



Plan Commission

Regular Meeting

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

Agenda

Monday, February 25, 2019	7:00 PM	De Pere City Hall Council Chambers
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Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **February 25, 2019** at **7:00 PM** in the **De Pere City Hall Council Chambers**, 335 S. Broadway Street, De Pere, WI 54115.

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the February 5, 2019 Special Plan Commission meeting.
3. Recommendation regarding a Proposed Extraterritorial 39 Lot and 1 Outlot final plat of Carpenter's Crossing South at 2700 BLK Lawrence Drive in the Town of Lawrence (Part of Parcels L-474 & L-475). Submitted by Joel Ehrfurth, PLS, Mach IV Engineering, authorized representative for Town of Lawrence, property owner.*
4. Review and recommendation for an amended Conditional Use Permit application for a proposed new commercial building to have residential units on upper floors (above the previously approved second floor) at 1081 N. Broadway Street (Parcel ED-1128-E-1-3) in the B-2 (General Business) Zoning District. Submitted by Dave Hongisto, SISU Properties LLC, authorized representative for Nulund Group II LLC, property owner.*
5. Land use interpretation request for a proposed event hall and arcade at 800 O'Keefe Road (Parcel ED-2077) in the I-1 (Industrial Park) District. Submitted by Erik Thoren, TitleTown Pinball LLC, authorized representative for Smet Investments LLC, property owner.
6. Recommendation regarding a Site Plan for a building addition for Romo INC at 800 Heritage Road (Parcel ED-F0100-1). Submitted by Skyler Witalison, Mach IV Engineering, authorized representative for Darling Investments LLC, property owner.
7. Recommendation regarding a Site Plan for a new four building (56 unit) multifamily complex, with parking areas, called Tranquil Trails at 2900 BLK Ryan Road (Parcel ED-3072). Submitted by Jeff Marlow, Tranquil Trails LLC, authorized representative and property owner.
8. Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite -- February 2019.

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Joel Ehrfurth, Mach IV
Town of Lawrence
Dave Hongisto, SISU Properties LLC
Nuland Group II LLC
Erik Thoren, Titledown Pinball LLC
Smet Investments LLC
Skyler Witalison, Mach IV
Darling Investments LLC
Jeff Marlow
Tranquil Trails LLC



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 25, 2019

DEPARTMENT: Plan Commission

FROM: Kelly Barker

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

ATTACHMENTS:

- PC_Feb2019_Special_Minutes_Draft (PDF)



Plan Commission

Special Meeting

Draft Minutes

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

Tuesday, February 5, 2019

6:00 PM

De Pere City Hall Council Chambers

1. Call to Order. The meeting was called to order at 6:00 PM by Mayor Michael J. Walsh.

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

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

2. Approval of the minutes of the November 26, 2018 Plan Commission meeting.

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

3. Recommendation regarding a Proposed Two Lot Certified Survey Map at 502-508 9th Street (Parcel WD-D0218-2). Submitted by Steven M. Bieda, PLS, Mau & Associates LLP, authorized representative for Raymond J. Hoffmann, property owner.

City Planner Peter Schlein reported that there was a recent street vacation associated with this parcel. A release of easement is being considered by the Common Council tonight. Staff recommends approval of this CSM with the stipulation that the release of easement is also approved.

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

4. Recommendation regarding a Proposed Three Lot Certified Survey Map at 2800 BLK Ryan Road (Parcels ED-R28-1, ED-R28-2, ED-R29-1). Submitted by City of De Pere on behalf of the Unified School District of De Pere, property owner.*

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

5. Recommendation regarding a Proposed Extraterritorial Four Lot Certified Survey Map at 2500 BLK French Road in the Town of Lawrence (Part of Parcels L-454 & L-455-1). Submitted by Doug Woelz, PLS, McMahon Associates, authorized representative for CCLW LLC, property owner.*

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

6. Recommendation regarding a Proposed Extraterritorial One Lot Certified Survey Map at 2700 BLK Lawrence Drive in the Town of Lawrence (Part of Parcels L-474 & L-475). Submitted by Doug Woelz, PLS, McMahon Associates, authorized representative for Town of Lawrence, property owner.*

RESULT: ADOPTED [UNANIMOUS]
MOVER: Michael J. Walsh, Mayor
SECONDER: James Boyd, Alderperson
AYES: Walsh, Boyd, Beiderwieden, Taylor, Schilling
EXCUSED: Larry Lueck, Amy Kunding

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

City Planner Peter Schleinz reported that this agenda item is related to the previous request. Staff recognizes that there are some environmentally sensitive areas in the plat, which would be enforced by Brown County Planning Commission. Staff recommends approval subject to conditions being met.

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

8. Recommendation regarding a Precise Implementation Plan (PIP) Plan for a proposed single family development within part of the unrecorded Garrity's Glen South plat at 2500 BLK Lawrence Drive (parts of Parcels WD-L482, WD-L483 & WD-L484). Submitted by Pat Kaster, TLKM Development LLC, authorized agent R&M Garrity Farm LLC, property owner.*

City Planner Peter Schleinz explained that the PIP addresses three topics for Garrity's Glen South Lots 48-71: 1) Minimum lot width is 70 feet (including street frontage); 2) minimum lot size is 8,750 square feet; and 3) side yard setbacks are 8 feet.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Boyd, Alderperson
SECONDER:	Steve Taylor, Commissioner
AYES:	Walsh, Boyd, Beiderwieden, Taylor, Schilling
EXCUSED:	Larry Lueck, Amy Kunderinger

9. Recommendation regarding the proposed 80 Lot and three Outlot Final Plat of "Garrity's Glen South" at 2500 BLK Lawrence Drive (Parcels WD-L482, WD-L483 & WD-L484). Submitted by Pat Kaster, TLKM Development LLC, authorized representative for R&M Garrity Farm LLC, property owner.*

City Planner Peter Schleinze noted that there is one subtle change from the preliminary plat - portions of the outlot areas have been identified by Engineering staff as not being needed. Peter also answered Commission members' questions about those changes, as well as future plans to extend the road into the business park.

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

10. Recommendation regarding a Site Plan for a new residential building (Units #9 & #10), with parking areas, in a condominium setting called Pelican Landing at 1015 N. Broadway Street (Parcels ED-3002 thru ED-3010). Submitted by Robert Gryboski, authorized representative for SWR Properties LLC, land owner.

City Planner Peter Schleinze reviewed the site plan. Discussion followed regarding concerns about the placement of the garages and the materials being used.

Mayor Walsh moved, seconded by Grant Schilling to open the meeting. Upon vote, motion carried unanimously.

Steven Gryboski and Bob Gryboski of Gryboski Builders addressed questions from the Commission, and explained how they chose the garage design. They also discussed landscaping options, and reported that demand has been high since the development was started.

Mayor Walsh moved, seconded by Steve Taylor to close the meeting. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Taylor, Commissioner
SECONDER:	James Boyd, Alderperson
AYES:	Walsh, Boyd, Beiderwieden, Taylor, Schilling
EXCUSED:	Larry Lueck, Amy Kunderinger

11. Recommendation regarding a proposed termination of a 1969 Restrictive Covenants for Public Benefit, located north from the Rockland Road & Enterprise Drive intersection (Parcels ED-2312, ED-344-104-4, ED-344-104-6, ED-344-104-2, ED-344-104-7, ED-344-104, ED-344-103-1, ED-344-104-1, ED-2309, ED-2314, ED-2310, ED-2308, ED-2307, ED-2306, ED-2305, ED-344-104-5, ED-344-104-3, ED-2311, ED-2315, ED-2313-1, ED-2313). Submitted by City of De Pere. *

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

12. Status Report of City of De Pere Zoning Ordinance and Sign Ordinance Rewrite -- January 2019.

City Planner Peter Schleinz reported that work continues on Modules 1 & 2, and that Module 3 is on its way. The first version of the new zoning map draft should be arriving in a couple of days for staff to review. Beginning next month, staff should have pieces of the zoning code in draft form to present to the Commission and the public for review.

Adjournment

Mayor Walsh moved, seconded by Derek Beiderwieden to adjourn the meeting at 6:49 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

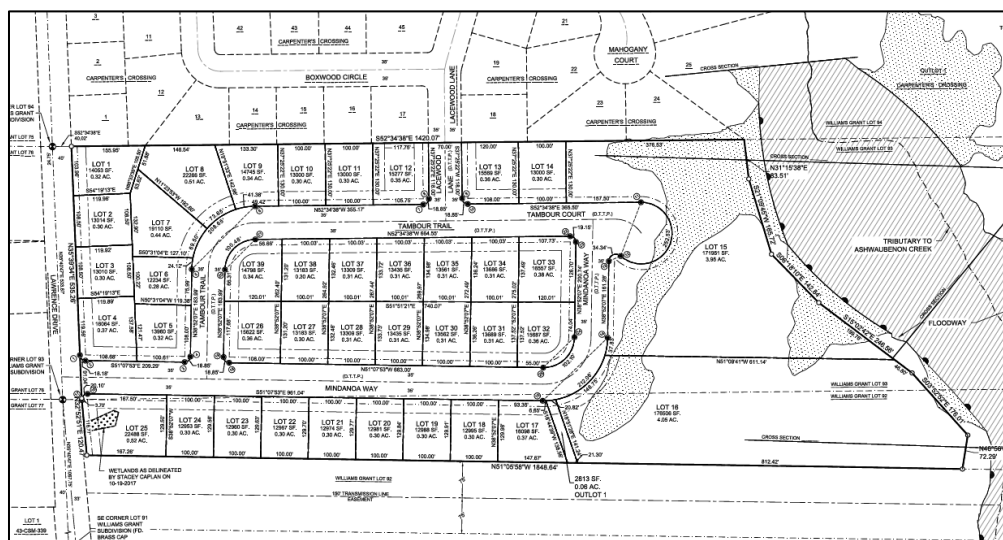
- Ex FinPlat - Carpenter's Crossing South - Plan Commission Report (DOCX)
- Application Form (PDF)
- Final Plat (PDF)

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

SITE MAP



PROPOSED FINAL PLAT AREA



REQUESTED ACTION: Extraterritorial Final Plat Approval.

COMMON DESCRIPTION: 2700 BLK Lawrence Drive, located between Mahogany Trail and Little Rapids Road in the Town of Lawrence.

PARCEL NUMBER(S): Part of Parcels L-474 & L-475

EXISTING ZONING: Agricultural-Farmland Preservation District (AG-FP) for Town of Lawrence (formerly Exclusive Agriculture District). Proposed for residential development.

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

COMPREHENSIVE PLAN: Residential for Town of Lawrence.

APPLICANT/OWNER NAME:

Joel Ehrfurth	Town of Lawrence
Authorized representative	Property owner
Mach IV Engineering	2400 Shady Court
2260 Salscheider Court	De Pere, WI 54115
Green Bay, WI 54313	

SITE HISTORY:

After a review of air photographs, the site has remained vacant for agricultural use since 1938.

In January 2019, both a CSM and a preliminary plat were submitted to the City for review for the same subject area. The intent of the CSM is to divide a portion of the Town owned land, which is necessary to create the boundary for the residential plat development. Plan Commission and Common Council approved both the CSM and preliminary plat on February 5, 2019.

The land division is within the Sewer Service Area for the Town of Lawrence. There are known environmentally sensitive areas (floodplain & wetlands) on the property, which will be addressed by Brown County Planning Commission.

STAFF REVIEW:

When reviewing a 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.

- An area of platted land was broken off from the two unplatted remnant parcels when the preliminary plat was reviewed. The unplatted remnants are outlined in blue on the Site Map for this report.
- The property has one outlot that is proposed to become part of a public park/trail system
- Lots 1-4 & 17-39 are proposed for single family residential use.
- Lot 15 is a proposed twelve unit condominium site and Lot 16 is a proposed multifamily site.
- The street pattern provides a connection to Lawrence Drive and to the existing residential area to the north via Lacewood Lane.
- The lots exceed the City Municipal Code minimum requirements for a lot size of 8,000 square feet and street frontage of 75 feet, in anticipation of future residential development.
- There is one issue that must be addressed for the CSM:
 - The City of De Pere Certificate should be modified to reference the date the Clerk/Treasurer signs the document AND the date the City of De Pere approved the document.

In summary, the final extraterritorial 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, street frontage, and setbacks meet the City's subdivision requirements for extra territorial plats.

REVIEW PROCESS:

For extraterritorial final plat petitions, the Plan Commission provides either an approval, rejection with reason, or approval with conditions decision. The Common Council also reviews final extraterritorial plats. The Common Council is expected to review the City plat on March 5, 2019.

**STAFF
RECOMMENDATION:**

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

1. Meeting all other state and local regulations, including the Town of Lawrence, City of De Pere, and Brown County Planning Commission.
2. The City of De Pere Certificate should be modified to reference the date the Clerk/Treasurer signs the document AND the date the City of De Pere approved the document.

The following three items are suggestions that are typically not reviewed

- The street name label for Tambour Court should be moved to the right, like in the preliminary, as it incorrectly names Tambour Trail.
- Consider the purpose and need for the Tambour Court right-of-way bulb as it appears to be unnecessary on the plat for a condominium site. Consider removing the right-of-way, if possible.
- Review the accuracy of the floodplain in Lots 15-16 with Brown County as it appears to be inconsistent with FEMA maps.

[illegible]

Packet Pg. 12



CITY OF DE PERE
APPLICATION FOR
PLAT REVIEW

Fee: \$ 195.00
Receipt #: 139557
Date: 2-11-2019

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mach IV Engineering & Surveying	Authorized Representative Joel Ehrfurth	Title Principal Engineer	
Mailing Address 2260 Salsche	City Green Bay	State WI	ZIP Code 54313
Email Address jehrfurth@machiv.com	Phone Number (incl. area code) 920 569-5765	Fax Number (incl. area code) 920 569-5767	

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

Name (Ind. Org. or Entity) CCLS, LLC	Contact Person Pat Kaster	Title Owner	
Mailing Address 2170 Velp Ave	City Green Bay	State WI	ZIP Code 54303
Email Address patkaster@riv.com	Phone Number (incl. area code) 920 497-5090	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Carpenter's Crossing South	Parcel No. L-474 & L-475
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SECTION 4: Plat Review

Review Type:	☐ Preliminary Plat ☒ Final Plat	
Fee:	Preliminary Plat Fee: \$278 + (___# of lots x \$68) Final Plat Fee: \$195	\$195.00
Present Use of Parcel:	Agriculture	
Proposed Use of Lots:	Residential	

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

SECTION 5: Certification and Permission

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

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

Name of Owner/Authorized Representative (please print) Joel Ehrfurth	Title Engineer	Phone Number 920 569-5765
Signature of Applicant 		Date Signed February 6, 2019

TO BE COMPLETED BY CITY STAFF

Plat Review authorized by the De Pere Municipal Code, Chapter 46.	
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Attachment: Application Form (7941 : Recommendation regarding a Proposed Extraterritorial 39 Lot and 1 Outlot final plat of Carpenter's C)



LETTER OF TRANSMITTAL

TO: CITY OF DE PERE	DATE: 2/7/19	JOB No: 0023-40-18
335 S BROADWAY	RE: CARPENTERS CROSSING SOUTH	
DE PERE, WI 54115		
ATTENTION:		

WE ARE SENDING YOU:

COPIES	DESCRIPTION
1	APPLICATION FOR PLAT REVIEW
1	REVIEW FEE
1	PLAT FOR FINAL REVIEW

NOTES:

THANK YOU,

JOEL EHRFURTH, P.E.

12345678910

A

B

C

D

E

F

G

12345678910

CARPENTER'S CROSSING SOUTH

PART OF LOT 92 AND 93 OF WILLIAMS GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

100500100200300

GRAPHIC SCALE

CERTIFICATE FOR THE TOWN OF LAWRENCE

APPROVED FOR THE TOWN OF LAWRENCE THIS ____ DAY OF _____, 20____.

PATRICK WETZEL
TOWN OF LAWRENCE ADMINISTRATOR

TOWN OF LAWRENCE TREASURER'S CERTIFICATE

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

JENNIFER MESSERSCHMIDT DATE
TOWN TREASURER

CERTIFICATE FOR THE CITY OF DEPERE

APPROVED FOR THE CITY OF DEPERE THIS ____ DAY OF _____, 20____.

SHANA LEDVINA
CITY CLERK-TREASURER

BROWN COUNTY PLANNING COMMISSION

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

DAN TEATERS
SENIOR PLANNER

BROWN COUNTY 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 PLAT AS OF THE DATE LISTED BELOW.

PAUL ZELLER DATE
BROWN COUNTY TREASURER

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE TOWN OF LAWRENCE AND THE BROWN COUNTY PLANNING COMMISSION AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED "CARPENTER'S CROSSING SOUTH", AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND IS MORE FULLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1 OF VOLUME ____ CERTIFIED SURVEY MAPS, PAGE ____ (MAP # ____-DOCUMENT # ____), BROWN COUNTY RECORDS, LOCATED IN PART OF LOT 92 AND LOT 93 OF WILLIAMS GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.

PARCEL CONTAINS 1,081,383 S.F. \ 24.83 AC., MORE OR LESS.
ROAD DEDICATION CONTAINS 195,196 SQUARE FEET/ 4.48 ACRES, MORE OR LESS.
PARCEL SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

RANDALL J. OETTINGER PLS-2349
DATE: JANUARY 29, 2019

NOTES:

1) ALL ROADS WITHIN THE PLAT BOUNDARY ARE DEDICATED TO THE PUBLIC (D.T.T.P.).

2) SIDE YARD SETBACK IS 10 FEET FOR ALL LOTS.

3) REAR YARD SETBACK IS 25 FEET FOR LOTS.

4) THE PROPERTY OWNERS, 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 AT THE TIME OF CONSTRUCTION THE VILLAGE HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

5) LOT 25 INCLUDES WETLAND AREAS THAT MAY REQUIRE PERMITS FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ARMY CORP OF ENGINEERS, BROWN COUNTY PLANNING COMMISSION, OR THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE PRIOR TO ANY DEVELOPMENT ACTIVITY .

7) WETLANDS DELINEATED BY STACEY CAPLAN ON 10-19-2017.

9) A SHORELAND PERMIT FROM THE BROWN COUNTY ZONING ADMINISTRATOR'S OFFICE IS REQUIRED FOR LOTS 15 AND 16 PRIOR TO ANY CONSTRUCTION, FILL, OR GRADING ACTIVITY WITHIN 300 FEET OF A STREAM.

RESTRICTIVE COVENANTS:

1) OUTLOT 1 IS DEDICATED TO THE TOWN OF LAWRENCE FOR TRAIL PURPOSES.

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

3) "LOT 25 CONTAINS AN ENVIRONMENTALLY SENSITIVE AREA (ESA) AS DEFINED IN THE BROWN COUNTY SEWAGE PLAN. THE ESA INCLUDES WETLANDS. DEVELOPMENT AND LAND DISTURBING ACTIVITIES ARE RESTRICTED IN THE ESA UNLESS AMENDMENTS ARE APPROVED BY THE BROWN COUNTY PLANNING COMMISSION AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

CONSENT OF CORPORATE MORTGAGEE

LA ENTERPRISES, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF CCLW, LLC, OWNER.

IN WITNESS WHEREOF, LA ENTERPRISES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____ AND COUNTERSIGNED BY _____.

its _____, at _____, this ____ day of _____.

(signature #1) _____ (signature #2) _____

(print name #1) _____ (print name #2) _____

(print title #1) _____ (print title #2) _____

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, _____, THE ABOVE NAMED OFFICERS OF SAID CORPORATION TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH OFFICERS OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]] ss

COUNTY OF _____]

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

CCLW, LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON HIDDEN ACKERS TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. CCLW, LLC ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF LAWRENCE
CITY OF DEPERE
BROWN COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID CCLW, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY PATRICIA A. KASTER, ITS MANAGING MEMBERS, ON THIS ____ DAY OF _____, 20____.

PATRICIA A. KASTER
MANAGING MEMBER - CCLW, LLC

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

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]] ss

COUNTY OF BROWN]]

UTILITY EASEMENT PROVISIONS (ELECTRIC, NATURAL GAS, AND COMMUNICATIONS)

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY:

CCLW, LLC, A LIMITED LIABILITY COMPANY, GRANTOR, TO:

THE TOWN OF LAWRENCE, GRANTEE;
WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE;
NORTHEAST TELEPHONE COMPANY, LLC, GRANTEE;
WISCONSIN BELL INC., D/B/A AT&T WISCONSIN, A WISCONSIN CORPORATION, GRANTEE;
BROWN COUNTY C-LEC, LLC, GRANTEE;
TIME WARNER CABLE, INC., GRANTEE;

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT AREAS" 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, THERON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" 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.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

MACHIV

ENGINEERING • SURVEYING • ENVIRONMENTAL

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

CCLW, LLC

CARPENTER'S CROSSING SOUTH

FINAL PLAT

NO.

DATE: JANUARY 29, 2019

DRAFTED BY: RJO

CHECKED BY:

PROJECT NO.: 0023-40-18

DRAWING NUMBER 1454

SHEET NUMBER 2

OF 2

Attachment: Final Plat (7941 : Recommendation regarding a Proposed Extraterritorial 39 Lot and 1 Outlot final plat of Carpenter's C)

Packet Pg. 16



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

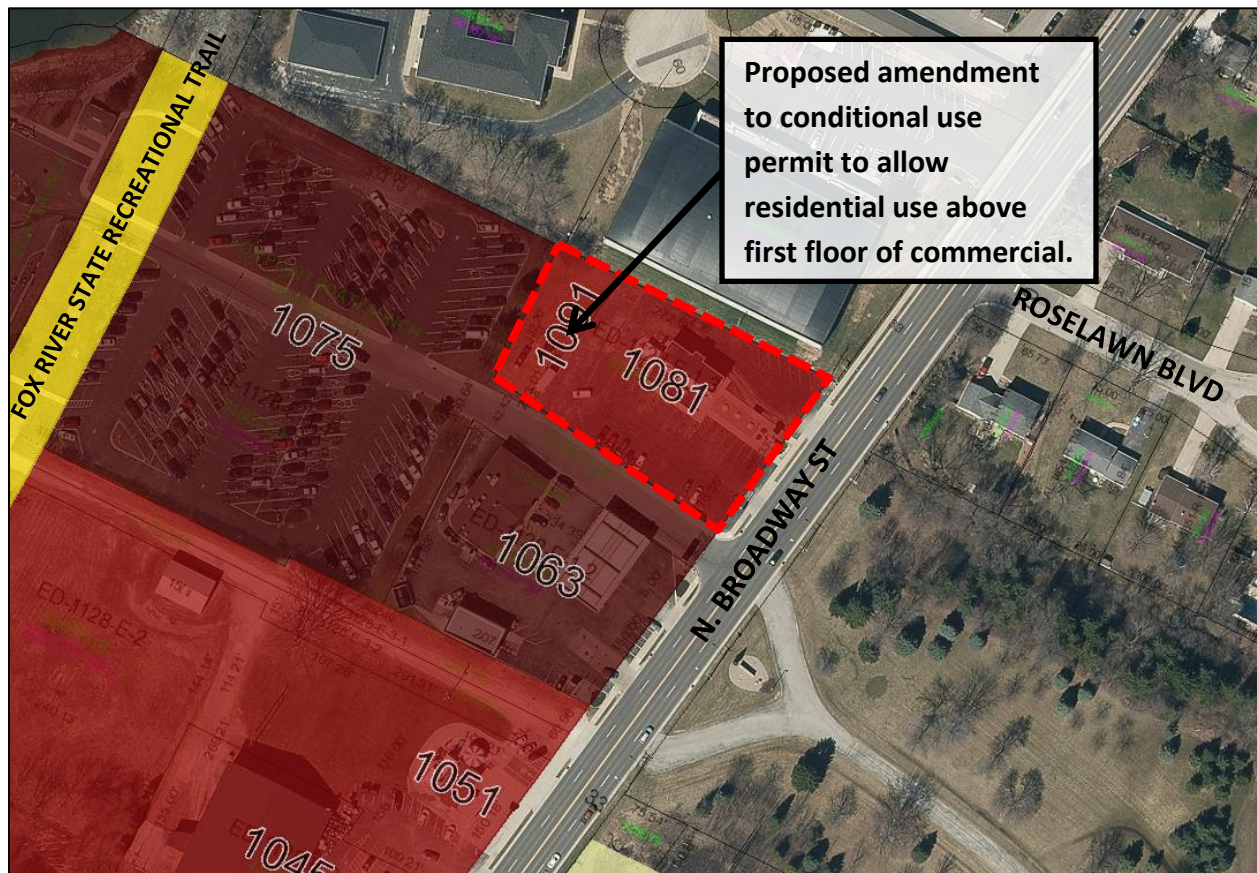
SUBJECT: Review and recommendation for an amended Conditional Use Permit application for a proposed new commercial building to have residential units on upper floors (above the previously approved second floor) at 1081 N. Broadway Street (Parcel ED-1128-E-1-3) in the B-2 (General Business) Zoning District.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

ATTACHMENTS:

- Residential in B-2 CUP - Plan Commission Report (DOCX)
- Application Form and Petitioner Narrative (PDF)

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

AMENDED CONDITIONAL USE PERMIT LOCATION



REQUESTED ACTION: Amended Conditional Use Permit Approval.

The original conditional use allowed for residential use on a second floor. The petitioner is revising the proposal to include additional floors and is requesting that the conditional use permit allow residential on all upper floors.

COMMON DESCRIPTION: 1081 N. Broadway Street (STH 57), located at the north City limits. Adjacent to the Village of Allouez and adjacent to the Fox Point Boat Launch.

PARCEL NUMBER(S): ED-1128-E-1-3

EXISTING ZONING: B-2 (General Business District)

The property was rezoned to B-2, from B-3, on September 18, 2018.

APPLICANT / OWNER:

Dave Hongisto	Nulund Group II LLC
Authorized Representative	Property Owner
SISU Properties LLC	111 N. Broadway, Suite B
111 N. Broadway, Suite B	Green Bay, WI 54303
Green Bay, WI 54303	

SITE HISTORY:

NOTE: *The Plan Commission and Council previously approved this request, but only for the second floor of a 2 story building. The petitioner has since increased the size of the building to include a third floor of residential. Because the original permit included language specific to the second floor, and not upper floors, an amendment is required. Much of this staff report mirrors information provided to the Plan Commission in August of 2018.*

Year 1938-2017 air photographs identify a variety of commercial and industrial type uses ion and near the property. Most recently the property has been used as a Dairy Queen, which was upgraded in 2017.

The 2010 Comprehensive Plan identified both the existing and future land uses as Commercial.

On August 27, 2018 the Plan Commission recommended rezoning the property from B-3 to B-2 in order to accommodate potential future development at the rear (west end) of the property. The Common Council approved the recommendation on September 18, 2018.

On August 27, 2018 the Plan Commission also recommended a conditional use permit that allowed a drive-thru window to continue to be used for the existing Dairy Queen building after rezoning occurred. Plan Commission also recommended approval to allow residential uses on the second floor in the business zoned district. The Common Council approved both recommendations (*Resolution #18-86*) on September 18, 2018.

In January, 2019 SISU Properties LLC, indicated a desire to increase the height of the proposed building at the rear of the property from 2 stories to 3 stories, with floors 2 and 3 having a residential use. The year 2018 conditional use permit does not address residential uses above the second floor.

STAFF REVIEW:

A document, written by the petitioner to summarize their amended conditional use permit submittal requirements, is attached to this report. The petitioner plans on developing a three story square foot structure (approximately 3,960 gross square feet per floor – 11,880 square feet total) with proposed commercial uses and residential parking garages on the first floor, four residential units on the second floor, and three residential units

on the third floor.

A conditional use permit was approved for the property on September 18, 2018, but the conditional use permit only addressed residential uses on a second floor. The petitioner desires residential uses on the second and third floors.

In order for a conditional use to be recommended by the Plan Commission, the following standards must be addressed, per Municipal Code 14-30(5):

- a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
- b) That the conditional use will not be injurious to the use and enjoyment of other property in the orderly development and improvement in the immediate vicinity for the purposes already permitted nor substantially diminish or impair property values within the neighborhood;
- c) That adequate facilities, access roads, drainage, and/or necessary facilities have been or are being provided;
- d) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- e) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Council pursuant to the recommendations of the Plan Commission.

The following are staff findings related to the above standards for the proposed residential use being above the first floor:

- The proposed uses for the proposed new three story building are two units of commercial and three parking garages on the first floor, four residential units on the second floor, three residential units on the third floor. Due to onsite parking constraints it would be difficult to add any more than the referenced units or floors for residential use. "...Dwelling units and rooming units above ground level..." may be allowed in the B-2 District with a conditional use permit, per Municipal Codes 14-44(2)(a)(1) and 14-43(2)(s)(9). The proposed commercial businesses are unknown at this time but the number of residential units is known to be not more than seven. Mixed development along N. Broadway, particularly in areas with access to the Fox River State Recreational Trail is desirable.
- The B-2 District zoning properly accommodates commercial uses on

the first floor. The B-2 District can accommodate dwelling units above the first if a conditional use permit is approved. The development appears to fit the property provided design standards for building materials, landscaping, and parking needs are accommodated as part of a site plan review, which has not yet begun. Impacts to adjacent properties are minimal, less the Dairy Queen due to the need for shared access and parking. The Dairy Queen property is owned by the same owner as the proposed three story development.

- The existing driveway system that connects to N. Broadway Street will be utilized, potentially with access easements/agreements. Agreements with the Wisconsin Department of Natural Resources (WDNR), for usage of the boat launch driveway, will be needed as the driveway is not a public right-of-way. The developer is working with the WDNR regarding the driveway. The developer is also working with the City of De Pere Public Works staff and the Village of Allouez in order to provide adequate sewer and water connections for a proposed new building. Site plans that address storm water management have not yet been submitted for City review.
- Ingress and egress to N. Broadway Street is proposed using existing drive lanes located east from the Dairy Queen building. When the site parking needs are calculated for the Dairy Queen and the proposed new building, there appears to be a sufficient number of parking stalls without the two buildings sharing spaces. The original proposal had a need for approximately 39 stalls; the proposed new site has a need for a total of 46-49 stalls. The sketch plans identify up to 49 stalls. The final sketch plan parking count cannot be verified until formal site plans are submitted. The final count will be dependent on the final number of residential units and the types of businesses proposed in the commercial space. If the proposed parking does not meet Municipal Code, additional parking may be needed or a variance may be required.
- The design details for the “De Pere Brick Yard” proposed development is unknown, aside from the building footprint proposal and number of floors. The amended conditional use for residential on the upper floors of a new building appears to be possible, provided the property is not land divided and the entire property is addressed as part of future site plans, including building materials, parking, storm water, landscaping, and signage for both buildings (existing and new) on the property.

Summary for the amended conditional use permit request:

Residential uses on upper floors have historically been allowed in the B-2 District as a conditional use, particularly in the downtown areas. The subject

site has already been approved for a conditional use permit to have residential uses on the second floor. Adding residential uses on a third or higher floor would not be detrimental, provided a site plan can be submitted for Plan Commission review that meets the standards of the De Pere Municipal Code.

All City of De Pere property owners within 300 feet of the subject area, Village of Allouez Planning & Zoning Administrator, and the Village of Allouez Clerk been notified of this application. No public comments have been received regarding the petition.

REVIEW PROCESS:

The Common Council will conduct a public hearing and review the Plan Commission recommendation, in the form of a resolution, after a Class II notice. That meeting is scheduled for March 19, 2019. Project notification letters have been sent to property owners within 300 feet of the parcel boundary.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the amended conditional use permit application to allow residential units above the first floor of a proposed new commercial building, located at the west end of 1081 N. Broadway Street, subject to the following:

1. Successful site plan review and approval for the proposed building that includes detailed analysis of site improvements, landscaping, parking, and building elevations that comply with Municipal Code in order to ensure that future development is of high quality.
2. The use of additional landscaping to screen the parking areas, which exceed Municipal Code requirements, should be included with any future site plan submittal (excessive landscaping that has been referenced by the developer and staff, and reflective to what has been shown in past sketch plans).
3. The integration of shared parking areas and shared access through parking lots, for the Dairy Queen and the proposed new building, should also be included with any future site plan submittal.
4. Any conditional use permit approval does not guarantee future site plan approvals.

	CITY OF DE PERE APPLICATION FOR CONDITIONAL USE		Fee: <u>\$305.00</u>
	RECEIVED FEB 7 2019 PLANNING DEPT.		Receipt #: <u>NA</u>
			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) <u>Nulund Group II LLC</u>	Authorized Representative <u>Dave Hongisto</u>	Title <u>Consultant</u>	
Mailing Address <u>111 N. Broadway Ste B</u>	City <u>Green Bay</u>	State <u>WI</u>	ZIP Code <u>54303</u>
Email Address <u>sodie 5141@gmail.com</u>	Phone Number (incl. area code) <u>(920) 665-8457</u>	Fax Number (incl. area code)	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description <u>1081 N. Broadway Street</u>	Parcel No. <u>ED-1128-E-1-3</u>
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SECTION 4: Proposed Conditional Use

Existing Zoning:	<u>B-2 General Business District</u>
Present Use of Parcel:	<u>Dairy Queen</u>
Proposed Use of Parcel:	<u>Dwelling Units above ground level</u>
Present Use of Adjacent Properties:	<u>Gas Station / Boat Launch / Village of Allouez</u>

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) <u>David R. Hongisto</u>	Title <u>Consultant</u>	Phone Number <u>(920) 676-3225</u>
Signature of Applicant <u>David R. Hongisto</u>		Date Signed <u>2-5-19</u>

A plan consisting of all applicable information listed on the attached shall be submitted with this application.

TO BE COMPLETED BY CITY STAFF

A Conditional Use Permit is authorized by the De Pere Zoning Code, Section(s):	<u>14-44 (2) (a) (1)</u>
--	--------------------------

SISU Properties, LLC
1165 Meadow View Lane
De Pere, WI 54115

February 5, 2019

Peter Schleinz, Senior Planner/Zoning Administrator
City of De Pere
335 S. Broadway
De Pere, WI 54115

RE: The De Pere Brick Yard

Hi Peter,

On September 18, 2018 the City of De Pere approved a conditional use permit via RESOLUTION #18-86 to allow for four (4) dwelling units on the second floor of the proposed structure that will be constructed on the west side of Dairy Queen located at 1081 N. Broadway. Since that time the property owners have been considering adding a third floor consisting of three (3) dwelling units. Each unit will have two (2) bedrooms. To accomplish this I am hereby submitting the enclosed "APPLICATION FOR A CONDITIONAL USE" to amend the previously approved conditional use. The residential units will capitalize on the view of the Fox River and the Fox Point boat launch; complement the surrounding businesses and provide convenient access to the Fox River Trail. The building is being designed to help preserve an integral part of the history of De Pere.

This amended conditional use permit will not endanger the public health, safety, morals, comfort or general welfare of the community. It will not be detrimental or injurious to the use of other property in the immediate vicinity and will actually enhance property values in the neighborhood. The existing driveways have been in existence for years and internal traffic flow has been designed so it will not create traffic congestion. This conditional use will comply with all applicable regulations.

It is the goal to appear before the Plan Commission at its March meeting for final site plan approval. The following information is provided to let you know the current status of the project:

- The City of De Pere Engineering Department is designing a water main extension along N. Broadway as per the property owner's request.
- An easement to continue utilizing the access to the boat launch access road is being worked on with the State of Wisconsin, Department of Natural Resources (DNR).
- Obtaining easements with the abutting property owner to the north to gain access to sanitary sewer and electrical transformers are in process.
- The building design has been upgraded to provide the required parking for the upper (top) floor dwelling units internally. (Enclosed is a drawing of the layout of the first floor). Architectural plans are currently being worked on.

- The site plan is also being revised by the engineer/surveyor to depict the final parking layout. (Enclosed is a handwritten alteration plan).
- The eight (8) required parking stalls for the second floor dwelling units will be located on the south end of the property adjacent and immediately east of the access drive to the boat launch road. To enhance the project a garage will be constructed here to provide internal parking.
- I have a request submitted to the City of De Pere requesting an agreement that would allow the new building's sanitary lateral to cross the municipal boundary line and discharge into the Village of Allouez' main sanitary sewer line.

I am confident that this development will be an attractive addition to the City of De Pere while adding additional commercial and residential space. Feel free to contact me at (920) 676-3225 if you have any questions. Thank you.

Respectfully,



David R. Hongisto
SISU Properties LLC
drhongisto@gmail.com



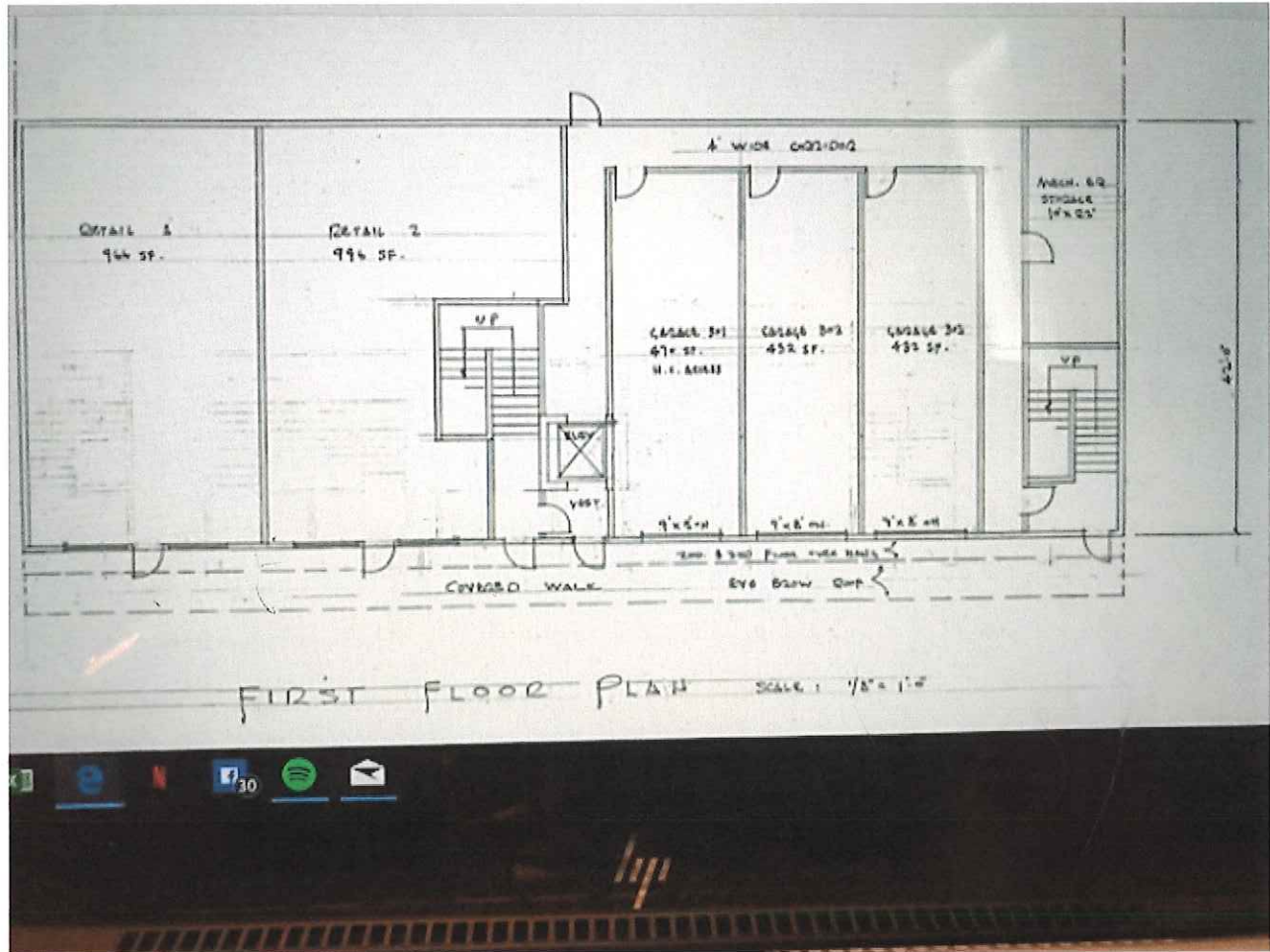
REVISIÓN DESCRIPCIÓN

SISU PROPERTIES LLC

DE PERE BRICK YARD

SITE PLAN

DATE: SEPTEMBER 5, 2018	
RAFTED BY: RPH	
CHECKED BY:	
PROJECT NO.: 1589-01-18	
DRAWING NUMBER	
SHEET NUMBER	
C2.0	
OF	





City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

- Plan Commission Report - Land Use Inquiry for Recreation in I-1 District (DOCX)
- Request Letter to Plan Commission from Petitioner (PDF)

SITE HISTORY:

In 2003 a site plan was established for a warehouse/business type facility. At the time four units were established with 30 parking spaces, and two of the units included office and conference room space. Prior to that time the property was vacant and used for agricultural purposes.

In January 2019 City staff was informed by one of the building tenants that arcade style recreational use, similar to an event hall use, was desired in an existing 2,400 square foot space. The tenant also desired the ability to expand the space to 3,300 square feet or more in the near future.

The above-referenced uses do not match the 8 permitted uses in the I-1 District per Municipal Code 14-47(1)(b). However the use may comply with Municipal Code 14-47(1)(b)(9), if the use is approved by Plan Commission.

STAFF REVIEW:

The proposed recreational/arcade and event hall uses are not a specific permitted use in the I-1 District, per Municipal Code. However, on June 19, 2018, the Common Council amended the Zoning Ordinance in order to add the following text to permitted uses for Municipal Code 14-47(1)(b)(9):

- *"Other uses that can be operated without creating objectionable noise, odor, dust, smoke, gas fumes or vapor, and that is not an offensive, dangerous or unwholesome use, and that is compatible with the use and occupancy of adjoining properties and is approved as a permitted use by the Plan Commission."*

Part of this revision was spurred by an increased interest in indoor recreational businesses utilizing industrial park properties. Titletown Pinball LLC submitted the attached letter that outlines their request and includes more detail about their operations. The proposed arcade and event hall use uses appear to relate to the recreational uses for businesses such as 'Warrior Jungle' at 2125 American Boulevard, which is one of the types of uses that the amended code was written for. The Titletown Pinball LLC use does not appear to create objectionable noise, odors or fumes, and it is not an industry with offensive uses.

If Plan Commission approves the use inquiry, the tenant and/or property owner will have to ensure that any exterior and interior modifications to the property follow proper site plan reviews and inspection permits. At this time, only Inspection permits would be needed for interior modifications.

REVIEW PROCESS

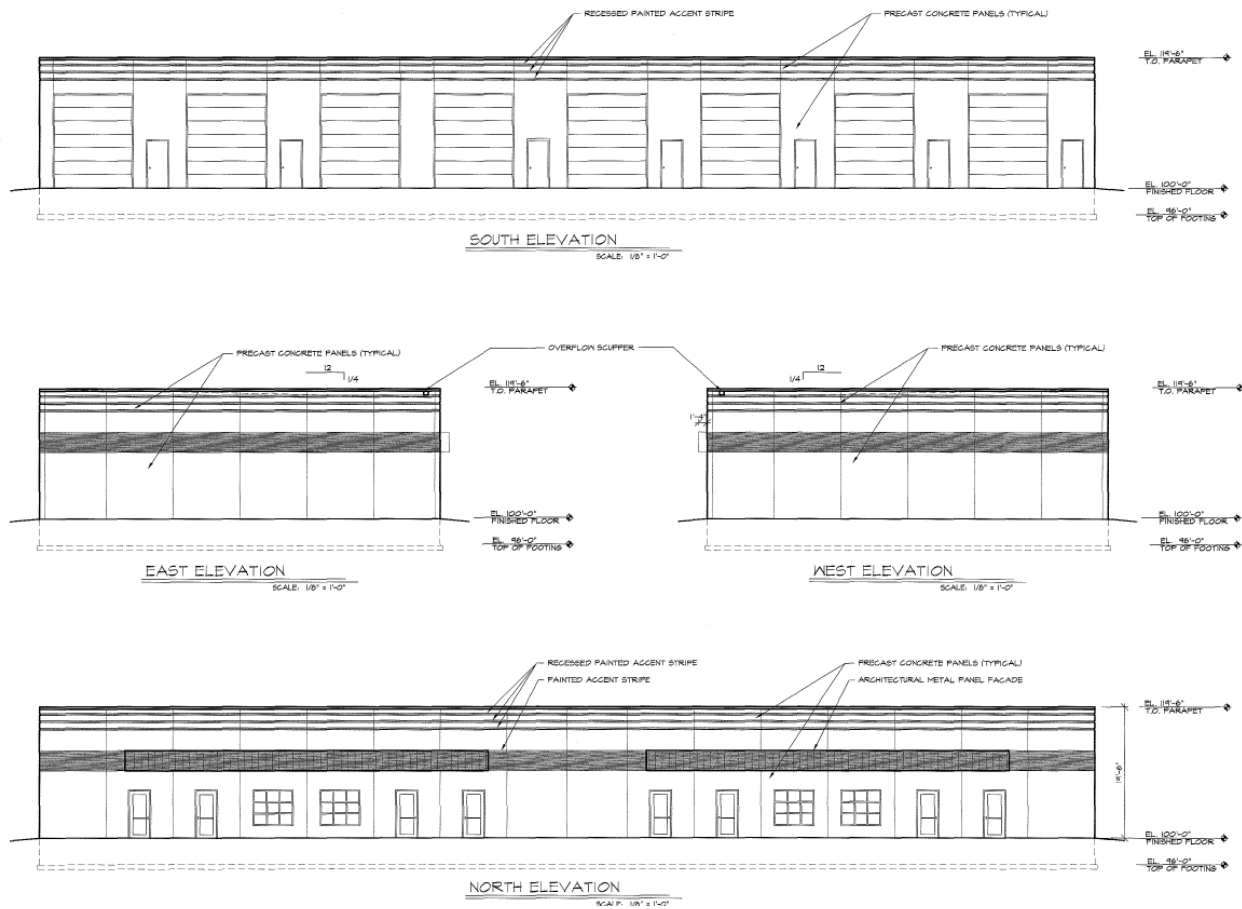
For land use interpretations the Plan Commission provides an interpretation for the Zoning Code. There is no Common Council review.

STAFF RECOMMENDATION:

Staff recommends that the Plan Commission allow a recreational/arcade

use and event hall, as described in the attached letter, at 800 O'Keefe Road as a permitted use.

REAR, SIDE, AND FRONT BUILDING FACADES FROM 2003 SITE PLAN



FRONT FAÇADE VIEW FROM O'KEEFE ROAD (2018 STREETVIEW)



2/8/2019

RE: Request for Plan Commission to approve Land Use

Members of the Plan Commission,

TitleTown Pinball LLC is looking to get approval to operate this business under the I-1.1.B.9 Insutrial Park District where it states "Other uses that can be operated without creating objectionable noise, oder, dust, smoke, gas fumes or vapor, and that is not an offensive, dangerous or unwholesome use, and that is compatible with the use and occupancy of adjoining properties and is approved as a permitted use by the plan commission."

TitleTown Pinball LLC is currently leasing the property at 800 O'Keefe Rd De Pere, WI 54115 Suite E & F from Smet Properties LLC. We are currently looking to renew the lease and add approximately 900 sq ft from Suite D to our existing 2,400 sq ft for a total of 3,300 to expand TitleTown Pinball. This property is designated as I-1.

TitleTown Pinball is operated more like an event hall and less like a traditional arcade. I currently do not have "hours" that I'm open to the public for drop in play. I am only open for League which is twice per month on Tuesday nights and 1 Tournament per month which is on a Saturday or Sunday. I also do private events such as Christmas Parties, Birthday Parties and Office Team Building Events. Private events could be held at anytime but mostly on nights and weekends. During these events I typically have 50-75 people attend. I currently have 53 pinball machines and plan on having up to 75. All the machines are on Free Play and I don't use coins or dollars to operate them. I do not sell merchandise, drinks or food. I just collect a flat fee from each person and all the game play is included. I would like to have a drop in night on Fridays sometime in the future from 5-10PM where people could just show up, pay a flat fee, get a wrist band, and play without it being an organized event.

In the expanded space we are going to add 1 bathroom so we can have a dedicated men's and women's bathroom. We are also adding a ventilation/HVAC system in the entire space that would comply with A-3 building code. The rest of the building is currently used as warehouse storage. TitleTown Pinball has only 1 employee (myself) and the building has 31 parking stalls.

Thank you for your consideration.

Erik Thoren



TitleTown Pinball
800 O'keefe Rd Suite F
De Pere, WI 54115
(920) 621-9631

Attachment: Request Letter to Plan Commission from Petitioner (7945 : Land use interpretation request for a proposed event hall and arcade at



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

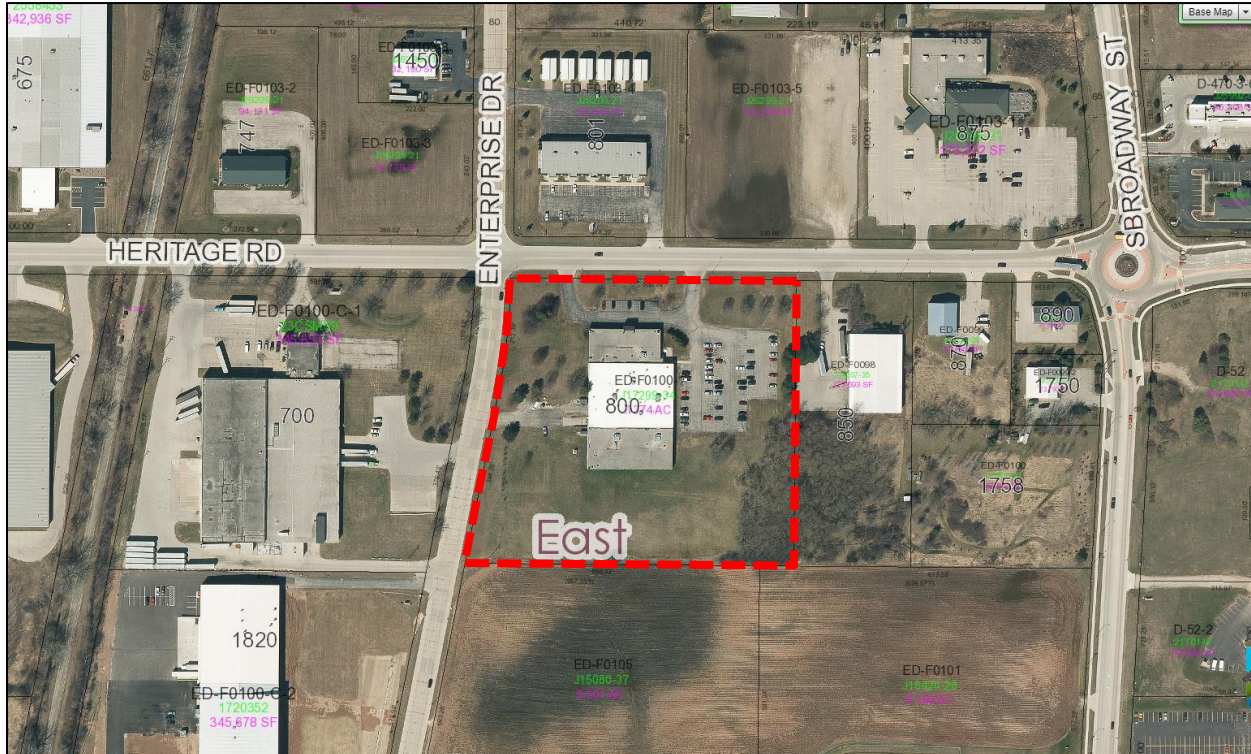
SUBJECT: Recommendation regarding a Site Plan for a building addition for Romo INC at 800 Heritage Road (Parcel ED-F0100-1). Submitted by Skyler Witalison, Mach IV Engineering, authorized representative for Darling Investments LLC, property owner.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at 800 Heritage RD - Romo (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY REVISED - 11 Feb 2019 (PDF)

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

SITE MAP



REQUESTED ACTION:	Site Plan approval	
	<i>An addition at the south end of an existing industrial building.</i>	
COMMON DESCRIPTION:	800 Heritage Road, located southeast from the Heritage Road and Enterprise Drive intersection.	
PARCEL NUMBERS:	ED-F0100-01	
EXISTING ZONING:	I-1 (Industrial Park District)	
SURROUNDING LAND USES:	Business to the north. Industrial and business to the east and west.	
COMPREHENSIVE PLAN:	Industrial Park	
APPLICANT / OWNER:	Skyler Witalison Authorized Representative 2260 Salscheider Court Green Bay, WI 54313	Darling Investments LLC Property owner 800 Heritage Road De Pere, WI 54115-3149

SITE HISTORY: After a review of air photographs, the subject area was originally agricultural. The Romo INC site was proposed to be developed, starting in 1991.

STAFF REVIEW: The applicant proposes to construct a 24,232 building addition to an existing 41,843 s.f building (total 66,075 s.f.) in the East Industrial Park. Staff has been working with the project team but, as submitted, there are two components of the project that do not meet Code. The applicant has requested that the project move forward as submitted. We are happy that an existing De Pere business is expanding in the City, However, due to the Code issues outlined below, staff recommends that the project be continued to March in order to seek Plan Commission feedback and work with staff to comply with code. Because of this, an abbreviated staff report, highlighting the key issues, is provided below.

Zoning Code Considerations

1. Exterior building facades that face streets should not be made of metal.

Metal is not a permitted building material. The Plan Commission in the past has, on a project-by-project basis, approved the use of Architectural Metal Panel with certain specifications. Even with approval, the panel historically has not been permitted on the entire façade. Usually it is above a masonry base of some height. Recently, the Plan Commission has given staff a directive to not allow metal on street fronted sides of buildings. If architectural paneling is proposed above the heights of windows and door frames then it may be considered for approval. In the site plan the entire building addition is made of metal.

Municipal Code 14-60(6)(c) regarding exterior building materials has not been addressed.

Staff recommends that masonry, or an approved material, be utilized for the base of the building on street facing sides of the addition (north and west), up to the top of the first floor doors and windows. Staff would support architectural metal panel above that base. Staff also recommends that masonry be allowed on up to 75% of the non-street facing sides of the addition (south and east). Both recommendations require Plan Commission approval.

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

The Municipal Code is very specific regarding the allowed zoning districts and location for outdoor storage areas. Outdoor storage is allowed in the I-1 District, and shall be limited to the rear 25% of the side yard and the rear yard.

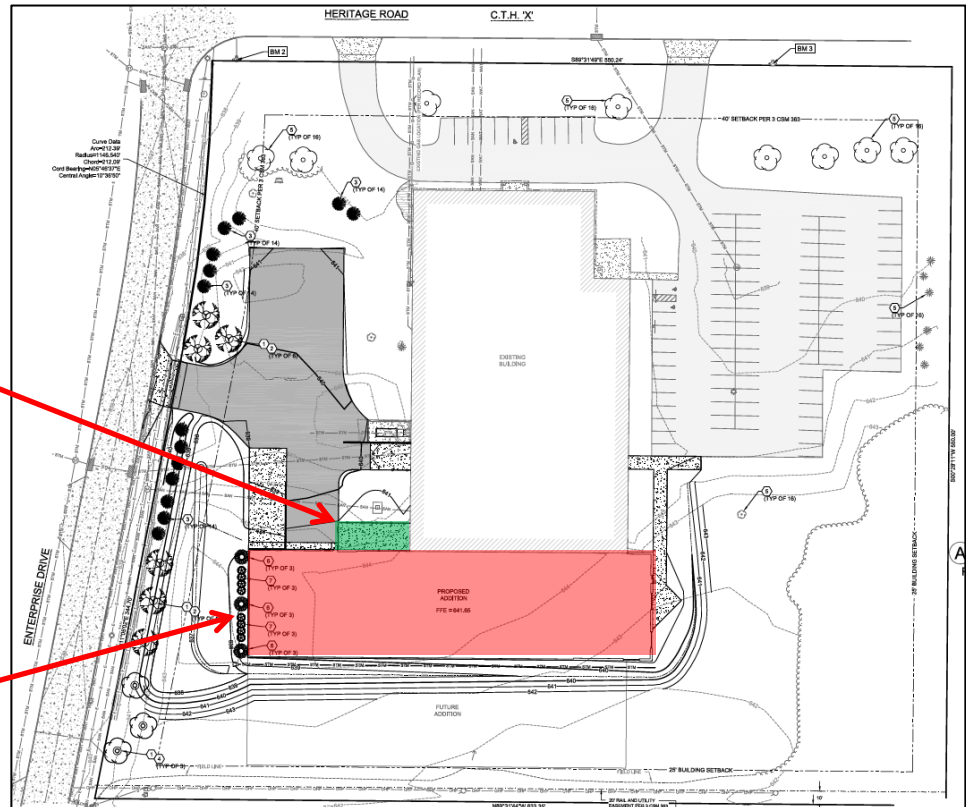
Municipal Code 14-60(6)(i) regarding the location of outdoor storage has not been addressed.

Staff recommends supporting a variance for the outdoor storage location only if the material used on the building addition is changed to reflect zoning code consideration #1 (masonry or an approved material up to the

top of the first floor doors and windows) and additional landscaping for screening is utilized. Due to the nature of the project as an expansion, and the existing building, staff is supportive of a variance for the location of the outdoor storage yard as long as the additional landscaping and masonry requirements are provided.

Staff discussed both of the above items with the petitioner and project manager. The applicant requested the project be reviewed by the Plan Commission in its current state.

Site plan footprint with proposed landscaping



Outdoor storage area
in wrong location.

Building addition has
metal on all sides.

Color elevation renderings



STAFF COMMENTS:

The following staff comments are conditions that need to be met, per City staff review, if the site plan is approved.

Engineering:

1. Make note on the plan where applicable - all concrete work in public ROW must be completed by City approved concrete contractor. An excavation permit will be required for any excavation of City ROW. Please contact City of De Pere Department of Public Works to obtain Concrete License \$45 or Excavation Permit.
2. Recommendations:
 - a. Sheet C6.0 - Recommend any concrete pavement/slab section that has heavy truck traffic to be 8-inch thick concrete.
 - b. 2nd Sheet C1.0 – Clarify the purpose for comment 12.
 - c. 2nd Sheet C1.0 - (Typo) Comment 17 references sheet C0.1 when the legend and the abbreviations are on the same sheet (sheet C1.0). May be due to the sheet being numbered incorrectly.

Fire:

1. None.

Forestry:

1. None.

Health:

1. None.

Planning:

1. Identify the materials and colors used on all facades. Materials must comply with 14-6-(6)(c). The building identifies the use of 100% metal panels, which is not allowed of facades facing streets (north and west side of building). Use of metals on other facades must be approved by Plan Commission and meet percentage requirements.
2. Demonstrate how the use of different materials and colors on the façade of the building is utilized to break up the mass of the building. No changes have occurred on revised site plans, aside from additional landscaping.
3. Outdoor storage area must be at the rear 25% of the side yard or in the rear yard. No location changes have occurred on revised site plans, aside from changing screening materials.
4. Provide scaled elevations of trash enclosure area with colors and materials identified that match building.
5. Strongly recommend further enhancing the landscaping and screening, particularly if a request is made to utilize metal façade materials and/or if a variance is planned for the location of the outdoor storage.

Inspection:

1. None.

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

REVIEW PROCESS:

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

STAFF RECOMMENDATION:

Staff recommends that the project be continued to the March Plan Commission meeting in order to provide time for the applicant to revise the site plan based on code requirements and Plan Commission feedback.

If the site plan is to be approved by Plan Commission at the February meeting, the approval should include the above staff recommended conditions and the following at a minimum:

- The Plan Commission recommendation and revised site plans should clearly identify where the use of metal façade materials are allowed, identify façade colors, and identify how the architectural design breaks up the massing of the facades.
- The Plan Commission recommendation and revised site plans should identify if the Plan Commission would support a potential variance for the proposed location of an outdoor storage area.
 - NOTE: A variance has not been applied for. Plan Commission support of a variance does not guarantee that a hardship exists, nor does it guarantee that the Board of Appeals will award a variance.

CITY OF DE PERE
RECEIVED
JAN 4 2019
PLANNING DEPT.

