Plan Commission

Regular Meeting

Agenda

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Monday, March 22, 2021 | **7:00 PM** | **Council Chambers and Virtual**

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 22, 2021** at **7:00 PM** in the **DE PERE COUNCIL CHAMBERS, 2D FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically due to the public health emergency. Electronic or telephonic access to the meeting is below:

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
United States: +1 (312) 757-3117
Access Code: 154-883-285

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 http://deperecitywi.iqm2.com/.

Call to Order

1. Roll Call
2. Approval of the minutes of the February 22, 2021 Plan Commission meeting.
3. Public comments upon matters not on the agenda.
4. Consideration and possible action on a request for a proposed 2 unit condominium called 1040-1042 S Seventh ST Condominium at 1040-1042 S Seventh ST (Parcel WD-124-1).*
5. Consideration and possible action on a request to rezone from R-3 (Multiple Family Residence District) to R-4 (General Residence Office District) at 525 N Tenth ST (Parcel WD-703-X-3).*
6. Consideration and possible action on a request for a site plan to add 48,461 SF that will connect two buildings together at 1415 Fortune AV and 2020 American BL (Parcels WD-D0040-1, WD-1044).
7. Consideration and possible action on a request for a site plan to add 363,493 SF (8.34 acres) at the south end of an existing building at 2275 American BL (Parcels WD-L492-B-2, WD-L492-B-3, WD-L492-1, WD-L492-4, WD-L492-2).
8. Consideration and possible action on a request for a right-of-way vacation/discontinuance at the 2000 BLK of Profit PL (Adjacent to Parcels ED-2381, ED-2382, ED-F0083).*
9. Consideration and possible action on a request for a right-of-way vacation/discontinuance at the 1800 BLK of Commerce DR (Adjacent to Parcels ED-D69-2, ED-344-102-6).*

10. Consideration and possible action on a request for a proposed 7 lot and 1 outlot preliminary and final plat of East Side Industrial Park Fourth Addition at 600 BLK Rockland RD (Parcels ED-F0080, ED-D69-2, ED-344-102-6, ED-2381, ED-2382, ED-F0083, ED-F0082, ED-F0085, ED-D43-1).*

11. Consideration and possible action on a request for a site plan to build a new 352,897 SF (8.1 acres) building at 2020 Commercial DR (Parcels ED-D43-1, ED-F0083, part of ED-F0082).

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Andrew Hunter, WI Land Surveying INC
Kirk J Prosser
Andy Dumke, Northpointe Development CORP
Tom Fisk, Our Heritage Family LTD Partnership
Bob Mach,Mach IV Engineering
John Dykema, Campbell Wrapper Corporation
DNJH Properties LLC
Josh Rooker, CD Smith Construction
Green Bay Packaging INC
Brad Treml, Robert E Lee & Associates

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**March 22, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the February 22, 2021 Plan Commission meeting.**

ATTACHMENTS:

- PC_Feb2021_Minutes_Draft (PDF)

Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Draft Minutes

Monday, February 22, 2021 **7:00 PM** **GoToMeeting**

Call to Order

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

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderperson	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 25, 2021 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

3. A Public Hearing on the proposed project plan for Tax Increment Financing District No. 17 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Green Bay Press Gazette on February 5 and February 12, 2021.

RESULT:	**DISCUSSED**

B. Review Proposed Project Plan and District Boundary for Tax Increment Financing District No. 17. *

Development Services Director Daniel Lindstrom reviewed the proposed project plan and district boundary for TID No. 17. He explained that the TID is being created as an overlap of TID No. 10 for the extension of Commerce Drive and the development of a large manufacturing facility. It is a mixed-use TID. The anticipated development has an estimated construction value of $19 million. Mayor Boyd declared the public hearing open at 7:21 pm. No one wished to speak and Mayor Boyd declared the public hearing closed at 7:22 pm. Staff recommended approval of the TID No. 17 District Boundary and Project Plan to be forwarded to the Common Council for approval and approval of the Plan Commission Resolution #21-01. Mayor Boyd moved, seconded by Ald. Raasch, to approve the district boundary and project plan and forward it to the Common Council. Upon vote, motion carried unanimously. Common Council will also review and make a motion on a resolution on March 16, 2021. If approved, then

the Joint Review Board will meet to review and make a decision on the formation of the TID on March 23, 2021.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Dean Raasch, Alderperson
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

C. Resolution PC21-01, Recommending Adoption of the Proposed Boundaries of Tax Incremental Financing District No. 17 and the Adoption of the Tax Incremental Financing District No. 17 Project Plan.

Ald. Raasch moved, seconded by Mark Higgins, to approve Resolution PC21-01. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

4. Consideration and possible action on a request for a proposed 6 unit expandable condominium of Irwin School Homes Condominium at 755 William ST, 428 Superior ST, and 750 Franklin ST (Parcel ED-477).*

City Planner Peter Schleinz reviewed the condominium plat for Irwin School Homes Condominium at 755 William Street. The entire site is being proposed as an expandable condominium plat. Staff recommended approval of the plat, subject to four conditions outlined in the report. Mark Higgins asked for clarification of the term "expandable". Peter stated that with an expandable condominium plat, the developer does not have to identify all of the single units in the school building and second set of townhomes. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the plat. Upon vote, motion carried unanimously. Common Council will review the plat on March 2, 2021.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	James Boyd, Mayor
SECONDER:	Derek Beiderwieden, Commissioner
AYES:	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

Adjournment

Mayor Boyd moved, seconded by Ald. Raasch, to adjourn the meeting at 7:31 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**March 22, 2021**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Public comments upon matters not on the agenda.**

City of De Pere, Wisconsin

Request For Plan Commission Action

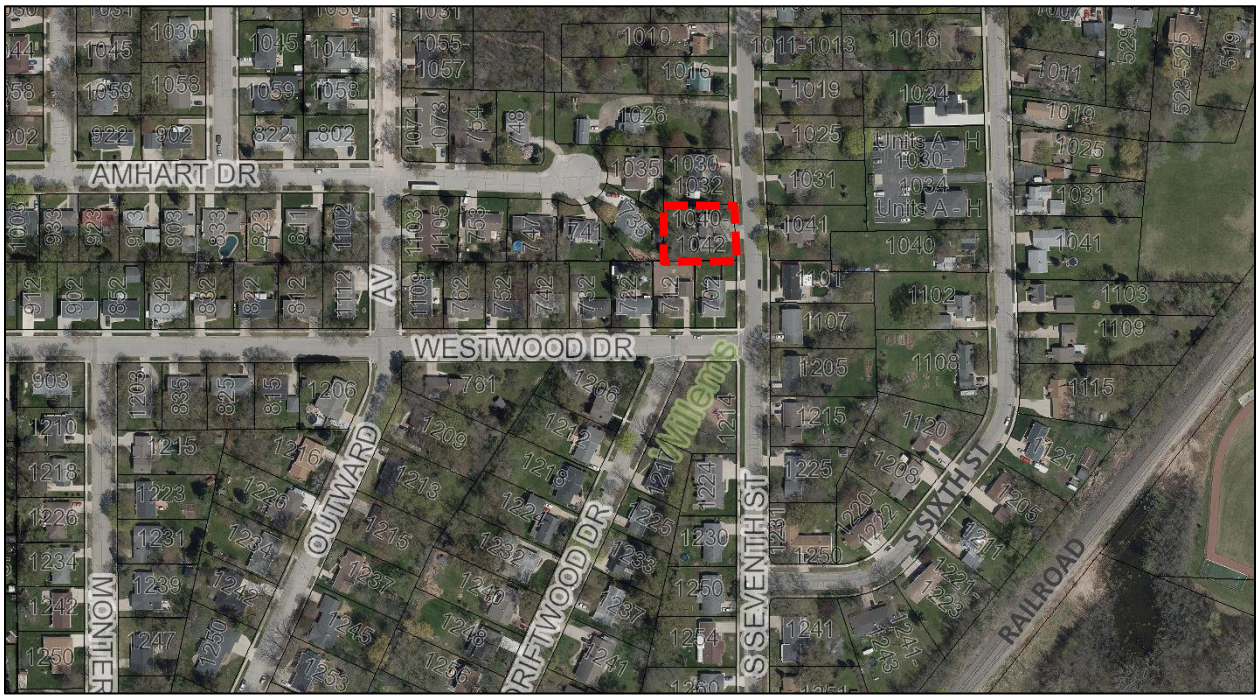
MEETING DATE:	**March 22, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a proposed 2 unit condominium called 1040-1042 S Seventh ST Condominium at 1040-1042 S Seventh ST (Parcel WD-124-1).***

ATTACHMENTS:

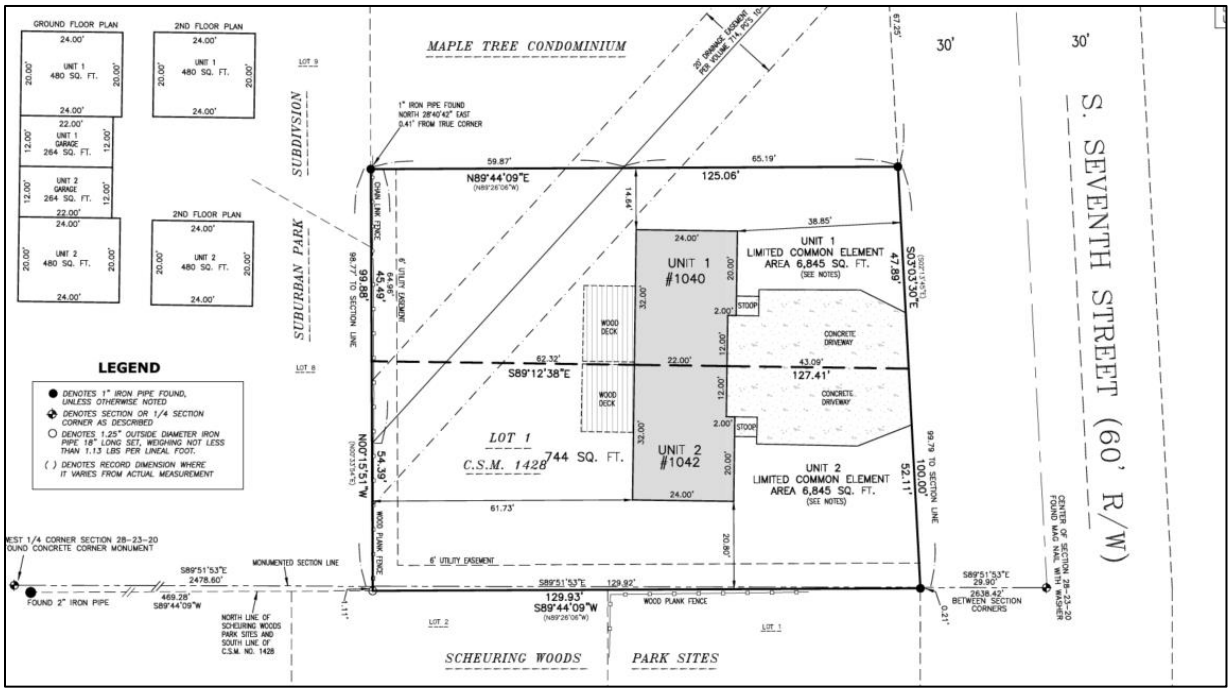
- PC Report - 1040-1042 S Seventh ST Condo (DOCX)
- Aplication Form (PDF)
- Condominium Plat - 02 Mar 2021 (PDF)
- Mortgage Consent and Declaration - 02 Mar 2021 (PDF)

Item 4: **Consideration and possible action on a request for a proposed 2 unit condominium called 1040-1042 S Seventh ST Condominium at 1040-1042 S Seventh ST (Parcel WD-124-1).***

SITE MAP



PROPOSED CONDOMINIUM PLAT AREA



REQUESTED ACTION: Condominium Plat Approval.*

Note: The condominium plat area is an existing two-unit duplex.

COMMON DESCRIPTION: 1040-1042 S Seventh ST, located north and west from the S Seventh ST and Westwood DR intersection.

PARCEL NUMBER(S): WD-124-1

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

SURROUNDING LAND USES: Two-family Residential (R-2) to the north.
Single-Family Residential (R-1) to the south.
Single-Family Residential (R-2) to the east and west.

COMPREHENSIVE PLAN: Neighborhood Residential (including Multi-Family).

APPLICANT/OWNER NAME:

Authorized Representative	Property Owner
Andrew Hunter, PLS	Kirk J Prosser
WI Land Surveying INC	W3234 Mielke RD
5020 Leonard PT RD	Seymour, WI 54165
Oshkosh, WI 54904	

SITE HISTORY Year 1938-2017 air photographs identify the subject property being an agricultural field that was developed as part of the Assessor's Plat of West De Pere in the 1960's-1970's. Duplexes are permitted in many parts of the neighborhood, however, the neighborhood was developed with mostly single-family homes. Three two-family structures are in the immediate area.

On March 2, 2021 the subject condominium plat was submitted to the City for review. The plat identified the 2-unit residential structure changing to a 2-unit condominium with two limited common elements.

STAFF REVIEW: When reviewing a condominium plat, staff considers State Statutes 703, Section 46-13 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

The following is a summary review of the above referenced:

State Statutes 703
To maintain review efficiency, City staff did not repeat a Brown County Planning and Land Services (Property Listing) level review of the plat and declaration related to the criteria established in State Statutes 703.

De Pere Municipal Code Section 46-13
Condominium developments can place impacts on community resources related to additional population density; unsuitable land use

characteristics; demands on City parks, recreation, utilities, and schools; and additional traffic and street usage. Municipal Code Section refers to the following sections to address the impacts and to verify a properly designed plat:

Section 46-4(b) through (g): General requirements and design standards.		
Streets	No new streets.	N/A
Intersections	No new intersections.	N/A
Alleys	No new public alleys.	N/A
Easements and restrictive covenants	Has existing easements.	N/A
Blocks	No new blocks.	N/A
Lots	Lots (units) and common elements are shown.	N/A
Section 46-5: Public sites and open spaces.		
Dedication	No dedications.	N/A
Public Spaces	No public open spaces.	N/A
Payment in lieu of dedication	Payment due at time building permit is issued.	N/A
Section 46-6: Required improvements.		
Monuments	Plat is monumented.	N/A
Facilities	Established site.	N/A
Facility installation per City specifications	Established site.	N/A
Other: Zoning and Inspection Compliance.		
Zoning	2-units permitted in R-2..	N/A
UDC	Built before June 1, 1980.	N/A
Section 46-7(a) and (b): Plats and data.		
Pre-consult	A review process pre-consult took place in Feb-Mar 2021.	
Plat submittal	Application form and plat submitted on March 2, 2021. Review Fee paid on March 5, 2021	
Plat review	Proposed Plan Commission review on February 22, 2021. Proposed Common Council Review of March 2, 2021.	

Comprehensive Plan

The 2010 Comprehensive Plan neighborhood identifies existing and future residential use. The change from residential duplex to residential condominium complies with the Comprehensive Plan.

Desired Development Patterns

The neighborhood reflects development patterns shown in the Comprehensive Plan and the change of ownership for a proposed condominium plat does not change the development patterns.

The site is connected with existing sidewalks and streets. There is a park that is a walkable 200' away, a high school that is 1,100' away, and grade/middle school properties that are 4,000' away.

The condominium plat meets the criteria of Section 46-13 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

REVIEW PROCESS: For condominium plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews condominium plats. The Common Council is expected to review the condominium plat on April 7, 2021.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the condominium plat and forwarding the condominium plat to the Common Council for final approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, and Brown County Planning Commission.
2. Add a certificate for the City of De Pere. The certificate should include a line item that references the date of Common Council approval, and a separate signature/date line for Carey E. Danen, City Clerk.
3. Revise document numbers: The plat legal description references CSM No. 1428 and the mortgage consent and declaration legal description references CSM No. 1426.
4. A storm water covenant shall be provided on the face of the plat as follows: "The land on the side of the lot shall be graded and maintained by the abutting property owner to provide for the adequate drainage of surface water." Per Municipal Code 46-4(e)(3).
5. The site will need two water meters. Meters can be installed in a "tree" such that each half of the condo is serviced by its own water meter.
6. Revisions and comments for the Mortgage Consent and Declaration:
    a. Table of contents references page numbers, where the remainder of the document is unnumbered.

b. Table of contents has the following reference errors:
    i. Description and Location of Buildings – 1
    ii. Limited Common Elements and Facilities – 2
    iii. Destruction and Reconstruction – 3
    iv. Service of Process – 5
    v. Percentage of Interest and Votes – 5
    vi. Number and Gender – 5
    vii. Captions – 5
    viii. Severability – 5
    ix. Homestead – 5
    x. Registered Agent – 6
c. Document references February 2021 in multiple locations for dating.
d. Utility laterals (sewer, water) should be considered common elements. Only one lateral services both halves of the condo.

DigiSign Verified: C8D73DDC-2F0D-4B03-A5CA-F8505898E341

DE PERE RUNS DEEPER	**CITY OF DE PERE** **APPLICATION FOR PLAT REVIEW**	**Fee:** $ **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)	Authorized Representative	Title	
WI LAND SURVEYING, INC.	ANDREW HUNTER	LAND SURVEYOR	
Mailing Address 5020 LEONARD PT. RD.	City OSHKOSH	State WI	ZIP Code 54904
Email Address andy@wisconsinlandsurveying.com	Phone Number (incl. area code) (920) 410-7744	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	
KIRK PROSSER	SAME		
Mailing Address W3234 MIELKE ROAD	City SEYMOUR	State WI	ZIP Code 54165
Email Address prosserkirk@gmail.com	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
1040-1042 S. SEVENTH STREET	WD-124-1

SECTION 4: Plat Review

Review Type:	☒ Preliminary Plat ☐ Final Plat	
Fee:	Preliminary Plat Fee: $278 + (2 # of lots and outlots x $68) Final Plat Fee: $195	$ 414
Present Use of Parcel:	RESIDENTIAL	
Proposed Use of Lots:	RESIDENTIAL	

Please submit 1 hard copy, 1 PDF copy, and 1 CAD 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.

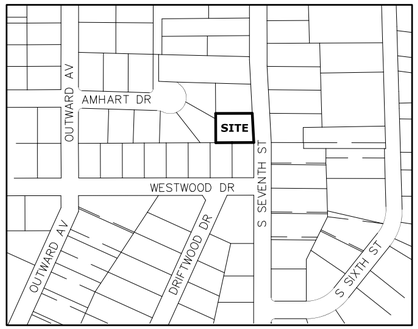
Name of Owner/Authorized Representative (please print)	Title	Phone Number
Kirk Processor	**Owner**	**920-680-2605**
Signature of Applicant: Kirk Processor		Date Signed: 03-01-2021 2:50 PM CST

TO BE COMPLETED BY CITY STAFF

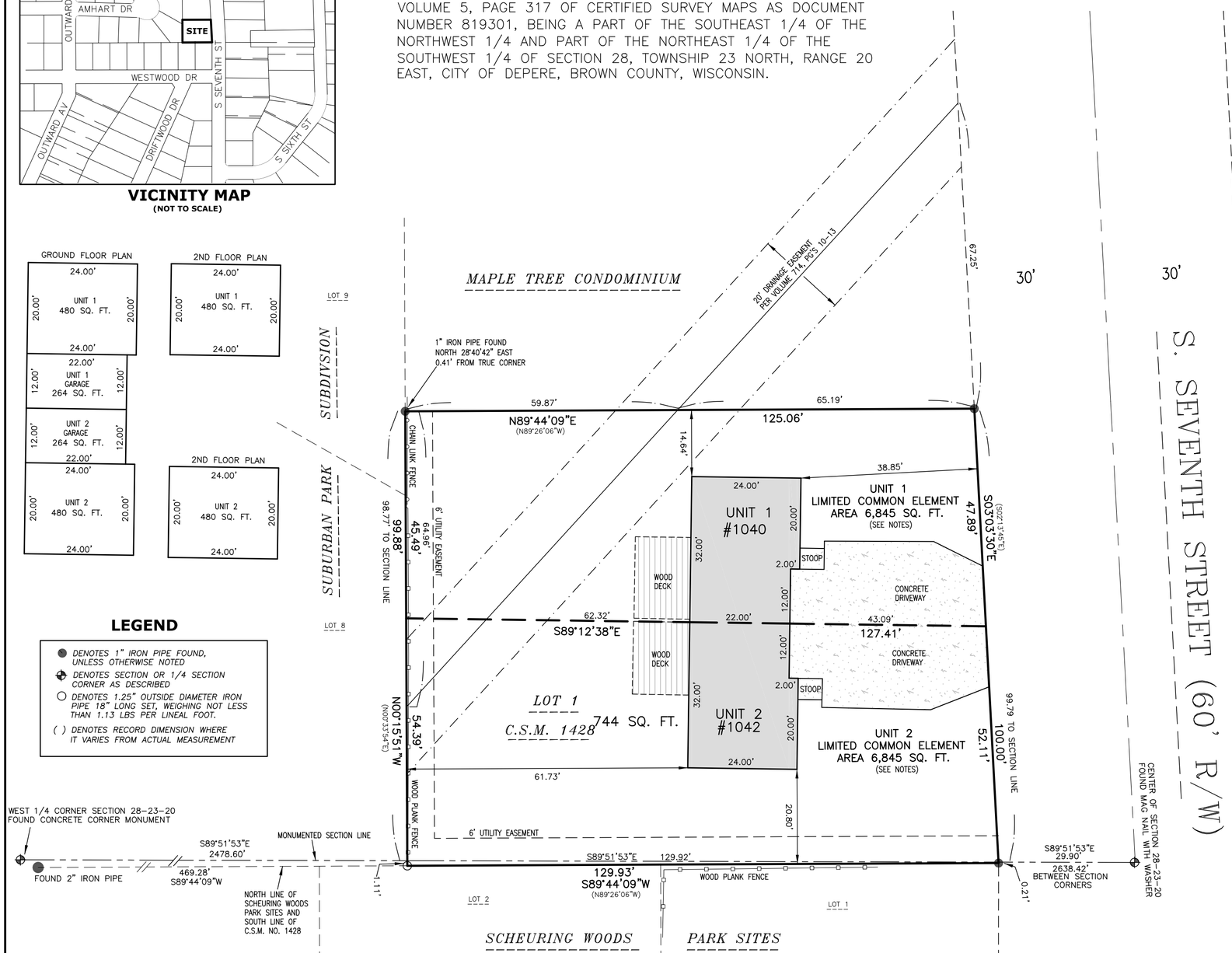
Plat Review authorized by the De Pere Municipal Code, Chapter 46.	

1040–1042 S. SEVENTH STREET CONDOMINIUM

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1428, RECORDED IN VOLUME 5, PAGE 317 OF CERTIFIED SURVEY MAPS AS DOCUMENT NUMBER 819301, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DEPERE, BROWN COUNTY, WISCONSIN.



VICINITY MAP
(NOT TO SCALE)



LEGEND

- ● DENOTES 1" IRON PIPE FOUND, UNLESS OTHERWISE NOTED
- ⊕ DENOTES SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- ○ DENOTES 1.25" OUTSIDE DIAMETER IRON PIPE 18" LONG SET, WEIGHING NOT LESS THAN 1.13 LBS PER LINEAL FOOT.
- ( ) DENOTES RECORD DIMENSION WHERE IT VARIES FROM ACTUAL MEASUREMENT

NOTES

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, NAD 83 (97) DATUM WHERE THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 28, T23N, R20E, BEARS SOUTH 89°51'53" EAST

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

LIMITED COMMON ELEMENTS INCLUDE THE DRIVEWAY, STOOP, DECK AND YARD SPACE FOR EACH UNIT

DECLARANT

KIRK J. PROSSER
W3234 MIELKE RD.
SEYMOUR, WI 54165

TAX PARCEL NUMBER: WD-124-1

BROWN COUNTY PLANNING COMMISSION

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO SEC. 703.115 OF THE WISCONSIN STATE STATUTES, AND THIS PLAT IS HEREBY APPROVED BY THE BROWN COUNTY PLANNING COMMISSION.

DATED _____

_____
TERRY VAN HOUT
BROWN COUNTY PROPERTY LISTER

SURVEYOR'S CERTIFICATE

I, ANDREW HUNTER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED, ACCORDING TO THE OFFICIAL RECORDS, THE CONDOMINIUM DESCRIBED HEREIN AND THAT THE DRAWING SHOWN ON THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE SCALED AND DIMENSIONAL REPRESENTATION OF THE BOUNDARIES, BUILDINGS AND IMPROVEMENTS. THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS DOCUMENT.

THE PROPERTY DESCRIBED IS SUBJECT TO ALL EASEMENTS OF RECORD AND UNDEFINED UNDERGROUND UTILITY EASEMENTS SUCH AS BUT NOT LIMITED TO SANITARY SEWER LATERALS, WATER LATERALS, ELECTRICAL, TELEPHONE AND TELEVISION CABLES.

DATED THIS 18th DAY OF FEBRUARY, 2021

ANDREW HUNTER, PROFESSIONAL LAND SURVEYOR S-2835-008

WISCONSIN
ANDREW L. HUNTER
S-2835
OMRO, WI
LAND SURVEYOR

0 20 40 60

SCALE 1"=20'

02/18/2021
PROJECT 5656
SHEET 1 OF 1

WISCONSIN LAND SURVEYING INC.
Professional Service You Can Trust

5020 LEONARD POINT RD. OSHKOSH, WI 54904
www.wisconsinlandsurveying.com (920)410-7744

CONSENT OF MORTGAGEE

The undersigned, being the holder of a Mortgage executed by Kirk J. Prosser to Prospera Credit Union, recorded in the Brown County of Register of Deeds on September 7, 2016 @ 11:09 AM, as Document Number 2757913, and Assignment of Rents executed by and between Kirk J. Prosser and Prospera Credit Union, recorded September 7, 2016 @ 111:09 AM, as Document Number 2757914, does hereby consent to all of the terms and conditions of the foregoing to Declaration of Covenants and Restrictions, and agrees that its interest in the property described on Exhibit A, shall be subject in all respects to the terms thereof.

Dated this _____ of _____, 2021.

Prospera Credit Union:

_____
By_____
Title:_____
_____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)SS
COUNTY OF BROWN)

Personally came before me this _____ day of _____, 2021 the above named _____, who acknowledged himself/herself to be a _____ of Prospera Credit Union and to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

This document was drafted by:
Attorney Timothy F. Polack
Czachor, Polack + Borchardt, LLP
PO Box 2402
Green Bay, WI 54306

Condominium Declaration of Conditions, Covenants, Restrictions and Easements for 1040 – 1042 S. Seventh Street Condominium

Document Number

Document Title

Recording Area

Name and Return Address

Czachor, Polack + Borchardt
PO Box 2402
Green Bay, WI 54306

Parcel Identification Number (PIN)

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. **USE BLACK INK.**
WRDA Rev. 7/2/2010

CONDOMINIUM DECLARATION

OF

CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS

FOR

1040 – 1042 S. SEVENTH STREET CONDOMINIUM

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CONDOMINIUM DECLARATION

OF

CONDITIONS, COVENANTS, RESTRICTIONS AND EASEMENTS

FOR 1040 – 1042 S. SEVENTH STREET CONDOMINIUM

This Declaration made pursuant to the Unit ownership Act of the State of Wisconsin, Chapter 703 of the Wisconsin Statutes (hereinafter sometimes referred to as the "Act") this ____ day of February, 2021, by Kirk J. Prossser ("Declarant").

1. STATEMENT OF DECLARATION

The purpose of this Declaration is to submit the lands hereinafter described and the improvements constructed thereon to the condominium form of ownership in the manner provided by law and by this Declaration.

Declarant hereby declares that she is the owner of the real property described in Section 2 of this Declaration together with all buildings and improvements thereon which is hereby submitted to the condominium form of use and ownership as provided in the Act and this Declaration. The property, buildings and improvements shall be a "Small Residential Condominium," as that term is defined in the Act.

2. LEGAL DESCRIPTION

The following described real estate is subject to the provisions of this Declaration:

All of Lot One 1 of Certified Survey Map No. 1426, recorded in Volume 5, Page 317 of Certified Survey Maps as Document Number 819301, being a part of the Southeast ¼ of the Northwest ¼ and part of the Northeast ¼ of the Southwest ¼ of Section 28, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin.

3. NAME

The aforesaid real estate and building and improvements thereon shall be known as 1040 – 1042 S. Seventh Street Condominium.

4. DESCRIPTION AND LOCATION OF BUILDINGS

There shall be one (1) main building on the real estate described above which building shall contain two (2) units. Said building shall be a two story building in height and is constructed principally of wood and masonry components with roof

covered with composition roofing shingles. The building is to be located on real estate as indicated in the survey marked Exhibit "A" attached hereto and made part of this Declaration.

5. DESCRIPTION OF UNITS

Unit 1 has a post office address of 1040 S. Seventh Street, De Pere, Wisconsin. It is approximately a two story single family condominium.

Unit 2 has a post office address of 1042 S. Seventh Street, De Pere, Wisconsin. It is approximately a two story single family condominium.

Both Units' boundaries are the outside surfaces of all exterior walls, the middle of the common wall, the basement floor, the beams which support the roof and the exterior surfaces of all unit doors and windows.

6. DESCRIPTION OF COMMON ELEMENTS

The common elements include the common wall, roof covering the units, and the exterior covering of the walls such as siding, brick or other decorations. All of aforementioned common elements must remain uniform. Major repair or replacement of the roof or siding or a portion thereof shall be made upon receipt of opinions from two licensed professionals by one or both unit owners, said costs to be shared equally between the two unit owners. Minor repairs not affecting the appearance of the roof or siding shall be made by the owner of the unit beneath or surrounded by the area requiring such repair. The exterior of the buildings shall be maintained, decorated and repaired so as to maintain at all times a uniform appearance of both buildings.

A. Common Wall. The common elements consist of the wall and floors/ceilings between units. Said wall is to be used by the unit owners in common, each unit to bear equally with the other cost of keeping the common wall in good order and repair; provided, however, that damage to one side of the common wall not affecting the other side should be repaired by the owner of the unit on whose side the damage has occurred.
B. Yard Space. All yard space or area not so designated as a unit or limited common element shall be common elements of the condominium.
C. Limited Common Elements and Facilities. The driveways in front of the respective garages will be limited common elements and are restricted to the use of the unit to which they are adjacent and service. The front and back porches and patios are also limited common elements and are restricted to the use of the unit to which they are attached and service. The front and back yards are also designated as limited common elements and are restricted to the use of the designated unit. See Exhibit

"A" attached. No unit owner shall encumber or restrict another unit owner's access to and from that respective unit owner's garage.

7. ASSOCIATION OF UNIT OWNERS

All unit owners shall be entitled and required to be a member of an association of unit owners known as the 1040 – 1042 S. Seventh Street Condominium Association, (hereinafter "Association"), which shall be responsible for carrying out the purpose of this Declaration, including the exclusive management and control of the common area and facilities. The Association may be incorporated as a non-profit corporation under the laws of the State of Wisconsin. Each unit owner shall abide by and be subject to all the rules, regulations, duties and obligations of this Declaration and the Bylaws and rules and regulations of the Association. Membership and voting rights shall be set forth in the Bylaws of the 1040 – 1042 S. Seventh Street Condominium Association.

8. ENTRY FOR REPAIRS

The Association may enter any lot at reasonable times and under reasonable conditions when necessary in connection with any maintenance, construction or repair of public utilities and for any other matters for which the Association is responsible. Such entry shall be made with prior notice to the owners and with as little inconvenience to the owners as practical, and any damage caused thereby shall be repaired by the Association and treated as a common expense. The Association does not reserve the right of entry to and upon any improvements placed upon a lot.

9. MAINTENANCE

The unit owners shall be responsible for repair, maintenance or replacement of their individual units. Said unit shall be repaired at the cost of each individual unit owner and they shall keep their units in good repair subject only to normal wear and tear. All limited common elements of each unit shall be repaired, maintained and replaced by the owner of the unit benefiting from said limited common element. All common elements shall be maintained at the expense of the unit owners consistent with the policy adopted by the Board of Directors of the Association.

10. DESTRUCTION AND RECONSTRUCTION

In the event of the total destruction of the building it shall be determined by agreement of both unit owners whether to rebuild, repair or restore or sell the property. If damage is only to one (1) unit and such damage does not affect the other unit the damaged unit shall be repaired by the owner of the damaged unit.

11. RESIDENTIAL PURPOSES

The buildings and units therein contained are intended for and restricted exclusively to residential use.

12. EASEMENTS

Easements are hereby declared and granted for utility purposes as said easements may exist and appear of record.

13. BINDING EFFECT

All easements and rights described herein are easements appurtenant, running with the land. All easements and rights described herein are granted and reserved to, and shall inure to the benefit of and be binding on, the undersigned, its successors and assigns, and on all unit owners, purchasers and mortgages and their heirs, executors, administrators, successors and assigns. Acceptance of a deed by a unit owner should constitute an acceptance of the provision of this Declaration, By-Laws and other rules and regulations adopted pursuant thereto.

14. INSURANCE

The Association shall be required to obtain and maintain, to the extent obtainable, fire insurance with extended coverage, vandalism and malicious mischief endorsements, insuring the condominium building (but not equipment, fixtures, furniture, furnishings or other personal property, of the unit owners), together with all common heating and air conditioning equipment and other service machinery contained therein, and all limited common elements; such insurance shall cover the Condominium improvements and shall name as insured the Association, and all Unit Owners and their mortgagees and land contract vendors, as their interests may appear, in an amount equal to not less than the replacement value of the condominium building, without deduction for depreciation. Therefore, anything from the interior wall inward shall be the responsibility of each unit owner to insure with a separate policy. The Association policy shall provide that proceeds shall be payable to the Association or the insurance trustee as provided herein as trustee for all Unit Owners and their mortgagees or land contract vendors as their interests may appear.

All policies of physical damage insurance shall contain waivers of subrogation and waivers of any defense based on coinsurance or of invalidity arising from any acts of the insured, and shall provide that such policies may not be cancelled or substantially modified without at least, ten (10) days prior written notice to the Association.

The Association shall also be required to obtain and maintain, to the extent obtainable, public liability insurance in such limits as the Association may from time to time determine.

15. SERVICE OF PROCESS

Service of process is to be had upon each of the respective unit owners. Service upon one individual unit owner shall be considered service upon all owners if ownership is by joint tenancy or tenancy in common or other multiple forms of ownership.

16. PERCENTAGE OF INTEREST AND VOTES

The percentage of interest in common areas, limited common areas and facilities shall be as follows: Unit 1 shall be Fifty (50%) percent; Unit 2 shall be Fifty (50%) percent. The Association shall have a voting membership consisting of all unit owners. Each unit owner shall have one (1) vote. If a Unit is owned by more than one (1) person, the owners thereof are entitled, collectively to only one (1) vote. The right and qualifications of the members are set forth in the Bylaws of the Corporation. The unit owners by unanimous consent may terminate this condominium in accordance with Section 703.28 of the Wisconsin Statutes.

17. NUMBER AND GENDER

Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

18. CAPTIONS

The captions and section headings herein are inserted only as matters of convenience and for reference, and in no way define nor limit the scope or intent of the various provisions hereof.

19. SEVERABILITY

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

20. HOMESTEAD

This is not homestead property of the declarant.

21. REGISTERED AGENT

The initial registered agent for the service of process shall be:

Kirk J. Prosser
W3234 Mielke Road
Seymour, WI 54165

Change of agent for service of process may be accomplished by resolution of the unit owners.

IN WITNESS WHEREOF, the said Kirk. J. Prosser, Declarant, has caused this Declaration to be executed this _____ day of February, 2021.

DECLARANT:

_____
Kirk J. Prosser

ACKNOWLEDGEMENT:

STATE OF WISCONSIN)
) SS
BROWN COUNTY)

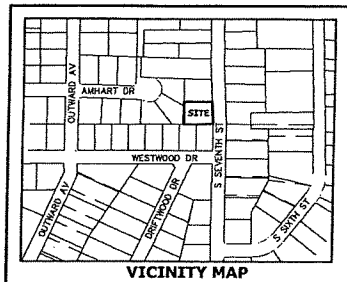
Personally came before me this ____ day of February, 2021, the above named, Kirk J. Prosser, to me known to be the person who executed the foregoing instrument and acknowledge the same.

_____
*
_____
Notary Public
Brown County, Wisconsin
My Commission Expires:

Drafted By:
Attorney Timothy F. Polack
Czachor, Polack + Borchardt, LLP
107 North Broadway, Ste. II
Green Bay, WI 54303
(920) 435-7300

1040–1042 S. SEVENTH STREET CONDOMINIUM

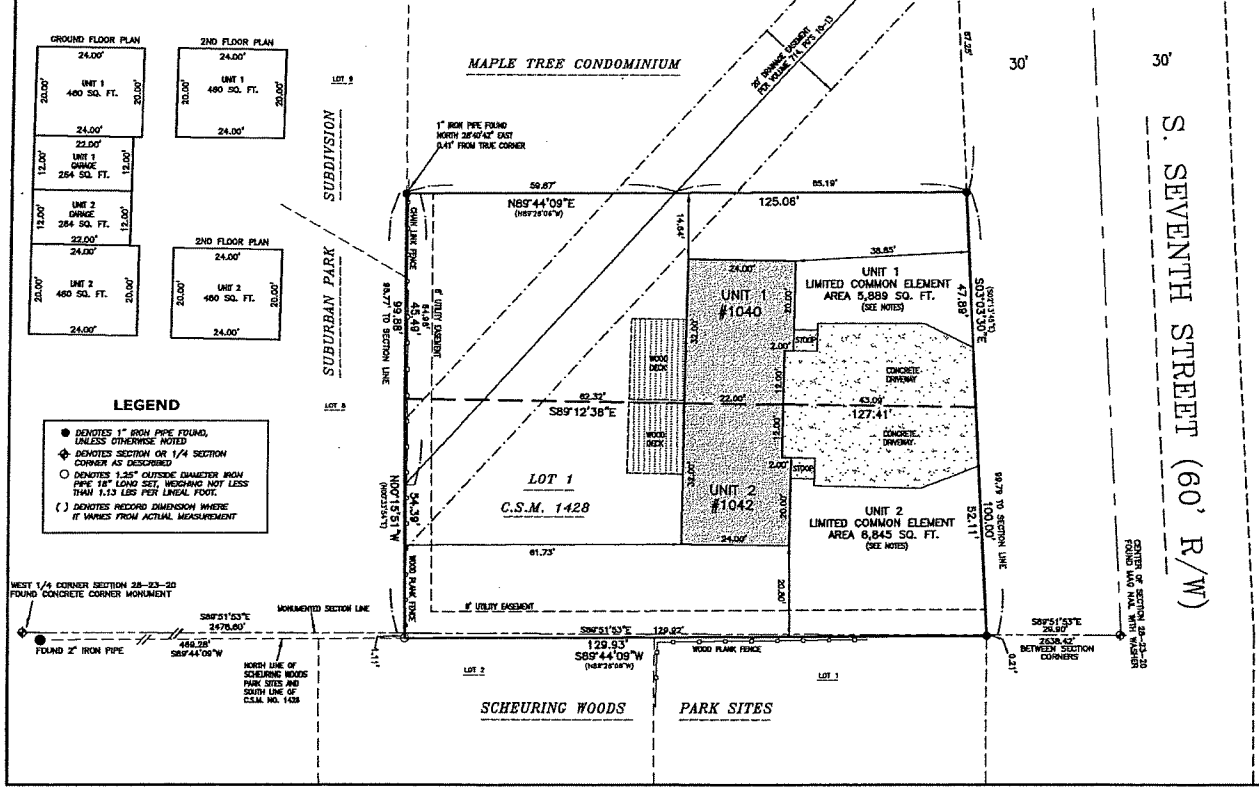
ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1428, RECORDED IN VOLUME 5, PAGE 317 OF CERTIFIED SURVEY MAPS AS DOCUMENT NUMBER 819301, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DEPERE, BROWN COUNTY, WISCONSIN.



VICINITY MAP
(NOT TO SCALE)



SCALE 1"=20'



NOTES

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, NAD 83 (97) DATUM WHERE THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 28, T23N, R20E, BEARS SOUTH 89°51'53" EAST

ALL DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

LIMITED COMMON ELEMENTS INCLUDE THE DRIVEWAY, STOOP, DECK AND YARD SPACE FOR EACH UNIT

DECLARANT

KIRK J. PROSSER
W3234 MELKE RD.
SEYMOUR, WI 54165
TAX PARCEL NUMBER: WD-124-1

CITY OF DEPERE APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF "1040-1042 S. SEVENTH STREET CONDOMINIUM" IN THE CITY OF DE PERE, KIRK J. PROSSER, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL ON

DATE

CAREY E. DANEN, CITY CLERK DATE

BROWN COUNTY PLANNING COMMISSION

THERE ARE NO OBJECTIONS TO THIS CONDOMINIUM PLAT WITH RESPECT TO SEC. 703.115 OF THE WISCONSIN STATE STATUTES, AND THIS PLAT IS HEREBY APPROVED BY THE BROWN COUNTY PLANNING COMMISSION.

DATED

TERRY VAN HOUT
BROWN COUNTY PROPERTY LISTER

SURVEYOR'S CERTIFICATE

I, ANDREW HUNTER, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED, ACCORDING TO THE OFFICIAL RECORDS, THE CONDOMINIUM DESCRIBED HEREIN AND THAT THE DRAWING SHOWN ON THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT IS A TRUE SCALED AND DIMENSIONAL REPRESENTATION OF THE BOUNDARIES, BUILDINGS AND IMPROVEMENTS. THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THIS DOCUMENT.

THE PROPERTY DESCRIBED IS SUBJECT TO ALL EASEMENTS OF RECORD AND UNDEFINED UNDERGROUND UTILITY EASEMENTS SUCH AS BUT NOT LIMITED TO SANITARY SEWER LATERALS, WATER LATERALS, ELECTRICAL, TELEPHONE AND TELEVISION CABLES.

DATED THIS 19th DAY OF FEBRUARY, 2021

ANDREW HUNTER, PROFESSIONAL LAND SURVEYOR S-2835-OMD

WISCONSIN
ANDREW L. HUNTER
S-2835
OMRO, WI
LAND SURVEYOR

02/19/2021	WISCONSIN LAND SURVEYING INC.
PROJECT 5858	Professional Service You Can Trust
SHEET 1 OF 1	

6020 LEONARD POINT RD. OSHKOSH, WI 54904
www.wisconsinlandsurveying.com (920)410-7744

City of De Pere, Wisconsin

Request For Plan Commission Action

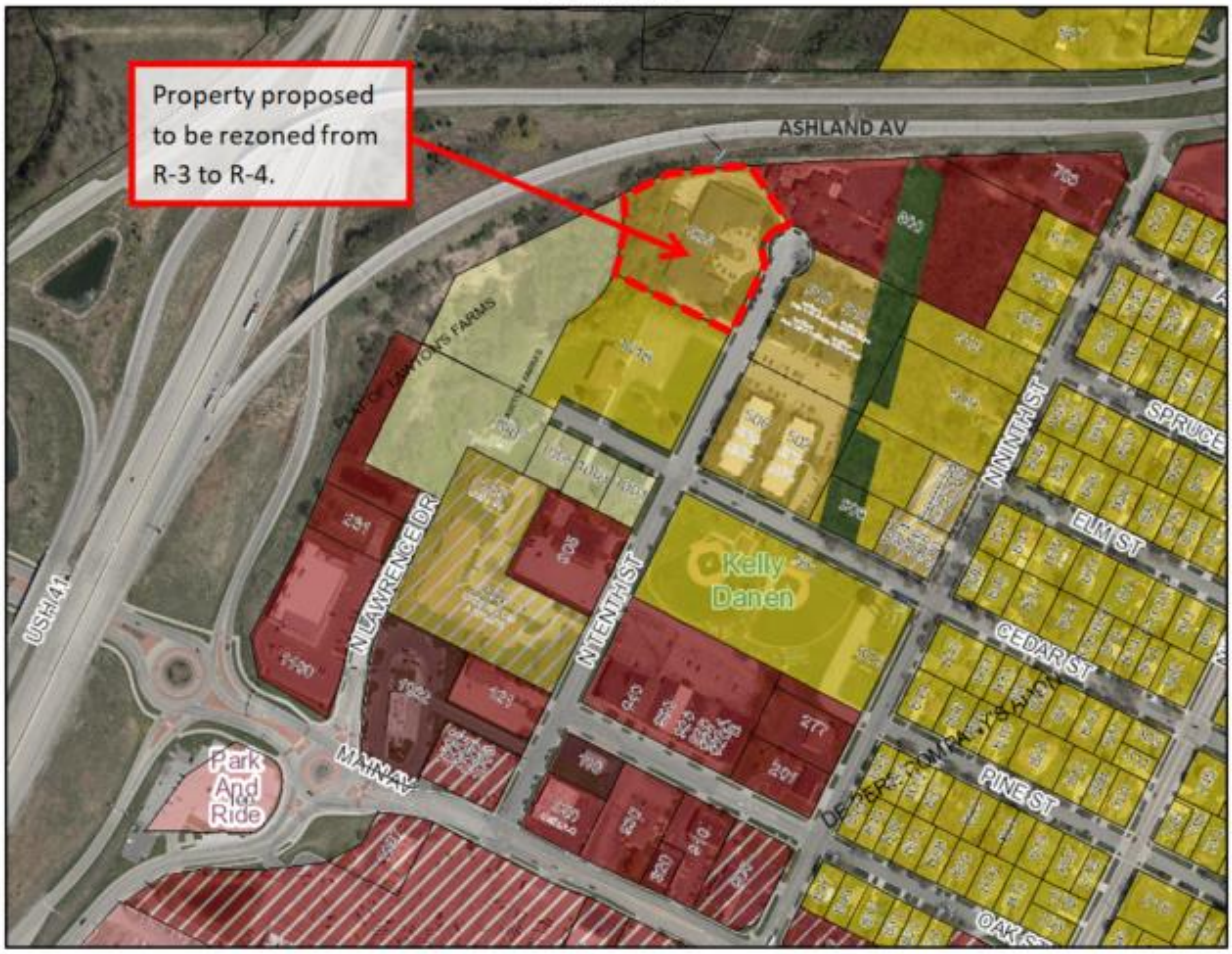
MEETING DATE:	**March 22, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request to rezone from R-3 (Multiple Family Residence District) to R-4 (General Residence Office District) at 525 N Tenth ST (Parcel WD-703-X-3).***

ATTACHMENTS:

- 03-22-21 PC Report - Rezoning (DOCX)
- Application and supporting documents - 02 Mar 2021 (PDF)
- Legal Description (DOCX)

Item 5: **Consideration and possible action on a request to rezone from R-3 (Multiple Family Residence District) to R-4 (General Residence Office District) at 525 N Tenth ST (Parcel WD-703-X-3).***

SITE MAP



REQUESTED ACTION: Rezoning Request.

Rezone 525 N Tenth ST from R-3 to R-4 to allow a 68 unit assisted living facility to change the use to a 55 unit senior apartment.

COMMON DESCRIPTION: 525 N Tenth ST, located northward from the N Tenth ST and Cedar ST intersection.

PARCEL NUMBERS: WD-708-X-3

EXISTING ZONING: R-3 (Multiple Family District)

SURROUNDING LAND USES: I-41 ramps/Ashland AV and Ashwaubenon to the north.
Church (R-2) to the south.
Spa business (B-2) and multi-family (R-3) to the east.
Wooded green space (R-1), I-41 ramps and Ashwaubenon to the west.

COMPREHENSIVE PLAN: Multi-Family Residential.

APPLICANT / OWNERS:

Authorized Representative	Property Owner
Andy Dumke, President	Our Heritage Family LTD Partnership
Northpointe Development CORP	ATTN: Tom Fisk, Broker
230 Ohio ST	2986 HWY PP
Oshkosh, WI 54902	De Pere, WI 54115-9645

SITE HISTORY: After an air photo review from 1936 to 2020, the site was farmed until the apartment was developed in the mid-1970s. In 2002 the west side of the building was expanded for a kitchen and dining room, and the suite use was changed to an assisted living facility.

On March 2, 2021 a petitioner proposed remodeling the 68 unit assisted living facility into a 55 unit senior apartment building.

STAFF REVIEW: The space requirements for apartments did not fit within the existing zoning category criteria so the applicant requested to rezone to R-4 to allow a senior apartment use. The petitioner submitted a concept sketch plan with the application, which appeared to meet the density requirements of R-4 zoning, however, a formal site plan review is not expected until the April 26, 2021 Plan Commission meeting.

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 and the Future Land Uses Map (Figure 2-6) identify future uses as Multi-Family Residential, which complies with the proposed senior apartments use. The R-4 District is the suggested zoning district as it permits the use and it allows for a slightly denser lot area requirement (smaller lot) for a 55 unit senior apartment.

NOTE: In addition to the R-3 District permitted uses, the R-4 District permits health/medical institutions and civic/professional offices and businesses. The health/medical use, however, is listed in the R-3 section as a potential conditional use.

Surrounding Land Uses

The existing site zoning and surrounding land uses are referenced near the beginning of this report. The Comprehensive Plan future land uses reference the following:

- I-41 ramps/Ashland Avenue and City limits to the north
- Institutional/Governmental Facilities to the south.
- Commercial and Multi-Family Residential to the east.
- City limits and I-41 ramps to the west.

Desired Development Patterns

The Comprehensive Plan and the existing zoning allows for multi-family dwellings on the property. The site is at the end of a cul-de-sac with no direct access to Ashland Avenue. The R-4 District allows residential, medical, and office uses which fit with adjacent land uses. The existing site contains connecting sidewalks and is within walking distance from a church and park. The site is also a close driving distance to stores and restaurants. The proposed use reduces the number of units from 68 to 55, which should not negatively impact existing motor vehicle traffic patterns.

Neighbor Outreach

All property owners within 300 feet of the subject area have been notified of this application via mail. No comments were received as of the time this report was written.

REVIEW PROCESS: For rezoning applications, the Plan Commission provides a recommendation to the Common Council. A public hearing is proposed to be held at the April 20, 2021 Common Council meeting before a final decision by the Common Council.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the request to rezone 525 N Tenth ST from R-3 Multiple Family Residence District to R-4 General Residence Office District, subject to the following:

1. Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

DE PERE RUNS DEEPER	**CITY OF DE PERE** **APPLICATION FOR REZONING**	**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)	Authorized Representative	Title	
Northpointe Development Corp.	Andy Dumke	President	
Mailing Address	**City**	**State**	**ZIP Code**
230 Ohio Street	Oshkosh	WI	54902
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
andy@alliancedevelopment.biz	920-379-1645		

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Our Heritage Family LTD Partnership	Tom Fisk	Broker	
Mailing Address	**City**	**State**	**ZIP Code**
2986 Hwy PP	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
tomf@naipfefferle	920-560-5090		

SECTION 3: Project or Site Location

Project Address/Description	Parcel Number(s):
525 N. 10th Street	WD-708-X-3

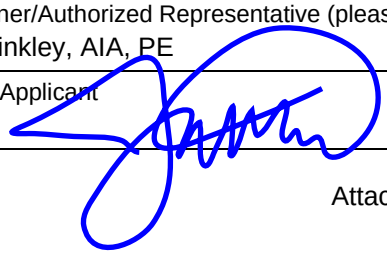
SECTION 4: Proposed Rezoning Use

Existing Zoning:	R-3		
Proposed Zoning:	R-4		
Adjacent Zoning: North B-2	Adjacent Zoning: South R-2	Adjacent Zoning: West R-1	Adjacent Zoning: East R-3
Present Use of Parcel	68 unit assisted living		
Proposed Use of Parcel	55 unit senior apartments		

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Jonathan Brinkley, AIA, PE	Architect	920-960-5362
Signature of Applicant		**Date Signed**
		2/22/21

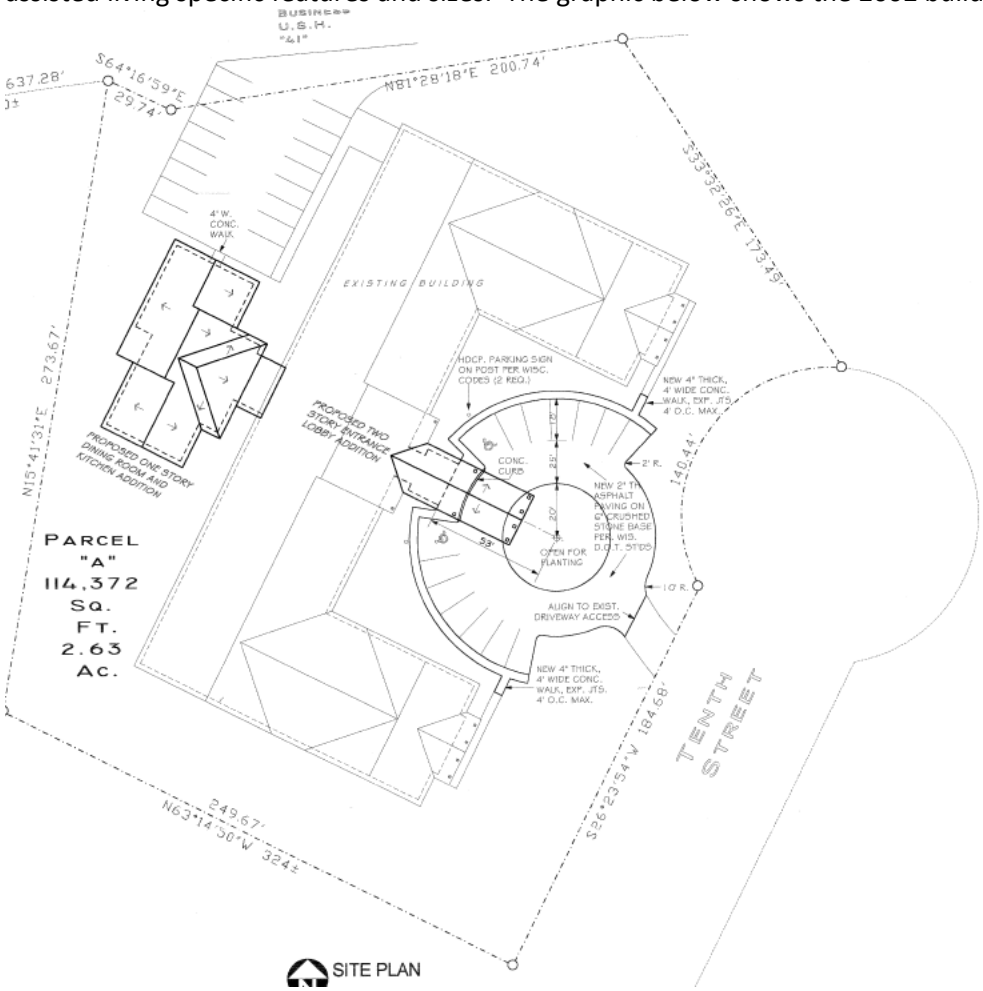
Attached additional sheets if necessary.

REZONING REQUEST NARRATIVE

Property Address: Oak Meadows Senior Apartments
(Formerly Birch Creek Assisted Living)
525 N 10th Street
De Pere, Wisconsin

History

In reviewing old aerial images, it appears the building was originally constructed in the mid-70s. It is believed it was constructed as an apartment building at that time. In 2002, the building underwent a substantial series of alterations. From the state approved plans available from that time, it appears the occupancy was changed from apartment use to an institutional use of assisted living. During the remodeling, a commercial kitchen and dining room were added and the apartments were modified for assisted living specific features and sizes. The graphic below shows the 2002 building footprint:



Current Zoning and Proposed Zoning

The purpose of this rezoning request is to allow Northpointe Development to purchase the building and convert it from assisted living to an apartment use. The building is currently vacant and is under contract for purchase by Northpointe Development contingent on rezoning. The building has 68 assisted living units. Northpointe plans to remodel the building to reduce the number of units to 55 senior apartments.

Density Discussion

Because of the density requirements in the current R-3 zoning, 55 senior apartments are not allowed. R-4 zoning would allow the project to move forward. The site has an approximate lot area of 112,384 s.f. A survey is in process and will verify this area. Using the proposed R-4 zoning, 55 apartments would need a site area of approximately 71,000 s.f.to comply with the density requirements. The current site area is adequate.

Floor Area Ratio

The Floor Area Ratio (FAR) will also be satisfied in R-4 zoning. The calculation is as follows:

Basement Area	-	24,618 s.f.
First Floor Area	-	28,700 s.f.
Second Floor Area	-	24,628 s.f.
		77,946 s.f.

Equation=	Floor Area	<	Site Area x 2	
=	77,946 s.f.	<	224,768 s.f.	OK

Zoning Discussion Conclusion

R-4 zoning is anticipated to be adequate for the proposed use. The City's Comprehensive Plan appears to support the proposed use. We respectfully request rezoning.

Interior Work

The interior scope of work is depicted on the conceptual floor plans attached to the end of this narrative. Unit mix and parking count are presented here:

PROPOSED UNIT MIX:					
	STUDIOS	1 BEDS	2 BEDS	3 BEDS	UNITS PER FLOOR
1ST	0	11	15	-	26
2ND	1	23	5	-	29
	1	34	20	-	55

PARKING STALLS = 39 UNDERGROUND
14 SURFACE (FRONT)
16 SURFACE (REAR)
69 (PLUS STREET PARKING)

Detailed Use as Senior Apartments

Oak Meadow Senior Apartment is being acquired and rehabbed utilizing the WHEDA tax-exempt bond program and 4% low income tax credits. The program requires that the property be restricted to individuals with low-to-moderate income. The apartment homes will also be set-a-side for individuals 55 years and older. Upon completion the property will have 33 units set-a-side for seniors whose income is at or below 50% of the Brown County median income and 21 units set-a-side for seniors whose income is at or below 70% of the Brown County median income.

Parking

The building currently has 69 parking stalls available. The building will have two employees which are a leasing agent and a maintenance person. Per the parking ordinance the required parking is 1 stall per unit plus 1 stall per employee. The proposed new use meets the parking ordinance with 12 additional stalls provided.

Neighborhood Relations

As of the writing of this narrative, the developer is in the process of reaching out to the neighbors within 300'.

Exterior Scope of Work

The building is two-story with a large basement dedicated to parking. The exterior of the building is clad in brick and is in overall good shape. The scope of work on the exterior of the building is as follows. An aerial site exhibit has been attached.

- Remove and replace the failing retaining walls and driveway that allow access to the underground parking
- New shingles on the entire roof
- Pave the gravel driveway that allows access the rear parking stalls
- Update landscaping per landscape ordinance as needed.



Photo of current retaining wall and driveway condition.

Conclusion

Thank you for taking the time to consider this matter. We believe that rezoning to R-4 will enable this property to achieve its highest and best use and be a good fit for the neighborhood.

PRECEDENT
ARCHITECTURE LLC
Architectural design rooted in the art of engineering

229 E. DIVISION ST.
FOND DU LAC, WI 54935

920.933.2860

PROJECT # 204200

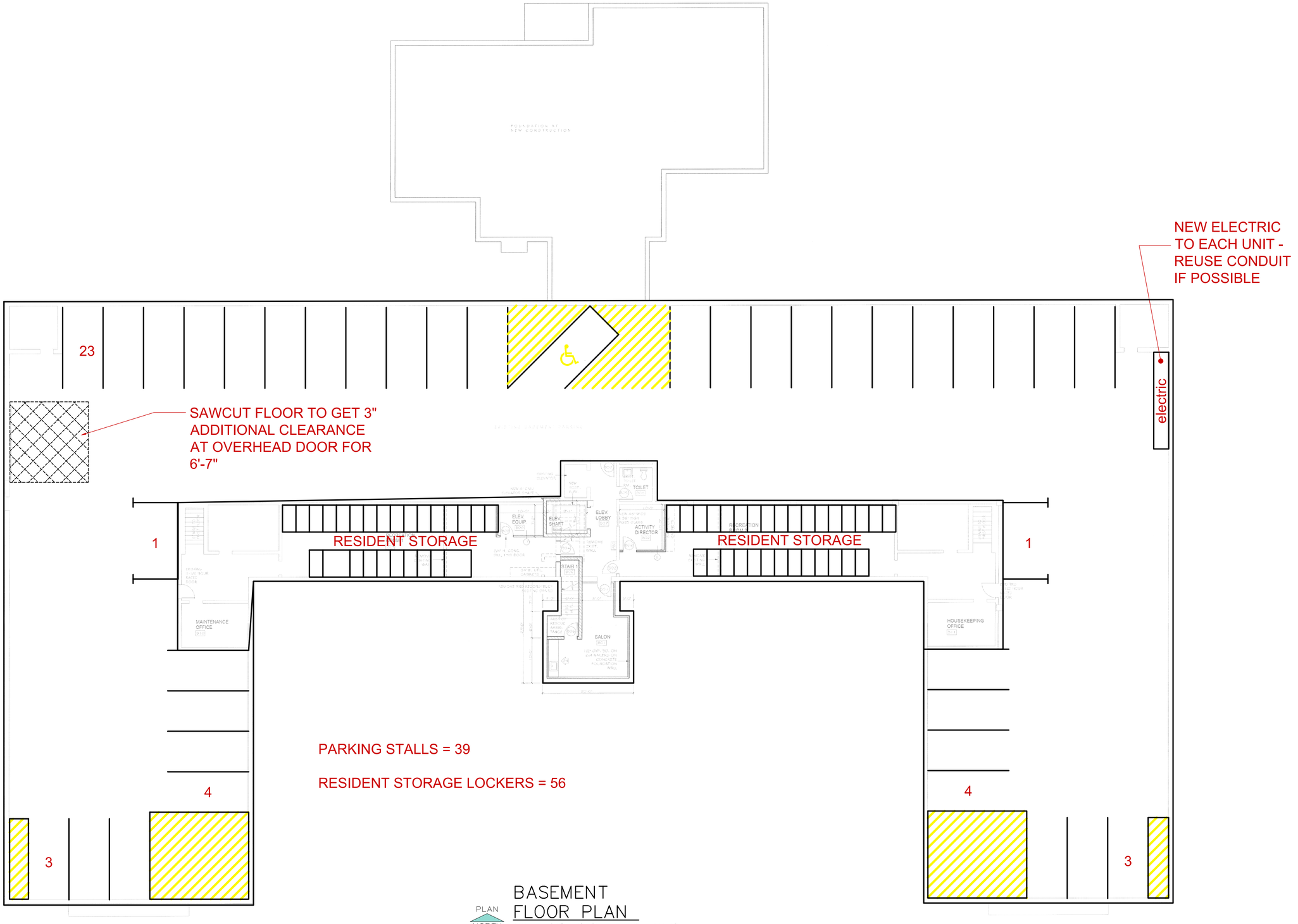
OAK MEADOW SENIOR APARTMENTS

525 N 10TH ST - DE PERE, WI

REMOVE EXISTING CONCRETE RETAINING WALLS AND DRIVE SURFACE AND COMPLETELY REPLACE, 3" LOWER

NEW ELECTRIC TO EACH UNIT - REUSE CONDUIT IF POSSIBLE

SAWCUT FLOOR TO GET 3" ADDITIONAL CLEARANCE AT OVERHEAD DOOR FOR 6'-7"



PARKING STALLS = 39

RESIDENT STORAGE LOCKERS = 56

PLAN NORTH

BASEMENT FLOOR PLAN

SCALE: 3/32" = 1' (WITH FULL SIZE PRINTS)

PRELIMINARY DATES
01/02/21
01/08/21

NOT FOR CONSTRUCTION

BASEMENT FLOOR PLAN

SHEET:

A0.0

PRIVATE PORCH FOR DWELLING UNIT

NEW WINDOWS

NEW SIDEWALK TO EXISTING REAR PARKING

ALARM FOR EMERGENCY ONLY

SOUND PROOF, FIRE-PROOF AND INSULATE CEILING

CONCEPT SCOPE:

GUT AREA (REMOVING WALLS)= 24,900 S.F.

PROPOSED UNIT MIX:					
	STUDIOS	1 BEDS	2 BEDS	3 BEDS	UNITS PER FLOOR
1ST	0	11	15	-	26
2ND	1	23	5	-	29
	1	34	20	-	55
DWELLING AVERAGE AREA=	640 S.F.	683 S.F.	938 S.F.	-	

PARKING STALLS = 39 UNDERGROUND
14 SURFACE (FRONT)
16 SURFACE (REAR)
69 (PLUS STREET PARKING)

PLAN NORTH

FIRST FLOOR PLAN

SCALE: 3/32" = 1' (WITH FULL SIZE PRINTS)

PRECEDENT ARCHITECTURE LLC
Architectural design rooted in the art of engineering
229 E. DIVISION ST.
FOND DU LAC, WI 54935
920.933.2860

PROJECT # 204200

OAK MEADOW SENIOR APARTMENTS

525 N 10TH ST - DE PERE, WI

PRELIMINARY DATES
01/02/21
01/08/21
01/08/21(2)

NOT FOR CONSTRUCTION

FIRST FLOOR PLAN

SHEET:

A0.1

PRECEDENT
ARCHITECTURE LLC
Architectural design rooted in the art of engineering

229 E. DIVISION ST.
FOND DU LAC, WI 54935

920.933.2860

PROJECT # 204200

OAK MEADOW SENIOR APARTMENTS

525 N 10TH ST - DE PERE, WI

FIX FLOOR THIS AREA

2 Bed 1100 s.f.
1 Bed 730 s.f.
1 Bed 730 s.f.
1 Bed 730 s.f.
1 Bed 730 s.f.
1 Bed 730 s.f.
1 Bed 730 s.f.
1 Bed 730 s.f.
1 Bed 730 s.f.
1 Bed 730 s.f.
2 Bed 1100 s.f.
1 Bed 700 s.f.
LAUNDRY
2 Bed 870 s.f.
2 Bed 850 s.f.
1 Bed 630 s.f.
2 Bed 870 s.f.
LAUNDRY
1 Bed 700 s.f.
1 Bed 550 s.f.
1 Bed 659 s.f.
Studio 640 s.f.
1 Bed 659 s.f.
1 Bed 550 s.f.
1 Bed 570 s.f.
1 Bed 570 s.f.
1 Bed 570 s.f.
1 Bed 570 s.f.
1 Bed 650 s.f.
1 Bed 650 s.f.
1 Bed 650 s.f.
1 Bed 650 s.f.

