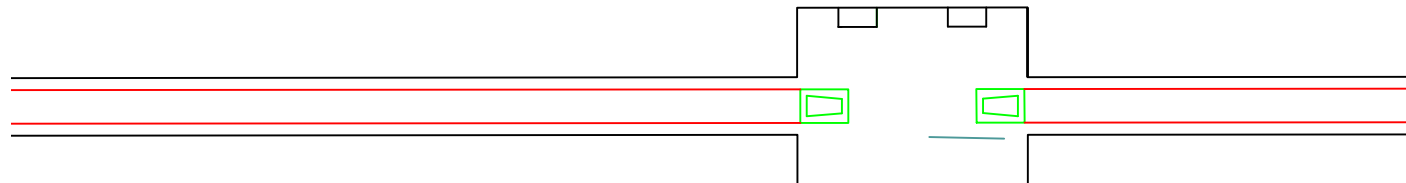
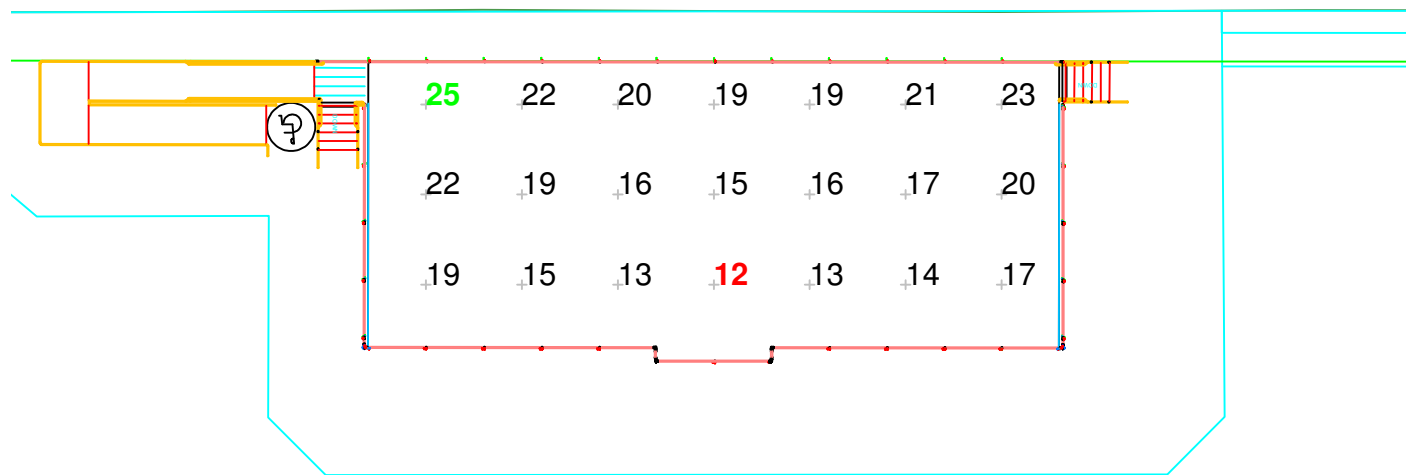
SCALE IN FEET 1 : 30



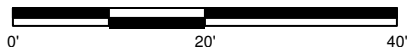
Pole location(s) Ⓢ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	20'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	1	1	0
				90'	TLC-LED-1500	9	9	0
2	F3-F4	70'	-	15.5'	TLC-BT-575	2	2	0
				50'	TLC-LED-600	1	1	0
				70'	TLC-LED-1500	8	8	0
4	TOTALS					46	46	0



SCALE IN FEET 1 : 20



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Connor Ramstead • File #202818B • 25-Feb-20

De Pere High School Football Track

De Pere, WI

GRID SUMMARY

Name: Visitor Bleachers
Size: Irregular
Spacing: 10.0' x 10.0'

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: 18.03

Maximum: 25

Minimum: 12

Avg / Min: 1.51

Max / Min: 2.08

UG (adjacent pts): 1.29

No. of Points: 21

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI

Luminaire Output: 160,000 / 89,600 / 52,000 / 65,600 lumen

No. of Luminaires: 46

Total Load: 56.16 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000
TLC-LED-600	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

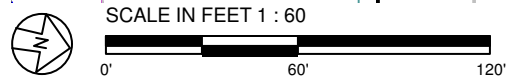
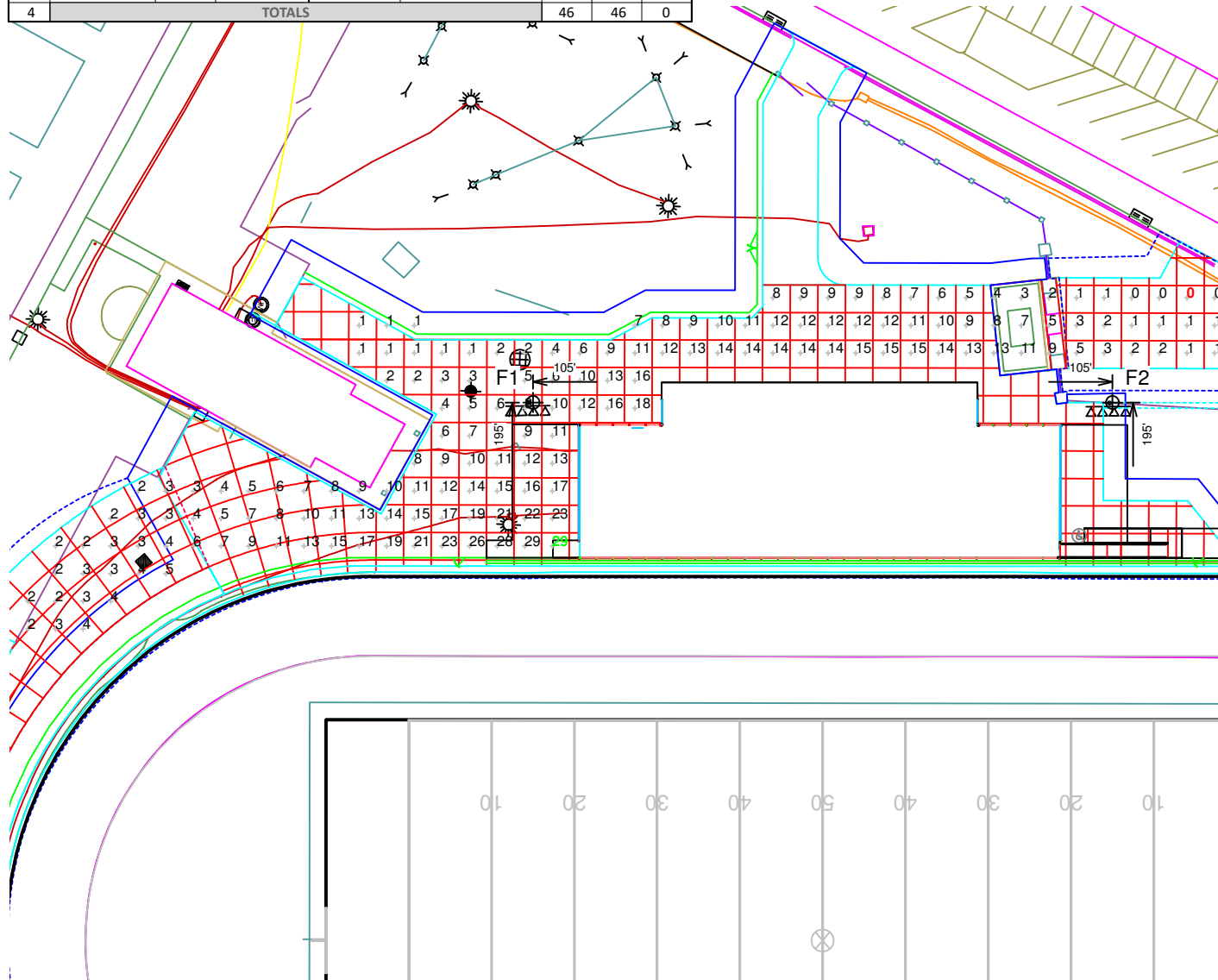


We Make It Happen®

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2020 Musco Sports Lighting, LLC.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	20'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	1	1	0
				90'	TLC-LED-1500	9	9	0
2	F3-F4	70'	-	15.5'	TLC-BT-575	2	2	0
				50'	TLC-LED-600	1	1	0
				70'	TLC-LED-1500	8	8	0
4	TOTALS					46	46	0



ENGINEERED DESIGN By: Connor Ramstead • File #202818B • 25-Feb-20

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

De Pere High School Football Track

De Pere, WI

GRID SUMMARY

Name: Egress
 Size: Irregular
 Spacing: 10.0' x 10.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: **8.28**
 Maximum: 29
 Minimum: 0
 No. of Points: 167

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
 Luminaire Output: 160,000 / 89,600 / 52,000 / 65,600 lumen
No. of Luminaires: 46
 Total Load: 56.16 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000
TLC-LED-600	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

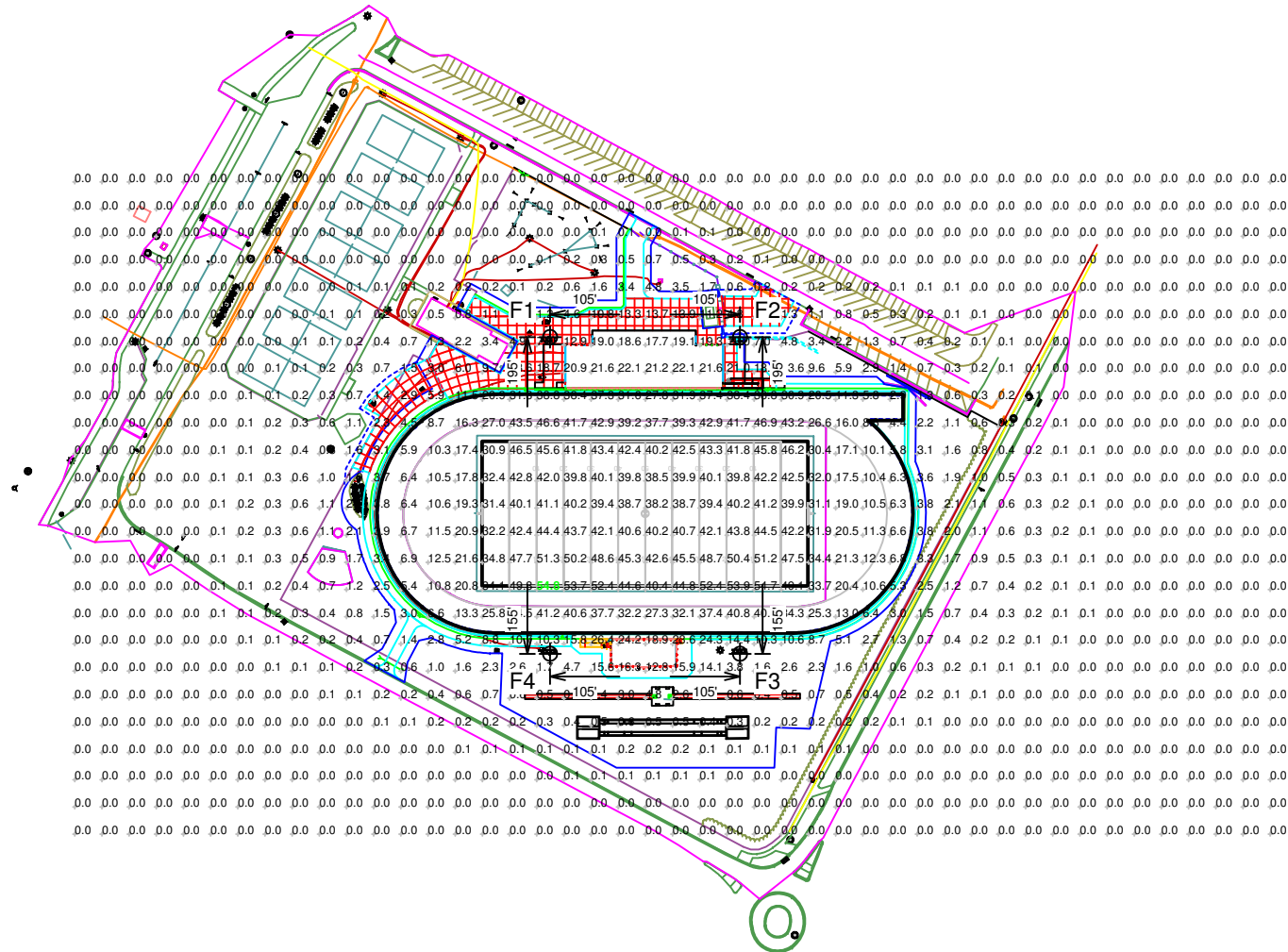


We Make It Happen®

Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2020 Musco Sports Lighting, LLC.

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	F1-F2	90'	-	20'	TLC-BT-575	2	2	0
				70'	TLC-LED-900	1	1	0
				90'	TLC-LED-1500	9	9	0
2	F3-F4	70'	-	15.5'	TLC-BT-575	2	2	0
				50'	TLC-LED-600	1	1	0
				70'	TLC-LED-1500	8	8	0
4	TOTALS					46	46	0



SCALE IN FEET 1 : 200



ENGINEERED DESIGN By: Connor Ramstead • File #202818B • 25-Feb-20

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

De Pere High School Football Track

De Pere, WI

GRID SUMMARY

Name: Blanket Grid
 Size: Irregular
 Spacing: 30.0' x 30.0'
 Height: 3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

Entire Grid

Scan Average: 5.57
 Maximum: 55
 Minimum: 0
 No. of Points: 1125

LUMINAIRE INFORMATION

Color / CRI: 5700K - 75 CRI
 Luminaire Output: 160,000 / 89,600 / 52,000 / 65,600 lumen
 No. of Luminaires: 46
 Total Load: 56.16 kW

Lumen Maintenance

Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000
TLC-LED-900	>81,000	>81,000	>81,000
TLC-BT-575	>81,000	>81,000	>81,000
TLC-LED-600	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.



Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2020 Musco Sports Lighting, LLC.

De Pere High School Football Track

De Pere, WI

EQUIPMENT LAYOUT

INCLUDES:

- Football
- Track

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

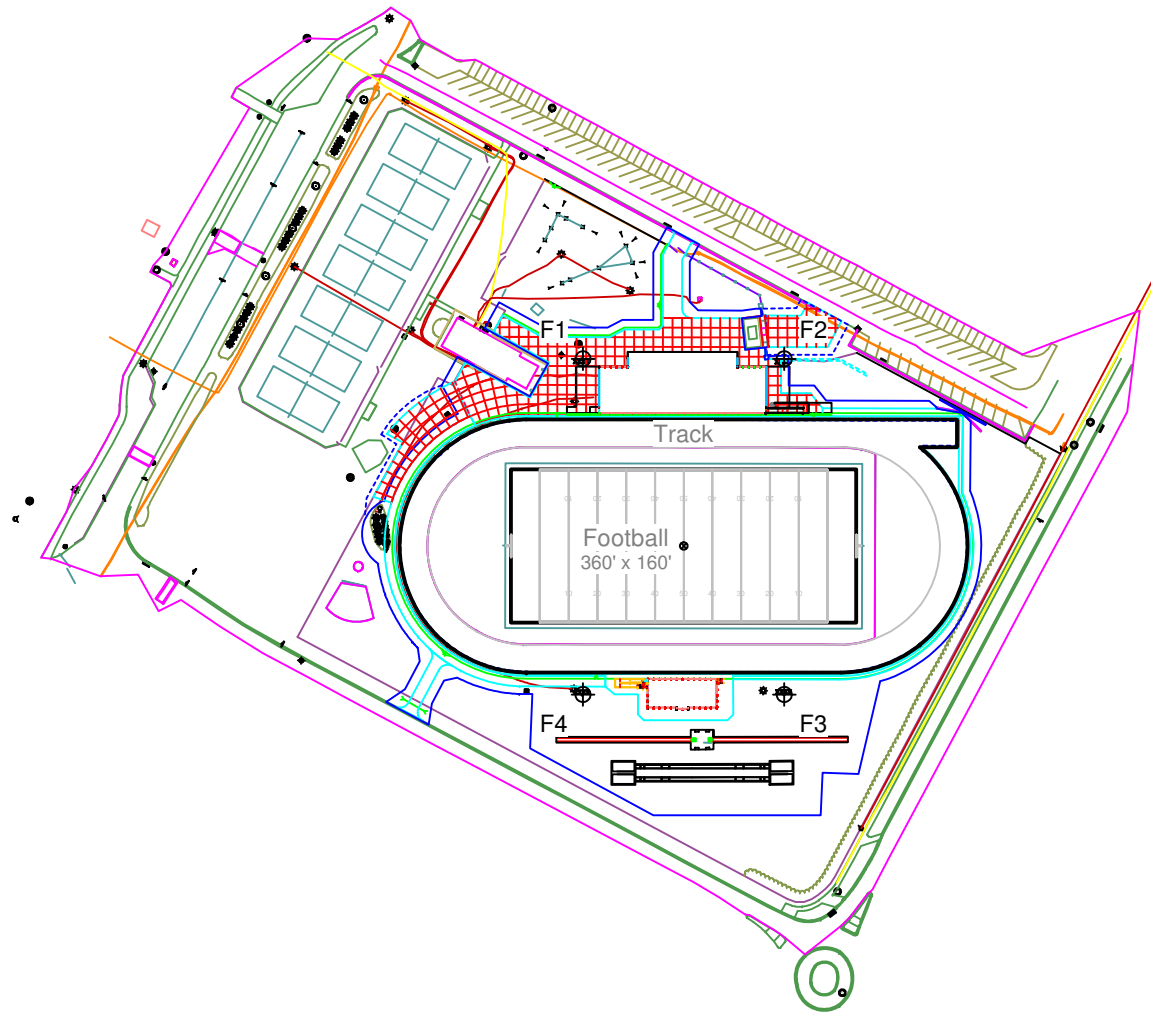
Installation Requirements: Results assume $\pm 3\%$ nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	Pole		Luminaires			QTY
		SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE		
2	F1-F2	90'	-	20'	TLC-BT-575		2
				70'	TLC-LED-900		1
				90'	TLC-LED-1500		9
2	F3-F4	70'	-	15.5'	TLC-BT-575		2
				50'	TLC-LED-600		1
				70'	TLC-LED-1500		8
4	TOTALS						46

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Ballast Specifications (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
Single Phase Voltage							
TLC-LED-1500	8.5	8.1	7.4	6.4	5.1	4.7	3.1
TLC-LED-900	5.3	5.0	4.6	4.0	3.2	2.9	2.0
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.1
TLC-LED-600	3.4	3.2	3.0	2.6	2.0	1.9	1.1



SCALE IN FEET 1 : 200



Pole location(s) $\oplus$ dimensions are relative to 0,0 reference point(s) $\otimes$

ENGINEERED DESIGN By: Connor Ramstead • File #202818B • 25-Feb-20



Not to be reproduced in whole or part without the written consent of Musco Sports Lighting, LLC. ©1981, 2020 Musco Sports Lighting, LLC.



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- 03-23-20 Plan Commission Report - Belmark (DOCX)
- Application Form (PDF)
- Site Plan - 28 Feb 2020 (PDF)

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

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Belmark INC site plan approval to increase the size of an existing 53 auto stall parking lot to 204 auto stalls.

COMMON DESCRIPTION: 633 Heritage RD, located northeast from the Heritage RD and Greenleaf RD intersection.

PARCEL NUMBERS: ED-F0094, ED-F0094-3

EXISTING ZONING: I-1 (Industrial Park District)

SURROUNDING LAND USES: Wetlands (I-1), Greenleaf RD, and Town of Ledgeview to the north.
Industrial (I-1) to the south and east.
Residential (R-1), Greenleaf RD, and Town of Ledgeview to the west.

COMPREHENSIVE PLAN: Industrial Park

APPLICANT / OWNER:

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

The site has been used for agricultural purposes from 1938 until the early 2000s. Heritage RD and Greenleaf RD were developed in the mid-1960s-70s and Belmark INC was built on the subject parcel by 2005. A development occurred to the east before 2005, and several additions followed in the 15 years since the subject parcel was developed.

STAFF REVIEW:

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

The subject property includes the following development proposal:

- A 53,900 SF (1.23 acre), 204 auto stall parking lot addition with five landscaping islands (changing 53 existing auto stalls to 204 auto stalls).
 - *Note: the two parcels have two additional auto parking areas (41 stalls and 45 stalls). The adjacent Parcel ED-F0094-1 to the east has three additional parking areas (11 stalls, 39 stalls, and 27 stalls).*
- The total number of auto parking stalls for all three parcels will change from 216 auto stalls to 367 stalls.

There are no proposed new driveways connecting to right-of-ways, new signage, or new building façade materials.

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

- Land Use: Industrial – Proposed accessory parking lot (permitted)
- Lot Size: 11.4 acres when combined (None required)
- Front Yard Setback – west: ~425 feet (40 feet required)
- Corner Side Yard Setback – south: ~32 feet (40 feet required)
- Interior Side Yard Setback – north: ~20 feet (25 feet required)
- Rear Yard Setback – east: ~65 feet (25 feet required)
- FAR: 0.32 (0.5 or less required)
- Building Height: Not Applicable (Determined by Plan Commission)
- Landscaping: 0 new trees added to the existing site (50 trees required)

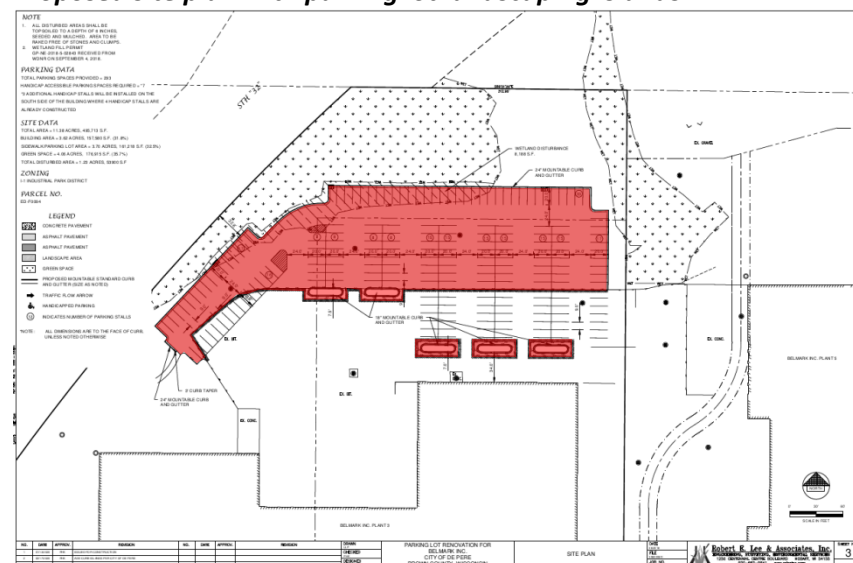
Note: Parking lots may be developed within certain building setback areas.

Parking requirements do not change because there is no proposed building addition to require additional parking. The below chart

summarizes the existing and proposed stalls to be added for the two parcels and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Staff & Visitor	53+41+45	151	Unknown (Missing Site Plan Data)	290
TOTAL	139	151	Unknown (Missing Site Plan Data)	YES, 290 Stalls

Proposed site plan with parking lot landscaping islands.



STAFF COMMENTS:

Engineering:

1. Provide the project address on the cover sheet.
2. Call out 4-inch pavement marking for the new parking lot striping.
3. Identify any new parking lot lights that are being installed.
4. Provide soil loss sediment discharge calculations and corresponding maps for this work.

Fire: Meet with fire chief regarding site requirements.

Forestry:

1. Provide a landscaping plan that identifies additional landscaping/trees.

Health: None.

Planning:

1. The proposed new parking lot (and the existing building) is bisected by a property line. Parcels ED-F0094 and ED-F0094-3 should be combined to eliminate the lot line.
2. The 2017 air photos identify a green space on the north side of the building, between some loading docks, and the site plan identifies the area as existing bituminous. Identify how the greenspace became bituminous.
3. The borders of existing bituminous pavement at the east and west ends of the site plan are unclear. Provide specific borders for the existing parking

lot boundary on the site plan.

4. The site plan identifies 5 new landscaping islands with mountable medians, but no landscaping. Incorporate the placement of trees and other vegetation within landscaping islands to meet the landscaping criteria for the property (1 tree per 10,000 SF of lot area - total 50 trees along street frontages, around the building and in parking lots for the two parcels). A Landscape Plan was not included with the submittal to verify tree count.
5. Landscaping islands should be the minimum size of two parking stalls. The proposed islands appear small and should be increased in size.
6. On Page 3, identify both the existing and required number of parking stalls for the site (1 space per 2 employees on maximum shift + 1 space for each company truck parked outside + visitor parking).
7. The location and type of any new signage must be identified on the site plan with materials identified and scaled renderings. NOTE: New signage must meet the requirements of Sign Ordinance Chapter 98, and separate sign permit(s) are required.

Inspection: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for the parking lot expansion, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.



CITY OF DE PERE

APPLICATION FOR
SITE PLAN REVIEW

CITY OF DE PERE
RECEIVED
FEB 27 2020
PLANNING DEPT.

Fee: \$ 305.00

Receipt #: 150387

Date: 2-27-20

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

SECTION 1: Applicant / Permittee Information

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

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

Name (Ind. Org. or Entity)	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 600 Heritage Road	Parcel No. ED-F0094 & ED-F0094-3
--	-------------------------------------

SECTION 4: Project Information

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

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Patrick H. Kuehl, P.E.	Title Project Manager	Phone Number 920-544-4453
Signature of Applicant <i>Patrick H. Kuehl</i>		Date Signed 2/26/20

TO BE COMPLETED BY CITY STAFF

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

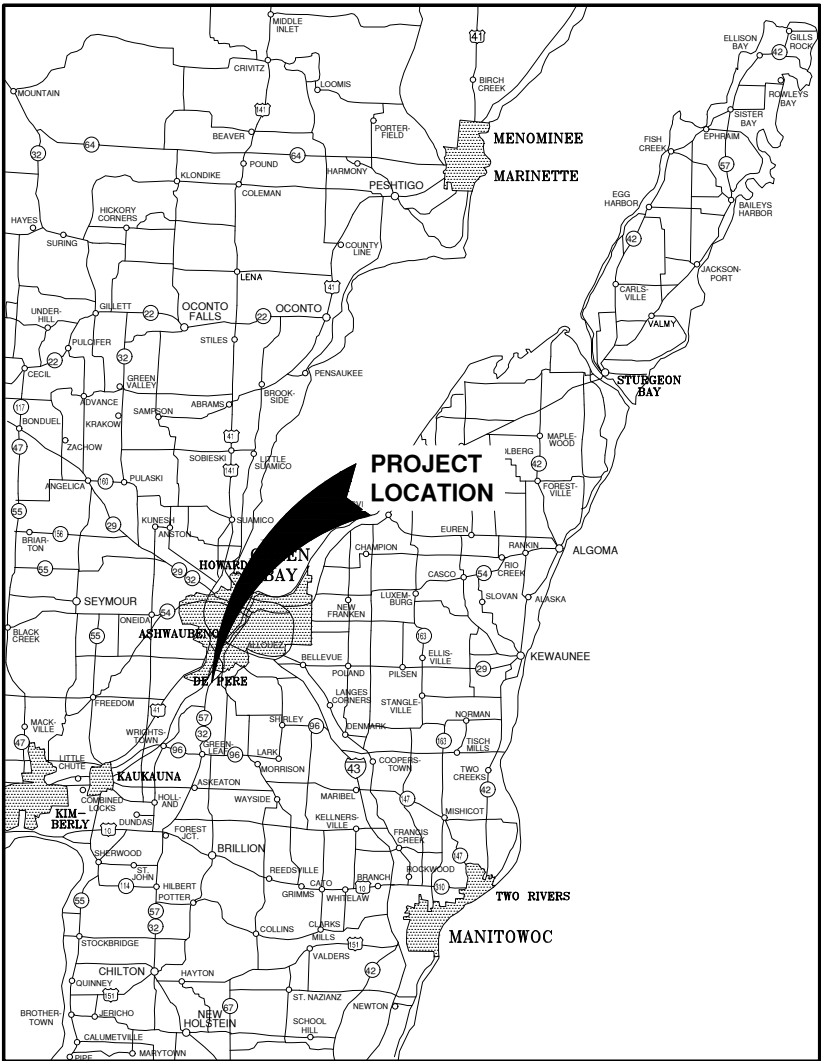
Attachment: Application Form (9308 : Staff recommendation and possible action regarding a parking lot addition to a warehouse at 633 Heri)

PARKING LOT RENOVATIONS FOR BELMARK INC.

CITY OF DE PERE

BROWN COUNTY, WISCONSIN

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



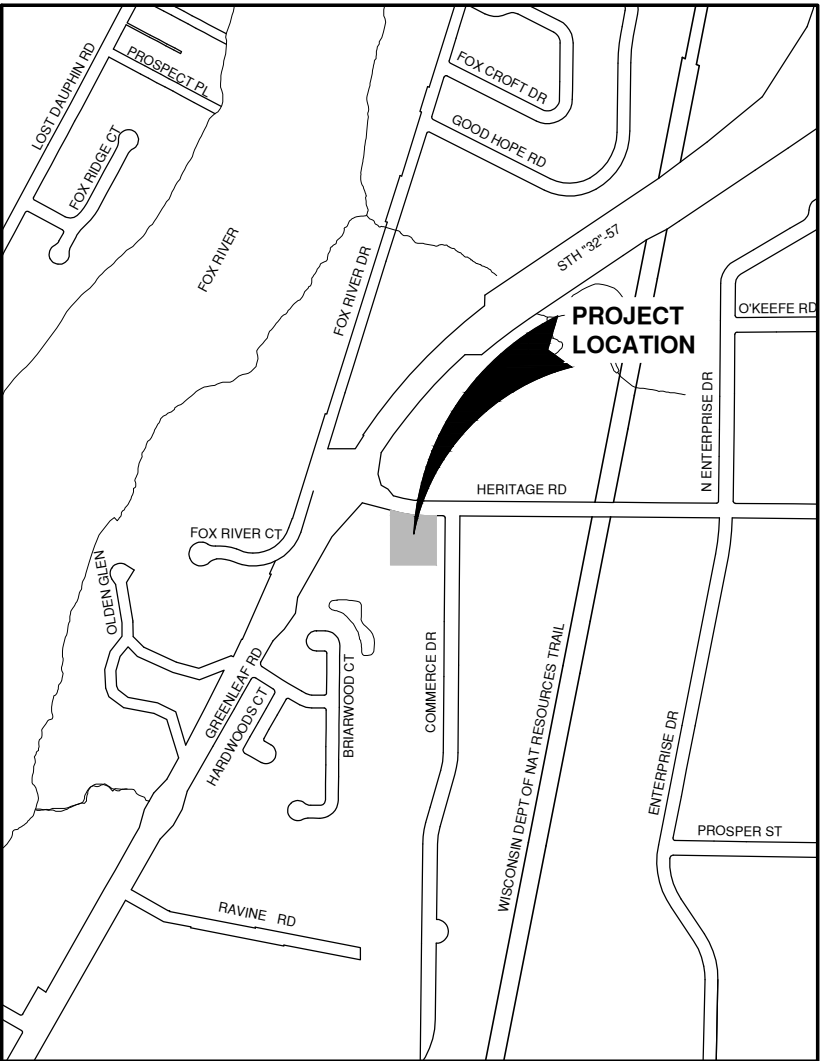
VICINITY MAP

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

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

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D AND MISCELLANEOUS DETAILS
8	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
9	EROSION CONTROL - DITCH CHECK DETAILS
10	EROSION CONTROL - SHEET FLOW DETAILS
11	EROSION CONTROL - TRACKOUT CONTROL PRACTICES



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	PARKING LOT RENOVATION FOR	DATE	Robert E. Lee & Associates, Inc.	SHEET NO.
1	01/13/2020	PHK	ISSUED FOR CONSTRUCTION					EMK	BELMARK INC.	06/2018	ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES	1
2	02/17/2020	PHK	ADD CURB ISLANDS PER CITY OF DE PERE					PHK	CITY OF DE PERE	FILE	1250 CENTENNIAL CENTRE BOULEVARD, HO	
								DESIGNED	BROWN COUNTY, WISCONSIN	3960008C	920-662-9641 www.releeinc.com	
								BDR		JOB NO.		Packet Pg. 144
										3960008		

LEGEND

- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- PK NAIL
- LIGHT POLE
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- RIP RAP
- CONCRETE
- WETLANDS
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- STORM SEWER (SIZE NOTED)
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE

BENCHMARK		
BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.		
FIELD VERIFY BENCHMARKS FOR ACCURACY.		
NO.	DESCRIPTION	EL.
1	TOP OF EAST SIDE CONCRETE LIGHTPOLE	627.77

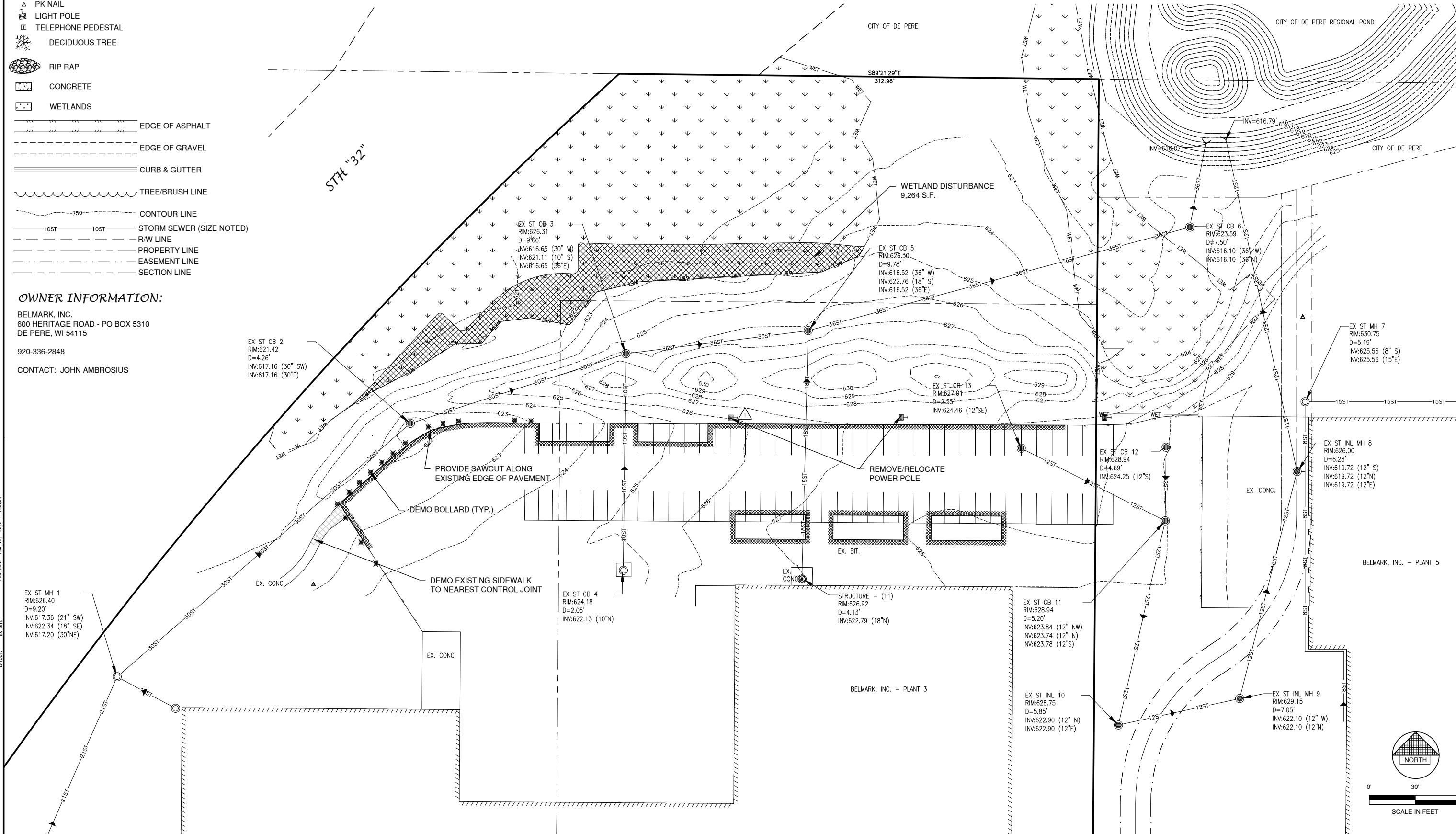
OWNER INFORMATION:

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

920-336-2848

CONTACT: JOHN AMBROSIUS

File: R:\3960\3960\3960.dwg
Plot Date: Feb 15, 2020 - 2:53pm
LAYOUT: EX SITE



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	01/13/2020	PHK	ISSUED FOR CONSTRUCTION					LLP
2	02/17/2020	PHK	ADD CURB ISLANDS PER CITY OF DE PERE					CHECKED
								PHK
								DESIGNED
								BDR

PARKING LOT RENOVATION FOR
BELLMARK, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE	06/2018
FILE	3960008T
JOB NO.	3960008

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD, HO
920-662-9641 www.releeinc.com

Attachment: Site Plan - 28 Feb 2020 (9308 : Staff recommendation and possible action regarding a parking lot addition to a warehouse at 633

1. ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
2. WETLAND FILL PERMIT
GP-NE-2018-5-02843 RECEIVED FROM
WDNR ON SEPTEMBER 4, 2018.

TOTAL PARKING SPACES PROVIDED = 293
HANDICAP ACCESSIBLE PARKING SPACES REQUIRED = *7
*3 ADDITIONAL HANDICAP STALLS WILL BE INSTALLED ON
SOUTH SIDE OF THE BUILDING WHERE 4 HANDICAP STALLS
ALREADY CONSTRUCTED

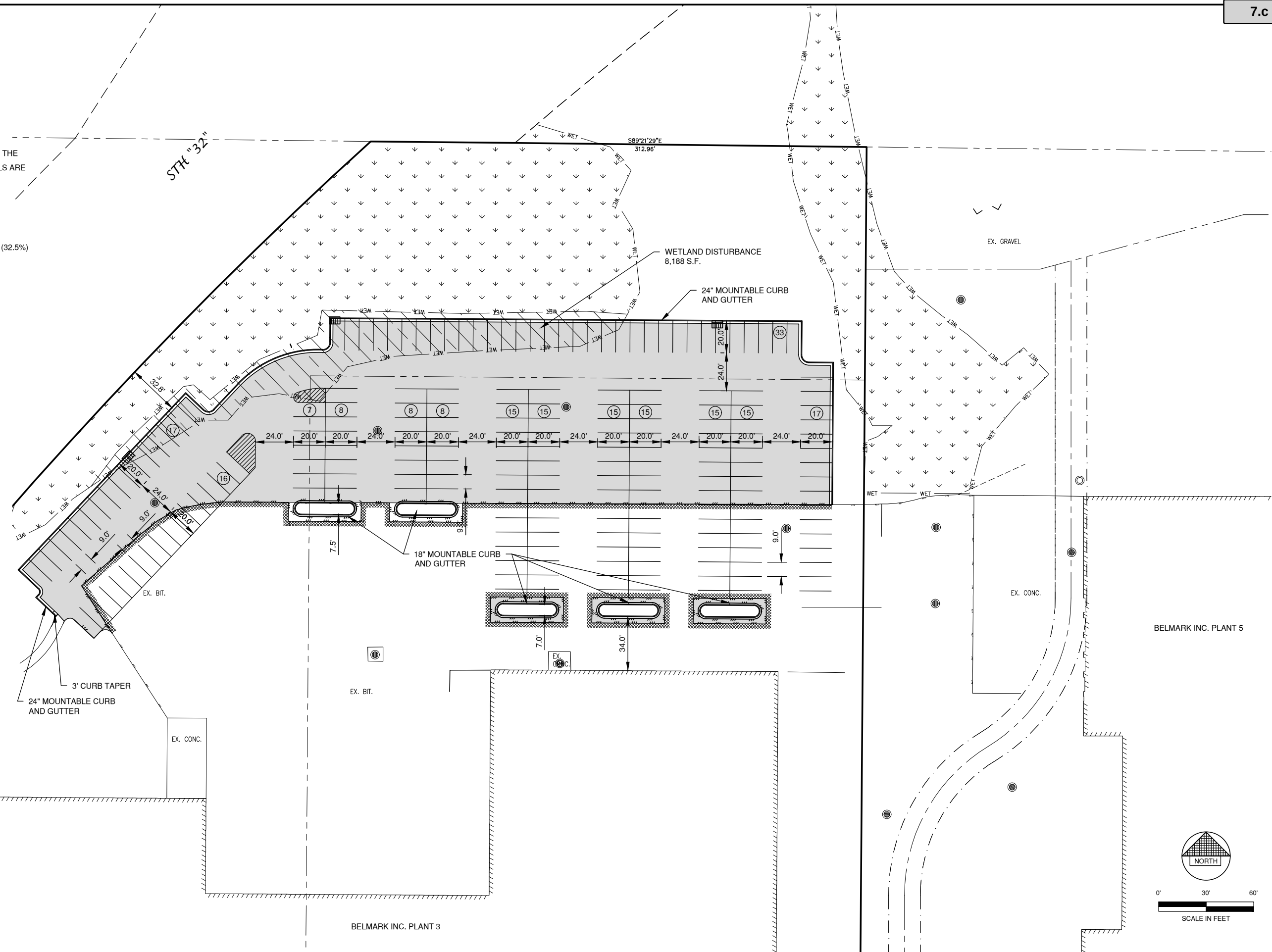
TOTAL AREA = 11.38 ACRES, 495,713 S.F.
BUILDING AREA = 3.62 ACRES, 157,580 S.F. (31.8%)
SIDEWALK/PARKING LOT AREA = 3.70 ACRES, 161,218 S.F. (32.5%)
GREEN SPACE = 4.06 ACRES, 176,915 S.F. (35.7%)
TOTAL DISTURBED AREA = 1.23 ACRES, 53900 S.F

I-1 INDUSTRIAL PARK DISTRICT

ED-F0094

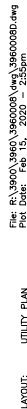
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	ASPHALT PAVEMENT
	LANDSCAPE AREA
	GREEN SPACE
	PROPOSED MOUNTABLE STANDARD CURB AND GUTTER (SIZE AS NOTED)
	TRAFFIC FLOW ARROW
	HANDICAPPED PARKING
	INDICATES NUMBER OF PARKING STALLS

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



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	PARKING LOT RENOVATION FOR BELMARK INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	SITE PLAN	DATE 06/2018	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HC 920-662-9641 www.releeeinc.com	SHEET NO. 3
1	01/13/2020	PHK	ISSUED FOR CONSTRUCTION					CHECKED PHK			FILE 3960008D		
2	02/17/2020	PHK	ADD CURB ISLANDS PER CITY OF DE PERE					DESIGNED BDR			JOB NO. 3960008		

Packet Pg. 14



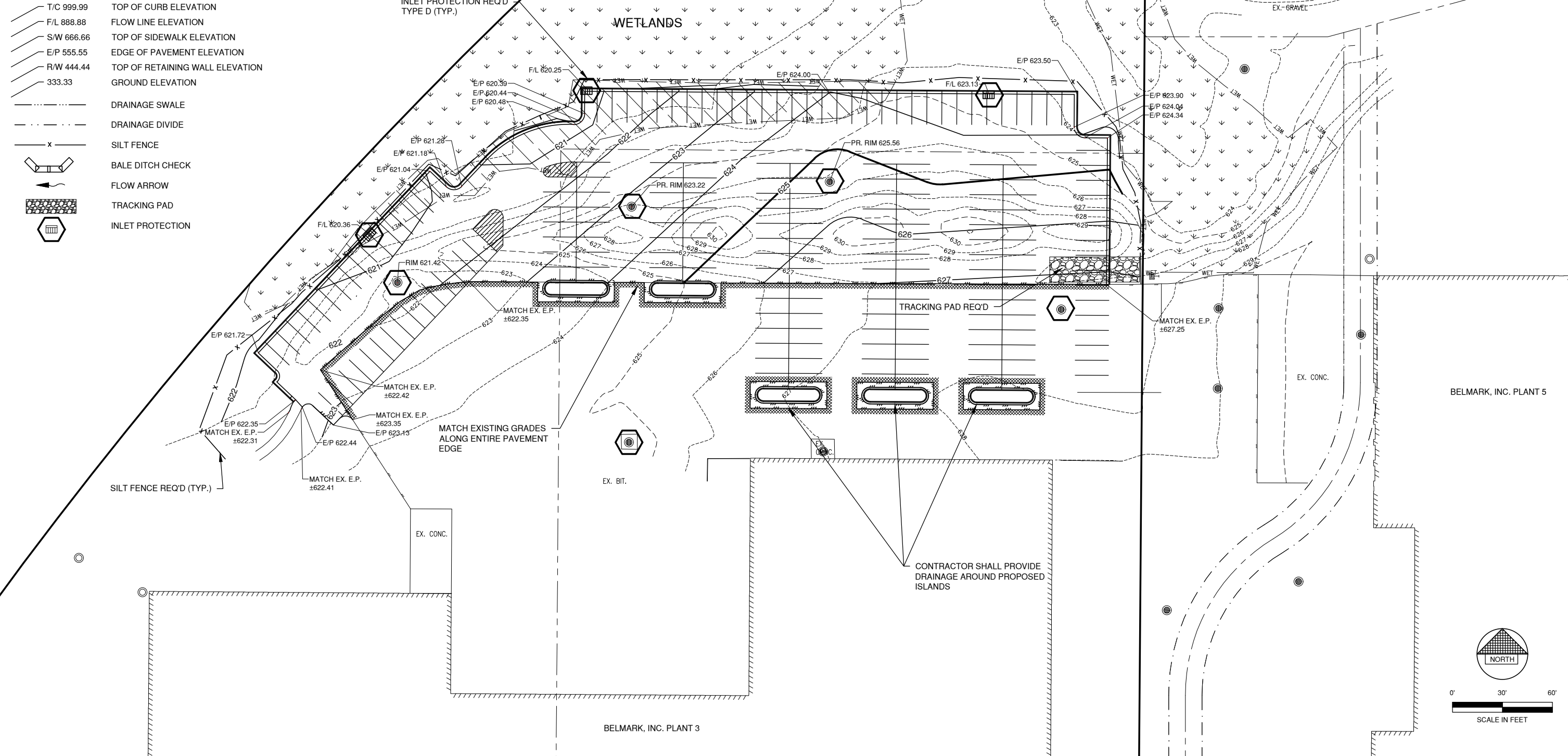
EROSION CONTROL

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

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

LEGEND

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

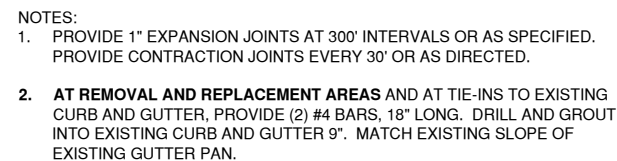


NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	DATE	FILE	JOB NO.	Robert E. Lee & Associates, Inc.	SHEET NO.
1	01/13/2020	PHK	ISSUED FOR CONSTRUCTION					CHECKED	06/2018	3960008D	3960008	ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES	5
2	02/17/2020	PHK	ADD CURB ISLANDS PER CITY OF DE PERE					PHK				1250 CENTENNIAL CENTRE BOULEVARD, HO	
								DESIGNED				920-662-9641 www.releinc.com	
								BDR					

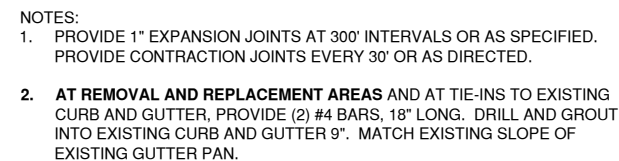
PARKING LOT RENOVATION FOR
BELMARK INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

GRADING AND EROSION CONTROL PLAN

Packet Pg. 148



24" MOUNTABLE CURB AND GUTTER



18" MOUNTABLE CURB AND GUTTER

[illegible]

PARKING LOT RENOVATIONS FOR
BELMARK INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE	06/2018
FILE	
DETAILS	
JOB NO.	3960008



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOUSTON, TX 77057
920-662-9641 www.releeinc.com

SHEET NO.
6
Pg. 149

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"

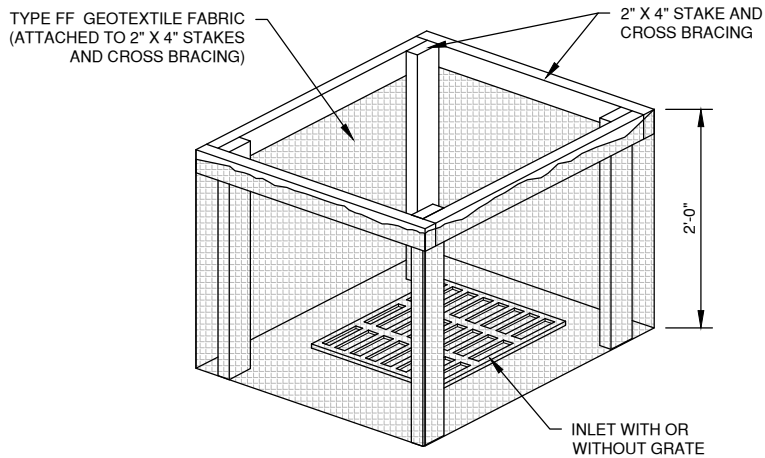
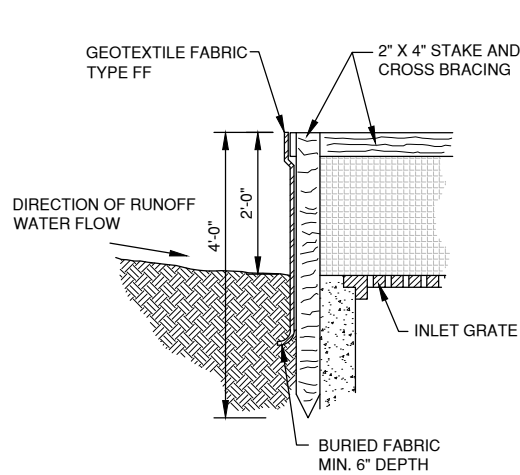
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

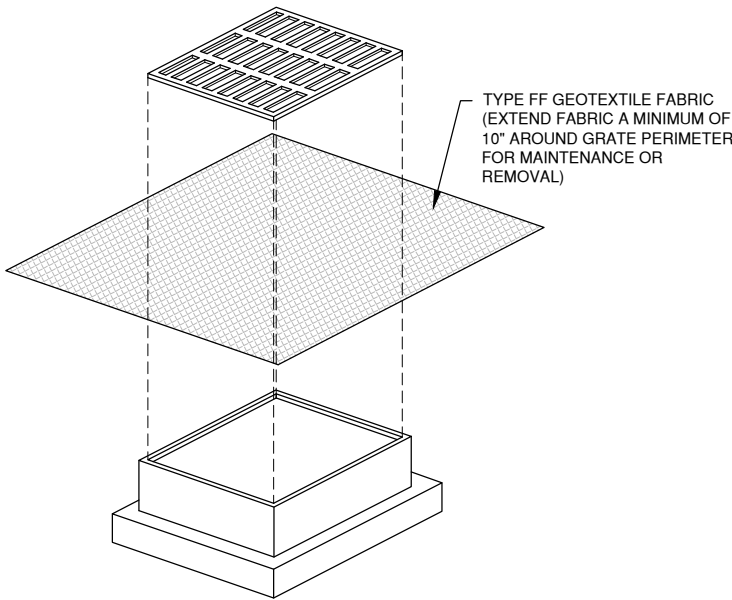
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

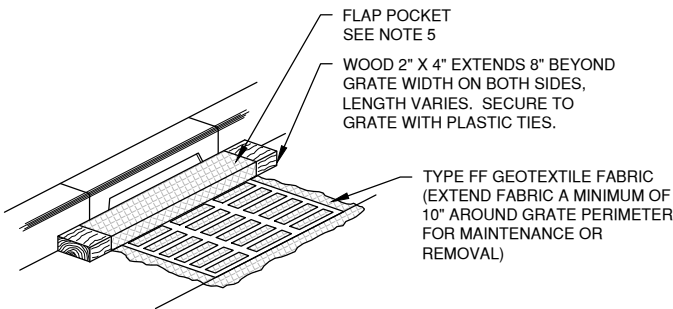
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE 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.