	CITY OF DE PERE APPLICATION FOR SITE PLAN REVIEW	Fee: \$ 305.00
		Receipt #: 138733
		Date: 1-04-19

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Mach IV Engineering & Surveying, LLC.	Authorized Representative Skyler Witalison	Title Project Manager	
Mailing Address 2260 Salscheider Ct	City Green Bay	State WI	ZIP Code 54313
Email Address switalison@mach-iv.com	Phone Number (incl. area code) 920-569-5765	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) Darling Investments, LLC. (Romo Durable Graphics)	Contact Person Jonathan Darling	Title Owner	
Mailing Address 800 Heritage Road	City De Pere	State WI	ZIP Code 54115
Email Address	Phone Number (incl. area code) 920-712-4083	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Romo Durable Graphics - 800 Heritage Road, De Pere, WI 54113	Parcel No. ED-F0100-1
---	--------------------------

SECTION 4: Project Information

Existing Zoning:	I-1 (Industrial)		
Present Use of Parcel:	Industrial (manufacturing)		
Proposed Use of Parcel:	Same as Previous		
Estimated Start Date:	4/15/2019	Estimated Completion Date:	7/15/2019

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) JONATHAN DARLING	Title OWNER	Phone Number 920-569-5765
Signature of Applicant Skyler Witalison (AUTHORIZED REP. / ENGINEER)		Date Signed 1-2-2019

TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (7943 : Recommendation regarding a Site Plan for a building addition for Romo INC at 800 Heritage Road (Parc)



LETTER OF TRANSMITTAL

TO: CITY OF DE PERE - PLANNING	DATE: 01/04/2019	JOB No: 1600-01-18
335 S BROADWAY	RE: ROMO DURABLE GRAPHICS, INC.	
DE PERE, WI 54115	APPLICATION FOR SITE PLAN REVIEW	
ATTENTION: SITE PLAN REVIEW		

WE ARE SENDING YOU:

COPIES	DESCRIPTION
1	24X36 CIVIL PLANS
1	11X17 CIVIL PLANS
1	SITE PLAN APPLICATION
1	PERMIT FEE CHECK (\$305.00)
1	STORM WATER MANAGEMENT PLAN

NOTES:

THANK YOU,

Skyler Witalison

SKYLER WITALISON, P.E.

Robert Mach

From: Peter Schleinz <pschleinz@mail.de-pere.org>
Sent: Wednesday, January 30, 2019 4:11 PM
To: 'Vande Wattering, Cory (Keller Inc.)'
Cc: Lindstrom, Rob (Keller Inc.); Robert Mach; Chase Kuffel
Subject: RE: Keller/ROMO

Hey Cory—

As we talked about last week, here are the “unedited” comments for the ROMO site plan so that your staff and Mach IV can begin considering revisions. Keep in mind that the comments are likely full of typos, and sometimes may be “question” related more so than a directive for change. Let me know if something doesn’t seem to make sense and I will help to figure it out. Also, keep in mind that these comments are not all inclusive of a final review; it is to get the conversation rolling.

Engineering:

1st Sheet C1.0 (not civil plans) - Turning radius shown on the aerial drawing is no longer applicable. Enterprise Drive was reconstructed in 2018 and the road was narrowed by approximately 10 feet. Verify that trucks can access the site by pulling in, turning around, and backing into loading docks. Trucks currently back into driveway from Enterprise Drive.	KELLER C1.0 REMOVED FROM SET.
2nd Sheet C1.0 - I believe this sheet is incorrectly numbered and should be sheet C0.1.	RENUMBERED
2nd Sheet C1.0 - Need to provide property dimensions northing and easting for each property boundary.	ADDED, ALL SHEETS
2nd Sheet C1.0 - Why have comment 12?	ADDED "PRIVATE PROPERTY" TO NOTE
2nd Sheet C1.0 - (Typo) Comment 17 references sheet C0.1 when the legend and the abbreviations are on the same sheet (sheet C1.0). May be due to the sheet being misnumbered?	RENUMBERED
2nd Sheet C1.0 - Comment 18 references an erosion control plan on sheet C5.1. No such sheet exists.	C5.1 ADDED
3rd Sheet C1.0 - No Gas located. Where is gas service entering the building?	Locate gas service. FROM RECORD DRAWING
3rd Sheet C1.0 - Comment 9 - Curb and gutter is integral with concrete pavement. Entire panels will need to be replaced to accommodate work. Will need a excavation permit to complete work in the right-of-way. Per fee will be approximately \$1,000. CAN THIS WORK BE AVOIDED DUE TO ENTERPRISE DRIVE BEING BRAND NEW 2018 PAVEMENT?	MODIFIED ENTRANCE C1.0, C2.0, C3.0, C4.0
Sheet C2.0 - Driveway apron will need to be concrete and will need to have sidewalk section at the ROW line. All concrete in the street ROW shall be 8-inch thick. Due to concrete requirement, you may want to eliminate the radii.	C6.0
Sheet C2.0 - Not seeing a dumpster enclosure.	NOTE #10, C2.0
Sheet C2.0 - Parking lot does not meet ADA 2010 standard for accessible parking stalls. I count 110 parking stalls in total, which would require a minimum of five accessible stalls. One of the accessible stalls would need to be van accessible.	PARKING REMOVED N/A
Sheet C5.0 - Key notes are numbered incorrectly on the plan. Numbers two and three are switched on the plan from what is called out in the notes.	CORRECTED
Sheet C5.0 - Need inlet protection at the two inlets on Enterprise Drive at the intersection with Heritage Road. The Road drains to the north and there are areas of site disturbance and vehicle tracking that could impact these inlets.	ADDED C5.0
Sheet C5.0 - Show stockpile locations and required erosion control around them.	ADDED C5.0

Sheet C6.0 - Recommend any concrete pavement/slab section that has heavy truck traffic to be 8-inch thick concrete.	NOTED, 6" USED
SWMP - Need a map to correspond with the submitted WisDNR Soil Loss Discharge Calculations	ADDED C5.0
Make note on the plan where applicable - all concrete work in public ROW must be completed by City approved concrete contractor. An excavation permit will be required for any excavation of City ROW. Please contact City of De Pere Department of Public Works to obtain Concrete License \$45 or Excavation Permit.	WILL ADD NOTE, MARTELL TO PERFORM

Forestry:

Landscape plan looks fine and planting plan is consistent to WDNR recommendations.(DAM 1-14-19)	
---	--

Planning:

Identify the materials and colors used on all facades. Materials must comply with 14-6-(6)(c). The use of metals is not allowed of facades facing streets (north and west side of building). Use of metals on other facades must be approved by Plan Commission and meet percentage requirements.	A2.0/RENDERING METAL PANEL PROPOSED FOUNDATION LANDSCAPING L1.0
Demonstrate how the use of different materials and colors on the façade of the building is utilized to break up the mass of the building.	11
Identify the location of the HVAC systems and method used for screening (materials & colors).	ROOFTOP UNITS
The outdoor pallet storage area is not allowed as it must be located in the rear 25% of the side yard or in the rear yard (and out of setbacks). Any fencing must be a matching non-metal material (not chain link with slats).	BOARD ON BOARD FENCE USED, C2.0
Chain link and slats is not allowed for the trash enclosure area. Provide scaled elevations of trash enclosure area with colors and materials identified.	11
Provide lighting plans for review by Engineering staff. Include details for lighting walkways, sides of building, new parking lot area, etc.	WILL PROVIDE
Provide an enhanced landscaping plan that screens the proposed loading docks better because the loading docks should not be visible from the street - screening has to be to a height of at least 5 feet above grade (provide elevation at the dock and the property line and we can help with this). At a minimum, the landscaping design needs to incorporate at least 1 tree per 10,000 square feet of lot area with at least 30% being deciduous.	L1.0
Provide the location of any existing and proposed new signage. Include wall signs, ground mounted signs, directional signs, and their locations. NOTE: A separate sign permit approval is required from Inspection in order to have signs, however, the general location and size of any signs must be provided to the Plan Commission as part of the site plan review.	N/A
Provide dimensions for driveways and parking areas. Include the size of parking stalls and painted stripes.	C2.0
Identify curbing around all parking areas and drive lanes. Use mountable curbing if water needs to flow over a curb as part of a SWMP.	O.K. PER CHASE
With the addition of the parking lot area, identify the total square footage of the parking lot. Also identify the amount of interior parking lot landscaping that is required (this is in addition to landscaping requirements) and identify where the landscaping is being placed to help minimize the mass of the paved parking area.	PARKING REMOVED C2.0
Provide an accurate count of the existing number of parking areas, proposed number with new addition, and the required number based on the facility use. The site plan has an area for stalls provided, but there is no area demonstrating the breakdown for number required (square footage, employees, work truck spaces, etc.).	SITE STATS C2.0

Are there loading berths? If so the loading berth needs to be labeled, sized properly, and in an acceptable location..

N/A

Many thanks!



Peter Schleinz, Senior Planner | Zoning Administrator

City of De Pere
335 S. Broadway ST
De Pere, WI 54115
(920) 339-4043

From: Vande Wattering, Cory (Keller Inc.) [mailto:cvandewattering@kellerbuilds.com]
Sent: Thursday, January 24, 2019 10:05 AM
To: Peter Schleinz
Subject: RE: Keller/ROMO

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Got it.....

Cory VandeWettering
Regional Manager / Co-Owner

KELLER, INC.
Planners | Architects | Builders
With offices in the Fox Cities, Madison, Milwaukee and Wausau

Mobile (920) 427-4505 | Direct (920) 759-3307 | Office (920) 766-5795

From: Peter Schleinz <pschleinz@mail.de-pere.org>
Sent: Thursday, January 24, 2019 9:42 AM
To: Vande Wattering, Cory (Keller Inc.) <cvandewattering@kellerbuilds.com>
Subject: RE: Keller/ROMO

This is a good meeting date and time at the City end (for Peter & Chase); however, we will have to meet at City Hall as no MSC conference rooms are available.

De Pere City Hall
Second Floor Legal Library
335 S. Broadway Street
De Pere, WI 54115

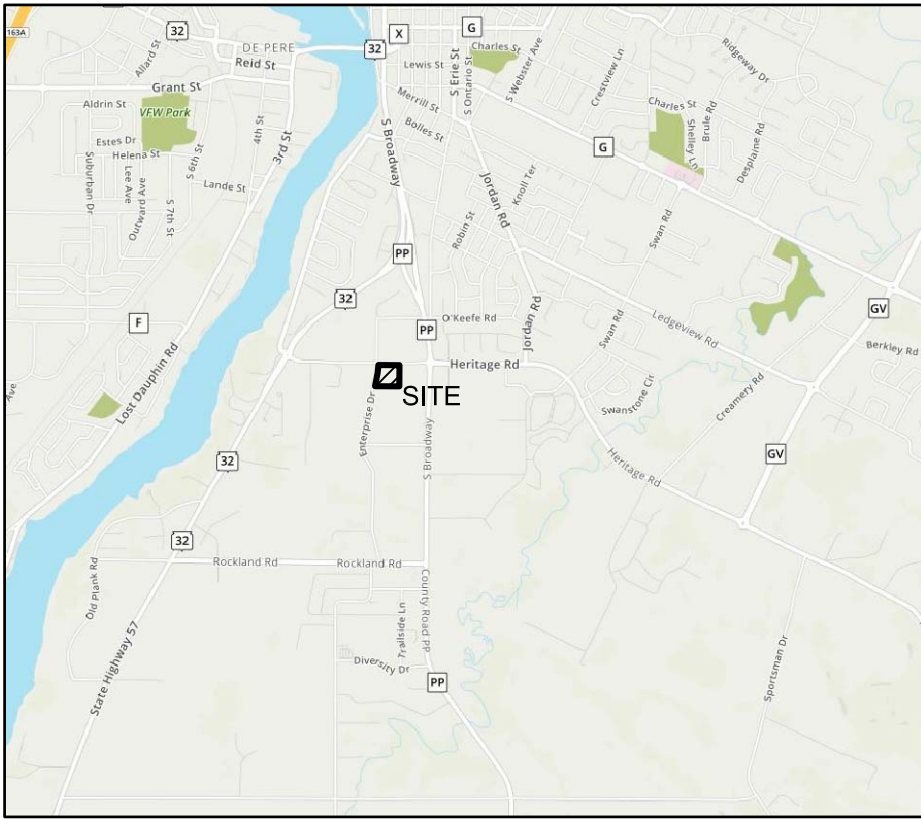
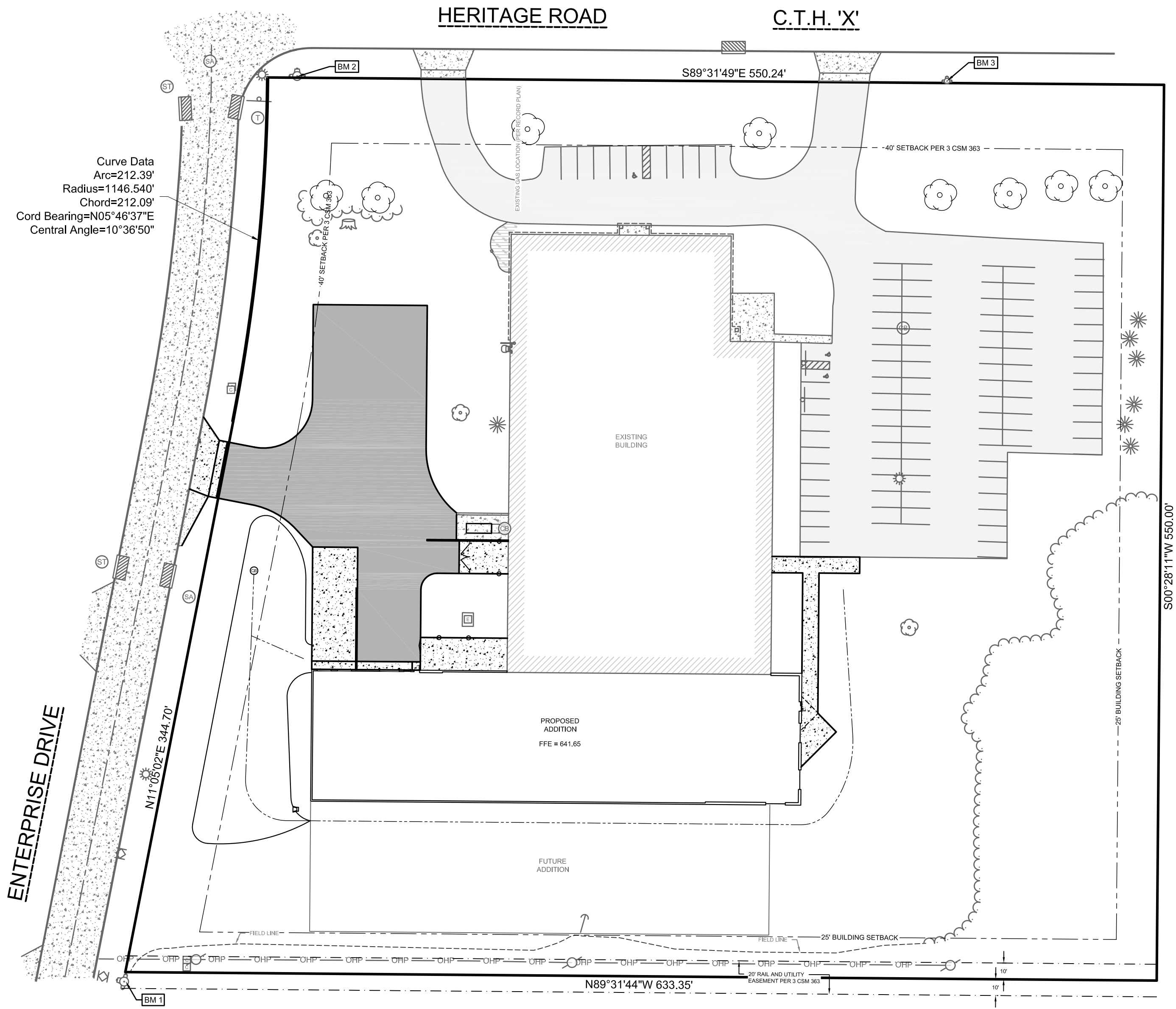
From: Vande Wattering, Cory (Keller Inc.) [mailto:cvandewattering@kellerbuilds.com]
Sent: Thursday, January 24, 2019 8:45 AM
To: Robert Mach; Peter Schleinz
Cc: Lindstrom, Rob (Keller Inc.); Chase Kuffel
Subject: RE: Keller/ROMO

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes.....

De Pere MSC

Attachment: Site Plan - PRELIMINARY REVISED - 11 Feb 2019 (7943 : Recommendation regarding a Site Plan for a building addition for Romo



LOCATION MAP

800 HERITAGE ROAD
DE PERE, WI 54113

NOT TO SCALE

COVER SHEET

Benchmarks		
Label	Elevation	Description
BM 1	642.65	HYDRANT - TAG BOLT
BM 2	639.11	HYDRANT - TAG BOLT
BM 3	638.83	HYDRANT - TAG BOLT

LEGAL DESCRIPTION

ALL OF PARCEL B OF VOLUME 3 CERTIFIED SURVEY MAPS, PAGE 363, BEING PART OF THE NE ¼ OF THE NW ¼ & THE SW ¼ OF THE NW ¼ OF SECTION 34, TOWNSHIP 23 NORTH, RANGE 20 EAST.

CIVIL SHEETS INDEX

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

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC 11-15-2018.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. UTILITY LOCATES PER DIGGERS HOTLINE WEB REQUEST #20184602431
4. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
5. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
6. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
7. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
8. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
9. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
10. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
11. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
12. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING ON PRIVATE PROPERTY.
13. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
14. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
16. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
17. FOR LEGEND AND ABBREVIATIONS SEE SHEET C0.1.
18. FOR EROSION CONTROL PLAN AND NOTES SEE SHEETS C5.0 AND C5.1.
19. FOR NOTES SHOWN THUS, "Ⓢ", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

ABBREVIATIONS

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

CIVIL LEGEND

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

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (820) 766-5735 / 1-800-236-2534
FAX (820) 766-5004

MILWAUKEE
W204 N11500 Goldendale Road
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

MADISON
7111 Lois Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

ROMO INC.

800 HERITAGE ROAD
DE PERE

WISCONSIN

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REVISIONS

"NOT FOR CONSTRUCTION"
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PROJECT MANAGER:
C. VANDE WETTERING

DESIGNER:
R. MACH

DRAWN BY:
RPH

IED PROJECT MANAGER:

EXPEDITOR:

SUPERVISOR:

CONTRACT NO.

IED NO:

DATE:
01-02-2019

SHEET:



2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1600-01-18



Benchmarks		
Label	Elevation	Description
BM 1	642.65	HYDRANT - TAG BOLT
BM 2	639.11	HYDRANT - TAG BOLT
BM 3	638.83	HYDRANT - TAG BOLT

- ① CONSTRUCTION / GRADING LIMITS
- ② REMOVE TREE AND GRUB ROOTS TO 3' BELOW FINISHED SURFACE
- ③ REMOVE SHRUB AND GRUB ROOTS TO 3' BELOW FINISHED SURFACE
- ④ PROTECT GAS METER AND SERVICE
- ⑤ REMOVE / SALVAGE GRAVEL
- ⑥ REMOVE ASPHALT
- ⑦ SAW CUT CONCRETE
- ⑧ REMOVE CONCRETE
- ⑨ SAW CUT CONCRETE CURB HEAD AND REMOVE
- ⑩ REMOVE TIMBER RETAINING WALL
- ⑪ REMOVE DRAIN TILE
- ⑫ REMOVE FENCE - TRASH ENCLOSURE
- ⑬ REMOVE / SALVAGE BOLLARD



MILWAUKEE	WAUSAU
W204 N11509 Goldendale Road	5605 Lilac Ave
Germantown, WI 53022	Wausau, WI 54401
PHONE (262) 250-9710	PHONE (715) 849-3181
1-800-236-2534	FAX (715) 849-3181
FAX (262) 250-9740	

ROMO INC.

Address
DE PERE

WISCONSIN

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DESIGNER R. MAC

IED PROJECT MANAGER:

EXPEDITOR:

SUPERVISOR:

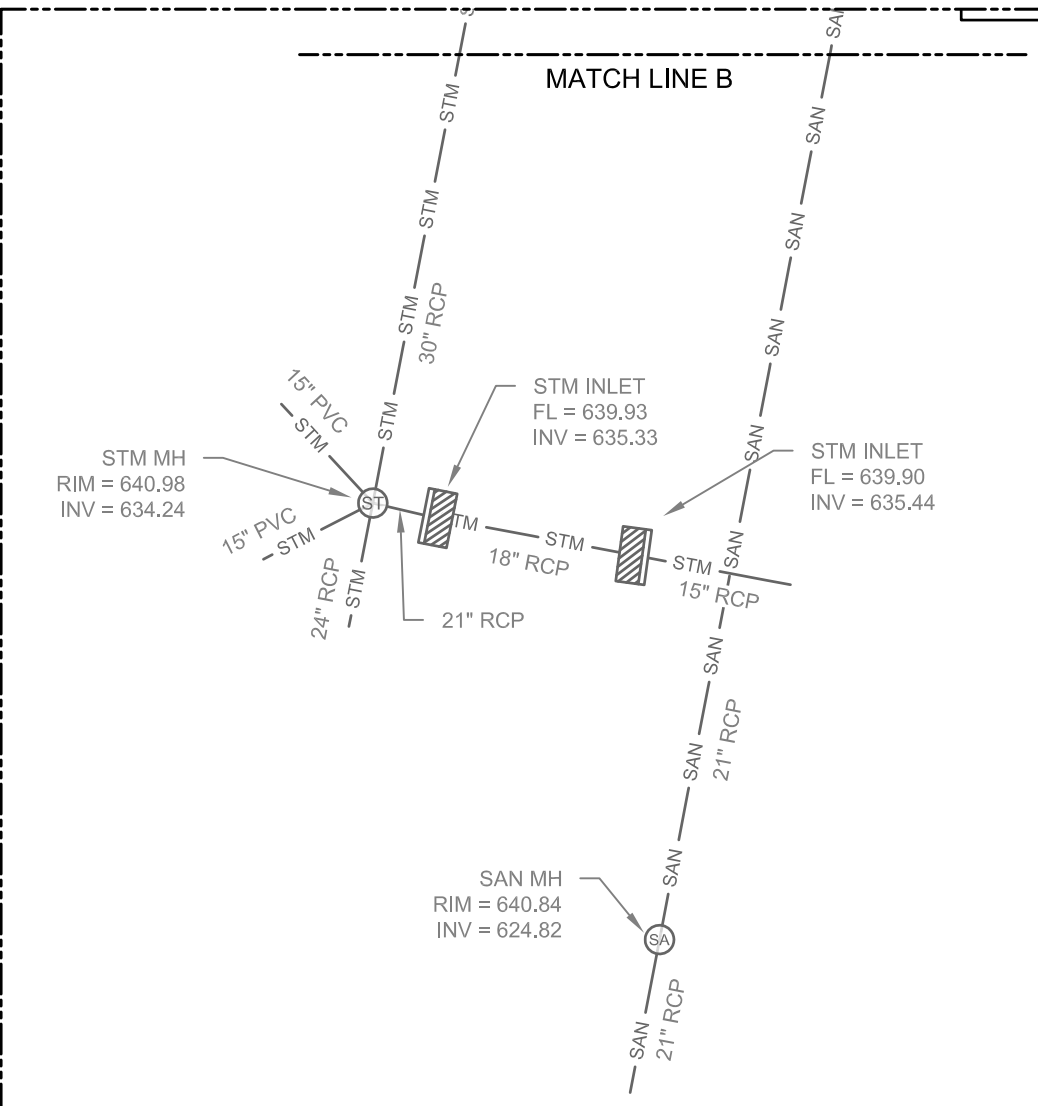
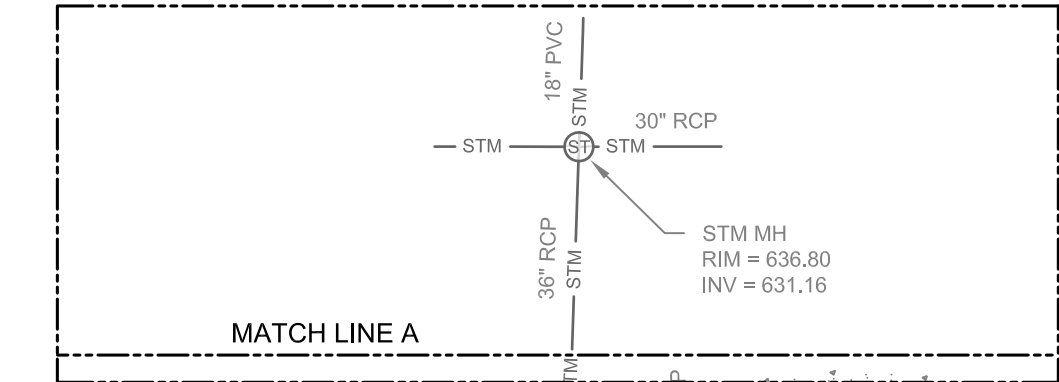
CONTRACT NO.

IED NO:

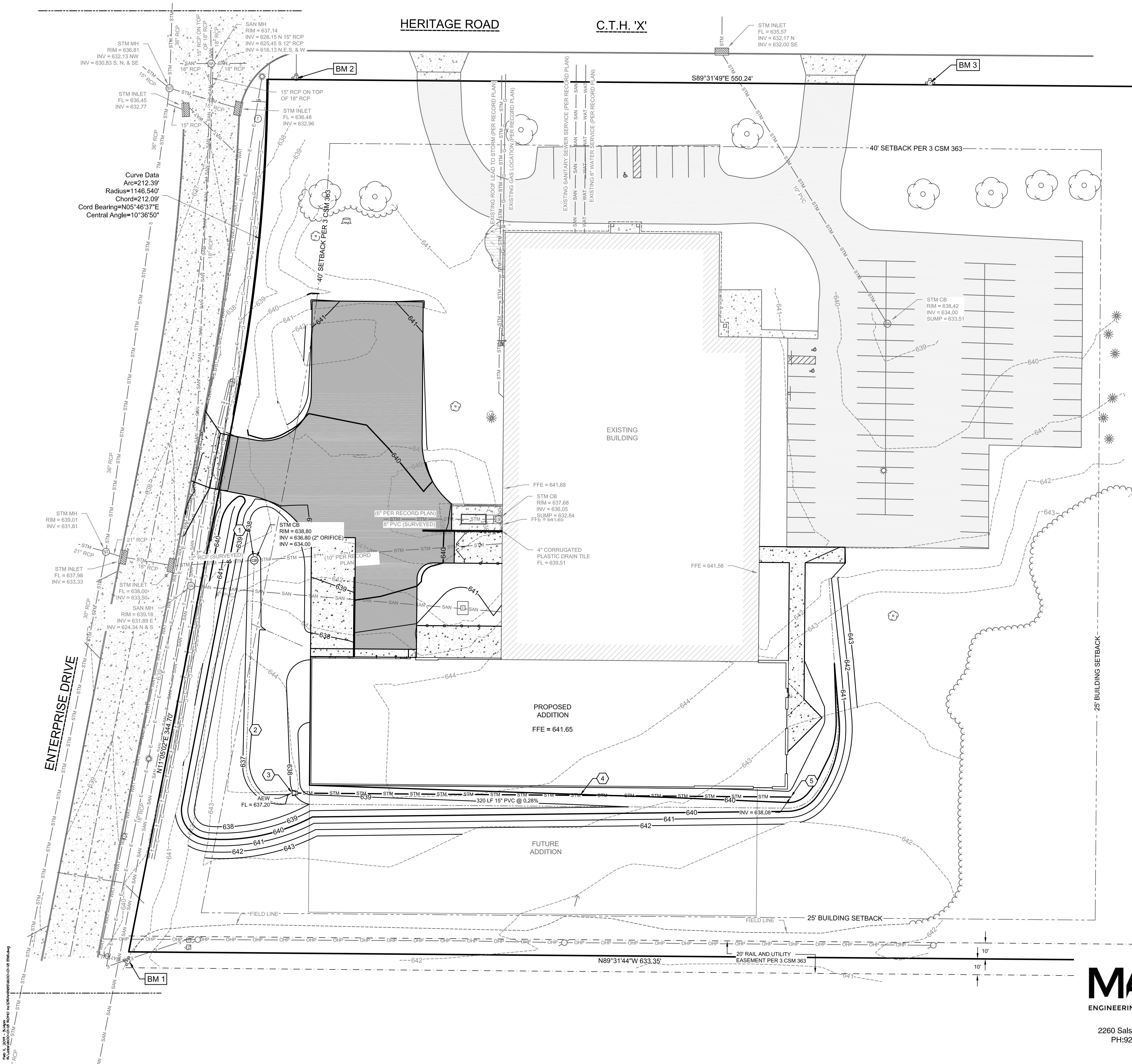
DATE: _____

SHEET:

C1.0



2260 Salschneider Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1600-01-18

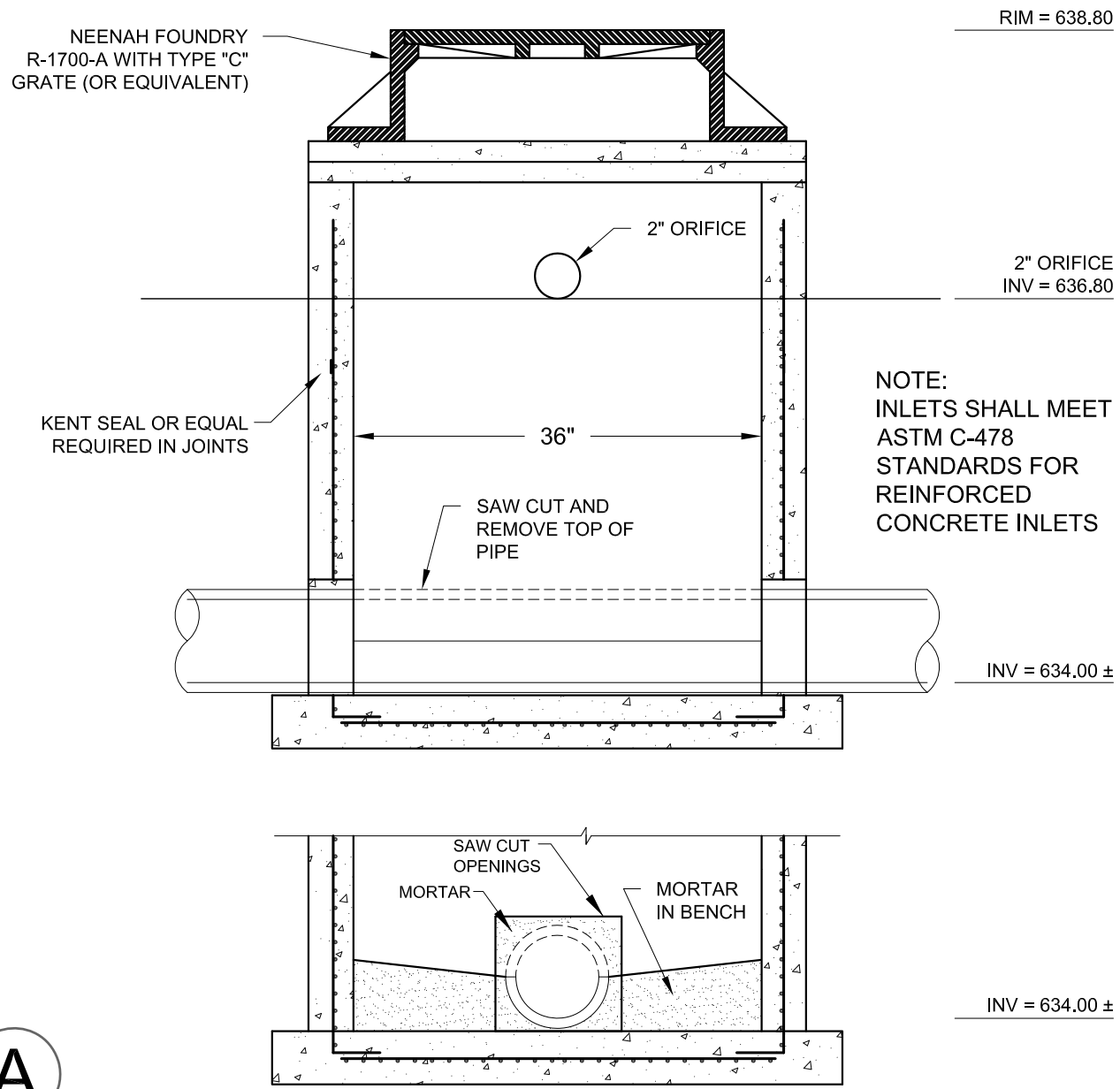


UTILITY PLAN

Benchmarks		
Label	Elevation	Description
BM 1	642.65	HYDRANT - TAG BOLT
BM 2	639.11	HYDRANT - TAG BOLT
BM 3	638.83	HYDRANT - TAG BOLT

SHEET KEY NOTES:

- 1 CATCH BASIN - 36" DIAMETER, CONSTRUCT STRUCTURE OVER EXISTING PIPE; SEE DETAIL A THIS SHEET
- 2 DRY BASIN POND; SEE SHEET C4.0
- 3 APRON END WALL
- 4 SEE UTILITY NOTE #6 THIS SHEET
- 5 BULKHEAD PIPE 3' EAST OF PROPOSED ADDITION FOUNDATION.



CONCRETE CATCH BASIN

UTILITY NOTES:

1. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
2. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
3. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
4. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
5. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.
6. STORM SEWER PLACED BENEATH PROPOSED BUILDING OR PROPOSED BUILDING ADDITION SHALL BE SDR 26 PVC OR EQUIVALENT APPROVED MATERIAL PER SPS TABLE 384.30-2.



2260 Salschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com
Project Number: 1600-01-18



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5735 / 1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N1509 Goldendale Road
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

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

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

ROMO INC.

Address
DE PERE

WISCONSIN

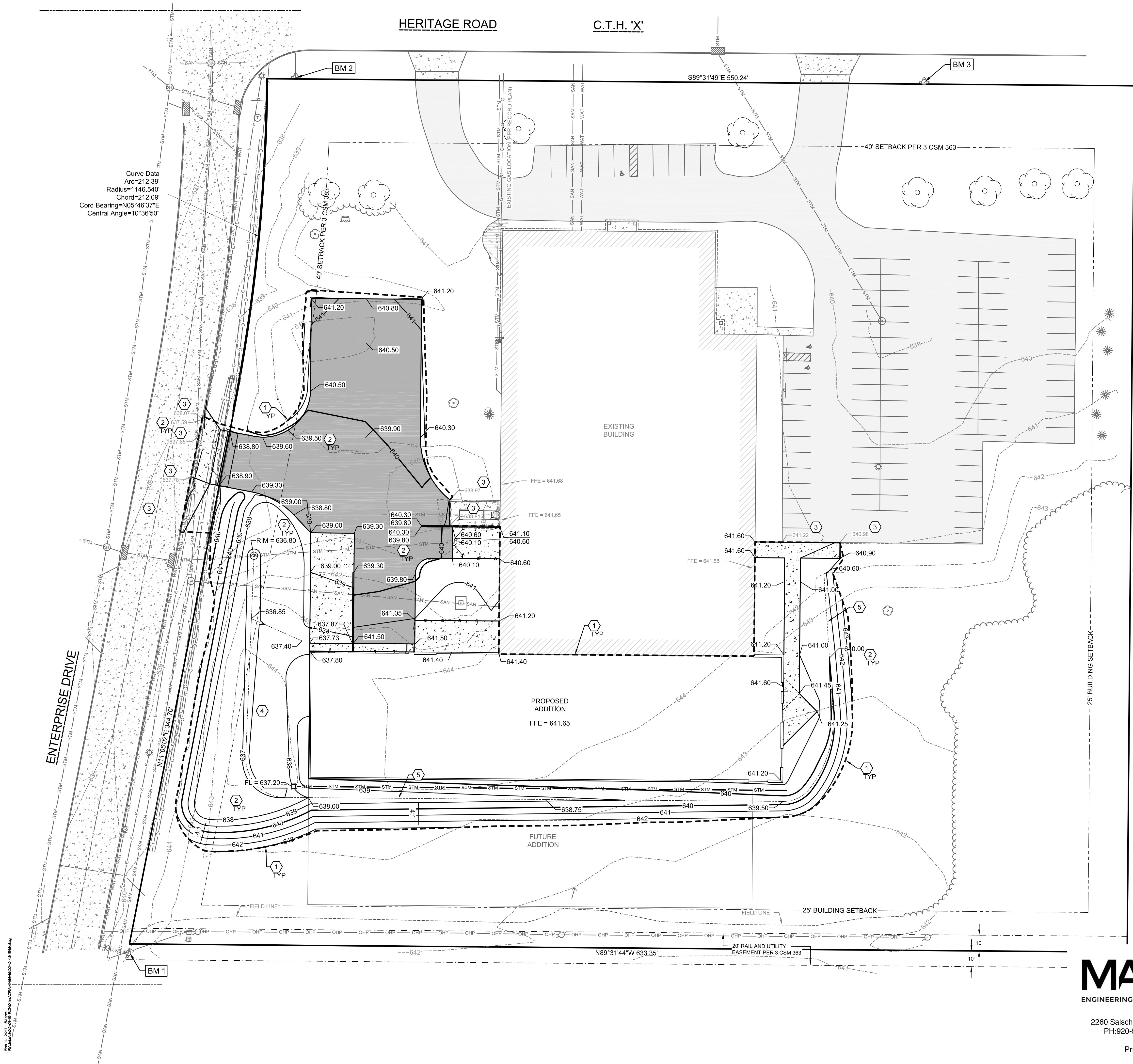
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DRAWN BY:	RPH
IED PROJECT MANAGER:	
EXPEDITOR:	
SUPERVISOR:	
CONTRACT NO.	
IED NO:	
DATE:	01-02-2019
SHEET:	

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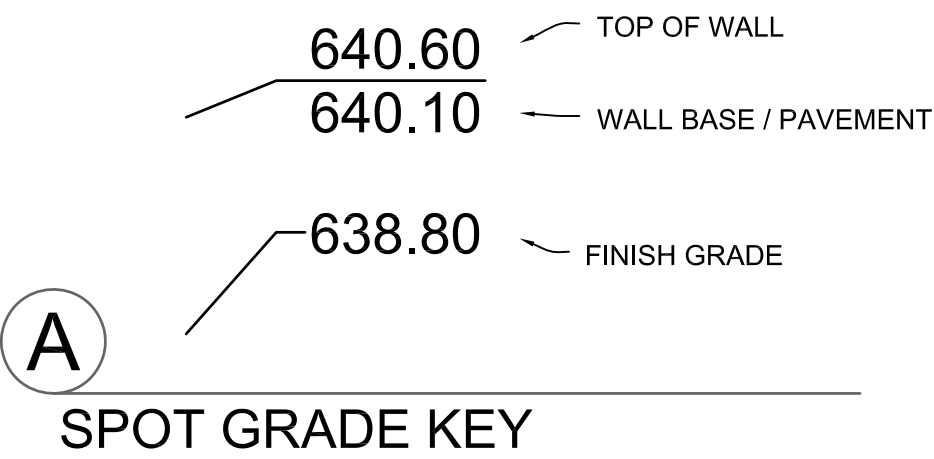


GRADING PLAN

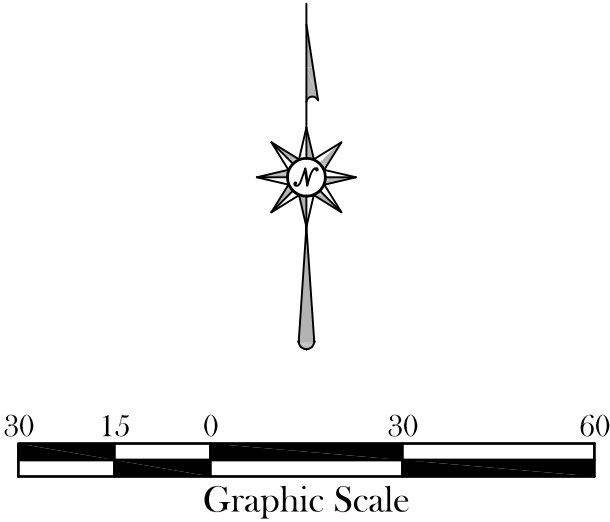
Benchmarks		
Label	Elevation	Description
BM 1	642.65	HYDRANT - TAG BOLT
BM 2	639.11	HYDRANT - TAG BOLT
BM 3	638.83	HYDRANT - TAG BOLT

SHEET KEY NOTES:

- 1 CONSTRUCTION / GRADING LIMITS
- 2 SPOT GRADE; SEE DETAIL A THIS SHEET
- 3 MATCH EXISTING
- 4 DRY DETENTION POND; SEE DETAIL B THIS SHEET
- 5 SWALE



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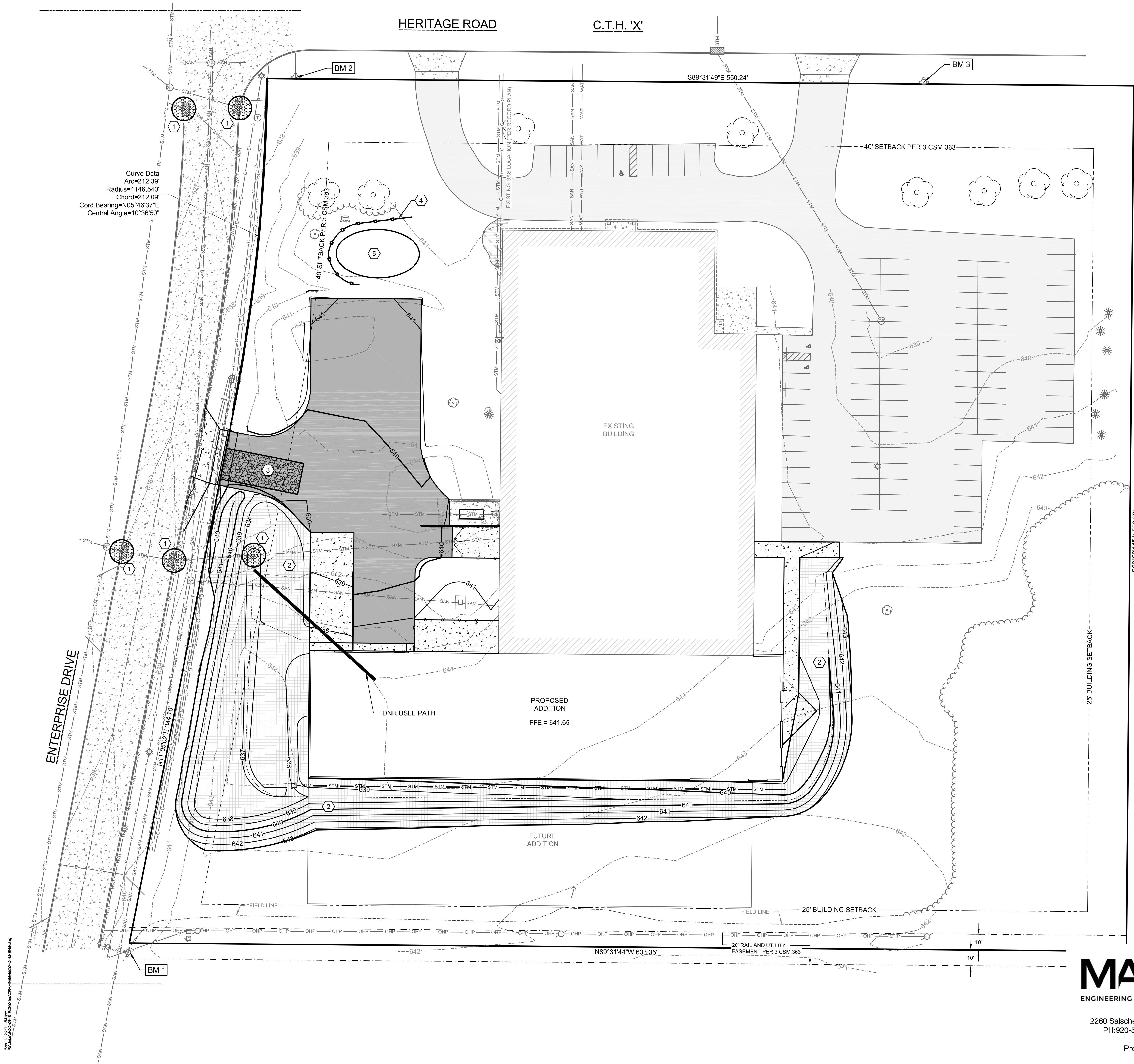
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EROSION CONTROL PLAN

SHEET KEY NOTES:

- 1 INLET PROTECTION; SEE DETAIL A SHEET C5.1
- 2 CLASS I URBAN, TYPE B WOOD EROSION CONTROL MAT WITH E-STAPLES; SEE DETAIL B SHEET C5.1
- 3 STONE TRACKING PAD; SEE DETAIL C SHEET C5.1
- 4 SILT FENCE; SEE DETAIL D SHEET C5.1
- 5 TEMPORARY TOPSOIL STOCKPILE LOCATION

PLANNED EROSION CONTROL PRACTICES:

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

MAINTENANCE PLAN:

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

CONSTRUCTION NOTES:

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

CONSTRUCTION SEQUENCE:

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



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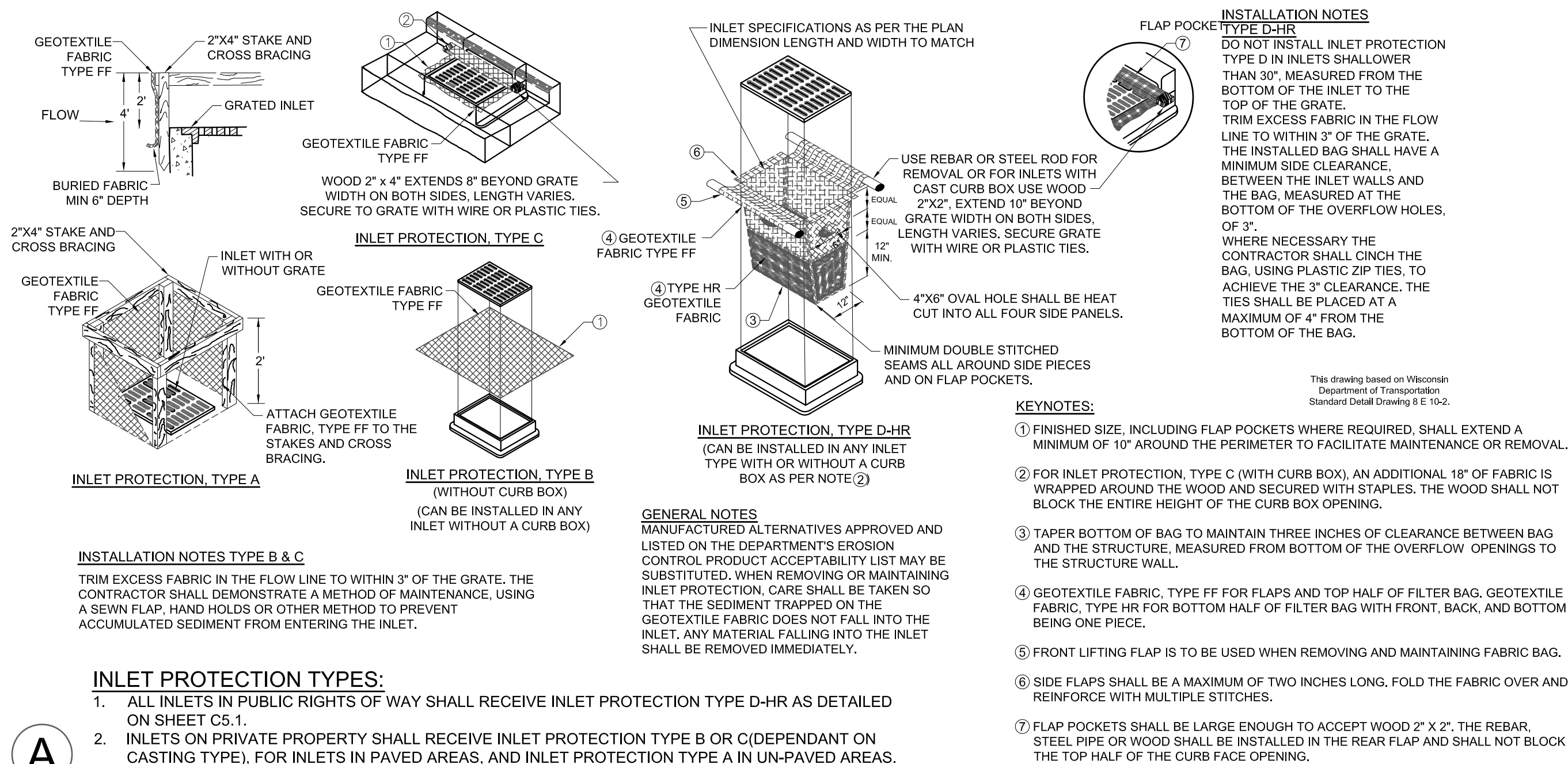
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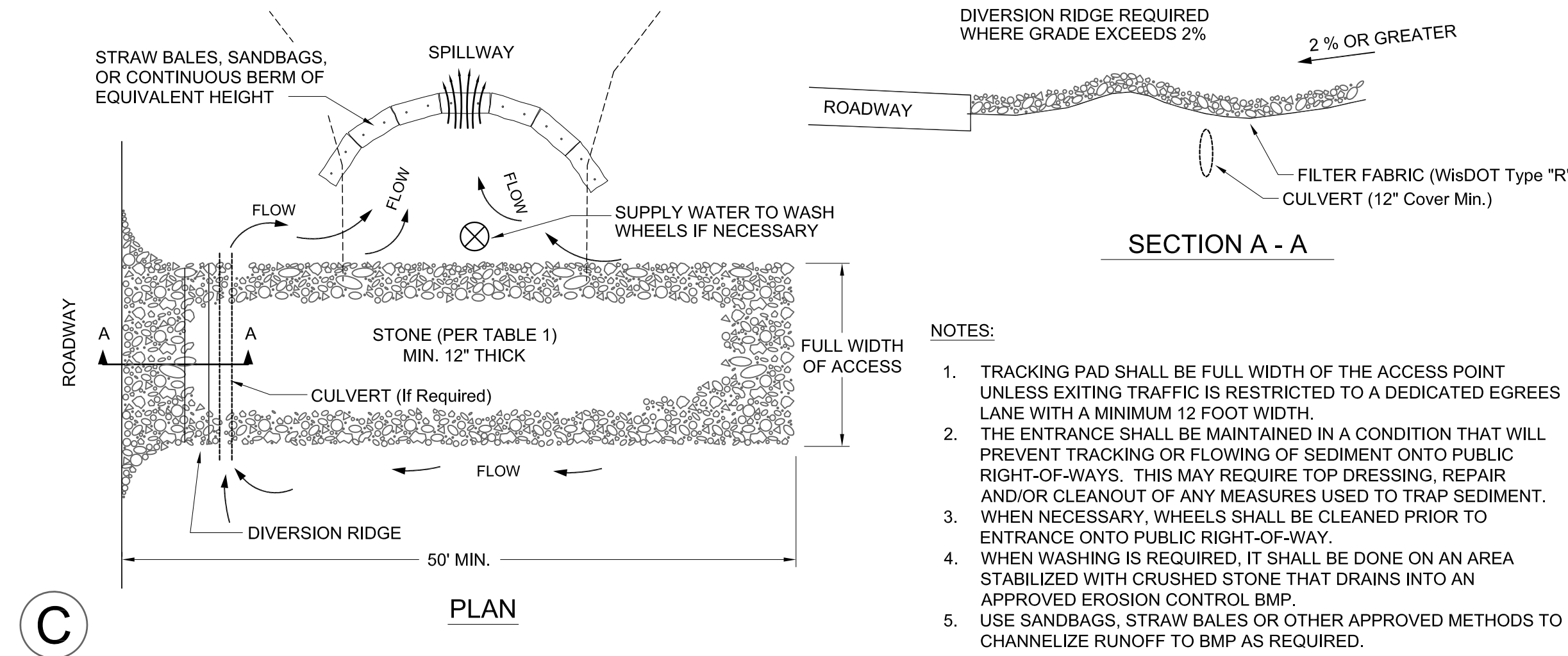
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Packet Pg. 5

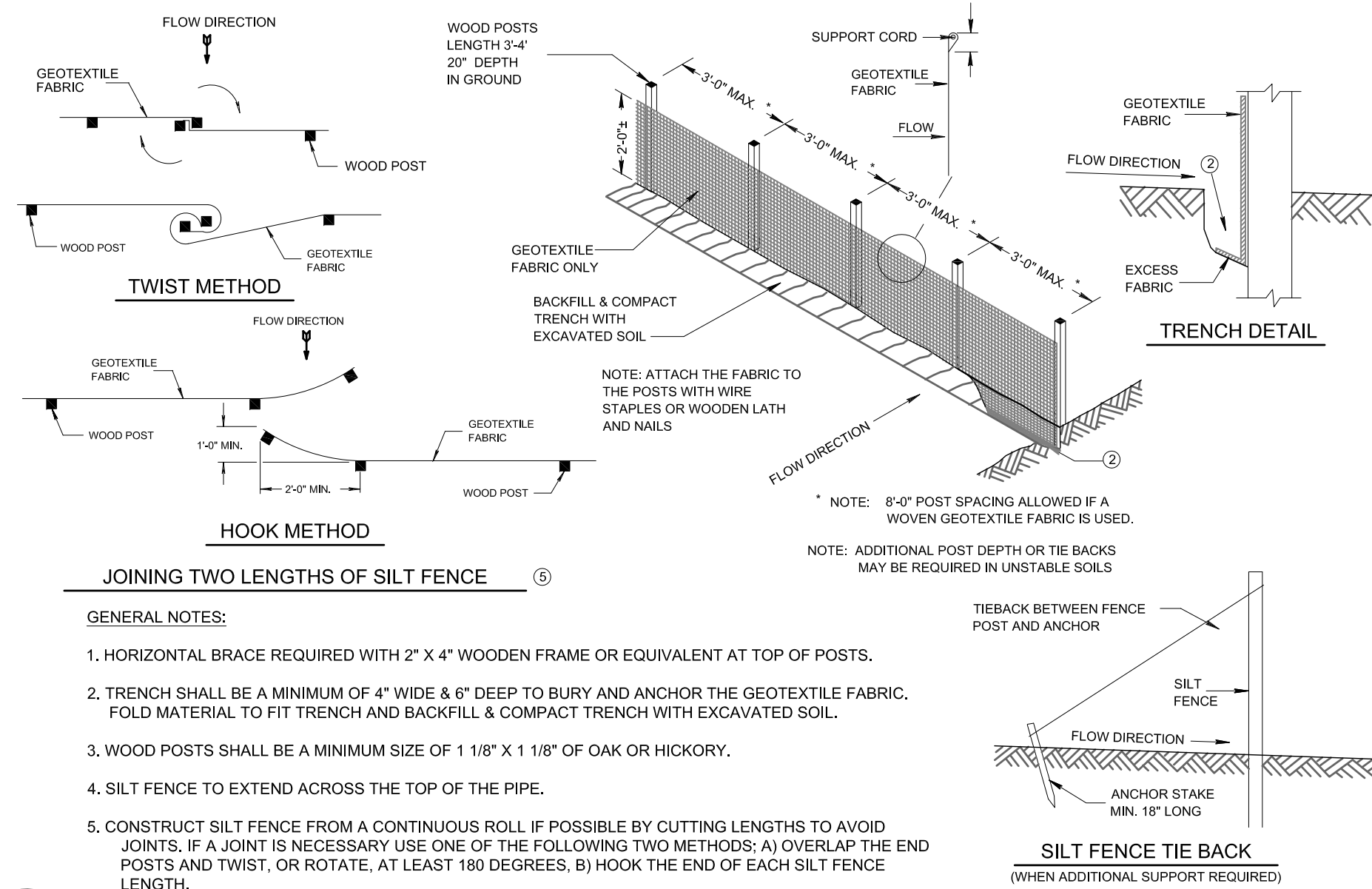
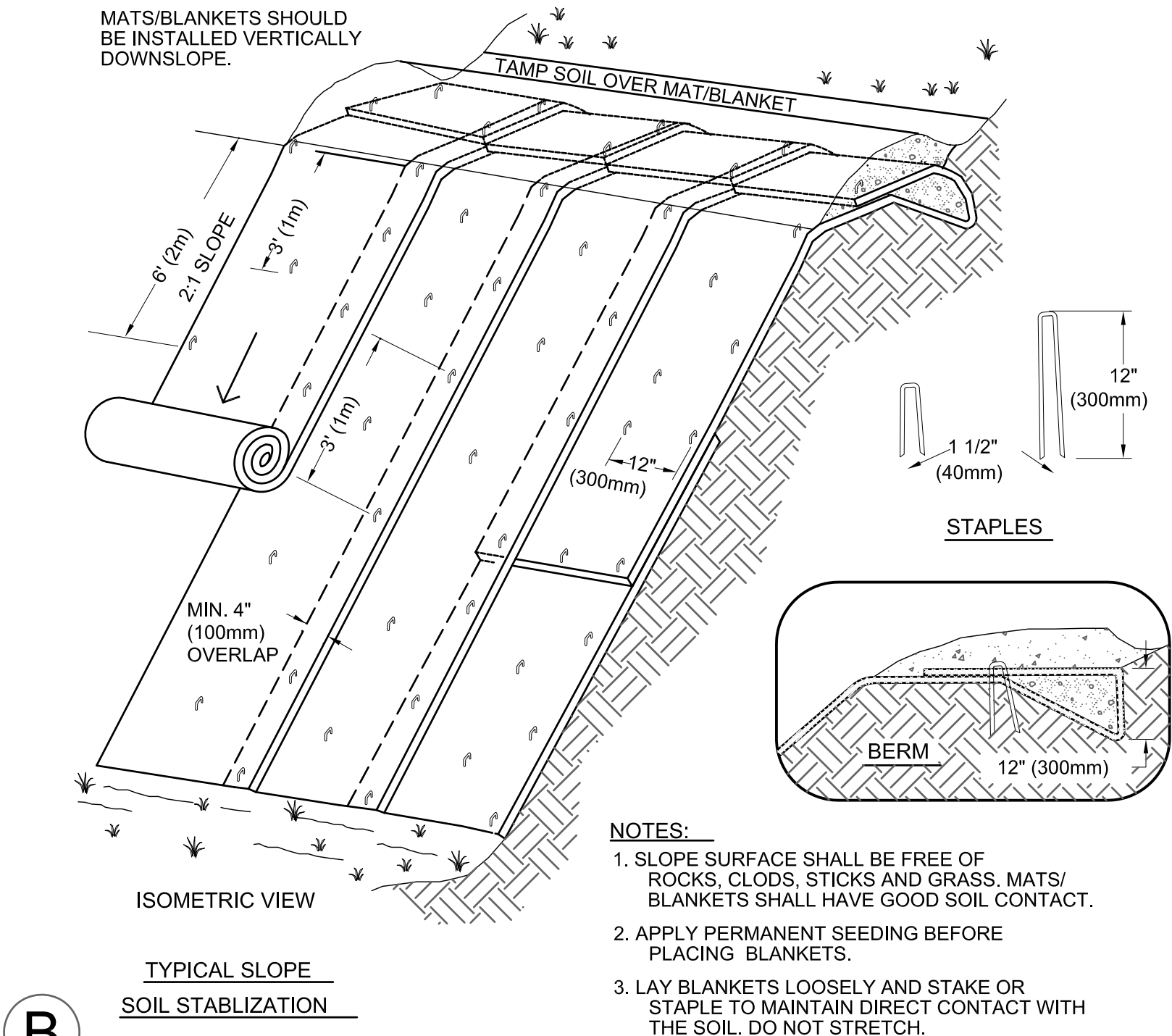