GUT

PLAN NORTH

SECOND FLOOR PLAN

SCALE: 3/32" = 1' (WITH FULL SIZE PRINTS)

PRELIMINARY DATES
01/02/21
01/08/21
01/08/21(2)

NOT FOR CONSTRUCTION

SECOND FLOOR PLAN

SHEET:

A0.2



PRECEDENT
ARCHITECTURE LLC
Architectural design rooted in the art of engineering

229 E. DIVISION ST.
FOND DU LAC, WI 54935

920.933.2860

PROJECT # 204200

OAK MEADOW SENIOR APARTMENTS

525 N 10TH ST - DE PERE, WI

PRELIMINARY DATES
02/22/21

NOT FOR CONSTRUCTION

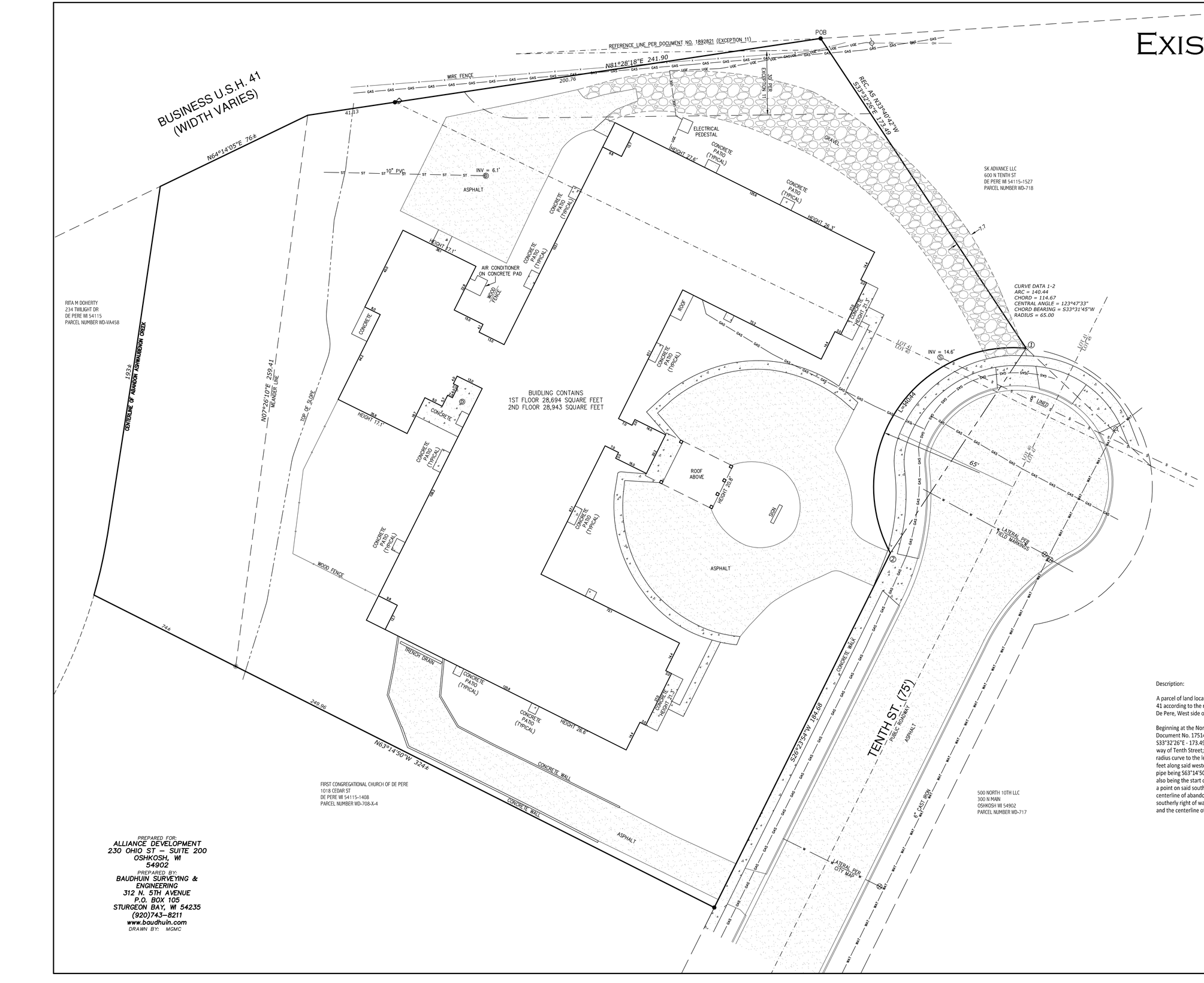
SITE PLAN

SHEET:

SITE

EXISTING CONDITIONS SURVEY

LOCATED IN:
PRIVATE CLAIM 27 & 28 WEST SIDE OF FOX RIVER AND ALSO PART OF LOTS 40 AND 41 ACCORDING TO THE RECORDED PLAT OF LAWTON'S FARM AND PART OF VACATED SPRUCE STREET, IN THE CITY OF DE PERE, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN



NORTH
1" = 20'
0 10 20 40
FEET

- S — SANITARY SEWER MAIN
- WAT — WATER MAIN
- W — WATER LATERAL
- GAS — UNDERGROUND GAS LINE
- UGE — UNDERGROUND ELECTRIC
- OH — OVERHEAD WIRE
- POWER POLE
- HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- STORM DRAIN
- FOUND 3/4" STEEL PIPE
- FOUND 1" STEEL PIPE
- SET MAG NAIL
- RIGHT OF WAY POST

NOTES

PARCEL ADDRESS - 525 N. TENTH ST., DE PERE, WI (PARCEL NO. WD-708-X-3)

GROSS LAND AREA - 2.57± ACRES / 112,025± SQUARE FEET

Description:

A parcel of land located in Private Claim 27 & 28 West side of Fox River and also part of Lots 40 and 41 according to the recorded Plat of Lawton's Farm and part of vacated Spruce Street, in the City of De Pere, West side of Fox River, Brown County, Wisconsin, more fully described as follows:

Beginning at the Northwest corner of Vol. 40 Certified Survey Maps, Page 290, Map No. 6136, as Document No. 1751431; also being the Southerly right of way of Business U.S.H. 41: thence S33°32'26"E - 173.49 feet along the west line of said Certified Survey Map to the westerly right of way of Tenth Street; thence 140.44 feet along said westerly right of way being the arc of a 65 foot radius curve to the left whose long chord S33°31'45"W - 114.67 feet; thence S26°23'54"W - 184.68 feet along said westerly right of way line; thence N63°14'50"W - 249.96 feet to a found 3/4" steel pipe being S63°14'50"E - 74± feet from the centerline of abandoned Ashwaubenon Creek, said point also being the start of a meander line; thence N07°26'10"E - 259.41 feet along said meander line to a point on said southerly right of way of Business U.S.H. 41, being N64°14'05"E - 76± feet, from the centerline of abandoned Ashwaubenon Creek; thence N81°28'18"E - 241.90 feet along said southerly right of way to the point of beginning, including all lands lying between the meander line and the centerline of abandoned Ashwaubenon Creek.

PREPARED FOR:
ALLIANCE DEVELOPMENT
230 OHIO ST – SUITE 200
OSHKOSH, WI
54902

PREPARED BY:
BAUDHUIN SURVEYING & ENGINEERING
312 N. 5TH AVENUE
P.O. BOX 105
STURGEON BAY, WI 54235
(920)743-8211
www.baudhuin.com
DRAWN BY: MGMC

CAD : MGM\LDWG\NORTHPOINTE DEV – DEPERE.DWG, 3/11/2021 8:47:59 AM
SHEET 1 OF 1
3-11-21

File Number: Tl-109547-FA
Commitment Schedule A Continued
Revision No.:

Part of Lots Forty (40) and Forty-one (41) according to the recorded Plat of Lawton's Farms, and part of vacated Spruce Street, in the City of De Pere, West side of Fox River, Brown County, Wisconsin, more fully described as:

Beginning at the Northwest corner of Vol. 40 Certified Survey Maps, Page 290, Map No. 6131, as Doc. No. 1751431; also being the Southerly right of way of Business U.S.H. 41; thence South 33 deg. 32 min. 26 sec. East, 173.49 feet along the West line of said Certified Survey Map to the Westerly right of way of Tenth Street; thence 140.44 feet along said Westerly right of way being the arc of a 65 foot radius curve to the left whose long chord bears South 33 deg. 31 min. 45 sec. West, 114.67 feet; thence South 26 deg. 23 min. 54 sec. West, 184.68 feet along said Westerly right of way line; thence North 63 deg. 14 min. 50 sec. West 249.67 feet to a point being South 63 deg. 14 min. 50 sec. East 74 feet, more of less, from the centerline of Ashwaubenon Creek, said point also being the start of a meander line; thence North 09 deg. 41 min. 44 sec. East, 280.38 feet along said meander line to a point on said Southerly right of way of Business U.S. H. 41, being South 81 deg. 31 min. 02 sec. West, 80 feet, more or less, from the centerline of the Ashwaubenon Creek as measured along the chord of a 1637.28 foot radius curve and ending point of said meander line; thence South 64 deg. 16 min. 59 sec. East, 29.74 feet along said Southerly right of way; thence North 81 deg. 28 min. 18 sec. East, 200.74 feet along said Southerly right of way line to the point of beginning, including all lands lying between the meander line and the centerline of Ashwaubenon Creek.

Property Address: 525 N. Tenth Street De Pere, WI 54115

Tax Parcel Number: WD-708-X-3

The Property Address and tax parcel number shown herein is for informational purposes only.

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**March 22, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a site plan to add 48,461 SF that will connect two buildings together at 1415 Fortune AV and 2020 American BL (Parcels WD-D0040-1, WD-1044).**

ATTACHMENTS:

- 03-22-21 PC Report - Campbell Wrapper Addition (DOCX)
- Application Form (PDF)
- Site Plan - REVISED PRELIMINARY 2 - 05 Mar 2021 (PDF)

Item 6: **Consideration and possible action on a request for a site plan to add 48,461 SF that will connect two buildings together at 1415 Fortune AV and 2020 American BL (Parcels WD-D0040-1, WD-1044).**

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Campbell Wrapper Corporation for a 48,461 SF building addition between two existing buildings that will connect both into one.

COMMON DESCRIPTION: 1415 Fortune AV and 2020 American BL, located southwest from the Fortune AV and American BL intersection.

PARCEL NUMBERS: WD-D0040-1, WD-1044]

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

SURROUNDING LAND USES: Developed Business Park to north (I-B-1) and west (I-B-1).
Vacant Business Park to south (I-B-1 PDD) and east (I-B-1).

COMPREHENSIVE PLAN: Business Park.

APPLICANT / OWNER:

Authorized Representative
Bob Mach, PE
Mach IV Engineering
2260 Salscheider CT
Green Bay, WI 54313

WD-D0040-1 Property Owner
Campbell Wrapper Corporation
ATTN: John Dykema
1415 Fortune AV
De Pere, WI 54115-8104

WD-1044 Property Owner
DNJH Properties LLC
1535 Fox Ridge CT
De Pere, WI 54115-1907

SITE HISTORY:

After a review of air photographs dating to 1938, the property has been used for agricultural purposes until the 1980's when the Fortune AV right-of-way was built. The existing Campbell Wrapper building at the north end of the site was developed in 1995 and had an addition in 2004. The existing Circle Packaging Machinery building at the south end of the site was developed in 2003.

On February 1, 2021 an authorized representative for the property owners proposed a 48,461 building addition that would connect the two existing buildings into one. The expansion includes the revision and expansion of the parking area between the two existing buildings.

STAFF REVIEW:

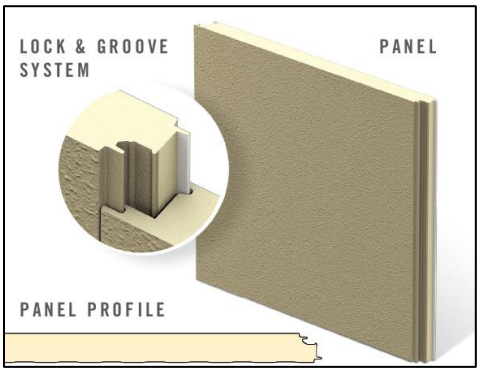
When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The 48,461 SF building addition is located between and at the west end of the two existing buildings. Two overhead doors will be added with the expansion. The paved area will be revised to accommodate additional car parking stalls.

The following identifies the building materials for the two existing buildings and the proposed expansion to connect the buildings:

- The existing building at the north end (1415 Fortune AV) has a façade that is grey E.I.F.S. with a colored strip on three sides, which would not be an approvable façade material if the building was proposed today but the material was approved with the original site plan in 1995 and 2004. The south façade was approved in 1995 to have a non-conforming metal with a masonry base and a colored stripe. However the stripe was never added.
    - To bring the existing building into conformance the stripe must be added. However, the petitioner is asking the Plan Commission to add a series of windows to help the existing building match the new addition. See the renderings within this report for a sample of the two variations (with a stripe and with windows).
        - Staff supports this suggestion to add windows instead of a stripe provided the windows used are real, functioning windows that let light into the building.
        - *This change requires Plan Commission approval.*
- The existing building at the south end has a façade that is grey E.I.F.S. with a salmon colored strip, which would not be an approvable façade material if the building was proposed today but the material was approved with the original site plan in 2003. *No special action by Plan Commission needed.*
- The proposed addition that connects the two existing buildings has a split face CMU at the lower portion of the east, west, and south elevations. The upper portion of the east and west facades is an architectural panel

with a masonry texture. The use of metal material with a masonry texture has been used on other buildings when combined with real masonry to break up the mass of a building. *The use of this material requires Plan Commission approval on a case-by-case basis.*

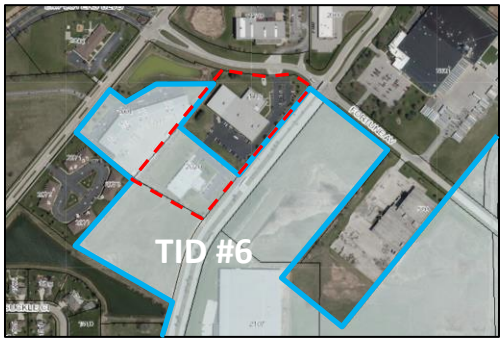


The site has two existing street connection drives that will remain with no additional connections added. One drive connects to Fortune Av; one drive connects to American BL. Because there is no drive access on the west side of the addition the fire department required an addition of a fire lane access easement, which is to be located on the adjacent property to the west (2001 Lawrence DR).

The landscaping plan has been updated for this project. The existing 30 trees on the site will have 11 trees added to meet the required count of 41 trees. A notable landscaping update will be a street-fronted berm with seven trees on American BL, located between the two existing buildings to help screen the modified paved area.

No new signage was proposed as part of the site plan review. The existing site has one monument sign on Fortune AV and one monument sign on American BL. The number and location of the two existing monument signs appear to meet the criteria of the Sign Ordinance. The sign sizes (square footages) have not been evaluated as the signs are pre-existing.

The site plan consists of two parcels that are proposed to be combined. A copy of the Combination CSM is attached to this report and has been reviewed by Brown County. The southern Parcel WD-1044 lies within TID No. 6 and the northern Parcel WD-D0040-1 does not. The petitioner should not record the Combination CSM until after the City submits a termination resolution for TID No. 6, likely in late April 2021.



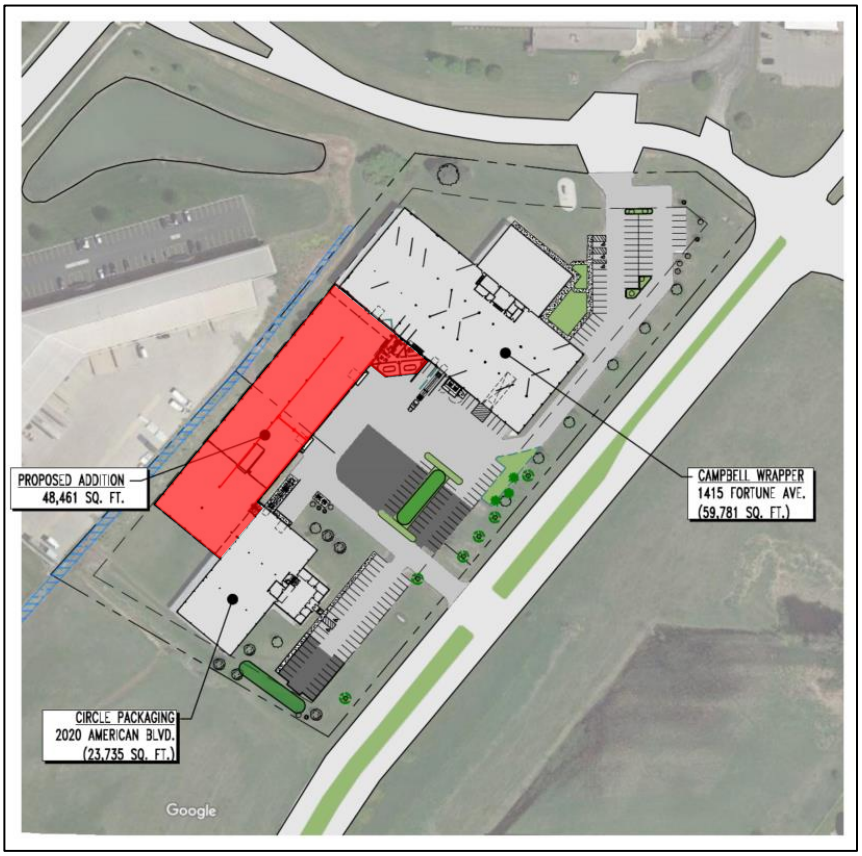
The site plan complies with the following massing and setback requirements set by the I-B-1 District (Code Section 14-51):

- Land Use: Industrial (permitted)
- Lot Size: 9.3 acres total for both parcels (5-acre minimum required)
    - *The site includes two parcels that must be combined.*
- Front Yard Setback – north: ~70' (50' required)
- Corner Side Yard Setback – east: ~70' (50' required)
- Interior Side and/or Rear Yard Setback – west and south: ~32' & 30' (30' required)
- Building Height: ~25' (per Plan Commission, typically 35'-75' maximum)
- Landscaping: 41 existing and new trees proposed (41 trees required)

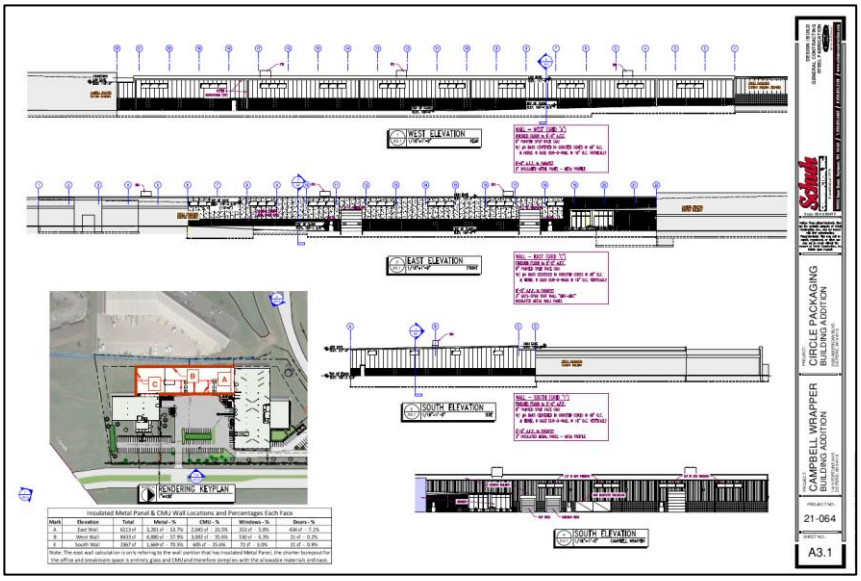
The required number of stalls are one (1) space required per two (2) employees on maximum shift (while considering shift changes), plus one (1) space for each company truck (if not stored inside the principal building). The requirement is 63 vehicles and 7 trucks (4 of which are inside). The new and former plans identify that the parking will be increased from 119 to 142 vehicle stalls with two existing loading docks, one relocated loading dock, two existing overhead doors, and two new overhead doors.

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Employee: 1 space per 2 employees	119	23	142	YES
Truck: 1 space per company truck outside	2=Bay Doors 3=Loading Docks	2=Bay Doors 1 Loading dock relocated	7 truck (4 are inside)	YES
TOTAL	**119 vehicle 5 truck**	**23 vehicle 2 truck**	**63 vehicle 7 truck**	**YES**

Proposed building addition (red) with pavement (dark grey) and landscaping (green):



Building façade elevations and renderings:







STAFF COMMENTS:

Engineering:

1. Sheet C0.1 - Provide owner contact information and address.
2. Sheet C2.0 - Revise site plan as the new asphalt pavement coloring does not differentiate between heavy duty and standard duty asphalt.
3. Sheet C3.0 - Confirm no new water work.
4. Sheet C3.0 - Show 12-inch PVC water main on plans along American Boulevard. Show existing water line to 2020 American Boulevard.
5. Sheet C3.0 - Due to the buildings being combined, existing water laterals will need to have back-flow prevention valves installed to prevent private water from being returned into public water system.
6. Sheet C3.0 - Utility contractor will need to acquire an excavation permit with the City of De Pere Public Works prior to excavation in Public right-of-way.
7. Sheet C3.0 - Provide a comment to contact De Pere Engineering one-week in advance of sanitary sewer tap so a technician can inspect the connection and write a lateral card for this address.
8. Sheet C3.0 - Show location of sanitary sewer clean-out.
9. Sheet C3.0 - Show existing sanitary sewer structure to the north of new lateral connection to provide sewer depth and diameter.
10. Sheet C5.0 - Update construction sequence dates that are listed as 0000.
11. SWMP: The land disturbance area of 3.25 acres does not match the civil plans value of 3.67 acres. Please provide a map delineating the land disturbance areas and the resulting basins used for WinSLAMM calculations.
12. SWMP: Clarification needed, the civil plans list a new impervious area of 64,185 SF (1.47 AC). This would result in the remaining disturbed area of 2.20 acres remaining un-impervious. Using a weighted average, (1.47 AC x 0.80 + 2.20 AC x 0.40) / 3.67 AC would result in a required TSS removal rate of 56%?
13. City will provide a Storm Water Maintenance Agreement template that will need to be filled out prior to submission to Brown County to become a recorded document. Storm Water Maintenance Agreement will cover dry basin and bio filter.
14. Additional comments may be provided based on newly submitted information.

Fire:

1. Contractor must provide emergency vehicle access. See Planning Comment #6.

Forestry: None.

Health: None.

Planning:

1. Parcels WD-D0040-1 and WD-1044 need to be combined as the project will be divided by a property line. Staff is aware of a proposed Combination CSM for the site. Any CSM recording must occur after the City submits a termination Resolution for TID No. 6 (in progress) to avoid conflicts with TID No. 6 boundaries.
2. Based on a 1995 site plan approval by Plan Commission, the use of metal on the south façade of the existing 1415 Fortune AV building must be changed to an approvable material or have a stripe added that is similar to the stripe on the east side of the building. The developer requested an alternative of adding windows to the existing 26 gauge metal (not masonry textured) and split face block, which requires Plan Commission approval.
3. Sheet A3.1: The use of metal paneling in the percentages shown on the east, west, and south façades in the I-B-1 District requires Plan Commission approval if used in combination with up at least 25% of the masonry as shown.
4. Sheet A3.1: Revise Mark "E" to read Mark "C" in the table in the lower-left corner of the page.
5. Sheet A1: Add scaled elevations for dumpster enclosure doors with materials and colors identified. Must be 100% impervious to sight. Cannot be chain link.
6. Provide documentation that verifies a Fire Department required access for the west side of the building, in the form of an easement with the adjacent property, is recorded.

Inspection:

1. DPMC Chapter 42 Soil Erosion Control – The site disturbance is more than one acre. WDNR/NOI permit is required prior to issuance of a soil erosion control permit. Soil erosion control shall be implemented 24 hours after site disturbance. All soil erosion control shall be maintained, inspected, accurate records maintained on a weekly basis and properly repaired and inspected after a precipitation event.

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 a new 48,461 SF industrial building addition at 1415 Fortune AV and 2020 American BL, subject to compliance with the conditions listed in the 'Staff Comments' section of this report. The Plan Commission recommendation should consider including the following:

- Approving the replacement of a required stripe with working windows on the south side of the existing 1415 Fortune AV, as shown in the site plan.
- The use of an architectural panel with a masonry texture, as shown in the site plan.

DE PERE RUNS DEEPER	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: $ 305.00 Receipt #: 158091 Date: 2-01-21

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Mach IV Engineering	Bob Mach	P.E.	
Mailing Address	**City**	**State**	**ZIP Code**
2260 Salscheider Ct.	Green Bay	WI	54313
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
rmach@mach-iv.com	920-569-5765	920-569-5767	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Campbell Wrapper Corporation	John Dykema		
Mailing Address	**City**	**State**	**ZIP Code**
1415 Fortune Dr.	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
John.Dykema@CampbellWrapper.com			

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
Campbell Wrapper, 1415 Fortune Ave.	WD-D0040-1, WD-1044

SECTION 4: Project Information

Existing Zoning:	Industrial Business 1		
Present Use of Parcel:	Light Manufacturing		
Proposed Use of Parcel:	Light Manufacturing		
Estimated Start Date:	4/1/2021	Estimated Completion Date:	11/30/2021

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)	Title	Phone Number
Robert Mach	P.E.	920-569-5765
Signature of Applicant		**Date Signed**
Robert A Mach		2/1/2021

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

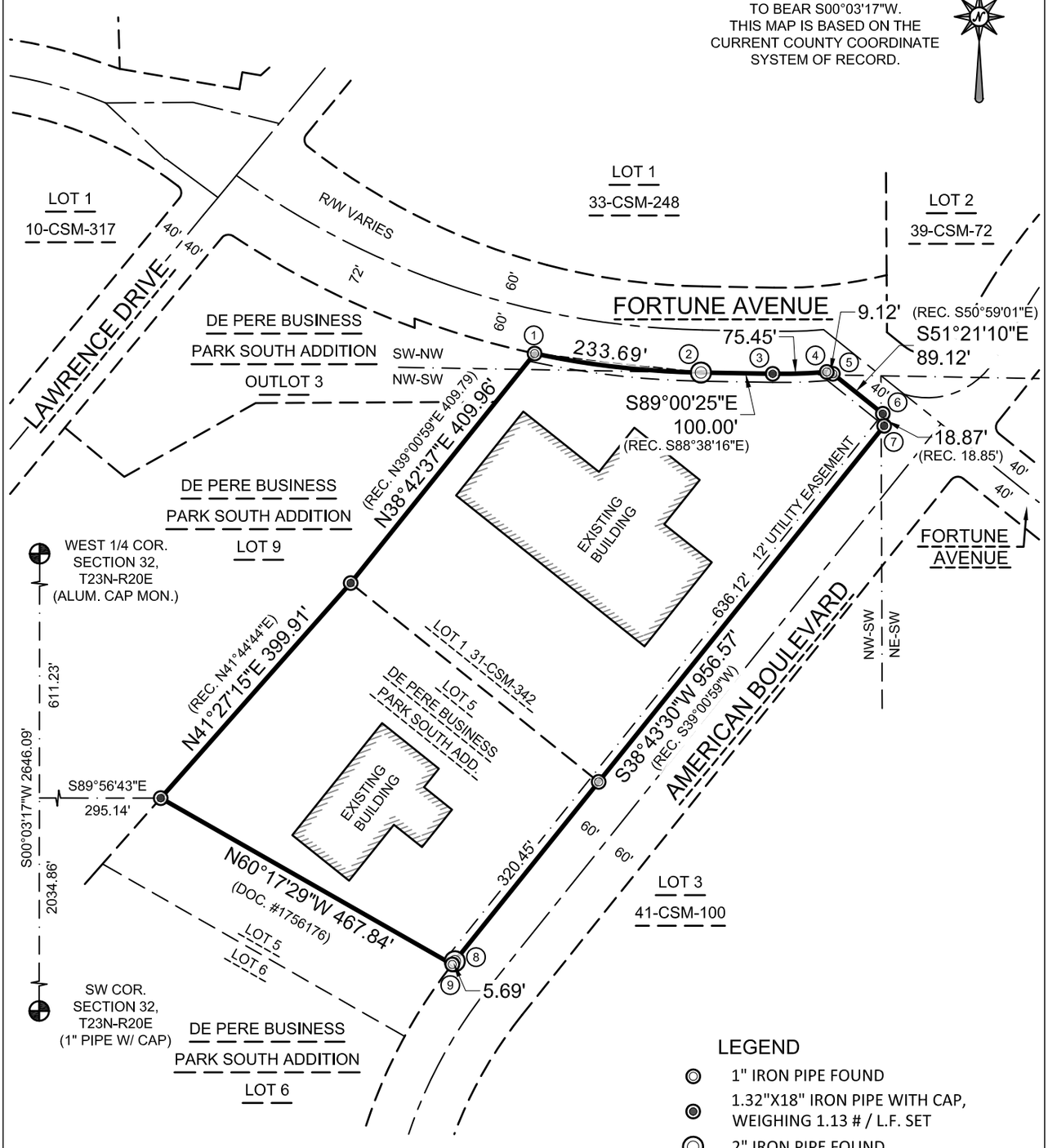
CERTIFIED SURVEY MAP

A COMBINATION OF PARCELS DESCRIBED IN DOCUMENT #1788888 AND #_____, BROWN COUNTY RECORDS, BEING ALL OF LOT 1 OF VOLUME 31, CERTIFIED SURVEY MAPS, PAGE 342 (DOCUMENT #1442746-MAP #4913), AND PART OF LOT 5 OF THE PLAT OF DE PERE BUSINESS PARK SOUTH ADDITION, RECORDED IN VOLUME 20, PLATS, PAGE 125 (DOCUMENT #1550790), BROWN COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

200 100 0 200

GRAPHIC SCALE

NORTH IS REFERENCED TO WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 32, T23N-R20E, RECORDED TO BEAR S00°03'17"W. THIS MAP IS BASED ON THE CURRENT COUNTY COORDINATE SYSTEM OF RECORD.



LEGEND

- 1" IRON PIPE FOUND
- 1.32"X18" IRON PIPE WITH CAP, WEIGHING 1.13 # / L.F. SET
- 2" IRON PIPE FOUND
- MONUMENT FOUND, TYPE NOTED
- (1) CURVE # (CURVE DATA PAGE 3)

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

CLIENT: CAMPBELL WRAPPER

DRAFTED BY: RJO

TAX PARCEL NO.: WD-1044 & WD-D0040-1

SCALE: 1"=200'

SHEET: 1 OF 3

PROJECT NO. 1795-01-20

DRAWING NO. 1577

CERTIFIED SURVEY MAP

A COMBINATION OF PARCELS DESCRIBED IN DOCUMENT #1788888 AND #_____, BROWN COUNTY RECORDS, BEING ALL OF LOT 1 OF VOLUME 31, CERTIFIED SURVEY MAPS, PAGE 342 (DOCUMENT #1442746-MAP #4913), AND PART OF LOT 5 OF THE PLAT OF DE PERE BUSINESS PARK SOUTH ADDITION, RECORDED IN VOLUME 20, PLATS, PAGE 125 (DOCUMENT #1550790), BROWN COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS NOT A DIVISION OF PROPERTY BUT SOLELY A COMBINATION AND DEPICTION OF THE PARCELS DESCRIBED IN DOCUMENT #1788888 AND DOCUMENT #_____, BROWN COUNTY RECORDS, BEING ALL OF LOT 1 OF VOLUME 31, CERTIFIED SURVEY MAPS, PAGE 342 (DOCUMENT #1442746-MAP #4913), AND PART OF LOT 5 OF THE PLAT OF DE PERE BUSINESS PARK SOUTH ADDITION, RECORDED IN VOLUME 20, PLATS, PAGE 125 (DOCUMENT #1550790), BROWN COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN, INTO A SINGLE PARCEL AND DESCRIPTION, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 32, T23N-R20E; THENCE S00°03'17"W, 611.23 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE THENCE S89°56'43"E, 295.14 FEET TO THE WESTERLY LINE OF LOT 5 OF THE PLAT OF DE PERE BUSINESS PARK SOUTH ADDITION AND THE POINT OF BEGINNING; THENCE N41°27'15"E, 399.91 FEET ALONG THE WESTERLY LINE OF SAID LOT; THENCE N38°42'37"E, 409.96 FEET ALONG THE WESTERLY LINE OF LOT 1 OF VOLUME 31, CERTIFIED SURVEY MAPS, PAGE 342 TO THE SOUTHERLY RIGHT OF WAY OF FORTUNE AVENUE; THENCE 233.69 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 1212.47 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S83°29'07"E, 233.33 FEET; THENCE S89°00'25"E, 100.00 FEET ALONG SAID RIGHT OF WAY; THENCE 75.45 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 733.92 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS N88°02'52"E, 75.42 FEET; THENCE 9.12 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S73°07'30"E, 8.90 FEET; THENCE S51°21'10"E, 89.12 FEET ALONG SAID RIGHT OF WAY; THENCE 18.87 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE LONG CHORD BEARS S06°18'50"E, 16.98 FEET TO THE WESTERLY RIGHT OF WAY OF AMERICAN BOULEVARD; THENCE S38°43'30"W, 956.57 FEET ALONG SAID RIGHT OF WAY; THENCE 5.69 FEET ALONG SAID RIGHT OF WAY BEING THE ARC OF A 723.41 FOOT RADIUS CURVE TO THE LEFT WHOSE LONG CHORD BEARS S38°29'59"W, 5.69 FEET; THENCE N60°17'29"W, 467.84 FEET ALONG THE NORTHERLY LINE OF DOCUMENT #1756176, BROWN COUNTY RECORDS, TO THE POINT OF BEGINNING.

PARCEL CONTAINS 407,097 SQUARE FEET / 9.35 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL NUMBERS WD-1044 & WD-D0040-1.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY. THAT I HAVE MADE SUCH A SURVEY, AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES AND THE BROWN COUNTY PLANNING COMMISSION IN SURVEYING, COMBINING AND MAPPING THE SAME.

_____
RANDALL J. OETTINGER PLS-2349
JANUARY 25, 2021

BROWN COUNTY PLANNING COMMISSION

APPROVED FOR THE BROWN COUNTY PLAN COMMISSION THIS ____ DAY OF _____, 20__.

_____
DAN TEATERS
SENIOR PLANNER

TREASURER'S CERTIFICATE

AS DULY ELECTED BROWN COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP AS OF THE DATE LISTED BELOW.

_____
PAUL ZELLER DATE
BROWN COUNTY TREASURER

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

CLIENT: CAMPBELL WRAPPER

DRAFTED BY: RJO
TAX PARCEL NO.: WD-1044 & WD-D0040-1

SCALE:

SHEET: 2 OF 3
PROJECT NO. 1795-01-20
DRAWING NO. 1577

CERTIFIED SURVEY MAP

A COMBINATION OF PARCELS DESCRIBED IN DOCUMENT #1788888 AND #_____, BROWN COUNTY RECORDS, BEING ALL OF LOT 1 OF VOLUME 31, CERTIFIED SURVEY MAPS, PAGE 342 (DOCUMENT #1442746-MAP #4913), AND PART OF LOT 5 OF THE PLAT OF DE PERE BUSINESS PARK SOUTH ADDITION, RECORDED IN VOLUME 20, PLATS, PAGE 125 (DOCUMENT #1550790), BROWN COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

CAMPBELL WRAPPER CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, MAPPED AND COMBINED AS REPRESENTED HEREON. CAMPBELL WRAPPER CORPORATION DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE BROWN COUNTY PLANNING COMMISSION FOR APPROVAL OR OBJECTION IN ACCORDANCE WITH CURRENT LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF, THE SAID CAMPBELL WRAPPER CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, IT'S _____ ON THIS ___ DAY OF _____, 20__.

_____

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

_____
NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]
] SS
COUNTY OF _____]

RESTRICTIVE COVENANTS:

1) THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE PROPERTY OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

2) EACH LOT OWNER SHALL GRADE THE PROPERTY TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.

NOTES:

1) THE PROPERTY OWNER, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, "WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK" TO PREVENT SOIL EROSION. HOWEVER, IF THE VILLAGE, AT THE TIME OF CONSTRUCTION, HAS ADOPTED A SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

CURVE DATA (*=RECORDED AS)

Curve No.	Arc	Radius	Chord	Chord Bearing	Central Angle	Tangent Bearing
1-2	233.69'	1212.47'	233.33'	S83°29'07"E	11°02'36"	N77°57'49"W
	*234.44'		*234.08'	*N83°05'54"E	*11°04'44"	S77°33'32"E
3-4	75.45'	733.92'	75.42'	N88°02'52.5"E	5°53'25"	N85°06'10"E
				*N88°25'01.5"E		
4-5	9.12'	12.00'	8.90'	S73°07'30"E	43°32'40"	
				*S72°45'21"E		
6-7	18.87'	12.00'	16.98'	S06°18'50"E	90°04'40"	
	*18.85'		*16.97'	*S05°59'01"E	*90°00'00"	
8-9	5.69'	723.41'	5.69'	S38°29'59"W	00°27"02"	S38°16'28"W

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CLIENT: CAMPBELL WRAPPER

DRAFTED BY: RJO
TAX PARCEL NO.: WD-1044 & WD-D0040-1

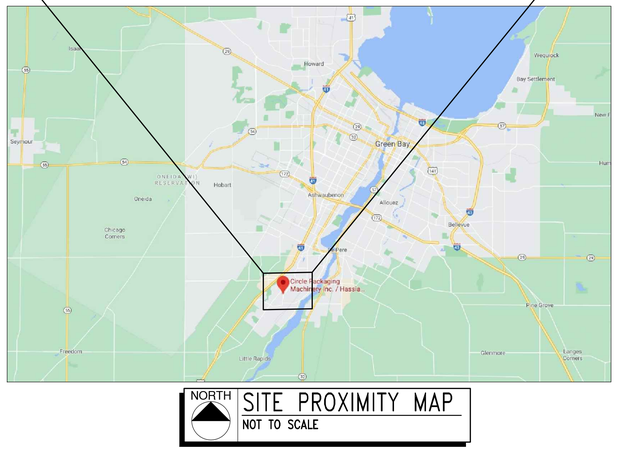
SCALE:

SHEET: 3 OF 3
PROJECT NO. 1795-01-20
DRAWING NO. 1577

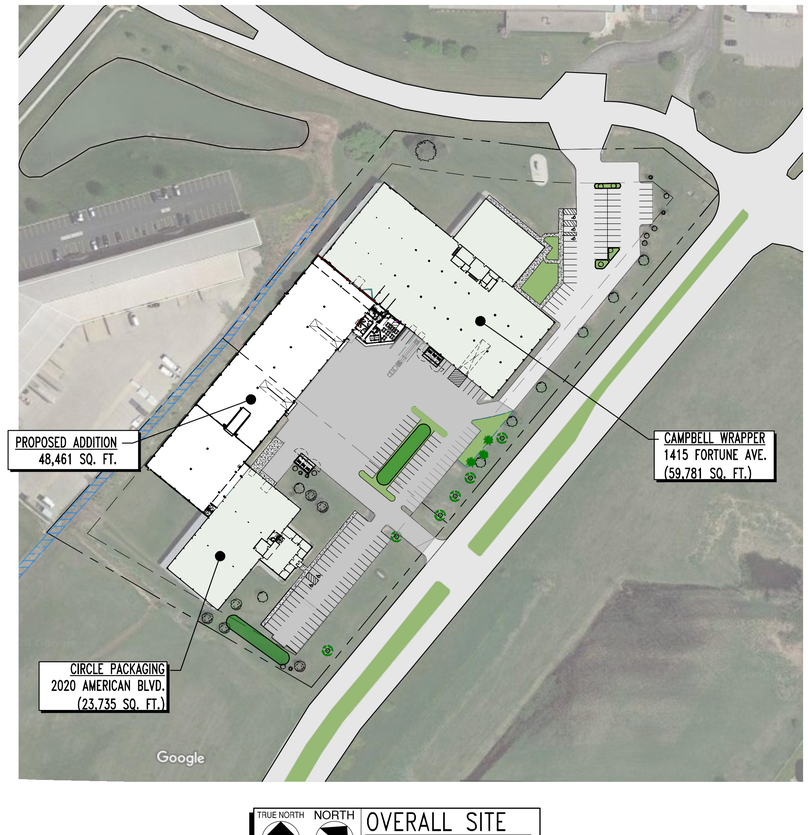
CAMPBELL / CIRCLE
BUILDING ADDITION
1415 FORTUNE AVE. DE PERE, WI 54115



NORTH — SITE LOCATION MAP
NOT TO SCALE



NORTH — SITE PROXIMITY MAP
NOT TO SCALE

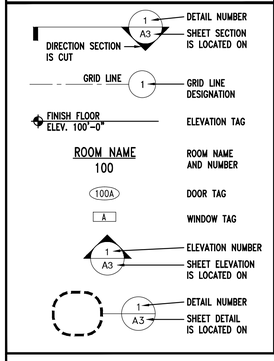


TRUE NORTH NORTH — OVERALL SITE
NOT TO SCALE

SHEET INDEX

TS	SHEET INDEX, SYMBOLS KEY, SITE PLAN	A6	ROOF PLAN
C1	PROPOSED SITE PLAN		
A1	PROPOSED FLOOR PLAN		
A2	ENLARGED OFFICE FLOOR PLAN, 2ND FLOOR PLAN		
A3.1	EXTERIOR ELEVATIONS		
A3.2	EXTERIOR RENDERS		
A3.3	EXTERIOR RENDERS		
A4	BUILDING SECTIONS		

SYMBOLS



PLAN DEVELOPMENT LOG

SET DESCRIPTION	DATE	PAGES INVOLVED WITH PLAN DEVELOPMENT SET
PLAN DEVELOPMENT SET #1	10-26-20	C1, A1
PLAN DEVELOPMENT SET #2	11-12-20	TS, C1, A1, A3.1, A3.2, A4, A6
PLAN DEVELOPMENT SET #3	1-26-21	TS, C1, A1, A3.1, A4, A6
PLAN DEVELOPMENT SET #4 (SPA)	2-1-21	TS, C1, A1, A2, A3.1, A3.2, A4, A6 + MACH SET
PLAN DEVELOPMENT SET #5	3-1-21	TS, C1, A1, A2, A3.1, A3.2, A3.3, A4, A6

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
BUTLER METAL BUILDINGS
www.schuhconstruction.com
Schuh CONSTRUCTION, INC.
Established 1976
N3951 Isaar Road, Seymour, WI 54165 / T:920.833.6465 / F:920.833.2158
State ID# 680499

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PROJECT:
CIRCLE PACKAGING
BUILDING ADDITION
2020 AMERICAN BLVD.
DE PERE, WI 54115

PROJECT:
CAMPBELL WRAPPER
BUILDING ADDITION
1415 FORTUNE AVE.
DE PERE, WI 54115

PROJECT NO.:
21-064

SHEET NO.:
TS

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EXISTING STORM POND

FORTUNE AVE.

234.44'

100.0'

75.45'

88.04'

50' SETBACK

39' SETBACK

450' NORTH SIDE FIRE DEPARTEMENT ACCESS DISTANCE

50' SETBACK

50' SETBACK

EXISTING PAVING

FINISHED FLOOR ELEV. 632.0'

409.79'

7'-0"

3-HOUR FIRE WALL

412' DISTANCE TO END OF NORTH SIDE 450' FIRE DEPARTMENT ACCESS LENGTH

65'-9⅜"

EXISTING BUILDING
59,781 SQ. FT.

AT GRADE OVERHEAD DOOR

EXISTING DOCK

EXPANDED LOADING DOCK

NEW DUMPSTER ENCLOSURE (SEE 1/A1)

415'-0"

FINISHED FLOOR ELEV. 632.0'

BUILDING ADDITION
48,461 SQ. FT.

AT GRADE OVERHEAD DOOR

N40°14'44"E 398.93'

RAMP

NEW PAVING

(13) ADDITIONAL PARKING

NEW BIOFILTER

(15) ADDITIONAL PARKING

(19) ADDITIONAL PARKING

NEW DUMPSTER ENCLOSURE (SEE 1/A1 SIM)

FIRE DEPARTMENT ACCESS EASEMENT REQUIRED

EXISTING DRAINAGE CONSERVATORY

FINISHED FLOOR ELEV. 635.20'

EXISTING DOCK

EXISTING AT GRADE OVERHEAD DOOR

124'-4⅝"

AMERICAN BLVD.

635.70'

50' SETBACK

450' SOUTH SIDE FIRE DEPARTEMENT ACCESS DISTANCE

30' SETBACK

EXISTING BUILDING
23,735 SQ. FT.

FINISHED FLOOR ELEV. 635.20'

CB

REPAVE PARKING LOT

EXISTING DRAINAGE CONSERVATORY

S39°08'35"W 520.45'

N90°00'00" 467.82'

NEW PAVING

(16) ADDITIONAL PARKING

NEW BIOFILTER

30' SETBACK

50' SETBACK

NORTH BUILDING:	59,781 SQ. FT.
SOUTH BUILDING:	23,735 SQ. FT.
+ PROPOSED ADDITION:	48,461 SQ. FT.
TOTAL SQ. FEET:	131,977 SQ. FT.

LOCAL CODE / SITE REQUIRMENTS

PARCEL: WD1044 & WD-00040-1 TO BE COMBINED		
ZONING: INDUSTRIAL BUSINESS 1 (I-B-1)		
SETBACKS -	FRONT: 50'	CORNER SIDE: 50'
	SIDE: 30'	REAR: 30'
PARKING SETBACKS:	FRONT: 50'	REAR:
	SIDE:	

TRUE NORTH NORTH

OVERALL SITE PLAN

1" = 40'-0"

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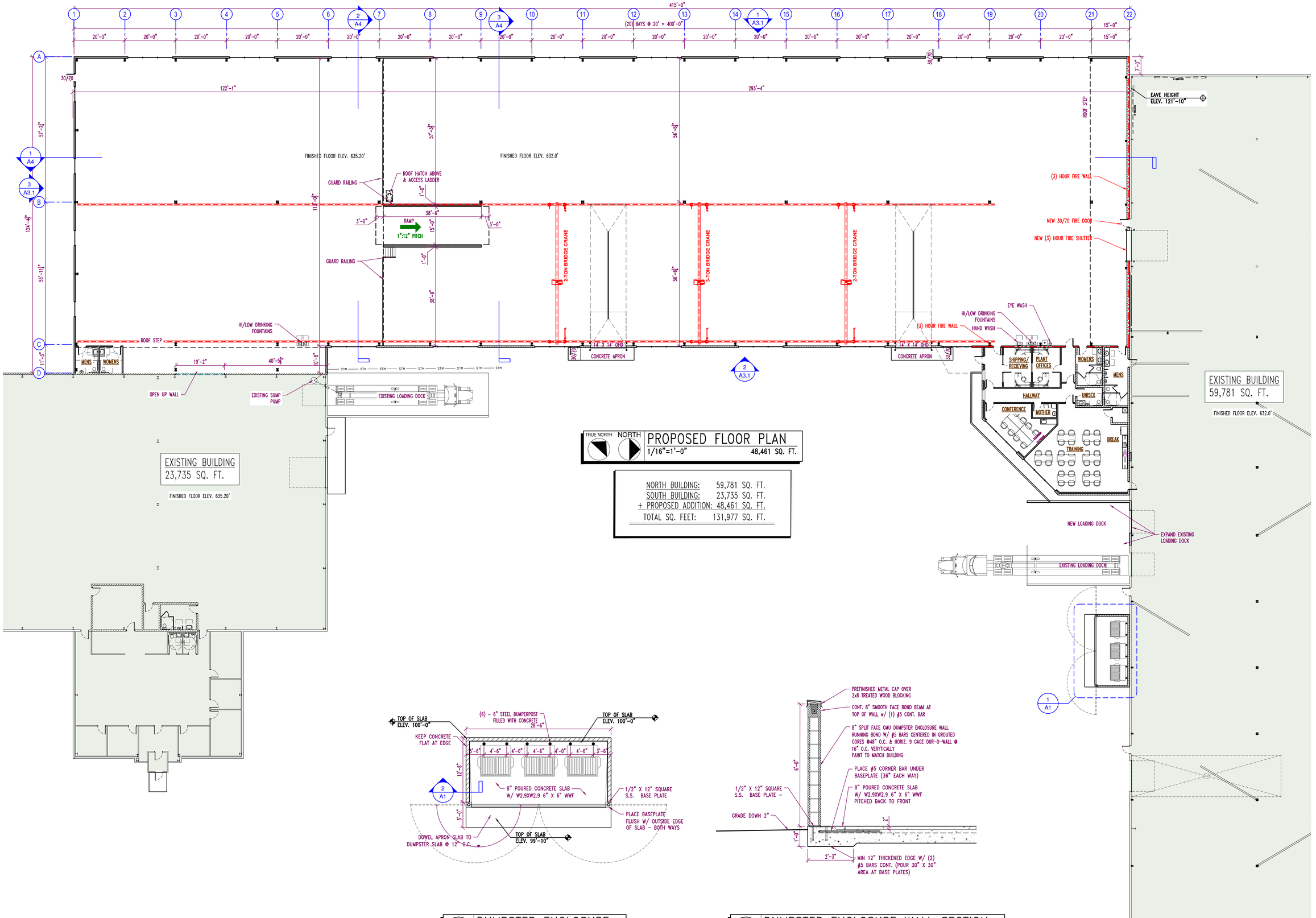
PROJECT:
CIRCLE PACKAGING
BUILDING ADDITION
2020 AMERICAN BLVD.
DE PERE, WI 54115

PROJECT:
CAMPBELL WRAPPER
BUILDING ADDITION
1415 FORTUNE AVE.
DE PERE, WI 54115

PROJECT NO.:
21-064

SHEET NO.:
C1

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TRUE NORTH NORTH

PROPOSED FLOOR PLAN

1/16"=1'-0" 48,461 SQ. FT.

NORTH BUILDING:	59,781 SQ. FT.
SOUTH BUILDING:	23,735 SQ. FT.
+ PROPOSED ADDITION:	48,461 SQ. FT.
TOTAL SQ. FEET:	131,977 SQ. FT.

1/A1 DUMPSTER ENCLOSURE

1/8" = 1'-0"

2/A1 DUMPSTER ENCLOSURE WALL SECTION

1/2"=1'-0"

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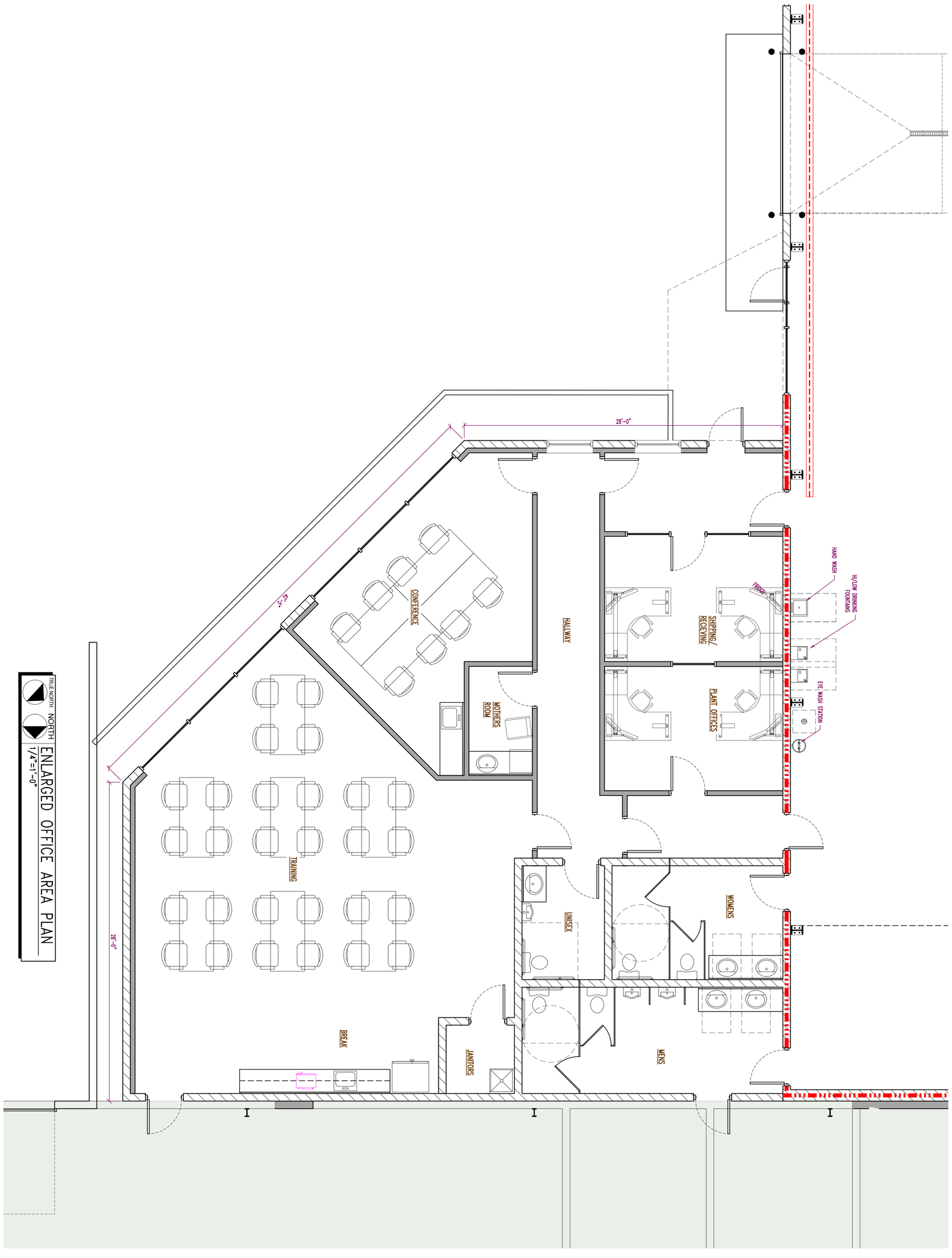
PROJECT:
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1415 FORTUNE AVE.
DE PERE, WI 54115

PROJECT NO.:
21-064

SHEET NO.:
A1

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ENLARGED OFFICE AREA PLAN

PROJECT:
CAMPBELL WRAPPER
BUILDING ADDITION
1415 FORTUNE AVE.
DE PERE, WI 54115

PROJECT:
CIRCLE PACKAGING
BUILDING ADDITION
2020 AMERICAN BLVD.
DE PERE, WI 54115

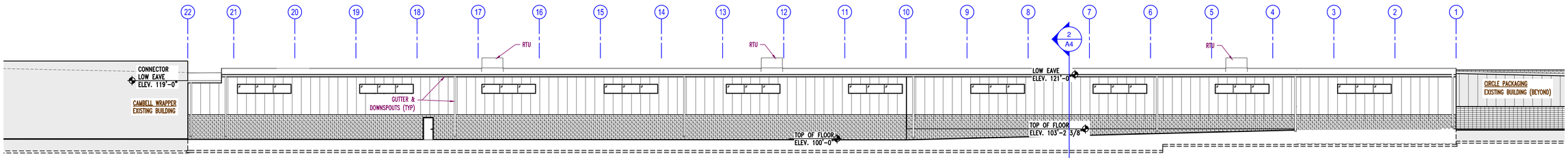
PROJECT NO.: 21-064

SHEET NO.: A2

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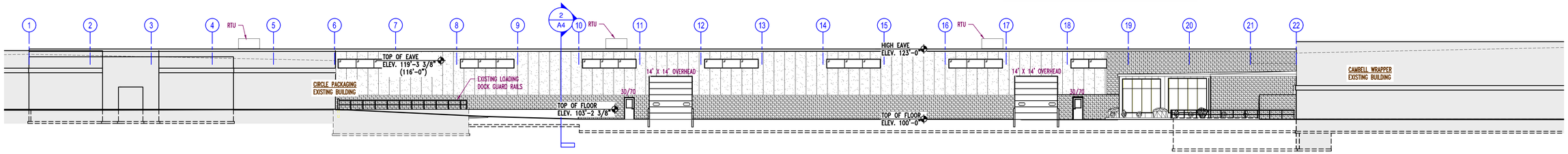
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1 A3.1 **WEST ELEVATION**
1/16"=1'-0" REAR

WALL - WEST (GRID 'A')
FINISHED FLOOR to 8'-0" A.F.F.
8" PAINTED SPLIT FACE CMU
W/ #4 BARS CENTERED IN GROUTED CORES @ 48" O.C.
& HORIZ. 9 GAGE DUR-O-WALL @ 16" O.C. VERTICALLY

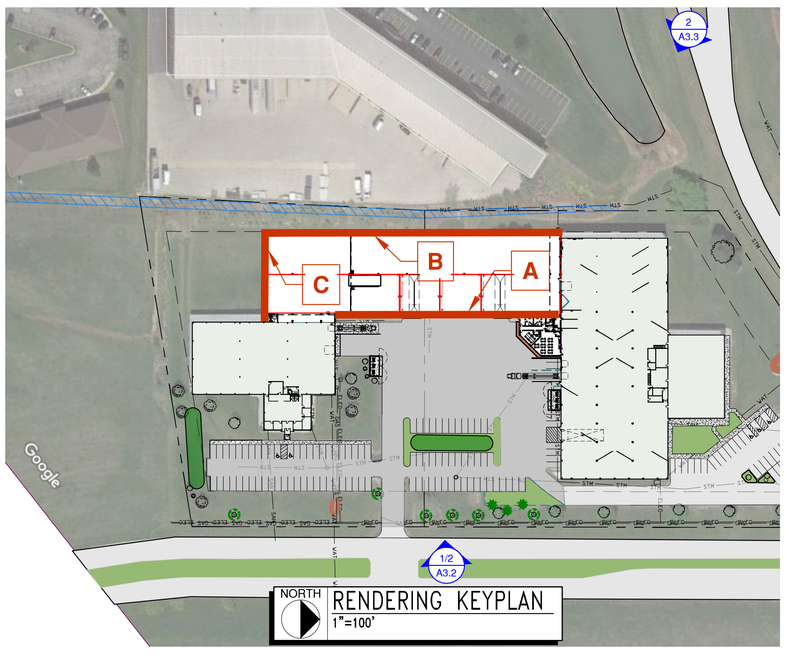
8'-0" A.F.F. to PARAPET
3" INSULATED METAL PANEL - MESA PROFILE



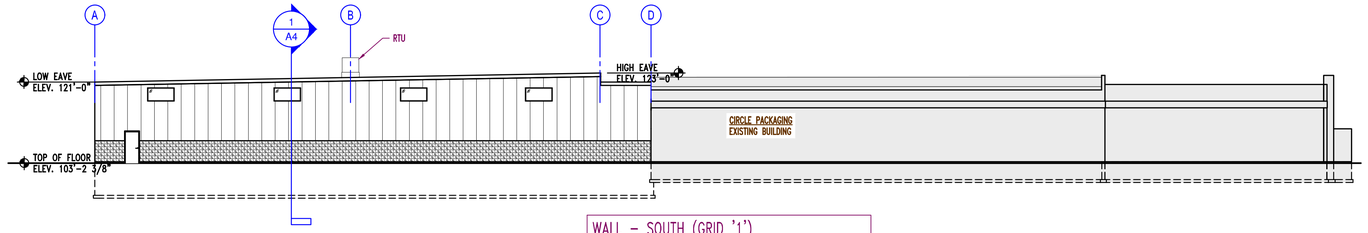
2 A3.1 **EAST ELEVATION**
1/16"=1'-0" FRONT

WALL - EAST (GRID 'C')
FINISHED FLOOR to 8'-0" A.F.F.
8" PAINTED SPLIT FACE CMU
W/ #4 BARS CENTERED IN GROUTED CORES @ 48" O.C.
& HORIZ. 9 GAGE DUR-O-WALL @ 16" O.C. VERTICALLY

8'-0" A.F.F. to PARAPET
3" METL-SPAN TUFF WALL "EIFS-LIKE"
INSULATED METAL WALL PANEL



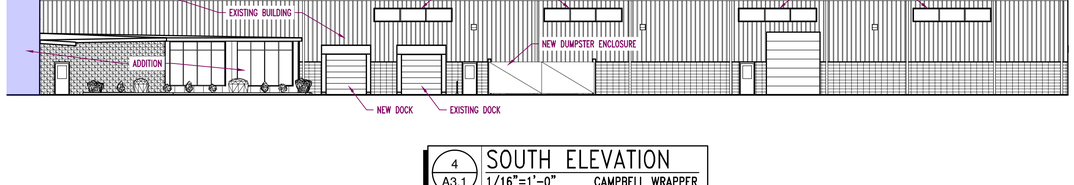
1 A3.3 **RENDERING KEYPLAN**
1"=100'



3 A3.1 **SOUTH ELEVATION**
1/16"=1'-0" SIDE

WALL - SOUTH (GRID '1')
FINISHED FLOOR to 5'-0" A.F.F.
8" PAINTED SPLIT FACE CMU
W/ #4 BARS CENTERED IN GROUTED CORES @ 48" O.C.
& HORIZ. 9 GAGE DUR-O-WALL @ 16" O.C. VERTICALLY

5'-0" A.F.F. to PARAPET
3" INSULATED METAL PANEL - MESA PROFILE



4 A3.1 **SOUTH ELEVATION**
1/16"=1'-0" CAMPBELL WRAPPER

Insulated Metal Panel & CMU Wall Locations and Percentages Each Face						
Mark	**Elevation**	**Total**	**Metal - %**	**CMU - %**	**Windows - %**	**Doors - %**
A	East Wall	6113 sf	3,281 sf - 53.7%	2,045 sf - 33.5%	353 sf - 5.8%	434 sf - 7.1%
B	West Wall	8433 sf	4,880 sf - 57.9%	3,002 sf - 35.6%	530 sf - 6.3%	21 sf - 0.2%
E	South Wall	2367 sf	1,669 sf - 70.5%	605 sf - 25.6%	72 sf - 3.0%	21 sf - 0.9%
Note: The east wall calculation is only refering to the wall portion that has Insulated Metal Panel, the shorter bumpout for the office and breakroom space is entirely glass and CMU and therefore complies with the allowable materials ordinace.						

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STEEL FABRICATION
BUTLER METAL BUILDINGS
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CIRCLE PACKAGING
BUILDING ADDITION
2020 AMERICAN BLVD.
DE PERE, WI 54115

PROJECT:
CAMPBELL WRAPPER
BUILDING ADDITION
1415 FORTUNE AVE.
DE PERE, WI 54115

PROJECT NO.:
21-064

SHEET NO.:
A3.1

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1 A3.2 EXTERIOR RENDER
EXTEND STRIPE ON EXISTING



2 A3.2 EXTERIOR RENDER
WINDOWS ON EXISTING

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BUILDING ADDITION
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DE PERE, WI 54115

PROJECT NO.:
21-064

SHEET NO.:
A3.2

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1 A3.3 STREETVIEW FROM AMERICAN BLVD.
NOT TO SCALE LOOKING NORTH



2 A3.3 STREETVIEW FROM FORTUNE AVE.
NOT TO SCALE LOOKING SOUTH

DESIGN / BUILD
GENERAL CONTRACTING
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1415 FORTUNE AVE.
DE PERE, WI 54115

PROJECT NO.:
21-064

SHEET NO.:
A3.3

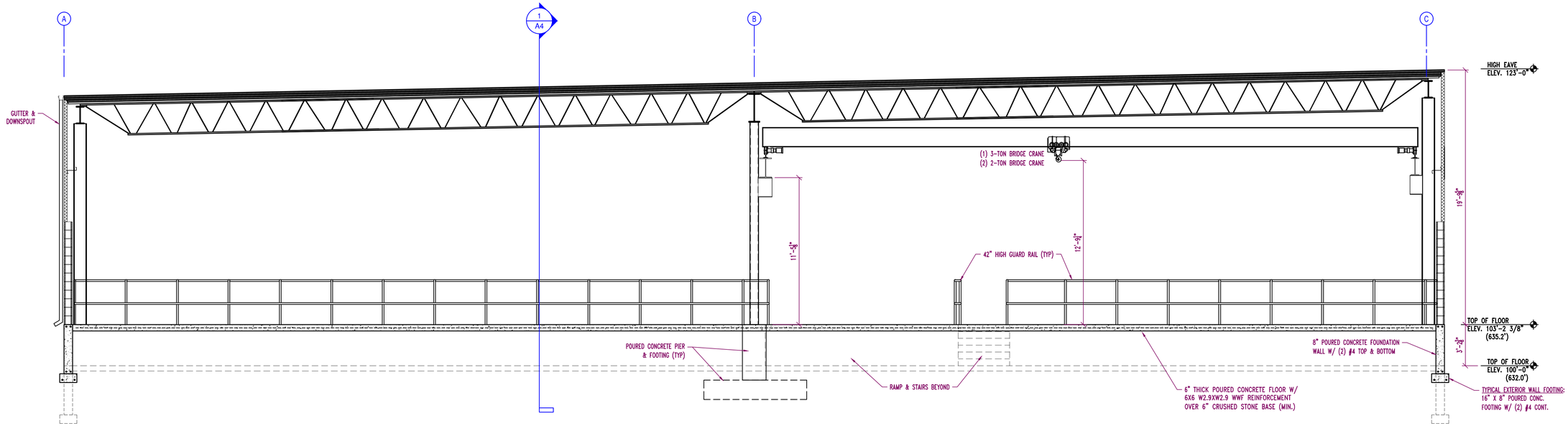
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WALL – WEST (GRID 'A')
FINISHED FLOOR to 8'-0" A.F.F.
8" PAINTED SPLIT FACE CMU
W/ #4 BARS CENTERED IN GROUTED CORES @ 48" O.C.
& HORIZ. 9 GAGE DUR-O-WALL @ 16" O.C. VERTICALLY

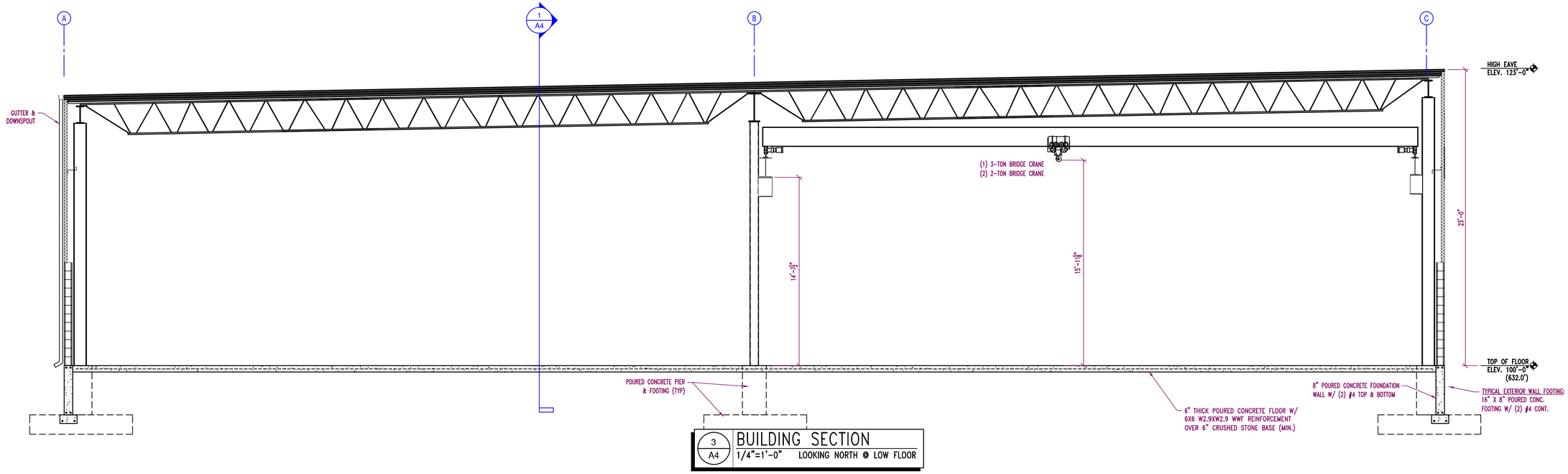
8'-0" A.F.F. to PARAPET
3" INSULATED METAL PANEL – MESA PROFILE

WALL – EAST (GRID 'C')
FINISHED FLOOR to 8'-0" A.F.F.
8" PAINTED SPLIT FACE CMU
W/ #4 BARS CENTERED IN GROUTED CORES @ 48" O.C.
& HORIZ. 9 GAGE DUR-O-WALL @ 16" O.C. VERTICALLY

8'-0" A.F.F. to PARAPET
3" METL-SPAN TUFF WALL "EIFS-LIKE"
INSULATED METAL WALL PANEL



2 A4 BUILDING SECTION
1/4"=1'-0" LOOKING NORTH @HIGH FLOOR



3 A4 BUILDING SECTION
1/4"=1'-0" LOOKING NORTH @ LOW FLOOR

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
BUTLER METAL BUILDINGS
Schuh CONSTRUCTION, INC.
Established 1976
N3951 Isaar Road, Seymour, WI 54165 / T:920.833.6465 / F:920.833.2158 / www.schuhconstruction.com
State ID# 680499

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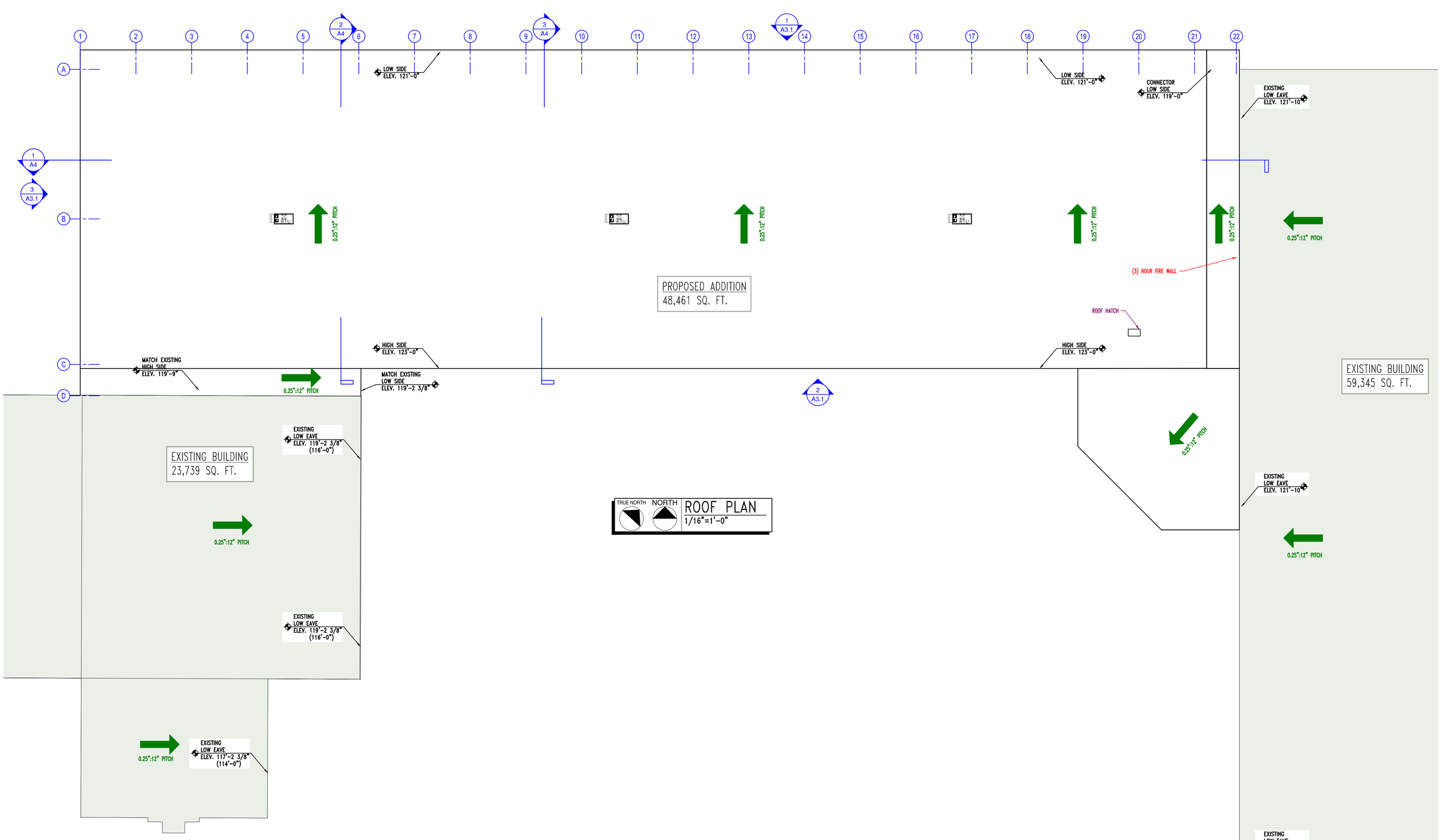
PROJECT:
CIRCLE PACKAGING
BUILDING ADDITION
2020 AMERICAN BLVD.
DE PERE, WI 54115

PROJECT:
CAMPBELL WRAPPER
BUILDING ADDITION
1415 FORTUNE AVE.
DE PERE, WI 54115

PROJECT NO.:
21-064

SHEET NO.:
A4

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ROOF PLAN

1/16"=1'-0"

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
BUTLER METAL BUILDINGS
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PROJECT:
CIRCLE PACKAGING
BUILDING ADDITION
2020 AMERICAN BLVD.
DE PERE, WI 54115

PROJECT:
CAMPBELL WRAPPER
BUILDING ADDITION
1415 FORTUNE AVE.
DE PERE, WI 54115

PROJECT NO.:
21-064

SHEET NO.:
A6

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ENTIRE BUILDING IS FULLY SPRINKLED

NORTH BUILDING:	59,781 SQ. FT.
SOUTH BUILDING:	23,735 SQ. FT.
+ PROPOSED ADDITION:	48,461 SQ. FT.
TOTAL SQ. FEET:	131,977 SQ. FT.