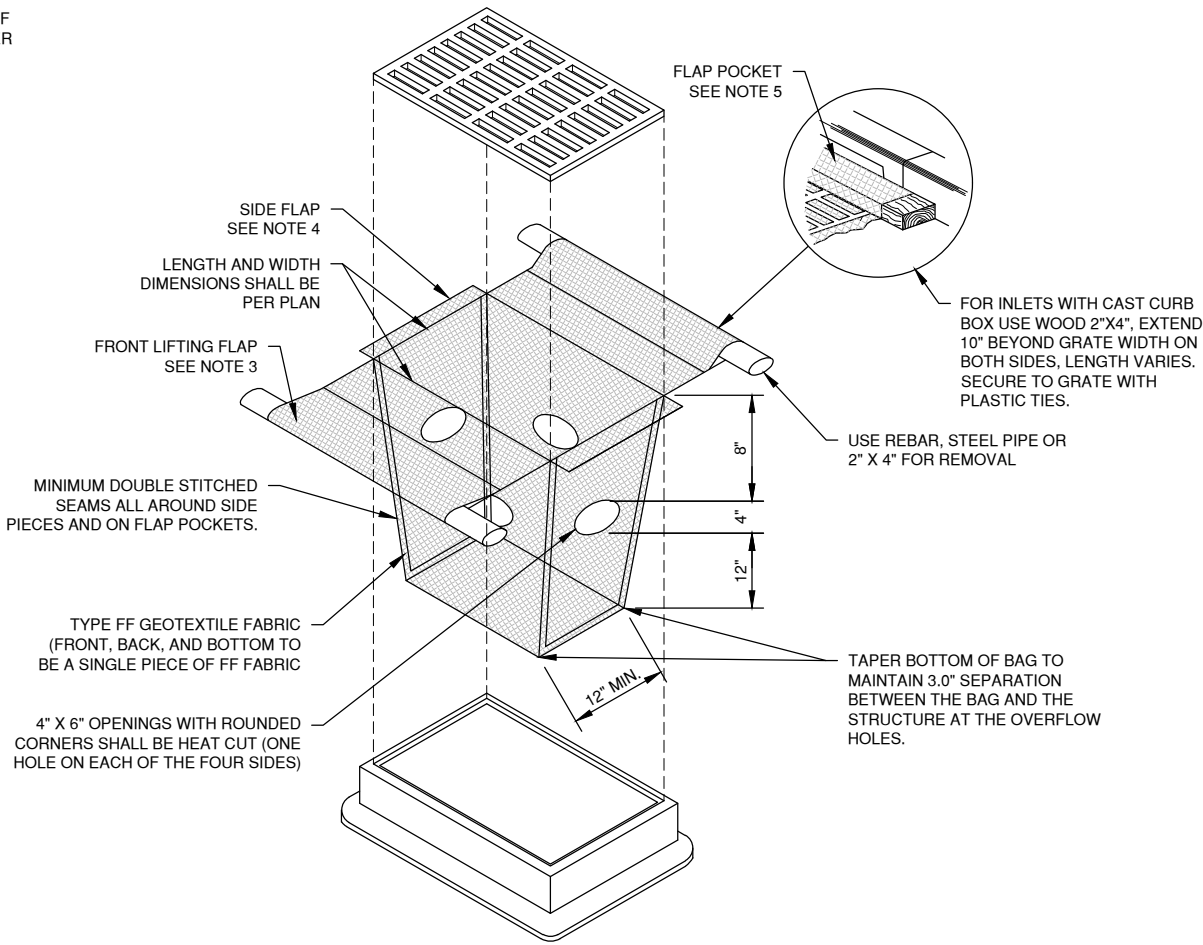
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C
(WITH CURB BOX)

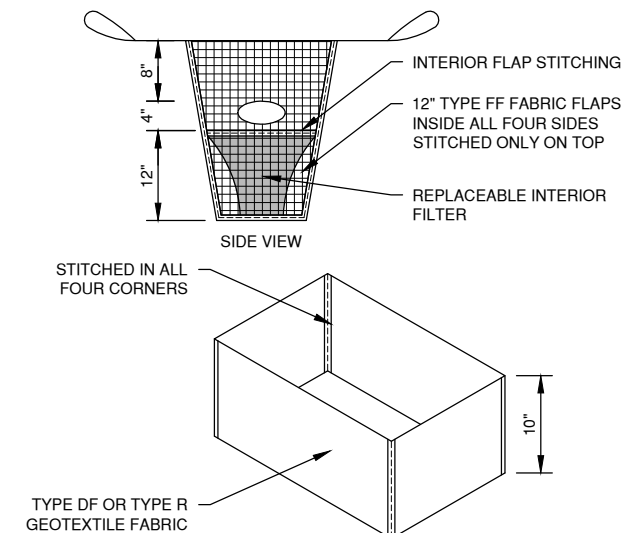


INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

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.

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.

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.



OVERFLOW OPENING (FOR INLETS WITH CURB BOXES)

FLAP POCKET SEE NOTE 5

REBAR (OR EQUIVALENT)

FLAP POCKET SEE NOTE 5

USE REBAR, STEEL PIPE OR 2" X 2" FOR REMOVAL

12" MIN. EQUAL

12" MIN. EQUAL

12" MIN.

TAPER BOTTOM OF BAG TO MAINTAIN 3.0" SEPARATION BETWEEN THE BAG AND THE STRUCTURE AT THE OVERFLOW HOLES.

4" X 6" OPENINGS WITH ROUNDED CORNERS SHALL BE HEAT CUT (ONE HOLE ON EACH OF THE FOUR SIDES)

TYPE HR GEOTEXTILE FABRIC SEE NOTE 2

TYPE FF GEOTEXTILE FABRIC SEE NOTE 2

FRONT LIFTING FLAP SEE NOTE 3

LENGTH AND WIDTH DIMENSIONS SHALL BE PER PLAN

SIDE FLAP SEE NOTE 4

FILTER

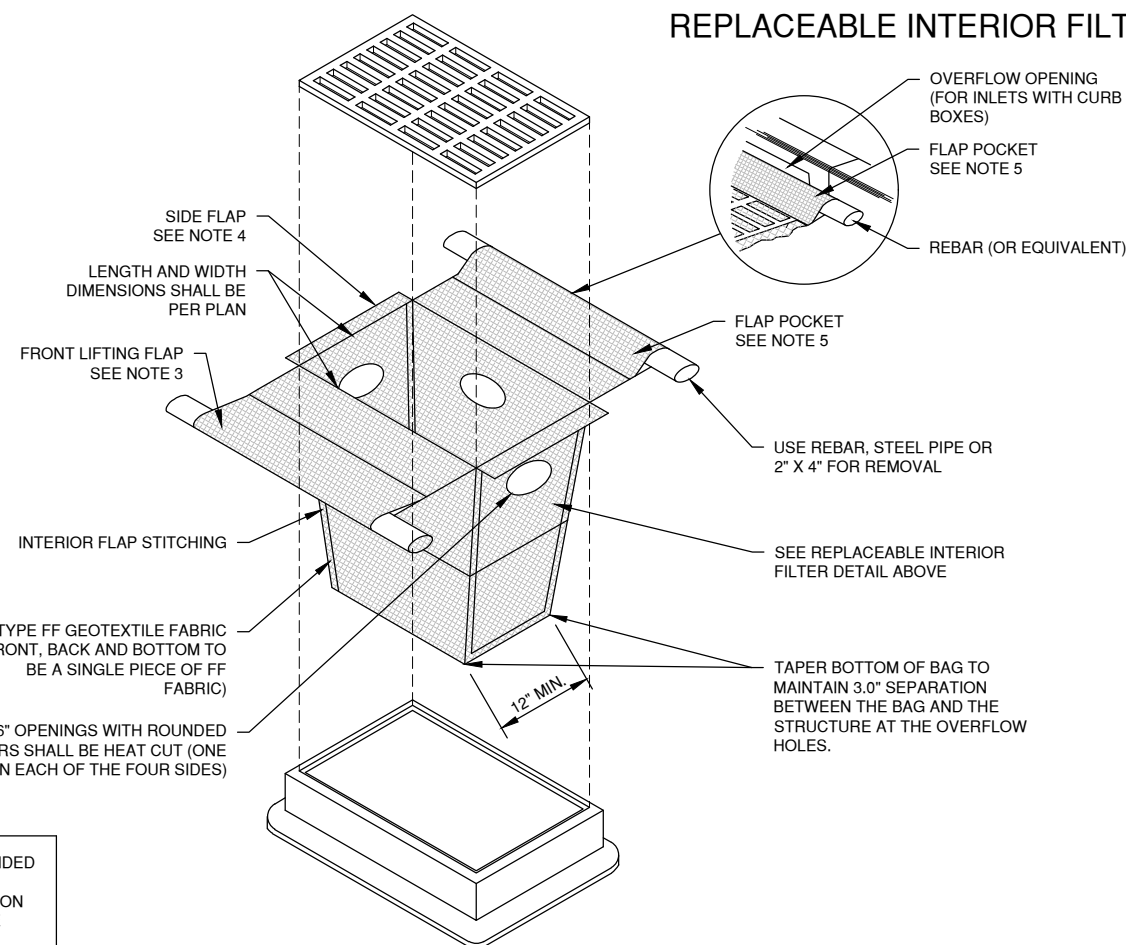
EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTIC DIAMET (Average)
----------------------------	--

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

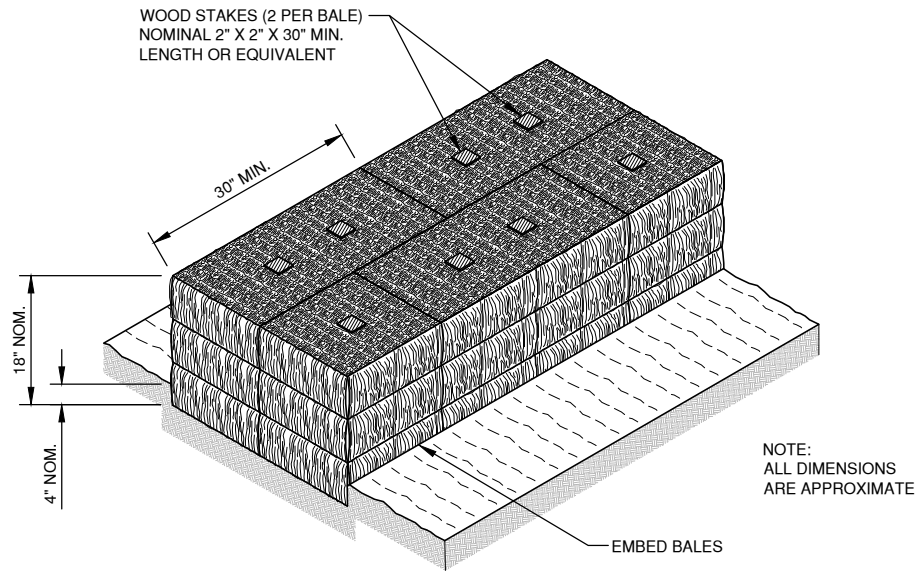
* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNB TECHNICAL STANDARD 1060

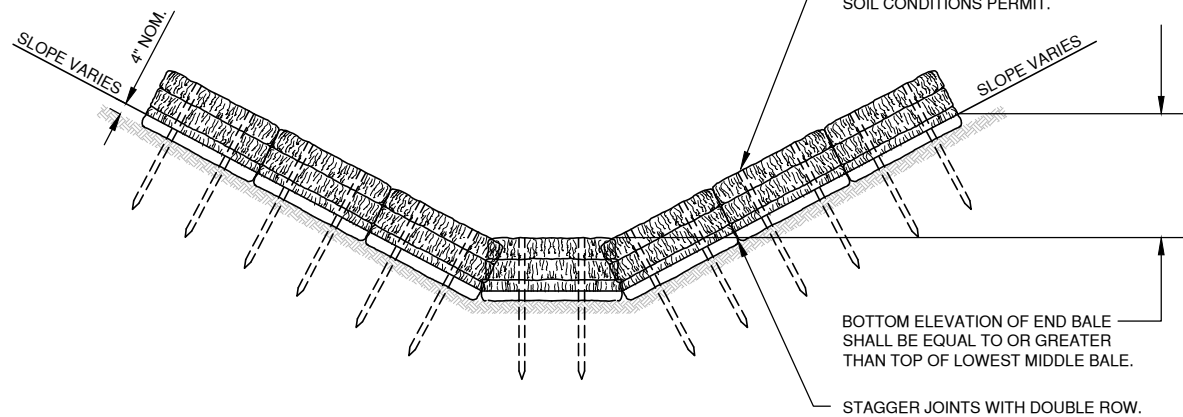
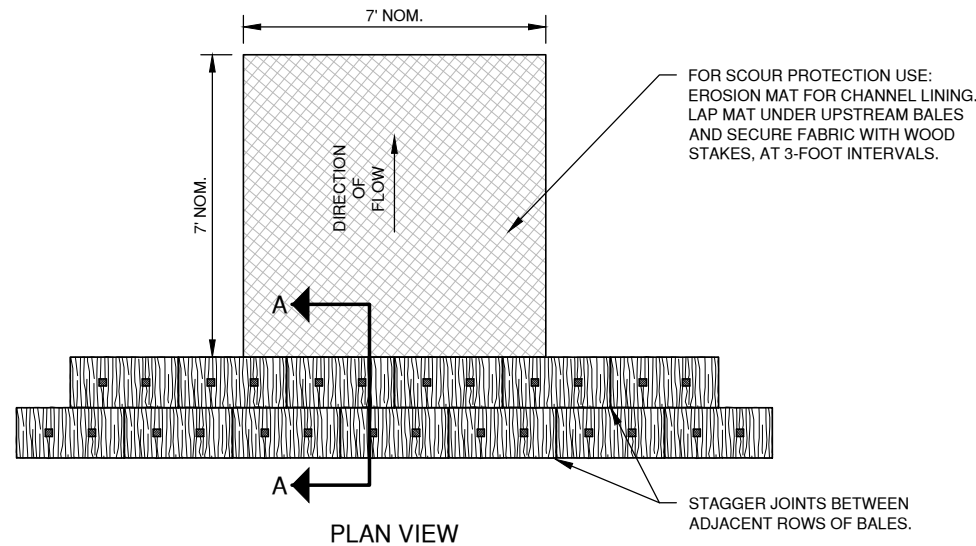


AYOUT: 2 INLET PROTECTION Plot Date: Feb 15, 2020 - 2:45pm

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN EMK	PARKING LOT RENOVATION FOR BELLMARK, INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL INLET PROTECTION TYPE D-HR AND TYPE D-M	DATE 11/2019	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HO 920-662-9641 www.releeinc.com	SHEET NO. 8
1	01/13/2020	PHK	ISSUED FOR CONSTRUCTION					CHECKED PHK			FILE EROSION CONTROL		Packet Pg. 151
2	02/17/2020	PHK	ADD CURB ISLANDS PER CITY OF DE PERE					DESIGNED BDR			JOB NO.		

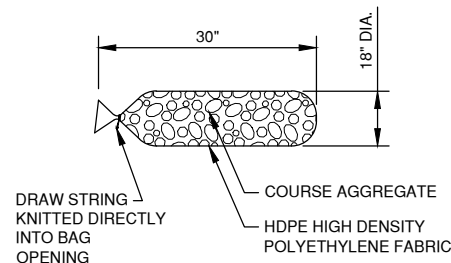


SECTION A-A



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A



FILTER BAG DETAIL

NOTES:

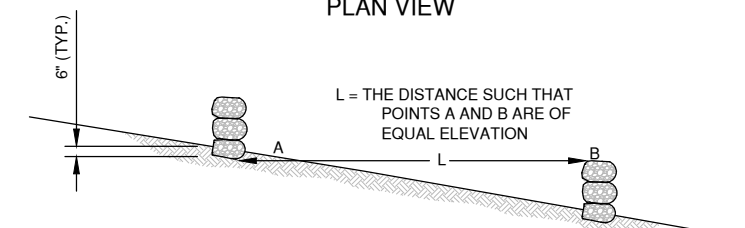
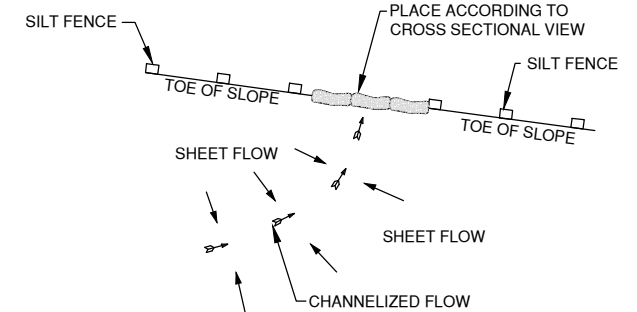
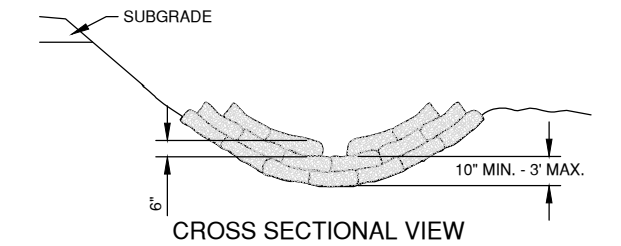
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

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.

2. 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



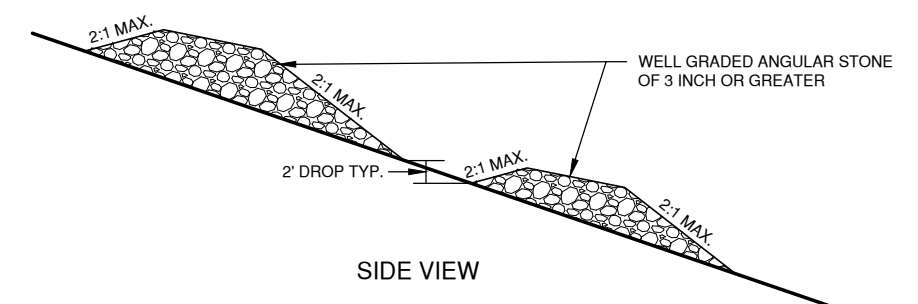
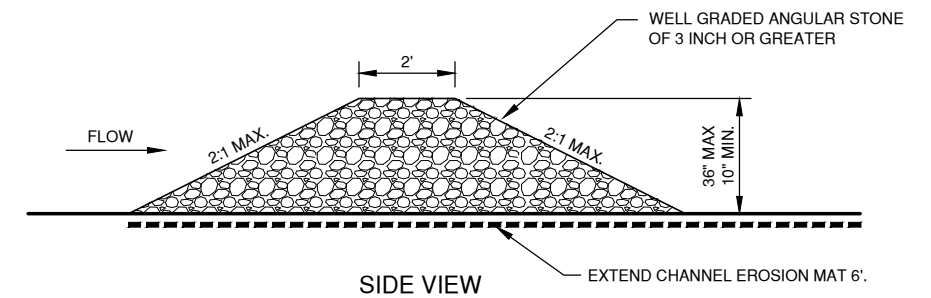
SIDE VIEW

DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS
TYPE B

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.



TEMPORARY DITCH CHECK USING STONE
TYPE C

File: R:\3900\3900_Veg0008_Veg\Erosion_Control.dwg
Plot Date: Feb 15, 2020 - 2:46pm
LAYOUT: 3 DITCH CHECKS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN EMK
1	01/13/2020	PHK	ISSUED FOR CONSTRUCTION					CHECKED PHK
2	02/17/2020	PHK	ADD CURB ISLANDS PER CITY OF DE PERE					DESIGNED BDR

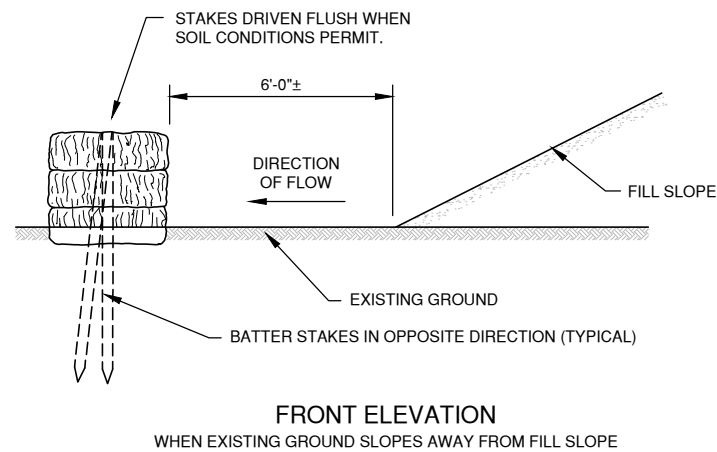
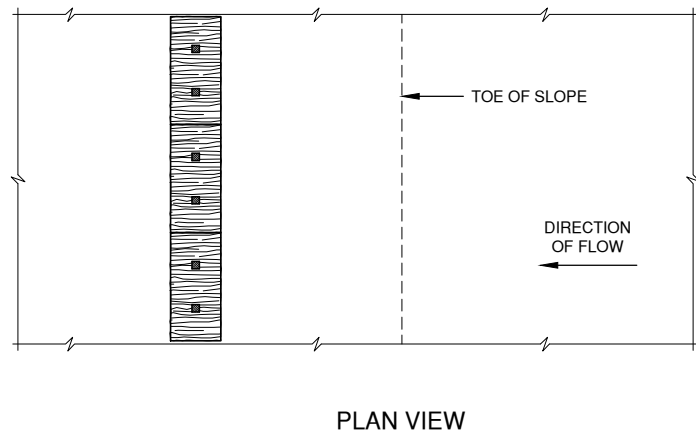
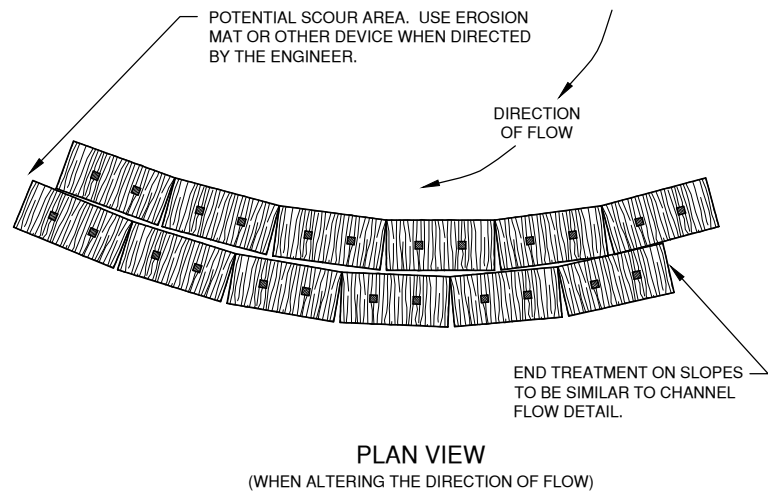
PARKING LOT RENOVATION FOR
BELLMARK, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECKS

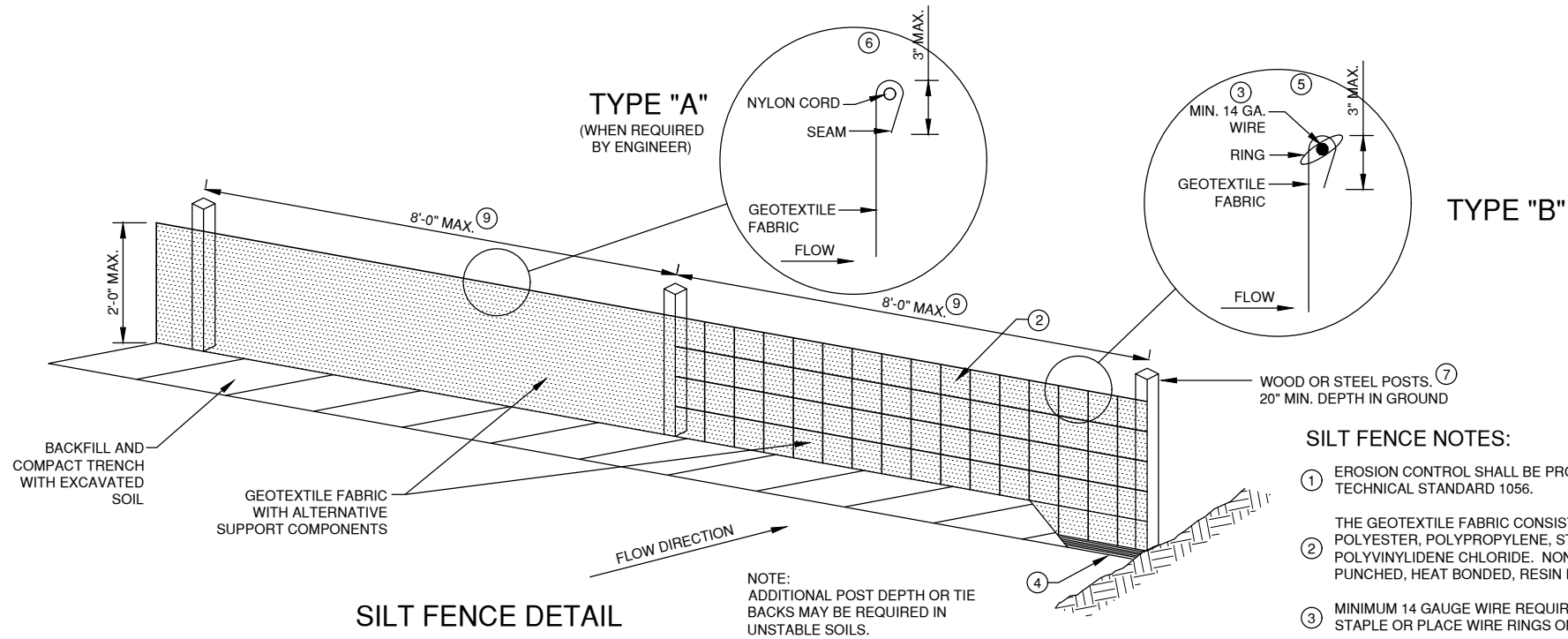
DATE 11/2019
FILE EROSION CONTROL
JOB NO. 3960008



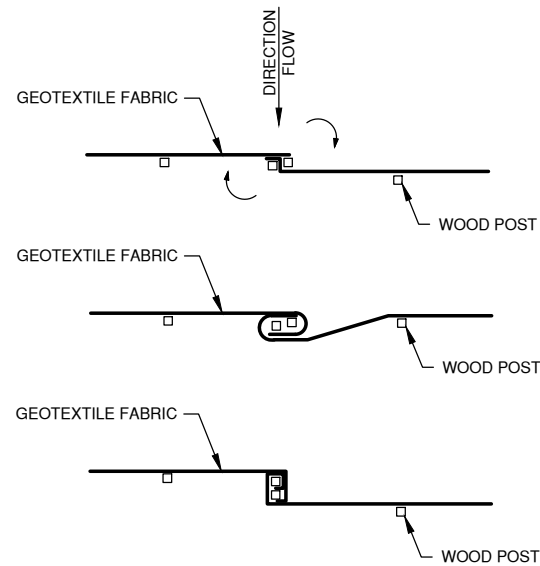
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD, HO
920-662-9641 www.releeinc.com



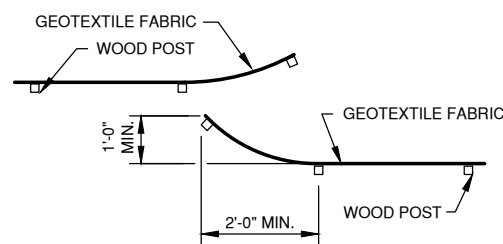
EROSION BALES FOR SHEET FLOW



SILT FENCE DETAIL

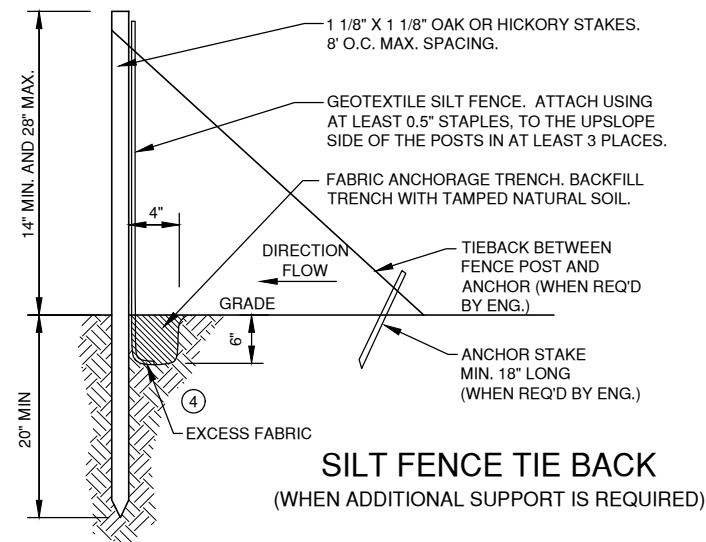


TWIST METHOD ⑧



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 SEED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **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.

File: R:\3960\3960_Veg\0008_Veg\Erosion_Control.dwg
Plot Date: Feb 15, 2020 - 2:46pm
LAWYR: 4 SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	01/13/2020	PHK	ISSUED FOR CONSTRUCTION					EMK
2	02/17/2020	PHK	ADD CURB ISLANDS PER CITY OF DE PERE					CHECKED PHK DESIGNED BDR

PARKING LOT RENOVATION FOR
BELLMARK, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

DATE 11/2019
FILE EROSION CONTROL
JOB NO. 3960008



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD, HO
920-662-9641 www.releeinc.com

SHEET NO.
10
Packet Pg. 153

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	PARKING LOT RENOVATION FOR BELLMARK, INC. CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL TRACKOOL CONTROL PRACTICES	DATE	 Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HQ 920-662-9641 www.releecinc.com	SHEET NO.
1	01/13/2020	PHK	ISSUED FOR CONSTRUCTION					CHECKED			11/20/19		11
2	02/17/2020	PHK	ADD CURB ISLANDS PER CITY OF DE PERE					PHK			FILE		
								DESIGNED			EROSION CONTROL		
								DBR			JOB NO.		
									3960008				

Packet Pg. 154



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- 03-23-20 Plan Commission Report - VFW Park Aquatic Facility (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 10 Mar 2020 (PDF)

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

SITE MAP



REQUESTED ACTION: Site Plan Approval.

New aquatic facility where the Plan Commission review is for two new buildings and a modified parking lot "drop off zone" only. The site plan review is not related to the design/layout of the aquatic facility pools, slides, etc.

COMMON DESCRIPTION: 730 Grant ST, located north and east from the Grand ST and Allard ST intersection.

PARCEL NUMBERS: WD-87, WD-91, WD-93-3, WD-93-1-A, WD-94WD-110

EXISTING ZONING: R-2 (Single and Tow-Family Reside4nce District)

SURROUNDING LAND USES:	Single family residential (R-2) to the north, south and west. Also, De Pere West High School (R-2) to the south. Community Center (R-2) to the east.	
COMPREHENSIVE PLAN:	Parks and Recreation	
APPLICANT / OWNER:	Marty Kosobucki Director of Parks and Recreation Authorized Representative 925 S Sixth ST De Pere, WI 54115	City of De Pere Property Owner 335 S Broadway ST De Pere WI, 54115
SITE HISTORY:	The site has been used for agricultural purposes since 1938 until the late 1950's when a pool was developed. The pool was modified from its original configuration in the 1980's and a parking lot was added. The parking lot has been reconfigured several times, but the original pool building remained relatively the same.	
STAFF REVIEW:	When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60. The subject property includes the following development changes that are to be reviewed as part of this site plan: • A new 6,832 SF pool building, located on the north side of the existing parking lot. ○ The new pool building will have landscaping on the front (south) and on one side (east). Hardscape and seating areas eliminate the ability to landscape the other sides. • A new 1,508 SF mechanical building, located on the northwest side of the swimming area. • A modified parking lot that eliminates 10 parking stalls on exchange for a new drop-off zone near the pool building entry. The modified parking lot will have 91 parking stalls. No new driveways are proposed. The existing Grant Street drive will remain. No new signage is identified. Any signage requires a separate sign permit(s) from the Building Inspection Division. The building façade materials are the following: • The main bathhouse includes split face block with two CMU accent bands, metal canopies, siding detail within the gable ends, and asphalt shingle roof. The building materials with detail highlights are approvable. • The mechanical building is made of the same materials as the main bathhouse building, with the exception of a pergola/shade screen being included on the east side of the building. The building materials with detail highlights are approvable.	

The site plan complies with the following massing and setback requirements set by the R-2 District (Code Section 14-39):

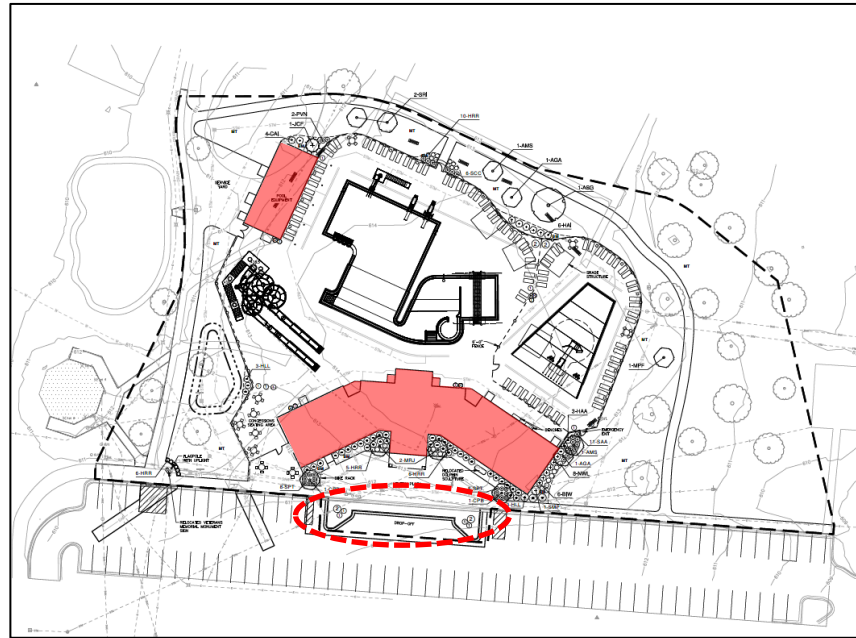
Note: Specific R-2 requirements for recreational facilities are specified by the Plan Commission.

- Land Use: Park Pool – Proposed aquatic facility (permitted)
- Lot Size: 11.2 acres when combined
- Front Yard Setback – from pool building: ~140 feet
- Corner Side Yard Setback – from mechanical building : ~475 feet
- Interior Side Yard Setback – from pool building: ~175 feet
- Rear Yard Setback – from mechanical building: ~100 feet
- FAR: Not Applicable
- Building Height: 25 feet (Pool Building) and 19 feet (Mechanical Building)
- Landscaping: Not part of the review.

Parking requirements are based building and large pool square footage (1 stall per 200 SF). The below chart summarizes the existing and proposed stalls to be added, and the required stalls:

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Pool Building	101	-10	35	51 surplus w/o visitor
Pool Surface SF	0	0	35	--
TOTAL	101	-10	70	YES, 91 Stalls

Proposed site plan with parking lot landscaping.



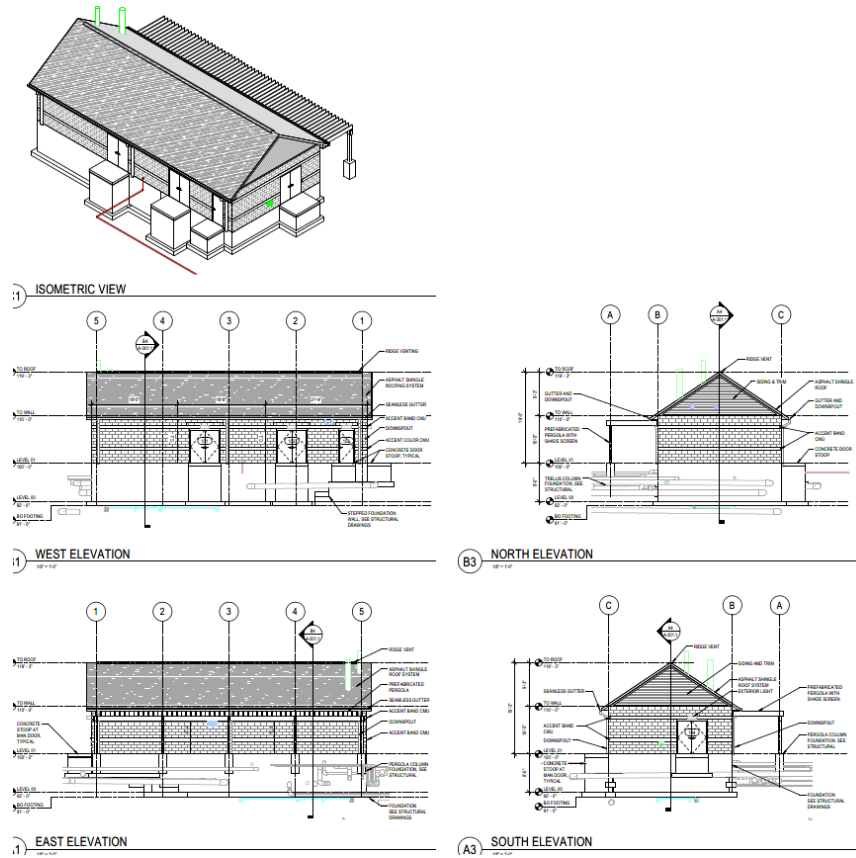
Elevations of the Pool Building.



Elevations of the Mechanical Building.

**City of De Pere
Staff Comments**

**Plan Commission
March 23, 2020**



Color Renderings.



STAFF COMMENTS:

Engineering: Meet with engineering staff regarding site requirements.

Fire: Meet with fire chief regarding site requirements.

Forestry: Meet with city forester regarding site requirements.

Health: Meet with city sanitarian regarding site requirements.

Planning:

1. Clearly label the elevation pages for the pool building and the mechanical building to distinguish the images/elevations for each building.
2. Parking requirement is 1 space per 200 SF of pool surface (not wading pools) plus 1 space per 200 SF of building... Identify the specific parking requirement on the site plan (the counts were estimated in the report). Also, adjust the existing and proposed number of spaces, which appear to be incorrect.
3. The site encompasses several parcels. Combining parcels to eliminate property lines in unusual places is recommended.

Inspection: Meet with senior building inspector regarding site requirements.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for the aquatic facility buildings and modified parking lot, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		City Project Receipt #: <i>NA</i>
		Date: <i>10 Mar 2020</i>

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) City of De Pere	Authorized Representative Marty Kosobucki	Title Dir. of Parks/Recreation/Forestry	
Mailing Address 925 South Sixth Street	City De Pere	State WI	ZIP Code 54115
Email Address mkosobucki@mail.de-pere.org	Phone Number (incl. area code) 920-339-8358	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity) City of De Pere	Contact Person Marty Kosobucki	Title Dir. of Parks/Recreation/Forestry	
Mailing Address 925 South Sixth Street	City De Pere	State WI	ZIP Code 54115
Email Address mkosobucki@mail.de-pere.org	Phone Number (incl. area code) 920-339-8358	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 730 Grant Street	Parcel No. WD-93-3
---	-----------------------

SECTION 4: Project Information

Existing Zoning:	R-2: Single- and Two-Family Residence District		
Present Use of Parcel:	Recreational and Social Facility - Publicly Owned		
Proposed Use of Parcel:	Recreational and Social Facility - Publicly Owned		
Estimated Start Date:	July 6, 2020	Estimated Completion Date:	May 14, 2021

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) Marty Kosobucki	Title Dir. of Parks/Recreation/Forestry	Phone Number 920-339-8358
Signature of Applicant <i>Marty J. Kosobucki</i>		Date Signed <i>3-9-20</i>

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9309 : Staff recommendation and possible action regarding a Site Plan request for a new pool building and m)

1150 Springhurst Drive, Suite 201
 Green Bay, WI 54304-5950
 920 / 592 9440
 920 / 592 9445 fax
www.graef-usa.com



collaborāte / formulāte / innovāte

March 9, 2020

Department of Development Services
 City of De Pere
 335 S. Broadway
 De Pere, WI 54115

SUBJECT: VFW Park Aquatic Facility
 Site Plan Review Submittal

To Whom It May Concern:

On behalf of the City of De Pere Department of Parks, Recreation, and Forestry, we are submitting the following applications and other documentation for the VFW Park Aquatic Facility project:

- Site Plan Review Application
- Site Plan Set – One (1) set full size 30"x42" (scaled per drawings)
- Site Plan Set – One (1) set reduced size 11"x17" (not to scale)
- Site Plan Set – One (1) digital pdf bound set on Flash Drive
- Stormwater Management Plan – One (1) copy

The developer for the VFW Park Aquatic Facility is the City of De Pere. This project will include a 6,832 SF Pool Building, 1,508 SF Mechanical Building, a 5,548 SF (water area) Leisure Pool, an 1,803 SF (water area) Wading Pool, a two-flume body slide, associated pool deck areas, vehicle drop off lane, new utility services, exterior sidewalk and a service drive.

Construction work associated with this project will include: minor site demolition, site grading, building construction, pool construction, utility installation, concrete and asphalt paving and landscape elements.

We request that you please begin the processing of these applications. As a City project, it is our understanding that the site plan review fee is waived. If any other information is needed other than what is enclosed or noted above, please contact us and we will prepare and submit supplemental information as soon as possible.

Sincerely,

Patrick J. Skalecki, P.E.
 Vice President | Principal | Green Bay Office Leader

CEP:cep

B:\M 360\171126 - De Pere VFW Park\2019\2045_A19.rvt
2/25/2020 8:37:48 AM

CITY OF DE PERE

VFW PARK AQUATIC FACILITY

730 GRANT ST.
DE PERE, WI 54115

CITY SITE PLAN SUBMITTAL

SHEET INDEX

TITLE SHEET

G-001 TITLE SHEET

OWNER

CITY OF DE PERE
335 S. BROADWAY
DE PERE, WI 54115

CIVIL

C-001 GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
C-100 TOPOGRAPHIC SURVEY
C-101 SITE DEMOLITION PLAN
C-102 SITE EROSION CONTROL PLAN
C-200 SITE LAYOUT AND PAVING PLAN
C-300 SITE UTILITY PLAN
C-400 SITE GRADING AND DRAINAGE PLAN
C-500 CONSTRUCTION DETAILS
C-501 CONSTRUCTION DETAILS
C-502 CONSTRUCTION DETAILS

LANDSCAPE

L-100 LANDSCAPE PLAN
L-900 LANDSCAPE NOTES & DETAILS

ARCHITECTURAL

A-101 FLOOR PLAN
A-101.1 PLANS & CODE DATA - MECHANICAL
 BUILDING

A-201 EXTERIOR ELEVATIONS
A-201.1 ELEVATIONS & DETAILS - MECHANICAL
 BUILDING

RENDERINGS

POOL BUILDING
MECHANICAL BUILDING
3D PERSPECTIVE AERIAL
3D PERSPECTIVE AERIAL

ELECTRICAL

EP-101 ELECTRICAL SITE PHOTOMETRICS PLAN

CLIENT:

CITY OF DE PERE



PROJECT TITLE:

VFW PARK AQUATIC FACILITY

730 GRANT ST.
DE PERE, WI 54115

ISSUE:

1 03/09/20 CITY SITE PLAN
SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER: 2019-2045.00

DATE: 02/21/20

DRAWN BY: JDJ

CHECKED BY: TJE

APPROVED BY: PJS

SCALE: AS NOTED

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

G-001

X:\GB\2019\2019\2020\045\Design\Civil\001\001_General Notes
3/9/2020 1:21 PM

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

GENERAL NOTES

- EXISTING CONDITIONS FOR THIS PLAN ARE BASED ON SURVEY BY GRAEF DATED OCTOBER 2019. ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
- IN ACCORDANCE WITH WISCONSIN STATUTE 182.01, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK. CONTACT CITY OF DE PERE PARKS DEPARTMENT TO LOCATE PRIVATE UTILITIES ON THE SITE.
- COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), BROWN COUNTY.

ABBREVIATIONS

ASPH.	ASPHALT	I.E.	INVERT ELEVATION
A.V.	AIR VALVE	I.P.	IRON PIPE
BM	BENCHMARK	LAT.	LATERAL
BIT.	BITUMINOUS	MH.	MANHOLE
CB.	CATCHBASIN	M.J.	MECHANICAL JOINT
C/L	CENTERLINE	PAV'T.	PAVEMENT
CONC.	CONCRETE	PROP.	PROPOSED
CP	CONTROL POINT	PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE	R. BAR	REBAR
C. & G.	CURB & GUTTER	REQ'D.	REQUIRED
D.I.P.	DUCTILE IRON PIPE	R.J.	RESTRAINED JOINT
DWY.	DRIVEWAY	SAN.	SANITARY
EXIST.	EXISTING	S.	SLOPE
F.F.E.	FINISHED FLOOR ELEVATION	SB.	SOIL BORING
FM.	FORCE MAIN	STM.	STORM
G.V.	GAS VALVE	TYP.	TYPICAL
GR.	GRAVEL	WM.	WATER MAIN
GRT	GRATE	W.V.	WATER VALVE
HYD.	HYDRANT	W/	WITH
INL.	INLET		

LEGEND AND ABBREVIATIONS

	EXISTING GAS LINE		EXISTING CONTOUR
	EXISTING ELECTRIC LINE		TELEPHONE CO. MANHOLE
	EXISTING OVERHEAD ELECTRIC LINE		ELECTRIC CO. MANHOLE
	EXISTING TELEPHONE LINE		P-K NAIL
	EXISTING FIBER OPTIC CABLE		SERVICE POLE
	EXISTING STORM SEWER		GUY POLE
	EXISTING SANITARY SEWER		FLAG POLE
	EXISTING WATER MAIN		METER
	EXISTING EASEMENT		R/W POST
	PROPERTY LINE		TELEPHONE JUNCTION BOX
	EXISTING R/W LINE		CONTROL BOX
	PROPOSED R/W LINE		WELL
	CLEAN OUT		ELECTRIC RISER
	EXISTING MANHOLE		ELECTRIC TRANSFORMER
	EXISTING INLET		SEPTIC TANK
	WATER VALVE		SOIL BORING
	WATER SERVICE VALVE		1" DIA. IRON PIPE
	GAS SERVICE VALVE		PULLBOX
	EXISTING WATER HYDRANT		SIGN POST
	EXISTING FENCE		TREE LINE
	POWER POLE		DECIDUOUS TREE (SIZE)
	TELEPHONE/TELEGRAPH POLE		CONIFEROUS TREE (SIZE)
	LIGHT POLE		STUMP
	EXISTING CATCH BASIN		YARD LIGHT
	CONCRETE PAVEMENT		

EROSION CONTROL NOTES

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF DE PERE, AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS".
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE. USE CONTROLS APPROPRIATE FOR FROZEN GROUND (SEDIMENT LOGS, TARPS, ETC.) DURING WINTER CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED AND DOCUMENTED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. REPAIRS AND MAINTENANCE SHALL BE COMPLETED WITHIN 24 HOURS OF INSPECTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE WILL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT AS PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS AND IN ALL INLET FOR A MINIMUM OF ONE BLOCK OR AS NEEDED TO COLLECT ALL SEDIMENT TRACKED OFF-SITE.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN THE PUBLIC STREET FREE OF DUST AND DIRT.
- SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE BEST MANAGEMENT PRACTICES SPECIFIED IN THE WDNR "CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS". WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- MINIMIZE CONTACT OF VEHICLES WITH EXPOSED SOILS AND STANDING WATER. MANUAL REMOVAL OF SEDIMENT FROM VEHICLES MAY BE NEEDED WHEN WORKING IN HEAVY MUD CANNOT BE AVOIDED.
- LIMIT WATER USE TO MINIMIZE THE DISCHARGE OF SEDIMENT INTO DRAINAGE INFRASTRUCTURE.
- MONITOR ALL TRACKOUT CONTROL PRACTICES AND NEARBY STREETS AND ROADS AT LEAST DAILY DURING CONSTRUCTION AND MORE FREQUENTLY DURING HEAVY USE.
- CLEAN AND MAINTAIN ALL EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE TRACKOUT.
- MONITOR STABILIZED WORK SURFACE AREAS FOR SOIL DEPOSITS, STANDING WATER, AND DAMAGE. REMOVE SOIL DEPOSITS DAILY THROUGH SCRAPING AND/OR PAVEMENT CLEANING, AND REPAIR DAMAGE AS NEEDED.
- ACCUMULATION OF SEDIMENT ON OFF-SITE PAVEMENT NEAR A SITE EXIT IS AN INDICATION THAT STREET CLEANING IS NEEDED AND ON-SITE PREVENTION AND CONTROL MEASURES NEED MAINTENANCE OR ARE NOT ADEQUATE. RELOCATE OR ADD PRACTICES WHEN CONSTRUCTION EGRESS LOCATION ARE CHANGED OR WHEN CURRENT CONTROL MEASURES ARE NOT REDUCING TRACKOUT. ADDITIONAL PRACTICES SHALL BE IMPLEMENTED IN CONFORMANCE WITH WDNR CONSERVATION PRACTICE STANDARD 1057.
- CLEAN STREETS AND ROADS AS NEEDED TO MAINTAIN TRACTION, MINIMIZE FURTHER SPREAD OF SEDIMENT, AND REDUCE DISCHARGE TO DRAINAGE INFRASTRUCTURE.
- ADD SIGNAGE, FENCING, STEEL POSTS, AND/OR TRAFFIC BARRIERS AS NEEDED TO RESTRICT EXITING TRAFFIC AND IMPROVE USE OF PRACTICES.
- METHODS OF STREET CLEANING VARY BASED ON PROJECT SIZE, CONDITIONS, AND AVAILABILITY OF EQUIPMENT. THESE METHODS REQUIRE THE CONTRACTOR TO FOLLOW OSHA STANDARDS FOR SILICA DUST CONTROL AND MAY REQUIRE ADDITIONAL SAFEGUARDS TO MEET CURRENT STANDARDS.
- SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE THE WORK DAY OR MORE FREQUENTLY IF PUBLIC HEALTH AND/OR SAFETY ISSUES ARISE.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, AND MULCHING SODDING, COVERING WITH TARPS, OR EQUIVALENT BEST MANAGEMENT PRACTICES. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- PERMANENT SEEDING SHALL BE ESTABLISHED NO LATER THAN SEPTEMBER 15TH. IF PERMANENT SEEDING IS NOT ESTABLISHED, TEMPORARY SEEDING SHALL BE ESTABLISHED NO LATER THAN OCTOBER 15TH. ALL SEEDED AREAS MUST BE MULCHED AT A RATE OF 1.5 TO 2 TONS PER ACRE AND ANCHORED BY EITHER CRIMPING OR BY APPLYING A TACKIFIER.
- USE ANNUAL RYE SEED MIX AT 100 POUNDS PER ACRE AS A TEMPORARY SEED MIX. PERMANENT SEEDING SHALL FOLLOW WITHIN ONE YEAR. IF TEMPORARY SEEDING IS NOT ESTABLISHED BY OCTOBER 15TH, USE CLASS I TYPE A EROSION MATTING ON ALL SLOPES 4:1 OR STEEPER.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY BEST MANAGEMENT PRACTICES SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS SHALL BE REMOVED.
- REPAIR SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES IMMEDIATELY UPON DISCOVERY.
- KEEP A COPY OF THE EROSION CONTROL PLAN, CITY EROSION CONTROL PERMIT, AND INSPECTION RECORDS ON SITE. PROVIDE RECORDS TO CITY OF DE PERE AS REQUIRED.
- USE WATERING, TACKIFIERS, AND/OR SOIL STABILIZERS TYPE A TO CONTROL DUST ACCORDING TO WDNR TECHNICAL STANDARD 1068.

GRAEF

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

www.graef-usa.com



CLIENT:

CITY OF DE PERE



PROJECT TITLE:

VFW PARK AQUATIC FACILITY

730 GRANT ST.
DE PERE, WI 54115

ISSUE:

03/09/20 CITY SITE PLAN
SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER: 2019-2045.00

DATE: 2/21/2020

DRAWN BY: CEP

CHECKED BY: RPV

APPROVED BY: PJS

SCALE: AS NOTED

SHEET TITLE:

GENERAL NOTES, SYMBOLS, AND
ABBREVIATIONS

SHEET NUMBER:

C-001

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

www.graef-usa.com



CLIENT:

CITY OF DE PERE



PROJECT TITLE:

VFW PARK AQUATIC FACILITY

730 GRANT ST.
DE PERE, WI 54115

ISSUE:

03/09/20 CITY SITE PLAN
SUBMITTAL

NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2019-2045.00

DATE: 2/21/2020

DRAWN BY:

CHECKED E

APPROVED

SCALE: AS NOTED

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER

C-100

Packet Pg. 166

CONTROL POINTS			
NO.	NORTHING	EASTING	DESCRIPTION
10	542161.65	82711.65	SET STEEL SPIKE.
11	542482.81	82781.40	SET STEEL SPIKE.
12	542395.44	83394.04	SET STEEL SPIKE.
13	542138.47	83143.68	SET STEEL SPIKE.

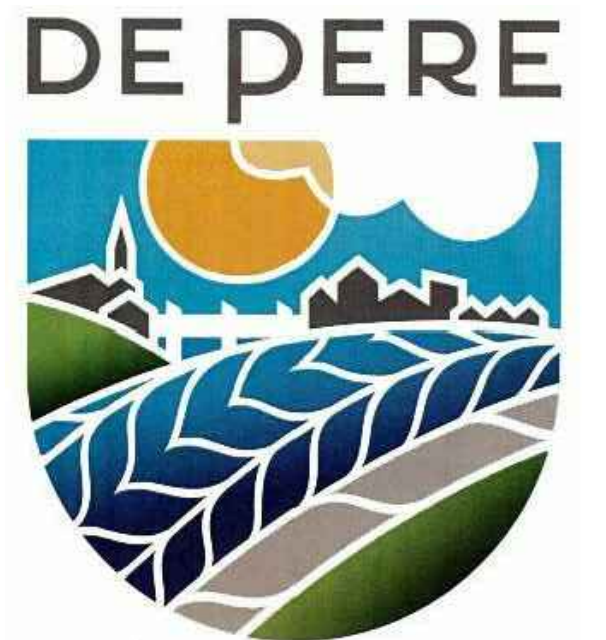
BENCHMARKS		
NO.	ELEVATION	DESCRIPTION
50	612.67	SET SPIKE IN EAST FACE OF LIGHT POLE, LOCATED BETWEEN THE NORTHWEST CORNER OF THE PARKING LOT AND THE BUILDING.
51	615.83	TOP OF BOLT BETWEEN THE WORDS "MUELLER AND CHATTANOOGA" ON FIRE HYDRANT, LOCATED ABOUT 65 FEET NORTH OF PARKING LOT ABOUT MIDWAY.
52	612.53	SET SPIKE IN WEST FACE OF POWER POLE WITH SIREN, LOCATED ABOUT 75 FEET SOUTHWEST OF SHELTER AREA.