INLET PROTECTION

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



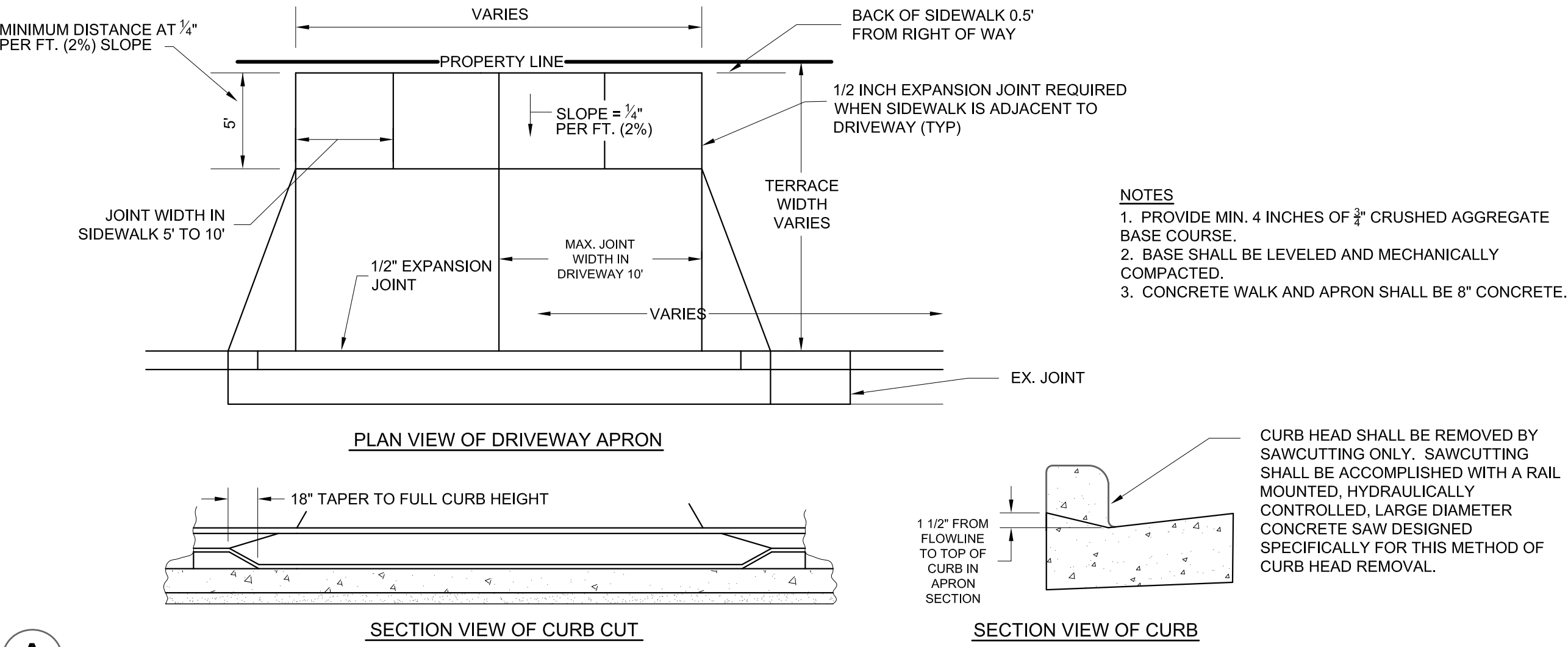
STONE TRACKING PAD



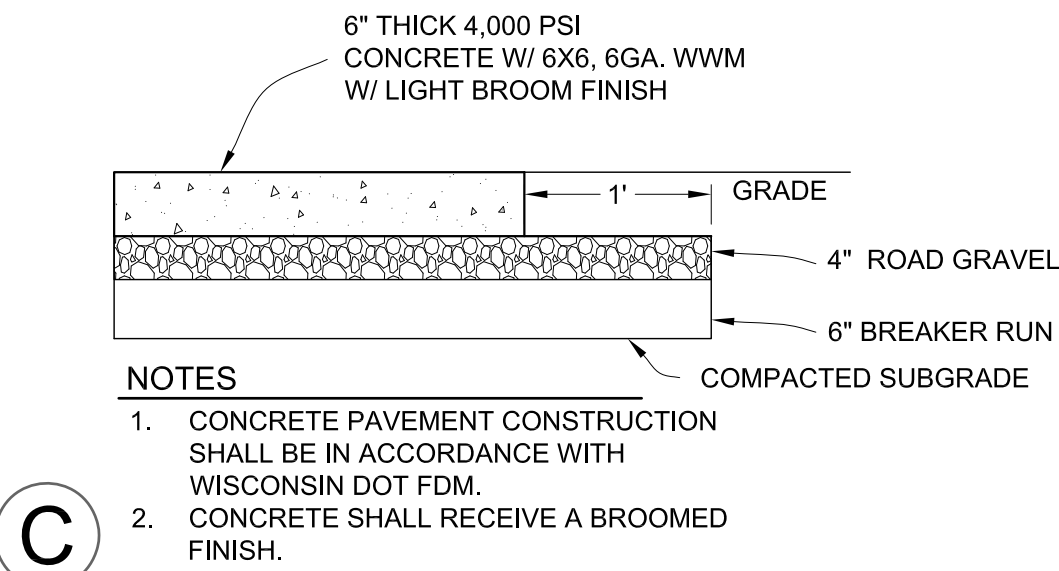
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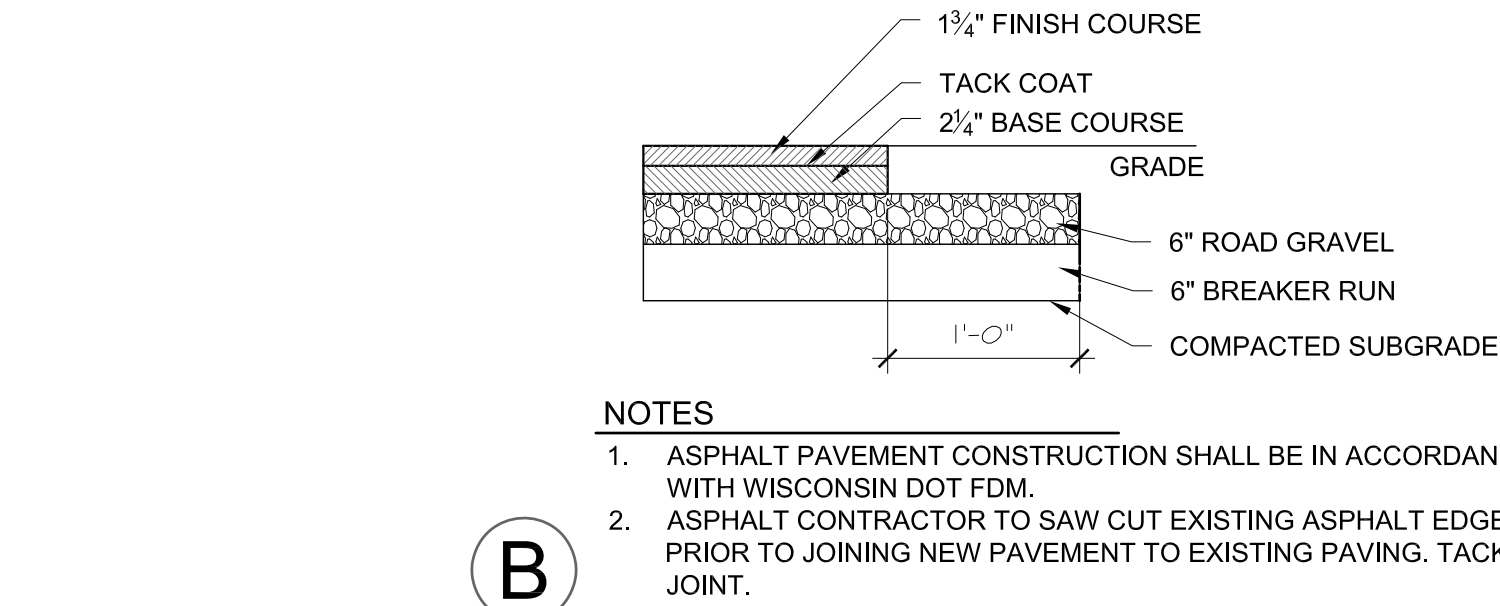
SITE DETAILS



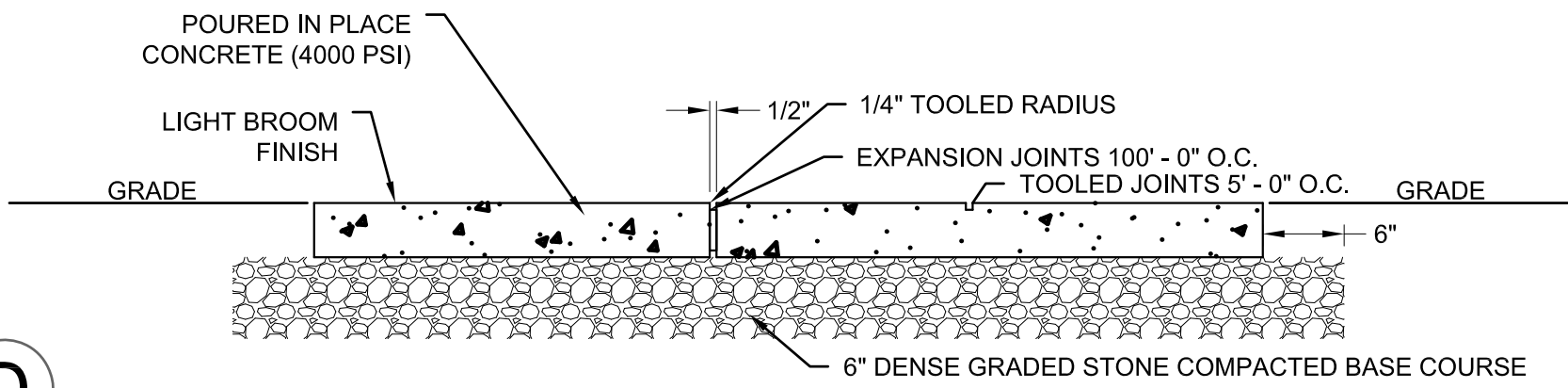
A CONCRETE DRIVEWAY APRON



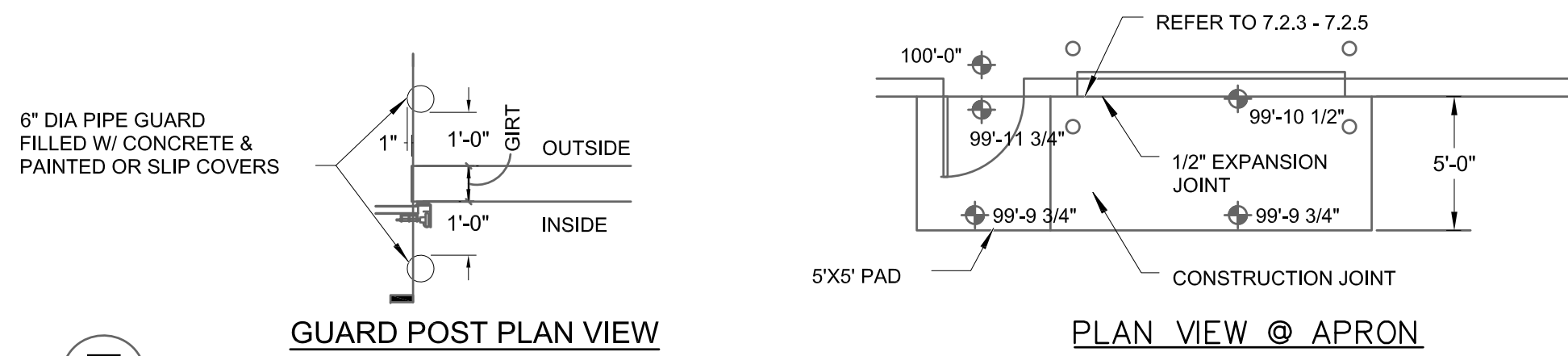
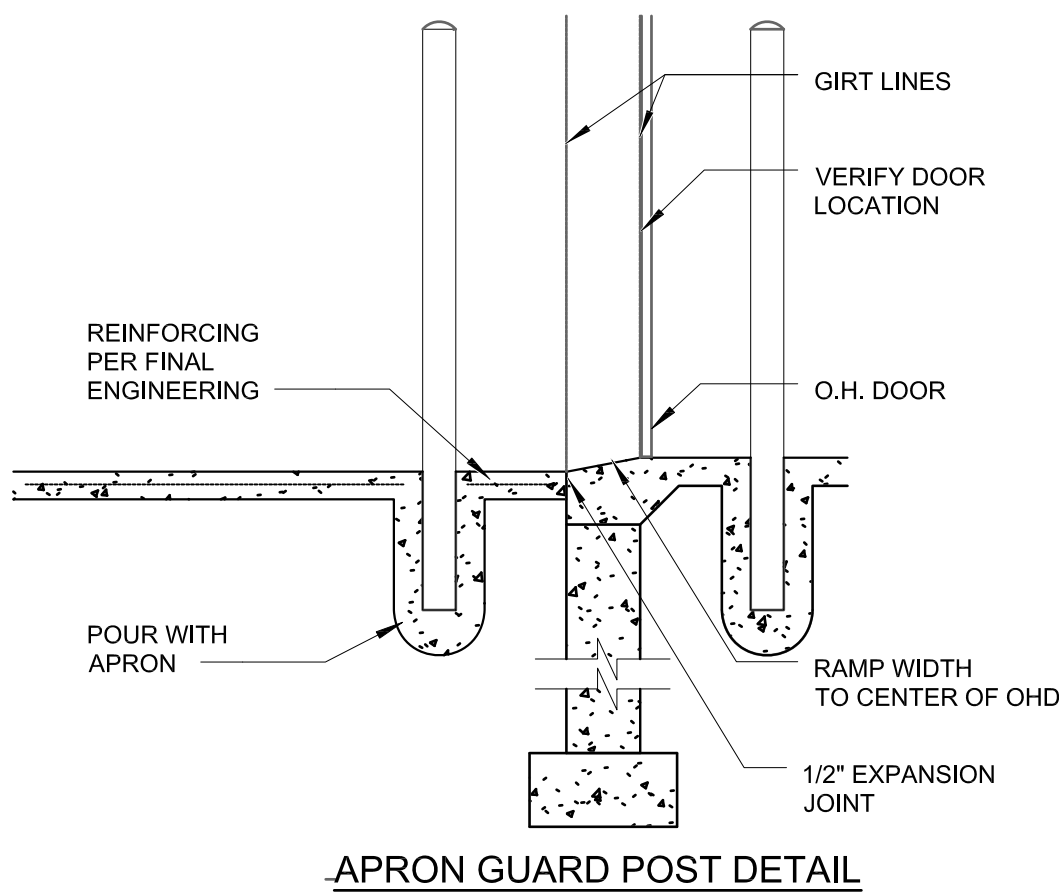
C CONCRETE PAVEMENT/SLAB SECTION



B HEAVY DUTY ASPHALT PAVEMENT



D CONCRETE SIDEWALK



E PIPE BOLLARD

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R. LINDSTROM

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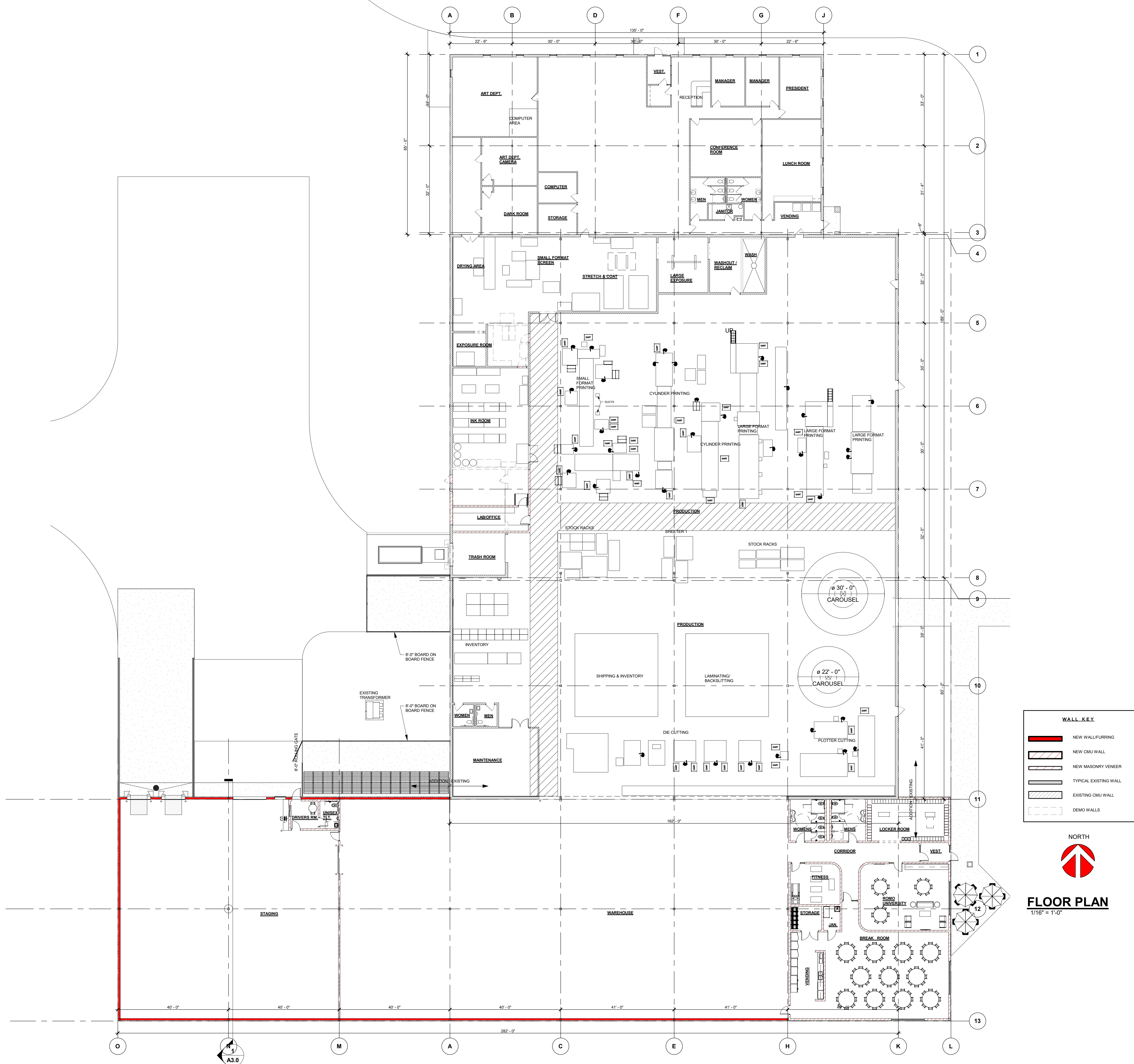
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FLOOR PLAN - PART "A"

1/8" = 1'-0"

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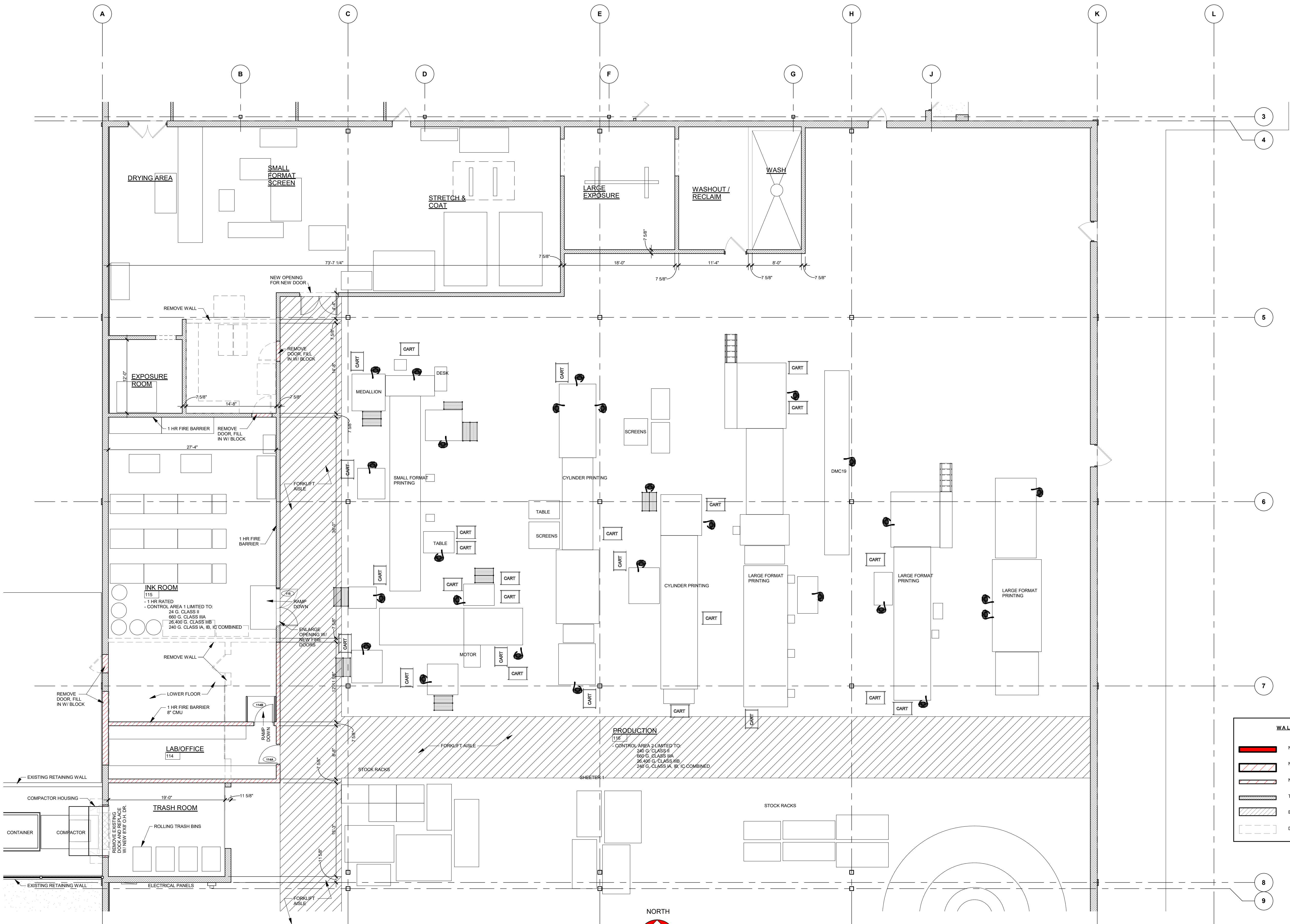
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FLOOR PLAN - PART "B"
1/8" = 1'-0"



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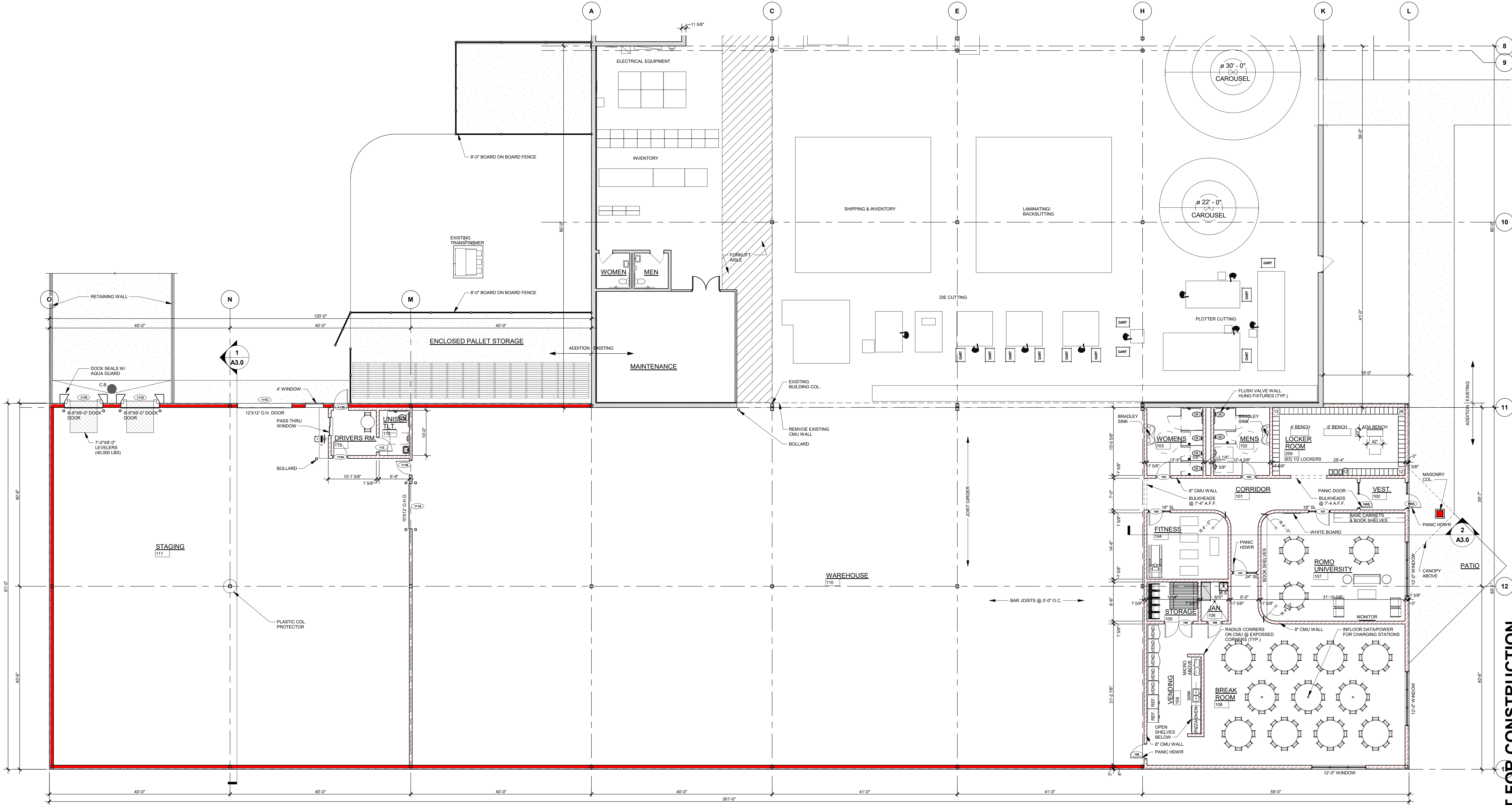
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NORTH

FLOOR PLAN - PART "C"
3/32" = 1'-0"



Keller
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Kaukauna, WI 54130
PHONE (920) 766-5795
1-800-236-2534
FAX (920) 766-5004

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

MILWAUKEE
W177N856 Rivercrest Dr.
Suite 104
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

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5605 Ilac Ave.
Wausau, WI 54401
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FAX (715) 849-3181

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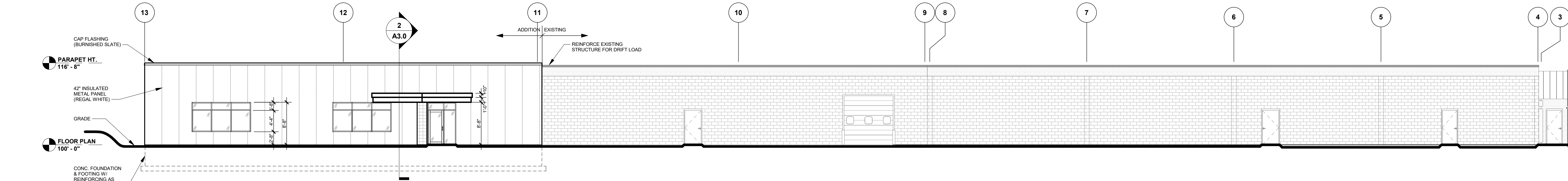
PROPOSED FOR:
ROMO INC.
DE PERE,
WISCONSIN

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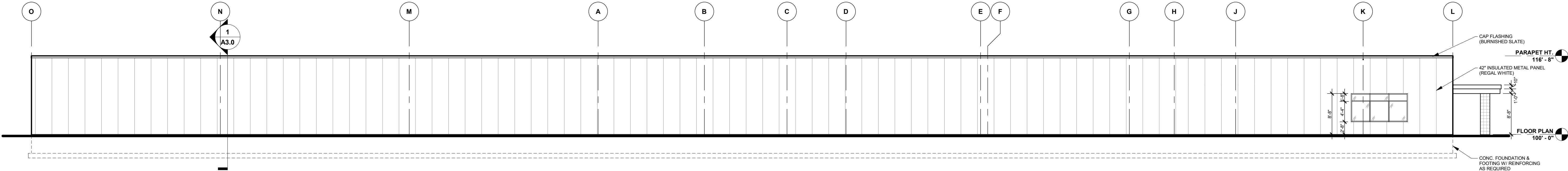
PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS	
R1, 10.12.2018, J.R.S.	
R2, 11.16.2018, J.R.S.	
R3, 11.27.2018, J.R.S.	
R4, 02.06.2019, J.R.S.	
PROJECT MANAGER:	
C. VANDE WETTERING	
DESIGNER:	
R. LINDSTROM	
DRAWN BY:	
T.D.P.	
EXPEDITOR:	
SUPERVISOR:	
PRELIMINARY NO:	
P14259	
CONTRACT NO:	
DATE:	
9.22.2014	
SHEET:	

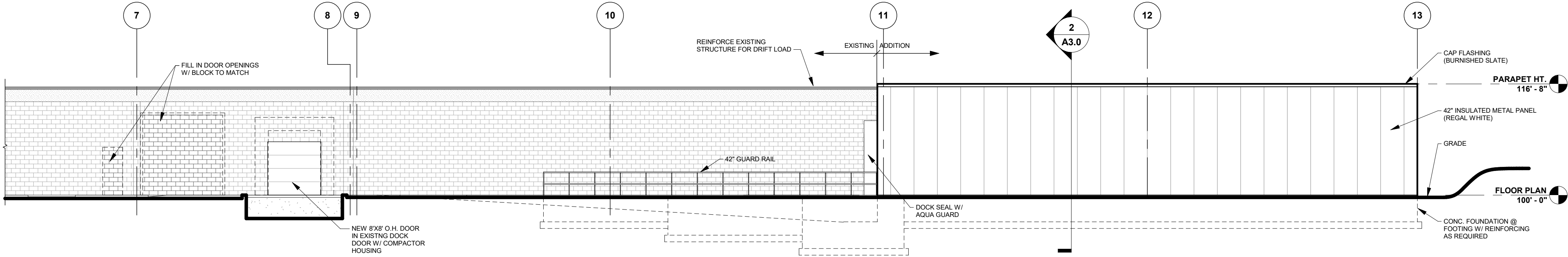
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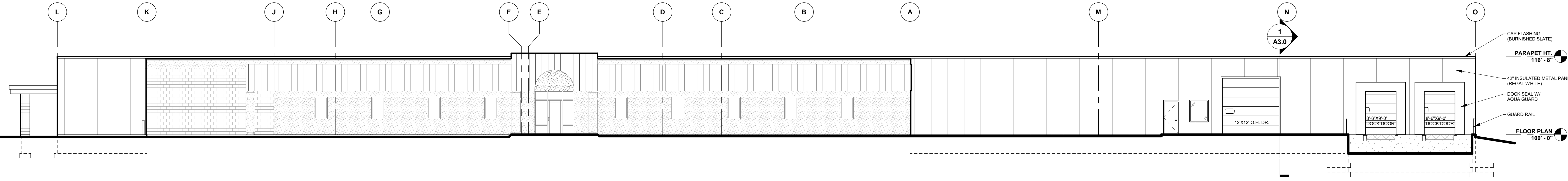
EAST ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



NORTH ELEVATION
3/32" = 1'-0"



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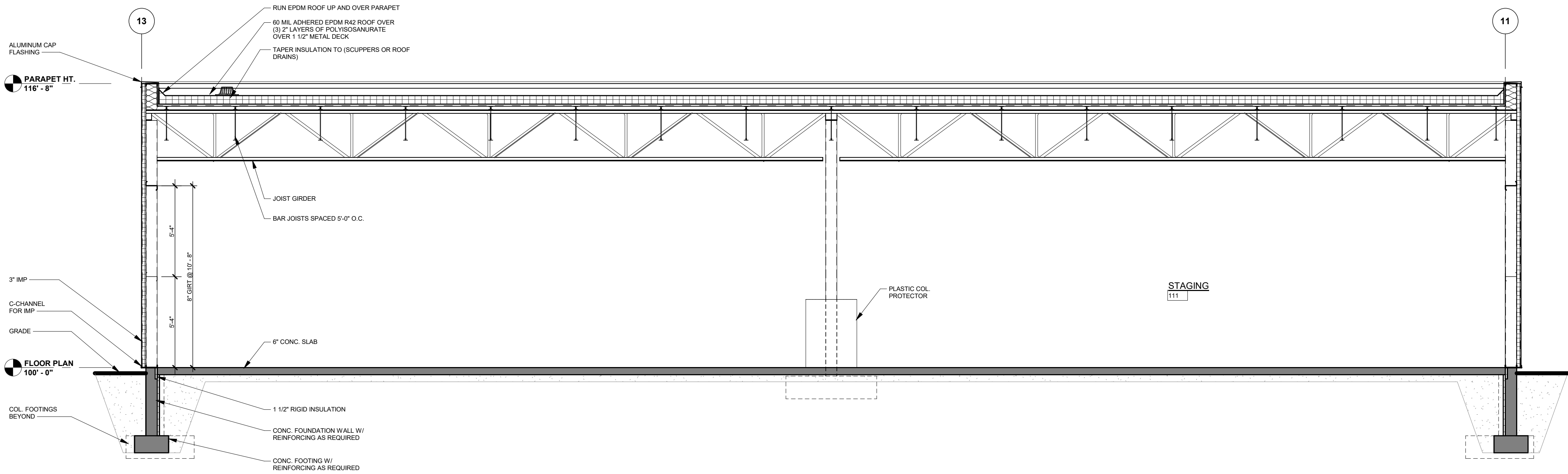
PRELIMINARY NO:
P14259

CONTRACT NO:

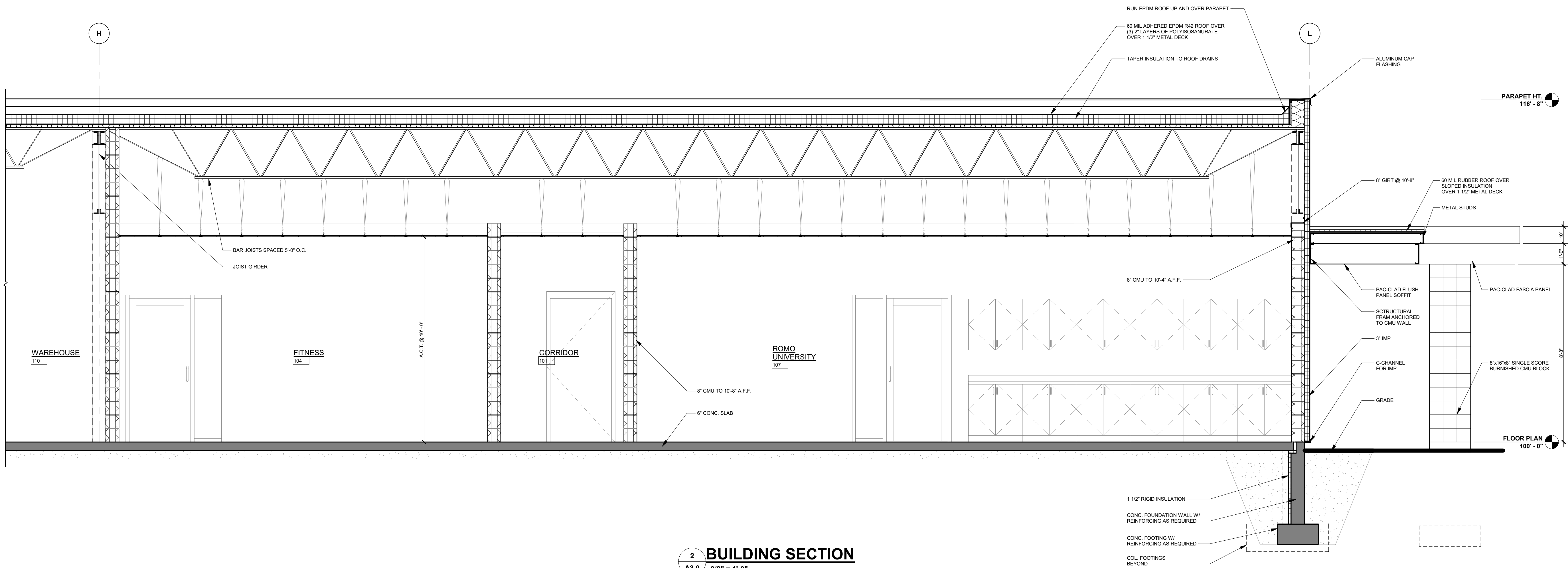
DATE:
11/16/18

SHEET:
A3.0

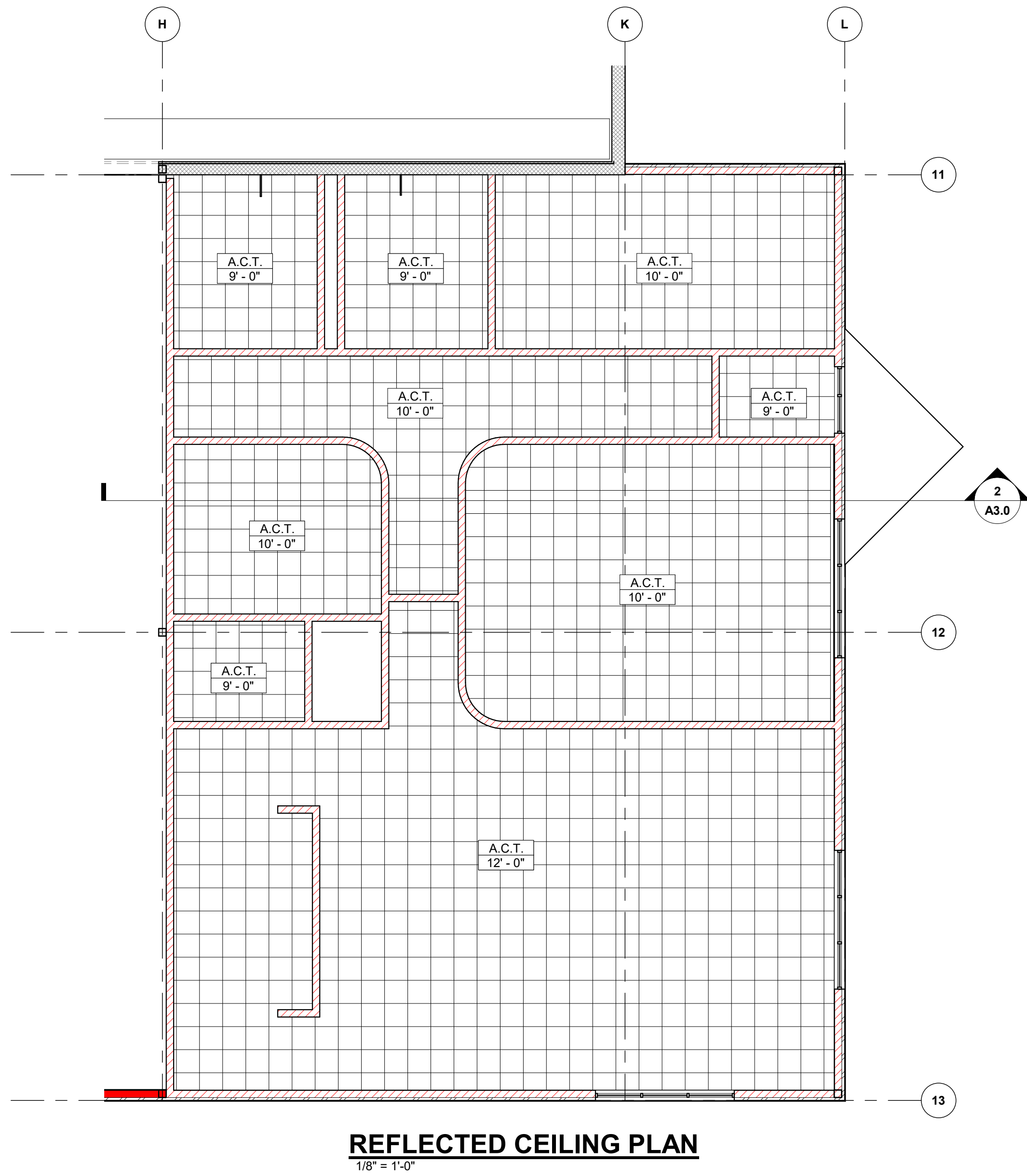
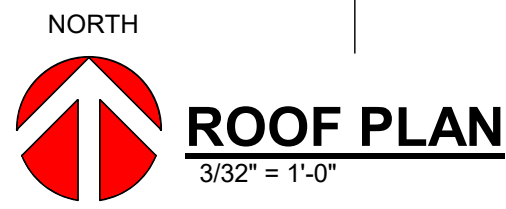
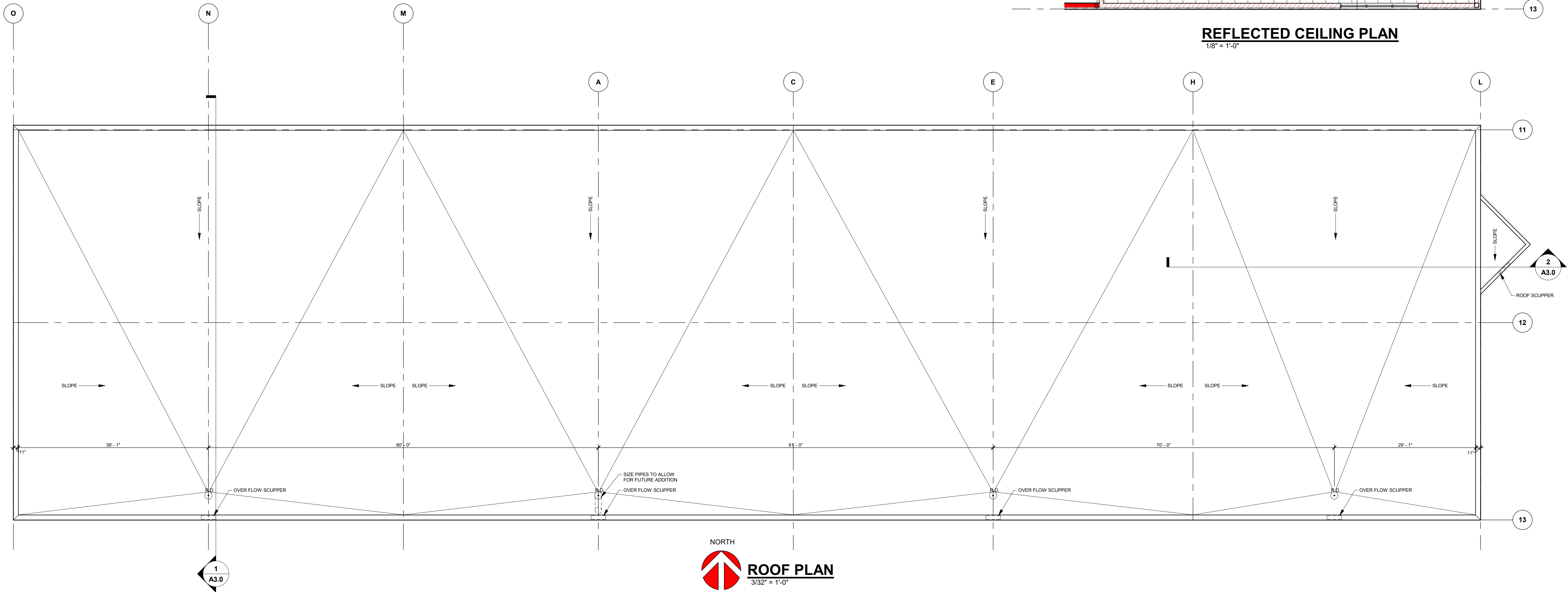
PRELIMINARY - NOT FOR CONSTRUCTION



1 SECTION @ STAGING AREA
A3.0 1/4" = 1'-0"



2 BUILDING SECTION
A3.0 3/8" = 1'-0"



REFLECTED CEILING PLAN
1/8" = 1'-0"

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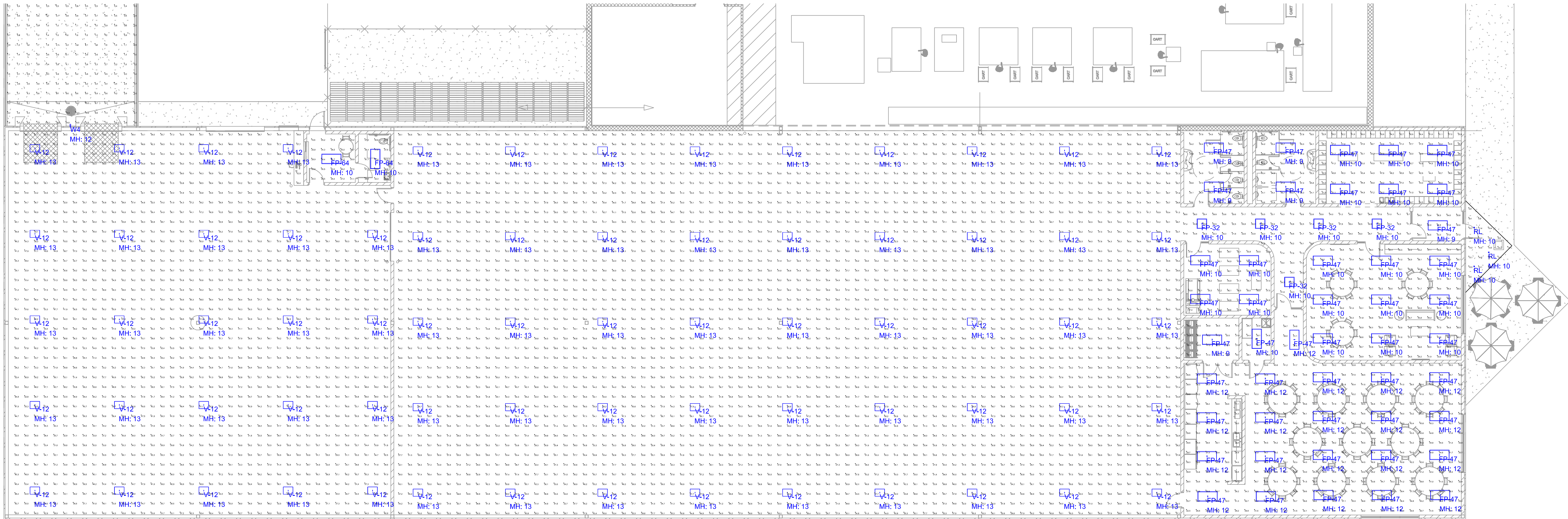
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PROJECT MANAGER:	C. VANDE WETTERING
DESIGNER:	R. LINDSTROM
DRAWN BY:	T.D.P.
EXPEDITOR:	-----
SUPERVISOR:	-----
PRELIMINARY NO:	P14259
CONTRACT NO:	-----
DATE:	11/16/18
SHEET:	A4.0

PRELIMINARY - NOT FOR CONSTRUCTION



Luminaire Schedule							
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Lum. Lumens
47	FP-47	SINGLE	0.900	METALUX + 24FP4740C	40.3	1894.1	4858
5	FP-32	SINGLE	0.900	METALUX + 22FP3240C	30.1	150.5	3560
69	V-12	SINGLE	0.900	METALUX + VHBLED-LD1-12-W-L8xx-CD1-U	100	6900	13009
2	FP-64	SINGLE	0.900	METALUX + 24FP6440C	59.4	118.8	6611
3	RL	SINGLE	0.900	HALO + RL560WH129xx	17.6	52.8	1280
1	W4	SINGLE	0.900	LUMARK + XTOR4B	37.7	37.7	4269

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BREAK ROOM_Workplane	Illuminance	Fc	39.18	50.4	14.5	2.70	3.48
CANOPY	Illuminance	Fc	11.20	14.5	5.8	1.93	2.50
CORRIDOR	Illuminance	Fc	25.09	47.8	9.7	2.59	4.93
DRIVERS RM_Workplane	Illuminance	Fc	30.08	44.7	19.6	1.53	2.28
FITNESS_Workplane	Illuminance	Fc	44.53	50.3	32.0	1.39	1.57
JAN_Workplane	Illuminance	Fc	32.84	39.1	28.1	1.17	1.39
LOADING AREA	Illuminance	Fc	3.46	14.6	0.3	11.53	48.67
LOCKERS ROOM	Illuminance	Fc	39.57	50.0	20.8	1.90	2.40
MENS_Workplane	Illuminance	Fc	33.45	47.9	19.5	1.72	2.46
ROMO UNIVERSITY_Workplane	Illuminance	Fc	42.55	55.7	26.1	1.63	2.13
STAGING_Workplane	Illuminance	Fc	41.71	61.8	17.2	2.43	3.59
STORAGE_Workplane	Illuminance	Fc	27.68	42.0	16.4	1.69	2.56
UNISEX TLT_Workplane	Illuminance	Fc	36.13	47.4	27.2	1.33	1.74
VEST_Workplane	Illuminance	Fc	34.21	46.8	24.3	1.41	1.93
WAREHOUSE	Illuminance	Fc	38.26	59.9	24.8	1.54	2.42
WOMENS_Workplane	Illuminance	Fc	33.43	47.8	19.5	1.71	2.45



ROMO INC
DE PERE, WISCONSIN

LIGHTING LAYOUT

DATE	SCALE	SHEET NUMBER
FEB 12, 2019	1/32" = 1'- 0"	E1



ROMO INC.

DE PERE, WISCONSIN



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

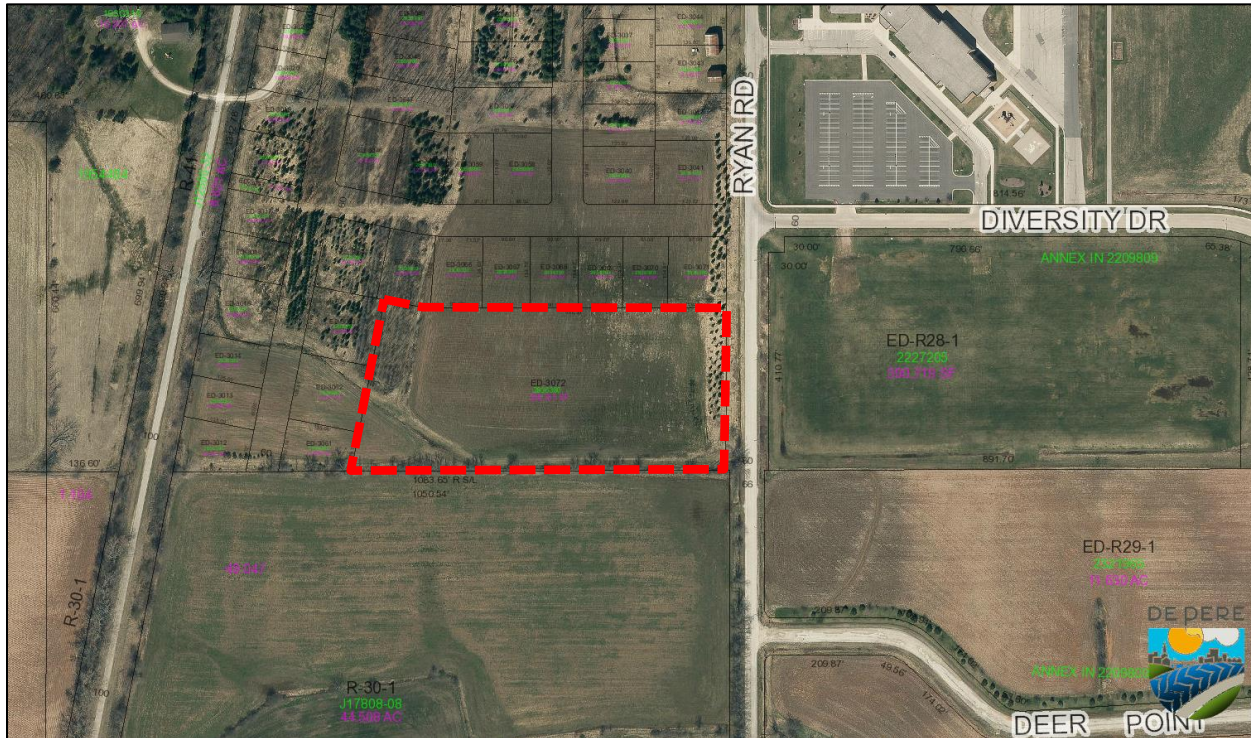
SUBJECT: Recommendation regarding a Site Plan for a new four building (56 unit) multifamily complex, with parking areas, called Tranquil Trails at 2900 BLK Ryan Road (Parcel ED-3072). Submitted by Jeff Marlow, Tranquil Trails LLC, authorized representative and property owner.

ATTACHMENTS:

- Report to Plan Commission - Site Plan at Ryan RD - Tranquil Trail (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 11 Feb 2019 (PDF)

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

SITE MAP



REQUESTED ACTION:	Site Plan approval. <i>New apartment complex with four buildings (14 units each) for a total of 56 units with parking areas.</i>	
COMMON DESCRIPTION:	2900 BLK Ryan Road, located south and west from the Ryan Road and Diversity Drive intersection.	
PARCEL NUMBERS:	ED-3072	
EXISTING ZONING:	R-3 (General Residence District)	
SURROUNDING LAND USES:	Developing single family and duplex residential to the north and west. Vacant school property to the east. Agricultural to the south (Town of Rockland).	
COMPREHENSIVE PLAN:	Neighborhood Residential (Including Multi-Family)	
APPLICANT / OWNER:	Jeff Marlow Authorized representative Tranquil Trails LLC 1300 North Klimps Court Green Bay, WI 54313	Tranquil Trails LLC Property owner 1300 North Klimps Court Green Bay, WI 54313

SITE HISTORY:

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

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

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

STAFF REVIEW:

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

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

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

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

The site is a proposed multifamily site, thus the buildings will have architectural treatments that are similar to single family houses. The Design Development section of the Zoning Code (14-60) requires buildings to be all brick and natural stone, or other materials approved by Plan Commission. The facades include the following:

- Stone – Approvable
- Windows -- Approvable
- Shake siding – Requires Plan Commission approval
- Vinyl siding – Requires Plan Commission approval

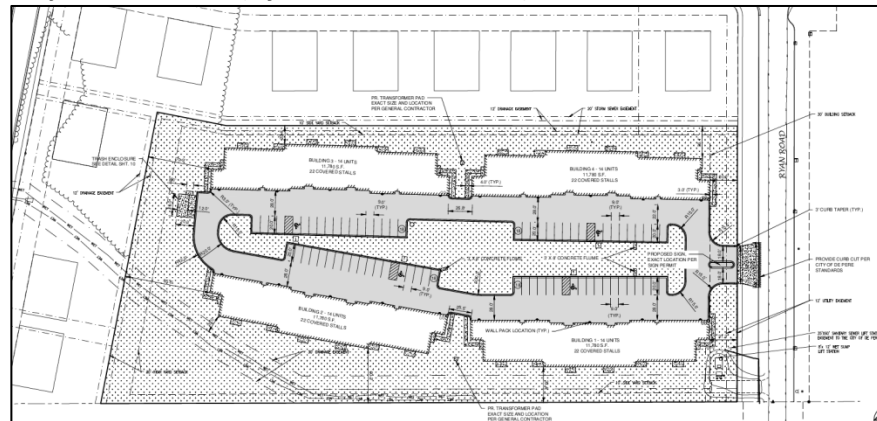
In order for the residential units to reflect an architecture that may better reflect the neighborhood, the use of shake and vinyl siding was selected. The use of vinyl was also selected to maintain affordability of the units. This material could be determined to be acceptable as the neighborhood feel of the development is mostly single and two-family. However staff recommends that colors and materials be clearly identified in final site plans.

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

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

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

Proposed Site Plan (Ryan Road at east end).



This architectural site plan illustrates the layout of the 'Kiln' building complex. The main building is a long, rectangular structure with a central section that is wider and features a large, curved, ramped area. The plan includes numerous circular symbols representing trees and smaller symbols for landscaping. A network of dashed lines indicates paths or roads. The building is surrounded by a parking area and is situated near a body of water, as indicated by the wavy lines at the bottom. The plan is labeled with 'KILN' and 'KILN' at the top and bottom, and 'KILN' on the right side. The drawing is a detailed technical sketch, likely a preliminary design or a conceptual plan.

Architectural elevation drawing of the proposed development, showing a long, two-story building with a pitched roof and multiple windows.

A detailed architectural elevation drawing of a long, two-story building. The building features a gabled roof with a central dormer. The facade is composed of numerous windows, some of which are grouped together. The central entrance is highlighted by a small porch. The drawing is a black and white line art representation.

[illegible]

Color Rendering.



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



STAFF COMMENTS:

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

Engineering:

1. Need to list property address and parcel ID when available.
2. Need to show property boundary lines with dimensions with dimensions including northing and eastings.
3. Need an exterior lighting plan.
4. Identify ROW line on plans.
5. Sawcut along pavement edge for driveway shall be a profile cut of the curbhead only.
6. Call out that all striping shall be 4-inch.
7. A 42' wide driveway opening is not permitted pursuant to Municipal Code 14-55(8).
8. Cross sections for driveway: Concrete driveway and sidewalk section are required to be 8-inch thick. Sidewalk is only 4-inches thick outside of the

driveways. Sidewalk is required to be installed abutting this property prior to occupancy. All concrete shall be constructed by licensed concrete contractor and provisions pursuant to that license.

9. Recommend moving the driveway so it is not atop the sanitary sewer manhole.
10. Water service will be required to be tested (Safe sample and pressure) prior to water being provided to this property.
11. Drainage easement areas to the back lot line and side lot line shall not be regraded as part of this work. City is already regrading these areas under the current subdivision construction.

Fire:

None.

Forestry:

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

Health:

None.

Planning:

1. Facade materials need to be brick, natural stone, or other materials approved by Plan Commission. Provide scaled renderings of all sides of buildings with colors and materials identified. Color renderings preferred. Shake and vinyl siding will require Plan Commission approval.
2. Provide scaled rendering for recycle/refuse area, including materials and colors used.
3. Identify the use of any fences. Strongly recommend the use of fences to separate between the multifamily and single family properties, particularly on the north order where landscaping is not abundant.
4. Provide scaled details, including colors and materials used, for recycle/dumpster area.
5. Provide scaled setback measurements for the monument sign, which must be setback at least 15 feet from the street. Please note that the Plan Commission does not approve the sign as meeting the criteria of a monument sign, rather the Plan Commission approves the appropriateness of the sign location. (Please note that the sign may need to be redesigned to fit the criteria of a monument sign).

Inspection:

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

REVIEW PROCESS:

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

STAFF RECOMMENDATION:

Staff did not receive a complete site plan submittal until **February 20, 2019**. Because of that, a full comprehensive review was not completed and the below conditions have been added for consideration if the Plan

Commission seeks to grant approval. Alternatively, if the Plan Commission is not comfortable with the status of the plan set as submitted, the project could be continued to the March Plan Commission meeting to allow for additional review and revision.

- Provide scaled elevations that clearly identify the location and colors of unprovable materials (e.g. - shake and vinyl siding are not acceptable façade materials without Plan Commission approval).
- Provide an updated landscape plan that provides additional separation/screening between the apartments and the single family residential lots.
- Provide a 6 foot high, solid privacy fence along the north and west boundary of the property in order to screen the single family homes from the multifamily development.
- Provide an updated site plan with properly scaled driveway widths, per Municipal Code 14-55(8).
- Consider narrowing the width of drive lanes and/or shifting the development southward in order to provide additional separation between the multifamily and single family lots.
- Allow for shake siding and vinyl siding as a building material, subject to staff review and approval of colors and final elevations.