LOCAL CODE / SITE REQUIRMENTS

PARCEL: WD1044 & WD-00040-1 TO BE COMBINED		
ZONING: INDUSTRIAL BUSINESS 1 (I-B-1)		
SETBACKS –	FRONT: 50'	CORNER SIDE: 50'
	SIDE: 30'	REAR: 30'
PARKING SETBACKS:	FRONT: 50'	REAR:
	SIDE:	

LAWRENCE DRIVE
EXISTING STORM POND
20'-0"
FIRE DEPARTMENT ACCESS EASEMENT REQUIRED
35'-0"
410' DISTANCE TO END OF NORTH SIDE 450' FIRE DEPARTMENT ACCESS LENGTH
409.79'
N40°41'44"E 399.91'
146.59'
EXISTING DRAINAGE CONSERVATORY
415'-0"
30' SETBACK
50' SETBACK
FINISHED FLOOR ELEV. 635.20'
FINISHED FLOOR ELEV. 632.0'
3-HOUR FIRE WALL
BUILDING ADDITION 48,461 SQ. FT.
RAMP
AT GRADE OVERHEAD DOOR
450' SOUTH SIDE FIRE DEPARTEMENT ACCESS DISTANCE
124'-4"
EXISTING DOCK
EXISTING SCREENED DUMPSTERS
EXISTING AT GRADE OVERHEAD DOOR
EXISTING BUILDING 23,735 SQ. FT.
EXISTING BUILDING 59,781 SQ. FT.
EXPANDED LOADING DOCK
NEW DUMPSTER ENCLOSURE
(11) ADDITIONAL PARKING
NEW BIOFILTER
(18) ADDITIONAL PARKING
(16) ADDITIONAL PARKING
N00°00'59"W 457.28'
RETAINING WALL
50' SETBACK
S39°00'59"W 320.45'
635.70'
AMERICAN BLVD.
234.44'
FORTUNE AVE.
450' NORTH SIDE FIRE DEPARTEMENT ACCESS DISTANCE
100.0'
75.45'
50' SETBACK
398.04'

TRUE NORTH NORTH

FIRE DEPARTMENT ACCESS PLAN

1" = 40'-0"

2-16-21

DESIGN / BUILD
GENERAL CONTRACTING
STEEL FABRICATION
BUTLER METAL BUILDINGS
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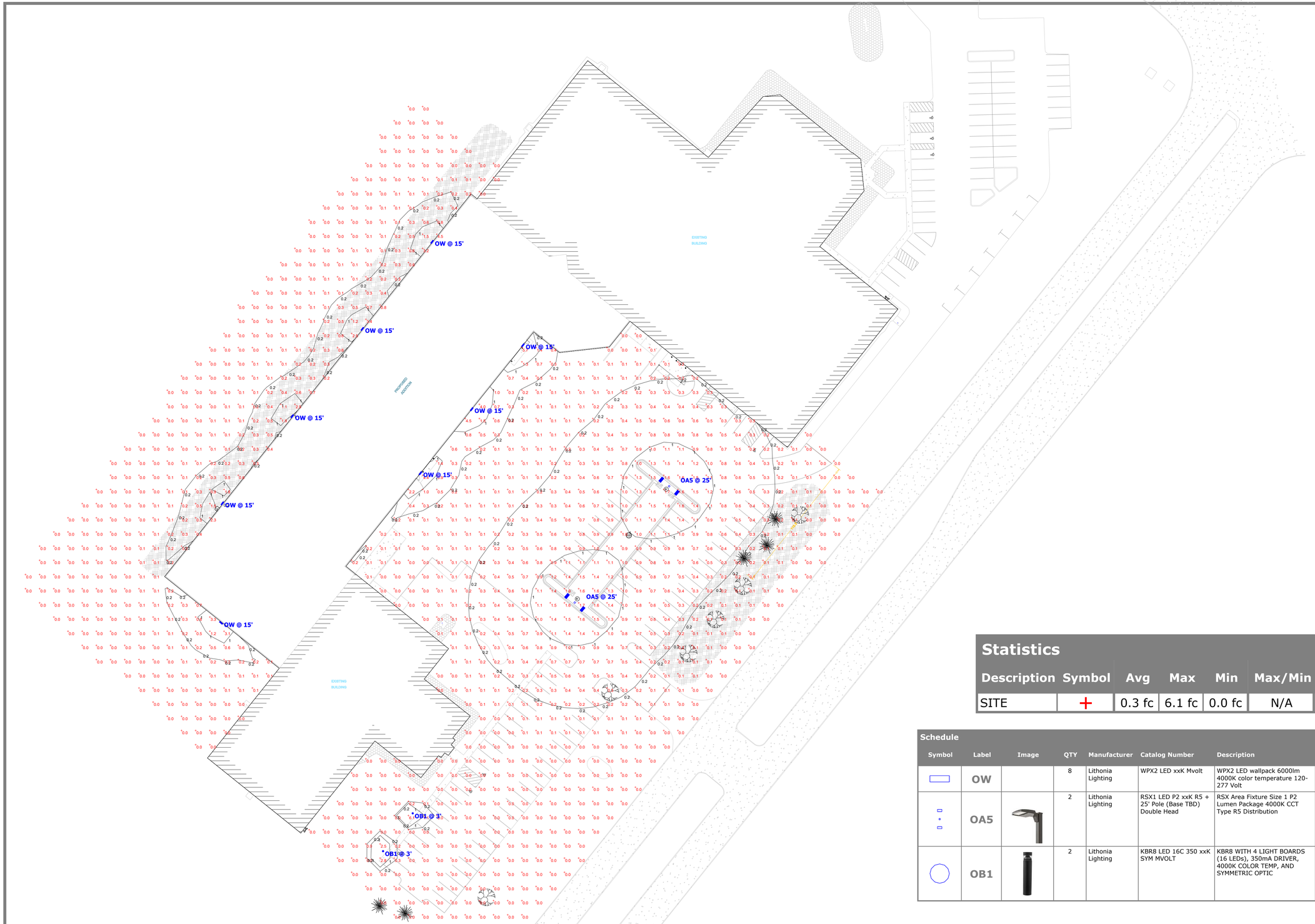
PROJECT:
CIRCLE PACKAGING
BUILDING ADDITION
2020 AMERICAN BLVD.
DE PERE, WI 54115

PROJECT:
CAMPBELL WRAPPER
BUILDING ADDITION
1415 FORTUNE AVE.
DE PERE, WI 54115

PROJECT NO.:
21-064

SHEET NO.:
FD1

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Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	0.3 fc	6.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	OW		8	Lithonia Lighting	WPX2 LED xxK Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt	5896	0.9	47.77
	OA5		2	Lithonia Lighting	RSX1 LED P2 xxK R5 + 25' Pole (Base TBD) Double Head	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R5 Distribution	10106	0.9	145.9
	OB1		2	Lithonia Lighting	KBR8 LED 16C 350 xxK SYM MVOLT	KBR8 WITH 4 LIGHT BOARDS (16 LEDs), 350mA DRIVER, 4000K COLOR TEMP, AND SYMMETRIC OPTIC	1116	0.9	20

VISUAL

CAMPBELL WRAPPER ADDITION
DE PERE, WI
SITE LAYOUT

Designer
KH
Date
02/23/2021
Scale
3/4"=30'-0"
Drawing No.

Summary

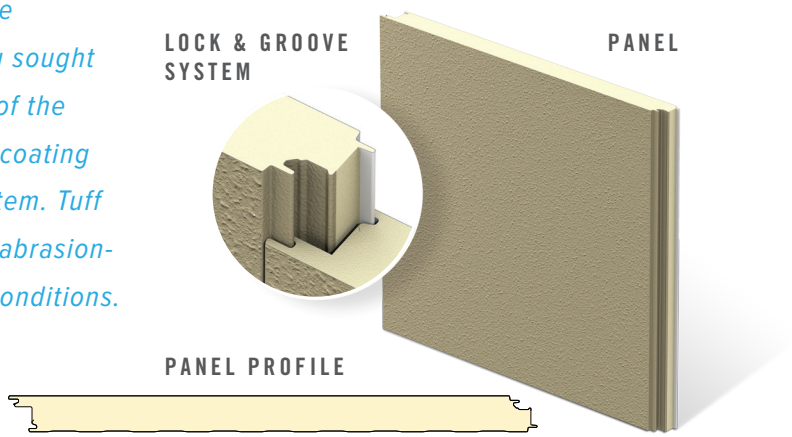


CF TUFF WALL

INSULATED METAL WALL PANEL

The Metl-Span CF Tuff Wall is an attractive, stucco-like insulated metal panel that exhibits the natural beauty sought by many designers and owners. The exterior surface of the panel is a hard aggregated, fiber-reinforced polymer coating created with the factory applied Tuff Cote® finish system. Tuff Cote® finish offers an extremely durable, impact and abrasion-resistant coating that can withstand severe weather conditions.

Note: Not intended for exterior walls on cold storage buildings.



PRODUCT SPECIFICATIONS

WIDTH • 36", 42"

THICKNESS • 2", 2½", 3", 4", 5"+, 6"+

LENGTH • 8'-0" to 32'-0" for horizontal textured
• 8'-0" to 40'-0" for vertical textured

EXTERIOR PROFILE • Factory-applied Tuff Cote® system textured finish similar to stucco

EXTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 24 and 22 Ga.

INTERIOR PROFILE • Light Mesa, nominal 1/16" deep, embossed or unembossed

INTERIOR FACE • G-90 galvanized or AZ-50 aluminum-zinc coated steel in 26, 24 and 22 Ga.

JOINT • Offset double tongue-and-groove with extended metal shelf for positive face fastening

CORE • Foamed-in-place, Non-CFC & zero ODP polyurethane, FM Approved Class 1 with no height restrictions

THERMAL VALUES • K-Factor* @ 75° F (24° C) is 0.14, @ 40° F (4° C) is 0.126

EXTERIOR TEXTURE • Tuff Cote® finish system—a hard aggregated fiber-reinforced polymer coating

FASTENINGS • Fastener and clip concealed in the side joint

U-FACTORS AND R-VALUES**

U-FACTOR (BTU/h·ft²·°F)
PANEL WIDTH: 42"

	75°
2"	0.0669
2½"	0.0500
3"	0.0400
4"	0.0307
5"	0.0264
6"	0.0224

R-VALUE (h·ft²·°F/BTU)
PANEL WIDTH: 42"

	75°
2"	14.95
2½"	20.00
3"	25.00
4"	32.57
5"	37.88
6"	44.64

*K-Factor calculations: BTU in/ft²hr. °F
**Based on ASTM C518, ASTM C1363 and thermal modeling, 75° F core mean temp.
+5" and 6" CF Tuff-Cast and Tuff Wall available with Mesa, nominal 1/8" deep profile only.

DESIGN FEATURES & BENEFITS

- Look of finished precast concrete with the efficiency of an insulated metal panel
- Field-tested and proven Tuff Cote® technology
- Durable finish that is highly resistant to impact and abrasion
- 10-year limited exterior finish warranty
- Utilizes concealed clips and eliminates thermal short circuits
- Easy and fast installation, with reduced construction labor costs

Metl-Span: Performance Redefined
1720 Lakepointe Drive, Suite 101, Lewisville, Texas 75057 (p) 877.585.9969 (f) 972.420.9382 metlspan.com
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PART# TWDS0616

TESTING: CF TUFF WALL INSULATED METAL WALL PANEL

TEST/APPROVAL	TEST METHOD	TEST TITLE	RESULTS
Fire US	ASTM E84	Surface Burning Characteristics of Building Materials	Flame spread <25, smoke developed <450
	ASTM E119	Fire Tests of Building Construction Materials	One hour non-load bearing rating with two layers of Type X Gypsum Vertical or horizontal installation
	FM 4880	Class 1 Fire Rating of Insulated Wall, Ceiling and Roof Panels	Product approved Exterior wall requires FM 4881 approval
	NFPA 259	Test Method for Potential Heat of Building Materials	Potential heat of foam plastic insulation contained in the assembly tested in accordance with NFPA 285
	NFPA 285	Evaluation of Fire Propagation Characteristics of Exterior Non-Load Bearing Wall Assemblies	Panel assembly met the requirements of the standard
	NFPA 286	Fire Tests for Evaluating Contribution of Wall and Ceiling Finish to Roof Fire Growth	Test specimen met the criteria of the IBC Section 803.1.2.1
Fire Canada	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	One hour non-load bearing fire rating with two layers of Type X Gypsum
	CAN/ULC S101	Fire Endurance Tests of Building Construction and Materials	Meets 15 minute stay-in-place requirements
	CAN/ULC S102	Surface Burning Characteristics of Building Materials and Assemblies	Meets the National Building Code of Canada requirements
	CAN/ULC S134	Fire Test of Exterior Wall Assemblies	Complies with the fire-spread and heat-flux limitations required by the National Building Code of Canada
	CAN/ULC S138	Fire Growth of Insulated Building Panels in a Full-Scale Room Configuration	Met the criteria of the standard
Structural	ASTM E72	Strength Tests of Panels for Building Construction	See Load Chart
	ASTM E1592	Structural Performance of Metal Roof and Siding Systems by Uniform Static Air Pressure Differences	See Load Chart
	FM 4881	Class 1 Exterior Wall Structural Performance	See FM Wall Load Chart
Thermal Performance	ASTM C518	Steady-State Thermal Transmission Properties by Means of the Heat-Flow Meter Apparatus	K-Factor of 0.126 BTU.in/hr.ft^2.°F at 40° F mean core K-Factor of 0.14 BTU.in/hr.ft^2.°F at 75° F mean core
	ASTM C1363	Thermal Performance of Building Materials and Envelope Assemblies	See Thermal Performance Guide
Air Infiltration	ASTM E283	Rate of Air Leakage Through Curtain Walls Under Specified Pressure Differences	<0.01 cfm/ft^2 at 20 psf Vertical or horizontal installation
Water Infiltration	ASTM E331	Water Penetration of Exterior Walls by Uniform Static Air Pressure Differences	No uncontrolled leakage when tested to a static pressure of 20 psf Vertical or horizontal installation
Special Approval	Miami-Dade NOA	Product Approval for City of Miami and Dade County	Product has City of Miami and Dade County Notice of Acceptance
	State of Florida	Product Approval for the State of Florida	Product has State of Florida approval

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City of De Pere, Wisconsin

Request For Plan Commission Action

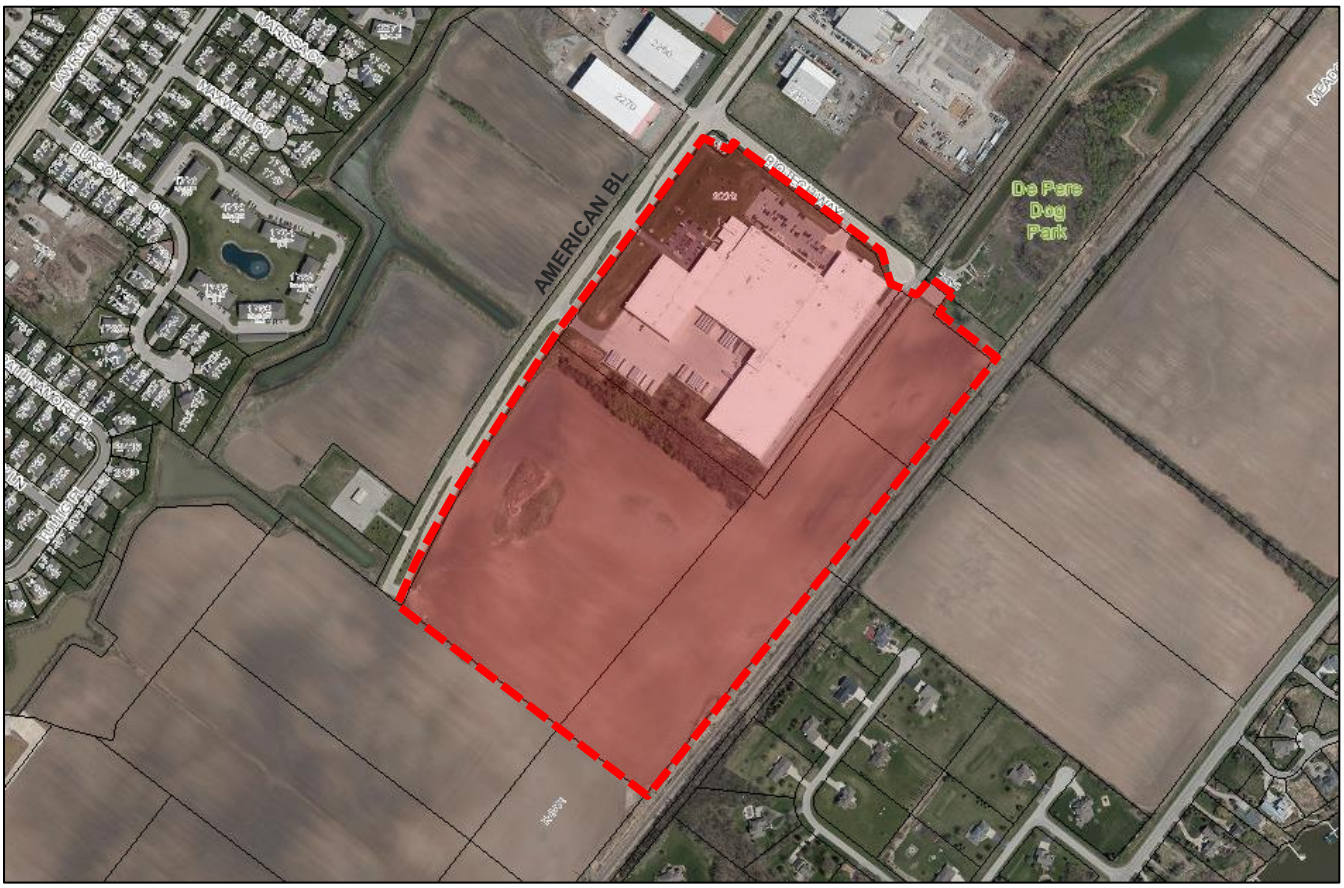
MEETING DATE:	**March 22, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a site plan to add 363,493 SF (8.34 acres) at the south end of an existing building at 2275 American BL (Parcels WD-L492-B-2, WD-L492-B-3, WD-L492-1, WD-L492-4, WD-L492-2).**

ATTACHMENTS:

- 03-22-21 PC Report - GBP Folding Carton Building Addition (DOCX)
- Application Form (PDF)
- Letter from GBP regarding office facade - 18 Mar 2021 (PDF)
- Site Plan - PRELIMINARY - 02 Mar 2021 (PDF)

Item 7: **Consideration and possible action on a request for a site plan to add 363,493 SF (8.34 acres) at the south end of an existing building at 2275 American BL (Parcels WD-L492-B-2, WD-L492-B-3, WD-L492-1, WD-L492-4, WD-L492-2).**

SITE MAP



REQUESTED ACTION: Site Plan Approval.

Green Bay Packaging Folding Carton Division addition for a 363,493 SF building addition with added parking areas.

COMMON DESCRIPTION: 2275 American BL, located southeast from the American BL and Biotech WY intersection.

PARCEL NUMBERS: WD-L492-B-2, WD-L492-B-3, WD-L492-1, WD-L492-4, WD-L492-2.

EXISTING ZONING: Industrial-Business-2 District (I-B-2)

SURROUNDING LAND USES: Developed Business Park to north (I-B-2).
Undeveloped Business Park to south and west (I-B-2).
Railroad, undeveloped residential (R-1), and developed residential (Lawrence) to the east.

COMPREHENSIVE PLAN: Business Park.

APPLICANT / OWNER:

Authorized Representative
Josh Rooker, Project Manager
CD Smith Construction
125 Camelot DR
Fond du Lac, WI 54935

Property Owner for WD-L492-B-2 and WD-L492-1
Green Bay Packaging INC
PO BOX 19017
Green Bay, WI 54307-9017

Property Owner for WD-L492-B-3, WD-L492-4, and WD-L492-2
City of De Pere
335 S Broadway ST
De Pere, WI 54115-2593

SITE HISTORY:

After a review of air photographs dating to 1938, the property has been used for agricultural purposes until the late 2000's. When American BL was extended past the property and the site was developed. There were three expansions, one around 2014, and two in 2017.

On March 2, 2021 an authorized representative for the property owners proposed a 363,493 SF building addition, and parking addition, at the south end of the site. The proposed expansion includes developing City owned lands and the property owner is working with the city to acquire the lands.

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 363,493 SF building addition is located at the south end of the existing building. The proposed parking between the existing and proposed building will accommodate truck parking for 42 trucks. Also in that area, 14 loading dock doors will be added that face or are visible to American BL, which need to be screened from the street.

The proposed façade materials are beige colored precast concrete to match the existing building, grey framed windows, and grey metal wall caps -- all materials are approvable. An area with windows in the southwest corner of the addition has grey metal wall panels with windows.

- The use of metal wall panels on the front and side façade, in the southwest corner of the building, *requires Plan Commission approval.*
- Plan Commission has a history of approving architectural wall panel when the panel has a masonry texture.

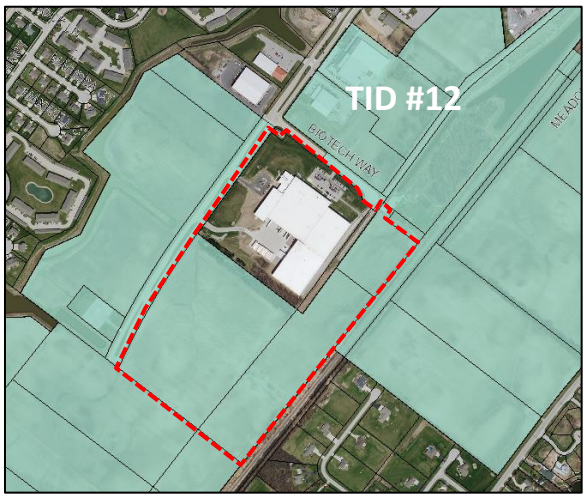
The site has two existing street connection drives on American BL and one existing street connection drive on Biotech WY. An additional street connection drive is proposed at the southwest corner of the addition to accommodate a new parking lot and an extended fire lane.

The landscaping plan has been updated for this project. The site plan accommodates the 75 required trees. Staff has included in the conditions of approval a need for additional landscaping, a berm, and/or a wall on the sides of the driveway for truck access in order to screen the above referenced

loading docks and truck parking area.

No new signage was proposed as part of the site plan review. There is an existing monument sign on American BL and an existing wall sign on Biotech WY. The number and location of the two existing signs appear to meet the criteria of the Sign Ordinance. The sign sizes (square footages) have not been evaluated as the signs are pre-existing.

The site plan area consists of five parcels and some of the parcels need to be combined because the proposed building crosses the parcel lines. The property owner is working with the City to acquire needed City owned parcels. Three of the parcels lie within TID #12; The other two parcels are not in TID #12, which are WD-L492-B-2 (privately owned) and WD-L492-B-3 (City owned railroad spur).



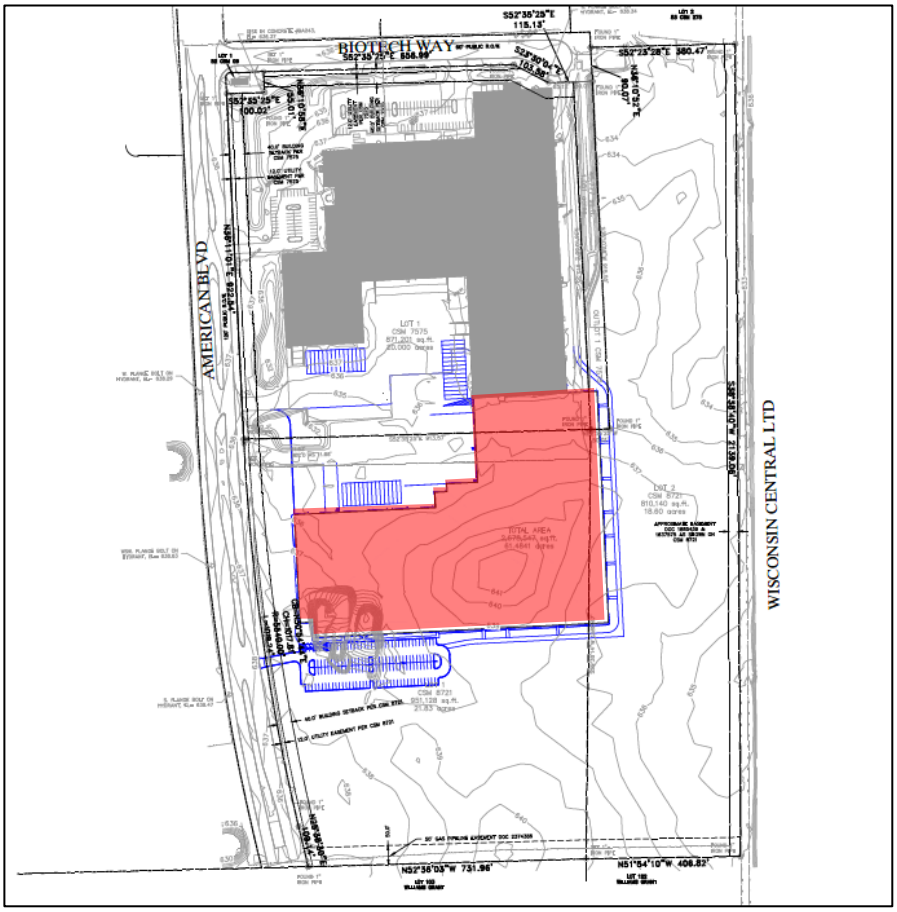
If parcels are combined, the site plan complies with the following massing and setback requirements set by the I-B-2 District (Code Section 14-52):

- Land Use: Industrial (permitted)
- Lot Size: 61.5 acres total for five parcels (1 acre minimum required)
    - *The site includes parcels that must be combined.*
- Front Yard Setback – west: ~110’ (40’ required)
- Corner Side Yard Setback – north: ~200’ (40’ required)
- Interior Side and/or Rear Yard Setback – south and east: ~700’ & 350’ (25’ required)
- Building Height: ~41’ (per Plan Commission, typically 35’-75’ maximum)
- Landscaping: 75 existing and new trees proposed (75 trees required)

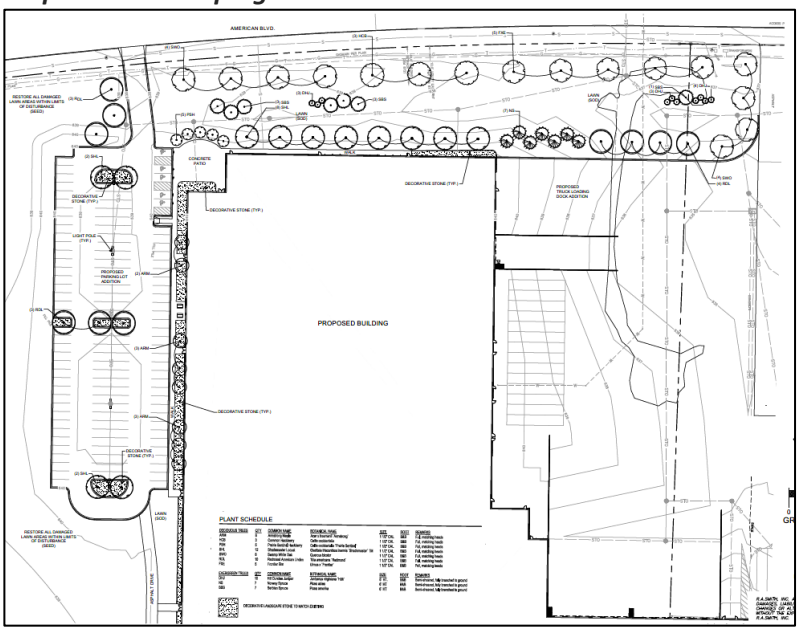
The required number of stalls are one (1) space required per two (2) employees on maximum shift (while considering shift changes), plus one (1) space for each company truck (if not stored inside principal building). The requirement is 140 additional vehicles and 42 trucks. The site plan identifies that the parking will be increased to 142 vehicle stalls with 14 new loading docks, in addition to a loading dock area on the buildings north side.

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Employee: 1 space per 2 employees	140	142	280	YES
Truck: 1 space per company truck outside	?	42	42	YES
TOTAL	**140 vehicle ? truck**	**142 vehicle 42 truck**	**280 vehicle 42 truck**	**YES**

Proposed building addition (red) with pavement (blue outline).



Proposed landscaping.



Building façade elevations and renderings:





STAFF COMMENTS:

Engineering:

1. Engineering is working with RA Smith for potential updates to site storm sewer and grading.
2. Sheet C000: In the plan index, sheet C402 is incorrectly listed as sheet C400
3. Sheet C001 (plan wide): Label American Boulevard.
4. Sheet C001: provide note that prior to curb cut a concrete worker's license needs to be obtained through the City of De Pere Public Works Department. Curb cut shall be completed with a hydraulic, mounted curb cut machine. Breaking of the curb head at the flow line will not be permitted.
5. Sheet C001: Provide note stating that an excavation permit will be required for excavations in the right of way. This permit can be obtained through the Public Works Department and will cost $1,055.00.
6. Sheet C001: Show stockpile location(s) and adequate erosion control.
7. Sheet C001: specify inlet protection Type D is required for inlets marked on American Boulevard.
8. Sheet C001: Provide erosion control staging/phasing plan outlining major operations and supplemental erosion control.
9. Sheet C001: North arrow is pointing the incorrect direction.
10. Sheet C101: Existing grades are too small to read on a half-sized plan.
11. Sheet C101: Text boxes are cut off at the top left corner of this sheet. Clarify if this is pertinent information.
12. Sheet C102: Provide driveway opening width at American Boulevard.
13. Sheet C102: Need a 5-foot wide concrete sidewalk section 0.5 feet off of the right of way line along the driveway apron.
14. Sheet C102: No curb and gutter allowed in public right-of-way along driveway apron.
15. Sheet C102: Designate 4-inch wide pavement marking.
16. Sheet C102: Handicap parking symbol is covering parking stall count text circle.
17. Sheet C102: Per City Municipal Code, accessible parking stalls are to be 20 feet in length.
18. Sheet C103: Why no outside radius on fire lane at southeast corner of building?
19. Sheet C200: Existing survey is atop itself and illegible.
20. Sheet C202: Clarify parking -- At the accessible parking stalls the cross slope is almost 5% (640.13 to 638.98 over approximately 24 feet?).
21. Sheet C300: North arrow is pointing the incorrect direction.
22. Sheet C300: A GBMSD plumbing permit is required for new sewer service connection to their sanitary interceptor.
23. Sheet C300: Reiterate concrete worker's license and excavation permit notes on this sheet.
24. Sheet C300: Due to a 2nd water service connecting to a single structure, all new and existing water services will need a backflow prevention valve installed.
25. Sheet C300: Move water service 8-inch gate valve to the property line.
26. Sheet C300: Will further review utility sheet once new storm sewer information is submitted. (Pursuant to conversations with RA Smith).
27. Sheet C300: Identify the required size water meter for this site addition. Larger meters need to be special ordered and may take a few months to obtain.
28. Will need formal SWMP for pre/post construction discharge rates.
29. Additional comments may be provided based off of responses to the items above.

Fire: None.

Forestry: None.

Health: None.

Planning:

1. The site plan proposes development that crosses property lines. Parcels WD-L492-B-2, WD-L492-1, WD-L492-4, and should be combined.
2. Sheet EX01: Revise graphic to show correct parcels al correct parcel boundaries. Parcels WD-L492-32 and WD-L492-3 are incorrectly shown to be part of the north end of Parcel WD-L492-4.
3. The façade in the southwest corner of the building has grey architectural panels. The use of architectural panels in the past when mixed with other materials, like the glass when the panel is textured, but Plan Commission approval is required.
4. If outdoor, identify location and design for refuse and recycling storage area with scaled elevations, materials and colors used for storage area.
5. Identify the location, type, and size of all existing and proposed signage. Plan Commission reviews signage for location and types. A separate sign permit(s) is needed for any new signage.]
6. Additional heavy landscaping, berm, and/or a wall, is needed on both the north and south sides side of the American BL truck driveway in order to completely screen loading docks that face the street and truck parking that is visible from the street. Height of screening is a minimum of 5'.

Inspection:

1. DPMC Chapter 42 Soil Erosion Control – The site disturbance is more than one acre. WDNR/NOI permit is required prior to issuance of a soil erosion control permit. Soil erosion control shall be implemented 24 hours after site disturbance. All soil erosion control shall be maintained, inspected, accurate records maintained on a weekly basis and properly repaired and inspected after a precipitation event.
2. IBC 1107.4 & ICC A117.1 402 – An accessible route shall be provided consisting of an unobstructed path including walking surfaces, marked crossings at vehicular ways, parking aisles, passenger loading zones and other access aisles, curb ramps, ramps into the building and throughout the building.
3. DPMC 98-3 - A Sign review and permit shall be obtained for any signs that require a permit prior to installation.
4. DPMC 14-26 - All site plan conditions shall be completed prior to the issuance of an Occupancy Certificate.

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 a 363,493 SF industrial building addition at 2275 American BL, subject to compliance with the conditions listed in the 'Staff Comments' section of this report. The Plan Commission recommendation should consider including the following:

- The use of metal wall panels on the front and side façade, in the southwest corner of the building. Staff suggests that the metal have a masonry texture due to the metal being visible from the street.

DE PERE RUNS DEEPER	**CITY OF DE PERE** **APPLICATION FOR SITE PLAN REVIEW**	**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)	Authorized Representative	Title	
C.D. Smith Construction	Josh Rooker	Project Manager	
Mailing Address	**City**	**State**	**ZIP Code**
125 Camelot Drive	Fond du Lac	WI	54935
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
jrooker@cdsmith.com	920-252-5634	N/A	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Green Bay packaging	Brad Tilkens	VP GM Folding Carton Division	
Mailing Address	**City**	**State**	**ZIP Code**
2275 American BLVD	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
btilkens@gbp.com	9208190678		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
2275 American Blvd, De Pere, WI 54115	WD-L492-2 &B-2 &WD-L492-1

SECTION 4: Project Information

Existing Zoning:	I-B-2		
Present Use of Parcel:	Empty Lot in Business Park		
Proposed Use of Parcel:	Addition to Green Bay Packing Facility		
Estimated Start Date:	4/5/2021	Estimated Completion Date:	5/27/2022

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Brad Tilkens	VP GM Folding Carton Division	9204984032
Signature of Applicant		**Date Signed**
Brad Tilkens		2-22-2020

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

GREEN BAY PACKAGING

BRYAN A. HOLLENBACH
EXECUTIVE VICE PRESIDENT

bhollenb@gbp.com
Phone: 920.433.5202
Cell: 920.450.8336

March 18, 2021

dlindstrom@deperewi.gov
Mr. Daniel J. Lindstrom, AICP
Director of Development Services
City of De Pere
335 South Broadway
De Pere, WI 54115

Dear Mr. Lindstrom,

Thank you for taking the time to meet with our Green Bay Packaging team on Tuesday, March 16, 2021, at our Folding Carton Division located at 2275 American Blvd. As we mentioned in the meeting, we are planning a significant expansion at this location. We are working with our architects, Performa Inc., and we looking to move forward with a composite metal panel in the front of the building. We anticipate that it will be a simple clear anodized aluminum look to match the window frames. This is purely for architectural design and will add prestige to the building.

GBP would appreciate if the City would approve this so that we can move the project along. We believe this will be one of the most impressive buildings on American Blvd.

Sincerely,

Bryan Hollenbach
Executive Vice President

raSmith
CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000 | rasmith.com

February 26, 2021

Mr. Eric Rakers, P.E.
City of De Pere
925 S. Sixth Street
De Pere, WI 54115

Re: GBP Folding Carton Addition
Storm Water Management Compliance

Dear Mr. Rakers,

This letter is in regards to the proposed Green Bay Packaging, Inc. building expansion to their folding carton facility. The site is located in the NE ¼ of the SE ¼ of Section 6, T 22 N, R 20 E in the City of De Pere, Brown County, Wisconsin

The proposed site falls within the Maxwell Pond Watershed (see attached Stormwater Exhibit) per the South Drainage Map found in the Storm Water Management Analysis for the Southwest Business Park Ponds Report, by Robert E. Lee & Associates, Inc, dated August 16, 2018. The stormwater management design for this Site was calculated for a full build-out condition with a weighted average between residential and industrial areas, which generated a CN of 91. Upon analyzing the existing/proposed impervious and pervious areas tributary to the Maxwell Pond, the current Site Plan expands the Maxwell tributary area and currently the calculated CN value is greater than 91 (see CN calculation below). Per previous conversations, it was discussed that the building addition would encroach upon an adjacent watershed and the City was willing to discuss accommodating this scenario. As such, Ryan Lancour and I would like to continue coordination with yourself and Mr. Chase Kuffel regarding possible solutions and options for this project.

RUNOFF CURVE NUMBER **TR-55 Duration:** 1

Soil Name and Hydrologic Soil Group	Ground Cover description	Curve # CN	Area	Product of CN x area
Type C	Open Spaces or grassland (Good Cond.)	74	6.64	491.36
Type C	Paved roads, roofs, driveways, etc.	98	21.83	2139.34
		Total:	28.47	2630.70

CN (weighted) = Total product / Total area = 92.40 Use: 92.00

Sincerely,
R.A. Smith, Inc.

Jeremy Jeffery, P.E.
Senior Civil Engineer

CENTRAL BROWN COUNTY WATER AUTHORITY
Address: 3100 Eaton Rd, Green Bay, WI 54311
Phone: (920) 884-1077 ext. 5
(920) 574-2924
www.cbcwaterauthority.com/

CITY OF DEPERE
Public Works
925 S Sixth St
De Pere, WI 54115
(920) 339-4060
(920) 574-2924
dppubwrks@mail.de-pere.org

GREEN BAY METROPOLITAN SEWERAGE
2231 North Quincy Street, Green Bay, WI 54302
Phone: 920-432-4893 Website: www.newwater.us

NET LEC telephone communications
450 Security Blvd
Green Bay, WI 54313 (920) 370-5971
Net Lec LLC
450 Security Blvd
Green Bay, WI, 54313-9705 United States
(920) 431-0602
Net Lec LLC
450 Security Blvd
Green Bay, WI, 54313-9705 United States
(920) 431-0602

AT&T DISTRIBUTION (262) 446-9821

TIME WARNER CABLE (262) 446-9821

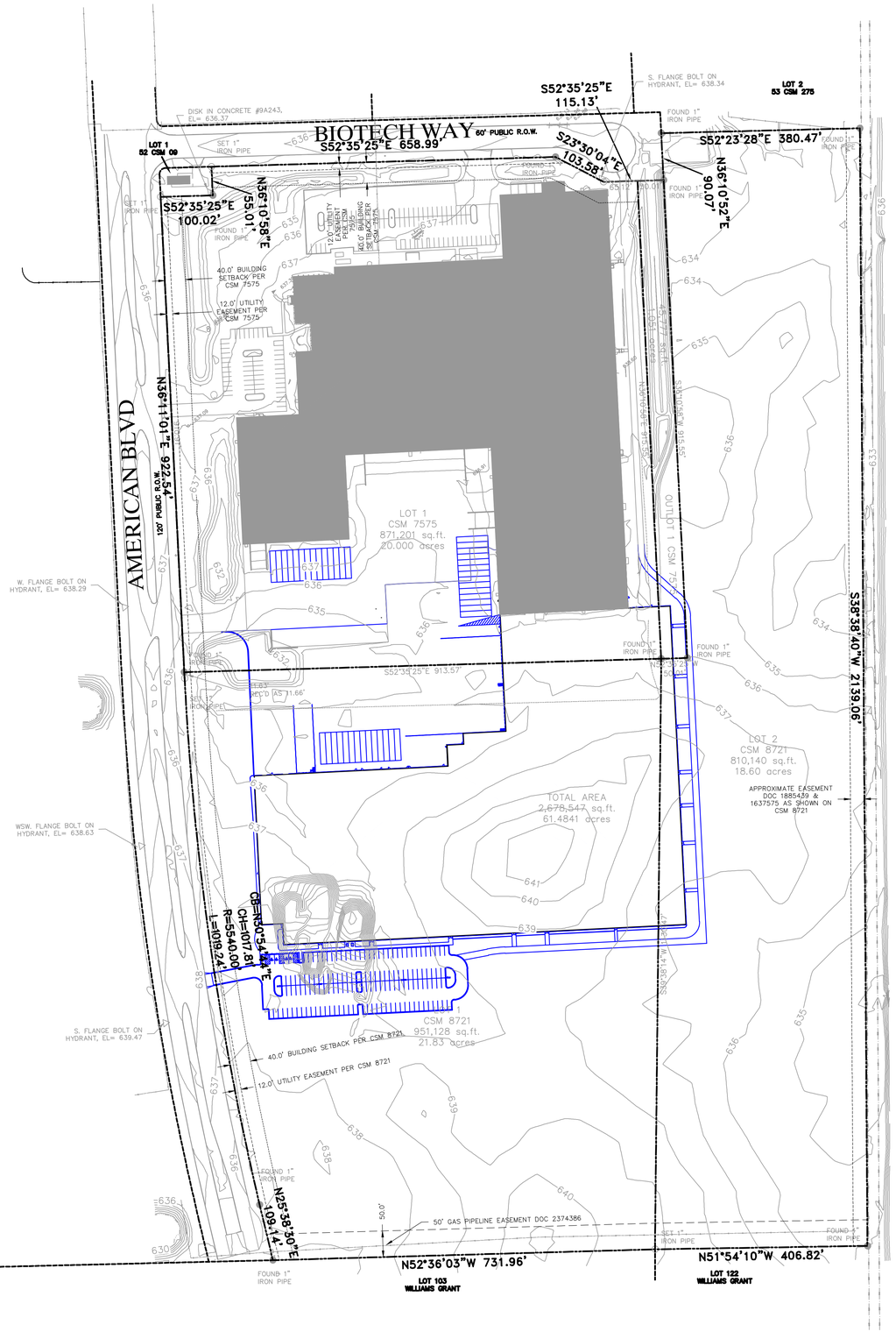
WISCONSIN PUBLIC SERVICE CORP (800) 450-7260
933 S Wildwood Ave, Sheboygan, WI 53081
www.wisconsinpublicservice.com

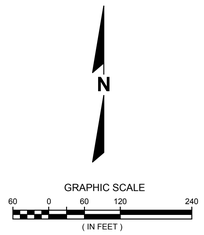
LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

- —EDGE OF TREES
- S —SANITARY SEWER
- STO —STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW —OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV —MARKED CABLE TV LINE
- FO —MARKED FIBER OPTIC
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 — INDICATES EXISTING SPOT ELEVATION

PROPOSED ADDITIONS





DIGGERS HOTLINE TICKET NO. 20204612992 & OTHERS

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

Known as 2275 American Boulevard, in the City of De Pere, Brown County, Wisconsin.

Lot 1 and Outlot 1 in Certified Survey No. 7575, also Lot 1 and 2 in Certified Survey Map No. 8721, being a part Lots 104 thru 107 and Lots 118 thru 121, in Williams Grant Subdivision, in the City of De Pere, Brown County, Wisconsin.

December 18, 2020 Green Bay Packaging Survey No. 168332-RMK

Easements shown are from Certified Survey Map 7575 and 8721 and Gas Pipeline Easement per Document No. 2374386. Any other other easements, if any, are not shown.

Bearings are based on the East line of Lot 2 of Certified Survey Map No. 8721, which is assumed to bear South 38°38'40"West.

Elevations refer to NAVD88 Datum. Starting benchmark - HARN station 4K53, elev= 642.79

According to flood insurance rate map of the City of De Pere, community panel number 55009C0261F and 55009C0263F, effective date of 08/18/2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

Site Narrative:
site is comprised of 61.4841acres, with the northerly portion has been improved as a manufacturing facility with a rail road spur track. The Southerly and Easterly portion of the site is vacant field, with very little slope or grade. American Blvd, an improved and constructed road, boarders on the West. A railroad track & corridor boarder on the East.

Know what's below. Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

GBP FOLDING CARTON ADDITION
CITY OF DE PERE

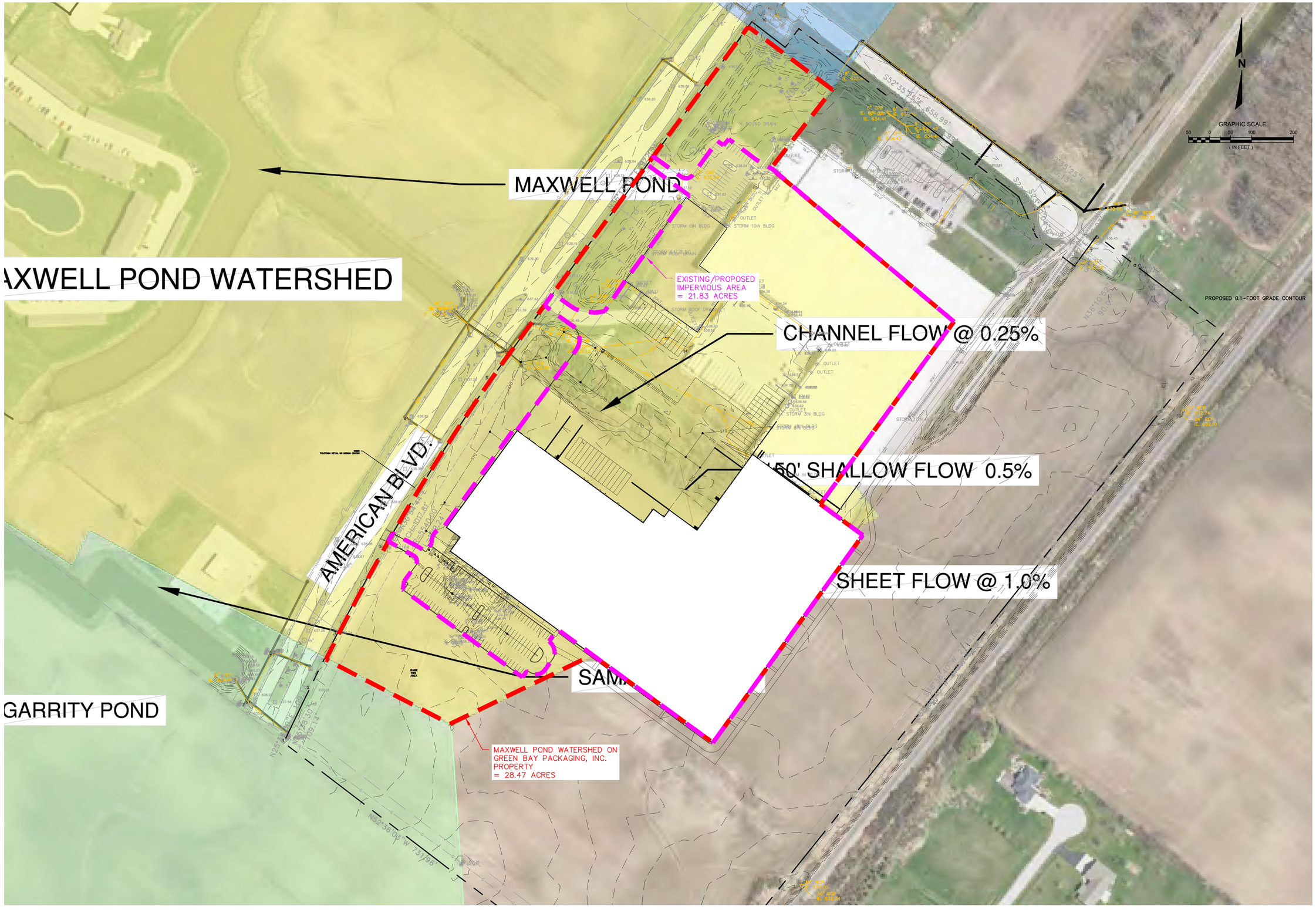
OVERALL SITE PLAN

© COPYRIGHT 2021
R.A. Smith, Inc.

DATE: 03/08/2021
SCALE: 1" = 120'
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
EX01

P:\3200283\Dwg\Exhibits\2021-03-08 Overall Site Exhibit for City\3200283-EX01.dwg, OVERALL SITE PLAN, 3/8/2021 2:19:35 PM, cdc



DATE	DESCRIPTION

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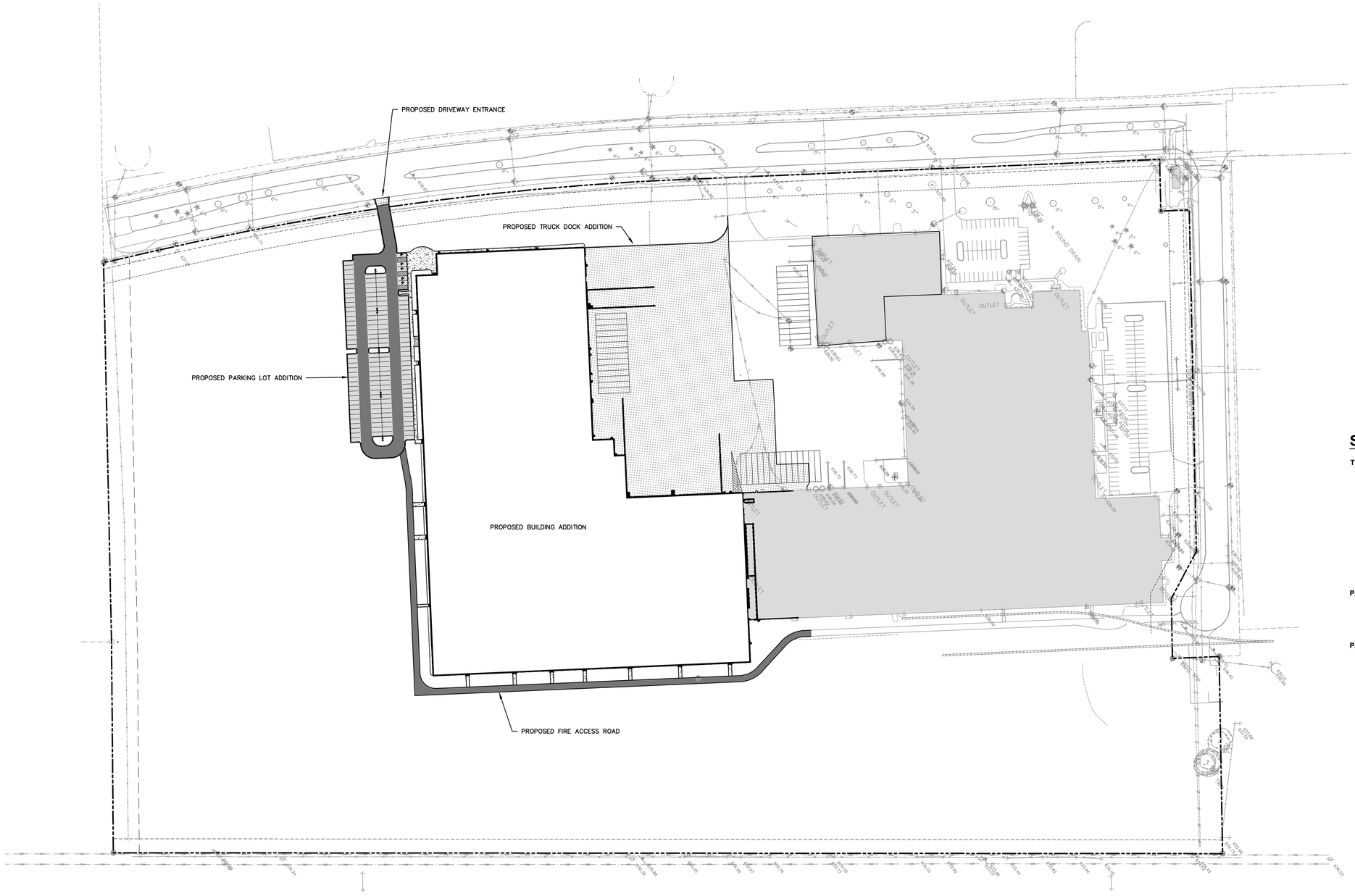
STORMWATER EXHIBIT

© COPYRIGHT 2021
R.A. Smith, Inc.

DATE: 02/26/2021
SCALE: 1" = 100'
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
SW1

P:\3200283\Dwg\3200283d0.dwg, Plan Sheet 36x24, 2/26/2021 2:17:56 PM, jjj



N

GRAPHIC SCALE
50 0 50 100 200
(IN FEET)

PROPOSED FEATURES

- PROPOSED SITE LIGHTING
- MONUMENT SIGNS / SIGNS
- BUILDING OUTLINE & DOORS
- PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- VAN / VAN — PROPOSED & EXISTING PAVEMENT MARKING (PARKING LOT)

SITE STATISTICS

TOTAL SITE AREA:	2,678,547 SF (61.49 AC)
EXISTING	
TOTAL IMPERVIOUS AREA:	610,074 SF (14.01 AC)
TOTAL BUILDING AREA:	364,610 SF (8.37 AC)
TOTAL PERVIOUS AREA:	2,068,473 SF (47.49 AC)
PERCENT OPEN AREA (LANDSCAPE):	77.22%
FLOOR AREA RATIO:	0.14
PROPOSED	
TOTAL IMPERVIOUS AREA:	1,214,346 SF (27.88 AC)
TOTAL BUILDING AREA:	728,103 SF (16.71 AC)
ADDITION AREA:	363,493 SF (8.34 AC)
PERVIOUS AREA:	1,464,201 SF (34.60 AC)
PERCENT OPEN AREA (LANDSCAPE):	55.38%
FLOOR AREA RATIO:	0.27

PARKING REQUIRED:	140 STALLS
STANDARD STALLS:	135 STALLS
ADA STALLS:	5 STALLS
ADA (CAR):	4 STALLS
ADA (VAN):	1 STALL
PARKING PROVIDED:	142 STALLS
STANDARD STALLS:	137 STALLS
ADA STALLS:	5 STALLS
ADA (CAR):	4 STALLS
ADA (VAN):	1 STALL

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

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GBP FOLDING CARTON ADDITION
CITY OF DE PERE

OVERALL SITE PLAN

© COPYRIGHT 2021
R.A. Smith, Inc.

DATE: 02/26/2021
SCALE: 1" = 100'
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C100

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LEGEND
(PROPOSED FEATURES)

- TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- SAWCUT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
- MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
- SIGN
- HEAVY–DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY–DUTY ASPHALT PAVEMENT
- STANDARD–DUTY ASPHALT PAVEMENT
- COLORED AND STAMPED CONCRETE
- PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED ACCESSIBLE PAVEMENT MARKING
- VAN ACCSSSIBLE STALL
- PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- DOOR
- STRUCTURAL RETAINING WALL – (DESIGNED BY OTHERS)
- 869.5 — PROPOSED 0.5–FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
- 869 — PROPOSED 1–FOOT GRADE CONTOUR
- 870 — PROPOSED 5–FOOT GRADE CONTOUR
- 877.70 × (877.70) × — PROPOSED TOP OF CURB
- PROPOSED SPOT GRADE
- PROPOSED EROSION CONTROL BALE TEMPORARY DITCH CHECK
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY DIVERSION SWALE & BERM
- PROPOSED LEVEL SPREADER
- PROPOSED STONE TRACKING MAT
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- EROSION CONTROL BLANKET
- PROPOSED RIPRAP
- G — PROPOSED GAS LINE
- E — PROPOSED ELECTRIC LINE
- T — PROPOSED TELEPHONE LINE
- W — PROPOSED WATER MAIN
- STO — PROPOSED STORM SEWER
- S — PROPOSED SANITARY SEWER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

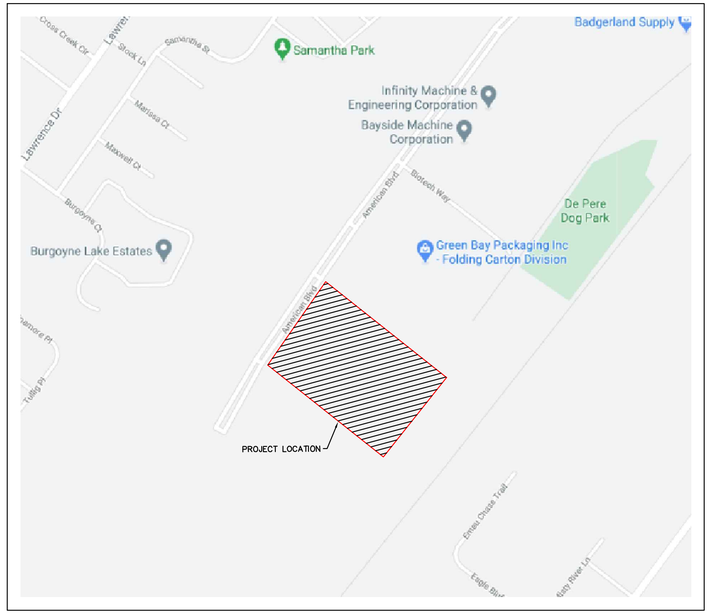
LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG–SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- A AIR CONDITIONER
- B CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- C CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- E ELECTRIC MANHOLE
- E ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- T TELEPHONE MANHOLE
- T TELEPHONE PEDESTAL
- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- S SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- W WATER SERVICE CURB STOP
- W WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- —EDGE OF TREES
- S —SANITARY SEWER
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- OHW —OVERHEAD WIRES
- B —BUREAU ELEC. SERV.
- T —MARKED TELEPHONE
- TV —MARKED CABLE TV LINE
- FO —MARKED FIBER OPTIC
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 — INDICATES EXISTING SPOT ELEVATION
- —EXISTING PROPERTY LINE
- —EXISTING EASEMENT LINE

SITE PLAN REVIEW PLANS FOR GBP FOLDING CARTON ADDITION CITY OF DE PERE, WISCONSIN

2275 AMERICAN BOULEVARD, CITY OF DE PERE, WI 54115

VICINITY MAP



N

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C001	EXISTING CONDITIONS, DEMOLITION, AND EROSION CONTROL
C100	OVERALL SITE PLAN
C101	SITE PLAN – NORTH
C102	SITE PLAN – SOUTH
C103	SITE PLAN – EAST
C200	GRADING PLAN – OVERALL
C201	GRADING PLAN – NORTH
C202	GRADING PLAN – SOUTH
C203	GRADING PLAN – EAST
C300	UTILITY PLAN
C400	DETAILS
C401	DETAILS
C400	DETAILS
C403	DETAILS
C500	SPECIFICATIONS
L100	OVERALL LANDSCAPE PLAN
L101	DETAILED LANDSCAPE
L200	LANDSCAPE NOTES & DETAILS

ENGINEER:
R.A. SMITH, INC.
CONTACT: RYAN J. LANCOUR, P.E.
16745 W. BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005–5938
PH.: (262) 781–1000
FAX: (262) 781–8466

ARCHITECT
PERFORMA
CONTACT: BRIAN BETH
124 N BROADWAY ST.
DE PERE, WI 54115
PH.: (920) 347–3120
PH.: (920) 336–2899

OWNER:
GREEN BAY PACKAGING
CONTACT: BRAD TILKENS
2275 AMERICAN BLVD
DE PERE, WI 54115
PH.: (920) 819–0678

CONTRACTOR:
C.D. SMITH CONSTRUCTION
CONTACT: JOSH ROOKER
125 CAMELOT DRIVE
FOND DU LAC, WI 54935
PH.: (920) 819–0678

PLAN DATE: 02/26/2021

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

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

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DESCRIPTION | DATE

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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

GBP FOLDING CARTON ADDITION
CITY OF DE PERE

TITLE SHEET

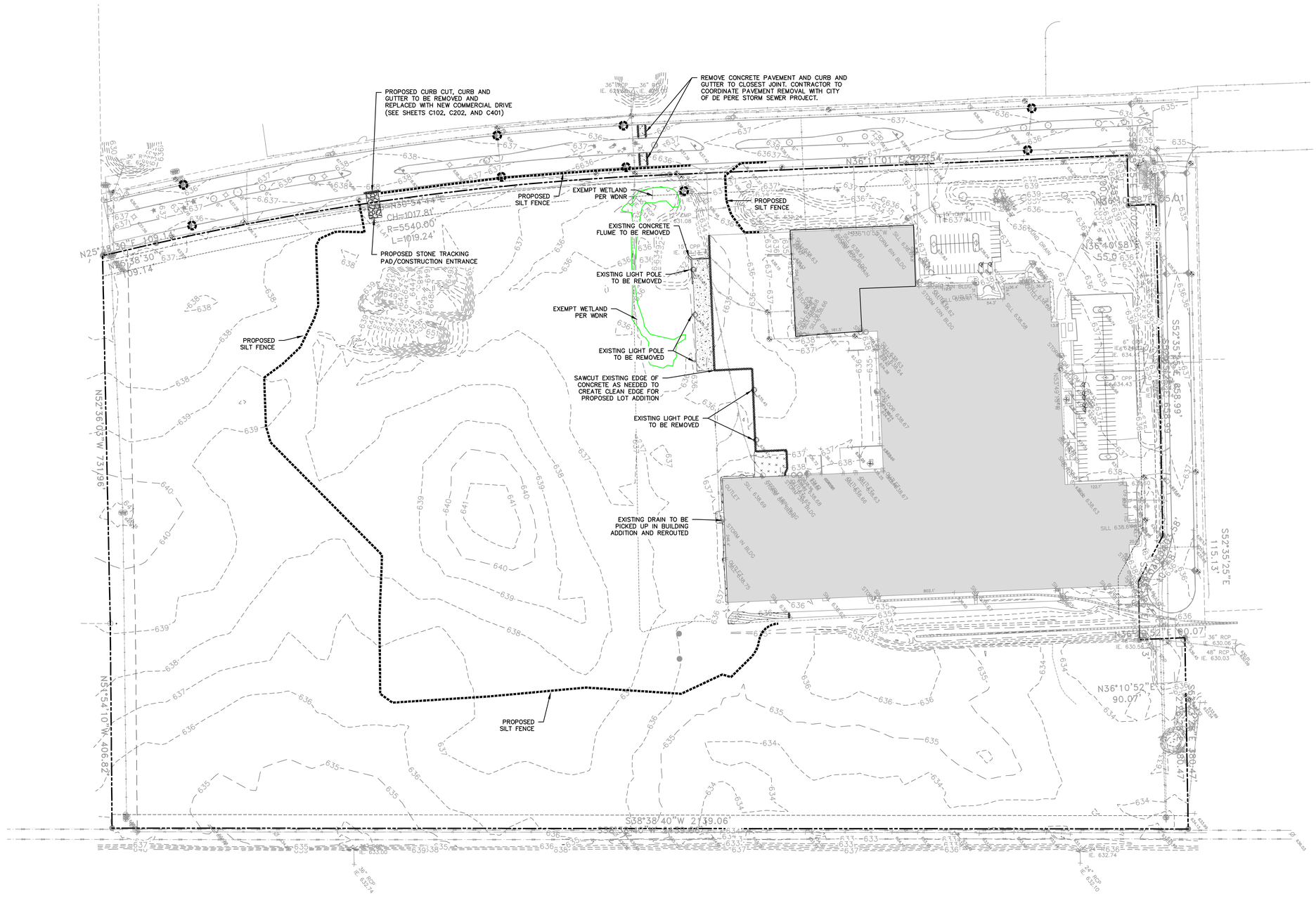
PRELIMINARY NOT FOR CONSTRUCTION

© COPYRIGHT 2021
R.A. Smith, Inc.