GENERAL NOTES

1. REFER TO SHEET C-001 FOR SYMBOLS, LEGEND, AND ABBREVIATIONS OF ELEMENTS SHOWN ON THIS SHEET.
2. EXISTING CONDITIONS FOR THIS PLAN ARE BASED ON SURVEY BY GRAEF DATED OCTOBER 2019. ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
3. IN ACCORDANCE WITH WISCONSIN STATUTE 182.01, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK. CONTACT CITY OF PERE PARKS DEPARTMENT TO LOCATE PRIVATE UTILITIES ON THE SITE.
4. COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), BROWN COUNTY.
5. CONTRACTOR SHALL VERIFY LOCATION OF PROPOSED WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
6. PARCEL TAX ID IS WD-93-3.
7. PRESENT ZONING IS R-2, CURRENT USE IS PARKS AND RECREATION.
8. FOR OVERALL VFW PARK PARK PLAN OVERVIEW, SEE SHEET C-500

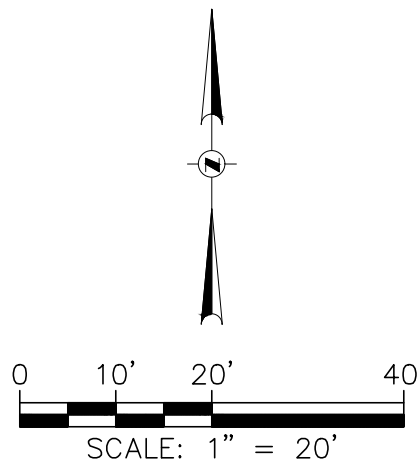
NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



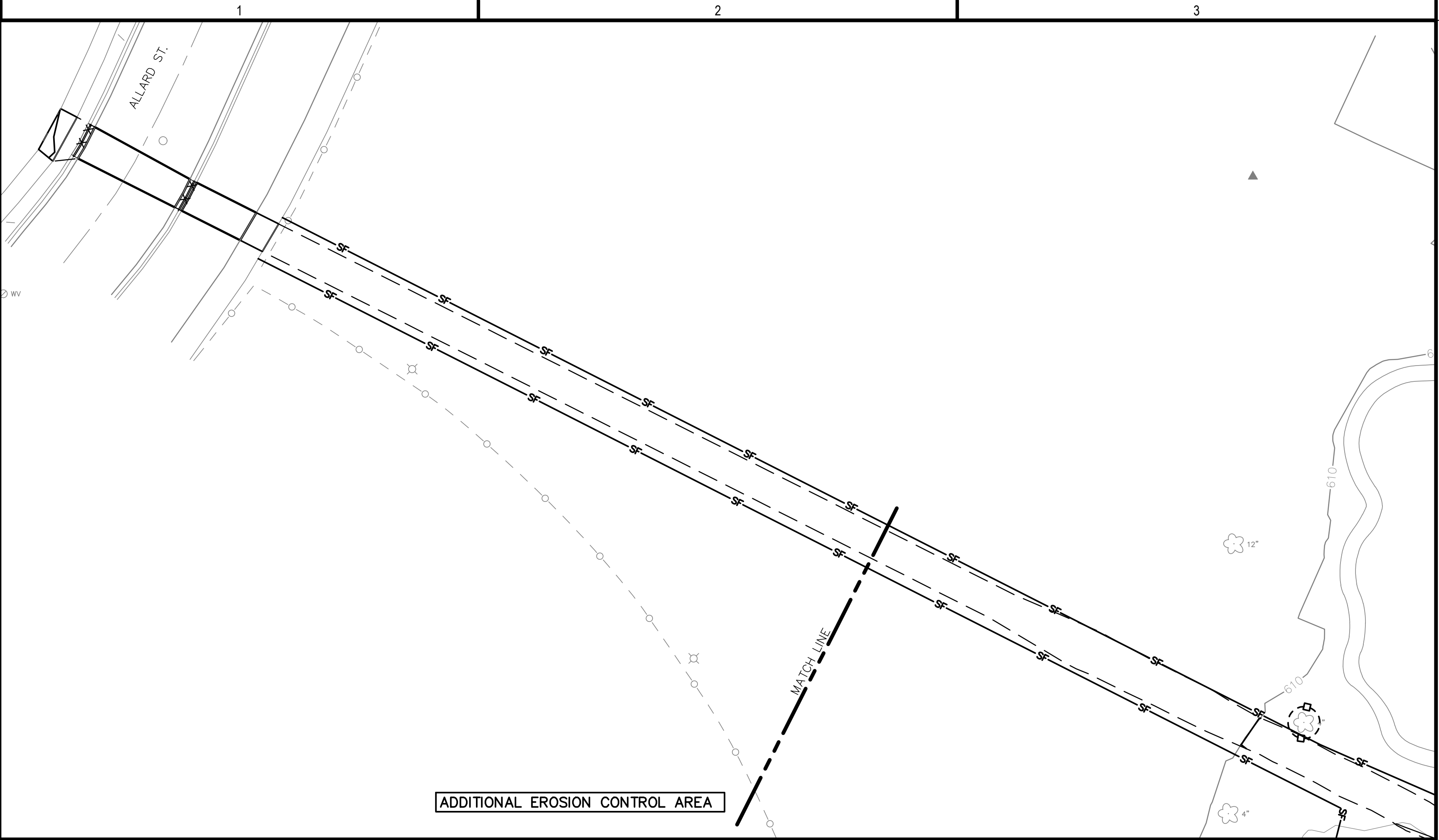
GENERAL NOTES

1. EXISTING CONDITIONS FOR THIS PLAN ARE BASED ON SURVEY BY GRAEF DATED OCTOBER 2019. ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
2. IN ACCORDANCE WITH WISCONSIN STATUTE 182.01, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.
3. BIOFILTER AREA SHALL BE SURROUNDED WITH PROTECTIVE BARRIER FENCING AND SILT FENCING AND PROTECTED FROM TRAFFIC THROUGHOUT CONSTRUCTION. SILT FENCE SHALL BE INSTALLED PRIOR TO BEGINNING WORK AND MAINTAINED UNTIL SURROUNDING VEGETATION IS ESTABLISHED. NO VEHICLE TRAFFIC SHALL BE PERMITTED TO CROSS BIOFILTER. THIS AREA MAY NOT BE USED FOR STAGING, MATERIAL STORAGE, STOCKPILING, VEHICLE PARKING, OR ANY OTHER ACTIVITY. DO NOT BRING BIOFILTER ONLINE UNTIL VEGETATION IS ESTABLISHED.



LEGEND

- | | |
|-----------------|-------------------------|
| ----- 610 ----- | EXISTING CONTOUR |
| - - - - - | CONSTRUCTION LIMITS |
| S | INLET PROTECTION (TYPE) |
| SF | SILT FENCE |
| [Symbol] | TRACKING PAD |
| [Symbol] | TREE PROTECTION FENCE |



SEE ABOVE FOR ADDITIONAL EROSION
CONTROL AREA TO ALLARD ST.



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



GENERAL NOTES

- EXISTING CONDITIONS FOR THIS PLAN ARE BASED ON A SURVEY BY GRAEF DATED OCTOBER 2019. ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
- IN ACCORDANCE WITH WISCONSIN STATUTE 182.01, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.
- ALL DIMENSIONS SHOWN ARE TO DECIMAL FEET AND MEASURED FROM FACE OF CURB, EDGES OF VERTICAL WALLS, AND CENTER POINT OF SITE ELEMENTS UNLESS SPECIFIED OTHERWISE. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
- ALL HANDICAP ACCESSIBLE PARKING STALLS, CURB RAMP AND ADA ACCESSIBLE ROUTES SHALL COMPLY WITH PROVISIONS OF THE AMERICAN WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (ADAAG) INCLUDING CROSS-SLOPE, LONGITUDINAL SLOPE, WIDTH AND OTHER REQUIREMENTS.
- REFER TO SHEET C300 FOR STORM SEWER LAYOUT INFORMATION.
- CONTRACTOR SHALL REPLACE OR REPAIR ALL CURB, PAVING, UTILITIES AND LAWN AREAS SCHEDULED TO REMAIN IF DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
- RADIUS DIMENSIONS NOT NOTED SHALL BE THREE (3) FEET.
- REFER TO ELECTRICAL SITE PLAN FOR COORDINATION OF WORK ON THIS SHEET.
- AT NEW CURB CONNECTIONS TO EXISTING CURB DRILL AND EPOXY 2-#4 TIE BARS EVENLY SPACED VERTICALLY IN CURB HEAD.
- CURB COORDINATES ARE TO FACE OF CURB.
- THE BUILDING OUTLINES SHOWN ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR STAKING OF BUILDING. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT AND STRUCTURAL ENGINEER ON THE STAKING OF THE BUILDING.
- PROVIDE CONTROL JOINTS FOR EXTERIOR CONCRETE AT EVENLY SPACED INTERVALS NOT TO EXCEED SEVEN (7) FEET UNLESS NOTED OTHERWISE.
- PROVIDE CONSTRUCTION JOINTS FOR EXTERIOR CONCRETE AT EVENLY SPACED INTERVALS NOT TO EXCEED TWENTY-EIGHT (28) FEET UNLESS NOTED OTHERWISE.
- ALL STRIPING SHALL BE 4-INCH YELLOW UNLESS NOTED OTHERWISE. NEW PAVEMENT MARKING INCLUDES ALL PARKING STALL LINES AND ADA ACCESS AISLE MARKING ALONG CURB LINE NEAREST POOL BUILDING.
- ALL EXISTING PAVEMENT MARKING IN FIRST ROW OF PARKING STALLS ALONG CURB LINE NEAREST POOL BUILDING, OUTSIDE THE LIMITS OF PAVEMENT REMOVAL, SHALL BE REMOVED FROM EXISTING PAVEMENT. IF BLAST CLEANING METHODS ARE USED, REMOVE RESIDUE MATERIALS CONCURRENTLY WITH BLAST CLEANING OPERATION.

SITE DATA

TOTAL SITE DISTURBED AREA: 85,813 SF (1.97 ACRES)
IMPERVIOUS AREA (EXISTING): 49,658 SF
IMPERVIOUS AREA (PROPOSED): 58,806 SF
PERVIOUS AREA (EXISTING): 36,154 SF
PERVIOUS AREA (PROPOSED): 27,007 SF
PARKING (EXISTING): 43 STD4 ADA STALLS ALONG CURB LINE
PARKING (PROPOSED): 36 STD4 ADA STALLS ALONG CURB LINE
FLOOR AREA RATIO: 0.097 (8340 GSF/85,813 SF)

LEGEND

---	GRADING LIMITS
W---	PROPOSED WATER SERVICE
SAN---	PROPOSED SANITARY SERVICE
STM---	PROPOSED STORM SEWER LINE
●	PROPOSED MANHOLE
■	PROPOSED INLET
---	24-INCH CURB AND GUTTER
---	NORTHING
---	EASTING
---	ASPHALT PAVEMENT
---	CONCRETE SIDEWALK
---	POOL DECK (6-INCH REINF CONC.)
---	SERVICE DRIVE (6-INCH REINF CONC.)

N: 100,000.00

E: 200,000.00

SEE ABOVE FOR ADDITIONAL
WORK AT ALLARD ST.

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

NOT FOR CONSTRUCTION

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

www.graef-usa.com



CLIENT:

CITY OF DE PERE



PROJECT TITLE:

VFW PARK AQUATIC FACILITY

ISSUE:

03/09/20 CITY SITE PLAN
SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER: 2019-2045.00

DATE: 2/21/2020

DRAWN BY: CEP

CHECKED BY: RPV

APPROVED BY: PJS

SCALE: AS NOTED

SHEET TITLE:

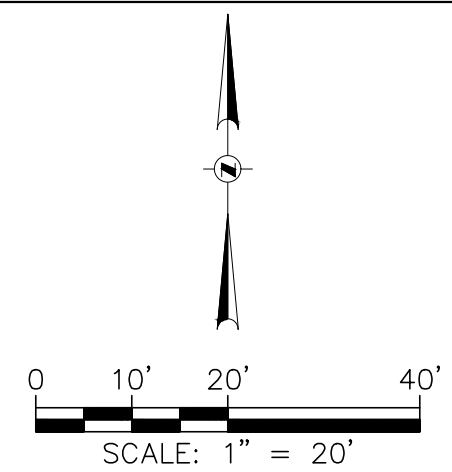
SITE UTILITY PLAN

SHEET NUMBER:

C-300

GENERAL NOTES

- EXISTING CONDITIONS FOR THIS PLAN ARE BASED ON A SURVEY BY GRAEF DATED OCTOBER 2019. ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
- IN ACCORDANCE WITH WISCONSIN STATUTE 182.01, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.
- REFER TO ELECTRICAL SITE PLAN FOR COORDINATION OF WORK ON THIS SHEET.
- REFER TO PLUMBING PLAN FOR COORDINATION OF WORK ON THIS SHEET, INCLUDING ALL SERVICE LATERAL CONNECTIONS AT THE BUILDING.
- ALL BUILDING LATERALS SHALL BE IN COMPLIANCE WITH LOCAL AND STATE PLUMBING CODES.
- VERIFY ELEVATION OF EXISTING WATER MAIN PRIOR TO BEGINNING WORK. MAINTAIN A MINIMUM OF 6" OF COVER OVER THE TOP OF WATER MAIN AND LATERALS.

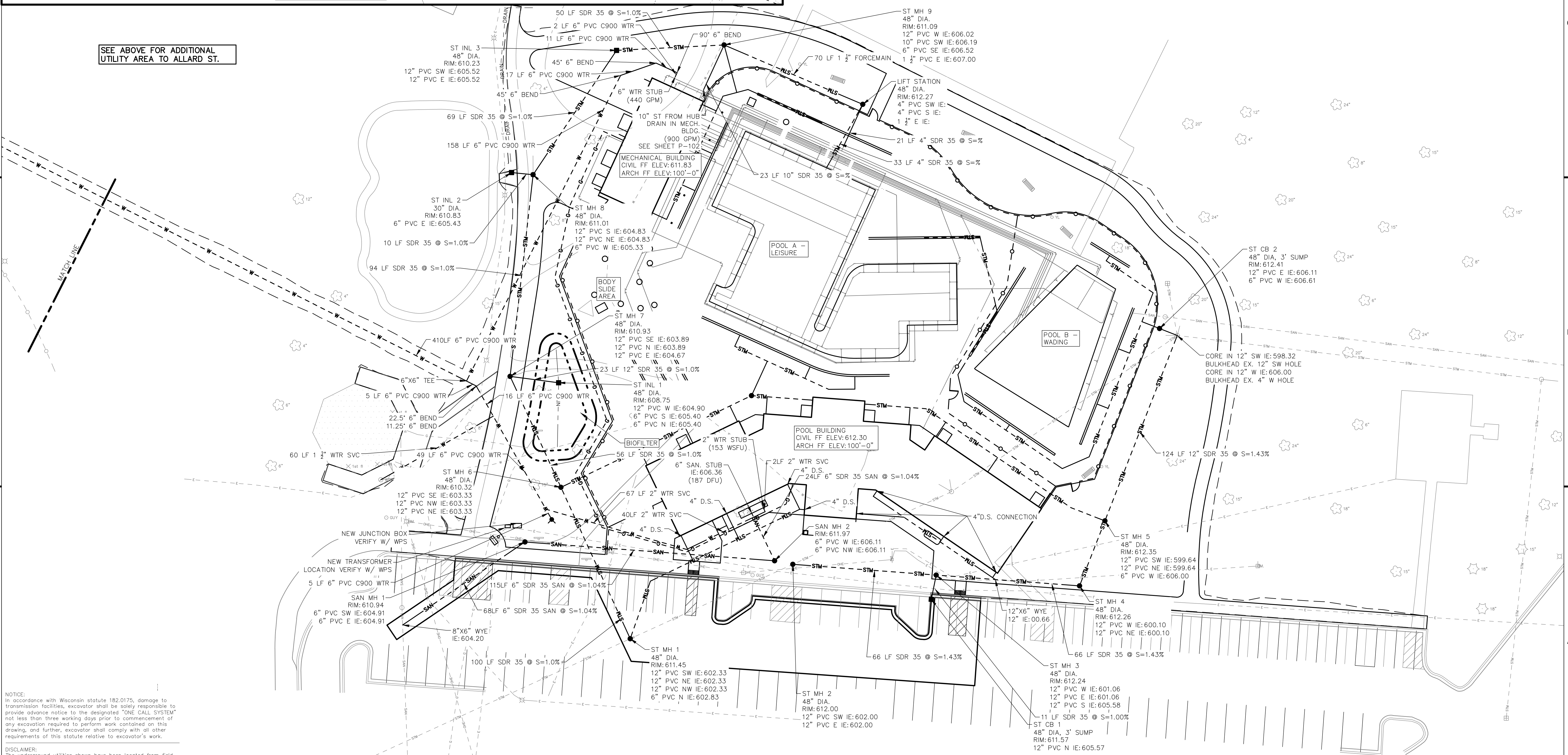


LEGEND

- GRADING LIMITS
- PROPOSED WATER SERVICE
- SAN --- PROPOSED SANITARY SERVICE
- STM --- PROPOSED STORM SEWER LINE
- E --- PROPOSED ELECTRICAL
- G --- PROPOSED GAS
- FO --- PROPOSED FIBER OPTIC
- PROPOSED MANHOLE
- PROPOSED STORM INLET

ADDITIONAL UTILITY AREA

SEE ABOVE FOR ADDITIONAL
UTILITY AREA TO ALLARD ST.



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

NOT FOR CONSTRUCTION



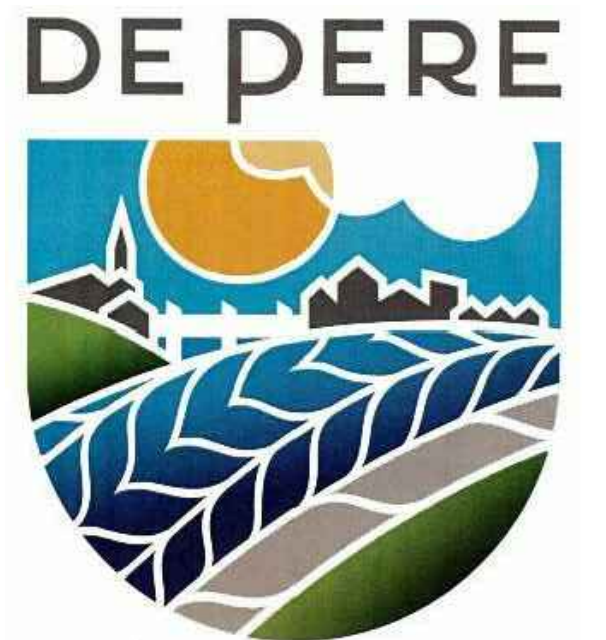
1150 Springhurst Drive,
Suite 201
Green Bay, WI 54304-5947
920 / 592 9440
920 / 592 9445 fax

www.graef-usa.com



CLIENT:

CITY OF DE PERE



PROJECT TITLE:
VFW PARK AQUATIC FACILITY

730 GRANT ST.
DE PERE, WI 54115

ISSUE:
03/09/20 CITY SITE PLAN
SUBMITTAL

PROJECT INFORMATION:
PROJECT NUMBER: 2019-2045.00
DATE: 2/21/2020
DRAWN BY: CEP
CHECKED BY: RPV
APPROVED BY: PJS
SCALE: AS NOTED

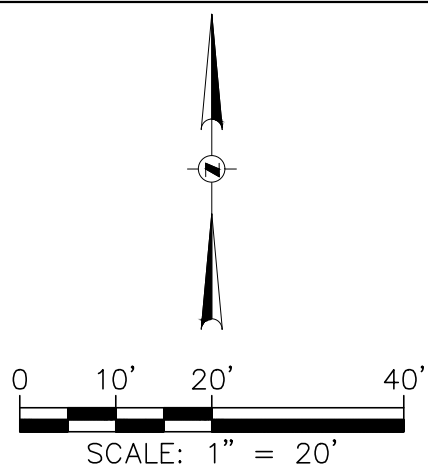
SHEET TITLE:
SITE GRADING AND DRAINAGE PLAN

SHEET NUMBER:

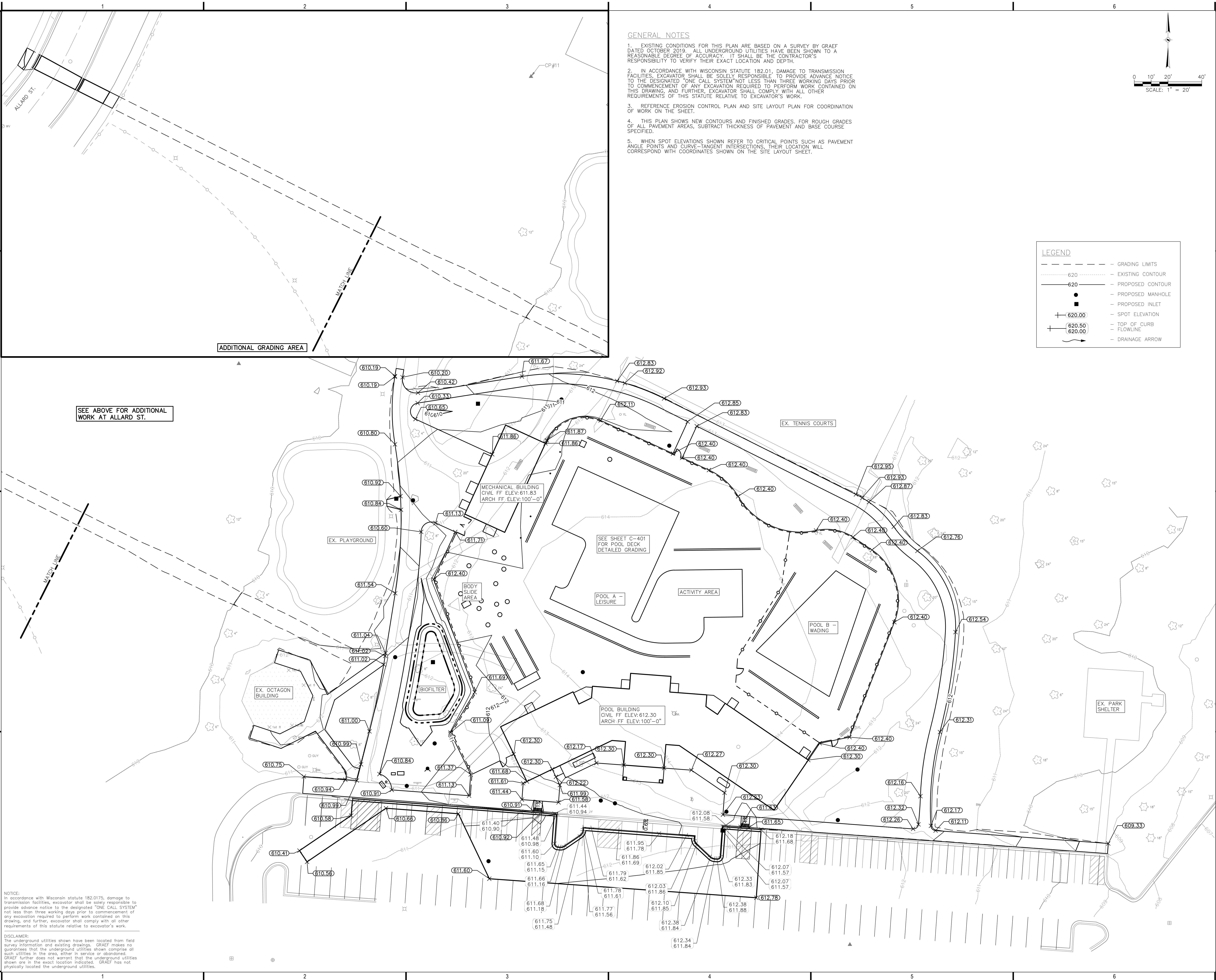
C-400

GENERAL NOTES

1. EXISTING CONDITIONS FOR THIS PLAN ARE BASED ON A SURVEY BY GRAEF DATED OCTOBER 2019. ALL UNDERGROUND UTILITIES HAVE BEEN SHOWN TO A REASONABLE DEGREE OF ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THEIR EXACT LOCATION AND DEPTH.
2. IN ACCORDANCE WITH WISCONSIN STATUTE 182.01, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THIS DRAWING, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.
3. REFERENCE EROSION CONTROL PLAN AND SITE LAYOUT PLAN FOR COORDINATION OF WORK ON THE SHEET.
4. THIS PLAN SHOWS NEW CONTOURS AND FINISHED GRADES. FOR ROUGH GRADES OF ALL PAVEMENT AREAS, SUBTRACT THICKNESS OF PAVEMENT AND BASE COURSE SPECIFIED.
5. WHEN SPOT ELEVATIONS SHOWN REFER TO CRITICAL POINTS SUCH AS PAVEMENT ANGLE POINTS AND CURVE-TANGENT INTERSECTIONS, THEIR LOCATION WILL CORRESPOND WITH COORDINATES SHOWN ON THE SITE LAYOUT SHEET.



LEGEND	
---	GRADING LIMITS
.....	EXISTING CONTOUR
-----620-----	PROPOSED CONTOUR
●	PROPOSED MANHOLE
■	PROPOSED INLET
+	SPOT ELEVATION
+ 620.00	TOP OF CURB
+ 620.50	FLOWLINE
→	DRAINAGE ARROW

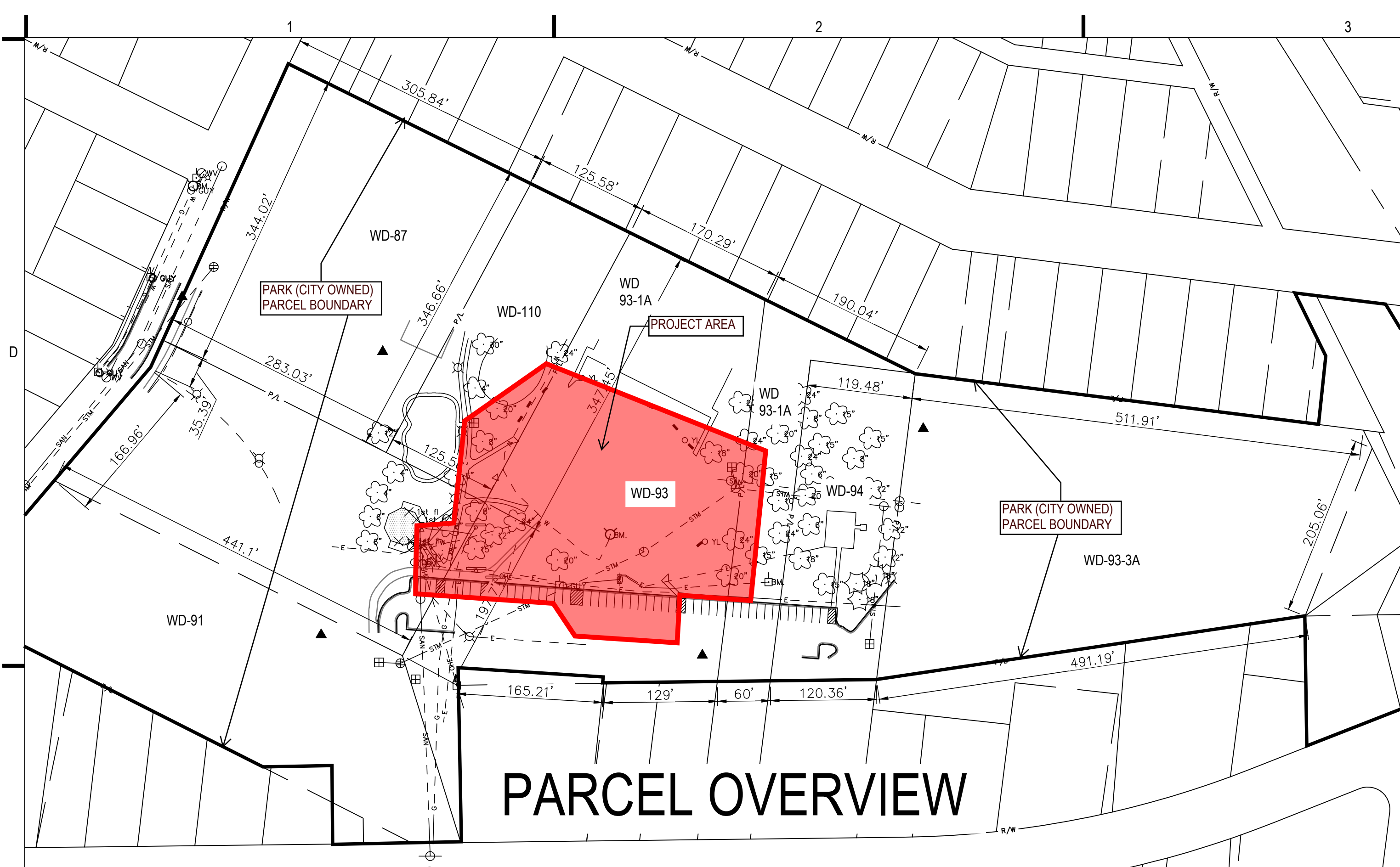


SEE ABOVE FOR ADDITIONAL
WORK AT ALLARD ST.

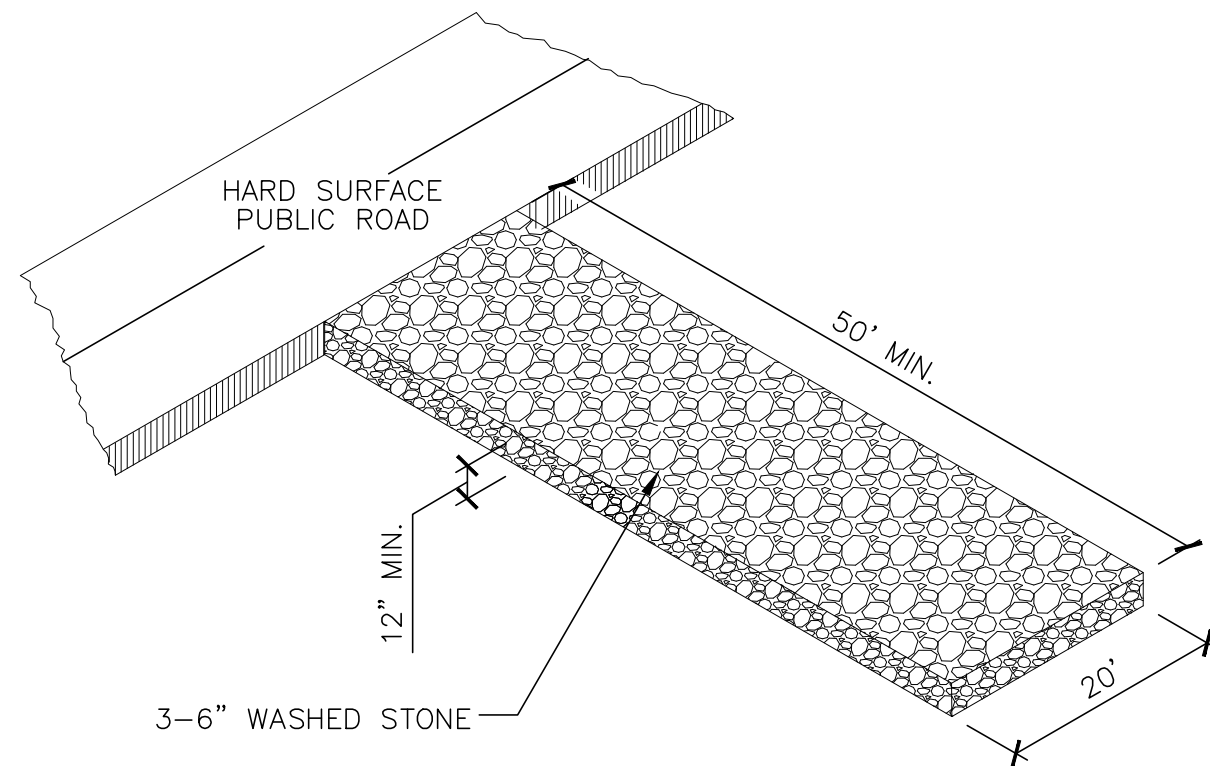
NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

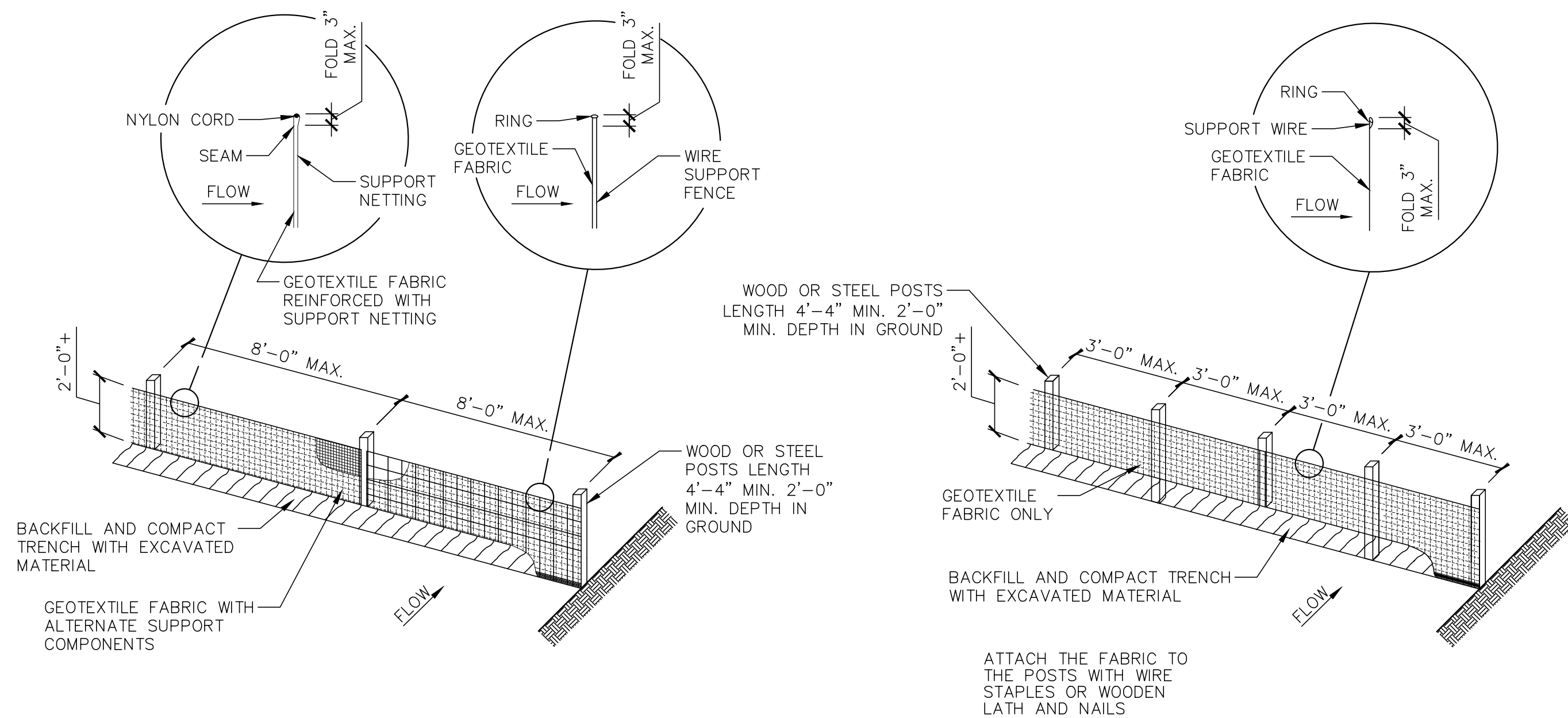
X:\GB2019\20190405\Design\Civil\00\05000_ Construction Details
3/9/2020 1:37 PM



PARCEL OVERVIEW



00 STONE CONSTRUCTION ENTRANCE
SCALE N.T.S.

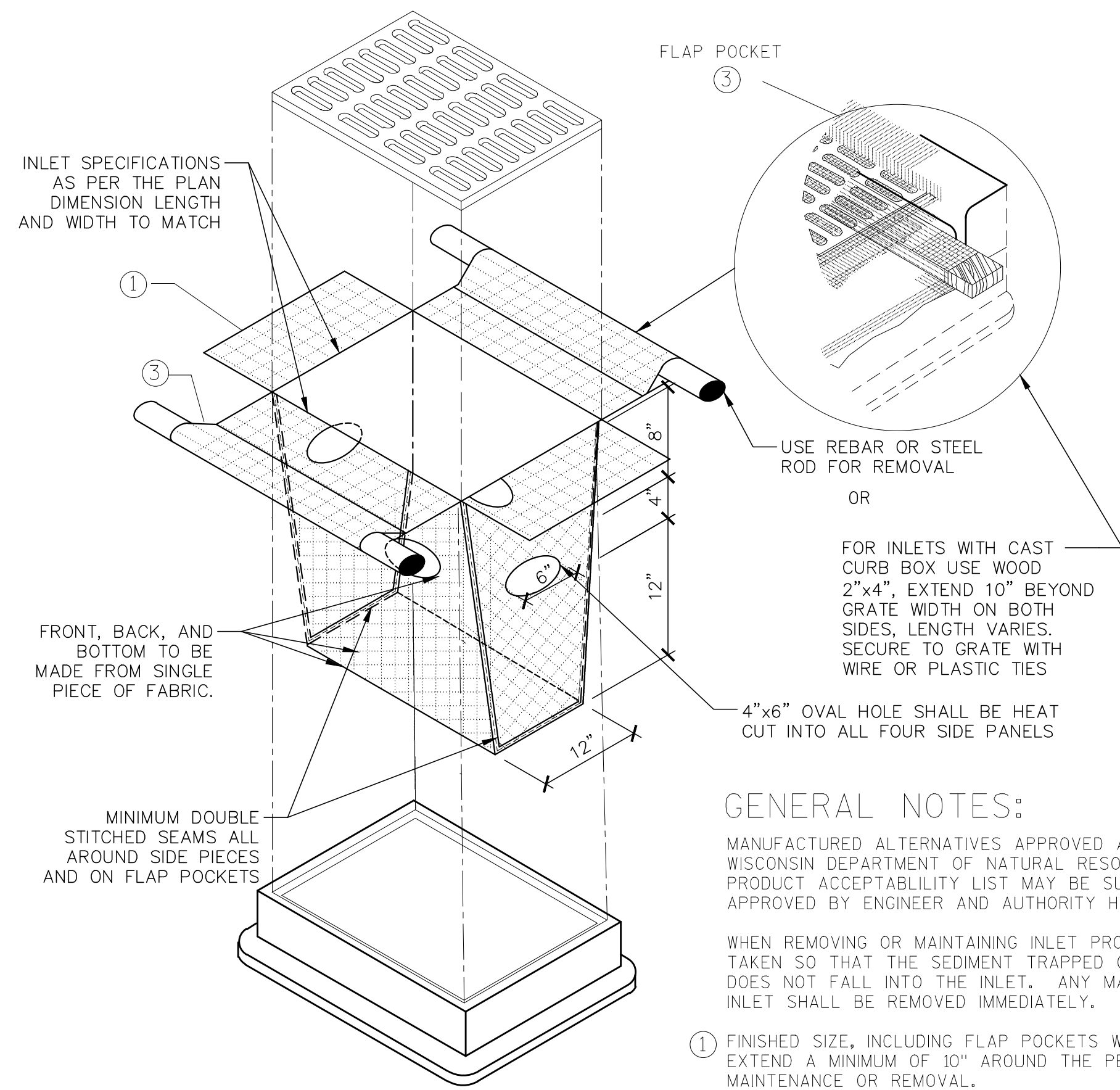


ALTERNATE "A"

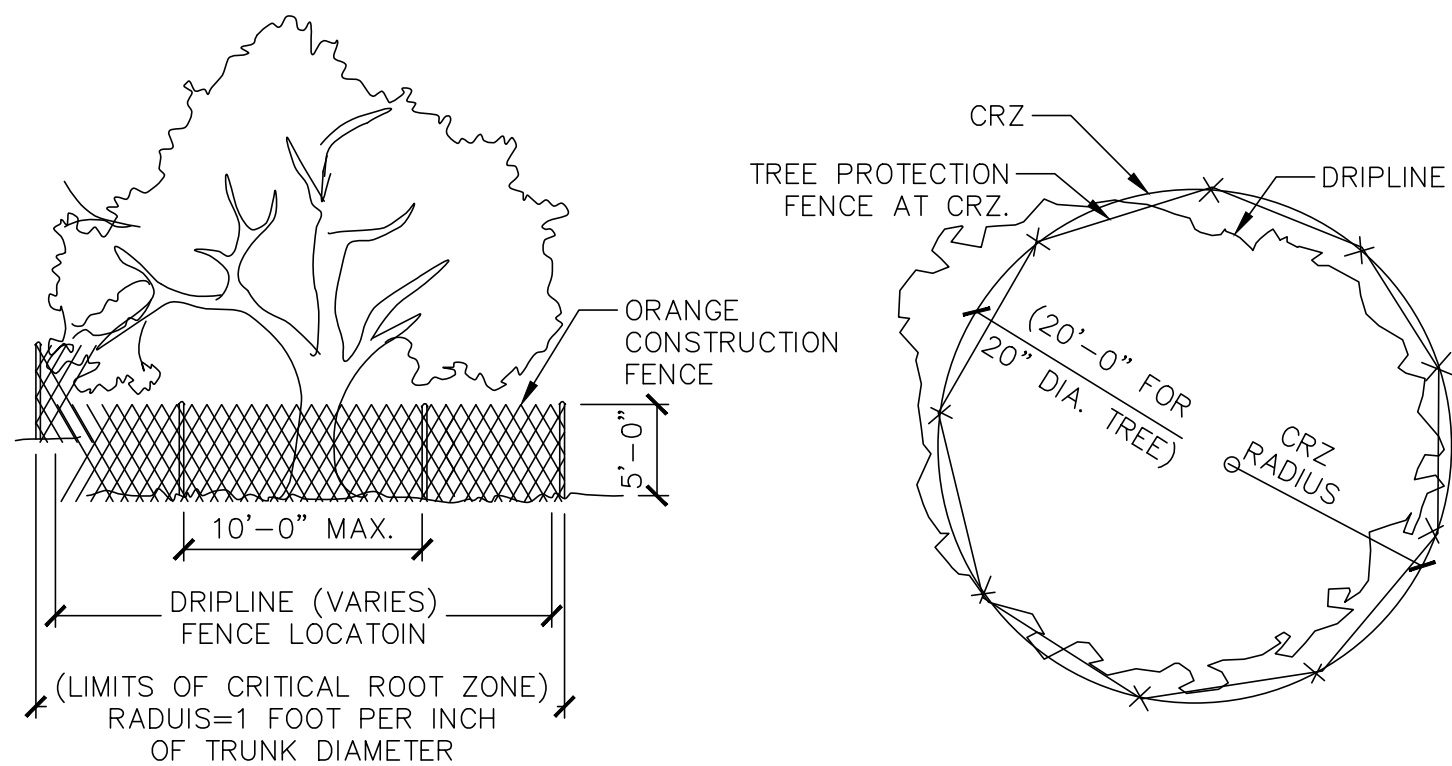
ALTERNATE "B"

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

00 SILT FENCE
SCALE N.T.S.



00 INLET PROTECTION
SCALE N.T.S.



TREE PROTECTION FENCE - ORANGE CONSTRUCTION FENCE

1. ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING).
3. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
4. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER; AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT.
5. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS; IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
6. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
7. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.
8. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. ALL PRUNING MUST BE DONE AS OUTLINED IN LITERATURE PROVIDED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA PRUNING TECHNIQUES).

00 TREE PROTECTION DETAIL
SCALE N.T.S.

GRÄEF

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

www.graef-usa.com

WTI
WATER TECHNOLOGY INC.
World Leaders in Aquatic Planning, Design and Engineering
100 Park Avenue | Beaver Dam, WI 53916
1.920.887.7375

CLIENT:
CITY OF DE PERE



PROJECT TITLE:
VFW PARK AQUATIC FACILITY

730 GRANT ST.
DE PERE, WI 54115

ISSUE:
03/09/20 CITY SITE PLAN
SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER: 2019-2045.00

DATE: 2/21/2020

DRAWN BY: CEP

CHECKED BY: RPV

APPROVED BY: PJS

SCALE: AS NOTED

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:

C-500

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

www.graef-usa.com



CLIENT:

CITY OF DE PERE



PROJECT TITLE:

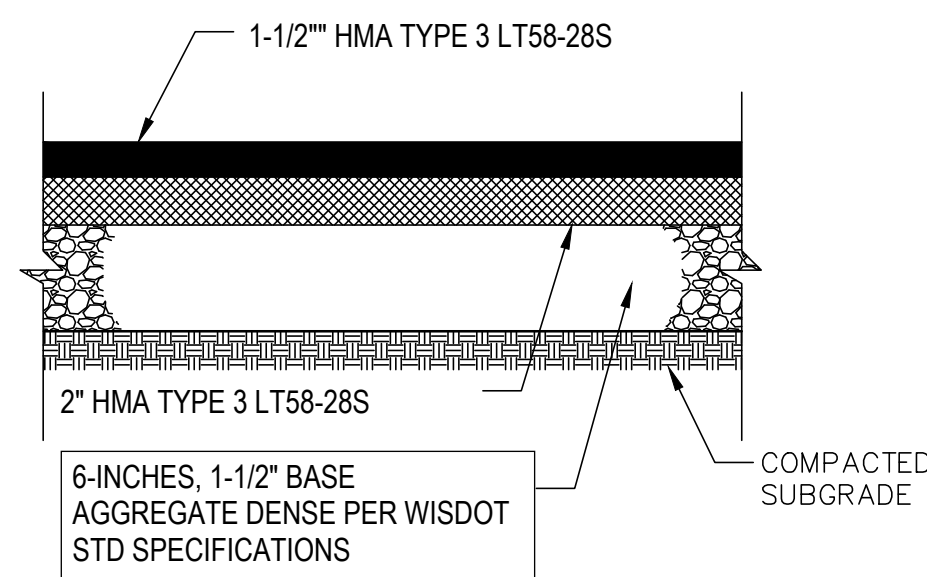
VFW PARK AQUATIC FACILITY

730 GRANT ST.
DE PERE, WI 54115

ISSUE:

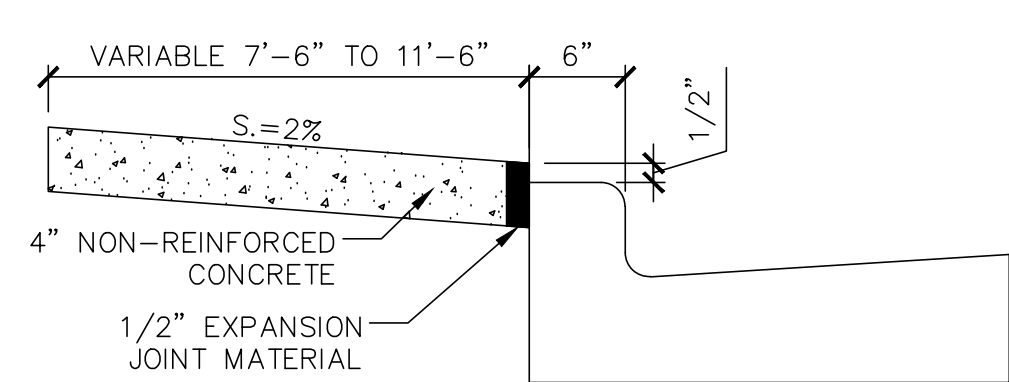
03/09/20 CITY SITE PLAN
SUBMITTAL

NOT FOR CONSTRUCTION



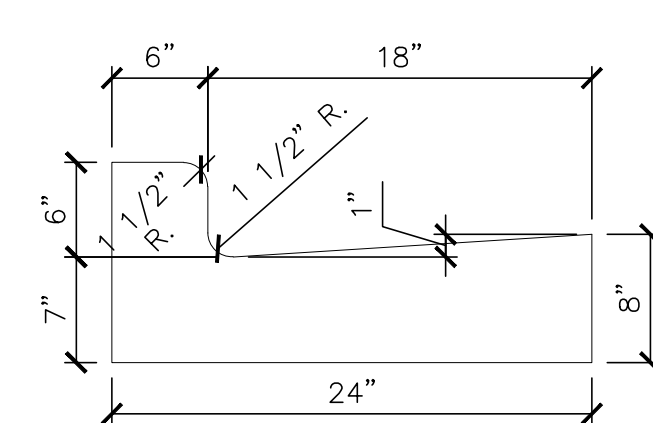
TYPICAL ASPHALT PAVEMENT SECTION

SCALE N.T.S.



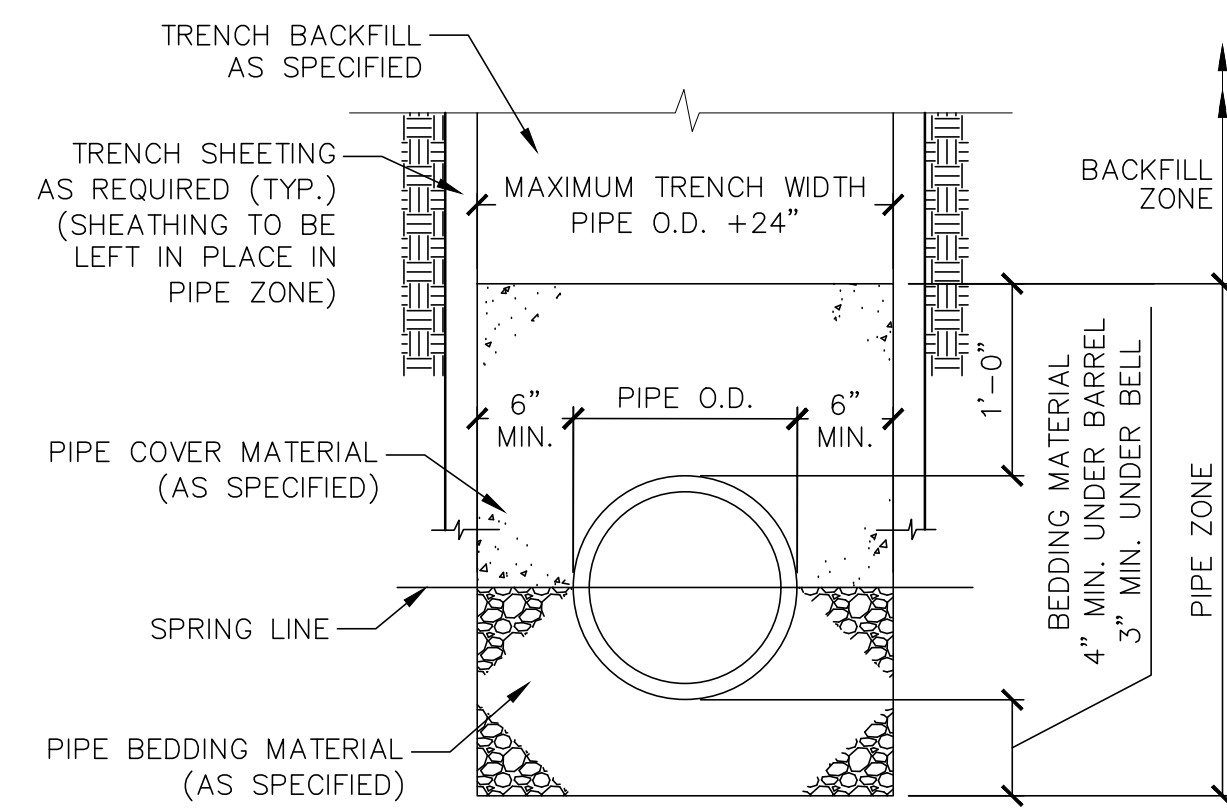
4" CONCRETE SIDEWALK

SCALE N.T.S.



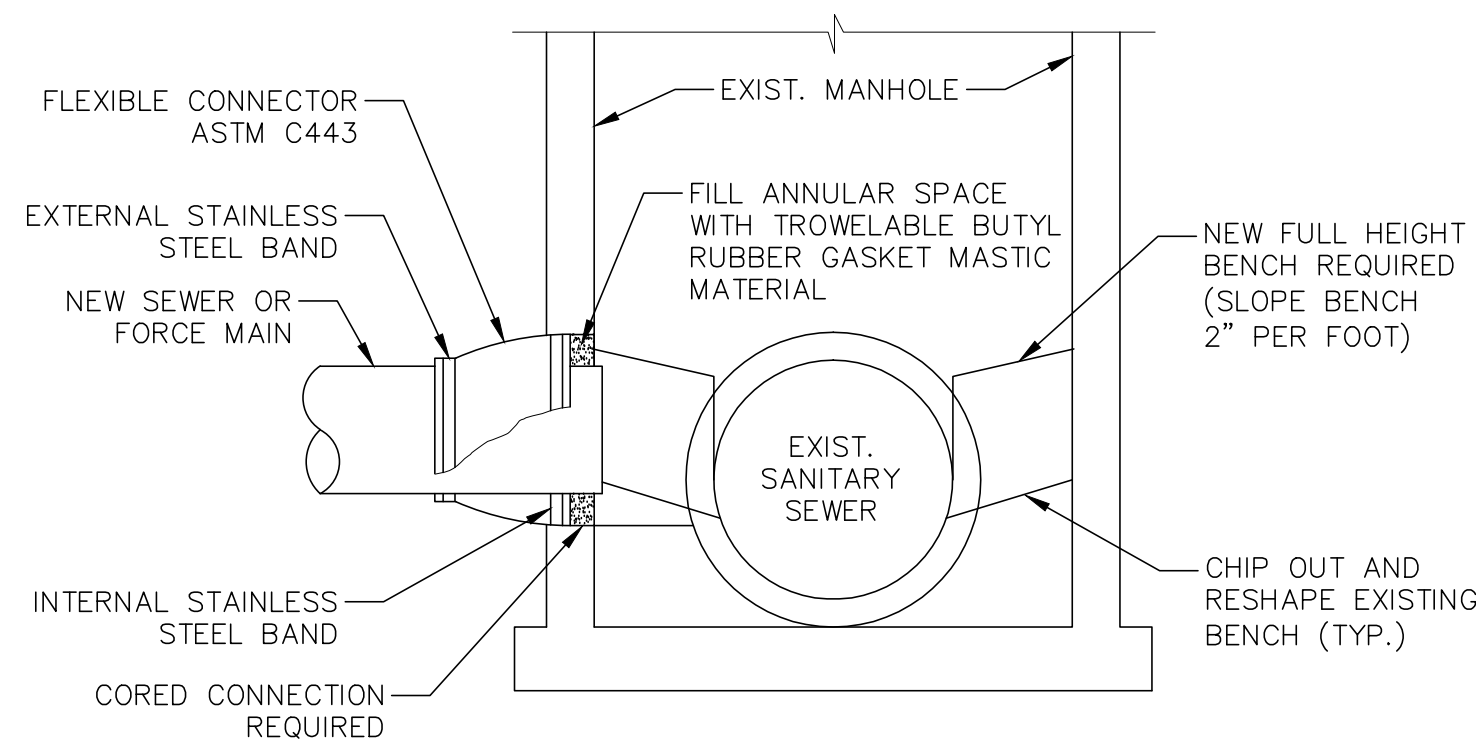
VERTICAL FACE CONCRETE CURB AND GUTTER

SCALE N.T.S.