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

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

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Tranquil Trails, LLC.	Authorized Representative Jeff Marlow, <i>Michelle Simpson</i>	Title <i>Owner</i>	
Mailing Address 1300 North Klmps Court	City Green Bay	State WI	ZIP Code 54313
Email Address jmarlow@lexingtonneighborhoods.com	Phone Number (Incl. area code) 920-662-1611	Fax Number (Incl. area code)	

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

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (Incl. area code)	Fax Number (Incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description Pine Trall Crossing Lot 61	Parcel No. ED-3072
---	-----------------------

SECTION 4: Project Information

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

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

SECTION 5: Certification and Permission

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

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

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

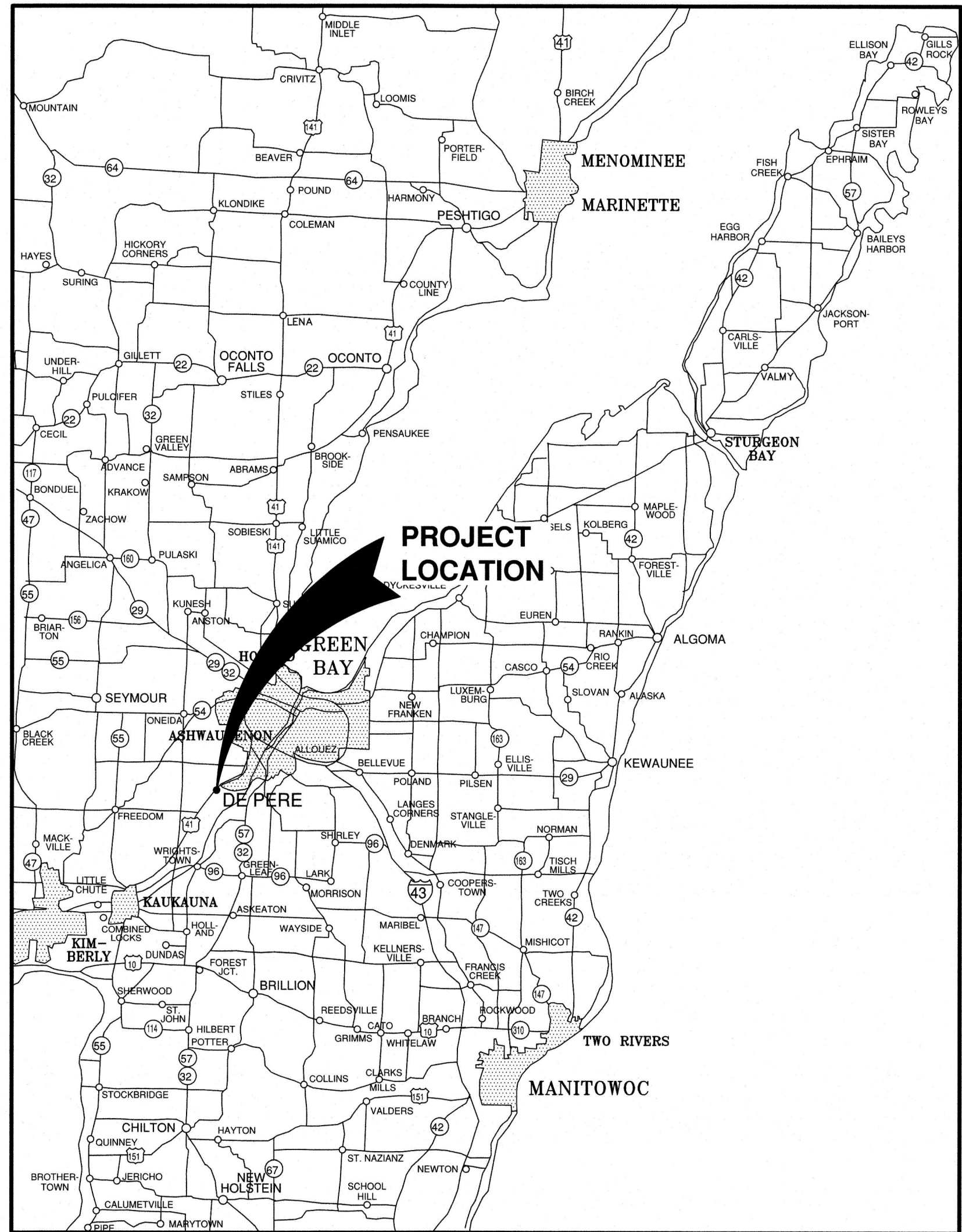
TO BE COMPLETED BY CITY STAFF

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

Attachment: Application Form (7944 : Recommendation regarding a Site Plan for a new four building (56 unit) multifamily complex, with par)

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

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE. NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



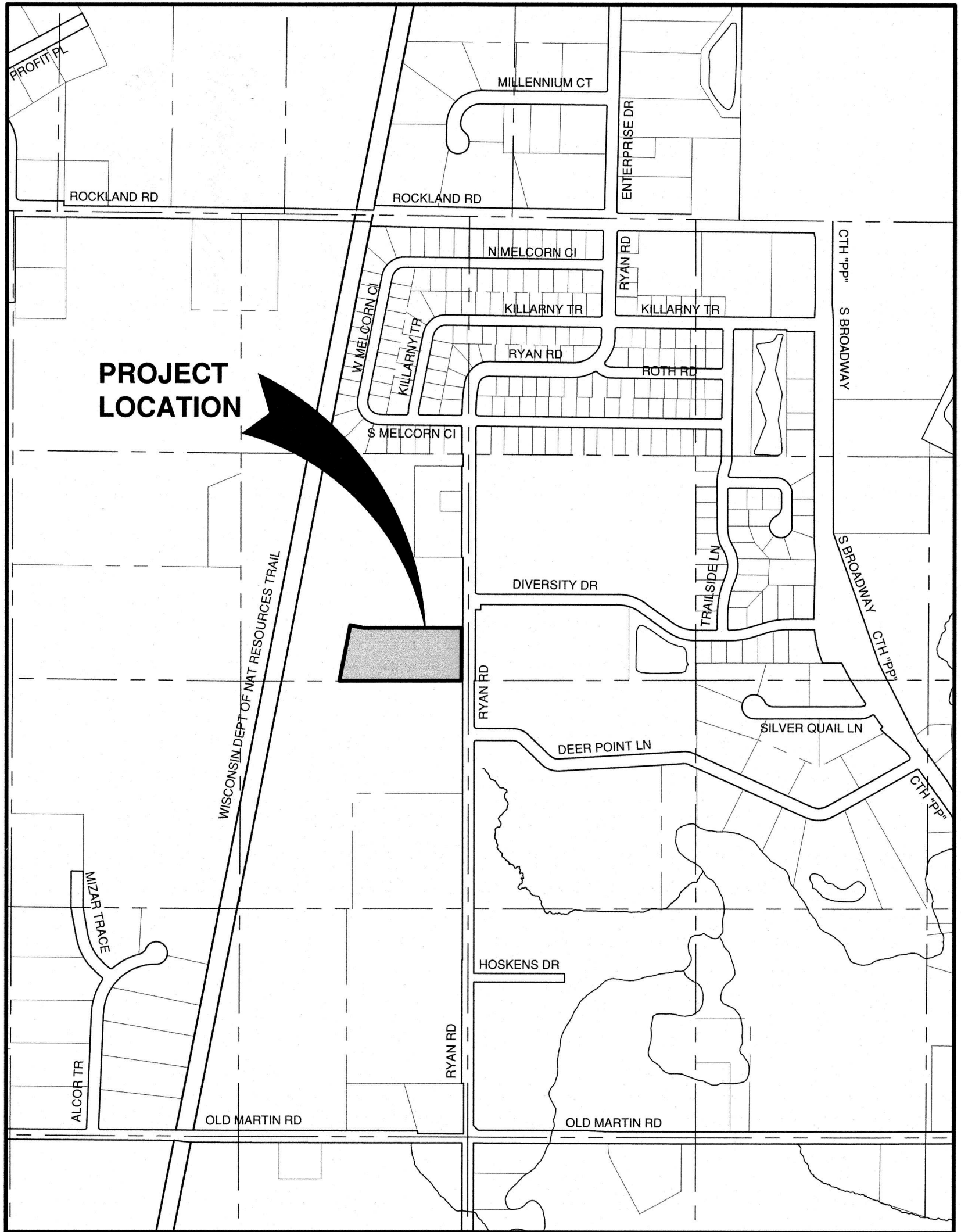
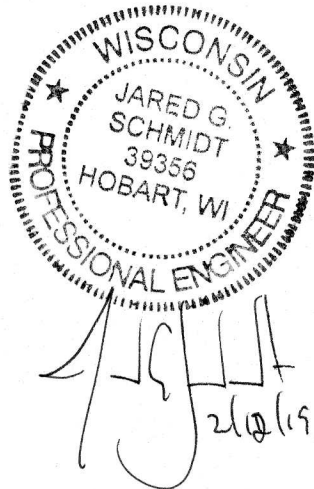
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

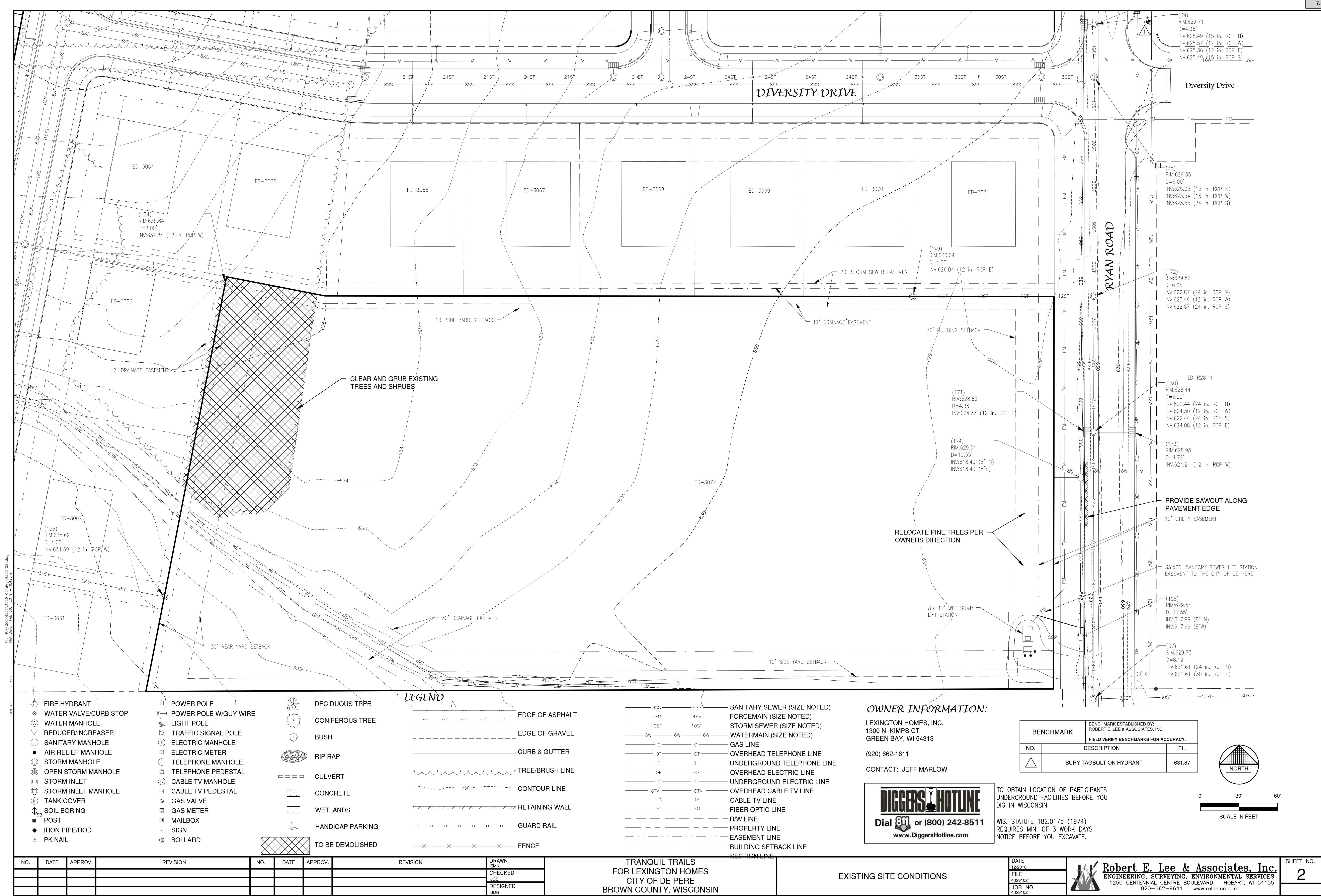
INDEX TO DRAWINGS

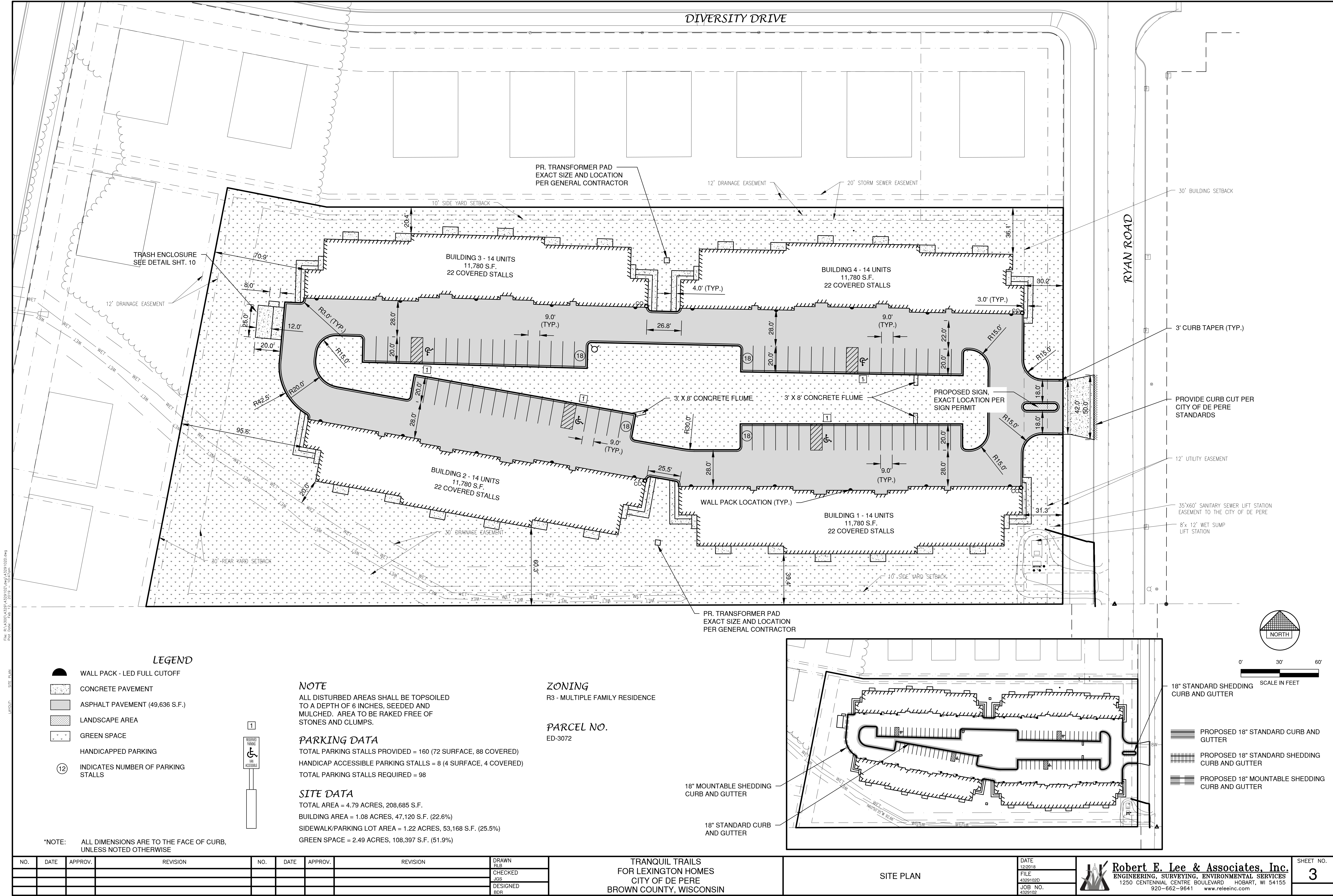
SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN - SANITARY AND WATER
5	UTILITY PLAN - STORM
6	GRADING PLAN
7	EROSION CONTROL PLAN
8	METER ROOM - PLAN, SECTION AND DETAILS
9	METER ROOM - SCHEMATIC DRAWING OF MASTER METER
10	MISCELLANEOUS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

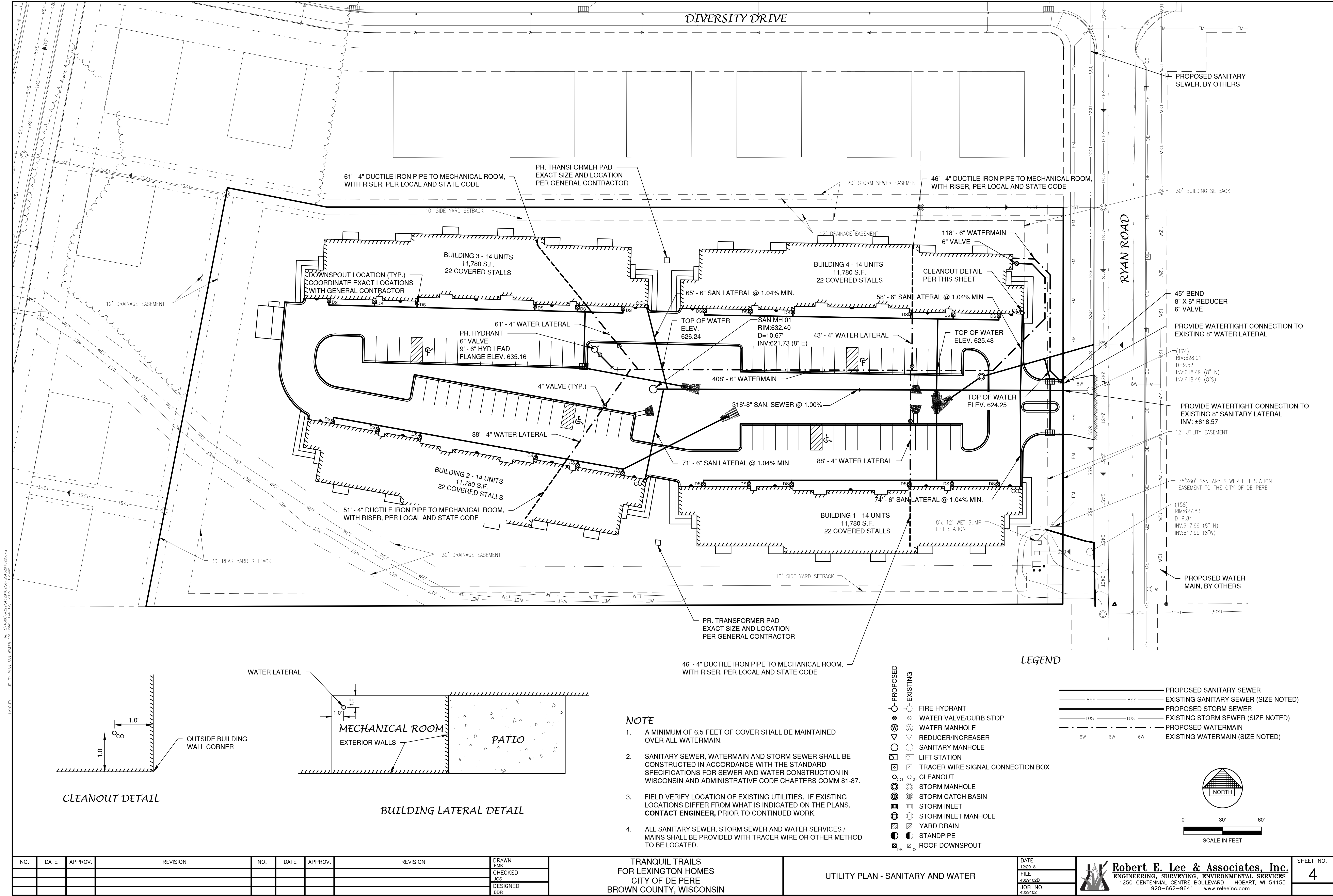


LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN EMK	TRANQUIL TRAILS FOR LEXINGTON HOMES CITY OF DE PERE BROWN COUNTY, WISCONSIN	LOCATION MAP AND INDEX TO DRAWINGS	DATE 12/06/18 FILE 4329102C JOB NO. 4329102	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO. 1
								CHECKED					
								DESIGNED					
								BDP					





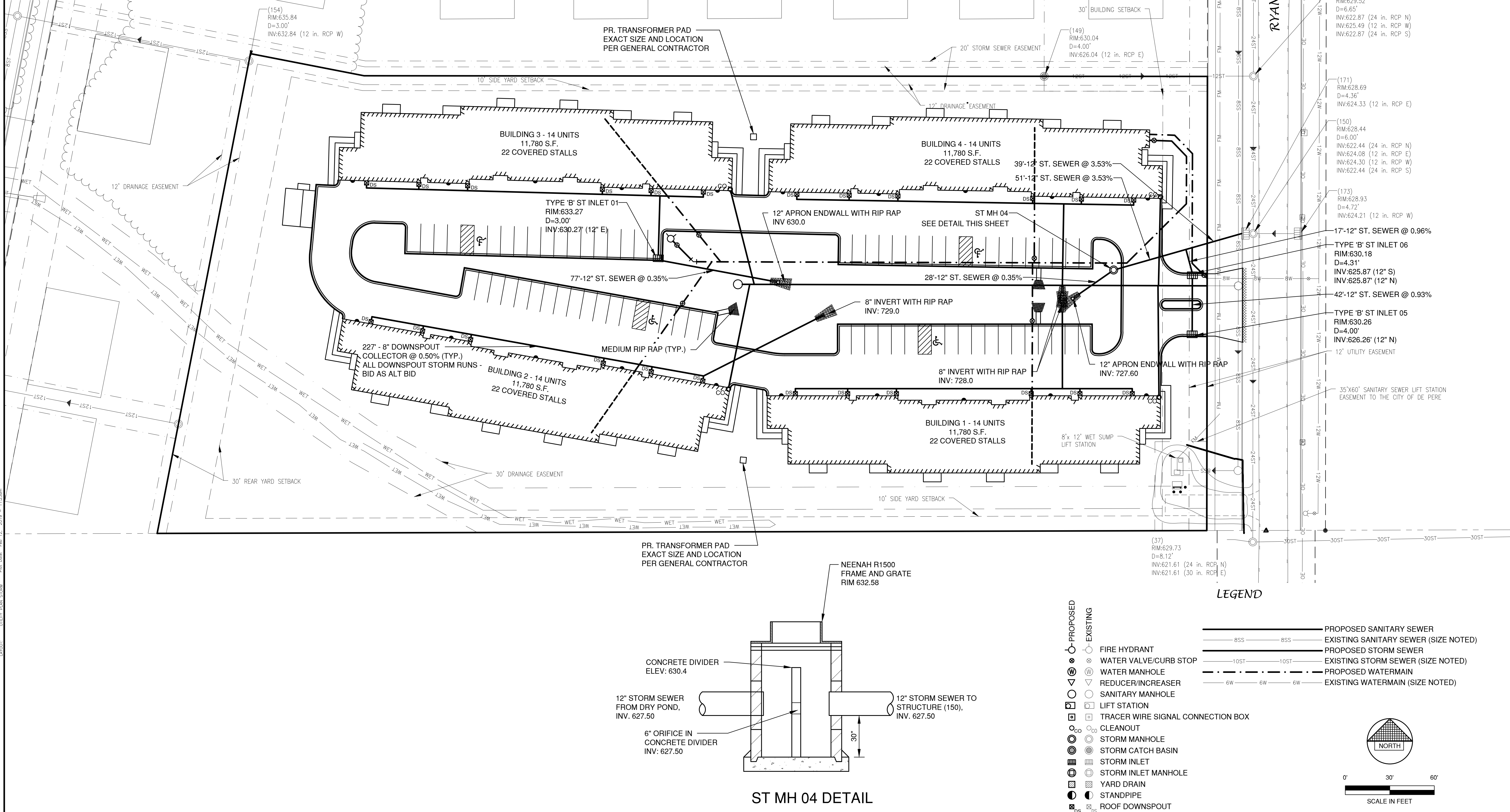


File: P:\A3201\A3201\A3201020.dwg A3201020.dwg
UTILITY PLAN SANITARY AND WATER Plot Date: Feb 12, 2019 11:23am
LAYOUT:

Attachment: Site Plan - PRELIMINARY - 11 Feb 2019 (7944 - Recommendation regarding a Site Plan for a new four building (66 unit) multifamily complex, with par

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.



PR. TRANSFORMER PAD
EXACT SIZE AND LOCATION
PER GENERAL CONTRACTOR

NEENAH R1500
FRAME AND GRATE
RIM 632.58

CONCRETE DIVIDER
ELEV: 630.4

12" STORM SEWER
FROM DRY POND,
INV. 627.50

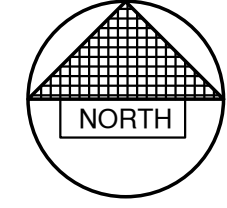
6" ORIFICE IN
CONCRETE DIVIDER
INV: 627.50

12" STORM SEWER TO
STRUCTURE (150),
INV. 627.50

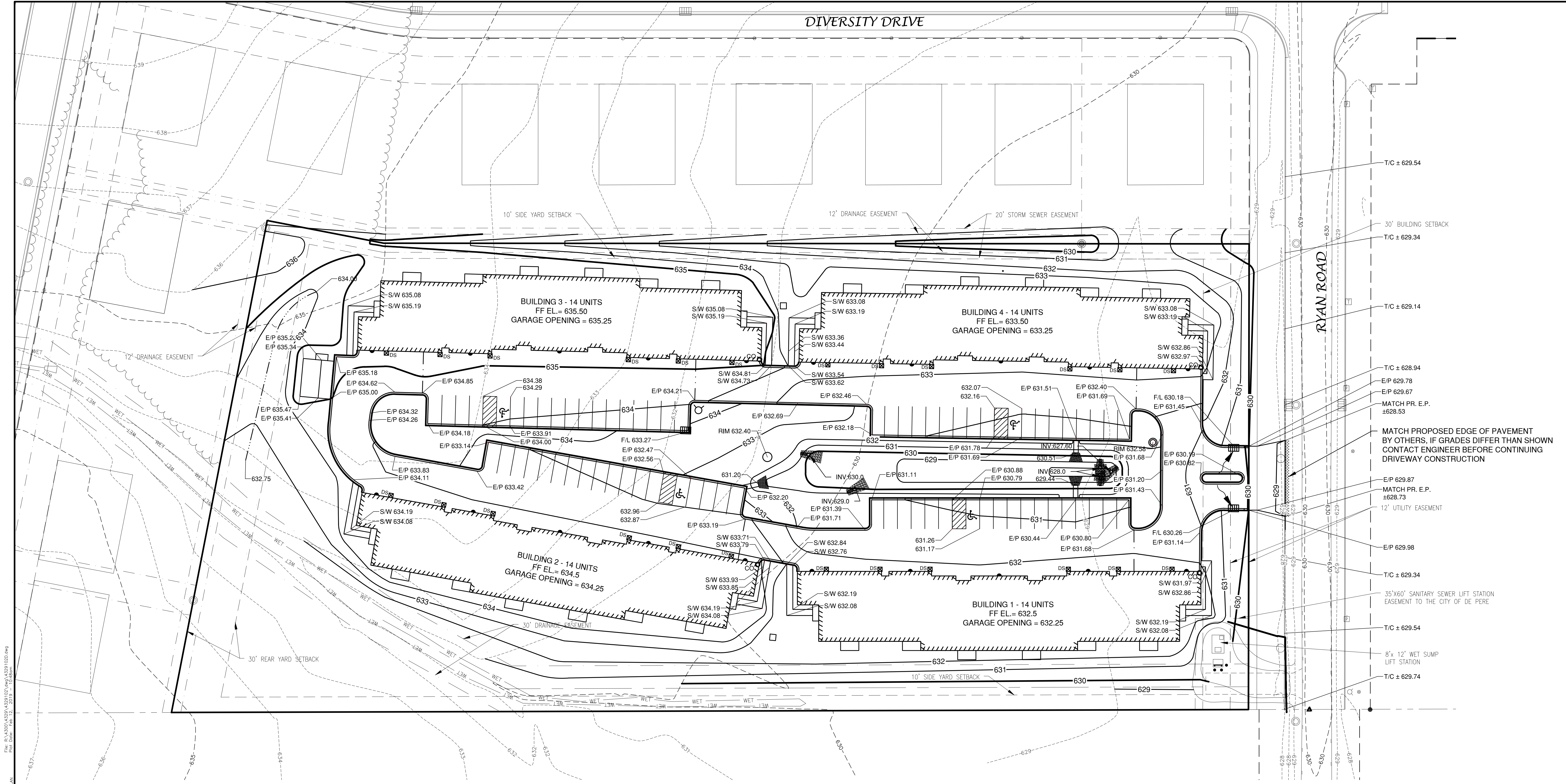
ST MH 04 DETAIL

LEGEND

- PROPOSED (circle with crosshair)
- EXISTING (circle with dot)
- FIRE HYDRANT (circle with crosshair)
- WATER VALVE/CURB STOP (circle with crosshair)
- WATER MANHOLE (circle with crosshair)
- REDUCER/INCREASER (circle with crosshair)
- SANITARY MANHOLE (circle with crosshair)
- LIFT STATION (circle with crosshair)
- TRACER WIRE SIGNAL CONNECTION BOX (circle with crosshair)
- CLEANOUT (circle with crosshair)
- STORM MANHOLE (circle with crosshair)
- STORM CATCH BASIN (circle with crosshair)
- STORM INLET (circle with crosshair)
- STORM INLET MANHOLE (circle with crosshair)
- YARD DRAIN (circle with crosshair)
- STANDPIPE (circle with crosshair)
- ROOF DOWNSPOUT (circle with crosshair)
- PROPOSED SANITARY SEWER (solid line)
- EXISTING SANITARY SEWER (SIZE NOTED) (dashed line)
- PROPOSED STORM SEWER (solid line)
- EXISTING STORM SEWER (SIZE NOTED) (dashed line)
- PROPOSED WATERMAIN (solid line)
- EXISTING WATERMAIN (SIZE NOTED) (dashed line)



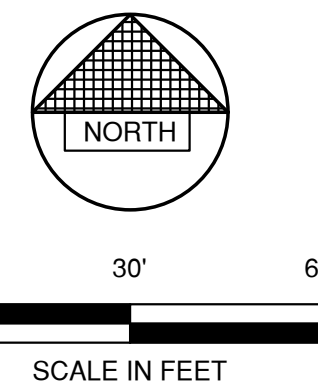
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	EMK	TRANQUIL TRAILS FOR LEXINGTON HOMES CITY OF DE PERE BROWN COUNTY, WISCONSIN	UTILITY PLAN - STORM	DATE 12/2018 FILE 4329102D JOB NO. 4329102	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releecinc.com	SHEET NO. 5
								CHECKED	JGS					
								DESIGNED	BDH					



File: P:\A\2020\43291\020.dwg Plot Date: Feb 12, 2019 10:48am LAYOUT: GRADING PLAN

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

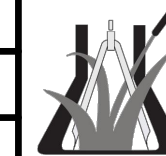


NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								EMK
								CHECKED
								BBB
								DESIGNED
								BBB

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

GRADING PLAN

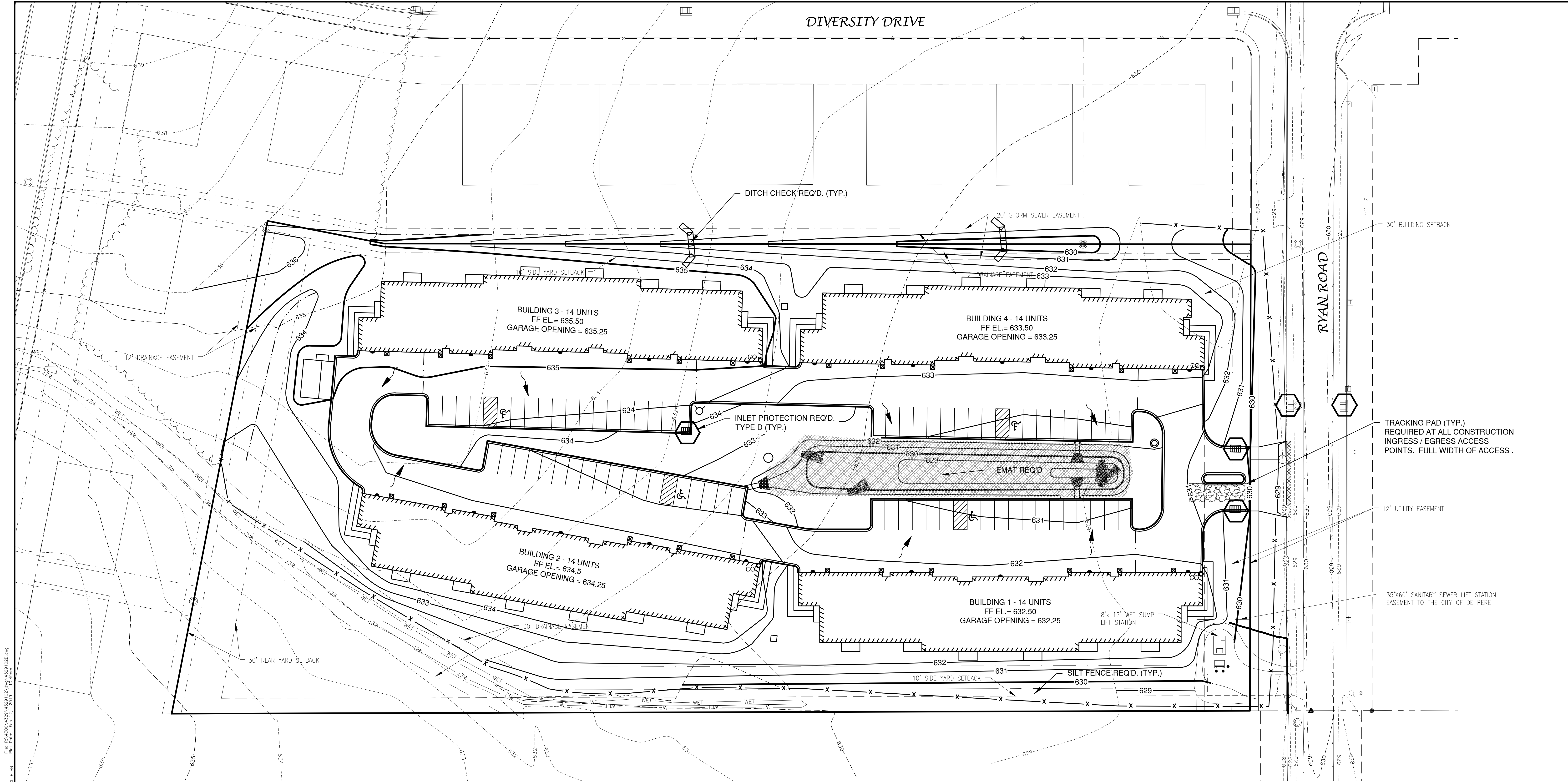
DATE	12/2018
FILE	43291020
JOB NO.	4329102



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SHEET NO.
6

File: P:\43291\43291\020.dwg Plot Date: Feb 12, 2019 11:10:40am
LAYOUT: EROSION_CTRL.PLAN



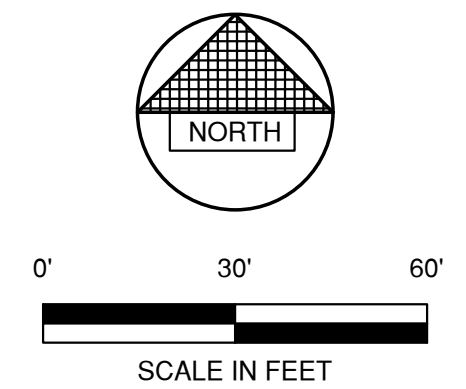
LEGEND

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

EROSION CONTROL

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

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

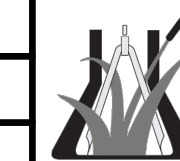


NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								EMK
								CHECKED
								BBB
								DESIGNED
								BBB

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

EROSION CONTROL PLAN

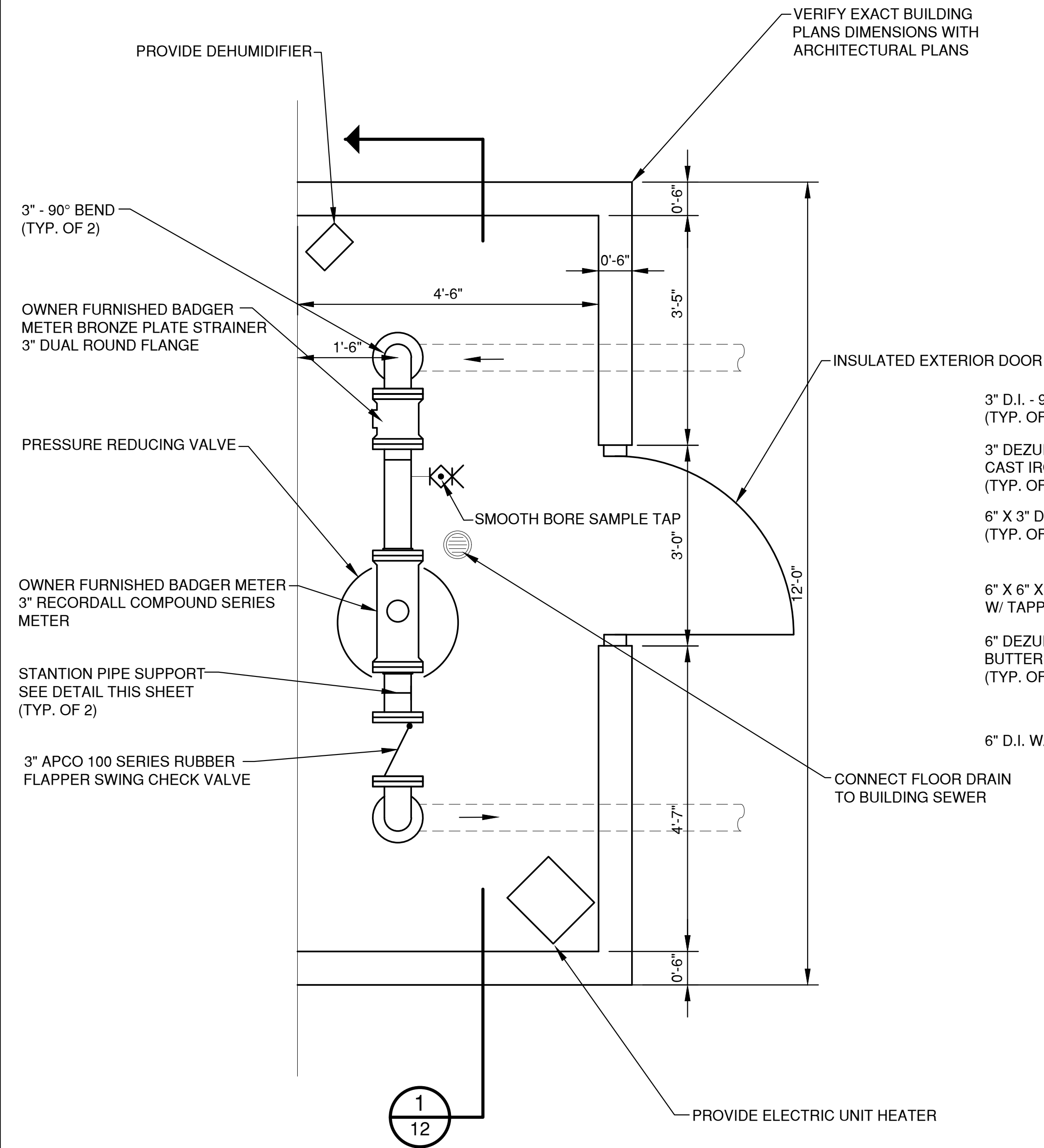
DATE	12/2018
FILE	4329102D
JOB NO.	4329102



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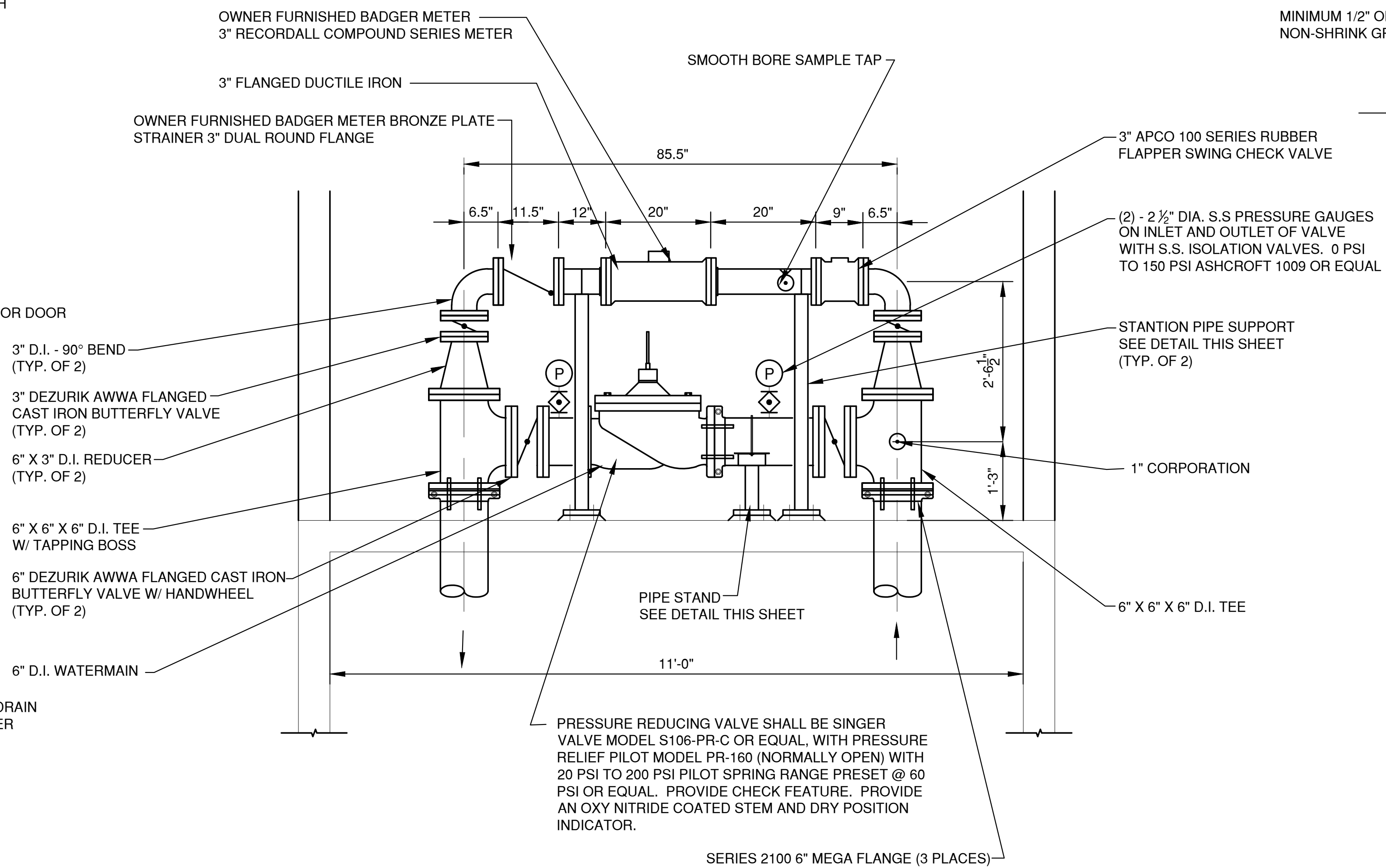
SHEET NO.
7

File: P:\A\2019\A129\A129\020.dwg METERS - RM.dwg
Plot Date: Feb 12, 2019 11:14 am
LAYOUT: SECTION 1



METER ROOM PLAN

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

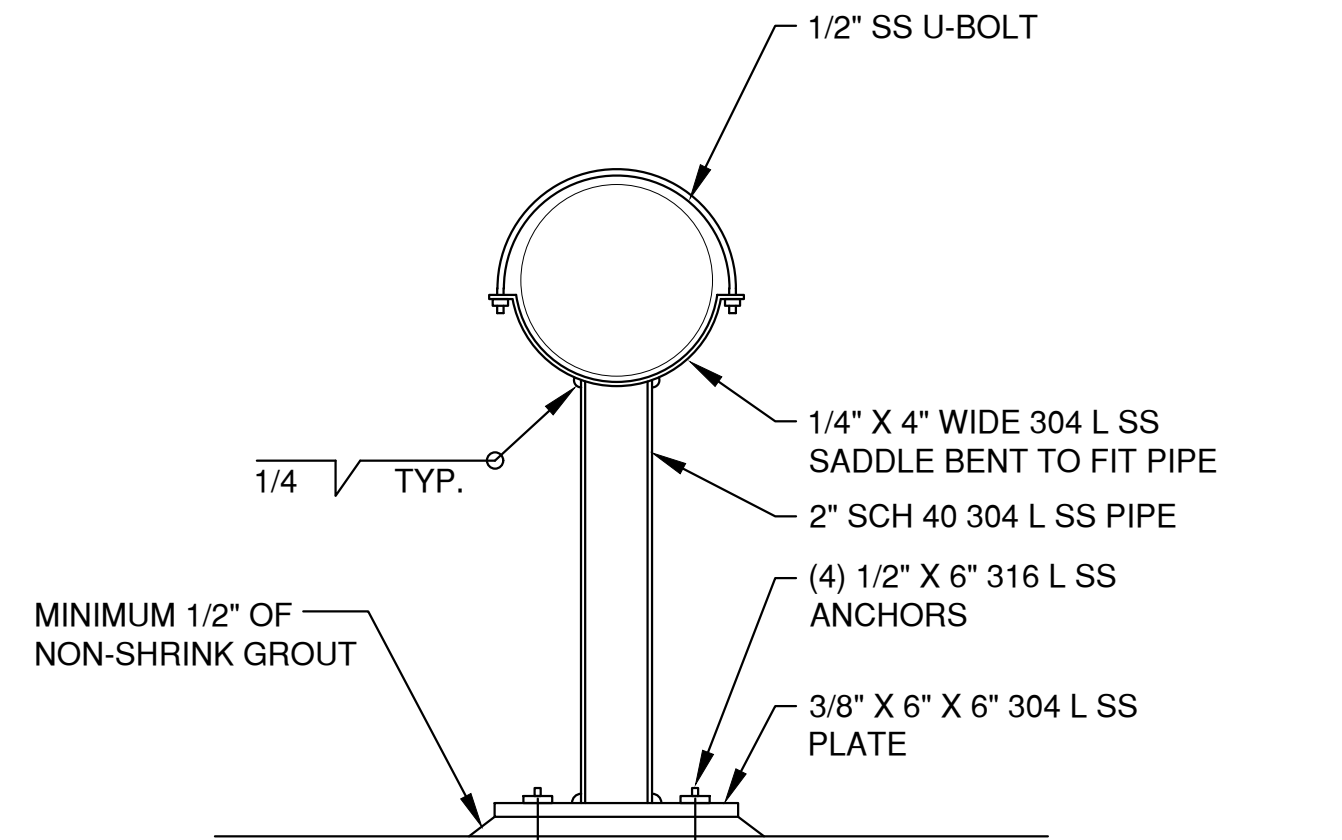


NOTE:
ALL DUCTILE IRON PIPING AND CAST IRON SHALL BE PAINTED WITH 2 COATS OF POLYAMIDE EPOXY, 10 MILS DRY THICKNESS, SURFACE PREP SHALL BE SSPC-SP6.

METER ROOM SECTION VIEW

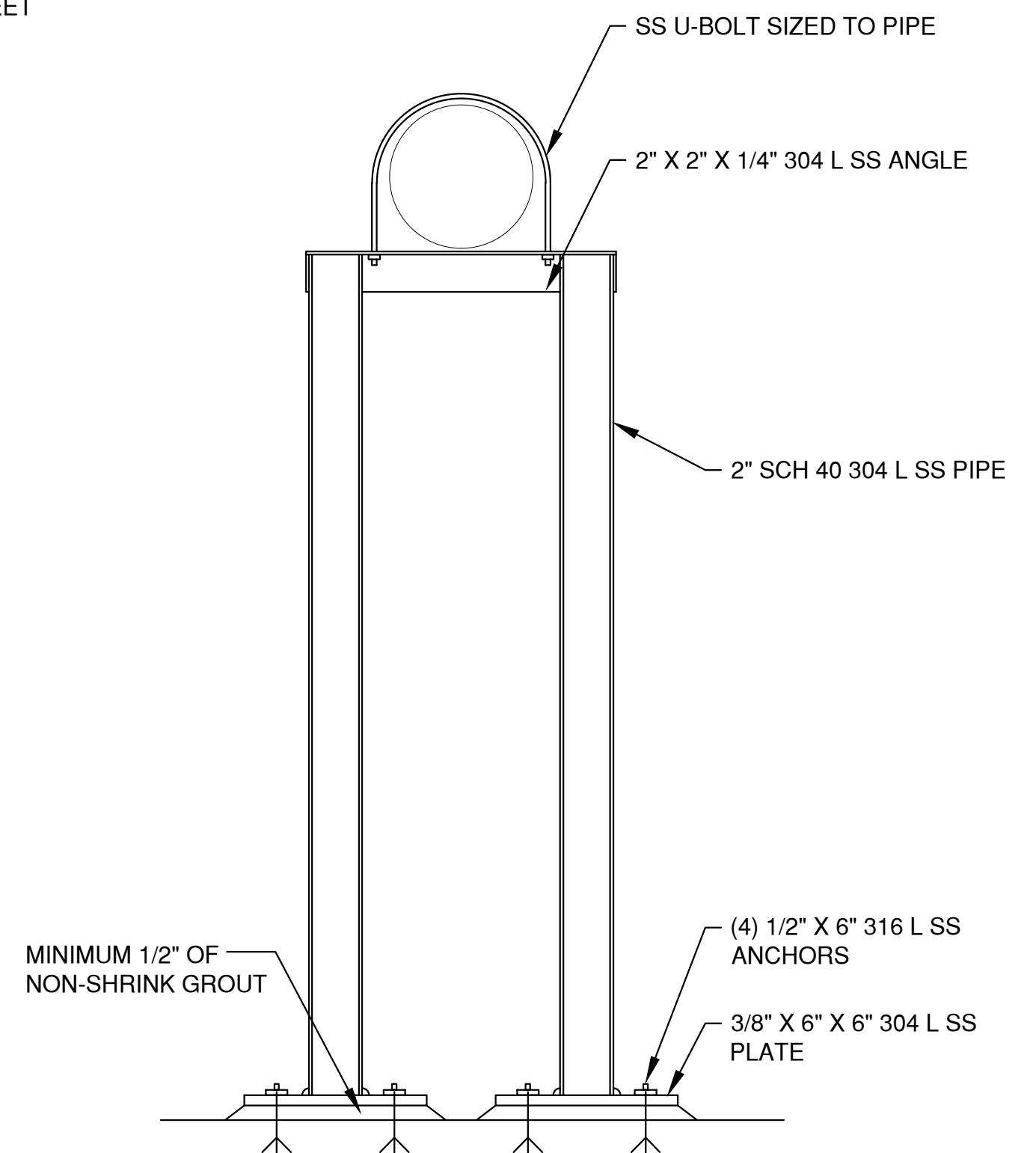
SCALE: 3/4" = 1'-0"

1
12



PIPE STAND DETAIL

SCALE: NTS



STANTION PIPE SUPPORT DETAIL

SCALE: NTS

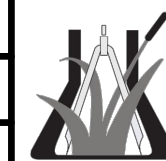
*NOTE: PIPE STAND MAY BE COMBINED WITH STANTION PIPE SUPPORT

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

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

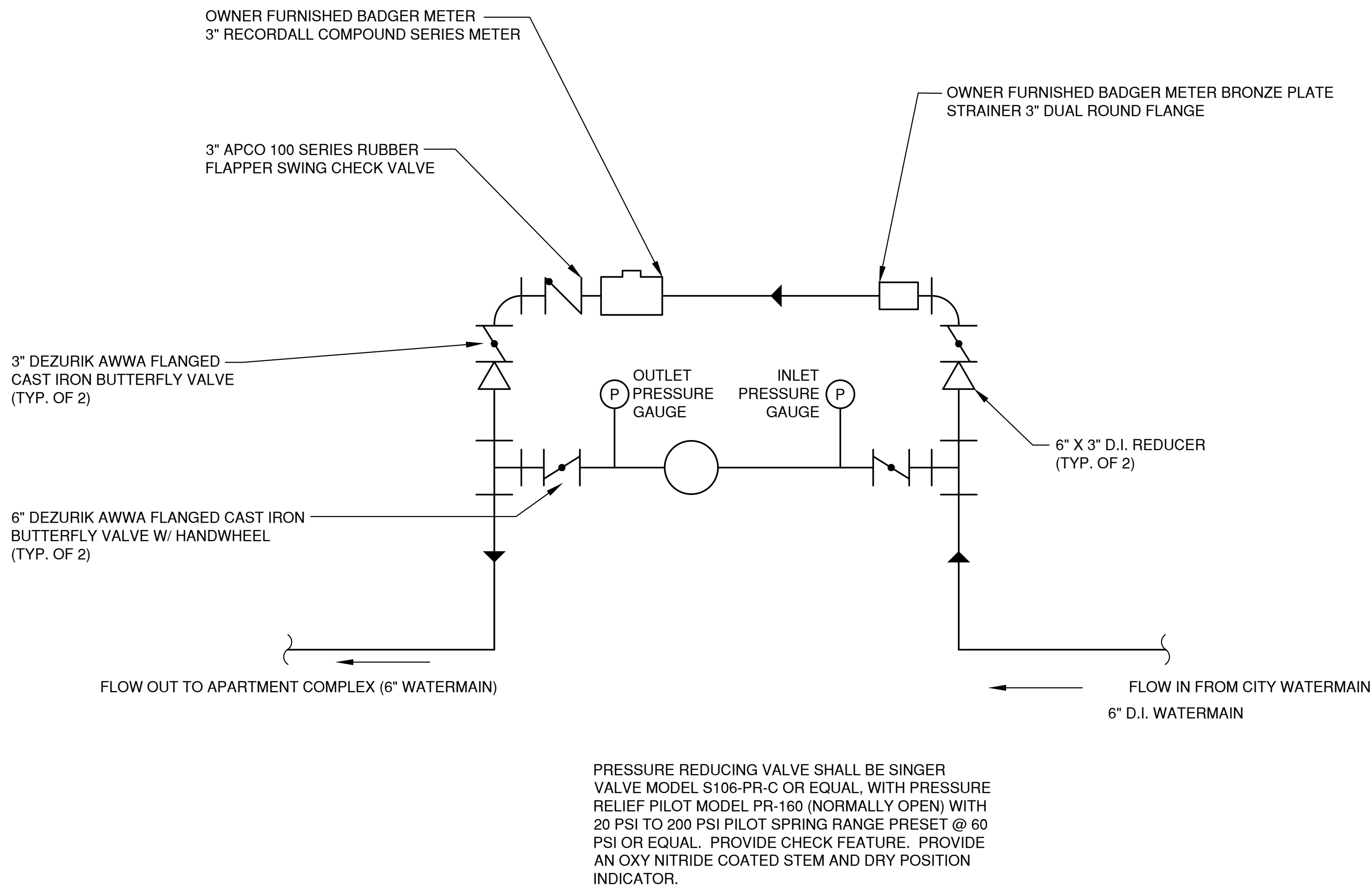
METER ROOM
PLAN, SECTION AND DETAILS

DATE 02/2019
FILE METER RM
JOB NO. 4329102



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SHEET NO.
8

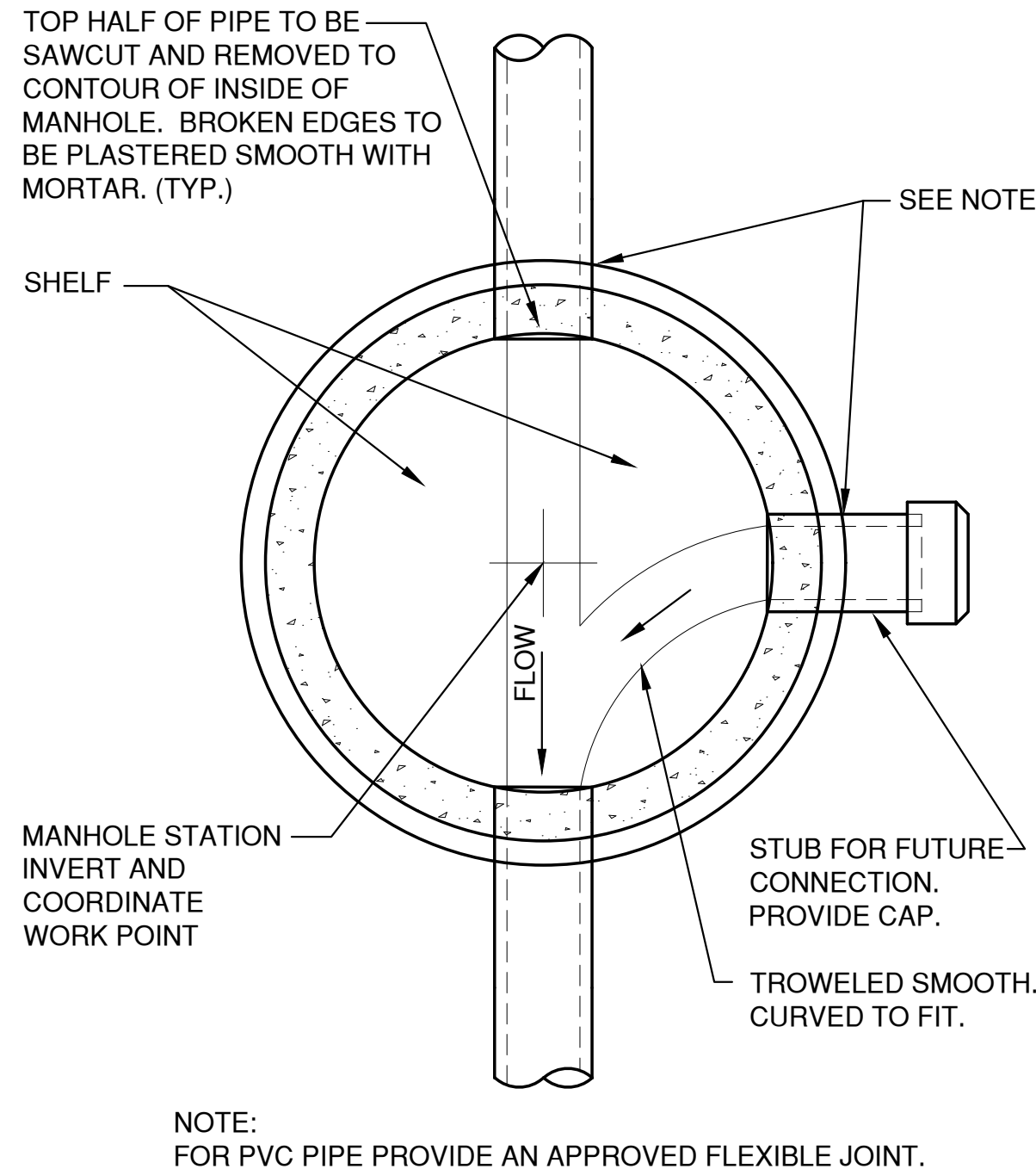
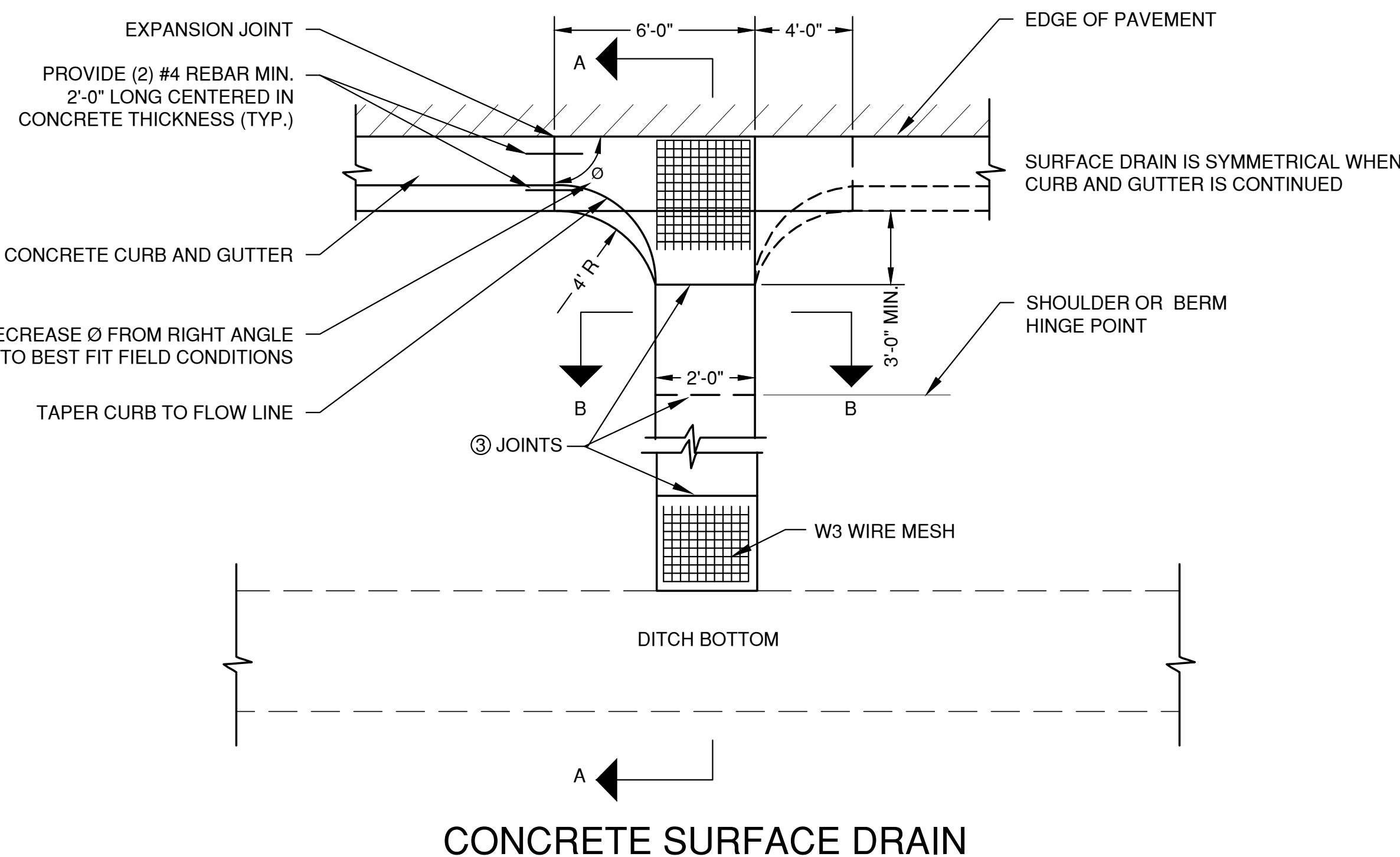
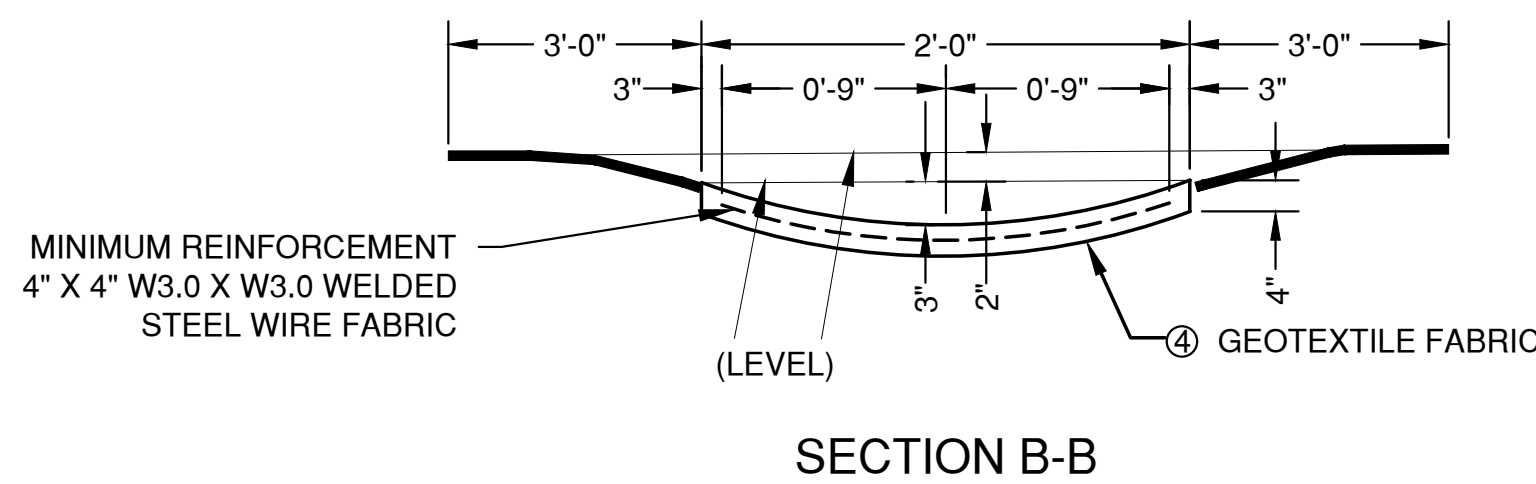
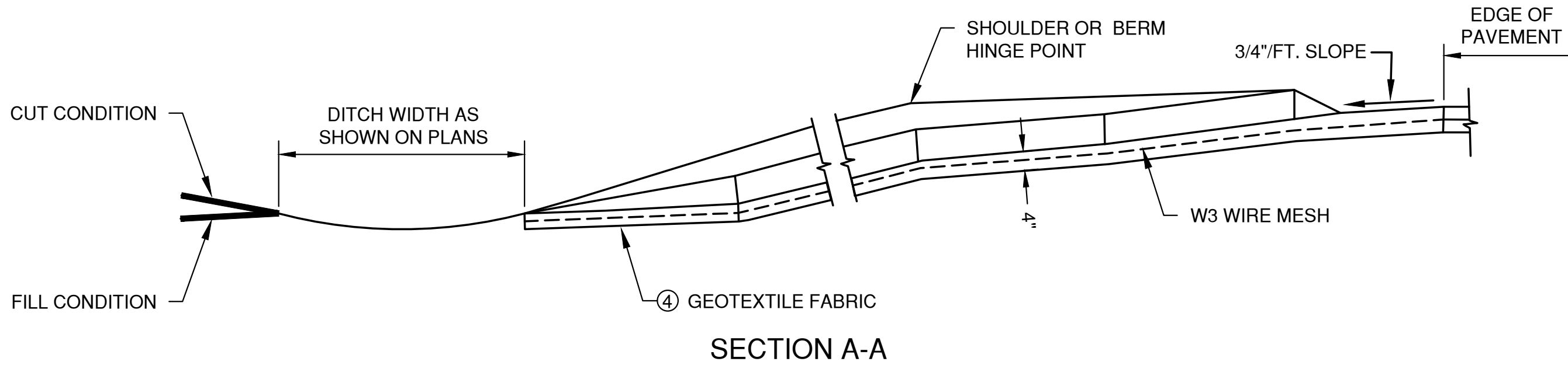