DATE: **02/26/2021**
SCALE: **N.T.S.**
JOB NO. **3200283**
PROJECT MANAGER: **RYAN J. LANCOUR, P.E.**
DESIGNED BY: **JJJ**
CHECKED BY: **RJL**

SHEET NUMBER
C000

P:\3200283\Dwg\Sheets\3200283-TS01.dwg, TITLE SHEET, 2/26/2021 4:12:19 PM, cdc



N

GRAPHIC SCALE

50 0 50 100 200

(IN FEET)

DEMO

- TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- SAWCUT LINE PAVEMENT
- SAWCUT LINE ROADS

EROSION CONTROL

- PROPOSED TEMPORARY DIVERSION SWALE & BERM
- PROPOSED STORM WATER OVERFLOW ROUTE
- PROPOSED EROSION CONTROL BALE TEMPORARY DITCH CHECK
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED STONE TRACKING MAT/ CONSTRUCTION ENTRANCE

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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

GBP FOLDING CARTON ADDITION
CITY OF DE PERE

EXISTING CONDITIONS, DEMOLITION, AND EROSION CONTROL PLAN

© COPYRIGHT 2021
R.A. Smith, Inc.

DATE: 02/26/2021

SCALE: 1" = 100'

JOB NO. 3200283

PROJECT MANAGER: RYAN J. LANCOUR, P.E.

DESIGNED BY: JJJ

CHECKED BY: RJL

SHEET NUMBER

C001

P:\3200283\dwg\Sheets\3200283-XC01.dwg, EXISTING CONDITIONS DEMOLITION AND EROSION CONTROL, 2/26/2021 4:12:37 PM, cdc



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

PROPOSED FEATURES

- PROPOSED SITE LIGHTING
- MONUMENT SIGNS / SIGNS
- BUILDING OUTLINE & DOORS
- PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- HEAVY–DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY–DUTY ASPHALT PAVEMENT
- STANDARD–DUTY ASPHALT PAVEMENT
- PROPOSED & EXISTING PAVEMENT MARKING (PARKING LOT)

VAN VAN

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R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

GBP FOLDING CARTON ADDITION
CITY OF DE PERE

SITE PLAN - NORTH

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R.A. Smith, Inc.

DATE: 02/26/2021

SCALE: 1" = 30'

JOB NO. 3200283

PROJECT MANAGER: RYAN J. LANCOUR, P.E.

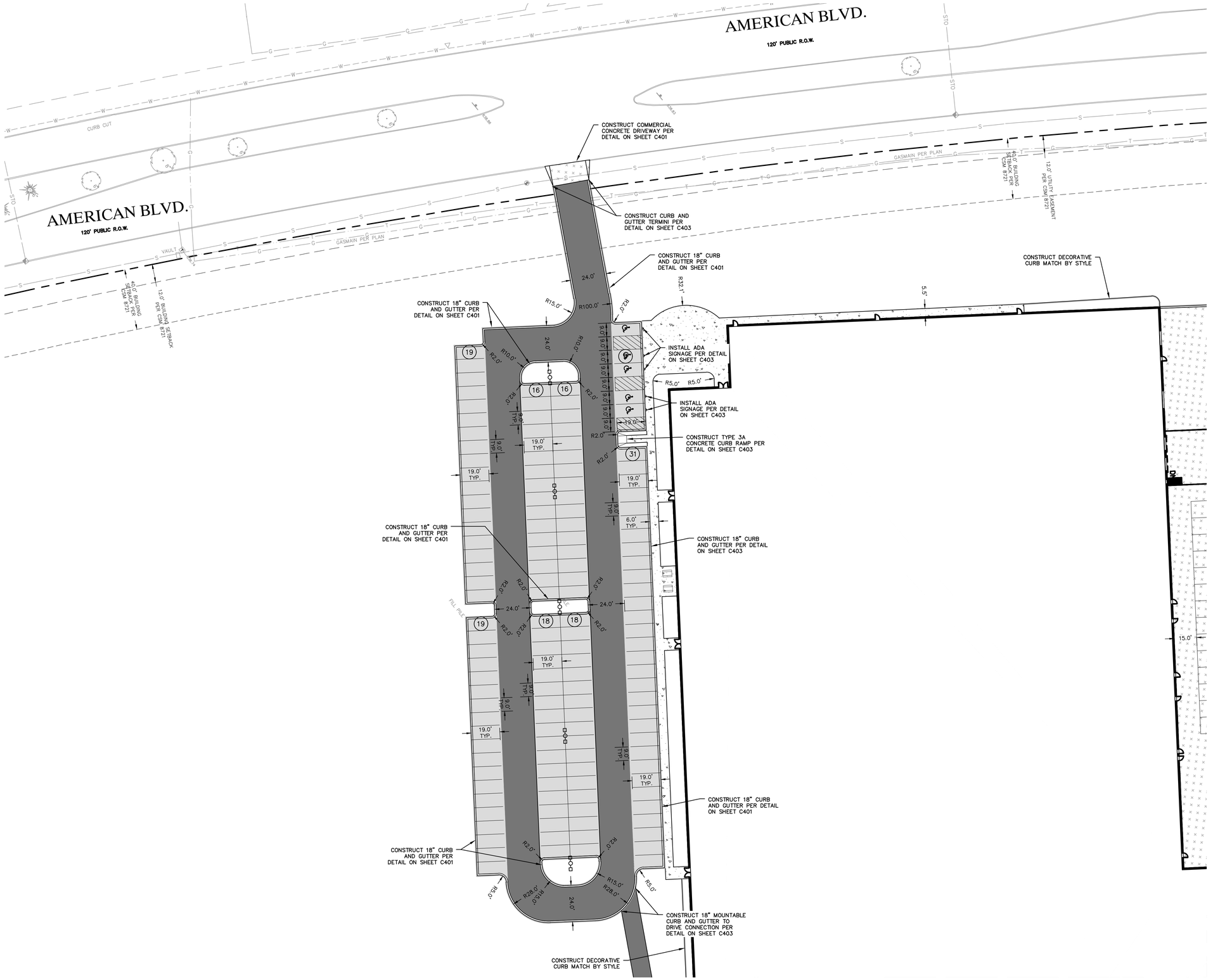
DESIGNED BY: JJJ

CHECKED BY: RJL

SHEET NUMBER

C101

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GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

PROPOSED FEATURES

- PROPOSED SITE LIGHTING
- MONUMENT SIGNS / SIGNS
- BUILDING OUTLINE & DOORS
- PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- PROPOSED & EXISTING PAVEMENT MARKING (PARKING LOT)

VAN VAN

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CITY OF DE PERE

SITE PLAN - SOUTH

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DATE: 02/26/2021

SCALE: 1" = 30'

JOB NO. 3200283

PROJECT MANAGER: RYAN J. LANCOUR, P.E.

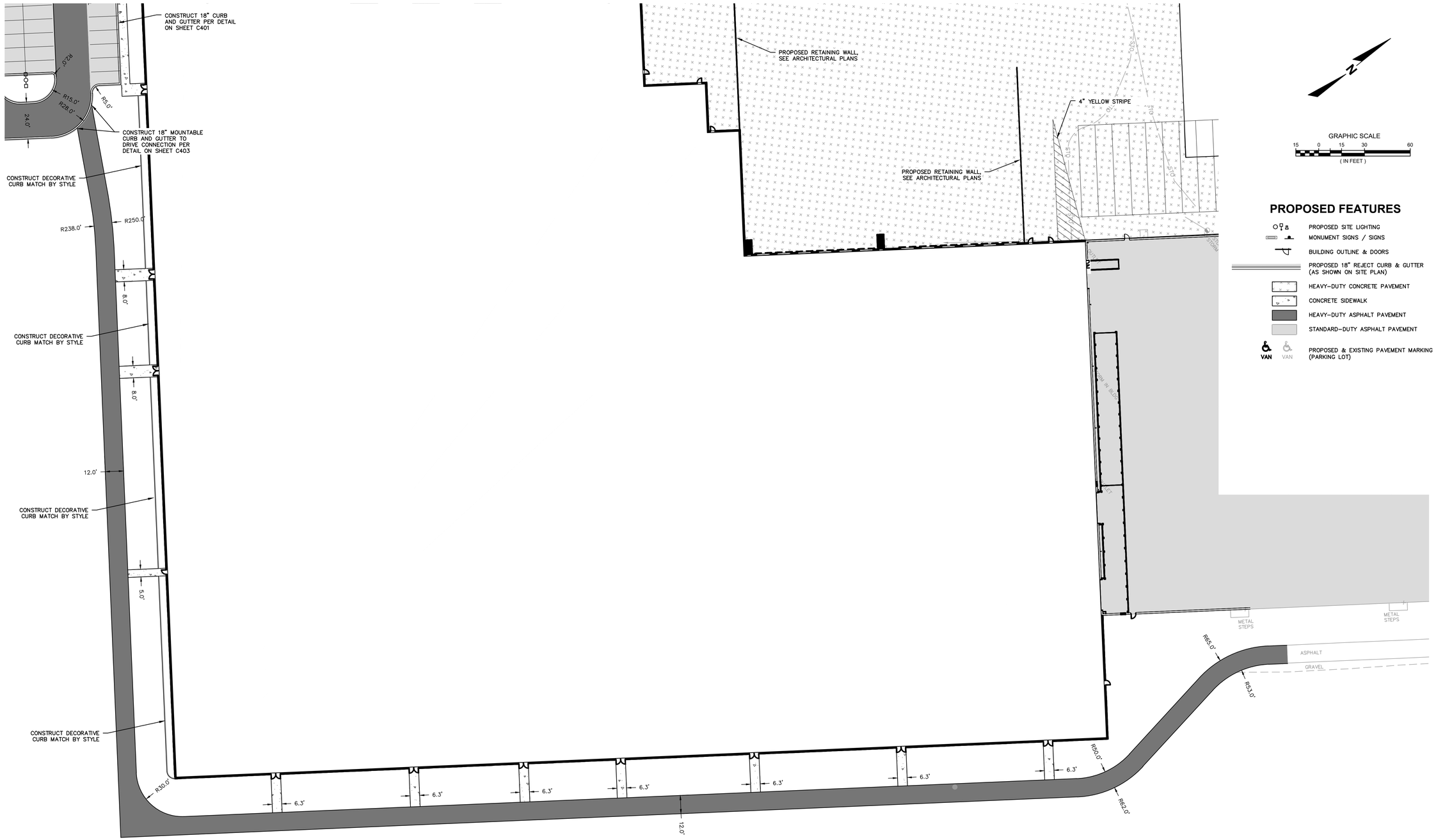
DESIGNED BY: JJJ

CHECKED BY: RJL

SHEET NUMBER

C102

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PROPOSED FEATURES

- PROPOSED SITE LIGHTING
- MONUMENT SIGNS / SIGNS
- BUILDING OUTLINE & DOORS
- PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- PROPOSED & EXISTING PAVEMENT MARKING (PARKING LOT)

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CITY OF DE PERE

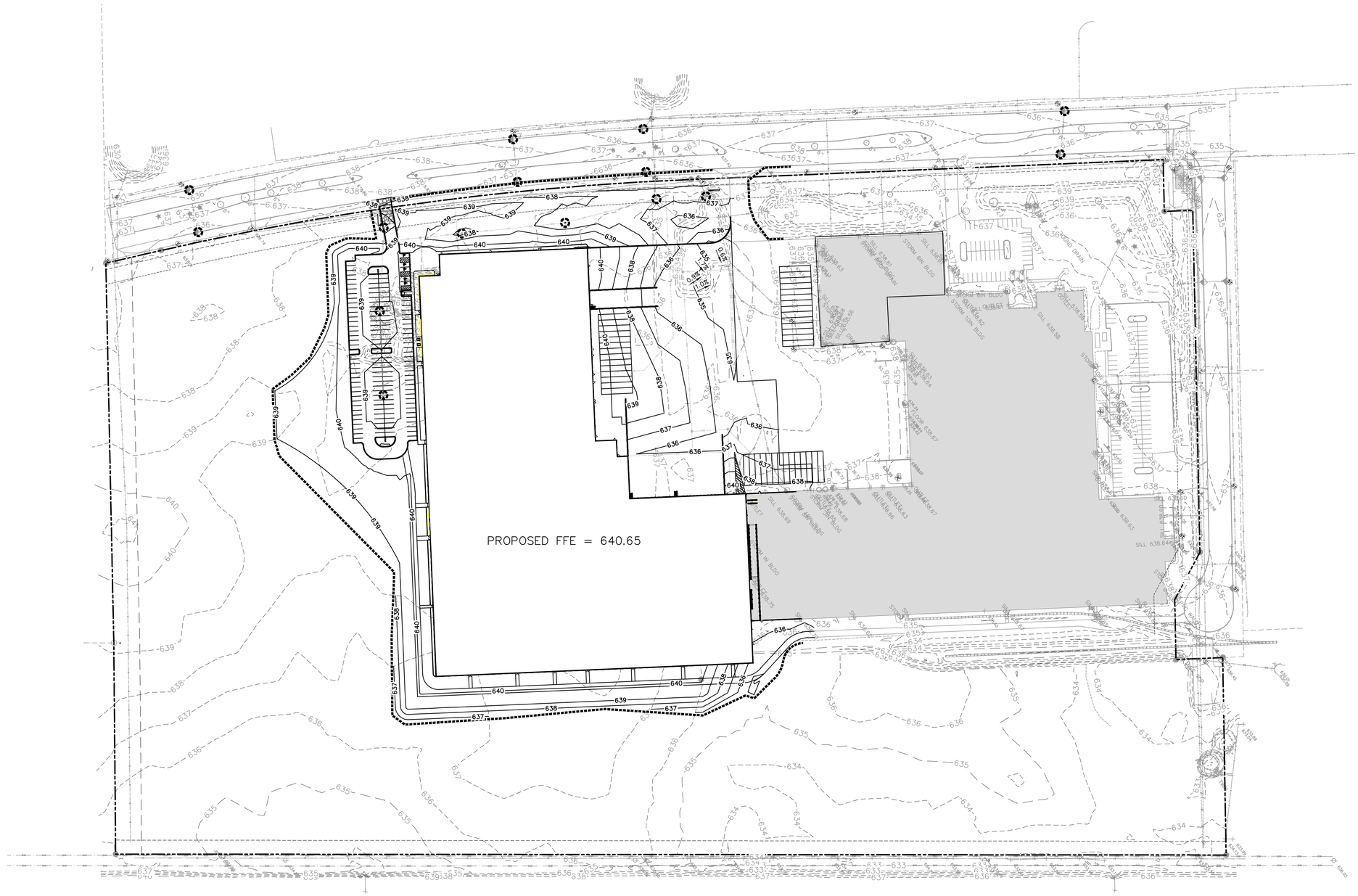
SITE PLAN - EAST

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DATE: **02/26/2021**
SCALE: **1" = 30'**
JOB NO. **3200283**
PROJECT MANAGER: **RYAN J. LANCOUR, P.E.**
DESIGNED BY: **JJJ**
CHECKED BY: **RJL**

SHEET NUMBER
C103

P:\3200283\Dwg\Sheets\3200283-SP01.dwg, East, 2/26/2021 4:13:08 PM, cdc



GRAPHIC SCALE
50 0 50 100 200
(IN FEET)

GRADING

	PROPOSED BUILDING PAD
870	CONTOUR LABELS
870	PROPOSED CONTOUR LABELS
	FEATURE LINES
	GRADING CUT MATERIAL
	GRADING FILL MATERIAL
TEXT	GRADING TEXT
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED 0.1-FOOT GRADE CONTOUR
TEXT	SURFACE SLOPE LABEL
870.70 ×	PROPOSED SPOT LOT CORNER
870.70 ×	PROPOSED SPOT GRADE
TEXT	TOPOGRAPHY TEXT
TEXT	TOPOGRAPHY TEXT NEW
TEXT	PROPOSED BUILDING PAD TEXT
	USER CONTOURS

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GBP FOLDING CARTON ADDITION
CITY OF DE PERE

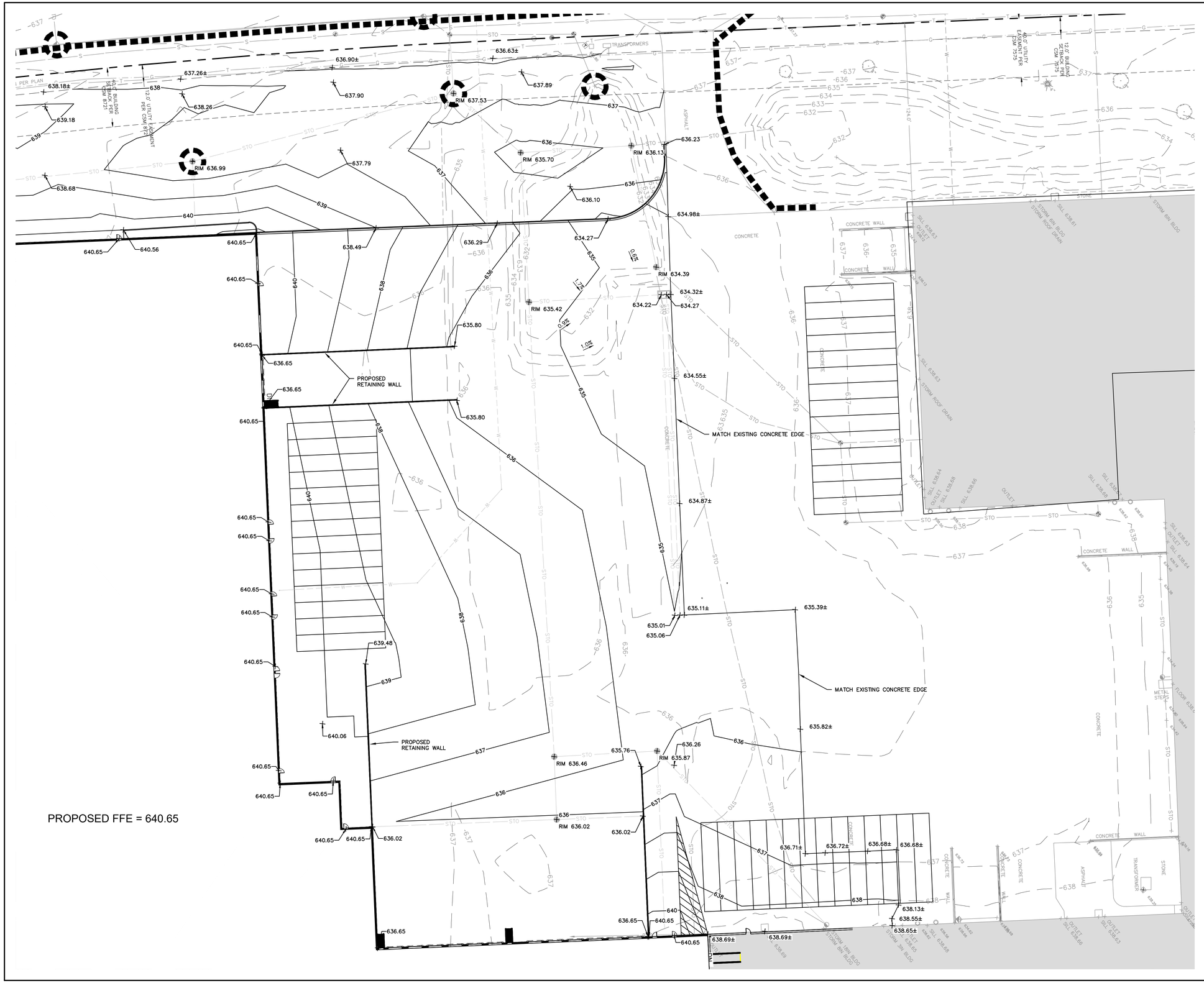
GRADING PLAN - OVERALL

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DATE: **02/26/2021**
SCALE: **1" = 100'**
JOB NO. **3200283**
PROJECT MANAGER: **RYAN J. LANCOUR, P.E.**
DESIGNED BY: **JJJ**
CHECKED BY: **RJL**

SHEET NUMBER
C200

P:\3200283\Dwg\Sheets\3200283-GP01.dwg, Overall, 2/26/2021 4:13:21 PM, cdc



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

GRADING

	PROPOSED BUILDING PAD
870	CONTOUR LABELS
870	PROPOSED CONTOUR LABELS
	FEATURE LINES
	GRADING CUT MATERIAL
	GRADING FILL MATERIAL
TEXT	GRADING TEXT
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED 0.1-FOOT GRADE CONTOUR
TEXT	SURFACE SLOPE LABEL
870.70 ×	PROPOSED SPOT LOT CORNER
870.70 ×	PROPOSED SPOT GRADE
TEXT	TOPOGRAPHY TEXT
TEXT	TOPOGRAPHY TEXT NEW
TEXT	PROPOSED BUILDING PAD TEXT
	USER CONTOURS

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GBP FOLDING CARTON ADDITION
CITY OF DE PERE

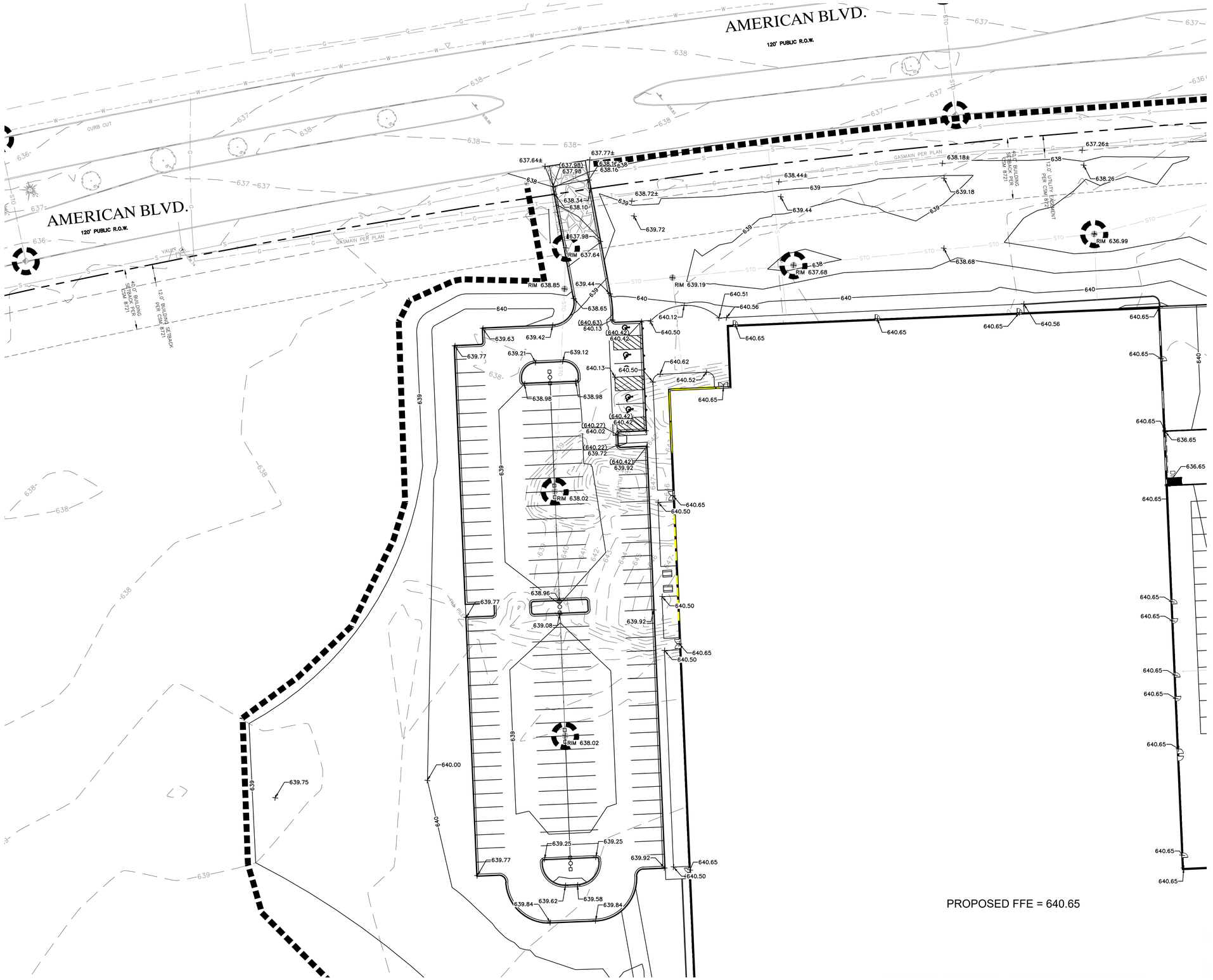
GRADING PLAN - NORTH

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DATE: 02/26/2021
SCALE: 1" = 30'
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C201

P:\3200283\Dwg\Sheets\3200283-GP01.dwg, North, 2/26/2021 4:13:27 PM, cdc



GRADING

	PROPOSED BUILDING PAD
870	CONTOUR LABELS
870	PROPOSED CONTOUR LABELS
	FEATURE LINES
	GRADING CUT MATERIAL
	GRADING FILL MATERIAL
TEXT	GRADING TEXT
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED 0.1-FOOT GRADE CONTOUR
TEXT	SURFACE SLOPE LABEL
870.70 ×	PROPOSED SPOT LOT CORNER
870.70 ×	PROPOSED SPOT GRADE
TEXT	TOPOGRAPHY TEXT
TEXT	TOPOGRAPHY TEXT NEW
TEXT	PROPOSED BUILDING PAD TEXT
	USER CONTOURS

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

PROPOSED FFE = 640.65

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GRADING PLAN - SOUTH

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DATE: 02/26/2021
SCALE: 1" = 30'
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C202

P:\3200283\Dwg\Sheets\3200283-GP01.dwg, South, 2/26/2021 4:13:32 PM, cdc

PROPOSED FFE = 640.65

PROPOSED RETAINING WALL

RIM 636.46

RIM 635.87

RIM 636.02

METAL STEPS

METAL STEPS

ASPHALT

GRAVEL

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

GRADING

	PROPOSED BUILDING PAD
870	CONTOUR LABELS
870	PROPOSED CONTOUR LABELS
	FEATURE LINES
	GRADING CUT MATERIAL
	GRADING FILL MATERIAL
TEXT	GRADING TEXT
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED 0.1-FOOT GRADE CONTOUR
TEXT	SURFACE SLOPE LABEL
870.70 ×	PROPOSED SPOT LOT CORNER
870.70 ×	PROPOSED SPOT GRADE
TEXT	TOPOGRAPHY TEXT
TEXT	TOPOGRAPHY TEXT NEW
TEXT	PROPOSED BUILDING PAD TEXT
	USER CONTOURS

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GBP FOLDING CARTON ADDITION
CITY OF DE PERE

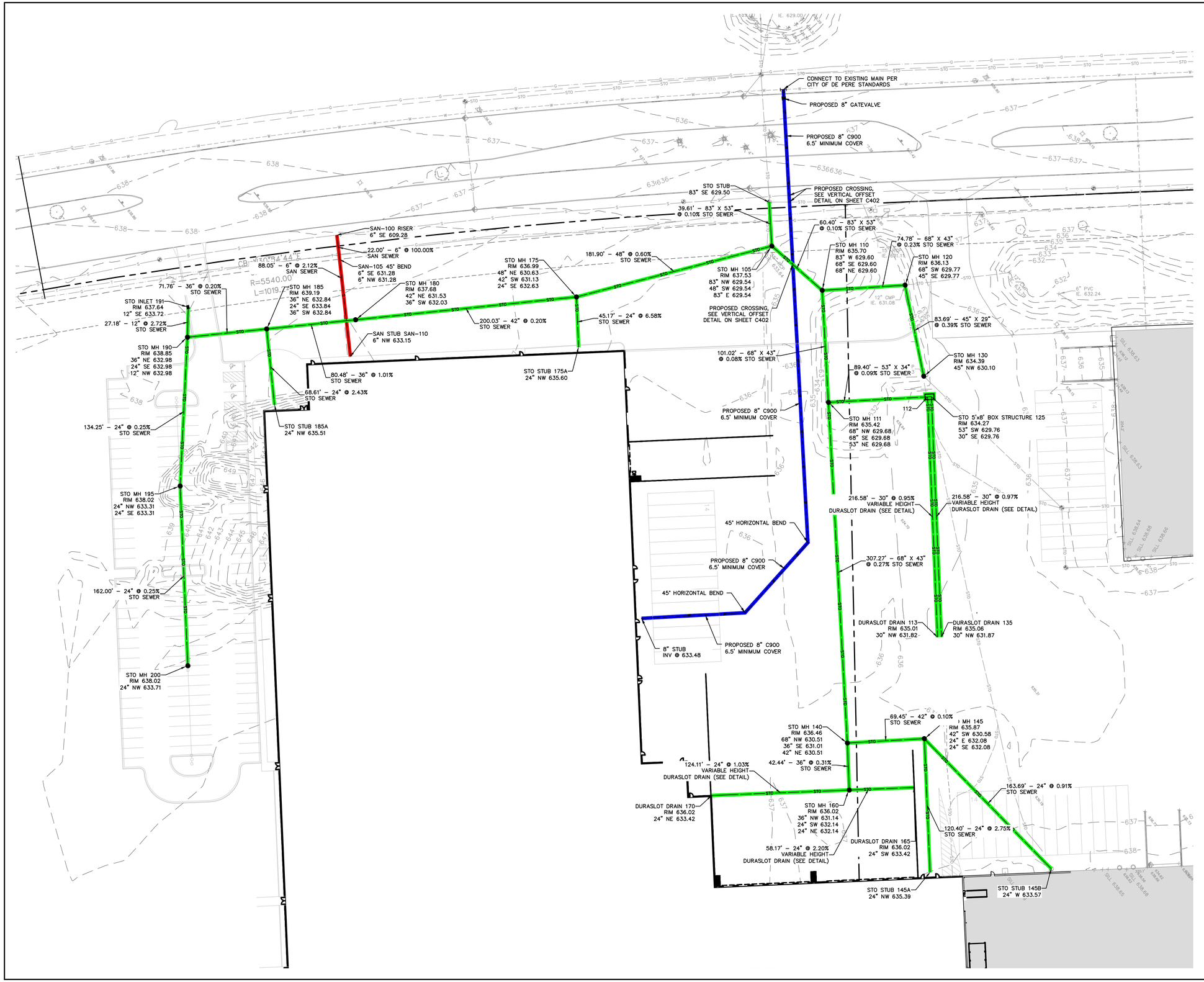
GRADING PLAN - EAST

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DATE: 02/26/2021
SCALE: 1" = 30'
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C203

P:\3200283\Dwg\Sheets\3200283-GP01.dwg, East, 2/26/2021 4:13:37 PM, cdc



N

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)

SANITARY SEWER

SAN MH–20	PROPOSED SANITARY SEWER TEXT
CO	PROPOSED SANITARY SEWER LATERAL TEXT
SAN MH	SANITARY SEWER TABLE
	PROPOSED SANITARY SEWER – PROFILE
s	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER LATERAL
	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY CLEAN OUT

STORM SEWER

MH–14	PROPOSED STORM SEWER TEXT
CB–14A	PROPOSED STORM SEWER LATERAL TEXT
CB–14A	STORM SEWER TABLE
	PROPOSED STORM SEWER – PROFILE
	PROPOSED STORM SEWER CULVERT
sto	PROPOSED STORM SEWER
	PROPOSED STORM SEWER LATERAL
	PROPOSED STORM MANHOLE
	PROPOSED CURB CATCH BASIN
	PROPOSED CATCH BASIN
	PROPOSED END SECTION (x & y CAN BE SCALED AS APPROPRIATE)

WATER MAIN

8" GATE VALVE	PROPOSED WATERMAIN TEXT
2" WS	PROPOSED WATERMAIN LATERAL TEXT
HYDRANT	
W	PROPOSED WATER MAIN
	PROPOSED WATER LATERAL
	PROPOSED WATER MANHOLE
BENDS / TEE CROSS	PROPOSED WATER FITTINGS
FDC VALVE REDUCER HYD	PROPOSED WATER APPURTENANCES

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GBP FOLDING CARTON ADDITION
CITY OF DE PERE

UTILITY PLAN

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DATE: 02/26/2021
SCALE: 1" = 40'
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C300

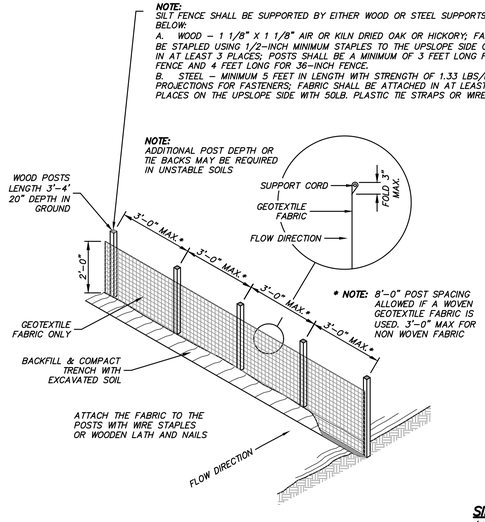
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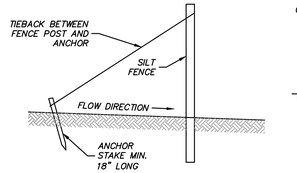
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

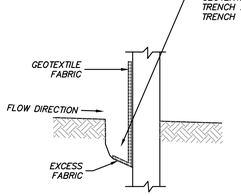
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4–INCH TRENCH WIDE BY 6–INCH DEEP TRENCH, OR 6–INCH V–TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD––OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD––HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



SILT FENCE
(NOT TO SCALE)

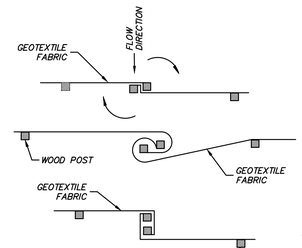


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

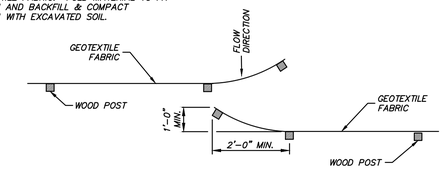


TRENCH DETAIL

NOTES:
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

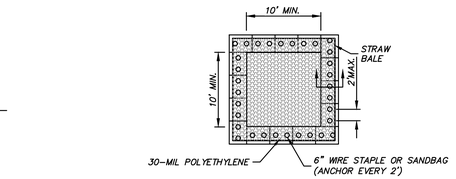


TWIST METHOD

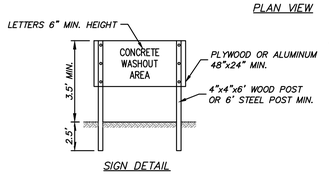


HOOK METHOD

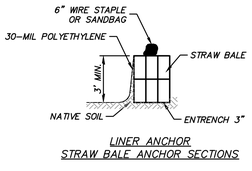
JOINING TWO LENGTHS OF SILT FENCE



PLAN VIEW



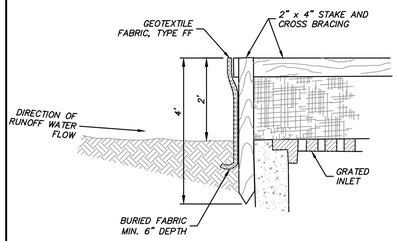
SIGN DETAIL

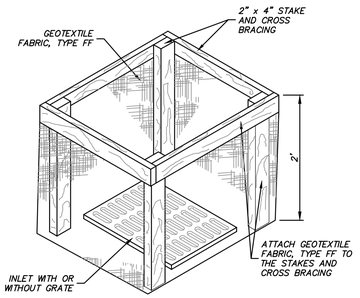


LINER ANCHOR
STRAW BALE ANCHOR SECTIONS

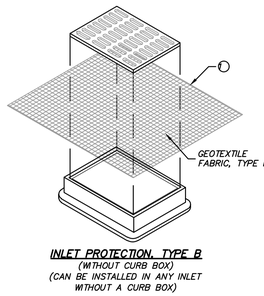
NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO–THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"x2"x4' WOODEN STAKES.

TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE

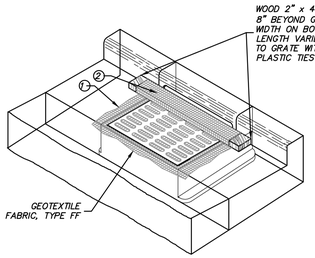




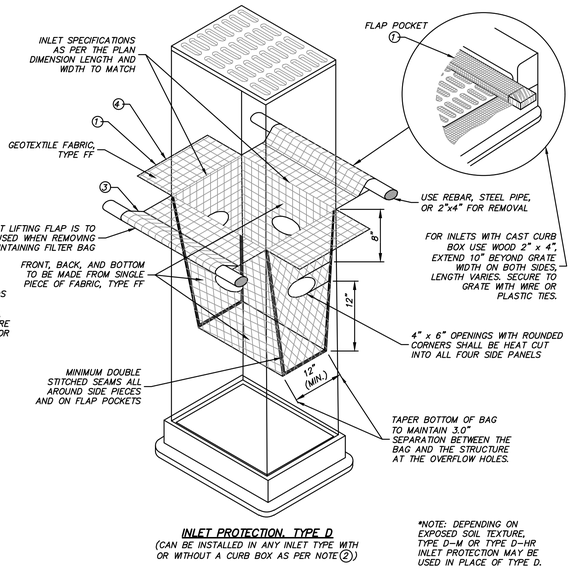
INLET PROTECTION, TYPE A



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 ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

*NOTE: DEPENDING ON EXPOSED SOIL TEXTURE, TYPE D–M OR TYPE D–HR INLET PROTECTION MAY BE USED IN PLACE OF TYPE D.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. 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.
④ SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.

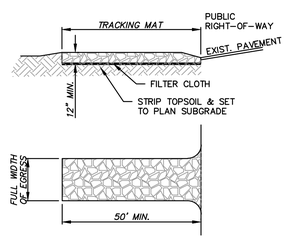
FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

FOR TYPE D INLET PROTECTION (INCLUDING D–M AND D–HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

STORM DRAIN INLET PROTECTION
(NOT TO SCALE)



NOTES:

A. TRACKING PAD:

1. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
5. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. TIRE WASHING:

IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

1. THE WASHING STATION SHALL BE LOCATED ON–SITE ON AN AREA THAT IS STABILIZED AND DRAINS INTO A SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
2. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.

C. MAINTENANCE

1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24–HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP–DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12–INCH THICK PAD SHALL BE MAINTAINED.

STONE TRACKING PAD AND TIRE WASHING
(NOT TO SCALE)

DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
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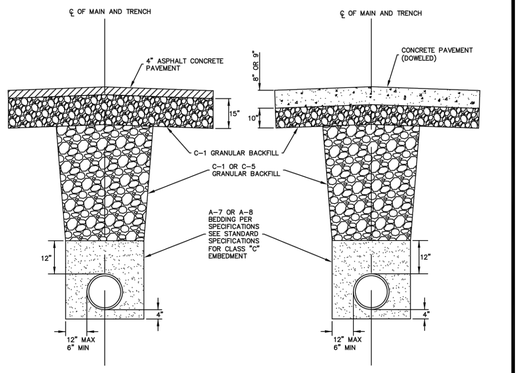
GBP FOLDING CARTON ADDITION
CITY OF DE PERE

DETAILS

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R.A. Smith, Inc.

DATE: 02/26/2021
SCALE: N.T.S.
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C400



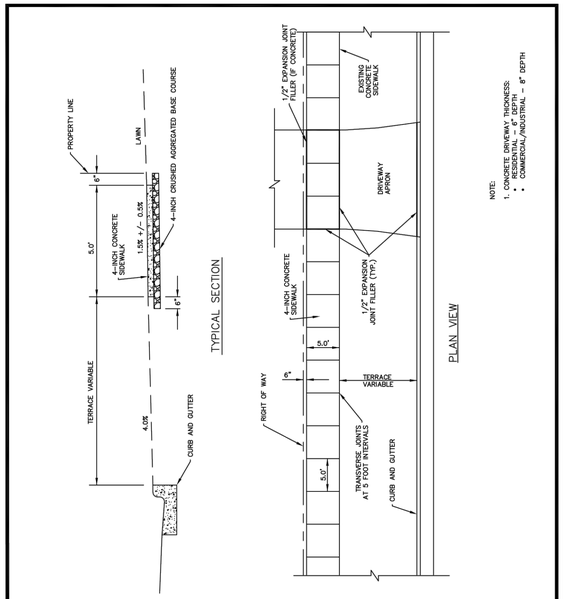
ASPHALT PAVEMENT BACKFILL

CONCRETE PAVEMENT BACKFILL

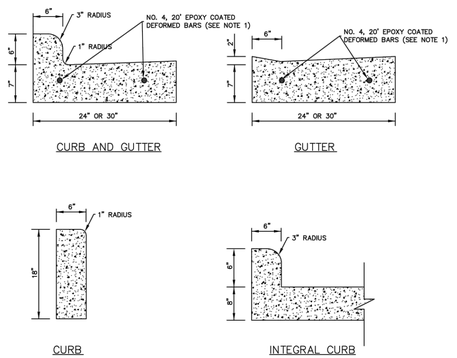
NOTES:

1. SIDE SLOPE BELOW ELEVATION ON FOOT ABOVE OF PIPE SHALL BE VERTICAL.
2. BACKFILL TO ONE FOOT ABOVE THE TOP OF THE PIPE SHALL BE TAMPED UNDER AND AROUND THE PIPE.

DE PERE ENGINEERING DIVISION 925 S. SIXTH ST DE PERE, WI 54115 OFFICE 920-339-4061 FAX 920-339-4071	TITLE: TRENCHING AND BACKFILLING DIVISION: 31 DRAWING NO: TB-1 DATE: 12/2018 BY: KAD CHECKED: EPR



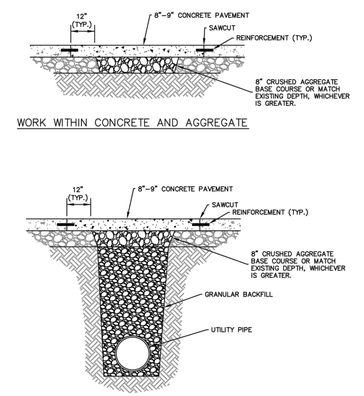
DE PERE ENGINEERING DIVISION 925 S. SIXTH ST DE PERE, WI 54115 OFFICE 920-339-4061 FAX 920-339-4071	TITLE: CONCRETE SIDEWALKS AND DRIVEWAY DIVISION: 32 DRAWING NO: C-3 DATE: 12/2018 BY: KAD CHECKED: EPR



NOTES:

1. 2–NO. 4, 20' EPOXY COATED DEFORMED BARS SHALL BE INSTALLED CENTERED OVER EACH SERVICE AND UTILITY TRENCH OR AS DIRECTED BY THE ENGINEER. FOR TRENCHES LYING UNDER THE CURB AND RUNNING PARALLEL TO THE CURB THE BARS SHALL BE INSTALLED FULL LENGTH OF THE TRENCH.
2. ALL EXPOSED EDGES OF THE CONCRETE SHALL BE FINISHED WITH AN EDGING TOOL HAVING A RADIUS OF 1/4 INCH UNLESS OTHERWISE NOTED.

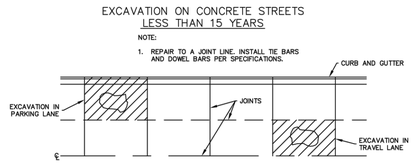
DE PERE ENGINEERING DIVISION 925 S. SIXTH ST DE PERE, WI 54115 OFFICE 920-339-4061 FAX 920-339-4071	TITLE: CONCRETE CURB CURB AND GUTTER AND GUTTER DIVISION: 32 DRAWING NO: C-5 DATE: 12/2018 BY: KAD CHECKED: EPR



NOTE:

1. INSTALL REINFORCEMENT PER SPECIFICATIONS.

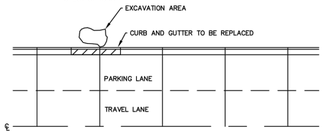
DE PERE ENGINEERING DIVISION 925 S. SIXTH ST DE PERE, WI 54115 OFFICE 920-339-4061 FAX 920-339-4071	TITLE: EXCAVATION IN CONCRETE PAVEMENT DIVISION: 32 DRAWING NO: P-3 DATE: 12/2019 BY: KAD CHECKED: EPR



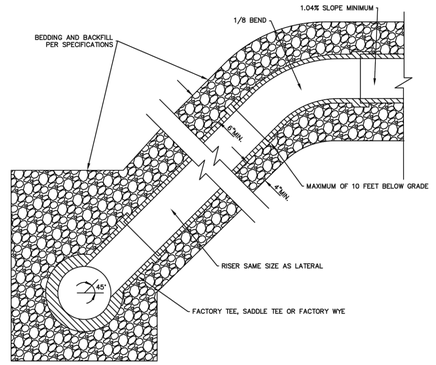
CURB AND GUTTER REMOVAL ON ASPHALTIC CONCRETE PAVEMENT

NOTE:

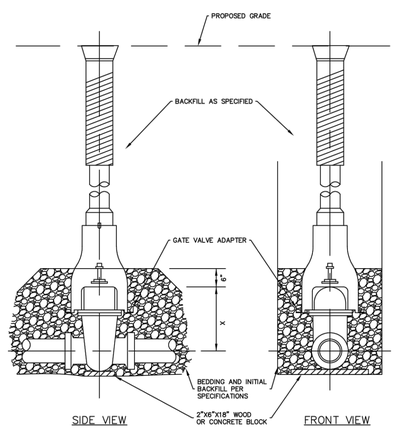
1. IF EXCAVATION OCCURS BEHIND THE CURB AND GUTTER AND INVOLVES CURB AND GUTTER REMOVAL AND REPLACEMENT, INSTALL TIE BARS PER SPECIFICATIONS.



DE PERE ENGINEERING DIVISION 925 S. SIXTH ST DE PERE, WI 54115 OFFICE 920-339-4061 FAX 920-339-4071	TITLE: PATCH WORK IN CONCRETE PAVEMENT DIVISION: 32 DRAWING NO: P-4 DATE: 12/2019 BY: KAD CHECKED: EPR



DE PERE ENGINEERING DIVISION 925 S. SIXTH ST DE PERE, WI 54115 OFFICE 920-339-4061 FAX 920-339-4071	TITLE: RISER FOR SERVICE CONNECTIONS DIVISION: 33 DRAWING NO: S-8 DATE: 12/2018 BY: KAD CHECKED: EPR

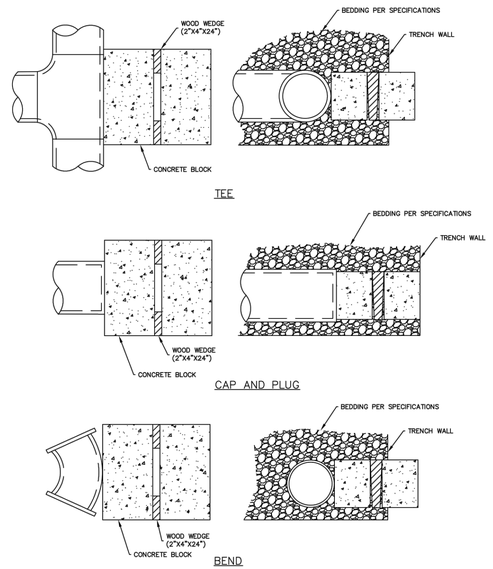


PIPE DIA. INCHES	X=SETTING INCHES
6	12
8	13
10	17
12	21

NOTES:

1. ENCASE ENTIRE VALVE IN POLYETHYLENE ENCASEMENT.
2. VALVE BOXES SHALL BE SET VERTICAL.
3. JOINT RESISTANT PER SPECIFICATIONS.
4. VALVE EXTENTION STEM REQUIRED.

DE PERE ENGINEERING DIVISION 925 S. SIXTH ST DE PERE, WI 54115 OFFICE 920-339-4061 FAX 920-339-4071	TITLE: RESILIENT SEATED GATE VALVE DIVISION: 33 DRAWING NO: W-2 DATE: 12/2018 BY: KAD CHECKED: EPR



NOTES:

1. USE 8"X8"16" CONCRETE BLOCK FOR 6" OR 8" DIA. PIPE.
2. USE 12"X8"X16" CONCRETE BLOCK 10" AND 12" DIA. PIPE.
3. CONCRETE BLOCKING SHALL BE INSTALLED AGAINST FIRM NATURAL GROUND.

DE PERE ENGINEERING DIVISION 925 S. SIXTH ST DE PERE, WI 54115 OFFICE 920-339-4061 FAX 920-339-4071	TITLE: BUTTRESS FOR TEES PLUGS AND BENDS DIVISION: 33 DRAWING NO: W-3 DATE: 12/2018 BY: KAD CHECKED: EPR

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
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Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
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GBP FOLDING CARTON ADDITION
CITY OF DE PERE

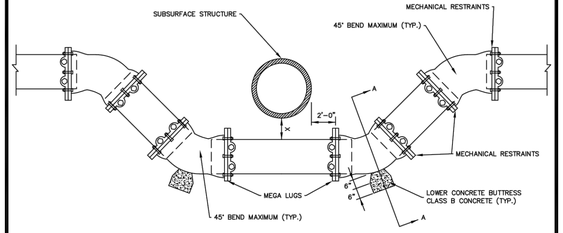
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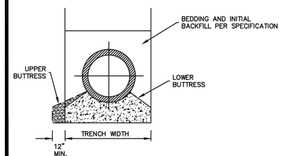
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DATE: 02/26/2021
SCALE: N.T.S.
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C401

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SECTION A–A

SEPERATION TABLE

DESCRIPTION	X=DISTANCE
STRUCTURE	12"
UNDER SEWER	18"
OVER SEWER	6"

NOTES:

1. ALL FITTINGS TO BE WRAPPED WITH POLYETHYLENE ENCASEMENT BEFORE PLACEMENT OF BUTTRESSES.
2. MECHANICAL RESTRAINTS WILL BE REQUIRED IN ADDITION TO BLOCKING.

DE PERE

ENGINEERING DIVISION
925 S. SIXTH ST
DE PERE, WI 54115
OFFICE 920–339–4061
FAX 920–339–4071

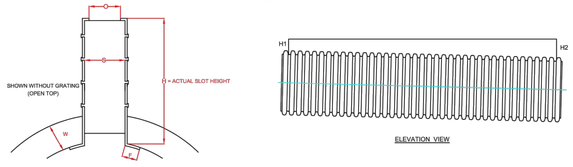
TITLE: WATER MAIN OFFSET

DIVISION: 33

DRAWING NO: W–4

DATE: 12/2018
BY: KAD
CHECKED: EPR

DURASLOT® VARIABLE HEIGHT SLOT RISER
4" - 36" DIAMETER



ELEVATION VIEW

4" - 36" PIPE WITH VARIABLE SLOT RISER DIMENSIONS

PIPE DIAM.	H	W	F	O	S	PRODUCT # (GRATED)	PRODUCT # (OPEN TOP)
4" (100mm)	VARIES	0.34"	0.5"	1.25"	1.75"	0490DS	0490DSOT
6" (150mm)	VARIES	0.5" (13mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	0690DS	0690DSOT
8" (200mm)	VARIES	0.625" (16mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	0890DS	0890DSOT
10" (250mm)	VARIES	0.75" (19mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	1090DS	1090DSOT
12" (300mm)	VARIES	1.125" (29mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	1290DS	1290DSOT
15" (375mm)	VARIES	1.25" (32mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	1590DS	1590DSOT
18" (450mm)	VARIES	1.5" 38mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	1890DS	1890DSOT
24" (600mm)	VARIES	1.875" (48mm)	1.0" (25mm)	1.75" (44mm)	2.25" (57mm)	2490DS	2490DSOT
30" (750mm)	VARIES	2.55" (65mm)	1" (25mm)	1.75" (45mm)	2.25" (57mm)	3090DS	3090DSOT
36" (900mm)	VARIES	2.85" (72mm)	1" (25mm)	1.75" (45mm)	2.25" (57mm)	3690DS	3690DSOT

NOTES:

1. SLOT HEIGHTS TO CONFORM TO DIMENSIONS ON PROJECT PLANS. 'H' AT EACH END OF EACH LENGTH OF DURASLOT® TO BE DETAILED ON SLOT DIMENSIONS LAYOUTS FOR APPROVAL BEFORE PRODUCTION.
2. DIMENSION FROM GRADE TO PIPE INVERT: H (ACTUAL SLOT HEIGHT) + PIPE DIAMETER + RECESS (2"-5")
3. H1 AND H2 VARY BASED ON PROJECT SPECIFICATIONS.

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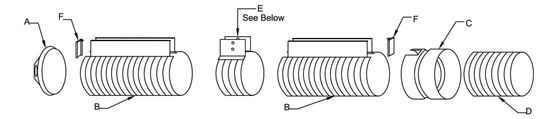
REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

DRAWING NUMBER: STD-1402

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

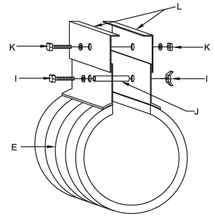
DRAWN BY: CWS
DATE: 2/1/2019
CHK'D BY: KAK
SCALE: NTS
SHEET: 1 OF 1

30"-36" DURASLOT® System Assembly With 6" Slot Riser - Open Top



A. Taylor Plug or Similar
B. DURASLOT Pipe
C. DURASLOT Adapater
D. N-12 Pipe
E. DURASLOT Coupler Band
F. DURASLOT Slot Cap

I. Hex Head Assembly:
⅜" Hex Head Screw x 3½" Long w/ Washer & ⅜" Wingnut
J. Plastic Sleeve Spacer (Goes on I. - Not Used with 4" DIAM.)
K. Hex Head Assembly:
⅜" Hex Head Screw x 3½" Long w/ (2) Washers & ⅜" Hex Nut
L. DURASLOT Band Flanges



NOTE: Each Cap (A) & Adapter (C) comes with a Cap (F)
Each Coupler Band (E) comes with Hardware - I,J,K, & L

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D

DRAWING NUMBER:

4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
ADVANCED DRAINAGE SYSTEMS, INC.

DRAWN BY:
DATE:
CHK'D BY:
SCALE: NTS
SHEET: 1 OF 1

HEAVY TRAFFIC DURASLOT® INSTALLATION

Heavy Traffic - surrounded by concrete for critical loading applications. This would include frequent high-speed, H-20 traffic (i.e. highways, loading docks, etc.). The 'S' dimension is generally 6" depending on the specific conditions for the project (design layout, traffic patterns, soil properties, etc.). Expansion joints and concrete and/or asphalt pavement is to be designed by others.

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SHEET: 1 OF 1

DATE	DESCRIPTION

raSmith
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Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

GBP FOLDING CARTON ADDITION
CITY OF DE PERE

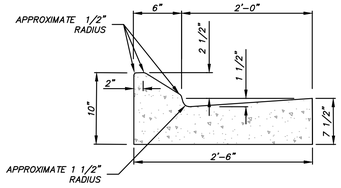
DETAILS

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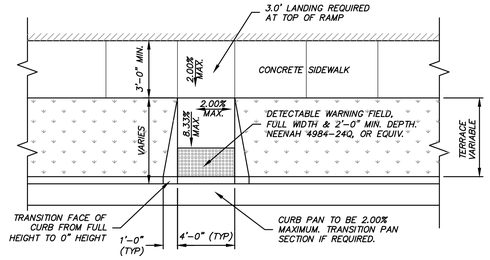
DATE: 02/26/2021
SCALE: N.T.S.
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C402

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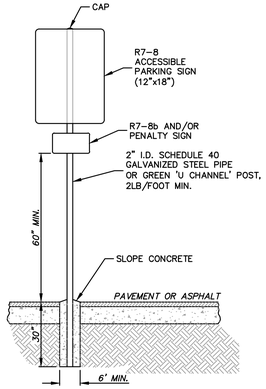


CONCRETE CURB & GUTTER 30" MOUNTABLE SECTION



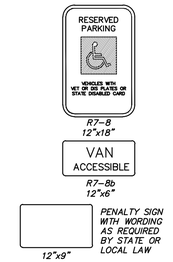
TYPE 3A CURB RAMP

NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.

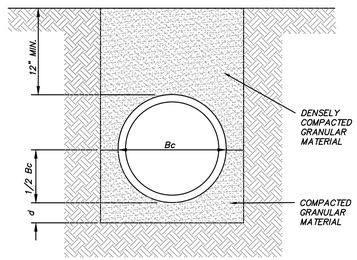


ACCESSIBLE PARKING SIGN AND POST INSTALLATION

TYPE 1

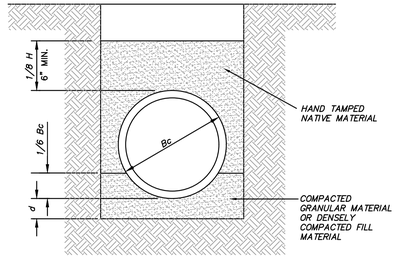


ACCESSIBLE PARKING SIGNS



GRANULAR FOUNDATION
CLASS B SANITARY & STORM (PVC & HDPE PIPE)

CLASS B BEDDING — THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL PLACED UP TO A HEIGHT EQUAL TO ONE-HALF THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE GRANULAR BEDDING BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" DIAMETER AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE INITIAL FILL MATERIAL SHALL BE DENSELY COMPACTED GRANULAR UP TO A HEIGHT OF 12" OVER THE TOP OF THE PIPE.



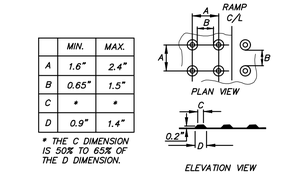
GRANULAR FOUNDATION
CLASS C STORM (DIP & RCP)

CLASS C BEDDING — THE PIPE IS BEDDED IN COMPACTED GRANULAR MATERIAL, OR DENSELY COMPACTED FILL MATERIAL UP TO A HEIGHT EQUAL TO ONE-SIXTH THE OUTSIDE DIAMETER OF THE PIPE. THE DEPTH OF THE BEDDING MATERIAL BELOW THE PIPE IS A MINIMUM OF 3" FOR 27" AND SMALLER PIPE, 6" FOR 66" DIAMETER AND LARGER PIPE, AND 4" FOR INTERMEDIATE SIZES. THE REMAINING SIDEFILL AND BACKFILL MATERIAL IS COMPACTED NATIVE SOILS.

Bc = OUTSIDE DIAMETER
H = BACKFILL COVER ABOVE PIPE
d = DEPTH OF BEDDING MATERIAL UNDER PIPE

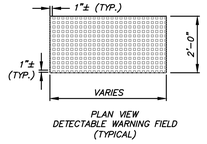
PIPE BEDDING

NO SCALE



	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

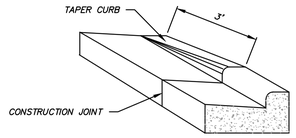
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.



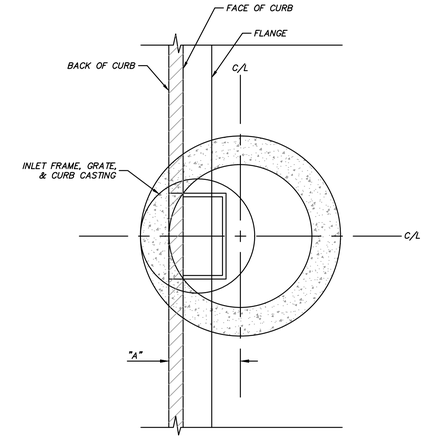
DETECTABLE WARNING FIELD

(TRUNCATED DOMES)

NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
2. DETECTABLE WARNING FIELDS SHALL BE "NEENAH DETECTABLE WARNING PLATES" 4984-XXX, OR EQUIV.
3. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.

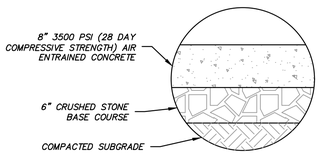


CURB & GUTTER TERMINI

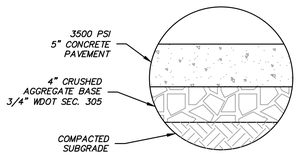


STORM STRUCTURE PLACEMENT & CASTING INFO				
STRUCTURE SIZE	DIMENSION "A"	18" C&G CASTING	30" C&G CASTING	NON-CURB CASTING
4'-0"	22.75"	R-3170	R-3228-K	R-3210-L
5'-0"	28.75"	R-3170	R-3228-K	R-3210-L
6'-0"	34.75"	R-3170	R-3228-K	R-3210-L
7'-0"	40.75"	R-3170	R-3228-K	R-3210-L
2'X3'	16.00"	R-3170	R-3228-K	R-3210-L
2.5'X3'	16.00"	R-3170	R-3228-K	R-3210-L

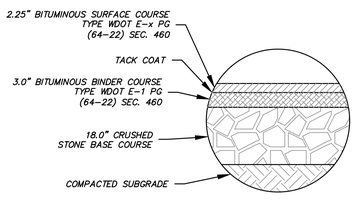
TYPICAL MASONRY OR PRECAST STORM STRUCTURE PLACEMENT & CASTING INFO



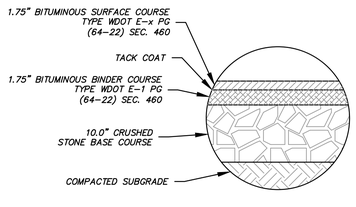
HEAVY DUTY CONCRETE PAVEMENT SECTION



CONCRETE SIDEWALK SECTION



BITUMINOUS PAVEMENT (HEAVY DUTY)



BITUMINOUS PAVEMENT (STANDARD DUTY)

raSmith
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(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DATE	DESCRIPTION

GBP FOLDING CARTON ADDITION
CITY OF DE PERE

DETAILS

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R.A. Smith, Inc.

DATE: 02/26/2021
SCALE: N.T.S.
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: JJJ
CHECKED BY: RJL

SHEET NUMBER
C403

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DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
   b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
   c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
   d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382–387
   e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
   f. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   g. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
   h. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
   i. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   j. MUNICIPALITY DEVELOPMENT STANDARDS
   k. COUNTY DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.
   a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
   b. CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 5 WORKING DAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.
6. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR HIS REPRESENTATIVE.
   a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR HIS REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY AND ACCEPTABILITY OF MATERIALS PERFORMED, AND WORKMANSHIP. , INTERPRETATION OF THE PLANS AND SPECIFICATIONS HE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
   b. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR HIS REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS, IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER. NEITHER SHALL PAYMENT BY THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD ANEW ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS WHEREVER FOUND.
   c. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION, OR MANUFACTURE OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO REVOKE, ALTER OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR IS HE AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND CONTRACT, AND SHALL HAVE THE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR HIS REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
   d. ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR HIS REPRESENTATIVES SHALL BE ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION.
   e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
   f. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE OWNER OR HIS REPRESENTATIVE.
   g. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN–PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR.
   h. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
   i. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR HIS REPRESENTATIVE WITH A MARKED–UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, AND NOT FROM MEMORY WHEN THE WORK IS DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR HIS REPRESENTATIVE MAY EXAMINE THEM.
      i. THE MARKED–UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT–OF WAY.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS–BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. 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.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. SELECTIVELY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE–GRADE AND BELOW–GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE FILLED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD CONDITIONS, AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
6. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
7. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
8. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
9. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING THE WETTER PORTIONS OF THE YEAR USING A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
10. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ACCUMULATING IN EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
12. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF FOUR INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A PERMANENT GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

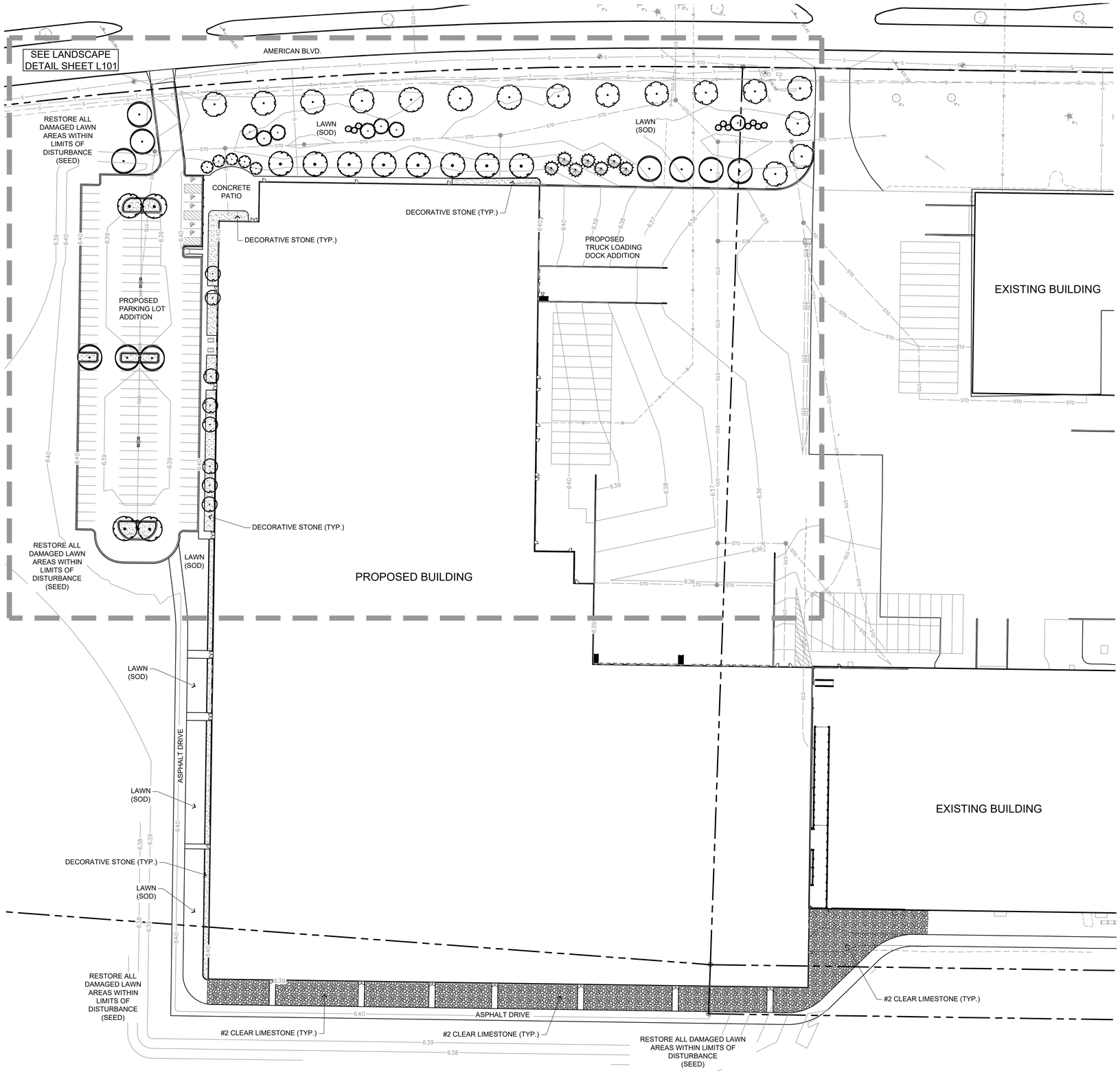
1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT–MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4–INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4–INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8–INCH TOLERANCE AS DETERMINED BY USING A 10–FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR–ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR–ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS. JOINT PATTERN SHALL FOLLOW ARCHITECTURAL PLANS IF AVAILABLE.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.