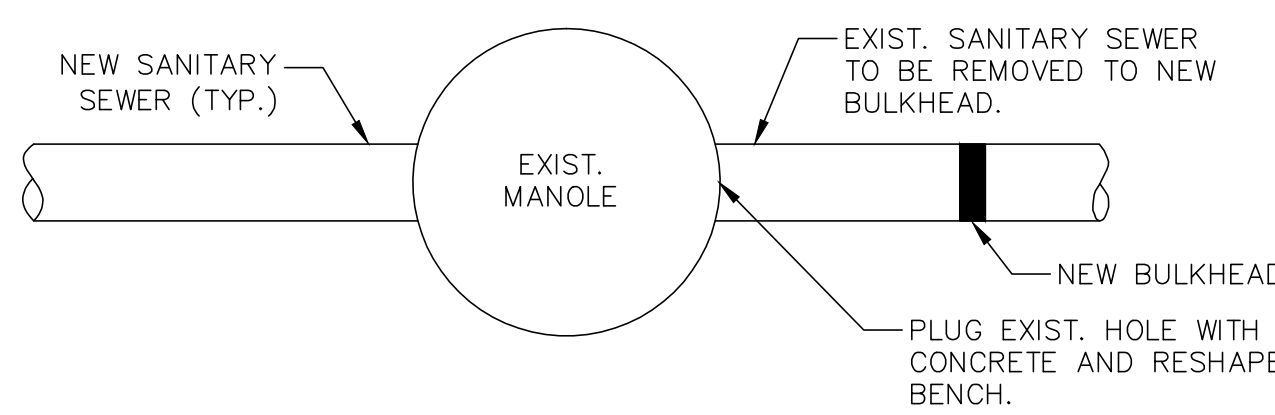
CLASS "B" BEDDING DETAIL FOR SANITARY SEWER

SCALE N.T.S.



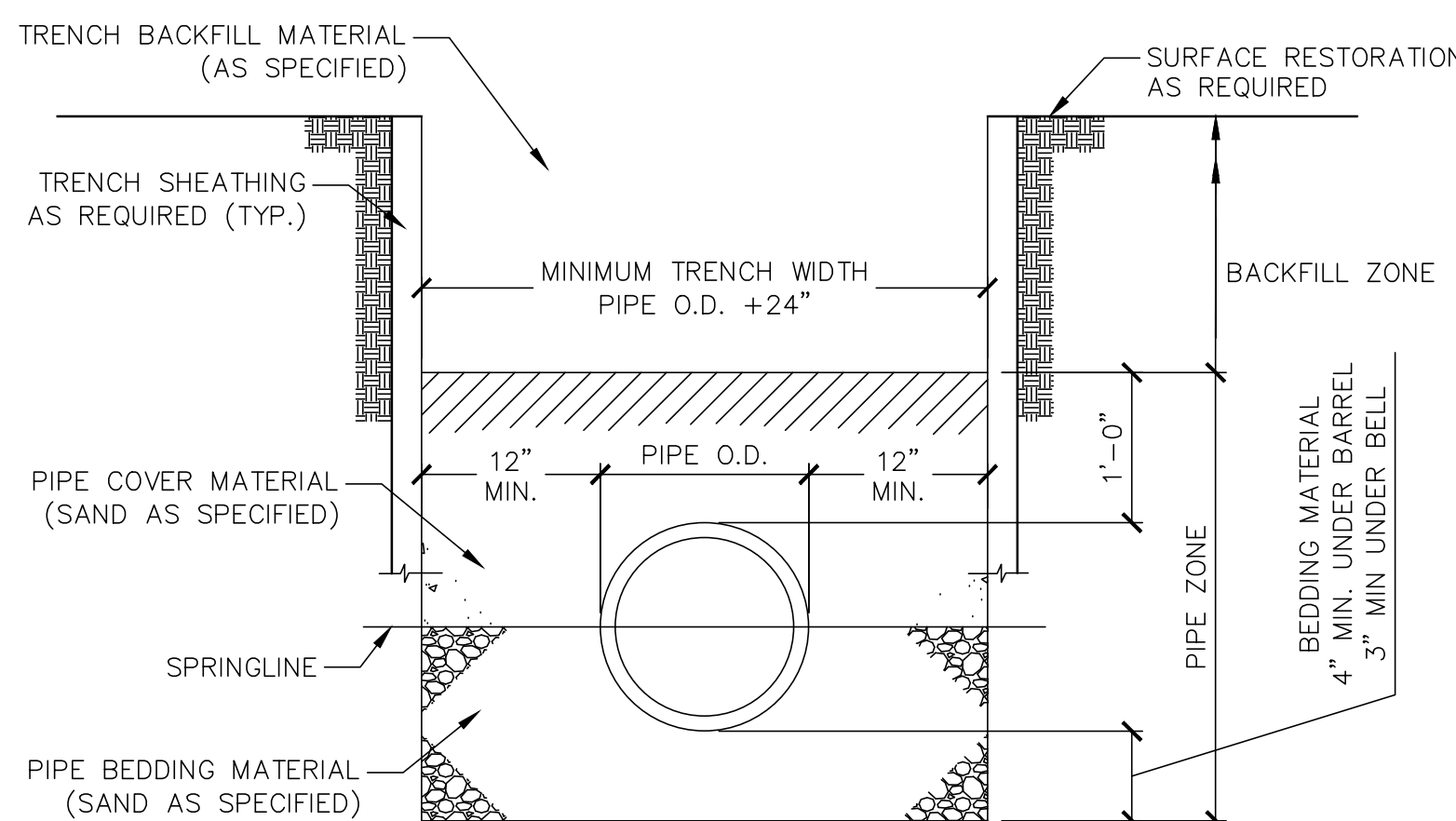
NEW CONNECTION TO EXISTING MANHOLE

SCALE N.T.S.



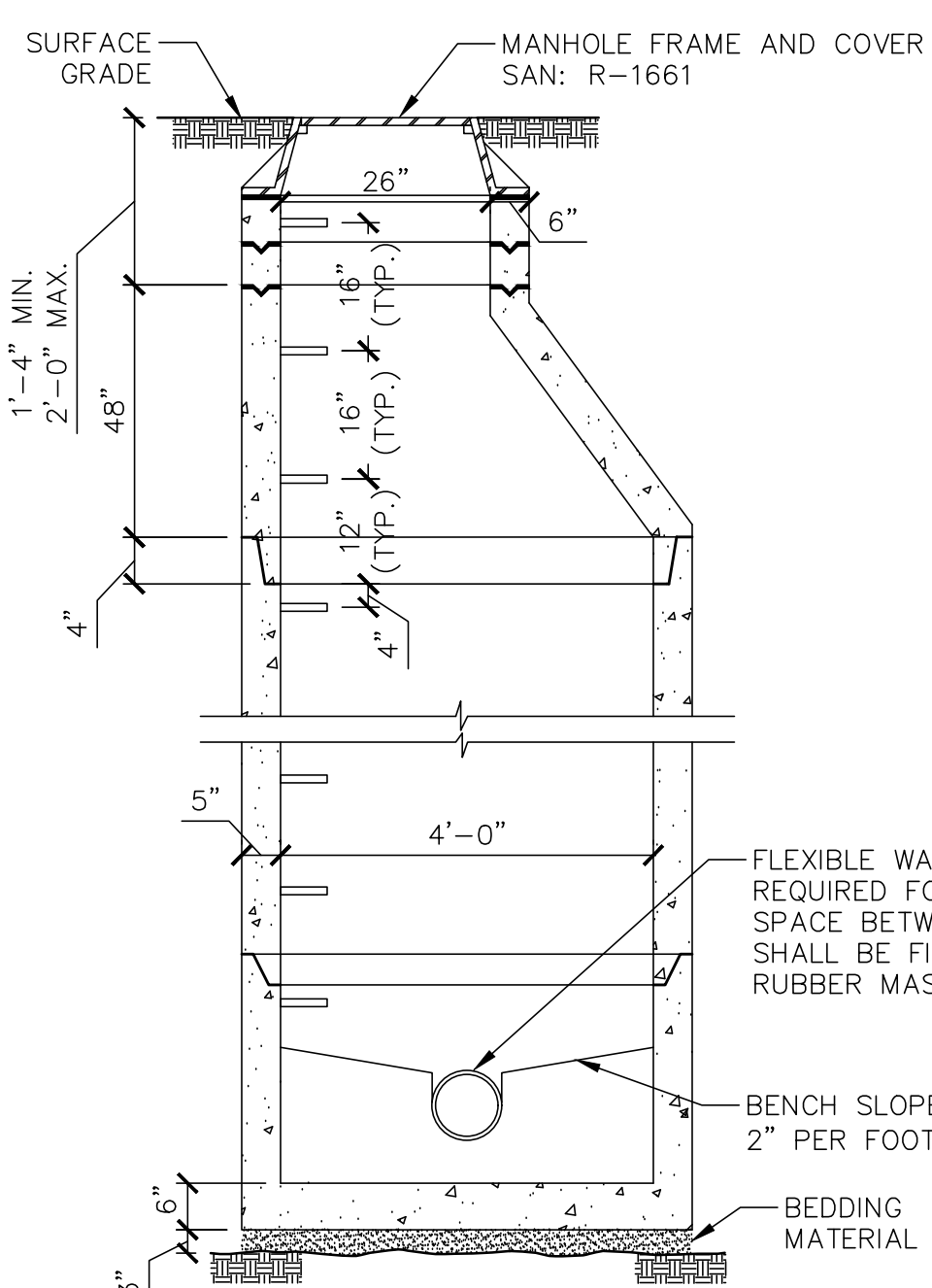
BULKHEAD DETAIL

SCALE N.T.S.



WATER MAIN TRENCH DETAIL

SCALE N.T.S.



GENERAL NOTES

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

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

CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-47B REQUIREMENTS OF ASTM SPECIFICATIONS.

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

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

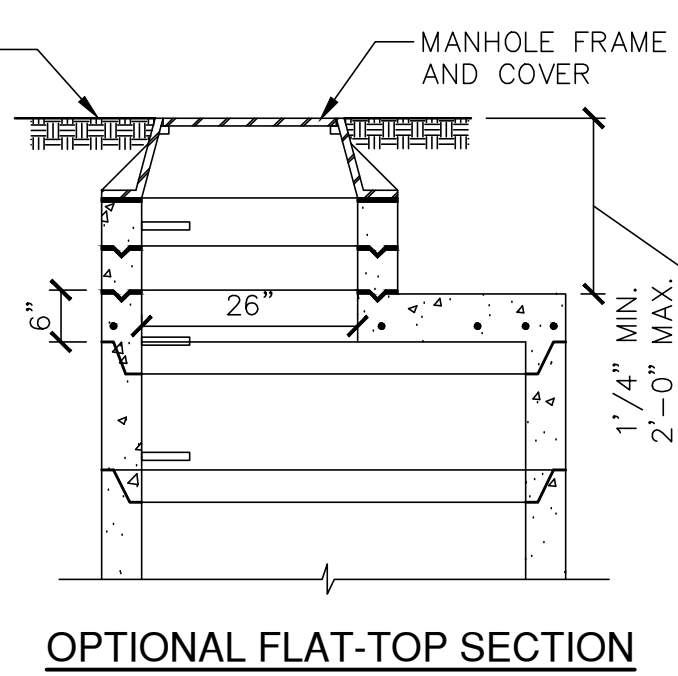
3" BEDDING MATERIAL REQUIRED UNDER BASE. MANHOLES TO BE BACKFILLED WITH GRANULAR BACKFILL MATERIAL.

NOTICE:
In accordance with Wisconsin Statute 19.45, the contractor, when performing excavation work for transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

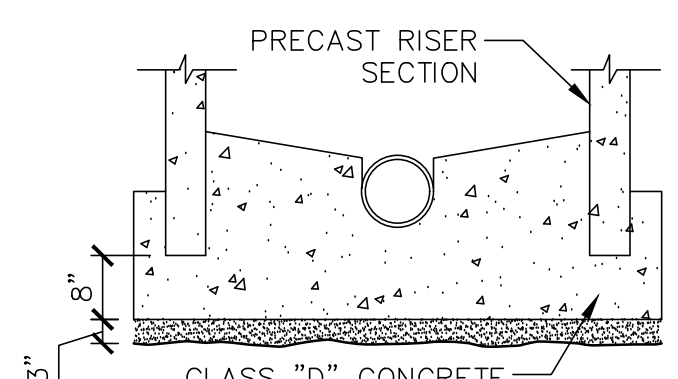
DISCLAIMER:
The underground utilities shown have been located from field surveys and records. GRAEF does not warrant the accuracy of the information shown. GRAEF does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

PRECAST MANHOLE

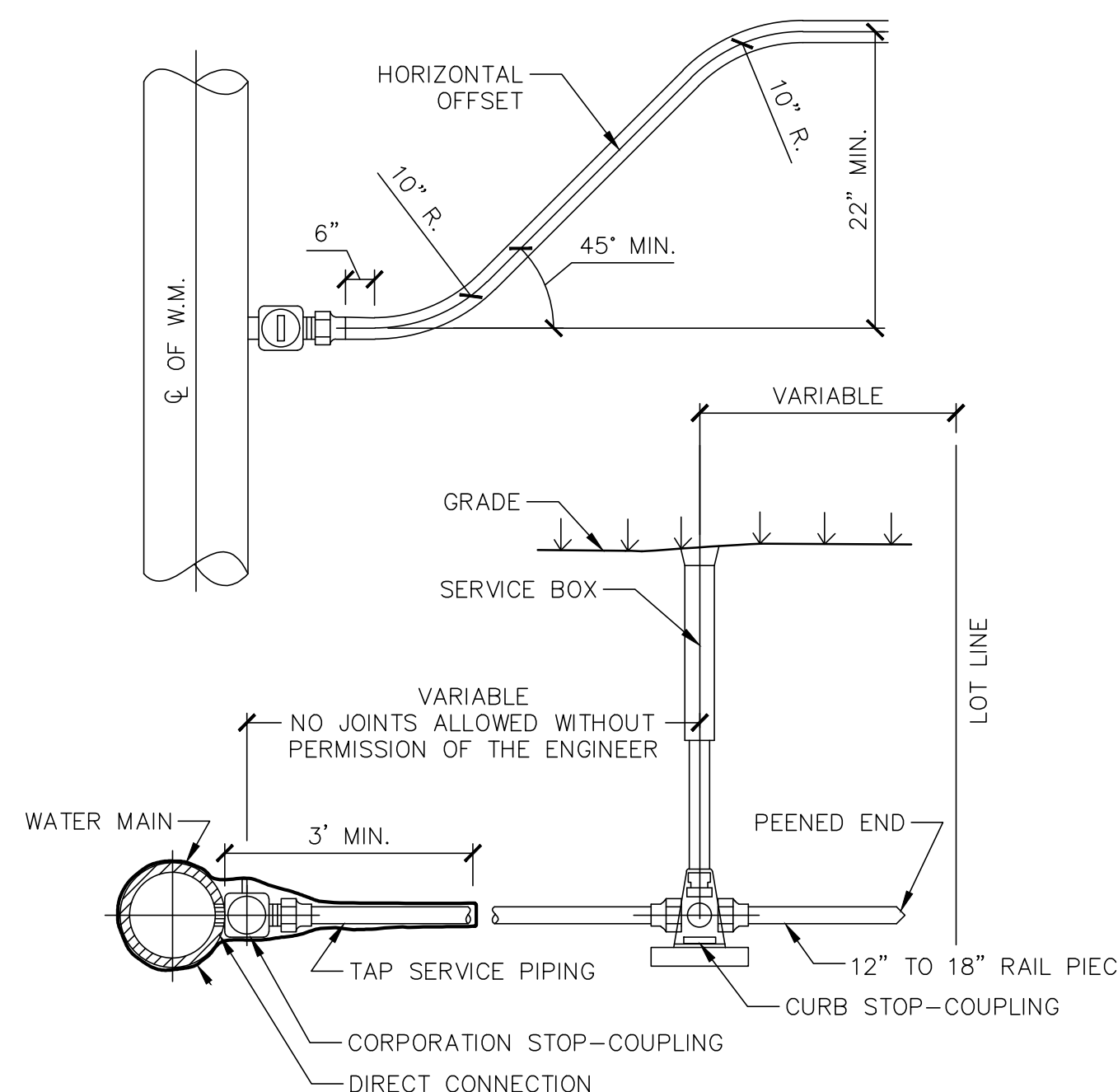
SCALE N.T.S.



OPTIONAL FLAT-TOP SECTION



OPTIONAL POURED BASE

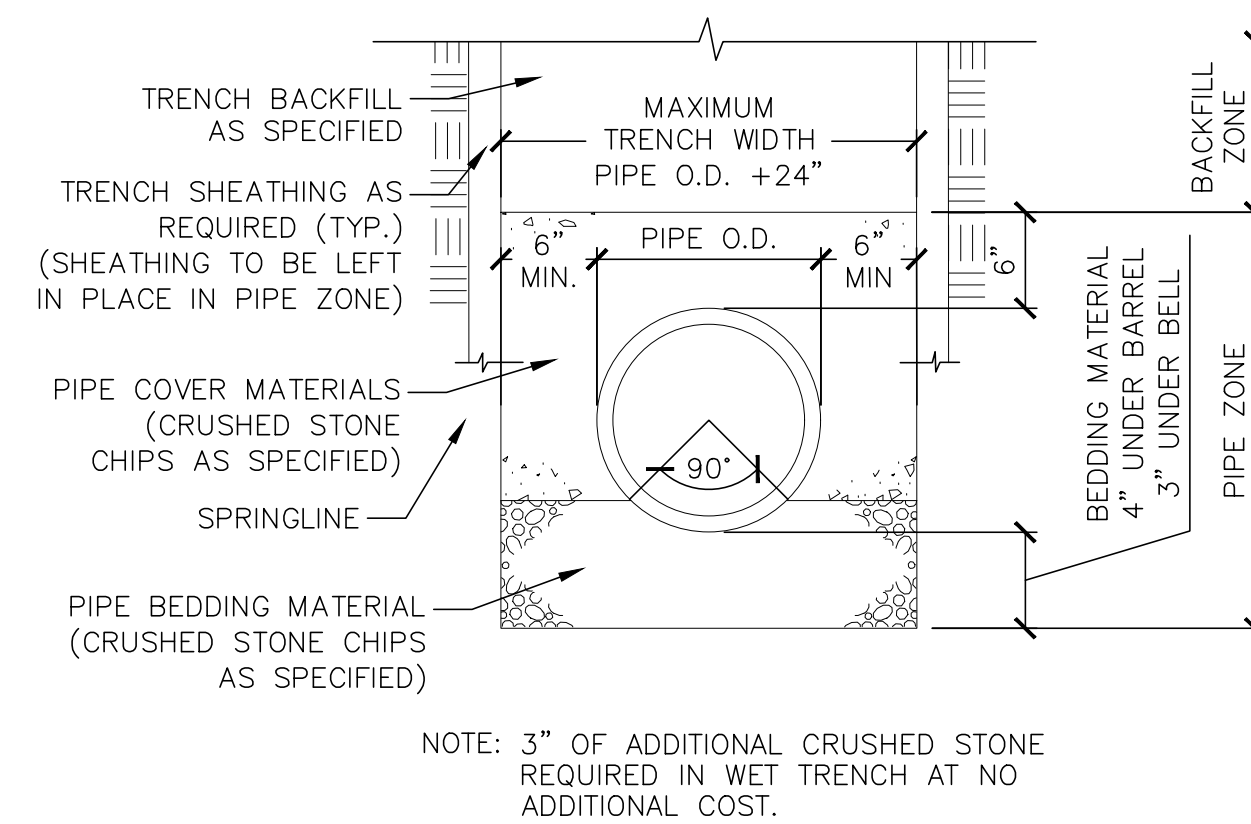


SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2 1/2"
1 1/4"	1 1/4"	1 1/4"	3"
1 1/2"	1 1/4"x1 1/2"	1 1/2"	3"
* 2"	1 1/2"x2"	2"	3"

* FOR A 2" SERVICE PIPE, CORP. STOP FOR A 6" WATER MAIN REQUIRES A TAP WITH A CLAMP. COPPER TUBING IS NOT PERMITTED

SERVICE LATERAL

SCALE N.T.S.

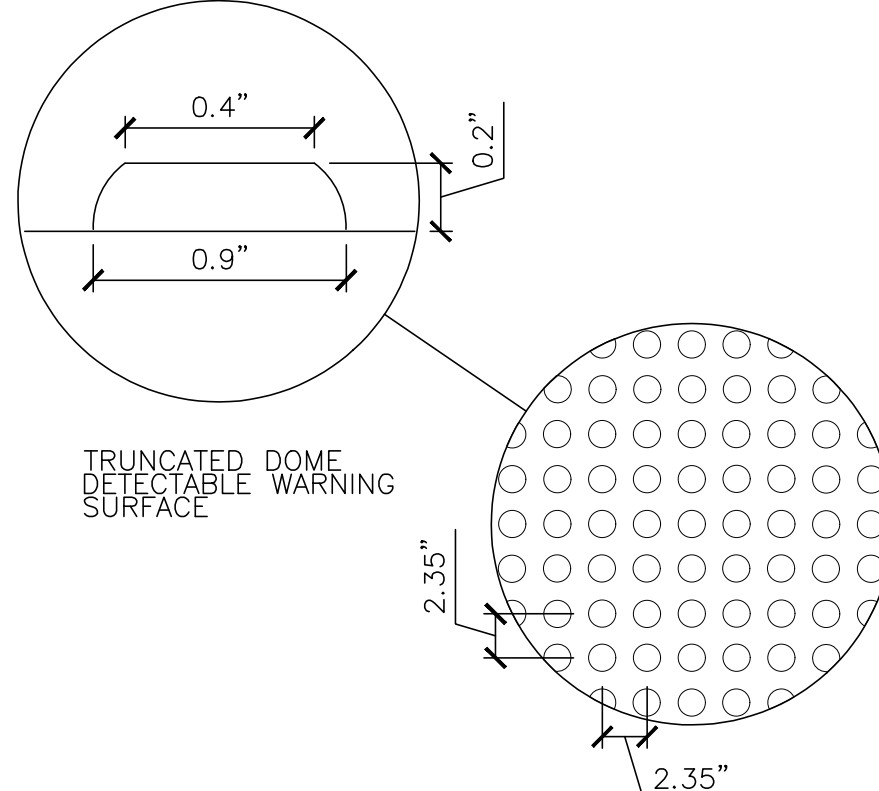


CLASS "C" BEDDING DETAIL FOR STORM SEWER

SCALE N.T.S.

NOTES:

1. DETECTABLE WARNING SURFACE SHALL BE A TRUNCATED DOME PANEL COATED WITH A SKID RESISTANT COATING.
2. DETECTABLE WARNING COATING SHALL BE YELLOW.
3. PANELS SHALL BE EMBEDDED IN CONCRETE CURB RAMPS IN ACCORDANCE WITH ADAAG REGULATIONS.



DETECTABLE WARNING PATTERN

SCALE N.T.S.

PROJECT INFORMATION:

PROJECT NUMBER: 2019-2045.00

DATE: 2/21/2020

DRAWN BY: CEP

CHECKED BY: RPV

APPROVED BY: PJS

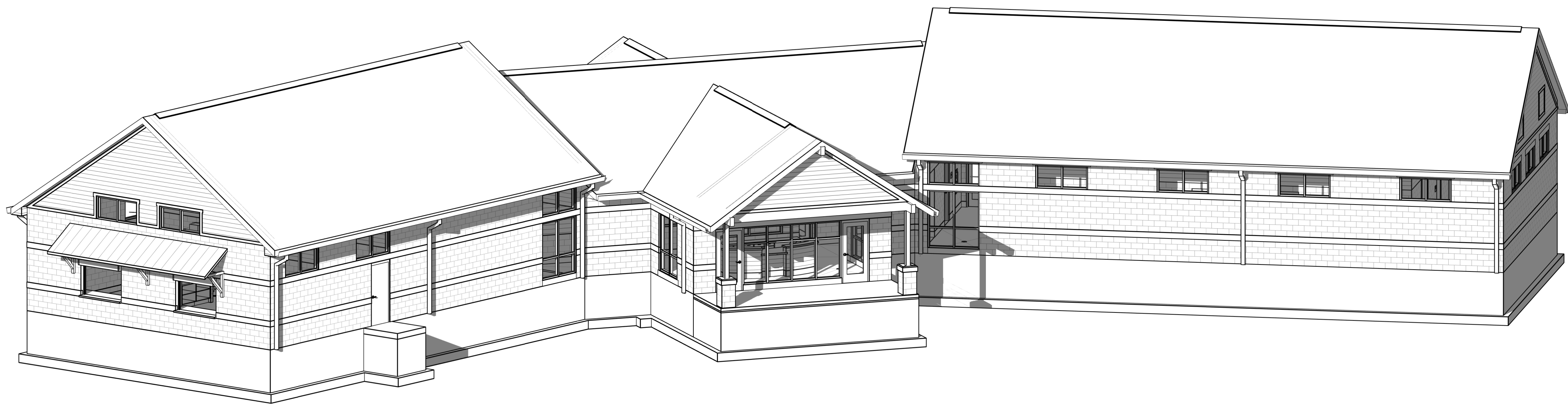
SCALE: AS NOTED

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-501

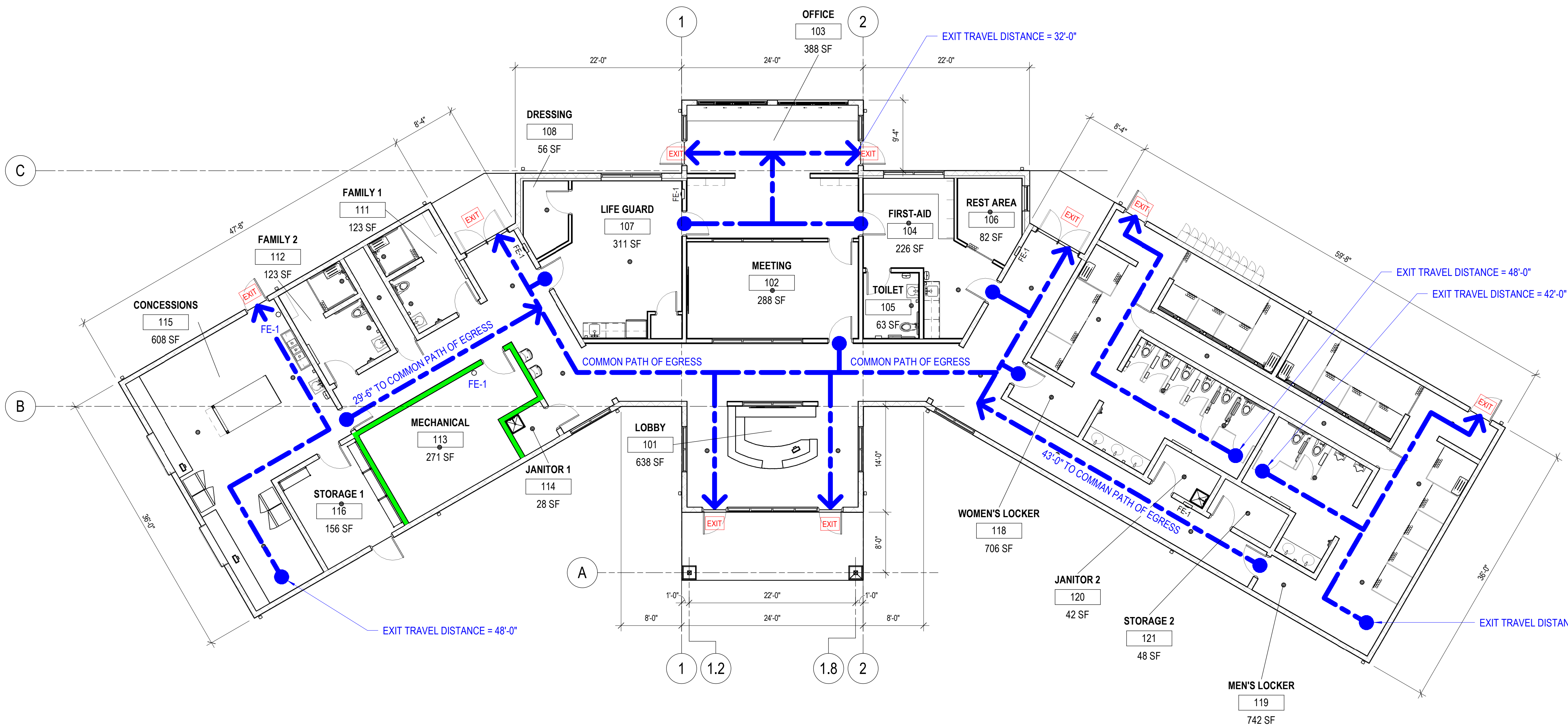


3D VIEW

BUILDING CODE DATA:			
APPLICABLE CODE RESOURCE: WISCONSIN COMMERCIAL BUILDING CODE (BASED ON 2015 IBC)			
PRIMARY OCCUPANCY: IBC chapter 3	GROUP: B	ALLOWABLE NUMBER OF STORIES: IBC section 504	MINIMUM EXITS REQUIRED: 2
SECONDARY OCCUPANCY: IBC chapter 3	GROUP: S-1	ACTUAL NUMBER OF STORIES: 1	EXITS PROVIDED: 9
SEPARATION OF OCCUPANCIES REQUIRED: IBC section 508.4 ☐ NO ☒ YES		ALLOWABLE BUILDING AREA PER STORY: IBC section 506	SANITARY REQUIREMENTS: IBC Section 2901
FIRE WALL SEPARATION PROVIDED TO CREATE SEPARATE BUILDINGS: ☒ NO ☐ YES x HOUR		ACTUAL BUILDING AREA PER STORY: 6,832	MAXIMUM TOILET FACILITY TRAVEL DISTANCE ALLOWED: IBC Section 2902.3.2 500' - 0"
FIRE WALL(S) REQUIRED: IBC section 706 ☒ NO ☐ YES x HOUR		OCCUPANT LOAD: IBC section 1004	TOILET FACILITY TRAVEL DISTANCE PROVIDED: 250' - 0"
FIRE BARRIER(S) REQUIRED: IBC section 707 ☒ NO ☐ YES x HOUR		BASED ON OVERALL SQUARE FOOTAGE	PLUMBING FIXTURES REQUIRED: (# OCCUPANTS)
SHAFT ENCLOSURE(S) REQUIRED: IBC section 713 ☒ NO ☐ YES x HOUR		OCCUPANCY GROSS AREA SQ. FT. / RATIO OCCUPANTS	MEN: WATERCLOSETS 3 LAVATORIES 2 SERVICE SINKS 1 WOMEN: WATERCLOSETS 8 LAVATORIES 3 SHOWERS 5
CLASSIFICATION OF CONSTRUCTION: IBC chapter 6	VB	BASED ON AREA USE	PLUMBING FIXTURES PROVIDED:
FIRE RESISTIVE RATINGS: IBC section 601 PRIMARY STRUCTURE: 0 HOUR EXTERIOR BEARING WALLS: 0 HOUR EXTERIOR NON-BEARING WALLS: 0 HOUR INTERIOR NON-BEARING WALLS: 0 HOUR FLOOR CONSTRUCTION: 0 HOUR ROOF CONSTRUCTION: 0 HOUR		TOTAL 137 PERSONS	NOTES: PLUMBING FIXTURE COUNTS DETERMINED BY WISCONSIN ADMINISTRATIVE CODE SPS 380.91 - TABLE 380.19 MINIMUM NUMBER OF SANITARY FIXTURES REQUIRED AT PUBLIC POOLS AND WATER ATTRACTIONS: 1) MUNICIPAL POOL FACILITY 2) CUMULATIVE AREA OF SURFACE WATER 7,500 - 8,999
		MAXIMUM EXIT DISTANCE ALLOWED: IBC section 1017.2	
		EXIT DISTANCE PROVIDED: GROUP B x' - x"	
		COMMON PATH OF EGRESS: IBC section 1006.2.1	
SPRINKLER SYSTEM: YES NFPA 13 ☐ NO ☒		MAXIMUM HORIZONTAL EXITS ALLOWED: IBC section 1026	
NUMBER OF STREETS: 3		HORIZONTAL EXITS PROVIDED: 0	
AREA INCREASE DUE TO: IBC section 506 SPRINKLER SYSTEM ☐ FRONTAGE ☐		AGGREGATE EXIT WIDTH REQUIRED: IBC section 1005	
ALLOWABLE BUILDING HEIGHT: IBC section 504 40'		AGGREGATE EXIT WIDTH PROVIDED: 9 Egress Doors x 32" = 288"	
ACTUAL BUILDING HEIGHT: 25'			

WALL RATING LEGEND:	
	0 HOUR
	1 HOUR FIRE-RESISTANT RATED WALL
	2 HOUR FIRE-RESISTANT RATED WALL
	3 HOUR FIRE-RESISTANT RATED WALL

- FIRE EXTINGUISHER KEY:**
- FE-1 NEW 10-ABC (MULTI-PURPOSE) WALL MOUNTED FIRE EXTINGUISHER.
 - FE-2 NEW 10-C (ELECTRICAL EQUIPMENT) WALL MOUNTED FIRE EXTINGUISHER.
 - FE-3 NEW 10-B (FLAMMABLE LIQUIDS) WALL MOUNTED FIRE EXTINGUISHER.



A1 LIFE SAFETY FLOOR PLAN - OVERALL
1/8" = 1'-0"

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

www.graef-usa.com



CLIENT:
CITY OF DE PERE



PROJECT TITLE:
VFW PARK AQUATIC FACILITY

730 GRANT ST.
DE PERE, WI 54115

ISSUE:
1 03/09/20 CITY SITE PLAN
SUBMITTAL

PROJECT INFORMATION:
PROJECT NUMBER: 2019-2045.00
DATE: 02/21/20
DRAWN BY: JDJ
CHECKED BY: TJE
APPROVED BY: PJS
SCALE: AS NOTED

SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:

NOT FOR CONSTRUCTION

Attachment: Site Plan - PRELIMINARY - 10 Mar 2020 (9309 : Staff recommendation and possible action regarding a Site Plan request for a new pool building and n)

B:\360\17126 - De Pere VFW Park\2019\2045_A19_MECHANICAL_BLDG.rvt
3/6/2020 4:28:38 PM

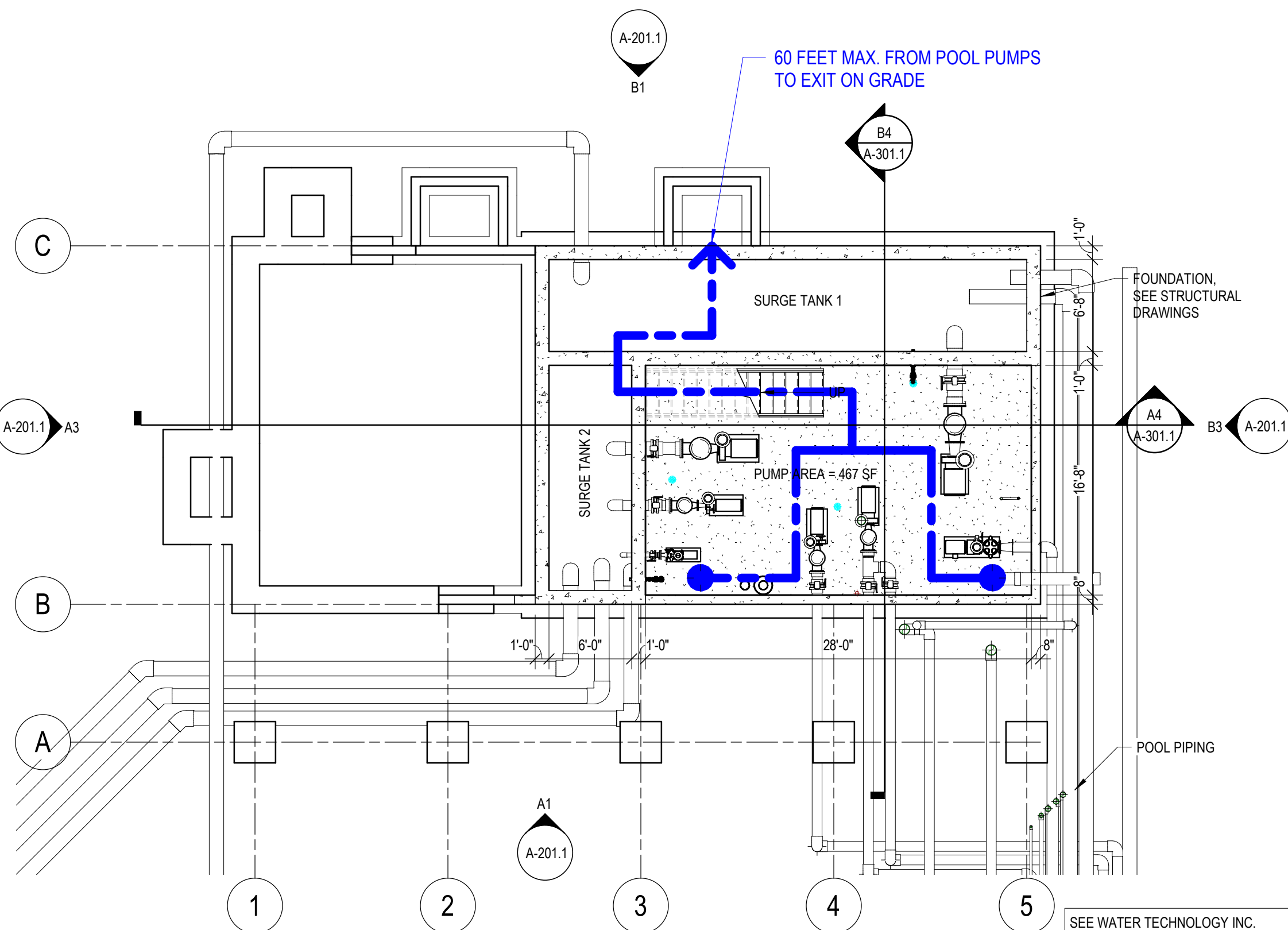
SYMBOLS LEGEND			
LINE	MATERIAL	REFERENCE	
— BEYOND	ALUMINUM	N NORTH INDICATOR	— BREAK LINE
▨ BATT INSULATION	BRICK	A3 A-301 DETAIL VIEW INDICATOR	— SPAN DIRECTION INDICATOR
— CENTER, GRID	CONCRETE	A1 A-301 ELEVATION VIEW INDICATOR	⊗ OPENING (FLOOR, ROOF OR WALL)
--- DEMOLITION	CONCRETE MASONRY BLOCK	D1 A-301 SECTION VIEW INDICATOR	TOC 100'-0" ELEVATION INDICATOR
— EXISTING (HALFTONE)	EARTH	3 A-101.1 VIEW INDICATOR	1 KEYED NOTE INDICATOR
--- HIDDEN	GRAVEL	1 GRID INDICATOR	1 KEYED NOTE INDICATOR
--- MATCHLINE	DRY WALL, GROUT	1 EXISTING GRID INDICATOR	1 WALL TYPE INDICATOR
— NEW (CUT)	WOOD	1 EXISTING GRID INDICATOR	☁ REVISION CLOUD
— NEW (PROJECTION)	STEEL		⚠ REVISION INDICATOR
--- OVERHEAD			

LIST OF ABBREVIATIONS			
AC	- ACOUSTIC	HM	- HOLLOW METAL
ACT	- ACOUSTICAL TILE CEILING	MP	- METAL PANEL
AFF	- ABOVE FINISHED FLOOR	MTL	- METAL
ALUM	- ALUMINUM	NP	- NAPKIN DISPOSAL
BO	- BOTTOM OF	OC	- ON CENTER
BRG	- BEARING	PT	- PAINT
CARP	- CARPET	PF	- PREFINISHED
CMU	- CONCRETE MASONRY UNIT	RD	- ROOF DRAIN
CONC	- CONCRETE	RTU	- ROOF TOP UNIT
CJ	- CONTROL JOINT	SAV	- STAIN AND VARNISH
CO	- CLEAN OUT	SCHD	- SCHEDULE
CT	- CERAMIC TILE	SD	- SOAP DISPENSER
DS	- DOWNSPOUT	STL	- STEEL
EPX	- EPOXY	TD	- TOWEL DISPENSER
EQ	- EQUAL	TO	- TOP OF
ES	- EXPOSED STRUCTURE	TOE	- TOP OF EXISTING
EXIST	- EXISTING	TP	- TOILET PAPER
FD	- FLOOR DRAIN	V	- VARNISH
FE	- FIRE EXTINGUISHER	VB	- VINYL BASE
FEC	- FIRE EXTINGUISHER CABINET	VCT	- VINYL COMPOSITE TILE
FV	- FIELD VERIFY	VFGT	- VINYL FACED GYPSUM TILE
GA	- GAUGE	WD	- WOOD
GB	- GYPSUM BOARD	WND	- WINDOW
GL	- GLASS	WR	- WASTE RECEPTACLE

FIRE EXTINGUISHER KEY:

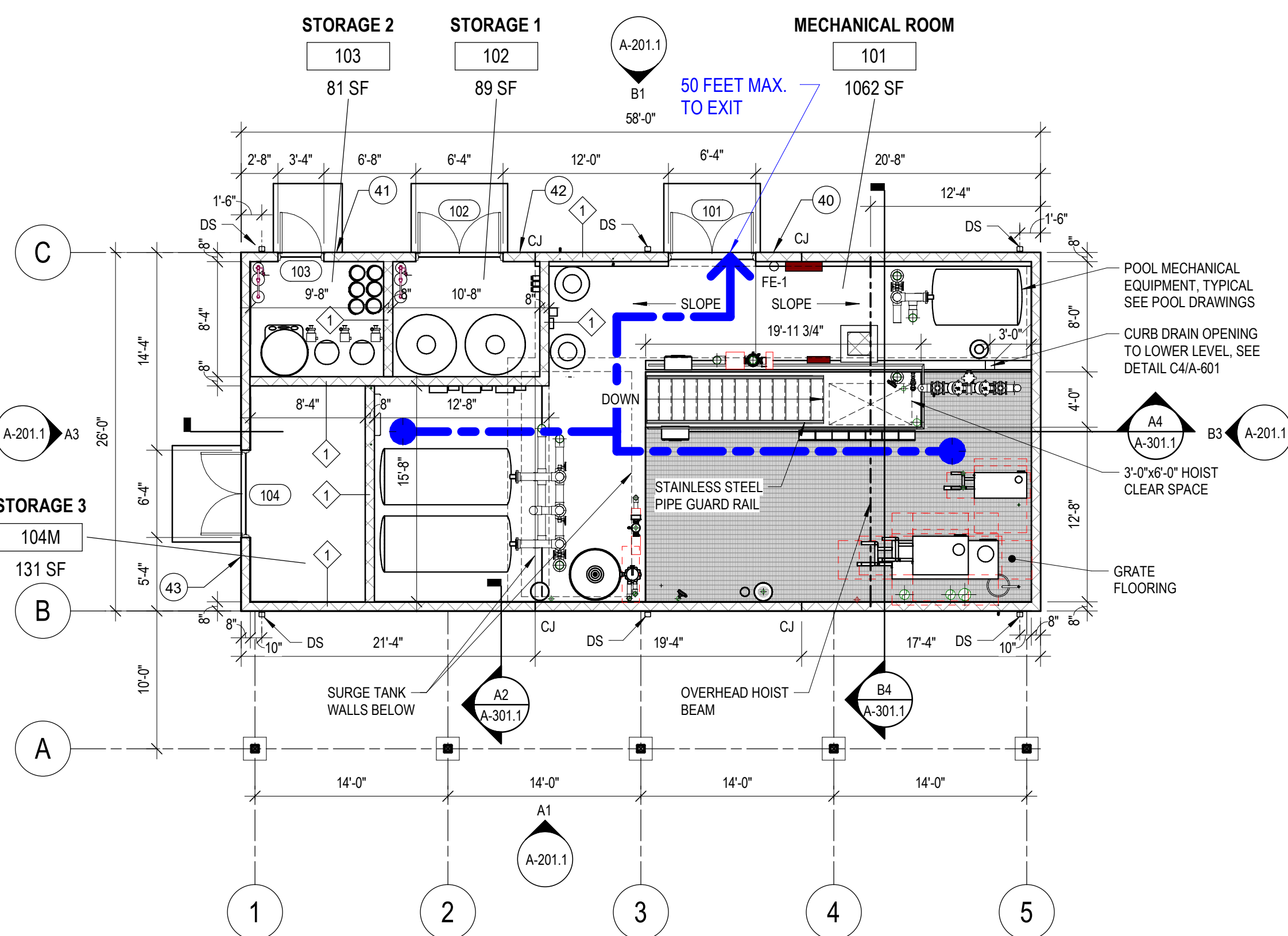
- FE-1** NEW 10-ABC (MULTI-PURPOSE) WALL MOUNTED FIRE EXTINGUISHER.
FE-2 NEW 10-C (ELECTRICAL EQUIPMENT) WALL MOUNTED FIRE EXTINGUISHER.
FE-3 NEW 10-B (FLAMMABLE LIQUIDS) WALL MOUNTED FIRE EXTINGUISHER.