MASTER METER SCHEMATIC

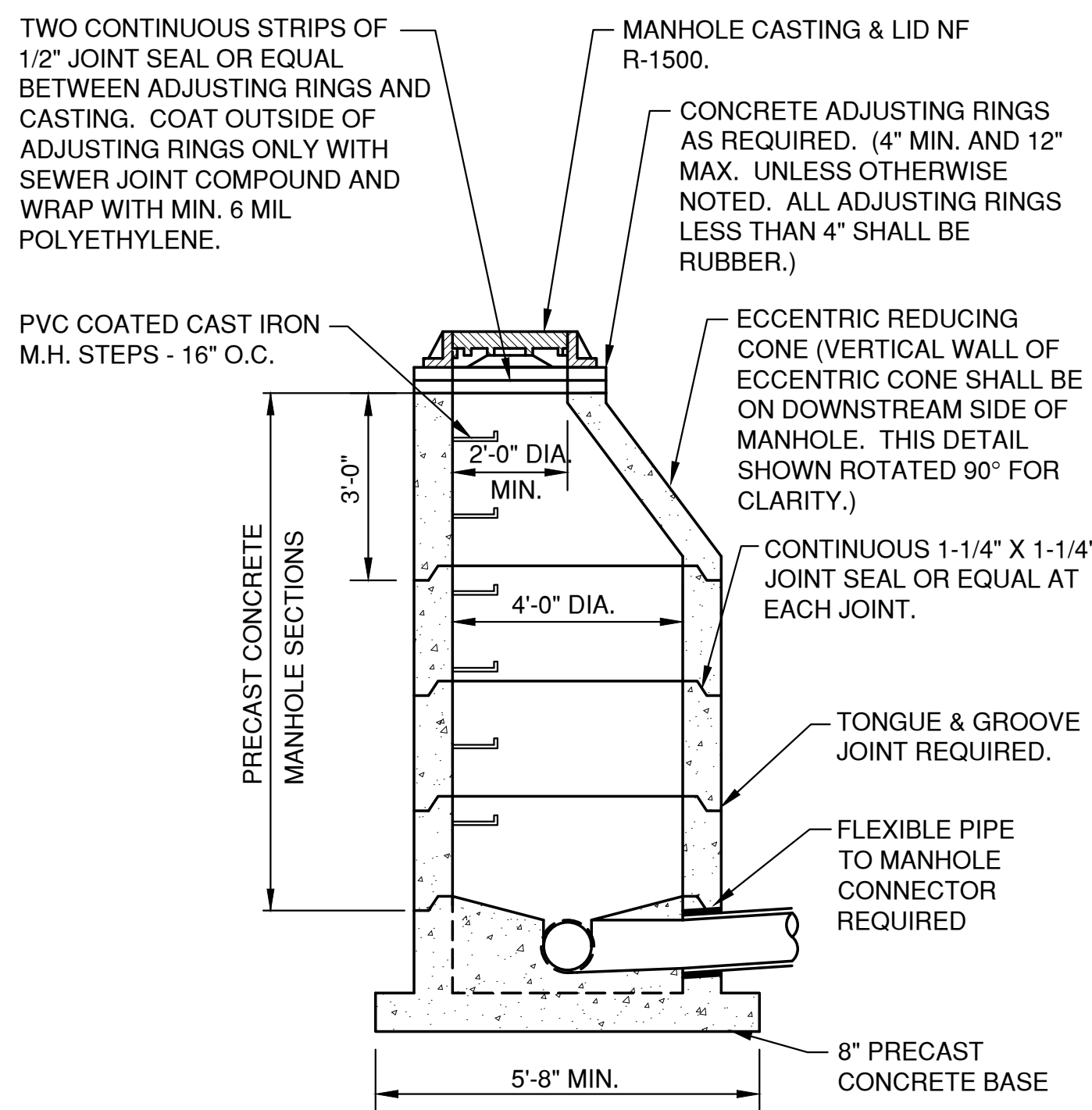
LAYOUT: SCHEMATIC
File: P:\A\2019\4329\020.dwg
Plot Date: Feb 12, 2019 11:42am

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

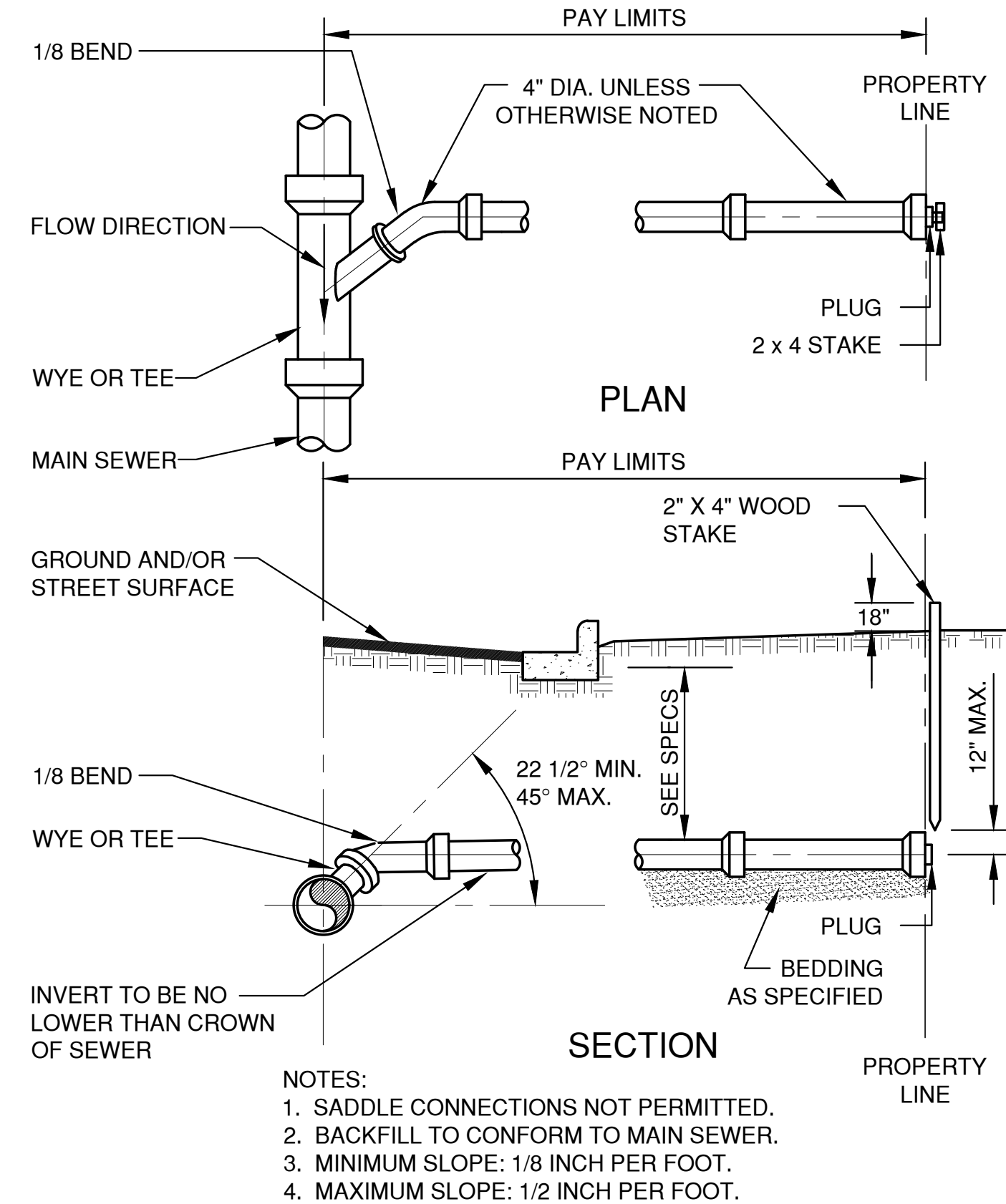
- GENERAL NOTES
- ① DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
 - ② WELDED STEEL WIRE FABRIC SHALL BE IN ACCORDANCE WITH AASHTO SPECIFICATION M55.
 - ③ JOINTS SHALL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



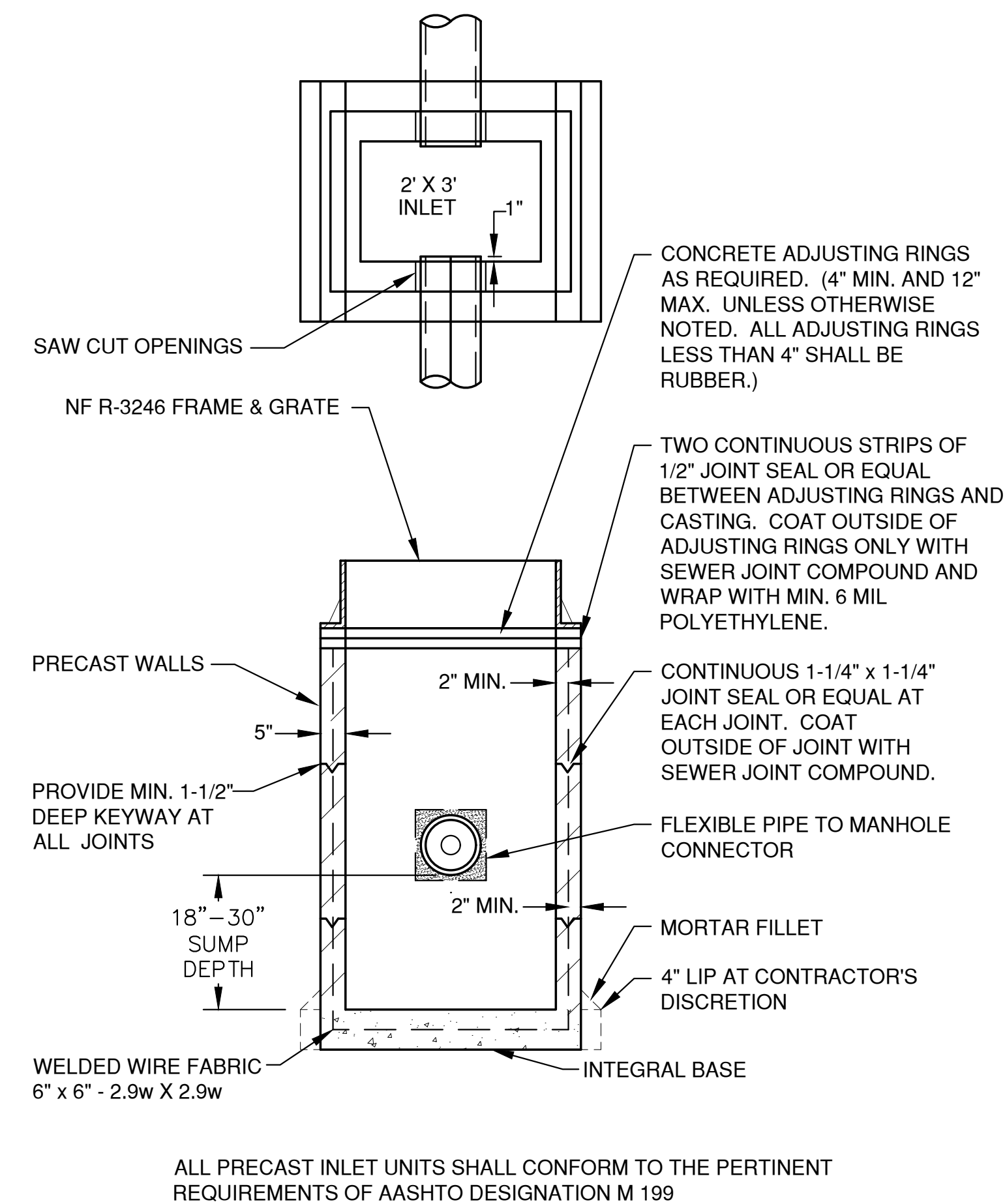
MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)



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



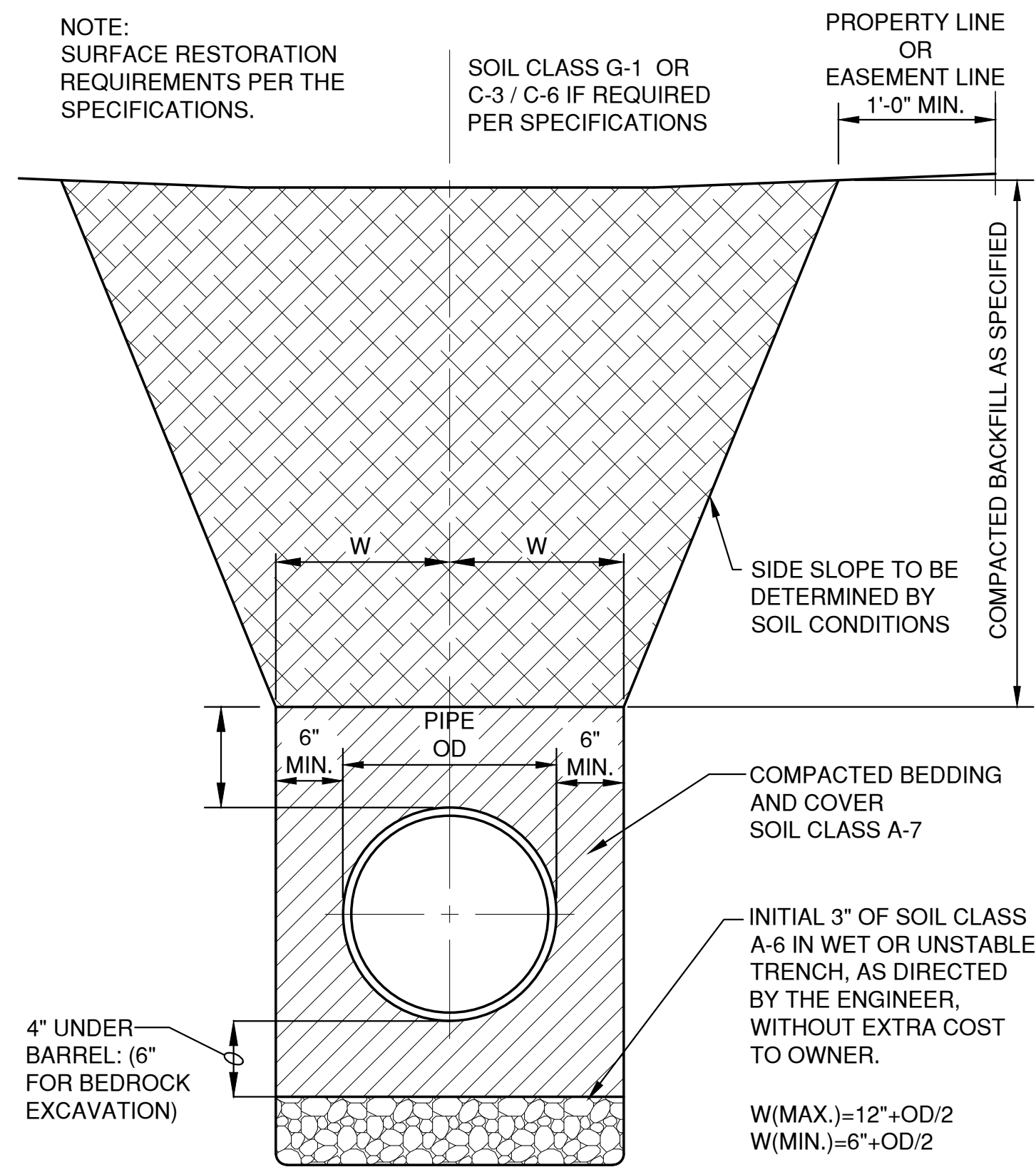
STANDARD SERVICE LATERAL



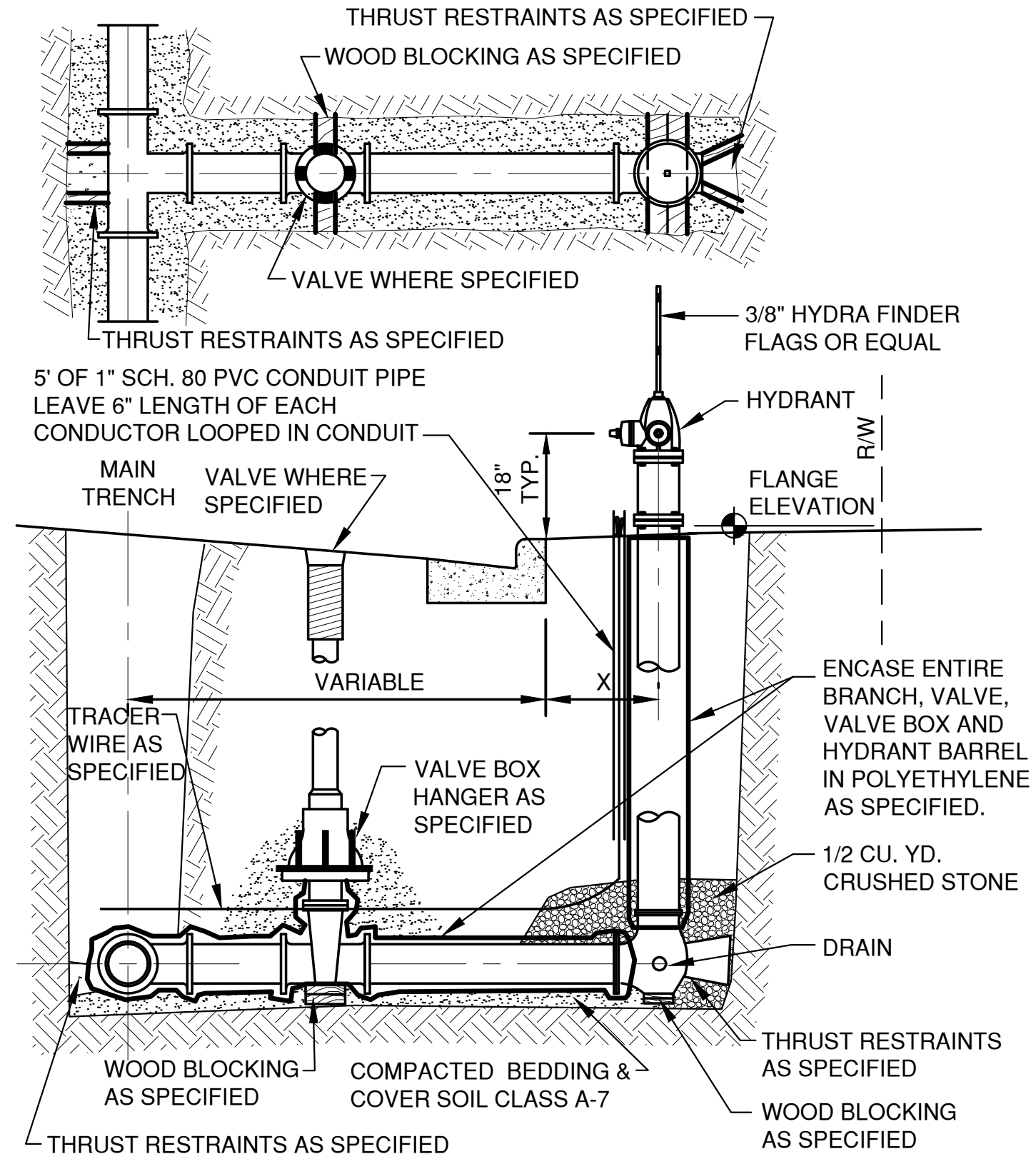
TYPE 'B' STORM INLET

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Plot Date: Feb 12, 2019 11:10:50am
LAYOUT: DETAILS (1)

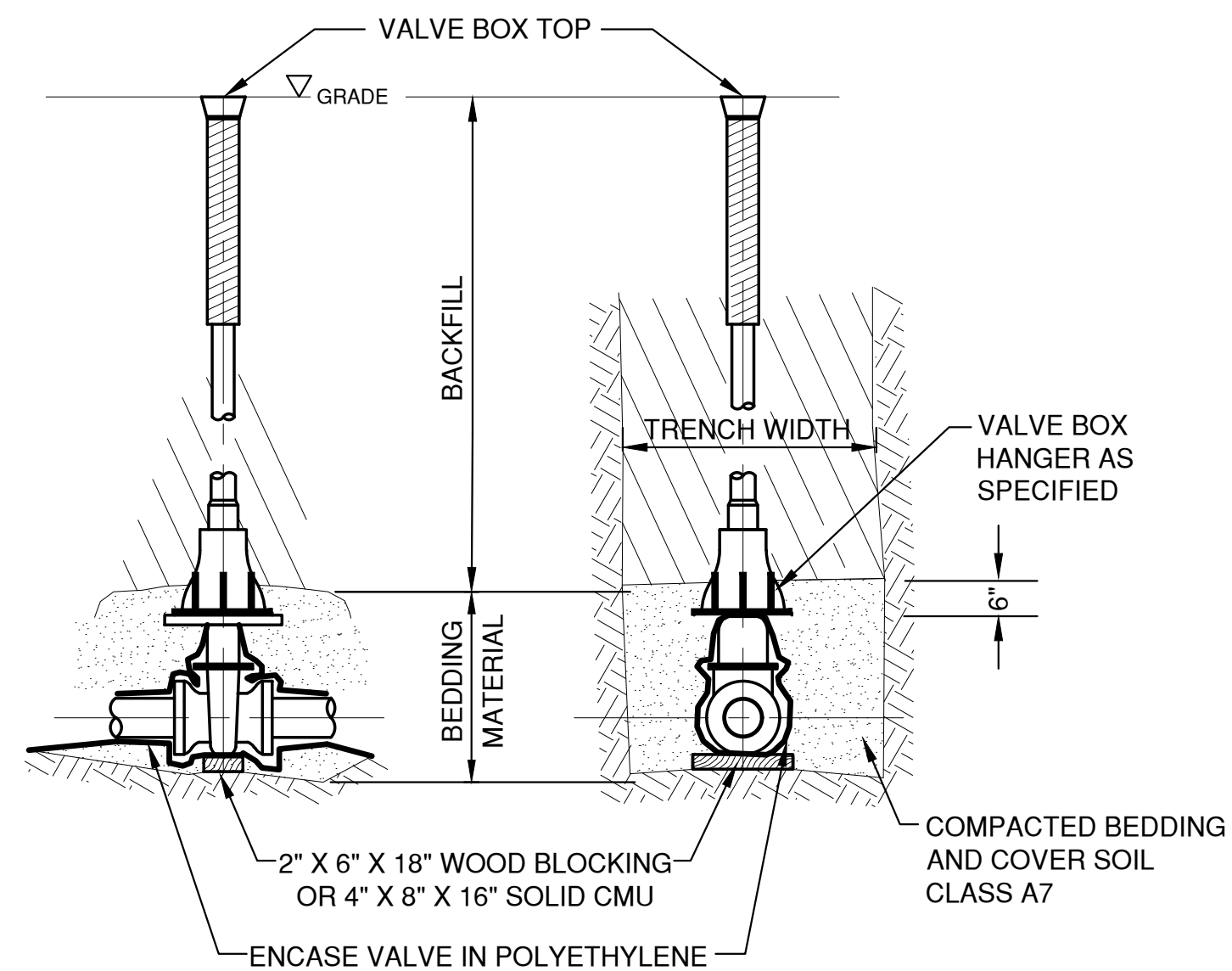
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	TRANQUIL TRAILS FOR LEXINGTON HOMES CITY OF DE PERE BROWN COUNTY, WISCONSIN	MISCELLANEOUS DETAILS	DATE 02/2019 FILE DETAILS JOB NO. 4329102	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE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



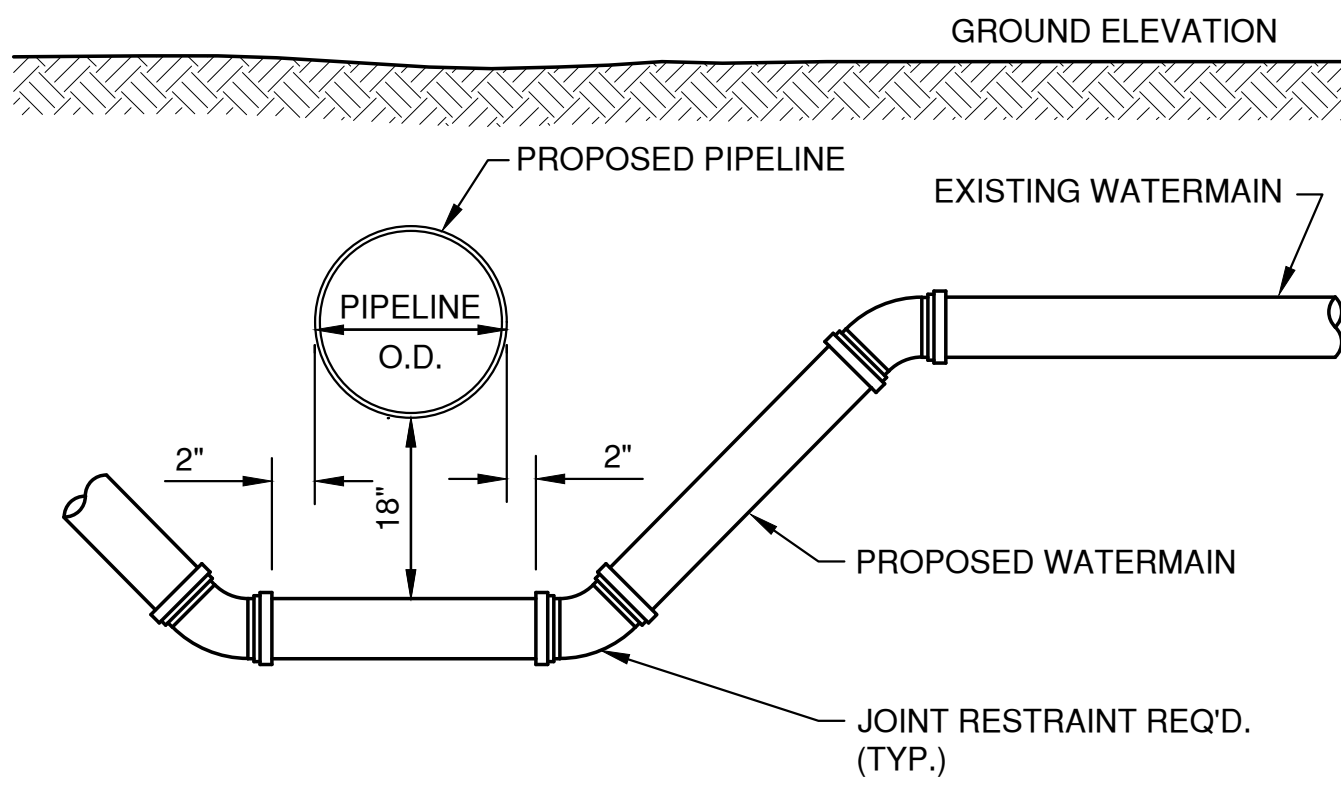
HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



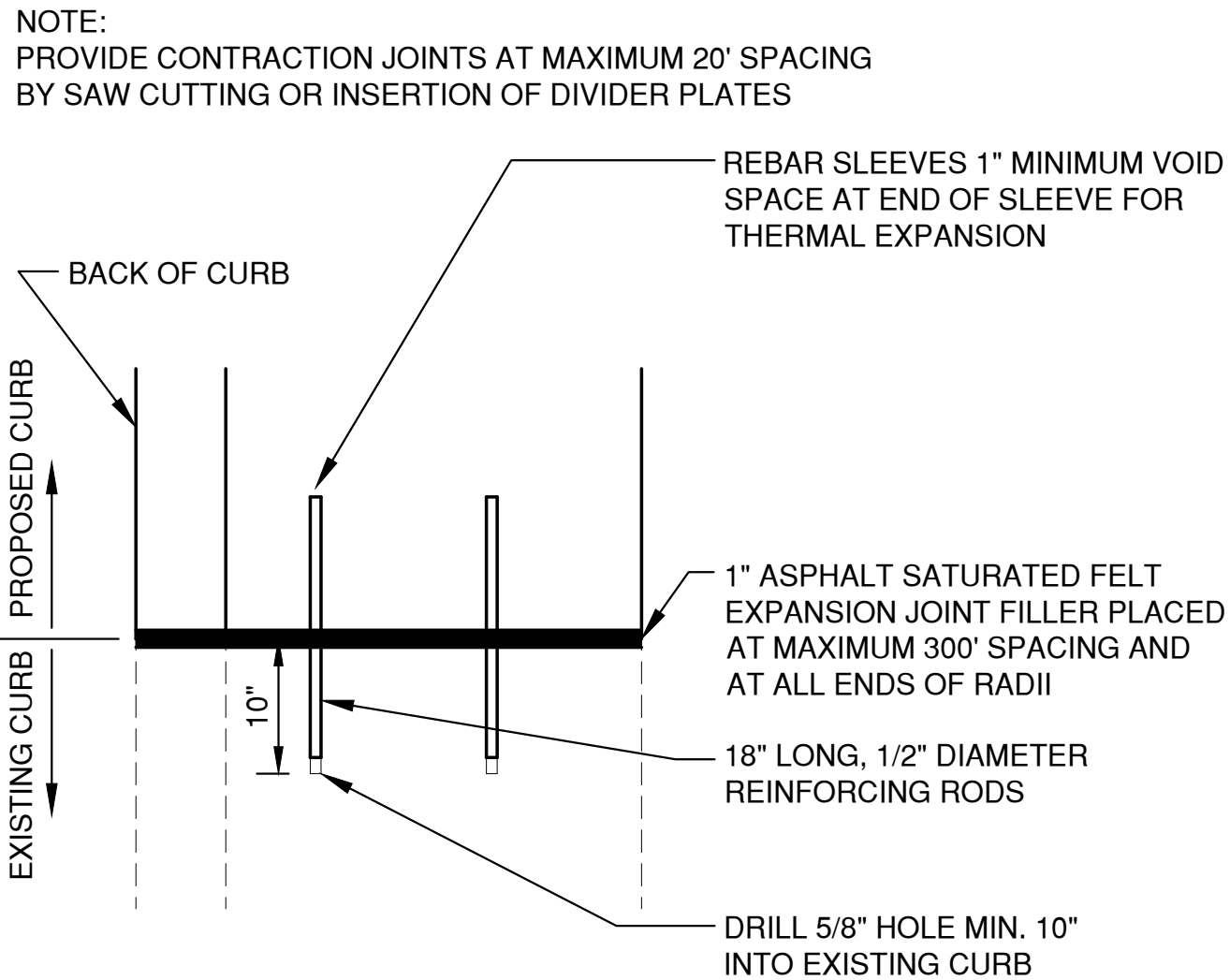
STANDARD HYDRANT SETTING CURB SECTION



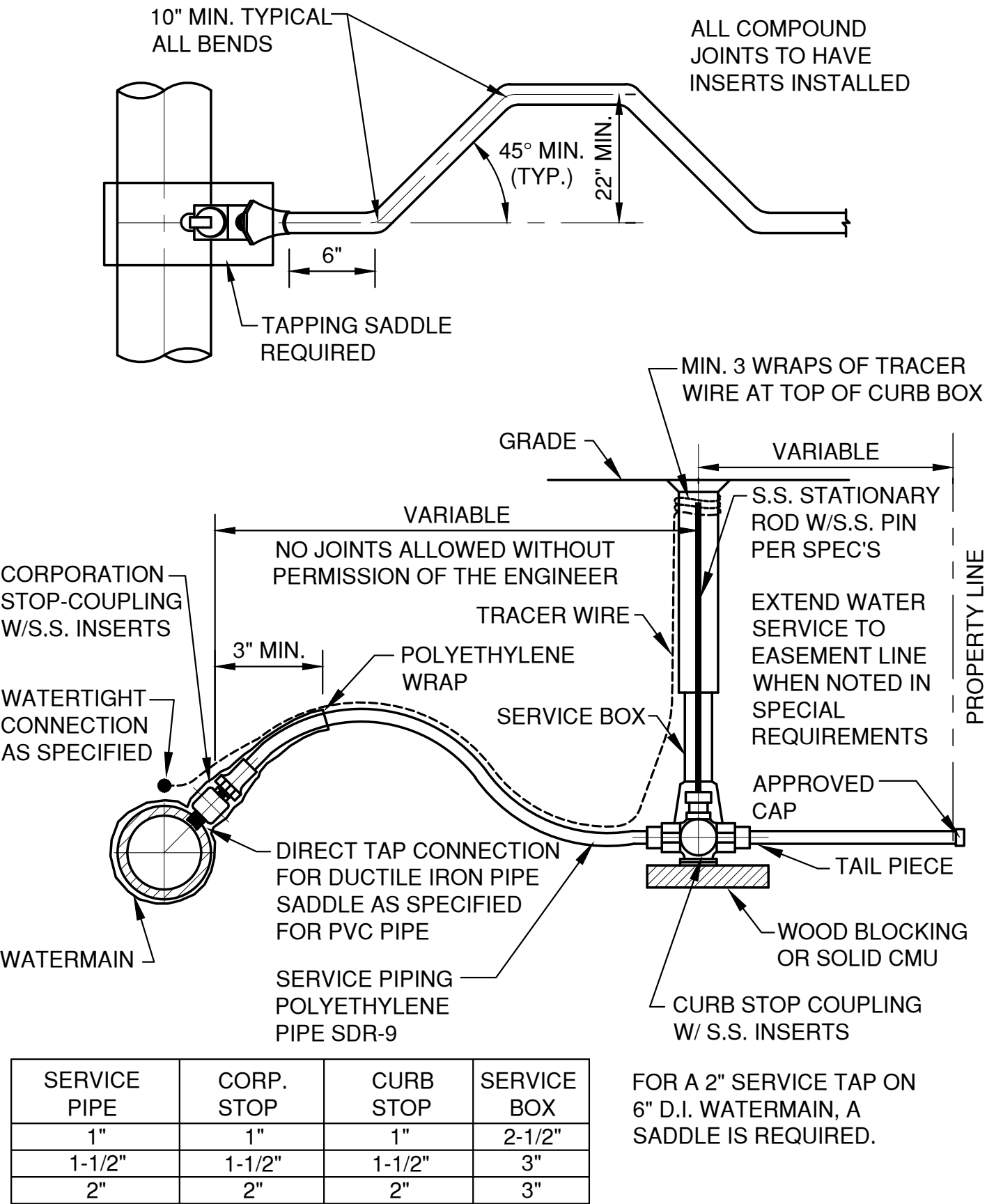
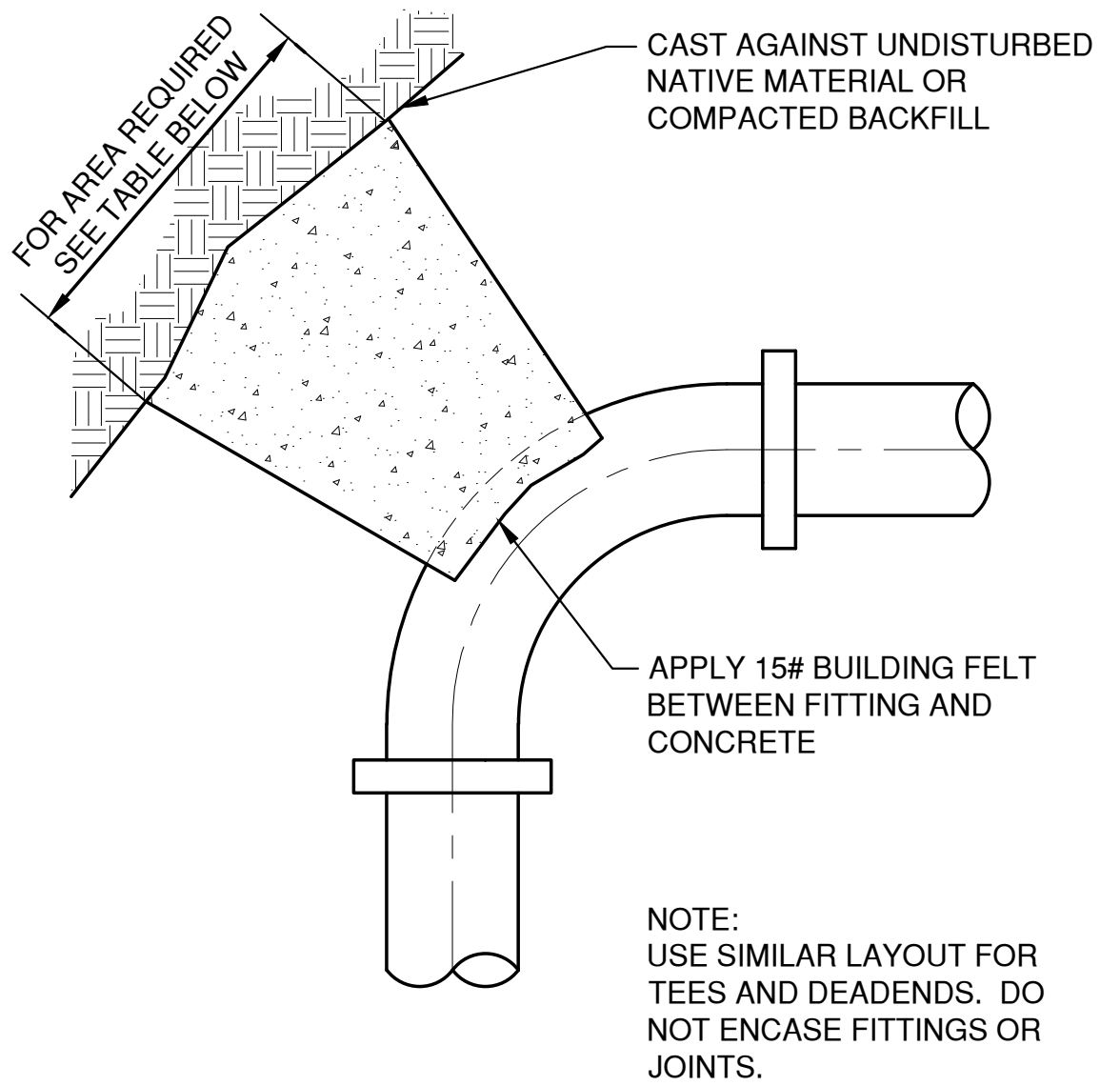
SIDE VIEW FRONT VIEW
VALVE BOX SETTING



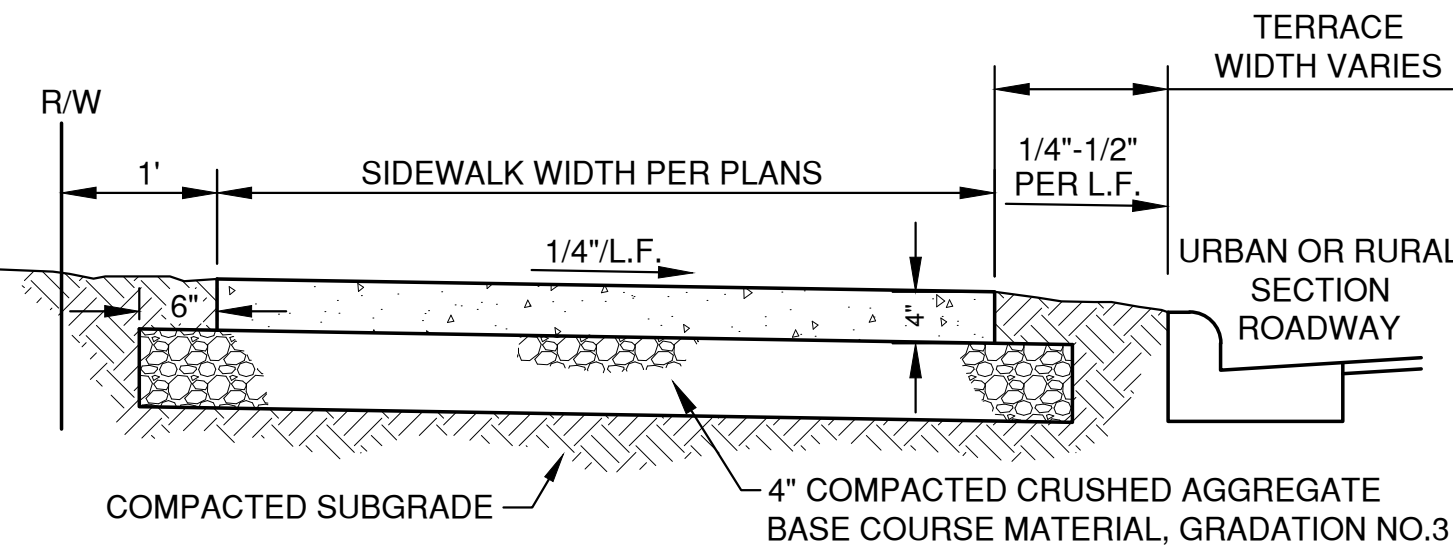
DETAIL FOR WATERMAIN OFFSET



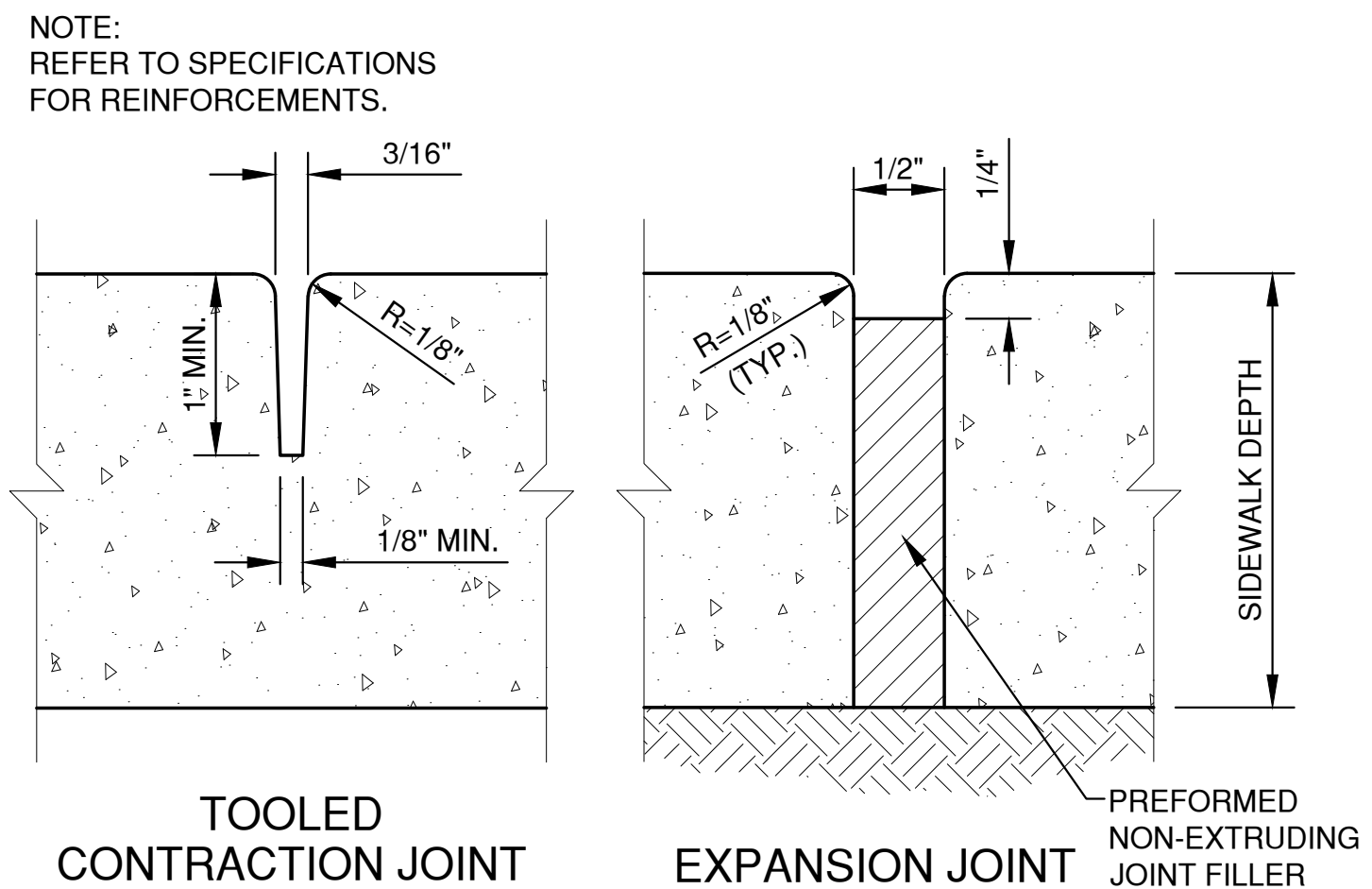
CURB TIE-IN DETAIL (PROPOSED TO EXISTING)



TAP SERVICE PIPING (POLYETHYLENE)

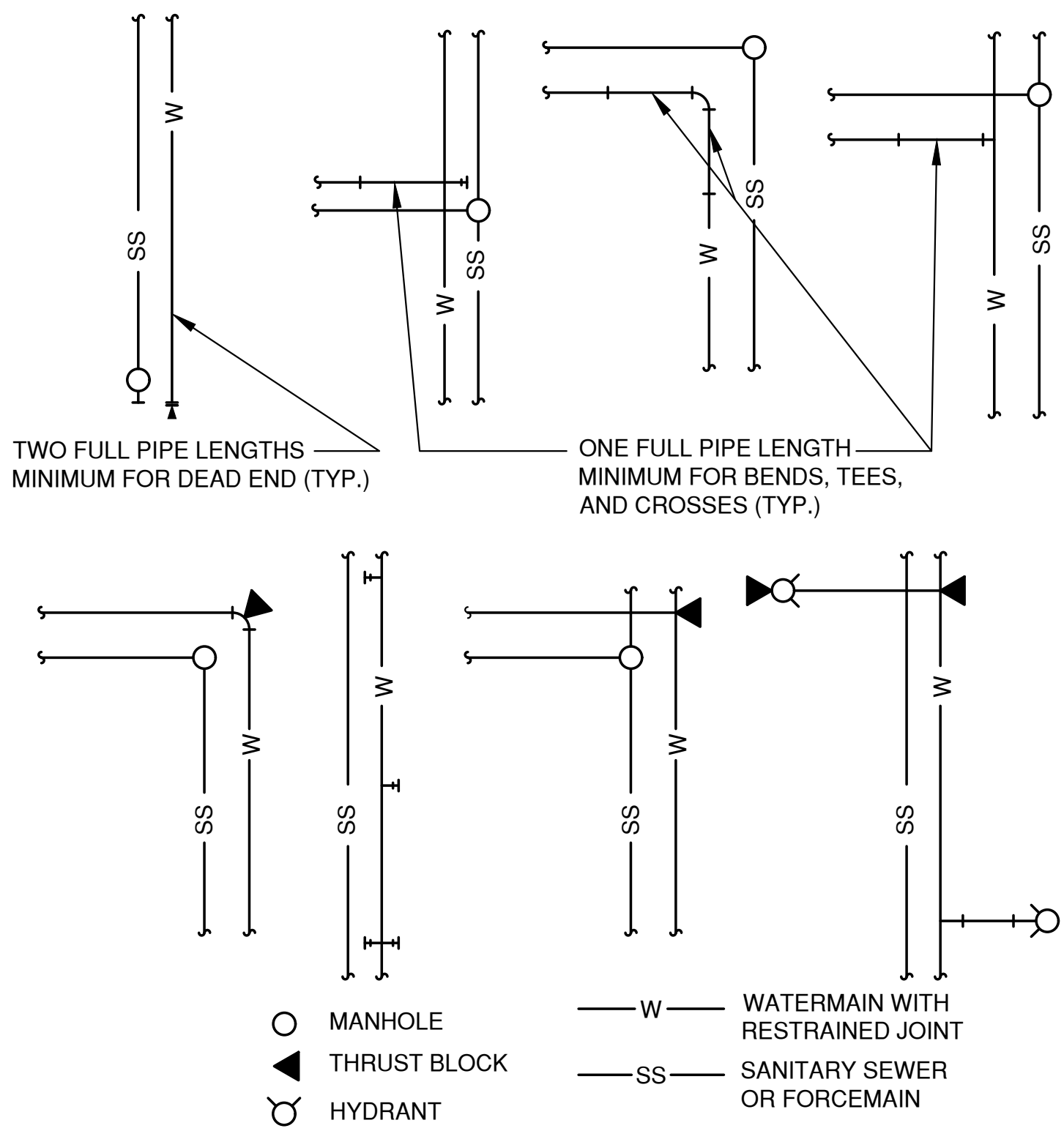


TYPICAL SECTION



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

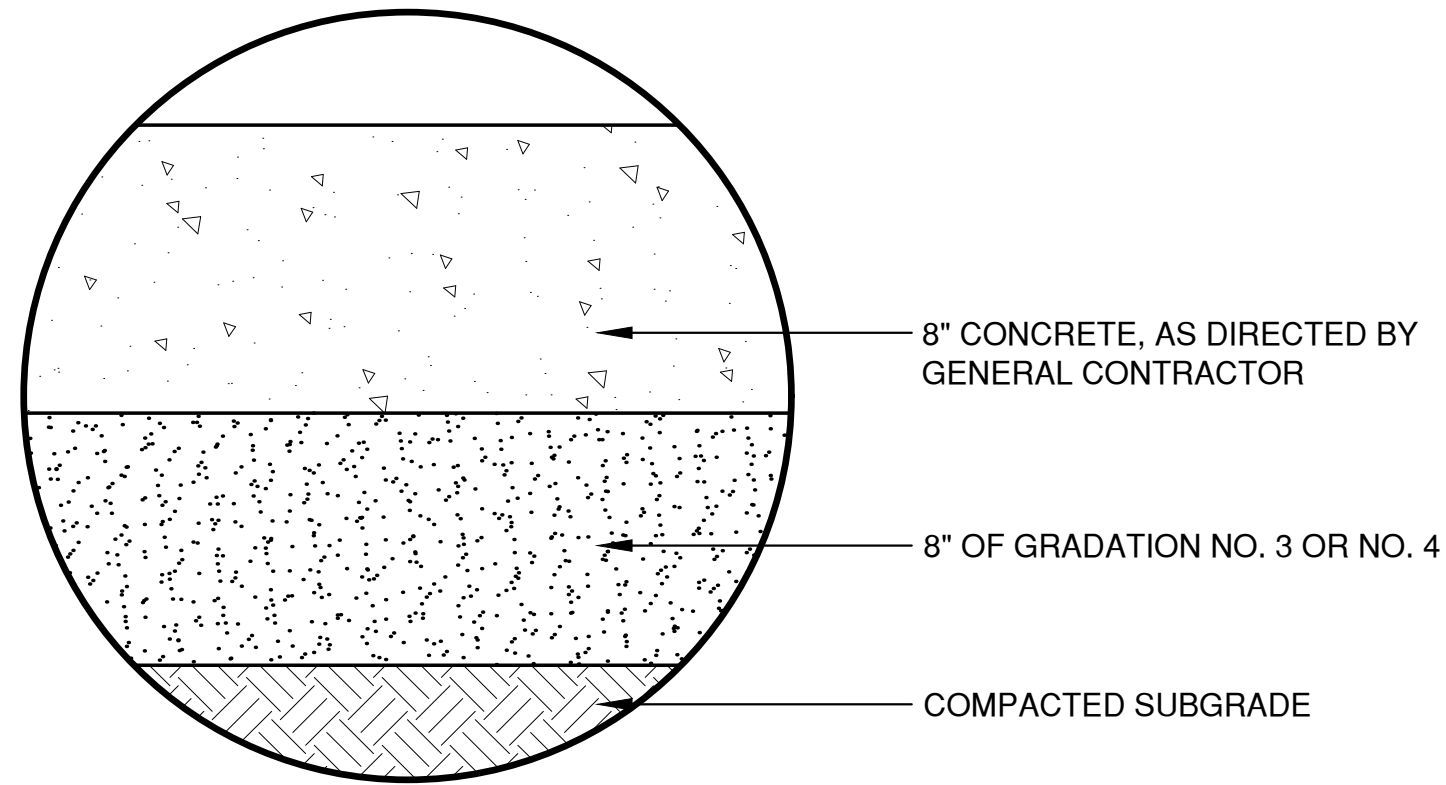
SIDEWALK DETAIL



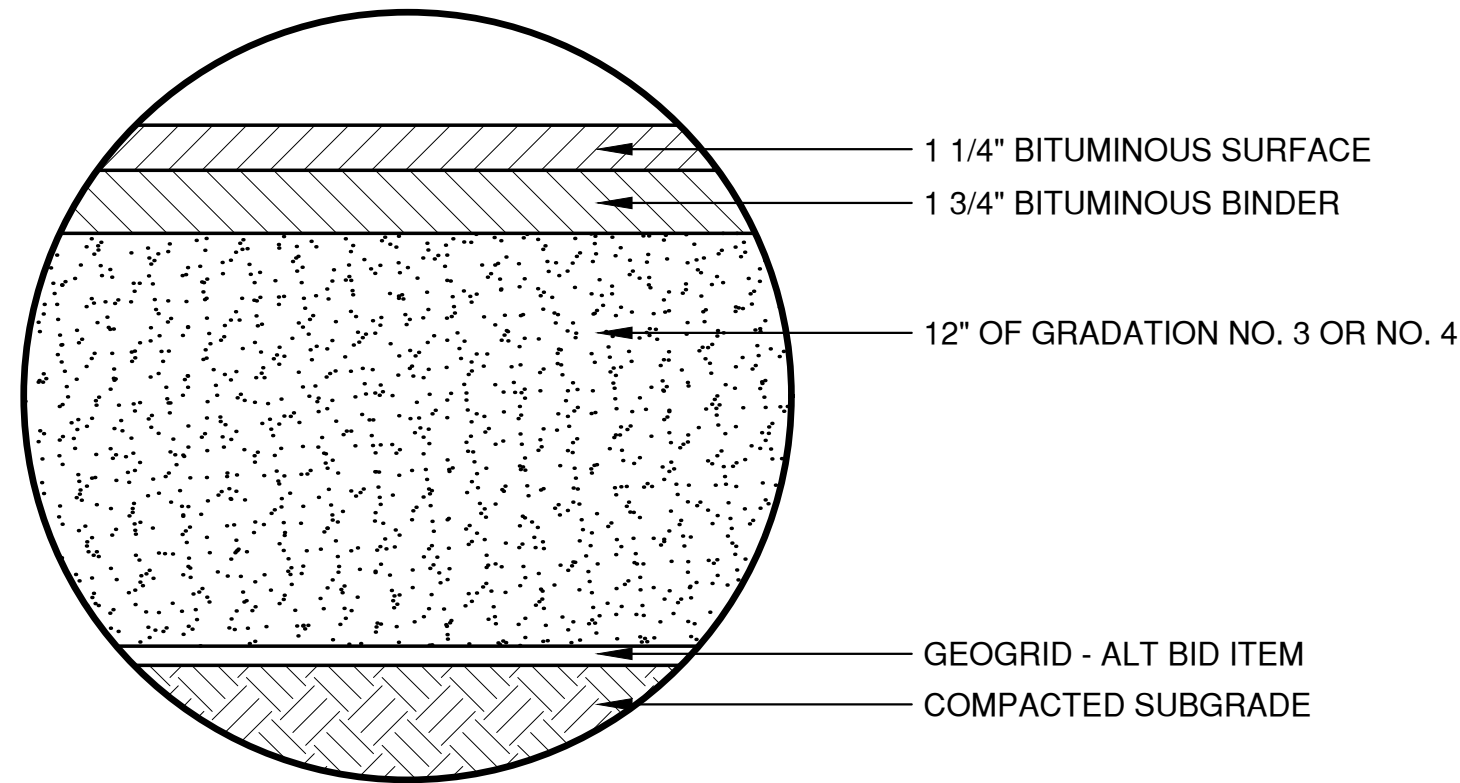
TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION

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

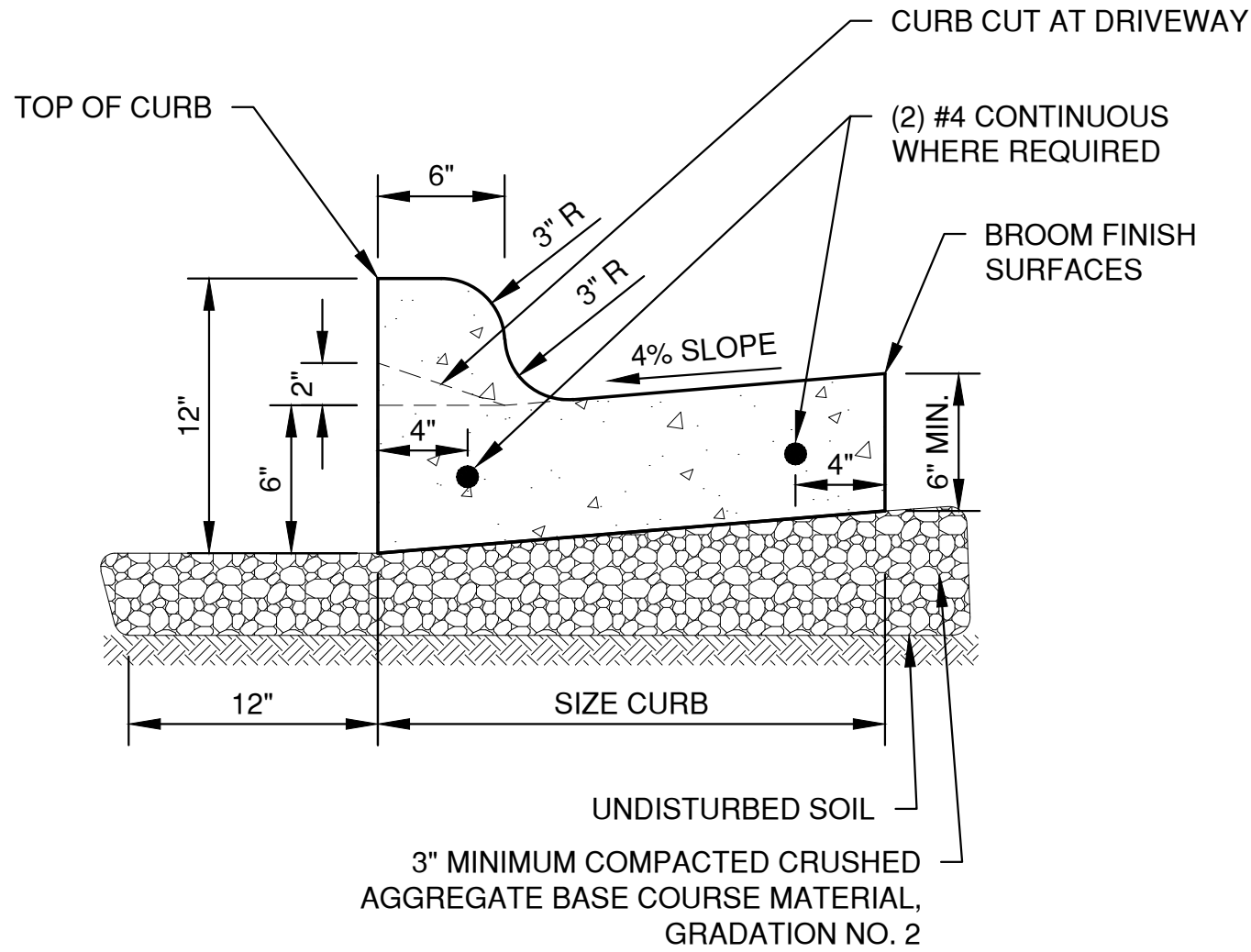
TYPICAL THRUST BLOCK



CONCRETE PAVEMENT

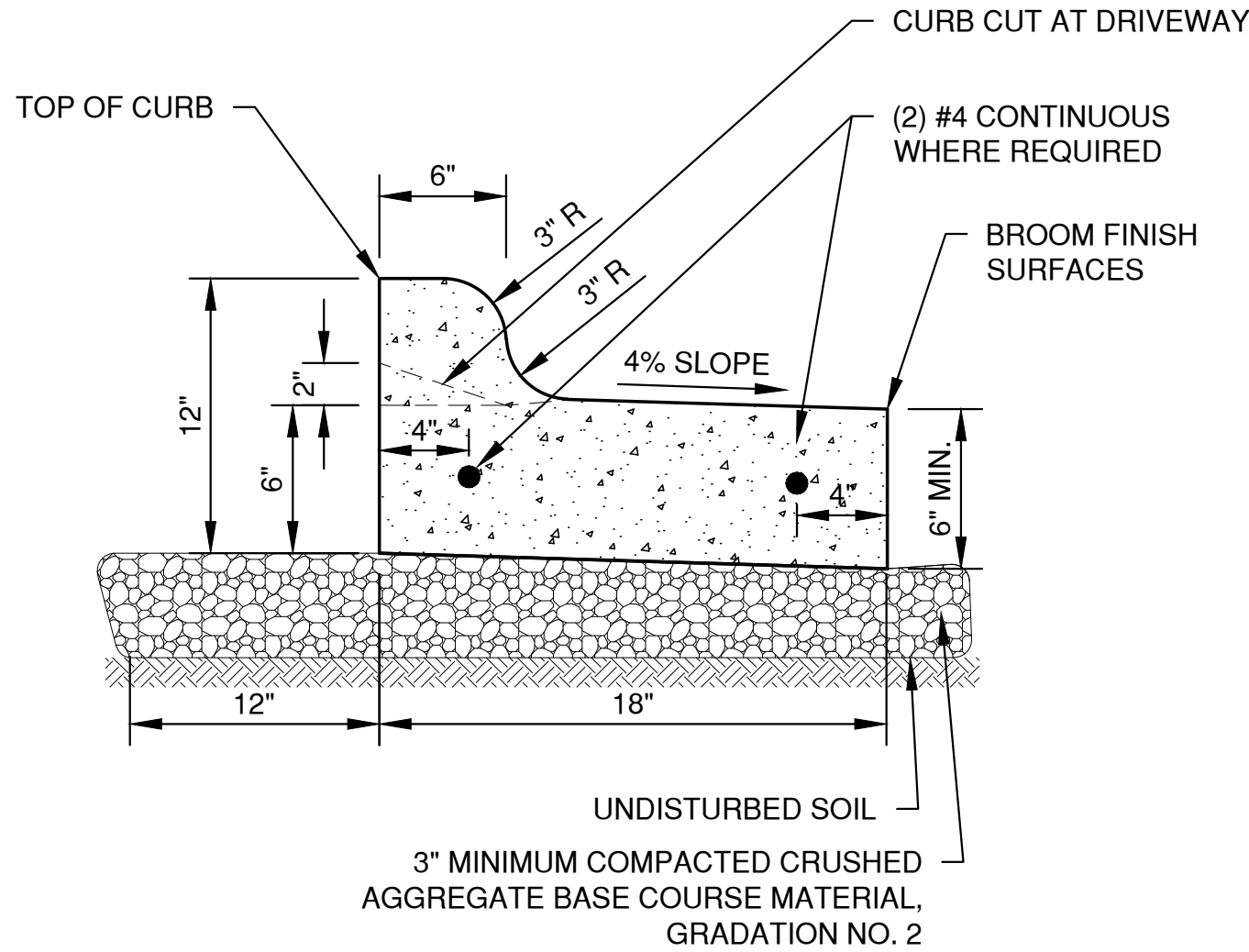


LIGHT DUTY ASPHALT PAVEMENT



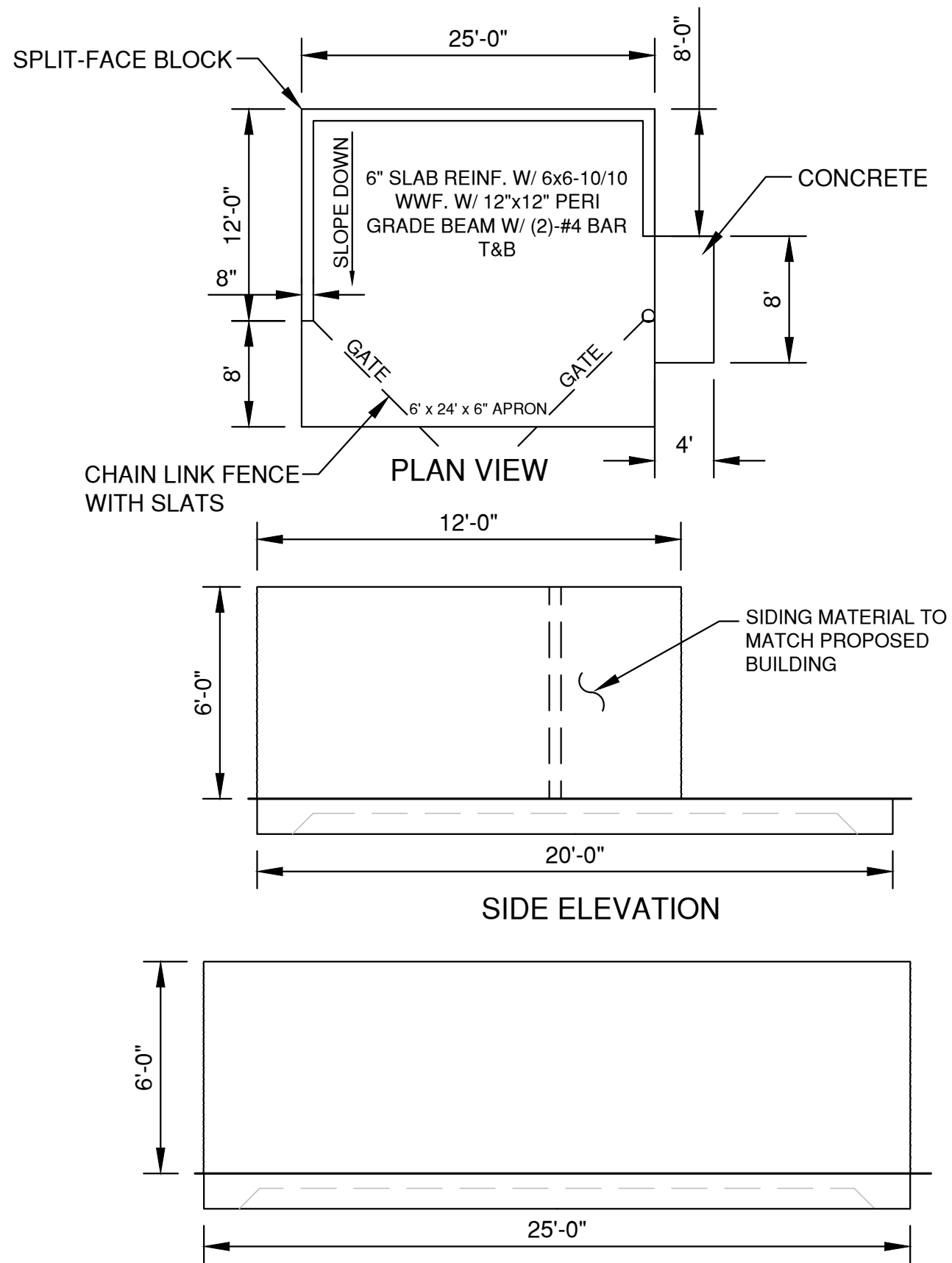
- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #5 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING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

STANDARD CURB AND GUTTER

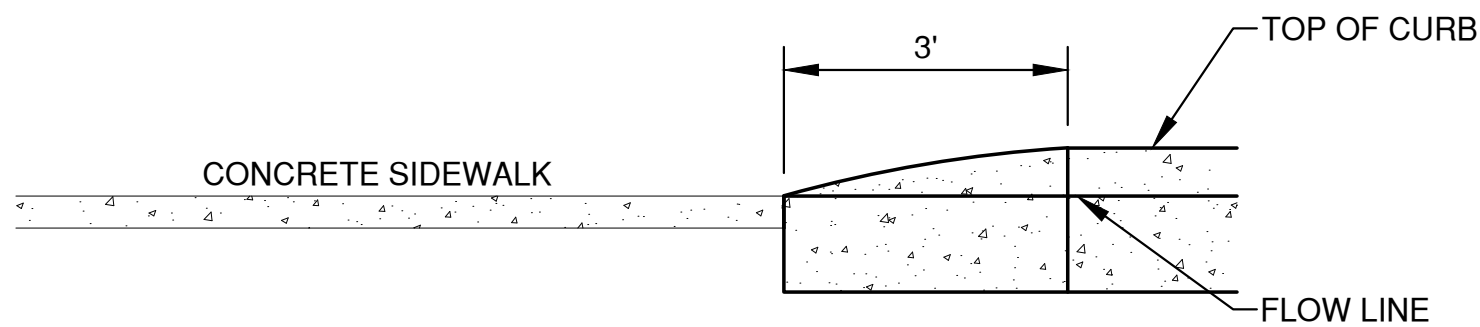


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #5 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING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

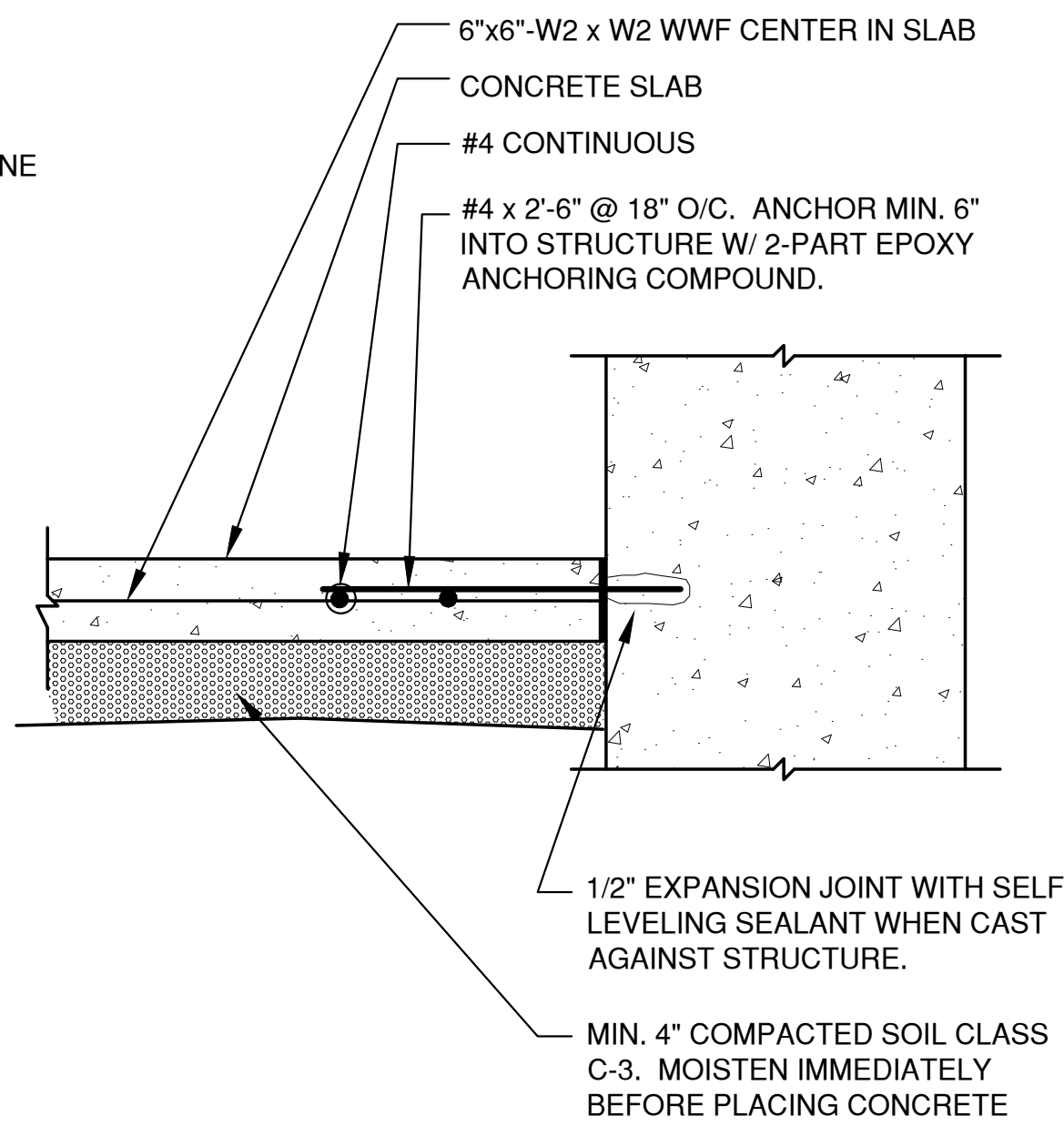
SHEDDING CURB AND GUTTER



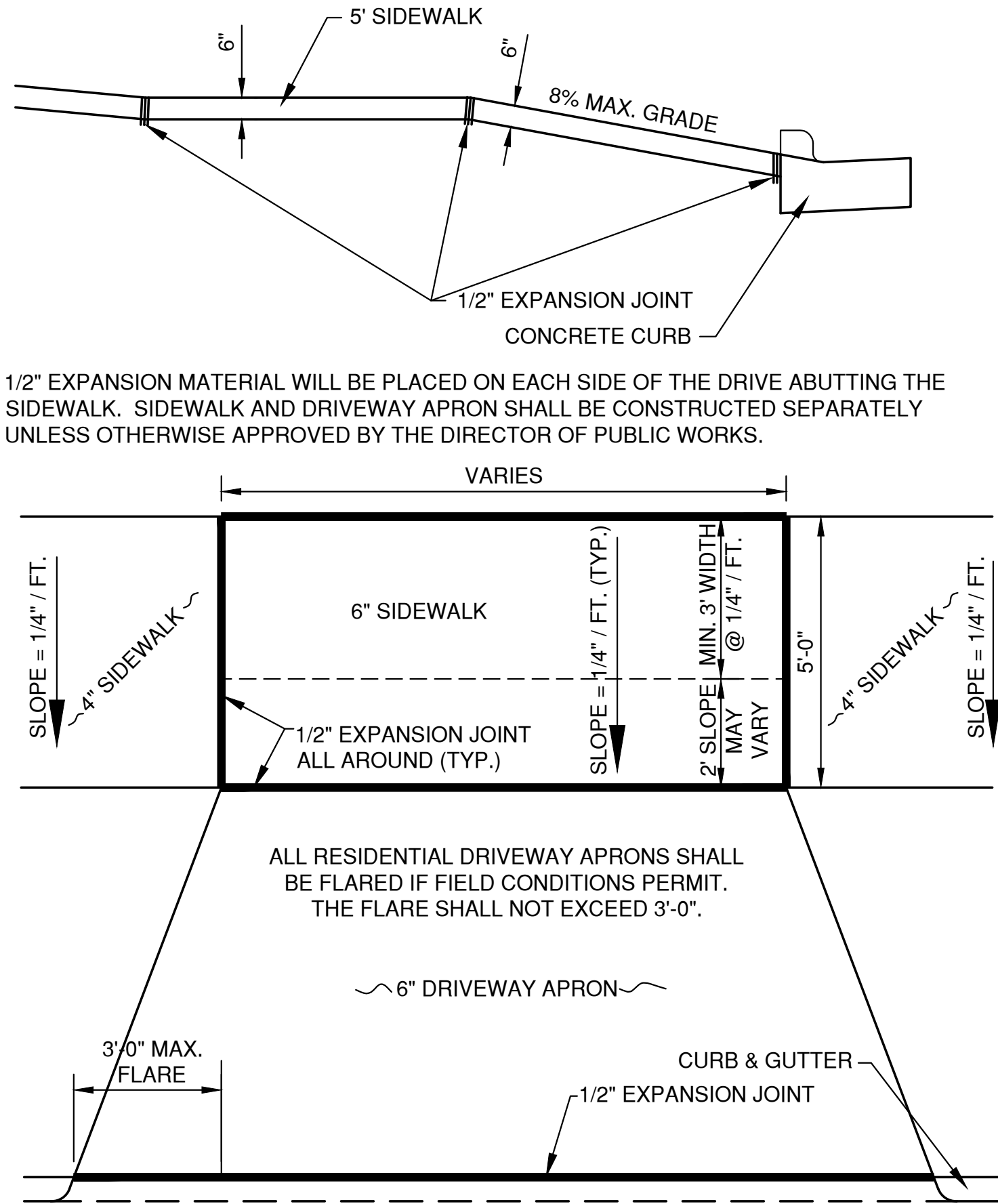
TRASH ENCLOSURE DETAIL



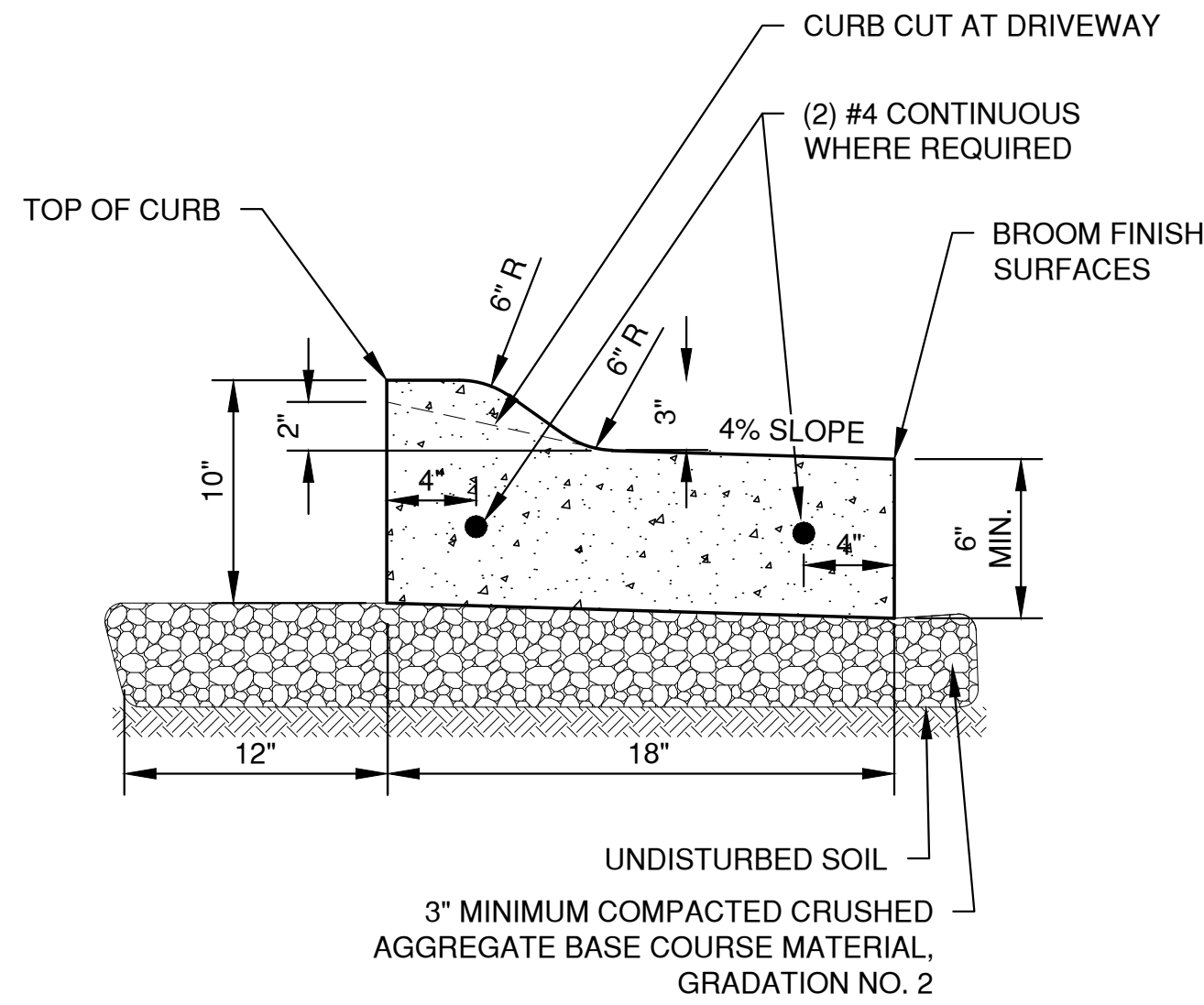
CURB TAPER DETAIL



TYPICAL SIDEWALK ADJACENT TO STRUCTURE



DRIVEWAY APRON DETAIL



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

MOUNTABLE SHEDDING CURB AND GUTTER

File: P:\A\2019\A129\A1291020.dwg Details.dwg
Plot Date: Feb 12, 2019 11:10:52am
LAYOUT: DETAILS (3)

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

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

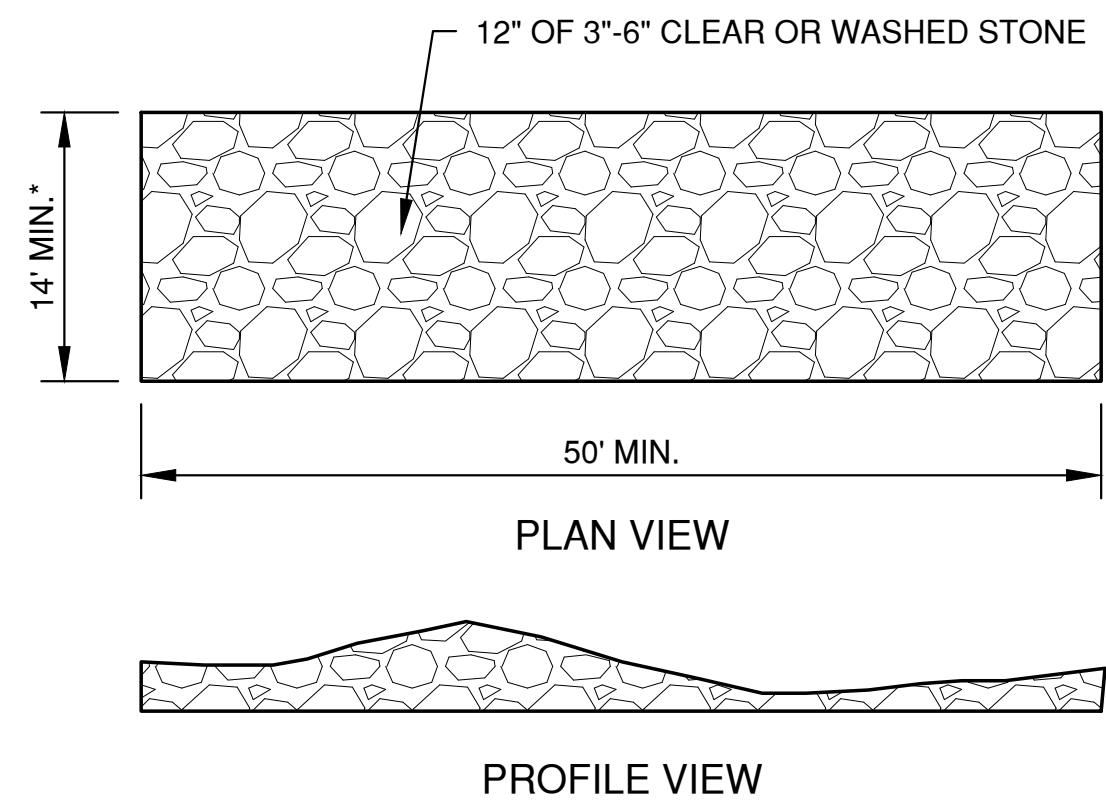
MISCELLANEOUS DETAILS

DATE	02/20/19
FILE	DETAILS
JOB NO.	4329102



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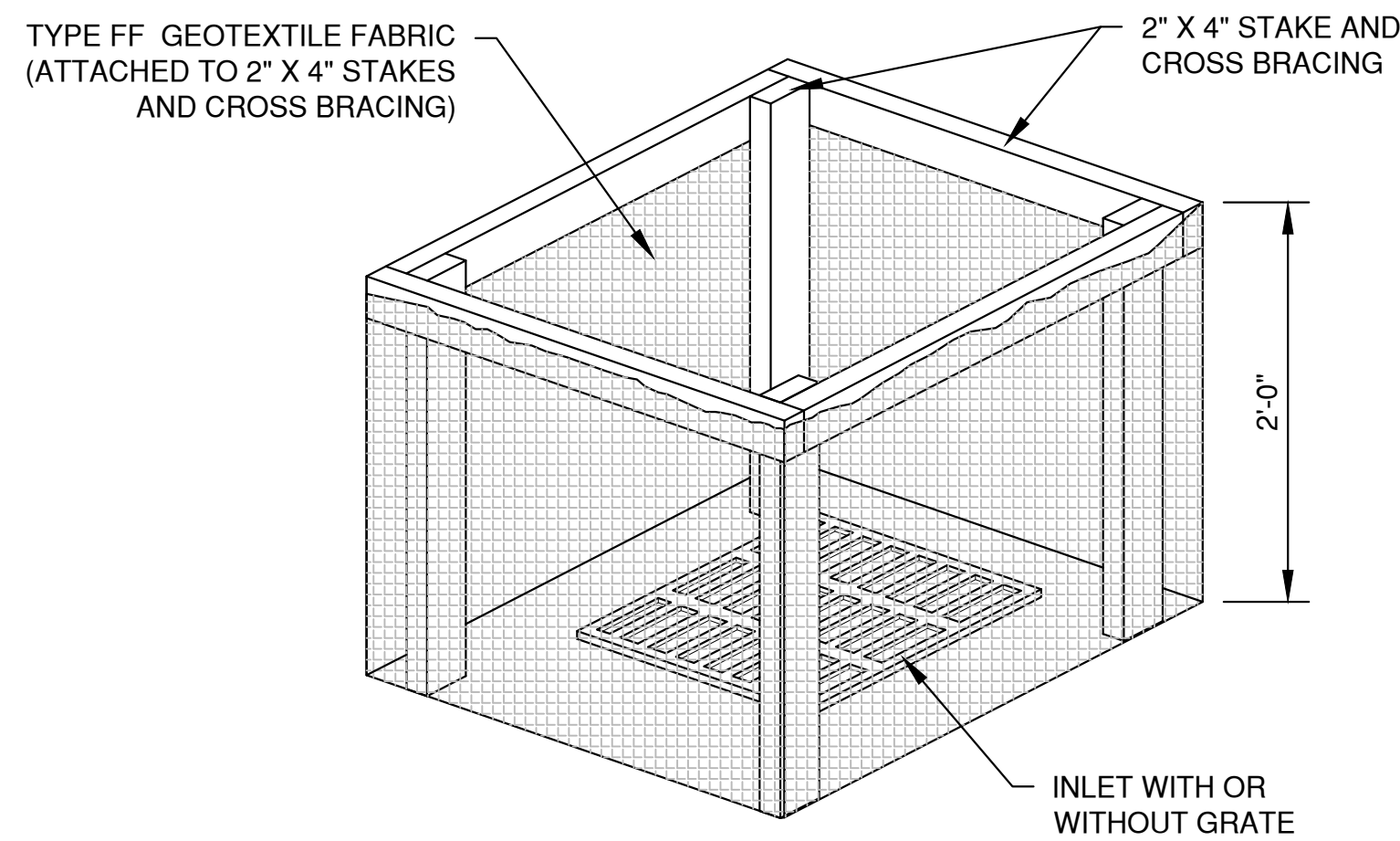
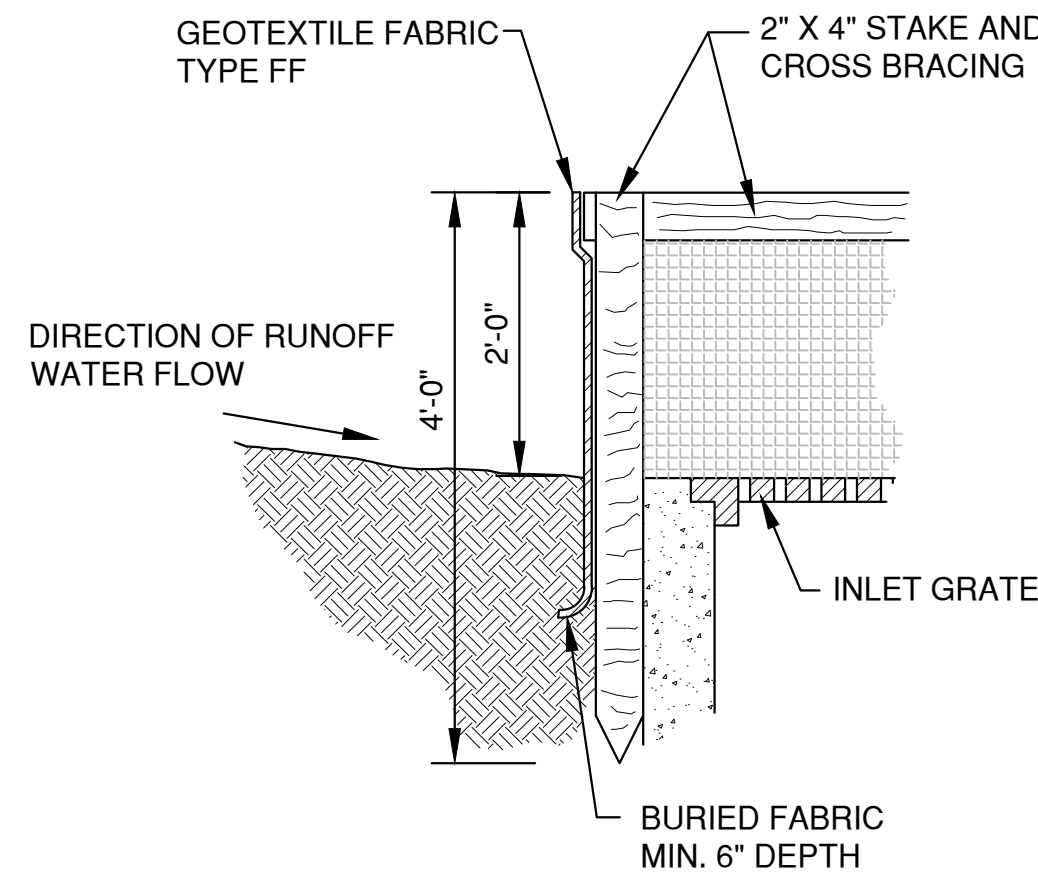
SHEET NO.
12



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

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

TRACKING PAD DETAIL
(IF APPLICABLE)



INLET PROTECTION, TYPE A

INLET PROTECTION NOTES:

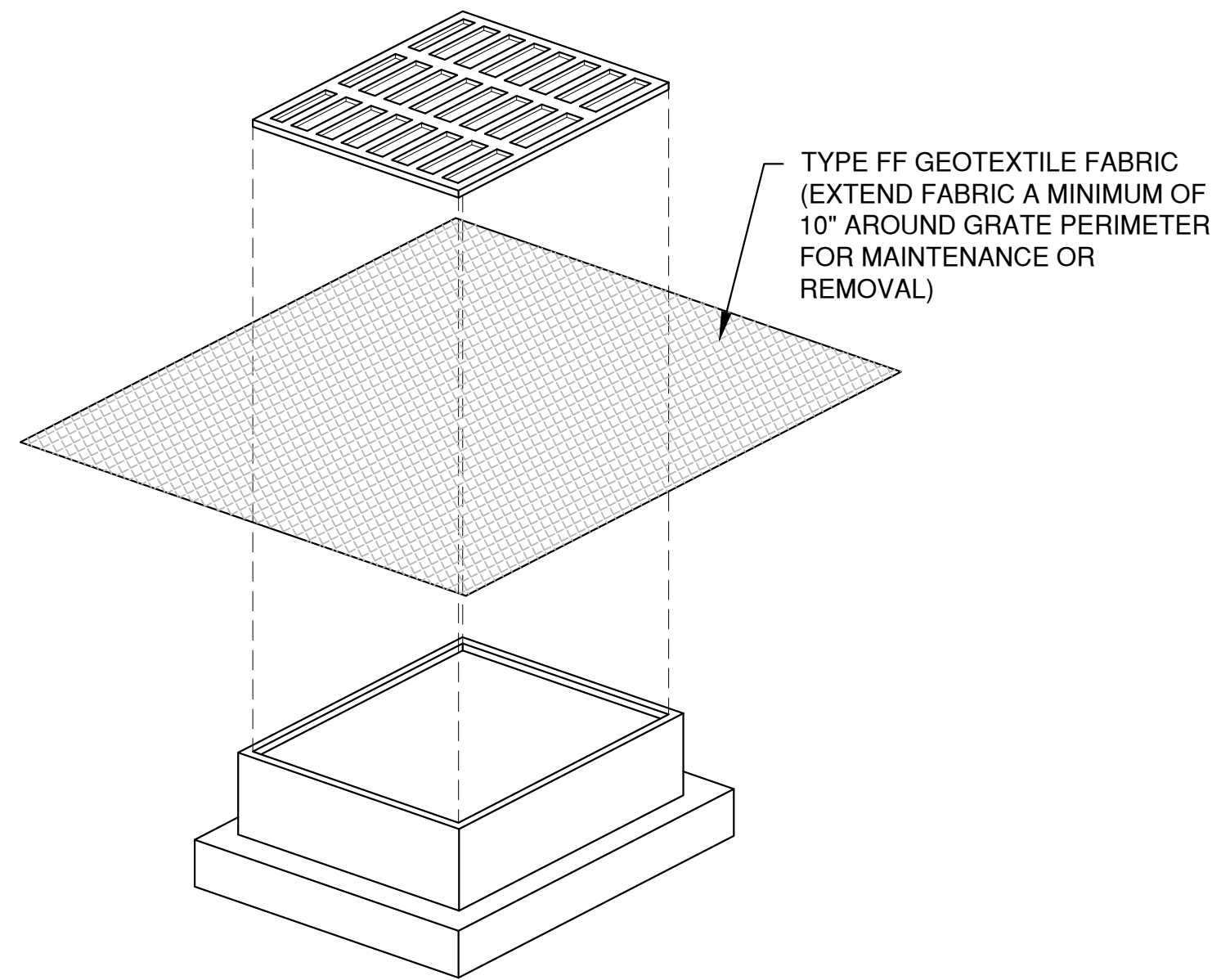
INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

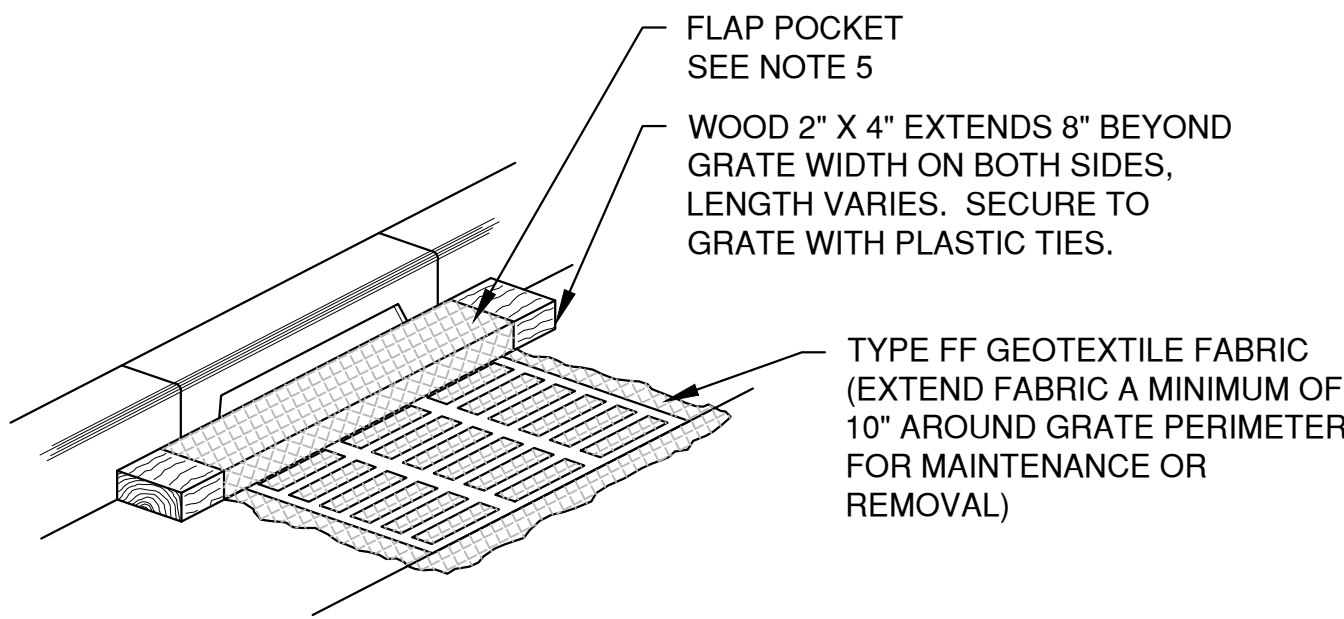
MAINTENANCE NOTES:

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



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)

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"

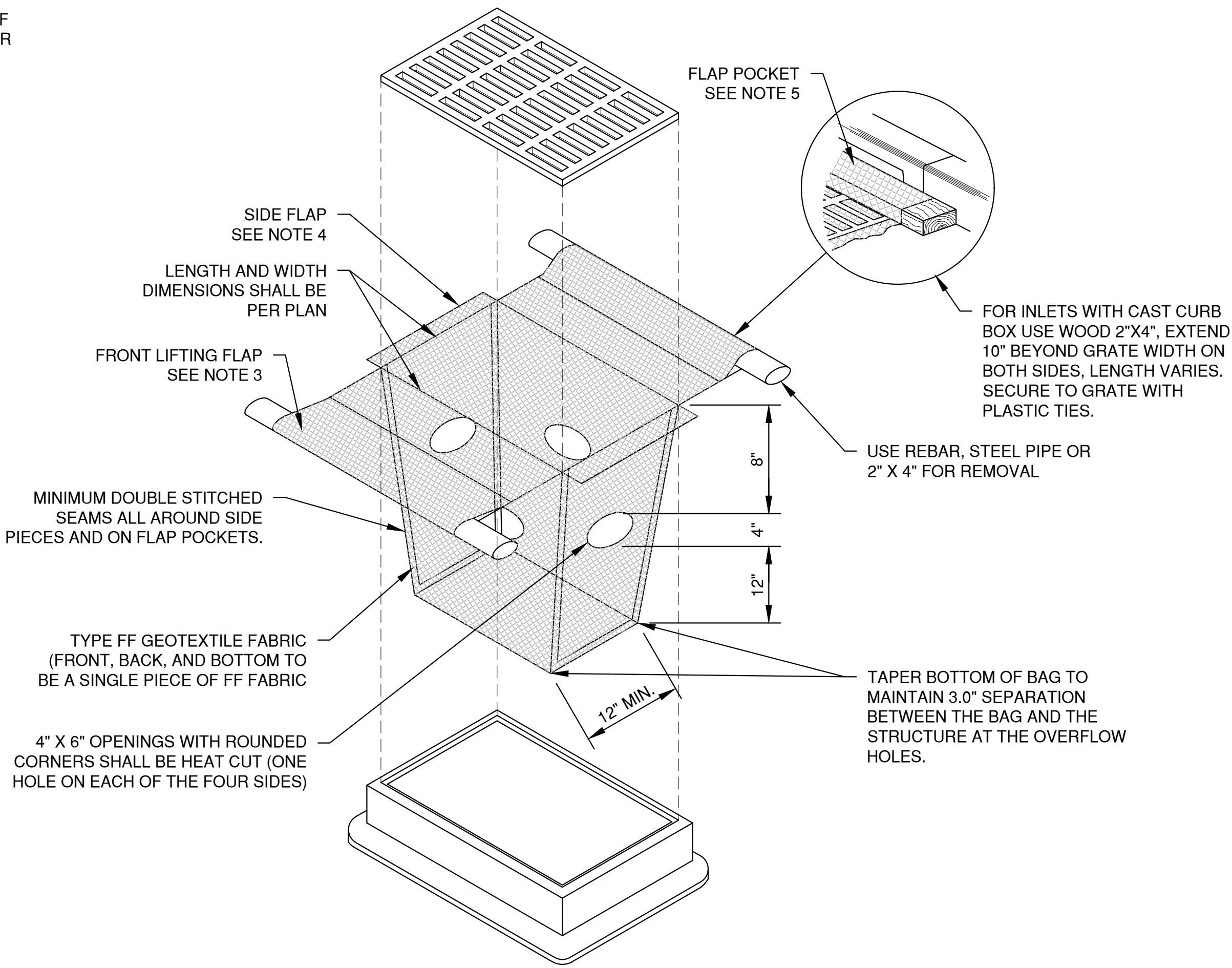
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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 D

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

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Plot Date: Feb 12, 2019 11:10:52am
LAYOUT: 1. INLET PROTECTION
LAYOUT:

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN EMK	TRANQUIL TRAILS FOR LEXINGTON HOMES CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL INLET PROTECTION TYPES A, B, C AND D AND MISCELLANEOUS DETAILS	DATE 12/2018 FILE ER_CTRB JOB NO. 4329102	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeeinc.com	SHEET NO. 13
								CHECKED JGS					
								DESIGNED BDR					

NOTES:

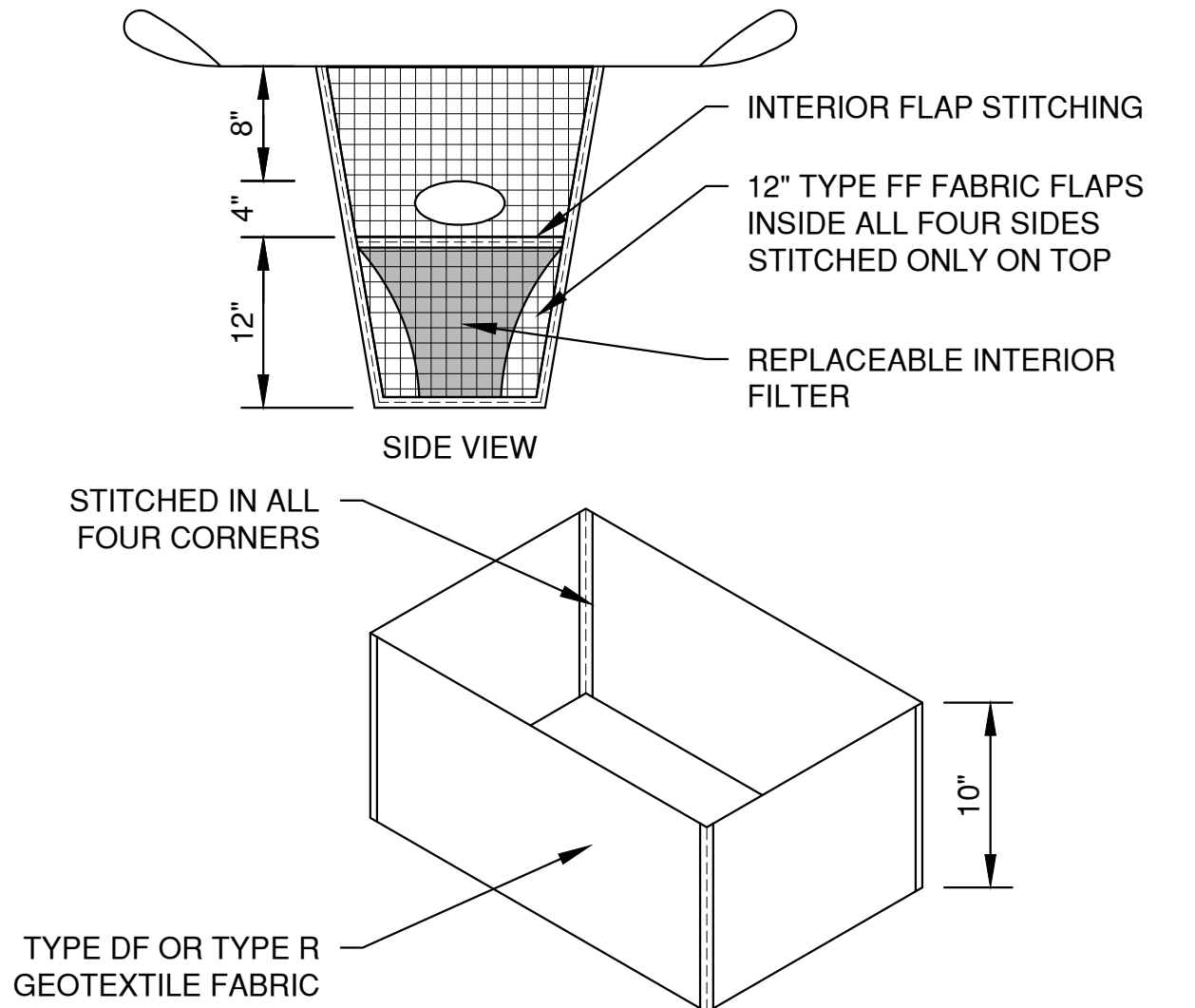
- 1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT,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

MAINTENANCE NOTES:

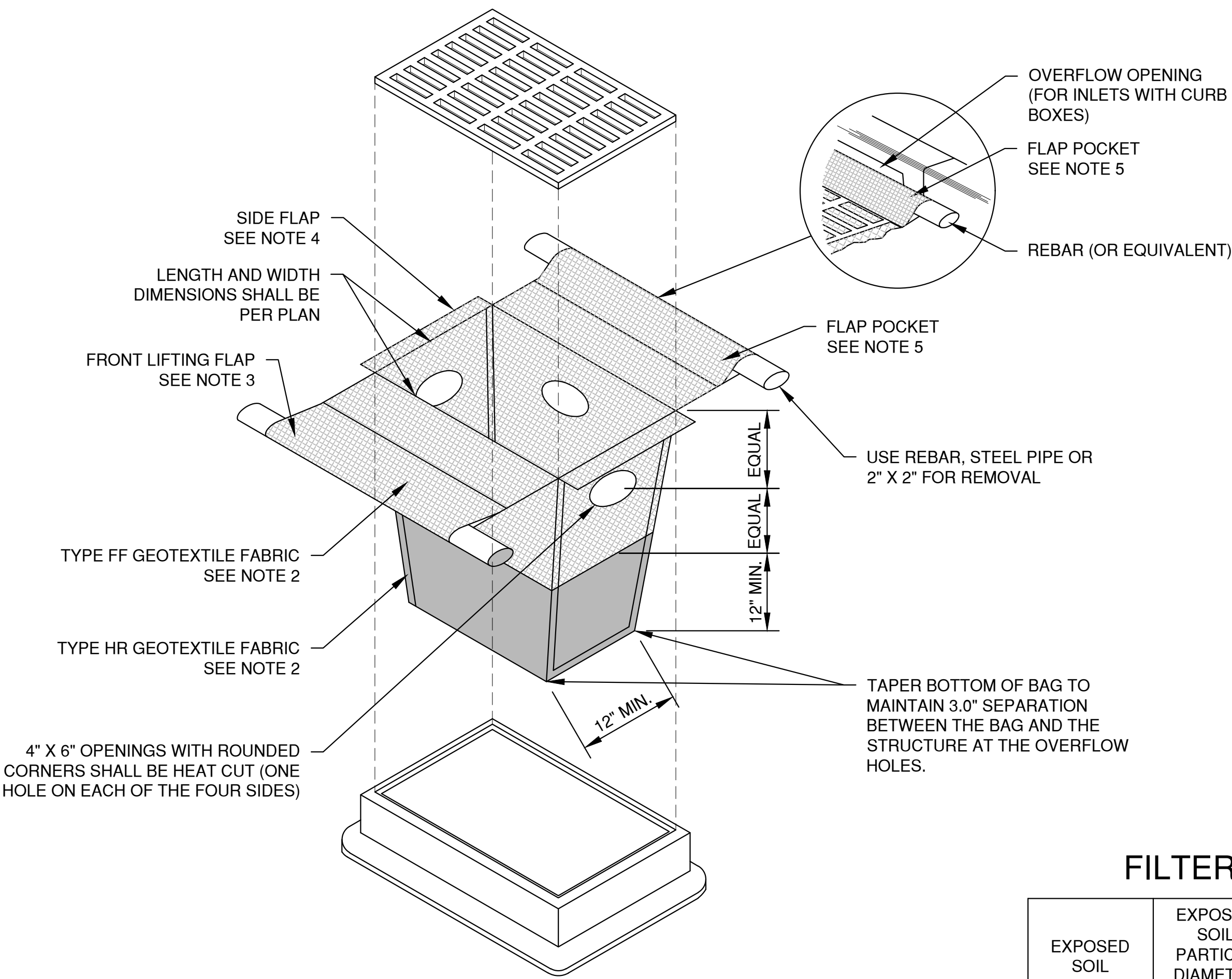
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

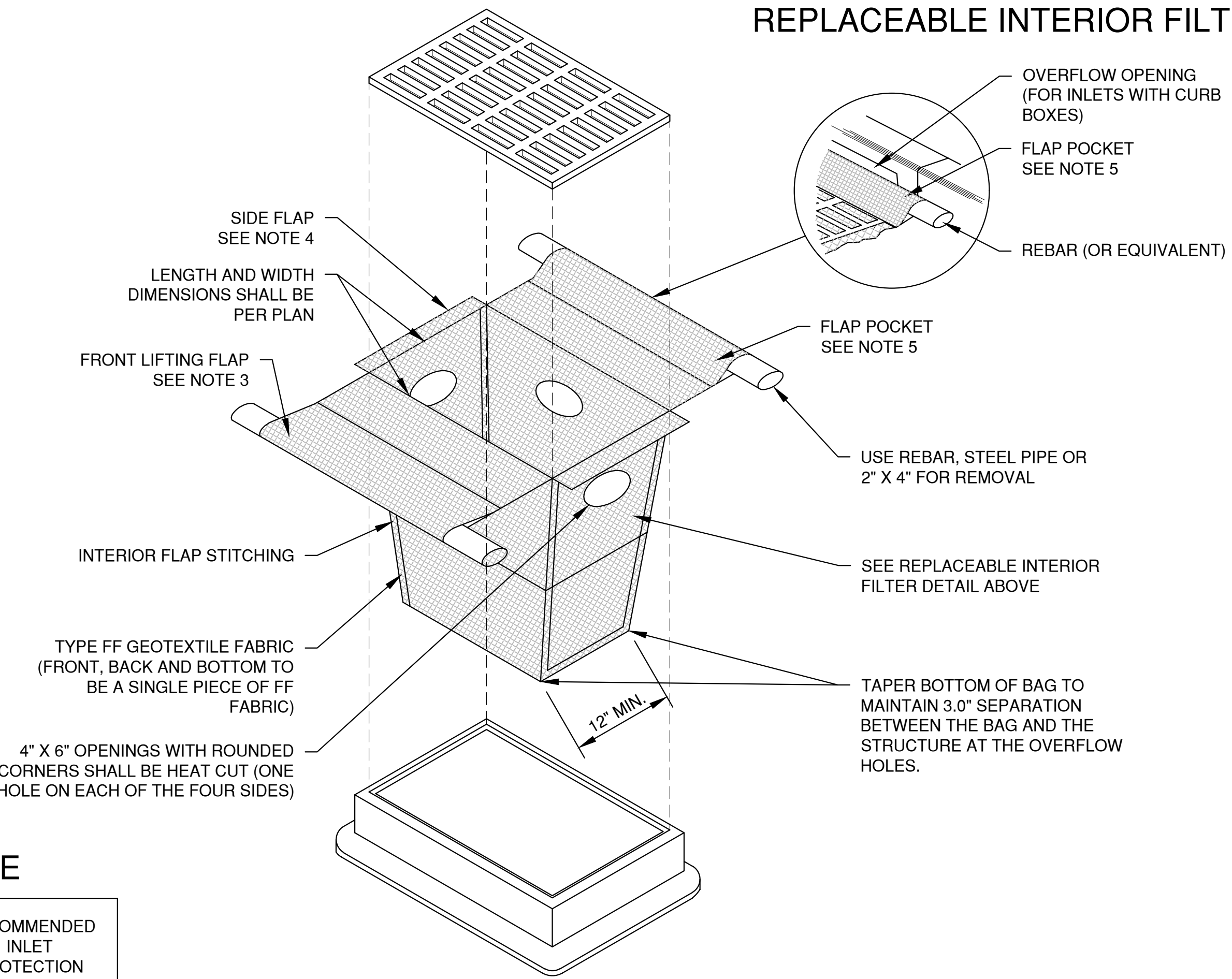
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- 2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
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REPLACEABLE INTERIOR FILTER



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



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

FILTER FABRIC TYPE

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

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

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

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Plot Date: Feb 12, 2019 11:10:52am
LAYOUT: 2 - INLET PROTECTION

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

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

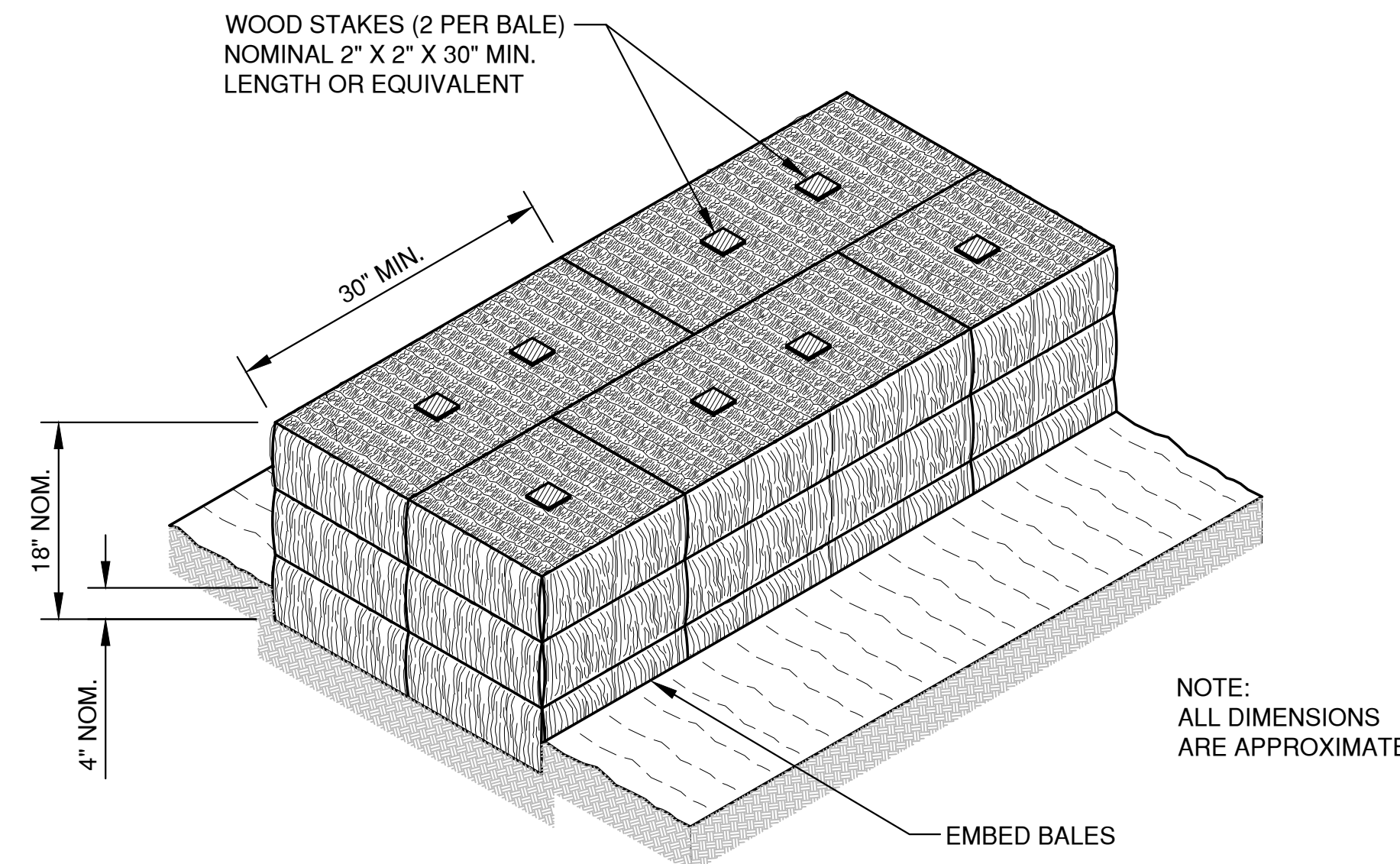
EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE 12/2018
FILE ER_CTR
JOB NO. 4329102