DIVISION 32 – EXTERIOR IMPROVEMENTS

14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4–INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415.0 OF WISDOT STANDARD SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
19. MAXIMUM ALLOWABLE DIFF



LANDSCAPE KEY

DECIDUOUS TREES

EVERGREEN TREES

DECORATIVE LANDSCAPE STONE TO MATCH I

#2 CLEAR LIMESTONE

LANDSCAPE CALCULATIONS

CITY OF DEPERE ZONED I-B-2
Article XII Development and design standards

LANDSCAPING
Front Yard:
The street front yard and the front one-third of the side yards abutting the building shall be sodded. All other open space areas shall, at a minimum be seeded.
PROVIDED: As required

At least 20% of the required number of trees shall be hardwood deciduous trees
REQUIRED: 15 hardwood trees
PROVIDED: 51 hardwood trees

Overall Site:
One (1) tree per 10,000 square feet of lot area or fraction thereof. 30% of such trees shall be deciduous hardwood.
Assumed lot area = 75,000 SF
REQUIRED: 75 TREES
PROVIDED: 75 TREES (68% hardwood trees)

NORTH

0 25 50 100
GRAPHIC SCALE

Know what's below. Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

GBP FOLDING CARTON ADDITION
CITY OF DE PERE

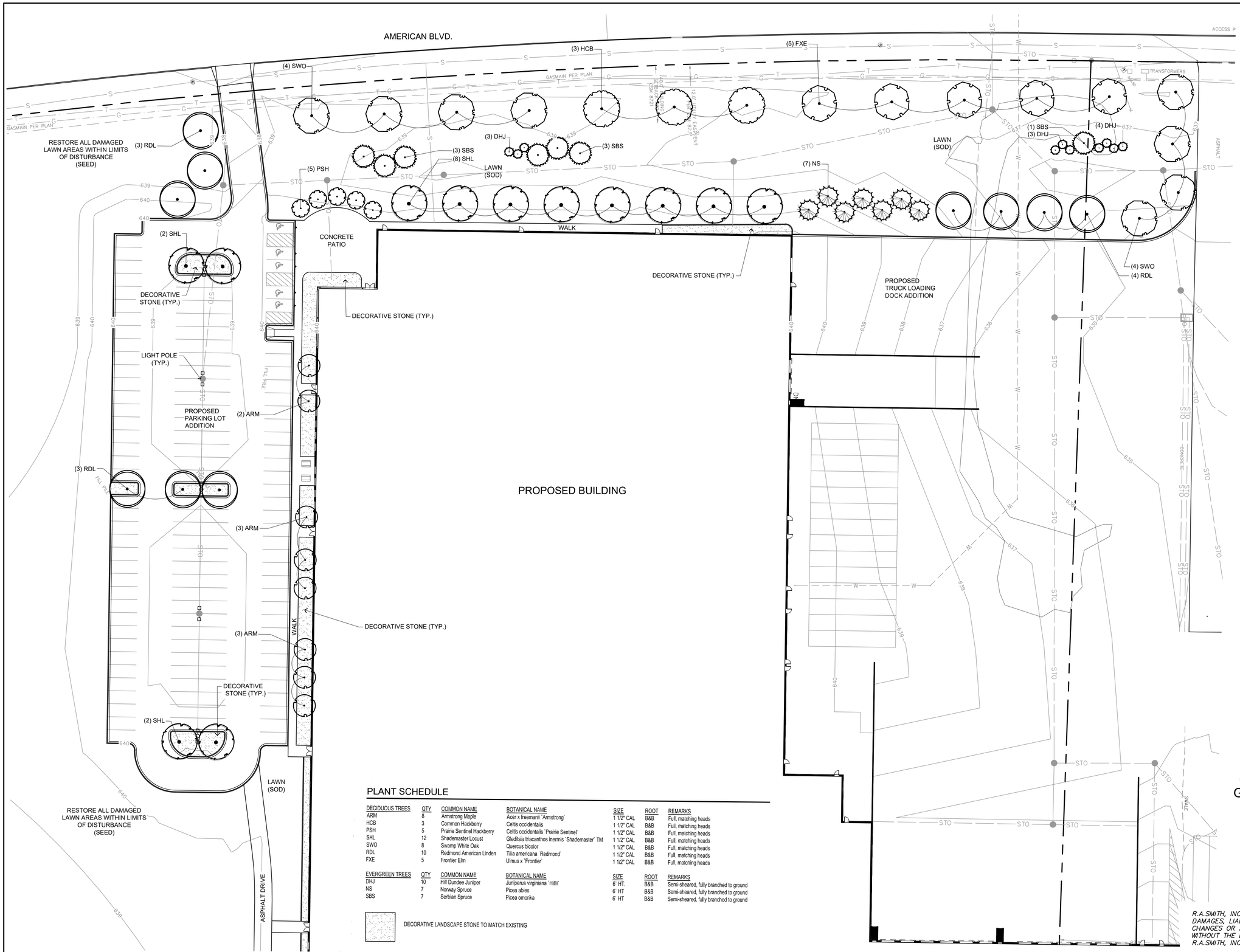
OVERALL LANDSCAPE PLAN

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R.A. Smith, Inc.

DATE: 02/26/2021
SCALE: 1" = 50'
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: NJW/LJH
CHECKED BY: LJH

SHEET NUMBER
L100

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PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ARM	8	Armstrong Maple	Acer x freemanii `Armstrong`	1 1/2" CAL	B&B	Full, matching heads
HCB	3	Common Hackberry	Celtis occidentalis	1 1/2" CAL	B&B	Full, matching heads
PSH	5	Prairie Sentinel Hackberry	Celtis occidentalis `Prairie Sentinel`	1 1/2" CAL	B&B	Full, matching heads
SHL	12	Shademaster Locust	Gleditsia triacanthos inermis `Shademaster` TM	1 1/2" CAL	B&B	Full, matching heads
SWO	8	Swamp White Oak	Quercus bicolor	1 1/2" CAL	B&B	Full, matching heads
RDL	10	Redmond American Linden	Tilia americana `Redmond`	1 1/2" CAL	B&B	Full, matching heads
FXE	5	Frontier Elm	Ulmus x `Frontier`	1 1/2" CAL	B&B	Full, matching heads

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DHJ	10	Hill Dundee Juniper	Juniperus virginiana `Hillii`	6` HT.	B&B	Semi-sheared, fully branched to ground
NS	7	Norway Spruce	Picea abies	6` HT	B&B	Semi-sheared, fully branched to ground
SBS	7	Serbian Spruce	Picea omorika	6` HT	B&B	Semi-sheared, fully branched to ground

DECORATIVE LANDSCAPE STONE TO MATCH EXISTING

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

DESCRIPTION	DATE

raSmith
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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

GBP FOLDING CARTON ADDITION
CITY OF DE PERE

DETAILED LANDSCAPE PLAN

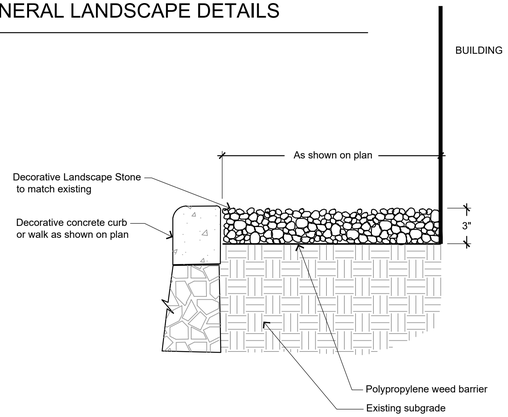
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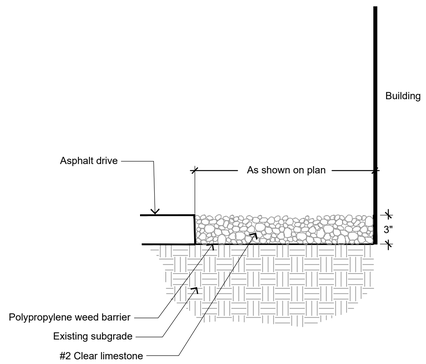
DATE: 02/26/2021
SCALE: 1" = 30'
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: NJW/LJH
CHECKED BY: LJH

SHEET NUMBER
L101

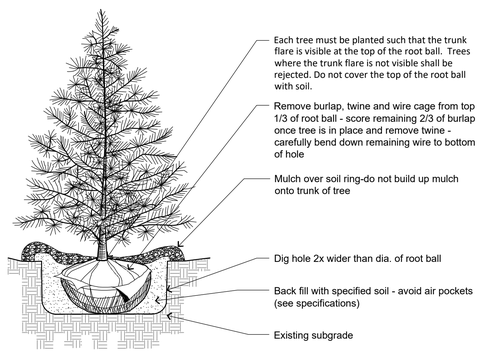
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GENERAL LANDSCAPE DETAILS

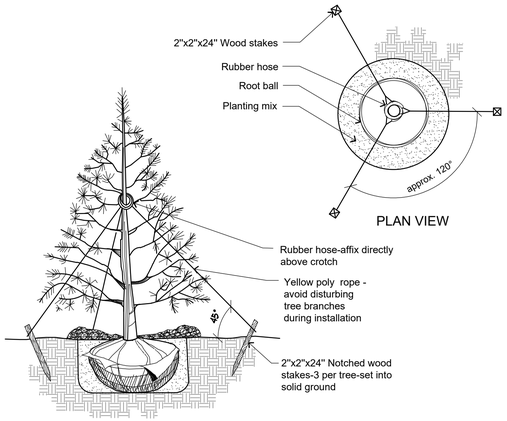




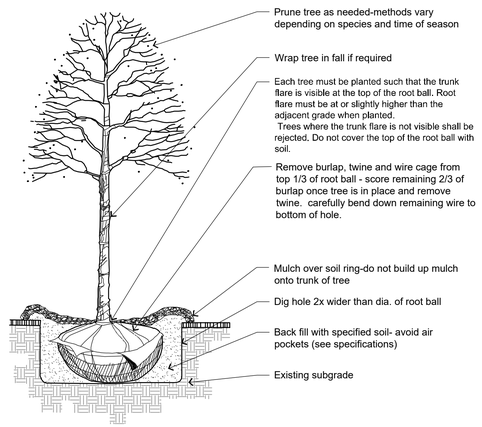
1 DECORATIVE GRAVEL DETAIL



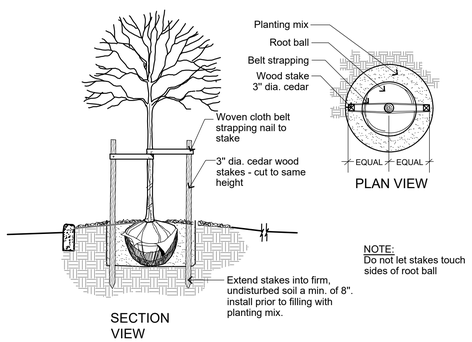
2 GRAVEL MAINTENANCE STRIP DETAIL



3 EVERGREEN TREE PLANTING DETAIL



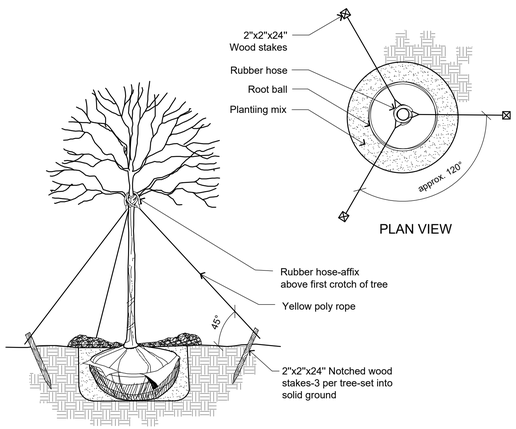
4 EVERGREEN STAKING DETAIL



5 DECIDUOUS TREE PLANTING DETAIL

6 DECIDUOUS TREE STAKING FOR RESTRICTED AREAS

7 DECIDUOUS TREE STAKING DETAIL



GENERAL LANDSCAPE NOTES

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. All seeded areas and planting beds require topsoil to be placed within 3" of finish grade during rough grading operations . All parking lot islands require topsoil placed to a minimum depth of 18" to insure long term plant health. These requirements should be coordinated between the general contractor, grading contractor and landscape contractor.
6. The landscape contractor to be responsible for placing a minimum depth of 3" of blended, prepared and non-compacted topsoil in all seeded areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
7. Tree planting (see planting detail):
   Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed.Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable ball wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.

   Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around only lawn trees. Trees in decorative stone areas as noted on plan do not require bark mulch ring. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
8. Mulching: all tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch). Do not allow mulch to contact plant stems and tree trunks.
9. Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

   An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
10. Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
11. Lawn installation for all sodded turfgrass areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the required watering during this period.
12. Warranty and replacements: Trees to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
13. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming and sweeping up grass clippings.
14. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor .

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

GBP FOLDING CARTON ADDITION
CITY OF DE PERE

LANDSCAPE NOTES AND DETAILS

Know what's below. Call before you dig.

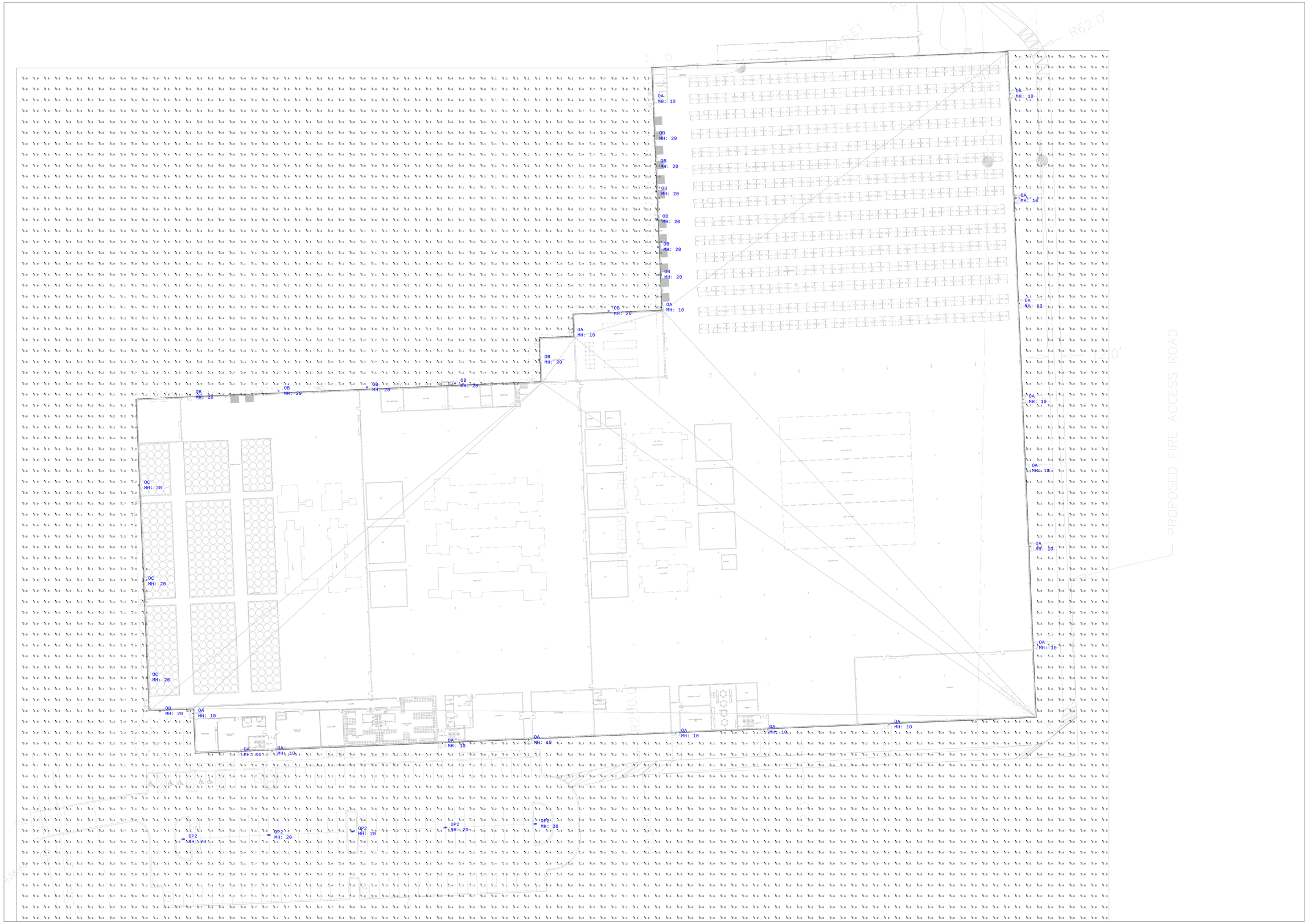
R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

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DATE: 02/26/2021
SCALE: NOT TO SCALE
JOB NO. 3200283
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: NJW/LJH
CHECKED BY: LJH

SHEET NUMBER
L200

P:\3200283\Dwg\Sheets\3200283-LP02.dwg, LANDSCAPE NOTES & DETAILS, 2/26/2021 4:15:01 PM, cdc



1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0" A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE_Planar	Illuminance	Fc	0.91	12.5	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lumens	Watts	LLF
-	13	OB	LUMARK	PRV-C60-D-UNV-T4-BZ	SINGLE	19984	153	0.90
-	18	OA	LUMARK	AXCS2A	SINGLE	2561	20.7	0.90
-	3	OC	LUMARK	PRV-C15-D-UNV-T2-BZ	SINGLE	7123	52	0.90
-	5	OP2	LUMARK	PRV-C60-D-UNV-T4-BZ	BACK-BACK	19984	153	0.90

MLAZGAR ASSOCIATES
16350 W. GLENDALE DR.
NEW BERLIN, WI 53151
(p) 414-943-1915
(f) 952-943-8088
www.mlazgar.com

#	Date	Comments

Revisions

RLMA Project #: 104167
Drawn By: GS
Date:2/24/2021

Scale: 1in = 32ft

SITE

GREEN BAY PACKAGING WAREHOUSE
GREEN BAY, WI

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
25	23	216.575	2.48	2.48	0.90	2.23	2.23	10.0	10.0	6.9	15.50	43.86	3.16	30	0.97	629.76	631.87	634.32	634.59	634.27	635.06	135-125
24	22	216.575	2.48	2.48	0.90	2.23	2.23	10.0	10.0	6.9	15.50	43.33	3.16	30	0.95	629.76	631.82	634.14	634.40	634.22	635.01	113-112
23	22	3.500	0.00	2.48	0.00	0.00	2.23	0.0	11.1	6.7	14.97	0.00	1.52	34 x 53 e	0.00	629.76	629.76	634.29	634.29	634.22	634.27	125-112
22	12	89.403	0.00	4.96	0.00	0.00	4.46	0.0	11.2	6.7	29.91	33.00	3.04	34 x 53 e	0.09	629.68	629.76	633.93	634.00	635.42	634.22	112-111
21	20	83.692	2.38	2.38	0.90	2.14	2.14	9.8	9.8	7.0	14.97	45.06	2.10	29 x 45 e	0.39	629.77	630.10	633.50	633.53	636.13	634.39	130-120
20	11	74.784	0.00	2.38	0.00	0.00	2.14	10.0	10.5	6.8	16.76	101.4	1.05	43 x 68 e	0.23	629.60	629.77	633.46	633.46	635.70	636.13	120-110
19	17	120.401	1.68	1.68	0.90	1.51	1.51	10.0	10.0	6.9	10.50	40.63	4.45	24	2.75	632.08	635.39	634.17	636.55	635.87	640.47	145A-145
18	17	163.688	2.55	2.55	0.90	2.30	2.30	8.4	8.4	7.3	16.78	23.38	6.05	24	0.91	632.08	633.57	634.17	635.05	635.87	638.61	145B-145
17	13	69.448	0.00	4.23	0.00	0.00	3.81	10.0	10.6	6.8	25.96	34.60	2.70	42	0.10	630.51	630.58	634.01	634.05	636.46	635.87	145-140
16	14	58.173	0.63	0.63	0.90	0.57	0.57	10.0	10.0	6.9	3.94	36.35	2.67	24	2.20	632.14	633.42	634.04	634.12	636.02	636.02	165-160
15	14	124.108	0.63	0.63	0.90	0.57	0.57	10.0	10.0	6.9	3.94	24.88	2.67	24	1.03	632.14	633.42	634.04	634.12	636.02	636.02	170-160
14	13	42.439	0.00	1.26	0.00	0.00	1.13	10.0	11.7	6.6	7.49	39.99	1.07	36	0.31	631.01	631.14	634.01	634.02	636.46	636.02	160-140
13	12	307.269	0.00	5.49	0.00	0.00	4.94	10.0	12.3	6.5	32.05	109.2	2.02	43 x 68 e	0.27	629.68	630.51	633.93	633.95	635.42	636.46	140-111
12	11	101.017	0.00	10.45	0.00	0.00	9.40	10.0	14.8	6.1	57.04	59.14	3.58	43 x 68 e	0.08	629.60	629.68	633.46	633.53	635.70	635.42	111-110
11	1	60.400	0.52	13.35	0.30	0.16	11.70	10.0	15.2	6.0	72.24	114.3	3.46	53 x 83 e	0.10	629.54	629.60	633.06	633.13	637.53	635.70	110-105
10	6	27.175	0.05	0.05	0.90	0.05	0.05	6.0	6.0	7.9	0.36	6.37	0.48	12	2.72	632.98	633.72	634.55	634.55	638.85	637.64	191-190
9	2	45.167	3.24	3.24	0.90	2.92	2.92	10.0	10.0	6.9	20.25	62.83	12.64	24	6.58	632.63	635.60	633.41	637.21	636.99	640.70	175A-175
8	7	162.000	0.61	0.61	0.89	0.54	0.54	10.0	10.0	6.9	3.77	12.18	1.99	24	0.25	633.31	633.71	634.68	634.73	638.02	638.02	200-195
7	6	134.249	0.60	1.21	0.89	0.53	1.08	10.0	12.2	6.5	7.00	12.15	2.88	24	0.25	632.98	633.31	634.55	634.66	638.85	638.02	195-190
6	4	71.757	0.00	1.26	0.00	0.00	1.12	10.0	13.2	6.3	7.09	31.91	1.89	36	0.20	632.84	632.98	634.48	634.49	639.19	638.85	190-185
5	4	68.614	3.43	3.43	0.90	3.09	3.09	10.0	10.0	6.9	21.44	38.23	10.11	24	2.43	633.84	635.51	634.91	637.17	639.19	640.59	185A-185
4	3	80.477	0.00	4.69	0.00	0.00	4.21	10.0	14.4	6.1	25.80	72.49	7.26	36	1.01	632.03	632.84	633.43	634.48	637.68	639.19	185-180

Project File: STO-100.stm | Number of lines: 25 | Run Date: 2/26/2021

NOTES:Intensity = 102.61 / (Inlet time + 16.50) ^ 0.82; Return period =Yrs. 25 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
3	2	200.025	0.45	5.14	0.31	0.14	4.35	10.0	14.7	6.1	26.41	48.74	5.17	42	0.20	631.13	631.53	632.97	633.37	636.99	637.68	180-175
2	1	181.898	0.42	8.80	0.31	0.13	7.39	10.0	15.8	5.9	43.60	120.5	5.83	48	0.60	629.54	630.63	632.37	632.60	637.53	636.99	175-105
1	End	39.612	0.00	22.15	0.00	0.00	19.10	10.0	16.7	5.8	112.4	115.2	6.69	53 x 83 e	0.10	629.50	629.54	632.33	632.37	635.17	637.53	105-100

Project File: STO-100.stm

Number of lines: 25

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Storm Sewer Tabulation

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Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
25	23	216.575	2.48	2.48	0.90	2.23	2.23	10.0	10.0	8.4	18.66	43.86	3.80	30	0.97	629.76	631.87	635.37	635.75	634.27	635.06	135-125
24	22	216.575	2.48	2.48	0.90	2.23	2.23	10.0	10.0	8.4	18.66	43.33	3.80	30	0.95	629.76	631.82	635.10	635.48	634.22	635.01	113-112
23	22	3.500	0.00	2.48	0.00	0.00	2.23	0.0	10.9	8.1	18.15	0.00	1.85	34 x 53 e	0.00	629.76	629.76	635.31	635.31	634.22	634.27	125-112
22	12	89.403	0.00	4.96	0.00	0.00	4.46	0.0	11.0	8.1	36.27	33.00	3.69	34 x 53 e	0.09	629.68	629.76	634.79	634.89	635.42	634.22	112-111
21	20	83.692	2.38	2.38	0.90	2.14	2.14	9.8	9.8	8.4	18.01	45.06	2.53	29 x 45 e	0.39	629.77	630.10	634.12	634.18	636.13	634.39	130-120
20	11	74.784	0.00	2.38	0.00	0.00	2.14	10.0	10.4	8.3	19.81	101.4	1.24	43 x 68 e	0.23	629.60	629.77	634.07	634.08	635.70	636.13	120-110
19	17	120.401	1.68	1.68	0.90	1.51	1.51	10.0	10.0	8.4	12.64	40.63	5.00	24	2.75	632.08	635.39	635.21	636.67	635.87	640.47	145A-145
18	17	163.688	2.55	2.55	0.90	2.30	2.30	8.4	8.4	8.8	20.14	23.38	6.41	24	0.91	632.08	633.57	635.21	636.32	635.87	638.61	145B-145
17	13	69.448	0.00	4.23	0.00	0.00	3.81	10.0	10.5	8.2	31.36	34.60	3.26	42	0.10	630.51	630.58	634.99	635.05	636.46	635.87	145-140
16	14	58.173	0.63	0.63	0.90	0.57	0.57	10.0	10.0	8.4	4.74	36.35	1.63	24	2.20	632.14	633.42	635.02	635.04	636.02	636.02	165-160
15	14	124.108	0.63	0.63	0.90	0.57	0.57	10.0	10.0	8.4	4.74	24.88	1.61	24	1.03	632.14	633.42	635.02	635.06	636.02	636.02	170-160
14	13	42.439	0.00	1.26	0.00	0.00	1.13	10.0	11.4	8.0	9.11	39.99	1.29	36	0.31	631.01	631.14	634.99	635.00	636.46	636.02	160-140
13	12	307.269	0.00	5.49	0.00	0.00	4.94	10.0	11.9	7.9	39.12	109.2	2.45	43 x 68 e	0.27	629.68	630.51	634.79	634.90	635.42	636.46	140-111
12	11	101.017	0.00	10.45	0.00	0.00	9.40	10.0	13.9	7.5	70.52	59.14	4.42	43 x 68 e	0.08	629.60	629.68	634.07	634.18	635.70	635.42	111-110
11	1	60.400	0.52	13.35	0.30	0.16	11.70	10.0	14.3	7.4	89.02	114.3	3.86	53 x 83 e	0.10	629.54	629.60	633.55	633.66	637.53	635.70	110-105
10	6	27.175	0.05	0.05	0.90	0.05	0.05	6.0	6.0	9.5	0.43	6.37	0.54	12	2.72	632.98	633.72	634.75	634.75	638.85	637.64	191-190
9	2	45.167	3.24	3.24	0.90	2.92	2.92	10.0	10.0	8.4	24.38	62.83	13.55	24	6.58	632.63	635.60	633.50	637.34	636.99	640.70	175A-175
8	7	162.000	0.61	0.61	0.89	0.54	0.54	10.0	10.0	8.4	4.54	12.18	1.95	24	0.25	633.31	633.71	634.90	634.96	638.02	638.02	200-195
7	6	134.249	0.60	1.21	0.89	0.53	1.08	10.0	11.9	7.9	8.54	12.15	3.06	24	0.25	632.98	633.31	634.75	634.88	638.85	638.02	195-190
6	4	71.757	0.00	1.26	0.00	0.00	1.12	10.0	12.7	7.8	8.70	31.91	2.02	36	0.20	632.84	632.98	634.67	634.68	639.19	638.85	190-185
5	4	68.614	3.43	3.43	0.90	3.09	3.09	10.0	10.0	8.4	25.81	38.23	10.90	24	2.43	633.84	635.51	635.04	637.29	639.19	640.59	185A-185
4	3	80.477	0.00	4.69	0.00	0.00	4.21	10.0	13.6	7.6	31.83	72.49	7.48	36	1.01	632.03	632.84	633.70	634.67	637.68	639.19	185-180

Project File: STO-100.stm

Number of lines: 25

Run Date: 2/26/2021

NOTES:Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period =Yrs. 100 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
3	2	200.025	0.45	5.14	0.31	0.14	4.35	10.0	13.9	7.5	32.65	48.74	5.43	42	0.20	631.13	631.53	633.23	633.63	636.99	637.68	180-175
2	1	181.898	0.42	8.80	0.31	0.13	7.39	10.0	14.8	7.3	54.19	120.5	6.33	48	0.60	629.54	630.63	632.72	632.84	637.53	636.99	175-105
1	End	39.612	0.00	22.15	0.00	0.00	19.10	10.0	15.5	7.2	139.7	115.2	7.32	53 x 83 e	0.10	629.50	629.54	632.68	632.72	635.17	637.53	105-100

Project File: STO-100.stm | Number of lines: 25 | Run Date: 2/26/2021

NOTES:Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period =Yrs. 100 ; c = cir e = ellip b = box

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
625 E County Road Y, Suite 700
Oshkosh, WI 54901-9731

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

January 28, 2021 EXE-NE-2021-5-00114

Green Bay Packaging Inc
Attn: Lisa Bauer-Lotto
1700 Webster Court
Green Bay, WI 54302

RE: Artificial Wetland Exemption Determination for an area described as all of Wetland 1 and part of Wetland 3 (0.13 acres total), located in the NE1/4 of the SW1/4 of Section 06, Township 22 North, Range 20 East, City of De Pere, Brown County

Dear Ms. Bauer-Lotto:

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation: 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and 2) a wetland created as a result of a wetland mitigation requirement. In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Historic Maps, including the Original Land Survey Plat, Bordner Survey, historic USGS topographic Quad map, and soil mapping.
- Aerial photographs, including the 1937/8 era photograph, a pre-construction photograph, and a post-construction photograph.
- Site photographs that show different angles and views of the wetland

Below is a summary of our findings:

Request Narrative
According to the request narrative, Wetland 1 is a degraded wet meadow located within a closed depression in a grassy hay field and is 2,723 square feet. It was created in 2018 after an area was impounded behind a soil stockpile. Wetland 3 is a buckthorn infested scrub-shrub and wet meadow infested with reed canary grass. The wetland consists of two depressions connected by an excavated drainage ditch. The drainage ditch was part of an agricultural drainage ditch network that was routed to the city storm sewer during construction of the business park. The wetland is 7,640 square feet but this exemption request is for the ditch portion of wetland 3 only (2,737

square feet/0.06 acres). The ditch is an artificial wet meadow located within a historically excavated drainage ditch.

Historic Map Review
The topography at the Site ranges from an elevation of 640 feet down to 636 feet. The topography of the Site slopes down towards the edges of the Site. The Original Survey shows the Site in the northwest corner of Section 20. The Original Survey Notes describe the vegetation in this area as basswood, black ash, and elm. The Bordner survey shows the site as mostly being used as agricultural; cropland.

Aerial Photograph Review
Aerial photographs from 1938, 1978, 1981-1984, 1986-2002, 2005-2006, 2008, 2010, 2011, 2014, 2015, 2017, 2018, and 2020 were reviewed. The photo review showed that Wetland 1 did not exist until 2018 and is artificial. It is an artificial degraded wet meadow infested with cattail located within a closed depression in a grassy hay field and was created in 2018 after an area was impounded behind a soil stockpile, shown is aerial photographs.

Wetland 3 is 7,640 sq. ft. in total and 2,737 sq. ft. of the wetland is an artificial wet meadow located within an historically excavated drainage ditch. The degraded wet meadow is within an historically excavated agricultural drainage ditch. The drainage ditch was part of an agricultural drainage ditch network that was routed to the city storm sewer during construction of the business park.

Conclusion:
Based upon the information provided above, the wetland identified as all of Wetland 1 and part of Wetland 3 lacked a wetland history prior to August 1, 1991 and fulfills all artificial wetland exemption standards. Therefore, these wetland areas are exempt from state wetland regulations.

This letter describes DNR's decision regarding the jurisdictional status of all of Wetland 1 and part of Wetland 3 and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of these wetlands, you will need to contact the U.S. Army Corps of Engineers at usace_requests_wi@usace.army.mil.

If you have any questions about this determination, please contact me at (920) 420-1528 or email sarah.adkins@wisconsin.gov.

Sincerely,

Sarah Adkins

Sarah Adkins
Wetland Exemption Specialist

cc: U.S. Army Corps of Engineers
Chad Fradette, Evergreen Consultants LLC

Green Bay Packaging
Folding Container Div. Expansion
Wetland Delineation Map with Potentially Exempt Wetlands
American Blvd
City of De Pere
Brown County, WI

Project: BRN20-110-01

0 75 150 300 Feet

N W E S

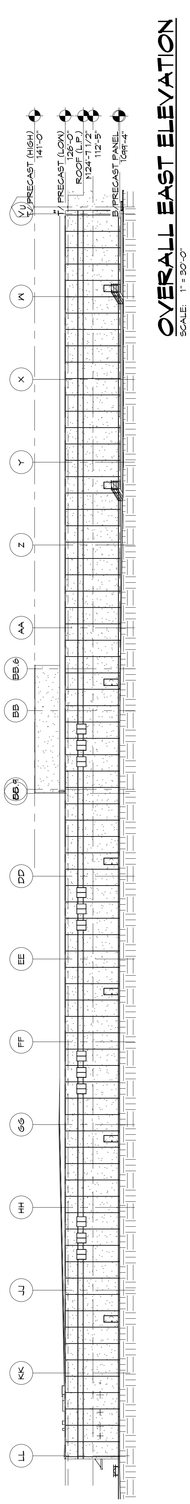
Legend

- Site Boundary
- Sample Point
- Wetland Line
- Wetland
- Potentially Exempt Artifical Wetland
- Picture Location
- Parcels

Wetland Delineation was conducted by
Chad Fradette, EP, Chem, WDNR Professionally Assured Wetland Delineator with assistance from Shyann Banker, Environmental Specialist

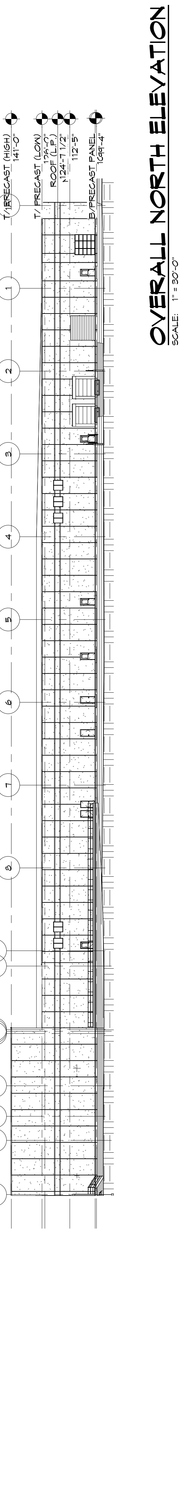
evergreen consultants LLC
2918 Van Hoof Road • Green Bay, WI 54313
Phone: 920.615.0019 • Website: www.ever

NOT FOR CONSTRUCTION



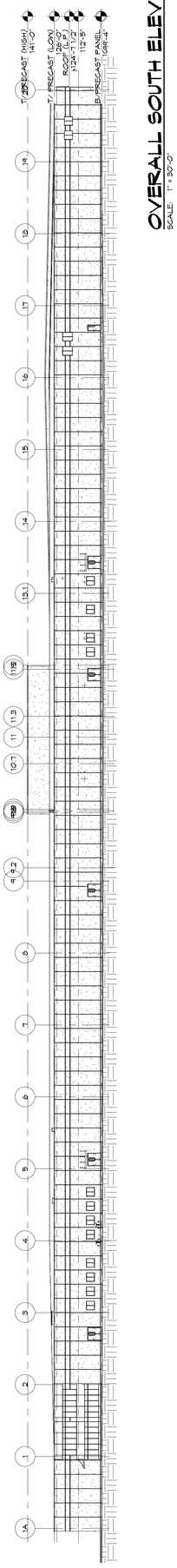
OVERALL WEST ELEVATION

SCALE: 1" = 30'-0"



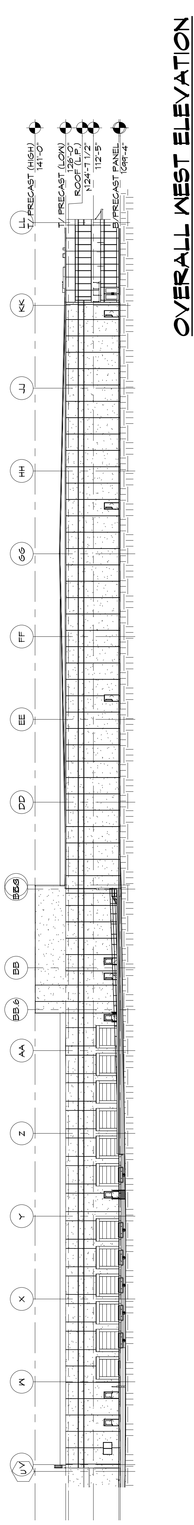
OVERALL NORTH ELEVATION

SCALE: 1" = 30'-0"



OVERALL SOUTH ELEVATION

SCALE: 1" = 30'-0"



OVERALL EAST ELEVATION

SCALE: 1" = 30'-0"

NO.	DESCRIPTION	DATE

FOLDING CARTON ADDITION

Green Bay Packaging

2275 American Blvd, De Pere, WI 54115

C.D. SMITH CONSTRUCTION

Performa

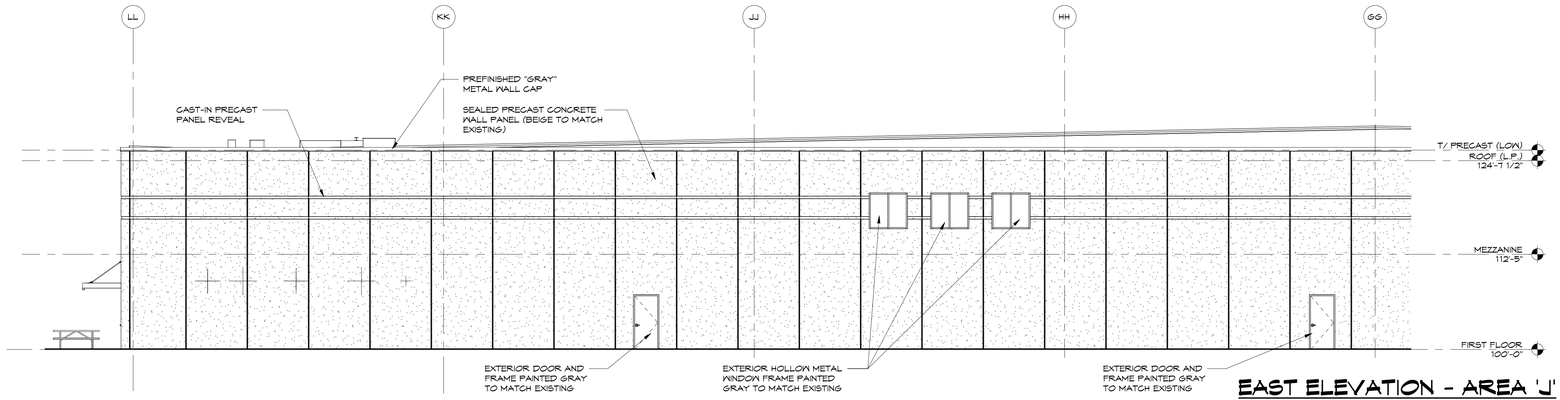
124 N. BROADWAY, P.O. BOX 5156
DE PERE, WISCONSIN 54115
PHONE: 920.336.9209 FAX: 920.336.2899 www.performainc.com

TITLE: **EXTERIOR ELEVATIONS**

DRAWN	PSH
CHKD	BB
DATE	MM/DD/YY
SCALE	1" = 30'-0"
DRAWING NO.	A3.1
PROJECT NO.	20097
REV.	

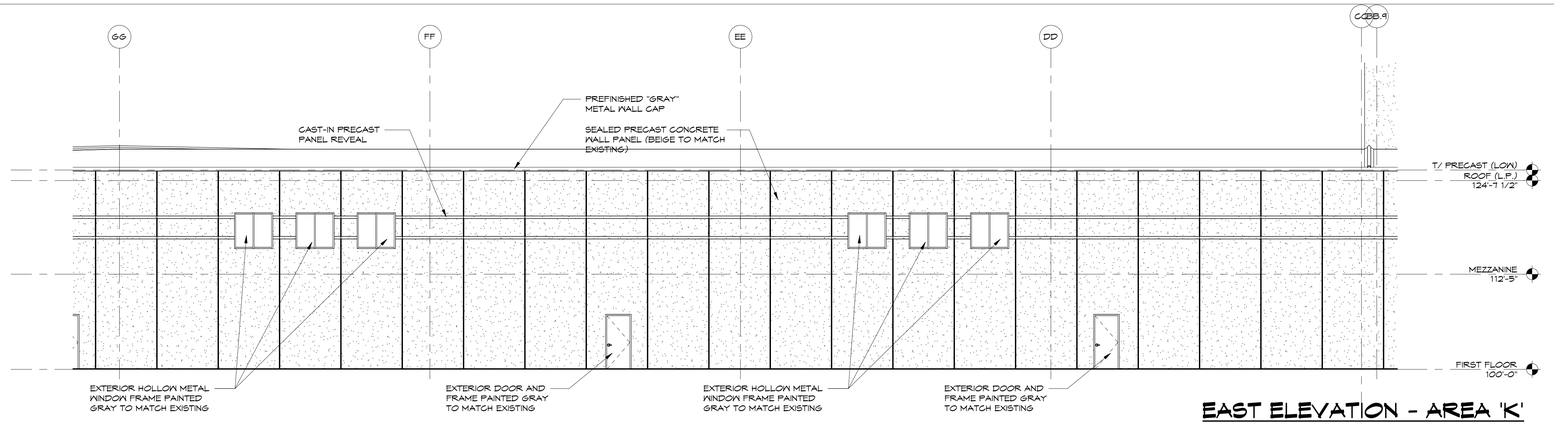
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Bid 20097 - CDS GB Packaging Folding Carton - 6/8/2020 - GB Packaging Folding Carton_Architectural_2021.rvt



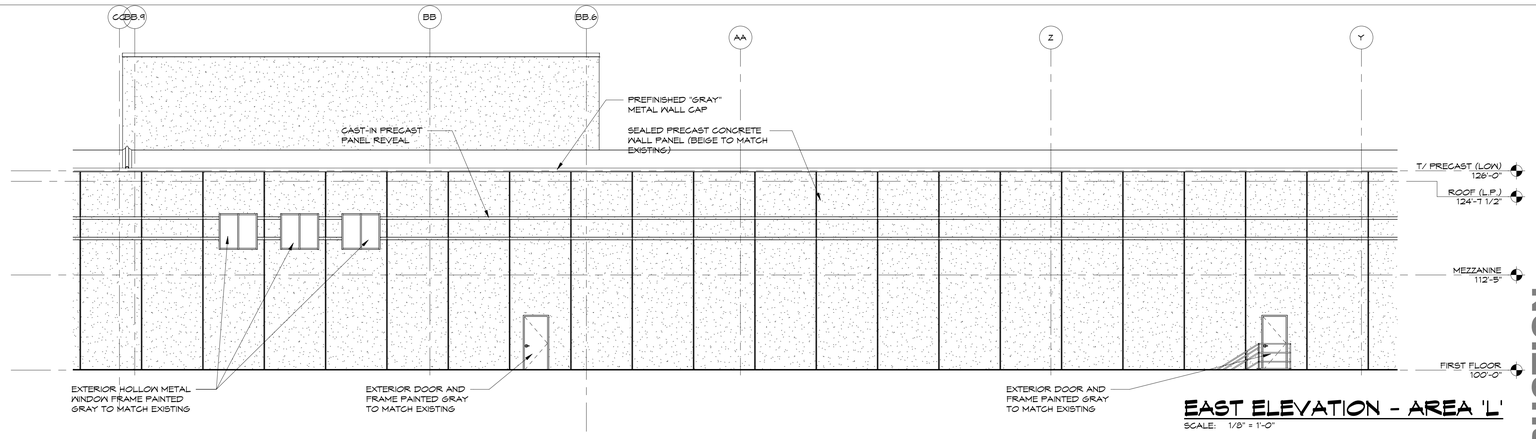
EAST ELEVATION - AREA 'J'

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



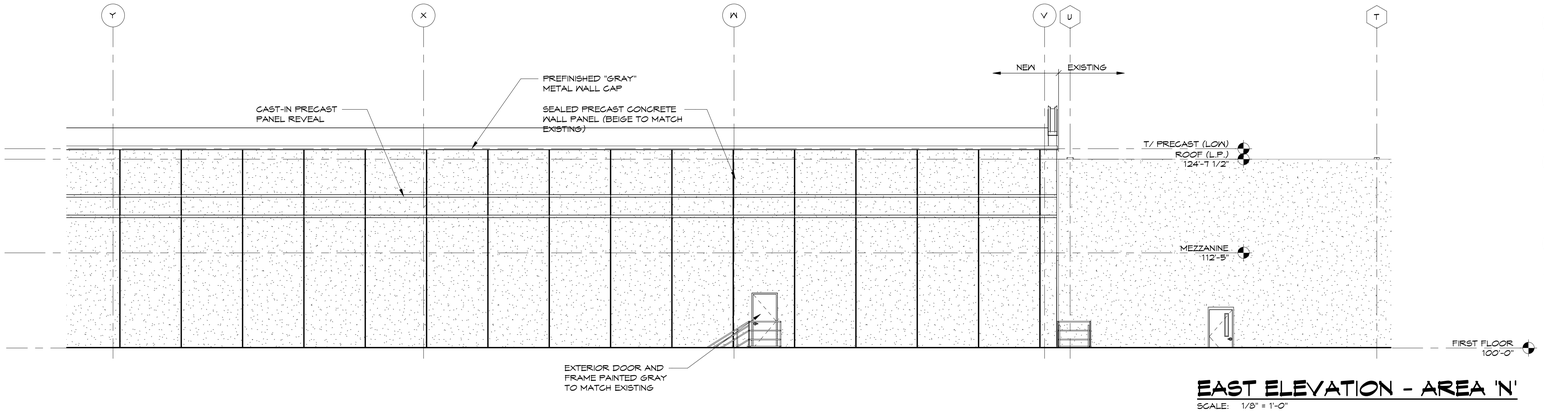
EAST ELEVATION - AREA 'K'

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



EAST ELEVATION - AREA 'L'

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



EAST ELEVATION - AREA 'N'

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

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

FOLDING CARTON ADDITION

Green Bay Packaging

2275 American Blvd, De Pere, WI 54115

C.D. SMITH CONSTRUCTION

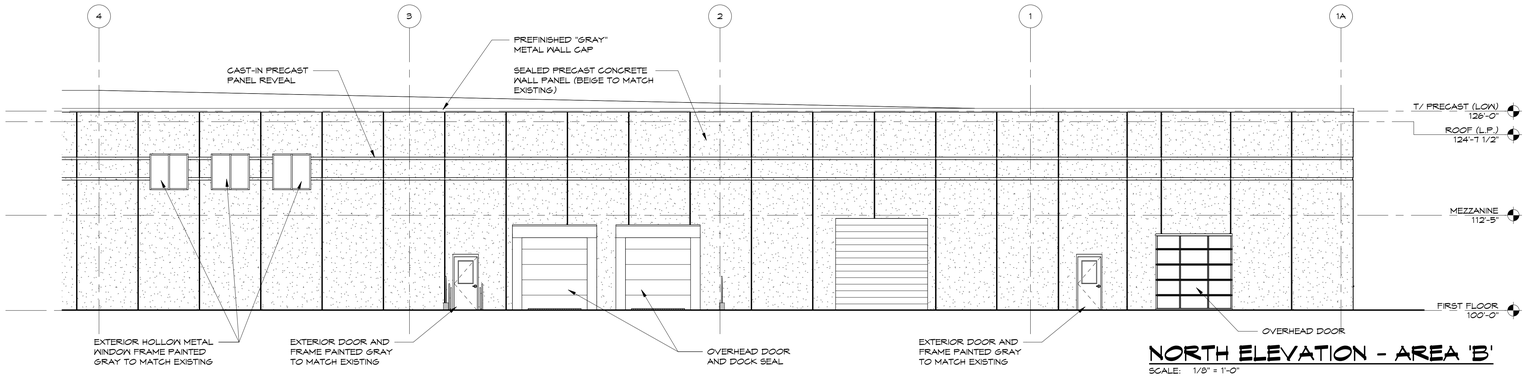
Performa
124 S. BROADWAY, P.O. BOX 1156
DE PERE, WISCONSIN 54115
PHONE: 920.338.0529 FAX: 920.336.2699 www.performainc.com

TITLE: **ENLARGED EXTERIOR ELEVATIONS**

DRAWN	CHK'D
PSH	BB
DATE	SCALE
MM/DD/YY	1/8" = 1'-0"

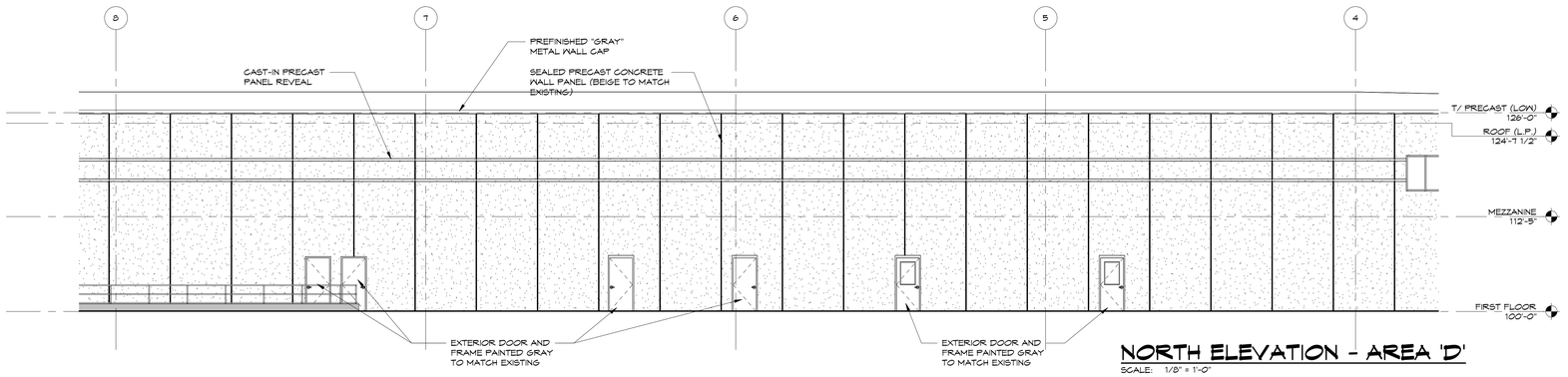
DRAWING NO. **A3.2**

PROJECT NO.	REV.
20097	



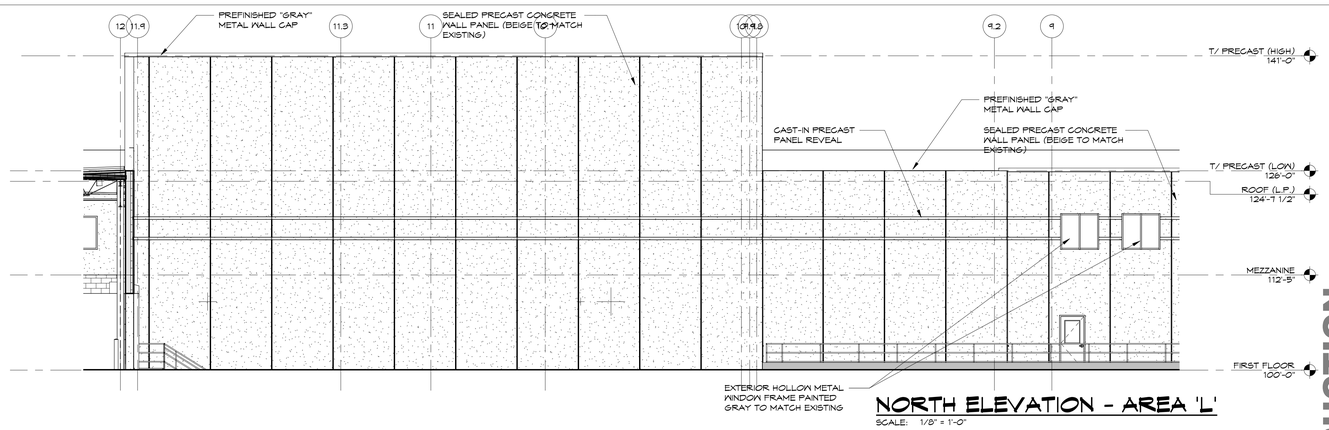
NORTH ELEVATION - AREA 'B'

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



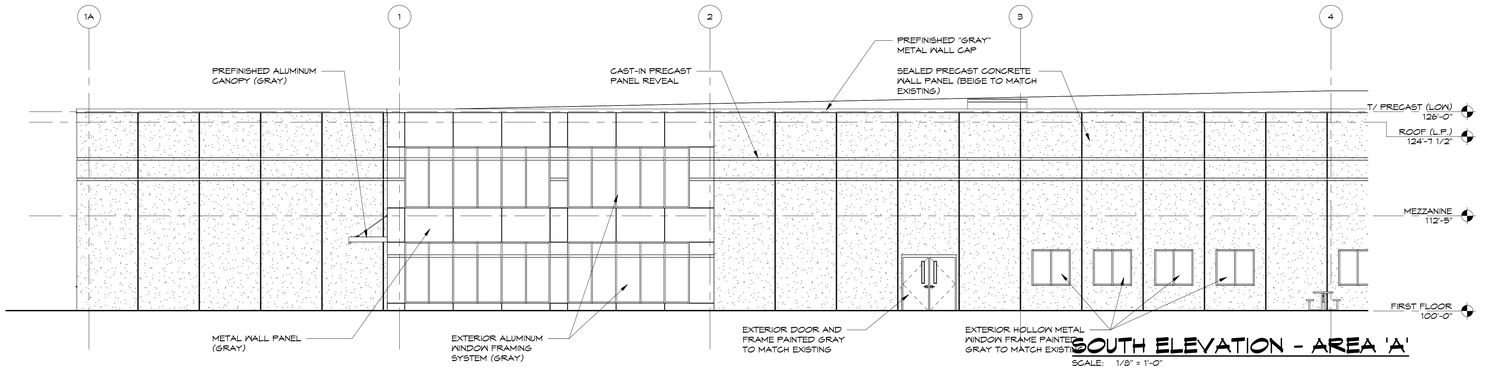
NORTH ELEVATION - AREA 'D'

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



NORTH ELEVATION - AREA 'L'

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



SOUTH ELEVATION - AREA 'A'

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

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

FOLDING CARTON ADDITION

Green Bay Packaging

2275 American Blvd, De Pere, WI 54115

C.D. SMITH CONSTRUCTION

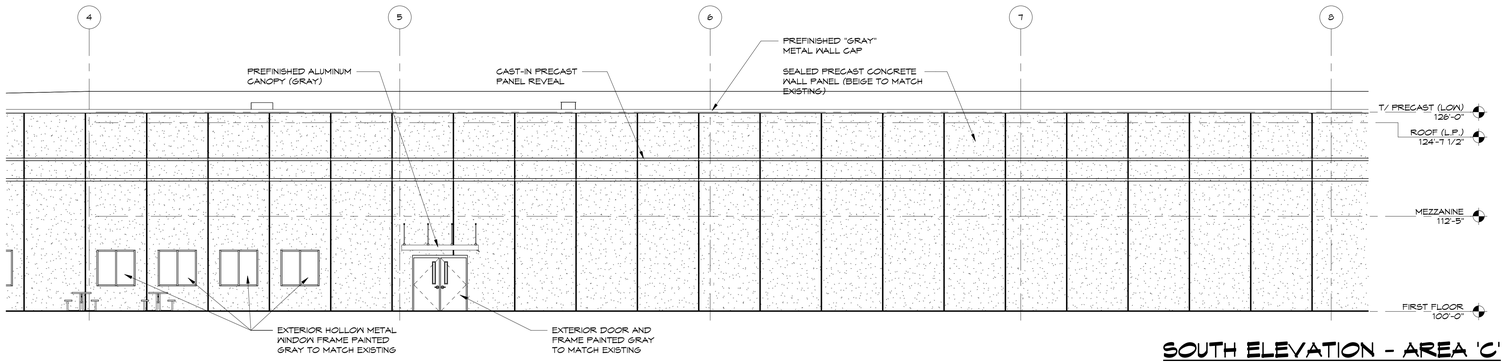
Performa
1374 BRADGORDY CT, SUITE 106
DE PERE, WISCONSIN 54115
PHONE: 920.339.0829 FAX: 920.336.2889 www.performainc.com

TITLE: **ENLARGED EXTERIOR ELEVATIONS**

DRAWN	CHK'D
PSH	BB
DATE	SCALE
MM/DD/YY	1/8" = 1'-0"

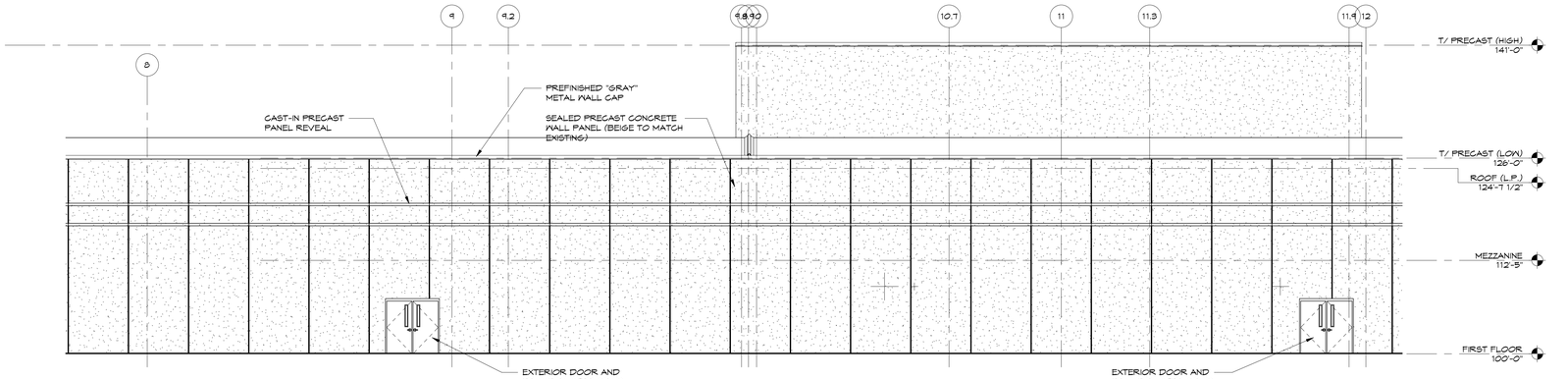
DRAWING NO. **A3.3**

PROJECT NO.	REV.
20097	



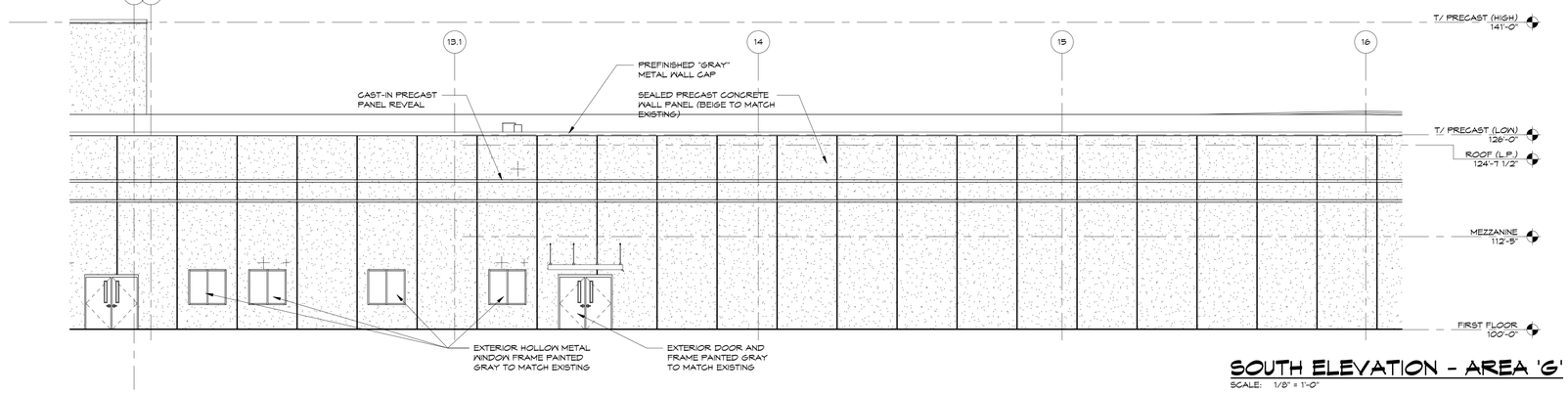
SOUTH ELEVATION - AREA 'C'

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



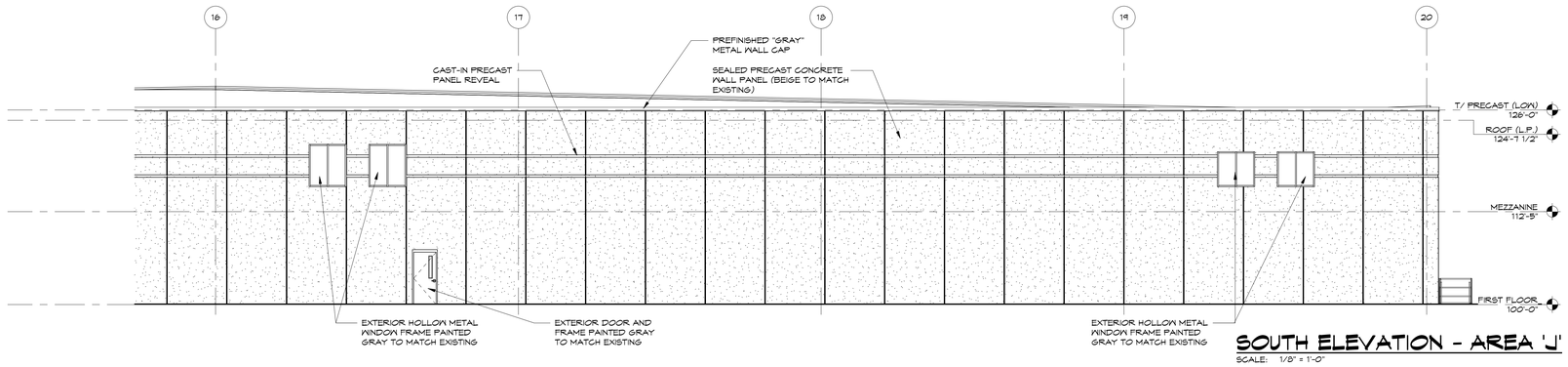
SOUTH ELEVATION - AREA 'E'

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



SOUTH ELEVATION - AREA 'G'

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



SOUTH ELEVATION - AREA 'J'

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

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

FOLDING CARTON ADDITION

Green Bay Packaging

2275 American Blvd, De Pere, WI 54115

C.D. SMITH CONSTRUCTION

Performa
124 S. BROADWAY, P.O. BOX 1156
DE PERE, WISCONSIN 54115
PHONE: 920-338-0529 FAX: 920-336-2699 www.performainc.com

TITLE: **ENLARGED EXTERIOR ELEVATIONS**

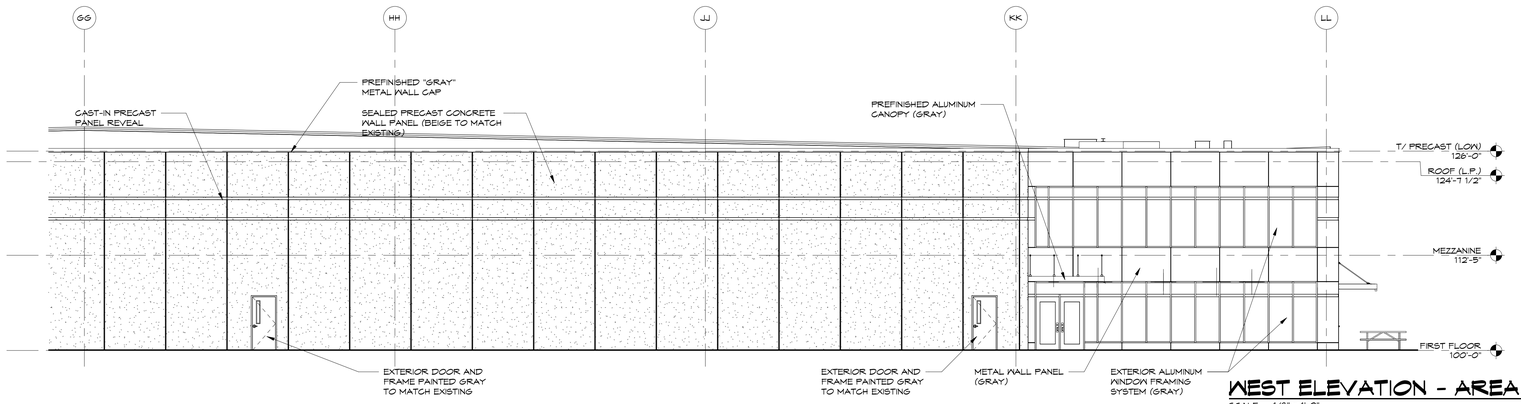
DRAWN	CHK'D
PSH	BB
DATE	SCALE
MM/DD/YY	1/8" = 1'-0"

DRAWING NO. **A3.4**

PROJECT NO.	REV.
20097	

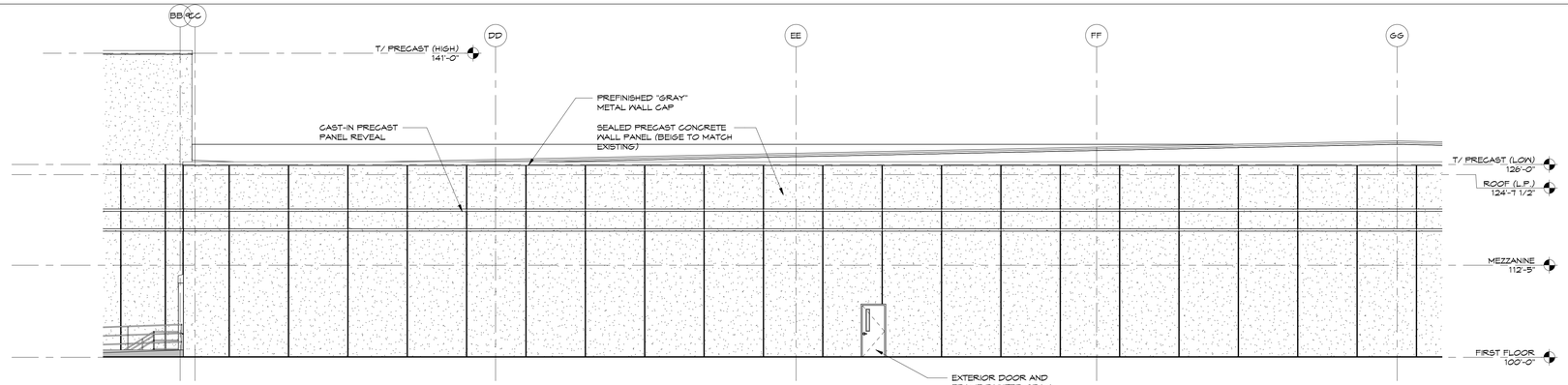
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P:\...\20097 Architectural_Folding Carton Addition\Revit Folding Carton Addition_20097_central_PSH.rvt



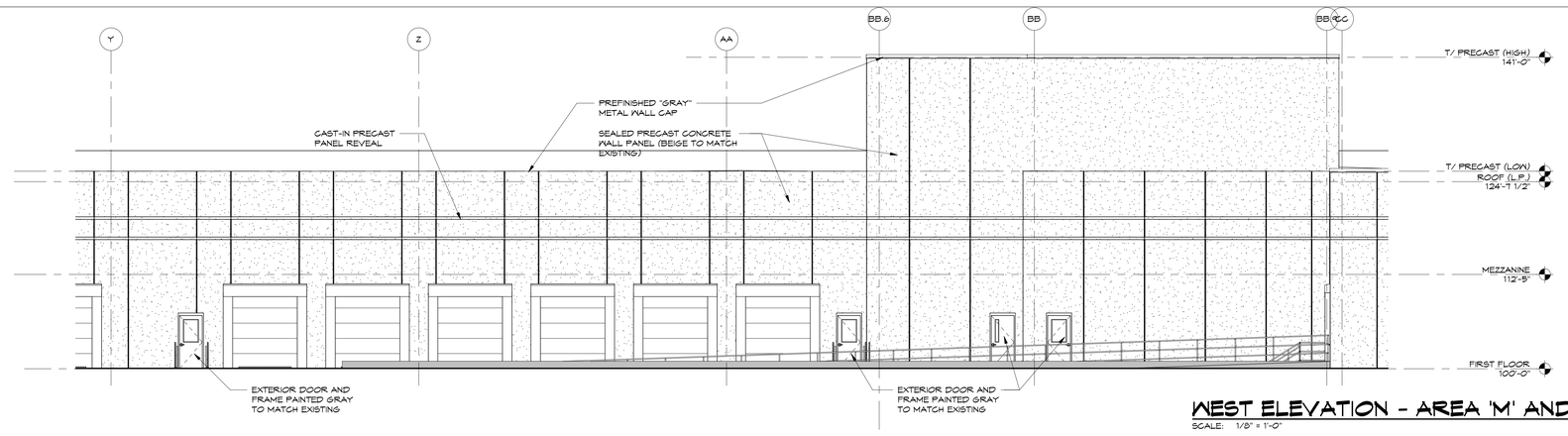
WEST ELEVATION - AREA 'A'

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



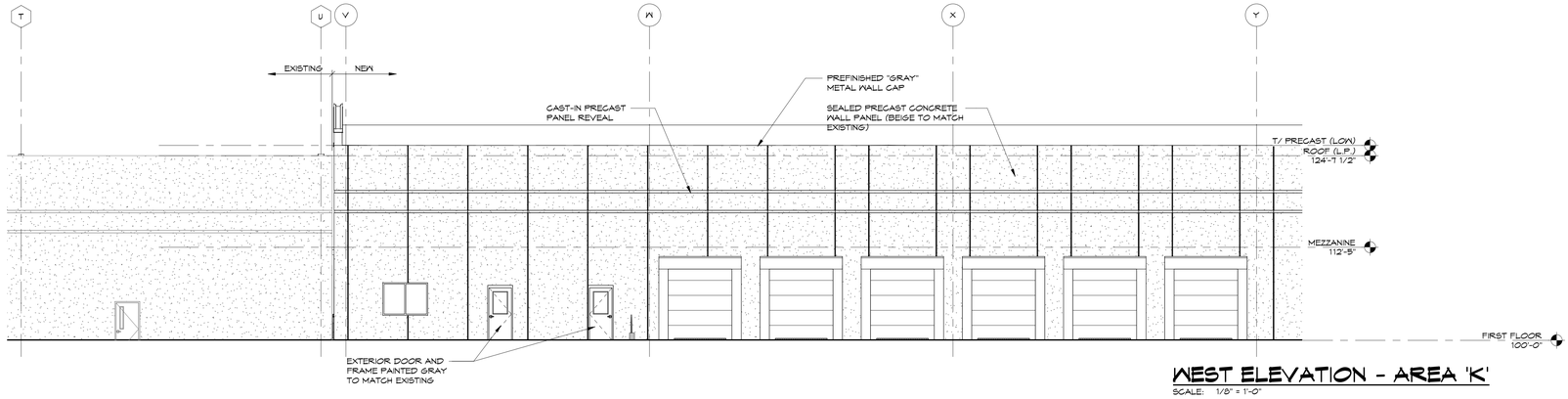
WEST ELEVATION - AREA 'B'

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



WEST ELEVATION - AREA 'M' AND 'Q'

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



WEST ELEVATION - AREA 'K'

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

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

FOLDING CARTON ADDITION

Green Bay Packaging

2275 American Blvd, De Pere, WI 54115

C.D. SMITH CONSTRUCTION

Performa
124 S. BROADWAY, P.O. BOX 1156
DE PERE, WISCONSIN 54115
PHONE: 920-338-0929 FAX: 920-336-2699 www.performainc.com

TITLE: **ENLARGED EXTERIOR ELEVATIONS**

DRAWN	CHK'D
PSH	BB
DATE	SCALE
MM/DD/YY	1/8" = 1'-0"

DRAWING NO. **A3.5**

PROJECT NO.	REV.
20097	



GREEN BAY PACKAGING
SMART PARTNERS ... SMARTER SOLUTIONS

Folding Carton Addition
CONCEPTUAL RENDERING

Entry View

Performa
Feb 26, 2021



GREEN BAY PACKAGING
SMART PARTNERS ... SMARTER SOLUTIONS

Folding Carton Addition
CONCEPTUAL RENDERING

North East View

Performa
Feb 26, 2021

PLAT OF SURVEY

Known as 2275 American Boulevard, in the City of De Pere, Brown County, Wisconsin.