BUILDING CODE DATA:			
APPLICABLE CODE RESOURCE: WISCONSIN COMMERCIAL BUILDING CODE (BASED ON 2015 IBC)			
PRIMARY OCCUPANCY: IBC chapter 3	GROUP: U	ALLOWABLE NUMBER OF STORIES: IBC section 504	MINIMUM EXITS REQUIRED: 1
SECONDARY OCCUPANCY: IBC chapter 3	GROUP: S-1	ACTUAL NUMBER OF STORIES: 1	EXITS PROVIDED: 4
SEPARATION OF OCCUPANCIES REQUIRED: IBC section 508.4 ☒ NO ☐ YES		ALLOWABLE BUILDING AREA PER STORY: IBC section 508	SANITARY REQUIREMENTS: IBC Section 2901 N/A
FIRE WALL SEPARATION PROVIDED TO CREATE SEPARATE BUILDINGS: ☒ NO ☐ YES 0 HOUR		ACTUAL BUILDING AREA PER STORY: 1,508	MAXIMUM TOILET FACILITY TRAVEL DISTANCE ALLOWED: IBC Section 2902.3.2 N/A
FIRE WALL(S) REQUIRED: IBC section 706 ☒ NO ☐ YES 0 HOUR		OCCUPANT LOAD: IBC section 1004	TOILET FACILITY TRAVEL DISTANCE PROVIDED: N/A
FIRE BARRIER(S) REQUIRED: IBC section 707 ☒ NO ☐ YES 0 HOUR		BASED ON OVERALL SQUARE FOOTAGE	PLUMBING FIXTURES REQUIRED: (# OCCUPANTS)
SHAFT ENCLOSURE(S) REQUIRED: IBC section 713 ☒ NO ☐ YES 0 HOUR		OCCUPANCY GROSS AREA SQ. FT. / RATIO OCCUPANTS	MEN: WATERCLOSETS N/A LAVATORIES N/A DRINKING FOUNTAINS N/A SERVICE SINKS N/A
CLASSIFICATION OF CONSTRUCTION: IBC chapter 6		BASED ON AREA USE	WOMEN: WATERCLOSETS N/A LAVATORIES N/A DRINKING FOUNTAINS N/A SERVICE SINKS N/A
FIRE RESISTIVE RATINGS: IBC section 601		TOTAL: 5 PERSONS	PLUMBING FIXTURES PROVIDED:
PRIMARY STRUCTURE: EXTERIOR BEARING WALLS: INTERIOR BEARING WALLS: EXTERIOR NON-BEARING WALLS: INTERIOR NON-BEARING WALLS: FLOOR CONSTRUCTION: ROOF CONSTRUCTION:	0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR 0 HOUR	MAXIMUM EXIT DISTANCE ALLOWED: IBC section 1017.2 GROUP U 100'-0"	MEN: WATERCLOSETS N/A URINALS N/A LAVATORIES N/A SHOWERS N/A WOMEN: WATERCLOSETS N/A LAVATORIES N/A SHOWERS N/A
SPRINKLER SYSTEM: YES NFPA 13 ☐ NO ☒		EXIT DISTANCE PROVIDED: GROUP U 57'-0"	NOTES:
NUMBER OF STREETS: 2		COMMON PATH OF EGRESS: IBC section 1006.2.1 GROUP U N/A	
AREA INCREASE DUE TO: IBC section 506		MAXIMUM HORIZONTAL EXITS ALLOWED: IBC section 1028	
SPRINKLER SYSTEM ☐ FRONTAGE ☒		HORIZONTAL EXITS PROVIDED: N/A	
ALLOWABLE BUILDING HEIGHT: IBC section 504 40'-0"		AGGREGATE EXIT WIDTH REQUIRED: IBC section 1005 OCCUPANT LOAD x 2" = 1"	
ACTUAL BUILDING HEIGHT: 19'-3"		AGGREGATE EXIT WIDTH PROVIDED: 4 Egress Doors x 32" = 128"	



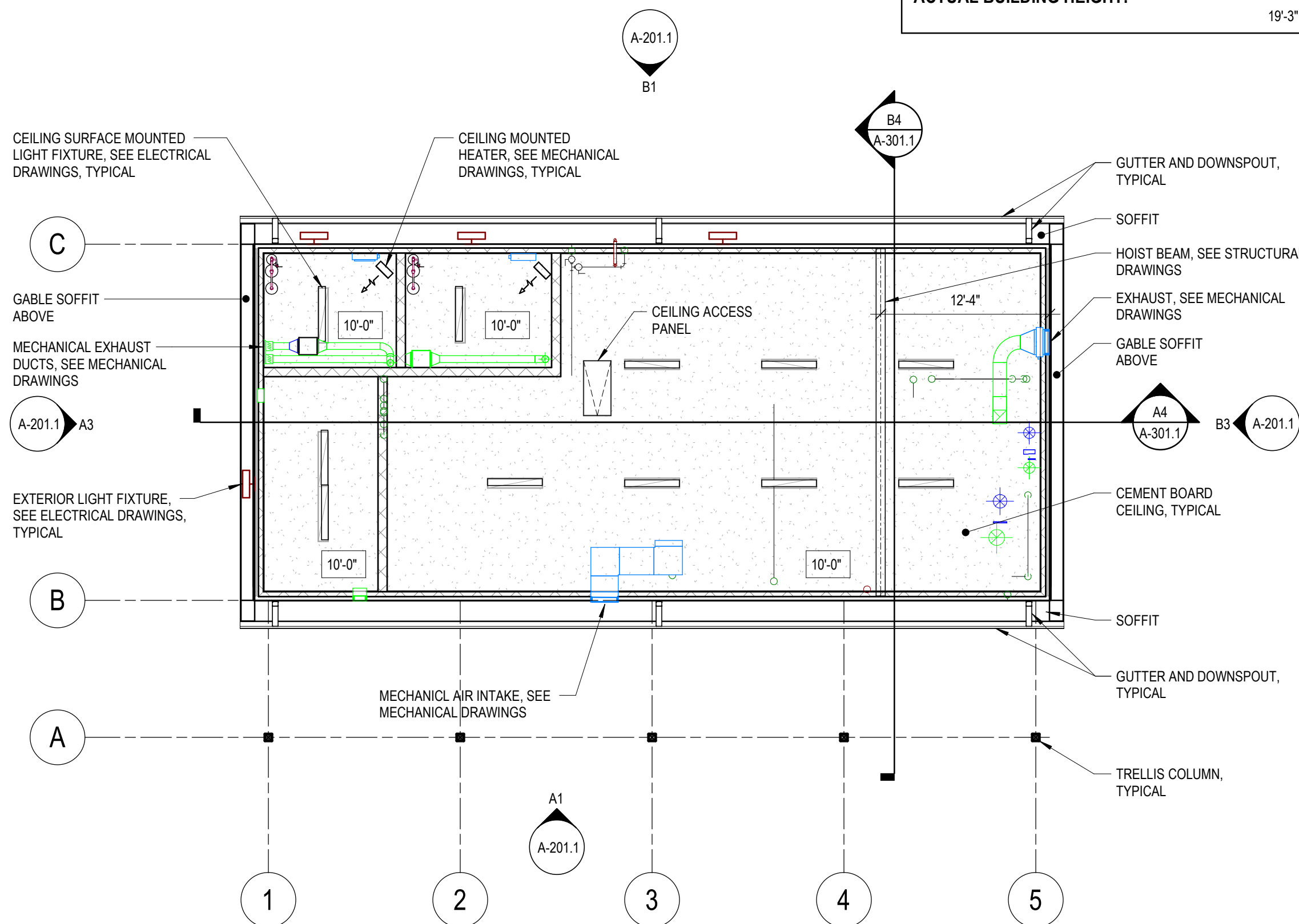
B1 FLOOR PLAN - LOWER LEVEL

1/8" = 1'-0"



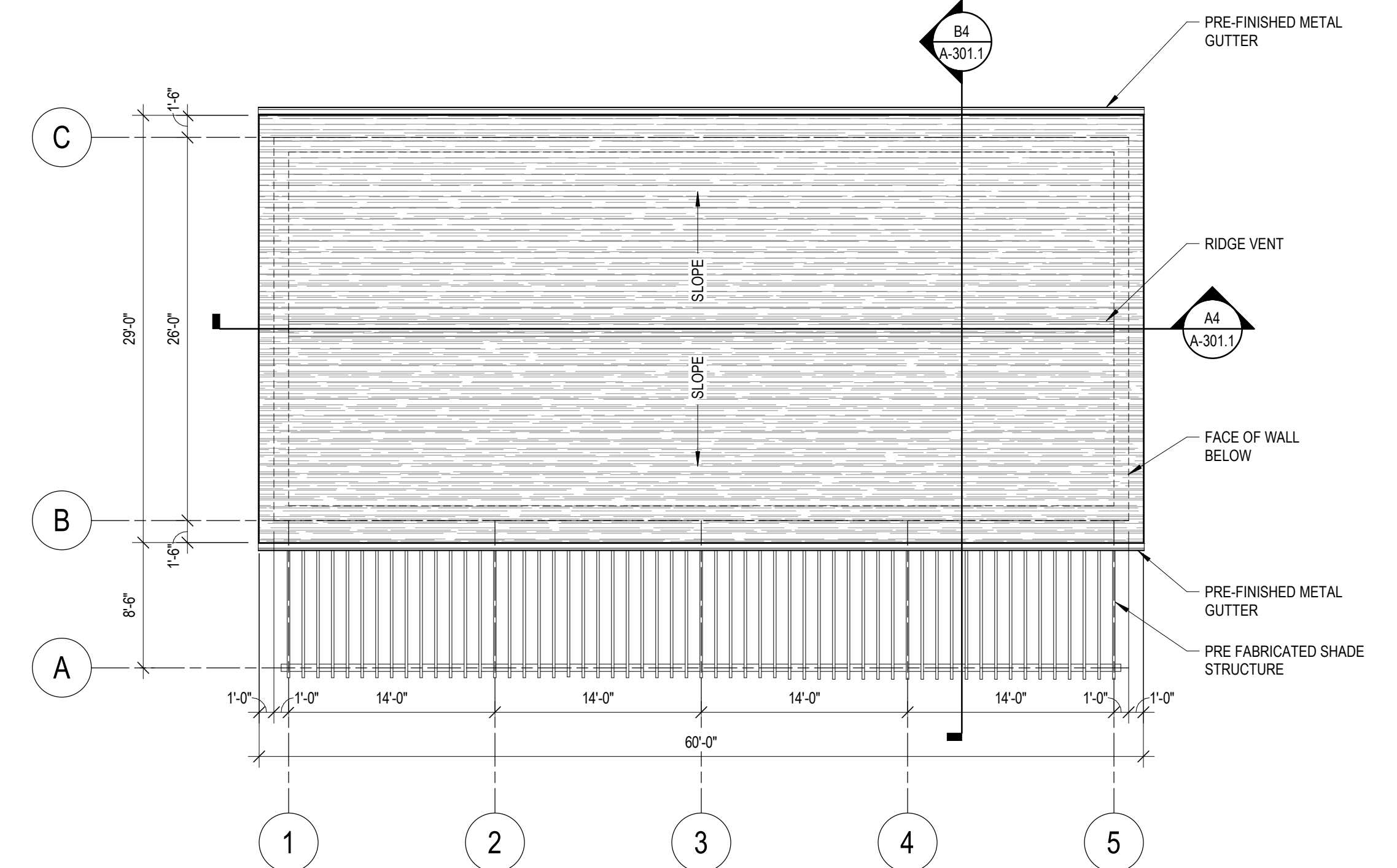
A1 FLOOR PLAN AND SIGNAGE

1/8" = 1'-0"



B3 REFLECTED CEILING PLAN

1/8" = 1'-0"



A3 ROOF PLAN

1/8" = 1'-0"

ARCHITECTURAL

- A-101.1 PLANS & CODE DATA - MECHANICAL BUILDING
A-201.1 ELEVATIONS & DETAILS - MECHANICAL BUILDING
A-301.1 BUILDING SECTIONS, WALL SECTIONS & DETAILS - MECHANICAL BUILDING
A-601.1 DOOR AND ROOM FINISH SCHEDULES & DETAILS - MECHANICAL BUILDING

GRaEF

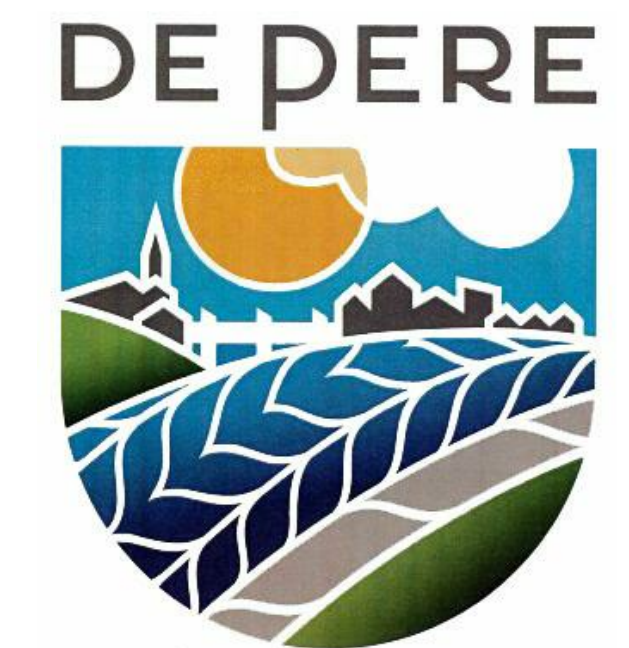
332 South Michigan Avenue,
Suite 1400
Chicago, IL 60604-4367
312 / 582 2000
312 / 939 7014 fax

www.graef-usa.com

WTI
WATER TECHNOLOGY INC.
World Leaders in Aquatic Planning, Design and Engineering
100 Park Avenue | Beaver Dam, WI 53916
1-920-887-7375

CLIENT:

CITY OF DE PERE



PROJECT TITLE:
VFW PARK AQUATIC FACILITY
POOL - MECHANICAL BUILDING

730 GRANT ST.
DE PERE, WI 54115

ISSUE:
1 03/09/20 CITY SITE PLAN
SUBMITTAL

PROJECT INFORMATION:

PROJECT NUMBER: 2019-2045.00
DATE: 02/21/20
DRAWN BY: JDJ
CHECKED BY: TJE
APPROVED BY: PJS
SCALE: AS NOTED

SHEET TITLE:

PLANS & CODE DATA -
MECHANICAL BUILDING

SHEET NUMBER:

A-101.1



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

www.graef-usa.com



CLIENT:

CITY OF DE PERE



PROJECT TITLE:

VFW PARK AQUATIC FACILITY

730 GRANT ST.
DE PERE, WI 54115

ISSUE:

1 03/09/20 CITY SITE PLAN SUBMITTAL

NOT FOR CONSTRUCTION

Attachment: Site Plan - PRELIMINARY - 10 Mar 2020 (9309 - Staff recommendation and possible action regarding a Site Plan request for a new pool building and n)

PROJECT INFORMATION:

PROJECT NUMBER: 2019-2045.00

DATE: 02/21/20

DRAWN BY: JDJ

CHECKED BY: TE

APPROVED BY: PJS

SCALE: AS NOTED

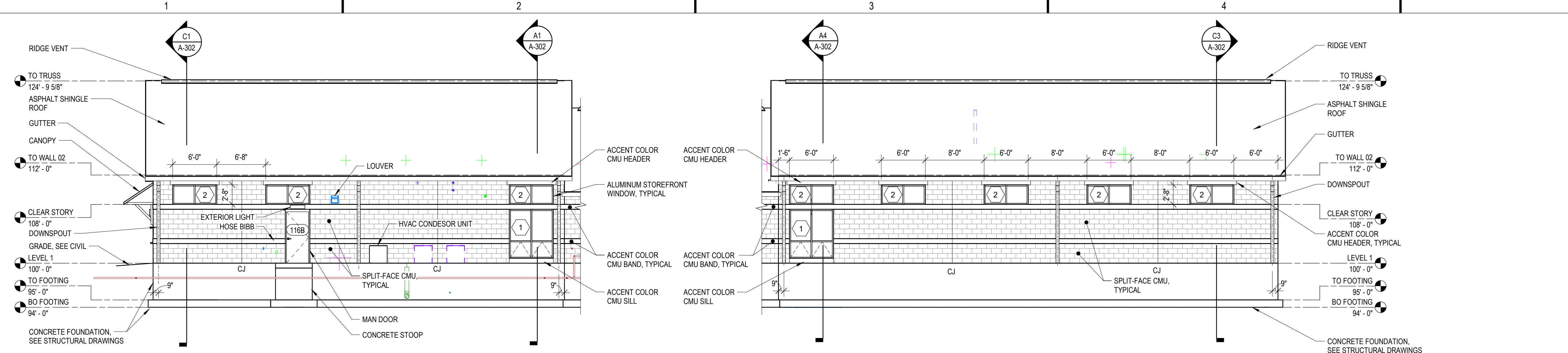
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

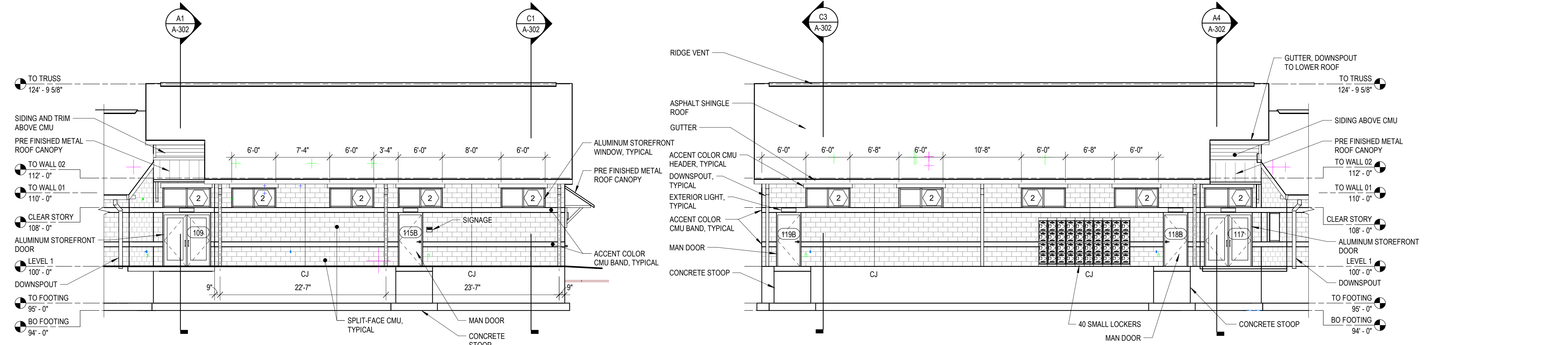
A-201

Packet Pg. 177



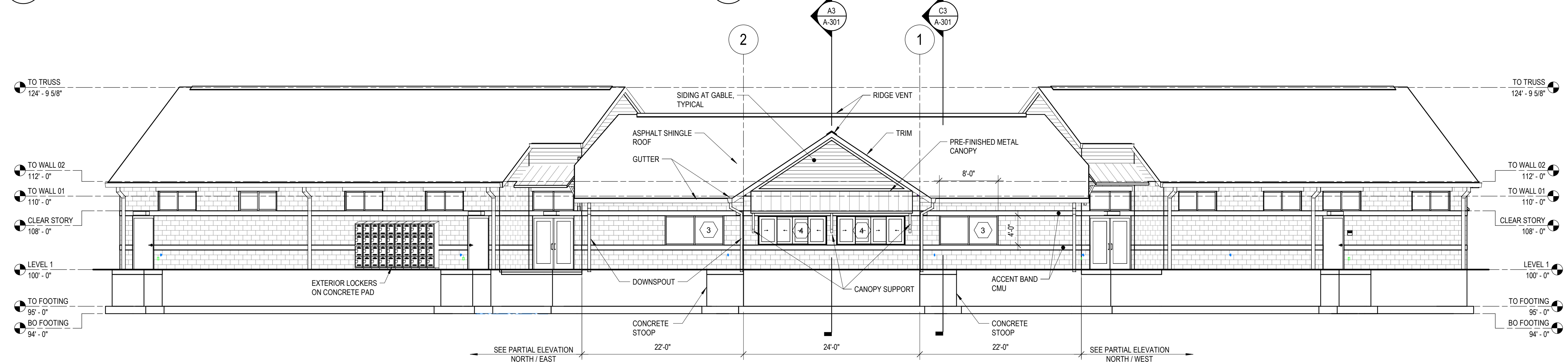
D1 PARTIAL ELEVATION - SOUTH / WEST

D3 PARTIAL ELEVATION - SOUTH / EAST

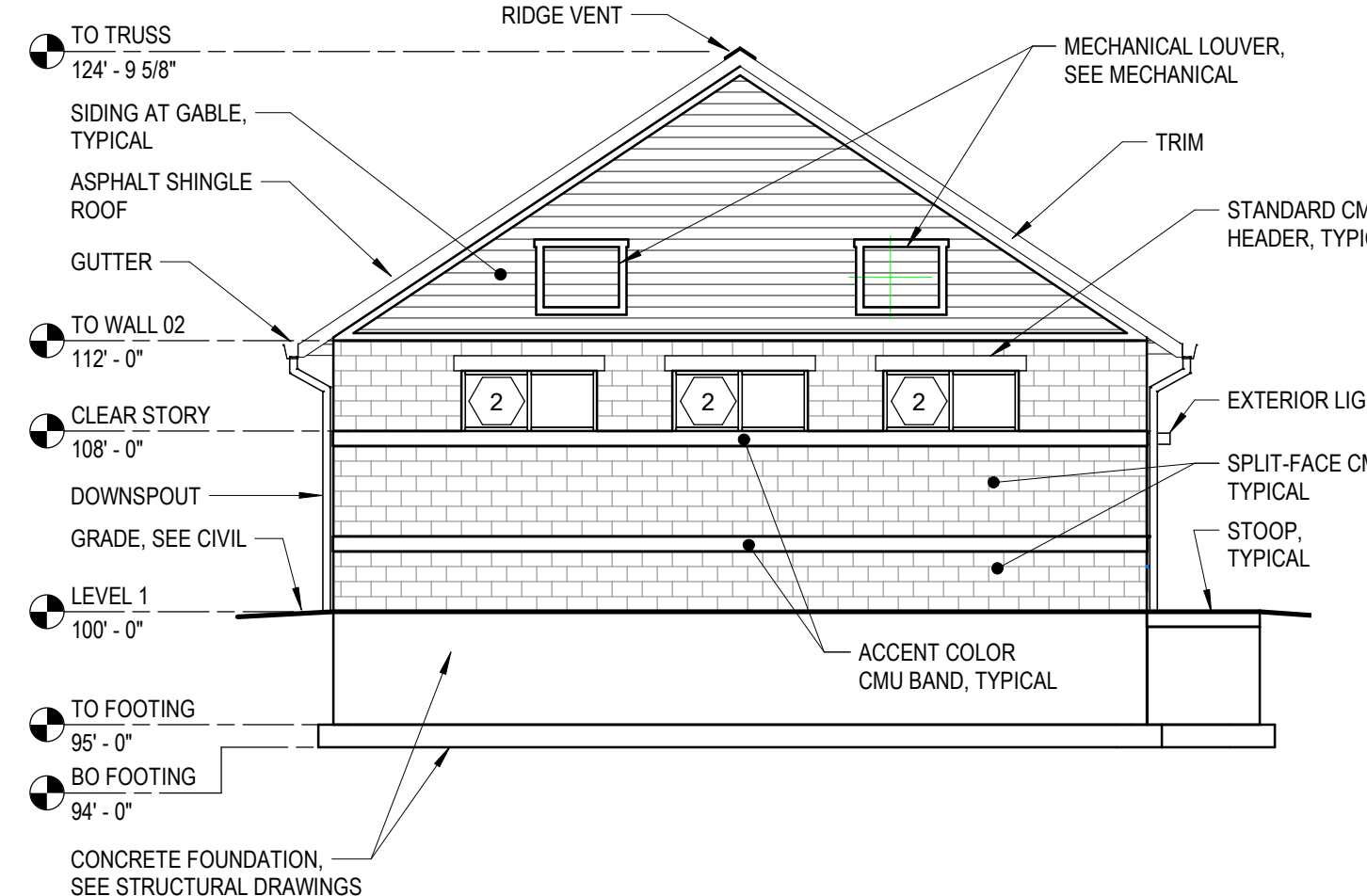


C1 PARTIAL ELEVATION - NORTH / WEST

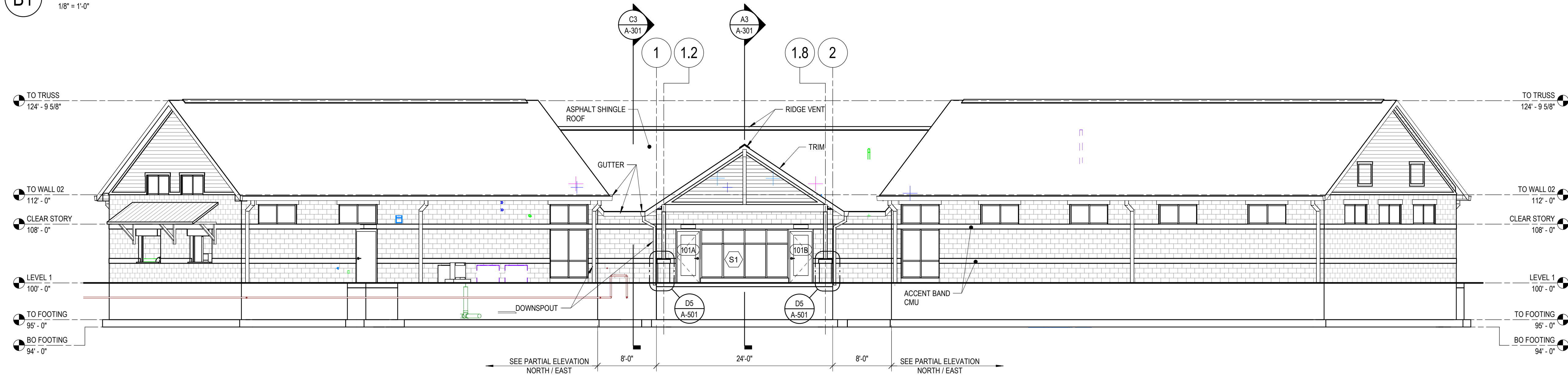
C3 PARTIAL ELEVATION - NORTH / EAST



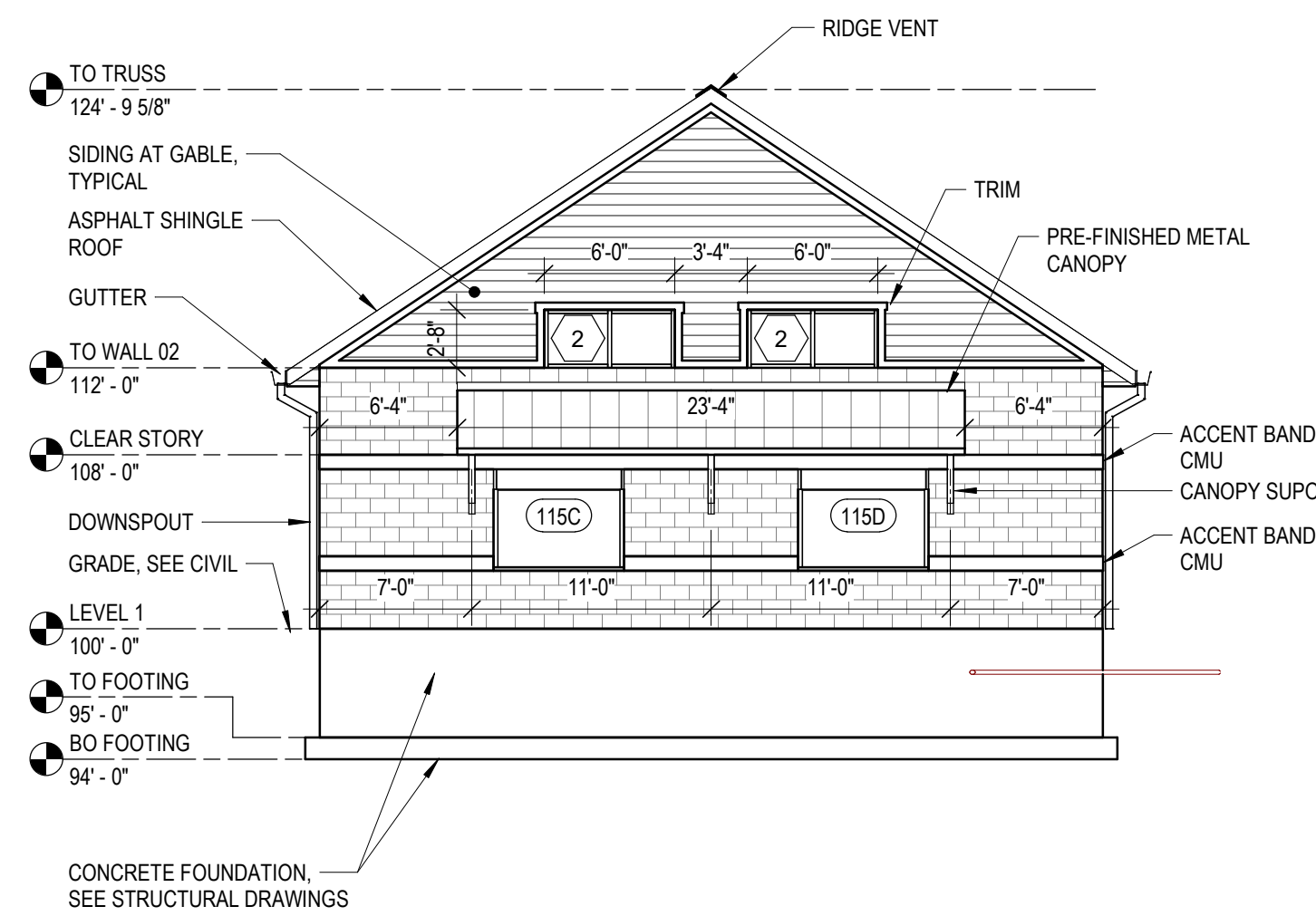
B1 NORTH ELEVATION



B6 ELEVATION - EAST



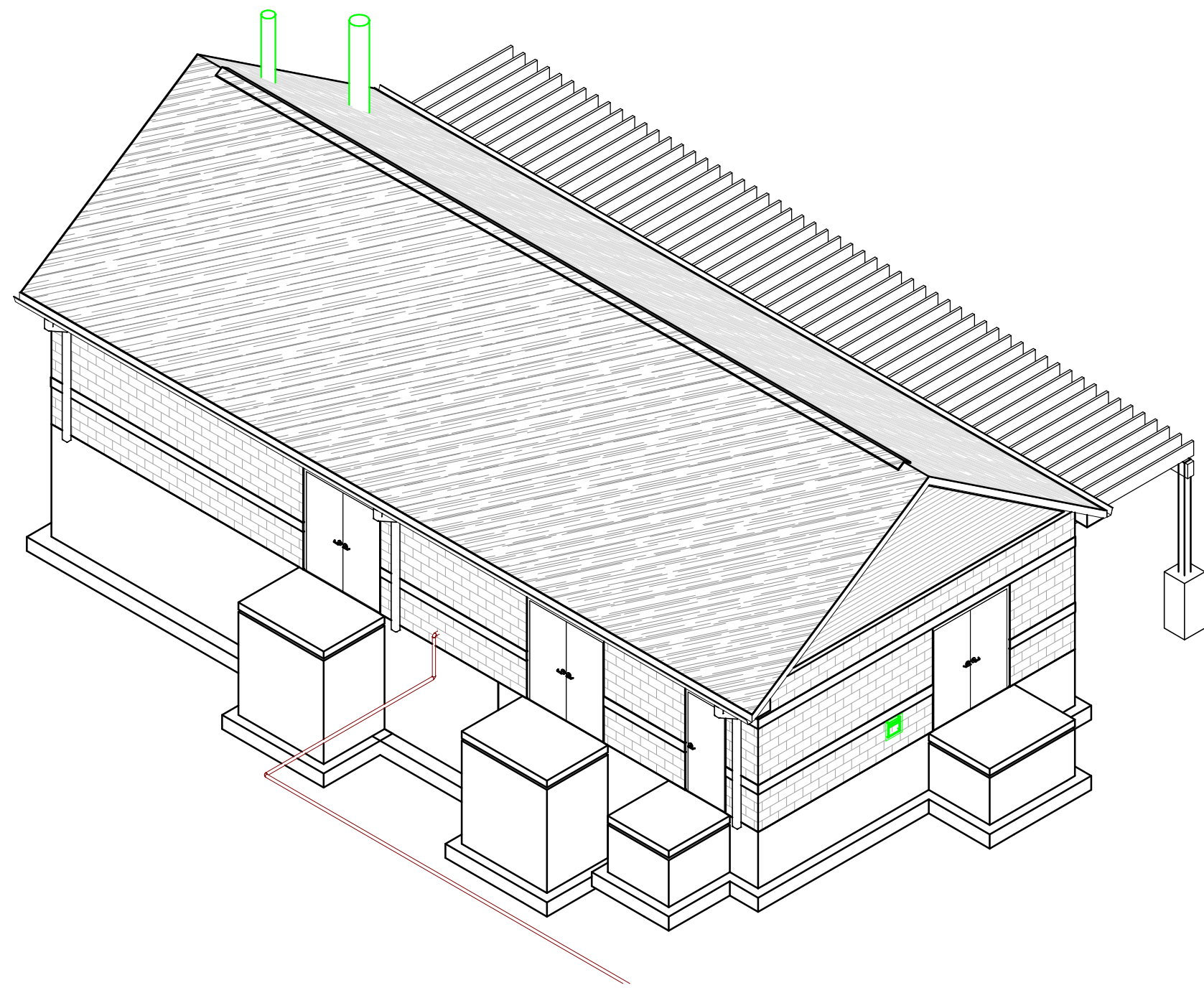
A1 SOUTH ELEVATION



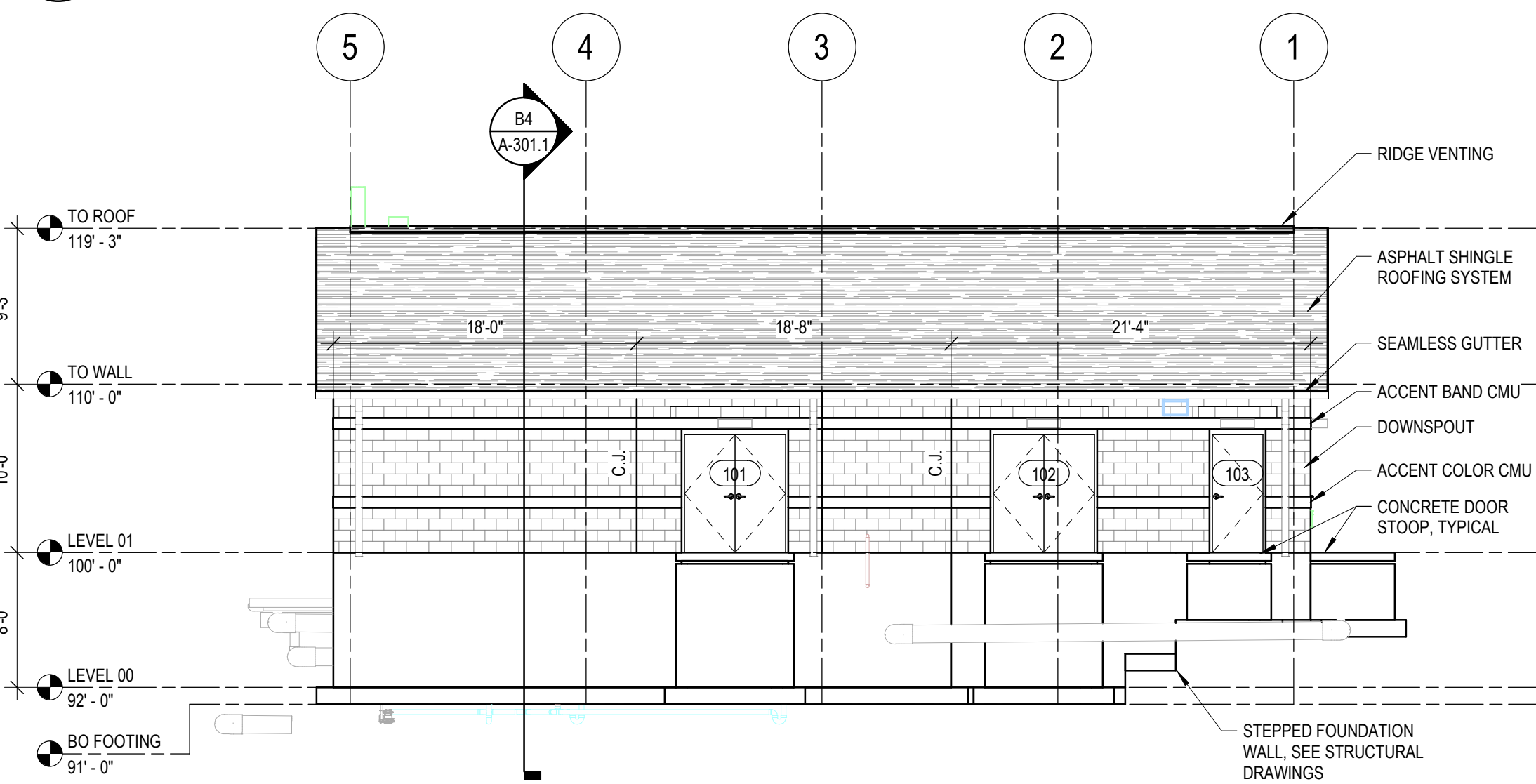
A6 ELEVATION - WEST



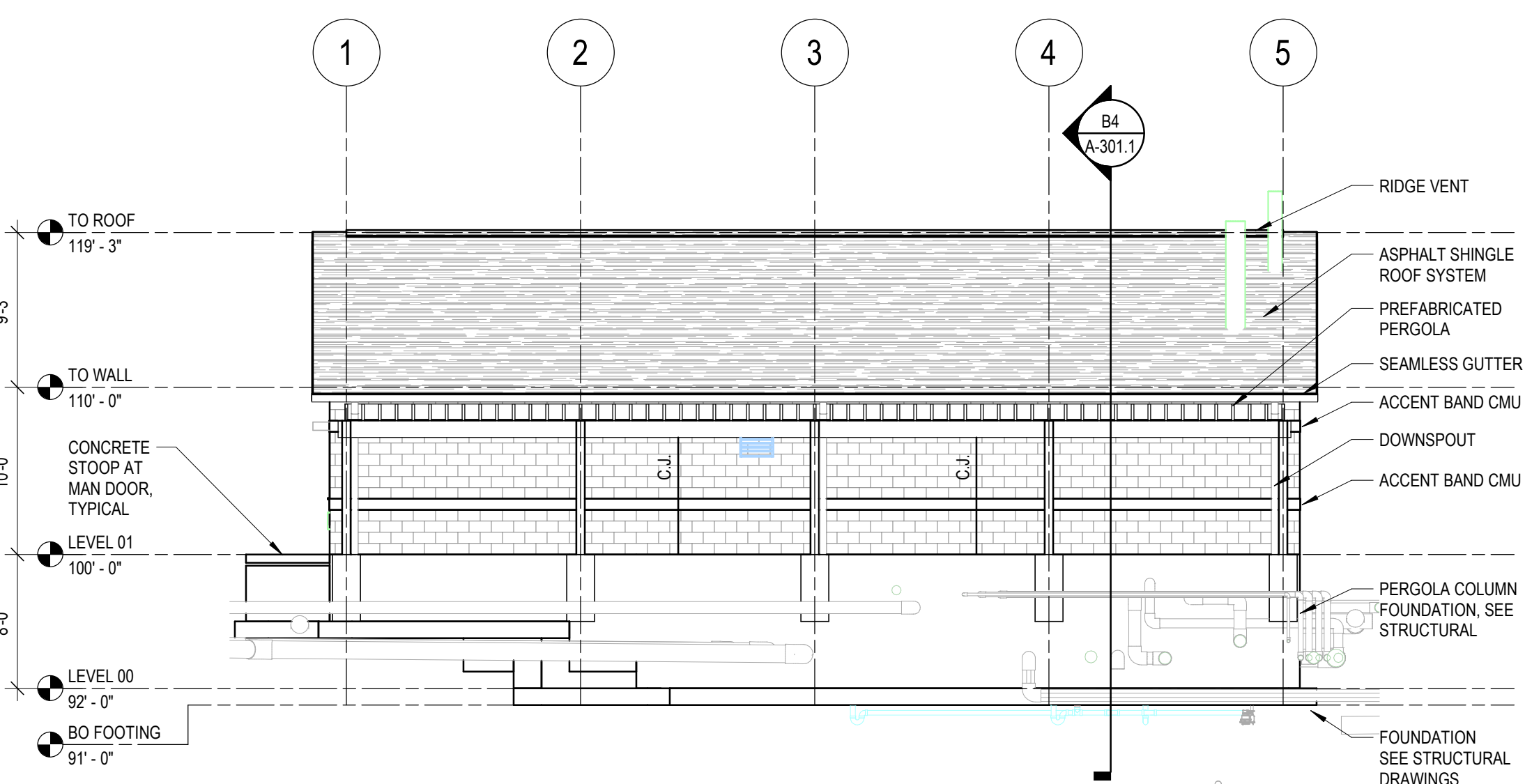
NOT FOR CONSTRUCTION



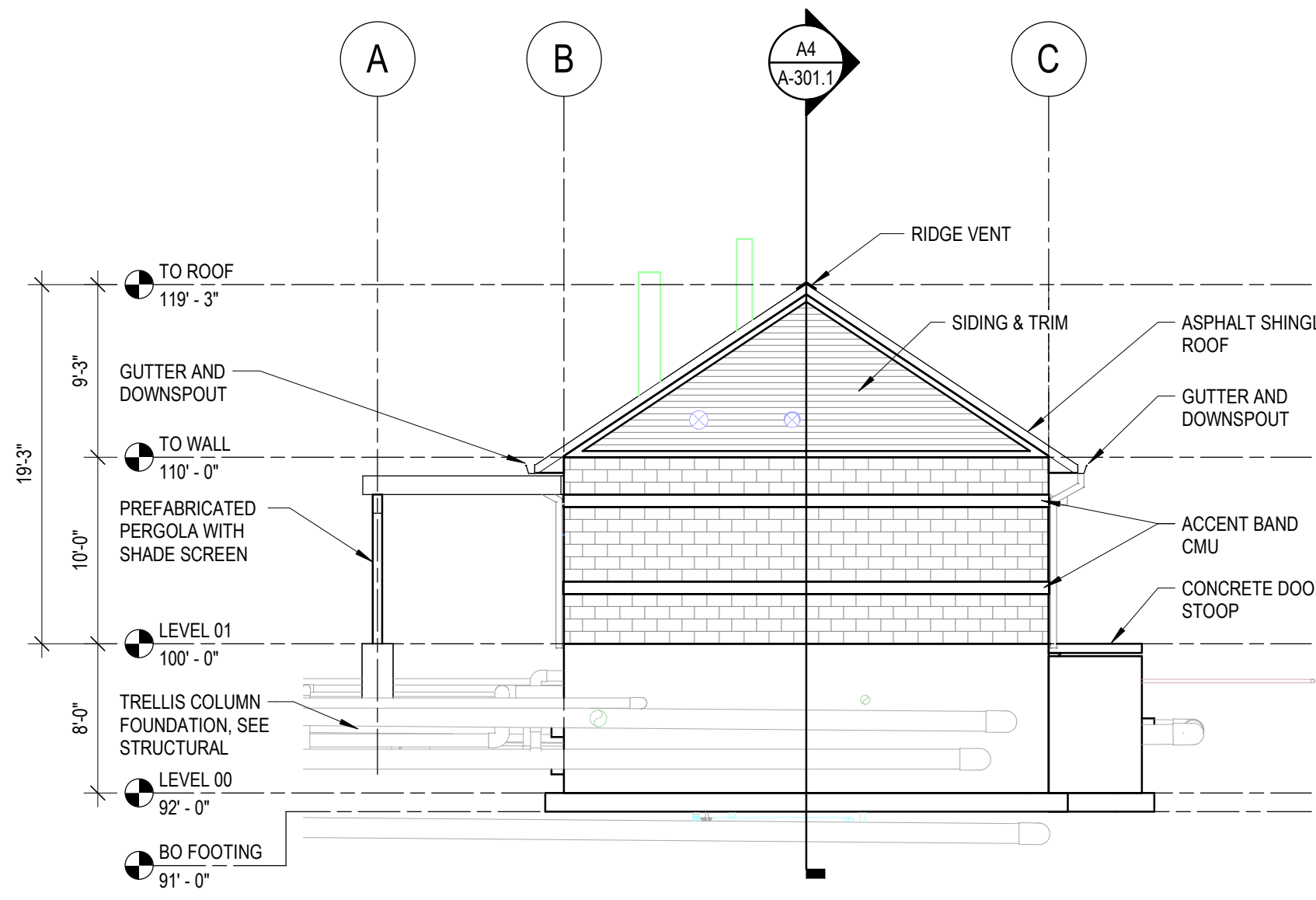
C1 ISOMETRIC VIEW



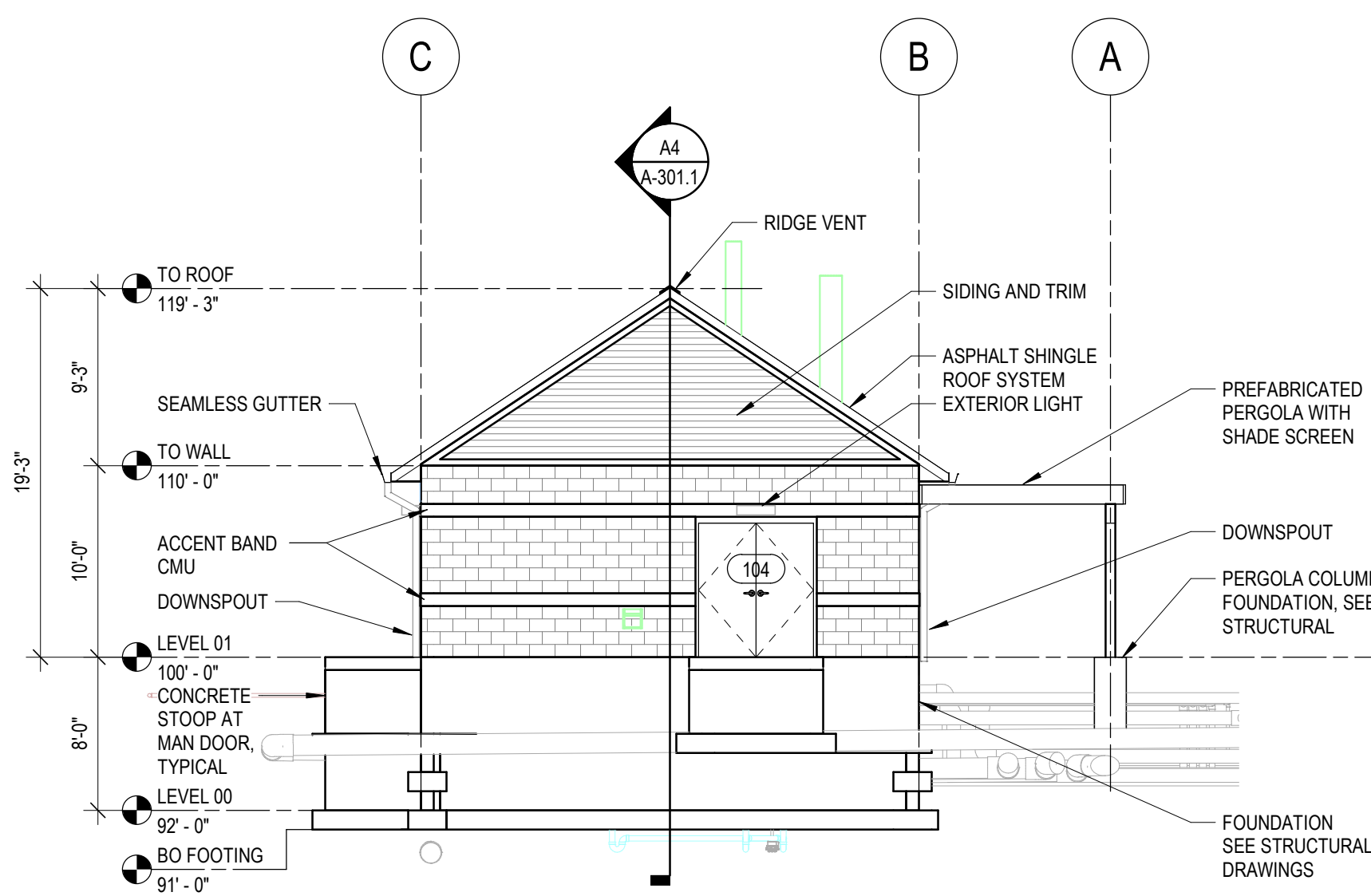
B1 WEST ELEVATION
1/8" = 1'-0"



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



B3 NORTH ELEVATION
1/8" = 1'-0"



A3 SOUTH ELEVATION
1/8" = 1'-0"



NOT FOR CONSTRUCTION



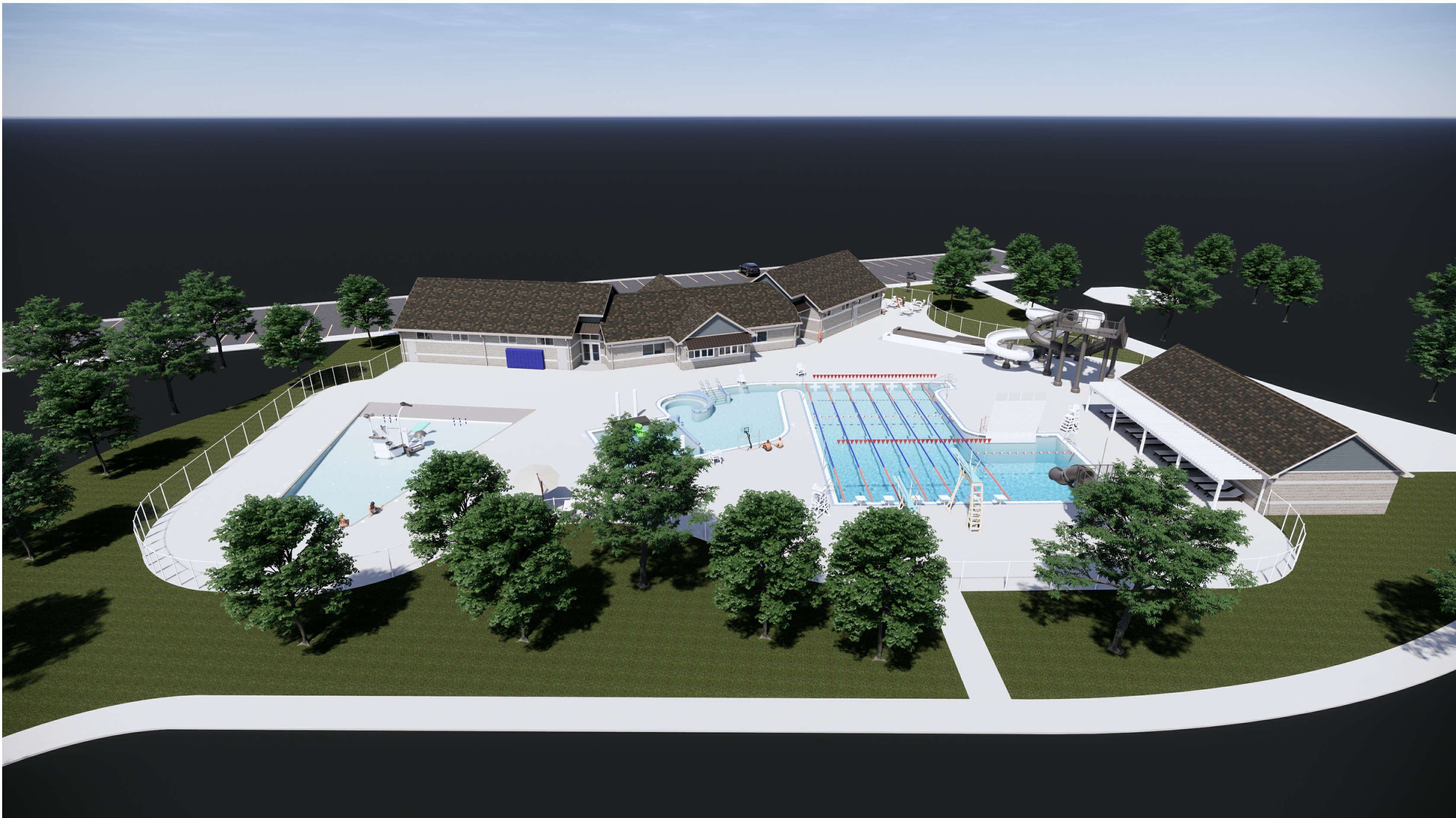
AERIAL VIEW - LOOKING NORTH



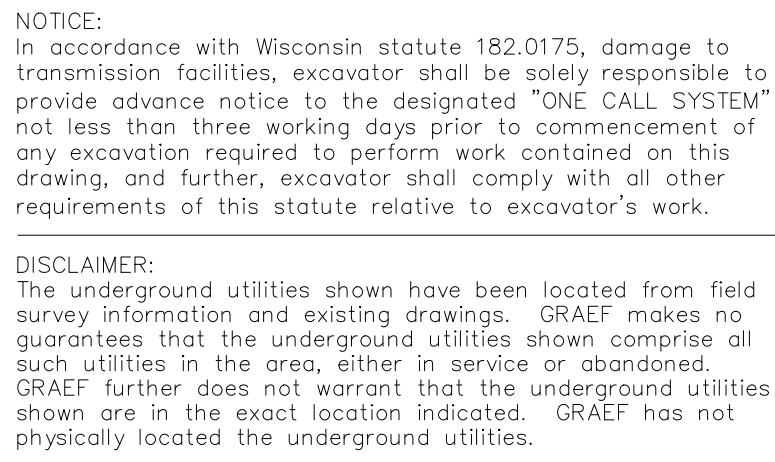
PERSPECTIVE VIEW - POOL BUILDING



PERSPECTIVE VIEW - MECHANICAL BUILDING



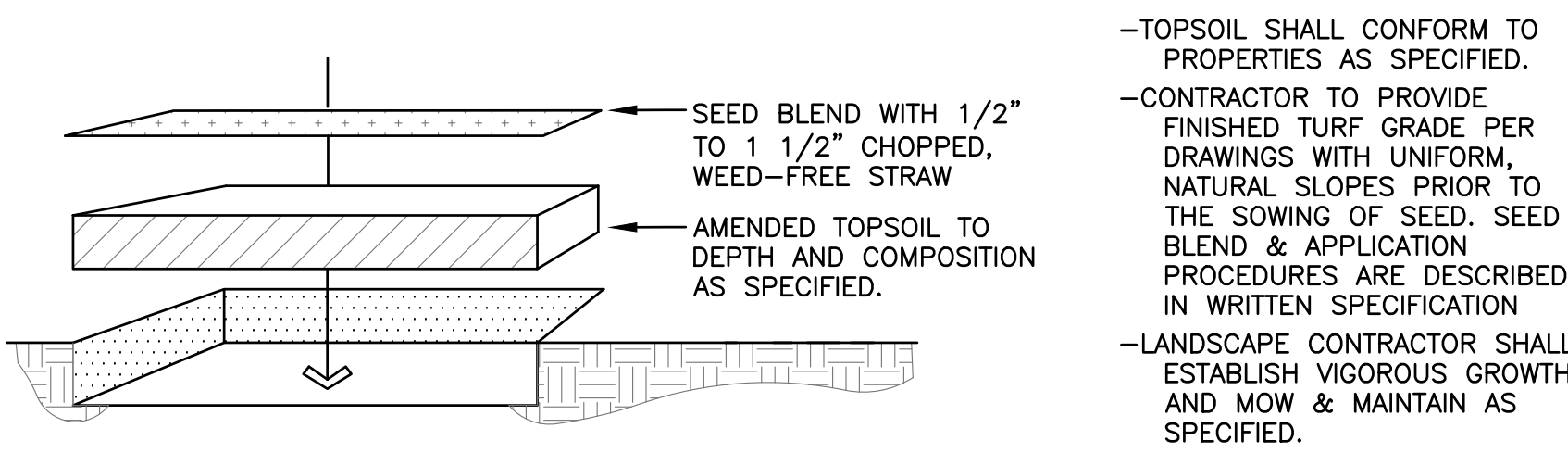
AERIAL VIEW - LOOKING SOUTH



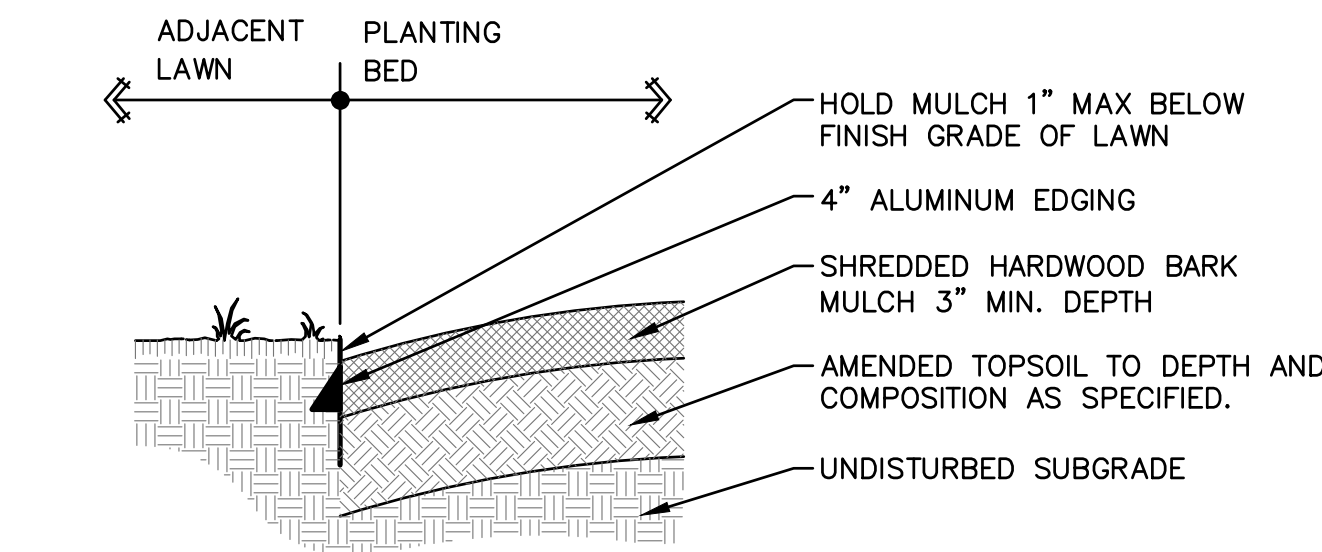
X:\GB\2019\201904\5Design\Civil\001L900_Landscape Notes and Details
2/24/2020 1:19 PM

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

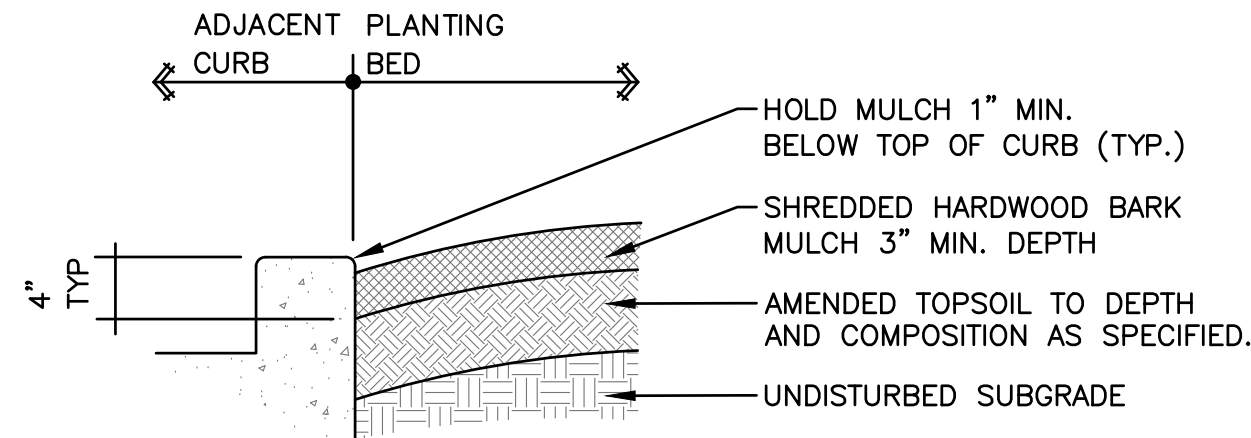
DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