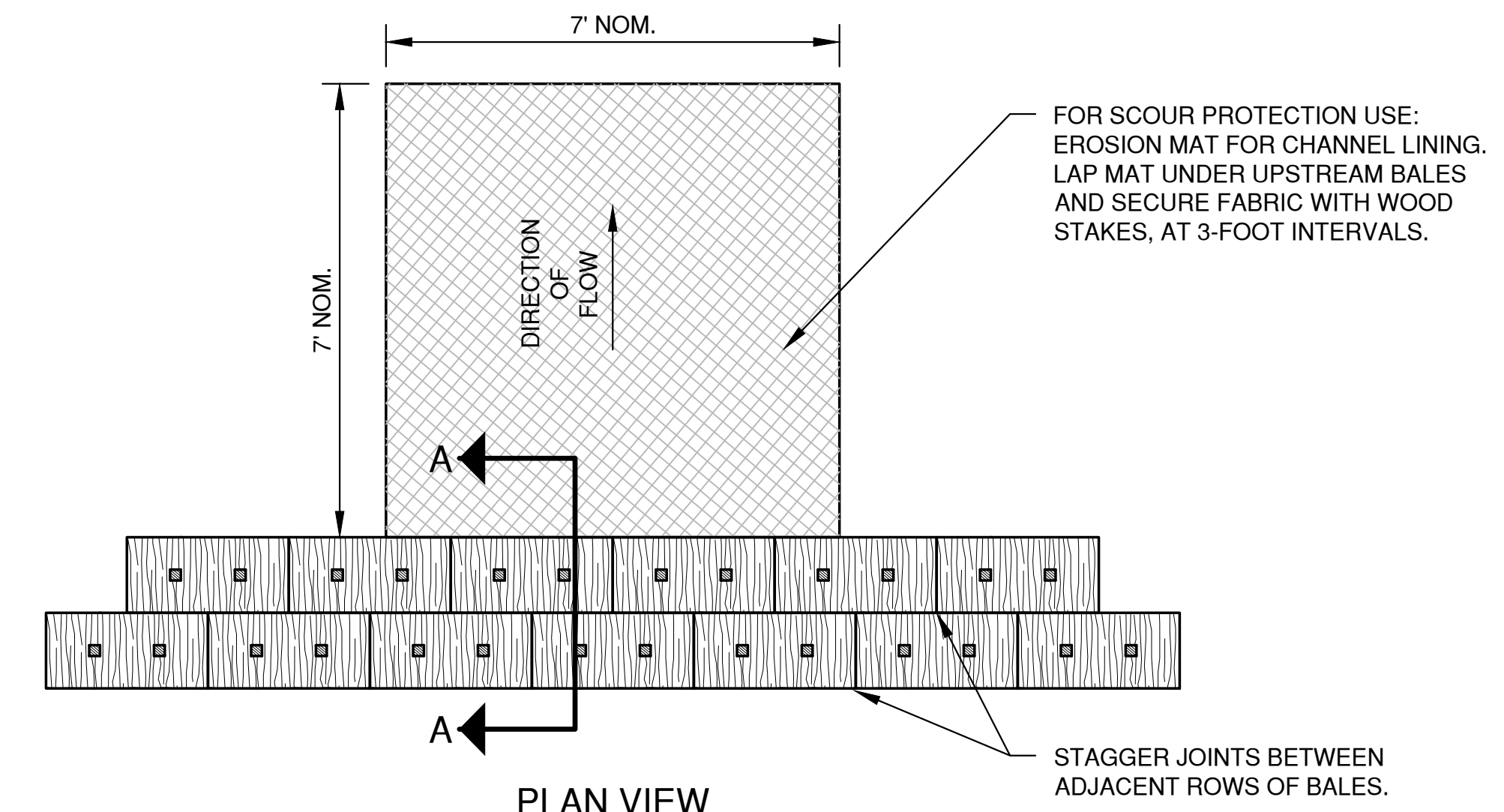


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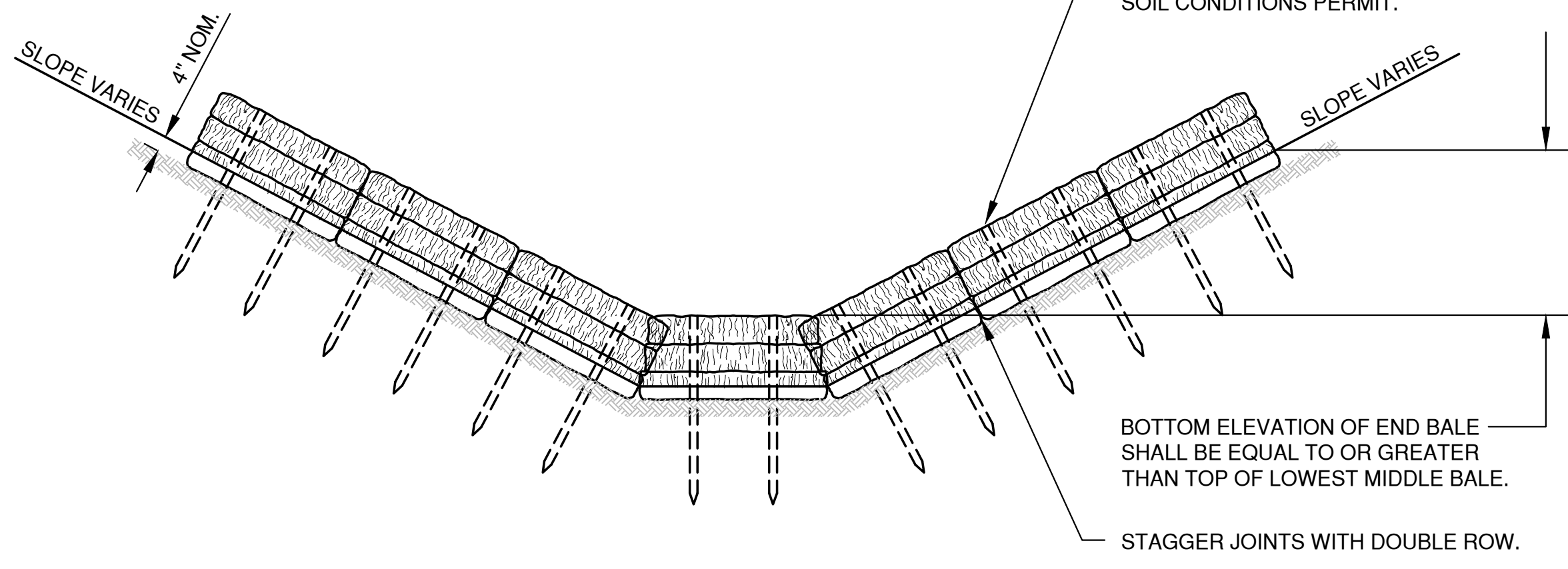
SHEET NO.
14



SECTION A-A

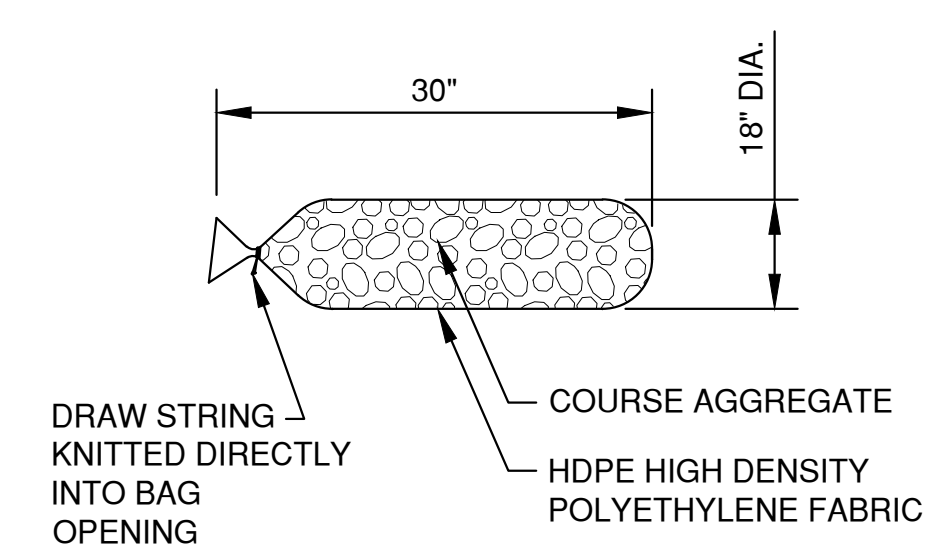


PLAN VIEW



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A



FILTER BAG DETAIL

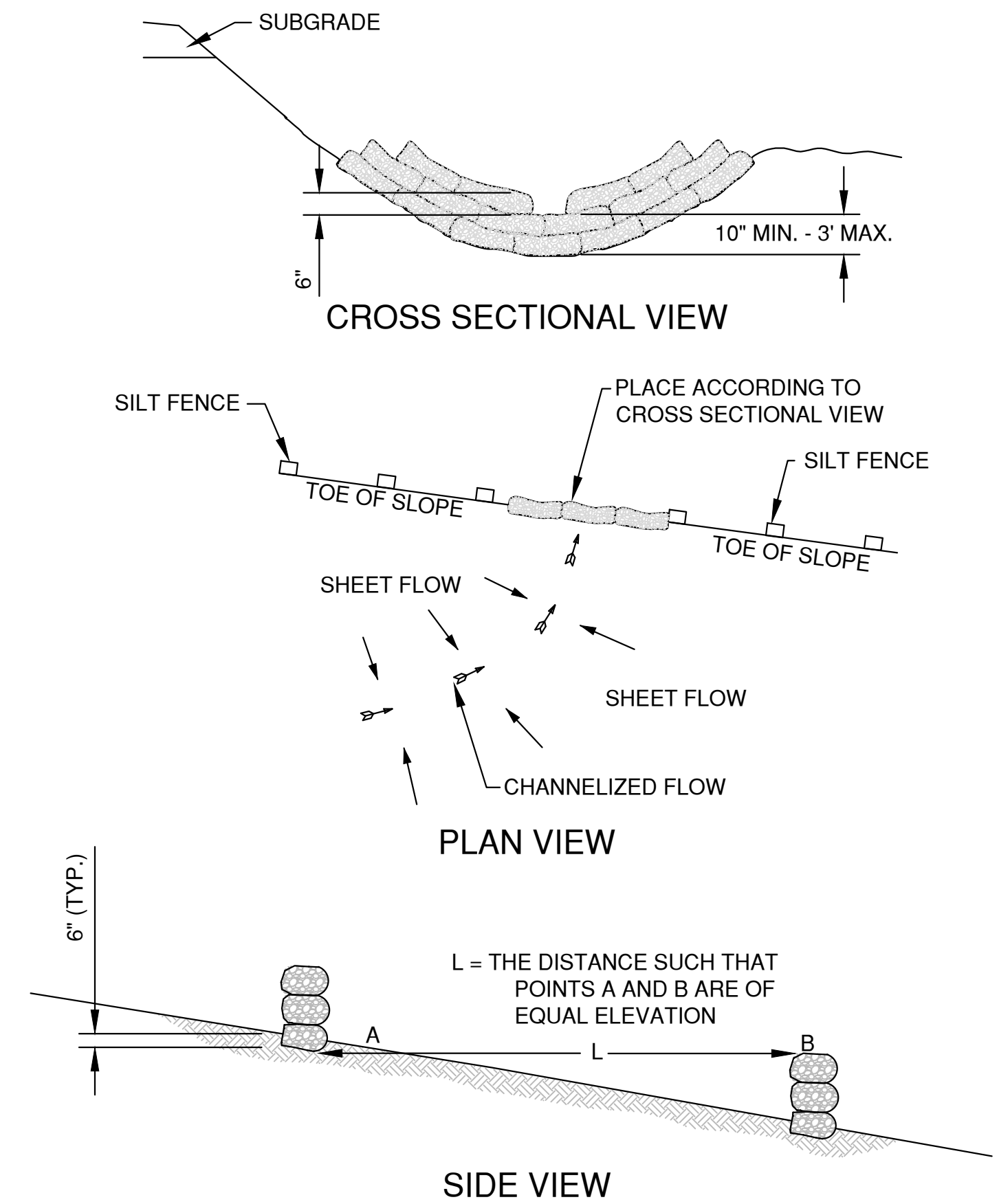
NOTES:

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

HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.
- USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

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

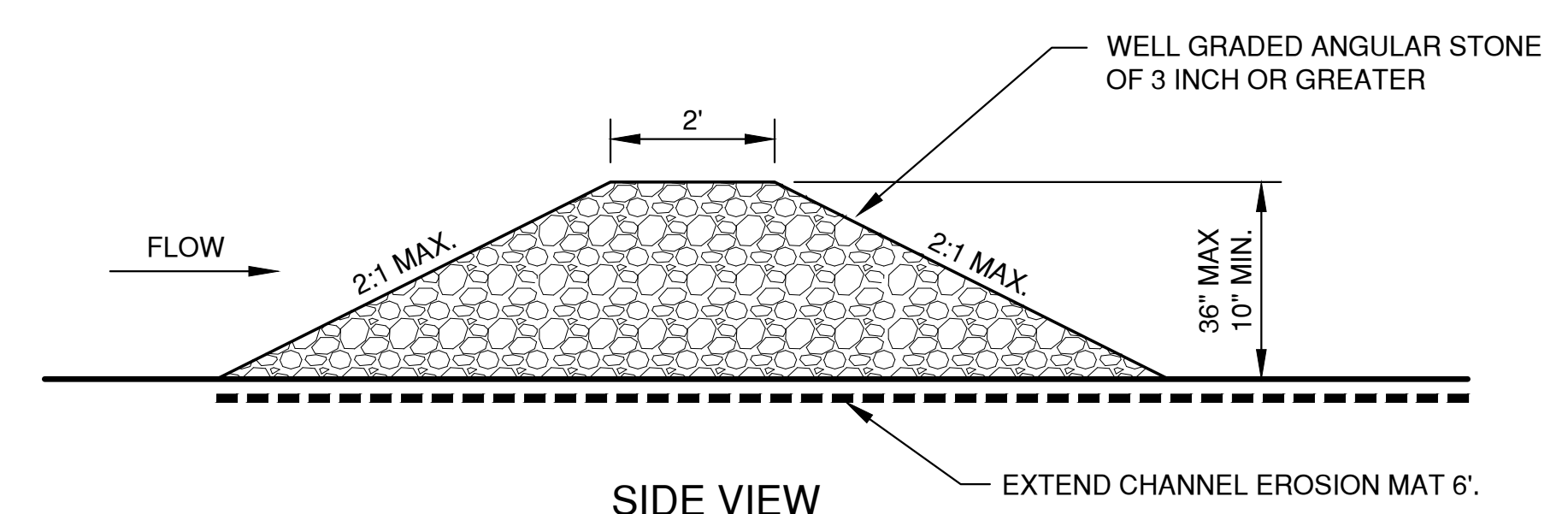
(1) SIZE No. ACCORDING TO AASHTO M 43



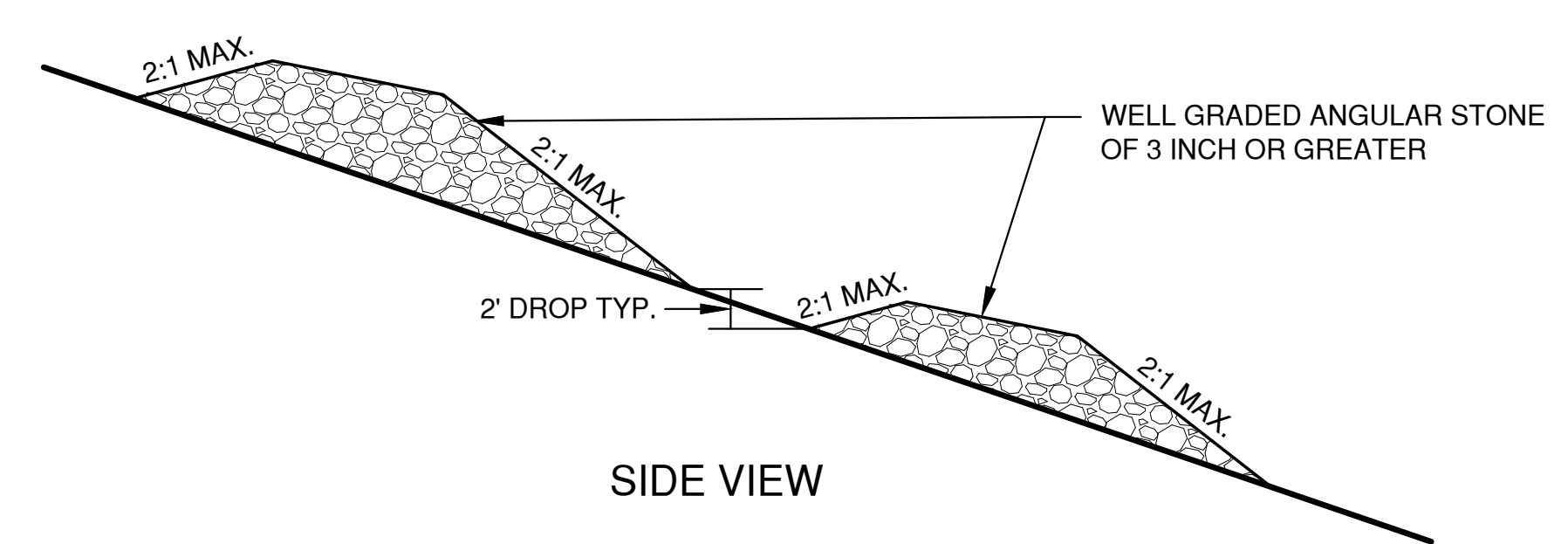
SIDE VIEW

DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS
TYPE B



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE
TYPE C

DITCH CHECK GENERAL NOTES:

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

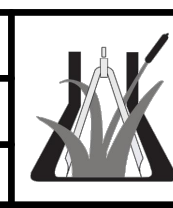
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Plot Date: Feb 12, 2019 11:10:53am
LAYOUT: 3 DITCH CHECKS

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

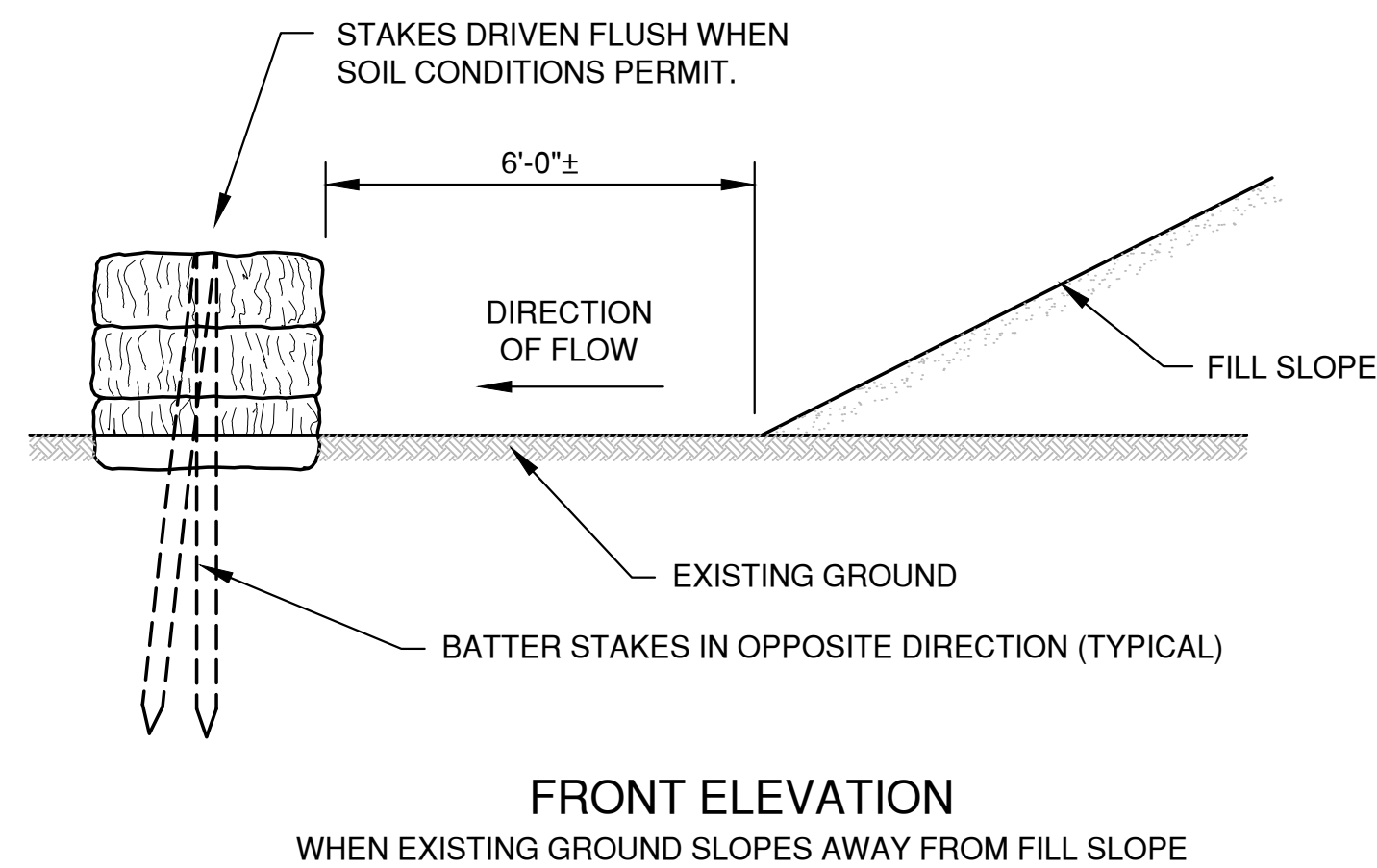
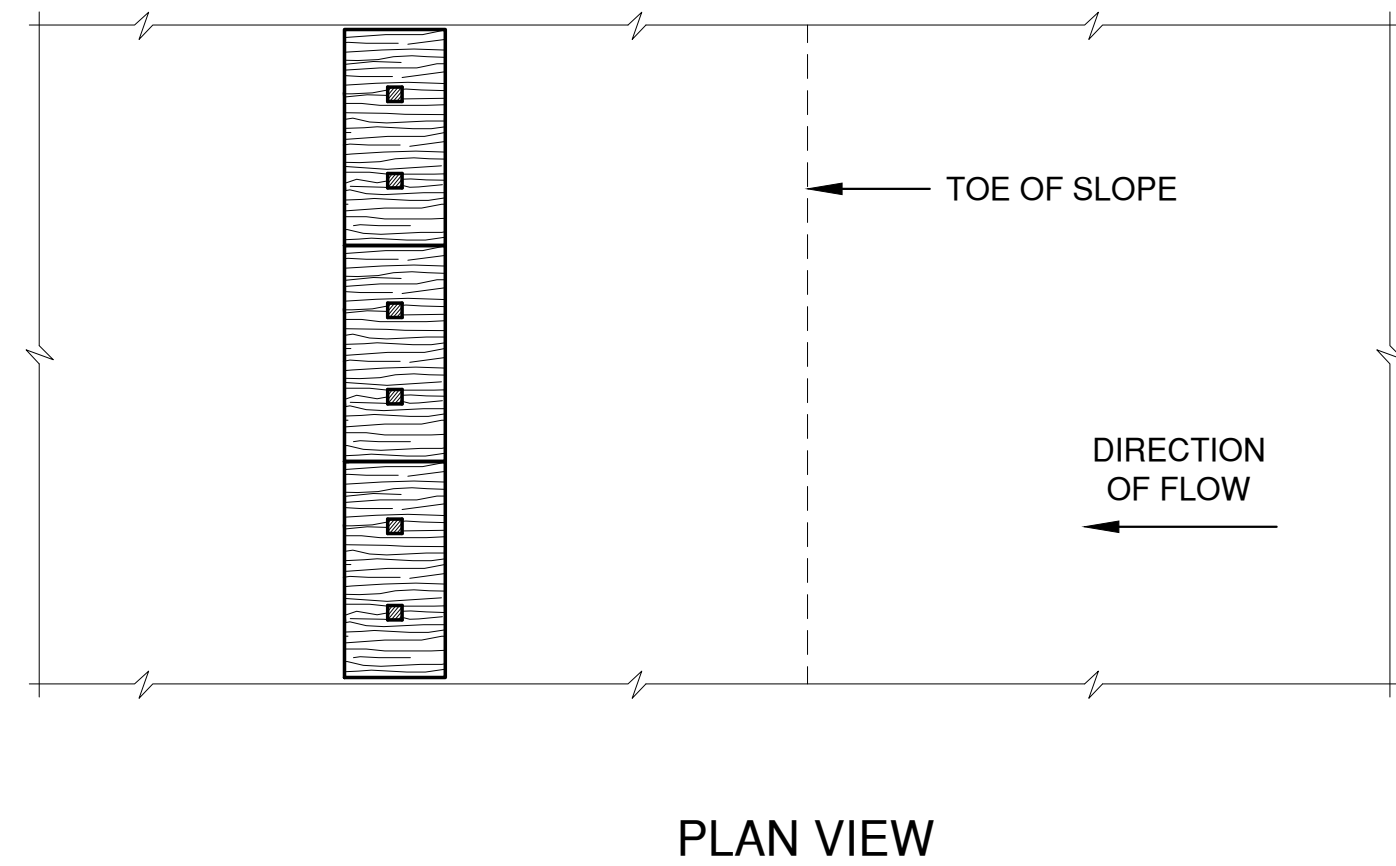
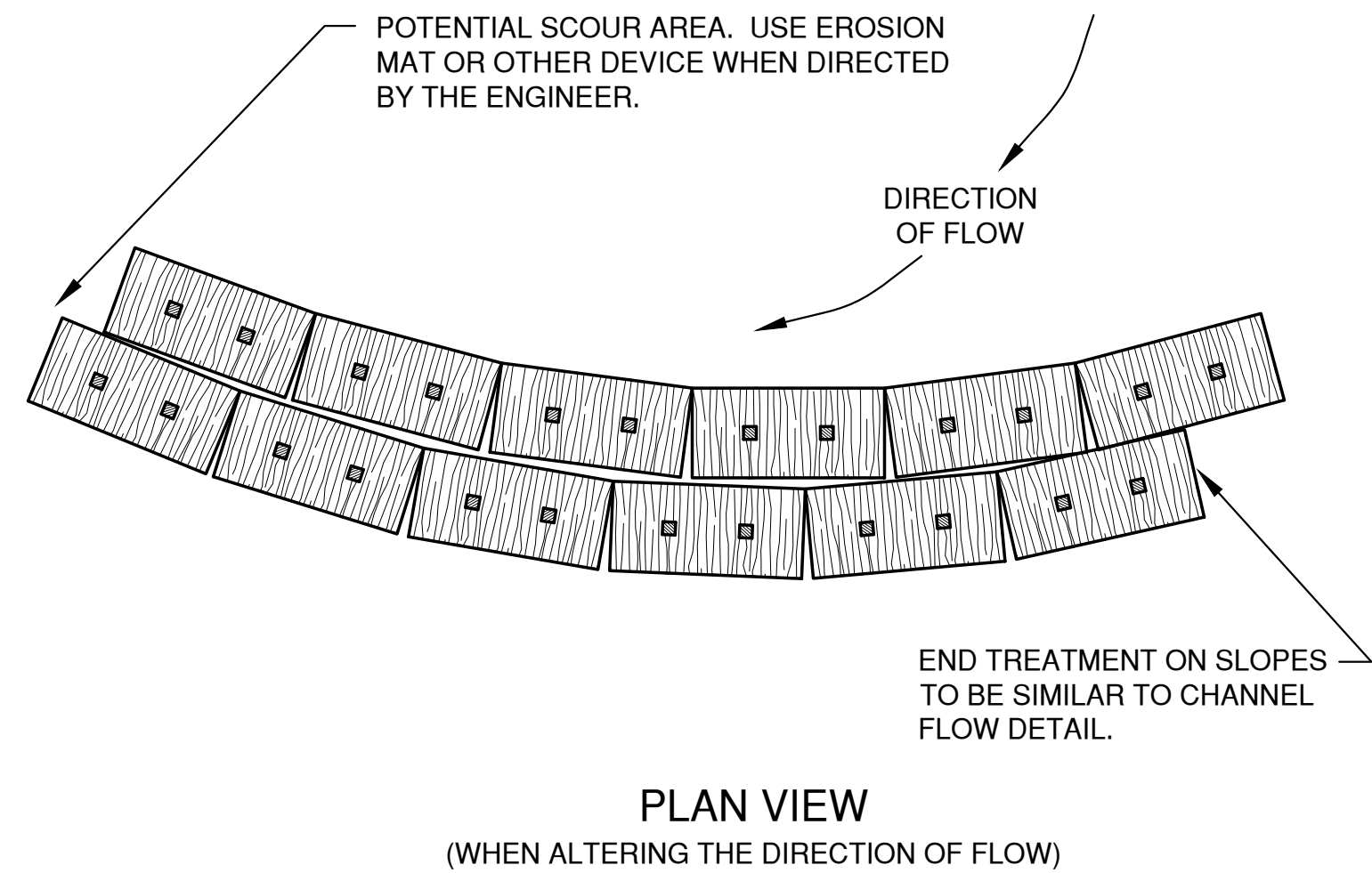
TRANQUIL TRAILS
FOR LEXINGTON HOMES
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

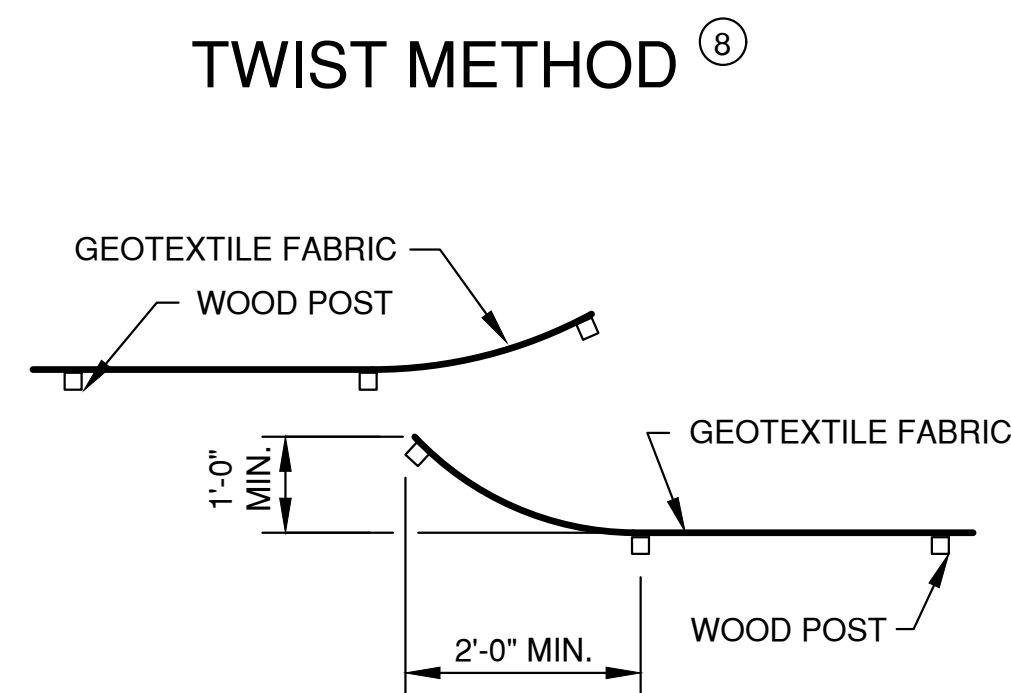
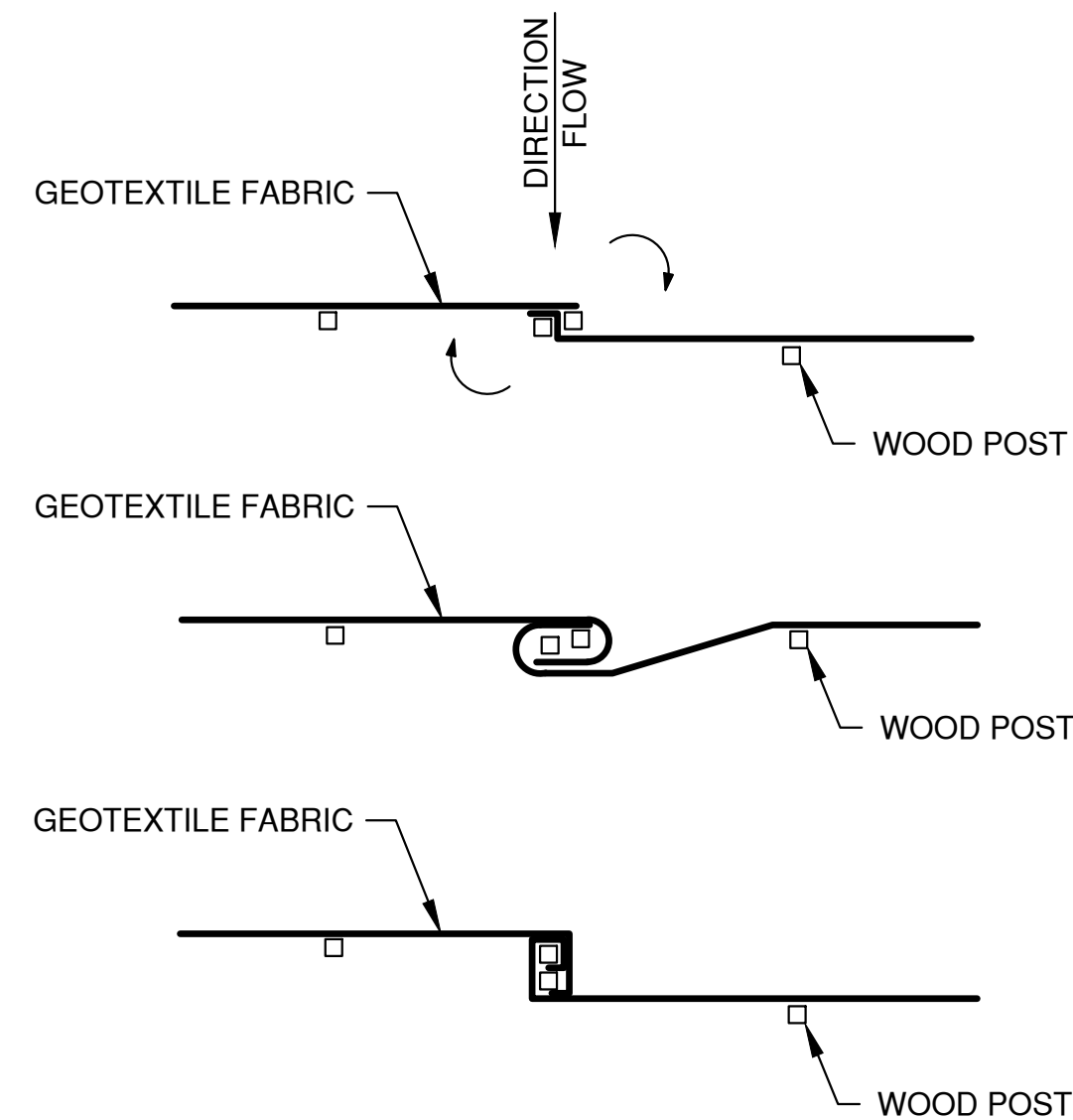
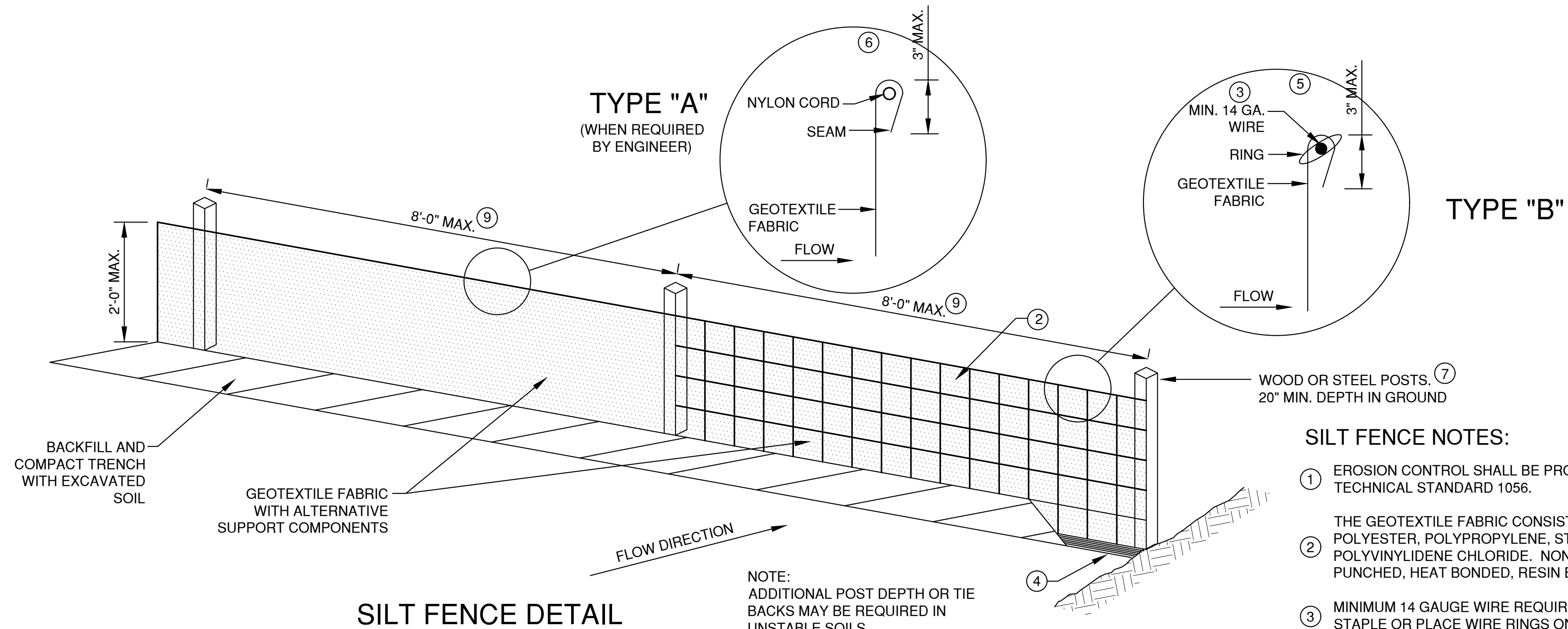
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JOB NO. 4329102



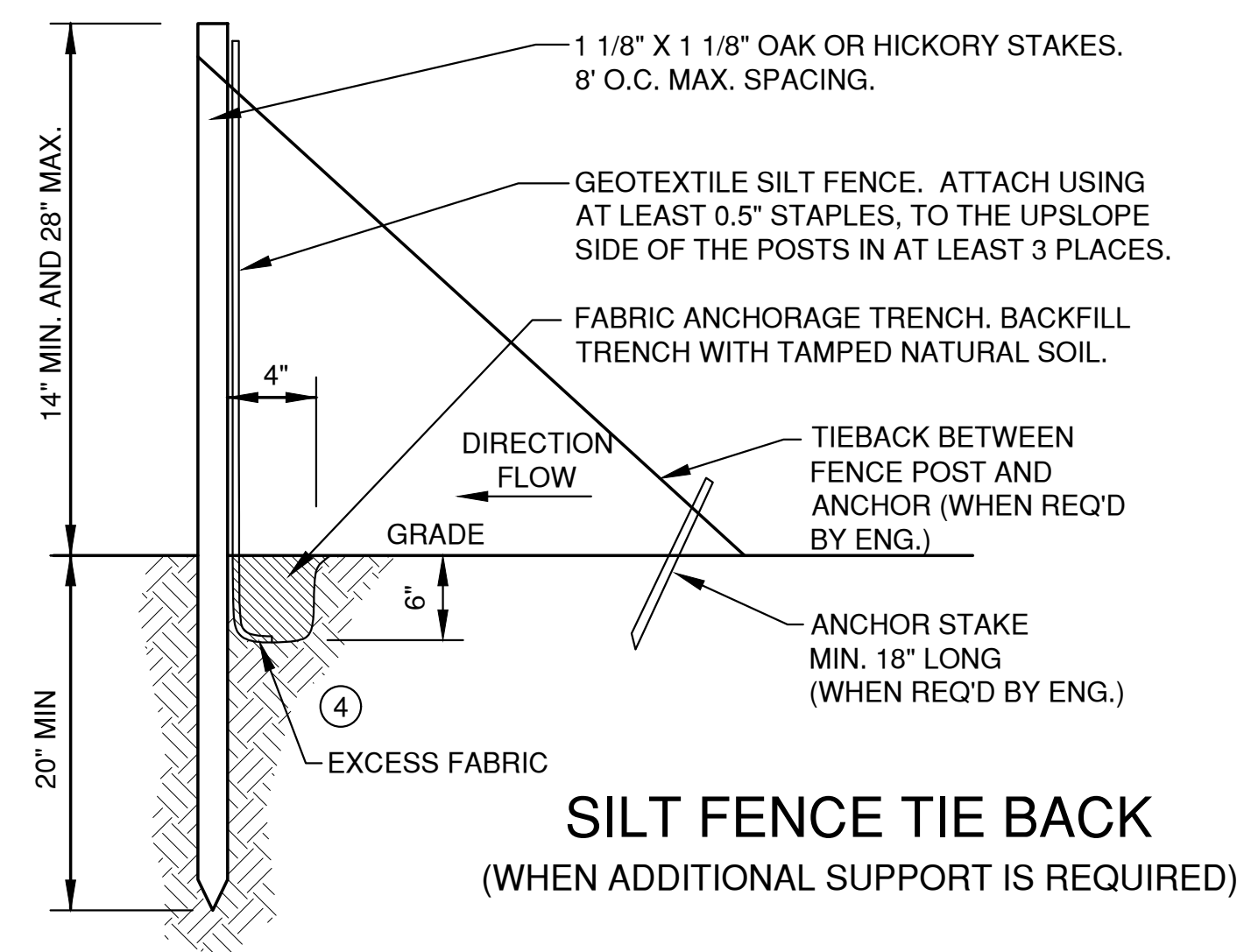
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EROSION BALES FOR SHEET FLOW



JOINING TWO LENGTHS OF SILT FENCE



EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

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LAYOUT: 4 SHEET FLOW

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

EROSION CONTROL SHEET FLOW DETAILS

DATE 12/2018		Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com
FILE ER_CTRL		
JOB NO. 4229102		

SHEET NO.
16

Proposed New 14 Unit Attached Garage Town & Coachomes 2019 Building

LEXINGTON HOMES
Tranquil Trails

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

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

GENERAL NOTES:

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

SAFETY PLAN LEGEND

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

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

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

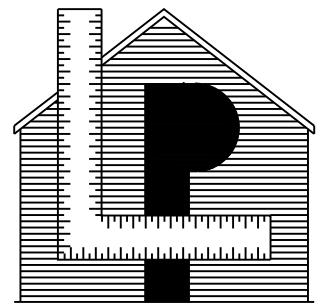
TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009; SECTION 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009; SECTION 1004

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

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

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

INDEX TO DRAWINGS	
T1.1	TITLE SHEET
T1.2	RATED STRUCTURES, PLAN NOTES
C4	ARCHITECTURAL SITE PLAN
A1.1	ELEVATIONS
A1.2	ELEVATIONS
A2.1	COMPOSITE FLOOR PLANS / SAFETY PLANS
A3.1.1	PARTIAL FIRST FLOOR PLAN, WALL TYPES
A3.1.2	PARTIAL FIRST FLOOR PLAN
A3.1.3	ACCESSIBLE UNIT, DETAILS, NOTES
A3.2.1	PARTIAL SECOND FLOOR PLAN, WALL TYPES
A3.2.2	PARTIAL SECOND FLOOR PLAN
A4.1	BUILDING SECTIONS & STAIR DETAILS
A4.2	BUILDING DETAILS
A4.3	BUILDING SECTION
A4.4	BUILDING SECTION
A4.5	BUILDING SECTION
S1.1	STRUCTURAL GENERAL NOTES AND SCHEDULES
S2.0.1	COMPOSITE FOUNDATION PLAN
S2.0.2	PARTIAL FOUNDATION PLAN
S2.0.3	PARTIAL FOUNDATION PLAN
S2.1	FIRST FLOOR COMPOSITE FRAMING PLAN
S2.2	ROOF COMPOSITE FRAMING PLANS
S3.1.1	PARTIAL FLOOR / ROOF FRAMING PLAN
S3.1.2	PARTIAL FLOOR / ROOF FRAMING PLAN
S3.2.1	PARTIAL SECOND FLOOR ROOF FRAMING PLAN
S3.2.2	PARTIAL SECOND FLOOR ROOF FRAMING PLAN
S4.1	FOUNDATION DETAILS
S4.2	FRAMING DETAILS



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Building Neighborhoods One Home at a Time

LEXINGTON
-HOMES-

Building Neighborhoods
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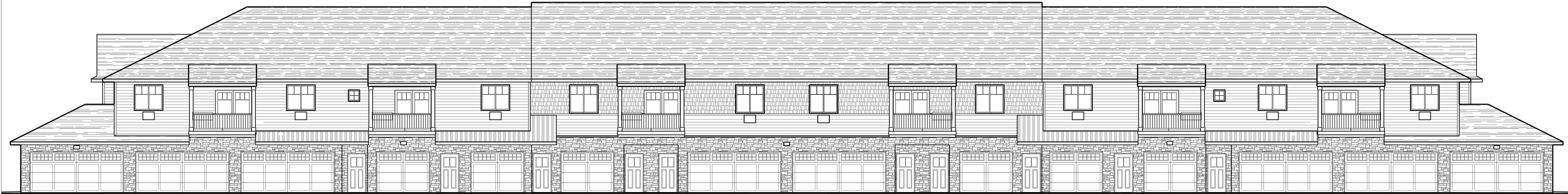
EMAIL: gwells@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

14/19 @ Tranquil Trails
Townhome with Attached Garages
Ledgeview, Wisconsin

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PROJECT NO. 461473
SHEET T 1.1

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



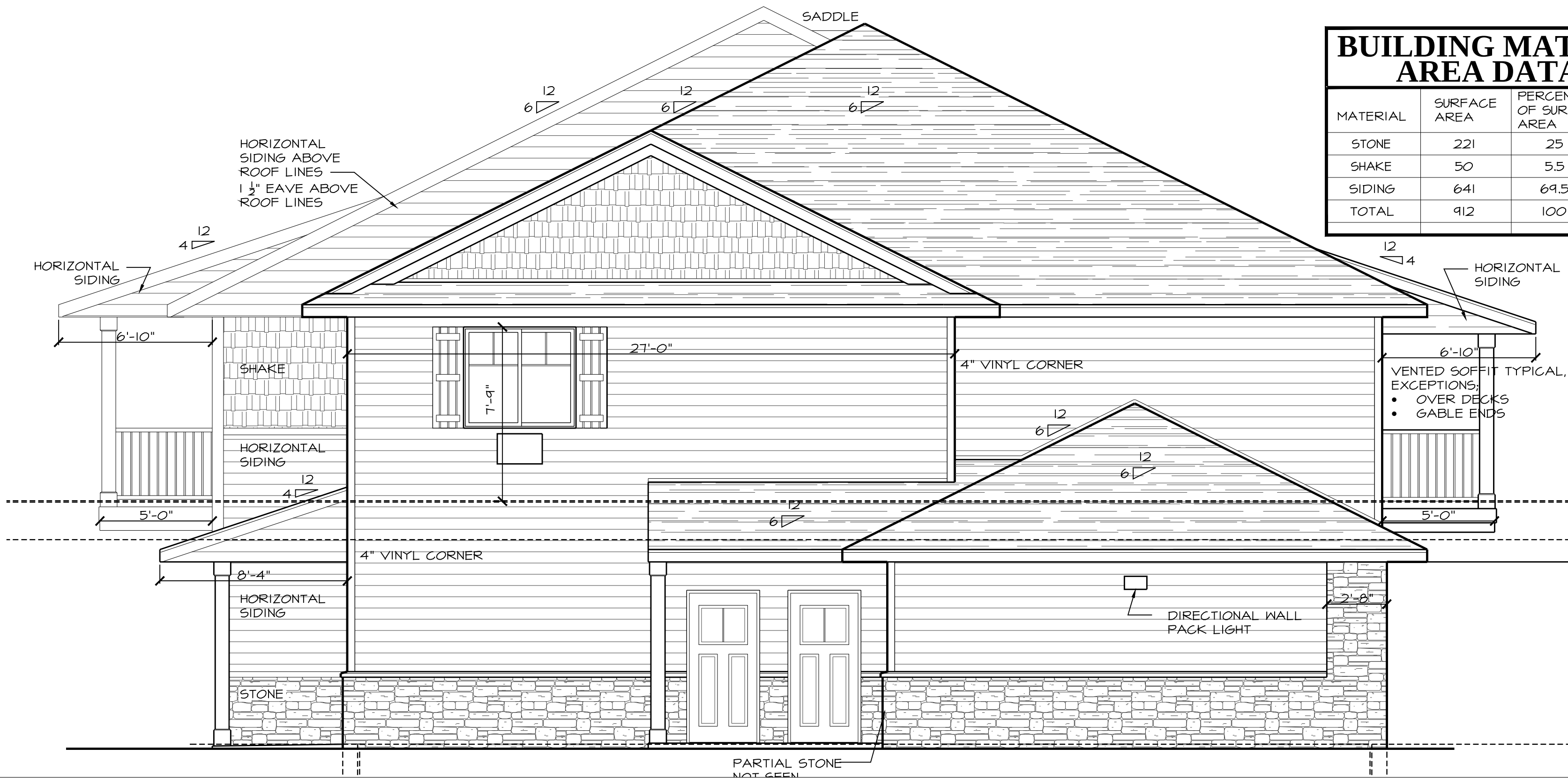
BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	1,020	31
SHAKE	474	14.5
SIDING	1,796	54.5
TOTAL	3,290	100



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

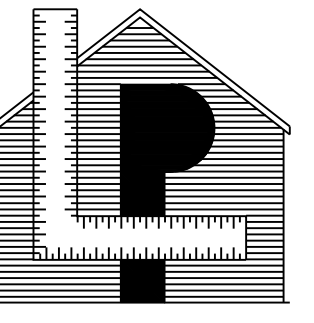
BUILDING MATERIAL TOTAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	2,330	24
SHAKE	1,078	11
SIDING	6,414	65
TOTAL	9,822	100

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



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

14/19



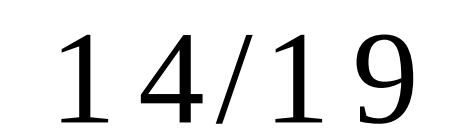
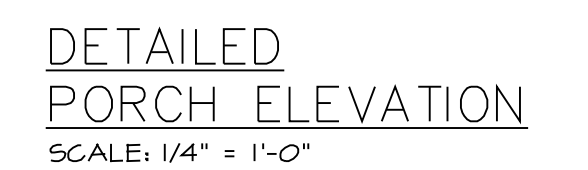
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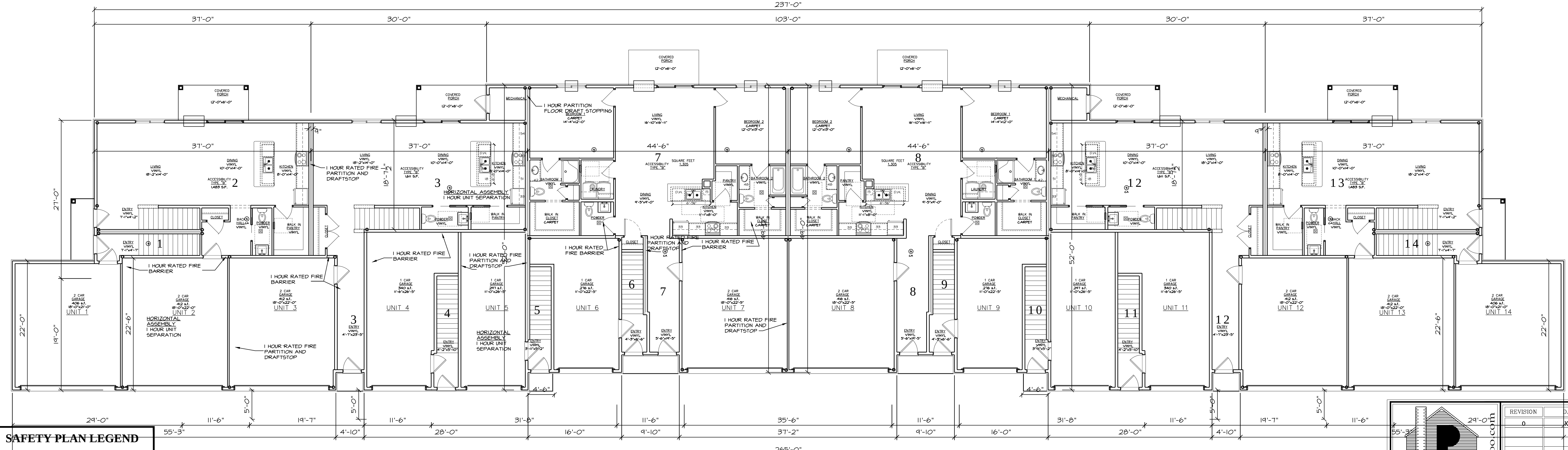
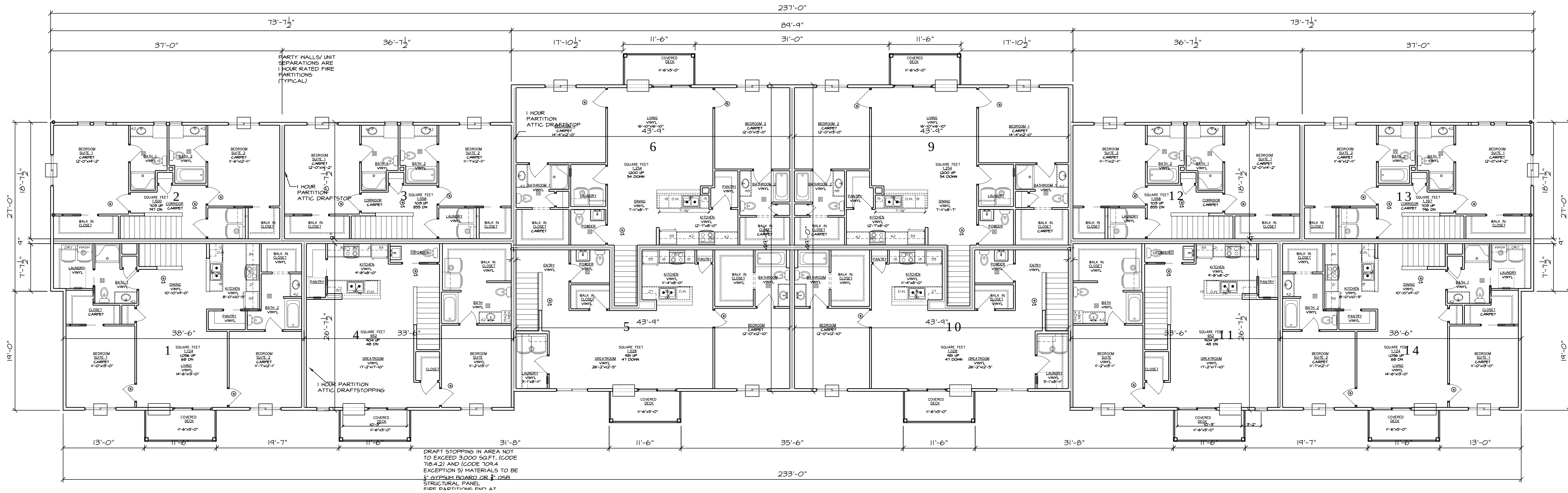
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SHEET A 1.1	



INCLUDES
SURFACES
PERPENDICULAR
TO 2D IMAGE



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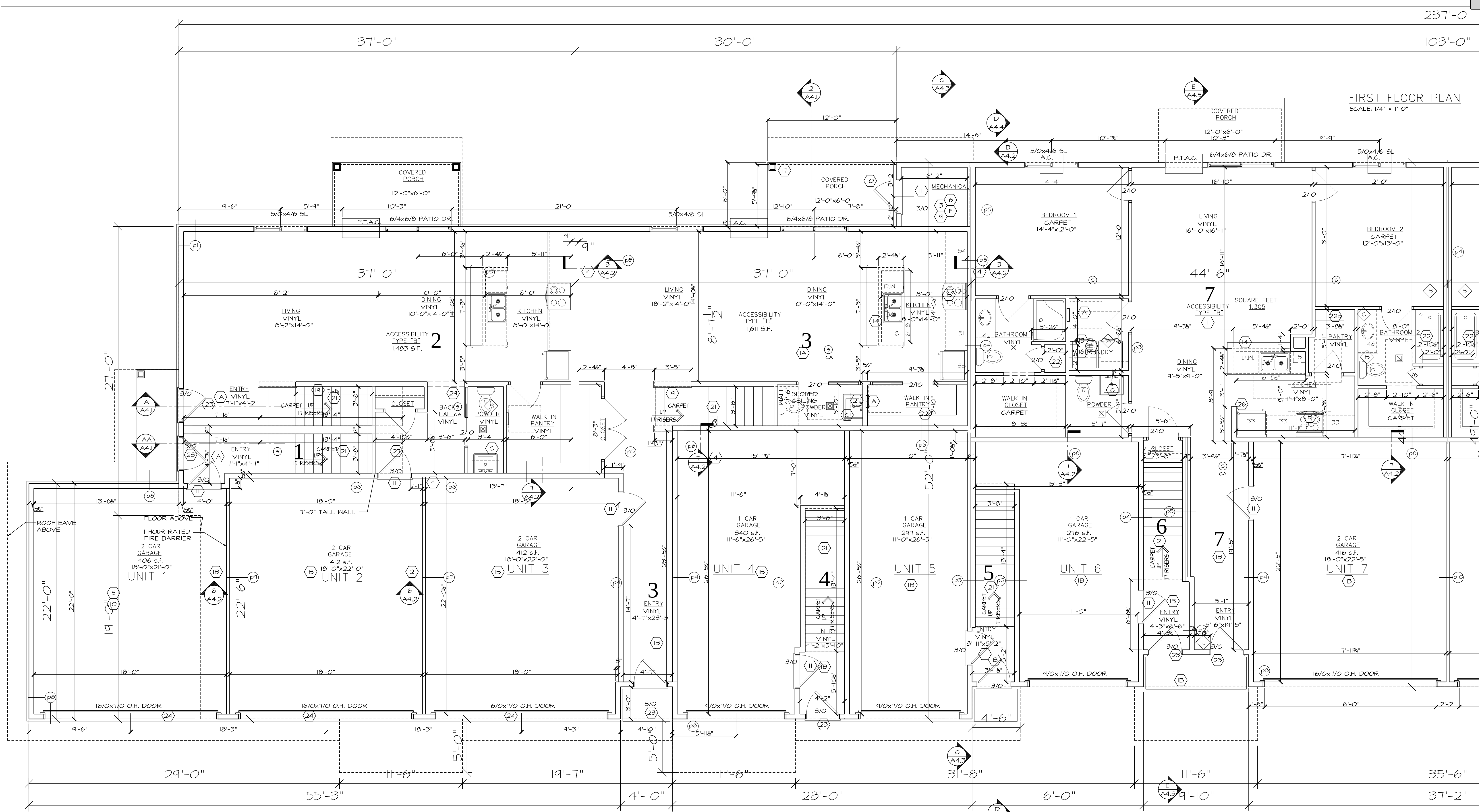
SAFETY PLAN LEGEND	
SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED FIRE BARRIER
	EXIT DISTANCE AND ROUTE

SAFETY FLOOR PLANS
SCALE: 1/8" = 1'-0"

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SHEET A	
2.1	



2 x 6 WOOD STUDS @ 24" O.C. (ALIGN WITH TRUSSES @ TRUSS BEARING LOCATIONS)

5/8" TYPE "X" GYPSUM BOARD

ONE HOUR FIRE PARTITION SEE (2) IBC 1201.2 14-1.3 ON SHEET T1.2

2 x 4 WOOD STUDS @ 24" O.C. (ALIGN WITH TRUSSES @ TRUSS BEARING LOCATIONS)

5/8" TYPE "X" GYPSUM BOARD

ONE HOUR FIRE BARRIER SEE (2) IBC 1201.2 14-1.3 ON SHEET T1.2

2 x 6 WOOD STUDS @ 24" O.C. (ALIGN WITH TRUSSES @ TRUSS BEARING LOCATIONS)

5/8" TYPE "X" GYPSUM BOARD

INFILTRATION BARRIER AT EXTERIOR SIDE OF WALL

1/16 OSB SHEATHING

EXTERIOR WALL NOT RATED

2 x 4 WOOD STUDS @ 24" O.C. (ALIGN WITH TRUSSES @ TRUSS BEARING LOCATIONS)

5/8" TYPE "X" GYPSUM BOARD

ONE HOUR FIRE PARTITION SEE (2) IBC 1201.2 14-1.3 ON SHEET T1.2

2 x 4 WOOD STUDS @ 24" O.C. (ALIGN WITH TRUSSES @ TRUSS BEARING LOCATIONS)

(2) 5/8" TYPE "X" GYPSUM BOARD

(1) 5/8" GLASROC EXTERIOR GYPSUM BOARD

3 1/2" FIBERGLASS INSULATION SOUND BATT

ONE HOUR FIRE BARRIER SEE (4) UL DESIGN # U341 ON SHEET T1.2 STC OF 50, MIN. SOUND TRANSMISSION (1207)

2 x 4 WOOD STUDS @ 24" O.C. (ALIGN WITH TRUSSES @ TRUSS BEARING LOCATIONS)

(2) 5/8" TYPE "X" GYPSUM BOARD

(1) 5/8" GLASROC EXTERIOR GYPSUM BOARD

3 1/2" FIBERGLASS INSULATION SOUND BATT

ONE HOUR FIRE PARTITION SEE (4) UL DESIGN # U341 ON SHEET T1.2 STC OF 50, MIN. SOUND TRANSMISSION (1207)

2 x 6 WOOD STUDS AT 24" O.C.