Lot 1 and Outlot 1 in Certified Survey No. 7575, also Lot 1 and 2 in Certified Survey Map No. 8721, being a part Lots 104 thru 107 and Lots 118 thru 121, in Williams Grant Subdivision, in the City of De Pere, Brown County, Wisconsin.

December 18, 2020 | Green Bay Packaging | Survey No. 168332-RMK

CENTRAL BROWN COUNTY WATER AUTHORITY
Address: 3100 Eaton Rd, Green Bay, WI 54311
Phone: (920) 884-1077 ext. 5
(920) 574-2924
www.cbcwaterauthority.com/

CITY OF DEPERE
Public Works
925 S Sixth St
De Pere, WI 54115
(920) 339-4060
(920) 574-2924
dppubwrks@mail.de-pere.org

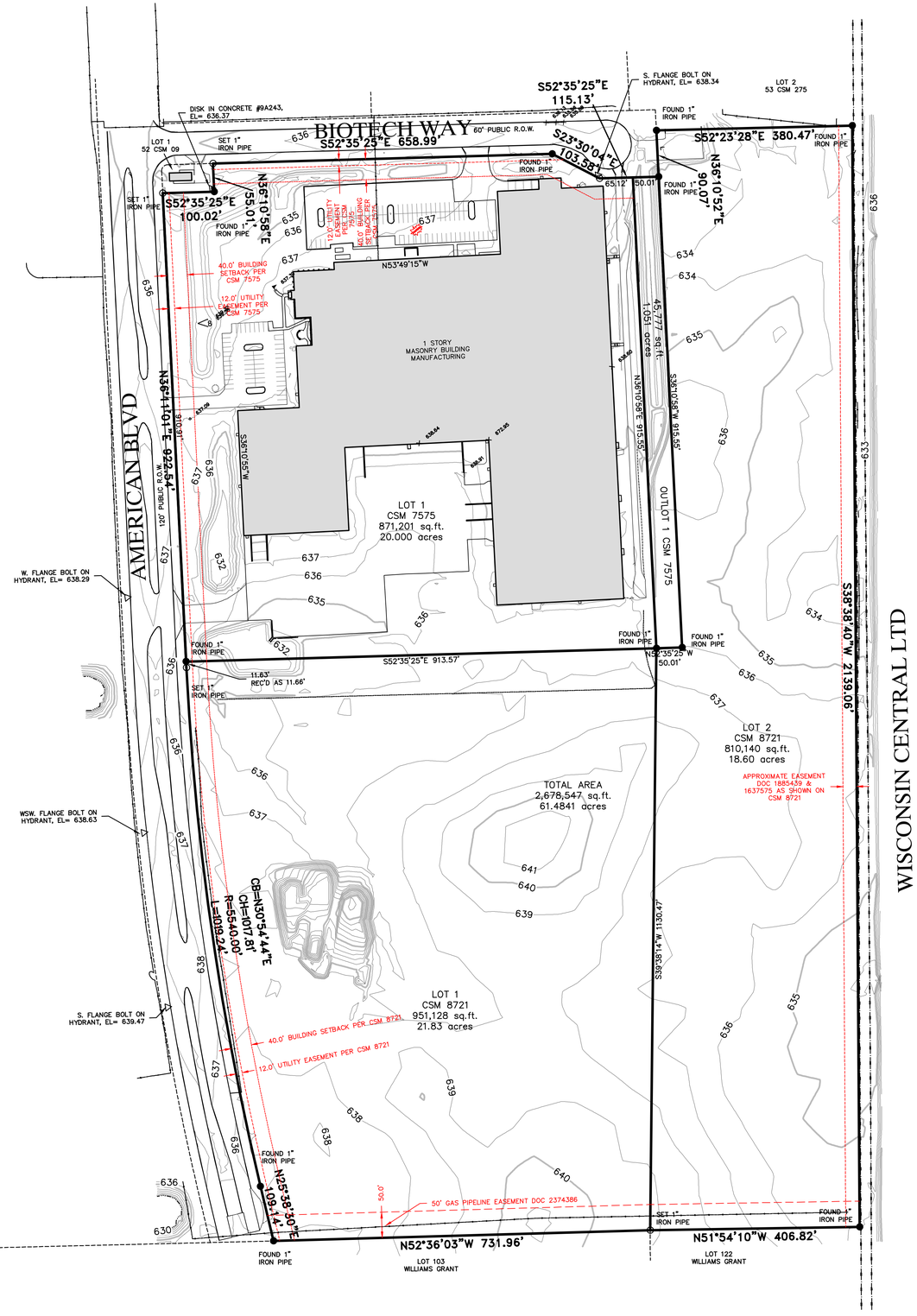
GREEN BAY METROPOLITAN SEWERAGE
2231 North Quincy Street, Green Bay, WI 54302
Phone: 920-432-4893 Website: www.newwater.us

NET LEC telephone communications
450 Security Blvd
Green Bay, WI 54313 (920) 370-5971
Net Lec LLC
450 Security Blvd
Green Bay, WI, 54313-9705 United States
(920) 431-0602
Net Lec LLC
450 Security Blvd
Green Bay, WI, 54313-9705 United States
(920) 431-0602

AT&T DISTRIBUTION (262) 446-9821

TIME WARNER CABLE (262) 446-9821

WISCONSIN PUBLIC SERVICE CORP (800) 450-7260
933 S Wildwood Ave, Sheboygan, WI 53081
www.wisconsinpublicservice.com



GRAPHIC SCALE
60 0 60 120 240
(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

—EDGE OF TREES
S —SANITARY SEWER
STO—STORM SEWER
W —WATERMAIN
G —MARKED GAS MAIN
E —MARKED ELECTRIC
OHW—OVERHEAD WIRES
B —BUREAU ELEC. SERV.
T —MARKED TELEPHONE
TV—MARKED CABLE TV LINE
FO—MARKED FIBER OPTIC
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20204612992 & OTHERS

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

Easements shown are from Certified Survey Map 7575 and 8721 and Gas Pipeline Easement per Document No. 2374386. Any other other easements, if any, are not shown.

Bearings are based on the East line of Lot 2 of Certified Survey Map No. 8721, which is assumed to bear South 38°38'40"West.

Elevations refer to NAVD88 Datum. Starting benchmark - HARN station 4K53, elev= 642.79

According to flood insurance rate map of the City of De Pere, community panel number 55009C0261F and 55009C0263F, effective date of 08/18/2009, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

Site Narrative:
site is comprised of 61.4841acres, with the northerly portion has been improved as a manufacturing facility with a rail road spur track. The Southerly and Easterly portion of the site is vacant field, with very little slope or grade. American Blvd, an improved and constructed road, boarders on the West. A railroad track & corridor boarder on the East.

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

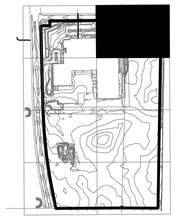
WISCONSIN JOHN P. CASUCCI S-2055 OCONOMOWOC WI LAND SURVEYOR

JOHN P. CASUCCI
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2055

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5168332\dwg\ PS101D.dwg \ SHEET 1

PLAT OF SURVEY



BIOTECH WAY
60' PUBLIC R.O.W.

WISCONSIN CENTRAL LTD

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
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- TELEPHONE MANHOLE
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- UTILITY VAULT
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- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
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× 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20204612992 & OTHERS

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(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

RIM 637.50
36"SE. 630.84
NW&SW. UNOBTAINABLE

RIM 636.34
36"SE. 630.52
36"NW. 630.79
18"SW. 630.84

RIM 635.46
18"NE. 630.77
18"SW. 630.86

RIM 635.49
18"NE. 631.54
15"SW. 631.68

RIM 636.54
18"SE. 632.26
NW&SW. UNOBTAINABLE

RIM 635.65
DRAIN

RIM 636.84
15"NE. 631.52
NW. UNOBTAINABLE

RIM 637.17
18"SW&SE. 632.6

12.0' UTILITY EASEMENT PER CSM 7576

40.0' BUILDING SETBACK PER CSM 7576

LAT. PER PLAN

8" PER PLAN

ACCESS POINT

S23°30'04"E 103.58'

S52°35'25"E 115.13'

65.12'

50.01'

N36°10'52"E 90.07'

S52°23'28"E 380.47'

36" RCP
IE. 630.06

48" RCP
IE. 630.03

48" RCP
IE. 630.58

UNKNOWN WATER CONNECTION

WATERMAIN PER PLAN

CHAIN LINK FENCE

DILAPIDATED WIRE FENCE

APPROXIMATE EASEMENT DOC 1885439 & 1637575 AS SHOWN ON CSM 8721

24" RCP
IE. 632.74

24" RCP
IE. 632.10

CONCRETE WALL

CONCRETE

TRENCH DRAIN

SILL 638.60

SILL 638.64

STORM /6 IN PVC WALL

OUTLET

STAND PIPE

SILL 638.63

SILL 638.65

SILL 638.57

SILL 635.67

ASPHALT

SWITCH SIGNAL

CONC

METAL STEP

MASONRY BUILDING

SWALE

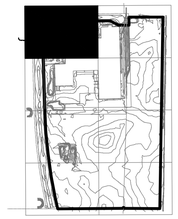
FIBER OPTIC SIGN

POWER POLE

SHEET 2 OF 9

S:\5168332\dwg\PS101D.dwg, SHEET 2, 1/7/2021 1:25:35 PM, Rmk

PLAT OF SURVEY



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

—EDGE OF TREES
S —SANITARY SEWER
STO —STORM SEWER
W —WATERMAIN
G —MARKED GAS MAIN
E —MARKED ELECTRIC
OHW —OVERHEAD WIRES
B —BUREAU ELEC. SERV.
T —MARKED TELEPHONE
TV —MARKED CABLE TV LINE
FO —MARKED FIBER OPTIC
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20204612992 & OTHERS

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(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

BIOTECH WAY
60' PUBLIC R.O.W.

AMERICAN BLVD.
120' PUBLIC R.O.W.

RIM 635.53
15"NW. 630.33
SE. UNOBTAINABLE

RIM 634.37
15"SW. 630.37
15"NW. 630.32

RIM 634.38
15"NE. 630.76

RIM 635.28
8"NE. 629.67
S&SW. UNOBTAINABLE

RIM 634.71
SE. 618.36
SW. 607.16
NW. 621.71
NW. 608.57
SE. 608.63
NE. 607.16

RIM 636.31
30"SE. 631.84
SW. UNOBTAINABLE

RIM 635.37
18"NE&SW. 631.42

RIM 635.48
18"NE. 631.91
18"SW. 632.03

RIM 637.50
36"SE. 630.84
NW&SW. UNOBTAINABLE

RIM 637.54
NW&SE. 621.38

RIM 637.17
18"SW&SE. 632.6

RIM 637.95
10"N. 635.25

RIM 637.76
10"SW. 635.85

RIM 634.42
18"NW&SE. 630.42

RIM 634.48
18"NW. 630.49

RIM 635.45
18"W. 631.20
SE. UNOBTAINABLE

RIM 635.49
30"NW. 630.86

RIM 636.68
30"SW. 630.78
SE. UNOBTAINABLE

S52°35'25"E 658.99'

S52°35'25"E 100.02'

S52°35'25"E 559.91'

N53°49'15"W 324.0'

8" PER PLAN

24" PER PLAN

12.0' UTILITY EASEMENT PER CSM 7575

40.0' BUILDING SETBACK PER CSM 7575

6" CPP IE. 634.43

6" CPP IE. 634.30

6" CPP IE. 634.44

6" CPP IE. 634.32

6" CPP IE. 634.41

6" CPP IE. 634.43

15" CMP IE. 635.94

ASPHALT

CONCRETE

STONE

HVAC

SIGN

MASONRY BUILDING

ACCESS POINT

ELEC. /MARKER POST

GASMAN PER PLAN

CLEAN OUT

ROUND DRAIN

STORM MH ON BLDG

STORM 10IN FROM BLDG

CONCRETE WALL TRANSFORMER

OUTLET SILL 638.62

OUTLET SILL 638.60

OUTLET SILL 638.57

SILL 638.63

SILL 638.58

SILL 638.60

SILL 636.60

SILL 635.98

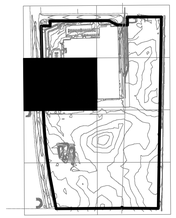
SILL 635.98 BUILDING

SILL 635.98 VAULT

SILL 635.98 VAULT

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PLAT OF SURVEY



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
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- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- ~~~~ –EDGE OF TREES
- ——— S –SANITARY SEWER
- ——— STO–STORM SEWER
- ——— W –WATERMAIN
- ——— G –MARKED GAS MAIN
- ——— E –MARKED ELECTRIC
- ——— OHW–OVERHEAD WIRES
- ——— B –BUREAU ELEC. SERV.
- ——— T –MARKED TELEPHONE
- ——— TV–MARKED CABLE TV LINE
- ——— FO–MARKED FIBER OPTIC
- 780 INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20204612992 & OTHERS

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AMERICAN BLVD.

120' PUBLIC R.O.W.

RIM 638.32
30"SW. 629.85
NE. UNDERGROUND

RIM 637.92
NE&SW. 607.81
NW. 620.37

N89°11'10"E 922.54' (P)

24" PER PLAN

ACCESS POINT

12.0' BUILDING SETBACK PER CSM 7575

40.0' UTILITY EASEMENT PER CSM 7575

15" CMP
IE. 635.94

RIM 637.76
10"SW. 635.85

STORM BIN BLDG

OUTLET
SILL 638.62

STORM TOIN BLDG

RIM 636.70
15"NW. 634.88
10"NE. 635.04

METAL STEPS

SILL 638.67

RIM 636.96
12"SW. 634.27
15"N. 634.26
10"NE. 634.91

SILL 638.61

STORM BIN BLDG

S86°10'55"W 1,247.19'

STORM BN BLDG
STORM ROOF DRAIN

SILL 638.61

RIM 635.23
NE&SW. 614.14
NW. 626.21

6" PVC
IE. 632.24

12" CMP
IE. 631.79

TRANSFORMERS

15" RCP
IE. 631.11

12" CMP
IE. 631.08

15" CPP
IE. 631.13

4" DRAINTILE PER PLAN

S52°35'25"E 913.57'

RIM 636.89
12"NW. 630.53
6"SW. 630.56
15"SE. 630.56
18"SW. 630.83

RIM 636.84
15"W. 632.63
12"NE. 632.64
12"SE. 632.69

RIM 636.63
12"W. 633.67
12"NE. 633.73

ICE
ELEV= 629.2

24" RCP

MASONRY BUILDING

SILL 638.63
OUTLET
SILL 638.64

TRENCH DRAIN

FLOOR 638.67

METAL STEPS

RIM 634.42
8"NE. 630.87
6"SE. 630.92
6"NW. 630.95

CONCRETE

STONE

TRANSFORMER

OUTLET
SILL 638.67

OUTLET
SILL 638.63

OUTLET
SILL 638.66

ASPHALT

CONCRETE WALL

RIM 634.60
6"SE. 632.76

TRENCH DRAIN

SILL 638.68

OUTLET
SILL 638.65

STORM 3BN BLDG

STORM 1BN BLDG
STORM 3BN BLDG

RIM 637.86
8"NW. 635.9

SILL 638.69

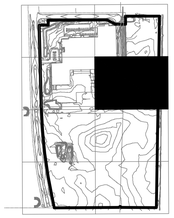
OUTLET

SWALE

4" DRAINTILE PER PLAN

SHEET 4 OF 9

PLAT OF SURVEY



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
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- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

- —EDGE OF TREES
- S —SANITARY SEWER
- STO —STORM SEWER
- W —WATERMAIN
- G —MARKED GAS MAIN
- E —MARKED ELECTRIC
- OHW —OVERHEAD WIRES
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- 780 INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20204612992 & OTHERS

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MASONRY BUILDING

STONE

TRANSFORMER

CONCRETE

ASPHALT

CONCRETE WALL

METAL STEPS

GRAVEL

STORM BIN BLDG

STORM IBN BLDG

RIP RAP

4" DRAINTILE PER PLAN

246.4'

98.3'

92.9'

RIM 634.60 6"SE 632.76

RIM 637.85 6"W. 635.9

RIM 637.86 6"W. 635.9

N52°35'25"W 50.01'

S38°38'40"W

APPROXIMATE EASEMENT DOC 1885439 & 1637575 AS SHOWN ON CSM 8721

FIBER OPTIC SIGN

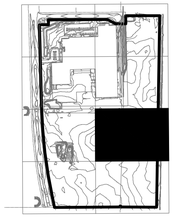
MONO TOWER POLE

DILAPIDATED WIRE FENCE

WISCONSIN CENTRAL LTD

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PLAT OF SURVEY



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
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- TELEPHONE MANHOLE
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- GAS VALVE
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- STORM MANHOLE
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- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

—EDGE OF TREES
—— S ——SANITARY SEWER
—— STO——STORM SEWER
— — — — W —WATERMAIN
—— G ——MARKED GAS MAIN
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780 INDICATES EXISTING CONTOUR ELEVATION
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DIGGERS HOTLINE TICKET NO. 20204612992 & OTHERS

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N52°35'25"W 50.01'

CULTIVATED FIELD EDGE

S39°38'14"W 1130.47'

S38°38'40"W 2139.06'

APPROXIMATE EASEMENT DOC 1885439 & 1637575 AS SHOWN ON CSM 8721

FIBER OPTIC SIGN

MONO POWER POLE

WISCONSIN CENTRAL LTD

36" RCP IE. 633.00

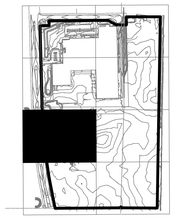
36" RCP IE. 632.14

SHEET 6 OF 9

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PLAT OF SURVEY



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
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- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
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- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- ~~~~ EDGE OF TREES
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- STO — STORM SEWER
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- OHW — OVERHEAD WIRES
- B — BUREAU ELEC. SERV.
- T — MARKED TELEPHONE
- TV — MARKED CABLE TV LINE
- FO — MARKED FIBER OPTIC
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 — INDICATES EXISTING SPOT ELEVATION

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S52°35'25"E 913.57'

ICE ELEV= 629.2

36" RCP IE. 629.00

36" RCP IE. 629.00

RIM 636.84 36"NW 629.09 36"SW 629.04 30"NE 629.14 27"SE 629.44 24"NW 629.54 18"S 630.94

RIM 635.32 18"N 631.02

RIM 636.89 27"NW 630.53 15"NE 630.56 15"SW 630.35 18"SW 630.83

RIM 635.31 18"NE 630.36

RIM 636.38 NE&SW 608.49 SE 608.81 NW 624.4

RIM 637.62 24"SE&NE 631.22

RIM 635.48 24"SE&NW 631.39

RIM 638.47 24"NW 631.77

RIM 638.94 NW 624.11 SE 628.21

24" SAN PER PLAN

12.0' UTILITY EASEMENT PER CSM 8721

50.0' BUILDING SETBACK PER CSM 8721

CULTIVATED FIELD EDGE

AMERICAN BLVD

120' PUBLIC R.O.W.

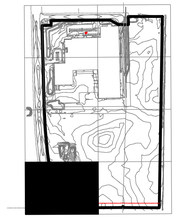
CB=N30°54'44"E CH=1017.81' R=5540.00' L=1019.24'

WATER LAT

FILL PILE

SHEET 7 OF 9

PLAT OF SURVEY



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
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AMERICAN BLVD
120' PUBLIC R.O.W.

12.0' BUILDING SETBACK PER CSM 8721

40.0' BUILDING SETBACK PER CSM 8721

24' PER PLAN

GASMAIN PER PLAN

GASMAIN APPROXIMATE BASED ON SIGNS

GAS PIPELINE EASEMENT DOC 2374386

N52°36'03"W 731.96'

N25°36'03"E 44.90'

RIM 638.41
SW&NE: 634.94
NW: 634.91
SE: 628.21

RIM 638.80
NE&SW: 634.13
NW: 628.70
SE: 628.25

RIM 636.52
18" NW: 627.36
UNUSABLE
SE&NE: 627.36

RIM 635.98
18" SE: 627.35

RIM 635.61
27"NW: 631.15

RIM 637.69
24" SW: 627.69
UNUSABLE
NE,SE&SW: 627.69

RIM 636.23
18" NW: 622.73
SE: 622.60
NE: 617.47

WATER LAT

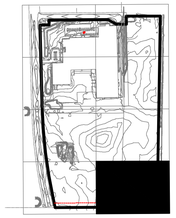
FILL PILE

ICE
ELEV= 629.4

36" RCP
IE. 629.44

SHEET 8 OF 9

PLAT OF SURVEY



GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- ~~~~~ —EDGE OF TREES
- ——— S —SANITARY SEWER
- ——— STO—STORM SEWER
- - - - - - W —WATERMAIN
- ——— G —MARKED GAS MAIN
- ——— E —MARKED ELECTRIC
- ——— OHW—OVERHEAD WIRES
- ——— B —BUREAU ELEC. SERV.
- ——— T —MARKED TELEPHONE
- ——— TV—MARKED CABLE TV LINE
- ——— FO—MARKED FIBER OPTIC
- 780 INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20204612992 & OTHERS

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

S39°58'14"W

N51°54'10"W 406.82'

APPROXIMATE EASEMENT DOC 1885439 & 1637575 AS SHOWN ON CSM 8721

GASMAIN APPROXIMATE BASED ON SIGNS

GAS PIPELINE EASEMENT DOC 2374386

MONO TOWER POLE

FIBER OPTIC SIGN

36" RCP E. 633.00 STO

36" RCP E. 632.74

WISCONSIN CENTRAL LTD

SHEET 9 OF 9

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**March 22, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a right-of-way vacation/discontinuance at the 2000 BLK of Profit PL (Adjacent to Parcels ED-2381, ED-2382, ED-F0083).***

ATTACHMENTS:

- 03-22-21 PC Report - ROW Discontinuance - Profit PL (DOCX)
- PROFIT PLACE EXHIBIT (PDF)
- PROFIT PLACE DISCONTINUANCE LEGAL DESCRIPTION (DOCX)

ITEM 8: **Consideration and possible action on a request for a right-of-way vacation/discontinuance at the 2000 BLK of Profit PL (Adjacent to Parcels ED-2381, ED-2382, ED-F0083).***

PROPOSED PROFIT PL RIGHT-OF-WAY VACATION/DISCONTINUANCE



REQUESTED ACTION: Public Right-Of-Way Vacation/Discontinuance Approval.

Right-Of-Way Vacation/Discontinuance for unnecessary street segment that will be developed into a cul-de-sac.

Note: This is the first of two vacation/discontinuance requests that will be reviewed separately by Plan Commission on March 22, 2021. The second area will include small parts of Commerce DR, highlighted with red dashes in the northeast area of the above map.

COMMON DESCRIPTION: The 2000 BLK of Profit PL, located northward from the Profit PL and Destiny DR intersection.

PARCEL NUMBER(S): Adjacent to Parcels ED-2381, ED-2382, ED-F0083

EXISTING ZONING: None as the area is existing right-of-way, but adjacent to Industrial Park District (I-1).

PROPOSED ZONING: If the vacation/discontinuance is approved by Common Council, the area will take on an I-1 zoning.

SURROUNDING LAND USES: Developing and developed Business Park in all directions (I-1).

COMPREHENSIVE PLAN: Business Park.

APPLICANT/OWNER NAME: Authorized Representative and Property Owner
City of De Pere
Public right-of-way
335 S Broadway ST
De Pere, WI 54115

SITE HISTORY:

The subject site has been used for agricultural purposes since 1938. The westernmost parcels were created as part of the East Side Industrial Park Third Addition in 2000 and Profit Place was extended to its current location shortly after. Commerce DR, in the northeast area of the site was extended as part of CSM #8384 in 2013.

The following related projects will be separately reviewed by Plan Commission on March 22, 2021:

- Right-of-way discontinuances for part of Profit PL and Commerce DR (submitted by City).
- Plat review (submitted by City).
- Site plan (submitted by Immel Construction).

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 is no longer proposed to connect to Commerce DR.
- A cul-de-sac provides access to the adjacent properties and allows vehicles to turn around.
- The proposed vacation/discontinuance complies with a proposed cul-de-sac in the East Side Industrial Park Fourth Addition plat that will be reviewed by Plan Commission on March 22, 2021.
- The vacation/discontinuance has been reviewed by Development Services and Engineering staff. Conditions of approval added are listed at the end of this report.

REVIEW PROCESS:

The Common Council will review the Plan Commission recommendation twice, first as a resolution on April 7, 2021 and then with a public hearing and resolution potentially on May 18, 2021.

Immediately adjacent property owners were notified of all proposed meetings and no comments were received. The review process follows State Statue requirements and there is not a 300-foot nearby neighbor notification requirement.

STAFF RECOMMENDATION:

Staff recommends APPROVAL and forwarding the Profit PL right-of-way vacation/discontinuance to the Common Council for final approval with the following conditions:

1. The entire right-of-way is retained as an easement; all utility easements are retained.
2. The remaining right-of-way must have a minimum abutting 12’ wide utility easement.

EXHIBIT A

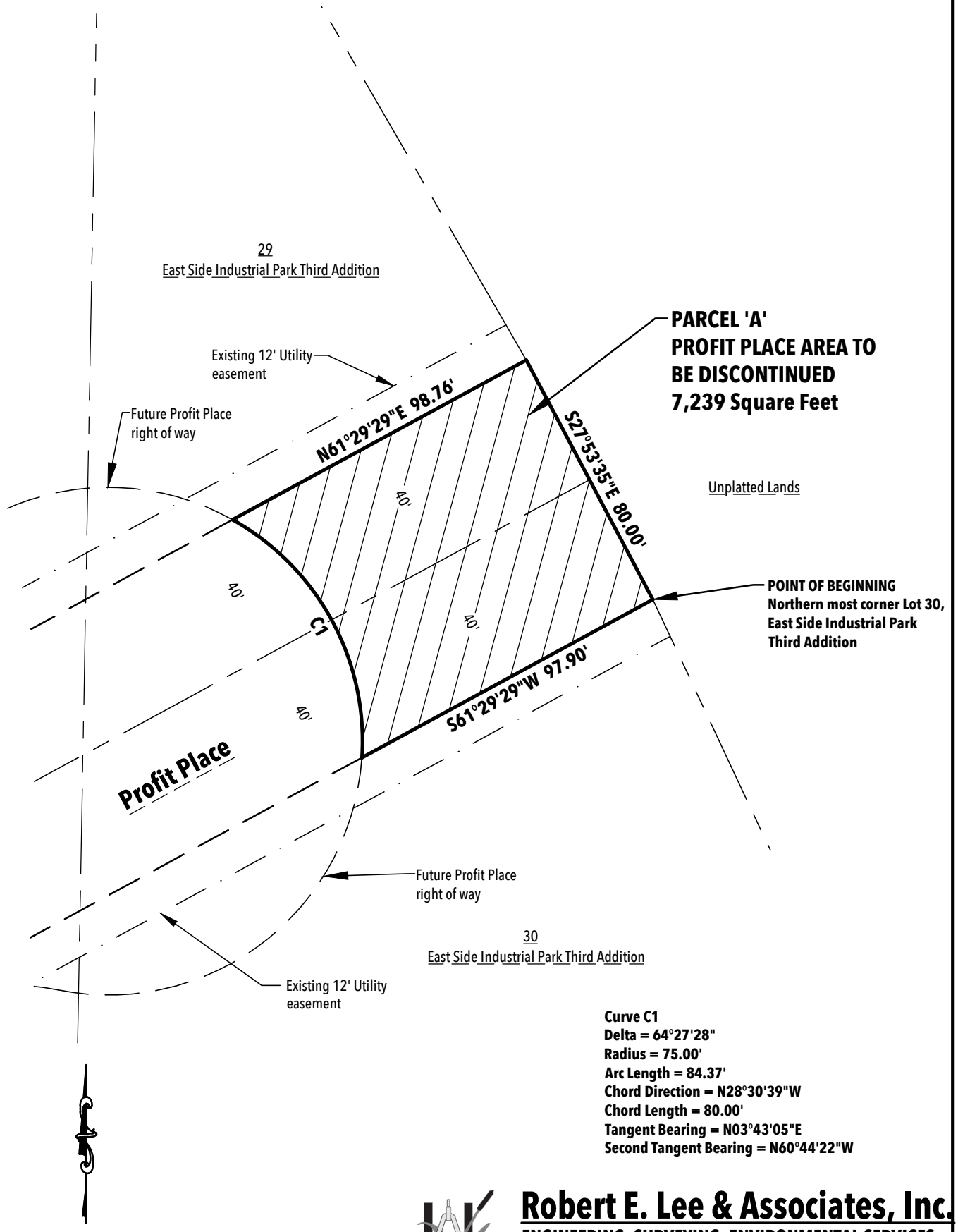


EXHIBIT SHEET 1 OF 1

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

Drafted by: Troy E. Hewitt R:\0400\0404\0404461\dwg\404461_Profit Discontinuance.dwg

PROFIT PLACE DISCONTINUANCE LEGAL DESCRIPTION

PARCEL 'A'

Part of Southeast 1/4 of the Southeast 1/4, Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

BEGINNING at the northern most corner of Lot 30, East Side Industrial Park Third Addition, Volume 21 of Plats, Page 117, Document Number 1747462;

thence S61°29'29"W, 97.90 feet on the southeast right of way of Profit Place;

thence 84.37 feet on the arc of a 75.00 foot radius curve to the left, having a long chord which bears N28'30'39"W, 80.00 feet to the northwest right of way of Profit Place;

thence N61°29'29"E, 98.76 feet on said northwest right of way to the northeast right of way of Profit Place;

thence S27°53'35"E, 80.00 feet on said northeast right of way to the Point of Beginning.

Said parcel contains 7,239 Square Feet of land more or less.

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**March 22, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a right-of-way vacation/discontinuance at the 1800 BLK of Commerce DR (Adjacent to Parcels ED-D69-2, ED-344-102-6).***

ATTACHMENTS:

- 03-22-21 PC Report - ROW Discontinuance - Commerce DR (DOCX)
- COMMERCE DRIVE EXHIBIT (PDF)
- COMMERCE DRIVE DISCONTINUANCE LEGAL DESCRIPTION (DOCX)

ITEM 9: **Consideration and possible action on a request for a right-of-way vacation/discontinuance at the 1800 BLK of Commerce DR (Adjacent to Parcels ED-D69-2, ED-344-102-6).***

PROPOSED COMMERCE DR RIGHT-OF-WAY VACATION/DISCONTINUANCE



REQUESTED ACTION: Public Right-Of-Way Vacation/Discontinuance Approval.

Right-Of-Way Vacation/Discontinuance for unnecessary street segment due to a street realignment for future connection to Rockland RD.

Note: This is the second of two vacation/discontinuance requests that will be reviewed separately by Plan Commission on March 22, 2021. The first area will include parts of Profit PL, outlined in red in the west-central area of the above map.

Note: See the Profit PL vacation/discontinuance report for Comprehensive Plan, applicant, site history, and review process information.

COMMON DESCRIPTION: The 1800 BLK of Commerce DR, located at the far south end of Commerce DR, which intersects with Heritage RD at the north end.

PARCEL NUMBER(S): Adjacent to Parcels ED-D69-2, ED-344-102-6

EXISTING ZONING: None as the area is existing right-of-way, but adjacent to Industrial Park District (I-1) on the west side and General Industrial District (I-3) on the east side.

PROPOSED ZONING: If the vacation/discontinuance is approved by Common Council, the area will take on the adjacent I-1 and I-3 zonings.

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 has been reconfigured to connect to Rockland RD, leaving two slivers of unneeded right-of-way.
- A reconfigured through-street between Rockland RD and Heritage RD improves connectivity for businesses on Commerce DR.
- The proposed vacation/discontinuance complies with proposed right-of-ways in the East Side Industrial Park Fourth Addition plat that will be reviewed by Plan Commission on March 22, 2021.
- The vacation/discontinuance has been reviewed by Development Services and Engineering staff. Conditions of approval added are listed at the end of this report.

STAFF RECOMMENDATION: Staff recommends APPROVAL and forwarding the Commerce DR right-of-way vacation/discontinuance to the Common Council for final approval with the following conditions:

1. The entire right-of-way is retained as an easement; all utility easements are retained.
2. The remaining right-of-way must have a minimum abutting 12’ wide utility easement.

EXHIBIT A

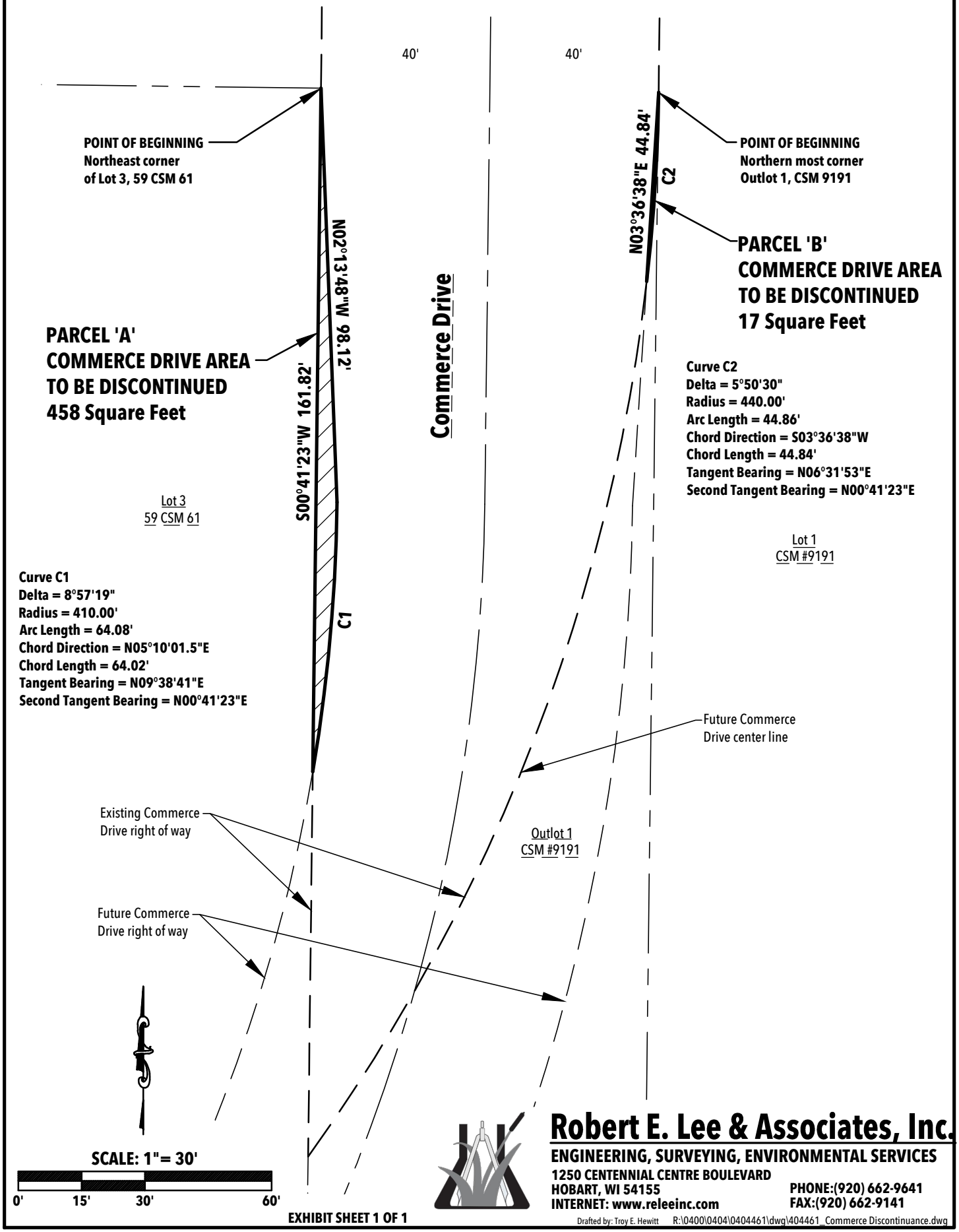


EXHIBIT SHEET 1 OF 1

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FAX:(920) 662-9141

Drafted by: Troy E. Hewitt R:\0400\0404\0404461\dwg\404461_Commerce Discontinuance.dwg

COMMERCE DRIVE DISCONTINUANCE LEGAL DESCRIPTIONS

PARCEL 'A'

Part of Northwest 1/4 of the Southwest 1/4, Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

BEGINNING at the northeast corner of Lot 3, Volume 59 of Certified Survey Maps, Page 61, Map Number 8392, Document Number 2654678;

thence S00°41'23"W, 161.82 feet on the west right of way Commerce Drive;

thence 64.08 feet on the arc of a 410.00 foot radius curve to the left, having a long chord which bears N05°10'01.5"E, 64.02 feet;

thence N02°13'48"W, 98.12 feet to the Point of Beginning.

Said parcel contains 458 Square Feet of land more or less.

PARCEL 'B'

Part of Northwest 1/4 of the Southwest 1/4, Section 34, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

BEGINNING at the northern most corner of Outlot 1, Certified Survey Map Number 9191, Document Number 2912206;

thence 44.86 feet on the arc of a 440.00 foot radius curve to the right, having a long chord which bears S03°36'38"W, 44.84 feet on the east right of way of Commerce Drive;

thence N03°36'38"E, 44.84 feet to the Point of Beginning.

Said parcel contains 17 Square Feet of land more or less.

City of De Pere, Wisconsin

Request For Plan Commission Action

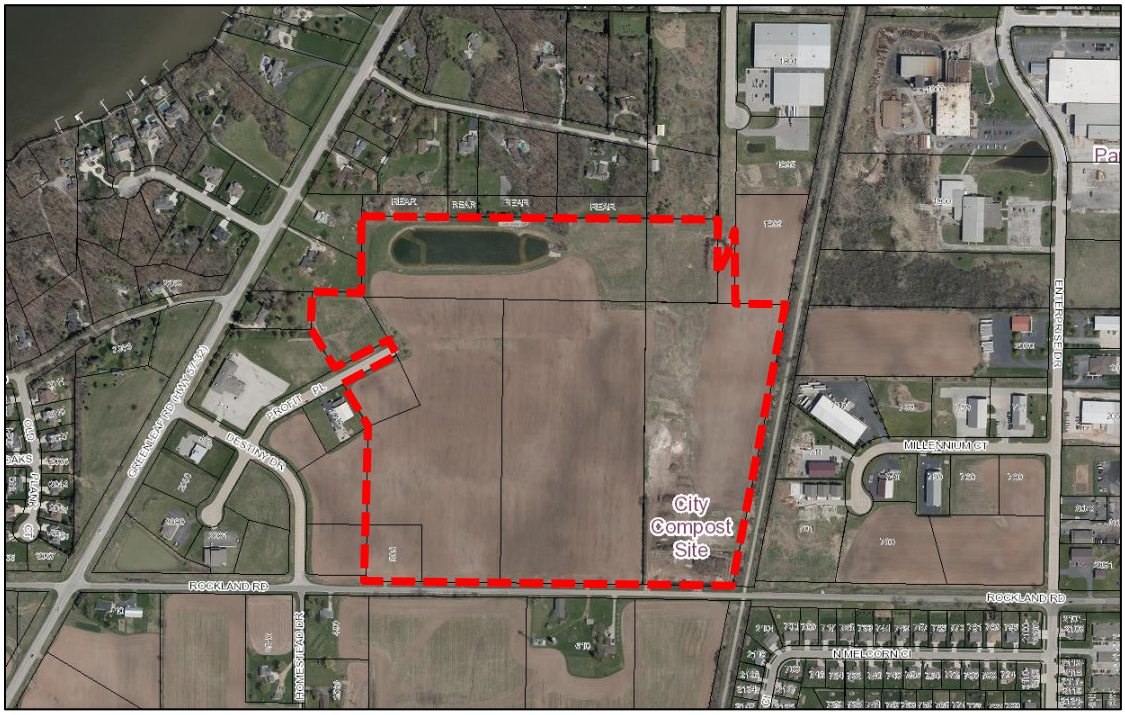
MEETING DATE:	**March 22, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a proposed 7 lot and 1 outlot preliminary and final plat of East Side Industrial Park Fourth Addition at 600 BLK Rockland RD (Parcels ED-F0080, ED-D69-2, ED-344-102-6, ED-2381, ED-2382, ED-F0083, ED-F0082, ED-F0085, ED-D43-1).***

ATTACHMENTS:

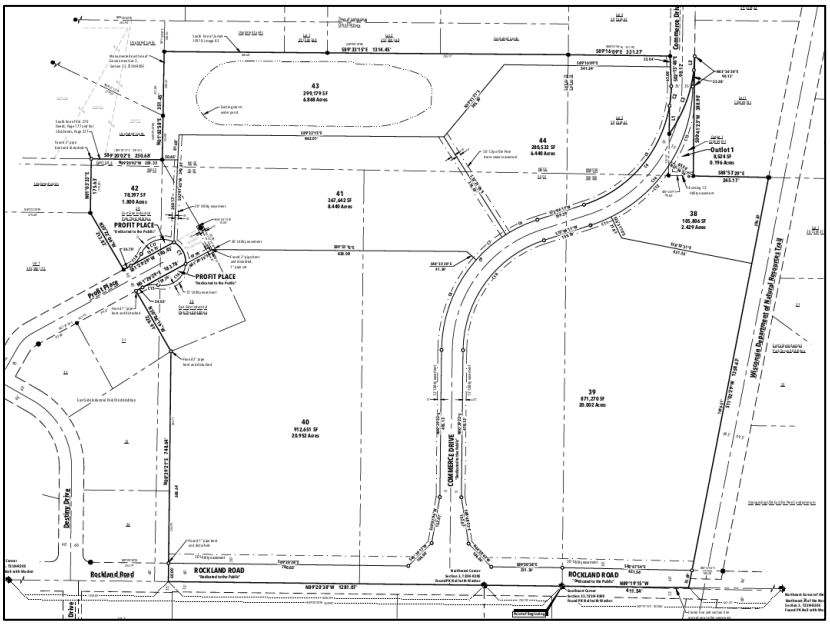
- 03-22-21 PC Report - Final Plat of East Side Industrial Park Fourth Addition (DOCX)
- Final Plat - REVISED - 18 Mar 2021 (PDF)

ITEM 10: **Consideration and possible action on a request for a proposed 7 lot and 1 outlot preliminary and final plat of East Side Industrial Park Fourth Addition at 600 BLK Rockland RD (Parcels ED-F0080, ED-D69-2, ED-344-102-6, ED-2381, ED-2382, ED-F0083, ED-F0082, ED-F0085, ED-D43-1).***

SITE MAP



PROPOSED PLAT AREA



REQUESTED ACTION: Preliminary and Final Plat Approval.*

Note: The Plan Commission will be reviewing the City submitted plat as both a preliminary plat and a final plat at the same time.

COMMON DESCRIPTION: 600 BLK Rockland RD, located northwest from where Rockland RD intersects with the Fox River State Recreational Trail.

PARCEL NUMBER(S): ED-F0080, ED-D69-2, ED-344-102-6, ED-2381, ED-2382, ED-F0083, ED-F0082, ED-F0085, ED-D43-1

EXISTING ZONING: Lots 1-7 zoned Industrial Park District (I-1).
Outlot 1 zoned General Industrial District (I-3).

SURROUNDING LAND USES: Single Family Residential (Ledgeview) to the north.
Agricultural (B-2) and Single Family Residential (B-2) to the south.
Fox River State Recreational Trail and Industrial Park (I-3) to the east.
Business and Industrial Park (B-2 and I-1), and Single Family Residential (Ledgeview) to the west.

COMPREHENSIVE PLAN: Business Park.

APPLICANT/OWNER NAME: Authorized Representative and Property Owner
City of De Pere
335 S Broadway ST
De Pere, WI 54115-2593

SITE HISTORY: The subject site has been used for agricultural purposes since 1938. The westernmost parcels were created as part of the East Side Industrial Park Third Addition in 2000 and Profit Place was extended to its current location shortly after.

The following related projects will be separately reviewed by Plan Commission on March 22, 2021:

- Right-of-way discontinuances for part of Profit PL and Commerce DR (submitted by City).
- Plat review (submitted by City).
- Site plan (submitted by Immel Construction).

STAFF REVIEW: When reviewing a preliminary and final plat, staff considers State Statutes 236 Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The plat has 7 lots and 1 outlot. Lots 38-42 and 44 are designed for future industrial development. Lot 44 is designed to accommodate a storm water management pond. Outlot 1 is designed to

accommodate future right-of-way needs and/or to be attached to adjacent parcels.

- The north end of Profit Place is being shortened, with a cul-de-sac added, to provide access to Lots 40-42.
- There are no minimum or maximum street frontage and lot area requirements for the seven lots and outlot due to I-1 zoning.

All conditions of approval are listed at the end of the report. The conditions are technical and can be overseen by staff.

The final plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, frontage, and setbacks meet acceptable City requirements.

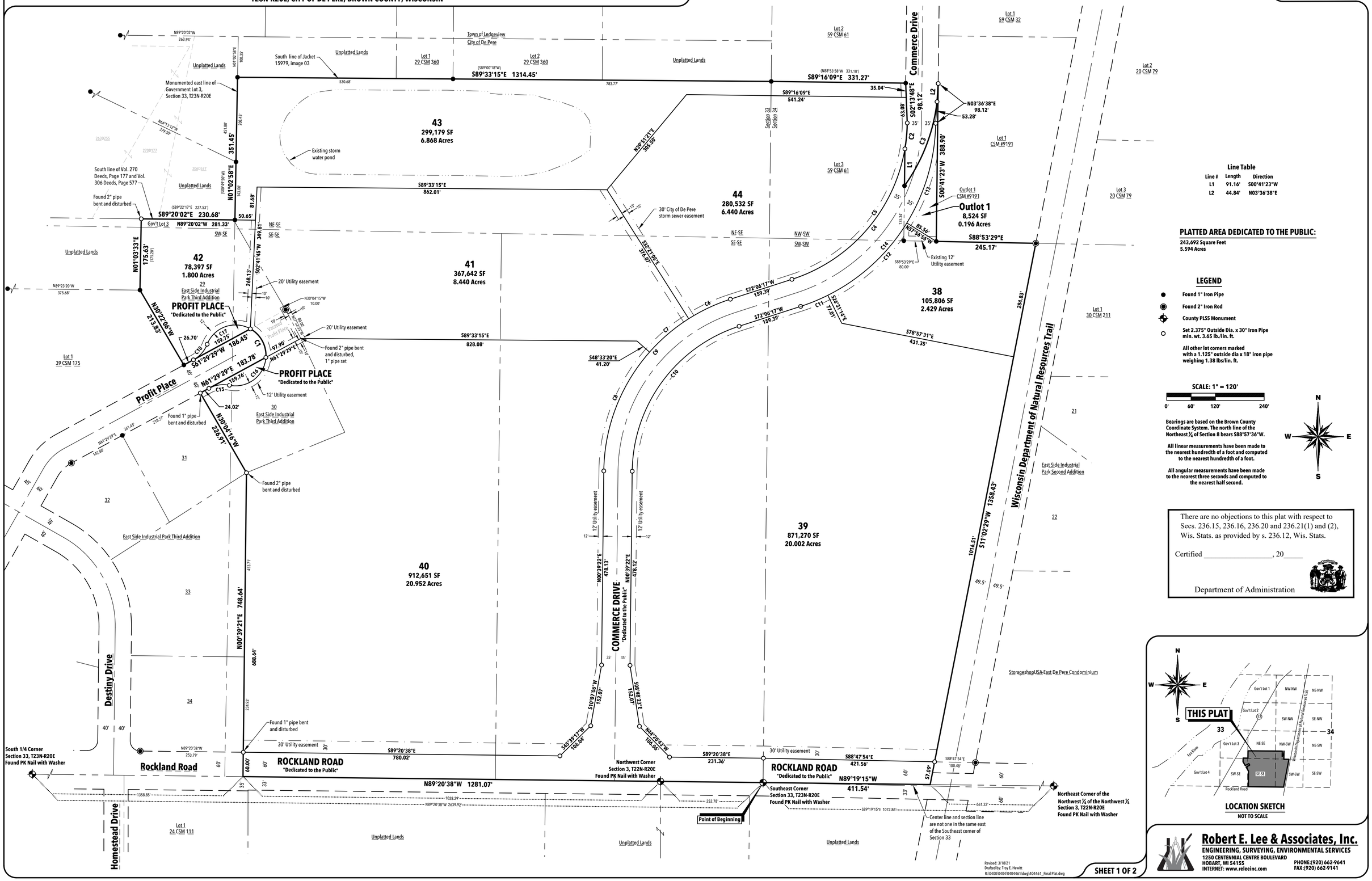
REVIEW PROCESS: For final plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews final plats. The Common Council is expected to review the City plat on April 7, 2021.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the preliminary and final plat and forwarding the plat to the Common Council for approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, and Brown County Planning Commission.
2. Subject to proper final approval and recording of right-of-way discontinuances on Profit PL and Commerce DR, or a reconfiguration of the plat to show right-of-way that has not been vacated at the time of plat recording.
3. Verify all easements and street utility easements are properly shown.
4. Monumenting of property corners shall be completed or redone after the construction of Commerce Drive extension and the new Profit Place cul-de-sac. Any iron pipes installed prior or during construction will be eliminated by grading. Temporary wooden lathe can be substituted if need be during construction.
5. Revise City of De Pere certificate to reference the City of De Pere as the property owner.
6. Revise City of De Pere certificate to include the date of Common Council approval, in addition to the signature line and date for the Clerk.
7. Revise the City Treasurer certificate to reference Joe Zegers as City Treasurer.
8. The City will be reviewing newly constructed roadways for future parking restrictions. No restrictions are requested at this time.

EAST SIDE INDUSTRIAL PARK FOURTH ADDITION

ALL LOTS 29 AND 30, EAST SIDE INDUSTRIAL PARK THIRD ADDITION, VOLUME 21 OF PLATS, PAGE 117, DOCUMENT NUMBER 1747462, BEING PART OF GOVERNMENT LOT 3, THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼, ALL IN SECTION 33, T23N-R20E, ALL OF OUTLOT 1, CERTIFIED SURVEY MAP 9191, DOCUMENT NUMBER 2912206, BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, ALL OF LOT 3, VOLUME 59 OF CERTIFIED SURVEY MAPS, PAGE 61, MAP NUMBER 8392, DOCUMENT NUMBER 2654678, BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, PART OF VACATED PROFIT PLACE AND PART OF VACATED COMMERCE DRIVE AND PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 33, T23N-R20E AND PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN



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FAX:(920) 662-9141

Revised: 3/18/21
Drafted by: Troy E. Hewitt
R:\0400\0404\0404461\dwg\404461_Final Plat.dwg

EAST SIDE INDUSTRIAL PARK FOURTH ADDITION

ALL LOTS 29 AND 30, EAST SIDE INDUSTRIAL PARK THIRD ADDITION, VOLUME 21 OF PLATS, PAGE 117, DOCUMENT NUMBER 1747462, BEING PART OF GOVERNMENT LOT 3, THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼, ALL IN SECTION 33, T23N-R20E, ALL OF OUTLOT 1, CERTIFIED SURVEY MAP 9191, DOCUMENT NUMBER 2912206, BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, ALL OF LOT 3, VOLUME 59 OF CERTIFIED SURVEY MAPS, PAGE 61, MAP NUMBER 8392, DOCUMENT NUMBER 2654678, BEING PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, PART OF VACATED PROFIT PLACE AND PART OF VACATED COMMERCE DRIVE AND PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 33, T23N-R20E AND PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼, SECTION 34, T23N-R20E, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

RESTRICTIVE COVENANTS:

1. The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

2. Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

3. No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street lines, a disturbance of survey stake by anyone is a violation of Section 236.32 of the Wisconsin statutes.

UTILITY EASEMENT PROVISIONS:

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

City of De Pere, Grantor, to

Wisconsin Public Service Corporation, a Wisconsin Corporation, grantee,

Time Warner Cable, AT&T and City of De Pere,

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 incidental 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.

OWNER'S CERTIFICATE:

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

CITY OF DE PERE

_____ _____ _____ _____

James Boyd, Mayor Date Carey E. Danen, City Clerk Date

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of "EAST SIDE INDUSTRIAL PARK FOURTH ADDITION" in the City of De Pere, City of De Pere owner, is hereby approved by the Common Council on

_____, 2021.

_____
Carey E. Danen, City Clerk Date

CITY OF DE PERE TREASURER'S CERTIFICATE:

I, being the duly elected, qualified and acting Treasurer of the City of De Pere, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

_____
Carey E. Danen Date
City of De Pere Treasurer

BROWN COUNTY TREASURER'S CERTIFICATE:

I, being the duly elected, qualified and acting Treasurer of Brown County, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

_____
Paul Zeller Date
Brown County Treasurer

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, hereby certify that by the order and under the direction of the CITY OF DE PERE, I have surveyed, divided and mapped a parcel of land being all lots 29 and 30, East Side Industrial Park Third Addition, Volume 21 of Plats, Page 117, Document Number 1747462, being part of Government Lot 3, the Southwest ¼ of the Southeast ¼, the Southeast ¼ of the Southeast ¼ and part of the Northeast ¼ of the Southeast ¼, all in Section 33, T23N-R20E, all of Outlot 1, Certified Survey Map 9191, Document Number 2912206, being part of the Northwest ¼ of the Southwest ¼, Section 34, T23N-R20E, all of Lot 3, Volume 59 of Certified Survey Maps, Page 61, Map Number 8392, Document Number 2654678, being part of the Northwest ¼ of the Southwest ¼, Section 34, T23N-R20E, part of vacated Profit Place and part of vacated Commerce Drive and part of the Northeast ¼ of the Southeast ¼ and part of the Southeast ¼ of the Southeast ¼, Section 33, T23N-R20E and part of the Southwest ¼ of the Southwest ¼, Section 34, T23N-R20E, City of De Pere, Brown County, Wisconsin more fully described as follows:

BEGINNING at the Southeast Corner of said Section 33; thence N89°20'38"W, 1281.07 feet on the south line of said Southeast ¼ to the southerly extension of the east lines of Lots 33 and 34 of said East Side Industrial Park Third Addition; thence N00°39'21"E, 748.64 feet on said east lines to the southwest corner of said Lot 30; thence N30°04'16"W, 226.91 feet on the southwest line of said Lot 30 to the southeast right of way of Profit Place; thence N61°29'29"E, 183.78 feet on said southeast right of way; thence 84.37 feet on the arc of a 75.00 foot radius curve to the left, having a long chord which bears N28°30'39"W, 80.00 feet to the northwest right of way of Profit Place; thence S61°29'29"W, 186.45 feet on said northwest right of way to the southwest corner of said Lot 29; thence N30°22'06"W, 213.83 feet on a west line of said Lot 29; thence N01°03'33"E, 175.63 feet on said west line extended northerly to the south line of lands described in Volume 270 Deeds, Page 577, Brown County Records; thence S89°20'02"E, 230.68 feet on said south line of Volume 270 Deeds, Page 577 and the south line of Volume 306 Deeds, Page 577 to the southeast corner thereof also being the monumented east line of said Government Lot 3; thence N01°02'58"E, 351.45 feet on said monumented east line to the southwest corner of lands described in Jacket 15979, Image 03, Brown County Records; thence S89°33'15"E, 1314.45 feet on the south line of said lands to the southeast corner thereof, also being the northwest corner of said Lot 3, Volume 59 of Certified Survey Maps, Page 61; thence S89°16'09"E, 331.27 feet on the north line of said Lot 3 to the west right of way of Commerce Drive; thence S02°13'48"E, 98.12 feet on said west right of way; thence 64.08 feet on the arc of a 410.00 foot radius curve to the right, having a long chord which bears S05°10'01.5"W, 64.02 feet on said west right of way; thence S00°41'23"W, 91.16 feet on said west right of way to a point where the east right of way of Commerce drives intersects with said west right of way; thence 224.66 feet on the arc of a 440.00 foot radius curve to the left, having a long chord which bears N21°09'31.5"E, 222.23 feet on said east right of way; thence N03°36'38"E, 44.84 feet on said east right of way to the northern most corner of said Outlot 1, Certified Survey Map Number 9191; thence S00°41'23"W, 388.90 feet on the east line of said Outlot 1 to the southeast corner thereof; thence S88°53'29"E, 245.17 feet on the south line of Lot 1 of said Certified Survey Map Number 9191 to the west right of way of the Wisconsin Department of Natural Resources Trail; thence S11°02'29"W, 1358.43 feet on said west right of way to the south line of said Southwest ¼ of the Southwest ¼; thence N89°19'15"W, 411.54 feet on said south line to the Point of Beginning.

Said parcel contains 3,174,198 Square Feet (72.870 Acres) of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in the surveying, dividing and mapping of the same.

_____
Troy E. Hewitt PLS #2831 Date
ROBERT E. LEE & ASSOCIATES, INC.

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	64°27'28"	75.00'	84.37'	N28°30'39"W	80.00'	N03°43'05"E	N60° 44' 22"W
C2	8°57'19"	410.00'	64.08'	S05°10'01.5"W	64.02'	S00°41'23"W	S09° 38' 41"W
C3	29°15'17"	440.00'	224.66'	N21°09'31.5"E	222.23'	N35°47'09"E	N06° 31' 53"E
C4	62°27'35"	410.00'	446.95'	S40°52'28.5"W	425.15'	S09°38'41"W	S72° 06' 17"W
C5	71°24'54"	410.00'	511.03'	N36°23'50"E	478.59'	N72°06'17"E	N00° 41' 23"E
C6	14°27'22"	450.00'	113.54'	S64°52'36"W	113.24'	S72°06'17"W	S57° 38' 55"W
C7	16°12'15"	450.00'	127.27'	S49°32'47.5"W	126.84'	S57°38'55"W	S41° 26' 40"W
C8	40°47'18"	450.00'	320.35'	S21°03'01"W	313.63'	S41°26'40"W	S00° 39' 22"W
C9	71°26'55"	450.00'	561.16'	S36°22'49.5"W	525.50'	S72°06'17"W	S00° 39' 22"W
C10	71°26'55"	380.00'	473.87'	S36°22'49.5"W	443.75'	S72°06'17"W	S00° 39' 22"W
C11	8°37'09"	480.00'	72.21'	N67°47'42.5"E	72.14'	N72°06'17"E	N63° 29' 08"E
C12	31°54'44"	480.00'	267.35'	N47°31'46"E	263.91'	N63°29'08"E	N31° 34' 23"E
C13	30°53'01"	480.00'	258.73'	N16°07'52.5"E	255.61'	N31°34'23"E	N00° 41' 23"E
C14	71°24'54"	480.00'	598.29'	N36°23'50"E	560.30'	N72°06'17"E	N00° 41' 23"E
C15	39°56'50"	75.00'	52.29'	N81°27'54"E	51.24'	N61°29'29"E	S78° 33' 41"E
C16	97°43'13"	75.00'	127.92'	N52°34'41.5"E	112.97'	S78°33'41"E	N03° 43' 05"E
C17	97°42'49"	75.00'	127.91'	S70°24'13.5"W	112.96'	N60°44'22"W	S21° 32' 49"W
C18	39°56'40"	75.00'	52.29'	S41°31'09"W	51.23'	S21°32'49"W	S61° 29' 29"W

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

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

Revised: 3/18/21
Drafted by: Troy E. Hewitt
R:\0400\0404\0404461\dwg\404461_Final Plat.dwg

City of De Pere, Wisconsin

Request For Plan Commission Action

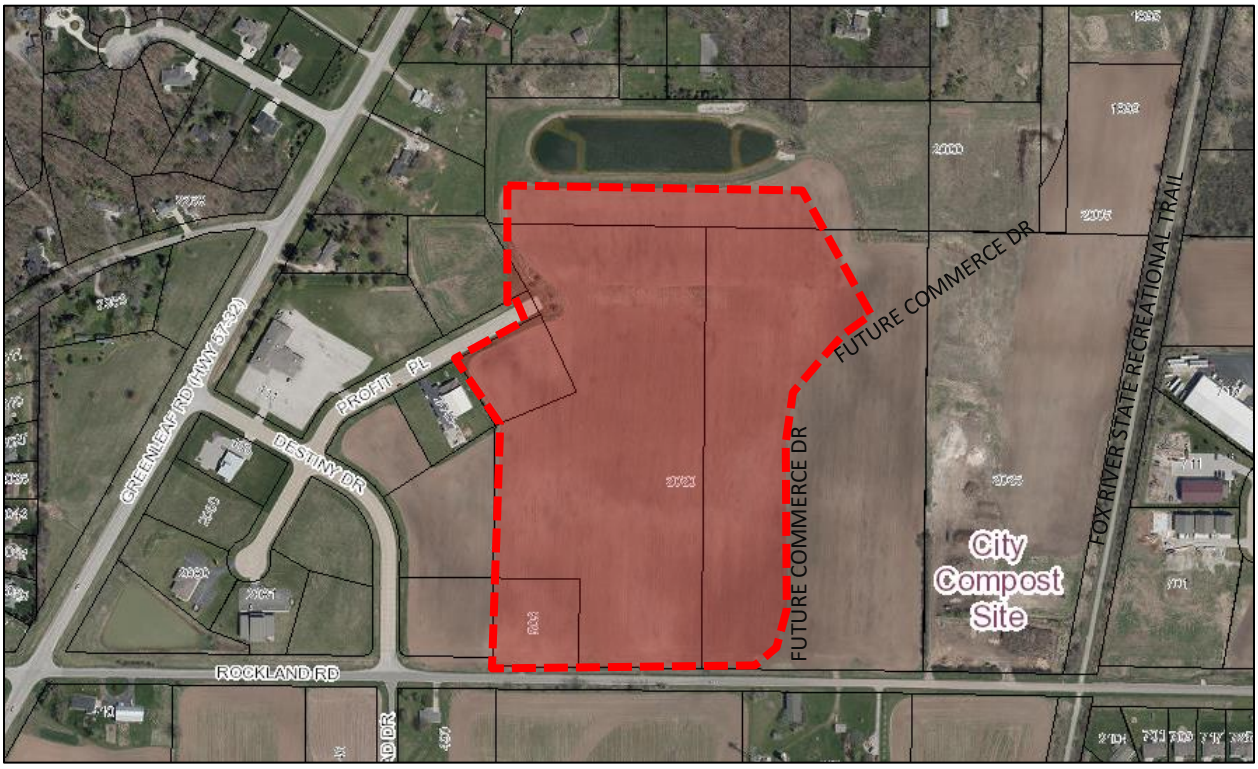
MEETING DATE:	**March 22, 2021**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a request for a site plan to build a new 352,897 SF (8.1 acres) building at 2020 Commercial DR (Parcels ED-D43-1, ED-F0083, part of ED-F0082).**

ATTACHMENTS:

- 03-22-21 PC Report - Immel New Building (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 09 Mar 2021 (PDF)

Item 11: **Consideration and possible action on a request for a site plan to build a new 352,897 SF (8.1 acres) building at 2020 Commercial DR (Parcels ED-D43-1, ED-F0083, part of ED-F0082).**

SITE MAP



The site map boundaries are estimated based on new "Lots 40 and 41" from a proposed land division.