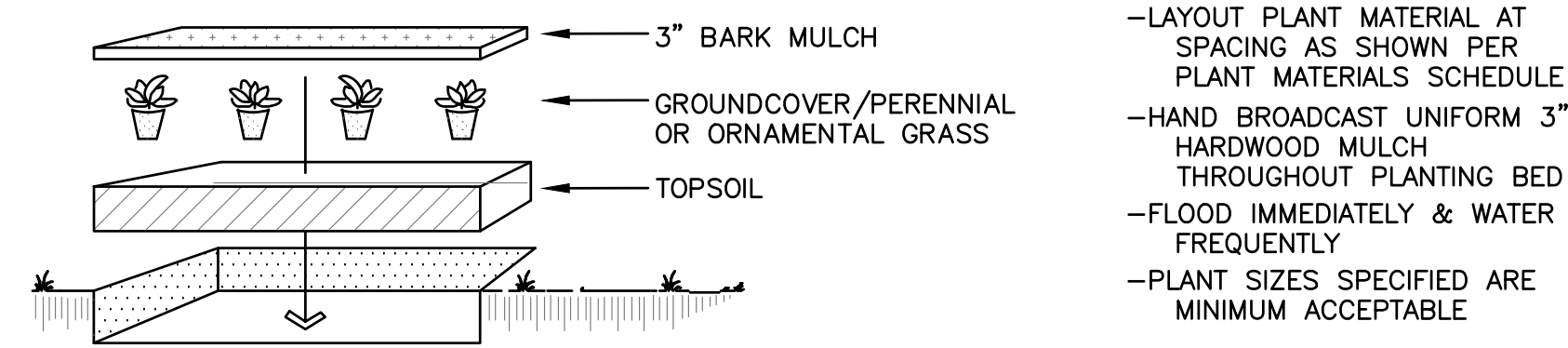
4 MANICURED TURF SEEDING



5 ALUMINUM PLANT BED EDGE

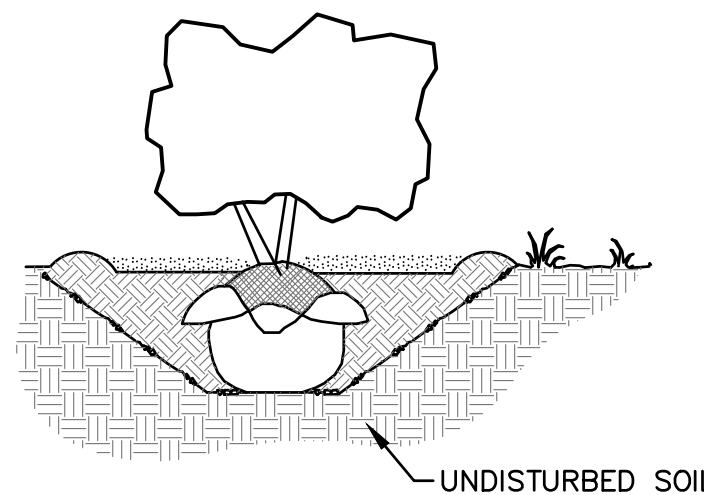


6 PLANT BED EDGE AT CURB

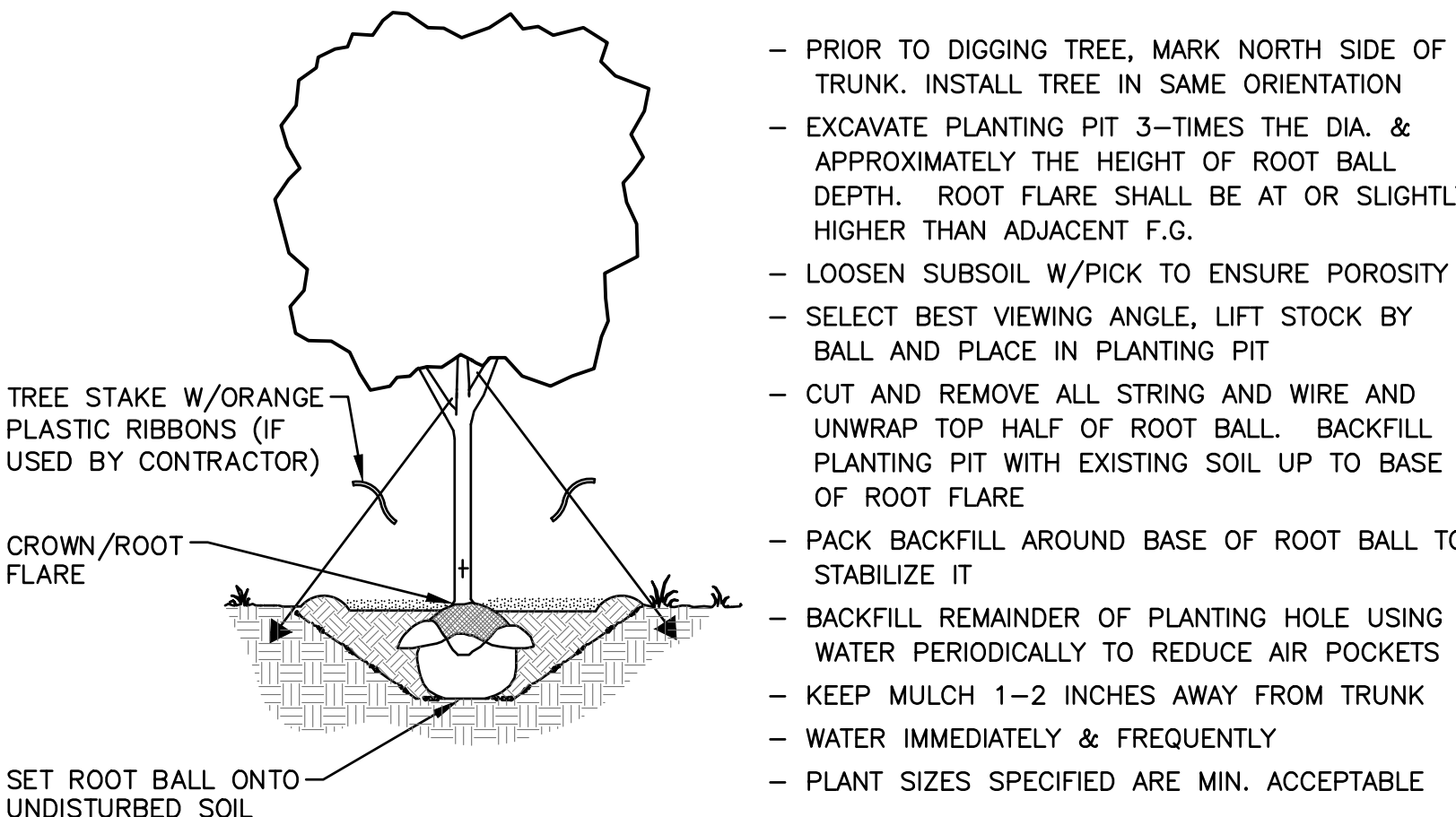


3 ORNAMENTAL GRASS / PERENNIAL PLANTING DETAIL

- EXCAVATE PLANTING PIT TWICE THE DIAMETER OF BALL & EQUAL IN DEPTH
- LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
- PLACE PLANTING SOIL IN PLANTING PIT & FOOT TAMP
- SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN PLANTING PIT
- UNWRAP TOP HALF OF ROOT BALL
- BACKFILL TO FINISHED GRADE WITH AMENDED TOPSOIL & TAMP
- WATER IMMEDIATELY & FREQUENTLY
- PLANT SIZES SPECIFIED ARE MIN. ACCEPTABLE



2 SHRUB PLANTING DETAIL



1 TREE PLANTING DETAIL

LANDSCAPING NOTES:

1. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/COMMON NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
2. PLANT MATERIALS ARE TO BE FURNISHED FREE OF PESTS OR PLANT DISEASES. PLANTS ARE SUBJECT TO OWNER'S ACCEPTANCE PRIOR TO INSTALLATION.
3. PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
4. FORM 72-INCH, OR AS OTHERWISE INDICATED, WATERING BASIN AROUND ALL TREES NOT INSTALLED IN PAVED AREAS.
5. UNLESS OTHERWISE INDICATED, PLACE SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES IN STRAIGHT ROWS, EQUALLY SPACED.
6. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS THE LANDSCAPE CONTRACTOR CAN DEMONSTRATE THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED WITHIN 100 MILES FROM THE PROJECT SITE. ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.

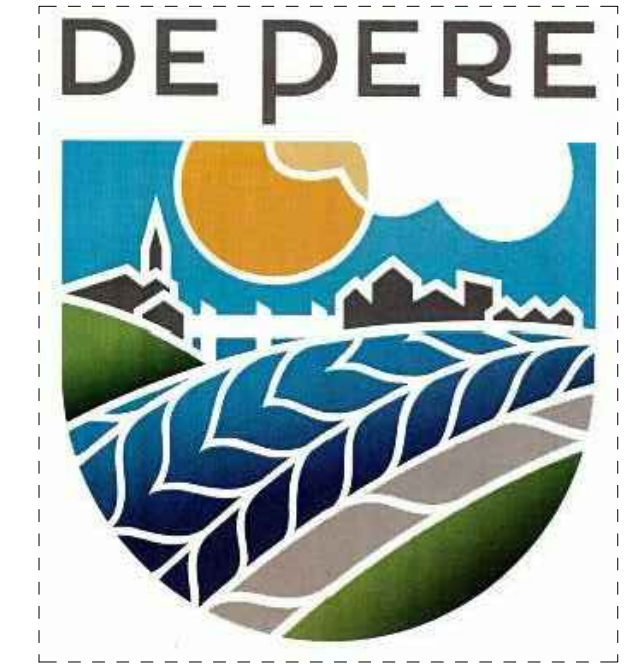


1150 Springhurst Drive,
Suite 201
Green Bay, WI 54304-5947
920 / 592 9440
920 / 592 9445 fax

www.graef-usa.com



CLIENT:
CITY OF DE PERE



PROJECT TITLE:
VFW PARK AQUATIC FACILITY

730 GRANT ST.
DE PERE, WI 54115

ISSUE:
1 03/09/2020 CITY SITE PLAN SUBMITTAL

NOT FOR CONSTRUCTION - OWNER REVIEW

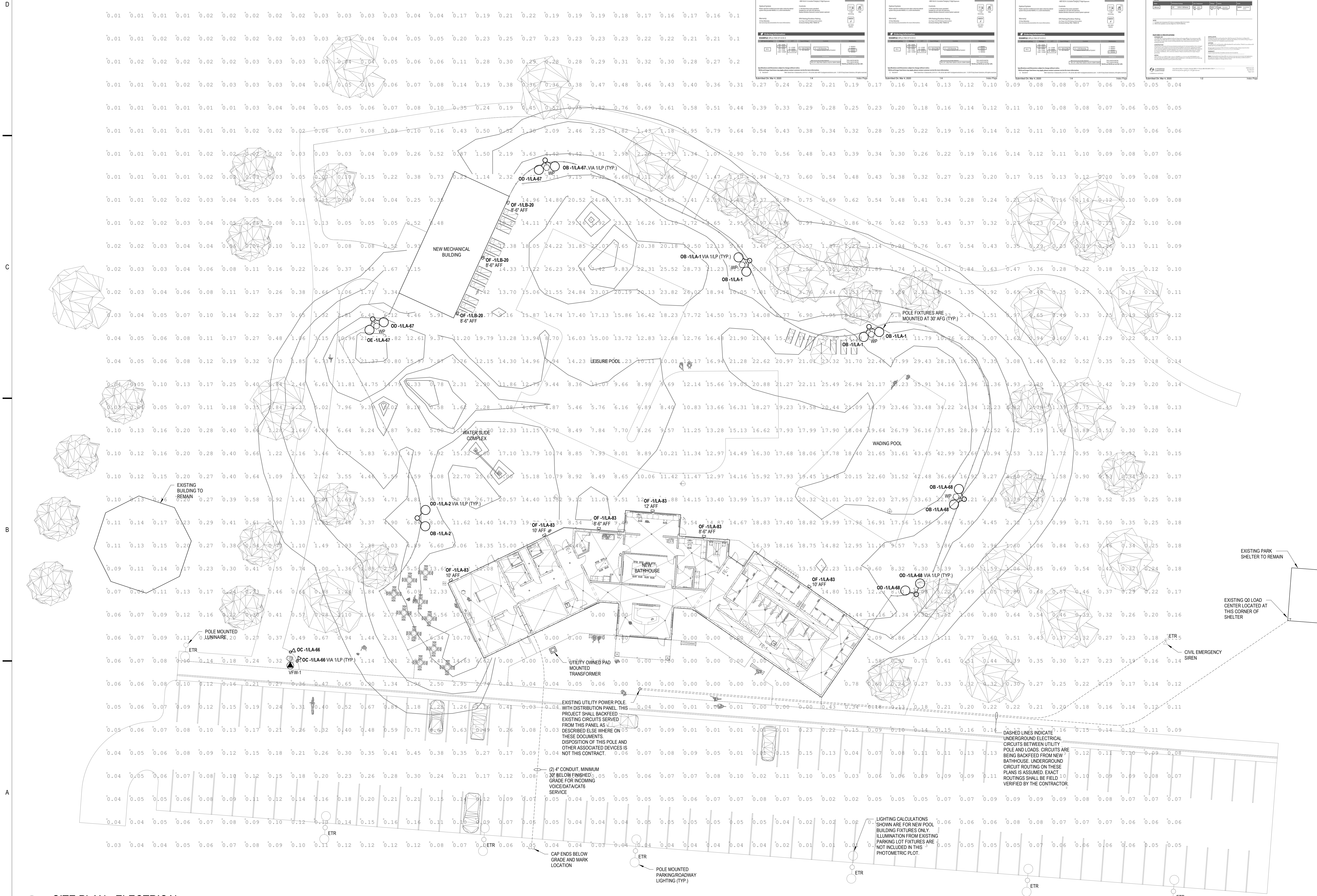
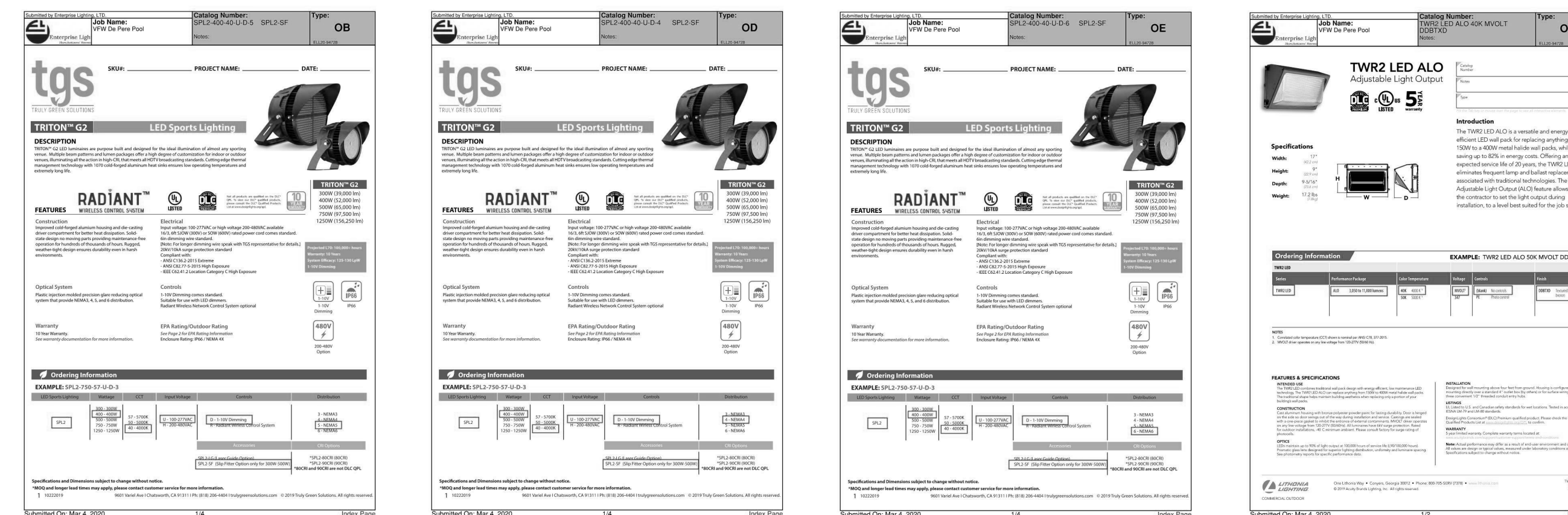
PROJECT INFORMATION:

PROJECT NUMBER: 2019-2045.00
DATE: 2/21/2020
DRAWN BY: BRR
CHECKED BY: RPV
APPROVED BY: PJS
SCALE: AS NOTED

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SHEET NUMBER:

L900



A1 SITE PLAN - ELECTRICAL
1/16" = 1'-0"



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

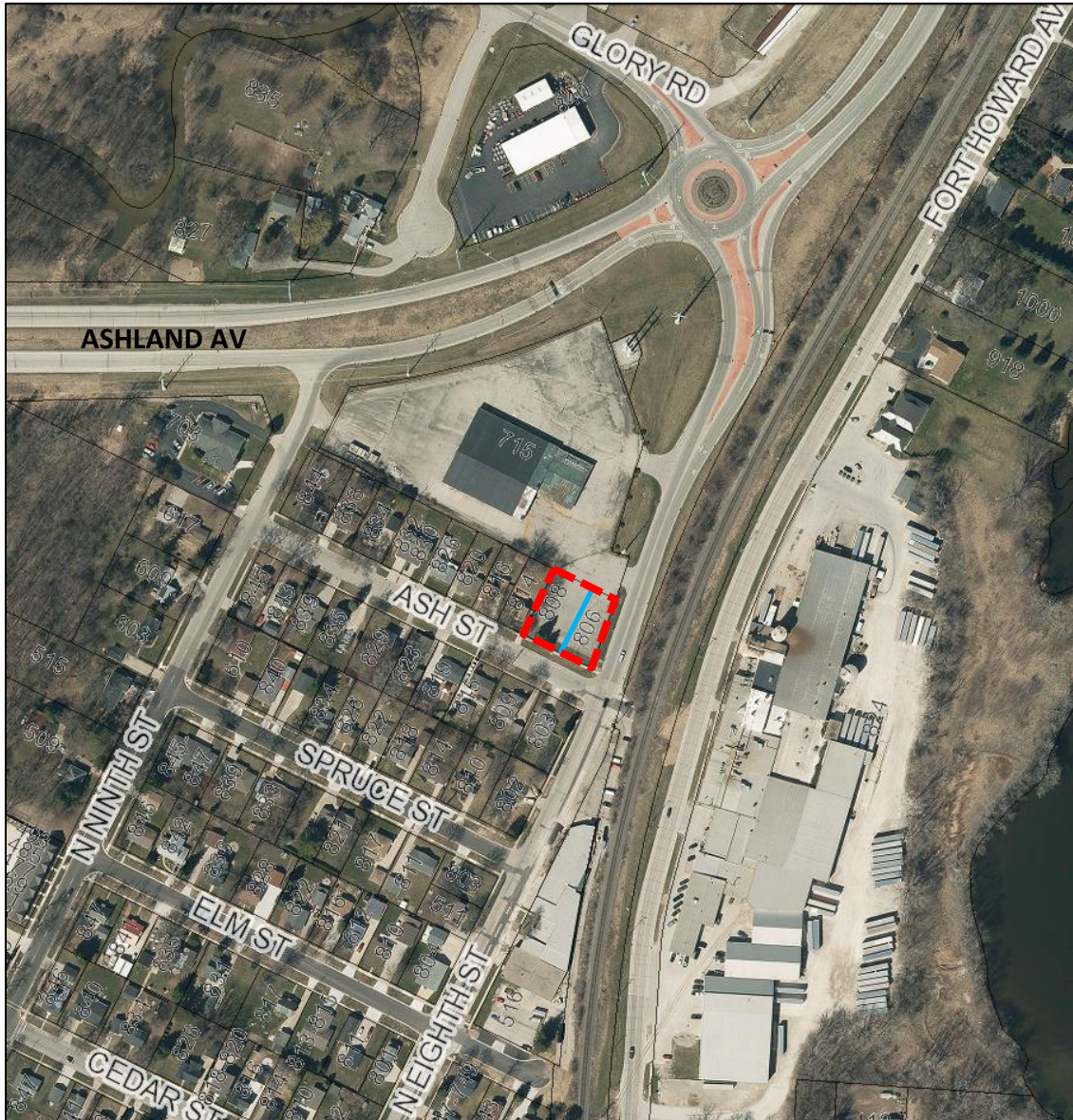
SUBJECT: Staff recommendation and possible action regarding a Site Plan request for a Wisconsin Public Service natural gas regulator station at 806-808 Ash ST (Parcel WD-602, WD-603).

ATTACHMENTS:

- 03-23-20 Plan Commission Report - WPS Transfer (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 04 Mar 2020 (PDF)

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

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Wisconsin Public Service site plan approval for a natural gas regulator station.

COMMON DESCRIPTION: 806-808 Ash ST, located northwest from the Ash ST and 8th ST intersection.

PARCEL NUMBERS: WD-602, WD-603

EXISTING ZONING:	B-2 (General Business District)	
SURROUNDING LAND USES:	Business B-2) & Industrial (I-3) to the north and east. Residential (R-2) to the south and west.	
COMPREHENSIVE PLAN:	Commercial	
APPLICANT / OWNER:	Steven Paplham, Major Projects Supervisor Authorized Representative Wisconsin Public Service 700 N. Adams ST PO BOX 19001 Green Bay, WI 54307-9001	Fairchild Living Trust of 1995 Property owner 1444 Fox River DR De Pere, WI 54115
SITE HISTORY:	Air photographs from 1938-1960 identify the subject property as having residential houses. In the 1970's an auto dealership was built to the north, and the houses were removed by the 1990's. The two parcels have remained vacant with a hard paved surface since. The subject property was zoned to B-3 in the 1970's when the aforementioned auto dealership developed. In February, 2018 the property was rezoned to B-2 in anticipation of redevelopment. However, the subject lots remained vacant when a business redevelopment of the lands to the north occurred in late 2019. On February 24, 2020, Plan Commission recommended approval of a conditional use permit at 806-808 Ash ST for a 'public utility and service use' (Wisconsin Public Service natural gas district regulator station). As part of the review/approval process, Wisconsin Public Service agreed to develop a site plan to aesthetically meet certain design standards, and meet the Municipal Code Development & Design Standards Section 14-60. Common Council approved the conditional use permit on March 17, 2020.	
STAFF REVIEW:	When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60. The subject property includes land that is proposed to be acquired by Wisconsin Public Service, from a private property owner, for development of the following: • A 651 SF brick regulator building in the middle of the properties. Also, an outdoor heater and pipes located on the outside of the building. • A 20-foot wide drive lane on the west side of the property, providing access for vehicles from the north and south sides of the property. ○ <i>NOTE: The petitioner is negotiating an access easement with the adjacent property owner to the north (a preferred</i>	

design). If negotiations are successful, the 20-foot wide drive lane connecting to Ash ST should not be constructed

- A six-foot-tall chain link fence on all four sides of the site. The fence is setback from the following property lines:
 - Zero feet from rear lot line (north)
 - 13 feet from Ash ST (south)
 - 6 feet from N 8th ST (east)
 - 6 feet from the interior side (west)
- A gravel surface inside the fence (less the paved drive lane area)
- A 5-foot wide landscaping bed with arborvitae is proposed along the south, east, and west sides of the fence. The landscaping intends to screen the site and the fence from adjacent properties and the street.
 - *NOTE: A landscaping screen is not required between two B-2 zoned properties on the north side of the site.*
- There is no proposed business signage.

The building façade materials are the following:

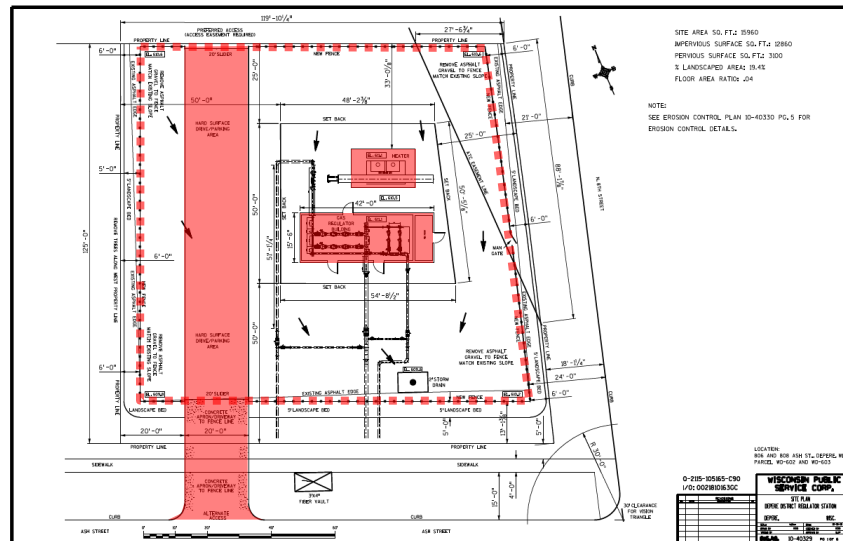
- All four sides of the building are an Old Mill Thin Brick System, colored Independence (red) with a grey grout. The doors, trim and roof are metal, colored Patrician Bronze.
- The silver metal piping and heater areas are not colored due to heat causing deterioration of paint.

The site plan complies with the following massing and setback requirements set by the B-2 District (Code Section 14-44) and sketch plans identified during a conditional use permit review:

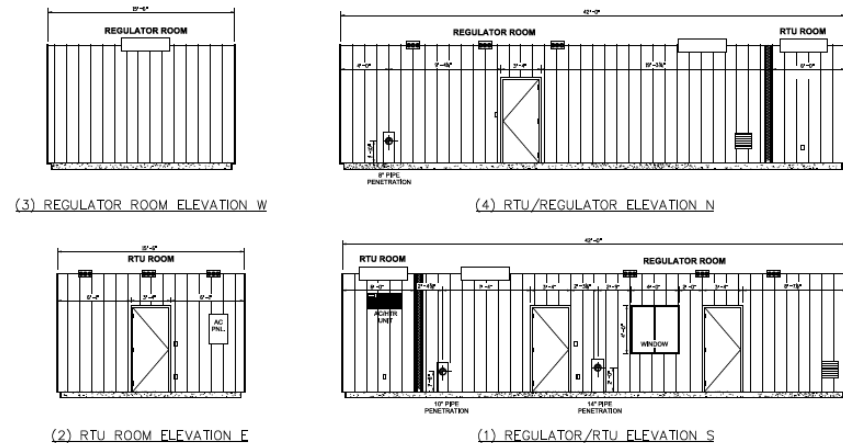
- Land Use: Vacant–Proposed utility (permitted with conditional use)
- Lot Size: 16,321 SF when combined (2,000 SF required)
- Front Yard Setback – south: ~55 feet (25 feet required, 50 feet per CUP sketch)
- Corner Side Yard Setback – east: ~27 feet (25 feet required, 50 feet per CUP sketch)
- Interior Side Yard Setback – west: ~55 feet (Transition Yard & setback specified by Plan Commission, 50 feet per CUP sketch)
- Rear Yard Setback – north: ~33 feet (0 feet required, 33 feet per CUP sketch)
- FAR: 0.04 (2.8 or less required)
- Building Height: ~10 feet (Determined by FAR)
- Landscaping: 39 new arborvitae trees added to the existing site, per CUP for the purpose of screening the fence (1-2 trees required if there was no CUP triggering the need to screen the fence)

Parking requirements for public utilities include one space per two employees and one space per company vehicle. The site does not have a regular staff; however, there is a need for occasional site visits and maintenance. A hard surface for the drive lane has been identified on the site plan in place of a permanent parking lot.

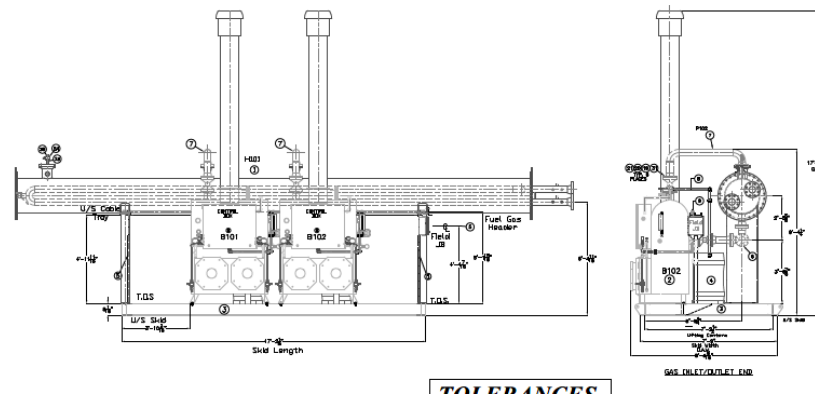
Proposed site plan with parking lot landscaping.



Front, side and rear building facades.



Side and rear of heater on north side of building.



Color Renditions.



View 2 - Looking North (elevated)



View 5 - Looking Southwest (elevated)



View 4 - Looking Northeast

Walls: Old Mill Thin Brick Systems (or Equivalent), BrickWeb, Color: Independence, 3/16" Thick, Grout Color: Gray



Roof, Doors, and Trim to be Color: Patrician Bronze



PATRICIAN BRONZE

STAFF COMMENTS:

Engineering:

1. New gas line to service the regulator station is to go down Ash Street to S. Ninth Street. This work is currently pending excavation permit approval. WPS needs to provide asphalt paver's information for review and consideration prior to excavation permit approval. Paver is required to meet all City specifications. Work is proposed in the paved street area and half of the road is to be repaved on Ash Street and S. Ninth Street.
2. Need to provide owner information on cover sheet.
3. Need to provide engineer information on cover sheet.
4. Need northings and eastings at all property lines.
5. Provide the access easement to the property to the north once in hand.
6. Driveway approach onto Ash Street should not have a radius to it. Construct driveway approach per the detail drawn on page 4 of 5.
7. Confirm there is no additional utility work required for this site plan (water, storm or sanitary).
8. Provide existing and proposed contours for the site. Maximum of 2-foot.
9. City's storm sewer from the existing storm drain should be shown on the plans.
10. On sheet 4 of 5, the sidewalk section across the driveway approach should be 5-foot wide (not variable).

11. On sheet 4 of 5, update the curb cut note #2 to include the following: 1. Contractor is to acquire a concrete worker's license prior to any concrete work in the right-of-way. License can be obtained at De Pere Public Works 920-339-4061. 2. All curb cuts shall be completed by a hydraulic, mounted curb cut machine. No breaking or vertical saw cutting of the curb head at the flow line will be permitted.
12. Additional comments may be provided based on the responses above. All future plan updates shall include revision bubbles for ease of review.

Fire: Meet with fire chief regarding site requirements.

Forestry:

1. Include a WDNR or equivalent planting plan.

Health: None.

Planning:

1. Subject to the successful final approval of a conditional use permit by Common Council for a 'public utility and service use, and all related conditional use permit conditions, at 806-808 Ash ST. The Common Council review of the conditional use permit is expected to take place on March 17, 2020.
2. Parcels WD-602 and WD-603 must be combined to eliminate a property line from bisecting the proposed building.
3. The site plan illustrations identify at least 39 arborvitae trees on the east, west, and south side of the fence. Provide a landscaping plan that provides the tree/plant count, with locations, and identify that the planted trees will be at least as tall as the fence. The intent is for the trees to screen the fence and visibility into the fence.
4. It is understood that an alternate access drive is proposed on the south side of the fence, connecting to Ash Street. The site plan review includes the review of the drive, but it is understood that the drive should not be built, should agreements be finalized for shared access on the north side of the fence. Staff preference is to not build the drive on the south side.
5. The sewer and water main on Ash Street should be cut off and capped during construction for the site.

Inspection: None.

REVIEW PROCESS

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

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the site plan request for the new natural gas regulator station, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 150643
		Date: 03/04/2020

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) Wisconsin Public Service	Authorized Representative Steven Paplham	Title Major Projects Supervisor	
Mailing Address 700 N. Adams St, PO Box 19001	City Green Bay	State WI	ZIP Code 54307-9001
Email Address steven.paplham@wisconsinpublicservice.com	Phone Number (incl. area code) 920-433-2645	Fax Number (incl. area code) 920-433-1360	

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

Name (Ind. Org. or Entity) Fairchild Living Trust	Contact Person Gary Fairchild	Title Owner	
Mailing Address 1444 Fox River Dr.	City De Pere	State WI	ZIP Code 54115
Email Address gary.fairchild@fairchildequipment.com	Phone Number (incl. area code) 920-327-0504	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 806 & 808 Ash St, De Pere, WI	Parcel No. WD-602 & WD-603
--	-------------------------------

SECTION 4: Project Information

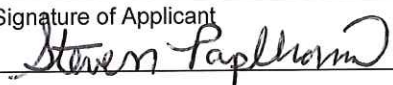
Existing Zoning:	B2 - Business District		
Present Use of Parcel:	Empty Asphalt Lot		
Proposed Use of Parcel:	Natural Gas District Regulator Station		
Estimated Start Date:	4/15/2020	Estimated Completion Date:	12/31/2020

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Steven Paplham	Title Major Projects Supervisor	Phone Number 920-433-2645
Signature of Applicant 		Date Signed 3/3/2020

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (9395 : Staff recommendation and possible action regarding a Site Plan request for a Wisconsin Public Service)

Signed by Current Property Owner

	CITY OF DE PERE APPLICATION FOR CONDITIONAL USE	Fee: <u>\$ 305.00</u>
		Receipt #: _____
		Date: _____

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Wisconsin Public Service	Authorized Representative Steven Paplham	Title Major Projects Supervisor	
Mailing Address 700 N. Adams St, PO Box 19001	City Green Bay	State WI	ZIP Code 54307-9001
Email Address steven.paplham@wisconsinpublicservice.com	Phone Number (incl. area code) 920-433-2645	Fax Number (incl. area code) 920-433-1360	

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

Name (Ind. Org. or Entity) Fairchild Living Trust	Contact Person Gary Fairchild	Title	
Mailing Address 1444 Fox River Dr.	City De Pere	State WI	ZIP Code 54115
Email Address gary.fairchild@fairchildequipment.com	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description 806 & 808 Ash St, De Pere, WI	Parcel No. WD-602 & WD-603
--	-------------------------------

SECTION 4: Proposed Conditional Use

Existing Zoning:	B2 - Business District
Present Use of Parcel:	Empty Asphalt Lot
Proposed Use of Parcel:	Natural Gas District Regulator Station
Present Use of Adjacent Properties:	Mostly Residential with Commercial Property to the North

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.

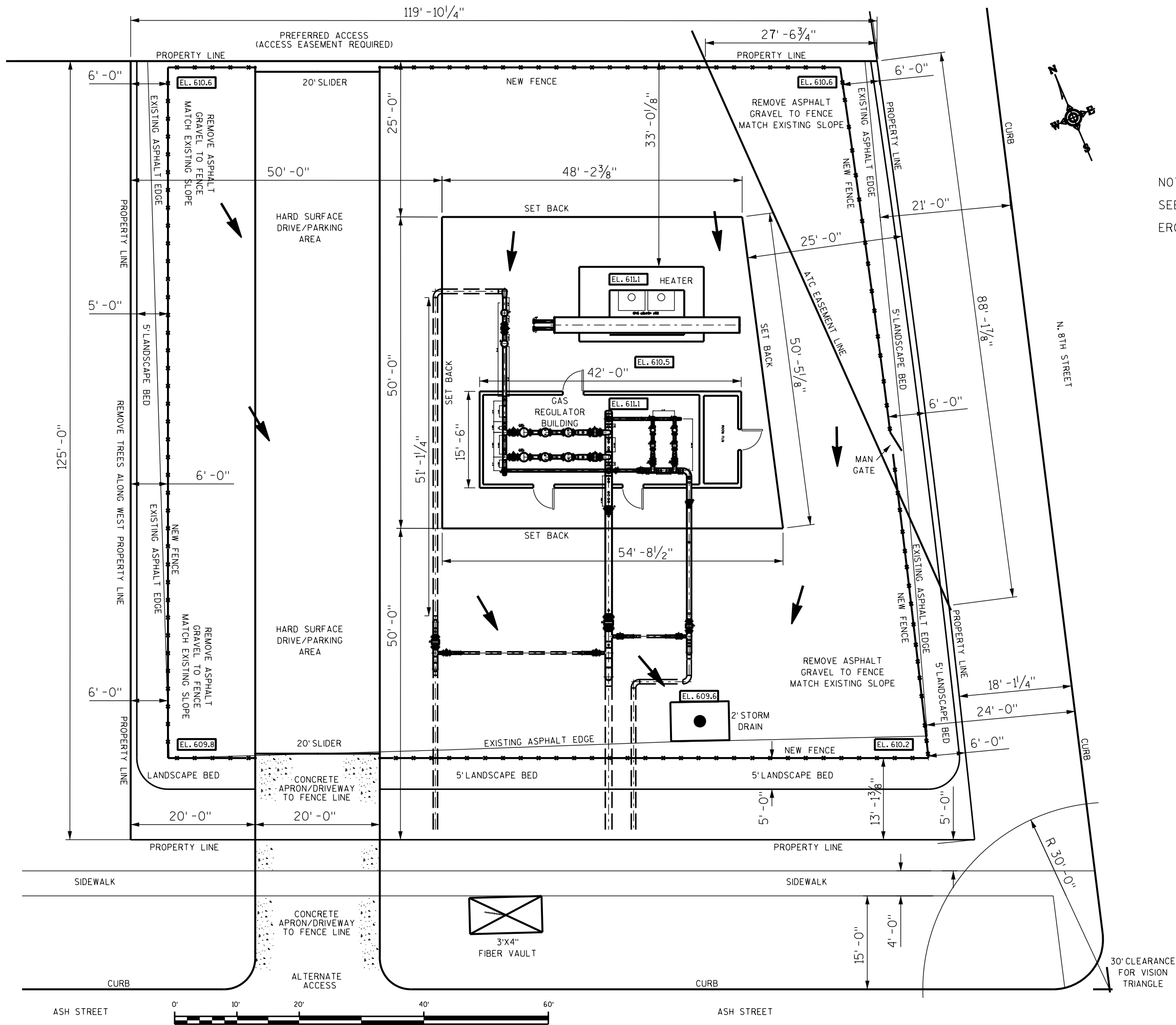
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Gary Fairchild	Title <i>Owner</i>	Phone Number 920-327-0504
Signature of Applicant <i>[Signature]</i>		Date Signed 7/12/20

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

TO BE COMPLETED BY CITY STAFF

A Conditional Use Permit is authorized by the De Pere Zoning Code, Section(s):



SITE AREA SQ. FT.: 15960
IMPERVIOUS SURFACE SQ. FT.: 12860
PERVIOUS SURFACE SQ. FT.: 3100
% LANDSCAPED AREA: 19.4%
FLOOR AREA RATIO: .04

NOTE:
SEE EROSION CONTROL PLAN 10-40330 PG. 5 FOR
EROSION CONTROL DETAILS.

LOCATION:
806 AND 808 ASH ST., DEPERE,
PARCEL WD-602 AND WD-603

0-2115-105165-C90
I/O: 0021810163GC

**WISCONSIN PUBLIC
SERVICE CORP.**

SITE PLAN
DEPERE DISTRICT REGULATOR STATION

DEPERE, WISC.

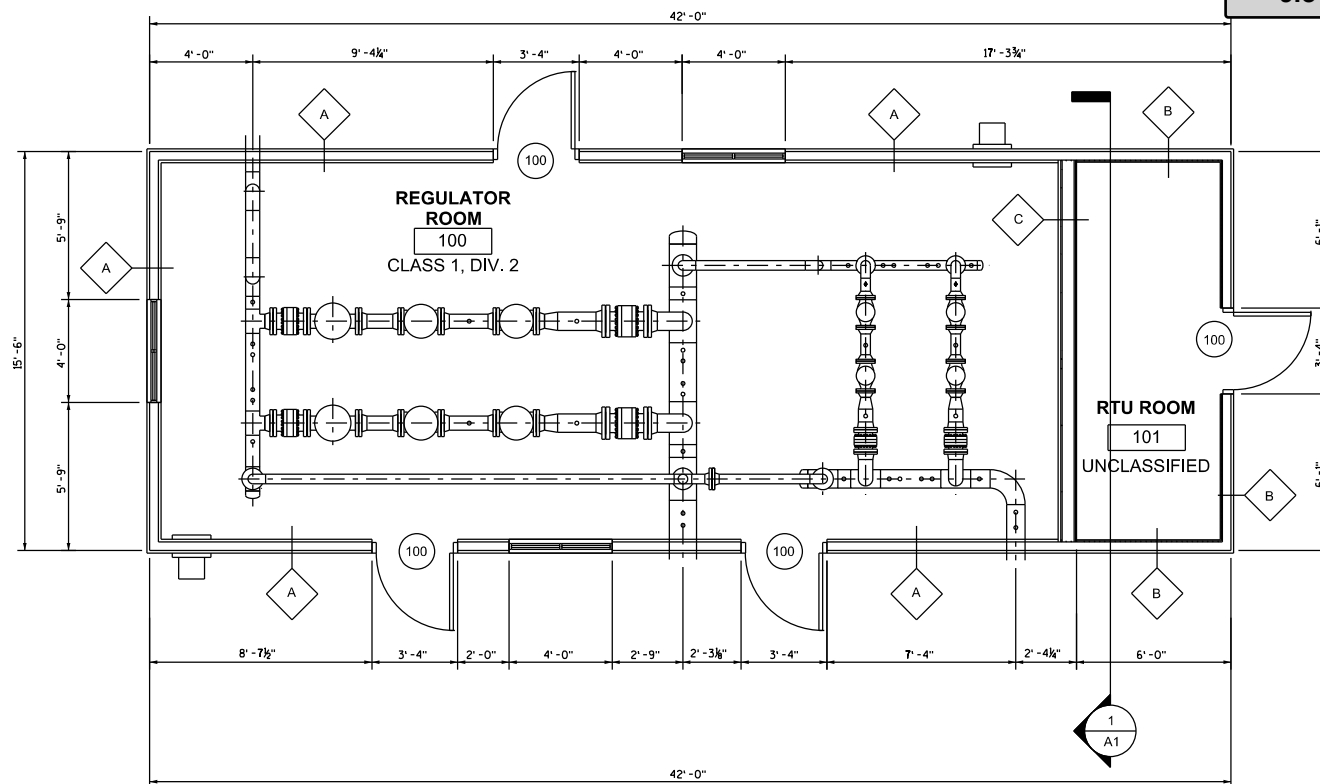
SCALE: 1"=20' DATE: 02-13-19
DRAWN BY: EWS CHECKED BY: EWS

PROJECT NO: 0021810163GC

Packet Pg. 192

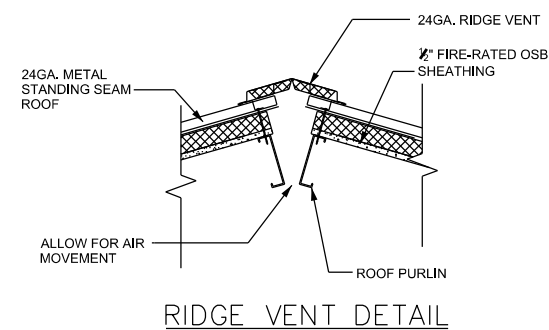
Attachment: Site Plan - PRELIMINARY - 04 Mar 2020 (9395 : Staff recommendation and possible action regarding a Site Plan request for a

DOOR TYPE: 1 = FLUSH; 2 = NARROW LITE; 3 = HALF LITE; 4 = FULL LITE
NOTES: 1. PROVIDE S.S. PULL HANDLE MOUNTED ON INSIDE FACE OF DOOR.



WALLS: OLD MILL THIN BRICK SYSTEMS (OR EQUIVALENT),
BRICK WEB COLOR: INDEPENDENCE, 9/16" THICK
GROUT: GRAY

ROOF, DOORS, AND TRIM COLOR: PATRICIAN BRONZE

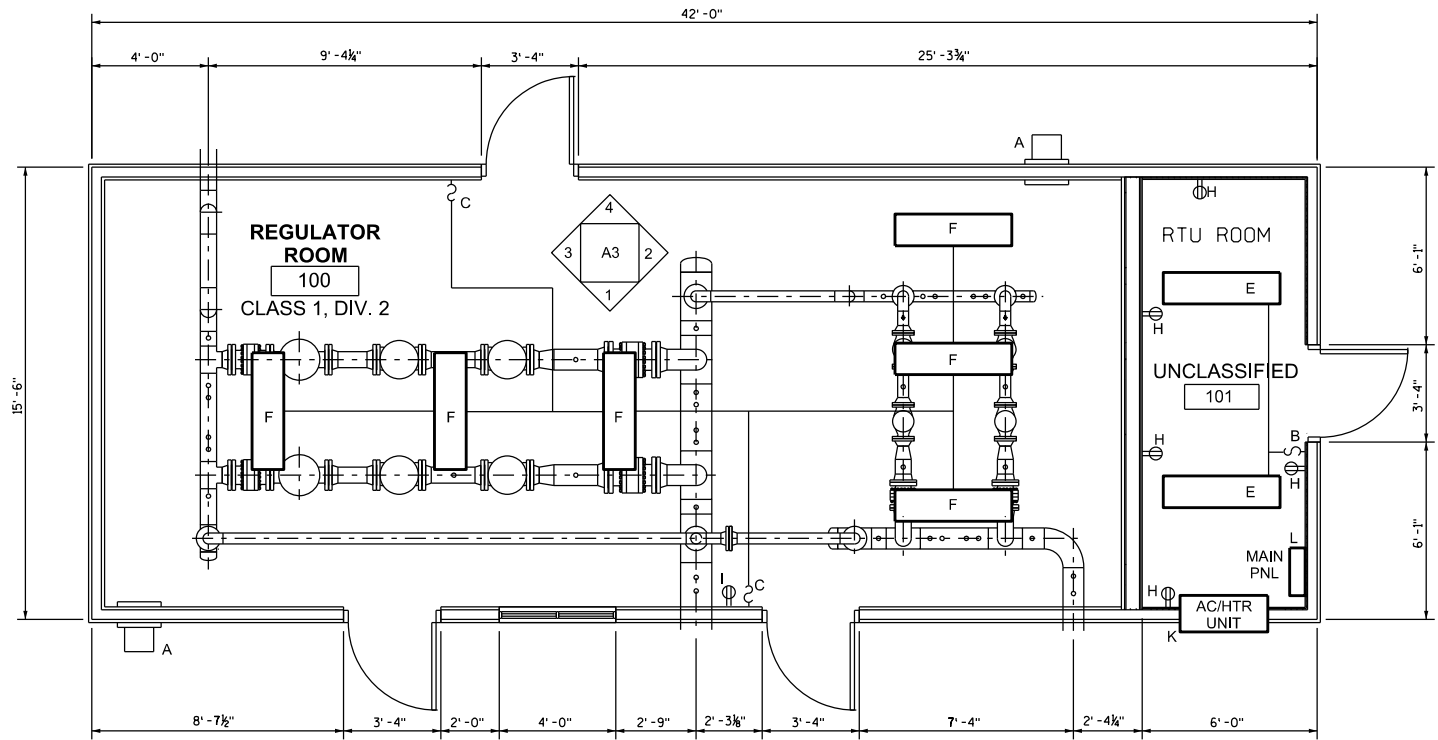


GENERAL NOTES:

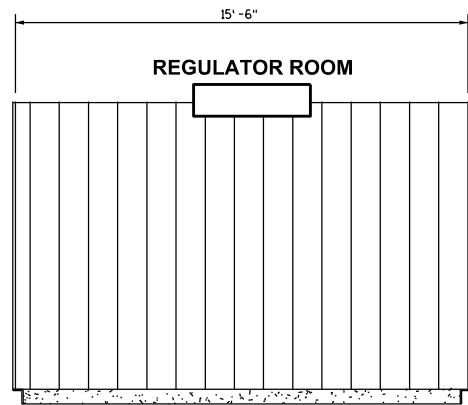
1. DIMENSIONS ARE TO THE FACE OF STRUCTURAL FRAMING, CENTER OF OPENING OR PIPE, UNLESS OTHERWISE NOTED.
2. CONFIRM ALL PIPE PENETRATION LOCATIONS PRIOR TO BUILDING ASSEMBLY.

Q-2115-105165-C90		WISCONSIN PUBLIC SERVICE CORP.	
I/O: 0021810163GC			
WISCONSIN		REGULATOR BUILDING	
NO.	DATE	DETAILS -	REGULATOR BUILDING
1		DEPERE DISTRICT REGULATOR STA	
		DEPERE.	
		WISCONSIN	
SCALE	DATE	DATE	IF-IP
DESIGNED BY	ESS	CHECKED BY	ESS
DWG. NO.			

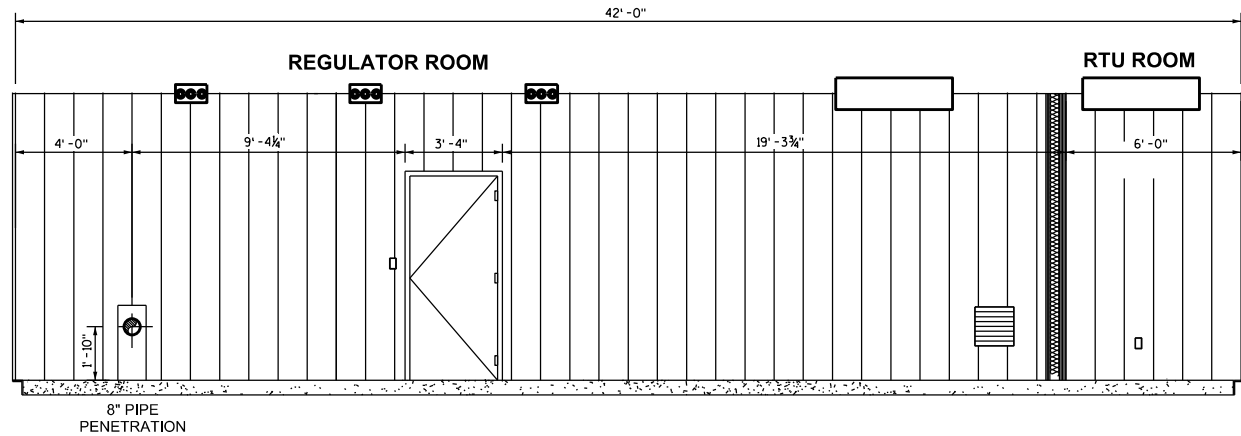
EQUIPMENT SCHEDULE		
MARK	QTY.	DESCRIPTION
A	2	ADJUSTABLE LOUVER W/FILTER & FILTER RACK AND OUTSIDE HOOD, 18" X 18"
B	1	SWITCH, NON -HAZARDOUS, SINGLE POLE, 20A
C	2	SWITCH, HAZARDOUS, THREE-WAY, 20A
E	2	LIGHT FIXTURE, NON -HAZARDOUS, FLORESCENT W/HOOD AND GUARD, 3 LAMP, 4' LONG
F	6	LIGHT FIXTURE, HAZARDOUS, FLORESCENT W/HOOD AND GUARD, 3 LAMP, 4' LONG, LDPI OR SIMILAR
H	5	RECEPTACLE, NON -HAZARDOUS LOCATION, 20A
I	1	RECEPTACLE, HAZARDOUS LOCATION, 20A
K	1	AMANA PACKAGED TERMINAL AIR CONDITIONER/ELECTRIC HEAT SYSTEM, PTC093B15AE, WITH REMOTE DIGITAL AUTO CHANGE WALL MOUNTED THERMOSTAT, AMANA 1241503. PROVIDE THE FOLLOWING ACCESSORIES: W5900D WALL SLEEVE AGK01B OUTDOOR GRILLE W/COLOR TO MATCH BUILDING SUPPLY AND RETURN GRILLE FILTER REPLACEABLE, PLEATED HIGH EFFICIENCY FILTER ON RETURN SIDE
L	1	DISTRIBUTION PANEL, 100A MAIN, MIN. 20 BREAKERS



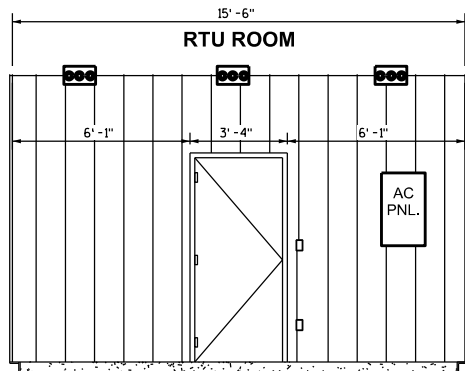
FLOOR PLAN



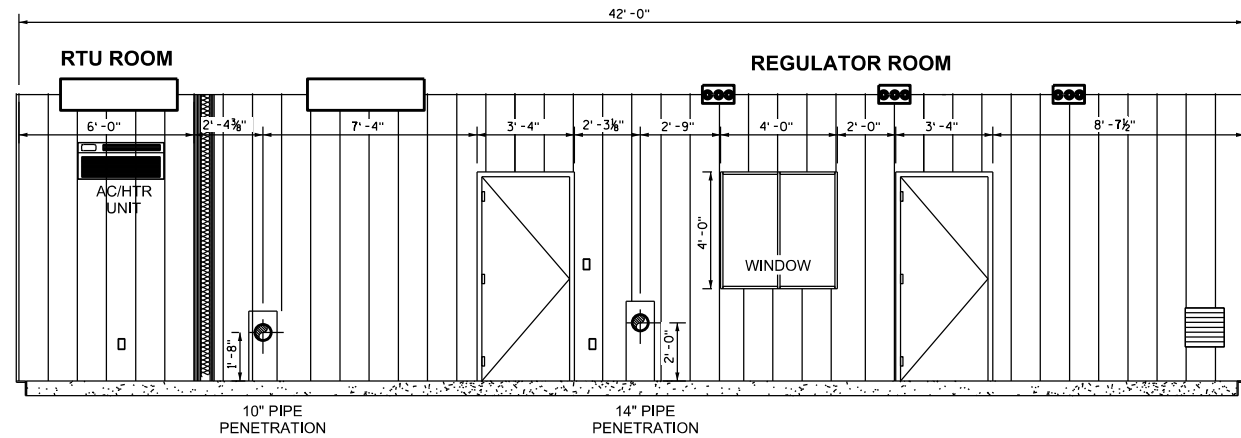
(3) REGULATOR ROOM ELEVATION W



(4) RTU/REGULATOR ELEVATION N



(2) RTU ROOM ELEVATION E



(1) REGULATOR/RTU ELEVATION S

0-2115-105165-C90
I/O: 0021810163GC

NO.	DATE	REVISIONS	DESCRIPTION
1			

WISCONSIN PUBLIC SERVICE CORP.