SEE 6/A4.1 FOR CONTINUITY THROUGH FLOOR SYSTEM

MOISTURE RETARDER ON INTERIOR (DWELLING) SIDE

5/8" TYPE "X" GYPSUM BOARD EACH SIDE

2 x 4 WOOD STUDS AT 24" O.C. (ALIGN WITH TRUSSES @ TRUSS BEARING LOCATIONS)

ONE HOUR RATED FIRE BARRIER SEE (2) IBC 1201.2 14-1.3 ON SHEET T1.2

2 x 6 WOOD STUDS AT 24" O.C. (ALIGN WITH TRUSSES @ TRUSS BEARING LOCATIONS)

5/8" TYPE "X" GYPSUM BOARD EACH SIDE

24" O.C. (ALIGN WITH TRUSSES @ TRUSS BEARING LOCATIONS)

R21 FIBERGLASS INSULATION

ONE HOUR FIRE PARTITION SEE (2) IBC 1201.2 14-1.3 ON SHEET T1.2

2 x 6 WOOD STUDS AT 24" O.C. (ALIGN WITH TRUSSES @ TRUSS BEARING LOCATIONS)

5/8" TYPE "X" GYPSUM BOARD

MOISTURE RETARDER ON INTERIOR SIDE

R21 FIBERGLASS INSUL.

INFILTRATION BARRIER CONTINUOUS @ EXTERIOR SIDE OF WALL, RAIN SCREEN OVER BARRIER AT ALL MASONRY VENEER

1/16 OSB SHEATHING

TYPICAL EXTERIOR WALL NO RATING

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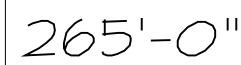
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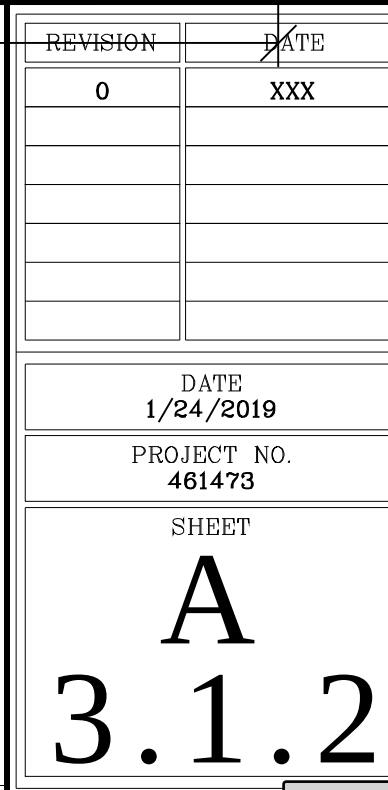
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3.1.1



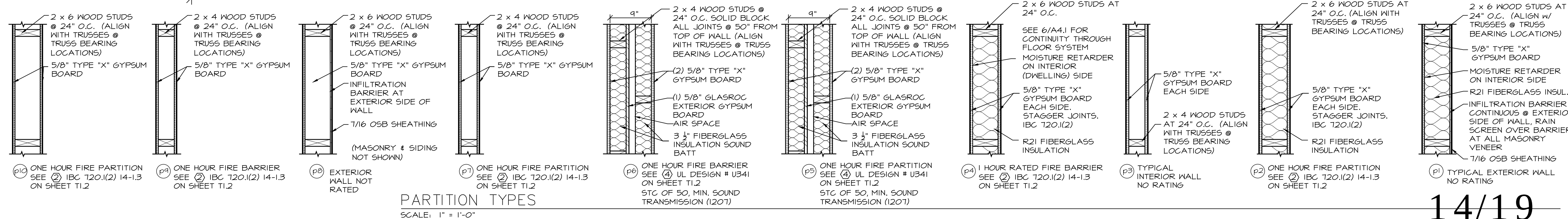
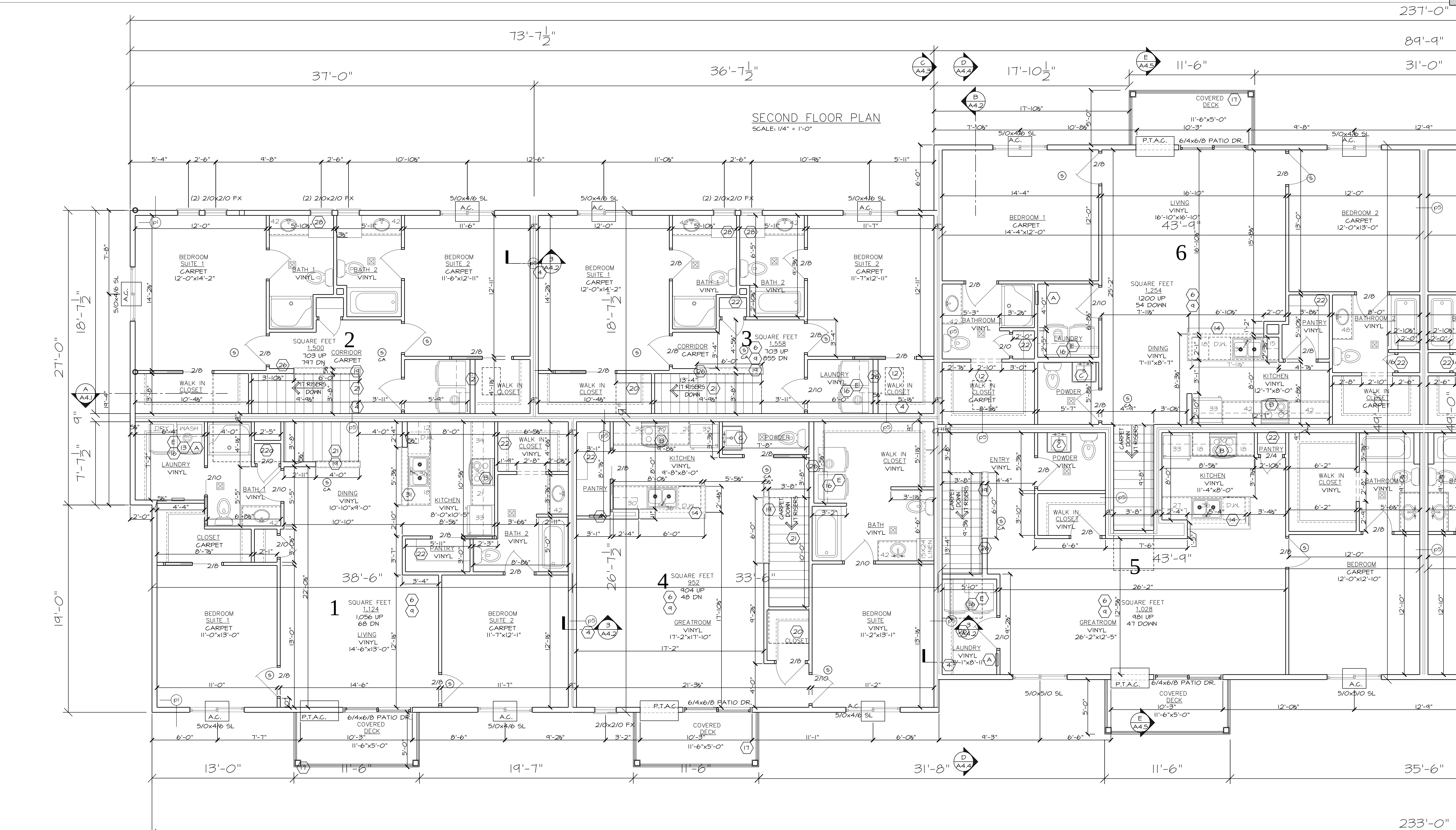
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237'-0"

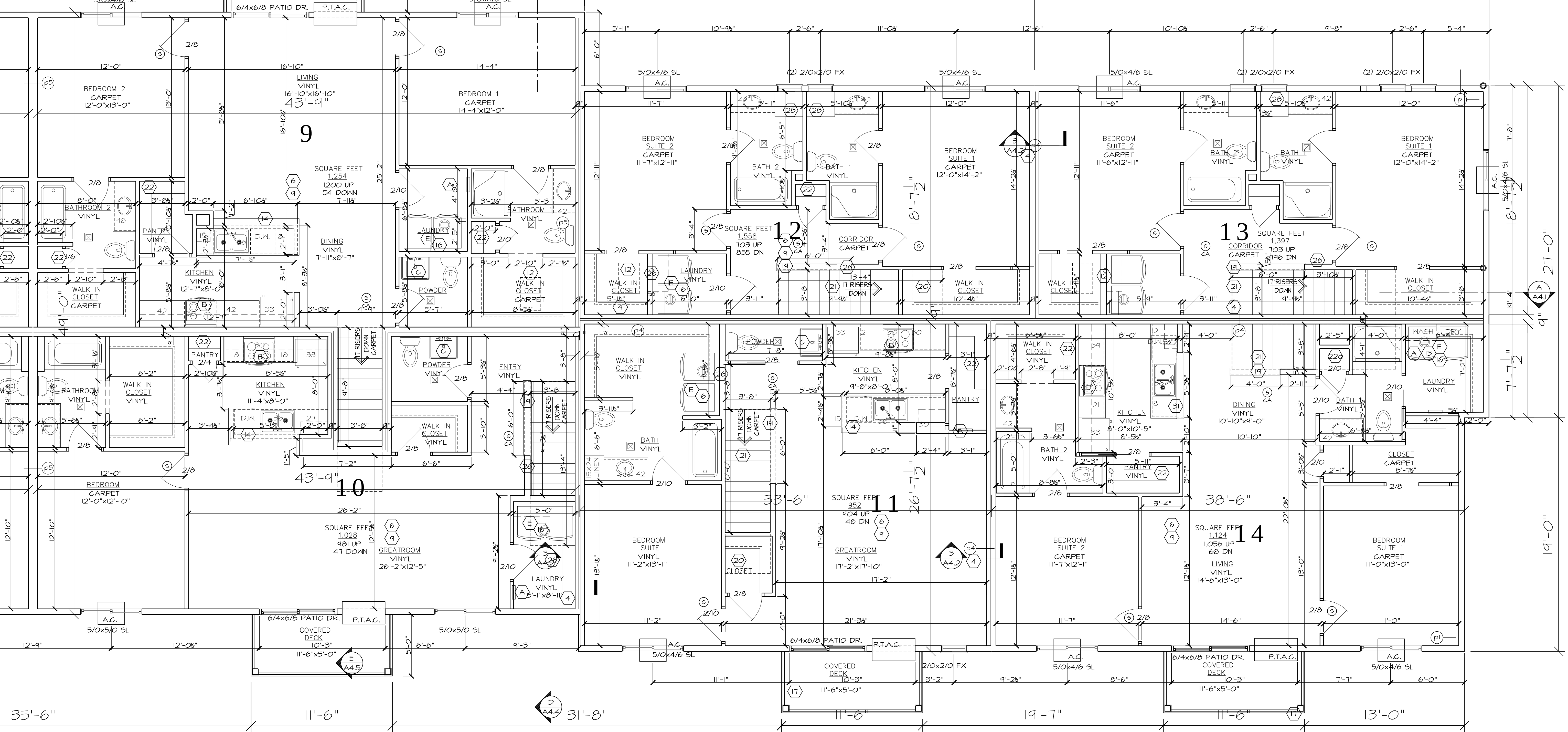
89'-9"

31'-0"

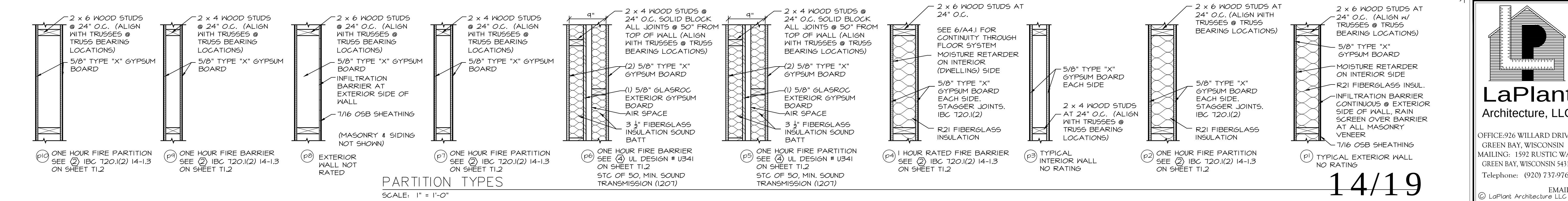
73'-7 1/2"

37'-0"

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



233'-0"



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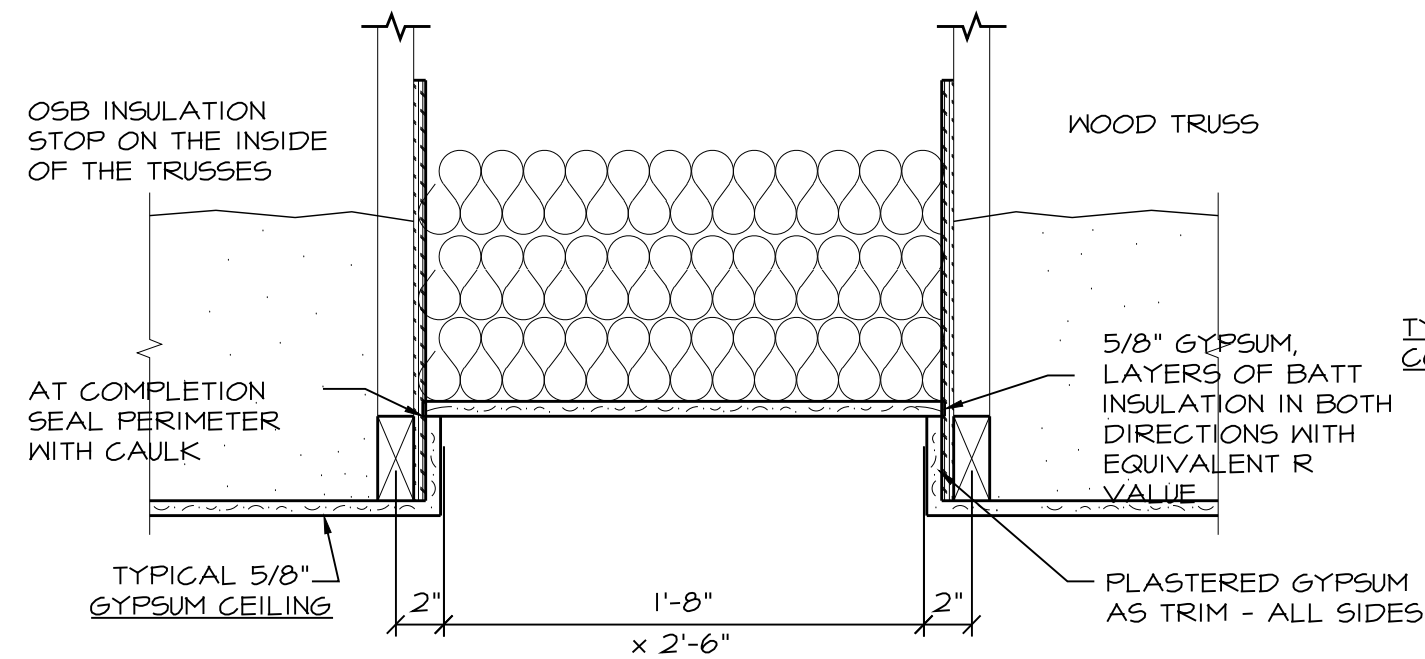
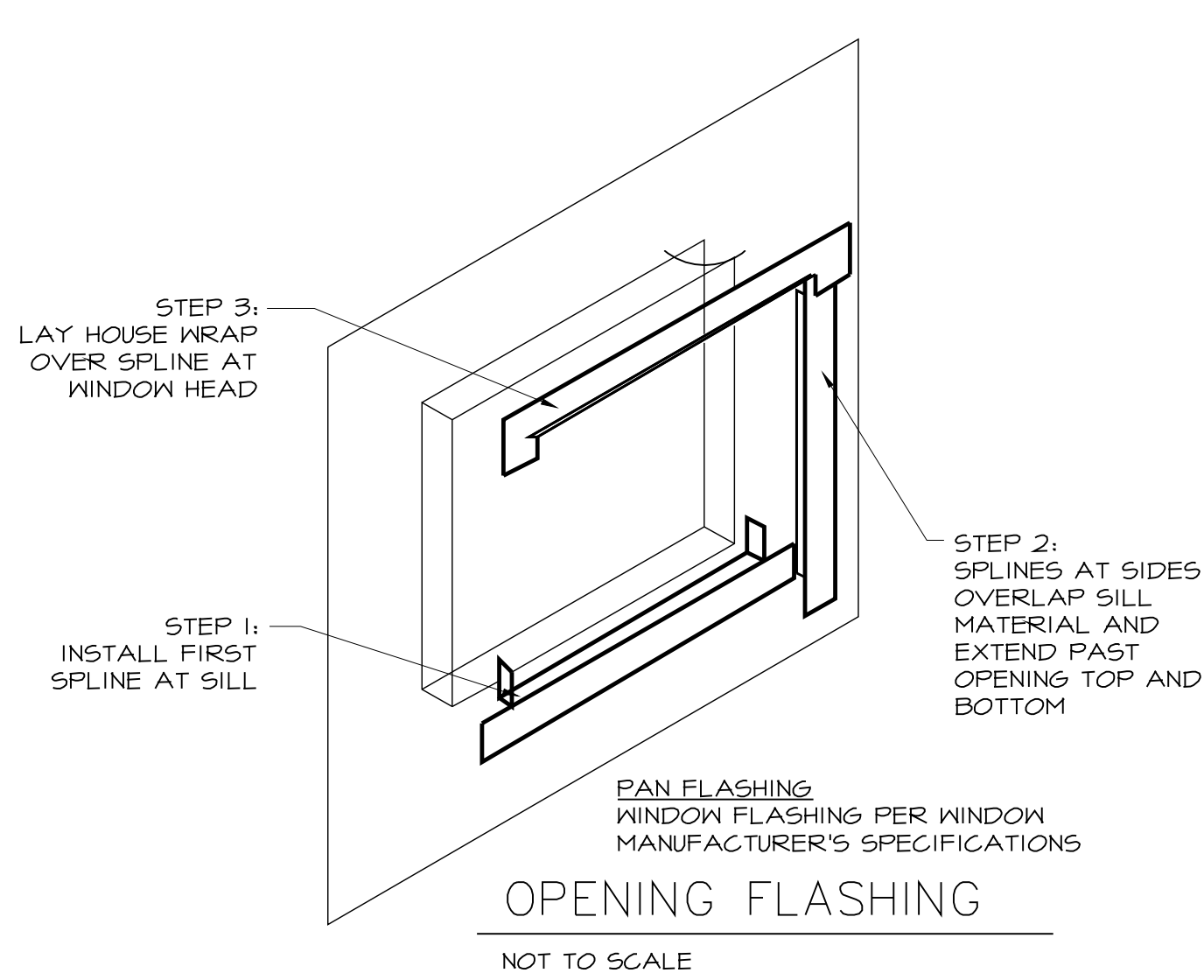
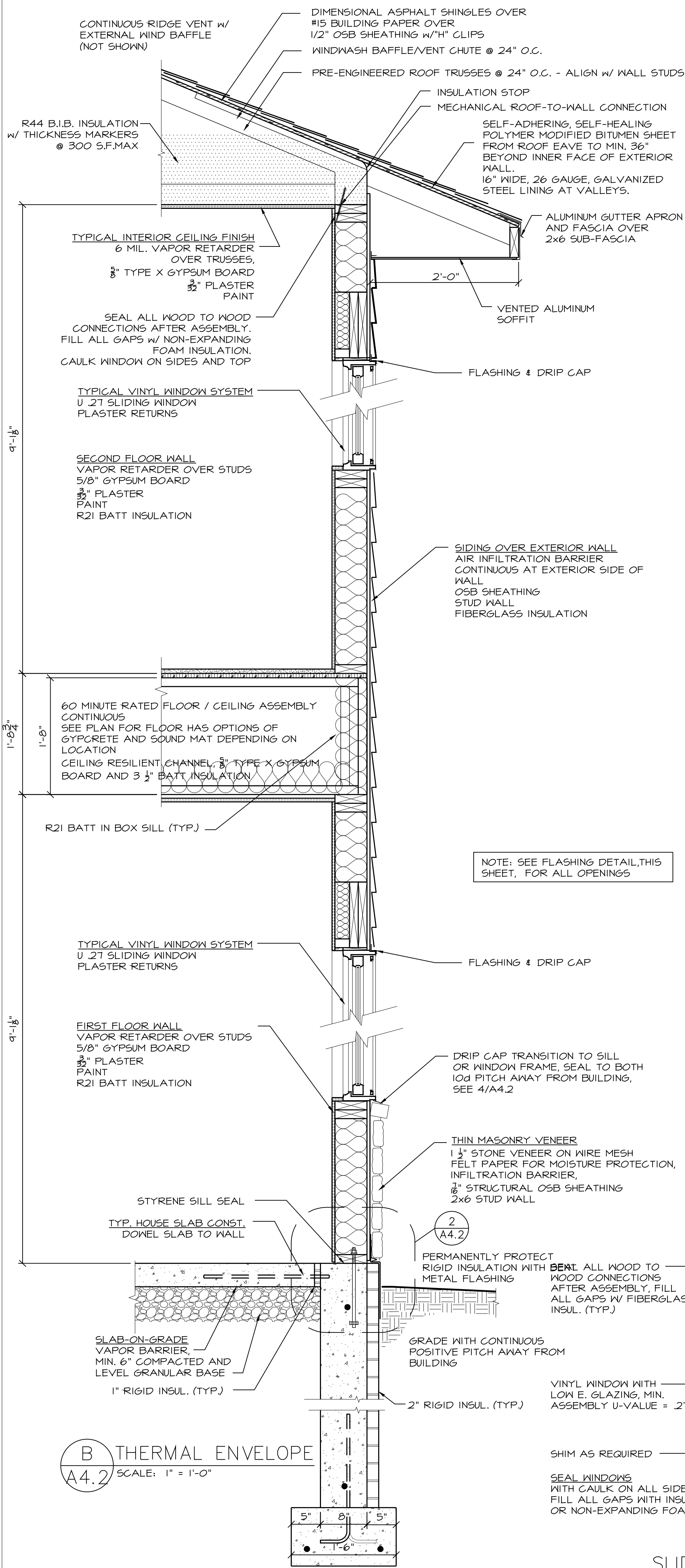
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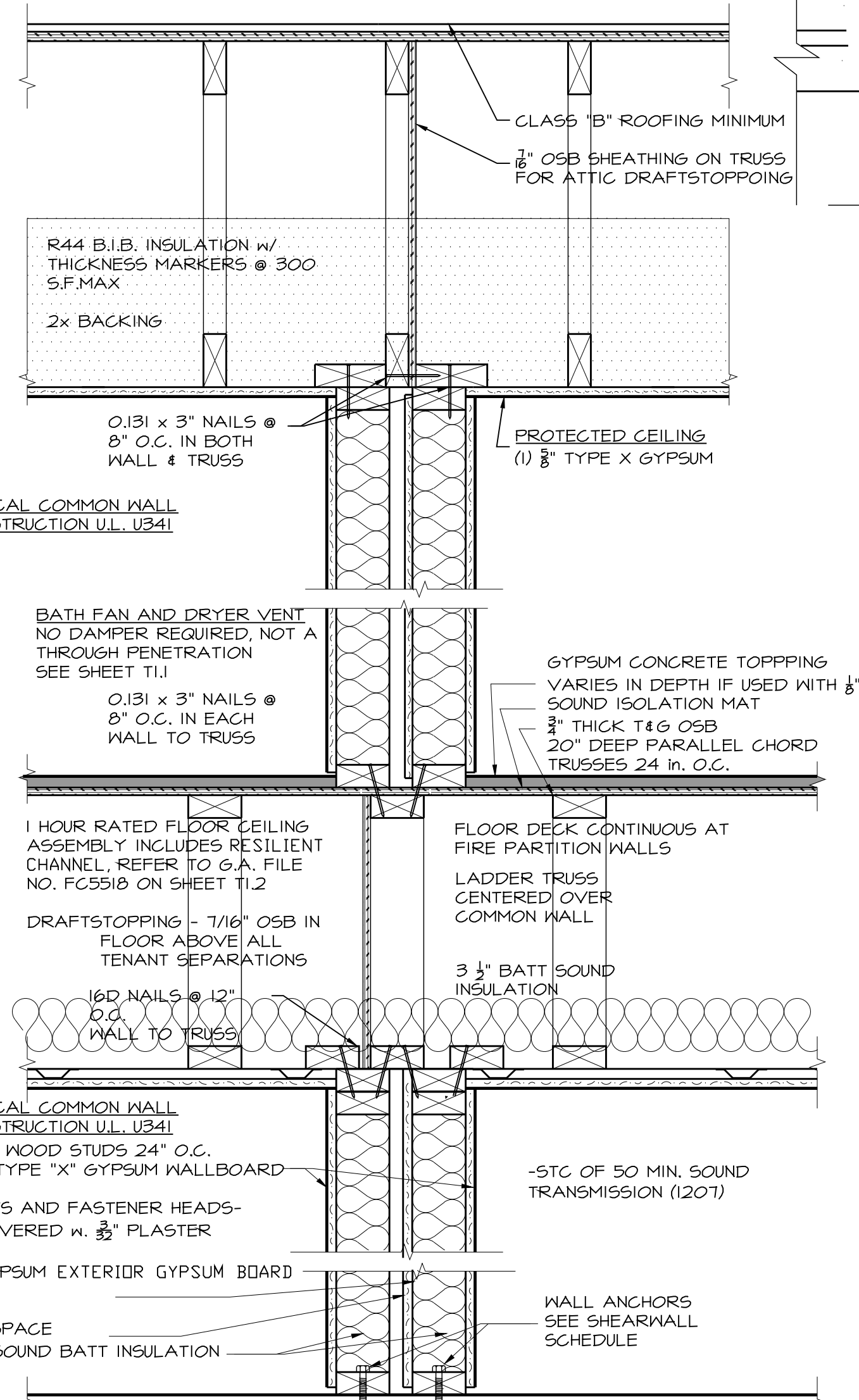
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3.2.2

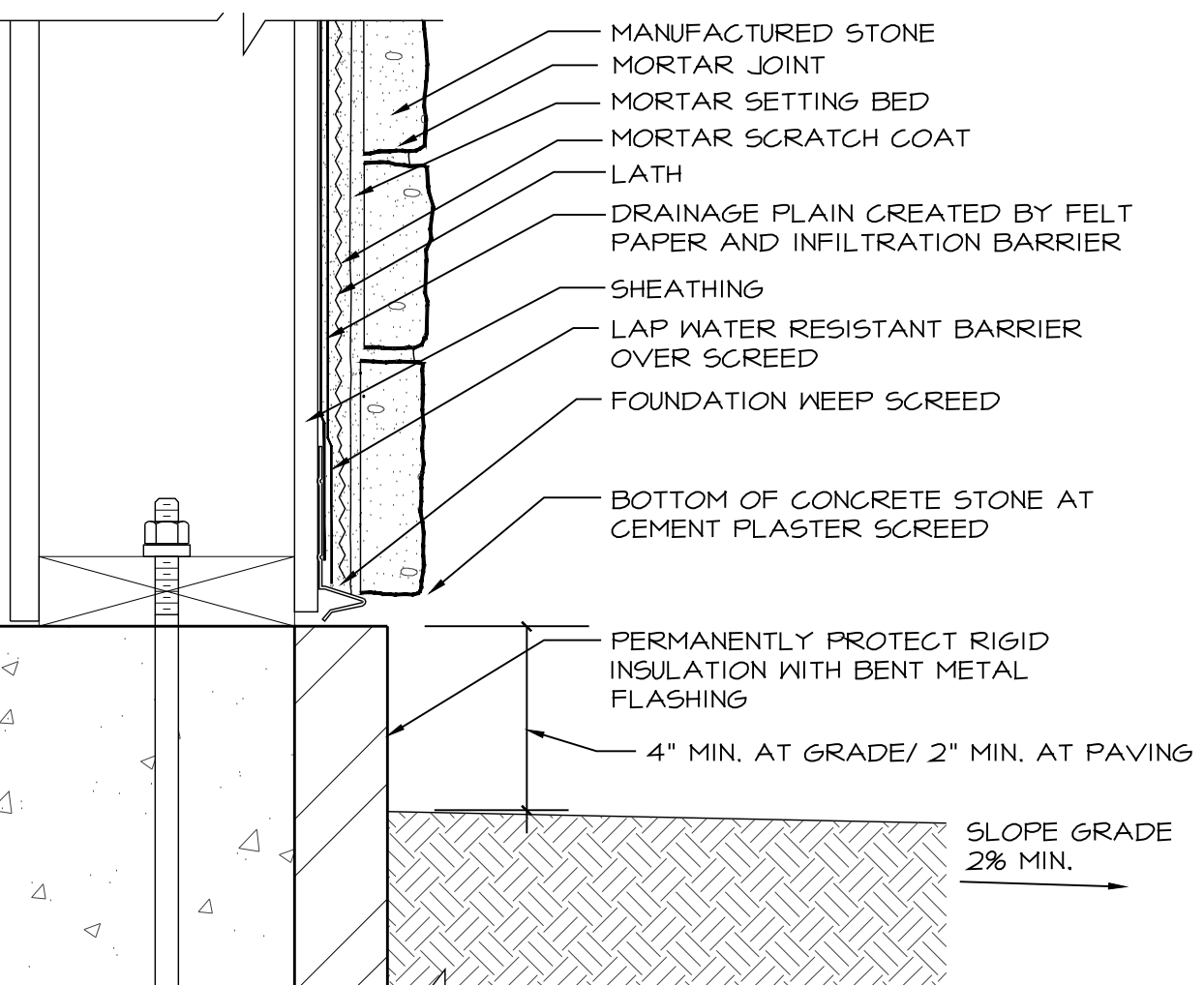
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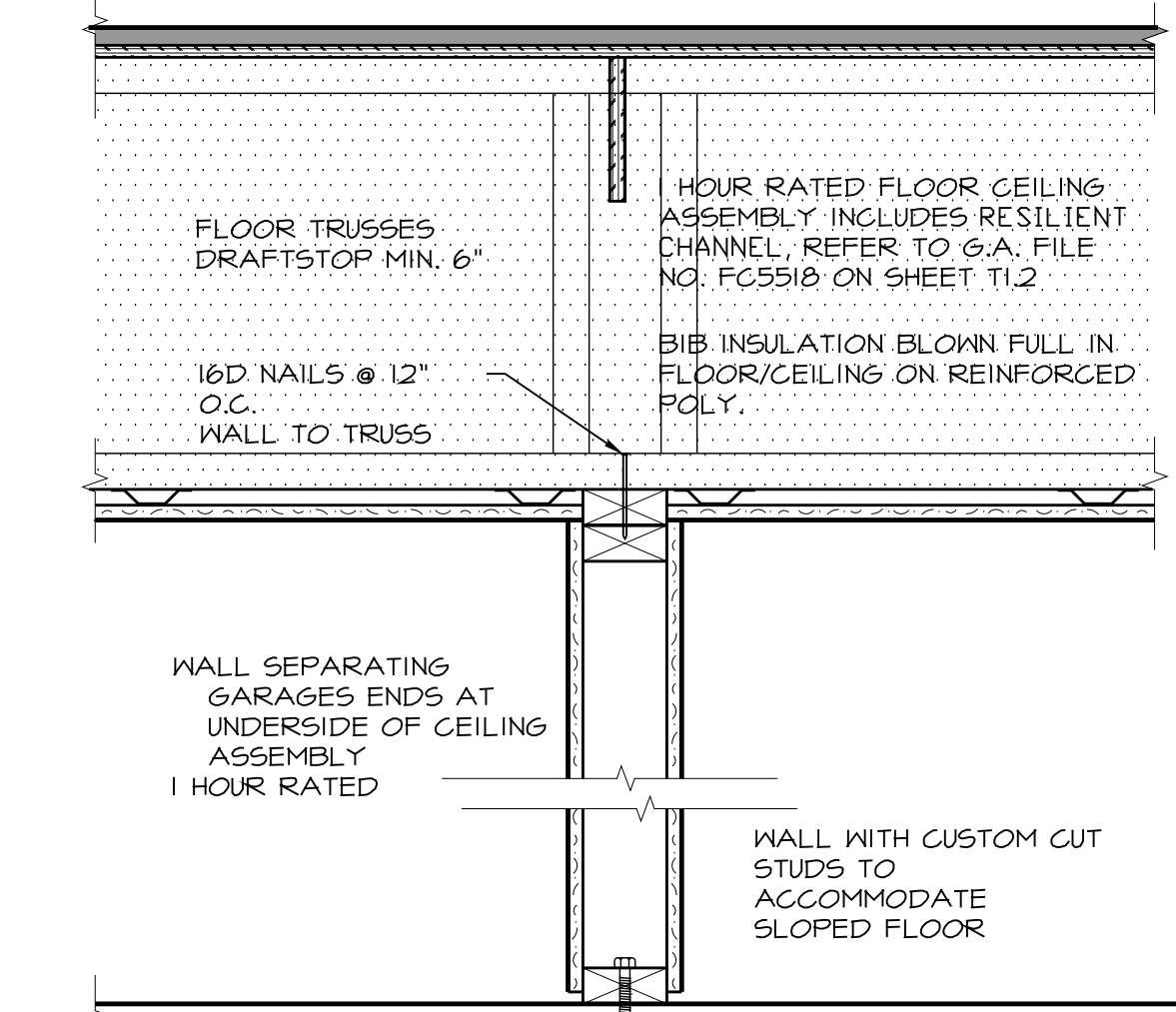
1 ATTIC SCUTTLE PANEL
A4.2 SCALE: 1 1/2" = 1'-0"



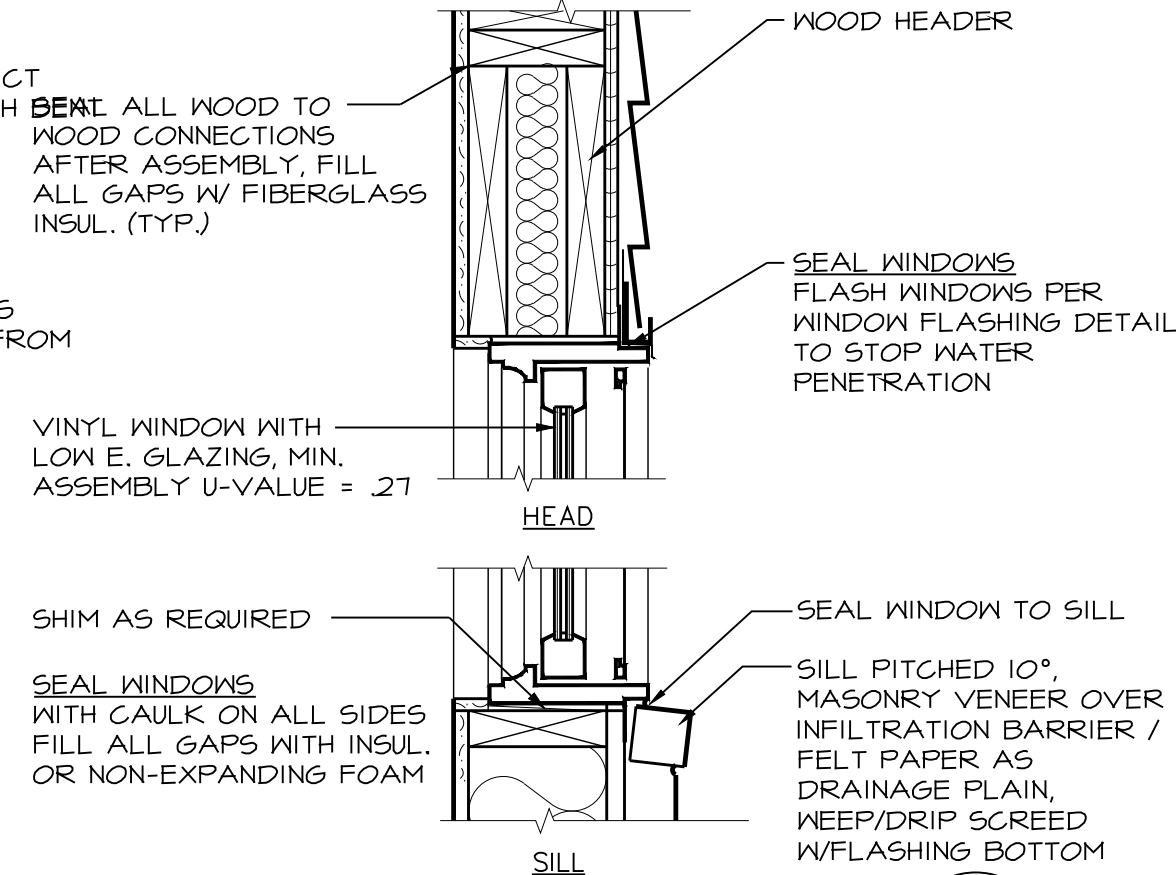
RATED SYSTEMS @ DWELLING PARTY WALLS
1 HOUR FIRE PARTITION SCALE: 1 1/2" = 1'-0" A4.2



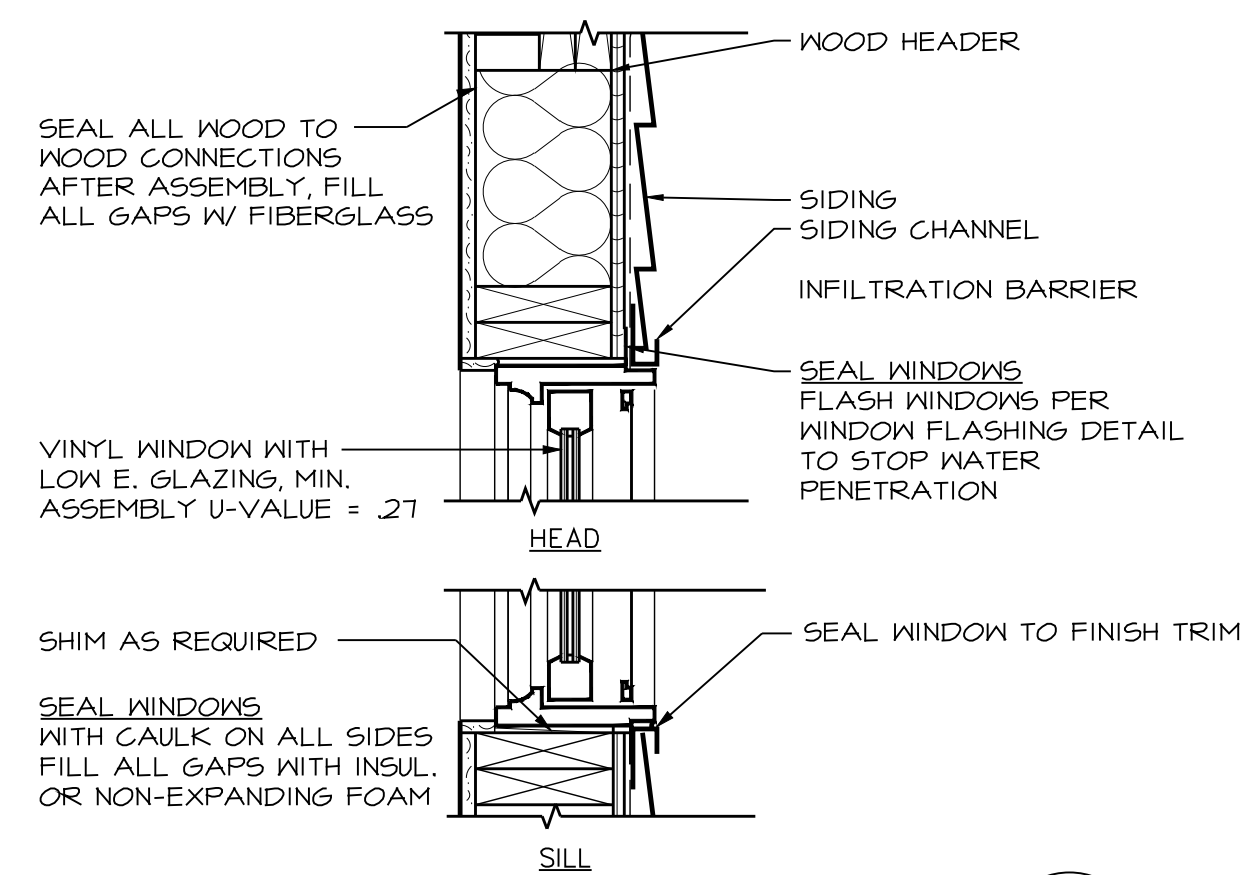
2 FOUNDATION WALL BASE
A4.2 SCALE: 3" = 1'-0" @ MASONRY



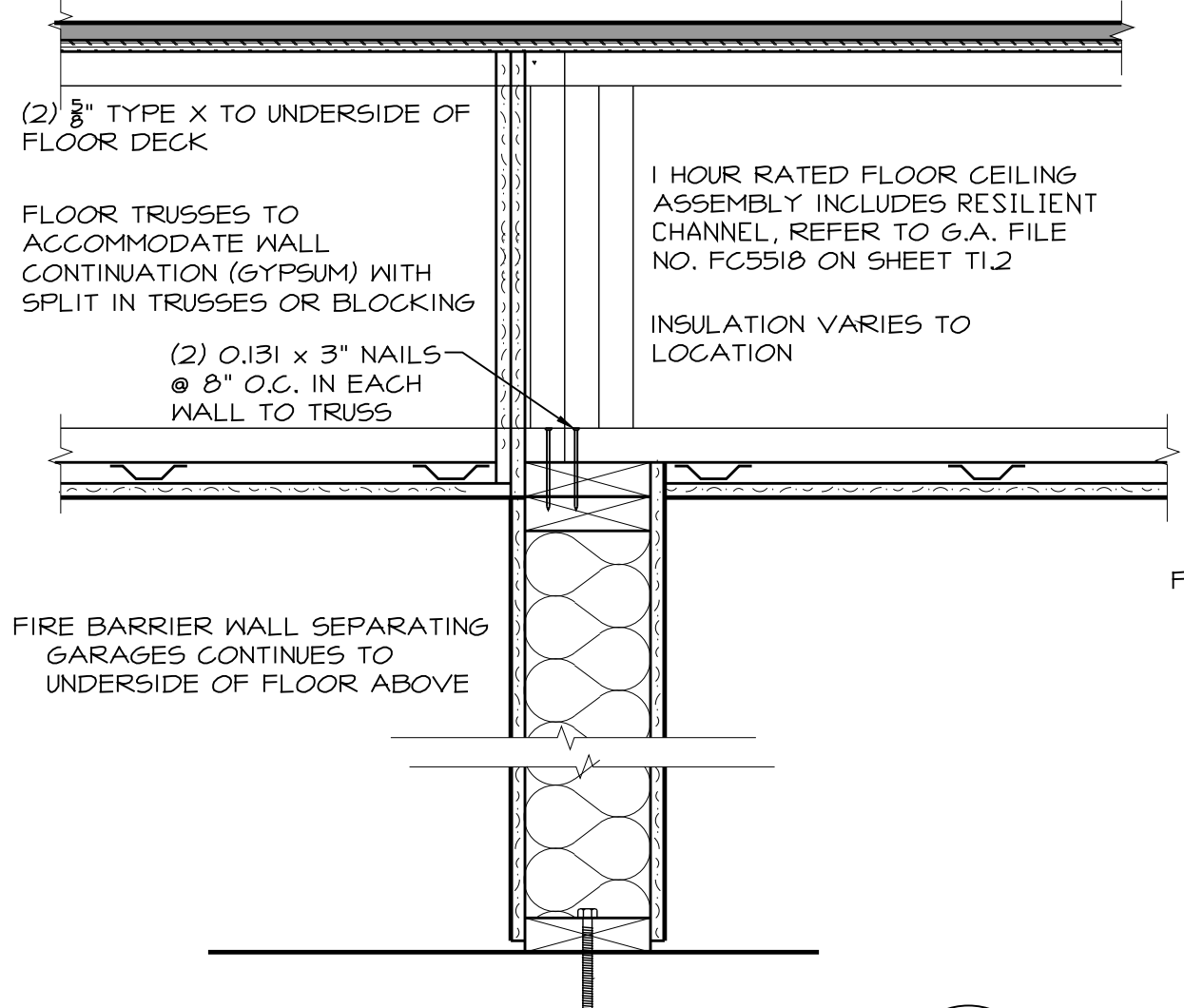
8 GARAGE WALL
SCALE: 1 1/2" = 1'-0" A4.2



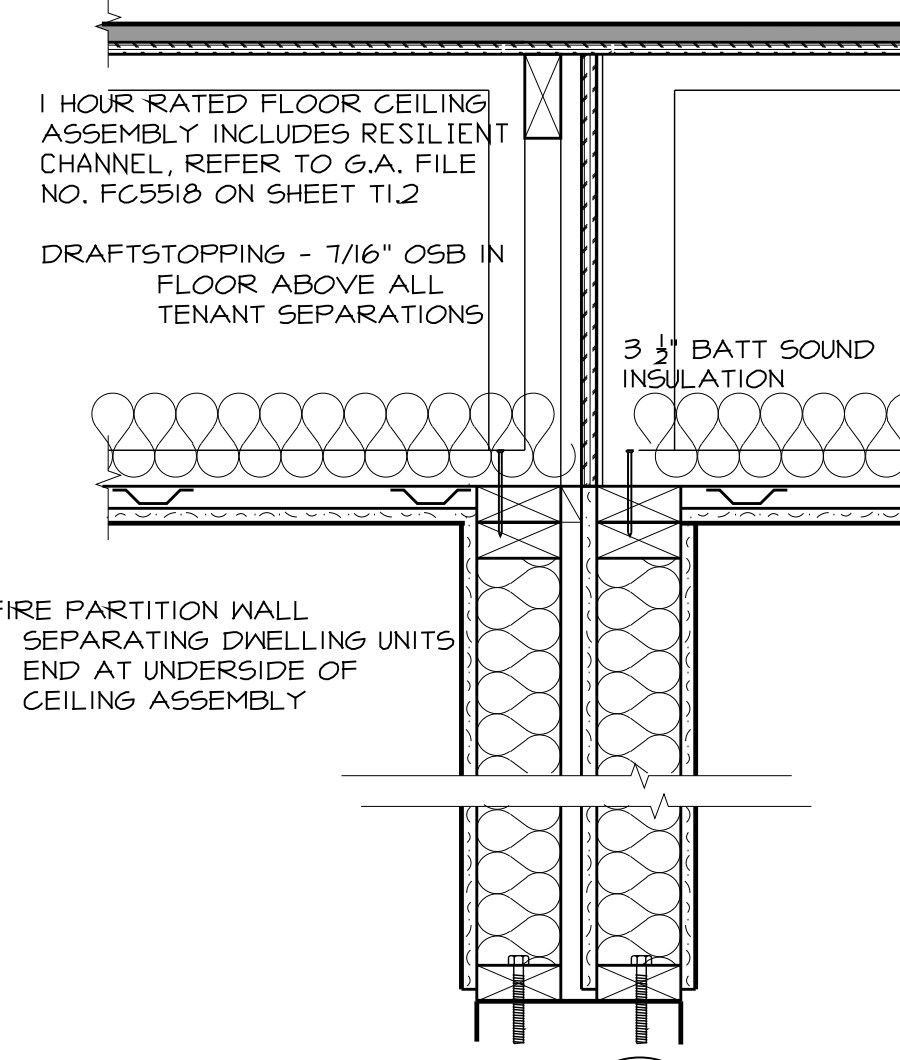
4 SLIDE-BY WINDOW
SCALE: 1 1/2" = 1'-0" A4.2



5 SLIDE-BY WINDOW
SCALE: 1 1/2" = 1'-0" A4.2



6 FIRE BARRIER
SCALE: 1 1/2" = 1'-0" A4.2



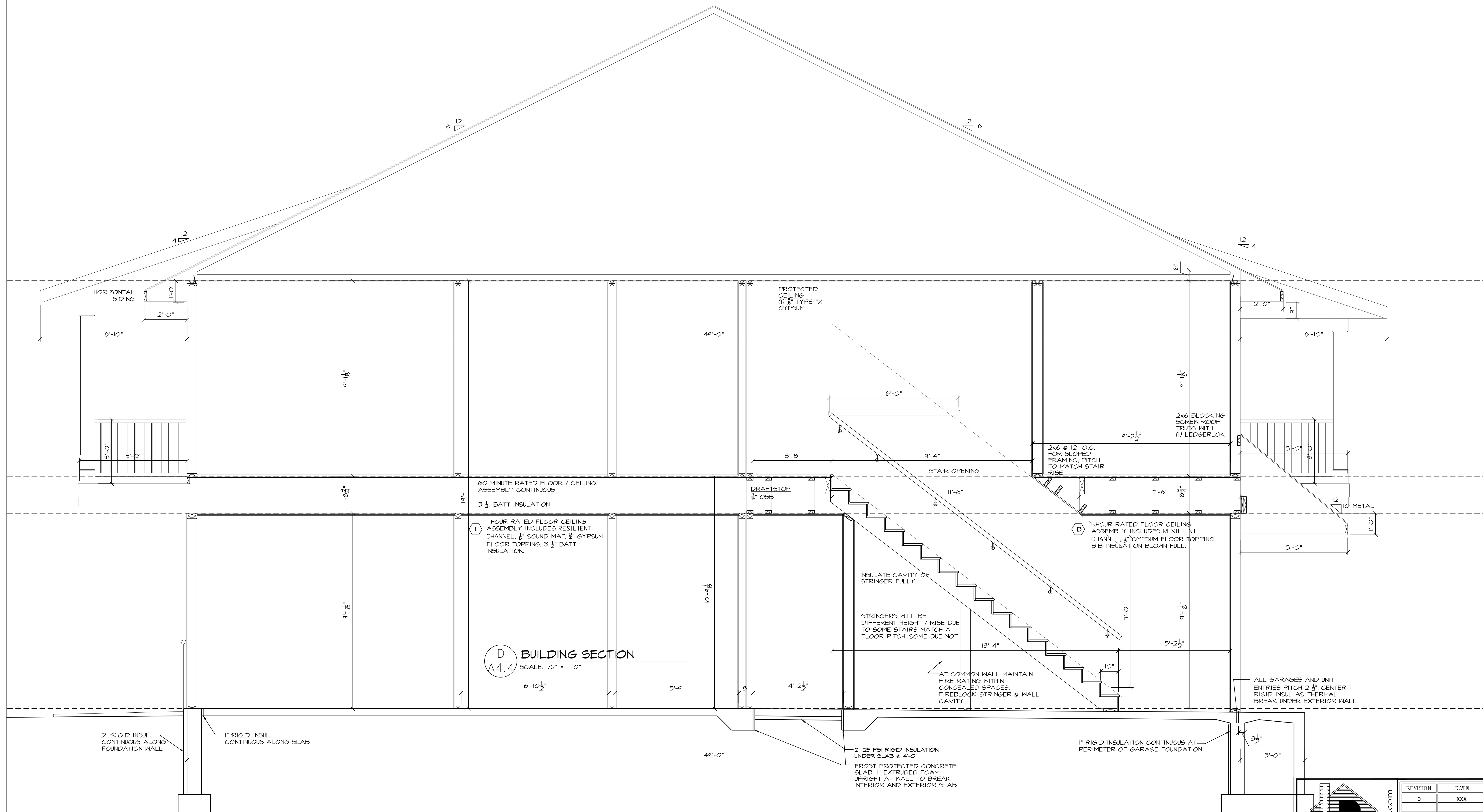
7 FIRE PARTITION
SCALE: 1 1/2" = 1'-0" A4.2

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14/19 @ Tranquil Trails
 Townhome with Attached Garages
 Ledgeview, Wisconsin
 14/19 Townhomes - # 461473 ©
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4" HIGH DENSITY SIGNFOAM SIGN SANDBLASTED TWO SIDED

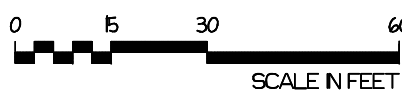
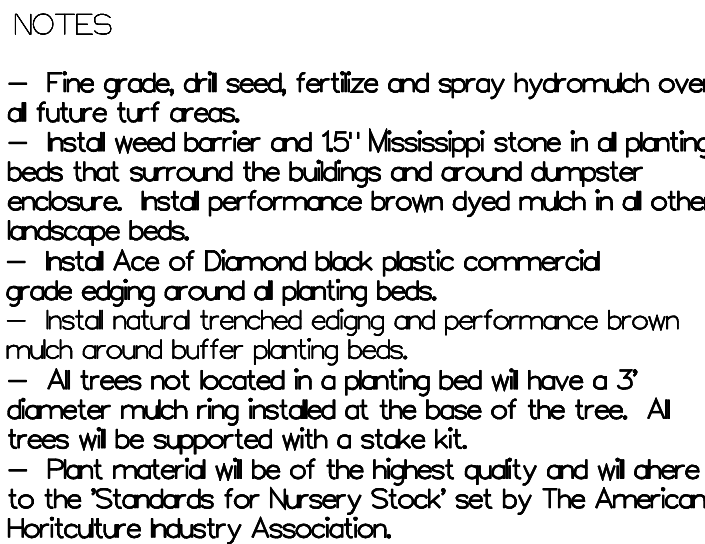
ARTWORK/LAYOUT PROOF

Approved by: _____

Changes: _____

R Signs
 W5624 MARGARET DR.
 APPLETON, WI 54915
 toddrabas@gmail.com
 920-362-5411
 WWW.RSIGNS.COM

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RYAN RD.
DE PERE, WI 54115

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CONFEROUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 40" (1000mm) OR LESS

SHRUB PLANTING DETAIL

TYPICAL INSTALLATION

DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 3" (76mm) CALIPER OR LESS

PERENNIAL PLANTING DETAIL

TYPICAL INSTALLATION

WPLED13**RAB**
LIGHTING

LED 10W & 13 Wallpacks, Patent Pending thermal management system,
100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 3.3 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type: Constant Current
120V: 0.13A
208V: 0.08A
240V: 0.07A
277V: 0.06A
Input Watts: 15W
Efficiency: 87%

LED Info

Watts: 13W
Color Temp: 5000K (Cool)
Color Accuracy: 66 CRI
L70 Lifespan: 100,000
Lumens: 1,064
Efficacy: 71 LPW

Need help? Tech help line: **888 RAB-1000** Email: sales@rabweb.com Website: www.rabweb.com
Copyright © 2014 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice

Page 1 of 3

Attachment: Site Plan - PRELIMINARY - 11 Feb 2019 (7944 : Recommendation regarding a Site Plan for a new four building (56 unit) multifamily

WPLED13



Technical Specifications

Listings

UL Listing:

Suitable for Wet Locations as a Downlight.
Suitable for Damp Locations as an Uplight.
Wall Mount only. Suitable for Mounting within 4ft. of ground.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Fixture Efficacy:

71 Lumens per Watt

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

Construction

Cold Weather Starting:

The minimum starting temperature is -40° F/-40°C.

Ambient Temperature:

Suitable for use in 50°C (122°F) ambient temperatures.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

RAB LEDs are Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Gaskets:

High Temperature Silicone.

Electrical

Driver:

Multi-chip 13W high output long life LED Driver
Constant Current, Class 2 100V - 277V, 50/60 Hz.

THD:

12.54% at 120V

Surge Protection:

4KV

LED Characteristics

Color Temperature (Nominal CCT):

5000K

Color Accuracy:

66 CRI

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2008.

Other

Patents:

The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

California Title 24:

See WPLED13/PC for a 2013 California Title 24 compliant model.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Equivalency:

The WPLED13 is Equivalent in delivered lumens to a 100W Metal Halide Wallpack.

HID Replacement Range:

The WPLED13 can be used to replace 70-150W Metal Halide Wallpacks based on delivered lumens.

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule:

This product is suitable for listing on the GSA Schedule of the US General Services in accordance with FAR Subpart 25.4.

Need help? Tech help line: **888 RAB-1000** Email: sales@rabweb.com Website: www.rabweb.com
Copyright © 2014 RAB Lighting Inc. All Rights Reserved Note: Specifications are subject to change at any time without notice

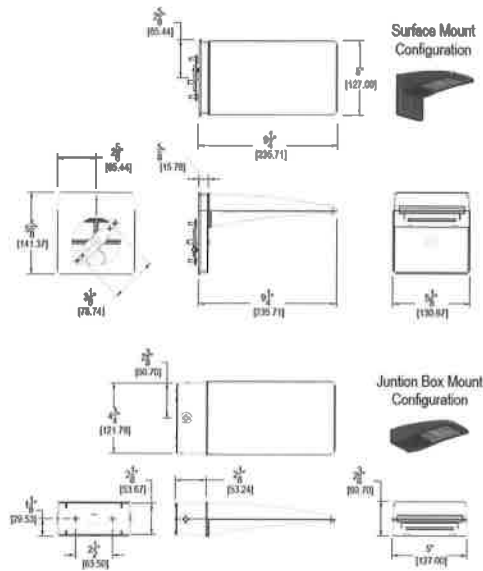
Page 2 of 3

Attachment: Site Plan - PRELIMINARY - 11 Feb 2019 (7944 : Recommendation regarding a Site Plan for a new four building (56 unit) multifamily



WPLED13

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-year warranty

Ordering Matrix

Family	Watts	Color Temp	Sensor	Surface Plate	Surface Place	Finish	Photocell
WPLED							
	10 = 10W	Blank = Cool	Blank = No Sensor	Blank = No Surface Plate	S = Surface Plate	Blank = Bronze	Blank = No Photocell
	13 = 13W	Y = Warm	MS = Mini Sensor			W = White	/PC = 120V Button
		N = Neutral					/PCS = 120V Swivel
							/PC2 = 277V Button

City of De Pere335 S. Broadway
De Pere, WI 54115

(920) 339-4053 Phone

(920) 330-9491 Fax

EROSION CONTROL PERMIT**Application and Record**

Permit #: _____

Fee: _____

Receipt #: _____

Date: _____

LANDOWNER INFORMATION

Name:

Trouncl Trails, LLC.

Site Address:

Pine Trail Crossing Lot 61

Phone #:

920-662-1611

Lot #:

61

Parcel #:

ED-3072**APPLICANT/PERMITTEE INFORMATION**

Applicant's Name:

Jett Morlow, Michelle, Stimpson

Address:

1300 N Kings Ct, Green Bay, WI 54304

Phone #:

920-662-1611

E-mail:

jmarlow@lexingtonneighborhoods.com**SITE DISTURBANCE TYPE**

- ☐ Single Family ☐ Commercial ☐ Grading/filling
☐ Two Family ☐ Subdivision ☐ Utility work
☒ Multi-family ☐ Addition ☐ 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 INFORMATIONTotal parcel area: 4.79 Acres

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: 2/10/19 License #: _____**PERMIT APPROVAL**

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



City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE: February 25, 2019

DEPARTMENT: Planning

FROM: Peter Schleinz

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

ATTACHMENTS:

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

City of De Pere

MEMORANDUM



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

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

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

To keep the Plan Commission updated about the status of the rewrite, staff provides monthly status reports. Periodically, the consultant will attend Plan Commission meetings to gather information and to present the draft ordinance in smaller sections to allow for a thorough analysis of the rewritten ordinances.

January—February 2019 Summary Status of Ordinance Rewrite Activities:

- The Staff completed a review of the residential portion of Module 2 of the proposed new Code in January and returned proposed revisions to the consultant.
- The Staff also completed a review of the commercial portion of Module 2 of the proposed new Code in January. A complete draft of a map was unavailable at the time and a complete review became difficult. In order to better answer questions, the consultant plans to review Module 2 in person with staff.

Upcoming January – February 2019 Activities:

- A March 5, 2019 meeting with the consultant and staff is planned in order to complete the review of Module 2.
- By March, a complete draft of the proposed new zoning code should be complete and available for staff review.

If the Plan Commission has questions of staff or the consultant, staff will gladly retrieve additional information from the consultant.

Staff Recommendation

Receive the memo and place on file.

De Pere Zoning Ordinance Update
Project Timeline