REQUESTED ACTION: Site Plan Approval.

Howard Immel INC new 352,897 SF building with vehicle and truck parking areas.

COMMON DESCRIPTION: 2020 Commerce DR, a proposed street extension of Commerce Drive that will be located on the north side of Rockland RD, generally between Destiny DR and the Fox River State Recreational Trail. The north end of the existing Commerce DR intersects with Heritage RD.

PARCEL NUMBERS: ED-D43-1, ED-F0083, part of ED-F0082

EXISTING ZONING: Industrial Park District (I-1).

SURROUNDING LAND USES: City storm pond to the north (I-1).
Undeveloped Business Park to the south and (B-2).
Undeveloped Business Park and City compost site to the east (I-1).
Developed and undeveloped business Park to the west (I-1).

COMPREHENSIVE PLAN: Business Park.

APPLICANT / OWNER:

Authorized Representative	Property Owner
Brad Treml, Engineering Tech	City of De Pere
Robert E Lee & Associates	335 S Broadway ST
1250 Centennial Centre BL	De Pere, WI 54115-2593
Hobart, WI 54155	

SITE HISTORY:

The subject site has been used for agricultural purposes since 1938. The westernmost parcels were created as part of the East Side Industrial Park Third Addition in 2000 and Profit Place was extended to its current location shortly after.

On March 9, 2020 a site plan was submitted by the petitioner. The following related projects will be separately reviewed by Plan Commission on March 22, 2021:

- Right-of-way discontinuances for part of Profit PL and Commerce DR (submitted by City).
- Plat review (submitted by City).
- Site plan (submitted by Immel Construction).

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 352,897 SF new building addition will be located on the future Commerce DR with side yard frontage on Rockland RD. The site is generally located between Destiny DR and the Fox River State Recreational Trail. The proposed new building will accommodate truck parking for 51 trucks on the west side of the building. Also on the west side are 19 loading docks and one large overhead door. Truck trailer parking and loading docks need to be screened from view, and is addressed in the 'landscaping plan' portion of the staff review, below.

The proposed façade materials are light and dark grey colored smooth and raked precast concrete on the south and east sides. The corners of the west and north sides also consist of smooth and raked concrete. The façade materials are approvable.

The west and north sides also include metal panels in between the concrete corners. In the I-1 District, metal may be considered on non-street facing facades.

- The use of metal wall panels on the side (north only) and rear (west) façades of the building r*equires Plan Commission approval.*

- Plan Commission has a history of approving architectural wall panel when the panel has a masonry texture.

The office area on the east side of the building is made of glass and an aluminum composite panel. As a policy, Plan Commission has approved the use of metals on a front facade, when combined with other materials to

break up the mass of the appearance and when the metal has a masonry texture.

- The use of metal wall panels on the east side (office area) façade of the building r*equires Plan Commission policy approval.*
- Plan Commission recently allowed metal panels with a textured masonry finish, which flexes standards established in Municipal Code 14-60(6)(c)(6).
- The developer is requesting a Plan Commission opinion and deviation/ change to the code during an April meeting.
    - Similar to the request in the West Business Park, the applicant expressed the desire to include architectural metal paneling as depicted in the renderings as higher-end architectural elements and not standalone metal panels that the code intends to protect against. The applicant stated the panels allow the architect to increase the window sizes when compared to a cast concrete wall.

The site has three proposed street connection drives. One drive is on Profit PL for truck and loading dock access. A second drive is on Commerce DR for vehicle parking lot access. The third drive is on Commerce Drive to provide a fire lane along the north side of the building that is between Commerce DR and Profit PL.

The proposed landscaping plan accommodates the 130 required trees. Part of the landscaping was utilized to screen the truck parking and loading dock areas on the south and west side of the building. Additional landscaping should be added on the north side of the building to screen the truck parking area from Profit Place and property to the north. The area needs to be completely screened to a height of 5', with the anticipation that the screening will continue to grow and cover a greater height. Extra landscaping should be added to the area southeast of the building to add further interest to the site and the important view along the future Southern Bridge Corridor.

The only signage identified in the site plan was a footprint for a monument sign in the landscaping plan. No additional signage locations or types were provided for Plan Commission review. Revised site plans should include the number, location, types, and locations of all signs for preliminary staff review. Separate sign permits are required for signs.

If parcels are combined, the site plan complies with the following massing and setback requirements set by the I-1 District (Code Section 14-47):

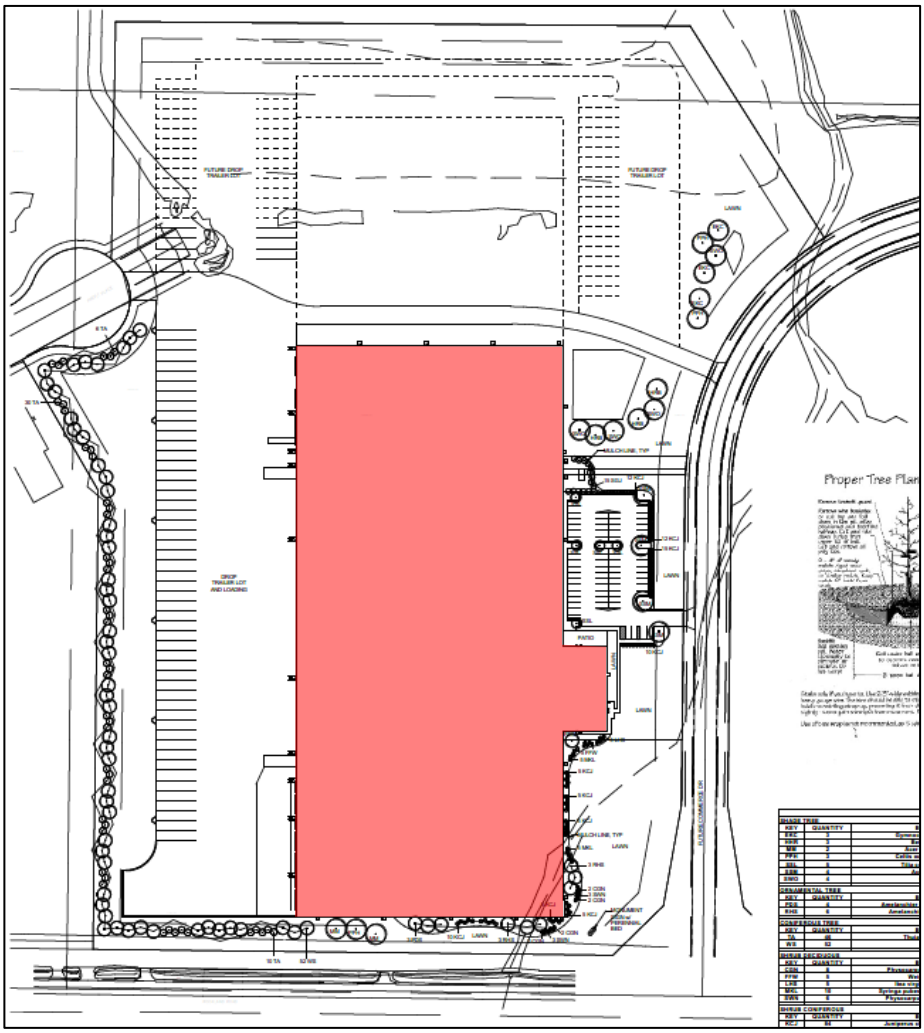
- Land Use: Industrial (permitted)
- Lot Size: 29.4 acres total for two parcels (no minimum required)
    - *The site will include 2 parcels, one on a 10-year City buyback*
- Front Yard Setback – east: ~113' (40' required)
- Corner Side Yard Setback – south: ~52' (40' required)
- Interior Side Yard Setback – north: ~113' (25' required)
- Rear Yard Setback – west: ~275' (25' required)
- Building Height: ~45' (per Plan Commission, typically 35'-75' maximum)

- Landscaping: 131 new trees proposed (130 trees required)

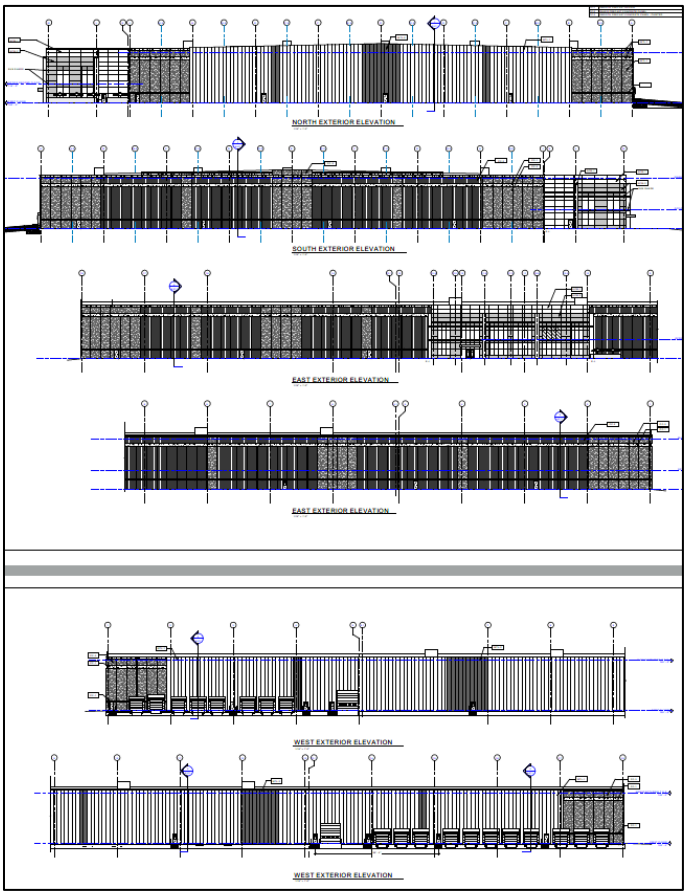
The required number of stalls are one (1) space required per two (2) employees on maximum shift (while considering shift changes), plus one (1) space for each company truck (if not stored inside the principal building). The requirement is 50 vehicles and unknown for trucks as a count is not provided, however, 51 stalls are shown in addition to 19 loading docks and one overhead door dock. Vehicle parking is on the east side of the building and truck parking is on the west side.

LOCATION	EXISTING	ADDED	REQUIRED	CRITERIA MET?
Employee: 1 space per 2 employees	0	68	55	YES
Truck: 1 space per company truck outside	0	51 stalls 20 docks/doors	51 stalls 20 docks/doors	YES
TOTAL	**0 vehicle 0 truck**	**68 vehicle 71 truck**	**55 vehicle 71 truck**	**YES**

Proposed new building (red) with landscaping:



Building façade elevations and renderings:















STAFF COMMENTS:

Engineering:

1. General: Update address in title block once known. Address is currently listed as 0 Rockland Road.

2. Sheet C: Vicinity map is pointing to the incorrect side of the Fox River.
3. Sheet C: Update location map to show proposed right-of-way for the 2021 Commerce Drive Extension and the new right-of-way on Profit Place including the cul-de-sac bulb.
4. Sheet 1: Remove hydrant 5 from benchmark table. Hydrant is to be removed and replaced by the City as part of the Profit Place cul-de-sac construction.
5. Sheet 1 (plan wide): show existing and proposed easements along this property (drainage and utility).
6. Sheet 3: Driveway onto profit place will need an 8-inch concrete apron and sidewalk section. The sidewalk section is to be 5-feet wide and located 0.5' off the right-of-way line.
7. Sheet 3: Provide the FF elevation of the site.
8. Sheet 3: Provide dimensions of the driveway and apron off of Profit Place.
9. Sheet 3: In the office parking enlargement, the stall widths are not specified.
10. Sheet 4: Provide note that prior to turning on the water valve, the 8-inch water line will need to be pressure tested and safe sampled.
11. Sheet 4: Provide internal water meter size for the site. Larger meters may need to be special ordered and could take a few months to obtain.
12. Sheet 5: Updated grading plan with proposed grades will need to be reviewed prior to permits being issued. City to provide ROW grading per comment below.
13. Sheet 5: Identify if this site in need of fill. As part of the new road construction, excess fill can be left on site for use for this site. If fill is needed, identify how much.
14. Sheet 6: Provide rough erosion control staging plan on a month by month basis for major erosion control phases.
15. Sheet 6: Show stockpile locations.
16. Sheet 7: End walls are to be tied back on the next pipe.
17. Sheet 8: Polyethylene service tap and piping detail not needed for this site. No taps of the 8-inch water service will be permitted prior to the meter.
18. Sheet 9: Driveway aprons and abutting sidewalk sections will need to be 8-inch concrete for industrial sites. Additionally, larger flares are permitted for industrial sites to accommodate large truck turning radii.

Fire: None.

Forestry: None.

Health:

1. Business must be able to comply with De Pere Municipal Code Chapter 146 Noise Ordinance, decibel limits within an industrial area, daytime hours, nighttime hours, and decibel limits from Industrial to Residential. Provide documentation demonstrating compliance.

Planning:

1. The use of metal panels on the side (north) and rear (west) facades requires specific Plan Commission approval. Staff recommends that the site plan proposed "MTL-1" and "MTL-2" materials have a texture that replicates masonry due to the ability to view the requested metal on the building from adjacent/nearby streets.
2. The use of Aluminum Composite Panels ("ACM-1" and "ACM-2") on the east side of the building is not permitted if the material is smooth. Plan Commission, in some instances, may consider approving architectural panels that have a masonry texture.
    a. the PC has recently allowed metal panels with a textured finished. This practice did flex the standard of 14-60 (6)(c)(6). Developer to

request the Plan Commission opinion and deviation/ change to the code during an April meeting.

3. The truck-trailer parking area on the west side of the building is considered outdoor storage, and must be completely screened from adjacent properties on all sides with the shown landscaping to a height of 5'. Outdoor truck parking areas should not be in the setback. Provide an updated copy of the truck-trailer parking area, as referenced by Robert E Lee INC on March 12, 2021, and modify landscaping plan to include screening on all sides, including the north side.
4. Consider moving the drive lane that connects to Profit PL southward to allow for the addition of landscaping on the north side that screens the truck trailer and loading dock area.
5. Identify the location for refuse and recycling facilities. Provide scaled elevations that identify the materials and colors used. Chain link is not permitted for screening walls or gates.
6. The footprint for one monument sign appears on the Landscaping Plan, but no other signage is shown. Provide a plan that identifies the location, type, and size for all proposed signage. Plan Commission reviews the number of, type of, and location of signage but a separate permit(s) is required for signage.
7. Consider moving the drive lane that connects to Profit PL southward to allow for landscaping to screen the truck trailer and loading dock area.
8. The parking stall count needs the number of company trucks and required stalls added on Sheet 3.
9. Establish and record an easement for the storm sewer that cuts across the 10-year buy-back property.

Inspection:

1. DPMC Chapter 42 Soil Erosion Control – The site disturbance is more than one acre. WDNR/NOI permit is required prior to issuance of a soil erosion control permit. Soil erosion control shall be implemented 24 hours after site disturbance. All soil erosion control shall be maintained, inspected, accurate records maintained on a weekly basis and properly repaired and inspected after a precipitation event.
2. DPMC 98-3 - A Sign review and permit shall be obtained for any signs that require a permit prior to installation.
3. IBC 1107.4 & ICC A117.1 402 – An accessible route shall be provided consisting of an unobstructed path including walking surfaces, marked crossings at vehicular ways, parking aisles, passenger loading zones and other access aisles, curb ramps, ramps into the building and throughout the building.
4. DPMC 14-26 - All site plan conditions shall be completed prior to the issuance of an Occupancy Certificate.

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 a new 352,897 SF building at 2020 Commerce DR, subject to compliance with the conditions listed in the 'Staff Comments' section of this report. The Plan Commission recommendation should consider including the following:

- The use of metal wall panels on the rear (west) and interior side (north) façades of the building. Staff suggests that the metal have a

masonry texture due to the metal and masonry being visible from the streets.

CITY OF DE PERE RECEIVED MAR - 9 2021

DE PERE — RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

PLANNING DEPT

Fee: $ 305.00

Receipt #: 159040

Date: 3-09-21

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
ROBERT E. LEE & ASSOC.	BRAD TREML	ENG. TECH	
Mailing Address	**City**	**State**	**ZIP Code**
1250 Centennial Centre Blvd.	HOBART	WI	54155
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
BTREML@RELEEINC.COM	920-662-9641	—	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Howard Immel, Inc.	CAROL KARLS	DIRECTOR OF GROWTH	
Mailing Address	**City**	**State**	**ZIP Code**
1820 RADISSON ST.	GREEN BAY	WI	54302
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
carol@...	920-468-8208	—	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
0 ROCKLAND ROAD - NEW FACILITY	TBD

SECTION 4: Project Information

Existing Zoning:	I-1		
Present Use of Parcel:	Vacant		
Proposed Use of Parcel:	New FACILITY		
Estimated Start Date:	Apr: 1	Estimated Completion Date:	TBD

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Carol Karls	Director	920-406-0159
Signature of Applicant		**Date Signed**
Carol Karls		3-8-2021

TO BE COMPLETED BY CITY STAFF

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

City of De Pere
335 S. Broadway
De Pere, WI 54115
(920) 339-4053

EROSION CONTROL PERMIT
Application and Record

Permit #: _____
Fee: 215.00
Receipt #: _____
Date: _____

LANDOWNER INFORMATION	APPLICANT/PERMITTEE INFORMATION
Name: HOWARD IMMEL, INC. – CAROL K.	Applicant's Name: BRAD TREML – REL
Site Address: 0 ROCKLAND ROAD	Address: 1250 Centennial Centre Blvd.
Phone #: 920 468 8208	Phone #: 920-662-9641
Lot #: — / Parcel #: TBD	E-mail: BTREML@RELEEINC.COM

SITE DISTURBANCE TYPE

- ☐ Single Family
- ☐ Two Family
- ☐ Multi-family
- ☒ Commercial
- ☐ Subdivision
- ☐ Addition
- ☐ Grading/filling
- ☐ Utility work
- ☐ Parking lot

DISTURBANCE

- ☐ Less than one acre of disturbance
- ☒ More than one acre of disturbance

If more than one acre of disturbance, contact the Wisconsin DNR for WPDES Permit.

SITE INFORMATION

Total parcel area: _____
Total area disturbed: _____
BMP's install date: _____
Date of completion: _____
Final stabilization: _____

INSTALLER INFORMATION

Erosion Control Installer: _____
Address: _____
Phone: _____
Email: _____

APPLICANT'S STATEMENT

I certify that the information provided on this form is complete and accurate and hereby agree to comply with all applicable statutes of the State of Wisconsin and ordinances of the City of De Pere, Wisconsin. I further understand that the issuance of this permit creates no legal liability, express or implied, on the City of De Pere, Wisconsin. The responsible party throughout the duration of the construction activities shall maintain all BMPs necessary to meet the requirements of this chapter until the site has undergone final stabilization.

Signature: _____

Date: _____ License #: _____

PERMIT APPROVAL

Upon signature of an authorized member of the Building Inspection Division, this becomes a permit to conduct the above described work in accordance with all existing laws, ordinances, and regulations. Permits issued under this section may include conditions established by the building inspector in addition to the requirements set forth in subsection (e), where needed to assure compliance with the performance standards in section 42-8 or 42-9. Permits issued under this section shall be valid for a period of 180 days, or the length of the building permit or other construction authorizations, whichever is longer, from the date of issuance. The building inspector may grant one or more extensions not to exceed 180 days cumulatively. The building inspector may require additional BMPs as a condition of the extension if they are necessary to meet the requirements of this chapter.

Inspector: _____

Date: _____ Certification #: _____

CONDITIONS OF APPROVAL

_____

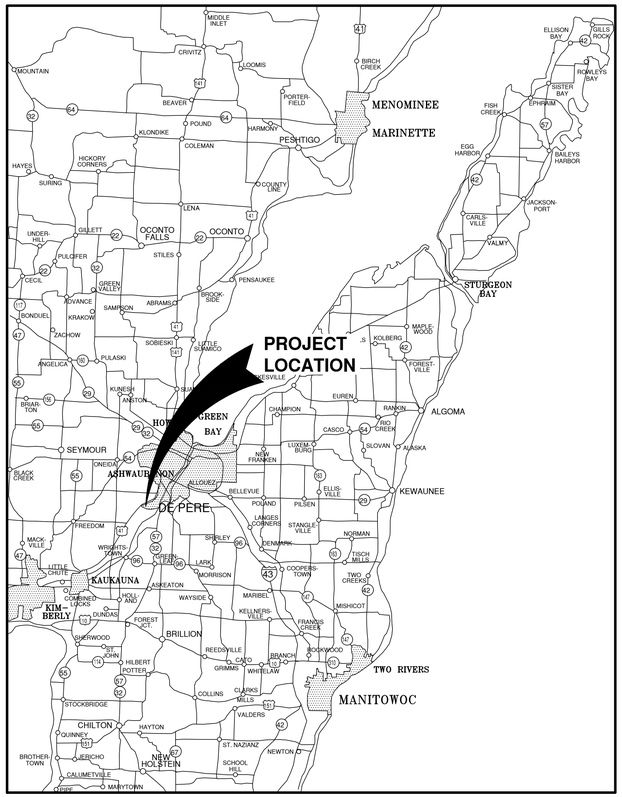
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1/1/2021

A NEW FACILITY FOR
HOWARD IMMEL CONSTRUCTION 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.



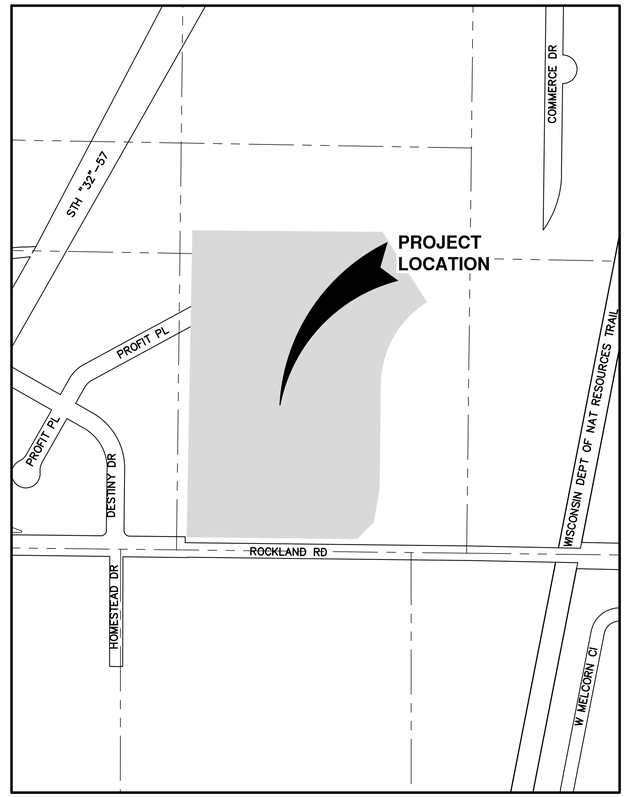
VICINITY MAP

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
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS AND DEMO PLAN
2	OVERALL SITE
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	EROSION CONTROL PLAN
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS
9	MISCELLANEOUS DETAILS
10	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
11	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
12	EROSION CONTROL - DITCH CHECK DETAILS
13	EROSION CONTROL - SHEET FLOW DETAILS
14	EROSION CONTROL - TRACKOUT CONTROL PRACTICES



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED BLT

A NEW FACILITY FOR HOWARD IMMEL CONSTRUCTION INC,
0 ROCKLAND ROAD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

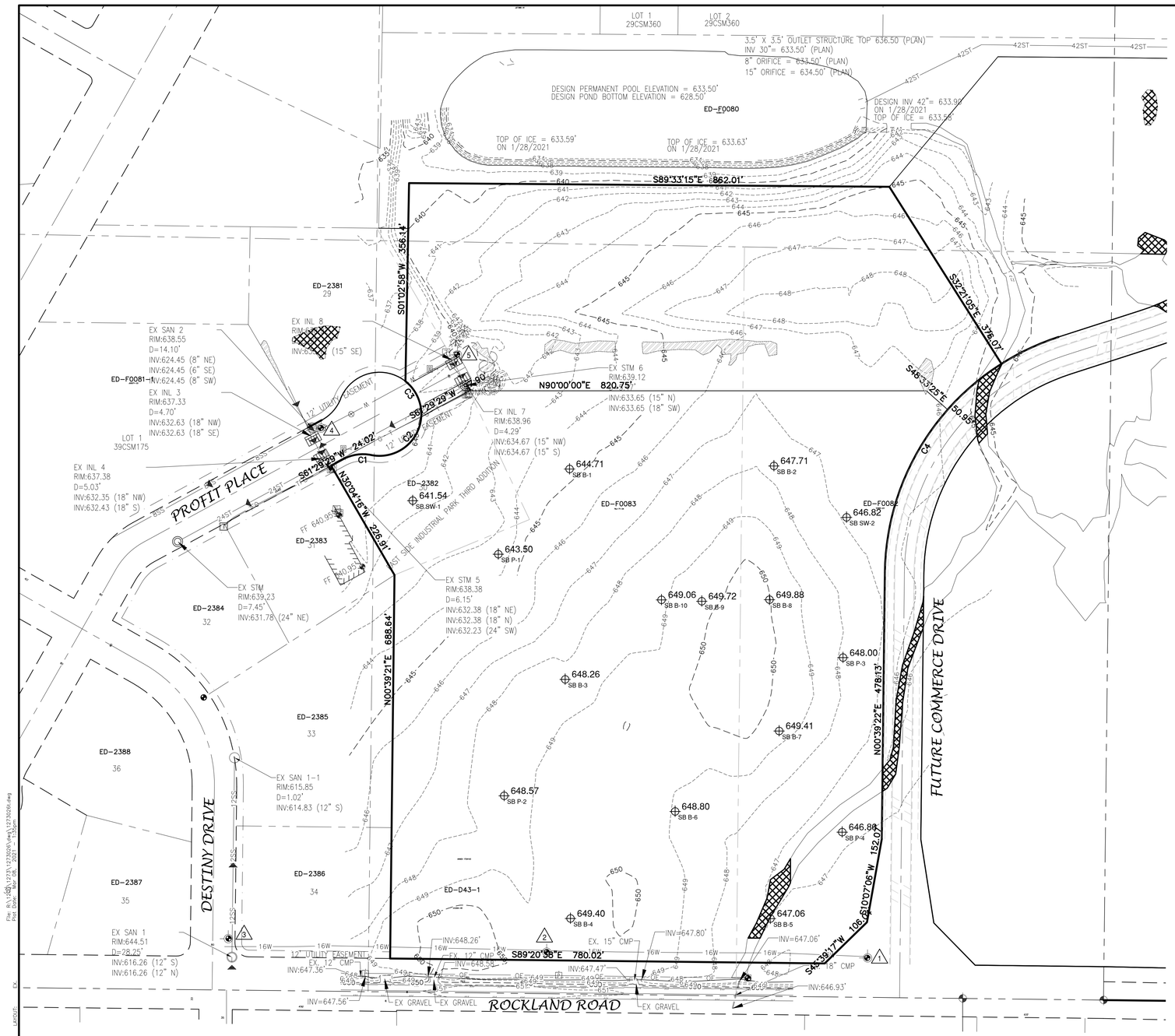
LOCATION MAPS AND INDEX TO DRAWINGS

DATE 10/06/20
FILE COVER
JOB NO.

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

File: R:\12601\2723\123202\dwg\cover\cover.dwg
Print Date: Mar 08, 2021 - 1:39pm



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
- WETLANDS
- HANDICAP PARKING

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- NON-FED WETLAND FILL
- ARTIFICIAL WETLAND (PERMIT NO. EXE-NE-2020-5-03204)

- 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

UTILITY INFORMATION:

UTILITIES PRESENT:
--CITY OF DE PERE, TOWN OF LEDGEVIEW, GBMSD, AT&T, TIME WARNER CABLE, US SIGNAL, WISCONSIN PUBLIC SERVICE.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER --#20210400429 & DATE-- 1/28/2021, VISIBLE OBSERVATION (--02/04/2021--) 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:	SANITARY:	TELECOMMUNICATIONS:	TELECOMMUNICATIONS:
DEPARTMENT OF PUBLIC WORKS CITY OF DE PERE 925 SIXTH ST. DE PERE, WI 54155 (920) 339-8076	DEPARTMENT OF PUBLIC WORKS TOWN OF LEDGEVIEW 3700 DICKINSON ROAD. DE PERE, WI 54115 (920) 336-3360	AT & T / SBC 205 S. JEFFERSON ST. GREEN BAY, WI 54301 (920) 433-4147	TIME WARNER CABLE 2580 W. MASON ST. GREEN BAY, WI 54303 (920) 944-1581
TELECOMMUNICATIONS: US SIGNAL 201 IONIA AVE SW. GRAND RAPIDS, MI 49503 (866) 274-4625	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	

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

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

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C4	561.16	450.00	71.45	S36° 22' 49"W	525.50
C2	127.92	75.00	97.72	N52° 34' 42"E	112.97
C3	72.41	75.00	55.32	N23° 56' 23"W	69.63
C1	52.29	75.00	39.95	S81° 27' 54"W	51.24

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
1	BURY TAG ON FIRE HYDRANT	EL. 650.05
2	BURY TAG ON FIRE HYDRANT	EL. 650.77
3	BURY TAG ON FIRE HYDRANT	EL. 645.50
4	BURY TAG ON FIRE HYDRANT	EL. 639.35
5	BURY TAG ON FIRE HYDRANT	EL. 640.96

OWNER INFORMATION:

IMMEL CONSTRUCTION INC
1820 RADISSON STREET
GREEN BAY, WI 54301

920-606-1338

CONTACT: CAROL KARLS

NORTH

0' 100' 200'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED XXX
DESIGNED BLT

A NEW FACILITY FOR HOWARD IMMEL CONSTRUCTION INC
0 ROCKLAND ROAD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

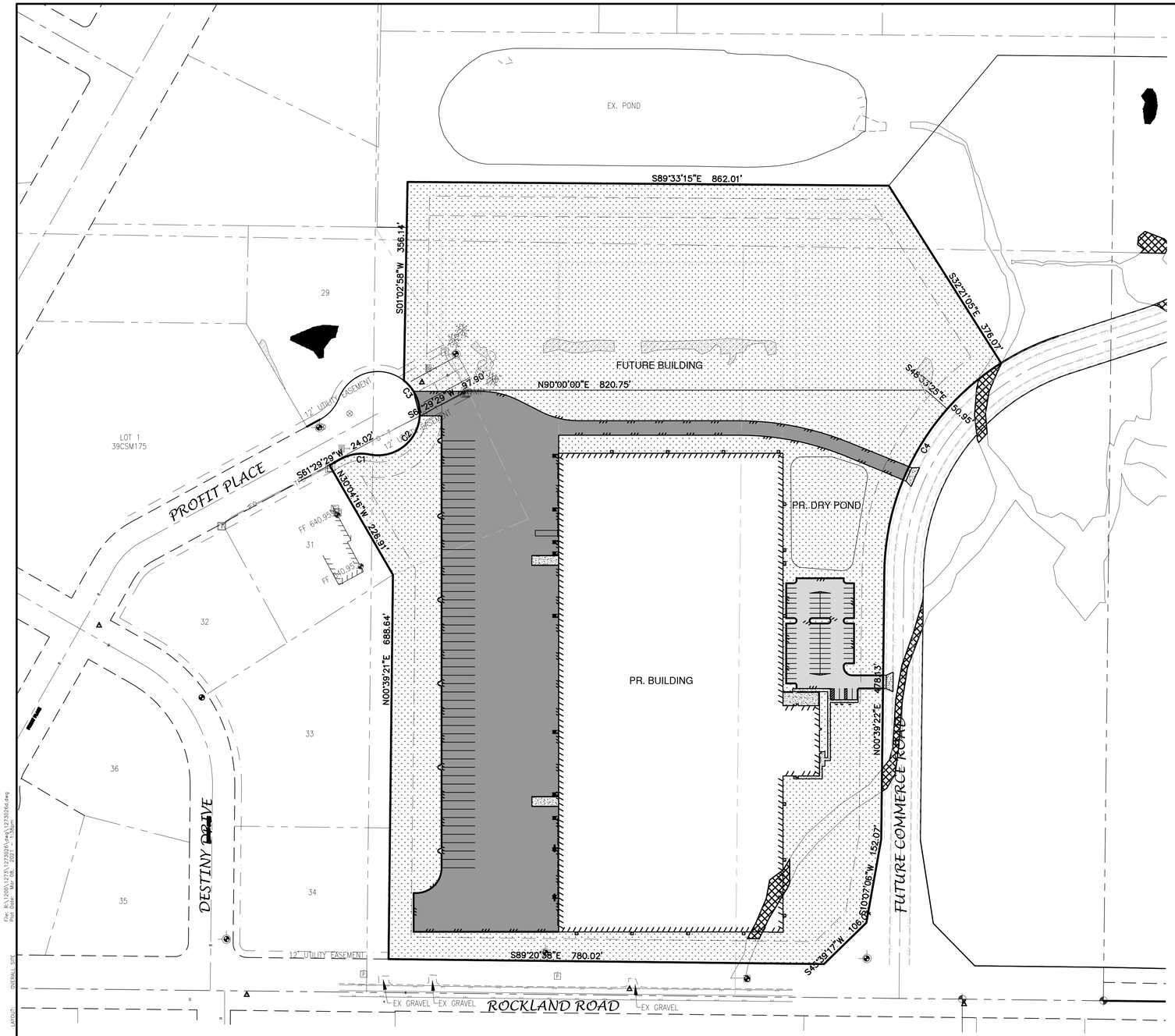
EXISTING SITE CONDITIONS AND DEMO PLAN

DATE 01/2021
FILE 1273026T
JOB NO. 1273026

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 1

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Print Date: Mar 08, 2021 - 11:59am



LEGEND

- CONCRETE PAVEMENT (5,825 S.F.)
- ASPHALT PAVEMENT (LIGHT) (24,126S.F.)
- ASPHALT PAVEMENT (HEAVY) (219,996 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)
- NON-FED WETLAND FILL
- ARTIFICIAL WETLAND (PERMIT NO. EXE-NE-2020-5-03204)

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

NORTH

0' 100' 200'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED ----
DESIGNED ----

A NEW FACILITY FOR HOWARD IMMEL CONSTRUCTION INC.
0 ROCKLAND ROAD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

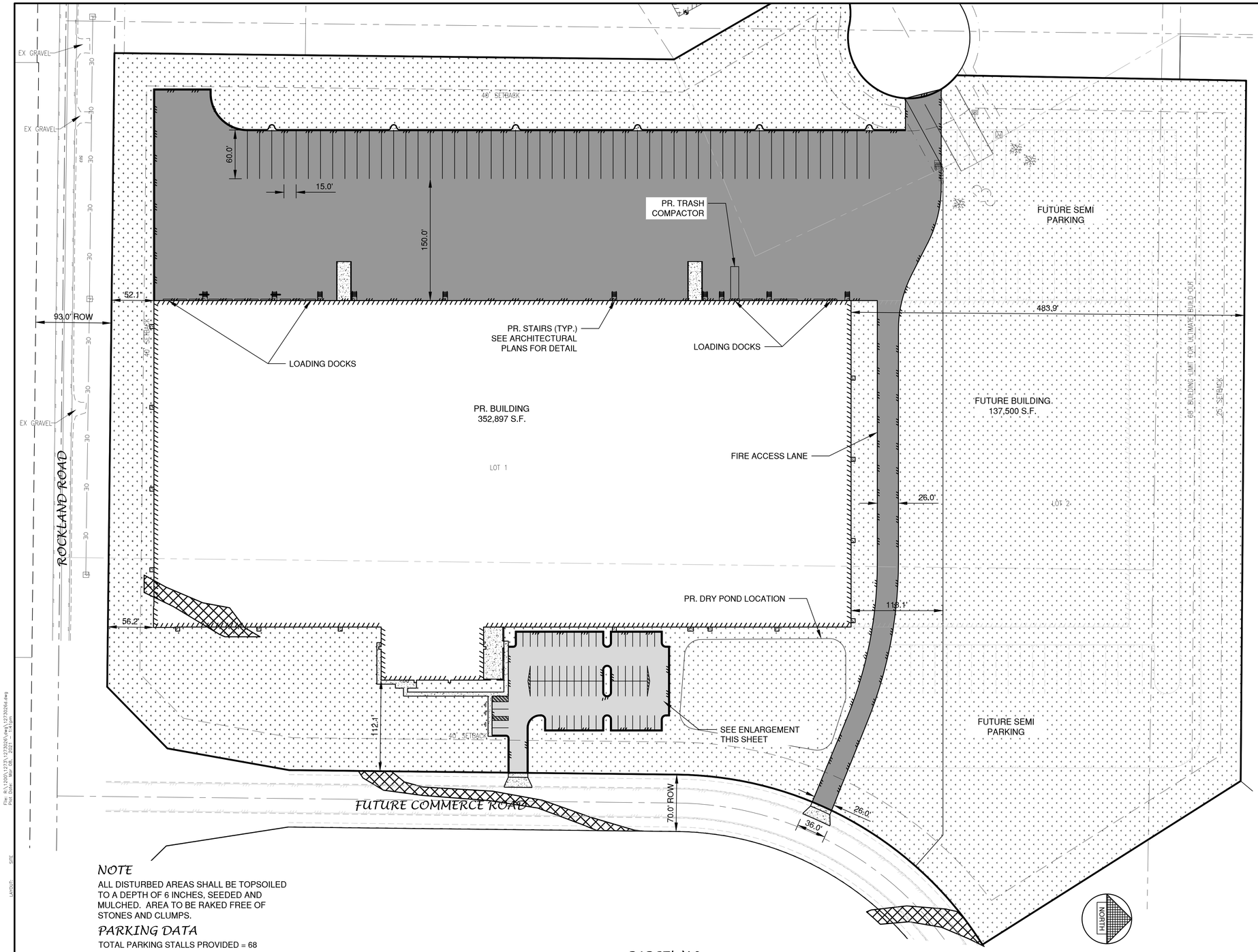
OVERALL SITE

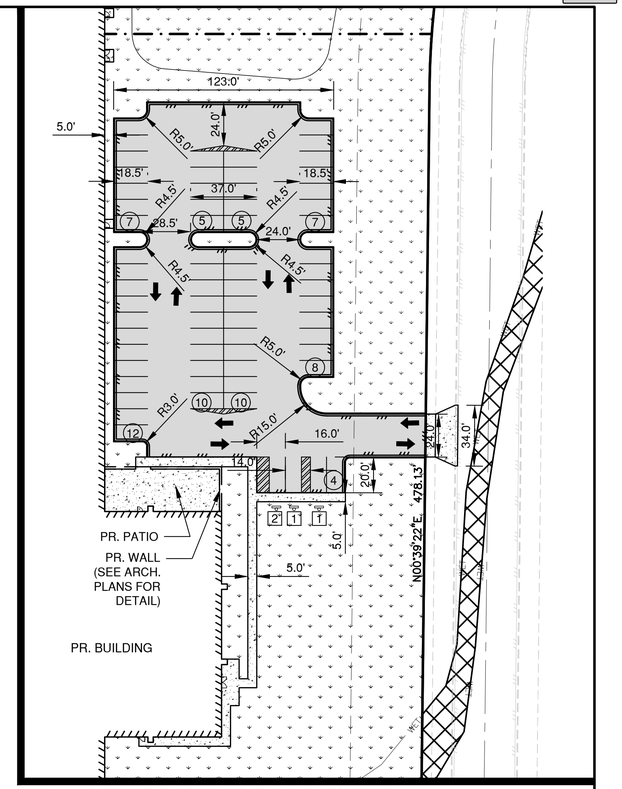
DATE 01/2021
FILE 1273026D
JOB NO. 1273026

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

SHEET NO. 2

File: R:\1200\1273\1273026\dwg\1273026d.dwg
Plot Date: Mar 08, 2021 - 1:38pm
OVERALL SITE
LAYOUT





OFFICE PARKING ENLARGEMENT

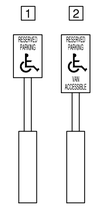


0' 40' 80'

SCALE IN FEET

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT)
- ASPHALT PAVEMENT (HEAVY)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)



*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 68

HANDICAP ACCESSIBLE PARKING STALLS = 3

TOTAL PARKING STALLS REQUIRED = 55

1 PER EMPLOYEE = 55 EMPLOYEE'S = 55 STALLS PLUS

13 STALLS FOR VISITORS = 68 TOTAL STALLS

SITE DATA

TOTAL AREA = 29.35 ACRES, 1,278,505 S.F.

BUILDING AREA = 8.10 ACRES, 352,897 S.F. (27.6%)

SIDEWALK/PARKING LOT AREA = 5.74 ACRES, 249,947 S.F. (19.6%)

GREEN SPACE = 15.51 ACRES, 675,661 S.F. (52.8%)

ZONING

I-1 INDUSTRIAL

PARCEL NO.

ED-F0082

ED-F0083

ED-D43-1

ED-2382

(IN THE PROCESS OF COMBINING PARCELS / ROW INTO TWO LOTS)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED
DESIGNED

A NEW FACILITY FOR HOWARD IMMEL CONSTRUCTION INC.
0 ROCKLAND ROAD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

SITE PLAN

DATE 01/2021
FILE 1273026D
JOB NO. 1273026

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

SHEET NO. 3

File: R:\1260\1273\1273026\dwgs\1273026d.dwg
Plot Date: Mar 08, 2021 - 1:41pm
SITE
LAYOUT

LEGEND

- PROPOSED SANITARY SEWER
- 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING		PROPOSED	EXISTING	
		FIRE HYDRANT			STORM MANHOLE
		WATER VALVE/CURB STOP			STORM CATCH BASIN
W	W	WATER MANHOLE			STORM INLET
		REDUCER/INCREASER			STORM INLET MANHOLE
		SANITARY MANHOLE			YARD DRAIN
		LIFT STATION			STANDPIPE
		TRACER WIRE SIGNAL CONNECTION BOX	DS	DS	ROOF DOWNSPOUT
		CLEANOUT			DISCHARGE STRUCTURE

NOTE

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

PLUMBING DATA

DRAINAGE FIXTURE UNITS = 178.5
WATER FIXTURE UNITS = 114.15

EX INL 3
RIM:637.33
D=4.70'
INV:632.63 (18" NW)
INV:632.63 (18" SE)

EX INL 4
RIM:637.38
D=5.03'
INV:632.35 (18" NW)
INV:632.43 (18" S)

EX STM 5
RIM:638.38
D=6.15'
INV:632.38 (18" NE)
INV:632.38 (18" N)
INV:632.23 (24" SW)

EX STM 6
RIM:639.12
D=5.47'
INV:633.65 (15" N)
INV:633.65 (18" SW)

EX SAN 2
RIM:638.55
D=14.10'
INV:624.45 (8" NE)
INV:624.45 (6" SE)
INV:624.45 (8" SW)

EX INL 7
RIM:638.96
D=4.29'
INV:634.67 (15" NW)
INV:634.67 (15" S)

EX INL 8
RIM:638.92
D=3.80'
INV:635.12 (15" SE)

S01°02'58"W 356.14'
S61°29'19"W 226.91'
N30°04'41"W 24.02'
C1
C2
C3
C4
N00°39'21"E 688.64'
N90°00'00"E 820.75'
S89°33'15"E 862.01'
S89°20'38"E 780.02'
S10°07'06"W 152.07'
S45°39'39"W 106.04'
S48°53'25"E 50.95'

86'-12" ST. SEWER @ 0.24%

STRUCTURE - (09)
RIM:641.38
D=1.58'
INV:639.79 (12" SW)
INV:639.79 (12" E)
INV:639.79 (15" N)

150'-15" ST. SEWER @ 0.26%
150'-15" ST. SEWER @ 0.26%
150'-18" ST. SEWER @ 0.52%
150'-18" ST. SEWER @ 0.00%
135'-24" ST. SEWER @ 0.58%

STRUCTURE - (08)
RIM:641.25
D=1.25'
INV:640.00 (12" NE)

209'-12" ST. SEWER @ 1.78%

STRUCTURE - (11)
RIM:640.99
D=1.58'
INV:639.40 (15" S)
INV:639.40 (15" N)

STRUCTURE - (12)
RIM:640.85
D=1.83'
INV:639.02 (15" S)
INV:639.02 (18" N)

STRUCTURE - (13)
RIM:640.07
D=1.83'
INV:638.24 (18" S)
INV:638.24 (18" N)

STRUCTURE - (14)
RIM:640.55
D=2.31'
INV:638.24 (18" S)
INV:638.24 (24" N)

STRUCTURE - (15)
RIM:639.77
D=2.31'
INV:637.46 (24" S)
INV:637.46 (24" E)

128'-24" ST. SEWER @ 0.51%
350'-36" ST. SEWER @ 0.67%
104'-18" ST. SEWER @ 6.93%

STRUCTURE - (16)
RIM:640.19
D=3.40'
INV:636.80 (24" W)
INV:636.80 (18" SE)
INV:636.80 (36" N)

STRUCTURE - (17)
RIM:638.40
D=3.94'
INV:634.46 (36" S)
INV:634.46 (42" N)

135'-42" ST. SEWER @ 0.71%

STRUCTURE - (18)
RIM:-4.04
D=639.62'
INV:633.50 (42" S)

EX POND
DESIGN PERMANENT POOL ELEVATION = 633.50'
DESIGN POND BOTTOM ELEVATION = 628.50'

TOP OF ICE = 633.63'
ON 1/28/2021

TOP OF ICE = 633.59'
ON 1/28/2021

3.5' X 3.5' OUTLET STRUCTURE TOP 636.50 (PLAN)
INV 30"= 633.50' (PLAN)
8" ORIFICE = 633.50' (PLAN)
15" ORIFICE = 634.50' (PLAN)

DESIGN INV 42"= 633.90'
ON 1/28/2021
TOP OF ICE = 633.58'

PR. TRENCH DRAIN

PR. BUILDING
352,897 S.F.

FUTURE BUILDING
137,500 S.F.

STRUCTURE - (04)
RIM:0.00
D=5.89'
INV:-5.89 (12" S)
INV:-4.25 (12" NW)

PR. ELECTRIC LOCATION
PR. GAS LOCATION

72'-12" ST. SEWER @ 1.00%

STRUCTURE - (03)
RIM:0.00
D=5.17'
INV:-5.17 (12" SE)
INV:-5.17 (12" N)

43'-12" ST. SEWER @ 4.18%

CLEANOUT REQ'D WITHIN 5' OF BUILDING WALL

24'-12" ST. SEWER @ 1.00%

12" APRON ENDWALL
E.O.P. INV:-4.49 (12" NW)

15" APRON ENDWALL
E.O.P. INV:-6.03 (12" SE)

177' - 6" SANITARY SEWER @ 1.04% MIN.

94'-12" ST. SEWER @ 0.98%

STRUCTURE - (02)
RIM:0.00
D=4.25'
INV:-4.25 (12" NW)

177' - 8" WATER SERVICE

12" APRON ENDWALL
E.O.P. INV:-4.25 (12" E)

81'-12" ST. SEWER @ 1.42%

EX GRAVEL

ROCKLAND ROAD

NORTH

0' 60' 120'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED
DESIGNED

A NEW FACILITY FOR HOWARD IMMEL CONSTRUCTION INC.
0 ROCKLAND ROAD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

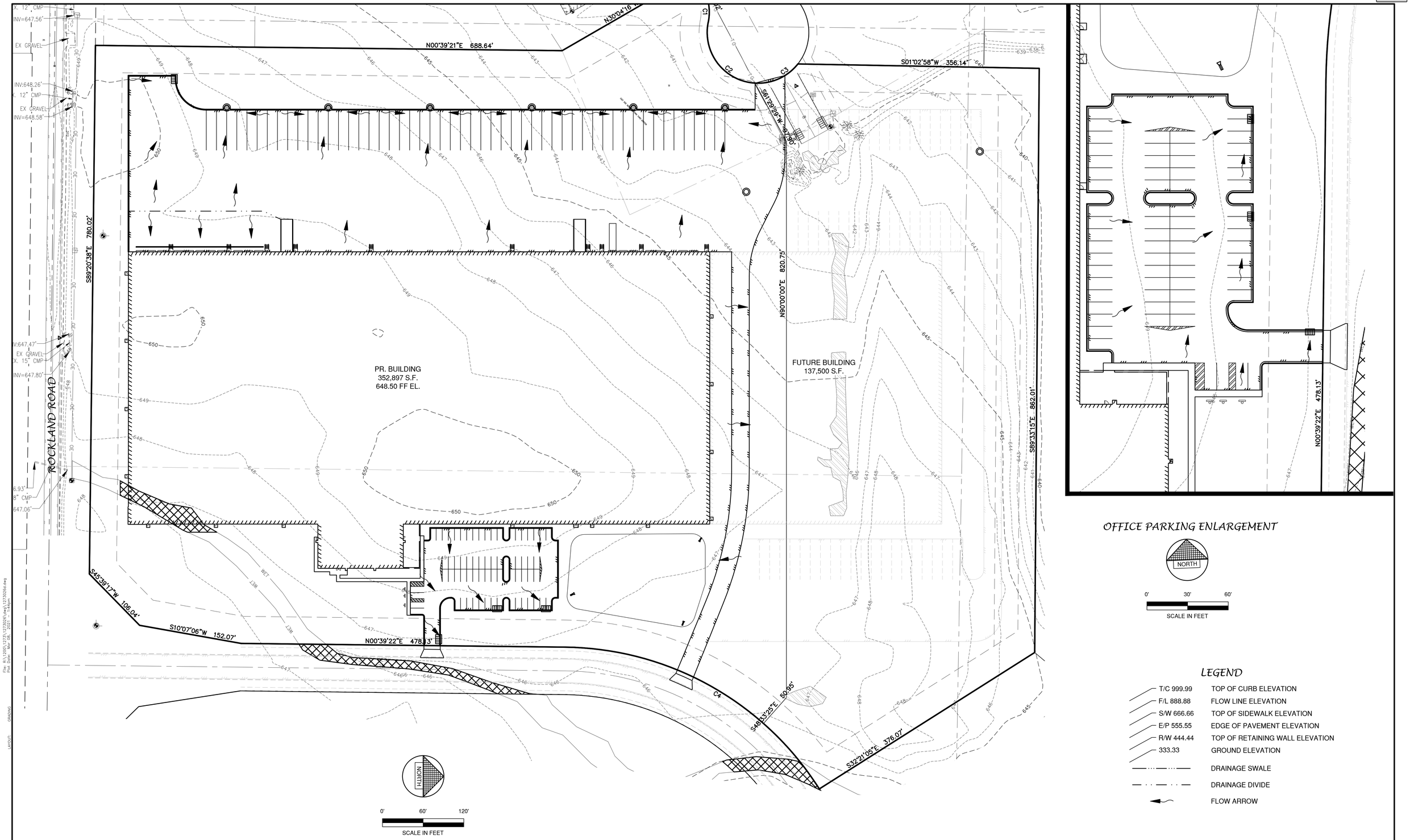
UTILITY PLAN

DATE 01/2021
FILE 1273026D
JOB NO. 1273026

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 4

File: R:\1260\1273\1273026\dwg\1273026d.dwg
Print Date: Mar 08, 2021 - 1:42pm
Layout: UTILITY



OFFICE PARKING ENLARGEMENT

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
	FLOW ARROW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: BLT
CHECKED: ----
DESIGNED: ----

A NEW FACILITY FOR HOWARD IMMEL CONSTRUCTION INC.
0 ROCKLAND ROAD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

GRADING PLAN

DATE: 01/2021
FILE: 1273026D
JOB NO.: 1273026

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

SHEET NO. 5

File: R:\1200\1273\1273026\dwg\1273026d.dwg
Plot Date: Mar 08, 2021 - 1:45pm
LAYOUT: GRADING

LEGEND

- 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)
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW

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.

INLET PROTECTION REQ'D. TYPE "D" (TYP.)

TRACKING PAD (TYP.) REQUIRED AT ALL CONSTRUCTION INGRESS / EGRESS ACCESS POINTS. FULL WIDTH OF ACCESS (NTS)

E-MAT REQ'D. (TYP.)

SILT FENCE REQ'D. (TYP.)

ROCKLAND ROAD

EX. GRAVEL

PR. BUILDING
352,532 S.F.

FUTURE BUILDING
137,800 S.F.

N00°39'21"E 688.64'

S89°20'38"E 780.02'

S45°39'17"W 106.04'

S10°07'06"W 152.07'

N00°39'22"E 478.45'

N90°00'00"E 820.75'

S01°02'58"W 356.14'

S89°33'15"E 862.01'

S48°33'25"E 50.35'

N30°04'16"W 226.91'

S60°55'23"W 24.02'

S61°28'28"W 19.90'

C1 C2 C3 C4

WET

L3M

HILLSIDE EROSION

LANDSCAPE BERM

0' 60' 120'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: BLT
CHECKED: ----
DESIGNED: ----

A NEW FACILITY FOR HOWARD IMMEL CONSTRUCTION INC.
0 ROCKLAND ROAD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

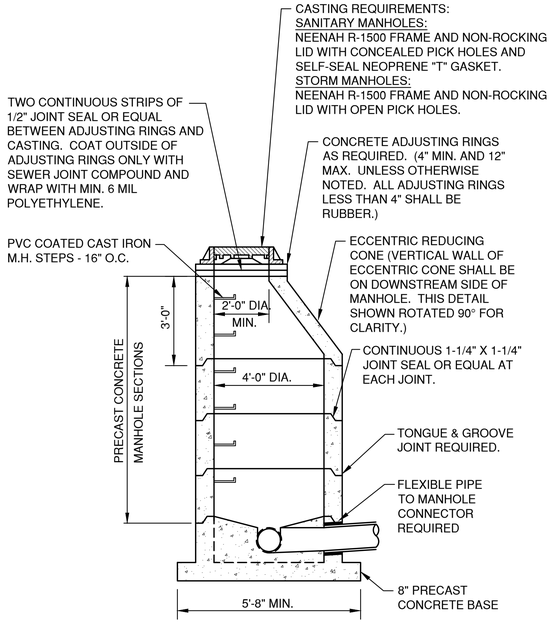
EROSION CONTROL PLAN

DATE: 01/2021
FILE: 1273026D
JOB NO.: 1273026

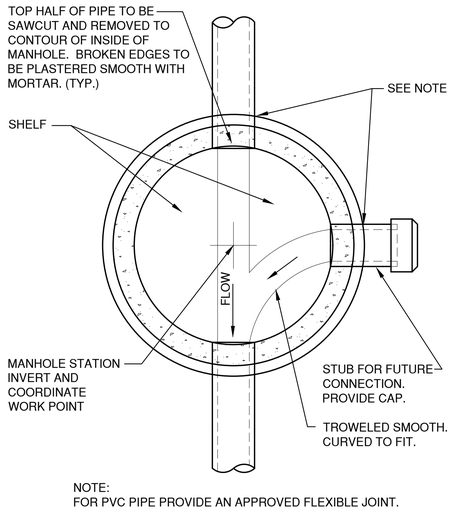
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SHEET NO. 6

File: R:\1200\1273\1273026\dwg\1273026d.dwg
Print Date: Mar 08, 2021 - 1:43pm

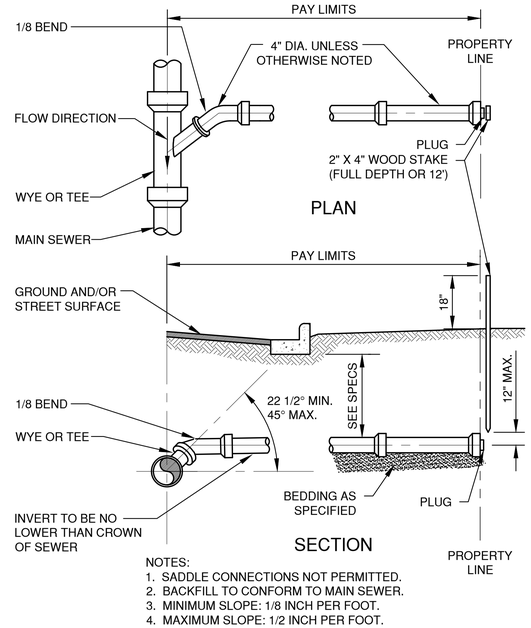


SANITARY AND STORM STANDARD MANHOLE
8"-24" (INCLUSIVE)



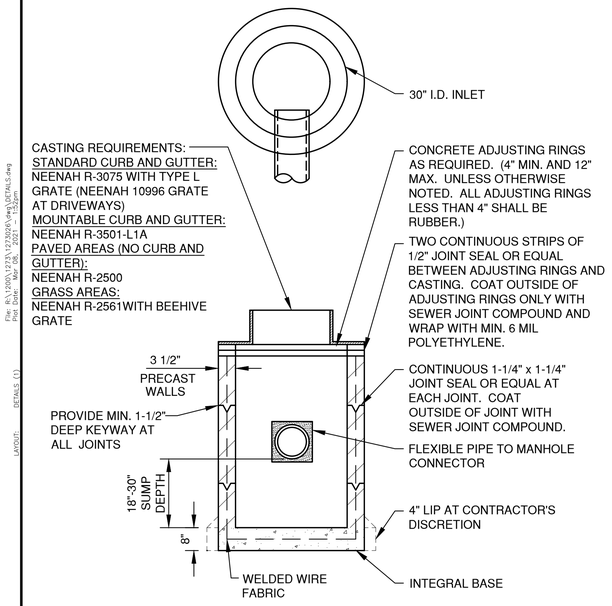
NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)



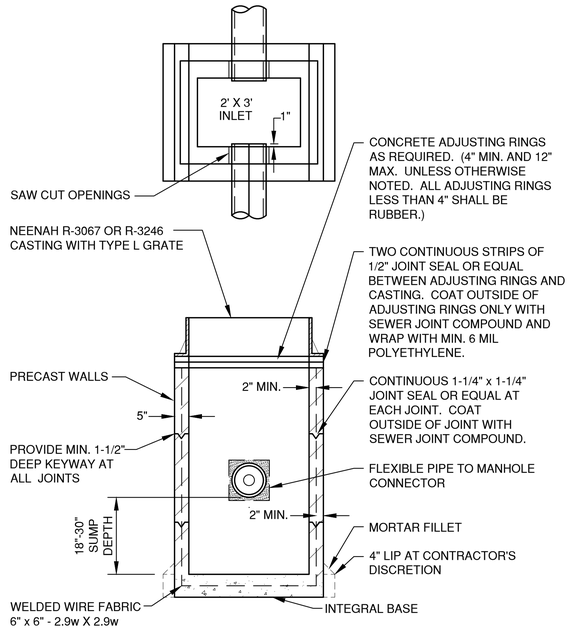
NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
2. BACKFILL TO CONFORM TO MAIN SEWER.
3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL



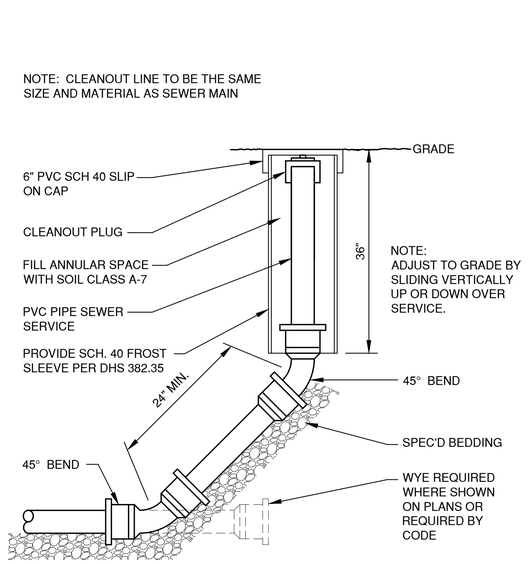
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET

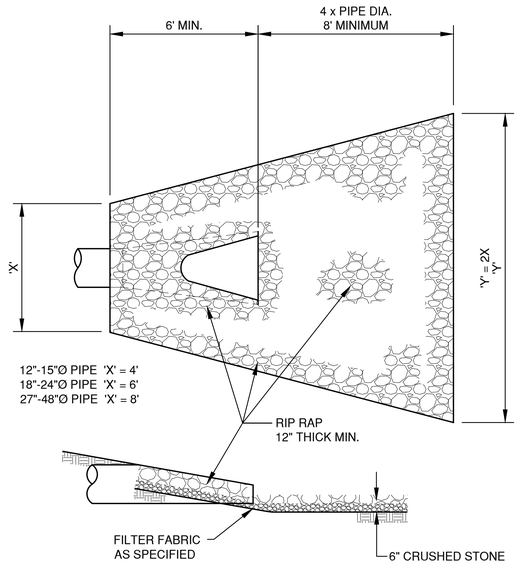


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



CLEAN-OUT DETAIL
(NON-TRAVELED AREAS)



ENDWALL RIP RAP DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED BLT

A NEW FACILITY FOR HOWARD IMMEL CONSTRUCTION INC
0 ROCKLAND ROAD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

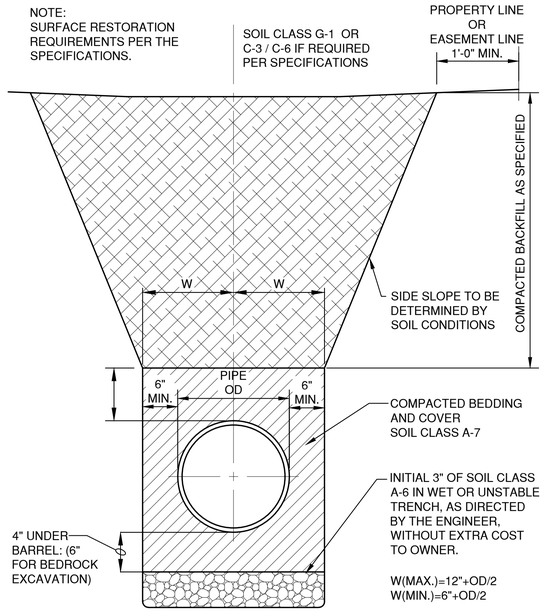
MISCELLANEOUS DETAILS

DATE 01/2021
FILE DETAILS
JOB NO. 1273026

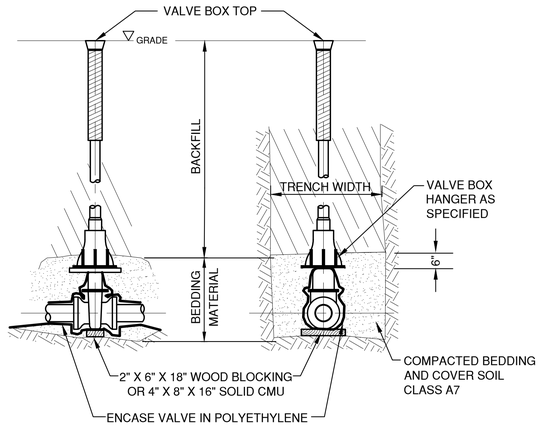
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SHEET NO. 7

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Print Date: Mar 08, 2021 - 1:32pm
LAYOUT: DETAILS (1)

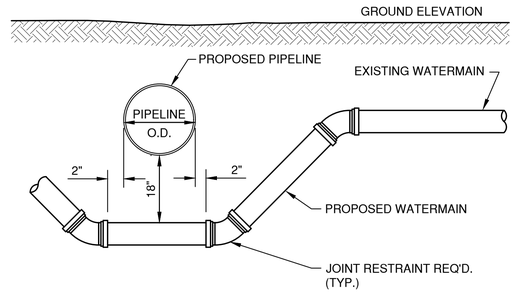


HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL

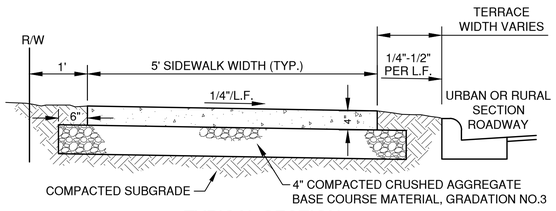


SIDE VIEW FRONT VIEW

VALVE BOX SETTING

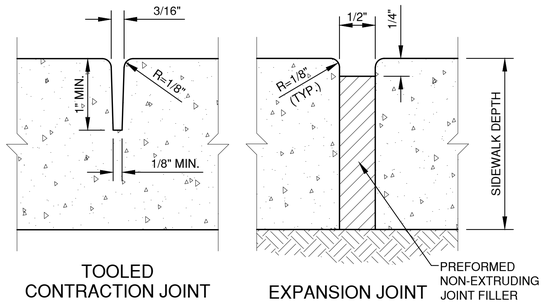


DETAIL FOR WATERMAIN OFFSET



TYPICAL SECTION

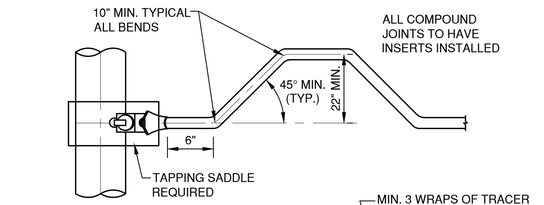
NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

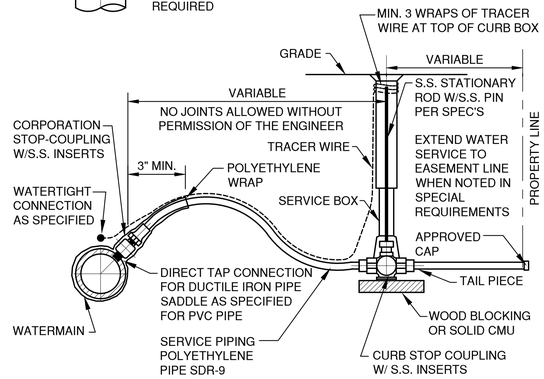


TOOLED CONTRACTION JOINT EXPANSION JOINT

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

SIDEWALK DETAIL

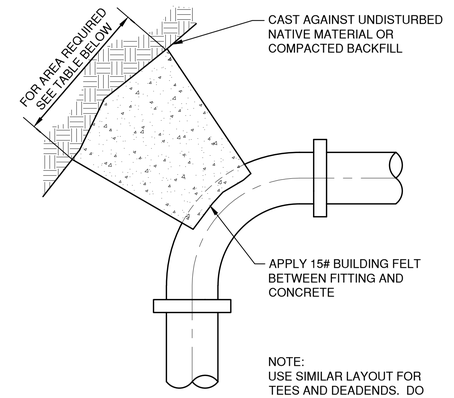




SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"
1-1/2"	1-1/2"	1-1/2"	3"
2"	2"	2"	3"

FOR A 2" SERVICE TAP ON 6" D.I. WATERMAIN, A SADDLE IS REQUIRED.