DETAILS - REGULATOR BUILDING
DEPERE DISTRICT REGULATOR STAT

DEPERE, WISCONSIN

SCALE: NONE DATE: 11-10-19
DESIGNED BY: ESS CHECKED BY: ESS

DWG. NO. Packet Pg. 194

Ash & 8th Street District Regulator Station - Site Renderings and Building Exterior Details



View 2 - Looking North (elevated)



View 5 - Looking Southwest (elevated)



View 4 - Looking Northeast

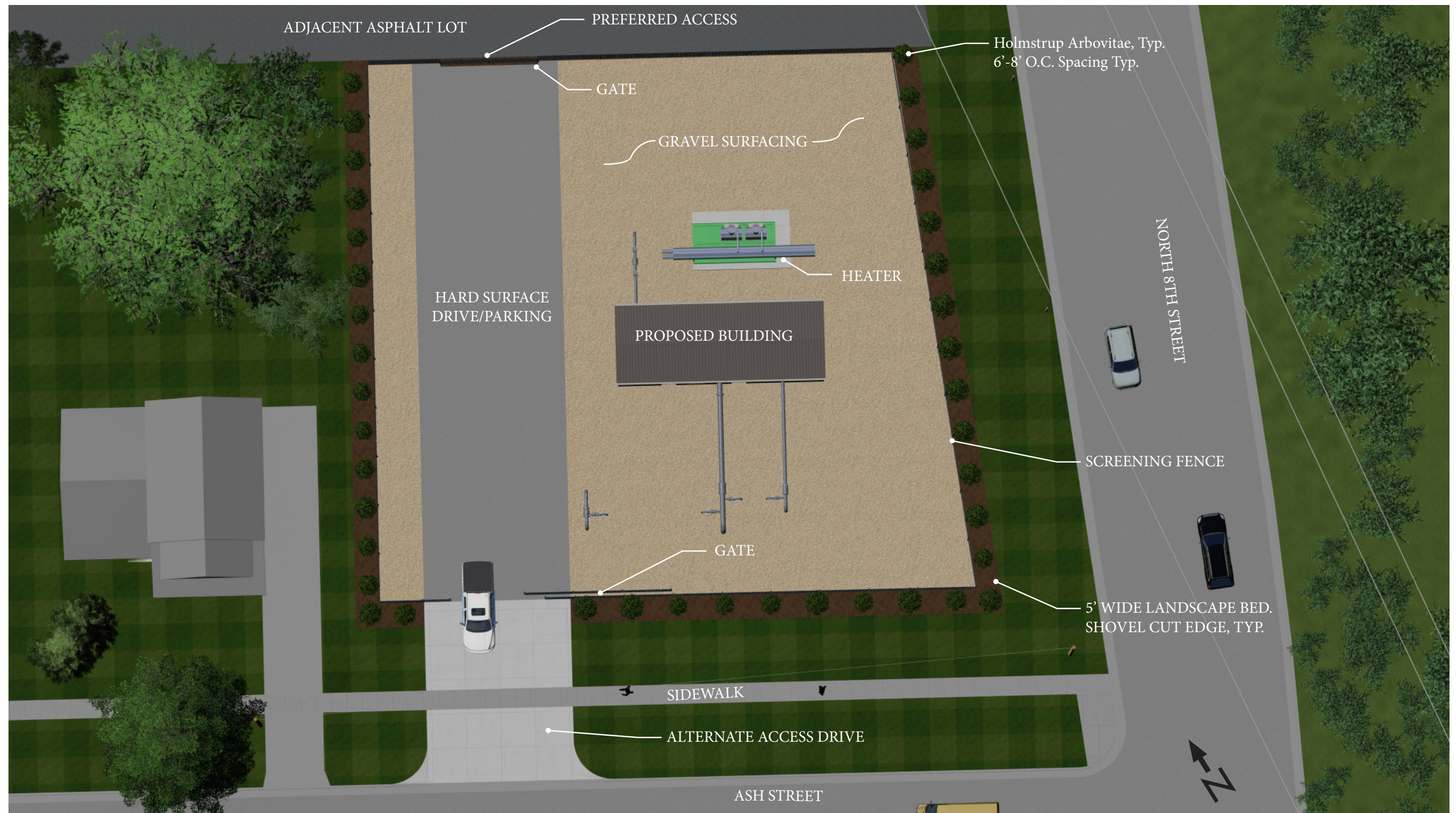
Walls: Old Mill Thin Brick Systems (or Equivalent), BrickWeb, Color: Independence, 9/16" Thick, Grout Color: Gray



Roof, Doors, and Trim to be Color: Patrician Bronze



PATRICIAN BRONZE



2020_0207

Landscape Plan - Plan View



1. ALL WORK OF ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH THE WISCONSIN ENROLLED COMMERCIAL CODE.
2. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, HEATING, VENTILATION AND AIR CONDITIONING, GAS, CHASES, INSERTS, OPENINGS, SLEEVES, REGLET, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE DRAWINGS.
3. OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE REVISED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER/ARCHITECT.
4. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCISE.
5. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

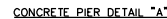
1. ALL FOUNDATIONS SHALL BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING AN ALLOWABLE BEARING CAPACITY OF 1500 PSF (AS NOTED).
2. ALL EXTERIOR AND INTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 5'-10" BELOW FINISH EXTERIOR GRADE.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.
4. THE CONTRACTOR SHALL PROVIDE CONTROL OF SURFACE AND SUBSURFACE AND SUBSURFACE WATER PROMPTLY TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
5. FOUNDATION(S) SHALL NOT BE PLACED ON FROZEN SUBGRADE.
6. PROTECT IN-PLACE FOUNDATIONS AND SLABS-ON-GRADE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
7. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
8. FOUNDATION WALL'S SHALL BE BRACED DURING BACKFILLING AND COMPACTION TO PREVENT BRACING SHAPING OR UPRIGHT LIFT IN POSITION UNTIL PERMANENT STRUCTURAL SUPPORT SYSTEMS ARE INSTALLED AND APPROVED BY THE ENGINEER.
9. BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF WALLS.

1. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF 3000-4000 PSI, TYPICALLY 6 BAGS COMMERCIAL - READY MIX CONCRETE.
2. SLAB TOLERANCE FOR BOTH LENGTH AND WIDTH: PLUS & MINUS 1/4".
3. MEASURED DIAGONAL LENGTHS SHALL BE WITHIN 1/2" OF EACH OTHER.
4. VARIATION FROM LEVEL:
 - 1) IN ANY 10' OF LENGTH - 1/8" MAX.
 - 2) FOR THE ENTIRE LENGTH - 1/4" MAX.
5. VARIATION FROM FLAT:
 - 1) IN ANY 10' OF LENGTH - 1/8" MAX.
 - 2) FOR THE ENTIRE LENGTH - 1/4" MAX.

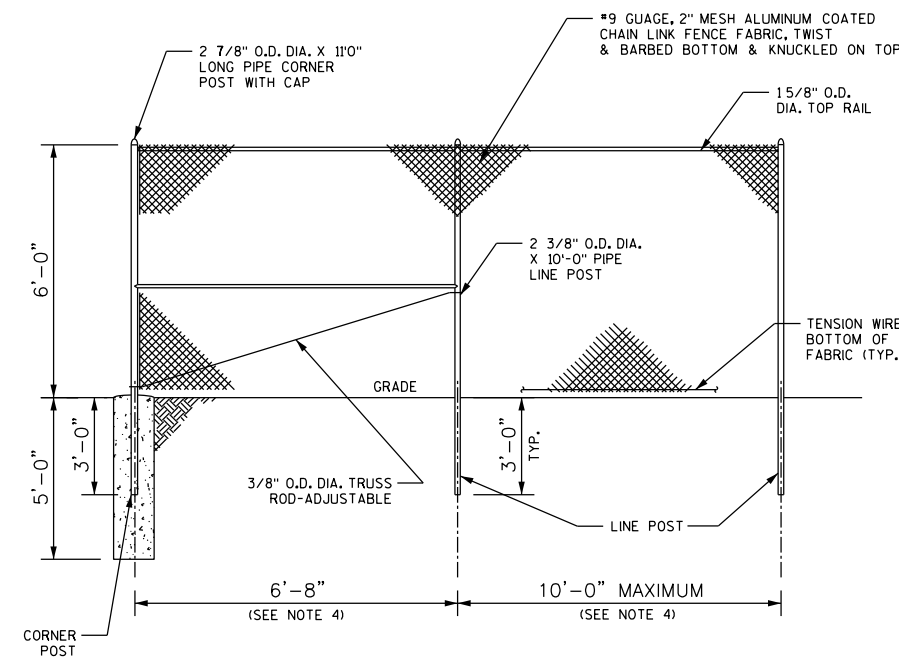
1. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60), DEFORMED, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A186.
2. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED ADDITIONAL REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
3. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM. AT ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING, UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL REFER TO TECHNICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
5. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL, WHEREVER SECTION APPLIES.

1. FILL SHALL BE PLACED IN UNIFORM LAYERS AND COMPACTED TO AT LEAST 95% MODIFIED PROCTOR DENSITY.
2. SAND OR GRAVEL FILL SHALL BE PLACED UNDER THE FLOOR IN UNIFORM LAYER SIX TO EIGHT (6-8) INCHES AND MECHANICALLY COMPACTED TO AT LEAST 95% MODIFIED PROCTOR DENSITY.

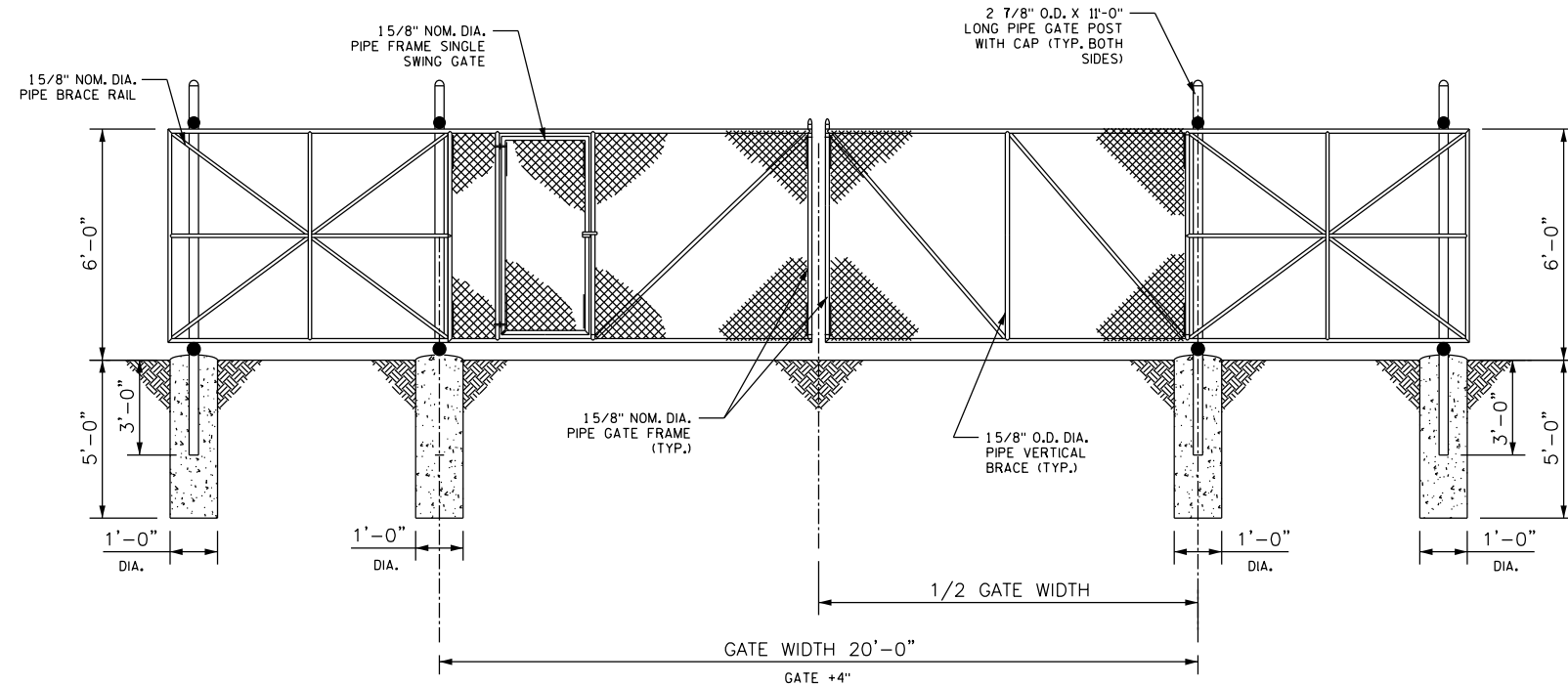
1. IN THE EVENT THE CONTRACTOR ENCOUNTERS SOIL OR OTHER MEDIA WHICH, BASED ON ITS APPEARANCE, COLOR OR OTHER MEANS OF DETECTION, APPEARS TO BE CONTAMINATED WITHIN THE IMMEDIATE AREA WORK CEASES AND THE CONTRACTOR SHALL NOTIFY WPCSC. WPCSC WILL REPORT THE SUSPECTED CONTAMINATION TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, IF APPROPRIATE. THE CONTRACTOR SHALL NOT RESUME WORK UNTIL NOTIFIED TO DO SO BY WPCSC.

**WISCONSIN PUBLIC
SERVICE CORP.**

DEPERE.		WISCONSIN	
SCALE	NONE	DATE	12-30-19
ISSUED BY	ESS	CHECKED BY	ESS
INDEXED BY	.	Packet Pg. 197	
DWC. NO.			



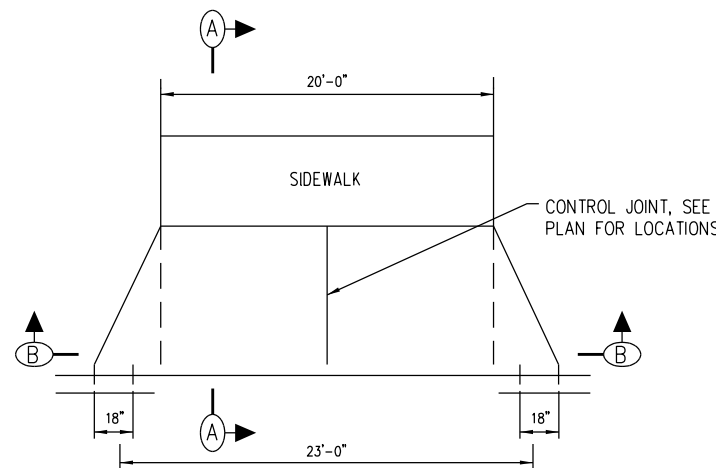
TYP. FENCE SECTION DETAIL
(CORNER POST AND SECTION)



DRIVE IN DOUBLE CANTILEVER
SLIDING GATE

NOTE:

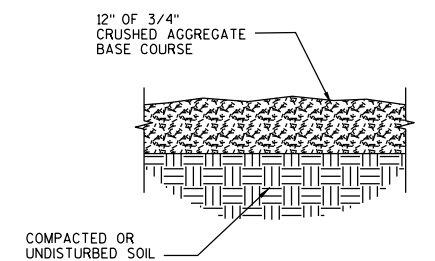
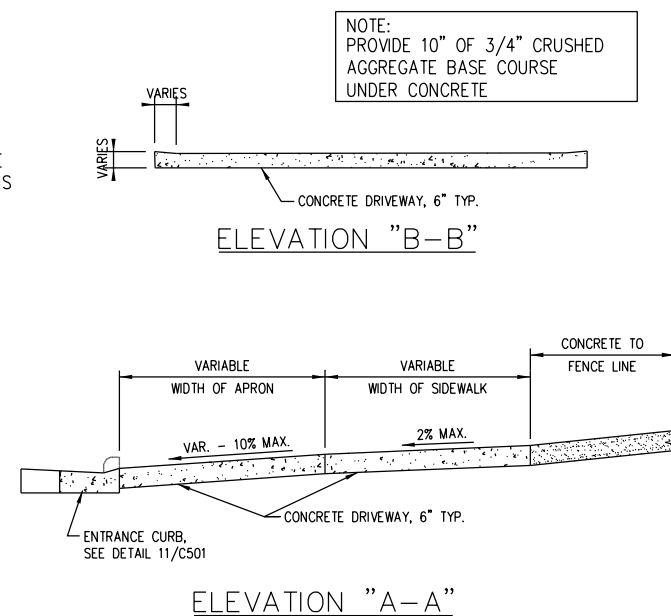
1. FENCE LINE POSTS SHALL BE DRIVEN. CORNER AND END POST HOLES SHALL BE AUGERED AND POSTS SET IN CONCRETE.
2. CONCRETE SHALL REACH A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS.
3. ALL WIRE FENCE FABRIC, POSTS, BRACE RAILS AND HARDWARE ARE 9 GA. WIRE AND HOT DIPPED GALVANIZED.
4. LINE POSTS SHALL BE INSTALLED EQUALLY SPACED ALONG FENCE LINE AT A MAXIMUM OF 10'-0" CENTER TO CENTER.
5. ALL FENCE COMPONENTS (POSTS, FABRIC, GATES, ETC.) TO BE EPOXY/VINYL COATED IN A DARK BROWN COLOR.
6. NO PRIVACY SLATS, NO BARBED WIRE.



DRIVEWAY APRON CONSTRUCTION
DETAIL PLAN VIEW

NOTES:

1. ONLY REQUIRED IF ALTERNATE ACCESS IS NEEDED.
2. FOLLOW CITY OF DEPERE MUNICIPAL REQUIREMENTS WHEN COMPLETING CURB CUT AND DRIVEWAY APRON.



* NOTE: UTILIZE GRAVEL SUBSURFACE BENEATH REMOVED ASPHALT WHERE POSSIBLE. *

TYPICAL GRAVEL PAVING

0-2115-105165-C90
1/0: 0021810163GC

NO.	DATE	REVISIONS	BY
1			

WISCONSIN PUBLIC SERVICE CORP.			
DETAILS			
DEPERE DISTRICT REGULATOR STAT			
DEPERE, WISCONSIN		SCALE: NONE	
DESIGNED BY: ESS		CHECKED BY: ESS	
DRAWN BY:		DATE:	
DWG. NO.		Packet Pg. 198	

Inlet Protection: Type-D Inlet protection must be installed as a temporary barrier around storm drain inlets abutting and downslope of the project.

Perimeter control: Straw wattles are required as shown on the plan.

Street Cleaning: The contractor must monitor the sediment load on paved areas within the project area. Sediment must be swept off paved areas at the end of each working day when applicable.



merjent

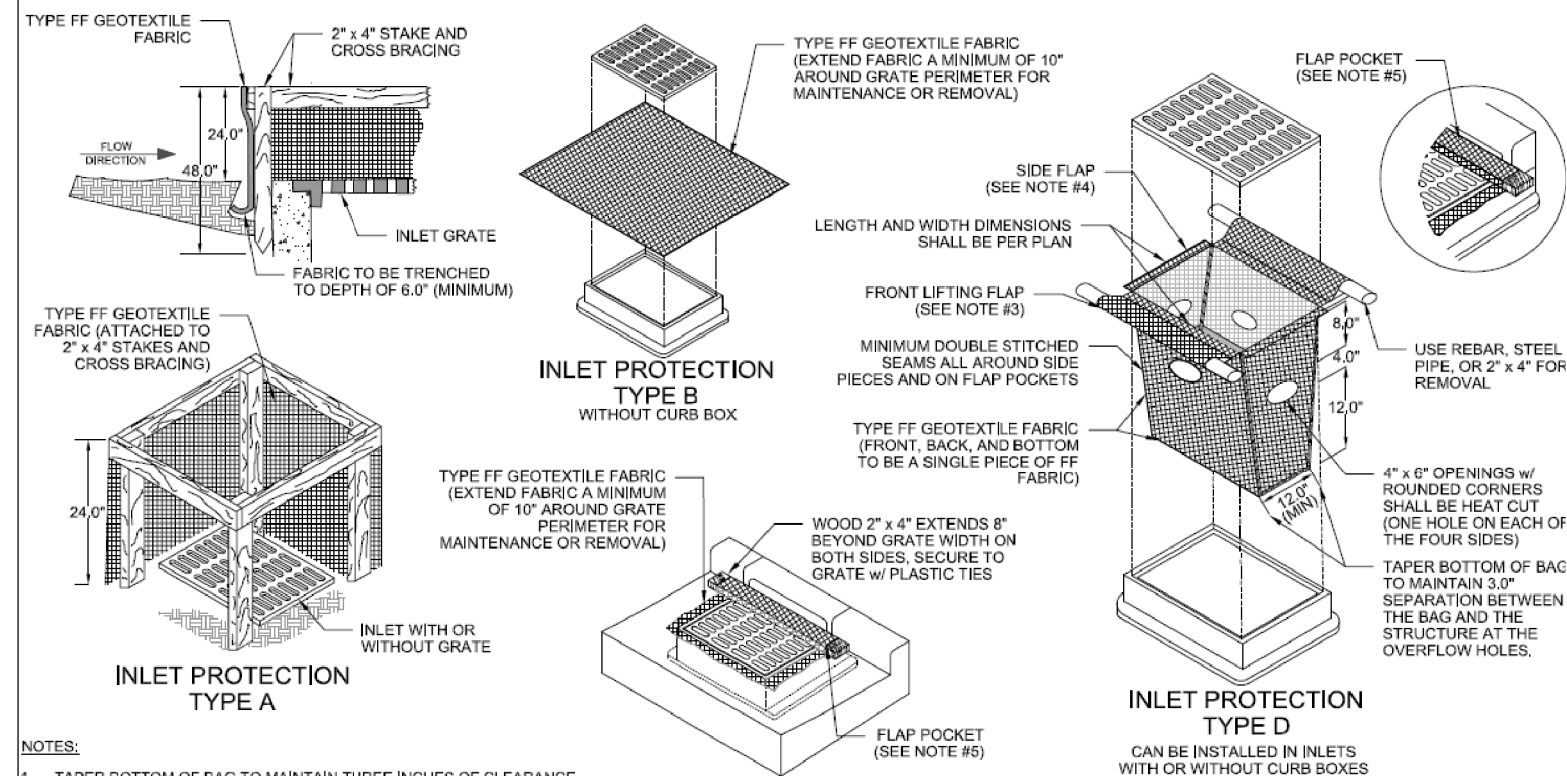
0 20 40 Feet
1 inch = 40 feet

For Environmental Review Purposes Only

Erosion and Sediment Control Plan
Green Bay Southwest Improvements Project
Wisconsin Public Service
Brown County, Wisconsin

- Inlet Protection
- Perimeter Control
- District Regulator Station
- Alternate Access

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D

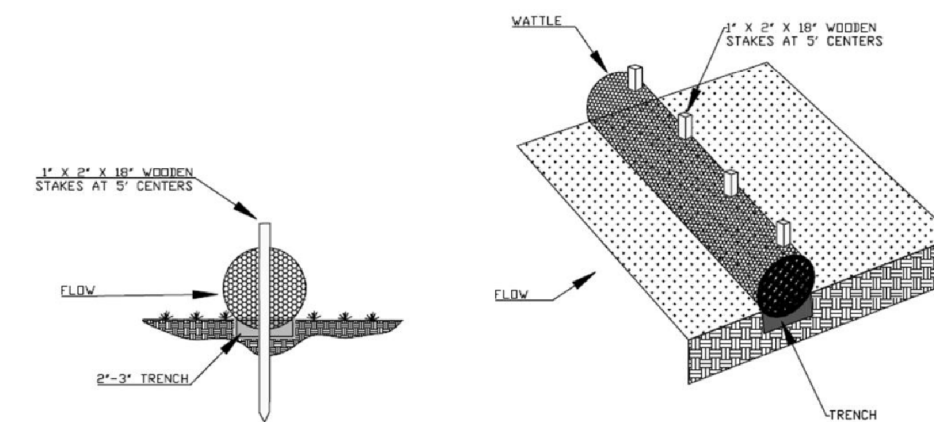


NOTES:

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.

MAINTENANCE NOTES:

1. 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.



1060
TECHNICAL STANDARD No.
08/2014
REVISION DATE
NOT TO SCALE

0-2115-105165-C90
1/0: 0021810163CC

NO.	DATE	REVISION DESCRIPTION	BY
1			

WISCONSIN PUBLIC SERVICE CORP.

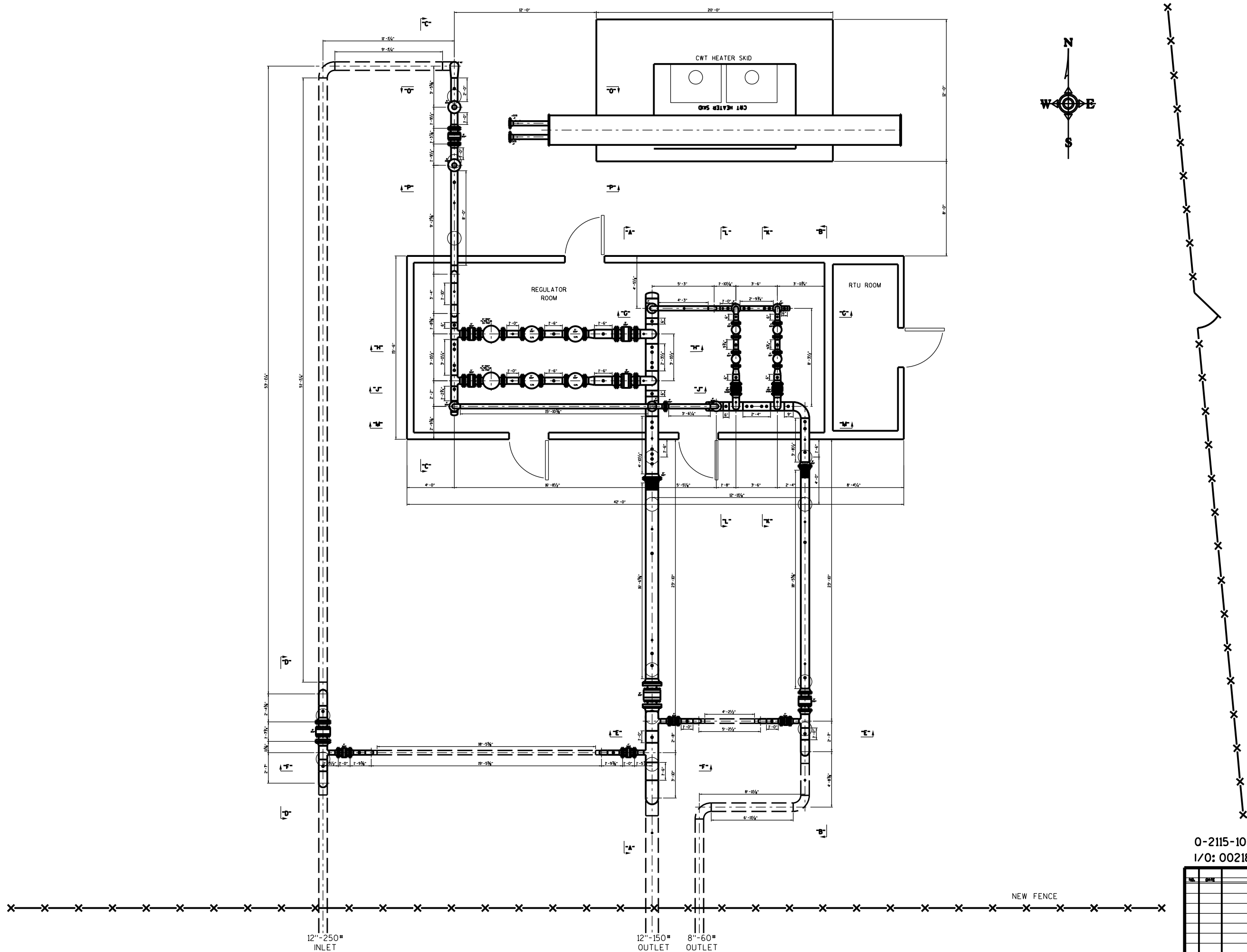
EROSION CONTROL DETAILS
DEPERE DISTRICT REGULATOR STATION

DEPERE, WISCONSIN

SCALE: NONE DATE: 8-10-14

DESIGNED BY: ESS CHECKED BY: ESS

DWG. NO. Packet Pg. 199



0-2115-105165-C90
I/O: 0021810163GC

NO.	DATE	REVISIONS DESCRIPTION	BY

WISCONSIN PUBLIC SERVICE CORP.

PIPING PLAN
DEPERE DISTRICT REGULATOR STATION

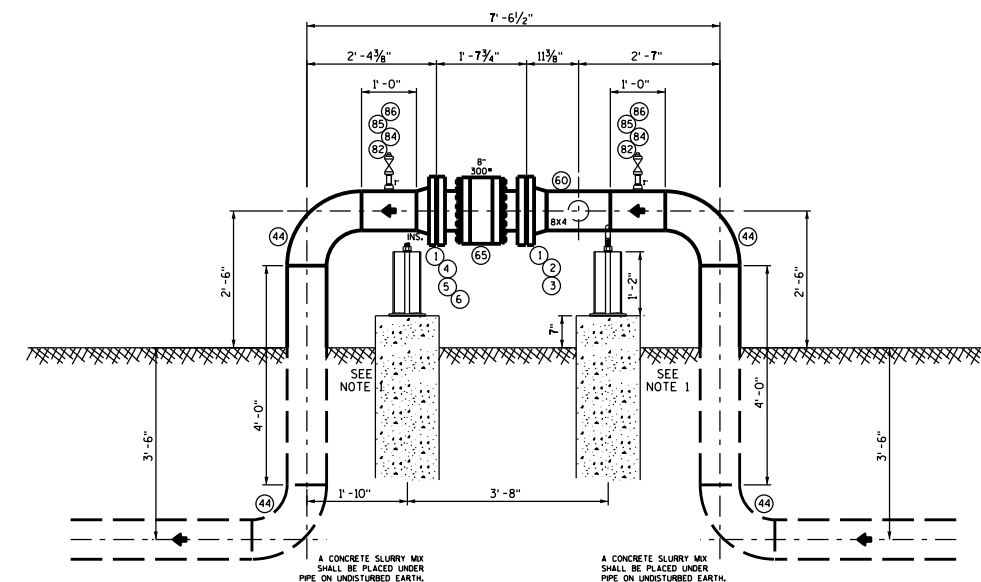
DEPERE, WISC.

SCALE	DATE	BY
DESIGNED BY	DATE	BY
DRAWN BY	DATE	BY

Packet Pg. 201

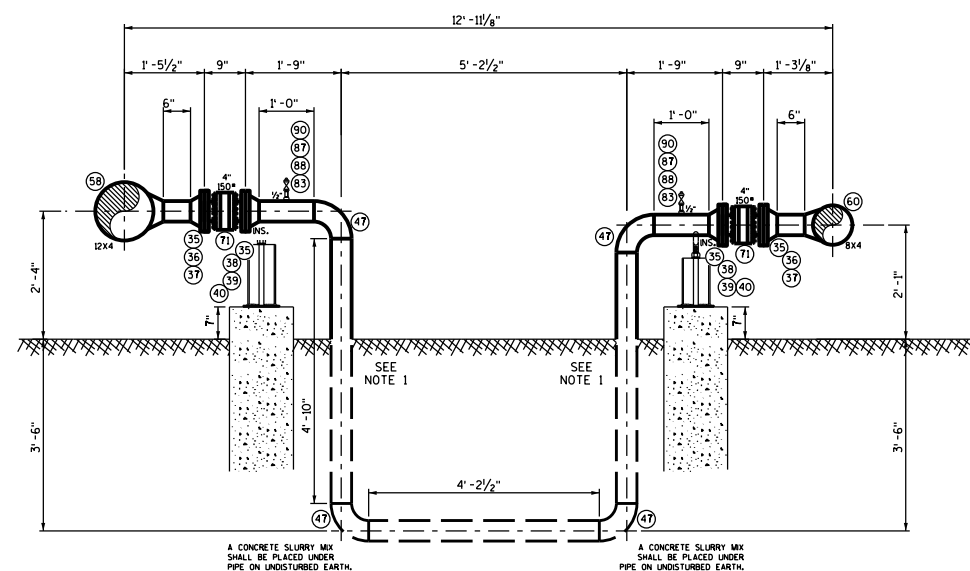


Packet Pg. 202

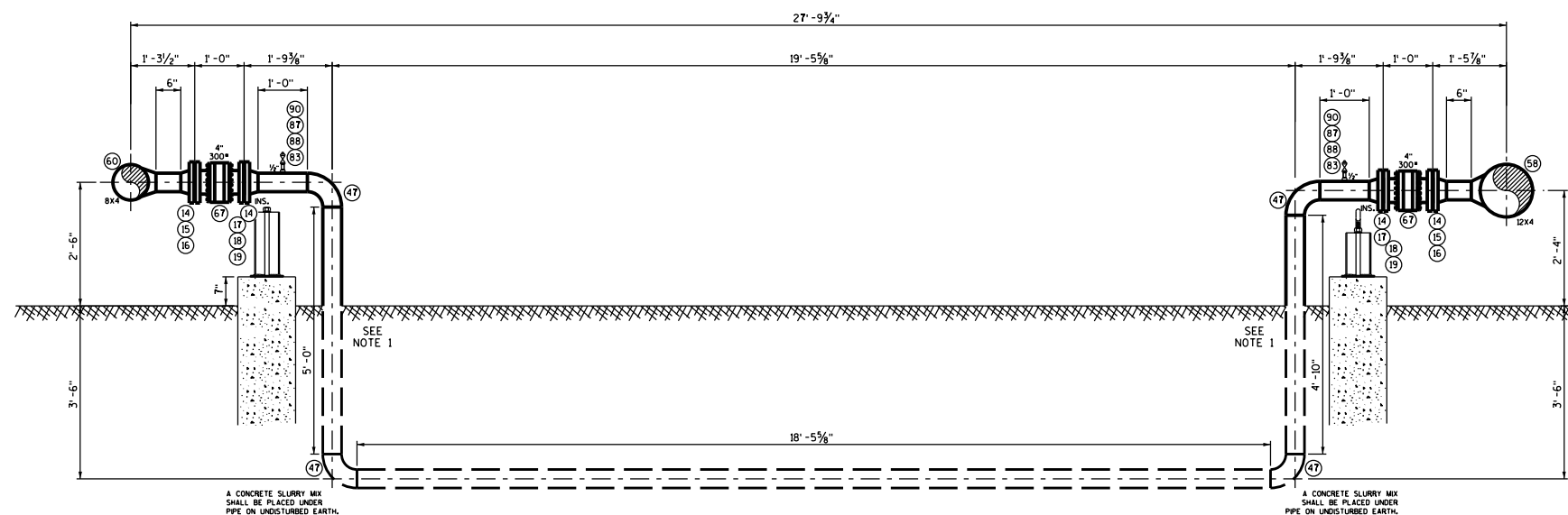


SECTION -C--C-

SECTION "D"- "D"



SECTION "E"- "E"



SECTION "F"- "F"

ALL RISERS SHALL BE WRAPPED IN SHOP WITH SYNTHOGLASS WRAP AT APPROXIMATE GROUND INTERFACE PRIOR TO BEING SENT TO PAINT SHOP.

**WISCONSIN PUBLIC
SERVICE CORP.**

DEPERE, WISCONSIN

SCALE	NAME	DATE	SP-NO

INACTED BY			
------------	--	--	--

Doc. No. Packet Pg. 20

Packet Pg. 203

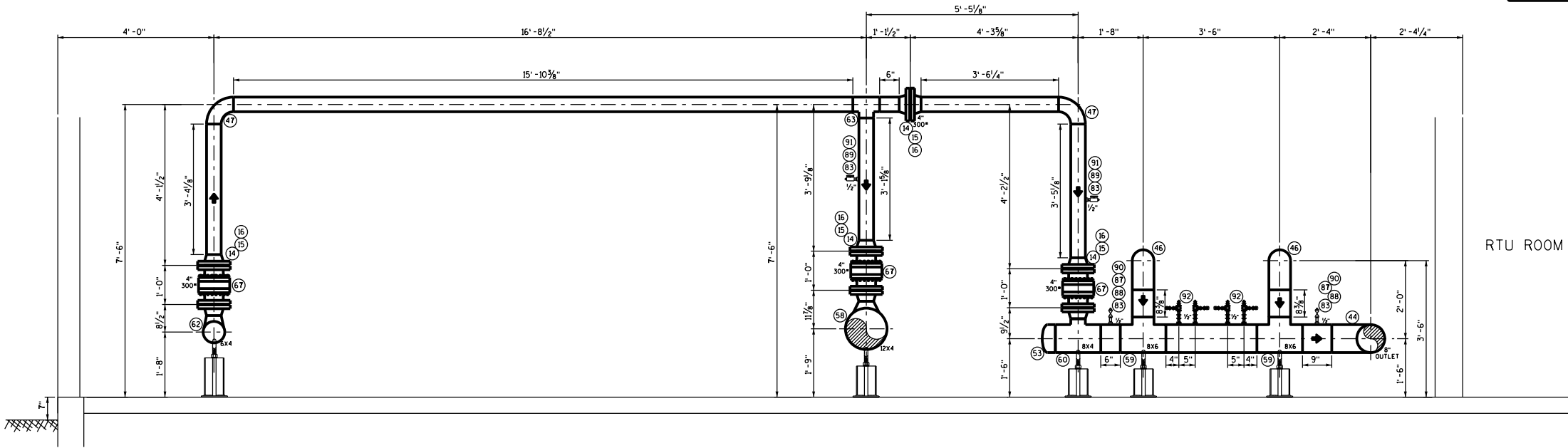


Packet Pg. 20

NOTE 1:
ALL RISERS SHALL BE WRAPPED IN SHOP
WITH SYNTHOGLASS WRAP AT APPROXIMATE
GROUND INTERFACE PRIOR TO BEING SENT
TO PAINT SHOP.

BILL OF MATERIALS				
ITEM NO.	QTY	SIZE	DESCRIPTION	CODE NO.
(1)	6	8"	300* WELD FLANGE W.N., R.F.	P.O.
(2)	5	8" X 12 1/8"	NON-ASBESTOS RING GASKET	T1232858
(3)	60	3/8" X 6"	BOLT STUDS	T1230459
(4)	1	8"	INSULATING SLEEVE KIT	P.O.
(5)	1	8"	FULL FACE INSULATING GASKET	P.O.
(6)	12	3/8" X 6 1/2"	BOLT STUDS	T1230460
(7)	16	6"	300* WELD FLANGE W.N., R.F.	P.O.
(8)	2	6"	300* BLIND FLANGE, R.F., 1/2" NPT TAP	P.O.
(9)	19	6" X 9 1/8"	NON-ASBESTOS RING GASKET	T1232853
(10)	228	3/4" X 5"	BOLT STUDS	T1230443
(11)	1	6"	INSULATING SLEEVE KIT	T1234087
(12)	1	6"	FULL FACE INSULATING GASKET	T1232897
(13)	12	3/4" X 5 1/2"	BOLT STUDS	T1230448
(14)	12	4"	300* WELD FLANGE W.N., R.F.	T1200408
(15)	9	4" X 7 1/8"	NON-ASBESTOS RING GASKET	T1232847
(16)	72	3/4" X 4 1/2"	BOLT STUDS	T1008803
(17)	2	4"	INSULATING SLEEVE KIT	T1234082
(18)	2	4"	FULL FACE INSULATING GASKET	T1232890
(19)	16	3/4" X 5"	BOLT STUDS	T1230443
(20)	4	12"	150* WELD FLANGE W.N., R.F.	P.O.
(21)	3	12" X 16 1/8"	NON-ASBESTOS RING GASKET	P.O.
(22)	12	3/8" X 5 1/2"	BOLT STUDS	T1230453
(23)	1	12"	INSULATING SLEEVE KIT	T1234092
(24)	1	12"	FULL FACE INSULATING GASKET	T1232903
(25)	24	3/8" X 6"	BOLT STUDS	T1230459
(26)	4	8"	150* WELD FLANGE W.N., R.F.	P.O.
(27)	3	8" X 11"	NON-ASBESTOS RING GASKET	T1008607
(28)	8	3/4" X 4 1/2"	BOLT STUDS	T1230442
(29)	1	8"	INSULATING SLEEVE KIT	T1234086
(30)	1	8"	FULL FACE INSULATING GASKET	T1232896
(31)	16	3/4" X 5"	BOLT STUDS	T1230443
(32)	4	6"	150* WELD FLANGE W.N., R.F.	T1200422
(33)	4	6" X 11"	NON-ASBESTOS RING GASKET	T1008606
(34)	32	3/4" X 4 1/2"	BOLT STUDS	T1230442
(35)	18	4"	150* WELD FLANGE W.N., R.F.	T1200420
(36)	16	4" X 9"	NON-ASBESTOS RING GASKET	T1008605
(37)	128	5/8" X 3 3/4"	BOLT STUDS	T1230430
(38)	2	4"	INSULATING SLEEVE KIT	T1234081
(39)	2	4"	FULL FACE INSULATING GASKET	T1232891
(40)	16	5/8" X 4 1/4"	BOLT STUDS	T1230431
(41)	0	3/8" X 1 3/4"	CAP SCREWS	T1230419
(42)				
(43)	2	12"	STD WELD ELBOW - 90°, L.R.	T1232505
(44)	15	8"	STD WELD ELBOW - 90°, L.R.	T1232500
(45)	1	8" X 6"	STD WELD ELBOW - 90°, L.R. - RED.	T1232517
(46)	6	6"	STD WELD ELBOW - 90°, L.R.	T1232485
(47)	13	4"	STD WELD ELBOW - 90°, L.R.	T1232478
(48)				
(49)	2	8" X 6"	STD WELD REDUCER - CONC.	T1206900
(50)	2	6" X 4"	STD WELD REDUCER - CONC.	T1233648
(51)				
(52)	1	12"	STD WELD CAP	T1230702
(53)	1	8"	STD WELD CAP	T1230700
(54)	1	6"	STD WELD CAP	T1230699
(55)	1	4"	STD WELD CAP	T1230696
(56)				
(57)	2	12"x12"x8"	STD WELD TEE - REDUCING BRANCH	P.O.
(58)	4	12"x12"x4"	STD WELD TEE - REDUCING BRANCH	P.O.
(59)	2	8"x8"x6"	STD WELD TEE - REDUCING BRANCH	197066
(60)	3	8"x8"x4"	STD WELD TEE - REDUCING BRANCH	T1207444
(61)	4	6"x6"x6"	STD WELD TEE	T1234921
(62)	1	6"x6"x4"	STD WELD TEE - REDUCING BRANCH	T1200155
(63)	3	4"x4"x4"	STD WELD TEE	T1207495
(64)				
(65)	3	8"	300* FLG. BODY BALL VALVE, W/OPERATOR	P.O.
(66)	5	6"	300* FLG. BODY BALL VALVE, W/OPERATOR	P.O.
(67)	5	4"	300* FLG. BODY BALL VALVE	P.O.
(68)	1	12"	150* FLG. BODY BALL VALVE, W/OPERATOR	P.O.
(69)	1	8"	150* FLG. BODY BALL VALVE, W/OPERATOR	P.O.
(70)	2	6"	150* FLG. BODY BALL VALVE, W/OPERATOR, SHORT BODY, 10.5"	P.O.
(71)	5	4"	150* FLG. BODY BALL VALVE	P.O.
(72)				
(73)	2	6"	6"-300* FILTERFAB - C6-740F, 2035K907 ELEM.	P.O.
(74)	1	12"	12"-150*, .375"WT FLANGED STAIGHTENNG VANE	P.O.
(75)	1	8"	8"-150*, .322"WT FLANGED STAIGHTENING VANE	P.O.
(76)	4	6"	6"-300* FISHER EZR REGULATOR	P.O.
(77)	4	4"	4"-150* FISHER EZR REGULATOR	P.O.
(78)	1	1"	1" FLOWSAFE RELIEF VALVE	P.O.
(79)	1	1"	FISHER 289-MM RELIEF VALVE	T1235380
(80)	2	1"	EG WEATHER CAP	T1235516
(81)	4	3/4"	THREDOLEET	T1234975
(82)	9	1"	THREDOLEET	T1234970
(83)	40	1/2"	THREDOLEET	T1234974
(84)	9	1" X 3"	HVY PIPE NIPPLE	143784
(85)	7	1"	BALL VALVE	P.O.
(86)	5	1"	BULL PLUG	T1233506
(87)	19	1/2"	BALL VALVE	T1235476
(88)	19	1/2" X 3"	HVY STATION NIPPLE	T1233235
(89)	12	1/2" X 1/4"	NEEDLE VALVE	T1235472
(90)	17	1/2"	BULL PLUG	T1233502
(91)	12	1/4"	BULL PLUG	T1233500
(92)	8	1/2"	THREDOLEET 3000*	T1234974
	16	1/2" X 2"	HEAVY STATION NIPPLE - SEAMLESS	T1233234
	8	1/2"	HEAVY BALL VALVE	T1235476
	8	1/2"	HEAVY STATION TEE	T1234931
	8	1/2" X 1/4"	NEEDLE VALVE - 5000*	T1235472
	8	1/4"	BULL PLUG	T1233500
(93)				
(94)				

T1220088	4" STD WALL PIPE .219" WALL
T1220141	4" STD WALL PIPE, COATED .237" WALL
T1220089	6" STD WALL PIPE .219" WALL
T1220146	6" STD WALL PIPE, COATED .219" WALL
T1220091	8" STD WALL PIPE .219" WALL
T1220151	8" STD WALL PIPE, COATED .219" WALL
T1220095	12" STD WALL PIPE .250" WALL
T1220161	12" STD WALL PIPE, COATED .250" WALL



SECTION "M-M"

NOTE 1:
ALL RISERS SHALL BE WRAPPED IN SHOP WITH SYNTHOGLASS WRAP AT APPROXIMATE GROUND INTERFACE PRIOR TO BEING SENT TO PAINT SHOP.

0-2115-105165-C90
I/O: 0021810163GC

NO.	DATE	REVISIONS DESCRIPTION	BY

WISCONSIN PUBLIC SERVICE CORP.

PPING SECTIONS
DEPERE DISTRICT REGULATOR STATION

DEPERE, WIS.

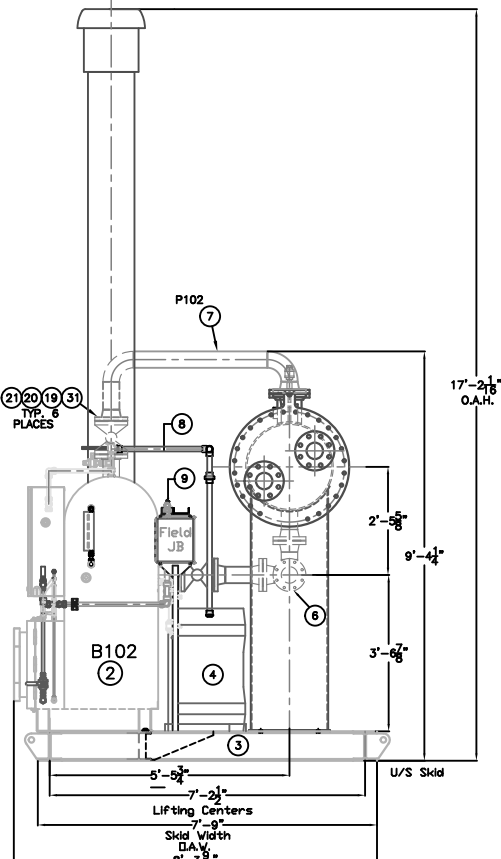
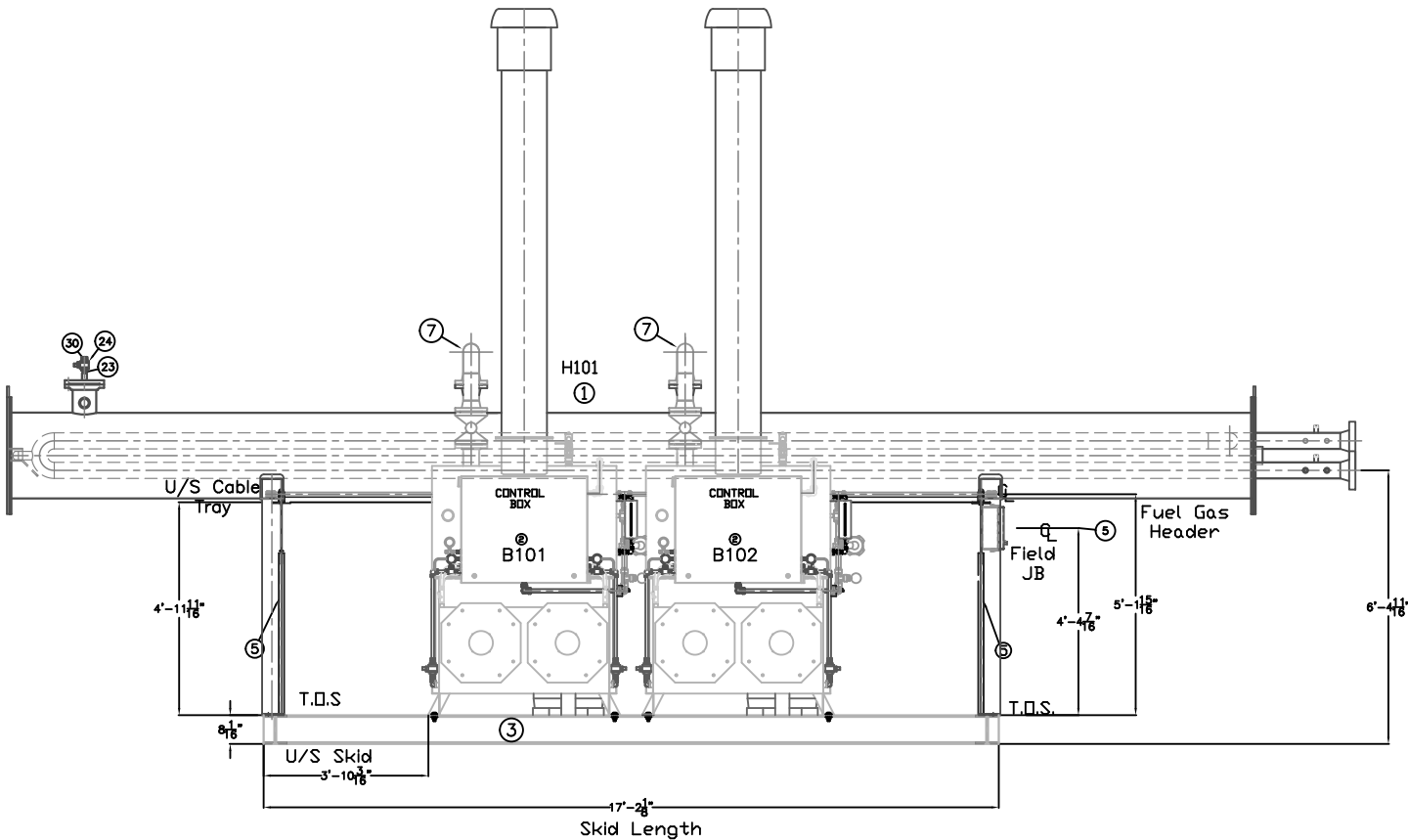
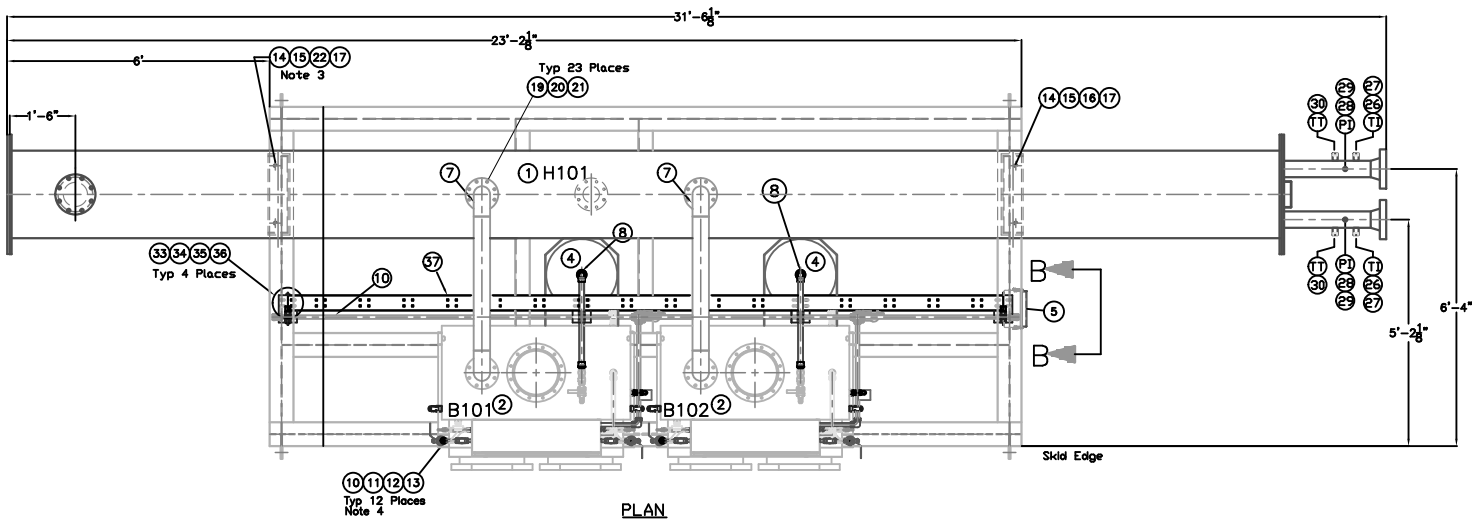
SCALE	PHONE	DATE	BY
DESIGNED BY	ENGINEER	CHECKED BY	ISSUED
D.W.G. N.E.		Packet Pg. 205	

INFORMATION ONLY

This drawing has been provided for information purposes only.

This is not a Certified Drawing and is subject to revision by Grit Industries Inc. at any time.

Grit Industries Inc. will not be responsible, nor will accept, any claims based on the use of this drawing, in whole or in part, for any reason.



GAS INLET/OUTLET END

TOLERANCES

UNLESS OTHERWISE SPECIFIED

- ANGLES $\pm 0.5^\circ$
- FRACTIONAL $\pm 1/8"$
- MACHINED SURFACES 125 RMS

CODE FILE	NO.	QTY	DESCRIPTION	9.c
H101-1155-3D	1	1	Condenser- Shell Side Design code: ASME Sect VIII Div 1, Non-Registered Shell Size: 24" SA-53B ERW Sch. Std. Pipe Pressure Design: 15 Psig Design Temperature: 250°F MDMT: -20°F Corrosion Allowance: None Number of Boiler: 2 @ 770 000 Btu/Hr Heat Exchange Medium: Low Pressure Steam : 3.7 psia @ 150°F Evaporator Section Fluid: 50/50 Dowfrost HD Heat Transfer Fluid	
BDL-4-6-600-150-24-REG			Condenser: Tube Side Design Code: B31.3 Certified and Registered Design Pressure: 1270 psig Design Temperature: 400°F Corrosion Allowance: 1/16" MDMT: -20°F Minimum Tube Surface Area: 200 sq ft	ASSY
HEA-770-3A	2	2	Tag# B101/B102 Boiler Design Code: ASME Section IV Certified and Registered MAWP: 15 psig Design Temperture: 250°F MDMT: -20°F Boiler Rating: 770 000 Btu/Hr each Number of Boilers: 2 Boiler Control Package: ASME CSD-1	ASSY
S101-1540-3D	3	1	Structural Assembly, Skid	ASSY
S103	4	3	Barrel Support Ass'y	ASSY
S104	5	1	Field Junction Box	ASSY
P101-1540-3D	6	1	Piping Assembly, Condensate Return Piping	ASSY
P102-1540-3D	7	1	Piping Assembly, Steam Supply Piping	ASSY
P105	8	3	PSV Outlet Line	ASSY
P103-1540-3D	9	1	Fuel Gas Header Assembly	ASSY
BOL-GR5-.625-2	10	8	Hex Bolt; 5/8UNC-11 x 2" lg	GR 5
WAS-GR5-F-.625	11	12	Flat Washer; 5/8" USS	GR 5
NUT-GR2-.625	12	8	Hex Nut; 5/8UNC-11	GR 2
WAS-GR5-L-.625	13	8	Lock Washer; 5/8"	GR 5
BOL-GR5-.75-2.5	14	4	Hex Bolt; 3/4UNC-10 x 2 1/2" lg	GR 5
WAS-GR5-F-.625	15	8	Flat Washer; 3/4" USS	GR 5
NUT-GR2-.75	16	2	Hex Nut; 3/4UNC-10	GR 2
WAS-GR5-L-.75	17	4	Lock Washer; 3/4"	GR 5
BOL-NC-B7-.625-4	19	120	Stud; 5/8UNC-11 x 4" L.G.	A-193-B7
NUT-NC-2H-.625	20	240	Hex Nut; 5/8UNC-11	A-194-2H
GSK-304SS-FLEX-150-3	21	15	Spiral Wound Gasket; 3" CI 150	304 SS
NUT-GR2-LOC-.75	22	2	Hex Nylon Lock Nut; 3/4UNC-10	GR 2
FIC-HSNA12N-S316	23	1	SS Hex Nipple; 3/4" MNPT x 2" lg	316 SS
VAV-SS-FP-2000-.75	24	1	Ball Valve; 3/4" FNPT x 3/4" FNPT	316 SS
THR-SS-.75-5-6-.250	26	2	Thermowell; 3/4" NPT Ext. x 1/2" NPT Int. x 6" Lg. x 1/4" Bore	316 SS
GAU-3-6-50-500-S	27	2	Temperature Gauge, 3" Face, 6" Stem, 50-500° F	ASSM.
VAV-NDL-MXF-.5	28	2	Needle Valve, 1/2" MNPT X 1/2" FNPT	ASSM.
GAU-4-.5B-200P	29	2	Gauge, 4" Face, 1/2" FNPT	ASSM.
FIC-HSPB-2N-S316	30	3	Hex Plug, 3/4" NPT	316 SS
VAV-SS-4-150-RP	31	4	4" Fusion RP 150# SST	SS
WAS-GR5-L-.375	33	10	Lock Washer; 3/8"	GR 5
BOL-GR5-.375-1	34	10	Hex Bolt; 3/8UNC-18 x 1" lg	GR 5
WAS-GR5-F-.375	35	10	Flat Washer; 3/8" USS	GR 5
NUT-GR2-.375	36	20	Hex Nut; 3/8UNC-18	GR 2
ELE-TRAY-4-2	37	1	Aluminum Cable Tray, 4" wide x 2" deep x 16'-4 1/8"	5052
	38			
	39			
			TOTAL	1

ALL DWGS MUST BE RETURNED TO QC DEPARTMENT ON COMPLETION

PHYSICAL DATA	
YEAR:	2012
SERIAL NUMBER:	TO BE DETERMINED
RATED DUTY:	1,540,000 BTU/HR
SHIPPING WEIGHT:	13495 LBS
O.A LENGTH:	31'-6 1/8"
O.A WIDTH:	7'-9"
O.A HEIGHT:	9'-4 1/4" (SHIPPING) 17'-2 1/16"(OPERATING)
HEAT EXCHANGER WEIGHT:	3595 LBS
INSULATION:	MINERAL WOOL
INSULATION THICKNESS:	2" (CONDENSER) 1" (PIPING)
CLADDING:	ALUMINUM EMBOSSED
CLADDING THICKNESS:	0.02"
PAINT:	ENDURA ON ENDURA PRIMER SEALER
FUEL GAS CONSUMPTION:	1540 CU. FT/HR @ 100%
FUEL GAS SUPPLY PRESSURE:	5 psig AT FUEL GAS HEADER INLET

- 4 Torque boiler mounting bolts to 45 ft-lbs.
- 3 Torque sliding end saddle mounting bolts to 10 ft-lbs.
- 2 Torque fixed end saddle mounting bolts to 40 ft-lbs.
- 1 All dimensions are inches, all weights are pounds

NOTES			
NO.	DATE	REVISIONS	BY APP

			
CWT 1,540,000 Btu/hr DRY LINE HEATER PACKAGE			
MODEL# DLH-1540-3A2L-001-DCC200R			
JOB NO.	QUOTE NO.	DRAWN BY: EEW	DWG NO. DLH-1540-3A2L-001-DCC200R
TEMPLATE NO.	APPROVED BY:	DATE 15-05-12	REV NO.
THIS INFORMATION IS THE PROPERTY OF GRIT INDUSTRIES INC. NOT BE COPIED IN ANY FORM WITHOUT EXPRESS			
Packet Pg. 206			

Attachment: Site Plan - PRELIMINARY - 04 Mar 2020 (9395 : Staff recommendation and possible action regarding a Site Plan request for a



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 23, 2020

DEPARTMENT: Planning

FROM: Peter Schlein

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

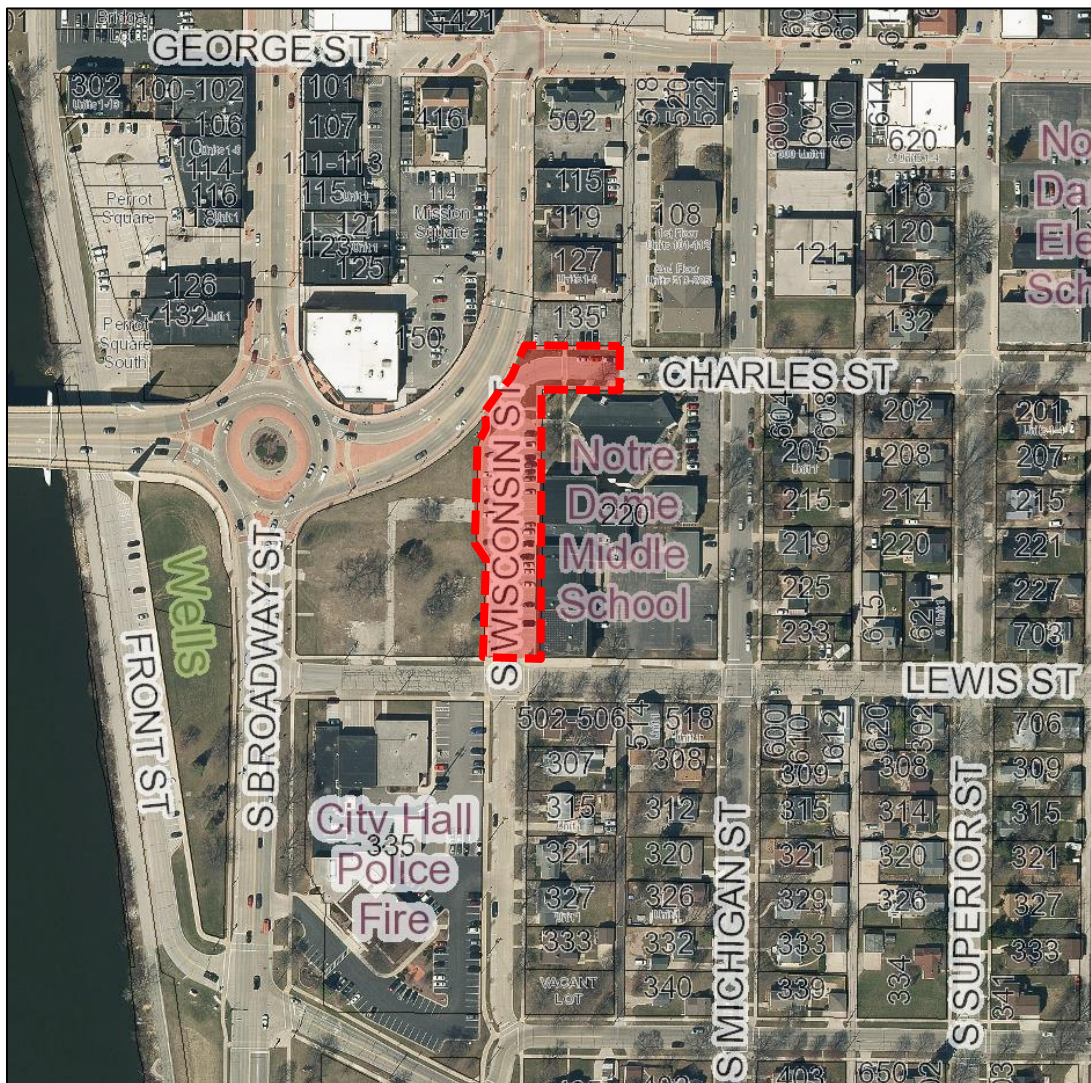
ATTACHMENTS:

- ROW Vacation - S Wisconsin ST & Charles ST - Plan Commission Report (DOCX)
- Application Form - NOT PAID YET (PDF)
- Map and Legal Description (PDF)

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

*

PROPOSED RIGHT-OF-WAY VACATION/DISCONTINUANCE



REQUESTED ACTION: Public Right-Of-Way Vacation/Discontinuance Approval.

Right-Of-Way Vacation/Discontinuance for two unnecessary street segments should the Mulva Cultural Center be developed.

COMMON DESCRIPTION: The 200 BLK of S Wisconsin ST and part of the 500 BLK of Charles ST, located north from the Wisconsin ST/Lewis ST intersection and west from the alley and the Charles ST/S Michigan ST intersection.

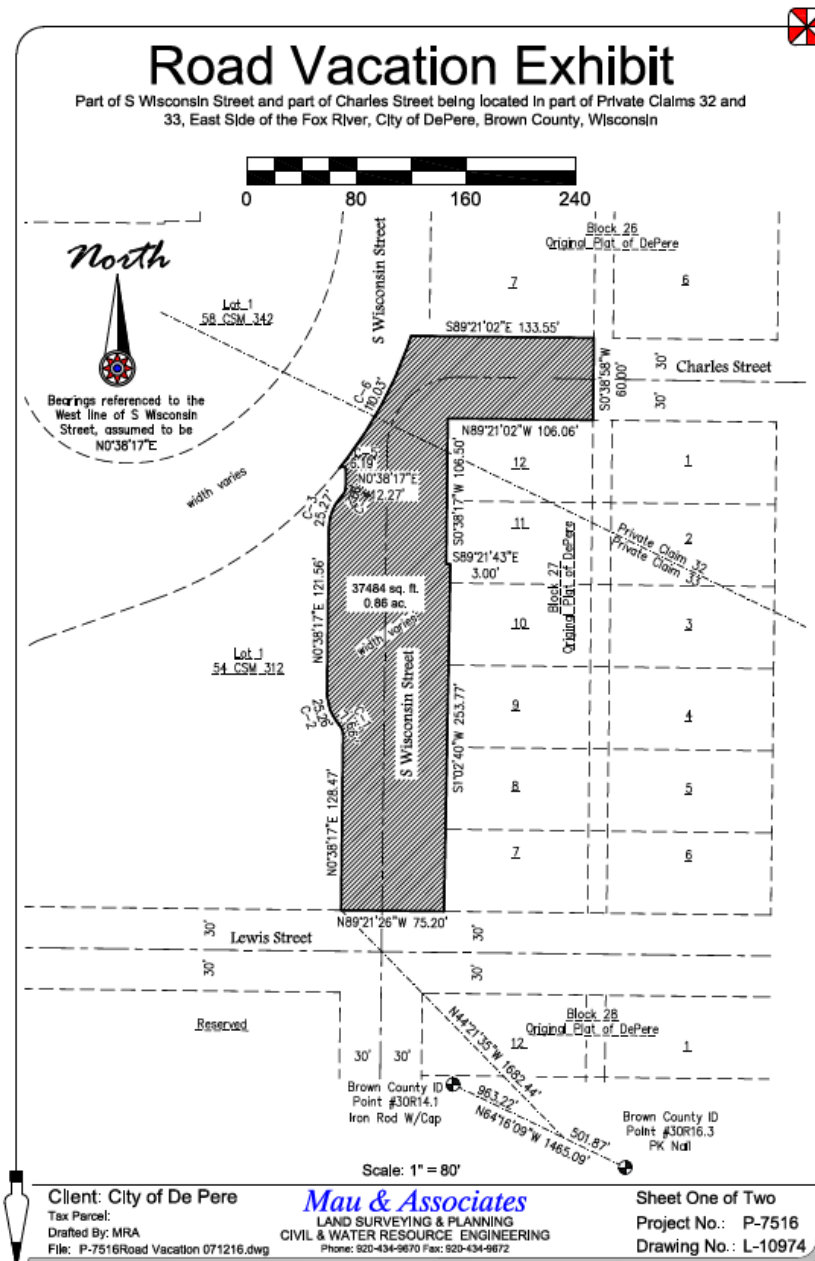
PARCEL NUMBER(S):	Adjacent to Parcels ED-812, ED-914, ED-920	
EXISTING ZONING:	None as the area is existing Right-Of-Way.	
PROPOSED ZONING:	If the vacation is approved by Common Council, and a proposed rezoning for the subject parcels occurs in the near future the vacated right-of-way will take on an R-4 zoning with a PDD overlay.	
SURROUNDING LAND USES:	Uses surrounding the proposed development, not the right-of-way: North (across Wisconsin & Charles) B-1, R-3, R-4 – business, multi-family South (across Lewis) R-2 – Government, single & two-family East (across Michigan) R-2 – single & two-family West (Across Broadway) B-1 – parkland & Fox River	
COMPREHENSIVE PLAN:	Commercial & Institutional/Governmental Facilities	
APPLICANT/OWNER NAME:	Rick Bilotto Authorized Representative De Pere Cultural Foundation INC 231 S Adams ST Green Bay, WI 54301	City of De Pere Public Right-of-way Owner 335 S Broadway ST De Pere, WI 54115
SITE HISTORY:	The proposed site includes parts of two City streets, created from the “Original Plat of De Pere,” that have been in existence since air photos of 1938. The City block to the west of S Wisconsin ST is vacant, and the block to the east has a church, middle school, and parking lot. In the first week of May 2019, the Mulva family announced plans to build an approximate \$50 million cultural center on the site called the “Mulva Cultural Center.” One week later, plans were announced to remove the middle school and the nearby Notre Dame Elementary School, and build a new \$27 million middle/elementary school on the existing elementary school property. Construction of the new off-site school is in progress. In November 2019, St. Francis Xavier Church proposed a land division and site plan for Parcel ED-920 that included the removal of buildings, retaining and expanding the church building, and separating the parking lot. The purpose of the separation of the parking lot was to create a shared parking area with the future cultural center. On January 27, 2020, the De Pere Redevelopment Authority initiated the drafting of agreements to transfer ownership of Parcel ED-812 to the De Pere Cultural Foundation INC for the construction of the Mulva Cultural Center. In February and March 2020, the Mulva Cultural Center Foundation initiated a rezoning and a right-of-way vacation/discontinuance of lands to prepare the area for the Mulva Cultural Center building. This report reflects the vacation/discontinuance only; the rezoning and plan	

development creation will be reviewed by Plan Commission in the coming months.

STAFF REVIEW:

When reviewing a right-of-way vacation/discontinuance, staff utilizes the vacation process identified in Wisconsin State Statutes 66.103 and 66.105. The role of the Plan Commission in the process is to determine if such a vacation/discontinuance is necessary and if so, recommend to the Common Council that the right-of-way be vacated/discontinued. The following are factors for consideration:

- The right-of-way area is adjacent to three parcels of land. The primary use for the streets is access and parking for a middle school that is proposed to be demolished upon the completion of the new school and for parking for a nearby church. Parking accommodations for the church are proposed to be accommodated with a new Church/cultural center.
- The adjacent parcels are proposed for the redevelopment of the vacant sites into the Mulva Cultural Center. The east side of the proposed new building, and parking area, would land within the right-of-way if the right-of-way is not vacated/discontinued.
- The vacation/discontinuance has been reviewed by Development Services and Engineering staff. Conditions of approval were reviewed by Legal staff. If the right-of-way is vacated, the proposed conditions should apply.
 - Create/retain a utility easement for all of Charles Street, but the utilities and easement can be removed for Wisconsin Street.
 - Create an 8-foot snow storage easement at the east end of the vacating Charles Street at the alley.
 - Create a 20-foot walkway easement over the sidewalk on the north side.
 - Relocate the Charles Street sanitary sewer and storm sewer lateral to St Francis Xavier Church. If this property is not going back to St Francis Xavier, they will need rights for their laterals in these areas.
 - If the right-of-way is vacated/discontinued the land should legally be attached to Parcels ED-812, ED-914 and ED-920.



Typically, when a right-of-way is vacated/discontinued, the land is divided in half and attached to each adjacent property owner. However; when all of the land was originally dedicated by an owner on one side of the right-of-way to create the street, all of the rights-of-way then is attached back to the original land that dedicated the right-of-way. Brown County Property Listing has indicated that S Wisconsin ST and Charles ST likely will be divided in half, with all of the parking area of the right-of-way on S Wisconsin ST going to the west.

All immediately adjacent property owners have been notified of the right-of-way vacation/discontinuance petition. No comments have been received as of March 17, 2020.

If an adjacent property owner did object to a proposed vacation, then the need for a simple majority vote of approval from the Common Council changes to the need for a 2/3 vote (6 out of 8 Council members must vote in favor, not just 2/3 of Council members in attendance when voting).

Any property owner comments received after March 17, 2020, will be provided to the Plan Commission at the meeting on March 23, 2020.

REVIEW PROCESS:

The Common Council will review the Plan Commission recommendation twice, first as a resolution on April 8, 2020 and then with a public hearing and resolution potentially on May 19, 2020.

Immediately adjacent property owners were notified of all proposed meetings. The review process follows State Statute requirements and there is not a 300-foot nearby neighbor notification requirement.

STAFF RECOMMENDATION:

Staff recommends APPROVAL and forwarding the right-of-way vacation to the Common Council for final approval with the following conditions:

1. Create/retain A utility easement over all of Charles Street from the alley to Wisconsin Street. No permanent structures will be allowed in this area.
2. Any utilities within Wisconsin Street are properly relocated to allow easements within the right-of-way to be released.
3. Create an 8-foot snow storage easement at the east end of the vacating Charles Street at the alley.
4. Create a 20-foot walkway easement over the sidewalk on the north side.
5. Relocate the Charles Street sanitary sewer and storm sewer lateral to St Francis Xavier Church. If this property is not going back to St Francis Xavier, they will need rights for their laterals in these areas.

LEGAL DESCRIPTION

Part of S Wisconsin Street and part of Charles Street being located in part of Private Claims 32 and 33, East Side of the Fox River, City of De Pere, Brown County, Wisconsin, more fully described as follows:

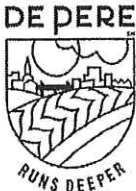
Beginning at the Southeast corner of Lot 1, Volume 54, Certified Survey Maps, Page 312, Map No. 7902, Document No. 2415438, Brown County Records; thence N0°38'17"E, 128.47 feet along the East line of said Lot 1; thence 7.66 feet along said East line being the arc of a 10.00 foot radius curve to the left whose long chord bears N211°46.5'W, 7.47 feet; thence 25.27 feet along said East line being the arc of a 33.00 foot radius curve to the right whose long chord bears N21°17'46.5"W, 24.65 feet; thence

**City of De Pere
Staff Comments**

**Plan Commission
March 23, 2020**

N0'38'17"W, 121.56 feet along said East line; thence 25.27 feet along said East line being the arc of a 33.00 foot radius curve to the right whose long chord bears N22'34'21.5"E, 24.65 feet; thence 7.66 feet along said East line being the arc of a 10.00 foot radius curve to the left whose long chord bears N22'34'21.5"E, 7.47 feet; thence NO'38'17"W, 12.27 feet along said East line; thence 6.19 feet along said East line being the arc of a 2.50 foot radius curve to the left whose long chord bears N70'17'54.5"W, 4.73 feet; thence 110.03 feet along the arc of a 304.50 foot radius curve to the left whose long chord bears N28'24'48"E, 109.43 feet; thence S89'21'02"E, 133.55 feet along the North right of way and it's extension of Charles Street; thence SO*38'58"W, 60.00 feet to the South right of way of said Charles Street; thence N89'21'02"W, 106.06 feet along said South right of way; thence S0'38'17"W, 106.50 feet along the East right of way of S Wisconsin Street; thence S89'21'43"E, 3.00 feet along said East right of way; thence S1'02'40"W, 253.77 feet along said East right of way, thence N89'21'26"W, 75.20 feet along the North right of way of Lewis Street to the point of beginning.

Road Vacation area contains 37,484 square feet / 0.86 acres more or less.

	CITY OF DE PERE APPLICATION FOR ROW VACATION	Fee: \$ 305.00 Receipt #: _____ Date: _____
---	---	--

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) De Pere Cultural Foundation, Inc.	Authorized Representative Rick Bilotto	Title Owner's Representative	
Mailing Address 231 S. Adams Street	City Green Bay	State WI	ZIP Code 54301
Email Address rick@theprgteam.com	Phone Number (incl. area code) 920-366-3783	Fax Number (incl. area code)	

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

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

SECTION 3: Right of Way Requested to be Vacated

Name of ROW: Legal Description to be Vacated: (Please attach map)	Right of way vacation of sections of Wisconsin St and Charles St
--	--

SECTION 4: Reason of Vacation

Reason for Requesting Vacation of ROW:	For use for the Mulva Cultural Center development
--	---

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative for this Application. I certify that the information contained in this form and attachments is true and accurate.

Name of Owner/Authorized Representative (please print) Rick Bilotto	Title Owner's Representative	Phone Number 920-366-3783
Signature of Applicant <i>Rick Bilotto</i>		Date Signed March 6, 2020

Attachment: Application Form - NOT PAID YET (9311 : Staff recommendation and possible action regarding a proposed right-of-way



Road Vacation Exhibit

Part of S Wisconsin Street and part of Charles Street being located in part of Private Claims 32 and 33, East Side of the Fox River, City of DePere, Brown County, Wisconsin



North



Bearings referenced to the West line of S Wisconsin Street, assumed to be N0°38'17"E

width varies

Lot 1
54 CSM 312

Lot 1
58 CSM 342

S Wisconsin Street

S Wisconsin Street

37484 sq. ft.
0.86 ac.

N89°21'26"W 75.20'

Lewis Street

Reserved

Brown County ID
Point #30R14.1
Iron Rod W/Cap

Brown County ID
Point #30R16.3
PK Nail

Scale: 1" = 80'

Block 26
Original Plat of DePere

Block 27
Original Plat of DePere

Block 28
Original Plat of DePere

Charles Street

Private Claim 32
Private Claim 33

Client: City of De Pere

Tax Parcel:

Drafted By: MRA

File: P-7516Road Vacation 071216.dwg

Mau & Associates

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

Sheet One of Two

Project No.: P-7516

Drawing No.: L-10974

Attachment: Map and Legal Description (931.1 : Staff recommendation and possible action regarding a proposed right-of-way vacation/discontinuance f)



LEGAL DESCRIPTION OF ROAD TO BE VACATED

Part of S Wisconsin Street and part of Charles Street being located in part of Private Claims 32 and 33, East Side of the Fox River, City of DePere, Brown County, Wisconsin, more fully described as follows:

Beginning at the Southeast corner of of Lot 1, Volume 54, Certified Survey Maps, Page 312, Map No. 7902, Document No. 2415438, Brown County Records; thence N0°38'17"E, 128.47 feet along the East line of said Lot 1; thence 7.66 feet along said East line being the arc of a 10.00 foot radius curve to the left whose long chord bears N21°17'46.5"W, 7.47 feet; thence 25.27 feet along said East line being the arc of a 33.00 foot radius curve to the right whose long chord bears N21°17'46.5"W, 24.65 feet; thence N0°38'17"W, 121.56 feet along said East line; thence 25.27 feet along said East line being the arc of a 33.00 foot radius curve to the right whose long chord bears N22°34'21.5"E, 24.65 feet; thence 7.66 feet along said East line being the arc of a 10.00 foot radius curve to the left whose long chord bears N22°34'21.5"E, 7.47 feet; thence N0°38'17"W, 12.27 feet along said East line; thence 6.19 feet along said East line being the arc of a 2.50 foot radius curve to the left whose long chord bears N70°17'54.5"W, 4.73 feet; thence 110.03 feet along the arc of a 304.50 foot radius curve to the left whose long chord bears N28°24'48"E, 109.43 feet; thence S89°21'02"E, 133.55 feet along the North right of way and it's extension of Charles Street; thence S0°38'58"W, 60.00 feet to the South right of way of said Charles Street; thence N89°21'02"W, 106.06 feet along said South right of way; thence S0°38'17"W, 106.50 feet along the East right of way of S Wisconsin Street; thence S89°21'43"E, 3.00 feet along said East right of way; thence S1°02'40"W, 253.77 feet along said East right of way; thence N89°21'26"W, 75.20 feet along the North right of way of Lewis Street to the point of beginning.

Road Vacation area contains 37,484 square feet / 0.86 acres more or less.

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C-1	7.66	10.00	7.47	N21°17'46.5"W	43°52'07"	S43°13'50"E
C-2	25.27	33.00	24.65	N21°17'46.5"W	43°52'07"	S43°13'50"E
C-3	25.27	33.00	24.65	N22°34'21.5"E	43°52'07"	N44°30'25"E
C-4	7.66	10.00	7.47	N22°34'21.5"E	43°52'07"	N44°30'25"E
C-5	6.19	2.50	4.73	N70°17'54.5"W	141°52'23"	S38°45'54"W
C-6	110.03	304.50	109.43	N28°24'48"E	20°42'15"	S38°45'55.5"W





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: March 23, 2020

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

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

**City of De Pere
Staff Comments**

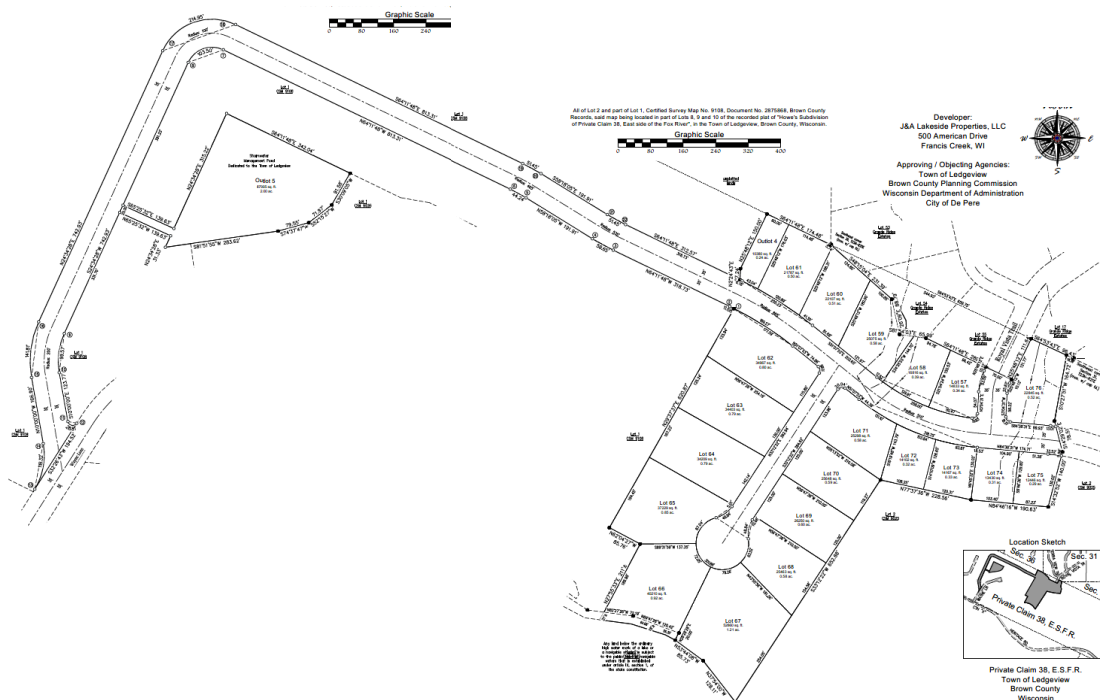
**Plan Commission
March 23, 2020**

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

SITE MAP



PROPOSED PRELIMINARY PLAT



REQUESTED ACTION:	Extraterritorial Preliminary Plat Approval.	
COMMON DESCRIPTION:	Located in the Town of Ledgeview between Royal Vista TR and Wayne LN (Wayne LN connects to Heritage RD).	
PARCEL NUMBER(S):	D-450-1, D-450-2	
EXISTING ZONING:	Rezoned from R-2 to R-1 Residential in Town of Ledgeview.	
	From Ledgeview Zoning Code: <i>The R-1 Residential district is intended to allow groupings of single-family residences that are generally built on lots that are between 12,000 square feet and 20,000 square feet (~½-acre) – a density of 2- to 6-units/acre – in size and served by a municipal sanitary sewer system. Small public and institutional uses—such as parks, schools, and churches—may also be built within this designation.</i>	
SURROUNDING LAND USES:	The area is surrounded by agricultural, residential, and natural land uses.	
COMPREHENSIVE PLAN:	Planned Neighborhood for Town of Ledgeview.	
APPLICANT/OWNER NAME:	Steven M. Bieda, PLS Authorized Representative 400 Security BLVD Green Bay, WI 54313	J&A Lakeside Properties LLC Property Owner 500 American DR Francis Creek, WI 54214
SITE HISTORY:	After a review of historic air photographs, the site has remained vacant for agricultural use since 1938. On February 24, 2020, the applicant submitted a proposed extraterritorial preliminary plat for City review. The plat included 20 single-family lots and 2 outlots. The plat was the further land division of part of a two-lot certified survey map that was reviewed by Plan Commission on August 26, 2019. The land division is within the Sewer Service Area for the Town of Ledgeview. There are potential environmentally sensitive areas on the site that will be addressed by Brown County Planning & Land Services.	
STAFF REVIEW:	When reviewing the plat, staff considers Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code requirements to address land divisions in residential and business districts. Staff also considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. • The site has 20 lots and 2 outlots. • The developable lots are for single-family residential. • The outlots are remnants and storm water management facilities.	

- The street pattern, although unusual, will provide a connection between the residential development to the north and Heritage Road to the south. A future connection to Heritage Road was a request of Plan Commission during the review of an underlying certified survey map; however, it was assumed that the connection may be more direct.
- For the residential lots, De Pere requires 8,000 SF minimum lots with 75 feet of street frontage. The Town of Ledgeview requires 12,000 SF minimum lots with 90 feet of street frontage.
 - Lots 73 and 75 may not meet the town's minimum 90-foot street frontage criteria.
- The City of De Pere Certificate requires two revisions:
 - The date of Common Council approval needs to be added.
 - The City Clerk's name needs to be updated to read, "Carey E. Danen."

All of the lots meet the minimum land division criteria of the De Pere Platting and Division of Land Chapter and the Ledgeview Municipal Code.

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

REVIEW PROCESS:

For extraterritorial preliminary plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews preliminary extraterritorial plats. The Common Council is expected to review the City plat on Wednesday, April 8, 2020.

**STAFF
RECOMMENDATION:**

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

1. Meeting all other state and local regulations, including the Town of Ledgeview, City of De Pere, and Brown County Planning Commission.
2. Verify that Lot 73 and Lot 75 are configured to meet the Town's 90-foot street frontage requirement for the Town's R-1 zoning or obtain approval from the Town for substandard lots.
3. The City of De Pere Certificate requires two revisions:
 - a. The date of Common Council approval needs to be added.
 - b. The City Clerk's name needs to be updated to read, "Carey E. Danen."

	CITY OF DE PERE APPLICATION FOR PLAT REVIEW	Fee: \$ 1774.00
		Receipt #: 150282
		Date: 2-24-20

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

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) Mau & Associates, LLP		Authorized Representative Steve Bieda	
Title Professional Land Surveyor			
Mailing Address 400 Security	City Green Bay	State WI	ZIP Code 54313
Email Address sbieda@mau-	Phone Number (incl. area code) 920-434-9670	Fax Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) Seville Properties		Contact Person Ryan Radu	
Title Owner			
Mailing Address 5495 North A	City Denmark	State WI	ZIP Code 54208
Email Address ryanradue@gr	Phone Number (incl. area code) 920-367-2030	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description Royal Vista Trail / Wayne Lan		Parcel No. D D 0-450-1, 0-450-2	
SECTION 4: Plat Review			
Review Type: extraterritorial ☒ Preliminary Plat ☐ Final Plat			
Fee: 365	Preliminary Plat Fee: \$278 + (22 # of lots x \$68) Final Plat Fee: \$195		\$ 1774.00
Present Use of Parcel:	agricultural		
Proposed Use of Lots:	Residential		
Please submit 1 hard copy and 1 PDF copy of the Plat if the property is located within the City or if the property is located within the extraterritorial jurisdiction.			
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Steve Bieda		Title Agent	Phone Number 920-434-9670
Signature of Applicant		Date Signed 02/17/2020	

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

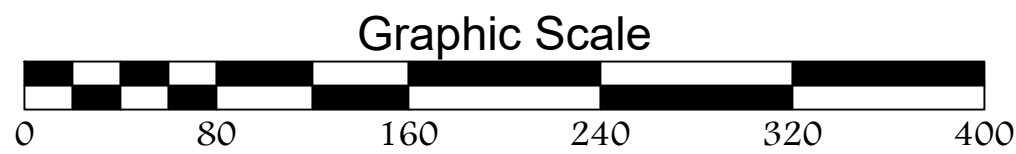
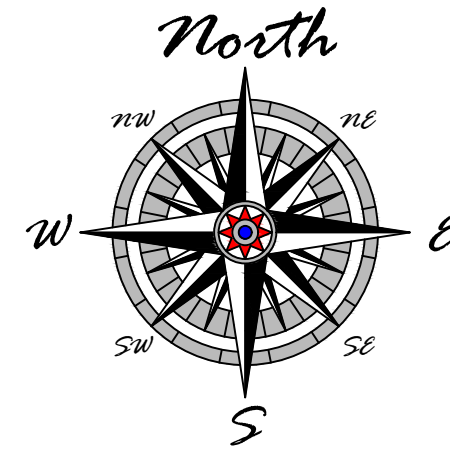
Attachment: Application Form (9305 : Staff recommendation and possible action regarding a Proposed Extraterritorial 20 Lot and 2 Outlot P)

Preliminary Plat of Grande Ridge Estates First Addition

All of Lot 2 and part of Lot 1, Certified Survey Map No. 9108, Document No. 2875868, Brown County Records, said map being located in part of Lots 8, 9 and 10 of the recorded plat of "Howe's Subdivision of Private Claim 38, East side of the Fox River", in the Town of Ledgeview, Brown County, Wisconsin.

Developer:
J&A Lakeside Properties, LLC
500 American Drive
Francis Creek, WI

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



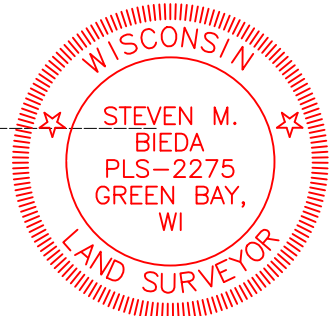
SURVEYOR'S CERTIFICATE

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

That in full compliance with the provisions of Chapter 236, Wisconsin Statutes, and the subdivision regulations of the Town of Ledgeview, the City of De Pere and the Brown County Planning Commission and under the direction of the owners listed hereon, I have surveyed, divided and mapped "Grande Ridge Estates, First Addition", and that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed and is all of Lot 2 and part of Lot 1, Certified Survey Map No. 9108, Document No. 2875868, Brown County Records, said map being located in part of Lots 8, 9 and 10 of the recorded plat of "Howe's Subdivision of Private Claim 38, East side of the Fox River", in the Town of Ledgeview, Brown County, Wisconsin, more fully described as follows:

Commencing at the Southwest Corner of Section 31, T23N-R21E; thence N64°11'48"W, 18.39 feet along the North line of Private Claim 38, East Side of the Fox River to the Northeast corner of Certified Survey Map No. 9108 and the point of beginning; thence S10°27'51"W, 164.72 feet along an East line of Lot 2, said Certified Survey Map; thence S14°29'02"E, 78.51 feet along an East line of said Lot 2; thence S14°32'52"W, 140.00 feet along an East line of said Lot 2; thence N84°46'16"W, 190.63 feet along a South line of said Lot 2; thence N77°37'36"W, 228.56 feet along a South line of said Lot 2; thence S33°12'22"W, 652.88 feet along an East line of said Lot 2; thence N37°54'00"W, 128.11 feet along a South line of said Lot 2; thence N53°44'08"W, 85.73 feet along a South line of said Lot 2 being the start of a meander line; thence N28°26'28"E, 20.00 feet along said meander line; thence N69°41'26"E, 120.42 feet along said meander line; thence N82°22'26"W, 72.19 feet along said meander line to a point being N27°55'33"E, 21 feet more or less from the centerline of a creek and the end of said meander line; thence N27°55'33"E, 189.98 feet along a West line of said Lot 2; thence N62°04'27"E, 85.76 feet along a South line of said Lot 2; thence N29°37'37"E, 620.87 feet along a West line of said Lot 2; thence thence 11.68 feet along the arc of an 830.00 foot radius curve to the left whose long chord bears N63°47'38"W, 11.68 feet; thence N64°11'48"W, 318.73 feet; thence 58.65 feet along the arc of a 570.00 foot radius curve to the right whose long chord bears N61°14'57"W, 58.62 feet; thence N58°18'05"W, 191.91 feet; thence 44.24 feet along the arc of a 430.00 foot radius curve to the left whose long chord bears N61°14'57"W, 44.22 feet; thence N64°11'48"W, 813.31 feet; thence 103.50 feet along the arc of a 65.00 foot radius curve to the left whose long chord bears S70°11'20"W, 92.90 feet; thence S24°34'28"W, 391.23 feet; thence S65°25'32"E, 139.63 feet; thence N24°34'28"E, 315.22 feet; thence S64°11'48"E, 342.04 feet; thence S30°09'05"W, 91.58 feet along a Westerly line of Lot 1, Certified Survey Map No. 9026, Brown County Records, also being an Easterly line of said Lot 1, Certified Survey Map No. 9108; thence S52°15'27"W, 71.97 feet along an Easterly line of said Lot 1, Certified Survey Map No. 9108; thence S74°37'47"W, 79.55 feet along an Easterly line of said Lot 1, Certified Survey Map No. 9108; thence S81°51'55"W, 283.62 feet along an Easterly line of said Lot 1, Certified Survey Map No. 9108 and its extension; thence N24°34'28"E, 31.33 feet; thence N65°25'32"W, 139.63 feet; thence S24°34'28"W, 331.70 feet; thence 99.57 feet along the arc of a 165.00 foot radius curve to the left whose long chord bears S71°17'14"W, 98.06 feet; thence S10°00'00"E, 123.77 feet; thence 28.81 feet along the arc of a 12.00 foot radius curve to the left whose long chord bears S78°46'39"E, 22.37 feet to the Westerly right of way of Wayne Lane; thence S32°26'43"W, 194.52 feet along said Westerly right of way; thence 118.32 feet along the arc of a 165.00 foot radius curve to the left whose long chord bears N10°25'56"E, 115.80 feet; thence N10°00'00"W, 166.90 feet; thence 141.81 feet along the arc of a 235.00 foot radius curve to the right whose long chord bears N71°17'14"E, 139.67 feet; thence N24°34'28"E, 742.93 feet; thence 214.95 feet along the arc of a 135.00 foot radius curve to the right whose long chord bears N70°11'20"E, 192.96 feet; thence S64°11'48"E, 813.31 feet; thence 51.45 feet along the arc of a 500.00 foot radius curve to the right whose long chord bears S61°14'57"E, 51.42 feet; thence S58°18'05"E, 191.91 feet; thence 51.45 feet along the arc of a 500.00 foot radius curve to the left whose long chord bears S61°14'57"E, 51.42 feet; thence S64°11'48"E, 312.57 feet to a West line of said Lot 2; thence N22°44'33"E, 27.24 feet along a West line of said Lot 2; thence N25°48'12"E, 150.00 feet along a West line of said Lot 2; thence S64°11'48"E, 174.48 feet along the North line of said Private Claim 38 to the Southeast Corner of Section 36, T23N-R20E; thence S48°15'04"E, 201.39 feet along a North line of said Lot 2, also being a South line of of Lots 53 and 54 of Grande Ridge Estates, (Volume 24, Plats, Page 55, Document No. 2795331, Brown County Records) to a point N48°11'48"W, 30 feet more or less from the centerline of a creek and the start of a meander line; thence S12°26'09"E, 88.79 feet along said meander line; thence S81°54'03"E, 65.99 feet along said meander line to a point being S64°11'48"E, 56 feet more or less from the centerline of a creek and the end of said meander line; thence S64°11'48"E, 233.43 feet along the South line of lots 54 and 55 of said Grande Ridge Estates, and the South right of way of Royal Vista Trail; thence N25°48'12"E, 111.64 feet along the Easterly right of way of Royal Vista Trail; thence S64°53'43"E, 96.43 feet along the Southerly line of Lot 17 of said Grande Ridge Estates to the point of beginning.

Parcel contains 907,671 square feet / 20.84 acres more or less.
Right of way dedication contains 296,142 square feet / 6.80 acres more or less.
Parcel subject to easements and restrictions of record.



Steven M. Bieda
PLS-2275
February 7, 2020

NOTES

Bearings referenced to the South line of Government Lot 1, Section 36, T23N-R20E, assumed to be S64°11'48"E.

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

Legend

- 2.38" (o.d.) x 18" iron pipe weighing 3.65 lbs/lin. foot set
- 2" iron pipe found
- 1" iron pipe found
- ⊙ Brown County monument - type noted
- all other lot corners marked with a 1.32" (o.d.) x 18" iron pipe weighing 1.68 lbs/lin. foot.
- all linear measurements have been made to the nearest hundredth of a foot.
- all distances on curves are arc lengths.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public's navigable waters that is established under article IX, section 1, of the state constitution.

Office of the Register of Deeds
Brown County, Wisconsin

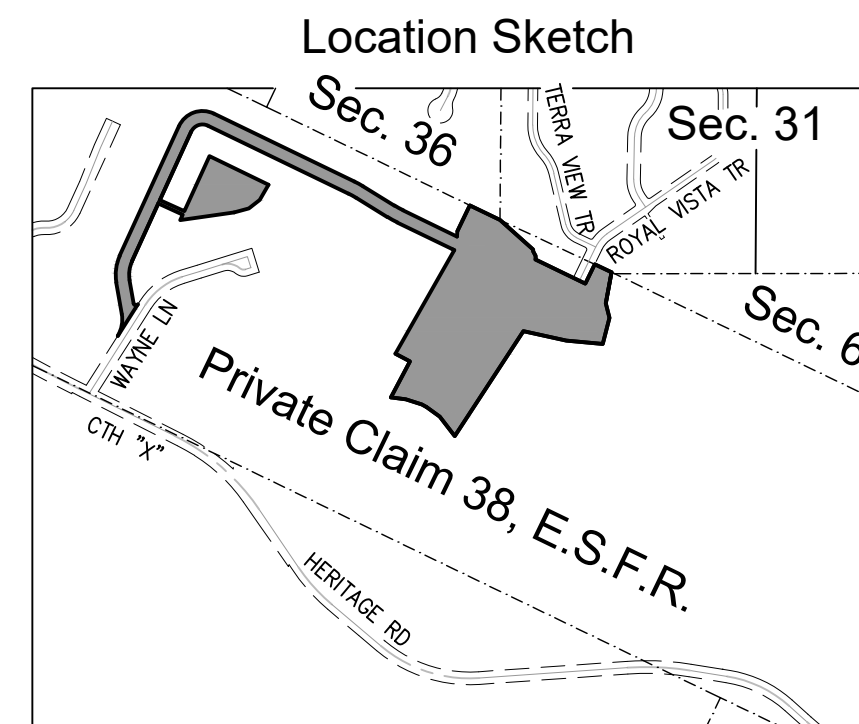
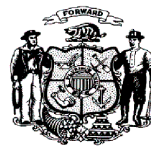
Received for Record _____, 20____
at _____ o'clock _____ M and recorded as
Document # _____ in _____
Volume _____ of _____ on Page _____

Cheryl Berken, Register of Deeds

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

Certified _____, 20____

Department of Administration



Private Claim 38, E.S.F.R.
Town of Ledgeview
Brown County
Wisconsin

SCALE
1"=80'

DRAWN BY
MRA

TAX/PARCEL NO. D-460-1, D-460-2

Preliminary Plat

Fieldwork Completed: xx/xx/xx

Data File: V-16410.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

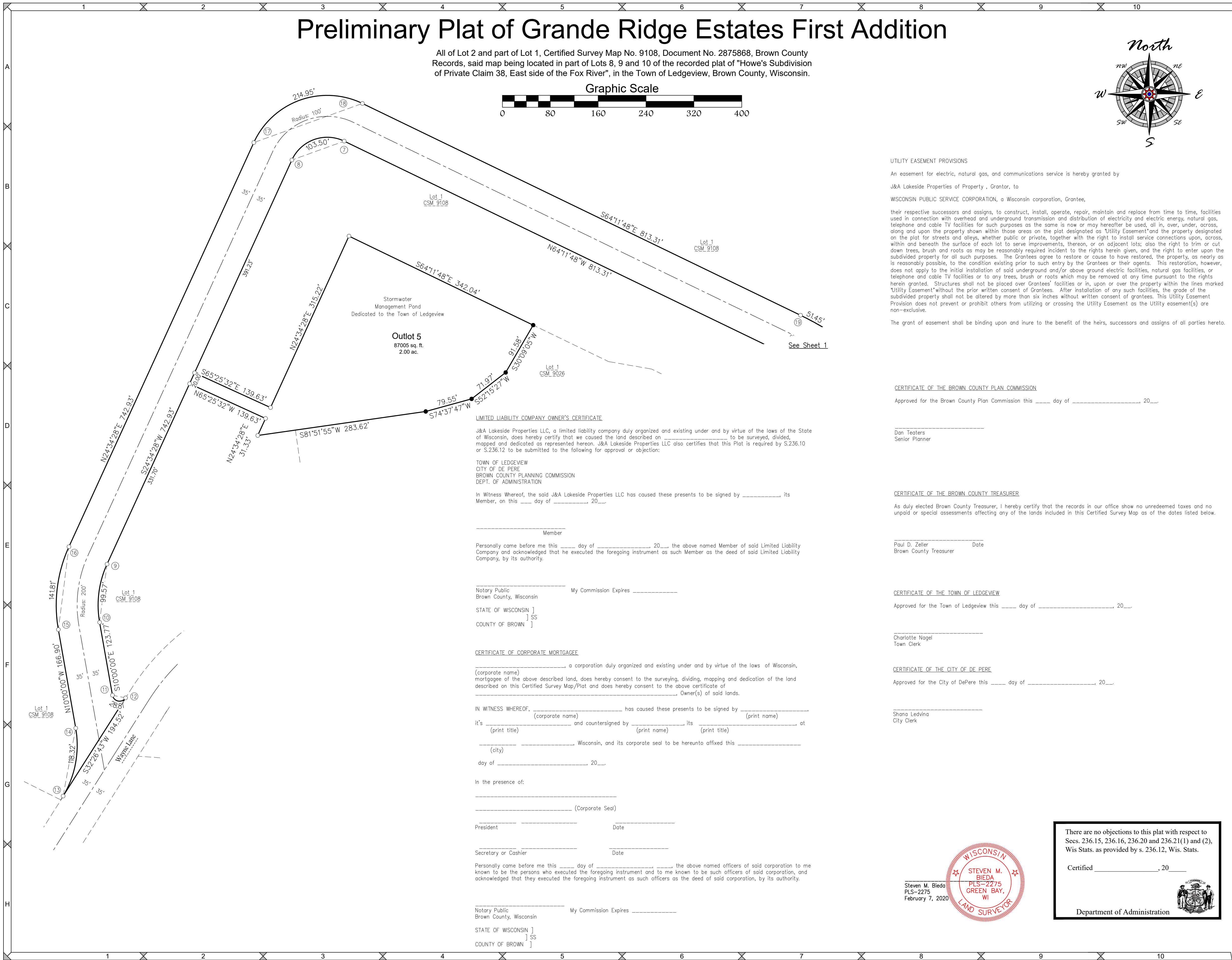
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

Seville Properties

PROJECT NO.
V-16410

SHEET NO.
1 of 2

DRAWING NO.
P-2419



SCALE
1"=80'

DRAWN BY
MRA

Preliminary Plat

TAX/PARCEL NO. D-460-1, D-460-2

Fieldwork Completed: xx/xx/xx

Data File: V-16410.txt

Mau & Associates, LLP

LAND SURVEYING & PLANNING

CIVIL & WATER RESOURCE ENGINEERING

Phone: 920-434-9670 Website: www.mau-associates.com

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

Seville Properties

PROJECT NO.
V-16410

SHEET NO.
2 of 2

DRAWING NO.
P-2419

UTILITY EASEMENT PROVISIONS

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

J&A Lakeside Properties of Property, Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

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

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

CERTIFICATE OF THE BROWN COUNTY PLAN COMMISSION

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

Dan Teeters
Senior Planner

CERTIFICATE OF THE BROWN COUNTY TREASURER

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

Paul D. Zeller
Brown County Treasurer

CERTIFICATE OF THE TOWN OF LEDGEVIEW

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

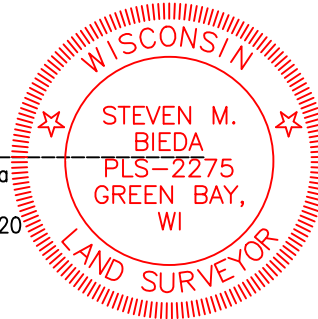
Charlotte Nagel
Town Clerk

CERTIFICATE OF THE CITY OF DE PERE

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

Shana Ledvina
City Clerk

Steven M. Bieda
PLS-2275
February 7, 2020



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

Certified _____, 20__

Department of Administration