TAP SERVICE PIPING
(POLYETHYLENE)



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

TYPICAL THRUST BLOCK

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED BLT

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0 ROCKLAND ROAD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

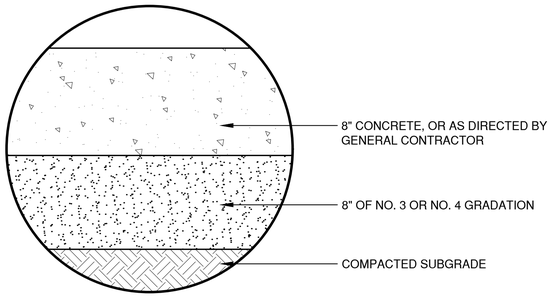
MISCELLANEOUS DETAILS

DATE 01/2021
FILE DETAILS
JOB NO. 1273026

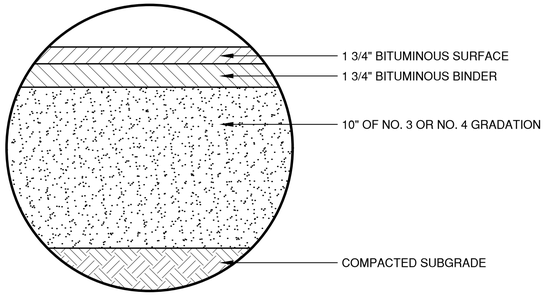
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SHEET NO. 8

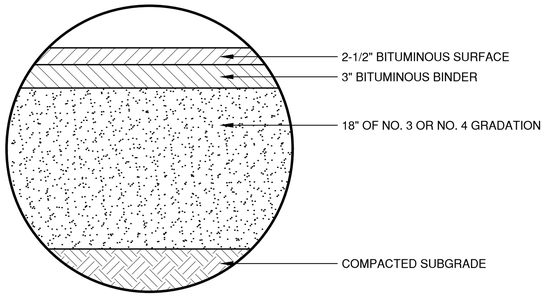
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LAYOUT: DETAILS (2)



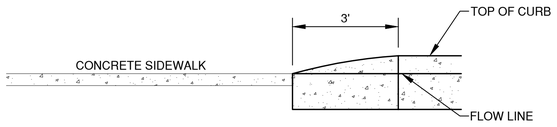
CONCRETE PAVEMENT



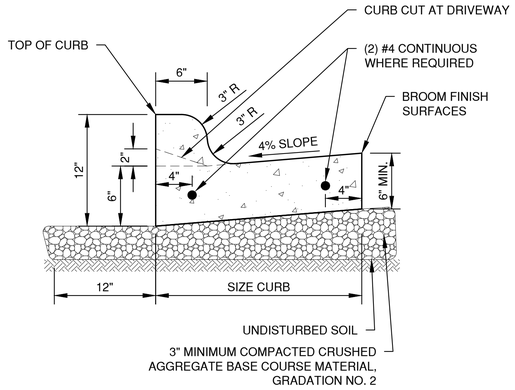
LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

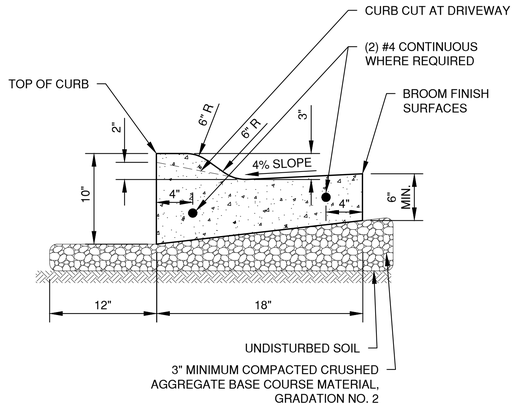


CURB TAPER DETAIL



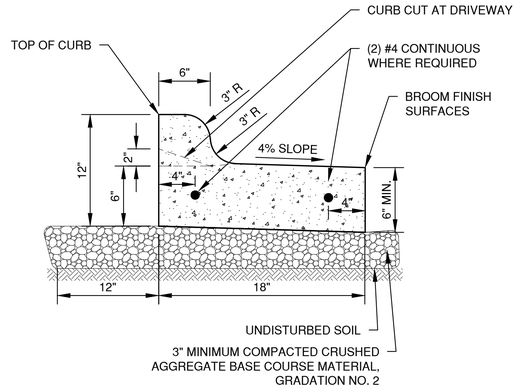
NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

STANDARD CURB AND GUTTER



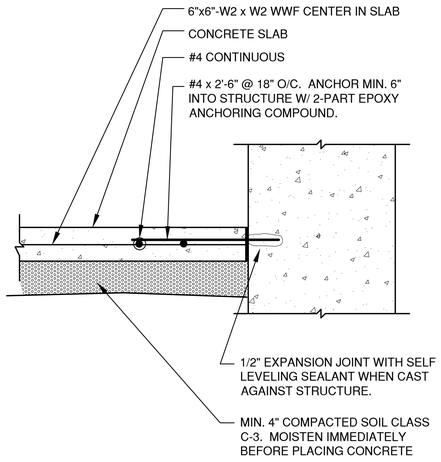
NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

MOUNTABLE CURB AND GUTTER

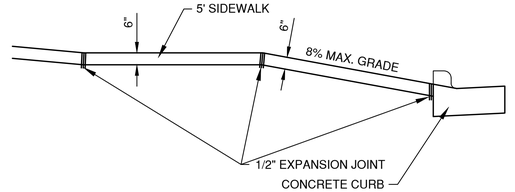


NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

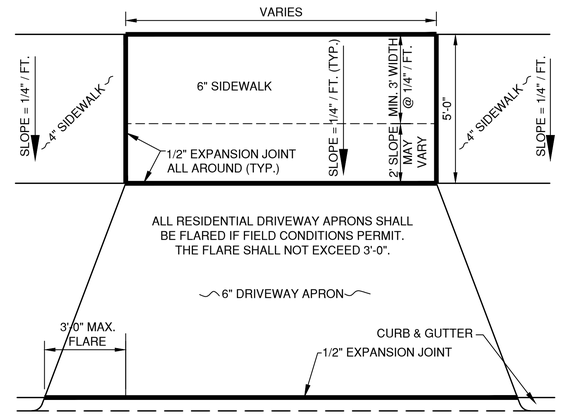
SHEDDING CURB AND GUTTER



TYPICAL SIDEWALK ADJACENT TO STRUCTURE



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



DRIVEWAY APRON DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT / CHECKED JGS / DESIGNED BLT	A NEW FACILITY FOR HOWARD IMMEL CONSTRUCTION INC 0 ROCKLAND ROAD CITY OF DE PERE BROWN COUNTY, WISCONSIN	MISCELLANEOUS DETAILS	DATE 01/2021 / FILE DETAILS / JOB NO. 1273026	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO. 9

File: R:\1200\1273\1273026\dwg\DETAILS.dwg
Plot Date: Mar 08, 2021 - 1:32pm
Layout: DETAILS (3)

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"

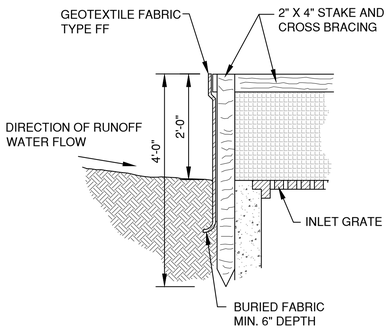
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

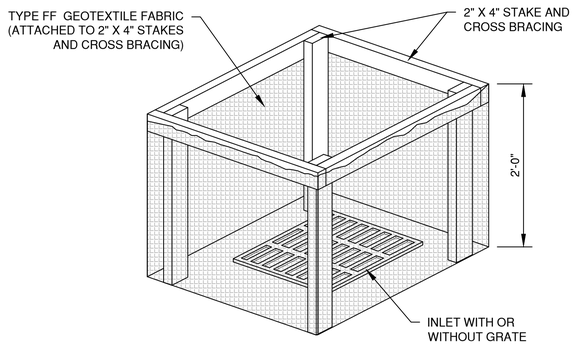
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

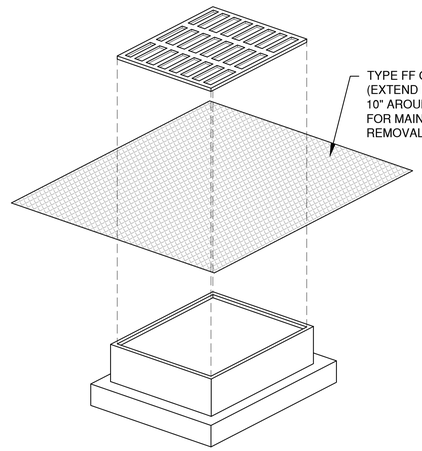
NOTES:

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.



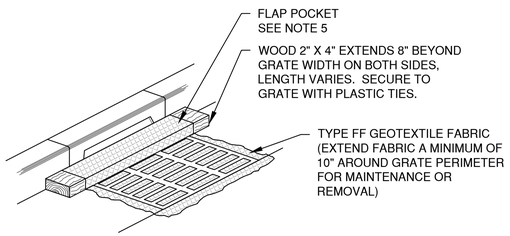
INLET PROTECTION, TYPE A



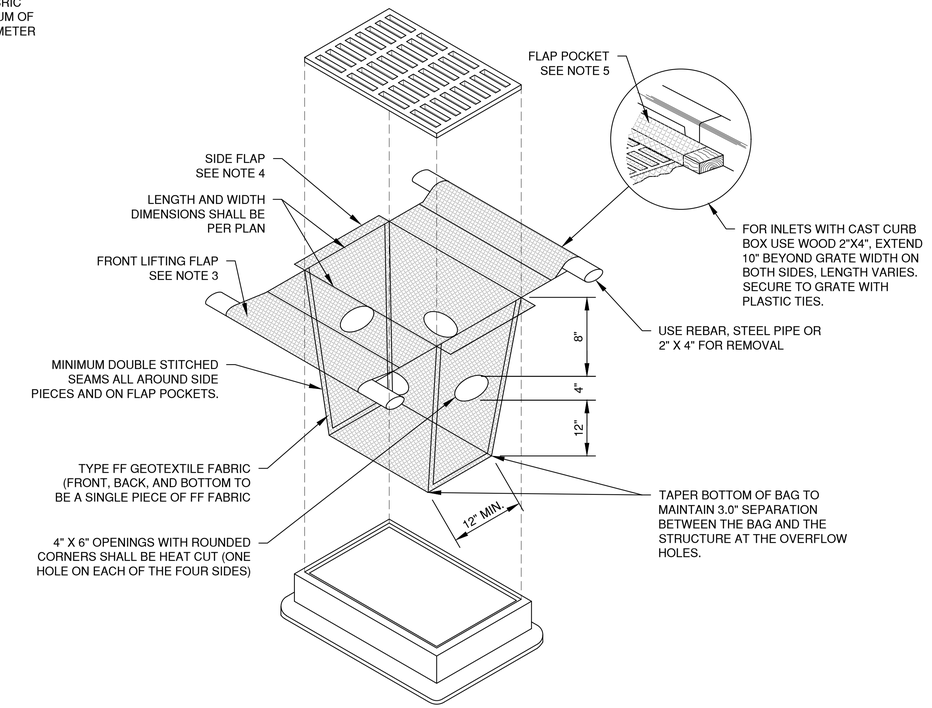


INLET PROTECTION, TYPE B (WITHOUT CURB BOX)

(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)

File: K:\1200\1273\1273026\dwg\EROSION.dwg
Plot Date: Mar 08, 2021 - 12:3pm
LAYOUT: 1 INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED BLT

A NEW FACILITY FOR HOWARD IMMEL CONSTRUCTION INC.
0 ROCKLAND ROAD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE 01/2021
FILE EROSION
JOB NO. 1273026

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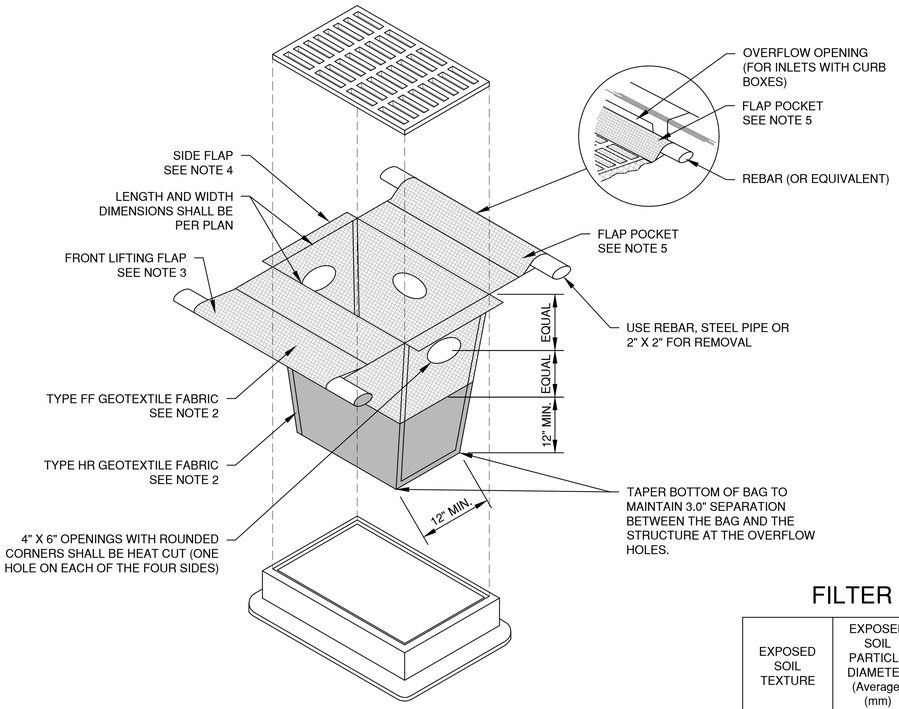
SHEET NO. 10

NOTES:

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

MAINTENANCE NOTES:

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

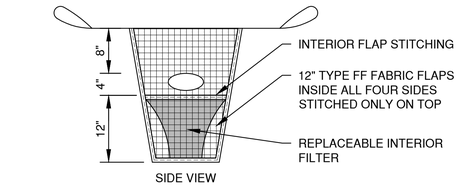


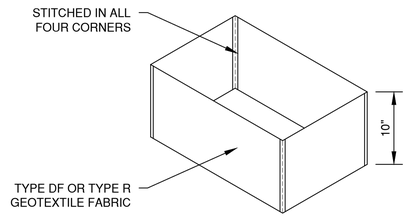
INLET PROTECTION, TYPE D-HR

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

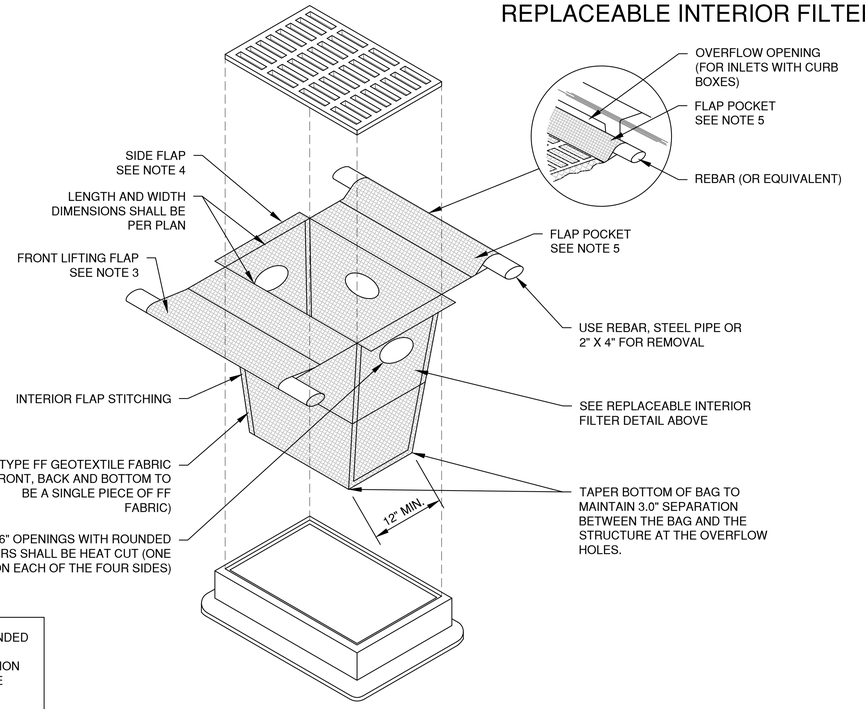
NOTES:

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





REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

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

FILTER FABRIC TYPE

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

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

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: R:\1260\1273\1273026\dwg\EROSION.dwg
Plot Date: Mar 08, 2021 - 1:53pm
USER: JGS
2 INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
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DESIGNED BLT

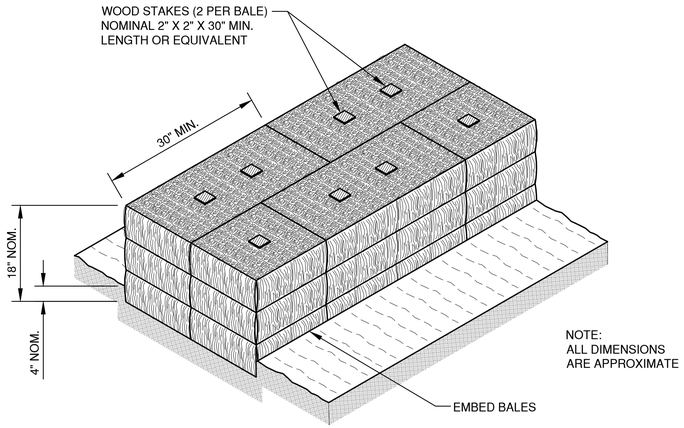
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CITY OF DE PERE
BROWN COUNTY, WISCONSIN

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

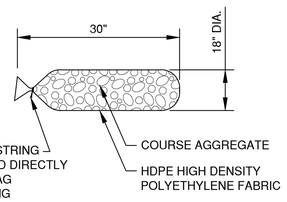
DATE 01/2021
FILE EROSION
JOB NO. 1273026

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SECTION A-A



FILTER BAG DETAIL

NOTES:

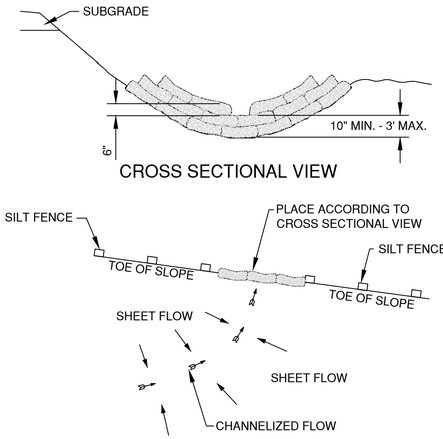
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

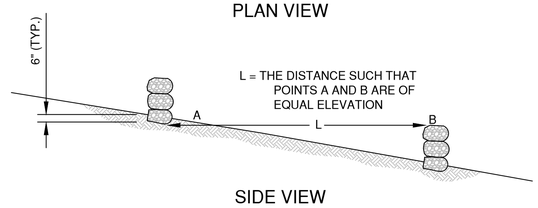
   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

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

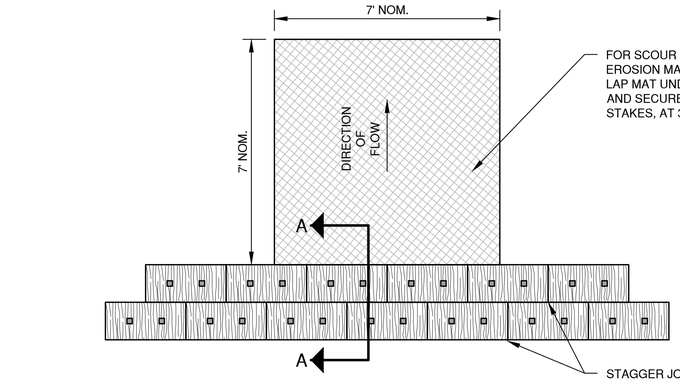
(1) SIZE No. ACCORDING TO AASHTO M 43



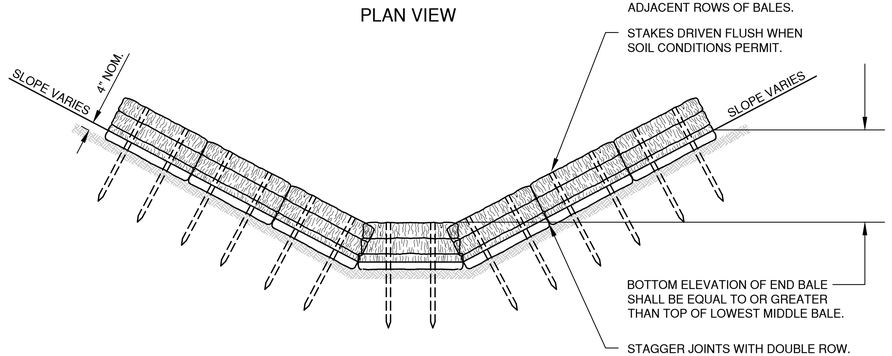


DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS TYPE B



PLAN VIEW

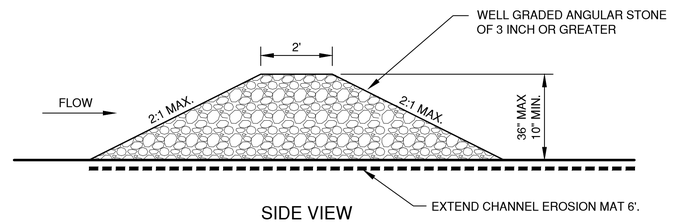


FRONT ELEVATION

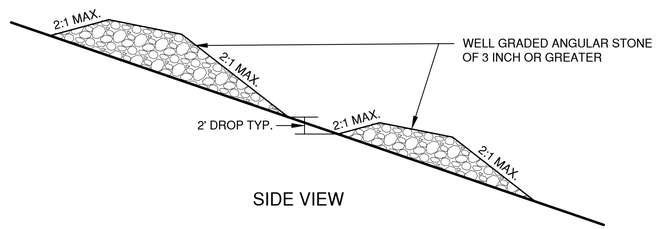
TEMPORARY DITCH CHECK USING EROSION BALES TYPE A

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.



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE TYPE C

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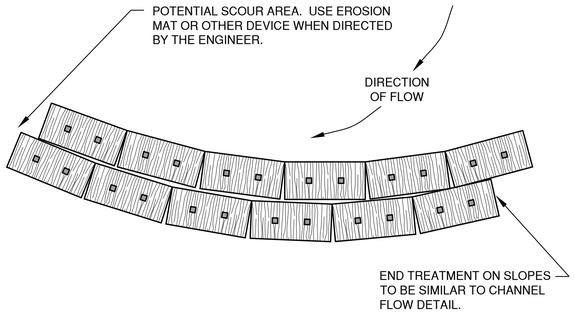
EROSION CONTROL
DITCH CHECK DETAILS

DATE 01/2021
FILE EROSION
JOB NO. 1273026

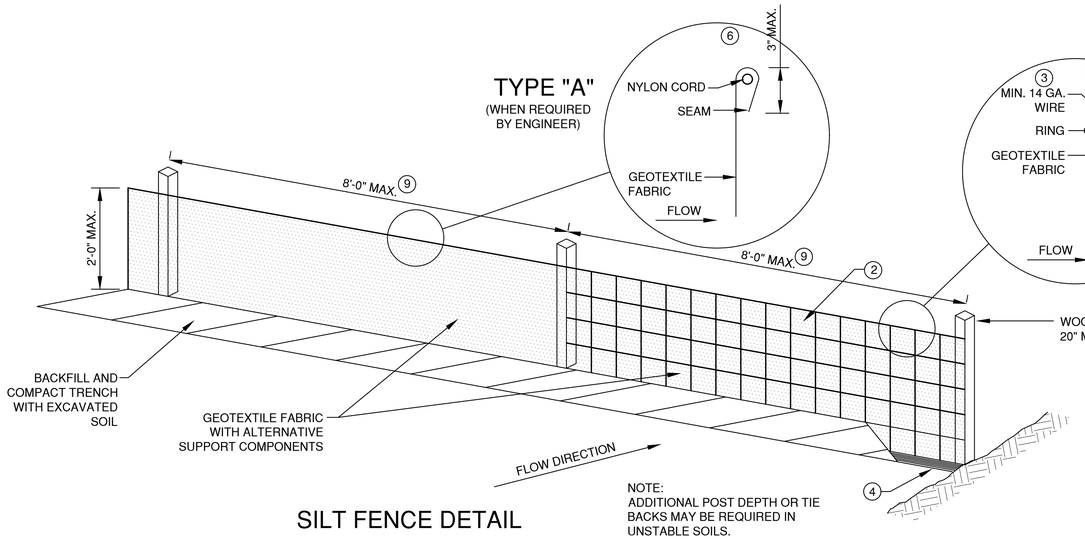
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SHEET NO. 12

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LAYOUT: 3 DITCH CHECKS



PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)

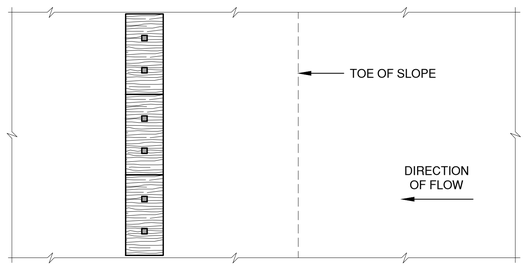


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

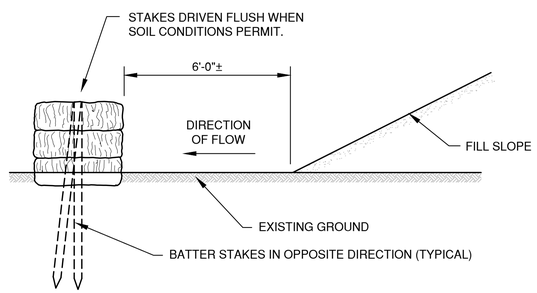
SILT FENCE DETAIL

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
7. STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
8. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
9. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

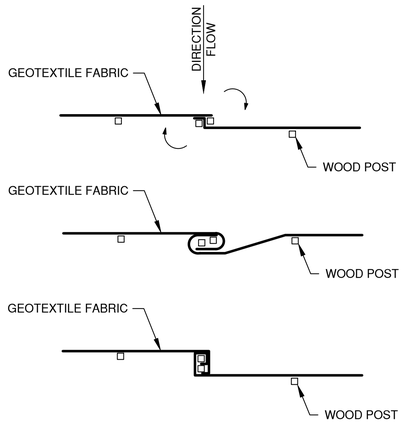


PLAN VIEW

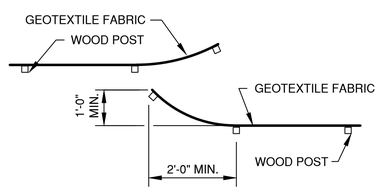


FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

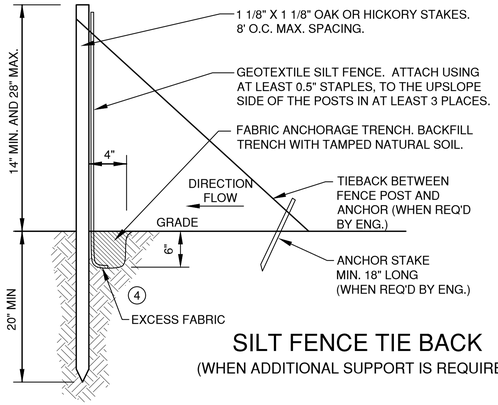


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

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 SEEDED 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.

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Print Date: Mar 08, 2021 - 11:53am
LAYOUT: 4 SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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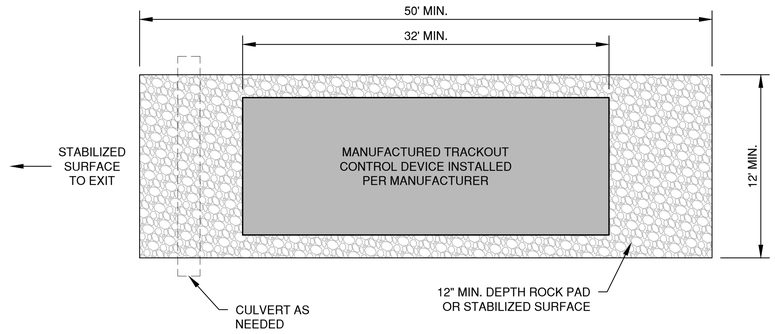
EROSION CONTROL
SHEET FLOW DETAILS

DATE 01.2021
FILE EROSION
JOB NO. 1273026

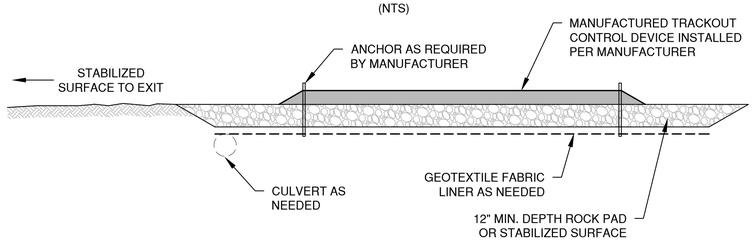
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SHEET NO. 13

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



PLAN VIEW
(NTS)

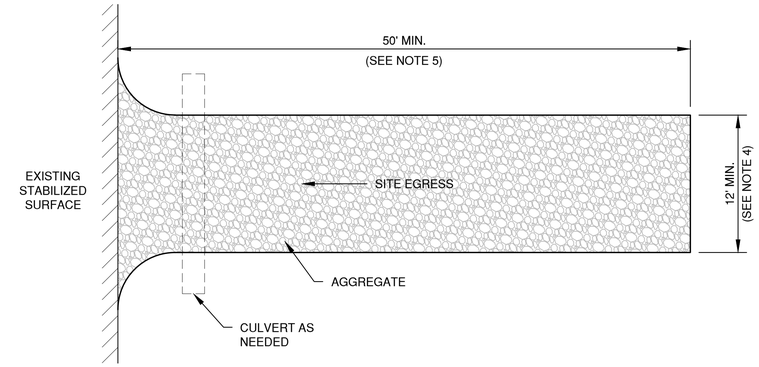


SECTION VIEW

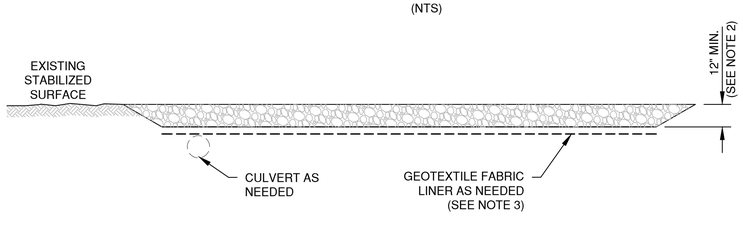
NOTES:

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



PLAN VIEW
(NTS)



SECTION VIEW

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

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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EROSION CONTROL
TRACKOUT CONTROL PRACTICES

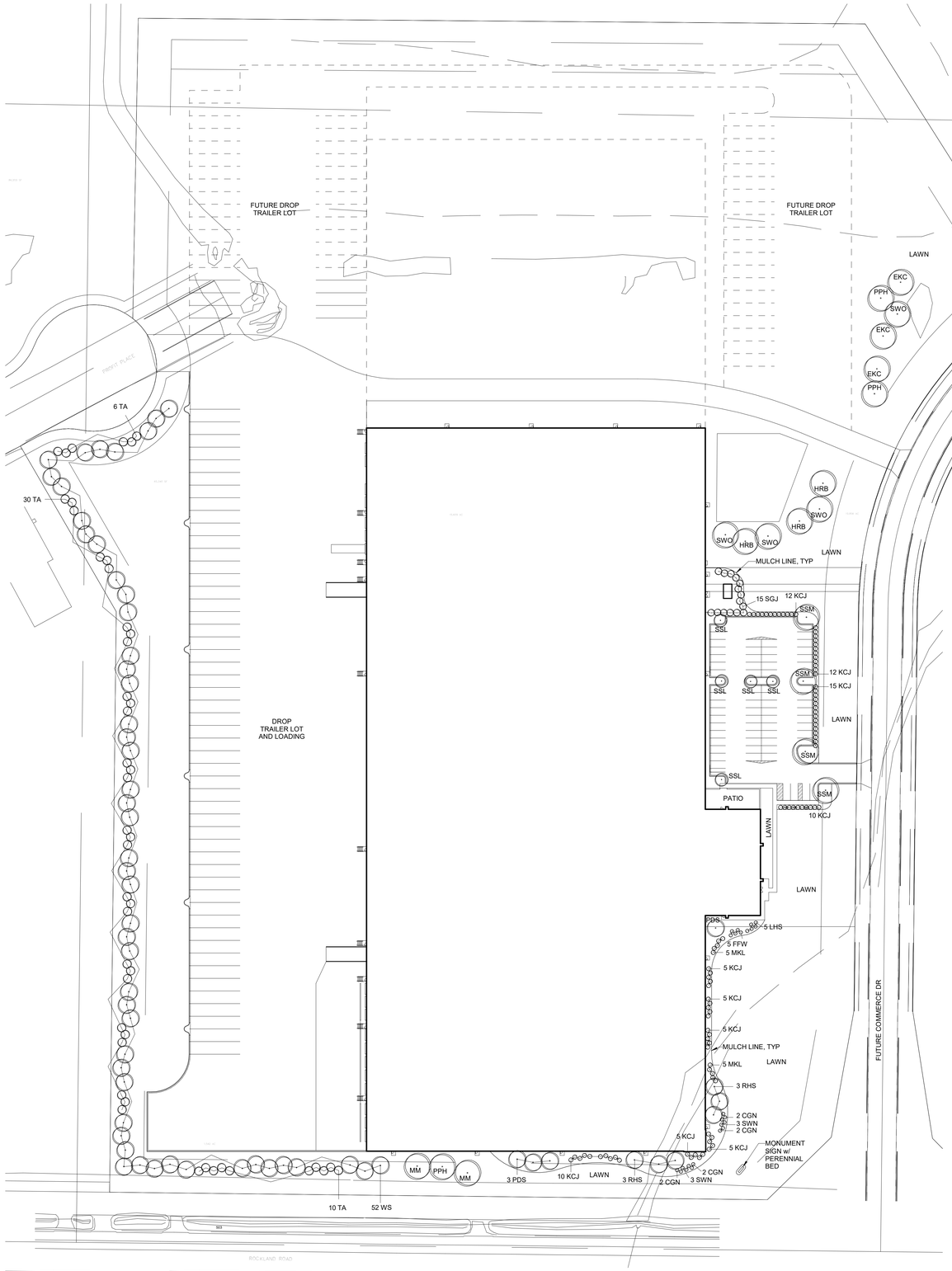
DATE 01/2021
FILE EROSION
JOB NO. 1273026

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SHEET NO. 14

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Layout: 5 Trackout

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1 L100 LANDSCAPE PLAN 1" = 60'-0"

NORTH

CITY OF DE PERE NOTES:

PER 10(e)(5)(a) OF THE DE PERE LANDSCAPING CODE, AN INDUSTRIAL ZONED LOT MUST CONTAIN (1) TREE PER 10,000 SQUARE FEET.

TREES REQUIRED

- THE SITE IS APPROXIMITLY 30 ACRES (OR 1,306,800 SQUARE FEET)

  1,306,800 SF / 10,000 = 130.68 = **131 TOTAL TREES REQUIRED**

- PER 10(d)(2)(c), 20% OF PROVIDED TREES MUST BE DECIDUOUS

  131 x .20 = 26.2 = **27 DECIDOUS TREES REQUIRED**

TREES PROVIDED

132 TREES PROVIDED OF WHICH **34 ARE DECIDUOUS (26%)**

NOTES:

T=TREES; S=SHRUB; E=EVERGREEN; B-B=BALLED IN BURLAP; B.R.=BARE ROOT; P=POTTED; T.S.= TREE SPADE.

THE LAYOUT OF THE PLANTING AND LOCATION OF PLANT HOLES OR BEDS SHALL BE STAKED BY THE CONTRACTOR SUBJECT TO ENGINEER/ ARCHITECTS APPROVAL.

ALL PLANTING AREAS TO BE FREE OF WEEDS AND GRASS, TREATED WITH A NON-LEACHING PRE-EMERGENT HERBICIDE, PREEN OR EQUAL, PER MANUFACTURER'S SPECIFICATIONS AND COVERED WITH TYPAR 3301 OR SUPAC 2P AND THEN WITH 3" OF HARDWOOD BARK, FREE OF WEEDS AND DISEASE. THE BARK SHALL BE RAKED TO PRODUCE A UNIFORM TEXTURE. SUBMIT SAMPLES OF HERBICIDE, AND BARK MULCH TO ENGINEER/ARCHITECT FOR APPROVAL. ON DAY OF INSTALLATION WATER HERBICIDE TO ACTIVATE IF NECESSARY. CONTACT AASD FOR HARDWOOD MULCH SPECIFICATIONS.

SEE THIS PAGE FOR PLANTING AND STAKING DETAILS.

AREAS TO BE PAVED, SEEDED, AND BEDDED ARE INDICATED ON THE PLANS.

PLANT QUANTITIES INDICATED ON THE PLAN RULE OVER QUANTITIES ON THE PLANTS LIST.

CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, PRIVATE AND PUBLIC, PRIOR TO DIGGING PITS FOR NEW TREES. CONTACT DIGGERS HOTLINE AND AASD STAFF FOR UTILITY LOCATES. NOTE: PROPOSED STORM SEWER TO BE INSTALLED BETWEEN MARQUETTE STREET SIDEWALK AND PROPOSED CURB. VERIFY STORM SEWER LOCATION PRIOR TO PLANTING RED BARRON CRABAPPLE TREES. VERIFY LOCATION OF EX. ELECTRICAL LINES PRIOR TO PLANTING GINKGO TREES.

ALL PLANTS TO BE SIZED AND GRADED AS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE USA STANDARD FOR NURSERY STOCK.

PLANT SUBSTITUTIONS PERMISSIBLE WITH ENGINEER/ARCHITECT AND CITY APPROVAL AND WRITTEN NOTIFICATION PRIOR TO INSTALLATION.

PLASTIC OR METAL POTS TO BE REMOVED. SCORE ROOTBALL 1" DEEP WITH SHARP KNIFE. REMOVE TOP PORTION OF FIBER POT THAT EXTENDS ABOVE FINISH GRADE AND CUT SIDES OF POT TO AID IN DECOMPOSITION.

ALL LAWN AREAS TO BE SEEDED AND MULCHED WITH CHOPPED STRAW. MULCH IS TO BE CRIMPED AND SHOULD CONFORM TO DNR TECHNICAL STANDARDS 1058 AND 1059.

MATURE TREES SHOULD BE LINED UP TO PROVIDE A SEVEN FOOT UNDERCLEARANCE.

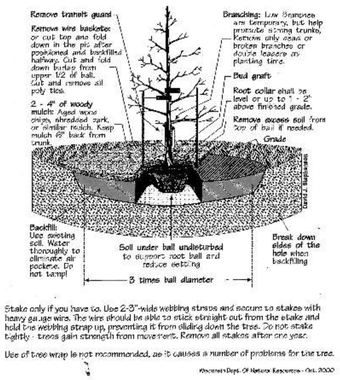
SEE EROSION CONTROL PLAN FOR EROSION MAT AND SPECIAL RESTORATION INFORMATION.

LOCATE TREES AWAY FROM THE PROPOSED SWALES.

ALL PLANTING BED EDGES TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, FORMED IN LINES OR CURVES AS SHOWN ON THE DRAWINGS.

RESTORE ALL DISTURBED AREAS AROUND PERIMETER OF SITE WITH LAWN.

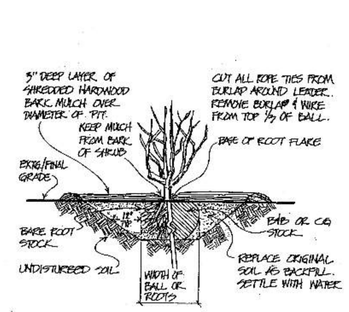
Proper Tree Planting Diagram



Stake only if you have to. Use 2-3"-wide webbing straps and secure to stakes with heavy gauge wire. The wire should be able to slide straight out from the stake and hold the webbing strap up, preventing it from sliding down the tree. Do not stake tightly - trees gain strength from movement. Remove all stakes after one year.

Use of tree wrap is not recommended, as it causes a number of problems for the tree.

Wisconsin Dept. Of Natural Resources - Oct. 2000



SHRUB PLANTING DETAIL
TO SCALE

PLANTING SCHEDULE

SHADE TREE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING (CAL)	HEIGHT AT MATURITY (HxW)
EKC	3	Gymnocladus diocius 'Espresso'	Espresso Kentucky Coffee Tree	Balled and Burlapped	2-1/2"	50' x 30'
HHR	3	Betula nigra 'Heritage'	Heritage River Birch	Balled and Burlapped	2-1/2"	60' x 40'
MM	2	Acer x freemanii 'Bailston'	Matador Maple	Balled and Burlapped	2-1/2"	45' x 30'
PPH	3	Celtis occidentalis "Prairie Pride'	Prairie Pride Hackberry	Balled and Burlapped	2-1/2"	40' x 40'
SSL	5	Tilia cordata 'Summer Sprite'	Summer Sprite Linden	Balled and Burlapped	2-1/2"	20' x 15'
SSM	4	Acer miyabei 'Morton'	State Street Miyabei Maple	Balled and Burlapped	2-1/2"	40' x 30'
SWO	4	Quercus bicolor	Swamp White Oak	Balled and Burlapped	2-1/2"	40' x 30'
ORNAMENTAL TREE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING (CAL)	HEIGHT AT MATURITY (HxW)
PDS	4	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry	Balled and Burlapped	2"	15' x 25"
RHS	6	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Serviceberry	Balled and Burlapped	2"	25' x 15'
CONIFEROUS TREE						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	HEIGHT AT MATURITY (HxW)
TA	46	Thuja occidentalis 'Techny'	Techny Arborvitae	Balled and Burlapped or Potted	6'	15' x 10'
WS	52	Picea glauca	White Spruce	Balled and Burlapped	6'	40' x 20'
SHRUB DECIDUOUS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	HEIGHT AT MATURITY (HxW)
CGN	8	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	Potted	2'	3 x 3.5
FFW	5	Weigela flor. 'Fine Wine'	Fine Wine Weigelia	Potted	2'	3 x 3.5
LHS	5	Itea virginica 'Sprich' Little Henry	Little Henry Sweetspire	Potted	2'	3 x 3
MKL	10	Syringa pubescens subsp. patula 'Miss Kim'	Miss Kim Lilac	Potted	2'	5' x 5'
SWN	6	Physocarpus opuifolius 'Summer Wine'	Summer Wine Ninebark	Potted	2'	3 x 3.5
SHRUB CONIFEROUS						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	ROOT CONDITION	SIZE AT PLANTING	HEIGHT AT MATURITY (HxW)
KCJ	84	Juniperus chinensis 'Kallay's Compacta'	Kallay's Compact Juniper	Potted	2'	3' x 5'
SGJ	15	Juniperus chinensis 'Sea Green'	Sea Green Juniper	Potted	2'	4' x 5'

3/11/21

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IMMEL CONSTRUCTION

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISION

A NEW FACILITY FOR:
DE PERE, WI

LANDSCAPE PLAN

DESIGNED	DRAWN
KLN	KLN

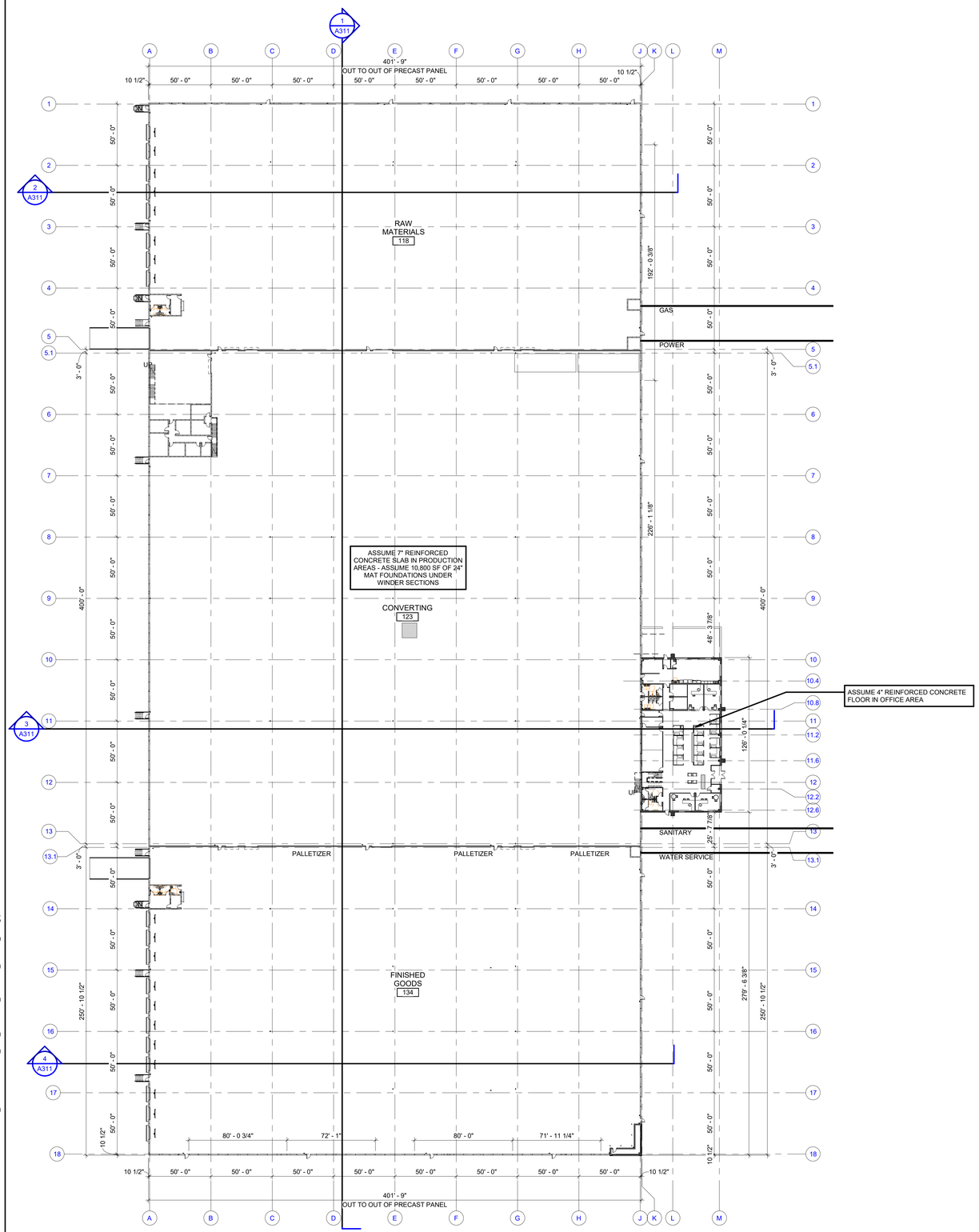
PROJECT NO.
I0033 06-21-00102

DATE
MARCH 8, 2021

SHEET NO.
L100

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OVERALL FIRST FLOOR PLAN

1" = 40'-0"

NORTH

GENERAL PLAN NOTES

- DO NOT SCALE FROM DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECTS ATTENTION IMMEDIATELY.
- COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.
- ALL DIMENSIONS ARE CLEAR FROM THE FACE OF FINISHED WALL/PARTITION TO FACE OF FINISHED WALL/PARTITION OR FACE OF EXISTING WALLS ACTUAL FACE.
- ALL PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNLESS NOTED OTHERWISE.
- PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT AND LENGTH WITH ACTUAL EQUIPMENT.
- SEE SHEET A011 & A012 FOR LIFE SAFETY PLAN AND FIRE PARTITION RATINGS.
- SHADED AREA INDICATES BUILDING ADDITION AND RENOVATION AREAS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.

(X) KEYED PLAN NOTES

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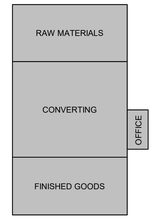
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A NEW FACILITY FOR:
DE PERE, WI

OVERALL FIRST FLOOR PLAN



KEY PLAN

3/11/21

DESIGNED	DRAWN
MAM	KLN

PROJECT NO.
I0033 06-21-00102

DATE
FEBRUARY 24, 2021

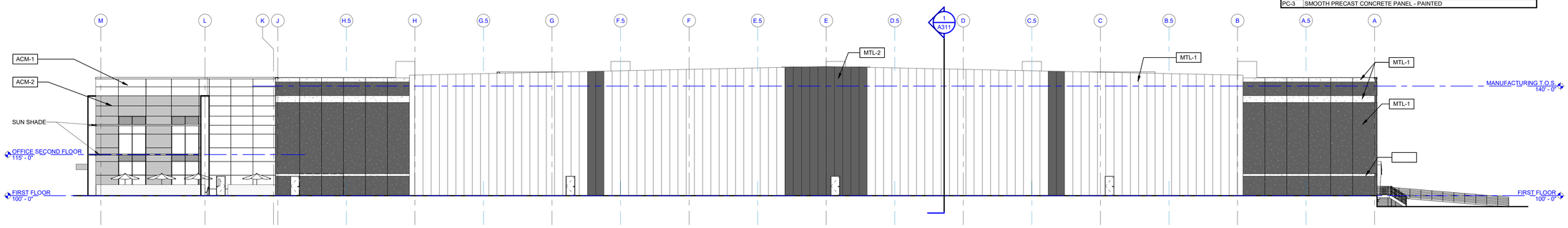
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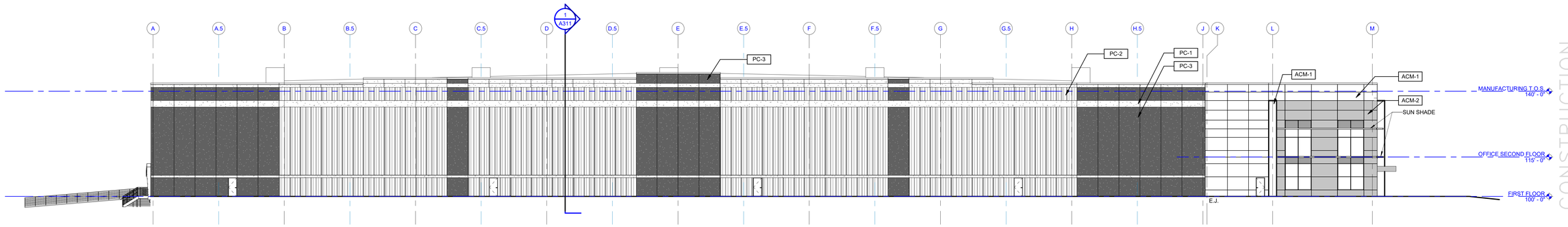
EXTERIOR MATERIALS LEGEND

ACM-1	ACM PANEL - COLOR 1
ACM-2	ACM PANEL - COLOR 2
MTL-1	METAL PANEL - COLOR 1
MTL-2	METAL PANEL - COLOR 2
PC-1	SMOOTH PRECAST REVEAL
PC-2	RAKED PRECAST CONCRETE PANEL
PC-3	SMOOTH PRECAST CONCRETE PANEL - PAINTED



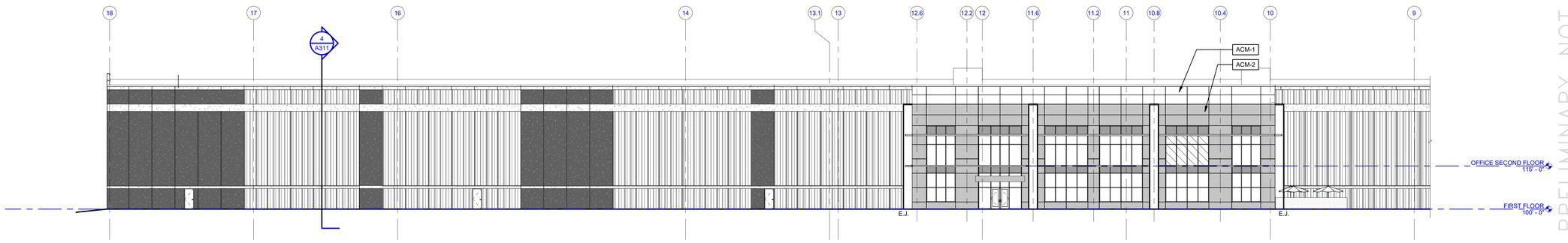
NORTH EXTERIOR ELEVATION

1/16" = 1'-0"



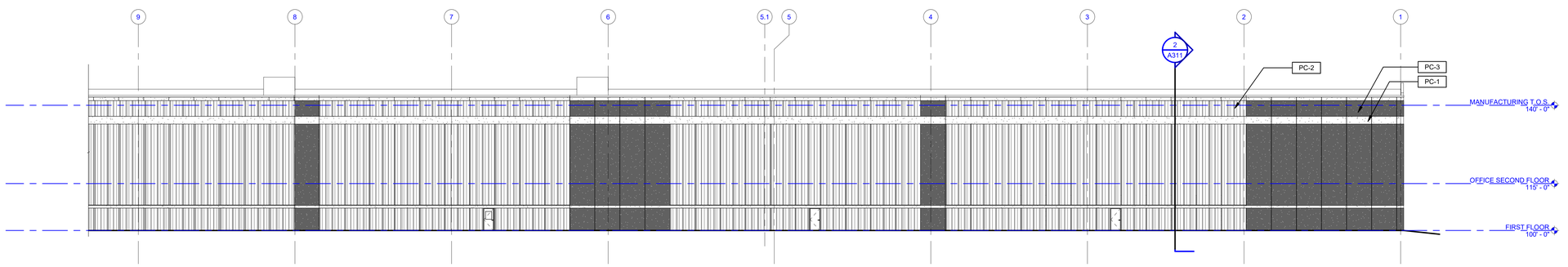
SOUTH EXTERIOR ELEVATION

1/16" = 1'-0"



EAST EXTERIOR ELEVATION

1/16" = 1'-0"



EAST EXTERIOR ELEVATION

1/16" = 1'-0"

3/11/21

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A NEW FACILITY FOR:
DE PERE, WI

EXTERIOR ELEVATIONS

DESIGNED	DRAWN
MAM	KLN

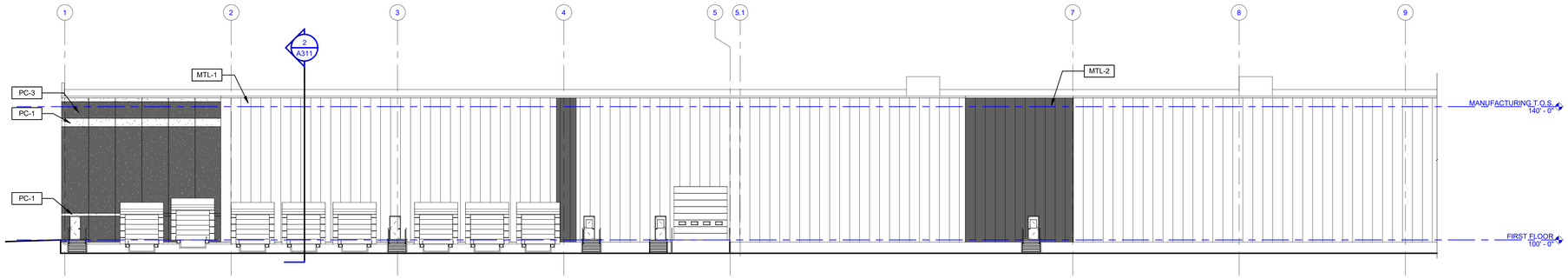
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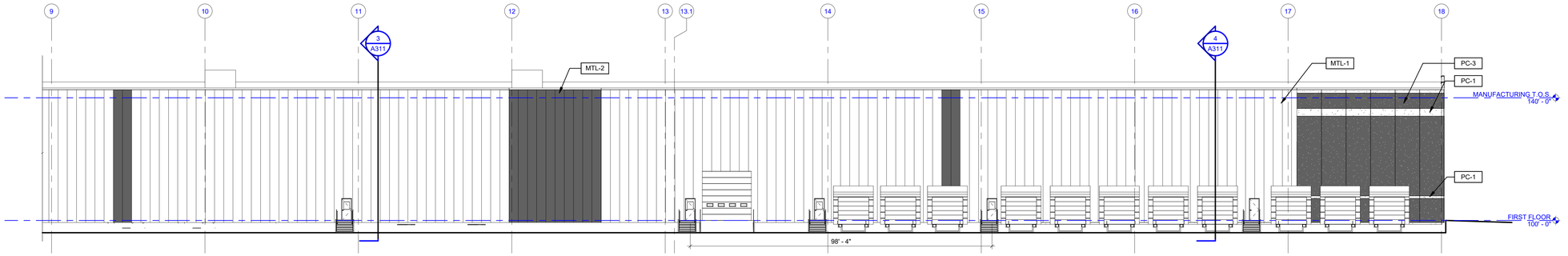
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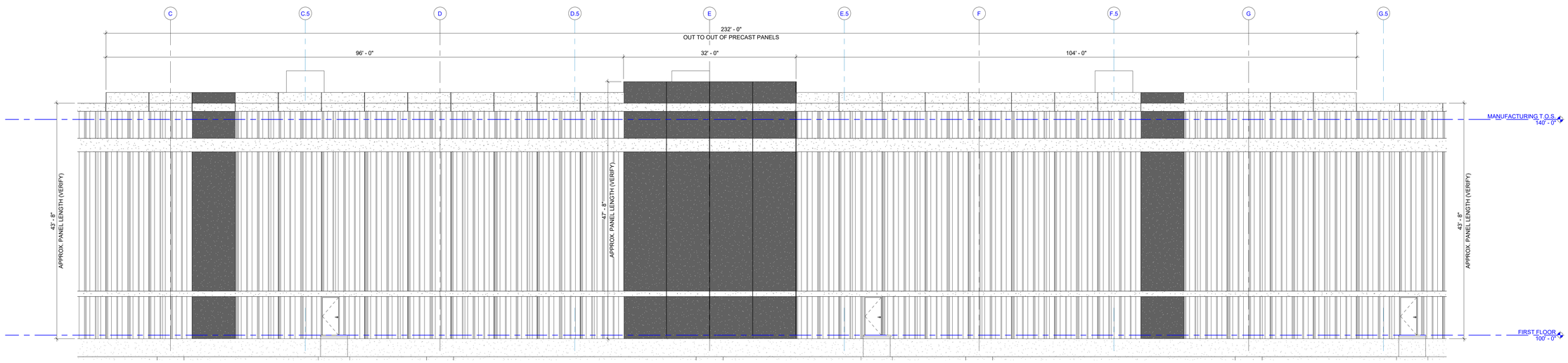
WEST EXTERIOR ELEVATION

1/16" = 1'-0"



WEST EXTERIOR ELEVATION

1/16" = 1'-0"



STEPPED PANEL ELEVATION

1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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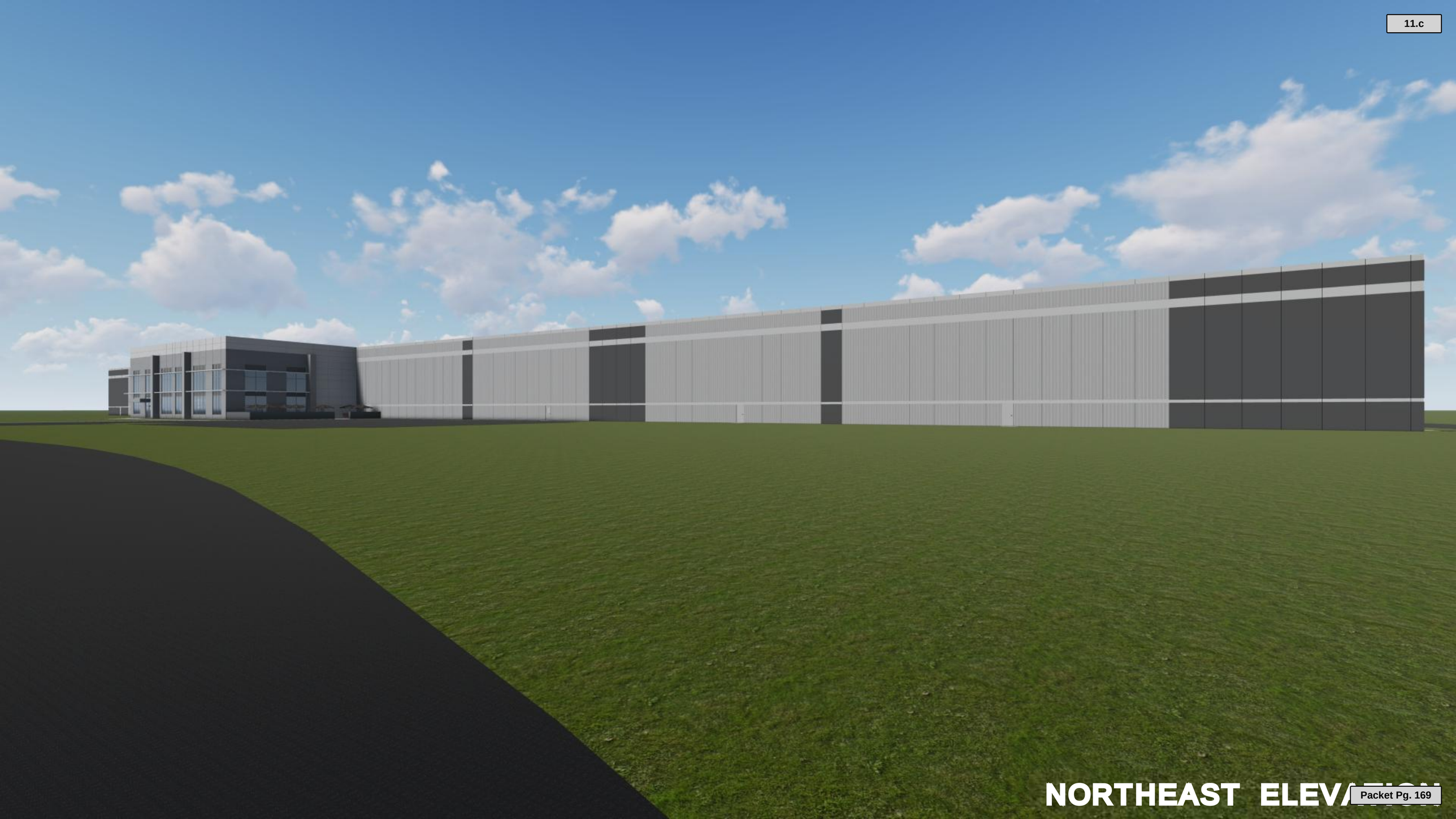
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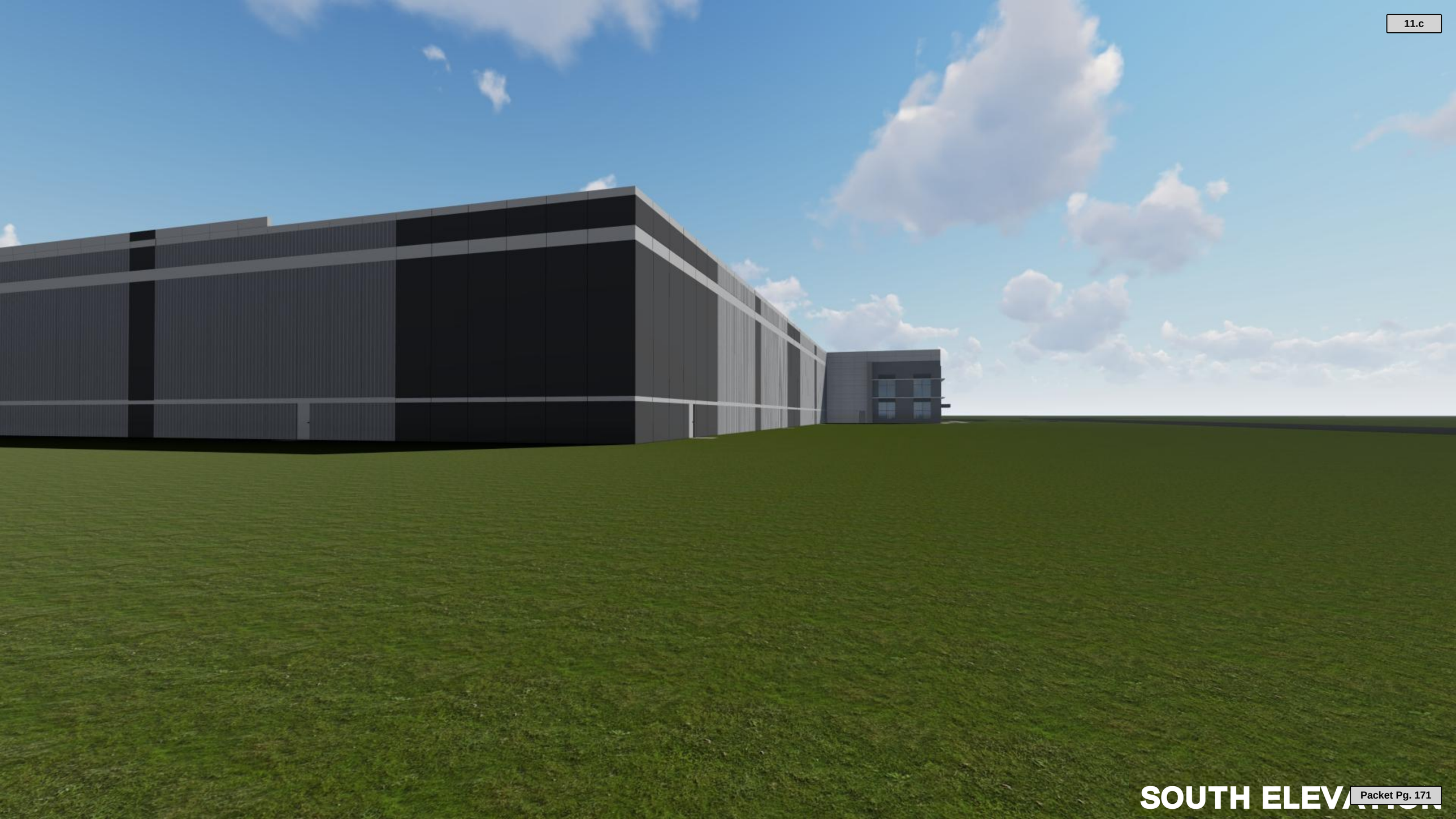
NORTH ELEVATION



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